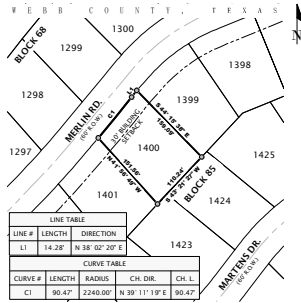
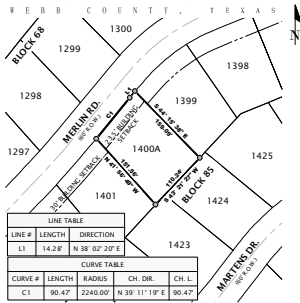




AS PLATTED

LOT 1400, BLOCK 85
DEL MAR HILLS, SECTION V, AREA "C"
CITY OF LAREDO, TEXAS
VOL. 3, PAGE 32
WEBB COUNTY PLAT RECORDS



REPLAT INTO

LOT 1400A, BLOCK 85
DEL MAR HILLS, SECTION V, AREA "C"
CITY OF LAREDO, TEXAS

LEGAL DESCRIPTION:
LOT 1400A, BLOCK 85
DEL MAR HILLS, SECTION V, AREA "C"
0.38 ACRE TRACT
SAID 0.38 ACRE TRACT, RECORDED IN VOL. 3, PAGES 32, W.C.P.R.



NOTES & RESTRICTIONS

1. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1250C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
2. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
3. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
4. THE PURPOSE OF THIS REPLAT IS TO CHANGE THE BUILDING SETBACK FROM 30 FT INTO 23.5 FT.

CERTIFICATE OF OWNER:

STATE OF TEXAS §
WEBB COUNTY §

I, _____, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: LOT 1400, BLOCK 85, DEL MAR HILLS, SECTION V, AREA "C", IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS DESCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

ERNEST MARTIN BRUNI III
DATE

STATE OF TEXAS §
WEBB COUNTY §

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 CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE 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 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 VILLARREAL, R.P.L.S. No. 6242
TSP'S FIRM REG. NO. 10134665
DATE

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOT 1400A, BLOCK 85, DEL MAR HILLS, SECTION V, AREA "C", PREPARED BY RICARDO M. VILLARREAL, REGISTERED PROFESSIONAL ENGINEER No. 101308, AND DATED THE ____ DAY OF _____, 20____, WITH THE LAST REVISED DATE ON _____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIJO DE LOS SANTOS, P.E.
CITY ENGINEER
DATE

PLANNING COMMISSION APPROVAL

THIS PLAT OF LOT 1400A, BLOCK 85, DEL MAR HILLS, SECTION V, AREA "C" 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 _____, 20____.

DANIELLA SADA PAZ,
PLANNING AND ZONING COMMISSION CHAIR
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 _____, 20____. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP
DIRECTOR OF PLANNING DEPARTMENT
CITY OF LAREDO, TEXAS
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 _____, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: LOT 1400A, BLOCK 85, DEL MAR HILLS, SECTION V, AREA "C", WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, AT ____ O'CLOCK ____ M, IN VOLUME ____ PAGE ____ OF THE PLAT RECORDS OF SAID COUNTY ON THIS ____ DAY OF _____, 20____.

HON. MARCE RAMIREZ IBARRA
COUNTY CLERK, WEBB COUNTY, TEXAS
DATE

ENGINEER
RICARDO M. VILLARREAL, P.E.
TOP SITE CIVIL GROUP, LLC
101801 INTERNATIONAL BLVD., STE. 300
LAREDO, TEXAS 78045
(956) 725-5057

SURVEYOR
RICARDO M. VILLARREAL, R.P.L.S.
TOP SITE CIVIL GROUP, LLC
101801 INTERNATIONAL BLVD., STE. 300
LAREDO, TEXAS 78045
(956) 725-5057

REPLAT OF
LOT 1400, BLOCK 85, DEL MAR HILLS, SECTION V, AREA "C"
INTO
LOT 1400A, BLOCK 85, DEL MAR HILLS, SECTION V, AREA "C"
CITY OF LAREDO, WEBB COUNTY, TEXAS

PROJECT # _____
FILED DATE: 8/8/24
DRAWN BY: J.M.L.
APPROVED: R.M.I.
DATE: 07/10/2024
P.L.S. NAME: LA 100, Block 85, 010000-Planning
SHEET: 1 OF 1
GRAPHIC SCALE IN FEET

TOPSITE
Civil Group

C1.0