

VICINITY MAP
SCALE: 1" = 2,000'

PRELIMINARY REPLAT
OF
LOT 2 & LOT 3, BLOCK 1, AMENDED
PLAT OF AMISTAD ACRES
SUBDIVISION AS RECORDED IN
VOLUME 16, PAGE 79, P.R.W.C.T.

INTO
LOT 2R & 3R, BLOCK 1
AMISTAD ACRES SUBDIVISION
PREPARATION DATE: 9-10-2025

Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Setback Line
- Break Line
- GAS
- FOC
- Underground Fiber Optic Line
- Overhead Electric Line
- UGR
- Underground Electric Line
- Sanitary Sewer Line
- Storm Drainage Pipe
- UGT
- Underground Telephone Line
- W
- Water Line
- Wire Fence Line
- Metal Fence Line
- Flood Hazard Line
- Benchmark (BM)
- Found Monument (As Noted)
- Found Nail (As Noted)
- Water Meter
- Fire Hydrant
- Water Valve
- Sewer Manhole (SMH)
- Sewer Clean Out
- Electric Meter
- Utility Pole
- Electric Vault
- Air Conditioner Unit
- Light Pole (Overlapping)
- Light Pole (1 Lamp)
- Traffic Signal Vault
- Traffic Light (1 Lamp)
- Traffic Light (2 Lamps)
- Traffic Light (Warning)
- Double Pole Pylon Sign
- Traffic Sign (Type of Sign)
- Drainage Manhole (DMH)
- Tree (Deciduous)
- Wheel Stop
- Dead Records of Webb County, Texas
- Plat Records of Webb County, Texas
- Control Point and Light Company
- Record Bearing & Distance per Plat Vol. 16, Pg. 79

Property Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing
C1	3759.51'	269.87'	47°06'46"	S14°06'02"W 269.87'
Property Curve Table per record Plat Vol. 16, Pg. 79 P.R.W.C.T.				
Curve #	Radius	Length	Delta	Chord Bearing
C1	3759.51'	270.00'	47°06'54"	S14°17'30"W 269.95'

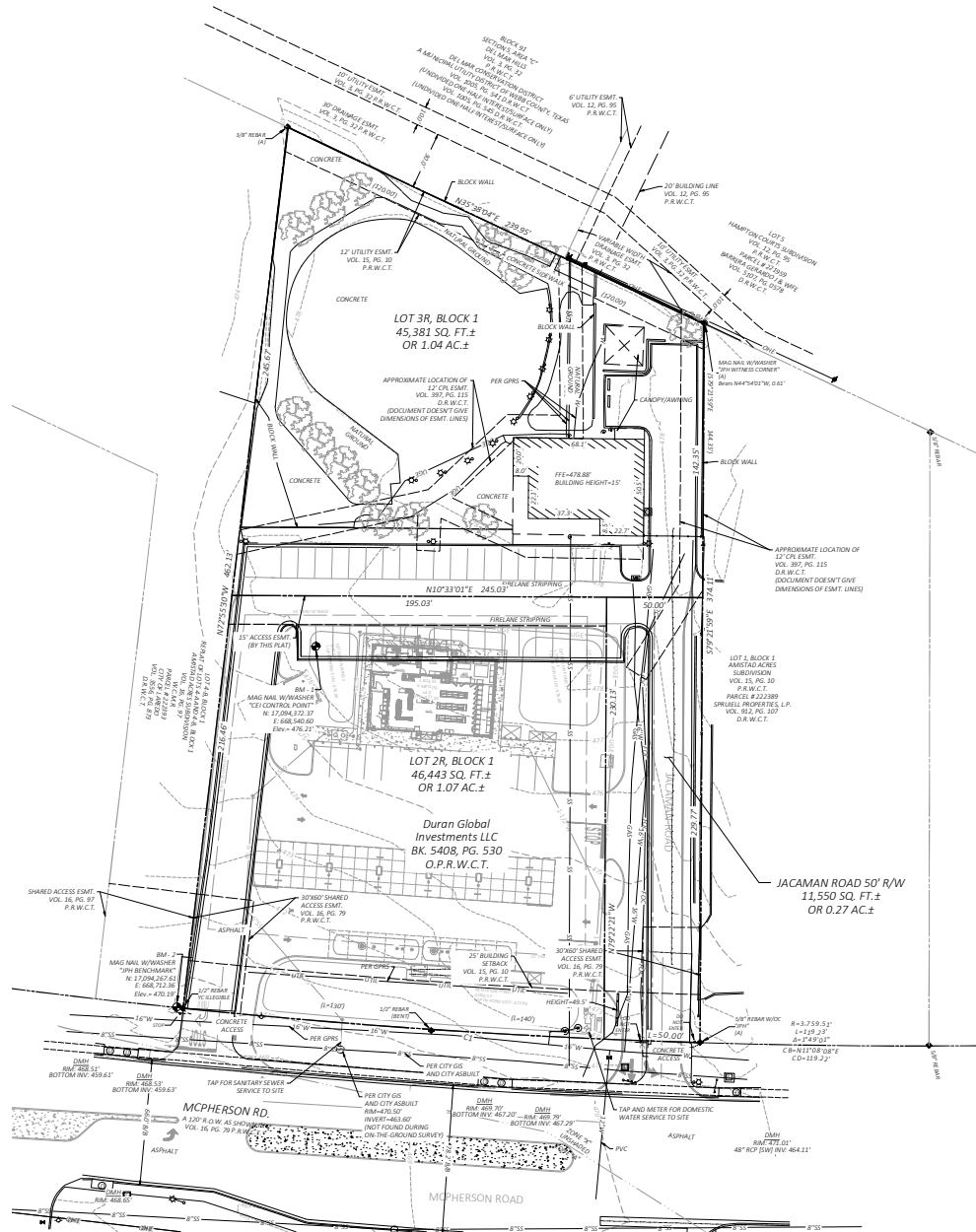
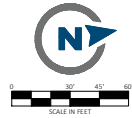


