

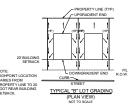
PLAT NOTES/RESTRICTIONS:

THE PURPOSE OF THIS DOCUMENT IS TO REPLAT LOT 2, BLOCK 1 OF THE RIVERHILL SOUTH SUBDIVISION - PHASE I, INTO LOT 2A, LOT 2B,

- THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS
- SET BACKS. SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
- DRIVEWAYS, SIDEWALKS AND TREES SHALL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- ANY CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- THE EXISTING DRAINAGE PATTERNS OF THIS REPLAT WILL NOT BE ALTERED TO CALISE ANY DETRIMENTAL IMPACT ON THE AS IT WAS PROPOSED AND CONSTRUCTED FROM THE ORIGINAL
- LOT 2A. AND LOT 2B. BLOCK 1 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT; HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING CENCES BUILDINGS STRUCTURES OF OTHER IMPROVEMENTS IN SUCH A MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW AS SHOWN ON DETAIL FENCES/WALLS WHICH HAVE THE ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW. LOTS 2A AND LOT 2B WILL HAVE LOT GRADING TYPE "B" AS
- SHOWN ON THIS PLAT.
- POINT OF BEGINNING FOR LOT 29, (NORTHING: 17055690.2309) EASTING: 664856.8067')

LINE T	ABLE	LEGE	ND
DISTANCE	BEARING	OFIR	FOUND IRON ROD
40.65	N 55° 02' 19" W	OSIR	SET 1/2" IRON ROD
10.26	S 60° 44° 36° E	- B.S. - U.E.	POINT OF BEGINNING BUILDING SETBACK UTILITY EASEMENT
12.81"	S 00° 14' 01" E		
	40.65° 10.26°	40.65' N 55° 02' 19" W	DISTANCE BEARING OFIR 40.65' N 55° 02' 19' W OSIR 10.26' S 60° 44' 36' E -B.S.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BEARING
CI	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	21.161	60.00°	21.05"	N 40° 20' I3" 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







CERTIFICATE OF OWNER

COUNTY OF WEBB

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 1, IN THE CITY OF LAREDO, COUNTY OF WEBS, 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.

DATE

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS

MY COMMISSION EXPIRES ON

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

NOTABLE IN IN AND SOR THE COUNTY OF WERR TEYAS

CERTIFICATE OF ENGINEER

COUNTY OF WEBB

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 SURDIVISION ORDINANCE EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN

FRANCISCO RAMOS PE - NO 108833



CERTIFICATE OF SURVEYOR

STATE OF TEXAS

I THE LINDERSIGNED 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



PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS THE REPLAT OF LOT 2, BLOCK 1, RIVERHILL SOUTH SUBDIVISION - PHASE I, 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

PLANNING COMMISSION APPROVAL

THIS REPLAT OF LOT 2, BLOCK 1, RIVERHILL SOUTH SUBDIVISION - PHASE |, 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

DATE

DATE

DANIELLA SADA PAZ P&Z CHAIRMAN

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 MINUTES OF SAID MEETING REFLECT SUCH APPROVA

VANESSA GUERRA, AICP

CITY OF LAREDO

CERTIFICATE OF COUNTY CLERK

COUNTY OF WEBB

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 DAY OF . 20 AT O' CLOCK . IN VOLUME PAGE ______ OF THE MAP RECORDS OF SAID COUNTY.

COUNTY CLERK WEBB COUNTY, TEXAS

DATE

LEGAL DESCRIPTION OF A 30.998.45 SQFT TRACT OF LAND CALLED 30,999.00 SQFT LOT 2, BLOCK 1 ERHILL SOUTH SUBDIVISION - PHASE 1
VOLUME 37, PAGES 16-17 W.C.M.R.
LAPEDO - WERR COUNTY - TEXAS

LOT 2, BLOCK 1, RIVERHILL SOUTH SUBDIVISION - PHASE 1, RECORDED IN VOLUME 37, PAGES 16-17, WERR 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° 28° 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 \$4.44". TO A SET 1/2" IRON ROD WITH PINK CAP, BEING A POINT DEFLECTION

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. O 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 SOUND 1/2 IDON DOD BEING BEING A DOINT ON A CURVE TO THE LEST HAVING A RADIUS OF 1,045.00°, A CHORD BEARING OF \$ 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 SIAD LOT 1, AND THE NORTHEAST CORNER OF SAID LOT 2, AND ALSO BEING THE NORTHEAST CORNER

THENCE S 00° 14' 01" F. 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

THENCE \$ 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 DRAWN BY: F.R. DATE: 08.20.202 APPROVED BY:

VALMIR APARTMENTS. LLC

ENGINEER / SURVEYOR FRANCISCO RAMOS, PE. RPLS (956) 539 - 7003



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

SHEET:

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