

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 0.33 ACRES, MORE OR LESS, SITUATED IN PORCIÓN 47, ABSTRACT 238, CITY OF LAREDO, ORIGINAL GRANTEE, WEBB COUNTY, TX, SAID 0.33 ACRES TRACT OF LAND BEING OUT OF THE PARTITION OF THE FELIX VELA ESTATE RECORDED IN VOLUME 1059, PAGES 197-223, REAL PROPERTY RECORDS OF WEBB COUNTY, TX, THIS 0.33 ACRES TRACT OF LAND IS ALSO OUT OF THE FELIX ESTATE SUBDIVISION, UNIT I AS PER VOLUME 30, PAGE 22, PUBLIC RECORDS OF WEBB COUNTY, TX.

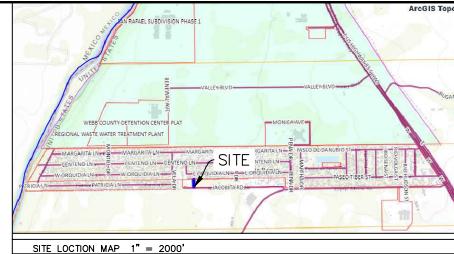
BEGINNING ON FOUND IRON ROD (X:664109.1702, Y:17021996.0685) LOCATED ON THE NORTHERN RIGHT-OF-WAY FROM JACOBITA RD AND BEING THE SOUTHEASTERN CORNER FROM LOT 7, BLOCK 4, FELIX ESTATE SUBDIVISION, UNIT I (VOL. 30, PG. 22, P.R.W.C.T.)

THENCE, N 00°22'40" W, A DISTANCE OF 282.88', ALONG THE EASTERN PROPERTY LINE FROM LOT 7, BLOCK 4, FELIX ESTATE SUBDIVISION, UNIT I, TO A SET IRON ROD WHICH IS THE NORTHWESTERN CORNER HEREOF;

THENCE, N 89°36'20" E, A DISTANCE OF 51.21', ALONG THE SOUTHERN PROPERTY LINE FROM RIO BRAVO SUBDIVISION, UNIT III (VOL. 7, PG. 59, P.R.W.C.T.), TO A SET IRON ROD WHICH IS THE NORTHEASTERN CORNER HEREOF;

THENCE S 00°22'40" E, A DISTANCE OF 282.88', ALONG THE EASTERN PROPERTY LINE FROM LOT 11, BLOCK 4, FELIX ESTATE SUBDIVISION, UNIT I, TO A FOUND IRON ROD WHICH IS THE SOUTHEASTERN CORNER HEREOF;

THENCE, S 89°36'20" W, A DISTANCE OF 51.21', ALONG THE NORTHERN RIGHT-OF-WAY FROM JACOBITA RD, TO THE POINT OF BEGINNING.



PLAT NOTES:

- NOTICE IS FURTHER GIVEN THAT THE CITY OF LAREDO DOES NOT ASSUME ANY OBLIGATIONS TO FURNISH ANY SERVICE, MAINTENANCE OR FACILITIES TO ANY LAND SITUATED WITHIN THIS LOT IN CONNECTION WITH STREET IMPROVEMENTS, DRAINAGE IMPROVEMENTS, GARBAGE COLLECTION, STREET LIGHTS OR OTHER FACILITIES OR SERVICES, UNTIL SUCH A TIME AS THE AREA IS INCORPORATED.
- 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 IS EXISTING.

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS PERSONALLY APPEARED JUANITA SAUCEDO, KNOWN TO BE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED AND THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS ____ DAY OF _____, 2026 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

CERTIFICATE OF OWNER
STATE OF TEXAS
COUNTY OF WEBB

I, JUANITA SAUCEDO, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT I, IN WEBB COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER, ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS ____ DAY OF _____, 2026, A.D.

JUANITA SAUCEDO

DATE

CERTIFICATE OF ENGINEER
STATE OF TEXAS:

I, ALFREDO T. GUERRA, THE UNDERSIGNED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF WATER, SEWER SERVICES, 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 WEBB COUNTY COMMISSIONERS COURT.

ALFREDO T. GUERRA, P.E. No. 86263-TX

DATE



PLANNING COMMISSION APPROVAL

THIS PLAT OF LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT I, HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TX, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE _____ DAY OF _____, 2026.

