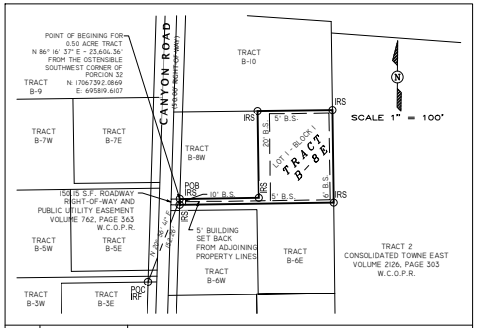

LOT	AREA(ACRES)
1	0.4966

PLAT OF

A CALLED 0.50 ACRE TRACT
TRACT B-8E OF THE
TANQUECITOS PARTNERSHIP II SUBDIVISION
VOLUME 5656, PAGE 586, WEBB COUNTY OFFICIAL PUBLIC RECORDS
WEBB COUNTY, TEXAS

SAVE AND EXCEPT 150.15 SQUARE FOOT TRACT OF LAND
ROAD WAY RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT
VOLUME 762, PAGE 363, WEBB COUNTY DEED RECORDS
WEBB COUNTY, TEXAS

LEGEND

○RF	FOUND IRON ROD
○IRS	SET 1/2" IRON ROD
○POB	POINT OF BEGINNING
○POC	POINT OF COMMENCEMENT
X B.S.	BUILDING SET BACK

PLAT NOTES/RESTRICTIONS:

THE PURPOSE OF THIS PLAT IS TO PLAT TRACT B-8E OF THE TANQUESITOS 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 24.80.4.
3. SET BACKS FOR THIS PLAT SHALL BE DETERMINED AS PER WEBB COUNTY MODEL SUBDIVISION RULES, 364.36, SHALL APPLY UNTIL SUCH TIME THIS TRACK IS ANNEXED INTO THE CITY OF LAREDO, AT WHICH TIME SETBACKS FOR THIS LOT SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 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 SIDEWALKS ARE REQUIRED BY THIS PLAT.
6. ACCESS TO THIS LOTS IS PROVIDED BY AN EXISTING PUBLIC ROAD. (CANYON ROAD), NO FENCING SHALL BE ERECTED ON SOUTHWEST 135 LF PROPERTY LINE OF THIS TRACT TO ALLOW FOR FIRE APPARATUS EMERGENCY ENTRY.
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. A NEW DRAINAGE REPORT AND CALCULATIONS WILL BE REQUIRED IF LAND USE CHANGES FROM RESIDENTIAL.
9. POINT OF BEGINNING FOR LOT 29, (NORTHING: 17067392.0869', EASTING: 695819.6107')

LEGAL DESCRIPTION OF

LOT B-8E
TANQUESITOS PARTNERSHIPS II & I
VOLUME 5653, 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, TANQUESITOS PARTNERSHIPS II & I, RECORDED IN A DEED, VOLUME 5656, PAGE 586, WEBB COUNTY OFFICIAL PUBLIC RECORDS, AND CORRECTED IN A DEED, RECORDED IN VOLUME 5658, PAGE 671, WEBB COUNTY OFFICIAL PUBLIC RECORDS, BEING SITUATED IN PORCION 32, ABSTRACT 296, A. TREVINO, 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 341, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND BEING A POINT ON THE SOUTH PROPERTY LINE OF LOT B-3W, TANQUESITOS PARTNERSHIPS II & I, RECORDED IN A DEED, VOLUME 1463, PAGE 351, WEBB COUNTY DEED RECORDS, THENCE **N 20° 56' 41" E** A DISTANCE OF **152.26'** TO A SET 1/2" IRON ROD WITH PINK CAP, BEING THE NORTHEAST CORNER OF A CALLED 150.17 SQFT ROADWAY RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT, RECORDED IN VOLUME 762, PAGE 363, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND BEING A POINT ON THE SOUTH PROPERTY LINE OF LOT B-8W TANQUESITOS PARTNERSHIPS 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 TANQUESITOS PARTNERSHIPS II & I, RECORDED IN A DEED, VOLUME 1463, PAGE 351, WEBB COUNTY DEED RECORDS, SAID IRON ROD BEING *N 86° 16' 37" E ~ 23.60±.36'* FROM THE OSTENSIBLE SOUTHWEST CORNER OF PORCION 32, ABSTRACT 296, A. TREVINO, ORIGINAL GRANTEE, AND ALSO BEGIN THE **POINT OF BEGINNING** AND THE WESTERN MOST NORTHWEST CORNER HEREOF;

