



BLOCK 1

LOT 2 13.00 ACRES

LINE TABLE



PLAT NOTES

ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.

THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT Z SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.

- FOR LOT, 2, DOC'S TONLY, STOM WHERE DETENTION IMPROVEMENTS SHALL BE RESPECTED.

FOR LOT, 2, DOC'S TONLY, STOM WHERE DETENTION IMPROVEMENTS SHALL BE RESPECTED.

BET HE RESPONSIBLE IN OF THE LAND OWNERS TO COMEY WITH STOM WATER MANAGEMENT

CONSUMED. THE PROPERTY OWNER SHALL ADDRESS TO COMEY WHITE STOM WATER MANAGEMENT

CONSUMED COST OWNERS OF THE STOM SHALL BE RESPONSIBLE ALTEST REVISION

FOR LOTHER COST OF THE STORY OWNERS AND THE STORY OF THE STORY OWNERS AND THE STOM

NACHOTON TO THE RECURRED STOMAGE VOLUME, ALLOWANCES HALT SEE MADE TO ACCOUNT FOR PRESENDED.

1. THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER FOR RUNGEF DISC AS PROVIDED IN THE DRAWAGE REPORT FOR LOT 2, BLOCK 1. THE COVER AT WINFELD COMMERCIAL LINE 7. THE RUNGEF FROM BOTH PRE-PECE/DUPRIENT AND POST JOVEN OF WILL BE CONVEYED BY THE ISTREETS OR STORM SEWER SYSTEM) AND LITMATELY SE DETARLED ON A TUTURE DETENTION BAIN.

CURVE TABLE											
CURVE#	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH					
C1	443.20	1,000.00'	25"23"37"	225.30'	S 38"41"07" W	439.59					
C2	240.49	1,220.00"	11"17'40"	120.64"	8 31"38'08" W	240.10"					





