

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION
ADDENDUM
NOTICE OF MEETING**

The City of Laredo Planning and Zoning Commission will convene in a regular session open to the public at 6:00 p.m. on Thursday, April 18, 2019, in the City Council Chambers at City Hall, 1110 Houston Street, Laredo, Texas to consider the following:

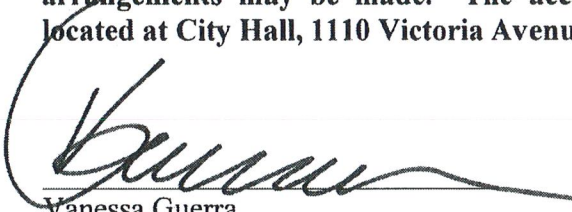
13. CONSIDERATION OF AN EXTENSION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:

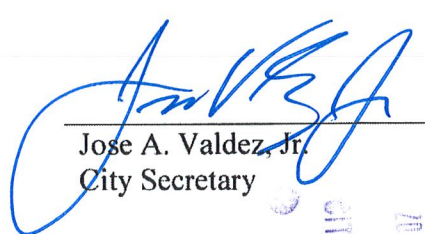
Replat of Lots, 2, 3, and 4, Tanquecitos South Acres Subdivision into Lot 1-50, Block 1, Lot 1-22, Block 2, Lot 1, Block 3, and Lot 1, Block 4, Tanquecitos South Acres Subdivision. The intent is residential and commercial. District II – CM Vidal Rodriguez.

14. ADJOURNMENT

THIS NOTICE WAS POSTED AT THE MUNICIPAL GOVERNMENT OFFICES, 1110 HOUSTON STREET, LAREDO, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES. SAID NOTICE WAS POSTED BY MONDAY, APRIL 15, 2019 BY 6:00 P.M.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Fernando C. Morales, Jr., Planning and Zoning Department, (956) 794-1613, at least two working days prior to the meeting so that the appropriate arrangements may be made. The accessible entrance and accessible parking spaces are located at City Hall, 1110 Victoria Avenue.


Vanessa Guerra
Acting Planning Director


Jose A. Valdez, Jr.
City Secretary

CITY SECRETARY'S OFFICE

2019 APR 15 PM 4:30

RECEIVED

Planning and Zoning Commission- Regular

13. .

Meeting Date: 04/18/2019

Staff Source: Rafael Vidaurri, Planner

APPLICANT: Consolidated Towne East Holdings LTD.

ENGINEER: S&B Infrastructure Private, LTD.

REQUEST:

Consideration of an extension of the preliminary plat approval of the Replat of Lots 2, 3, and 4, Tanquecitos South Acres Subdivision into Lots 1-50, Block 1, Lots 1-22, Block 2, Lot 1, Block 3, and Lot 1, Block 4, Tanquecitos South Acres Subdivision. The intent is residential and commercial.

This tract is adjacent to District II - Cm. Vidal Rodriguez.

SITE:

This 21.61 acre tract is located north of State Highway 359 and west of Los Altos Rd. This tract is located outside the City Limits but within the E.T.J. (Extraterritorial Jurisdiction) of the City of Laredo. This tract is adjacent to District II - Cm. Vidal Rodriguez.

PROPOSED ACTION:

