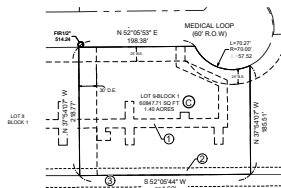


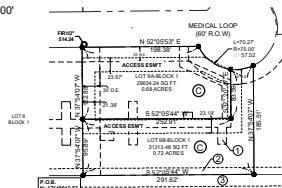
- ① 10 U.E. VOL. 2726, PGS. 387-388 W.C.D.R.  
② 12 U.E. VOL. 1027, PG. 756 W.C.D.P.R.  
③ 22 WASTEWATER EASEMENT VOL. 523, PGS. 454-458 W.C.D.P.R.



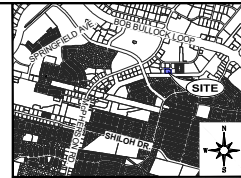
AS PLATTED  
SAN ISIDRO MONARCH  
SUBDIVISION UNIT V  
LOT 9, BLOCK 1  
VOLUME 24, PAGE 21  
W.C.P.R.  
LAREDO, TEXAS



- ① 10 U.E. VOL. 2726, PGS. 387-388 W.C.D.R.  
② 12 U.E. VOL. 1027, PG. 756 W.C.D.P.R.  
③ 22 WASTEWATER EASEMENT VOL. 523, PGS. 454-458 W.C.D.P.R.



RE-PLAT OF  
LOT 9, BLOCK 1  
SAN ISIDRO MONARCH SUBDIVISION, UNIT V  
INTO  
LOTS 9A & 9B, BLOCK 1  
SAN ISIDRO MONARCH SUBDIVISION, UNIT V



VICINITY MAP  
SCALE 1" = 400'

#### LEGAL DESCRIPTION OF

SAN ISIDRO MONARCH  
SUBDIVISION UNIT V  
LOT 9, BLOCK 1  
VOLUME 24, PAGE 21  
W.C.P.R.  
LAREDO, TEXAS



#### PLAT NOTES

THE PURPOSE IS TO RE-PLAT LOT 9 SAN ISIDRO MONARCH PHASE V INTO LOTS 9A & 9B WITH EACH INDIVIDUAL LOT BEING PROVIDED ITS OWN WATER AND SEWER CONNECTIONS.

1. THIS PLAT DOES NOT ATTEMPT TO ALTER ANY OR REMOVE ANY EXISTING OR RESTRICTIONS.
2. USE IS COMMERCIAL LOT.
3. R.O.W. OWNED BY WEBB COUNTY
4. POINT OF BEGINNING  
N: 17110612.53  
E: 689165.65
5. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
6. THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING AND ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE AND THE WEBB COUNTY MODEL SUBDIVISION RULES.
7. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (15-148 - SUBDIVISION ORDINANCE).
8. PROPOSED PLAT TO BE LIMITED TO ONE SINGLE FAMILY DETACHED DWELLINGS PER LOT ON COMPLIANCE WITH SECTION 24.84.4(V) OF THE LAREDO LAND DEVELOPMENT CODE (MODEL RULES FOR SUBDIVISION IN THE CITY AND WEBB COUNTY MODEL SUBDIVISION RULES).
9. LOTS 9A & 9B HAVE DRAINAGE PATTERN C, IN WHICH THEY NATURALLY DRAIN TO THE SOUTH ONTO U.E. CANNOT BLOCK OR IMPED POSITIVE DRAINAGE FLOW TO U.E.

SUMMARY TABLE 1.40 ACRES  
2 LOTS (BUSINESS)

#### LEGEND

PLAT BACKSHEET	
RF	10' R.O.W. ROAD FOUND
RS	10' R.O.W. ROAD SET
W.C.P.R.	WEBB COUNTY PUBLIC RECORDS
W.C.D.P.R.	WEBB COUNTY OFFICIAL PUBLIC RECORDS
W.C.M.S.	WEBB COUNTY MAP RECORDS
R.O.W.	RIGHT OF WAY
B.L.K.	BLOCK
PL	PROPERTY LINE
TYPE 'W' DRAINAGE	
TYPE 'N' DRAINAGE	
TYPE 'C' DRAINAGE	

10418 MEDICAL LOOP  
LAREDO, TX. 78045

Owner:

TEXAS HEARING AND BALANCE  
CENTERS, LLC.  
10414 MEDICAL LOOP  
UNIT E2  
LAREDO TX 78045

Project Title:

RE-PLAT OF  
LOT 9, BLOCK 1  
SAN ISIDRO MONARCH  
SUBDIVISION, UNIT V  
INTO  
LOTS 9A & 9B, BLOCK 1  
SAN ISIDRO MONARCH  
SUBDIVISION, UNIT V

Sheet Size:

1"=100' Date: 8/19/25

Project No.:

A-25.004 Date: PRELIMINARY

Sheet No.:

P1

#### CERTIFICATE OF OWNER

STATE OF ILINIOS  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED ERIN AT **RE-PLAT OF LOT 9, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V INTO LOTS 9A & 9B, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V** IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: TEXAS HEARING AND BALANCE CENTERS, LLC.  
DEVELOPER: 10418 MEDICAL LOOP  
UNIT E2  
LAREDO TX 78045

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME, FOR THE PURPOSE AND CONSIDERATION THEREIN STATED, GAVE MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE \_\_\_\_\_ COUNTY,  
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 AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF LAREDO PLANNING COMMISSION.

VICTOR J. LINARES, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS NO. 107498



#### CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF WEBB

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WHERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

FRANCISCO RAMOS, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 9273

#### PLAT APPROVAL - CITY ENGINEER

STATE OF TEXAS  
COUNTY OF WEBB

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS **RE-PLAT OF LOT 9, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V INTO LOTS 9A & 9B, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V**, PREPARED BY **VICTOR J. LINARES, P.E.**, LICENSED PROFESSIONAL ENGINEER NO. **107498**, AND DATED THE **20** DAY OF **AUGUST**, **2025** WITH THE LAST REVISED DATE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, **2025** AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO.

RAIGON E. CHAVEZ, P.E.  
CITY ENGINEER

#### PLANNING COMMISSION APPROVAL

STATE OF TEXAS  
COUNTY OF WEBB

THIS **RE-PLAT OF LOT 9, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V INTO LOTS 9A & 9B, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V**, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON **20** DAY OF **AUGUST**, **2025**.

JUAN M. NUNEZ, JR. (CHAIRMAN)  
PLC CHAIRMAN

#### ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING OF THIS **RE-PLAT OF LOT 9, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V INTO LOTS 9A & 9B, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V**, AT A PUBLIC MEETING HELD ON THE **20** DAY OF **AUGUST**, **2025**. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, ACP  
PLANNING DIRECTOR

#### CERTIFICATE OF COUNTY CLERK

FILED AND RECORDED AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025. THE MINUTES OF MEETING REFLECT SUCH APPROVAL.

DEPUTY \_\_\_\_\_ COUNTY CLERK WEBB COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_, CLERK OF THE COUNTY COURT IN AND FOR 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 \_\_\_\_\_ OF \_\_\_\_\_, 2025 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY \_\_\_\_\_ COUNTY CLERK WEBB COUNTY, TEXAS