

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 PLAN, AND DESIGNATED HEREIN AS:
REPLAT OF TRACT 7 LAREDO RANCHETTES INTO LOTS 7A-7D, LAREDO
RANCHETTES OF LAREDO, CITY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO,
HEREBY DEDICATED TO THE USE OF THE PUBLIC FOR EVER ALL STREETS, DRAINS, 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 79046-7529

OWNER: GUSTAVO ARMANDO RODRIGUEZ III
DEVELOPER: 1420 SAN FRANCISCO AVE
LAREDO TX 79046-7529

OWNER: ALMA LETICIA RODRIGUEZ
DEVELOPER: 1420 SAN FRANCISCO AVE
LAREDO TX 79046-7529

OWNER: BELINDA HENRI HINOJOSA
DEVELOPER: 1420 SAN FRANCISCO AVE
LAREDO TX 79046-7529

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF WEBB
I, _____, BE THE UNDERSIGNED NOTARY, ON THIS DAY PERSONALLY APPEARED
GUSTAVO A. RODRIGUEZ JR., GUSTAVO A. RODRIGUEZ III, ALMA L. RODRIGUEZ
& BELINDA 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.

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 ORDER, AND THE FLOOD DAMAGE PREVENTION ORDERS 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 WHERE FOUND OR WILL BE PROPERLY PLACED UNDER MY
SUPERVISION.



FRANCISCO RAMOS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6677

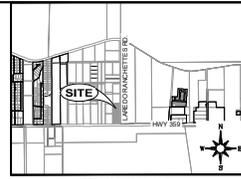
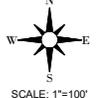
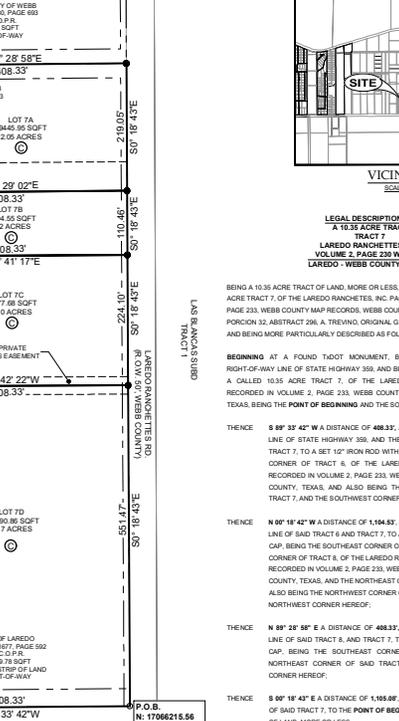
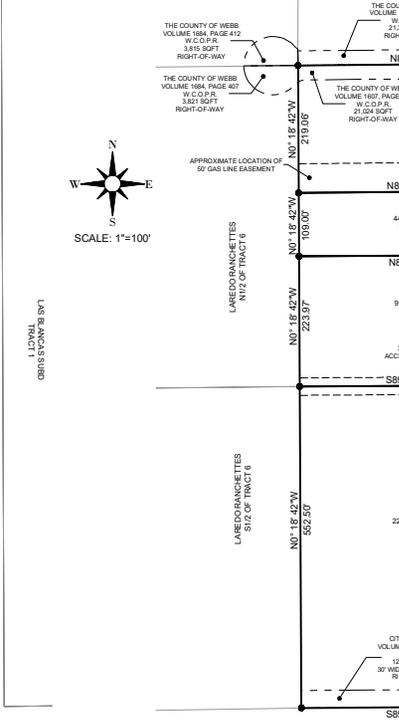
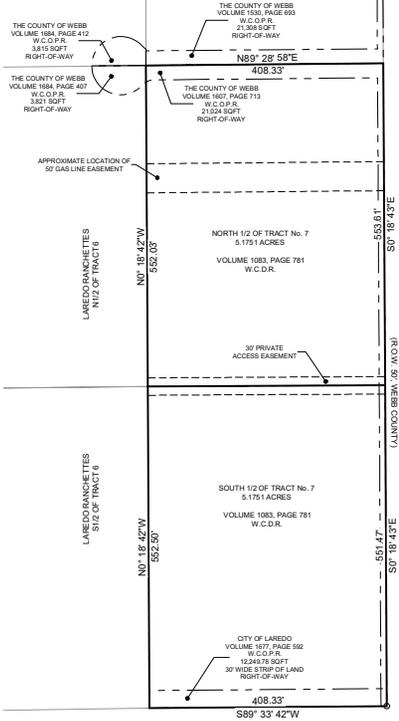
PLAT APPROVAL - CITY ENGINEER

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.

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.