OWNER
DURAN GLOBAL INVESTMENTS, LLC
7331 DULVA PATH OR
LAREDO, TEXAS 78041

SURVEYOR
CEI ENGINEERING ASSOCIATES, INC.
3000 W. 11TH ST., SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 275-9472
FAX: (479) 275-9883
CORPORATE TRAILER PARK RD 1000

3000 181 FREEMAN, SUITE 300
DALLAS, TX 75237
PHONE: (972) 488-2537
FAX: (972) 488-6732

SHEET NUMBER
1 OF 3



VICINITY MAP
SCALE: 1" = 2,000'
Latitude: 27°33'45"N
Longitude: 97°28'28"W

PRELIMINARY REPLAT
OF
LOT 2 & LOT 3, BLOCK 1, AMENDED
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INTO
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PREPARED 9-10-2025

Legend	
-----	Boundary Line
-----	Adjoining Boundary Line
-----	Right-of-Way Line
-----	Easement Line
-----	Setback Line
-----	Block Line
-----	Gas Line
-----	Underground Fiber Optic Line
-----	Overhead Electric Line
-----	Underground Electric Line
-----	Sanitary Sewer Line
-----	Storm Drainage Pipe
-----	Underground Telephone Line
-----	Water Line
-----	Wire Fence Line
-----	Found Fence Line
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-----	Found Monument (As Noted)
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-----	Water Meter
-----	Fire Hydrant
-----	Water Valve
-----	Sewer Manhole (SMH)
-----	Sewer Clean Out
-----	Electric Meter
-----	Utility Pole
-----	Electric Vault
-----	Air Conditioner Unit
-----	Light Pole Overhanging
-----	Light Pole (3 Lamps)
-----	Traffic Signal Mast
-----	Traffic Light (3 Lamps)
-----	Traffic Light (3 Lamps)
-----	Traffic Light (3 Lamps)
-----	Double Pole Yield Sign
-----	Traffic Sign (Type of Sign)
-----	Drainage Manhole (DMH)
-----	Tree (Deciduous)
-----	Wheel Stop
-----	D.R.W.C.T.
-----	P.R.W.C.T.
-----	CPL
-----	(XXXX)

Property Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	3759.51'	269.87'	4°06'46"	S14°06'02"W	269.81'

Property Curve Table per record Plat Vol. 16, Pg. 79 P.R.W.C.T.

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	3759.51'	270.00'	4°06'54"	S14°17'30"W	269.95'



SURVEYOR
CEI ENGINEERING ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEER
BENTONVILLE, AR 72712
PHONE: (479) 275-9472
FAX: (479) 275-9888
COORDINATE: TRANS-NAD 83 UTM 15QD
3030 181 FREEMAN, SUITE 300
DALLAS, TX 75235
PHONE: (972) 488-3537
FAX: (972) 488-6732

SHEET NUMBER
2 OF 3

PLANNING LOCATION: S:\1\BOOKS\3772\AMISTAD\SUBDIVISION\3772.DWG DWG: 3/16/25 BY: C:\ADMIN

PARENT TRACT DESCRIPTION
Lots Number Two (2) and Three (3), in Block Number One (1), Amistad Acres Subdivision, a subdivision situated in the City of Laredo, as per Plat recorded in Volume 15, Page 10 and amended in Volume 16, Page 79, Plat Records, Webb County, Texas. Owner by Special Warranty Deed with Vendor's Lien, Duran Global Investments LLC, recorded in Volume 5468, Page 530 Official Public Records of Webb County, Texas.

