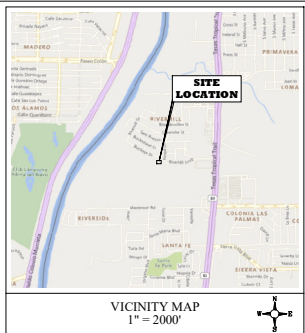
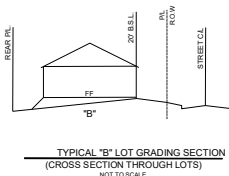
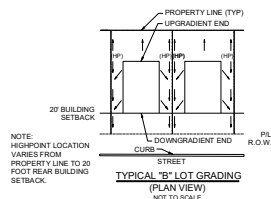


PER PLAT RECORDED IN
VOLUME 37, PAGES 16-17
WEBB COUNTY PLAT RECORDS
WEBB COUNTY, TEXAS

WEBB COUNTY, TEXAS

LEGEND	
○FIR	FOUND IRON ROD
○SIR	SET 1/2" IRON ROD
POB	POINT OF BEGINNING
- B.S.	BUILDING SETBACK
- U.E.	UTILITY EASEMENT

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BEARING
C1	94.44'	60.00'	84.99'	N 75° 19' 26" W
C2	436.98'	1,045.00'	433.80'	S 72° 43' 22" E
C3	73.28'	60.00'	68.81'	N 85° 25' 39" W
C4	21.6'	60.00'	21.05'	N 40° 20' 13" W
C5	90.75'	1,045.00'	90.72'	S 63° 13' 52" E
C6	346.23'	1,045.00'	344.65'	S 75° 12' 38" E



I, RAUL PEREZ, AS PRESIDENT OF VALMIR APARTMENTS, LLC, THE UNDER SIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS - REPLAT OF LOT 2, BLOCK 1, RIVERHILL SOUTH SUBDIVISION - PHASE I, IN THE CITY OF LAREDO, COUNTY OF WEBB, STATE OF TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER _____ DATE _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAUL PEREZ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATE, GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE COUNTY OF WEBB, TEXAS

MY COMMISSION EXPIRES ON _____

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS.

FRANCISCO RAMOS, PE - NO. 108833

DATE _____

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND. THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

FRANCISCO RAMOS, RPLS - NO. 6573

DATE _____

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS THE REPLAT OF LOT 2, BLOCK 1, RIVERHILL SOUTH SUBDIVISION, PHASE 1, PREPARED BY RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL ENGINEERING No. 108833, AND DATED ON _____ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELUID DE LOS SANTOS, PE - CITY ENGINEER DATE

THIS REPLAT OF LOT 2, BLOCK 1, RIVERHILL SOUTH SUBDIVISION - PHASE I HAS BEEN
SUBMITTED TO THE AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF
LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE ON THE _____
DAY OF _____ 20____.

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 20____. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP
PLANNING DIRECTOR
CITY OF LAREDO

STATE OF TEXAS
COUNTY OF WEBB

I, _____, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO
HEREBY CERTIFY THAT FOREGOING INSTRUMENT DATED THE _____ DAY OF _____,
2023, WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON
THE _____ DAY OF _____, 20____ AT _____ O' CLOCK _____, IN VOLUME
_____ PAGE _____ OF THE MAP RECORDS OF SAID COUNTY.

COUNTY CLERK
WEBB COUNTY, TEXAS

DATE _____

BEING A 30,998.45 SQFT TRACT OF LAND, MORE OR LESS, BEING ALL OF A CALLED 30,999.00 SQFT TRACT OF LAND, LOT 2, BLOCK 1, RIVERHILL SOUTH SUBDIVISION - PHASE 1, RECORDED IN VOLUME 37, PAGES 16-17, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, BEING SITUATED IN SURVEY 2149, ABSTRACT 594, R.H. RAINES, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD, BEING THE SOUTHERN MOST SOUTHWEST CORNER OF LOT 2, BLOCK 1, RIVERHILL SOUTH SUBDIVISION - PHASE 1, RECORDED IN VOLUME 37, PAGES 16-17, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, AND BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF RIVERHILL LOOP, BEING A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00'; A CHORD BEARING OF N 75° 19' 26" W, AND CHORD DISTANCE OF 84.99'; AND ALSO BEING THE **POINT OF BEGINNING** AND THE SOUTHERN MOST SOUTHWEST CORNER HEREOF;

THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY OF RIVERHILL LOOP, AND ALONG SAID CURVE TO THE
LEFT A CURVE LENGTH OF **94.44'**, TO A SET 1/2" IRON ROD WITH PINK CAP, BEING A POINT DEFLECTION
HEREOF;

THENCE N 55° 02' 19" W, A DISTANCE OF 40.65', CONTINUING ALONG THE NORTH RIGHT-OF-WAY OF RIVERHILL LOOP, TO A FOUND 1/2" IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1, AND THE SOUTHWEST CORNER HEREOF;

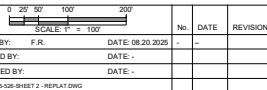
THENCE N 34° 57' 41" W, A DISTANCE OF 126.15', ALONG THE WESTERN PROPERTY LINE OF SAID LOT 2, BLOCK 1, TO A FOUND 1/2" IRON ROD, BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, RIVERHILL SOUTH SUBDIVISION - PHASE 1, RECORDED IN VOLUME 37, PAGES 16-17, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, AND THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1, AND ALSO BEING THE NORTHWEST CORNER HEREOF;

THENCE S 60° 44' 36" E, A DISTANCE OF 10.26', ALONG THE COMMON PROPERTY LINE OF SAID LOT 1, BLOCK 1, AND LOT 2, BLOCK 1, TO A FOUND 1/2" IRON ROD, BEING BEING A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1,045.00', A CHORD BEARING OF S 72° 43' 22" E, AND CHORD DISTANCE OF 433.80', AND BEING A POINT OF DEFLECTION HEREOF;

THENCE CONTINUING ALONG THE COMMON PROPERTY LINE OF SAID LOT 1, AND LOT 2, AND ALONG SAID CURVE TO THE LEFT A CURVE LENGTH OF **436.98'**, TO A FOUND 1/2" IRON ROD, BEING AN INTERIOR CORNER OF SAID LOT 1, AND THE NORTHEAST CORNER OF SAID LOT 2, AND ALSO BEING THE NORTHEAST CORNER HEREOF:

THENCE S 00° 14' 01" E, A DISTANCE OF 12.81', CONTINUING ALONG THE COMMON PROPERTY LINE OF SAID LOT 1, AND LOT 2, TO A SET 1/2" IRON ROD WITH PINK CAP, BEING A POINT ON THE NORTH RIGHT-OF-WAY OF RIVERHILL LOOP, AND BEING THE SOUTHERN MOST SOUTHWEST CORNER OF SAID LOT 1, AND ALSO, BEING THE SOUTHEAST CORNER OF SAID LOT 2, AND THE SOUTHEAST CORNER HEREOF;

THENCE S 89° 45' 59" W, A DISTANCE OF 380.00', ALONG NORTH RIGHT-OF-WAY OF RIVERHILL LOOP, TO THE POINT OF BEGINNING OF THIS 30,998.45 SQFT TRACT OF LAND, CALLED 30,999.00 SQFT, MORE OR LESS.



OWNER

VALMIR APARTMENTS, LLC
324 RIVERHILL LOOP
LAREDO, TX 78045

ENGINEER / SURVEYOR

FRANCISCO RAMOS, PE, RPLS
RAMOS ENGINEERING, PLLC
4820 MIMS AVE., STE. #2
LAREDO, TX 78041
(956) 539 - 7003

RAMOS
ENGINEERING, PLLC

4820 MIMS AVE., STE. #2
LAREDO, TEXAS 78041
O: 956.539.7003

ENG # F-23568
SUR # 10194771
www.RamosEng.com

REPLAT OF
LOT 2, BLOCK 1
RIVERHILL SOUTH SUBDIVISION - PHASE 1
INTO
LOT 2A, AND LOT 2B, BLOCK 1,
RIVERHILL SOUTH SUBDIVISION - PHASE 1
WEBB COUNTY, TEXAS

SHEET:

1 OF 1