

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
1	1	14486.28

LEGEND

— PROPERTY LINE

— BUILDING SETBACK (B.S.)

----- PROPOSED EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 0.33 ACRES, MORE OR LESS, SITUATED IN PORCION 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:

1. NOTICE IS FURTHER GIVEN THAT THE CITY OF LAREDO DOES NOT ASSUME ANY PBLIGATIONS 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.

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT OF LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT I, PREPARED BY ALFREDO T. GUERRA, P.E. NO. 86263-TX, AND DATED THE ____ DAY OF _____, 2025 WITH THE LAST REVISION DATE ON _____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TX

RAMON E. CHAVEZ, P.E.
CITY ENGINEER

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

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

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 _____, 2025.

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 _____, 2025. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

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 _____, 2025 WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDED IN MY OFFICE ON THE ____ DAY OF _____, 2025, AT ____ O'CLOCK ____ IN VOLUME ____ PAGE ____ OF THE MAP RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2025.

DEPUTY: _____
COUNTY CLERK
WEBB COUNTY, TEXAS

WEBB COUNTY COMMISSIONERS COURT APPROVAL

WE HEREBY CERTIFY THAT THIS PLAT DESIGNATED AS THE LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT I, 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 OF 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 _____, 2025, THIS PLAT, DESIGNATED AS THE LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT I, MAY BE FILED FOR RECORD IN THE WEBB COUNTY PLAT RECORDS.

HONORABLE TANO TIJERINA
WEBB COUNTY JUDGE

DATE

HONORABLE JESE 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

PRELIMINARY 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 PORCION 47, ABST. 238, CITY OF LAREDO - O.G.,
WEBB COUNTY, TX
LOCATED WITHIN FELIX VELA ESTATE SUBD., UNIT 1

DRAWN BY: A.T.G. FILE: JUANITA SAUCEDO... DATE: 25-JULY-2025
CHECKED BY: A.T.G. SCALE: 24X36 SIZE: 1"= 100'
APPROVED BY: A.T.G. SHEET 1 OF 3

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

RESTRICTIONS, CONDITIONS, LIMITATIONS, AND NOTES

1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF THE LOT DEPICTED ON THIS PLAT, AS WELL AS THE LIMITATIONS ON THE NUMBER OF DWELLINGS AND ON THE USES OF SAID MULTIPLE DWELLINGS SITUATED ON SAID LOT, SHALL BE BINDING ON ALL PARTIES HAVING EXISTING OR SUBSEQUENT OWNERSHIP
2. NO MORE THAN ONE (1) SEPARATE, DETACHED, SINGLE FAMILY DWELLING IS ALLOWED ON EACH LOT UNLESS THE LOT IS SUBDIVIDED THROUGH AN APPROVED REPLAT OF THE PROPERTY IN ACCORDANCE WITH LOCAL AND STATE LAWS.
3. WATER DISTRIBUTION SERVICE TO THIS LOT IS PROVIDED BY WEBB COUNTY WATER UTILITIES DEPARTMENT.
4. SEWER SERVICE TO THIS LOT IS PROVIDED BY WEBB COUNTY WATER UTILITIES DEPARTMENT.
5. THIS SUBDIVISION IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO F.I.R.M. 48479C1555C.
6. 15' PRIVATE SANITARY SEWER EASEMENT LOCATED ON THE NORTHERN SIDE OF THE LOT, AS NOTED ON THIS PLAT, IS A PRIVATE SEWER SERVICE EASEMENT. THIS LINE IS A SERVICE LINE FOR BENEFIT OF THE PROPERTY OWNER TO WHICH IT PROVIDES SERVICE, AND AS SUCH, SHALL BE MAINTAINED BY THE PROPERTY OWNER AND NOT WEBB COUNTY.

WATER SUPPLY: DESCRIPTION

LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1 WILL BE PROVIDED WITH POTABLE WATER BY WEBB COUNTY WATER UTILITIES DEPARTMENT. WEBB COUNTY WATER UTILITIES DEPARTMENT HAS AN 8 INCH DIAMETER WATER LINE ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF JACOBITA ROAD. FROM THE 8 INCH WATER LINE, 1 INCH DIAMETER COPPER SERVICE LINES RUN TO PAIRS OF LOTS SPLITTING INTO 2 1/2 INCH DIAMETER SINGLE COPPER SERVICE LINES TO THE WATER METER BOXES FOR EACH LOT. THE WATER FACILITIES ARE FULLY OPERABLE AND IN ACCORDANCE WITH WEBB COUNTY WATER UTILITIES DEPARTMENT INSPECTIONS AND APPROVALS.

