

LOT AREA TABLE		
LOT	BLOCK	AREA
EXCESS ACREAGE	2017 E.D.	14194.558 SF

PLAT OF EXCESS ACREAGE OF BLOCK 2017 E.D., CITY OF LAREDO PLAT, WEBB COUNTY TX
RECORDED IN VOL 7, PAGE 15, PLAT RECORDS OF WEBB COUNTY, TX
SITUATED IN CITY OF LAREDO, WEBB COUNTY, TX

CERTIFICATE OF OWNER
STATE OF TEXAS:
COUNTY OF WEBB:

I, GUILLERMO DOMINGUEZ

the undersigned owner of the land shown on this plat, and designated herein a replat excess acreage of Blk 2017, E.D., of The City of Laredo, Webb County, Tx into Lots 15-A & 15-B, Blk 2017, E.D. of The City of Laredo, Webb County, Tx.
in WEBB COUNTY, TEXAS, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all ~~assessments~~ assessments, and public places thereon shown for the purpose and consideration therein expressed.

Guillermo Dominguez, Owner _____ Date _____

CERTIFICATE OF NOTARY PUBLIC
STATE OF TEXAS:
COUNTY OF WEBB:

Before me, the undersigned authority, on this day personally appeared Guillermo Dominguez known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that person executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.
Witness my hand and seal of office on this the ____ day of _____, 2026.

Notary Public, Webb County, Texas _____ Date Commission Expires _____

CERTIFICATE OF OWNER
STATE OF TEXAS:
COUNTY OF WEBB:

Blanca D. Dominguez

the undersigned owner of the land shown on this plat, and designated herein a replat excess acreage of Blk 2017, E.D., of The City of Laredo, Webb County, Tx into Lots 15-A & 15-B, Blk 2017, E.D. of The City of Laredo, Webb County, Tx.
in WEBB COUNTY, TEXAS, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all ~~assessments~~ assessments, and public places thereon shown for the purpose and consideration therein expressed.

Blanca D. Dominguez, Owner _____ Date _____

CERTIFICATE OF NOTARY PUBLIC
STATE OF TEXAS:
COUNTY OF WEBB:

Before me, the undersigned authority, on this day personally appeared Blanca D. Dominguez known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that person executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.
Witness my hand and seal of office on this the ____ day of _____, 2026.

Notary Public, Webb County, Texas _____ Date Commission Expires _____

CERTIFICATE OF SURVEYOR
STATE OF TEXAS:
COUNTY OF WEBB:

I, the undersigned and Professional Land Surveyor in the State of Texas, hereby certify that this plat was prepared from an actual survey of the property made under my supervision, on the ground, that the corner monuments shown thereon were found or placed under my supervision.

Alfredo T. Guerra, R.P.L.S. No. 5702-TEXAS

Date: _____

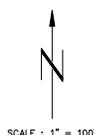


CERTIFICATE OF ENGINEER
STATE OF TEXAS:
COUNTY OF WEBB:

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:

Alfredo T. Guerra, P.E. No. 86263-TEXAS

Date: _____



LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
15-A	BLOCK 5	7097.279
15-B	BLOCK 5	7097.279

REPLAT OF EXCESS ACREAGE OF BLOCK 2017 E.D.,
CITY OF LAREDO PLAT, WEBB COUNTY, TX
INTO LOTS 15-A & 15-B, BLOCK 2017, EASTERN DIVISION

CERTIFICATE OF COUNTY CLERK

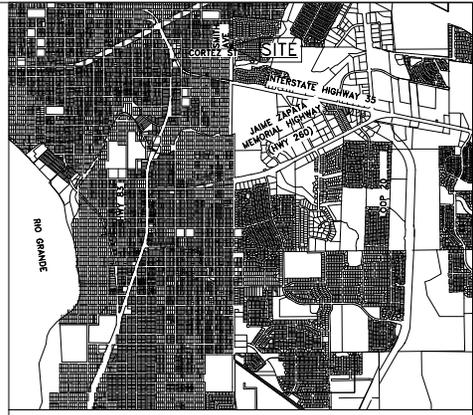
Filed of record at _____ o'clock _____ M. on the ____ day of _____, 20____
DEPUTY: _____ COUNTY CLERK WEBB COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF WEBB:

I, Margie Ramirez Ibarra, Clerk of the County Court in and for Webb County, do hereby certify that the foregoing instrument dated the ____ day of _____, 20____ with its certified of authentication was filed for recorded in my office on the ____ day of _____, 20____ of _____ o'clock _____ M. in Volume _____ Page _____ of the map records of said County.