H LOT 2, BLOCK 1, THE COVES AT WINFIELD COMMERCIAL UNIT 2

ZA, BLOCK 1, THE COVES COMMERCIAL UNIT 2

ZA, BLOCK 1, THE COVES COMMERCIAL UNIT 2

AND COVERS COMMERCIAL U CITY OF LAREDO LOT



PRELIMINARY REPLAT

1 of 2

CERTIFICATE OF OWNER:  SINCO TIMAS  INCOMPRESSOR  I RADOLETE RILAMIL SO PRESIDENT AND CEO OF BILLAM MANAGEMENT LC.  I RADOLETE RILAMIL SO PRESIDENT AND CEO OF BILLAM MANAGEMENT LC.  INCOMPRESSOR OF COMPRESSOR AND CEO AND C	North  GRAPHIC SCALE  1 India 100 EV  POINT CE  Tritture  Tritture  Tritture  Tritture	SANISIORO NORTHERST TOS PALMARES SUBDIVISION PALMARES SUBDIVISION PROCEDURANT	S 18 12 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	AND ON PARES LLC!	
BEFORE ME. THE UNDERSIDATED JURI-DRIVEY ON THIS DAY PERSONALLY APPRAISED NADCLEFF EIGHT, NOWN TO THE OF THE FERSON MOSE SHEET BEST SUBGESTED TO THE FORECOMED BEST AND ADDROVED THE TO ME THAT THE EXECUTED THE SAME FOR THE THOUGHT AND ADDROVED THE THAT THE EXECUTED THE SAME FOR THE THOUGHT AND CONTROL THE THAT THE THAT THE EXECUTED THE SAME FOR THE THOUGHT AND CONTROL THE THAT THE EXECUTED THE SAME FOR THE THAT THAT		CHAROUS AND SALES LLC		VICINITY MAP SCALE 17 = 2000	GINEERING
AY COMMISSION EXPRES	BASISTICO NORTHEAST (TO		LOT 2A, BLOCK 1, THE COVES AT WINDIELD	LEGEND    In Inchando Pouldo   On Inchando Pouldo   On Inchando Eff   On Inchando Ef	MESQUITI MESQUITI
STATE OF TRUE.  COUNTY OF YEER  LABOURTAN AND OFFITE SELEC, TENAS LARRED LIABALITY COMPANY THE  LABOURTAN AND OFFITE SELEC, TENAS LARRED LIABALITY COMPANY THE  AS LOT AS BLOCK IT THE COMPS COMMERCIAL UNIT 2N THE CITY OF LARBOO, COUNTY  OF THESE TRUES AND WORKERS WAS ESSISTEDED SHEET TO REPORT OFFICIAL THE TO THE  FOR THE TRUES AND WORKERS WAS ESSISTEDED SHEET TO REPORT OFFICIAL THE TOTHER  FOR THE PURPOSE AND COMMERCIAL THE PURPOSES.	ISSUE COMMENCING POINT		COMMERCIAL UNIT 2	BOUNDAY UNE BULDOS GETENOR CONTRUME  MANOR CONTRUMS  MANOR CONTRUMS  PRICON UNE LOT UN	ENGINEER
	JAGOT MONGRICH  NETTIGOS JAGO  E 6757967000  KILLAN DEVELOPME  Vol.4247, Pages 830-  O.P.B.W.C.T.	INT. LTD.		LIKEDO OTYLAMIS PLOCO ZONE UNE BAGE ROCO ELEVATON	OF JES AT WINFIELD UNIT 2 COMMERCIAL UNIT 2 CONTY, TEXAS
STATE OF TEXAS:  COUNTY OF WEBB  BEFORE ME. THE UNDERSONED AUTHORITY, ON THE DAY PERSONALLY APPRAISED  BEFORE ME. THE UNDERSONED AUTHORITY, ON THE DAY PERSONALLY APPRAISED  TO THE POSSIGNON, BEFORMANT AND ACMONDED DO THE THAT HE EXECUTED THE  BASE FORT THE PROPRIES AND CONDIDENSITY THERED STATED, GIVEN MY HAND AND  BASE OF OFFICE THIS		20.25 Agrés  CHARCO LAND SALES LC.  Via disson page goals  O p.g.y.C.T.	Lot Table		
NOTARY PUBLIC AND FOR THE WEBS COUNTY, TEXAS MY COMMISSION EXPRES		Proceeding age	30.0 Ázren ( CHARCO LANG SAILES ) Visassyr Figer sel har. O p gyffct 1	containing 16.83 acres, more or less, situated in Porcion 22, Maria de Jesus Sanchez, Original Grantee, Abstract 277, Webb County, Texas	REPLATOF COMMERCIAL UNIT COMMERCIAL UNIT COMMERCIAL UNIT COMMERCIAL UNIT COVER COMMERCIARDO WEBS COMMERCIARDO WEBS COMMONT TRACE
