

LEGAL DESCRIPTION OF
A 5.926 ACRE TRACT
NORTH 1/2 OF TRACT 7-E
VOLUME 887, PAGES 851-853
WEBB COUNTY DEED RECORDS
WEBB COUNTY, TEXAS

BEING A 5.926 ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF A CALLED 5.926 ACRE TRACT OF LAND, BEING THE NORTH 1/2 OF TRACT 7-E, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 887, PAGES 851-853, WEBB COUNTY DEED RECORDS, WEBB COUNTY TEXAS, BEING OUT OF TRACT 7-E, AS DESCRIBED IN VOLUME 576, PAGE 327, WEBB COUNTY DEED RECORDS, WEBB COUNTY TEXAS, BEING SITUATED IN PORCION 33, ABSTRACT 736, ANTONIO TRENG, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

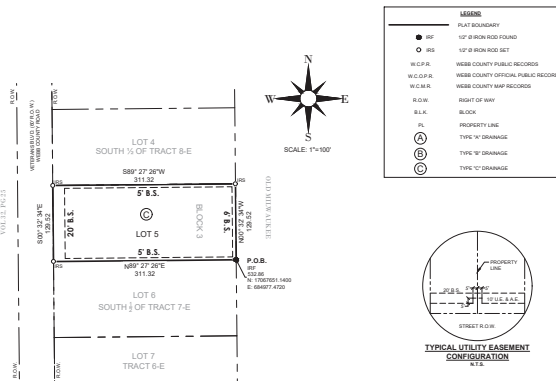
BEGINNING AT A FOUND IRON ROD, BEING THE SOUTHEAST CORNER OF A CALLED 0.926 ACRE TRACT OF LAND, BEING THE NORTH 1/2 OF TRACT 7-E, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 887, PAGES 851-853, WEBB COUNTY DEED RECORDS, WEBB COUNTY TEXAS, AND BEING THE NORTHEAST CORNER OF A CALLED 0.907 ACRE TRACT OF LAND, BEING THE SOUTH 1/2 OF TRACT 7-E, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 887, PAGE 112, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS, AND ALSO THE **POINT OF BEGINNING** AND THE SOUTHEAST CORNER HEREOF;

THENCE **S 89° 27' 28" W** A DISTANCE OF **311.32'**, ALONG THE SOUTH PROPERTY LINE OF SAID NORTH 1/2 OF TRACT 7-E, AND THE NORTH PROPERTY LINE OF SAID SOUTH 1/2 OF TRACT 7-E, TO A POINT ON THE EAST LINE OF A 25' ACCESS EASEMENT, AS RECORDED IN VOLUME 887, PAGE 112, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS, AND BEING THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF TRACT 7-E, AND THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF TRACT 7-E, AND ALSO BEING THE SOUTHWEST CORNER HEREOF;

THENCE **N 00° 32' 34" W** A DISTANCE OF **129.82'**, ALONG THE EAST LINE OF SAID 25' ACCESS EASEMENT, AND THE WEST PROPERTY LINE OF SAID NORTH 1/2 OF TRACT 7-E, TO A POINT BEING THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF TRACT 8-E, RECORDED IN VOLUME 1172, PAGE 10, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS, AND BEING THE NORTHEAST CORNER OF SAID NORTH 1/2 OF TRACT 7-E, AND THE NORTHEAST CORNER HEREOF;

THENCE **N 89° 27' 28" E** A DISTANCE OF **514.82'**, ALONG THE SOUTH PROPERTY LINE OF SAID SOUTH 1/2 OF TRACT 8-E, AND THE NORTH PROPERTY LINE OF SAID NORTH 1/2 OF TRACT 7-E, TO A POINT, BEING THE SOUTHEAST CORNER OF SAID SOUTH 1/2 OF TRACT 8-E, AND THE NORTHEAST CORNER OF SAID NORTH 1/2 OF TRACT 7-E, AND BEING THE NORTHEAST CORNER HEREOF;

THENCE **S 89° 27' 28" E** A DISTANCE OF **129.82'**, ALONG THE EAST PROPERTY LINE OF SAID NORTH 1/2 OF TRACT 7-E, TO THE POINT OF BEGINNING OF THIS 5.926 ACRE TRACT OF LAND, MORE OR LESS.



VCNTY MAP
Scale: 1" = 2.000'

PLAT NOTES

THE PURPOSE IS TO PLAT LOT 5, BLOCK 3, OLD MILWAUKEE SUBDIVISION. THE INTENT IS SINGLE FAMILY FOR THE PROPOSED LOT. PROPERTY WILL PROVIDE ON-LOT WATER AND SEWER SERVICE FOR LOT 5 (N-1/2 OF TRACT 7-E).