DEPUTY: _____ COUNTY CLERK WEBB COUNTY, TEXAS

VICINITY MAP
SCALE: 1" = 2000'



- PLAT NOTES:
1. THE PURPOSE OF THIS PLAT IS TO RECONFIGURE 14194.558 SF LOT INTO 2 IDENTICAL 7097.279 SF LOTS. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
 2. THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 28.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
 3. DRIVEWAYS, SIDEWALKS, AND TREES WILL BE INSTALLED AT TIME OF ISSUANCE OF BUILDING PERMITS WITH THE LAREDO LAND DEVELOPMENT CODE.
 4. THE PROPERTY OWNER SHALL ADDRESS ELEVATION DIFFERENCES AT THE TIME OF DEVELOPMENT. PRIOR TO ISSUANCE OF A BUILDING PERMIT, ENGINEERED PLANS DEMONSTRATING APPROPRIATE GRADING AND ANY NECESSARY RETAINING WALLS AND PROTECTIVE MEASURES SHALL BE SUBMITTED FOR CITY REVIEW AND APPROVAL.

REPLAT APPROVAL - CITY ENGINEER
I have reviewed this plat of Excess Acreage of Block 2017, Eastern Division, City of Laredo, Webb County, Tx, prepared by Alfredo T. Guerra, Registered Professional Engineer No. 86263, and dated the ____ day of _____, 2026 with the last revised date on _____ and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Tx

Eliud De Los Santos, P.E. _____ Date _____
City Engineer

PLANNING COMMISSION APPROVAL
This replat Excess Acreage of Block 2017, Eastern Division, City of Laredo, into Lots 15-A and 15-B, Block 2017, E.D., in WEBB COUNTY, TEXAS, has been submitted to and considered by the Planning and Zoning Commission of the City of Laredo, Texas, and is hereby approved by such commission on the ____ day of _____, 2026

Date _____ Chairman, Planning & Zoning

ATTESTMENT OF PLANNING COMMISSION APPROVAL
The City of Laredo Planning and Zoning 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 said approval.

Date _____ Vanessa Guerra, A.I.C.P. Planning Director

FINAL REPLAT

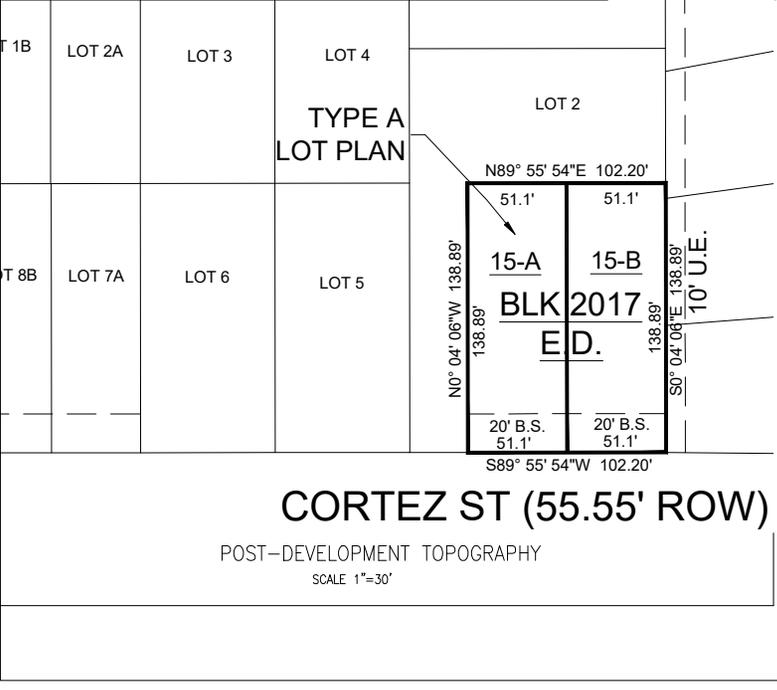
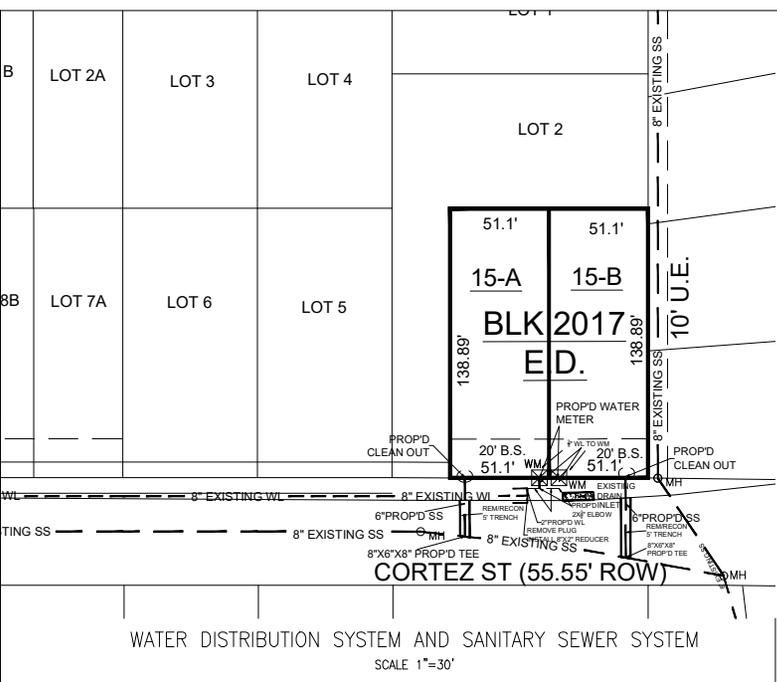
GUERRA ENGINEERING & SURVEYING CO.
LAREDO, TX. 78041 956-718-2600 fred_ges@sbqglobal.net ENGR FIRM # F-9484, SURV. FIRM # 100173-00