APPROVAL

Attachments

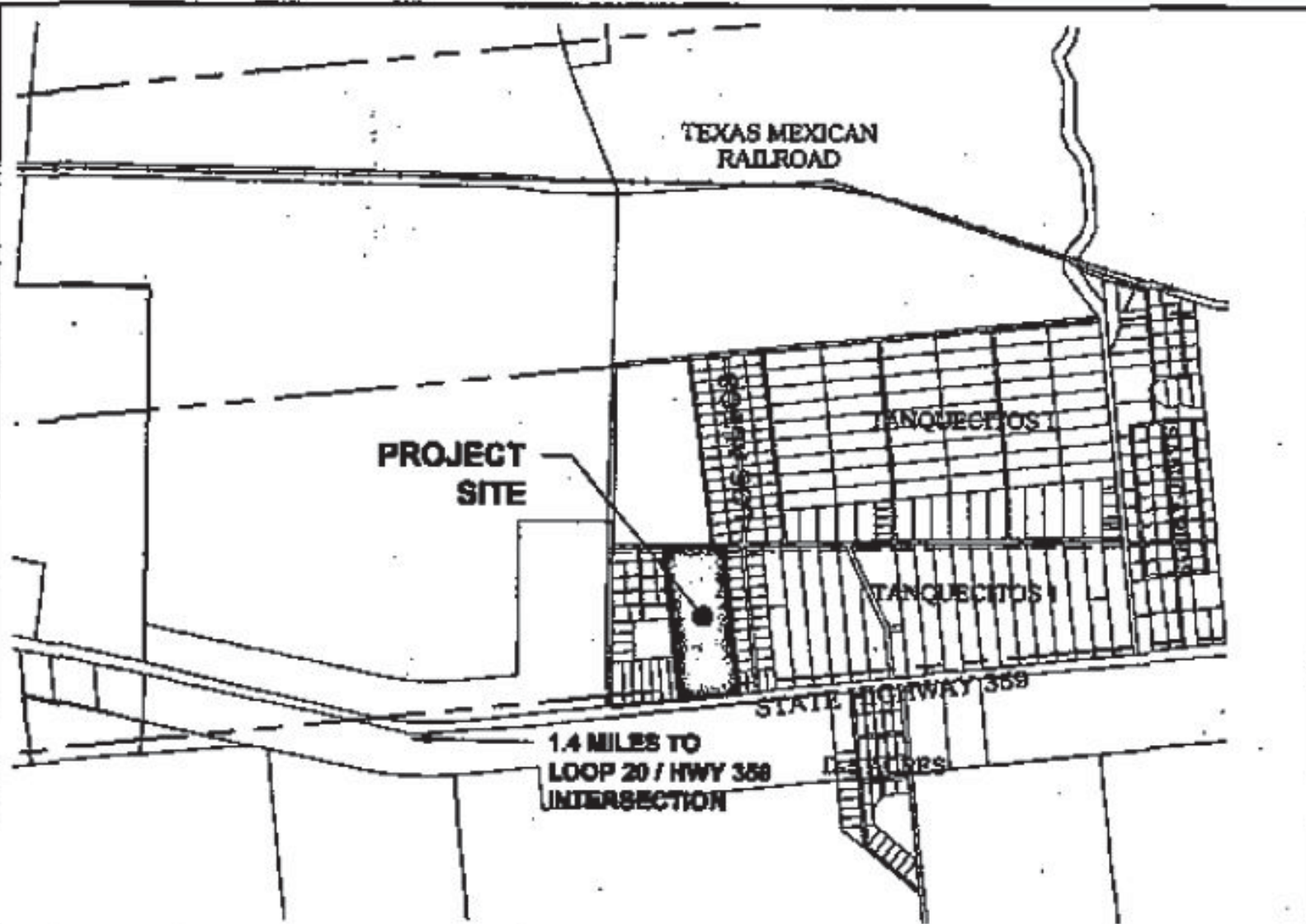
Vicinity Map

Plat Notes

Replat of Lots 2, 3, and 4 Tanquecitos South Acres Pg 1 of 3

Replat of Lots 2, 3, and 4 Tanquecitos South Acres Pg 2 of 3

Replat of Lots 2, 3, and 4 Tanquecitos South Acres Pg 3 of 3



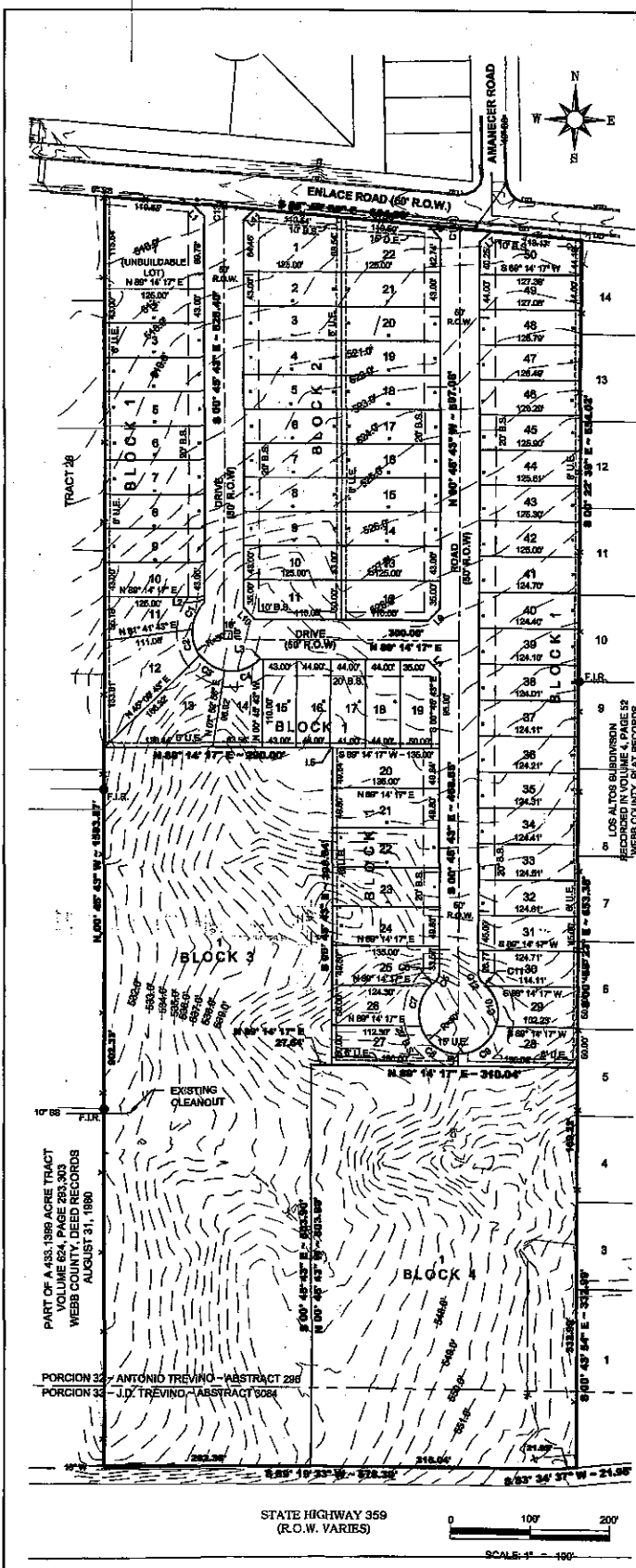
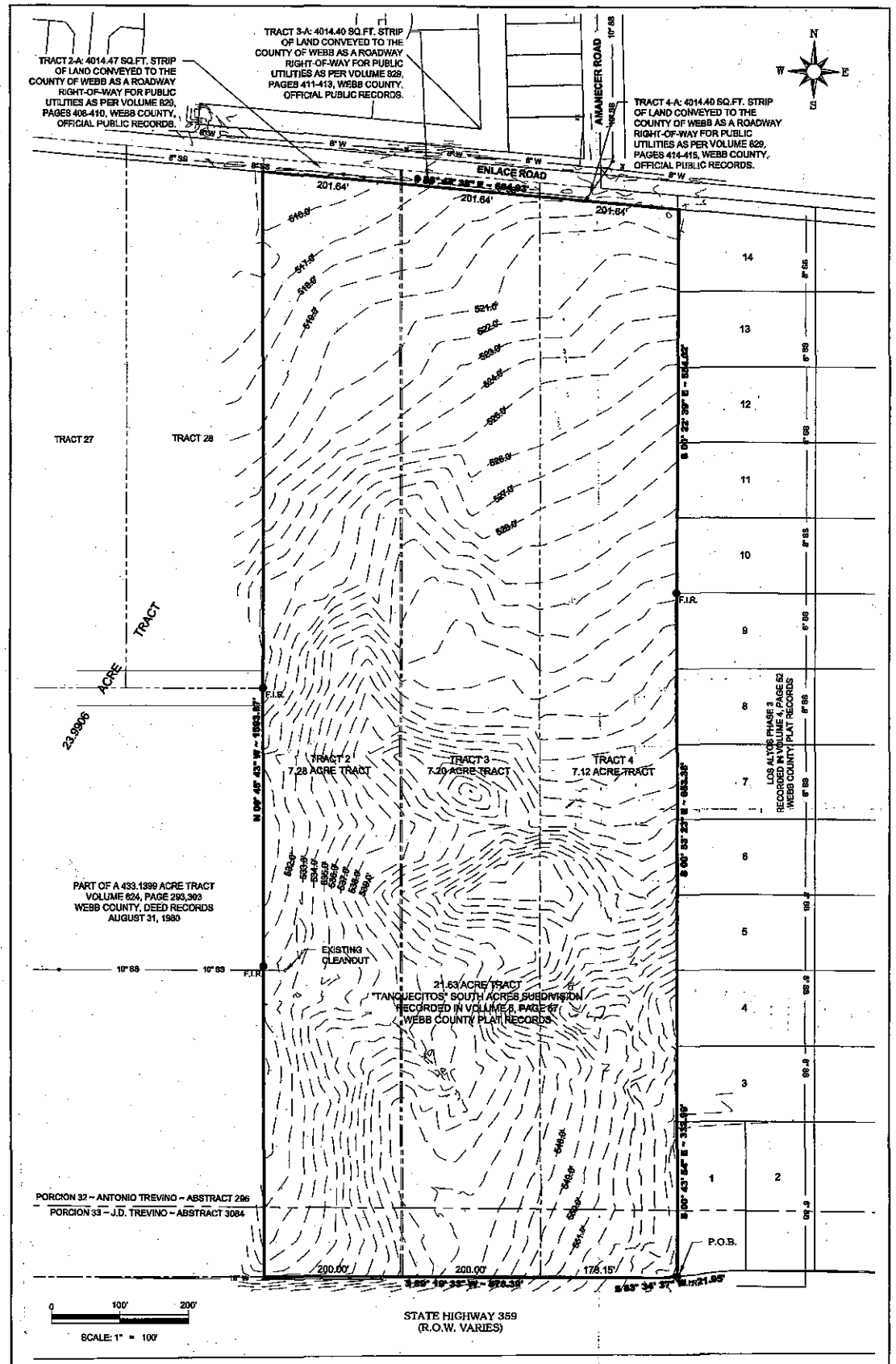
LOCATION MAP
SCALE: 1" = 2000'

