

LEGEND

- OFF FOUND/IRON ROD
- OSI SET IF REVIS
- OPB OPEN
- OPB POINT OF BEGINNING
- OPCC POINT OF COMMENCEMENT
- YLS BUILDING SETBACK

PLAT NOTRESTRICTIONS:
THE PURPOSE OF THIS PLAT IS TO PLAT TRACT B.8E OF THE TANQUEOSTOS PARTNERSHIP II COLONIA.

1. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLINGS SHALL BE LOCATED ON EACH LOT, AS PER WEBB COUNTY MODEL SUBDIVISION RULES, 364.37 AND CITY OF LAREDO LAND DEVELOPMENT CODE SECTION 24.0.4.
3. SET BACKS FOR THIS PLAT SHALL BE DETERMINED AS PER WEBB COUNTY MODEL SUBDIVISION RULES, 364.36, SHALL APPLY UNTIL SUCH TIME THIS TRACT IS ANNEXED INTO THE CITY OF LAREDO, AT WHICH TIME SETBACKS FOR LOT 3A AND LOT 3B SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.7.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
4. WATER DISTRIBUTION AND SEWER SERVICE TO THESE LOTS WILL BE PROVIDED BY THE CITY OF LAREDO.
5. NO REPAIRS ARE REQUIRED BY THIS PLAT.
6. ACCESS TO THESE LOTS IS PROVIDED BY AN EXISTING PUBLIC ROAD (CANYON ROAD).
7. ALL IMPROVEMENTS SHALL BE AS PER CURRENT CITY OF LAREDO ORDINANCE.
8. THE EXISTING DRAINAGE PATTERNS OF THIS PLAT WILL NOT BE ALTERED TO CAUSE ANY DETRIMENTAL IMPACT ON THE ADJOINING PROPERTIES AND WILL NOT CHANGE THE DRAINAGE AS IT WAS PROPOSED AND CONSTRUCTED FROM THE ORIGINAL PLAT OF RECORD.
9. POINT OF BEGINNING FOR LOT 20, (NORTHING: 17067392.0869, EASTING: 659819.6107)

LEGAL DESCRIPTION OF

LOT B-8E
TANQUEOSTOS PARTNERSHIP II & I
VOLUME 1463, PAGE 351 W.C.O.R.
WEBB COUNTY, TX

BEING A 0.4966 ACRE TRACT OF LAND MORE OR LESS BEING ALL OF A CALLED 0.50 ACRE TRACT LOT B.8E, TANQUEOSTOS PARTNERSHIP II & I, RECORDED IN A DEED, VOLUME 566, PAGE 586, WEBB COUNTY OFFICIAL PUBLIC RECORDS, AND CORRECTED IN DEED, VOLUME 1463, PAGE 351, WEBB COUNTY OFFICIAL PUBLIC RECORDS, BEING SITUATED IN PORCION 32, ABSTRACT 296, A TRIVINO, ORIGINAL GRANTEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON ROD, BEING THE SOUTHWEST CORNER OF A CALLED 150.17 SQFT ROADWAY RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT, RECORDED IN VOLUME 762, PAGE 343, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND BEING A POINT ON THE SOUTH PROPERTY LINE OF LOT B.9, TANQUEOSTOS PARTNERSHIP II & I, RECORDED IN A DEED, VOLUME 1463, PAGE 351, WEBB COUNTY DEED RECORDS; THENCE N 29° 56' 41" E A DISTANCE OF 152.20 TO A SET 12" IRON ROD WITH PINK CAP, BEING THE NORTHWEST CORNER OF A CALLED 150.17 SQFT ROADWAY RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT, RECORDED IN VOLUME 762, PAGE 343, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND BEING A POINT ON THE SOUTH PROPERTY LINE OF LOT B.9, TANQUEOSTOS PARTNERSHIP II & I, RECORDED IN A DEED, VOLUME 1463, PAGE 351, WEBB COUNTY DEED RECORDS; AND A POINT ON THE NORTH PROPERTY LINE OF LOT B.8E, TANQUEOSTOS PARTNERSHIP II & I, RECORDED IN A DEED, VOLUME 1463, PAGE 351, WEBB COUNTY DEED RECORDS, SAID IRON ROD BEING A 48° 16' 17" E - 21.66439' FROM THE OSTENSIBLE SOUTHWEST CORNER OF PORCION 32, ABSTRACT 296, A TRIVINO, ORIGINAL GRANTEE, AND ALSO BEING THE POINT OF BEGINNING AND THE WESTERN MOST NORTHWEST CORNER HEREOF.

