



LINE TABLE					
LINE	DISTANCE	BEARING			
LI	40.65	N 55° 02' 19" W			
L2	10.26	S 60° 44° 36° E			
L3	12.81	S 00° I4" 01" E			
L4	105.29"	S 34° 57' 41' W			

	CURVE TABLE						
CURVE	LENG TH	RADIUS	CHORD DIST.	CHORD BEARING			
CI	94.44	60.00"	84.99'	N 75° 19' 26" W			
C2	436.98"	1,045.00	433.80"	S 72° 43' 22" E			
C3	73.281	60.00"	68.81	N 85° 25' 39" W			
C4	21.16"	60.00"	21.051	N 40° 20° 13° W			
C5	90.751	1,045.00	90.72'	S 63° 13° 52° E			
C6	346.23	1,045.00	344.65'	S 75° I2' 38" E			

LEGEND

POB - B.S.

OFIR FOUND IBON BOD

- U.E. UTILITY EASEMENT

SET 1(2" IRON ROD

POINT OF BEGINNING BUILDING SETBACK

PLAT NOTES/RESTRICTIONS:

THE PURPOSE OF THIS DOCUMENT IS TO REPLAT LOT 2, BLOCK 1 OF THE RIVERHILL SOUTH SUBDIVISION - PHASE I, INTO LOT 2A, LOT 2B, AND 2C, BLOCK 1

- THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE
 ANY COVENANTS OR RESTRICTIONS
- ANY COVENANTS OR RESTRICTIONS

 2. SET BACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF

LAREDO LAND DEVELOPMENT CODE

- DRIVEWAYS, SIDEWALKS AND TREES SHALL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- ANY CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 3. THE EXISTING DRAINAGE PATTERNS OF THIS REPLAT WILL NOT BE ALTERED TO CAUSE ANY DETRIMENTAL IMPACT ON THE ADJOINING PROPERTIES AND WILL NOT CHANGE THE DRAINAGE AS IT WAS PROPOSED AND CONSTRUCTED FROM THE ORIGINAL PLAT OF RECORD.
- POINT OF BEGINNING FOR LOT 29, (NORTHING: 17068887.6458' EASTING: 721117.2755')



CERTIFICATE OF OWNER

COUNTY OF WEBB

I, BALL, PEREZ, AS PRESIDENT OF <u>VALHER APATHENTS, LIC.</u> THE UNDER SIGNED OWNER OF THE LAND SHOWN ON THE PLAT, AND ESSIONATED REFERENTS, <u>PRESENT SOUTH SERVICES, PRINSET</u>. IN THE CITY OF LIMEDO, COUNTY OF WERE STATE OF TEXAS, AND WHOLE SHAME IS SUSSESSIONED HERETO, THESE WED EDUCATED TO THE USE OF THE PUBLIC PROCREME, ALL STREETS, DRAME, LASEMBETS AND PUBLIC PLACES THEREON SHOWN FOR THE PUBLIC PROCREME, ALL STREETS, DRAME, LASEMBETS AND PUBLIC PLACES THEREON SHOWN FOR THE PUBLIC PROCREME ALL STREETS, DRAME, LASEMBETS AND PUBLIC PLACES THEREON SHOWN FOR THE PUBLIC PROCREME ALL STREETS, DRAME, LASEMBETS AND PUBLIC PLACES THEREON SHOWN FOR THE PUBLIC PROCREME ALL STREETS, DRAME, LASEMBETS AND PUBLIC PLACES THEREON SHOWN FOR THE PUBLIC PLACES THEREON SHOWN FOR THE PUBLIC PLACES THEREON SHOWN FOR THE PUBLIC PLACES T

OWNER DATE

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS

MY COMMISSION EXPIRES ON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RALE PERSONAL VA. NOWN TO ME TO BE THE PERSONAL WHOSE NAMES ARE SUBSCRIBED TO THE PORECOMEN DETERMINENT AND ACKNOWN DESERT ON METHAT THE VEX.CUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATE, GIVEN MY HAND AND SEAL OF OFFICE THIS DAY OF THE PURPOSE AND CONSIDERATION THEREIN STATE, GIVEN MY HAND AND SEAL OF OFFICE THIS DAY OF THE PURPOSE AND CONSIDERATION THEREIN STATE, GIVEN MY HAND AND SEAL OF OFFICE THIS DAY OF THE PURPOSE AND CONSIDERATION THEREIN STATE, GIVEN MY HAND AND SEAL OF OFFICE THIS DAY OF THE PURPOSE AND CONSIDERATION THEREIN STATE, GIVEN MY HAND AND SEAL OF OFFICE.