GENERAL NOTES

- 1. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.**
- 2. THE REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.**

PLAT NOTES AND RESTRICTIONS

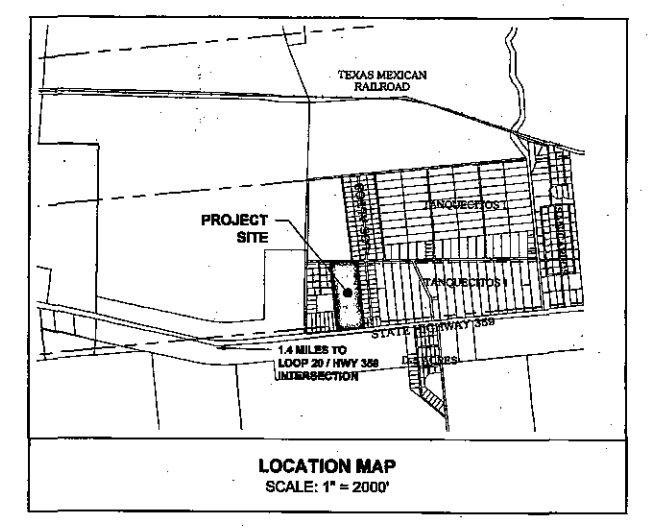
- 1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF THE LOTS DEPICTED ON THIS REPLAT, AS WELL AS THE LIMITATIONS ON THE NUMBER OF DWELLINGS SITUATED ON SAID LOTS, SHALL BE BINDING ON ALL PARTIES HAVING EXISTING OR SUBSEQUENT OWNERSHIP OF SAID LOT.**
- 2. NO MORE THAT ONE (1) SEPARATE, DETACHED, SINGLE-FAMILY DWELLING IS ALLOWED ON EACH LOT UNLESS THE LOT IS SUBDIVIDED THROUGH AN APPROVED REPLAT OF THE PROPERTY IN ACCORDANCE WITH LOCAL AND STATE LAWS.**
- 3. WATER DISTRIBUTION SERVICE TO LOTS WILL BE PROVIDED BY THE CITY OF LAREDO.**
- 4. SEWER COLLECTION SERVICES TO LOTS WILL BE PROVIDED BY THE CITY OF LAREDO.**
- 5. THE PURPOSE OF THIS PLAT IS TO REPLAT TRACTS 2, 3, AND 4 TANQUECITOS SOUTH ACRES SUBDIVISION INTO LOTS 1-50, BLOCK 1, LOTS 1-22, BLOCK 2, LOT 1, BLOCK 3, AND LOT 1, BLOCK 4 AT TANQUECITOS SOUTH ACRES SUBDIVISION, WEBB COUNTY, TEXAS.**



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	50.00'	30.57'	S23° 09' 10"W	35.95'
C2	50.00'	34.71'	S16° 40' 20"E	34.02'
C3	50.00'	38.16'	S50° 51' 07"E	37.26'
C4	50.00'	48.82'	N71° 38' 08"E	46.00'
C5	15.00'	13.52'	S25° 14' 52"W	13.16'
C6	50.00'	8.82'	S47° 27' 09"W	8.61'
C7	50.00'	54.01'	S12° 43' 45"W	51.42'
C8	50.00'	63.51'	S54° 29' 17"E	58.16'
C9	50.00'	61.81'	N53° 09' 52"E	67.70'
C10	50.00'	55.81'	N13° 13' 10"W	62.96'
C11	50.00'	6.82'	S45° 29' 21"W	6.81'
C12	15.00'	13.52'	N25° 49' 18"W	13.16'
C13	300.00'	18.11'	S0° 58' 23"W	18.17'
C14	300.00'	10.48'	N0° 14' 11"E	10.48'

