

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. EXISTING NON-CONFORMING STRUCTURE ENCRDACHING WITH SETBACK LIMITS, MAY NO FURTHER ENCRDACH INTO THE SETBACK(S).SHOULD EXISTING STRUCTURE(S) BE DEMOLISHED, NEW CONSTRUCTION SHALL COMPLY WITH CURRENT CITY OF LAREDO LAND DEVELOPMENT ORDINANCE(S).
6. THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 8 INTO TWO LOTS.
7. THE EXISTING DRAINAGE PATTERNS OF THE PROPOSED REPLAT WILL NOT BE ALTERED TO CAUSE ANY DETRIMENTAL IMPACT ON THE ADJOINING PROPERTIES AND WILL NOT CHANGE DRAINAGE AS IT WAS PROPOSED AND CONSTRUCTED FROM THE ORIGINAL PLAT OF RECORD.

CERTIFICATE OF OWNER
STATE OF TEXAS
COUNTY OF WEBB

I, MONICA SOLDEVILLA, the undersigned owner of the land shown on this plat, and designated herein as LOTS 8A & 8B, BLOCK 261, EASTERN 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.

MONICA SOLDEVILLA DATE

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MONICA SOLDEVILLA KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN 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

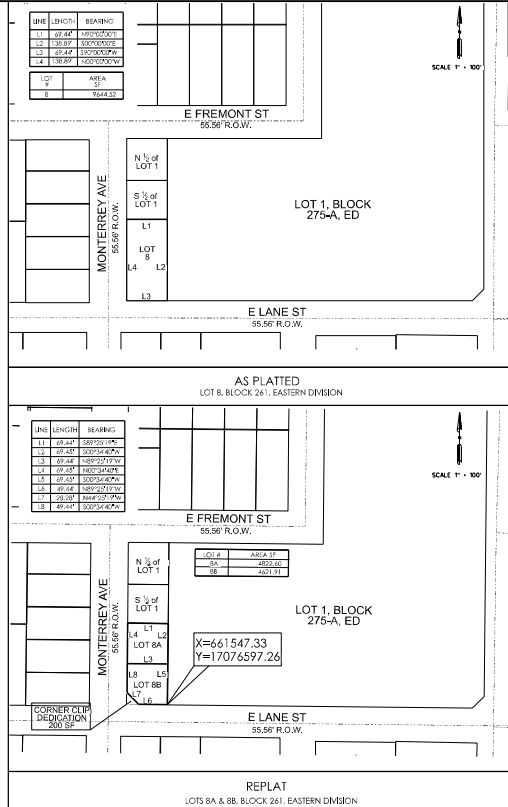


CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF WEBB

I, 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 DATE

SANCHEZ ENGINEERING, INC.
P.O. BOX 2654
LAREDO, TEXAS 78044
SURV. FIRM NO. 101000
956-723-5578



PLAT APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS REPLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS REVISED AS LOTS 8A & 8B, BLOCK 261, EASTERN DIVISION PREPARED BY RICARDO RAMOS, LICENSED PROFESSIONAL ENGINEER NO. 87027 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.

RAMON E. CHAVEZ, P.E.
CITY ENGINEER

DATE

PLANNING COMMISSION APPROVAL

THIS PLAT OF LOTS 8A & 8B, BLOCK 261, EASTERN 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.

DANIELA SADA PAZ DATE

CLERK

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 GUERRA, ACP,
PLANNING DIRECTOR

DATE

CERTIFICATION OF COUNTY CLERK

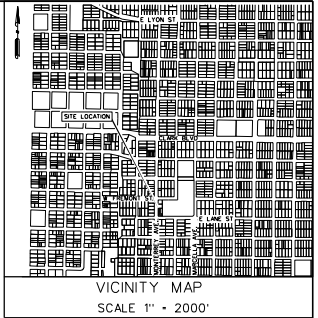
FILED OF RECORD AT O'CLOCK M. ON THE DAY OF , 2025

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 FOREGOING 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



VICINITY MAP
SCALE 1" = 2000'