DANIELLA SADA PAZ

DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORDS OF THIS PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 2026. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

CERTIFICATE OF SURVEYOR
STATE OF TEXAS

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 WHERE FOUND OR PLACED UNDER MY SUPERVISION.

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

DATE



VANESSA GUERRA, A.I.C.P.
DIRECTOR, PLANNING AND ZONING DEPT.

DATE

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, TEXAS HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF 2026 WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDED IN MY OFFICE ON THE _____ DAY OF _____, 2026, AT _____ O'CLOCK _____ IN VOLUME _____ PAGE _____ OF THE MAP RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

DEPUTY: _____

COUNTY CLERK
WEBB COUNTY, TEXAS

FINAL PLAT

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

LOT 8, BLOCK 4
FELIX VELA ESTATE SUBDIVISION, UNIT 1
A TRACT OF LAND CONTAINING 0.33 ACRES, MORE OR LESS,
SITUATED IN PORCIÓN 47, ABSTRACT 238, CITY OF LAREDO - O.C.,
WEBB COUNTY, TX

LOCATED WITHIN FELIX VELA ESTATE SUBD., UNIT 1

DRAWN BY: A.T.G. FILE: JUANITA SAUCEDO... DATE: 14-JAN-2026

CHECKED BY: A.T.G. SCALE: 24X36 SIZE: 1" = 100'

APPROVED BY: A.T.G. SHEET 1 OF 3

PLAT APPROVAL - CITY ENGINEER
I HAVE REVIEWED THIS PLAT OF LOT 8, BLOCK 4, FELIX ESTATE SUBDIVISION, UNIT I, PREPARED BY ALFREDO T. GUERRA, P.E. NO. 86263-TX, AND DATED THE _____ DAY OF _____, 2026 WITH THE LAST REVISION DATE ON THE _____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TX

ELIUD DE LOS SANTOS, P.E.
CITY ENGINEER

DATE

OWNER / DEVELOPER :
JUANITA SAUCEDO
502 RIO SENA
RIO BRAVO, TX 78046
(956)415-1341

SURVEYOR / ENGINEER :
GUERRA ENGR. & SURV. CO.
507 SURREY RD.
LAREDO, TX 78041
956-718-2600
fred_ges@sbcglobal.net

WEBB COUNTY COMMISSIONERS COURT APPROVAL

WE HEREBY CERTIFY THAT THIS PLAT DESIGNATED AS THE LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1, WAS SUBMITTED FOR THE WEBB COUNTY COMMISSIONERS COURT'S CONSIDERATION UNDER THE PROVISIONS OF THE WEBB COUNTY MODEL SUBDIVISION RULES AND THE WEBB COUNTY SUBDIVISION REGULATIONS.

THE COUNTY OF WEBB HEREBY PARTICIPATES IN THE APPLICATION FOR THE FILING OF THIS PLAT WITH THE CITY OF LAREDO IN CONFORMANCE TO THE MODEL SUBDIVISION RULES FOR THE EXTENSION OF WATER AND WASTEWATER SERVICES TO ECONOMICALLY DISTRESSED AREAS PROGRAM (EDAP) ELIGIBLE CUSTOMERS IN CONFORMANCE WITH RESOLUTION 2009-R-105 WHEREBY THE CITY OF LAREDO FULLY SUPPORTS THE COUNTY OF WEBB IN PROVIDING FIRST-TIME WATER AND WASTEWATER SERVICES TO THE FELIX VELA TRACT.

NOTICE IS FURTHER GIVEN THAT THE COUNTY OF WEBB DOES NOT ASSUME ANY OBLIGATIONS, NOW OR IN THE FUTURE, TO FURNISH ANY SERVICE OR FACILITIES TO ANY LAND SITUATED WITHIN THIS SUBDIVISION IN CONNECTION WITH FIRE PROTECTION, GARBAGE COLLECTION, STREET LIGHTS, 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 WATER AND SANITARY SEWER SERVICES, STREET AND STORM DRAINAGE MAINTENANCE AND REPAIR, AND POLICE PROTECTION IN AREAS WITHIN THE JURISDICTION OF THE SHERIFF'S DEPARTMENT.

APPROVED BY MAJORITY VOTE OF THE WEBB COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____ 2026, THIS PLAT, DESIGNATED AS THE LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1, MAY BE FILED FOR RECORD IN THE WEBB COUNTY PLAT RECORDS.

