

**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. SIGNALS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
5. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THREE LOTS INTO ONE LOT.
6. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

STATE OF TEXAS  
COUNTY OF WEBB

I, LI JIAN WU, the undersigned owner of the land shown on this plat, AND DESIGNATED HEREIN AS LOT 8A, BLOCK 1020, WESTERN 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.

(LI JIAN WU) DATE

STATE OF TEXAS  
COUNTY OF WEBB

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LI JIAN WU, 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.

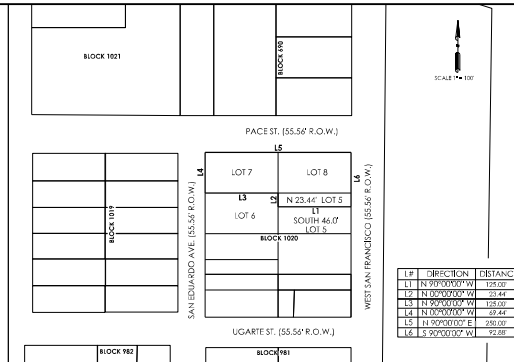
NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

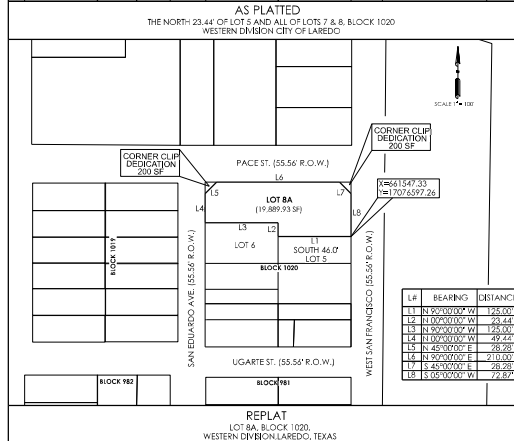
CERTIFICATE OF ENGINEER  
STATE OF TEXAS  
COUNTY OF WEBB

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 COMMISSIONS COURT AND THE PLANNING COMMISSION OF THE CITY

RICARDO RAMOS, P.E. #87027 DATE



LINE	DIRECTION	DISTANCE
L1	N 90°00'00" W	123.00'
L2	S 10°00'00" W	27.44'
L3	E 90°00'00" W	123.00'
L4	E 10°00'00" W	49.49'
L5	N 45°00'00" E	28.78'
L6	S 45°00'00" E	21.00'
L7	S 45°00'00" E	28.29'
L8	S 60°00'00" W	22.87'



LINE	BEARING	DISTANCE
L1	N 90°00'00" W	123.00'
L2	E 10°00'00" W	28.44'
L3	S 90°00'00" E	28.50'
L4	E 10°00'00" W	49.49'
L5	N 45°00'00" E	28.78'
L6	S 45°00'00" E	21.00'
L7	S 45°00'00" E	28.29'
L8	S 60°00'00" W	22.87'

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, RP15 # 4232  
SANCHEZ ENGINEERING, INC.  
P.O. BOX 2654  
LAREDO, TEXAS 78044  
SURV. FIRM NO. 10111000  
956-725-6578 DATE

**PLAT APPROVAL CITY ENGINEER**

I HAVE REVIEWED THE REPLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: LOT 8A, BLOCK 1020, WESTERN DIVISION, PREPARED BY RICARDO RAMOS, LICENSED PROFESSIONAL ENGINEER NO. 87027 AND DATED THE DAY OF \_\_\_, 2025, WITH THE LAST REVISION DATE ON \_\_\_, 2025, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ, P.E. DATE  
CITY ENGINEER

**PLANNING COMMISSION APPROVAL**

THIS PLAT OF LOT 8A, BLOCK 1020, WESTERN 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.

DANIELLA SADA PAZ DATE  
CHAIR

**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, AICP DATE  
PLANNING DIRECTOR

**CERTIFICATION OF COUNTY CLERK**

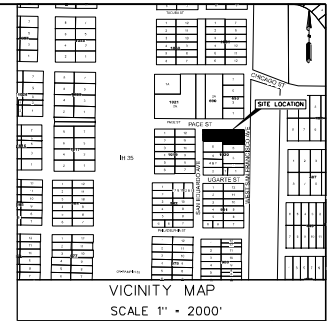
FILED FOR RECORD AT \_\_\_ O'CLOCK \_\_\_ A.M. ON THE \_\_\_ DAY OF \_\_\_, 2025.