LOT AREAS			LOT AREAS		
LOT	BLOCK	AREA (SQ. FT.)	LOT	BLOCK	AREA (SQ. FT.)
1	1	13655	27	1	6775
2	1	6276	28	1	6274
3	1	5375	29	1	6181
4	1	6375	30	1	6557
5	1	6375	31	1	6610
6	1	6375	32	1	6505
7	1	6375	33	1	6501
8	1	6375	34	1	6598
9	1	6375	35	1	6592
10	1	6375	36	1	6587
11	1	6569	37	1	6593
12	1	6795	38	1	6682
13	1	6467	39	1	6591
14	1	6586	40	1	6508
15	1	4730	41	1	6818
16	1	4840	42	1	6832
17	1	4840	43	1	6845
18	1	4840	44	1	6833
19	1	6388	45	1	6549
20	1	6729	46	1	6559
21	1	6723	47	1	6672
22	1	6723	48	1	6685
23	1	6723	49	1	6568
24	1	6723	50	1	6228
25	1	6666			
26	1	6667			

LOT AREAS			LINE DATA		
LOT	BLOCK	AREA (SQ. FT.)	LINE	BEARING	
1	2	9134	L1	21.80'	S 43° 18' 53" E
2	2	6375	L2	8.26'	S 0° 49' 43" E
3	2	6375	L3	4.25'	N 89° 14' 17" E
4	2	6375	L4	21.21'	S 40° 49' 45" E
5	2	6375	L5	3.00'	S 89° 14' 17" W
6	2	6375	L6	16.00'	N 0° 49' 43" W
7	2	6375	L7	20.25'	N 46° 49' 07" E
8	2	6375	L8	22.00'	S 43° 18' 53" E
9	2	6375	L9	21.21'	S 44° 14' 17" W
10	2	6375	L10	21.21'	N 46° 49' 45" W
11	2	6138	L11	20.15'	N 40° 43' 07" E
12	2	6138			
13	2	6375			
14	2	6375			
15	2	6375			
16	2	6375			
17	2	6375			
18	2	6375			
19	2	6375			
20	2	6375			
21	2	6375			
22	2	7760			



LEGAL DESCRIPTION

A TRACT OF LAND OF A 21.802 ACRE TRACT, BEING ALL OF TRACTS 2, 3 AND 4, OF TANQUECITOS SOUTH ACRES SUBDIVISION, RECORDED IN VOLUME 5, PAGE 67, PLAT RECORDS, WEBB COUNTY, TEXAS AND BEING PART OF PORCION 32, ANTONIO TREVIÑO ORIGINAL GRANT, ABSTRACT 286, WEBB COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD, BEING THE EASTERN MOST SOUTHWEST CORNER OF SAID CALLED 21.802 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 1, BLOCK 7 OF LOS ALTOS SUBDIVISION, RECORDED IN VOLUME 4, PAGE 64, WEBB COUNTY PLAT RECORDS, WEBB COUNTY, TEXAS AND ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 359 AND THE SOUTHWEST CORNER HEREOF;

THENCE S 89° 32' 35" W ALONG THE SOUTH PROPERTY LINE OF SAID CALLED 21.802 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 359, A DISTANCE OF 21.80' TO A SET 1/2" IRON ROD, BEING A POINT OF DEFLECTION RIGHT;

THENCE S 89° 18' 25" W CONTINUING ALONG THE SOUTH PROPERTY LINE OF SAID CALLED 21.802 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 359, A DISTANCE OF 87.84' TO A SET 1/2" IRON ROD, BEING THE SOUTHWEST CORNER OF SAID CALLED 21.802 ACRE TRACT AND THE SOUTHWEST CORNER OF TRACT 1 OF SAID TANQUECITOS SOUTH ACRES SUBDIVISION, AND ALSO BEING THE SOUTHWEST CORNER HEREOF;

THENCE N 0° 49' 43" W ALONG THE COMMON PROPERTY LINE OF SAID CALLED 21.802 ACRE TRACT AND TRACTS 1 AND 28 OF SAID TANQUECITOS SOUTH ACRES, A DISTANCE OF 448.97' AND 847.71' PASS TWO IRON ROD AND A TOTAL DISTANCE OF 1296.68' TO A SET 1/2" IRON ROD, BEING THE NORTHWEST CORNER OF SAID CALLED 21.802 ACRE TRACT SAME BEING THE NORTHEAST CORNER OF SAID TRACT 28 AND BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ENLACE ROAD AND ALSO BEING THE NORTHWEST CORNER HEREOF;

THENCE S 89° 48' 04" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF ENLACE ROAD AND THE NORTH PROPERTY LINE OF SAID CALLED 21.802 ACRE TRACT, A DISTANCE OF 883.29' TO A SET 1/2" IRON ROD, BEING THE NORTHEAST CORNER OF SAID CALLED 21.802 ACRE TRACT SAME BEING THE NORTHWEST CORNER OF LOT 14 OF SAID LOS ALTOS SUBDIVISION AND BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ENLACE ROAD AND ALSO BEING THE NORTHEAST CORNER HEREOF;

THENCE S 0° 42' 29" E, A DISTANCE OF 160.87' TO THE POINT OF BEGINNING OF THIS TRACT AND CONTAINING 21.802 ACRE TRACT OF LAND, MORE OR LESS.

A SKETCH PREPARED FOR THIS TRACT OF LAND COMPANIES THIS LEGAL DESCRIPTION.

BASIS OF BEARING: N 38° 01' 47" W - 1,030.27'

- GENERAL NOTES**
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 - THE REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
- PLAT NOTES AND RESTRICTIONS**
- ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF THE LOTS DEPICTED ON THIS REPLAT, AS WELL AS THE LIMITATIONS ON THE NUMBER OF DWELLINGS SITUATION ON SAID LOTS, SHALL BE BINDING ON ALL PARTIES HAVING EXISTING OR SUBSEQUENT OWNERSHIP OF SAID LOT.
 - NO MORE THAN ONE (1) SEPARATE, DETACHED, SINGLE-FAMILY DWELLING IS ALLOWED ON EACH LOT UNLESS THE LOT IS SUBDIVIDED THROUGH AN APPROVED REPLAT OF THE PROPERTY IN ACCORDANCE WITH LOCAL AND STATE LAWS.
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 - SEWER COLLECTION SERVICES TO LOTS WILL BE PROVIDED BY THE CITY OF LAREDO.
 - THE PURPOSE OF THIS PLAT IS TO REPLAT TRACTS 2, 3, AND 4 TANQUECITOS SOUTH ACRES SUBDIVISION INTO LOTS 1-50, BLOCK 1, LOTS 1-22, BLOCK 2, LOT 1, BLOCK 3, AND LOT 1, BLOCK 4 AT TANQUECITOS SOUTH ACRES SUBDIVISION, WEBB COUNTY, TEXAS.

