

[illegible]

- 1- MAINTENANCE OF THE LACAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2- THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 3- DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 5- THIS PROPERTY IS LOCATED IN ZONE "X" AREA WHICH IS NOT WITHIN THE 100-YR FLOOD PLAIN ACCORDING TO FEMA FLOOD MAP NO. 17095C0001, DATED 12/10/08.
- 6- BASES OF BEARING, DISTANCES AND P.O.B. OR COORDINATES: WAS 83 (2011 ADJ), TEXAS STATE PLANE, 4205 SOUTH ZONE BEARING FOR GENERAL LOCAL PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.



GERARDO G.S. SALINAS
PRESIDENT

STATE OF TEXAS §
COUNTY OF WEBB §

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 PURPOSES AND CONSIDERATIONS
THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

STATE OF TEXAS
COUNTY OF WEBB

I, WAYNE NANCE, THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, 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 PLANNING COMMISSION OF THE CITY.

STATE OF TEXAS
COUNTY OF WEBB

I, WAYNE NANCE, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

CE
PROFESSIONAL LAND SURVEYOR
O. 6235

STATE OF TEXAS §
COUNTY OF WEBB §

I, HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS VILLAGE SOUTH SUBDIVISION, PHASE 5, PREPARED BY: WAYNE NANCE, LICENSED PROFESSIONAL ENGINEER No. 87006, AND DATED THE DAY OF 2025, WITH THE LAST REVISED DATE ON 2025, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

STATE OF TEXAS §
COUNTY OF WEBB §

THIS PLAT: VILLAGE SOUTH SUBDIVISION, PHASE 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY
THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH
COMMISSION ON DAY OF 2025.

STATE OF TEXAS §
COUNTY OF WEBB §

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 SAID APPROVAL.

STATE OF TEXAS
COUNTY OF WEBB

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M. IN VOLUME _____, PAGE _____ OF THE MAP RECORD OF SAID COUNTY.

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