THENCE **N 89° 14' 17" E,** A DISTANCE OF **135.02',** ALONG THE SOUTH PROPERTY LINE OF SAID LOT B-8W, AND THE NORTH PROPERTY LINE OF SAID LOT B-8E, TO A SET 1/2" 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 AND A POINT OF DEFLECTION HEREOF;

THENCE **N 00° 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 1/2" IRON ROD WITH PINK CAP, BEING A POINT ON THE SOUTH PROPERTY LINE OF LOT B-10, TANQUESITOS PARTNERSHIPS 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** DISTANCE OF **128.01',** ALONG THE SOUTH PROPERTY LINE OF SAID LOT B-10, AND THE NORTH PROPERTY LINE OF SAID LOT B-8E, TO A SET 1/2" 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 SOUTHEAST CORNER OF SAID LOT B-10, AND ALSO BEING THE NORTHEAST CORNER OF SAID LOT B-8E, AND THE NORTHEAST CORNER HEREOF;

THENCE **S 00° 45' 26" E** 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 1/2" IRON ROD WITH PINK CAP, BEING THE NORTHEAST CORNER OF LOT B-6E, TANQUESITOS PARTNERSHIPS 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 00° 45' 26" W** DISTANCE OF **263.46',** ALONG THE NORTH PROPERTY LINE OF SAID LOT B-6E, AND THE SOUTH PROPERTY LINE OF LOT B-8E, TO A SET 1/2" IRON ROD WITH PINK CAP, BEING THE SOUTHEAST CORNER OF SAID 150.15 S.F. 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 01° 46' 37" E** DISTANCE OF **10.01,** ALONG THE EAST PROPERTY LINE OF SAID 150.17 S.F. TRACT, TO THE **POINT OF BEGINNING** OF THIS 0.4966 ACRE TRACT OF LAND, MORE OR LESS.

WATER SUPPLY: DESCRIPTIONS COSTS AND OPERABILITY DATE

PLAT OF LOT B-8E TANQUESITOS PARTNERSHIP II SUBDIVISION IS PROVIDED WITH POTABLE WATER BY THE CITY OF LAREDO. THE CITY OF LAREDO HAS AN EXITING 8IN DIAMETER WATER LINE ALONG THE WEST RIGHT-OF-WAY OF CANYON ROAD. AN EXISTING 1IN DOUBLE SERVICE IS CONNECTED TO TWO EXISTING WATER SERVICES, ONE SERVICES EXISTING LOT B-8W, AND THE OTHER EXISTING WATER METER WILL SERVICE LOT B-8E. THE SUBDIVIDER IN ADDITION PAID THE CITY OF LAREDO THE SUM OF _____ FOR THE WATER FEES, AND _____ OF WATER AVAILABILITY FEES.

SEWAGE FACILITIES: DESCRIPTIONS, COSTS, AND OPERABILITY DATE

SEWAGE FROM PLAT OF LOT B-8E TANQUESITOS PARTNERSHIP II SUBDIVISION IS PROVIDED WITH SANITARY SEWER BY THE CITY OF LAREDO. THE CITY OF LAREDO HAS AN EXISTING 8IN DIAMETER SEWER ALONG THE EAST RIGHT-OF-WAY OF CANYON ROAD. AN EXISTING 6IN DOUBLE SERVICE CONNECTION SERVICES EXISTING LOT B-6E AND WILL SERVICE LOT B-8E ALSO. THIS IS IN ACCORDANCE WITH THE CITY OF LAREDO INSPECTIONS AND APPROVALS. THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM OF _____ FOR THE SEWER FEES.

