

NOTES

1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED 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 THREE 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 LOT CREATED BY THIS REPLAT, IF ALTERED, WILL NOT CAUSE TO HAVE ANY DETRIMENTAL IMPACT ON THE ADJOINING PROPERTIES AND THE PROPOSED SITE PLAN WILL BE REVIEWED AND APPROVED BY THE CITY AS PART OF THE BUILDING PERMIT PROCESS. IT SHALL BE THE RESPONSIBILITY OF THE LANDOWNER TO COMPLY WITH THE STORMWATER MANAGEMENT ORDINANCE.

STATE OF TEXAS
COUNTY OF WEBB

I, LI JIAN WU, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 8A, BLOCK 1020, WESTERN DIVISION, 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.

(LI JIAN WU) DATE

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, LI JIAN WU, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREBY 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

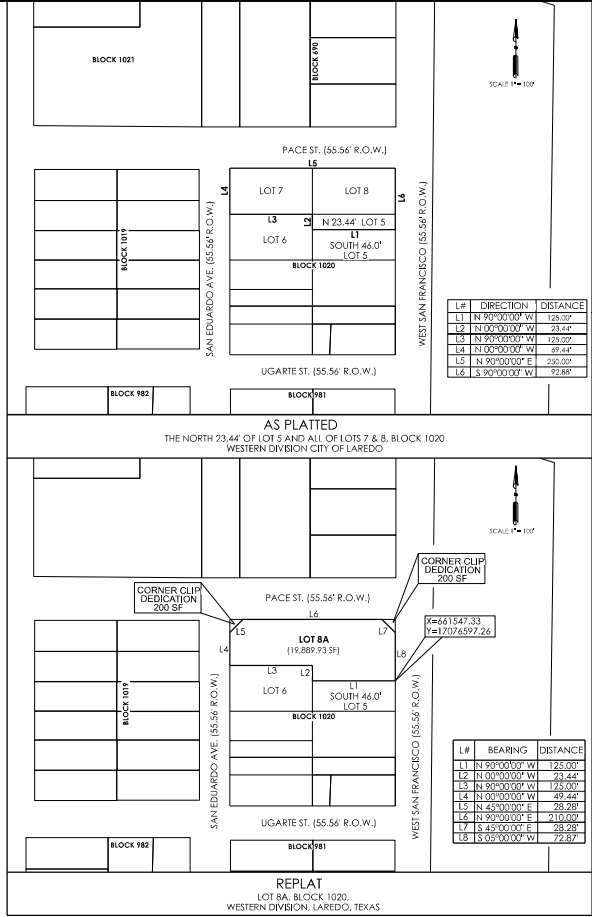


CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF WEBB

I, J. 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
SANCHEZ ENGINEERING, INC.
P.O. BOX 2654
LAREDO, TEXAS 78044
SURV. FIRM NO. 10111000
956-723-5578

DATE



PLAT APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS REPLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: LOT 8A, BLOCK 1020, WESTERN DIVISION, PREPARED BY RICARDO RAMOS, LICENSED PROFESSIONAL ENGINEER NO. 87027 AND DATED THE DAY ____ OF ____, 2025, WITH THE LAST REVISED DATE ON ____ OF ____, 2025, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ, P.E.
CITY ENGINEER

DATE

PLANNING COMMISSION APPROVAL

THIS PLAT OF LOT 8A, BLOCK 1020, WESTERN DIVISION, 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
CHAIR

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 ____ DAY OF ____, 2025. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRERA, AICP
PLANNING DIRECTOR

DATE

CERTIFICATION OF COUNTY CLERK

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

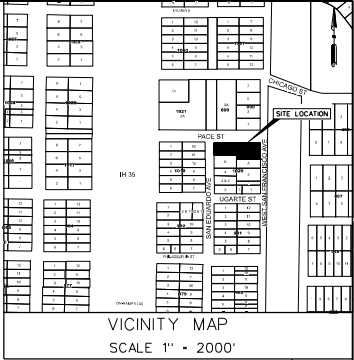
DEPUTY: _____ COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF WEBB:

I, _____, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FORGOING 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

DATE



THE NORTH 23.44 FT OF LOT 5, AND ALL OF LOTS 7 AND 8, BLOCK 1020, WESTERN DIVISION
INFO
LOT 8A, BLOCK 1020, WESTERN DIVISION