SEWAGE FACILITIES: DESCRIPTION

LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1, WILL BE PROVIDED WITH SANITARY SEWER BY WEBB COUNTY WATER UTILITIES DEPARTMENT. WEBB COUNTY WATER UTILITIES DEPARTMENT HAS AN 8 INCH DIAMETER SANITARY SEWER LINE ALONG THE NORTH SIDE OF LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1. THE LOT'S OWNER WILL BE ALLOWED TO TAP INTO THE 8 INCH SEWER LINE FOR SEWER SERVICE WITH PROPER PERMIT AND COMPLIANCE. THE SEWAGE FACILITIES ARE FULLY OPERABLE AND IN ACCORDANCE WITH WEBB COUNTY WATER UTILITIES DEPARTMENT INSPECTIONS AND APPROVALS.

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

ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION

EL DEPARTAMENTO DE UTILIDADES DE AGUA DEL CONDADO DE WEBB, PROVEERA EL SERVICIO DE AGUA POTABLE A LA PROPIEDAD DESCRITA COMO LOTE 8, CUADRA 4, FELIX ESTATE VELA SUBDIVISION, UNIDAD 1. EL DEPARTAMENTO DE UTILIDADES DE AGUA DEL CONDADO DE WEBB TIENE UNA LINEA DE AGUA POTABLE DE 8 PULGADAS DE DIAMETRO LOCALIZADA EN EL LADO NOROCCIDENTAL DEL DERECHO DE VIA DE JACOBITA ROAD. EN ESTA LINEA DE 8 PULGADAS DE DIAMETRO SE CONECTA UNA LINEA DE 1 PULGADA PARA DAR UN SERVICIO DOBLE DE 1/2 PULGADA Y LA CAJA DE MEDIDORES PARA CADA LOTE YA HAN SIDO INSTALADAS. ESTAS INSTALACIONES DE AGUA POTABLE HAN ESTADO COMPLETAMENTE FUNCIONALES Y EN CUMPLIMIENTO CON LOS REQUERIMIENTOS DE INSPECCION Y APROBACION POR PARTE DEL DEPARTAMENTO DE UTILIDADES DE AGUA DEL CONDADO DE WEBB.

DRENAJE SANITARIO: DESCRIPCION

EL DEPARTAMENTO DE UTILIDADES DE AGUA DEL CONDADO DE WEBB, PROVEERA EL SERVICIO DE DRENAJE SANITARIO A LA PROPIEDAD DESCRITA COMO LOTE 8, CUADRA 4, FELIX ESTATE VELA SUBDIVISION, UNIDAD 1. EL DEPARTAMENTO DE UTILIDADES DEL CONDADO DE WEBB TIENE UNA LINEA DE AGUA DRENAJE SANITARIO DE 8 PULGADAS DE DIAMETRO LOCALIZADA EN EL LADO NOROCCIDENTAL DEL DERECHO DE VIA DE JACOBITA ROAD. EN ESTA LINEA DE 8 PULGADAS DE DRENAJE SANITARIO PARA SERVICIO CON PERMISOS REQUERIDOS Y EN CUMPLIMIENTO. ESTAS INSTALACIONES DE DRENAJE SANITARIO HAN ESTADO COMPLETAMENTE FUNCIONALES Y EN CUMPLIMIENTO CON LOS REQUERIMIENTOS DE INSPECCION Y APROBACION POR PARTE DEL DEPARTAMENTO DE UTILIDADES DE AGUA DEL CONDADO DE WEBB.



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

DATE

WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1

PARTIES: THIS AGREEMENT IS BY AND BETWEEN THE UTILITY AND THE OWNER OF THE LOT, TO WIT: THE UTILITY IS THE GOVERNING BOARD OR OWNER OF A RETAIL PUBLIC UTILITY WHICH SUPPLIES OF DRINKING WATER KNOWN AS **WEBB COUNTY WATER UTILITIES DEPARTMENT**.

THE SUBDIVIDER LISTED ON THE FACE OF THIS PLAT, WHO IS THE OWNER OR THE AUTHORIZED AGENT OF THE OWNER, OF A TRACT OF IN WEBB COUNTY, TX, THAT HAS BEEN PROPOSED TO BE PLATTED INTO **LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1**.