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

EL PLAT OF LOT B-8E TANQUESITOS PARTNERSHIP II SUBDIVISION CUENTA CON SUMINISTRO DE AGUA POTABLE POR PARTE DE LA CIUDAD DE LAREDO. LA CIUDAD DE LAREDO TIENE UNA LÍNEA DE AGUA EXISTENTE DE 8 PULGADAS DE DIÁMETRO A LADO VÍA OESTE DE LA CALLE CANYON ROAD. UN SERVICIO DOBLE EXISTENTE DE 1 PULGADA ESTÁ CONECTADO A DOS MEDIDORES DE AGUA EXISTENTES: UNO DA SERVICIO AL LOTE B-8W EXISTENTE Y EL OTRO MEDIDOR DE AGUA EXISTENTE DARÁ SERVICIO AL LOTE B-8E. ADEMÁS, EL SUBDIVISOR PAGÓ A LA CIUDAD DE LAREDO LA CANTIDAD DE _____ POR CONCEPTO DE CUOTAS DE AGUA Y _____ POR CONCEPTO DE CUOTAS DE DISPONIBILIDAD DE AGUA.

DRENAJE SANITARIO Y ALCANTARILLADO: DESCRIPCIONES, COSTOS Y FECHA OPERABILIDAD

EL DRENAJE SANITARIO DESTÀ PLAT OF LOT B-8E TANQUESITOS PARTNERSHIP II SUBDIVISION CUENTAN CON CONEXIÓN AL SISTEMA DE ALCANTARILLADO SANITARIO PROPORCIONADO POR LA CIUDAD DE LAREDO. LA CIUDAD DE LAREDO TIENE UNA LÍNEA DE ALCANTARILLADO EXISTENTE DE 8 PULGADAS DE DIÁMETRO A LADO VÍA ESTE DE LA CALLE CANYON ROAD. UN SERVICIO SANITARIO DOBLE EXISTENTE DE 6 PULGADAS DA SERVICIO AL LOTE B-6E EXISTENTE Y DARÁ SERVICIO AL LOTE B-8E.
ESTO SE ENCUENTRA DE ACUERDO CON LAS INSPECCIONES Y APROBACIONES DE LA CIUDAD DE LAREDO. ADEMÁS, EL SUBDIVISOR PAGÓ A LA CIUDAD DE LAREDO LA CANTIDAD DE _____ POR CONCEPTO DE CUOTAS DE ALCANTARILLADO.

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.

_____ _____
FRANCISCO RAMOS, P.E. - NO 108833 DATE

VICINITY MAP
1" = 2000'

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, ALEJANDRA MEDRANO CASTANEDA, THE UNDER SIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS - PLAT OF LOT B-8E TANQUESITOS PARTNERSHIP II SUBDIVISION, COUNTY OF WEBB, STATE OF 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 PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATE, GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC IN AND FOR THE COUNTY OF WEBB, TEXAS

MY COMMISSION EXPIRES ON _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, FRANCISCO RAMOS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER, DRAINAGE LAYOUT AND APPURTENANCES; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL 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.

_____
FRANCISCO RAMOS, PE - NO. 108833

_____
DATE

STATE OF TEXAS
FRANCISCO RAMOS
108833
LICENSED
PROFESSIONAL ENGINEER

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

_____
FRANCISCO RAMOS, RPLS - NO. 6573

_____
DATE

STATE OF TEXAS
FRANCISCO RAMOS
6573
LICENSED
PROFESSIONAL
LAND SURVEYOR

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS THE PLAT OF LOT B-8E TANQUESITOS PARTNERSHIP II SUBDIVISION, PREPARED BY RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL ENGINEERING No. 108833, AND DATED ON _____ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

_____ _____
ELIUD DE LOS SANTOS, PE - CITY ENGINEER DATE

PLANNING COMMISSION APPROVAL

THIS PLAT OF PLAT OF LOT B-8E TANQUESITOS PARTNERSHIP II SUBDIVISION, HAS BEEN SUBMITTED TO THE AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE ON THE _____ DAY OF _____ 20___.

