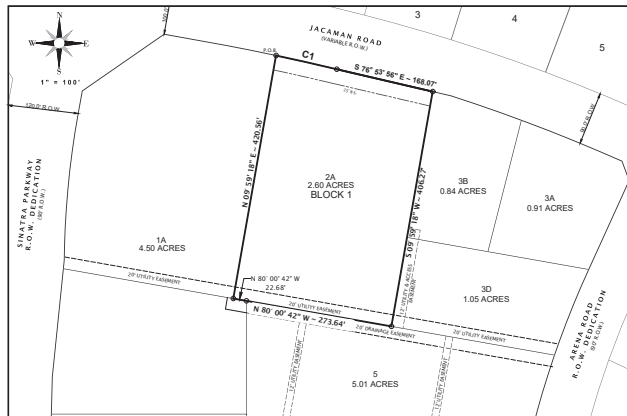
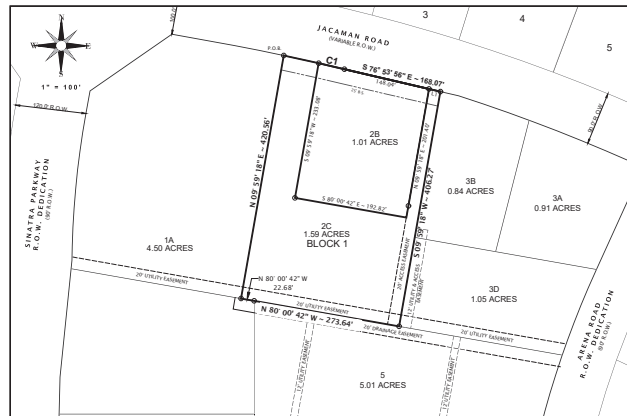
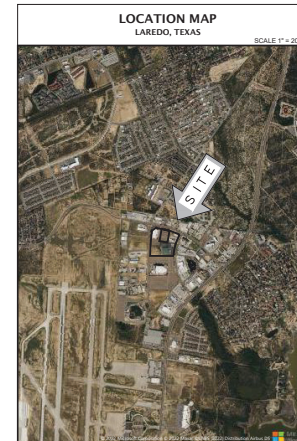




AS PLATTED
LOTS 2A, BLOCK 1
AMENDED LAREDO ARENA SUBDIVISION
UNIT 4
AS RECORDED IN
VOL. 25, PGS. 50 W.C.P.R.



REPLAT INTO
LOTS 2B & 2C, BLOCK 1
LAREDO ARENA SUBDIVISION
UNIT 4



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. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48479C, PANEL NO. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.7.7.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
6. THE PURPOSE OF THIS REPLAT IS SUBDIVIDE ONE LOT INTO TWO.
7. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
8. P.O.B. (X: 875712.2224, Y: 17094316.7346)

LEGEND	
—	PROPERTY LINE
—	LOT LINE
—	CONVEYANCE LINE
—	BOUNDARY LINE
—	FOUND ROAD
—	FOUND ROAD
—	SETBACK
—	POINT OF BEGINNING

LINE TABLE	
LINE	LENGTH
1	1.01 ACRES

CURVE TABLE	
CHORD	ARC
1.01 ACRES	1.01 ACRES

ENGINEER

RICARDO M. VILLARREAL, P.E.
TOP SITE CIVIL GROUP, LLC
6282 McPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 725-5057

SURVEYOR

RICARDO M. VILLARREAL, R.P.L.S.
TOP SITE CIVIL GROUP, LLC
6282 McPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 725-5057

OWNER

BH 2401 JACAMAN LLC
15721 PARK ROW, SUITE 100
HOUSTON, TEXAS 77084
(281) 247-5987

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 AND WEBB COUNTY COMMISSIONERS' COURT.

RICARDO M. VILLARREAL, P.E. No. 101308 TEXAS

DATE



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, 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.

RICARDO M. VILLARREAL, R.P.L.S. No. 6242

DATE



PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: REPLAT OF LOT 2A, BLOCK 1, AMENDED LAREDO ARENA SUBDIVISION UNIT 4 INTO LOT 2B & 2C, BLOCK 1, LAREDO ARENA SUBDIVISION UNIT 4, PREPARED BY RICARDO M. VILLARREAL, REGISTERED PROFESSIONAL ENGINEER No. 101308, AND DATED THE ____ DAY OF ____ 2023, WITH THE LAST REVISED DATE ON ____ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON C. CHAVEZ P.E.

DATE

PLANNING COMMISSION APPROVAL

THIS PLAT OF REPLAT OF LOT 2A, BLOCK 1, AMENDED LAREDO ARENA SUBDIVISION UNIT 4 INTO LOT 2B & 2C, BLOCK 1, LAREDO ARENA SUBDIVISION UNIT 4, 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 ____ 2023.

ERASMO A. VILLARREAL, PLZ CHAIRMAN

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 ____ 2023. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO D. NAVARRO

DATE

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED: ____ DAY OF ____ 2021, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: REPLAT OF LOT 2A, BLOCK 1, AMENDED LAREDO ARENA SUBDIVISION UNIT 4 INTO LOT 2B & 2C, BLOCK 1, LAREDO ARENA SUBDIVISION UNIT 4, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____ 2022, AT ____ O'CLOCK ____ A.M. IN VOLUME ____ PAGE ____ OF THE PLAT RECORDS OF SAID COUNTY ON THIS ____ DAY OF ____ 2023.

HON. MARGIE RAMIREZ IBARRA

DEPUTY

COUNTY CLERK, WEBB COUNTY, TEXAS

PROJECT	
REVISION	
DRAWN BY	
APPROVED BY	
DATE	
SCALE	
GRAPHIC SCALE	

OWNER:
BH 2401 JACAMAN LLC
15721 PARK ROW, SUITE 100
HOUSTON, TEXAS 77084

REPLAT INTO LOTS 2B & 2C, BLOCK 1
LAREDO ARENA SUBDIVISION - UNIT 4

TOPSITE
Civil Group

15721 Park Row, Suite 100
Houston, Texas 77084
(281) 247-5987
info@topsitecivil.com
www.topsitecivil.com

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