



CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD LENGTH
C1	2396.48'	45.87'	N 81°46'56" W 45.87'
C2	2396.48'	60.08'	N 80°30'57" W 60.08'
C3	2398.48'	90.48'	N 79°06'23" W 90.53'
C4	2398.48'	60.73'	N 77°18'00" W 60.67'

<p>PRELIMINARY</p> <p>☆☆☆ DO-RITE ENGINEERING, LLC</p> <p>3111 URBIDE LAREDO, TX 78040 TEL (956) 286-2496 <a href="http://www.do-rite-engineers.com">www.do-rite-engineers.com</a> TEXAS FIRM REGISTRATION NO. 20695</p>
<p>REVISED: 1/20/2026</p>
<p>OWNER: BEN BAL, LLC 5823 NORTHGATE LANE #590, BLDG C LAREDO, TEXAS 78041</p>
<p>SHEET 1 OF 2</p>

STATE OF TEXAS:  
COUNTY OF WEBB:

I, BALTÁZAR HINOJOSA JR., DIRECTOR OF BEN BAL, LLC., THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 1 & 2, BLOCK 1, BALTÁZAR 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 BALTÁZAR HINOJOSA JR. - DIRECTOR

DATE

PLAT APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOTS 1 & 2, BLOCK 1, BALTÁZAR PLAT PREPARED BY RICARDO RAMOS, LICENSED PROFESSIONAL ENGINEER NO. 87027 AND DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026, WITH THE LAST REVISED DATE ON \_\_\_\_ DAY OF \_\_\_\_\_, 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 BALTÁZAR 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: \_\_\_\_\_

CITY OF LAREDO HEALTH DEPARTMENT

STATE OF TEXAS  
COUNTY OF WEBB  
THIS PLAT DESIGNATED AS LOTS 1 & 2, BLOCK 1, BALTÁZAR PLAT, WEBB COUNTY, TEXAS, SUBMITTED BY OR BEHALF OF THE OWNER(S) HAS BEEN CONSIDERED BY THE CITY OF LAREDO HEALTH DEPARTMENT. THE APPROVAL FOR THIS SUBDIVISION, WHICH WILL RECEIVE WATER AND SEWER SERVICES FROM THE CITY OF LAREDO UTILITIES DEPARTMENT, IS VALID ONLY AS LONG AS ALL PREMISES ARE CONNECTED TO THESE SYSTEMS IN COMPLIANCE WITH EXISTING LAWS AND REGULATIONS. NOTICE IS HEREBY GIVEN THAT PURSUANT TO SECTION 10(C), WEBB COUNTY ON-SITE SEWAGE FACILITY ORDER, NO ON-SITE SEWAGE FACILITY SYSTEM(S) MAY BE CONSTRUCTED OR INSTALLED WITHIN THIS SUBDIVISION SINCE EACH LOT IS WITHIN 300 FEET OF AN ORGANIZED SEWER SYSTEM.

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

DATE

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT \_\_\_\_ O'CLOCK \_\_\_\_ M. ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

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 FORGOING INSTRUMENT DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026, AT \_\_\_\_ O'CLOCK \_\_\_\_ M. IN VOLUME \_\_\_\_ PAGE(S) \_\_\_\_ OF THE MAP RECORDS OF SAID COUNTY.

COUNTY CLERK  
WEBB COUNTY, TEXAS

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 PLANNING COMMISSION OF THE CITY.



RICARDO RAMOS, P.E. NO. 87027

DATE

PLANNING COMMISSION APPROVAL

THIS PLAT OF LOTS 1 & 2, BLOCK 1, BALTÁZAR 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

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

GUERRA ENGINEERING  
& SURVEYING CO.  
ENGINEERING FIRM NO. 9484  
SURVEY FIRM NO. 100173-00  
LAREDO, TX 78041  
956-718-2600  
fred\_ges@stbcglobal.net

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

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

PRELIMINARY

DO-RITE  
ENGINEERING, LLC

311 IJURRBL  
LAREDO, TX 78040  
TEL (956) 286-2496  
www.doite-engineers.com  
TEXAS FIRM REGISTRATION NO. 20695

REVISED: 01/20/2026

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