

LEGAL DESCRIPTION
SOUTHEAST COMMERCIAL SUBDIVISION PHASE 3 @ BUENA VISTA RANCH
1.71 ACRES

BEGINNING AT AN IRON ROD FOUND ON THE NORTHWEST CORNER OF THE SOUTHERN CLIP OF THE SOUTH RIGHT-OF-WAY OF WORMSER ROAD, THENCE THE POINT OF BEGINNING HEREOF.

THENCE S 19° 45' 17" W A DISTANCE OF 124.90 FEET TO A SET 1/2" IRON ROD AND A NON-TANGENTIAL POINT OF CURVATURE HEREOF.

THENCE CONTINUING TO THE LEFT, HAVING A RADIUS OF 250.00', ALONG A CHORD LENGTH OF S 16° 27' 09" W, A CHORD LENGTH OF 28.82', ALONG AN ARC LENGTH OF 28.82 FEET TO A SET 1/2" AND A POINT OF DEFLECTION HEREOF.

THENCE S 13° 09' 00" W AT 154.95 FEET A SET 1/2" IRON ROD AND DEFLECTION CORNER HEREOF.

THENCE N 72° 24' 43" W AT 240.19 FEET A SET 1/2" IRON ROD AND DEFLECTION CORNER HEREOF.

THENCE N 15° 11' 10" E AT 312.67 FEET A SET 1/2" IRON ROD AND DEFLECTION CORNER HEREOF.

THENCE S 70° 14' 45" E AT 246.89 FEET TO THE POINT OF BEGINNING OF THIS TRACT OF LAND CONTAINING 1.71 ACRES (7457.7 SF), MORE OR LESS.

LOCATION MAP
LAREDO, TEXAS

O N E R.
BUENA VISTA RANCH LAND
DEVELOPMENT CO., LLC
P.O. BOX 6055
LAREDO, TX 78042

PLAT NOTES & RESTRICTIONS

- DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48479C, PANEL NO. 1385C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
- SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
- GRID COORDINATES: NAD83 (2011 ADL), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

CERTIFICATE OF OWNER:
STATE OF TEXAS §
WEBB COUNTY §

I, RAUL VALDEZ, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESCRIBED HEREIN AS: SOUTHEAST COMMERCIAL SUBDIVISION PHASE 3 @ BUENA VISTA RANCH, IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

RAUL VALDEZ
BUENA VISTA RANCH LAND DEVELOPMENT CO., LLC

DATE

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 WATER, SEWER SERVICES, APPURTENANCES AND DRAINAGE LAYOUT, AND TO THE EASEMENTS, DRAINS AND OTHERS, WHICH CONFORMS TO ALL REQUIREMENTS OF THE PLANNING COMMISSION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO.

MANUEL E. ESCAMILLA, P.E. NO. 100082-TEXAS

DATE

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 3RD DAY OF OCTOBER, 2024. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP
DIRECTOR OF PLANNING, DEPARTMENT OF LAREDO, TEXAS

DATE

PLANNING COMMISSION APPROVAL:
THIS PLAT OF SOUTHEAST COMMERCIAL SUBDIVISION PHASE 3 @ BUENA VISTA RANCH HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON 3RD, DAY OF OCTOBER, 2024.

DANIELA SADA PAZ,
PLANNING AND ZONING COMMISSION CHAIR

DATE

CERTIFICATE OF SURVEYOR:
STATE OF TEXAS:
COUNTY OF WEBB:

I, MANUEL E. ESCAMILLA, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND.

MANUEL E. ESCAMILLA, R.P.L.S. No. 5986
TPBS FIRM REG. NO. 10134636

DATE

CERTIFICATE OF COUNTY CLERK:
STATE OF TEXAS:
COUNTY OF WEBB:

I, MARCIE RAMIREZ BARBA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED ____ DAY OF ____ 2025, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREBY DECODED AS: SOUTHEAST COMMERCIAL SUBDIVISION PHASE 3 @ BUENA VISTA RANCH, IS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____ 2025, AT ____ CYCLOCK, ____ M, IN VOLUME ____ PAGE ____ OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE ____ DAY OF ____ 2025.

HON. MARCIE RAMIREZ BARBA
COUNTY CLERK, WEBB COUNTY, TEXAS

DATE

PLAT-APPROVAL CITY ENGINEER:
I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: SOUTHEAST COMMERCIAL SUBDIVISION PHASE 3 @ BUENA VISTA RANCH, PREPARED BY MANUEL E. ESCAMILLA REGISTERED PROFESSIONAL ENGINEER NO. 100082, AND DATED THE ____ DAY OF ____ 2024, AND APPROVED THE SAME IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIJUD DE LOS SANTOS, P.E.
CITY ENGINEER

DATE

ENGINEER SURVEYOR:
MANUEL E. ESCAMILLA, P.E., R.P.L.S.
TOP SITE CIVIL GROUP, LLC
10109 INTERNATIONAL BLVD, STE. 30
LAREDO, TEXAS 78045
(956) 725-5057

DRAWN BY: R.V.
APPROVED: M.A.
DATE: 09/20/2024
FILE NAME: C0100.PLT, Proj: mdc
SCALE: 1"=200'

GRAPHIC SCALE IN FEET
0 50 100

TOP SITE
Civil Group

Project: C0100
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Date: 9/20/2024
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Scale: 1"=200'

C2.0