NOTARY PUBLIC IN AND FOR THE COUNTY OF WEBB, TEXAS

CERTIFICATE OF ENGINEER

STATE OF TEXAS COUNTY OF WEBB

I HERBBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MITTERS OF STREETS, LOTS, WATER, SEWER AND APPURTSHANCES AND DRAWAGE LAVOUT, AND TO THE BEST OF MY KONMUCHEGE, THIS PLAT CONFORMS TO ALL REQUISEMENTS OF THE SUBDIVISION CORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTER BY THE A BANNIC COMMISSION OF THE CITY OF JAPPED 1 FEXAS.

FRANCISCO RAMOS, PE - NO. 108833

DATE



CERTIFICATE OF SURVEYOR

STATE OF TEXAS

I, THE UNDERSOMED, A REGISTRED PROFESSONAL LAND SURVIVOR 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, THAT THE CONNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

FRANCISCO RAMOS, RPLS - NO. 6573

DATE



PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANING CONSTRUCTION DRAWNINGS IDENTIFIED AS IN THE REPRACE OF 12 BLOCK 1, SEVERINE JOURN SERVINGS, PAUSE I, REPRACED OF PROFESSIONAL ENVIRONMENT OF THE REPRACE OF THE

RAMON E. CHAVEZ, PE - CITY ENGINEER DATE

PLANNING COMMISSION APPROVAL

THIS <u>REPLAT OF LOT 2, BLOCK 1, RIVERHILL</u> <u>SOUTH SUBDIVISION : PHASE</u> J. HAS BEEN SUBMITTED TO THE AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE ON THE

DANIELLA SADA PAZ

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 GUERRA, AICP PLANNING DIRECTOR CITY OF LAREDO

P&Z CHAIRMAN

DATE

DATE

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS COUNTY OF WEBB

COUNTY CLERK WEBB COUNTY, TEXAS

DATE

LEGAL DESCRIPTION OF A 30,998.45 SOFT TRACT OF LAND CALLED 30,999.00 SQFT LOT 2, BLOCK 1 RIVERHILL SOUTH SUBDIVISION - PHASE 1 VOLUME 37, PAGES 16-17 W.C.M.R. LAREDO - WEBB COUNTY - TEXAS

BEING A **39,98.4**8 SOFT TRACT OF LAND, MORE OR LESS, BEING ALL OF A CALLED 30,990.0 SOFT TRACT OF LAND, LOT 2, BLOOM 1, RIVERHILL SOUTH SUBDIVISION - PHASE 1, RECORDED IN VOLUME 37, PAGES 16-17, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, BEING SITUATE IN SURVEY 2149, ABSTRACT 594, R.H. RAINES, ORIGINAL GRAWTEE, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PROLEING THE SOUTHERN MOST SOUTHERST CORRER OF LOT 2. BLOCK 1.
RIVERHALL SOUTH SUBDIVISION. PHASE 1, RECREDED IN VOLUME 37, PAGES 16-17, WEBS COUNTY MAP RECORDS, WEBS COUNTY TAXAS, AND BEING A POINT ON THE NORTH REFORM FOR WAY THE OF RIVERHALL LOOP, BEING A POINT ON A CURVE TO THE LEFT, HAWING A ROBLIS OF 8407, A CHORD BEARING OF 18" 19" 2" W. AND CHORD DISTRICE OF 8497, AND A SIGNED THE POINT OF GEROMINING AND THE SOUTHERN MOST SOUTHERST CONCRET REFORMS.

THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY OF RIVERHILL LOOP, AND ALONG SAID CURVE TO THE LEFT A CURVE LENGTH OF 94.44°, TO A SET 1/2° IRON ROD WITH PINK CAP, BEING A POINT DEFLECTION

THERICE N 55° 02' 19" W. A DISTANCE OF 40.65°, CONTINUING ALONG THE NORTH RIGHT-OF-WAY OF RIVERHILL LOOP, TO A FOUND 1/2" IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1, AND THE SOUTHWEST CORNER IN HERCO?

THENCE N 34" ST 4" W. A DISTANCE OF 1816", ALONG THE WESTERN PROPERTY LINE OF SAID LOT 2, BLOCK 1, TO A FOUND 2 TERM ROD, BERNO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, RUSHHLL SOUTH SUBDIVISION: PHASE 1, RECORDED IN VOLUME 7, PAGES 14-17, WEBS LOUTHY MAP RECORDS, WEBS COUNTY, TEAMS, AND THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1, AND ALSO BEING THE NORTHWEST CORNER HEREOF.

THENCE S 60" 44" 36" E, A DISTANCE OF 10.26", ALONG THE COMMON PROPERTY LINE OF SAID LOT 1, BLOCK 1, AND LOT 2, BLOCK 1, TO A FOUND 12" IRON ROD, BEING BEING A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1,046.00", A CHORD BEARING OF 5 72" 40" 22" E, AND CHORD DISTANCE OF 433.80", AND BEING APOINT OF DEFLECTION NEREOF:

THENCE CONTINUING ALONG THE COMMON PROPERTY LINE OF SAID LOT 1, AND LOT 2, AND ALONG SAID CURVE TO THE LEFT A CURVE LENGTH OF 4658*, TO A FOUND 12" IRON ROD, BEING AN INTERFOR CONNER OF SAID LOT 2, AND THE NORTHEAST CONNER OF SAID LOT 2, AND ALSO BEING THE NORTHEAST CONNER OF SAID LOT 2, AND ALSO BEING THE NORTHEAST CONNER.

THENCE S 00*14" 01" E. A DISTANCE OF 12.81", CONTINUING ALONG THE COMMON PROPERTY LINE OF SAID LOT 1, AND LOT 2, TO A SET 1/2" IRON ROD WITH PIRK CAP, BEING A POINT ON THE NORTH RIGHT-OF-WAY OF RIVERHUL LOOP, AND BEING THE SOUTHERN MOST SOUTHWEST CORNER OF SAID LOT 1, AND ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 12, AND THE SOUTHEAST CORNER NEEDED.

THENCE S 89" 45" 59" W, A DISTANCE OF 380.00", ALONG NORTH RIGHT-OF-WAY OF RIVERHILL LOOP, TO THE POINT OF BEGINNING OF THIS 30,998.45 SOFT TRACT OF LAND, CALLED 30,999.00 SOFT, MORE OR LESS.

ers F smisRamo siD neDéve - R	0 25' 50' 100' 200' SCALE: 1" = 100'	No.	DATE	REVISION	OWNER	
	DRAWN BY: F.R. DATE: 07.16.	2025 -	-		VALMIR AP	
	CHECKED BY: DATE: -				324 RIVERI LAREDO, T.	
	APPROVED BY: DATE: -					
- 50	FILE: 2025-526-RIVERHILL SUB-LOT 2 - REPLAT.DWG				I	

VALMIR APARTMENTS, LLC 324 RIVERHILL LOOP LAREDO, TX 78046 ENGINEER / SURVEYOR
FRANCISCO RAMOS, PE, RPLS
RAMOS ENGINEERING, PLLC
4820 MIMS AVE., STE. #2
LAREDO, TX 78041
(955) 539 - 7003



4820 MIMS AVE., STE. #2 LAREDO, TEXAS 78041 0: 956.539.7003 REPLAT OF LOT 2, BLOCK 1 RIVERHILL SOUTH SUBDIVISION - PHASE 1 INTO LOT 2A, LOT 2B AND LOT 2C, BLOCK 1, RIVERHILL SOUTH SUBDIVISION - PHASE 1 WEBB COUNTY, TEXAS

SHEET:

1 of 1