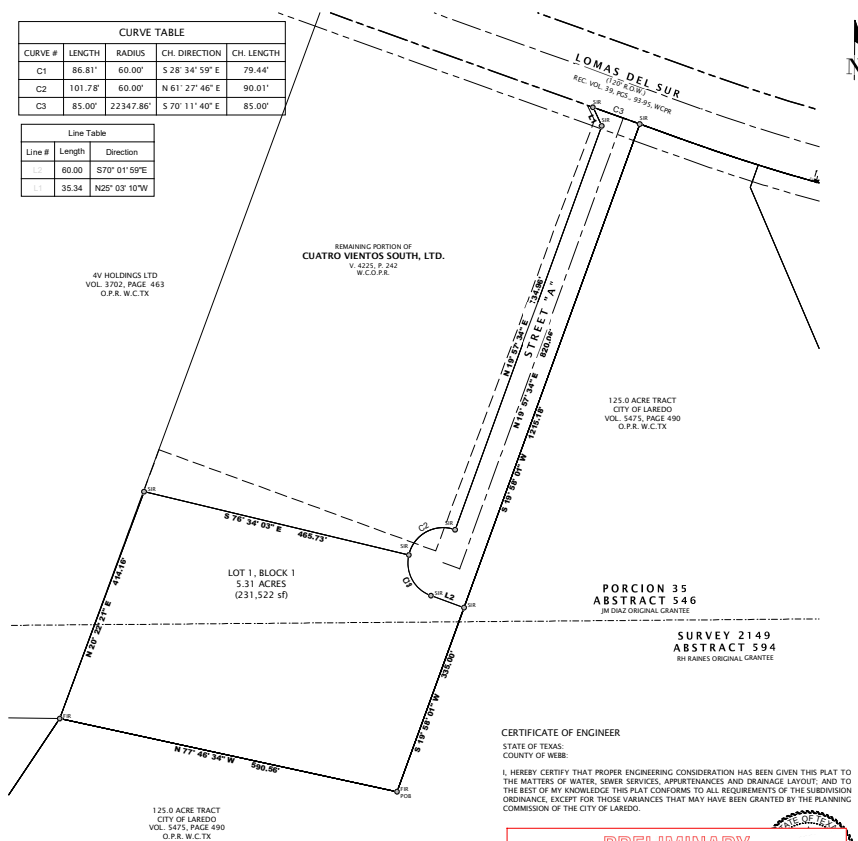


CURVE TABLE				
CURVE #	LENGTH	RADIUS	CH. DIRECTION	CH. LENGTH
C1	86.81'	60.00'	S 28° 34' 59" E	79.44'
C2	101.78'	60.00'	N 61° 27' 46" E	90.01'
C3	85.00'	22347.86'	S 70° 11' 40" E	85.00'

Line Table		
Line #	Length	Direction
1	60.00	S70° 01' 59" E
2	35.34	N25° 03' 10" W



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 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 PLANNING COMMISSION OF THE CITY OF LAREDO.

PRELIMINARY
NOT TO BE RECORDED FOR ANY PURPOSE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB
I, MANUEL E. ESCAMILLA, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND.

PRELIMINARY
NOT TO BE RECORDED FOR ANY PURPOSE

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: BUENA VISTA COMMERCIAL PHASE I PREPARED BY MANUEL E. ESCAMILLA REGISTERED PROFESSIONAL ENGINEER No. 100882, AND DATED TO THE DAY OF 20____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E.
CITY ENGINEER

