

DATE

ARLENE RASH ALDRIDGE - GENERAL PARTNER FOR AMF-DEVELOPMENT GROUP, LTD. DATE

DATE

STATE OF TEXAS COUNTY OF WEBB

MY COMMISSION EXPIRES: __

JUAN M. NARVAEZ, JR. CHAIRMAN

WITNESS MY HAND AND SEAL THIS DAY OF

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

NING COMMISSION APPROVAL

PLATROINGURY I NE BUILDING SETBACK (B.S. -----EASEMENT CENTER LINE ROW, LINES SET 12" IRON ROD FOUND 12" BROW ROD POINT OF BEGINNEN BUILDING SETBACK LITELITY EASEMENT

CURVE TABLE						
ø	LENGTH	RADIUS	CH. LENGTH	CH. BEARING		
C1	7.23'	10.00*	7.07	N 43" 39" 36" E		
C2	150.81"	50.00*	99.80"	8 70° 38' 06° E		
СЗ	7.23'	10.00"	7.07	8 04° 55' 49° E		

LINE TABLE				
LINE #	LENGTH	BEARING		
L1	141.09"	N 66" 39" 21" E		
L2	59.49'	N 89" 44" 59" W		
L3	50.09*	N 47" 32" 05" W		
L5	279.04	8 64" 21' 54" W		
L6	248.90"	N 25" 38" 06" W		
L7	286.85	N 25" 38' 06" W		
L8	238.01"	8 64" 21' 54" W		
L9	21.21'	N 70" 38' 06" W		
L10	214.35	N 64" 21" 54" E		
L11	222.75'	8 25" 38" 06" E		
L12	22.24"	8 68" 03" 02" E		
L13	20.76	8 20° 37° 12° W		
L14	230.74	8 25" 38" 06" E		
L15	21.21"	N 70" 38" 06" W		
L17	224.04	8 64" 21" 54" W		
L18	21.21'	S 19" 21' 54" W		

LOT	BLOCK	ACREAGE	
1	1	1.63	
2	1	1.51	
3	1	1.51	
4	1	1.76	

METES & BOUNDS DESCRIPTION 6.41 ACRES TRACT

BEING A 641 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF A 9.07 ACRE TRACT OF LAND, MORE OR LESS, CONVEYED TO AMF-DEVELOPMENT GROUP, LTD. RECORDED IN VOLUME 1956, PAGES 874-873 AND VOLUME 1955, PAGES 531-526, OFFILIA PRIBLIC RECORDS, WEBS COUNTY, TOJAS, AND ARLINE MACH PROPERTIES, LTD, RECORDED IN VOLUME 2555, PAGES 584-88

CORNER OF LOT 23, BLOCK 11, J.S.J. ESTATES SUBDIVISION, UNIT 3 ~ LEGACY HEIGHTS, RECORDED IN VOLUMPLAT RECORDS. WEBS COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID J.S.J. ESTATES SUBDIVISION, UNIT 3 ~ LEGACY HEIGHTS, THE FOLLOWING COURSES AND DISTANCES:

NORTH 66" 39" 21" EAST, FOR A DISTANCE OF 141.99 FEET, TO A $\frac{1}{2}$ " IRON ROD SET, FOR A POINT OF DEFLECTION OF THE HEREIN DESCRIBED TRACT:

NORTH 66* 38* 39* EAST, FOR A DISTANCE OF 376.37 FEET, TO A \$ 1 RON ROD SET, BEING THE NORTHEAST CORNER AND A POINT OF DEFLECTION OF THE HEREIN DESCRIBED TRACT:

THENCE SOUTH 25" 35" 05" EAST, A DISTANCE OF 575.63 FEET, TO A \$\frac{1}{2}\" IRON ROD SET, BEING THE SOUTHEST CORNER AND A POINT OF DEFLECTION OF THE HEREIN DESCRIBED TRACT;

SOUTH 77" 48" 48" WEST, A DISTANCE OF 204.88 FEET TO A 3" IRON ROD FOUND, FOR A POINT OF DEFLECTION OF THE HEREIN DESCRIBED TRACT;

SOUTH 66" 52" 30" WEST, A DISTANCE OF 245.81 FEET TO AN "X" MARK FOUND, FOR A POINT OF DEFLECTION OF THE HEREIN DESCRIBED TRACT: THENCE NORTH 89" 44" 59" WEST, A DISTANCE OF 59.49 FEET TO AN "X" MARK FOUND, FOR A POINT OF DEFLECTION OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 47" 32" 05" WEST, A DISTANCE OF 50.09 FEET TO AN "X" MARK FOUND ON THE EAST RIGHT-OF-WAY OF ABOVE AFOREMENTIONED SPRINGRIELD AVENUE. FOR A POINT OF DEFLECTION OF THE HEREIN DESCRIBED TRACT:

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF SPRINGFIELD AVENUE, NORTH 25" 36" 08" WEST, A DISTANCE OF 465.38
FEET TO RETURN AND CLOSE AT THE POINT OF BEGINNING OF THIS 6.41 ACRE TRACT, MORE OR LESS.