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 \_\_\_ A.M. IN VOLUME \_\_\_ PAGE(S) OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY: \_\_\_\_\_ COUNTY CLERK: \_\_\_\_\_ DATE  
WEBB COUNTY, TEXAS



THE NORTH 23.44 FT OF LOT 5, AND ALL OF LOTS 7 AND 8, BLOCK 1020, WESTERN DIVISION  
INC.  
LOT 8A, BLOCK 1020, WESTERN DIVISION

**PRELIMINARY**

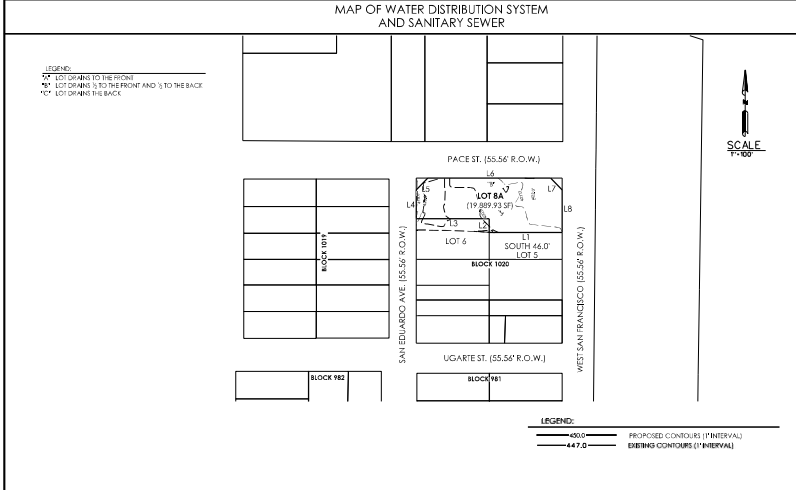
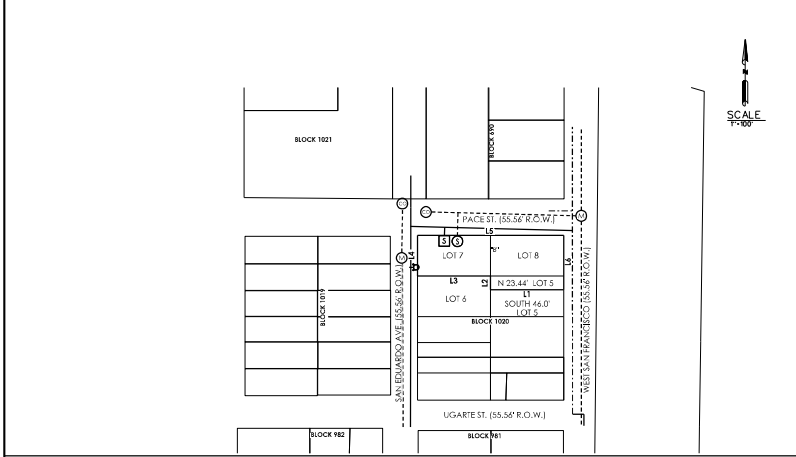
★ **DO-RITE** ★  
ENGINEERING, LLC

311 EUBENBEE  
LAREDO, TX 78040  
TEL: 956-252-6299  
www.do-rite-engs.com  
TEXAS FIRM REGISTRATION NO. 226195

REVISED: 03/17/2025

OWNER(S):  
LONG FOO, INC.  
2902 DICKINSON DR.  
LAREDO, TEXAS 78041

SHEET 1 OF 2



**WATER SUPPLY: DESCRIPTIONS, COST AND OPERABILITY DATA**

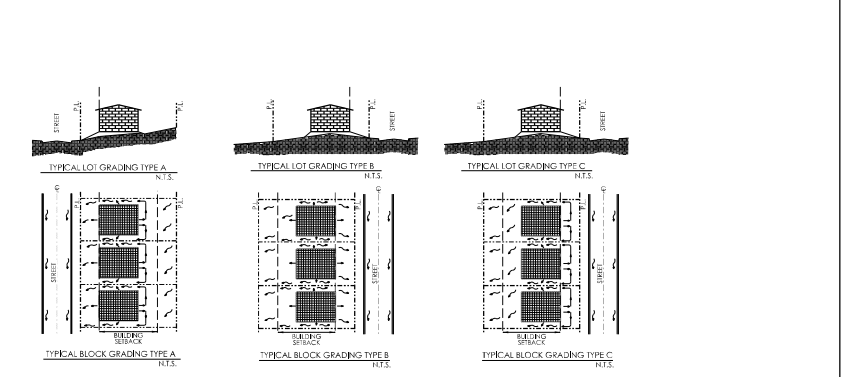
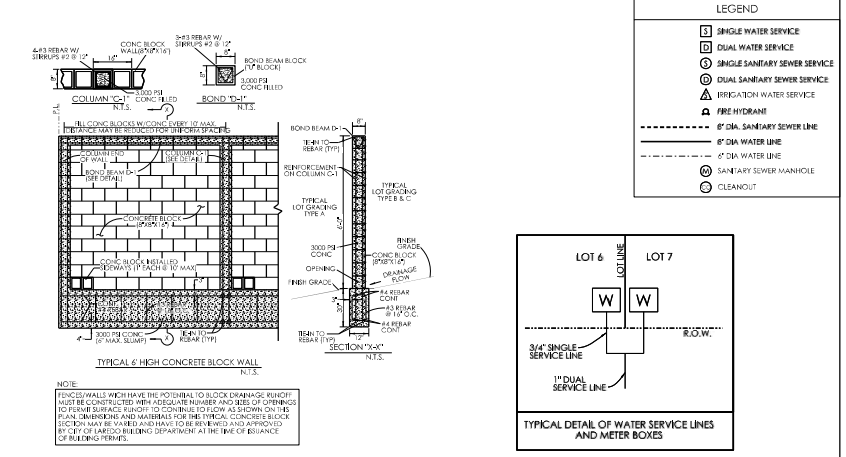
LOT 8A, BLOCK 1020 WD, WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF LAREDO. THE SUBDIVIDER AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF LAREDO HAS PROVIDED DOCUMENTATION TO SUPPORT THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLY TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. THE CITY OF LAREDO HAS A 8-INCH DIAMETER WATER LINE ALONG PACE ST. AND W SAN FRANCISCO WHICH WILL BE TAPPED TO CONNECT LOT 8A, BLOCK 1020 WD.