_____ _____
DANIELLA SADA PAZ DATE
P&Z CHAIRMAN

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____ 20___. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

_____ _____
VANESSA GUERRA, AICP DATE
PLANNING DIRECTOR
CITY OF LAREDO

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 TANQUESITOS PARTNERSHIP II SUBDIVISION AND HAVE MADE THE FOLLOWING DETERMINATION(S) AS IT RELATES TO THE WEBB COUNTY PRIVATE SEWAGE FACILITY ORDER ("OSSF ORDER") DATED **APRIL 24, 2006**, 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 CANTU, CFM, DR, SE
WEBB COUNTY ASSISTANT PLANNING DIRECTOR
TCEQ D.R. LICENSE NO. OSI0035048

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.

_____ _____
COUNTY CLERK DATE
WEBB COUNTY, TEXAS

PLAT APPROVAL - COUNTY ENGINEER

I HAVE REVIEWED THIS PLAT IDENTIFIED AS PLAT OF LOT B-8E TANQUESITOS 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 THE _____DAY OF _____, 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 DATE
COUNTY ENGINEER

PUBLIC HEALTH REQUIREMENTS

STATE OF TEXAS
COUNTY OF WEBB

THIS PLAT OF PLAT OF LOT B-8E TANQUESITOS 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, FOR PRIVATE SEWAGE FACILITIES AS ADOPTED BY THE COMMISSIONER'S COURT OF WEBB COUNTY, TEXAS, ON APRIL 24, 2006.

_____ _____
DR. RICHARD A. CHAMBERLAIN DATE
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 TANQUESITOS 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 __TH 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 DATE
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 TANQUESITOS 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. 48479C1385C, 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 3, 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 3, 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 DATE
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 48479C1210C, 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

STATE OF TEXAS
FRANCISCO RAMOS
108833
LICENSED
PROFESSIONAL ENGINEER

PLAT APPROVAL - COUNTY PLANNING DEPARTMENT

I HAVE REVIEWED THIS PLAT IDENTIFIED AS PLAT OF LOT B-8E TANQUESITOS 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 THE _____. DAY OF _____ 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 DATE
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 TANQUESITOS 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, NOTICED 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 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 OF 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 TANO E. TUERINA
WEBB COUNTY JUDGE

_____ _____
HONORABLE JESSE GONZALEZ HONORABLE ROSAURA "WAWI" TUERINA
COMMISSIONER PRECINCT 1 COMMISSIONER PRECINCT 2

_____ _____
HONORABLE JOHN C. GALO HONORABLE RICARDO A. JAIME
COMMISSIONER PRECINCT 3 COMMISSIONER PRECINCT 4

ATTESTED BY:

_____
HONORABLE MAGGIE RAMIREZ IBARRA
WEBB COUNTY CLERK

0 25' 50' 100' 200' SCALE: 1" = 100'	No.	DATE	REVISION
DRAWN BY: F.R. DATE: 04.27.2026	-	-	
CHECKED BY: DATE: -			
APPROVED BY: DATE: -			
FILE: 25-561-TANQUESITOS TRACT B-8E - PLAT - SHEET 2.DWG			

OWNER
ALEJANDRA M. CASTANEDA
230 ARCO IRIS RD.
LAREDO, TX 78043

ENGINEER / SURVEYOR
FRANCISCO RAMOS, PE, RPLS
RAMOS ENGINEERING, PLLC
4820 MIMS AVE., STE. #2
LAREDO, TX 78041
(956) 539 - 7003

RAMOS ENGINEERING, PLLC

4820 MIMS AVE., STE. #2
LAREDO, TEXAS 78041
O: 956.539.7003
ENG # F-23568
SUR # 10194771
www.RamosEng.com

PLAT OF
LOT B-8E
TANQUECITOS PARTNERSHIP II SUBDIVISION
WEBB COUNTY, TEXAS

SHEET:
1 OF 1

C:\Users\FranRamos\OneDrive - Ramos Engineering, PLLC\Projects\Year 4 - 2025\2025-561-Tanquesitos Tract B-8E - PLAT\2 - Plat Production\plat\Plat v25-561-Tanquesitos Tract B-8E - PLAT - Sheet 2.dwg