DARRELL SADA PACE (CHAIRMAN)
DATE



VICINITY MAP
SCALE: 1"=2.000'

LEGAL DESCRIPTION OF
A 10.35 ACRE TRACT
TRACT 7
LAREDO RANCHETTES, INC.
LAREDO, WEBB COUNTY, TEXAS

BEGING 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. TREWING, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS,
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND T.O.D. MONUMENT, BEING A POINT ON THE NORTH
RIGHT-OF-WAY LINE OF STATE HIGHWAY 359, AND BEGIN THE SOUTHWEST 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 SOUTHWEST CORNER HEREOF;

THENCE 8.89' 33' 42" W A DISTANCE OF 408.33', ALONG THE NORTH RIGHT-OF-WAY
LINE OF STATE HIGHWAY 359, AND THE SOUTH PROPERTY LINE OF SAID
TRACT 7, TO A SET 1/2" IRON ROD WITH PINK CAP, BEING THE SOUTHWEST
CORNER OF TRACT 6, OF THE LAREDO RANCHETTES, INC. PARTITION,
RECORDED IN VOLUME 2, PAGE 233, WEBB COUNTY MAP RECORDS, WEBB COUNTY,
TEXAS, AND ALSO BEING THE SOUTHWEST CORNER OF SAID
TRACT 7, AND THE SOUTHWEST CORNER HEREOF;

THENCE 8.89' 18' 42" W A DISTANCE OF 1.945.89', ALONG THE COMMON PROPERTY
LINE OF SAID TRACT 8 AND TRACT 7, TO A SET 1/2" IRON ROD WITH PINK
CAP, BEING THE SOUTHWEST CORNER OF SAID TRACT 8, AND THE
SOUTHWEST CORNER OF TRACT 6, OF THE LAREDO RANCHETTES, INC. PARTITION,
RECORDED IN VOLUME 2, PAGE 233, WEBB COUNTY MAP RECORDS, WEBB COUNTY,
TEXAS, AND ALSO BEING THE SOUTHWEST CORNER OF SAID
TRACT 7, AND THE SOUTHWEST CORNER HEREOF;

THENCE 8.89' 28' 28" E A DISTANCE OF 408.33', ALONG THE COMMON PROPERTY
LINE OF SAID TRACT 8, AND TRACT 7, TO A SET 1/2" IRON ROD WITH PINK
CAP, BEING THE SOUTHWEST CORNER OF SAID TRACT 8, AND THE
NORTHEAST CORNER OF SAID TRACT 7, AND ALSO THE NORTHEAST
CORNER HEREOF;

THENCE 8.89' 18' 42" E A DISTANCE OF 1.945.89', ALONG THE EAST PROPERTY LINE
OF SAID TRACT 7, TO THE POINT OF BEGINNING OF THIS 10.35 ACRE TRACT
OF LAND, MORE OR LESS.



PLAT NOTES

- 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. 1706215.56
E. 707235.00
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 WITH SECTION 24.86.41) OF THE
LAREDO LAND DEVELOPMENT CODE AND THE
WEBB COUNTY MODEL SUBDIVISION RULES.
7. ALL IMPROVEMENTS AS PER SUBDIVISION
ORDINANCE (§ 3-18 - SUBDIVISION ORDINANCE)
8. PROPOSED PLAT TO BE LIMITED TO ONE
SINGLE-FAMILY DETACHED DWELLINGS PER LOT
ON COMPLIANCE WITH SECTION 24.86.41) OF THE
LAREDO LAND DEVELOPMENT CODE AND THE
WEBB COUNTY MODEL SUBDIVISION RULES.
9. LOTS 7A, 7B, 7C, 7D HAVE DRAINAGE PATTERNS
C, IN WHICH THEY NATURALLY DRAIN TO THE SOUTH
DOWNTOW TO LOTS 7A, 7B, 7C. CHAIN BLOCK
OR IMPROVE POSITIVE DRAINAGE FLOW TO LOT 7D.

SUMMARY TABLE 10.35 ACRES

Table with 2 columns: LEGEND and PLAT SYMBOLS. Includes symbols for plat boundary, iron rod found, iron rod set, public records, easement, right of way, block, property line, drainage, etc.

