

NOTES

1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS SUBJECT: ON THIS PLAT.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
4. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
5. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TWO LOTS INTO ONE LOT.
6. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
7. THE EXISTING DRAINAGE PATTERNS OF THE PROPOSED REPLAT WILL NOT BE ALTERED TO CAUSE ANY DETRIMENTAL IMPACT ON THE ADJOINING PROPERTIES AND WILL NOT CHANGE DRAINAGE AS IT WAS PROPOSED AND CONSTRUCTED FROM THE ORIGINAL PLAN OF RECORD.

STATE OF TEXAS
COUNTY OF WEBB

I, TOMAS ARTURO BENAVIDES, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 328A, BLOCK 15, REGENCY PARK SUBD SEC 2 UNIT 2, IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

TOMAS ARTURO BENAVIDES _____ DATE _____

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOMAS ARTURO BENAVIDES, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN STATED. WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2025.

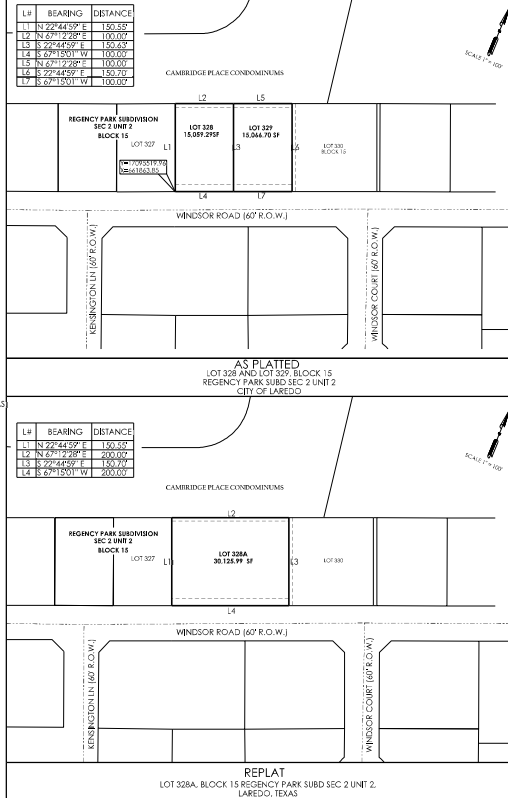
NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE OF ENGINEER
STATE OF TEXAS
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 SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE WEBB COUNTY COMMISSIONERS COURT AND THE PLANNING COMMISSION OF THE CITY

RICARDO RAMOS, P.E. #87027 _____ DATE _____



CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF WEBB

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

J. RICARDO SANCHEZ, RPLS # 4232 _____ DATE _____
SANCHEZ ENGINEERING, INC.
P.O. BOX 7654
LAREDO, TEXAS 78044
SURV. FIRM NO. 10111000
956-723-5578

PLAT APPROVAL CITY ENGINEER

I HAVE REVIEWED THE REPLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: LOT 328A, BLOCK 15, REGENCY PARK SUBD SEC 2 UNIT 2 PREPARED BY RICARDO RAMOS, LICENSED PROFESSIONAL ENGINEER HIS 87027 AND DATED THE DAY ____ OF _____, 2025, WITH THE LAST REVISED DATE: 01/11/2025, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ, P.E. _____ DATE _____
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT OF LOT 328A, BLOCK 15, REGENCY PARK SUBD SEC 2 UNIT 2 WEBB COUNTY, TEXAS, 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 _____
CHAIR

ATTENTION 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 _____, 2025. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP _____ DATE _____
PLANNING DIRECTOR

CERTIFICATION OF COUNTY CLERK

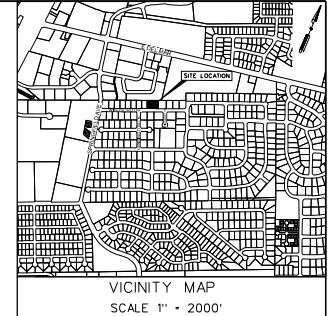
FILED OF RECORD AT ____ O'CLOCK ____ M. ON THE ____ DAY OF _____, 2025

DEPUTY: _____ COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF WEBB:

I, _____, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2025, AT ____ O'CLOCK ____ M. IN VOLUME ____ PAGE(S) OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY _____ COUNTY CLERK
WEBB COUNTY, TEXAS



LOT 328 AND LOT 329, BLOCK 15, REGENCY PARK SUBDIVISION SEC 2 UNIT 2
INFO
LOT 328A, BLOCK 15, REGENCY PARK SUBDIVISION SEC 2 UNIT 2

PRELIMINARY

★ **DO-RITE** ★
ENGINEERING, LLC
3111 TURBIDE
LAREDO, TX 78040
TEL: (956) 856-6999
www.dorite-engrs.com
TEXAS FIRM REGISTRATION NO. 20495

REVISED: 07/17/2025

OWNER(S):
TOMAS ARTURO
& LESLIE BENAVIDES
1202 E DEL MAR BLVD STE 3B
LAREDO, TEXAS 78041

SHEET 1 OF 2