LEGEND

- BOUNDARY LINE
- - - CONTOUR LINE
- - - RIGHT-OF-WAY
- - - ORIGINAL GRANT
- F.I.R.
- B.S. BUILDING SETBACK
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

OWNER:
 CONSOLIDATED TOWNE EAST HOLDINGS, LTD.
 1219 VICTORIA STREET
 LAREDO TEXAS 78040

AS PLATTED
 TRACTS 2, 3, AND 4
 "TANQUECITOS" SOUTH ACRES SUBDIVISION
 RECORDED IN VOLUME 5, PAGE 67, W.C.P.R.
 WEBB COUNTY, TEXAS

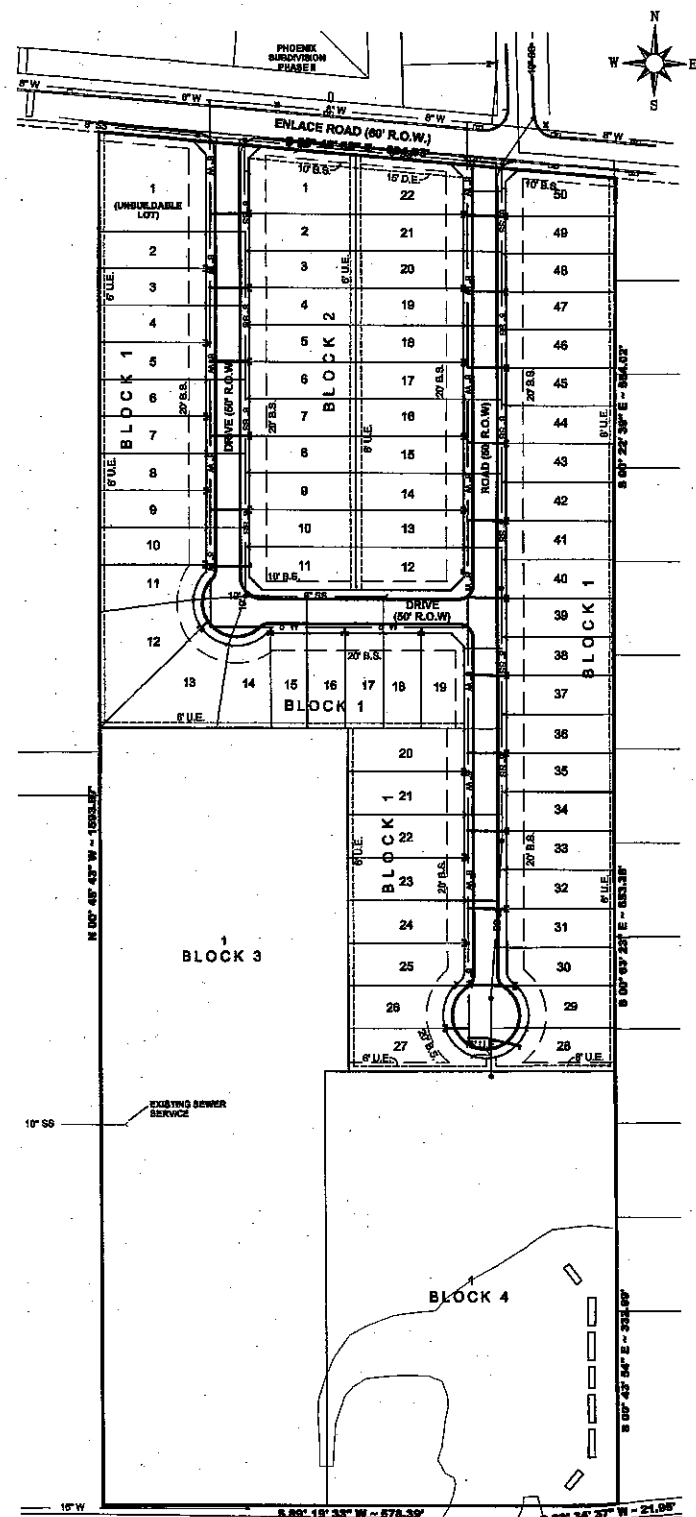
REPLAT
 TRACTS 2, 3, AND 4
 "TANQUECITOS" SOUTH ACRES SUBDIVISION
 RECORDED IN VOLUME 5, PAGE 67, W.C.P.R.
 INTO
 LOTS 1-50, BLOCK 1, LOTS 1-22, BLOCK 2, LOT 1, BLOCK 3 AND LOT 1, BLOCK 4
 "TANQUECITOS" SOUTH ACRES SUBDIVISION
 WEBB COUNTY, TEXAS

PRELIMINARY REPLAT

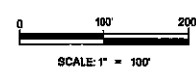
REPLAT OF
 TRACTS 2, 3 AND 4
 TANQUECITOS SOUTH ACRES SUBDIVISION
 WEBB COUNTY, TEXAS
 RECORDED IN VOLUME 5, PAGE 67
 WEBB COUNTY PLAT RECORDS
 INTO
 LOTS 1-50, BLOCK 1, LOTS 1-22, BLOCK 2,
 LOT 1, BLOCK 3 AND LOT 1, BLOCK 4
 TANQUECITOS SOUTH ACRES SUBDIVISION
 WEBB COUNTY, TEXAS

S&B
 S&B INFRASTRUCTURE PRIVATE, LTD.
 2170 BLAINE ST SUITE 100 LAREDO, TEXAS 78040
 TELEPHONE: (361) 888-2261 FAX: (361) 864-0427
 ENGINEERING # 12636 SURVEYING # 1210261

DRAWN BY: F.R. **CHECKED BY:** M.E.E. **APPROVED BY:** J.A.M. **SCALE:** AS NOTED
DATE: 08/29/2016 **DRAWING NO.:** **SHEET:** 1 OF 3 **0**



MAP OF WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM



WATER SUPPLY: DESCRIPTIONS COSTS AND OPERABILITY DATE

REPLAT OF TRACTS 2, 3, AND 4 TANQUECITOS SOUTH ACRES SUBDIVISION INTO LOTS 1-50, BLOCK 1, LOTS 1-22, BLOCK 2, LOTS 1-22, BLOCK 3, AND LOT 1, BLOCK 4 TANQUECITOS SOUTH ACRES SUBDIVISION 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 AVAILABLE WATER SUPPLIES TO SERVE THE FULLY DEVELOPMENT OF THIS SUBDIVISION THE CITY OF LAREDO HAS AN 8 INCH DIAMETER WATERLINE RUNNING WITHIN THE NORTH SIDE OF ENLACE ROAD, A COUNTY ROAD. THE WATER SYSTEM FOR THIS SUBDIVISION IS SERVED WITH AN 8 INCH WATERLINE ALONG DRIVES AND ROAD THROUGH INDIVIDUAL SERVICES CONSISTING OF A 3/4\"/>

CERTIFICATIONS:

I CERTIFY THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343 WATER CODE.