LOT 8, BLOCK 261, EASTERN DIVISION
NO
LOTS 8A & 8B, BLOCK 261, EASTERN DIVISION

FINAL

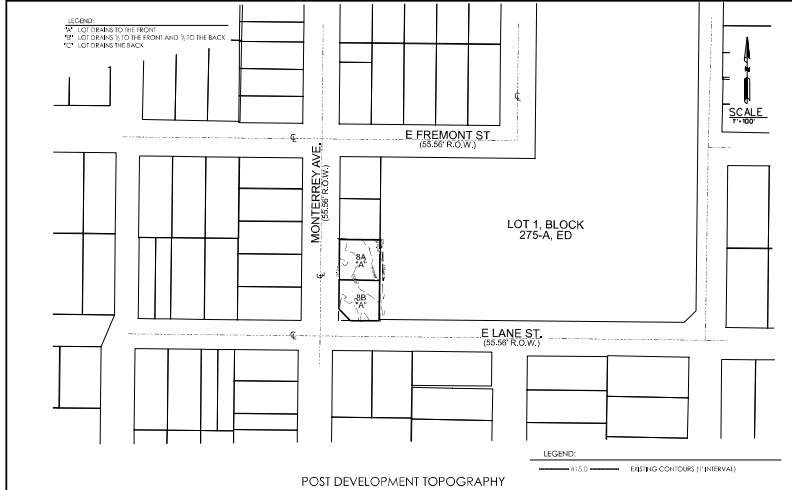
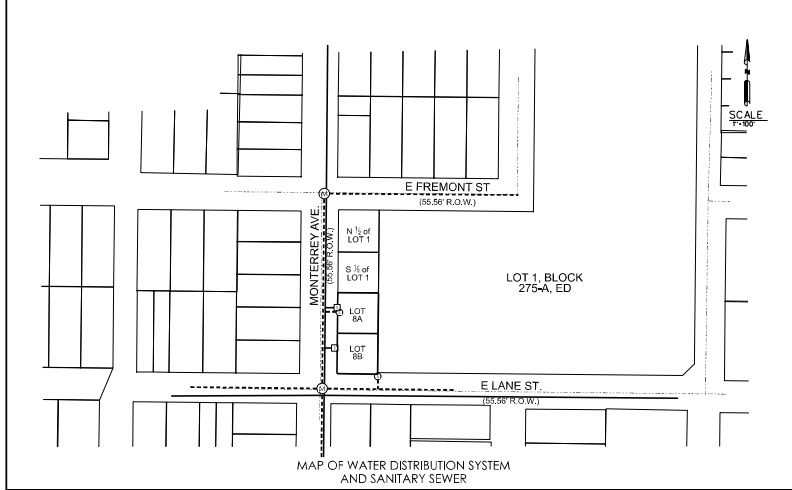
DO-RITE
ENGINEERING, LLC