THENCE N 89° 14' 17" E, A DISTANCE OF 138.42', ALONG THE SOUTH PROPERTY LINE OF SAID LOT B.8W, AND THE NORTH PROPERTY LINE OF SAID LOT B.8E, TO A SET 12" IRON ROD WITH PINK CAP, BEING THE SOUTHEAST CORNER OF SAID LOT B.8W, AND AN INTERIOR CORNER OF SAID LOT B.8E, AND ALSO BEING AN INTERIOR CORNER, OF A POINT OF DEFLECTION HEREOF;

THENCE N 60° 45' 43" W, A DISTANCE OF 148.42', ALONG EAST PROPERTY OF LOT B.8W, AND THE WEST PROPERTY LINE OF LOT B.8E, TO A SET 12" IRON ROD WITH PINK CAP, BEING A POINT ON THE SOUTH PROPERTY LINE OF LOT B.8H, TANQUEOSTOS PARTNERSHIP II & I, RECORDED IN A DEED, VOLUME 1463, PAGE 351, WEBB COUNTY DEED RECORDS, AND BEING THE NORTHEAST CORNER OF SAID LOT B.8W, AND ALSO BEING THE NORTHWEST CORNER OF SAID LOT B.8E, AND THE NORTHERN MOST NORTHWEST CORNER HEREOF;

THENCE N 89° 14' 17" E, A DISTANCE OF 128.81', ALONG THE SOUTH PROPERTY LINE OF SAID LOT B.8H, AND THE NORTH PROPERTY LINE OF SAID LOT B.8E, TO A SET 12" IRON ROD WITH PINK CAP, BEING A POINT ON THE WEST BOUNDARY LINE OF THE CONSOLIDATED TOWNE EAST HOLDINGS, LTD TRACT 2, RECORDED IN VOLUME 2162, PAGE 303, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER OF SAID LOT B.8H, AND ALSO BEING THE NORTHEAST CORNER OF SAID LOT B.8E, AND THE NORTHEAST CORNER HEREOF;

THENCE S 80° 45' 26" E, A DISTANCE OF 158.42', ALONG THE WEST BOUNDARY LINE OF THE CONSOLIDATED TOWNE EAST HOLDINGS, LTD TRACT 2, AND THE EAST PROPERTY LINE OF SAID LOT B.8E, TO A SET 12" IRON ROD WITH PINK CAP, BEING THE NORTHEAST CORNER OF LOT B.8E, TANQUEOSTOS PARTNERSHIP II & I, RECORDED IN A DEED, VOLUME 1463, PAGE 351, WEBB COUNTY DEED RECORDS, AND BEING A POINT ON THE CONSOLIDATED TOWNE EAST HOLDINGS, LTD TRACT 2, AND ALSO BEING THE SOUTHEAST CORNER OF SAID LOT B.8E, AND THE SOUTHEAST CORNER HEREOF;

THENCE S 80° 45' 26" W, A DISTANCE OF 263.84', ALONG THE NORTH PROPERTY LINE OF SAID LOT B.8E, AND THE SOUTH PROPERTY LINE OF LOT B.8E, TO A SET 12" IRON ROD WITH PINK CAP, BEING THE SOUTHEAST CORNER OF SAID 150.15 SF. RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT, AND BEING A POINT ON THE SOUTH PROPERTY LINE OF SAID LOT B.8E, AND ALSO BEING THE SOUTHWEST CORNER HEREOF;

THENCE N 60° 46' 37" E, A DISTANCE OF 10.81', ALONG THE EAST PROPERTY LINE OF SAID 150.17 SF. TRACT, TO THE POINT OF BEGINNING OF THIS 0.4966 ACRE TRACT OF LAND, MORE OR LESS.

WEBB COUNTY DESIGNATED REPRESENTATIVE CERTIFICATE

STATE OF TEXAS
COUNTY OF WEBB

BY MY SIGNATURE BELOW, I HEREBY CERTIFY THAT I HAVE REVIEWED THIS SUBDIVISION PLAT OR REPLAT TITLED PLAT OF LOT B.8E, TANQUEOSTOS PARTNERSHIP II SUBDIVISION AND HAVE MADE THE FOLLOWING DETERMINATIONS AS IT RELATES TO THE WEBB COUNTY PRIVATE SEWAGE FACILITY ORDER (PSSP) ADPSS 2008 AS AMENDED:

1. THE AREA IN WEBB COUNTY'S JURISDICTION MAY NOT BE FEASIBLE FOR A PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM UNDER WEBB COUNTY'S PRIVATE SEWAGE FACILITY ORDER.

DIANA CANTILLI, CFM, DE
WEBB COUNTY ASSISTANT PLANNING DIRECTOR
TEC D.C. LICENSE NO. 05003048

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, _____, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THAT FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 20____, WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF 2024 AT _____ O'CLOCK _____ IN VOLUME _____ PAGE _____ OF THE MAP RECORDS OF SAID COUNTY.

