



#### NOTES

- The Purpose of this Replat is to reconfigure Southern Development Industrial Park, Unit I, as recorded in Volume 13, Page 18, W.C.P.R., and 20.71 acres out of a 119.448 Acre Tract conveyed in deed to A.R. Sanchez, Jr., as recorded in Volume 497, Pages 999-1001, W.C.D.R., being known as Shave "A" of the Partition of the Antonio Cavazos 238.896 acre tract in Portions No.31 and No.32, Webb County, Texas, being more fully described by metes and bounds in that certain copy of said agreement being of record in Volume 476, Pages 61-69, W.C.D.R., this tract of land containing 44.34 acres, more or less, being more particularly described by metes and bounds as follows:
- GPS coordinate for Point of Beginning is: N: 17088440.2039 E: 680542.1910
- The setback lines indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.77.1 of the City of Laredo Land Development Code.
- Driveways, sidewalks, trees, and irrigation will be installed at the time of issuance of building permits in accordance with the City of Laredo Land Development Code.
- All curb cuts shall comply with the transportation element of City of Laredo Comprehensive Plan.
- This Replat does not attempt to alter, amend, or remove any covenants or restrictions.
- Access to State Highway 359 subject to coordination with TxDOT on warranting additional driveways.

#### LOT SUMMARY

Lot #	Block #	Area (SF)	Area (AC)
1A	1	508,121.04	11.66
1A	2	763,759.53	17.99
1	3	467,017.51	10.72

#### CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TAN.	CHORD
CV "A"	17°50'	1718.25'	534.81'	94.2'	186.18'

Curve #	Radius	Delta	Tangent	Length	Chord	Chord Length
B-C1	550.50'	17°00'04"	82.28'	163.39'	N07°54'44"E	162.75'
C1	400.00'	17°52'21"	62.90'	124.77'	N08°20'53"E	124.27'
C2	400.00'	14°02'10"	49.24'	97.99'	N07°36'23"W	97.75'
C3	400.00'	14°02'10"	49.24'	97.99'	N07°36'23"W	97.75'
C4	370.00'	14°02'10"	45.55'	90.64'	N07°36'23"W	90.42'
C5	430.00'	14°02'10"	52.94'	105.34'	N07°36'23"W	105.08'
C6	430.00'	14°02'10"	52.94'	105.34'	N07°36'23"W	105.08'
C7	370.00'	14°02'10"	45.55'	90.64'	N07°36'23"W	90.42'
C8	435.00'	17°52'21"	68.40'	135.69'	N08°20'53"E	135.14'
C9	365.00'	17°52'21"	57.39'	113.86'	N08°20'53"E	113.39'
C10	1718.25'	17°50'03"	269.60'	534.83'	N08°19'43"W	532.68'
C11	1753.25'	17°50'03"	275.09'	545.73'	N08°19'43"W	543.53'
C12	1683.25'	17°50'03"	264.11'	523.94'	N08°19'43"W	521.83'

#### SUMMARY TABLE

SUBDIVISION SUMMARY
44.34 ACRES
3 LOTS
3 BLOCKS

#### BASIS OF BEARINGS

NAD83 TEXAS STATE PLANE, 4205 SOUTH ZONE, US FOOT.
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#### LEGEND

- FOUND MONUMENT
- FENCE POST CORNER FOUND
- ▲ CONCRETE MONUMENT FOUND

#### LINE TABLE

Line #	Length	Direction
L1	43.24'	N17°17'04"E
L2	4.59'	S14°37'28"E
L3	39.91'	S00°35'17"E
L4	39.91'	S00°35'17"E
L5	39.91'	S00°35'17"E
L6	4.59'	S14°37'28"E
L7	4.59'	S14°37'28"E
L8	47.05'	S00°35'17"E
L9	47.05'	S00°35'17"E
L10	23.26'	N17°17'04"E
L11	23.22'	N17°17'04"E
L12	28.29'	N27°41'58"W
L13	28.28'	N62°18'02"W
L14	28.36'	N27°55'08"W
L15	28.20'	N62°04'30"E

#### CERTIFICATE OF OWNER

##### STATE OF TEXAS

##### COUNTY OF WEBB

I, A.R. SANCHEZ, JR., the undersigned Owner of the land shown on this PLAT, and designated herein as REPLAT OF SOUTHERN DEVELOPMENT INDUSTRIAL PARK, UNIT I & 20.71 ACRES OF UNPLATTED TRACT INTO SOUTHERN DEVELOPMENT UNIT I, MIDTOWN COMMERCIAL PLAZA, in the City of Laredo, County of Webb, Texas, and whose name is subscribed herein, hereby dedicate the use of the public forever street, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

##### STATE OF TEXAS

##### COUNTY OF WEBB

Before me, the undersigned Authority, on this day personally appeared A.R. SANCHEZ, JR., 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 considerations therein stated. WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY

A.R. SANCHEZ, JR.

DATE

#### CRANE ENGINEERING CORP.

1310 JUNCTION DRIVE  
LAREDO, TX 78041  
FIRM REGISTRATION NO. F-3353

#### OWNER:

A.R. Sanchez, Jr.  
10410 Medical Loop, Suite 5B  
Laredo, TX 78045

Replat of Southern Development Industrial Park, Unit I  
& 20.71 acres of unplatted tract into Southern  
Development Unit I, Midtown Commercial Plaza

P1

Final Replat

December 22, 2021

SURVEYOR:  
JJ RUIZ LAND SURVEYING  
JULIAN JAVIER RUIZ, R.P.L.S.  
3292 E. INDIO HWY.  
EAGLE PASS, TEXAS  
956-568-4470



### Final Replat

December 22, 2021



**CRANE ENGINEERING CORP.**  
1310 JUNCTION DRIVE SUITE B  
LAREDO, TX 78041 956-712-1996  
FIRM REGISTRATION NO. F-3353

OWNER:  
*A.R. Sanchez, Jr.*  
*10410 Medical Loop, Suite 5B*  
*Laredo, TX 78045*

*Replat of Southern Development Industrial Park, Unit I  
& 20.71 acres of unplatted tract into Southern  
Development Unit I, Midtown Commercial Plaza*

## P2

## DATE \_\_\_\_\_

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