311 THURSBIE STREET
LAREDO, TX 78040
TEL: (956) 296-2464
TEXAS FIRM REGISTRATION NO. 20495

REVISED: 04/11/2025

OWNER(S):
MONICA SOLDEVILLA
15703 RANCHITA DRIVE
DALLAS, TEXAS 75248

SHEET 1 OF 2



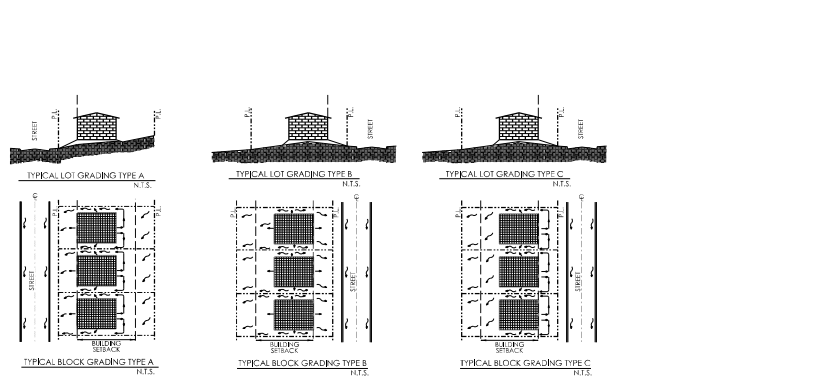
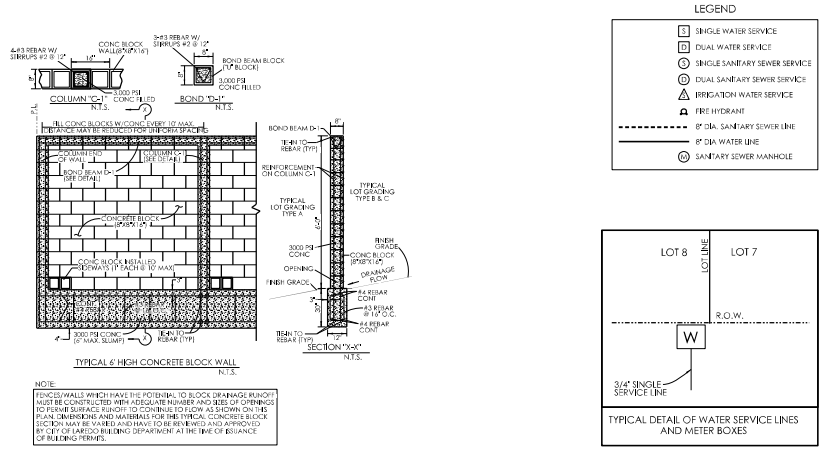
WATER SUPPLY: DESCRIPTIONS, COST AND OPERABILITY DATA

LOTS 8A & 8B, BLOCK 261, EASTERN DIVISION PLAT 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 AT LEAST 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 THE SUBDIVISION. THE CITY OF LAREDO HAS A 36-INCH DIAMETER WATER LINE ALONG MONTEREY AVE. AND E LANE ST. WHICH WILL BE TAPPED TO CONNECT LOTS 8A & 8B, BLOCK 261, EASTERN DIVISION.

THE WATER SYSTEM FOR LOTS 8A & 8B, BLOCK 261, EASTERN DIVISION PLAT CONSISTS OF AN 3/4-INCH DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 36-INCH DIAMETER WATER LINE. THE 3/4-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 \$6000 WHICH COVERS THE WATER AVAILABILITY, AND WATER METERS.

SEWER FACILITIES: DESCRIPTIONS, COST AND OPERABILITY DATA

SEWER FROM LOTS 8A & 8B, BLOCK 261, EASTERN DIVISION PLAT WILL BE DISPOSED 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 AT LEAST 30 YEARS. THE CITY OF LAREDO HAS AN EXISTING RANCH SANITARY SEWER LINE LOCATED ALONG MONTEREY AVE. AND E LANE ST. WHICH WILL BE TAPPED TO CONNECT HECTOR ADAME PLAT. THE 3-INCH SINGLE SERVICE LINE, HAS BEEN INSTALLED BY THE SUBDIVIDER, AT A TOTAL COST OF \$8X OR \$6X PER LOT.



NOTE:
HOME BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BARRIERS, ENCLOSURES OR OTHER IMPROVEMENTS IN SUCH A MANNER TO INCREASE OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THE GRADING PLAN. TYPICAL LOT GRADING SHOWN ON THE PLAN WILL BE DONE BY HOME BUILDERS AS PART OF THE BUILDING PERMIT. ADDITIONALLY, THE HOME BUILDERS SHALL INSTALL A 10" WIDE 200' DROP AS THE ENTIRE REAR PROPERTY, AND 12" (12" OF MINIMUM DRAINAGE) ON OTHER LOTS (10" MIN. ON IMPROVED LOTS AND TO STAY ON DOWNGRADIENT LOT).

CERTIFICATIONS:

NOTE:
NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING ON AN INDIVIDUAL LOT.

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE 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.

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



FINAL

DO-RITE ENGINEERING, LLC

311 BURBIDE
LAREDO, TX 78040
TEL: (956) 826-2666
TEXAS FBPM REGISTRATION NO. 20493

REVISED: 04/11/2025

OWNER:
MONICA SOLDEVILLA
15703 RANCHITA DRIVE
DALLAS, TEXAS 75248

SHEET 2 OF 2

LOT 8, BLOCK 261, EASTERN DIVISION
INTO
LOTS 8A & 8B, BLOCK 261, EASTERN DIVISION