PLAT APPROVAL - COUNTY ENGINEER

I HAVE REVIEWED THIS PLAT IDENTIFIED AS PLAT OF LOT B.8E, TANQUEOSTOS PARTNERSHIP II SUBDIVISION, PREPARED BY RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL ENGINEERING NO. 108833, AND SURVEYED ALSO BY RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6573, DATED ON _____, WITH THE LAST REVISED DATE ON _____, 20____, 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 THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER.

GUILLERMO B. CUELLAR, PE
COUNTY ENGINEER

PUBLIC HEALTH REQUIREMENTS

STATE OF TEXAS
COUNTY OF WEBB

THIS PLAT OF PLAT OF LOT B.8E, TANQUEOSTOS PARTNERSHIP II SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF LAREDO HEALTH DEPARTMENT WHICH HEREBY CERTIFIES THAT SOILS CHARACTERISTICS AND LOT SIZES GENERALLY MEETS THE REQUIREMENTS OF THIS DEPARTMENT. THIS CERTIFICATION IS BASED ON A GENERAL OVERVIEW OF SOIL CHARACTERISTICS AND A SMALL SAMPLE OF SOIL BORINGS WHICH ARE INSUFFICIENT TO DETERMINE THE SUITABILITY OF ANY PARTICULAR LOT. THIS CERTIFICATE DOES NOT INDICATE NOR IMPLY THAT EVERY LOT IS CAPABLE OF ON-SITE SEWAGE DISPOSAL. GENERALLY THIS PLAT AS ORIGINALLY SUBMITTED MEETS THE REQUIREMENTS OF THE WEBB COUNTY PRIVATE SEWAGE FACILITY ORDER SUBJECT TO ADDITIONAL REQUIREMENTS AND ACQUISITION OF PERMIT OR LICENSE AS SPECIFIED ON PARAGRAPH BELOW.

IN THE EVENT THAT A BUYER, OWNER, PURCHASER, LESSEE OR RENTER DESIRES TO CONSTRUCT A PRIVATE SEWAGE DISPOSAL FACILITY ON ANY LOT, THEN HE OR SHE MUST FIRST OBTAIN A PERMIT TO CONSTRUCT SAID FACILITY AND FURTHER THAT A LICENSE TO OPERATE SHALL BE REQUIRED FOR THE OPERATION OF SUCH PRIVATE SEWAGE DISPOSAL FACILITY. SUCH PERMIT AND LICENSE SHALL ONLY BE ISSUED AFTER CLOSE EXAMINATIONS OF SUBJECT LOT AS TO WHETHER IT MEETS ALL REQUIREMENTS FOR ON-SITE SEWAGE DISPOSAL. THIS IS NECESSARY IN ORDER TO COMPLY WITH THE RULES OF WEBB COUNTY, TEXAS, WHEN PRIVATE SEWAGE FACILITIES AS ADOPTED BY THE COMMISSIONERS COURT OF WEBB COUNTY, TEXAS, ON APRIL 24, 2006.

DR. RICHARD A. CHAMBERLAIN
DIRECTOR
CITY OF LAREDO HEALTH DEPARTMENT

PLAT APPROVAL - ROAD & BRIDGE SUPERINTENDENT

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF PLAT OF LOT B.8E, TANQUEOSTOS PARTNERSHIP II SUBDIVISION AS PREPARED BY RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL ENGINEERING NO. 108833, AND RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6573, DATED THE ____ DAY OF _____, 20____, 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.

JOSE LUIS NEIRA
ROAD & BRIDGE SUPERINTENDENT

WEBB COUNTY FLOODPLAIN DETERMINATION CERTIFICATE

BY MY SIGNATURE BELOW, I ATTEST THAT I HAVE REVIEWED THIS SUBDIVISION PLAT OR REPLAT ENTITLED PLAT OF LOT B.8E, TANQUEOSTOS PARTNERSHIP II SUBDIVISION, AND HAVE MADE THE FOLLOWING DETERMINATIONS AS IT RELATES TO WEBB COUNTY'S FLOODPLAIN MANAGEMENT REGULATIONS PURSUANT TO THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER (FDPO) EFFECTIVE AUGUST 12, 2019:

1. THE BOUNDARIES OF THIS PLAT OR REPLAT DO NOT ENCOMPASS ANY PORTION OF:

a. THE AREAS OF SPECIAL FLOOD HAZARD IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL (NO. 48479C1285C, DATED APRIL 2, 2008) OR

b. THE ADDITIONAL AREA OF SPECIAL FLOOD HAZARD AS SET OUT BY THE WEBB COUNTY FDPO (A.K.A., THE LOCAL REGULATORY FLOODPLAIN) PURSUANT TO ARTICLE 6, SECTION B(2), AND

2. BASED ON THE ABOVE DETERMINATIONS MADE AT THE TIME OF ITS FILING, THIS PLAT OR REPLAT IS NOT SUBJECT TO FURTHER REGULATION UNDER ARTICLE 6, SECTION B(3) AND ARTICLE 5, SECTION C OF THE WEBB COUNTY FDPA AS A CONDITION PRECEDENT TO PLAT APPROVAL.

