

# CERTIFICATE OF OWNER

STATE OF TEXAS  
COUNTY OF WEBB

I, **GUSTAVO A. RODRIGUEZ JR., GUSTAVO A. RODRIGUEZ III, ALMA L. RODRIGUEZ & BELINDA L. HINOJOSA**, the undersigned owner of the land shown on this plat, and designated herein as:

**REPLAT OF TRACT 7, LAREDO RANCHETTES INTO LOTS 7A-7D, LAREDO RANCHETTES OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOR EVER, ALL STREETS, DRAINAGE, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.**

OWNER: GUSTAVO ARMANDO RODRIGUEZ JR. DEVELOPER: 1420 SAN FRANCISCO AVE LAREDO TX 78046-7529	DATE
OWNER: GUSTAVO ARMANDO RODRIGUEZ III DEVELOPER: 1420 SAN FRANCISCO AVE LAREDO TX 78046-7529	DATE
OWNER: ALMA LETICIA RODRIGUEZ DEVELOPER: 1420 SAN FRANCISCO AVE LAREDO TX 78046-7529	DATE
OWNER: BELINDA FRENK HINOJOSA DEVELOPER: 1420 SAN FRANCISCO AVE LAREDO TX 78046-7529	DATE

## CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **GUSTAVO A. RODRIGUEZ JR., GUSTAVO A. RODRIGUEZ III, ALMA L. RODRIGUEZ & BELINDA L. HINOJOSA**, KNOWN TO ME TO BE THE PERSON 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 \_\_\_\_\_, 2025.

## NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

## CERTIFICATE OF ENGINEER

STATE OF TEXAS  
COUNTY OF WEBB

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT REGARDING ALL MATTERS OF STREETS, LOTS, WATER, SEWER, DRAINAGE, LAYOUT AND APPROPRIATENESS, 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 LOCAL GOVERNMENT CODE, THE PRIVATE SEWAGE FACILITY CODE, AND THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE COUNTY OF WEBB, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN SPECIFICALLY GRANTED BY MAJORITY VOTE OF THE WEBB COUNTY COMMISSIONERS COURT.

VICTOR J. LINARES, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS NO. 107499



## CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF WEBB

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

FRANCISCO RAMOS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 6573



PLAT APPROVAL - CITY ENGINEER  
STATE OF TEXAS  
COUNTY OF WEBB

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS **REPLAT OF TRACT 7, LAREDO RANCHETTES INTO LOTS 7A-7D, LAREDO RANCHETTES** PREPARED BY **VICTOR J. LINARES**, REGISTERED PROFESSIONAL ENGINEER NO. **107499**, AND DATED THE **DAY OF \_\_\_\_\_, 2025** WITH THE LAST REVISED DATE ON \_\_\_\_\_, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

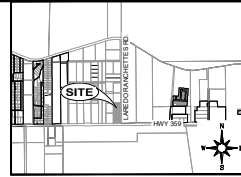
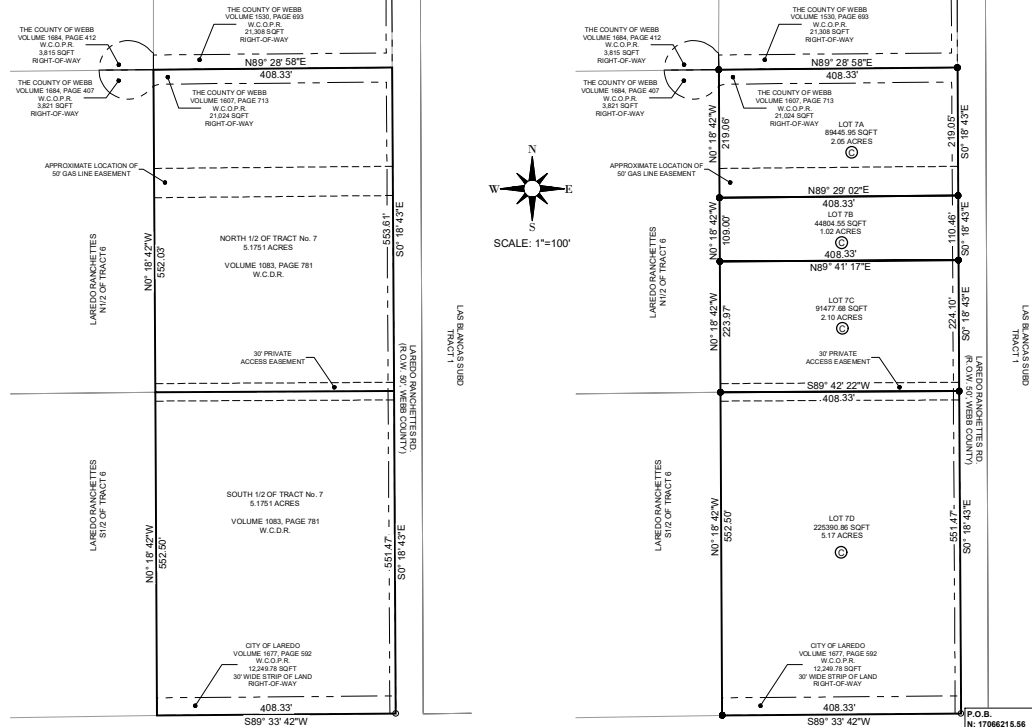
RAMON A. CHAVEZ, P.E.  
CITY ENGINEER

