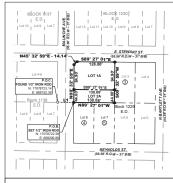




DATE





REPLAT OF LOTS 1 & 2, BLOCK 1229, CITY OF LAREDO, EASTERN DIVISION INTO LOTS 1A & 2A, BLOCK 1229, CITY OF LAREDO, EASTERN DIVISION

LEGEND	
	 PLAT BOUNDARY LINE
	 RIGHT-OF-WAY LINE
	 EXISTING LOT LINE
	 PROPOSED LOT LINE
	- CENTER LINE
	SET MONUMENT
0	FOUND 1/2" FRON ROD
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT-OF-WAY
E.D.	EASTERN DIVISION
B/B	BACK OF CURB TO BACK OF CURB
D.R.W.C.T.	DEED RECORDS OF WEBB COUNTY TEXAS
PG.	PAGE



- 1. THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE TWO (2) PLATTED LOTS
- THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OF RESTRICTIONS. NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.
- ALL SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. THE
 OFFICIAL SETBACK LINE SHALL BE DETERMINED BASED ON THE CURRENT ZONING
 DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT
 CODE.

- EXISTING NON-CONFORMING STRUCTURES ENCROACHING WITHIN SETBACKS, MAY NO ENCROACH FURTHER IN THE SETBACKS. SHOULD THE EXISTING STRUCTURE(S) BE DEMOLISHED, NEW CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF LAREI LAND DEVELOPMENT CODE ORDINANCES.

LEGAL DESCRIPTION LOT 1A, BLOCK 1229

A 13, 130 SO, FT., TRACT OF LAND, MORE OR LESS, BEING THE NORTH 94,90 FEET OF LOTS 1 & 2, BLOCK 1229, EASTERN DIVISION, CITY OF LAREDO, SITUATED IN PORCION 799, ABSTRACT 239, CITY OF LAREDO, WEBB COUNTY, TEXAS

LEGAL DESCRIPTION LOT 2A. BLOCK 1229

A 6,111 SQ. FT., TRACT OF LAND, MORE OR LESS, BEING THE SOUTH 44.00 FEET OF LOTS 1 & 2. BLOCK 1229, EASTERN DIVISION, CITY OF LAREDO, SITUATED IN PORCION 799, ABSTRACT 239, CITY OF LAREDO, TEXAS

CALLED TO BE: WEST 277.76'
MEASURED BY 0.P.S., TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD 83 TO BE: N.89'270'1' E 279.97'

CERTIFICATE OF OWNER

I, DR. PATRICK L. VALLS, AS EXECUTOR OF THE ESTATE OF ALFONZO VALLS. THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS REPLAT OF LOT 14.8.2 A, BLOCK 1229, EASTERN DIVISION IN THE CITY OF LAREDO, COUNTO OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DR. PATRICK L. VALLS	

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

WITNESS MY HAND AND SEAL THIS	DAY OF	, 2025

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: ___

CERTIFICATE OF ENGINEER

(5)

No.

STATE OF TEXAS COUNTY OF WEBE

IL JEFFREY O, PUM, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREEY CERTIFY THAT PROPER ROMGERING CANSIBLETION HAS SEEN CHICK HIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURITIMENCES AND DRAININGE LAVORT AND TO THE BESTOF OF MY MOVIMED CENT BIRS PLAT CORPORAIS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANSING COMMISSION OF THE CANSIBLE OF THE PROPERTY OF THE PLANSING COMMISSION OF THE CANSIBLE OF THE PLANSING COMMISSION OF THE P

BLOCK 1220 FASTERN DIVISION PROPERTY OWNERSHIP TABLE (D.R.W.C.T.)

JOHN WALS AND AFFONSO VALUS
 JOHN WALS AND AFFONSO VALUS
 JOHN WALS AND AFFONSO VALUS
 EAR RAMREZ PROPERTIES LLC
 ALCIA V & HUSB.
 ALCIA V & HUSB.
 ALCIA V & HUSB.
 CONTRACT SANCHEZ

CYNTHIA E. SANCHEZ 4524

OWNER VOLUME PAGES

337-338 832

296

JEFFREY G. PUIG, P.E. #86352

DATE



PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT OF **REPLAT OF LOT 1A & 2A, BLOCK 1229, EASTERN DIVISION.**PREPARED BY JEFFREY G. PUIG, P.E. No. 88352, AND DATED THE 5TH DAY OF MARCH, 2025
WITH THE LAST REVISION DATE ON 20TH DAY OF AUGUST, 2025 AND FOUND THEM IN
COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

LINE TABLE LENGTH BEARING

L1 54.51' \$89° 12' 24"E

IUD DE LOS SANTOS, P.E.,	DATE

PLANNING COMMISSION APPROVAL

THIS PLAT OF REPLAT OF LOT 1A & 2A, BLOCK 1229, EASTERN DIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE ____DAY OF ____, 2025.

DANIELLA SADA PAZ DATE

CERTIFICATE OF COUNTY CLERK

	I, CLERK OF THE COUNTY COURT IN	AND FOR WEB		
	COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INST			
	DAY OF , 2025, WITH THE CERTIFICAT	TE OF		
AUTHENTICATION WAS FILED OF RECORD IN MY OFFICE ON THE DAY O				
	, 2025 AT O'CLOCK .M. IN VOLUME	, PAGE(S)		
OF THE PLAT RECORDS OF SAID COUNTY.				
	WITNESS MY HAND AND SEAL THIS DAY OF	, 2025.		

COUNTY CLERK DEPLITY WEBB COUNTY, TEXAS

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE DAY OF THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

DATE VANESSA GUERRA, AICP PLANNING DIRECTOR

J.J.C. J.G.P.



LAREDO, EASTERN 1229, CITY OF L

CITY OF LARE LOTS 1

SHEET

CERTIFICATE OF SURVEYOR

STATE OF TEXAS COUNTY OF WEBB

I. JEFFREY G. PUIG. A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND IMAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONIMENTS SHOWN THEREON WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

JEFEREY G PLIIG R P.L.S. #5961

DATE