AS PLATTED
TRACT 7 LAREDO RANCHETTES
VOLUME 2, PAGE 233
W.C.M.R
LAREDO, TEXAS

REPLAT OF
TRACT 7 LAREDO RANCHETTES
VOLUME 2, PAGE 230
W.C.M.R
INTO
LOTS 7A-7D, LAREDO RANCHETTES
LAREDO, TEXAS

ATTESTMENT OF PLANNING COMMISSION APPROVAL

STATE OF TEXAS
COUNTY OF WEBB

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR THE RECORD OF
THIS PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 2025, THE MINUTES OF SAID
MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, ACP
PLANNING DIRECTOR

PLAT APPROVAL - COUNTY PLANNING DEPARTMENT

STATE OF TEXAS
COUNTY OF WEBB

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING DATA OF REPLAT OF TRACT 7
LAREDO RANCHETTES INTO LOTS 7A-7D, LAREDO RANCHETTES,
DATED THE _____ DAY OF _____, WITH THE LAST REVISED DATE ON THE _____ DAY 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 MODEL SUBDIVISION REGULATIONS, THE WEBB COUNTY MODEL SUBDIVISION RULES,
AND THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER.

JORGE CALDERON, CFM
COUNTY PLANNING DIRECTOR
FLOODPLAIN ADMINISTRATOR

COMMISSIONERS COURT APPROVAL

STATE OF TEXAS
COUNTY OF WEBB

WE HEREBY CERTIFY THAT THIS PLAT, DESIGNATED AS THE REPLAT OF TRACT 7
LAREDO RANCHETTES INTO LOTS 7A-7D, LAREDO RANCHETTES,
WAS APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____,
AND MAY BE FILED IN THE PLAT RECORDS OF WEBB COUNTY BY THE WEBB
COUNTY CLERK.

NOTICE IS HEREBY GIVEN THAT THE COUNTY OF WEBB DOES NOT ASSUME ANY
OBLIGATION, NOW OR IN THE FUTURE, TO FURNISH ANY SERVICES OR FACILITIES TO ANY
LANDS SITUATED WITHIN THIS SUBDIVISION IN THE CONNECTION WITH WATER, SANITARY
SEWER, STREET LIGHTS, FIRE PROTECTION, GARBAGE COLLECTION OR OTHER FACILITIES OF
SERVICES, THE ONLY SERVICES TO BE FURNISHED BY THE WEBB COUNTY, WHILE SUCH AREA
IS OUTSIDE THE LIMITS OF ANY INCORPORATED CITY OR NOT OTHERWISE SUBJECT TO CITY
CONTROL, AS AUTHORIZED BY THE STATE LAW, ARE THE STREETS AND STORM DRAINAGE
MAINTENANCE AND REPAIR AFTER FINAL ACCEPTANCE BY THE COUNTY ROAD AND BRIDGE
SUPERINTENDENT, AND POLICE PROTECTION IN AREAS WITHIN THE JURISDICTION OF THE
SHERIFF'S DEPARTMENT.

PLAT APPROVAL - ROAD AND BRIDGE SUPERINTENDENT

STATE OF TEXAS
COUNTY OF WEBB

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF REPLAT OF
TRACT 7 LAREDO RANCHETTES INTO LOTS 7A-7D, LAREDO
RANCHETTES, AS PREPARED BY VICTOR J. LINARES, REGISTERED PROFESSIONAL
ENGINEER NO. 107499, AND SURVEYED BY FRANCISCO RAMOS, REGISTERED PUBLIC LAND
SURVEYOR NO. 6677, DATED THE _____ DAY OF _____, WITH THE LAST REVISED DATE ON THE _____ DAY OF _____,
EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE
WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB
COUNTY SUBDIVISION REGULATION AND WEBB COUNTY MODEL SUBDIVISION RULES FOR THE
RESIDENTIAL DEVELOPMENTS.

JOSE LUIS NIÑO, SR.
ROAD AND BRIDGE SUPERINTENDENT

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
("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. _____ DATED APRIL 5, 2020; OR

B. THE ADDITIONAL AREA OF SPECIAL FLOOD HAZARD AS SET OUT BY THE WEBB
COUNTY FLOOD PLAN, A.K.A. THE LOCAL REGULATORY FLOOD PLAN, PURSUANT TO ARTICLES 3,
SECTION (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 ARTICLES 3, SECTION (B) AND
ARTICLES 3, SECTION C OF THE WEBB COUNTY FLOOD DAMAGE PREVENTION 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 _____ DAY OF _____, 2025 AT _____ O'CLOCK _____ IN VOLUME
_____ PAGE _____ OF THE PLAT RECORDS OF SAID COUNTY.

TENNES MY HAND AND SEAL THIS _____ DAY OF _____, 2025.

JOSE MARQUE NUNEZ BARRA
COUNTY CLERK, WEBB COUNTY, TEXAS

Owner:
GUSTAVO RODRIGUEZ III &
ALMA LETICIA ETAL RODRIGUEZ
1420 SAN FRANCISCO AVE
LAREDO TX 79040-7529

Project Title:

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

Scale: 1"=100'

Date: 8/19/25

Project No: A-25.002

Status: FINAL

Sheet No: P1

150 LAREDO RANCHETTES REPLAT