CERTIFICATE OF ENGINEER:  STATE OF TEXAS.  COUNTY OF WEST  INSERS OF CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS REPRAIT TO THE MATTERS OF STREETS, LOTS, DRAWAGE, WATER, SEWER, AND APPARTENANCES OF THE SERVINGHO GROWAGE, EXCEPT FOR THIS WEIGHTED AND APPARTENANCES GOVERNEED BY THE PLANNED COMMISSION OF THE CITY.  WHEN THE STATE THAT HAVING COMMISSION OF THE CITY.	CURVE TABLE	BARMAN DEL MESSAS SANCOMEZ  COMPANY DEL MANONTE  ANSTRANST 2077  FOTT BLO  THE COVES AT  COMMENCA	WINFIELD LOT 2 BLOCK 1.	as recorded in Volume SYTP, Pages 691-707, Official Public Records of Webb Country, Texas, and 2.5377 Jerem, more to less, or of a frast of fixed fixed the containing 707-608 Areas, convey of the containing fixed fixed the containing fixed fixed the containing fixed fix	LOT 2,
HUDG SECA, P.E., P.P.L.S.  REGISTERED PROFESSIONAL ENGINEER  TEXAS No. 20279	CURVE #   LENGTH   RADIUS   DELTA   TANGENT   CHORD DESCRICTON   CHORD LENGTH	PRINCE	Commence Con	\$80.55 seres, conveyed to San Inideo Ranch, as recorded in Volume 1409, Pages 88-874, Official Phileis Records, WebC court, France, THEMENE, NOT 955 Et. Judgu quid common bandary lore; thence, the common bondary lore; thence, the common bondary lore contained 1600 serve text and San Inideo Norbitestat Los Philamene Subdivisors that 4. as recorded in Norbites, 174, Pages 3-254, Pages 400, Pages	===
	LC	RE-PLAT OF OT 2, BLOCK 1, THE COVES AT WINFIELD COMM CITY OF LAREDO, WEBB COUNTY, TEXAS (RECORDED IN VOL.42, PAGES 66-67, P.R.W.C.T.) INTO	THENCE, N 67° 08 55° II; continuing along common boundary between the sale 610.8-new text and Los Phannes Schödnion, Unit 4, at 183.78 feet part a found 15° iron rod, same being an exterior concur of sale Lot 2, 1806. L. The Covers at Hordfeet Commercial Unit 2, at total distance of 482.50 feet to a found 35° iron rod, same being on the common boundary line between the sale 600-300-actor text and 100° 370-300-4-sect text, and 100° of defenction to the right;		
CERTIFICATE OF SURVEYOR:  STATE OF TEXAS: COUNTY OF WEBB:	LO	THENCE, N 67° 16' 49° E, along common boundary between the said 397.9304-acre tract and Los Palmures Subdivision, Uni 5, in recorded in Volume 31, Figus 81'84E, Plat Records of Webb County, Texas, a distance of 37'46' feet to a set 10' rion root, the morthesty comes hereof.	SHEET NAME		
I, THE UNDERSOUND REQUISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HERREFY CERTIFY THAT THIS REFALL IS THEN AND CORPORATION AND APPRAGED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED UNDER MY SUPERVISION.	PLANNING COMMISSION APPROVAL:	CERTIFICATION OF COUNTY CLERK:	PLAT NOTES  1. THE PURPOSE OF THIS REPLAT IS INCREASE ACREAGE.  2. SERVALX, DRIVENAYS, AND TREES WILL BE INSTALED AT THE TIME OF ISSUANCE OF	THENCE, S 38° 57° 28° E, at 28'.69 feet past a found ½" iron rod, same being the northerly corner of said Let 2, Block 1, The Covers at Winfield Commercial Unit 2, a total distance of 716.19 feet to a ½" iron rod found on the west right-of-way line of Clear Choice Drive, the easterly corner hereof.	PRELIMINARY R
HIGO SECA, P.E., R.P.L.S.  PREDISTRED PROFESSIONAL LAND SURVEYOR TEXAS No. 5750	THIS REPLAT OF LOT 2A, BLOOK 1, THE COVES COMMERCIAL, UNIT 2 HAS SEEN SUBMITTED AND CONSIGERED BY THE ANAMONO COMMERCIAL UNIT 2 HAS SEEN ADD IS HERSELY APPROVED BY SUCH COMMISSION ON THE DAY OF LOTTED AND COMMERCIAL UNIT 2 HAS SEEN ADD IS HERSELY APPROVED BY SUCH COMMISSION ON THE DAY OF	LIMAGES E MARIA CLES OF THE COUNTY COURT IN AND FOR THE WISE COUNTY COURT IN AN EXPENDITION OF THE COUNTY OF THE PROPERTY WISE THE COUNTY OF THE PROPERTY OF T	BULDING PERMITS A ACCORDANCE WITH THE LAMEDOLAND DEVELOPMENT CODE.  