JORGE A. MARTINEZ, P.E. # 101173 DATE

SEWAGE FACILITIES: DESCRIPTIONS, COSTS, AND OPERABILITY DATE

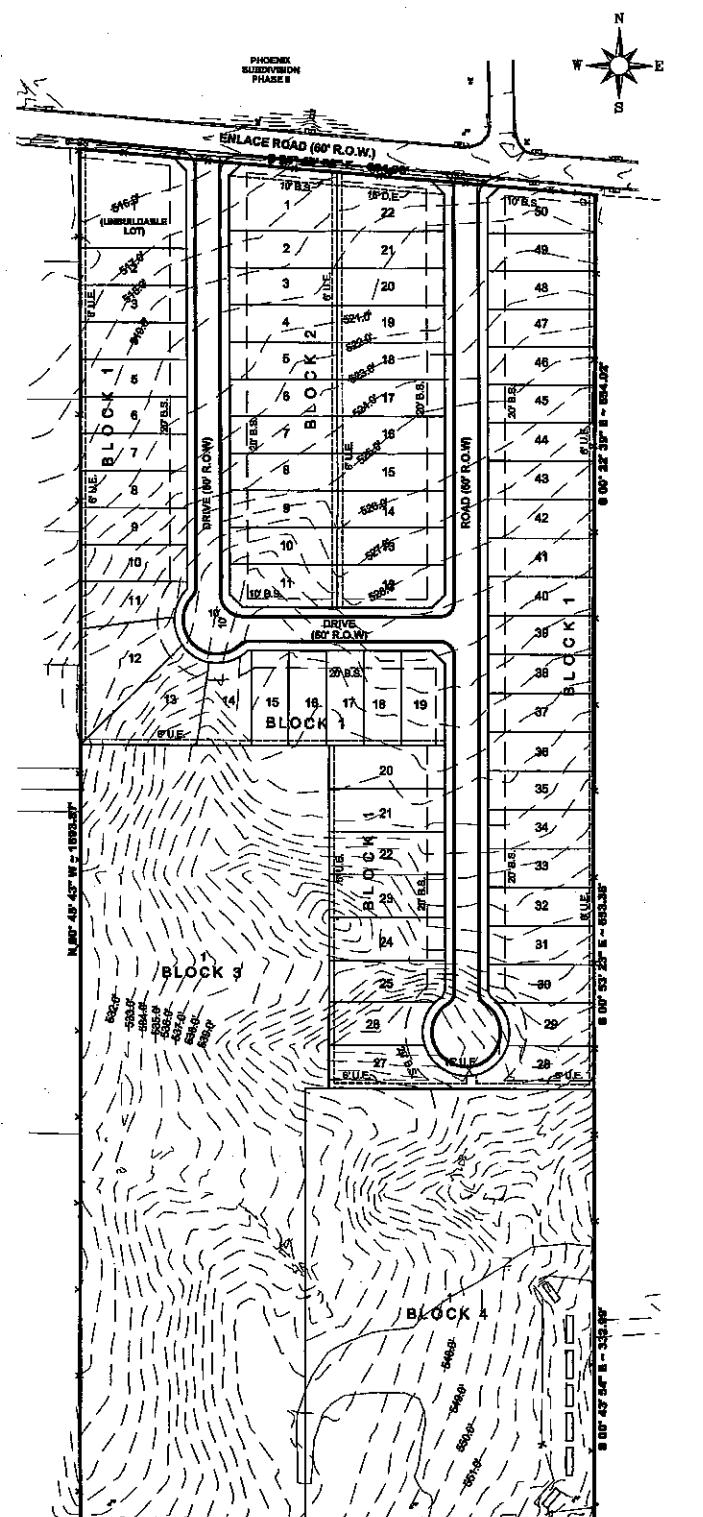
SEWAGE FROM REPLAT OF TRACTS 2, 3, AND 4 TANQUECITOS SOUTH ACRES SUBDIVISION INTO LOTS 1-50, BLOCK 1, LOTS 1-22, BLOCK 2, LOTS 1-22, BLOCK 3, AND LOT 1, BLOCK 4 TANQUECITOS SOUTH ACRES SUBDIVISION WILL BE DISPOSED OF THROUGH THE SANITARY SEWER SYSTEM OF THE CITY OF LAREDO. THE SUBDIVIDER AND THE CITY 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 6 INCH DIAMETER SEWER LINE ALONG THE SOUTH SIDE ENLACE ROAD. THE SANITARY SEWER SYSTEM FOR THIS SUBDIVISION CONSISTS OF 8\"/>

SPANISH TRANSLATION OF SECTIONS OF FINAL ENGINEERING REPORT DESCRIBING WATER SUPPLY AND SEWER SERVICE FACILITIES.

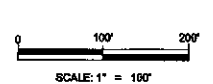
CERTIFICATIONS:

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.

