

LINE TABLE		
LINE #	LENGTH	BEARING
L1	54.51'	S89° 12' 24"E

BLOCK 1229, EASTERN DIVISION			
PROPERTY OWNERSHIP TABLE (D.R.W.C.T.)			
No.	OWNER	VOLUME	PAGES
①	JOHN VALLS AND ALFONSO VALLS	218	337-338
②	JOHN VALLS AND ALFONSO VALLS	218	337-338
③	ESA RAMIREZ PROPERTIES LLC	3599	832
④	ALICIA Y. HUSB. HOMERO R. SANCHEZ	237	372
⑤	CYNTHIA E. SANCHEZ	4524	296

MY COMMISSION EXPIRES: _____

DATE _____

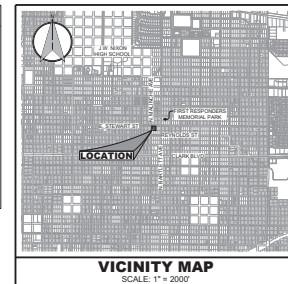
DATE _____

DAT

DEPUTY

DATE _____

OWNER:
DR. PATRICK L. VALLS
8503 CALLOW COURT
LAREDO, TEXAS 78045
(956) 744-7676



1. THE PURPOSE OF THIS DEED IS TO RECONFIGURE TWO (2) PLATTED LOTS.
2. THIS DEED DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS. NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NO MORE THAN TWO (2) UNITS PER LOT.
3. ALL SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. THE OFFICIAL SETBACK LINE SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 20-77.1 OF THE JAREDLO LAND DEVELOPMENT CODE.
4. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION
5. ELEMENT OF THE CITY OF JAREDLO COMPREHENSIVE PLAN.
6. EXISTING NON-CONFORMING STRUCTURES ENCRACHING WITHIN SETBACKS MAY NOT ENCRACH FURTHER IN THE FUTURE. EXISTING STRUCTURES BEING DEMOLISHED, NEW CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF JAREDLO LAND DEVELOPMENT CODE ORDINANCES.
7. EXISTING NON-CONFORMING STRUCTURES ENCRACHING WITHIN SETBACKS MAY NOT ENCRACH FURTHER IN THE FUTURE. SHOULD THE EXISTING STRUCTURES BE DEMOLISHED OR CONFORMING STRUCTURES, THEY SHALL COMPLY WITH THE CURRENT CITY OF JAREDLO LAND DEVELOPMENT CODE ORDINANCES.

A 13,130 SQ. FT., TRACT OF LAND, MORE OR LESS, BEING THE NORTH 94.90 FEET OF LOTS 1 & 2, BLOCK 1229, EASTERN DIVISION, CITY OF LAREDO, SITUATED IN PORCION 799, ABSTRACT 239, CITY OF LAREDO, WEBB COUNTY, TEXAS

A 6,111 SQ. FT., TRACT OF LAND, MORE OR LESS, BEING THE SOUTH 44.00 FEET OF LOTS 1 & 2, BLOCK 1229, EASTERN DIVISION, CITY OF LAREDO, SITUATED IN PORCION 799, ABSTRACT 239, CITY OF LAREDO, WEBB COUNTY, TEXAS

CALLED TO BE: WEST 277.76'
 MEASURED BY G.P.S., TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD 83 TO BE:
 N 89°27'01" E 279.30'

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 MEASURED BY G.P.S., TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD 83 TO BE:
 N 89°27'01" E 279.30'

<div style="text-align: center;">  KCI TECHNICALS </div>	Escrowed Powers Scurato <i>Courtesy: Mervin</i> 7100 N. Reed Street, Suite 201 Los Angeles, CA 90048 Phone (818) 726-7844 Telex Registration No. F-10773 TYCINR 818/US	NO DATE REVISION DESCRIPTION DRAWN BY JJC CHECKED BY JJC FILE REE JOB #	PROJECT 47875 STATUS FINAL PLOT DATE 06/06/20
<div style="text-align: center;"> 1 SHEET </div>	REPEAT OF LOTS 1 & 2, BLOCK 1229, CITY OF LAREDO, EASTERN DIVISION INTO LOTS 1A & 2A, BLOCK 1229, CITY OF LAREDO, EASTERN DIVISION		
	OF 1		