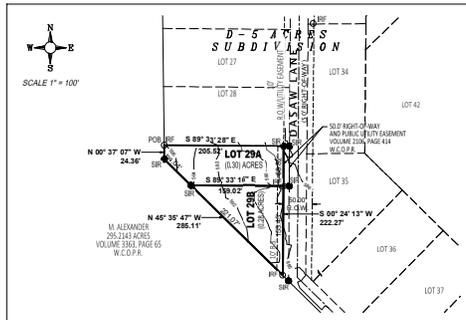


AS PLATTED
LOT 29
D-5 ACRES SUBDIVISION
TRACT "A" AND TRACT "B"
PER DEED RECORDED IN
VOLUME 4710, PAGE 837 WEBB COUNTY OFFICIAL PUBLIC RECORDS
PER PLAT RECORDED IN
VOLUME 4, PAGE 89 WEBB COUNTY PLAT RECORDS
WEBB COUNTY, TEXAS



REPLAT
OF LOT 29
D-5 ACRES SUBDIVISION
INTO
LOT 29A AND LOT 29B
D-5 ACRES SUBDIVISION
WEBB COUNTY, TEXAS

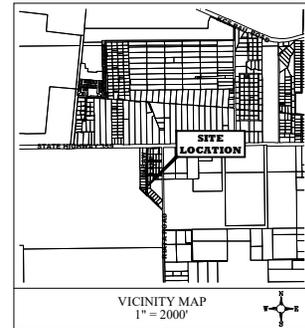
LEGEND

- ORFF FOUND IRON ROD
- IRON ROD POINT OF BEGINNING
- IRON ROD POINT OF BEGINNING

PLAT NOTES/RESTRICTIONS:

THE PURPOSE OF THIS REPLAT IS TO REPLAT LOT 29 OF D-5 ACRES, SUBDIVIDED IN HALF BY DEED INTO LOT 29A AND LOT 29B.

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 24.86.4
3. SET BACKS FOR LOT 29A AND LOT 29B 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 LOT 29A AND LOT 29B 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 REPLAT.
6. ACCESS TO THESE LOTS IS PROVIDED BY AN EXISTING PUBLIC ROAD, (DASAWY LANE).
7. ALL IMPROVEMENTS SHALL BE AS PER CURRENT CITY OF LAREDO ORDINANCE.
8. THE EXISTING DRAINAGE PATTERNS OF THE REPLAT 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 29, (NORTHING: 17064605.97007, EASTING: 697669.40407)



CERTIFICATE OF OWNERS

STATE OF TEXAS
 COUNTY OF WEBB

I, FLORA ROCHA, THE UNDER SIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS - **REPLAT OF LOT 29, D-5 ACRES SUBDIVISION INTO LOT 29A AND LOT 29B, D-5 ACRES SUBDIVISION**, IN THE CITY OF LAREDO, 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.

FLORA ROCHA _____ DATE _____
 STATE OF TEXAS
 COUNTY OF WEBB

I, MARIA NATIVIDAD GONZALES, THE UNDER SIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS - **REPLAT OF LOT 29, D-5 ACRES SUBDIVISION INTO LOT 29A AND LOT 29B, D-5 ACRES SUBDIVISION**, IN THE CITY OF LAREDO, 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.

MARIA NATIVIDAD _____ DATE _____
 STATE OF TEXAS
 COUNTY OF WEBB

I, MARIA INEZ MORENO, THE UNDER SIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS - **REPLAT OF LOT 29, D-5 ACRES SUBDIVISION INTO LOT 29A AND LOT 29B, D-5 ACRES SUBDIVISION**, IN THE CITY OF LAREDO, 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.

MARIA INEZ MORENO _____ DATE _____
 STATE OF TEXAS
 COUNTY OF WEBB

I, AMPARO MARIA ARREOLA, THE UNDER SIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS - **REPLAT OF LOT 29, D-5 ACRES SUBDIVISION INTO LOT 29A AND LOT 29B, D-5 ACRES SUBDIVISION**, IN THE CITY OF LAREDO, 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.