PLANNING COMMISSION APPROVAL  
STATE OF TEXAS  
COUNTY OF WEBB

THIS **REPLAT OF 7, LAREDO RANCHETTES INTO LOTS 7A-7D, LAREDO RANCHETTES** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

DARIELLA SADA PACE (CHAIRMAN)

DATE



VICINITY MAP  
SCALE: 1" = 1 MILE

LEGAL DESCRIPTION OF  
TRACT 7  
TRACT 7  
LAREDO RANCHETTES, INC.  
VOLUME 2, PAGE 233 W.C.M.R.  
LAREDO - WEBB COUNTY - TEXAS

BEING A 10.35 ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF THE CALLED 10.35 ACRE TRACT 7 OF THE LAREDO RANCHETTES, INC. PARTITION, RECORDED IN VOLUME 2, PAGE 233, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, BEING SITUATED IN PORCION 32, ABSTRACT 296, A. TREVIÑO, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A FOUND TYPED MONUMENT, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 359, AND BEGIN THE SOUTHEAST CORNER OF A CALLED 10.35 ACRE TRACT 7, OF THE LAREDO RANCHETTES, INC. PARTITION, RECORDED IN VOLUME 2, PAGE 233, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, BEING THE POINT OF BEGINNING AND THE SOUTHEAST CORNER HEREOF;

THENCE **8 89° 33' 42\"**

THENCE **8 89° 10' 42\"**

THENCE **N 89° 28' 58\"**

THENCE **8 89° 10' 42\"**

## WEBB COUNTY FLOODPLAIN DETERMINATION CERTIFICATE

BY MY SIGNATURE BELOW, I ATTEST THAT I HAVE REVIEWED THIS SUBDIVISION PLAT OR REPLAT ENTITLED **REPLAT OF TRACT 7, LAREDO RANCHETTES INTO LOTS 7A-7D, LAREDO RANCHETTES**, 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 (\"FDP\") 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. \_\_\_\_\_ DATED **APRIL 5, 2006**; OR

b. THE ADDITIONAL AREA OF SPECIAL FLOOD HAZARD AS SET OUT BY THE WEBB COUNTY FLOODPLAIN ACT, A.K.A. THE LOCAL REGULATORY FLOODPLAIN ACT PURSUANT TO ARTICLE 3, SECTION 1(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 8(3) AND ARTICLE 3, SECTION C OF THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER PLAT APPROVAL.

ATTESTED BY: \_\_\_\_\_ DATE \_\_\_\_\_

JORGE A. CALDERON, CFM  
WEBB COUNTY PLANNING DIRECTOR  
FLOODPLAIN ADMINISTRATOR

## 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 THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ OF \_\_\_\_\_, 2025 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ IN THE \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.

TITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

PON MARQUE MARQUEZ BARBA  
COUNTY CLERK, WEBB COUNTY, TEXAS



## PLAT NOTES

THE PURPOSE IS TO RE-PLAT TRACT 7 LAREDO RANCHETTES INTO LOTS 7A-7D WITH EACH INDIVIDUAL LOT BEING PROVIDED ITS OWN WATER AND SEWER CONNECTIONS.

1. THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANT OR RESTRICTIONS.
2. USE IS SINGLE FAMILY RESIDENTIAL.
3. R.O.W OWNED BY WEBB COUNTY.
4. POINT OF BEGINNING N 17°06'15.6\"
5. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
6. THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.56.4(1) OF THE LAREDO LAND DEVELOPMENT CODE AND THE WEBB COUNTY MODEL SUBDIVISION RULES.
7. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (S 3-18 - SUBDIVISION ORDINANCE).
8. PROPOSED PLAT TO BE LIMITED TO ONE SINGLE FAMILY DETACHED DWELLING PER LOT IN COMPLIANCE WITH SECTION 24.56.4(1) OF THE LAREDO LAND DEVELOPMENT CODE AND THE RULES FOR SUBDIVISION IN THE ETJ AND WEBB COUNTY MODEL SUBDIVISION RULES.
9. LOTS 7A, 7B, 7C AND 7D HAVE DRAINAGE PATTERNS IN WHICH THEY NATURALLY DRAIN TO THE SOUTH ONTLOT TO LOTS 7A, 7B, 7C, CANNOT BLOCK OR IMPEDS POSITIVE DRAINAGE FLOW TO LOT 7D.

## SUMMARY TABLE 10.35 ACRES 4 LOTS (RESIDENTIAL)

LEGEND	
PLAT BOUNDARY	
10' R.O.W. BOUNDARY	
10' R.O.W. BOUNDARY	
W.C.P.R.	WEBB COUNTY PUBLIC RECORDS
W.C.P.R.	WEBB COUNTY OFFICIAL PUBLIC RECORDS
W.C.M.R.	WEBB COUNTY MAP RECORDS
R.O.W.	RIGHT OF WAY
S.I.A.	BLANK
PL	PROPERTY LINE
TYPE 'W' DRAINAGE	
TYPE 'V' DRAINAGE	
TYPE '10' DRAINAGE	

Owner  
**GUSTAVO RODRIGUEZ III & ALMA LETICIA ETAL RODRIGUEZ**  
1420 SAN FRANCISCO AVE  
LAREDO TX 78040-7529

Project Title

**REPLAT OF TRACT 7 LAREDO RANCHETTES INTO LOTS 7A-7D, LAREDO RANCHETTES LAREDO, TEXAS.**

Scale  
**1\"**

Date  
**8/19/25**

Project No.  
**A-25002**

Status  
**FINAL**