REPLAT OF EXCESS ACREAGE OF BLOCK 2017 EASTERN DIVISION CITY OF LAREDO PLAT, WEBB COUNTY, TX INTO LOTS 15-A & 15-B, BLOCK 2017, EASTERN DIVISION

DRAWN BY: A.T.G.	FILE: FINAL PLAT.DWG	DATE: 16-JAN-2026
CHECKED BY: A.T.G.	SCALE: 24X36	SIZE: 1"= 100'
APPROVED BY: A.T.G.	SHEET: 1	OF 2

OWNER / DEVELOPER :
GUILLERMO DOMINGUEZ
GUERRA ENGR. & SURV. CO.
154 HORIZON LOOP
LAREDO, TX 78046
956-237-1077
gd3construction@yahoo.com

SURVEYOR / ENGINEER :
ALFREDO T. GUERRA, P.E., RPLS
GUERRA ENGR. & SURV. CO.
507 SURREY RD.
LAREDO, TX 78041
956-423-9772
fred_ges@sbqglobal.net



SEWAGE FACILITIES: Description, Costs, and Operability Date

Sewage from Replat of excess acreage from Blk 2017, Eastern Division of The City of Laredo into Lots 15-A and 15-B, Blk 2017, E.D. will be disposed of through the sanitary sewer system of the City of Laredo. The Subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient sewage disposal for the full development of this subdivision for at least 30 years. The City of Laredo has an existing 8" diameter sanitary sewer line along the Centerline of the right-of-way of Cortez St. From the 8" line, two proposed 6" will stem from the existing SS line to serve Lots 15-A and 15-B, Blk 1017 E.D..

WATER SUPPLY: Descriptions, Costs, and Operability Date

Replat of Excess acreage from Blk 2017, Eastern Division of The City of Laredo, Tx into Lots 15-A and 15-B, Blk 2017, E.D. will be provided with potable water by the City of Laredo. The subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of this subdivision. The City of Laredo has an existing 8" diameter water line running along the North side of the right-of-way of Cortez St. From the 8" line, two proposed 1" diameter single service line and one 1" will turn into a 3/4" diameter single service line going to the meter boxes for the lots. This service will need to be installed. The Subdivider has in addition paid the City of Laredo the sum of \$ 529.00, which covers the cost per lot for the water availability and water meters.

Certification:

I certify that water and sewage service facilities described above are in compliance with the Model rules adopted under section 16.343, Water code.

Alfredo T. Guerra, P.E., No. 86263 Date



Certifications:

By my signature below, I certify that the water and sewage service described above shall be provided in compliance with the Model Rules adopted under Section 16.343, Water Code.

DR. TAREQ AL-ZABET, PH.D. Date



Floodplain Certification:

That, I, Alfredo T. Guerra, P.E. Registered Professional Engineer in Texas No. 86263, do hereby certify that this property known as Excess Acreage of Block 2017 E.D. City of Laredo, Tx is NOT within 100 year Flood Zone According to FEMA Map 48479C 1405 C, with an effective date of April 2, 2008.