INVESTIGATION OF THE MENTAL AREA OF THE CENTERLINE INTERSECTION OF LATOUR DRIVE, AND ST. JULIEN DRIVE, AND A RAIL ROAD SPICE FOLIND AT THE SOUTHEAST CENTERLINE INTERSECTION OF ST. JULIEN DRIVE, J.S.J. ESTATES SUBDIVISION, UNIT 3 - LEGICAL PRIEDRY.

CALCULATED TO BE: NORTH 83" 14" 54" EAST 912.61" MEASURED BY GPS, TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD 1983 TO BE: NORTH 83" 24" 02" EAST 912.65"

METES & BOUNDS DESCRIPTION

2.314 SQUARE FEET TRACT

BEING A 2314 SOUME FEET TRACT OF LAND, MORE CRILESS, OUT OF A 907 ACRE TRACT OF LAND, CONVEYED TO ARE OWNER/DEPORTOR ORION, PLET RECORDED IN VOLUME 1956, PASES 914-397 VOLUME 1956, PAGES 914-397 VOLUME 1956, PA

BEGINNING AT A 1 RON ROD FOUND ALONG THE EASTERN RIGHT-OF-WAY LINE OF SPRINGFELD AVENUE, BEING THE SOUTHWEST CORNERS OF LOT 26, BLOCK 11, 343, ESTATES SUBMISSION, WAITS - LEAGHT HEARTH, RECORDED IN VOLLIME 19 BESCRIBED TRACTORS OF WEST COUNTY, TEAS, FOR THE INCHMENT OF COUNTRY AND FOR O'F SEGMINNING O'T HE HEREIN DESCRIBED TRACTORS.

THENCE SOUTH 25° 36' 06" EAST, A DISTANCE OF 448.38 FEET, TO A POINT OF DEFLECTION OF THE HEREIN DESCRIBED

THENCE NORTH 32" 51" 55" WEST, FOR A DISTANCE OF 26.98 FEET, FOR A POINT OF DEFLECTION OF THE HEREIN DESCRIBED TRACT! THENCE NORTH 26" 15' 49" WEST, FOR A DISTANCE OF 249.08 FEET, FOR A POINT OF DEFLECTION OF THE HEREIN DESCRIBED

THENCE NORTH 66" 39" 21" EAST, A DISTANCE OF 7:37 FEET, TO RETURN AND CLOSE AT THE POINT OF BEGINNING OF THIS 0.053 ACRE TRACT, MORE OR LESS.

DATE

BASIS OF BEARING:
A PAIL PROME PRIVE FOUND AT THE CENTERLINE INTERSECTION OF LATOUR DRIVE AND ST. JULIEN DRIVE, AND A RAIL ROAD SHIP COUND AT THE SOUTHEAST CENTERS. IN INTERSECTION OF ST. JULIEN DRIVE, J.S., J. ESTATES SUBDIVISION, UNITS 3 - LEGACY PREDRIVE.

CALCULATED TO BE: NORTH 83" 14" 54" EAST 91261" MFARI (RED BY GPS, TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD 1983 TO BE: NORTH 83" 24" 92" EAST 912.65"

EICATE OF OWNER

ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED.
TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORDIONING INSTRUMENT AND ACKNOWLEDGED THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

S MY HAND AND SEAL THIS _____ DAY OF ____

PUBLIC IN AND FOR WEBB COUNTY, TEXAS MICCION EVDIDEC

PPROVAL - CITY ENGINEER

EVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS EL NORTE SPRINGIFIED SUBDIVISION, PREPARED BY ANDRES A RUBIO REGISTERE! IDVAL ENGINEER NO. 141366, AND DATED THE DAY OF THE CITY OF LARED HEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LARED O

CHAVEZ, P.E., DATE

ICATE OF COUNTY CLERK

I, CLERX OF THE COUNTY COURT IN AND FOR WEBS COUNTY. DATE OF THE TOTALS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE DO FOREGOING INSTRUMENT DATED THE TOTAL OF THE DATE OF THE CERTIFICATE OF AUTHENTICATION WAS FLEED OF RECORD WAY OFFICE ON THE DAY OF COUNTY OF THE PLAT RECORDS OF SAM COUNTY.