THE SIDENALAN WHICH COMPITITIES MUST BE IT LEVEL HE LAMEDOLAND DEVELOPMENT CODE.  3. ALL CURB GUTS SHALL COMPITY WITH THE TRANSPICHTATION FLERHAND THE CHIP OF LAMEDO COMPRESSHORT FAM.  4. THE SETRIACE SHALL BE RETERNANDED ASSED ON THE CURRENT ZONNED IN ACCORDANCE TO SECTION 2-17.1 OF THE LAMEDO AND REVELOPMENT COMP.	THENCE, along the west right of way line of Chear Choice Drive the following calls and distances:  THENCE, 83 172 57 W. adulates of 170.42 feet to a found 37 from rod, same iron rod being the point of curvature of a 1,000.00-66-ond curver to the left himing a delto of 25°2373", a taugent of 21.53.50 feet, and a chord of 8 38°410" W — 439.59 feet.  THENCE alone the arc of and 10,000.66 on this curve to the left distance of	REVISED DATE:
DI AT ADDDOVAL , CITY ENGINEED	JUAN M. NARVAEZ, JR. DATE CHAIRMAN	DEPUTY COUNTY CLERK DATE DATE	SCOMMENCING POINT FOR 14 ASSM ACKET PRIOCT: FORDS TOOT MICHAEMED FOR THE COMMINION BOUNDARY BETWEEN KILLAN DEVELOPMENT, LTD. AND SAN BIRDIO PANCH. (GIVE. N. 17/1109/2/2005. #57938.1705.) 6. BY ORGANICALLY PLOTTING. THIS PRIACTIL, MAS GETERMINED NOT TO BE WITHIN A 100 YEAR FREDURINCY PLOOD ZOME AS PER FLOOD DISURMANCE RATE MAY FOR WESS COUNTY, TEVAS COMMINITY PANCE, NA. 44701750C WITHIN ARE PETTE DATE. PANCE TO SEC.	THENCE, along the are of said 1,000.00-foot radius curve to the left, a distance of 447.20 feet to a formd 5'' iron rod v., same tron or do-time point of curvature of a 1,20,00-6-foot radius over to the right having a delto of 11''17''40'', a tangent of 120.64 feet, and a closed of \$3.1''80''8' W - 240.10 feet;	DRAWNER: JL
PLAT APPROVAL -CITY ENGINEER:  HIME REVENUED THE REPLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS DESTIFIED AS REPLATE OF TABLE BOOK I. THE COVIDE COMMERCIAL MINT 2 PREPARED BY HIDD CONSECT, REGISTERD PROFESSIONAL EXCHANGES NO. JUSTI AND DATED THE	ATTESTMENT OF PLANNING COMMISSION APPROVAL:  THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FLIND FOR RECORD OF THIS REPORT OF LOTTING RECORD, LINE AND A FAMILIE.  MOVE THE MANUFACTURE OF THE CONTROL OF THE MANUFAC	CERTIFICATION OF COUNTY CLERK:           FILED OF RECORD AT	7 - FOR LOT 2, BOOK TO MY. STORM WATER CETEMON BRYONERSHATE BUYL SER PROVIDED BY THE DESCRIPTION DESCRIPTION SHAPE AND AND TO THE BLOOK PREMIAR PROMISED AND SHAPE AND	THENCE, along the are of and 12200 foot nation curve to the right, a distance of 240.49 feet to a found by in most of, the souther corner hereof.  THENCE, N 38° 30′ 56° W, a distance of 1,127.74 feet to the POINT OF BEGINNING of this tract of land containing 16.78 acres, more or less.  Basis of Bearings: Texas Conviliante System of 1983, South Zone 4205.	CHECKED BY H.  APPROVED BY H.  JOB NO. KELAM- FLEDHAME  DATE: 11 - 0  ROLLE  24 X 36  BOLLE  DOLLE  DOLLE
RAMON E. CHAVEZ, P.E. DATE CITY ENGINEER	VANESSA GUERRA, AICP DATE INTERIM PLANNING DIRECTOR	COUNTY CLERK DATE WEBS COUNTY, TEXAS	8. THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJORNIO LANDOWNER FOR ROLOFF DISCHARGE AS PROVIDED IN THE DRAWAGE REPORT FOR LOT 2, BLOCK 1. THE COVES AT WINFIELD COMMITCOLL LINE 12. THE RUNDEF FROM BOTH FRESCHEVELOPMENT AND POST-DEVELOPMENT WILL BE COVEYED BY THE (STREETS ON STORM SEWER SYSTEM) AND LITMATELY BE GETARED ON A FUTURE DETINITION ASON.		2 of





REPLAT

JLB.
HS.
HS.
HS.
1-06-2004
--109'