AMPARO MARIA ARREOLA _____ DATE _____
 STATE OF TEXAS
 COUNTY OF WEBB

I, VERONICA ROCHA, THE UNDER SIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS - **REPLAT OF LOT 29, D-5 ACRES SUBDIVISION INTO LOT 29A AND LOT 29B, D-5 ACRES SUBDIVISION**, IN THE CITY OF LAREDO, 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.

VERONICA ROCHA _____ DATE _____
 STATE OF TEXAS
 COUNTY OF WEBB

FRANCISCO RAMOS, RPLS - NO. 6573

DATE _____

I, CELIA MORENO, THE UNDER SIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS - **REPLAT OF LOT 29, D-5 ACRES SUBDIVISION INTO LOT 29A AND LOT 29B, D-5 ACRES SUBDIVISION**, IN THE CITY OF LAREDO, 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.

CELIA MORENO _____ DATE _____
 STATE OF TEXAS
 COUNTY OF WEBB

I, JOSE SANTOS ROCHA, THE UNDER SIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS - **REPLAT OF LOT 29, D-5 ACRES SUBDIVISION INTO LOT 29A AND LOT 29B, D-5 ACRES SUBDIVISION**, IN THE CITY OF LAREDO, 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.

JOSE SANTOS ROCHA _____ DATE _____

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS
 COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FLORA, ROCHA, MARIA NATIVIDAD GONZALES, MARIA INEZ MORENO, AMPARO MARIA ARREOLA, VERONICA ROCHA, CELIA MORENO, AND JOSE SANTOS ROCHA, KNOWN TO ME TO BE THE PERSONS 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 _____, 2023.

NOTARY PUBLIC IN AND FOR THE COUNTY OF WEBB, TEXAS
 MY COMMISSION EXPIRES ON _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
 COUNTY OF WEBB

I, HEREBY CERTIFY THAT THE 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 LAND DEVELOPMENT CODE, THE PRIVATE SEWERAGE FACILITY ORDER, AND THE FLOOD DAMAGE PREVENTION ORDER OF THE COUNTY OF WEBB, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN SPECIFICALLY GRANTED BY SANBORN, JUDGE OF THE WEBB COUNTY COMMISSIONERS COURT.

FRANCISCO RAMOS, PE - NO. 108833
 DATE _____

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 _____

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS **REPLAT OF LOT 29, D-5 ACRES SUBDIVISION INTO LOT 29A AND LOT 29B, D-5 ACRES SUBDIVISION**, PREPARED BY RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL ENGINEERING NO. 108833, AND DATED ON _____, 2023, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ, PE - CITY ENGINEER _____ DATE _____

PLANNING COMMISSION APPROVAL

THIS PLAT IF REPLAT OF LOT 29, D-5 ACRES SUBDIVISION INTO LOT 29A AND LOT 29B, D-5 ACRES 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 _____ DAY OF _____, 2023.

JUAN M. NARVEZ, PAZ CHAIRMAN _____ DATE _____

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE PLAT FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 2023. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO D. NAVARRO _____ DATE _____
 PLANNING DIRECTOR, CITY OF LAREDO

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 _____, 2023, WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2023 AT _____ O'CLOCK _____ IN VOLUME _____ PAGE _____ OF THE MAP RECORDS OF SAID COUNTY.

COUNTY CLERK
 WEBB COUNTY, TEXAS

DATE _____

PLAT APPROVAL - COUNTY PLANNING DEPARTMENT

I HAVE REVIEWED THIS PLAT IDENTIFIED AS **REPLAT OF LOT 29, D-5 ACRES SUBDIVISION INTO LOT 29A AND LOT 29B, D-5 ACRES 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 LATEST REVISED DATE ON THE _____ DAY OF _____, 2023, EXCEPT FOR ANY WATER 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. THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE WEBB COUNTY PLANNING ADVISORY BOARD ON THE _____ DAY OF _____, 2023.

