



PLAT APPROVAL CITY ENGINEER

STATE OF TEXAS:
COUNTY OF WEBB:

I, BALTAZAR HINOJOSA JR., DIRECTOR OF BEN BAL, LLC., THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS LOTS 1 & 2, BLOCK 1, BALTAZAR PLAT COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BEN BAL, LLC
BY BALTAZAR HINOJOSA JR. - DIRECTOR

DATE

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOTS 1 & 2, BLOCK 1, BALTAZAR PLAT
PREPARED BY RICARDO RAMOS, LICENSED PROFESSIONAL ENGINEER NO. 87027
AND DATED THE DAY OF , 2026, WITH THE LAST REVISED DATE
ON , 2026, AND HAVE FOUND THEM IN COMPLIANCE WITH THE
SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

EJUD DE LOS SANTOS, P.E.
CITY ENGINEER

DATE

STATE OF TEXAS:
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BALTAZAR HINOJOSA JR., DIRECTOR OF BEN BAL, LLC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING 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 , 2026.

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 STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THE 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.



RICARDO RAMOS, P.E. NO. 87027

DATE

DR. RICHARD A. CHAMBERLAIN, DPH MPH, RS
CITY OF LAREDO HEALTH DEPARTMENT

DATE

COUNTY CLERK
WEBB COUNTY, TEXAS

PLANNING COMMISSION APPROVAL

THIS PLAT OF LOTS 1 & 2, BLOCK 1, BALTAZAR PLAT, 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 , 2026.

DANIELLA SADA PAZ
PLANNING COMMISSION CHAIR

DATE

LOTS 1 & 2, BLOCK 1,
BALTAZAR PLAT
LAREDO, WEBB COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

I, ALFREDO T. GUERRA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT 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.

ALFREDO T. GUERRA, R.P.L.S. No. 5702

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 , 2026.
THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP,
PLANNING DIRECTOR

DATE

GUERRA ENGINEERING
& SURVEYING CO.
ENGINEERING FIRM NO. 9484
LIC. FIRM NO. 100175-00
LAREDO, TX 78041
956-716-2600
fred_guerr@abcglobal.net

PRELIMINARY

DO-RITE
ENGINEERING, LLC
311 ILLINOIS
LAREDO, TX 78040
TEL (956) 726-2496
www.doriteinc.com
TEXAS FIRM REGISTRATION NO. 20695

REVISED: 01/20/2026

BEN BAL, LCC
5823 NORTHGATE LANE
#590, BLDG C
LAREDO TEXAS
78041

SHEET 2 OF 2