RAZUL MIA, P.E., UTILITIES DIRECTOR DATE



POST DEVELOPMENT TOPOGRAPHY



- GENERAL NOTES
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
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- PLAT NOTES AND RESTRICTIONS
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LEGEND	
	BOUNDARY LINE
	CONTOUR LINE
	RIGHT-OF-WAY
	CENTER LINE
	ORIGINAL GRANTEE
	F.I.R. FOUND IRON ROD
	B.S. BUILDING SETBACK
	U.E. UTILITY EASEMENT
	D.E. DRAINAGE EASEMENT

<p>PRELIMINARY REPLAT</p> <p>SBI INFRASTRUCTURE PRIVATE, LTD. 2125 BLAINE ST SUITE 100 LAREDO, TEXAS 78046 TELEPHONE: (361) 538-5591 FAX: (361) 538-4047 ENGINEERING # P-5290 SURVEYING # 10132815</p>	<p>REPLAT OF TRACTS 2, 3 AND 4 TANQUECITOS SOUTH ACRES SUBDIVISION WEBB COUNTY, TEXAS RECORDED IN VOLUME 6, PAGE 67 WEBB COUNTY PLAT RECORDS INTO LOTS 1-50, BLOCK 1, LOTS 1-22, BLOCK 2, LOT 1, BLOCK 3 AND LOT 1, BLOCK 4 TANQUECITOS SOUTH ACRES SUBDIVISION WEBB COUNTY, TEXAS</p>	
	<p>DRAWN BY: F.J.R. DATE: 01/22/2016</p>	<p>CHECKED BY: M.E.E. DRAWING NO.</p>
<p>SCALE: AS NOTED</p>		<p>0</p>

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS REPLAT OF TRACTS 2, 3, AND 4 TANQUECITOS SOUTH ACRES SUBDIVISION INTO LOTS 1-50, BLOCK 1, LOTS 1-22, BLOCK 2, LOT 1, BLOCK 3, AND LOT 1, BLOCK 4 TANQUECITOS SOUTH ACRES SUBDIVISION, IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER 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 FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL THIS DAY OF 2016.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES:

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, JORGE A. MARTINEZ, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS REPLAT 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.

JORGE A. MARTINEZ, P.E. #101173 DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, FRANCISCO RAMOS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS REPLAT 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.

FRANCISCO RAMOS, R.P.L.S. #8673 DATE

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS REPLAT AND ACCOMPANYING DRAWINGS IDENTIFIED AS, REPLAT OF TRACTS 2, 3, AND 4 TANQUECITOS SOUTH ACRES SUBDIVISION INTO LOTS 1-50, BLOCK 1, LOTS 1-22, BLOCK 2, LOT 1, BLOCK 3, AND LOT 1, BLOCK 4 TANQUECITOS SOUTH ACRES SUBDIVISION, PREPARED BY JORGE A. MARTINEZ, P.E. No. 101173, AND DATED THE DAY OF 2016 WITH THE LAST REVISION DATE ON AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ROGELIO RIVERA, P.E. CITY ENGINEER DATE

CERTIFICATE OF HEALTH DEPARTMENT

STATE OF TEXAS
COUNTY OF WEBB

THIS PLAT DESIGNATED AS REPLAT OF TRACTS 2, 3, AND 4 TANQUECITOS SOUTH ACRES SUBDIVISION INTO LOTS 1-50, BLOCK 1, LOTS 1-22, BLOCK 2, LOT 1, BLOCK 3, AND LOT 1, BLOCK 4 TANQUECITOS SOUTH ACRES SUBDIVISION, 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 CITY OF LAREDO, IS VALID ONLY AS LONG AS ALL PREMISES ARE CONVICED 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 FT OF AN ORGANIZED SEWER SYSTEM.

DR. HECTOR F. GONZALEZ, DIRECTOR CITY OF LAREDO HEALTH DEPARTMENT DATE

PLANNING COMMISSION APPROVAL

THIS REPLAT OF TRACTS 2, 3, AND 4 TANQUECITOS SOUTH ACRES SUBDIVISION INTO LOTS 1-50, BLOCK 1, LOTS 1-22, BLOCK 2, LOT 1, BLOCK 3, AND LOT 1, BLOCK 4 TANQUECITOS SOUTH ACRES SUBDIVISION, 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 2016.

MICHAEL BARRON, CHAIRMAN DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS REPLAT AT A PUBLIC MEETING HELD ON THE DAY OF 2016. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

NATHAN R. BRATTON, DIRECTOR OF PLANNING CITY OF LAREDO, TEXAS DATE

FLOODPLAIN CERTIFICATION:

THAT I, JORGE A. MARTINEZ, P.E., LICENSED PROFESSIONAL ENGINEER IN TEXAS, NO. 101173, DO HEREBY CERTIFY THAT THIS PROPERTY REPLAT OF TRACTS 2, 3, AND 4 TANQUECITOS SOUTH ACRES SUBDIVISION INTO LOTS 1-50, BLOCK 1, LOTS 1-22, BLOCK 2, LOT 1, BLOCK 3, AND LOT 1, BLOCK 4 TANQUECITOS SOUTH ACRES SUBDIVISION, IS NOT WITHIN 100 YEAR FLOOD ZONE ACCORDING TO FEMA MAP 480651 1450, WITH AN EFFECTIVE DATE OF APRIL 2, 2008.

JORGE A. MARTINEZ, P.E. # 101173 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.

JORGE A. MARTINEZ, R.P.L.S. # 8568 DATE

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS REPLAT OF TRACTS 2, 3, AND 4 TANQUECITOS SOUTH ACRES SUBDIVISION INTO LOTS 1-50, BLOCK 1, LOTS 1-22, BLOCK 2, LOT 1, BLOCK 3, AND LOT 1, BLOCK 4 TANQUECITOS SOUTH ACRES SUBDIVISION REGARDING ALL MATTERS OF STREETS, LOTS, WATER, SEWER, DRAINAGE, LAYOUT AND APPURTENANCES; AND TO THE BEST OF MY KNOWLEDGE THIS REPLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS, MODEL SUBDIVISION RULES CHAPTER 222, SUBCHAPTER B, TEXAS LOCAL GOVERNMENT CODE, THE PRIVATE SEWER FACILITY ORDER, AND THE FLOOD DAMAGE PREVENTION ORDER OF THE COUNTY OF WEBB, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN SPECIFICALLY GRANTED BY MAJORITY VOTE OF THE WEBB COUNTY COMMISSIONERS COURT.