HONORABLE TANO TIJERINA
WEBB COUNTY JUDGE

_____ DATE

HONORABLE JESEE GONZALEZ
COMMISSIONER PRECINCT 1

_____ DATE

HONORABLE ROSAURA "WAWI" TIJERINA
COMMISSIONER PRECINCT 2

_____ DATE

HONORABLE JOHN C. GALO
COMMISSIONER PRECINCT 3

_____ DATE

HONORABLE RICARDO A. JAIME
COMMISSIONER PRECINCT 4

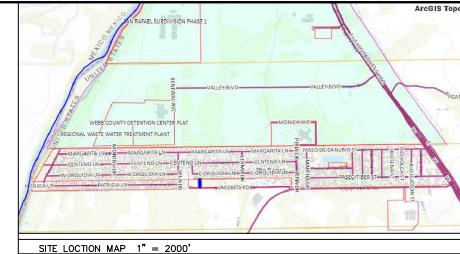
_____ DATE

PLAT APPROVAL – COUNTY PLANNING DEPARTMENT

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING DATA OF LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1 WITH THE LAST REVISED DATE 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 SUBDIVISION REGULATIONS, THE WEBB COUNTY MODEL SUBDIVISION RULES AND THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER. THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE WEBB COUNTY PLANNING ADVISORY BOARD ON THE _____ DAY OF _____ 2026.

JORGE A. CALDERON, CFM
WEBB COUNTY PLANNING DIRECTOR

_____ DATE



PLAT APPROVAL – COUNTY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1 AS PREPARED BY ALFREDO T. GUERRA, REGISTERED PROFESSIONAL ENGINEER NO. 86269-TEXAS, AND SURVEYED BY ALFREDO T. GUERRA, REGISTERED PUBLIC LAND SURVEYOR NO. 5702-TEXAS, WITH THE LAST REVISED DATE 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 SUBDIVISION REGULATIONS AND THE WEBB COUNTY MODEL RULES. FURTHERMORE, I OR MY AUTHORIZED REPRESENTATIVE HAVE MADE AN ON-SITE INSPECTION OF THE PUBLIC IMPROVEMENTS AND HAVE THEM IN COMPLIANCE.

LUIS PEREZ GARCIA
WEBB COUNTY ENGINEER

_____ DATE

PLAT APPROVAL – ROAD AND BRIDGE SUPERINTENDENT

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1 AS PREPARED BY ALFREDO T. GUERRA, REGISTERED PROFESSIONAL ENGINEER NO. 86269-TEXAS, AND SURVEYED BY ALFREDO T. GUERRA, REGISTERED PUBLIC LAND SURVEYOR NO. 5702-TEXAS, WITH THE LAST REVISED DATE 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 SUBDIVISION REGULATIONS AND THE WEBB COUNTY MODEL RULES. FURTHERMORE, I OR MY AUTHORIZED REPRESENTATIVE HAVE MADE AN ON-SITE INSPECTION OF THE PUBLIC IMPROVEMENTS AND HAVE THEM IN COMPLIANCE.

JOSE LUIS NEIRA
WEBB COUNTY ROAD AND BRIDGE
DIRECTOR

_____ DATE

OWNER / DEVELOPER :
JUANITA SAUCEDO
502 RIO SENA
RIO BRAVO, TX 78046
(956)415-1341

SURVEYOR / ENGINEER :
GUERRA ENGR. & SURV. CO.
507 SURREY RD.
LAREDO, TX 78041
956-718-2600
fred_ges@sbcglobal.net

FINAL PLAT
GUERRA ENGINEERING & SURVEYING CO.
LAREDO, TX 78041 956-718-2600 fred_ges@sbcglobal.net
ENGR FIRM # F-948 SURV. FIRM # 100173-00

LOT 8, BLOCK 4
FELIX VELA ESTATE SUBDIVISION, UNIT 1
A TRACT OF LAND CONTAINING 0.38 ACRES, MORE OR LESS,
SITUATED IN PARCION 47, ABST. 239, CITY OF LAREDO - 06,
WEBB COUNTY, TX
LOCATED WITHIN FELIX VELA ESTATE SUBD., UNIT 1
DRAWN BY: A.T.G. FILE: JUANITA SAUCEDO... DATE: 14-JAN-2026
CHECKED BY: A.T.G. SCALE: 24X36 SIZE: 1" = 100'
APPROVED BY: A.T.G. SHEET 3 OF 3