FINAL

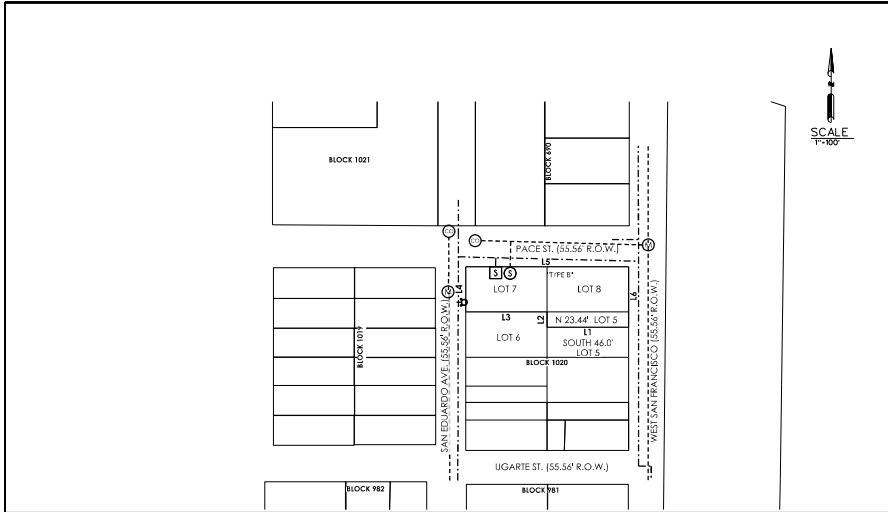
★ ★ ★ DO-RITE ENGINEERING, LLC

311 TURBIDE
LAREDO, TX 78040
TEL (956) 286-2496
www.dorite-engr.com
TEXAS FIRM REGISTRATION NO. 20695

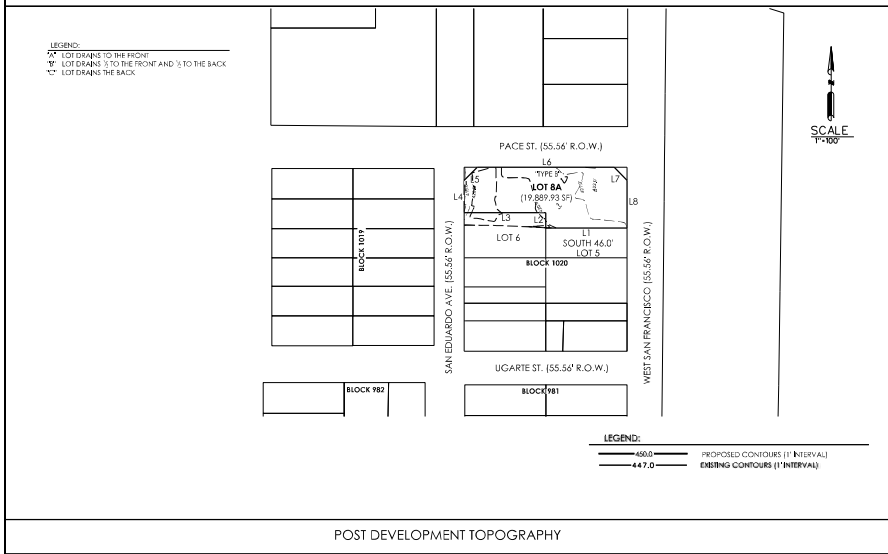
REVISED: 05/27/2025

OWNER(S):
LONG FOO, INC.
2902 DICKINSON DR.
LAREDO, TEXAS 78041

SHEET 1 OF 2



MAP OF WATER DISTRIBUTION SYSTEM AND SANITARY SEWER



POST DEVELOPMENT TOPOGRAPHY

WATER SUPPLY: DESCRIPTIONS, COST AND OPERABILITY DATA

LOT 8A, BLOCK 1020, WD, WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF LAREDO, THE SUBDIVIDER AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR ATLEAST 30 YEARS AND THE CITY OF LAREDO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. THE CITY OF LAREDO HAS A 8-INCH DIAMETER WATER LINE ALONG PACE ST, AND W SAN FRANCISCO WHICH WILL BE TAPPED TO CONNECT LOT 8A, BLOCK 1020, WD.

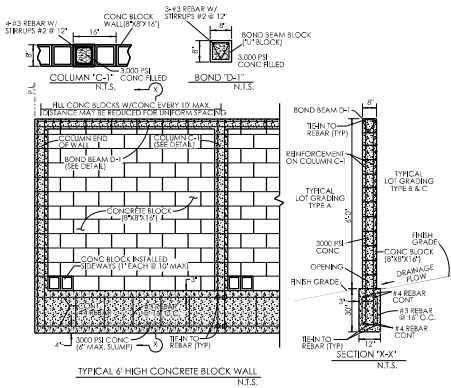
THE WATER SYSTEM FOR LOT 8A, BLOCK 1020, WD, CONSISTS OF AN 8-INCH DIAMETER WATER LINE THAT RUNS ALONG PACE ST, AND W SAN FRANCISCO. FROM THE 8-INCH 12-INCH SINGLE SERVICE LINE RUN TO LOT BEFORE SPLITTING INTO 6- 3/4-INCH DIAMETER SINGLE SERVICE LINES GOING TO THE METER BOXES.