Alfredo T. Guerra, P.E., No. 86263 Date



Drainage Certification:

All Drainage Flow of existing lot will remain in its natural drainage flow and all storm drainage will be draining away from all buildings. Street improvements have been designed to handle the flows of a 10 year Storm Frequency according to Webb County Subdivision Regulations adopted September 9, 2002.

Alfredo T. Guerra, P.E., No. 86263 Date

CERTIFICATE OF OWNER
STATE OF TEXAS
COUNTY OF WEBB:

GUILLELMO DOMINGUEZ
The undersigned owner of the land shown on this on this plot, and designated herein as REPLAT OF EXCESS ACREAGE FROM BLK 2017, E.D., CITY OF LAREDO, TX INTO LOTS 15-A AND 15-B, BLK 2017, E.D. CITY OF LAREDO, TX
in WEBB COUNTY, TEXAS, and whose name is subscribed hereto, hereby dedicate to the use of the public forever of ~~sewerage~~ assessments, and public places thereon shown for the purpose and consideration therein expressed.

GUILLELMO DOMINGUEZ Date

CERTIFICATE OF NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF WEBB:

Before me, the undersigned authority, on this day personally appeared GUILLELMO DOMINGUEZ
the person whose name is subscribed to the foregoing instrument, and acknowledged to me that person executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.
Witness my hand and seal of office on this the ___ day of _____ 2026.

Notary Public, Webb County, Texas Date Commission Expires

CERTIFICATE OF OWNER
STATE OF TEXAS
COUNTY OF WEBB:

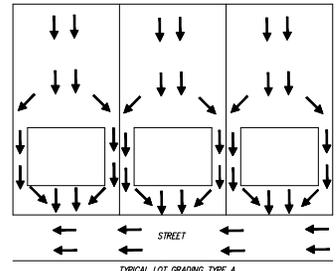
BLANCA D. DOMINGUEZ
The undersigned owner of the land shown on this on this plot, and designated herein as REPLAT OF EXCESS ACREAGE FROM BLK 2017, E.D., CITY OF LAREDO, TX INTO LOTS 15-A AND 15-B, BLK 2017, E.D. CITY OF LAREDO, TX
in WEBB COUNTY, TEXAS, and whose name is subscribed hereto, hereby dedicate to the use of the public forever of ~~sewerage~~ assessments, and public places thereon shown for the purpose and consideration therein expressed.

BLANCA D. DOMINGUEZ Date

CERTIFICATE OF NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF WEBB:

Before me, the undersigned authority, on this day personally appeared BLANCA D. DOMINGUEZ
the person whose name is subscribed to the foregoing instrument, and acknowledged to me that person executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.
Witness my hand and seal of office on this the ___ day of _____ 2026.

Notary Public, Webb County, Texas Date Commission Expires



NOTE:
HOME BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO IMPEDE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THIS GRADING PLAN WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF TO CONTINUE TO FLOW ON THIS PLAN. TYPICAL LOT GRADING SHOWN ON THIS PLAN WILL BE DONE BY THE OWNER AS PART OF THE BUILDING PERMIT.

FINAL PLAT

GUERRA ENGINEERING & SURVEYING CO.
LAREDO, TX 78041 956-718-2600 fred_ges@sbcglobal.net ENGR FIRM # F-9484, SURV. FIRM # 100173-00

OWNER / DEVELOPER :
GUILLELMO DOMINGUEZ
BLANCA D. DOMINGUEZ
154 HORIZON LOOP
LAREDO, TX 78046
956-237-1077
gd3construction@yahoo.com

SURVEYOR / ENGINEER :
ALFREDO T. GUERRA REG. P.E.
GUERRA ENGR. & SURV. CO.
500 SURREY RD.
LAREDO, TX 78041
956-473-9772
fred_ges@sbcglobal.net

REPLAT OF EXCESS ACREAGE OF BLOCK 2017 EASTERN DIVISION CITY OF LAREDO PLAT, WEBB COUNTY, TX INTO LOTS 15-A & 15-B, BLOCK 2017, EASTERN DIVISION

DRAWN BY: A.T.G. FILE: FINAL PLAT.DWG DATE: 16-FEB-2026
CHECKED BY: A.T.G. SCALE: 24X36 SIZE: 1"= 30'
APPROVED BY: A.T.G. SHEET 2 OF 2