1. THIS PLAT DOES NOT ATTEMPT TO ALTER ANYTHING OR REMOVE ANY COVENANT OR RESTRICTIONS.
2. USE IS SINGLE FAMILY RESIDENTIAL.
3. R.O.W. OWNED BY WEBB COUNTY.
4. POINT OF BEGINNING LOT 5 (TRACT 7-E) N 1708081.1400 E 884977.4720
5. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
6. THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.71 OF THE LAREDO LAND DEVELOPMENT CODE AND THE WEBB COUNTY MODEL SUBDIVISION RULES.
7. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (S-1-B, SUBDIVISION ORDINANCE).
8. PROPOSED PLAT TO BE LIMITED TO ONE SINGLE FAMILY DETACHED DWELLINGS PER LOT ON COMPLIANCE WITH SECTION 24.84(4) OF THE LAREDO LAND DEVELOPMENT CODE AND THE WEBB COUNTY MODEL SUBDIVISION RULES.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, **JOSE LUIS AGUILAR & WIFE FLORESTER AGUILAR**, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **PLAT OF LOT 5, BLOCK 3, OLD MILWAUKEE SUBDIVISION**, OF LAREDO COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: **JOSE LUIS AGUILAR**
DEVELOPER: 502 OLYMPIA BAY
LAREDO TX US 78041-1944

DATE

OWNER: **FLORESTER AGUILAR**
DEVELOPER: 502 OLYMPIA BAY
LAREDO TX US 78041-1944

DATE

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JOSE LUIS AGUILAR & WIFE FLORESTER AGUILAR**, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE 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 TO THIS PLAT REGARDING ALL MATTERS OF STREETS, LOTS, WATER, SEWER, DRAINAGE, LAYOUT AND APPURTENANCES, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS, MODEL SUBDIVISION RULES, CHAPTER 232, SUBCHAPTER B, TEXAS LOCAL GOVERNMENT CODE, THE PRIVATE SEWAGE 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.

VICTOR J. LINARES, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS NO. 107498

DATE



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I 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 WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

FRANCISCO RAMOS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6573

DATE



PLAT APPROVAL - CITY ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: **PLAT OF LOT 5, BLOCK 3, OLD MILWAUKEE SUBDIVISION**, PREPARED BY VICTOR J. LINARES REGISTERED PROFESSIONAL ENGINEER NO. 107498, AND DATED THE ____ DAY OF _____, WITH THE LAST REVISED DATE ON ____ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELINDA DE LOS ANGELES, P.E.
CITY ENGINEER

DATE

PLANNING COMMISSION APPROVAL

STATE OF TEXAS
COUNTY OF WEBB

THIS **PLAT OF LOT 5, BLOCK 3, OLD MILWAUKEE SUBDIVISION**, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON ____ DAY OF _____.

CONNELLY SACK PRAZ, (CHAIRMAN)
PLC CHAIRMAN

DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

STATE OF TEXAS
COUNTY OF WEBB

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

VANESSA GUERRA, AICP
PLANNING DIRECTOR

DATE

PLAT APPROVAL - COUNTY ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF **PLAT OF LOT 5, BLOCK 3, OLD MILWAUKEE SUBDIVISION**, PREPARED BY VICTOR J. LINARES REGISTERED PROFESSIONAL ENGINEER NO. 107498, AND SURVEYED BY FRANK RAMOS, REGISTERED PUBLIC LAND SURVEYOR NO. 8873, DATED THE ____ DAY OF _____, WITH THE LAST REVISED DATE ON ____ EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND WEBB COUNTY MODEL SUBDIVISION RULES FOR RESIDENTIAL DEVELOPMENTS.

MARIO SANTOS III
INTERIM EXECUTIVE DIRECTOR
CAPITAL PROJECTS INFRASTRUCTURE

DATE

PLAT APPROVAL - COUNTY PLANNING DEPARTMENT

STATE OF TEXAS
COUNTY OF WEBB

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING DATA OF **PLAT OF LOT 5, BLOCK 3, OLD MILWAUKEE SUBDIVISION**, DATED THE ____ DAY OF _____, WITH THE LAST REVISED DATE ON THE ____ DAY OF _____ EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM TO BE IN COMPLIANCE WITH THE WEBB COUNTY MODEL SUBDIVISION REGULATIONS, THE WEBB COUNTY MODEL SUBDIVISION RULES, AND THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER.