LEGAL DESCRIPTION BUENA VISTA COMMERCIAL PHASE I @ BUENA VISTA RANCH 6.66 ACRES

BEING A TRACT OF LAND CONTAINING 6.66 ACRES, MORE OR LESS BEING OUT OF A CERTAIN TRACT OF LAND CONVEYED TO CUATRO VIENTOS SOUTH, LTD., VOL. 4225, PAGE 242, WEBB COUNTY DEED RECORDS, ALSO BEING OUT OF SURVEY 2149 ABSTRACT 594 R. H. RANES ORIGINAL GRANTEE, AND PORCION 35, ABSTRACT 546 JM DIAZ ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND P IRON ROD BEING ON THE SOUTHWEST CORNER OF THIS TRACT OF LAND ALSO BEING AN INTERIOR CORNER OF A 125.0 ACRE TRACT OF LAND CONVEYED TO THE CITY OF LAREDO IN VOL. 5475, PAGE 490, O.P.R. WEBB COUNTY TEXAS,
THENCE N 77° 46' 34" W, 590.56 FEET TO A POINT OF NON-TANGENCY;
THENCE N 20° 22' 31" E, 414.16 FEET;
THENCE S 76° 34' 03" E, 465.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 60.00 FEET, TO WHICH A RADIAL LINE BEARS N 77° 57' 55" W;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97° 11' 31" AN ARC DISTANCE OF 101.78 FEET TO A POINT OF NON-TANGENCY;
THENCE N 19° 57' 34" E, 734.96 FEET TO A POINT OF NON-TANGENCY;
THENCE N 25° 03' 10" W, 35.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 22,347.86 FEET, TO WHICH A RADIAL LINE BEARS S 19° 54' 53" W;
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0° 13' 05" AN ARC DISTANCE OF 85.00 FEET TO A POINT OF NON-TANGENCY;
THENCE S 19° 50' 11" W, 1,215.18 FEET TO THE POINT OF BEGINNING OF THIS 6.66 ACRE TRACT OF LAND.

LEGEND	
0	PROPERTY CORNER
---	PROPERTY LINE
---	LOT LINE
---	LANDSCAPE LINE
---	RA
---	FOUND IRON ROD
---	SET IRON ROD
---	POINT OF BEGINNING

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 _____, 20____. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA CUBBERA, AICP
DIRECTOR OF PLANNING DEPARTMENT
CITY OF LAREDO, TEXAS

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB
I, MARJORIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED ____TH DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: BUENA VISTA COMMERCIAL PHASE I, IS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, AT OCLOCK ____M, IN VOLUME ____ PAGE ____ OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE ____ DAY OF _____, 20____.

HON. MARJORIE RAMIREZ IBARRA
COUNTY CLERK, WEBB COUNTY, TEXAS

PLANNING COMMISSION APPROVAL

THIS PLAT OF BUENA VISTA COMMERCIAL PHASE I 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 _____, 20____.

DANIELLA SADA PAZ
PLANNING AND ZONING COMMISSION CHAIR

CERTIFICATE OF OWNER:

STATE OF TEXAS &
WEBB COUNTY &

I, RAUL VALDEZ, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DISCARTED HEREIN AS: BUENA VISTA COMMERCIAL PHASE I, 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.

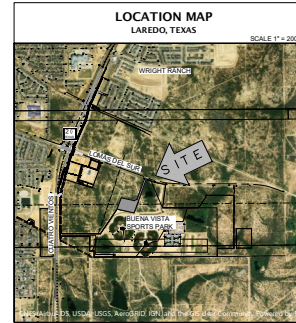
RAUL VALDEZ
BUENA VISTA RANCH LAND DEVELOPMENT CO., LLC

STATE OF TEXAS &
WEBB COUNTY &

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAUL VALDEZ, 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 PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN BY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

ENGINEER/SURVEYOR
MANUEL E. ESCAMILLA, P.E., R.P.L.S.
TOP SITE CIVIL GROUP, LLC
10108 INTERNATIONAL BLVD., STE. 30
LAREDO, TEXAS 78045
(956) 725-5057

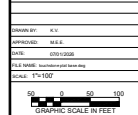


PLAT NOTES & RESTRICTIONS

1. DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. 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.
3. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
5. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

OWNER:
BUENA VISTA RANCH LAND
DEVELOPMENT CO., LLC
P.O. BOX 6455
LAREDO, TX. 78042

BUENA VISTA COMMERCIAL PHASE I
CITY OF LAREDO, WEBB COUNTY, TEXAS



TOPSITE
Civil Group

C1