TERMS: THIS AGREEMENT IS ENTERED INTO A PARTIAL SATISFACTION OF REQUIREMENTS UNDER THE TEXAS WATER DEVELOPMENT BOARD'S ECONOMICALLY DISTRESSED AREAS PROGRAM MODEL SUBDIVISION RULES. THE SUBDIVIDER HAS PREPARED A PLAT OF THE SUBDIVISION FOR SUBMISSION TO WEBB COUNTY PLANNING DEPARTMENT FOR ITS APPROVAL. THE SUBDIVIDER PLANS TO CONSTRUCT FOR THE SUBDIVISION A DRINKING WATER DISTRIBUTION SYSTEM TO BE CONNECTED TO THE UTILITY'S PUBLIC WATER SYSTEM. THE UTILITY HAS REVIEWED THE PLANS FOR THE SUBDIVISION (THE PLANS) AND HAS ESTIMATED THE DRINKING WATER FLOW ANTICIPATED TO BE NEEDED BY THE SUBDIVISION UNDER FULLY BUILT-OUT CONDITIONS (THE ANTICIPATED WATER FLOW) TO BE APPROXIMATELY _____ GALLONS DAILY.

THE UTILITY COVENANTS THAT IT HAS OR WILL HAVE THE ABILITY TO PROVIDE THE ANTICIPATED WATER FLOW FOR AT LEAST THIRTY YEARS, AND THAT WILL PROVIDE WATER FLOW. THESE COVENANTS WILL BE IN EFFECT UNTIL THIRTY YEARS AFTER THE PLAT OF THE SUBDIVISION HAS BEEN RECORDED AND THE SUBDIVISION'S WATER DISTRIBUTION SYSTEM HAS BEEN CONNECTED TO THE UTILITY'S WATER SUPPLY SYSTEM.

THE SUBDIVIDER COVENANTS THAT THE WATER DISTRIBUTION SYSTEM HAS BEEN CONSTRUCTED AS SHOWN IN THE PLANS AND AS PROVIDED FOR THROUGH THE PLAT-APPROVAL PROCESS SO THAT THE RESIDENTS OF THE LOTS OF THE SUBDIVISION MAY RECEIVE DRINKING WATER SERVICE APPROVAL AND ACCEPTANCE BY THE UTILITY, THE SUBDIVIDER WILL CONVEY TO THE UTILITY ALL RIGHT AND TITLE TO THE WATER DISTRIBUTION SYSTEM.

THE SUBDIVIDER HAS PAID THE UTILITY THE SUM OF _____ WHICH SUM REPRESENTS THE TOTAL COST OF WATER AVAILABILITY AND WATER METERS.

THE ABOVE PROVISIONS NOTWITHSTANDING, THIS AGREEMENT SHALL NO LONGER BE IN EFFECT, IF THE PLAT OF THE SUBDIVISION IS NOT APPROVED BY THE CITY OF LAREDO OR BY MUNICIPALITY WHOSE APPROVAL IS REQUIRED.

BY AFFIXING HIS OR HER SIGNATURE TO THIS AGREEMENT, THE PERSON SIGNING FOR THE UTILITY WARRANTS THAT HE OR SHE IS AUTHORIZED TO SIGN THIS AGREEMENT ON BEHALF OF THE UTILITY. BY AFFIXING HIS OR HER SIGNATURE TO THIS AGREEMENT, THE PERSON SIGNING FOR THE SUBDIVIDER WARRANTS THAT HE OR SHE IS AUTHORIZED TO SIGN THIS AGREEMENT ON BEHALF OF THE SUBDIVIDER.

THIS AGREEMENT IS EFFECTIVE ON _____, 2025.