THE WATER SYSTEM FOR LOT 8A, BLOCK 1020 WD, CONSISTS OF AN 8-INCH DIAMETER WATER LINE THAT RUNS ALONG PACE ST. AND W SAN FRANCISCO. FROM THE 8-INCH 15-FOOT SINGLE SERVICE LINE RUN TO LOT BEFORE SPLITTING INTO TWO 3/4-INCH DIAMETER SINGLE SERVICE LINES GOING TO THE METER BOXES.

THE 8-INCH LINK, THE 8-INCH BRINGS, THE 8-INCH GATE VALVES, THE FIRE HYDRANTS, THE COMBINATION AIR RELEASE/AUTOMATIC FLUSH VALVE, THE 8-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.

**SANITARY FACILITIES: DESCRIPTIONS, COST AND OPERABILITY DATA**

SEWER FROM LOT 8A, BLOCK 1020 WD, WILL BE DEPOSED 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 DEPOSITION FOR THE FULL DEVELOPMENT OF THE SUBDIVISION FOR AT LEAST 30 YEARS. THE CITY OF LAREDO HAS AN EXISTING 8-INCH SANITARY SEWER LINE LOCATED ALONG PACE ST. AND W SAN FRANCISCO. THE SANITARY SEWER SYSTEM FOR PACE ST. AND W SAN FRANCISCO CONSISTS OF AN 8-INCH DIAMETER SANITARY SEWER LINE THAT CONNECTS TO THE EXISTING 8-INCH SEWER LINE RUNS ALONG THE R.O.W. FROM THE BRANCH LINE. 8-INCH DIAMETER SINGLE SERVICE LINES, THE BRANCH LINES, THE MANHOLES, THE CLEANOUTS AND THE 8-INCH SINGLE SERVICE LINE, HAVE BEEN INSTALLED BY THE SUBDIVIDER, AT A TOTAL COST OF \$3X OR \$3X PER LOT.



**NOTE:** CONC/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH REGULAR NUMBER AND SIZE OF CRACKS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THE PLAN. DIMENSIONS AND MATERIALS FOR THE TYPICAL CONCRETE BLOCK SECTION MAY BE VARIED AND HAVE TO BE REVIEWED AND APPROVED BY THE CITY OF LAREDO BUILDING DEPARTMENT AT THE TIME OF PERMITS.

**NOTE:** HOME/BUILDING/OWNER SHALL NOT CHANGE THE GRADIES OR CONSTRUCT BELOW EXISTING FINISH SUBGRADE. ENGINEER OR OTHER IMPROVEMENT IN SUCH A WAY TO IMPROVE OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERNS AS SHOWN ON THE GRADING PLAN. TYPICAL LOT GRADING SHOWN ON THE PLAN WILL BE DONE BY THE HOME/BUILDER AS PART OF THE BUILDING PERMITS. ADDITIONALLY, THE HOME/BUILDER SHALL INSTALL A 1\"/>

**CERTIFICATIONS:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE AS DESCRIBED ON THE LEFT SHALL BE PROVIDED 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

LEGEND

- 3 SINGLE WATER SERVICE
- 6 DUAL WATER SERVICE
- 8 SINGLE SANITARY SEWER SERVICE
- 8 DUAL SANITARY SEWER SERVICE
- 8 IRRIGATION WATER SERVICE
- ▲ FIRE HYDRANT
- 8\"/>
- 8\"/>
- SANITARY SEWER MANHOLE
- CLEANOUT

THE NORTH 23.44 FT OF LOT 5, AND ALL OF LOTS 7 AND 8, BLOCK 1020, WESTERN DIVISION INTO LOT 8A, BLOCK 1020, WESTERN DIVISION

PRELIMINARY

**DO-RITE ENGINEERING, LLC**

311 FURBEE LAREDO, TX 78040 TEL: (361) 252-2494 www.do-rite-eng.com TEXAS PERM. REGISTRATION NO. 20695

REVISED: 03/19/2025

OWNER(S): LONG FCO, INC 2902 DICKINSON DR. LAREDO, TEXAS 78041

SHEET 2 OF 2