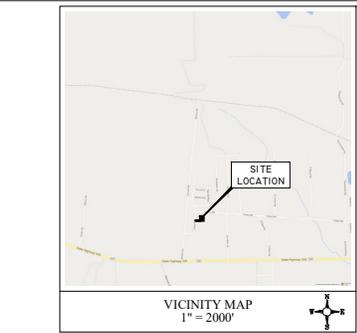
ATTESTED BY: _____
JORGE A. CALDERON, CFM
COUNTY PLANNING DIRECTOR
FLOODPLAIN ADMINISTRATOR

FLOOD PLAIN AND DRAINAGE CERTIFICATION

THAT, I, FRANCISCO RAMOS, P.E., REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, NO. 108833, DO HEREBY CERTIFY THAT THIS PROPERTY LOTS 15A AND 15B, PUEBLO NUEVO SUBDIVISION, ARE NOT WITHIN THE 100 YEAR FLOOD ZONE ACCORDING TO FEMA MAP 48479C1285C, WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND THAT ALL DRAINAGE FLOW OF THE EXISTING LOT WILL REMAIN IN ITS NATURAL DRAINAGE FLOW AND ALL STORM DRAINAGE WILL BE DRAINING AWAY FROM ALL BUILDINGS.

FRANCISCO RAMOS, PE - NO. 108833

DATE _____



PLAT APPROVAL - COUNTY PLANNING DEPARTMENT

I HAVE REVIEWED THIS PLAT IDENTIFIED AS PLAT OF LOT B.8E, TANQUEOSTOS PARTNERSHIP II SUBDIVISION, PREPARED BY RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL ENGINEERING NO. 108833, AND SURVEYED ALSO BY RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6573, DATED ON _____, WITH THE LAST REVISED DATE ON _____, 20____, 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 THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER.

JORGE A. CALDERON, CFM
COUNTY PLANNING DIRECTOR

COMMISSIONERS COURT APPROVAL

STATE OF TEXAS
COUNTY OF WEBB

WE HEREBY CERTIFY THAT THIS PLAT, DESIGNATED AS THE PLAT OF LOT B.8E, TANQUEOSTOS PARTNERSHIP II SUBDIVISION, WAS APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THE ____ DAY OF _____, 20____, 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, NOTED OR IN THE FUTURE, TO FURNISH ANY SERVICES OR FACILITIES TO ANY LANDS SITUATED WITHIN THIS 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 STREETS AND STORM DRAINAGE MAINTENANCE AND REPAIR AFTER FINAL ACCEPTANCE BY THE COUNTY ROAD AND BRIDGE SUPERINTENDENT IS POLICE PROTECTION IN AREAS WITHIN THE JURISDICTION OF THE SHERIFF'S DEPARTMENT.

HONORABLE YANO E. TIERRINA
WEBB COUNTY JUDGE

HONORABLE JESSE GONZALEZ
COMMISSIONER PRECINCT 1

HONORABLE RICARDO A. JAMME
COMMISSIONER PRECINCT 4

HONORABLE MAGGIE RAMIREZ BARRA
WEBB COUNTY CLERK



Drawn By:	F.R.	Date:	02.12.2024
Checked By:	DATE:		
Approved By:	DATE:		
File:	20-561-TANQUEOSTOS TRACT B.8E - PLAT - SHEET 2.000		

OWNER	ENGINEER / SURVEYOR
ALEJANDRA M. CASTANEDA 230 ARCO IRIS RD LAREDO, TX 78043	FRANCISCO RAMOS, PE, RPLS RAMOS ENGINEERING, PLLC 4800 MIMS AVE., STE. #2 LAREDO, TX 78041 (956) 339 - 7003

RAMOS ENGINEERING, PLLC

4820 MIMS AVE., STE. #2
LAREDO, TEXAS 78041
O- 956.539.7003

ENG # F-23568
SUR # 1034971
www.RamosEng.com

PLAT OF		NO.	DATE	REVISION

LOT B-8E
TANQUEOSTOS PARTNERSHIP II SUBDIVISION
WEBB COUNTY, TEXAS

SHEET: 1 of 1