JORGE A. CALDERON, CFM _____ DATE _____
 COUNTY PLANNING DIRECTOR

COMMISSIONERS COURT APPROVAL

WE HEREBY CERTIFY THAT THIS PLAT, DESIGNATED AS **REPLAT OF LOT 29, D-5 ACRES SUBDIVISION INTO LOT 29A AND LOT 29B, D-5 ACRES SUBDIVISION**, WAS APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____, 2023, 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. TIERNIA _____
 WEBB COUNTY JUDGE

HONORABLE JESSE GONZALEZ _____
 COMMISSIONER PRECINCT 1

HONORABLE RICARDO A. JAMIE _____
 COMMISSIONER PRECINCT 4

HONORABLE JOHN C. GILLO _____
 COMMISSIONER PRECINCT 3

HONORABLE MAGOE RAMIREZ BARRA _____
 WEBB COUNTY CLERK

ATTESTED BY:

LEGAL DESCRIPTION OF

A 0.58 ACRE TRACT OF LAND
ALL OF LOT 29
D-5 ACRES SUBDIVISION
VOLUME 4, PAGE 89 W.C.P.R.

BEING A 0.58 ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT 29, D-5 ACRES SUBDIVISION, RECORDED IN VOLUME 4, PAGE 89, WEBB COUNTY PLAT RECORDS, WEBB COUNTY, TEXAS, AND BEING OUT OF PORCION 33, ABSTRACT 3064-D, TRIVING, ORIGINAL GRANTEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD BEING THE SOUTHWEST CORNER OF LOT 28, D-5 ACRES SUBDIVISION, RECORDED IN VOLUME 4, PAGE 89, WEBB COUNTY PLAT RECORDS, WEBB COUNTY, TEXAS; AND THE NORTHWEST CORNER OF LOT 29 OF SAID D-5 ACRES SUBDIVISION, AND ALSO BEING THE NORTHWEST CORNER AND THE POINT OF BEGINNING HEREOF;

THENCE S 89° 33' 30" E A DISTANCE OF 286.82', ALONG THE SOUTH PROPERTY LINE OF SAID LOT 28, AND THE NORTH PROPERTY LINE OF SAID LOT 29, TO A SET 12" IRON ROD BEING A POINT ON THE WEST RIGHT-OF-WAY LINE DASAWY LANE AND THE NORTHEAST CORNER HEREOF;

THENCE S 90° 24' 11" W A DISTANCE OF 222.27', ALONG THE WEST RIGHT-OF-WAY LINE OF DASAWY LANE, TO A SET 12" IRON ROD BEING THE SOUTH CORNER OF SAID LOT 29 AND THE SOUTH CORNER HEREOF;

THENCE N 40° 37' 47" W A DISTANCE OF 285.11', ALONG THE SOUTHWEST PROPERTY LINE OF SAID LOT 29, TO A SET 12" IRON ROD, BEING THE SOUTHWEST CORNER OF SAID LOT 29, AND THE SOUTHWEST CORNER HEREOF;

THENCE N 00° 37' 07" W A DISTANCE OF 24.36' ALONG THE WEST PROPERTY LINE OF SAID LOT 29, TO THE POINT OF BEGINNING OF THIS 0.58 ACRE TRACT OF LAND, MORE OR LESS.

OWNER ENGINEER / SURVEYOR

FLORA ROCHA, MARIA NATIVIDAD GONZALES, MARIA INEZ MORENO, VERONICA ROCHA, AMPARO MARIA ARREOLA, CELIA MORENO, JOSE SANTOS ROCHA
 321 DASAWY LN
 LAREDO, TX 78046

FRANCISCO RAMOS, PE, RPLS
 RAMOS ENGINEERING, PLLC
 4820 HIMS AVE., STE. 42
 LAREDO, TX 78041
 (956) 326 - 9420

0	50	100	200
SCALE 1" = 100'			
DRAWN BY:	F.R.	DATE:	08.16.23
CHECKED BY:	DATE:	DATE:	
APPROVED BY:	DATE:	DATE:	
FILE:	23-201-842E.DWG		

RAMOS
ENGINEERING, PLLC

4820 HIMS AVE., STE. 42
 LAREDO, TEXAS 78041
 C: 956.326.9420
 ENG # F-23568
 SURV # 6573
 www.RamosEng.com

REPLAT OF
LOT 29 - D-5 ACRES SUBDIVISION
INTO
LOT 29A AND LOT 29B - D-5 ACRES SUBDIVISION
WEBB COUNTY, TEXAS

SHEET:

1 OF 2