JORGE A. MARTINEZ, P.E. #101173 DATE

PLAT APPROVAL - ROAD & BRIDGE SUPERINTENDENT

STATE OF TEXAS
COUNTY OF WEBB

I HAVE REVIEWED THIS REPLAT AND ACCOMPANYING CONSTRUCTION PLANS OF REPLAT OF TRACTS 2, 3, AND 4 TANQUECITOS SOUTH ACRES SUBDIVISION INTO LOTS 1-50, BLOCK 1, LOTS 1-22, BLOCK 2, LOT 1, BLOCK 3, AND LOT 1, BLOCK 4 TANQUECITOS SOUTH ACRES SUBDIVISION, AS PREPARED BY JORGE A. MARTINEZ, LICENSED PROFESSIONAL ENGINEER NO. 101173 AND SURVEYED BY FRANCISCO RAMOS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8573, DATED THE DAY OF 2016 WITH THE LAST REVISION DATED ON EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISIONS REGULATIONS AND THE WEBB COUNTY MODEL RULES FOR RESIDENTIAL DEVELOPMENTS.

JOSE LUIS RODRIGUEZ, ROAD & BRIDGE SUPERINTENDENT DATE

PLAT APPROVAL COUNTY PLANNING DEPARTMENT

I HAVE REVIEWED THIS REPLAT AND ACCOMPANYING DATA OF REPLAT OF TRACTS 2, 3, AND 4 TANQUECITOS SOUTH ACRES SUBDIVISION INTO LOTS 1-50, BLOCK 1, LOTS 1-22, BLOCK 2, LOT 1, BLOCK 3, AND LOT 1, BLOCK 4 TANQUECITOS SOUTH ACRES SUBDIVISION, DATED THE DAY OF 2016 WITH THE LAST REVISION DATE ON EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM TO BE IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS, THE WEBB COUNTY MODEL SUBDIVISION RULES, AND THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER. THIS RE-PLAT WAS RECOMMENDED FOR APPROVAL BY THE WEBB COUNTY PLANNING ADVISORY BOARD ON THE DAY 2016.

RHONDA M. TIFFIN, COUNTY PLANNING DIRECTOR AND FLOODPLAIN ADMINISTRATOR DATE

COMMISSIONERS COURT APPROVAL

STATE OF TEXAS
COUNTY OF WEBB

WE HEREBY CERTIFY THAT THIS PLAT, DESIGNATED AS THE REPLAT OF TRACTS 2, 3, AND 4 TANQUECITOS SOUTH ACRES SUBDIVISION INTO LOTS 1-50, BLOCK 1, LOTS 1-22, BLOCK 2, LOT 1, BLOCK 3, AND LOT 1, BLOCK 4 TANQUECITOS SOUTH ACRES SUBDIVISION, WAS APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THE DAY OF 2016 AND MAY BE FILED IN THE PLAT RECORDS OF WEBB COUNTY BY THE WEBB COUNTY CLERK. NOTICE IS HEREBY GIVEN THAT THE COUNTY OF WEBB DOES NOT ASSUME ANY OBLIGATIONS, NOW OR IN THE FUTURE, TO FURNISH ANY SERVICES OR FACILITIES TO ANY LANDS SITUATED WITHIN THESE SUBDIVISION IN CONNECTION WITH WATER, SANITARY SEWER, STREET LIGHTS, FIRE PROTECTION, GARBAGE COLLECTION OR OTHER FACILITIES OR SERVICES. THE ONLY SERVICES TO BE FURNISHED BY WEBB COUNTY, WHILE SUCH AREA IS OUTSIDE THE LIMITS OF ANY INCORPORATED CITY OR NOT OTHERWISE SUBJECT TO CITY CONTROL, AS AUTHORIZED BY STATE LAW, ARE STREET AND STORM DRAINAGE MAINTENANCE AND REPAIR AFTER FINAL ACCEPTANCE BY THE COUNTY ROAD AND BRIDGE SUPERINTENDENT, ARE POLICE PROTECTION IN AREAS WITHIN THE JURISDICTION OF THE SHERIFF'S DEPARTMENT.

HONORABLE TANO E. TIERINA, WEBB COUNTY JUDGE

HONORABLE FRANK SCARAFFA, COMMISSIONER PRECINCT 1

HONORABLE ROSAURA "NANI" TIERINA, COMMISSIONER PRECINCT 2

HONORABLE JOHN C. GALO, COMMISSIONER PRECINCT 3

HONORABLE JAIME CANALES, COMMISSIONER PRECINCT 2

ATTENDED BY

HONORABLE MARGIE RAMIREZ IBARRA, WEBB COUNTY CLERK

PLAT APPROVAL - COUNTY ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I HAVE REVIEWED THIS REPLAT OF TANQUECITOS SOUTH ACRES SUBDIVISION PREPARED BY JORGE A. MARTINEZ, LICENSED PROFESSIONAL ENGINEER NO. 101173 AND DATED THE DAY OF 2016 WITH THE LAST REVISION DATED ON 2016, AND HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISIONS REGULATIONS.

LUIS PEREZ GARCIA, P.E. COUNTY ENGINEER

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT O'CLOCK M. ON THE DAY OF 2016

DEPUTY:

COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WEBB

I MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT DATED THE DAY OF 2016, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 2016, AT O'CLOCK M. IN VOLUME PAGE(S) OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY

COUNTY CLERK
WEBB COUNTY, TEXAS

DATE

PRELIMINARY REPLAT
REPLAT OF TRACTS 2, 3 AND 4 TANQUECITOS SOUTH ACRES SUBDIVISION WEBB COUNTY, TEXAS
RECORDED IN VOLUME 5, PAGE 67 WEBB COUNTY PLAT RECORDS INTO LOTS 1-50, BLOCK 1, LOTS 1-22, BLOCK 2, LOT 1, BLOCK 3 AND LOT 1, BLOCK 4 TANQUECITOS SOUTH ACRES SUBDIVISION WEBB COUNTY, TEXAS
SBI S&B INFRASTRUCTURE PRIVATE, LTD.
2120 BLAINE ST SUITE 100 LAREDO, TEXAS 78040
TELEPHONE: (956) 586-5251 FAX: (956) 586-0457
ENGINEERING & PLANNING SURVEYING # 10153015
DRAWN BY: F.R. CHECKED BY: M.E.E. APPROVED BY: M.E.E. SCALE: AS NOTED
DATE: 10/29/2016 DRAWING NO. SHEET: 3 OF 3 0