JORGE CALDERON, CFM
FLOODPLAIN ADMINISTRATOR

DATE

CERTIFICATE OF HEALTH DEPARTMENT

COUNTY OF WEBB

THIS PLAT DESIGNATED AS **PLAT OF LOT 5, BLOCK 3, OLD MILWAUKEE 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 CONNECTED TO THESE SYSTEMS IN COMPLIANCE WITH EXISTING LAWS AND REGULATIONS. NOTICE IS HEREBY GIVEN THAT PURSUANT TO SECTION 10.2, WEBB COUNTY ON-SITE SEWAGE FACILITY ORDER, NO ON-SITE SEWAGE FACILITY(S) MAY BE CONSTRUCTED OR INSTALLED WITHIN THIS SUBDIVISION SINCE EACH LOT IS WITHIN 300 FEET OF AN ORGANIZED SEWER SYSTEM.

RICHARD CHAMBERLAIN, DPH(C), MPH, RS
HEALTH DIRECTOR
CITY OF LAREDO HEALTH DEPARTMENT

DATE

PLAT APPROVAL - ROAD AND BRIDGE SUPERINTENDENT

STATE OF TEXAS
COUNTY OF WEBB

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF **PLAT OF LOT 5, BLOCK 3, OLD MILWAUKEE SUBDIVISION**, AS PREPARED BY VICTOR J. LINARES, REGISTERED PROFESSIONAL ENGINEER NO. 107498, AND SURVEYED BY FRANCISCO RAMOS, REGISTERED PUBLIC LAND SURVEYOR NO. 8873, DATED THE ____ DAY OF _____, WITH THE LAST REVISED DATE ON THE ____ DAY OF _____ EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND WEBB COUNTY MODEL SUBDIVISION RULES FOR THE RESIDENTIAL DEVELOPMENTS.

COMMISSIONERS COURT APPROVAL

STATE OF TEXAS
COUNTY OF WEBB

WE HEREBY CERTIFY THAT THIS PLAT, DESIGNATED AS THE **PLAT OF LOT 5, BLOCK 3, OLD MILWAUKEE SUBDIVISION**, WAS APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THE ____ DAY OF _____, AND MAY BE FILED IN THE PLAT RECORDS OF WEBB COUNTY BY THE WEBB COUNTY CLERK.

NOTICE IS HEREBY GIVEN THAT THE COUNTY OF THE WEBB DOES NOT ASSUME ANY OBLIGATION, NOW OR IN THE FUTURE TO FURNISH ANY SERVICES OR FACILITIES TO ANY LANDS SITUATED WITHIN THIS SUBDIVISION IN THE CONNECTION WITH WATER, SANITARY SEWER, STREET LIGHTS, FIRE PROTECTION, GARBAGE COLLECTION OR OTHER FACILITIES OF SERVICES. THE ONLY SERVICES TO BE FURNISHED BY THE WEBB COUNTY, WHILE SUCH AREA IS OUTSIDE THE LIMITS OF ANY INCORPORATED CITY OR NOT OTHERWISE SUBJECT TO CITY CONTROL AS AUTHORIZED BY THE STATE LAW, ARE THE STREETS AND STORM DRAINAGE MAINTENANCE AND REPAIR AFTER FINAL ACCEPTANCE BY THE COUNTY ROAD AND BRIDGE SUPERINTENDENT, AND POLICE PROTECTION IN AREAS WITHIN THE JURISDICTION OF THE SHERIFF'S DEPARTMENT.

HON. TAND E. TIERRA
WEBB COUNTY JUDGE

HON. JESSE GONZALEZ
COMMISSIONER PRECINCT 1

HON. ROSAURA "WAMI" TIERRA
COMMISSIONER PRECINCT 2

HON. JOHN C. GALT
COMMISSIONER PRECINCT 3

ATTESTED BY:

HON. RICARDO A. JAMES
COMMISSIONER PRECINCT 4

HON. AMBER DANIELLE BARRA
COUNTY CLERK



TAPE REG. # F-2802
OFFICE: (956) 251-2804
405 HIGHWAY 90, STE. #1
LAREDO, TX 78045

PLAT OF LOT 5, BLOCK 3,
OLD MILWAUKEE SUBDIVISION

OWNER:

JOSE LUIS AGUILAR &
WIFE FLORESTER AGUILAR
502 OLYMPIA BAY
LAREDO TX US 78041-1944

SHEET TITLE

PLAT

STATUS: PRELIMINARY

SHEET SCALE: 1"=100'

DATE: 9/5/2023

PROJECT #: A-24-007

SHEET #

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