VOLUME PAGE 50 OF THE PLAT RECORDS OF SAM COUNTY.

DEPLITY



- DRIVEWAYS WILL BE INSTALLED AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- BASIS OF BEARING, DISTANCES AND P.O.B. GRID COORDINATES: NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE. COORDINATES PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
- DETENTION REQUIREMENTS PER LOT ARE AS
 DOLLOWING.

4/2/2025 11:17 AM PRELIMINARY PLAT A.D.A. A.R.

Courre 7109 N. Phone: (Phone: C

00048146_001

DEL NORTE SPRINGFIELD SUBDIVISION

A 6.41 ACRE TRACT OF LAND, M CONNEYED TO AMFGEVEL OF PORCION 25, ABSTRACT. CALLE

, MORE OR LESS, A . OPMIN T GROUP, L 27 282, AGUSTIN SA



CERTIFICATE OF ENGINEER

ANDRES A. RUBIO, P.E. #141366

CERTIFICATE OF SURVEYOR STATE OF TEXAS COUNTY OF WEBB

FFFREY G PUIG R P I S #5961

I, ANDRES A. RUBIO, A REGISTERED PROFESSIONAL ENGINEER IN CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN MATTERS OF STREETS, LOTS, WATER, SEWERAND APPURTENAN AND TO THE BEST OF MY SMOWLEDGE THIS PLAT CONFORMS TO SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT THE PLANNING COMMISSION OF THE CITY.

DATE

I, JEFFREY O, PUID, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HERBEY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE REPORPETY MAKE UNDER MY SUPERVISION, CONTE CORDUN, THAT THE CORNES MONUMENTS SHOWN THEREON WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

STATE OF TEXAS COUNTY OF WEBB

SHEET 1 OF 1

THE UNDERSOMED AUTHORIZED AUGH FOR MA-DEVISIONMENT GROUP. IT IN THE UNDERSOMED AUTHORIZED AUGH FOR MA-DEVISIONMENT GROUP. IT IN THIS UNDERSOMED IN THE CITY OF LARGO, COUNTY OF HEER, TEXALS, AND WASTE NAME IS SUBSCRIBED REFETO, HEREB EDICATE TO THE USE OF THE FULLED FOREIGN. AUGH SUMMER THAT IS SUBSCRIBED REFETO, HEREB EDICATE TO THE USE OF THE FULLED FOREIGN. AUGH SUMMER SHOWN FOR THE PURPOSE AND CONSIDERATION THEREON EXPRESSED.					
CARLOS Y. BENAVIDES III - CO-MANAGER FOR BENAVIDES MANAGEMENT COMPANY, L.C.C. DATE	- CERTII				
STATE OF TEXAS COUNTY OF WEBB	COUNTY				
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGIONIC INSTRUMENT AND ACKNOWLEDG TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREN STATED.	I, OWNER SUBDIV				
WITNESS MY HAND AND SEAL THISDAY OF, 2025.	AND CO				
NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS	GUILLE FOR BE				
MY COMMISSION EXPIRES:	STATE (
CERTIFICATE OF OWNER	BEFORE KNOWN TO ME 1				
STATE OF TEXAS COUNTY OF WEBB	WITNES				
THE UNDERSIGNED AUTHORIZED AGENT FOR MF CREVISIONMENT GROUP IT. THE WOMER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HERBRIS AGE, LEE LANDES SHOWNED, HE THE CREVISION IN THE CITY OF LAREDD, COUNTY OF WEBS, TEXAS, AND WHOSE MAKE IS SUBSCREED HERETD, HEREE DEDICATE. TO THE USE OF THE PULLED FORCER, ALL STREETS AND EASEMENTS THEREON SHOWN, FOR THE PURPOS AND CONSIDERATION THEREIN EXPRESSED.	NOTAR E MY COR				
LINDA CRISTINA BENAVIDES ALEXANDER - CO-MANAGER FOR BENAVIDES MANAGEMENT COMPANY, L.C.C.	PLAT				
STATE OF TEXAS COUNTY OF WEBB	PROFEI FOUND TEXAS				
SEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HONOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORCING INSTRUMENT AND ACKNOWLEDG TO ME THAT THE PERSON DESCUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.	RAMON				
WITNESS MY HAND AND SEAL THISDAY OF	CITY EN				
NOTARY PUBLIC IN AND FOR WEBS COUNTY, TEXAS	CERTI				
MY COMMISSION EXPIRES:	COUNT				
ATTESTMENT OF PLANNING COMMISSION APPROVAL	I, TEXAS,				
THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT					
OF AT A PUBLIC MEETING HELD ON THE DAY OF THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.	WITNES				