THE 8-INCH LINES, THE 8-INCH FITTINGS, THE 8-INCH GATE VALVES, THE FIRE HYDRANTS, THE COMBINATION AIR RELEASE/AUTOMATIC FLUSH VALVE, THE 2-INCH SINGLE SERVICE AND THE METER BOXES HAVE BEEN INSTALLED BY THE SUBDIVIDER.

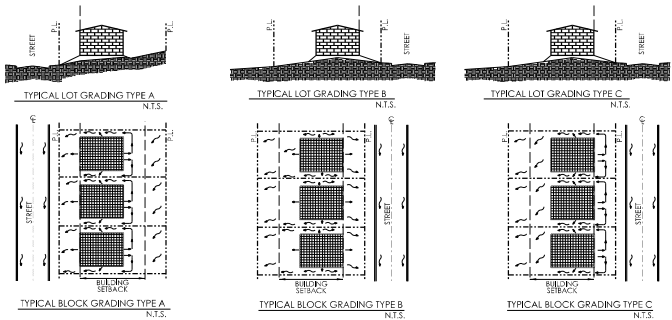
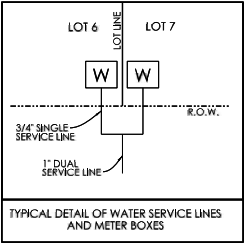
THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$XXXX WHICH COVERS THE WATER AVAILABILITY, AND WATER METERS.

SEWER FACILITIES: DESCRIPTIONS, COST AND OPERABILITY DATA

SEWER FROM LOT 8A, BLOCK 1020, WD, WILL BE DEPOSED OF THROUGH THE SANITARY SEWER SYSTEM OF THE CITY OF LAREDO. THE SUBDIVIDER AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS PROMISED TO PROVIDE SUFFICIENT SEWER DISPOSAL FOR THE FULL DEVELOPMENT OF THIS SUBDIVISION FOR ATLEAST 30 YEARS. THE CITY OF LAREDO HAS AN EXISTING 8-INCH SANITARY SEWER LINE LOCATED ALONG PACE ST, AND W SAN FRANCISCO. THE SANITARY SEWER SYSTEM FOR PACE ST, AND W SAN FRANCISCO CONSISTS OF AN 8-INCH DIAMETER SANITARY SEWER LINE THAT CONNECTS TO THE EXISTING 8-INCH SEWER. THE 8-INCH SEWER LINE RUNS ALONG THE R.O.W. FROM THE 8-INCH LINE. RUNS 1- 8-INCH DIAMETER SINGLE SERVICE LINES, THE 8-INCH LINES, THE MANHOLES, THE CLEANOUTS AND THE 6-INCH SINGLE SERVICE LINE. HAVE BEEN INSTALLED BY THE SUBDIVIDER, AT A TOTAL COST OF \$XX OR \$XX PER LOT.



NOTE:
FENCES WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THE PLAN. DIMENSIONS AND MATERIALS FOR THE TYPICAL CONCRETE BLOCK SECTION MAY BE VARIED AND HAVE TO BE REVIEWED AND APPROVED BY CITY OF LAREDO BUILDING DEPARTMENT AT THE TIME OF ISSUANCE OF BUILDING PERMIT.



NOTE:
HOME BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO INTERFERE OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THE GRADING PLAN. TYPICAL LOT GRADING SHOWN ON THIS PLAN WILL BE DONE BY HOME BUILDER AS PART OF THE BUILDING PERMIT. ADDITIONALLY, THE HOME BUILDER SHALL INSTALL A 24" WIDE SCD STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO OTHER LOTS (1/2" STRIP ON UPGRADE LOTS AND 1/2" STRIP ON DOWNGRADIENT LOTS).

CERTIFICATIONS:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE AS DESCRIBED ON THE LEFT SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

ARTURO GARCIA JR., P.E. - UTILITIES DIRECTOR DATE

CERTIFICATE OF ENGINEER

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES AS DESCRIBED ON THE LEFT ARE TO THE BEST OF MY KNOWLEDGE, IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

RICARDO RAMOS, P.E. NO. 87027 DATE



THE NORTH 23.44 FT OF LOT 5, AND ALL OF LOTS 7 AND 8, BLOCK 1020, WESTERN DIVISION INTO LOT 8A, BLOCK 1020, WESTERN DIVISION

FINAL

DO-RITE ENGINEERING, LLC

311 ITURBIDE
LAREDO, TX 78040
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TEXAS FIRM REGISTRATION NO. 20695

REVISED: 05/27/2025

OWNER(S):
LONG FOO, INC
2902 DICKINSON DR,
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SHEET 2 OF 2