CERTIFICATE OF OWNER

STATE OF TEXAS:
COUNTY OF WEBB:

I, Duran Global Investments LLC, owner of the land shown on this PLAT and designated herein as REPLAT OF AMENDED PLAT OF AMISTAD ACRES SUBDIVISION, LOTS 2R & 3R, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all easements and public places thereon shown for the purpose and consideration therein expressed.

GUADALUPE JESUS DURAN
Managing Member Date

STATE OF TEXAS:
COUNTY OF WEBB:
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 _____, 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 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.

Anthony C. Apple, No. 866854 Date

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

I, the undersigned, a 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, that the corner monuments shown thereon where found or will be properly placed under my supervision.

James Barnett, RPLS No. 6596 Date

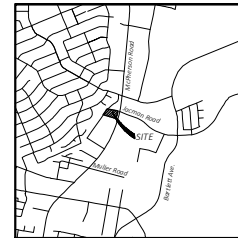
GENERAL NOTES:

1. **Basin of Bearings:** All bearings and distances shown hereon are grid based on Texas State Plane Coordinate System, NAD83, South Zone (4205). Established using a GPS observation derived from RTKnet, a VRS network, and compared to an OPUS solution for accuracy.
2. **Basin of Elevation:** NAVD83. Established using a GPS observation derived from RTKnet, a VRS network, and compared to an OPUS solution for accuracy.
3. This survey is valid only if the drawing includes the seal and signature of the surveyor.
4. This survey meets current Texas Standards of Practice for Property Boundary Surveys and Plats.
5. **Subsurface and environmental conditions** were not examined nor considered a part of this survey.
6. **Underground utilities** were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.
7. **By scaled map location and graphical plotting only.** This property is located in unshaded Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Webb County, Texas.
Map Number - 48479C1205C
Map Revised: April 2, 2008

and

- By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "AE" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Webb County, Texas.
Map Number - 48479C1215C
Map Revised: April 2, 2008

8. This replat does not attempt to alter, amend, or remove any covenants or restrictions.



VICINITY MAP
SCALE: 1" = 2,000'
Latitude: 27°33'45"N
Longitude: 99°38'28"W

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INTO
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AMISTAD ACRES SUBDIVISION
PREPARATION DATE: 9-10-2025

PLANNING COMMISSION APPROVAL

This PLAT of REPLAT of AMISTAD ACRES SUBDIVISION, LOTS 2 & 3, City of Laredo, 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.

Interim-Chairman 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 _____, 2025, the minutes of said meeting reflect such approval.

Director of Planning City of Laredo, Texas Date

STATE OF TEXAS:
COUNTY OF WEBB:

I, Margie R. Ibarra, 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 _____ M. in Volume _____, Page(s) _____ of the Map Records of said County.

Deputy County Clerk, Webb County, Texas Date

CERTIFICATION OF COUNTY CLERK

Filed of Record at _____ O'Clock _____ M. on the _____ day of _____, 2025
Deputy: _____
County Clerk, Webb County, Texas

PLAT-APPROVAL CITY ENGINEER

I, have reviewed this Amended Plat of Amistad Acres Subdivision, City of Laredo, Texas, prepared by "CEI Engineering and Associates, Inc." and dated the _____ Day of _____, 2025, with the last revised date on _____ and have found them in compliance with the subdivision ordinance of the City of Laredo, Texas.

Ramon E. Chavez, P.E.
City Engineer Date

OWNER
DURAN GLOBAL INVESTMENTS, LLC
7331 SILVA PLAZA DR.
LAREDO, TEXAS 78041



CEI ENGINEERING ASSOCIATES, INC.
2600 NE 15TH ST, SUITE 100
BENTONVILLE, AR 72712
PHONE: (479) 275-9472
FAX: (479) 275-0888
CORPORATE TRAIL FROM ROUTE 1500

3030 IBI FREEWAY, SUITE 930
DALLAS, TX 75235
PHONE: (972) 488-3537
FAX: (972) 488-6732

SHEET NUMBER

3 OF 3