THE UTILITY

BY: _____
PRINTED NAME: **JAVIER GONZALEZ**
OFFICE OR POSITION: **DIRECTOR OF WEBB COUNTY WATER UTILITIES DEPARTMENT**

DATE: _____

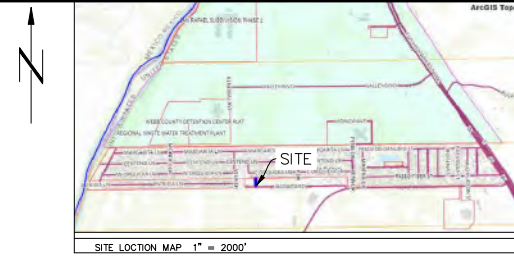
HEALTH DEPARTMENT CERTIFICATE

STATE OF TEXAS
COUNTY OF WEBB

THIS PLAT DESIGNATED AS **LOT 8, BLOCK 4, FELIX VELA ESTATE, SUBDIVISION, UNIT 1**, WEBB COUNTY, TX SUBMITTED BY OR BEHALF OF THE OWNER HAS BEEN CONSIDERED BY THE CITY OF LAREDO HEALTH DEPARTMENT. THE APPROVAL FOR THIS SUBDIVISION, WHICH WILL RECEIVE WATER AND SEWER SERVICES FROM WEBB COUNTY, IS VALID ONLY AS LONG AS ALL PREMISES ARE CONNECTED TO THESE SYSTEMS IN COMPLIANCE WITH EXISTING LAWS AND REGULATIONS. NOTICE IS HEREBY GIVEN THAT PURSUANT TO SECTION 10(C), WEBB COUNTY ON-SITE SEWAGE FACILITY ORDER, NO ON-SITE SEWAGE FACILITY SYSTEM(S) MAY BE CONSTRUCTED OR INSTALLED WITHIN THIS SUBDIVISION SINCE EACH LOT IS WITHIN 300 FEET OF AN ORGANIZED SEWER SYSTEM.

DR. RICHARD A. CHAMBERLAIN, PH(C), MPH, RS
CITY OF LAREDO HEALTH DEPARTMENT DIRECTOR

DATE



WASTE WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1

PARTIES: THIS AGREEMENT IS BY AND BETWEEN THE UTILITY AND THE OWNER OF THE LOT, TO WIT: THE UTILITY IS THE GOVERNING BOARD OR OWNER OF A RETAIL PUBLIC UTILITY WHICH SUPPLIES OF DRINKING WATER KNOWN AS **WEBB COUNTY WATER UTILITIES DEPARTMENT**.

THE SUBDIVIDER LISTED ON THE FACE OF THIS PLAT, WHO IS THE OWNER OR THE AUTHORIZED AGENT OF THE OWNER, OF A TRACT OF IN WEBB COUNTY, TX, THAT HAS BEEN PROPOSED TO BE PLATTED INTO **LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1**.

TERMS: THIS AGREEMENT IS ENTERED INTO A PARTIAL SATISFACTION OF REQUIREMENTS UNDER THE TEXAS WATER DEVELOPMENT BOARD'S ECONOMICALLY DISTRESSED AREAS PROGRAM MODEL SUBDIVISION RULES. THE SUBDIVIDER HAS PREPARED A PLAT OF THE SUBDIVISION FOR SUBMISSION TO WEBB COUNTY PLANNING DEPARTMENT FOR ITS APPROVAL. THE SUBDIVIDER PLANS TO CONSTRUCT FOR THE SUBDIVISION A WASTE WATER COLLECTION SYSTEM TO BE CONNECTED TO THE UTILITY'S WASTEWATER COLLECTION AND TREATMENT SYSTEM. SUCH WASTEWATER WILL CONSIST OF DOMESTIC SEWAGE, I.E., WATERBORNE HUMAN WASTE AND WASTE FROM DOMESTIC ACTIVITIES SUCH AS BATHING WASHING AND FOOD PREPARATION. THE UTILITY HAS REVIEWED THE PLANS FOR THE SUBDIVISION (THE PLANS) AND HAS ESTIMATED THE WASTEWATER FLOW PROJECTED/ANTICIPATED TO BE NEEDED BY THE SUBDIVISION UNDER FULLY BUILT-OUT CONDITIONS (THE PROJECTED WASTEWATER FLOW) TO BE APPROXIMATELY _____ GALLONS DAILY.

THE UTILITY COVENANTS THAT IT HAS OR WILL HAVE THE ABILITY TO TREAT THE PROJECTED WASTEWATER FLOW, AND THAT IT WILL TREAT THAT WASTEWATER FLOW FOR AT LEAST THIRTY YEARS. THESE COVENANTS WILL BE IN EFFECT UNTIL THIRTY YEARS AFTER THE PLAT OF THE SUBDIVISION HAS BEEN RECORDED AND THE SUBDIVISION'S WASTEWATER COLLECTION SYSTEM HAS BEEN CONNECTED TO THE UTILITY'S WASTEWATER TREATMENT PLANT.

THE SUBDIVIDER COVENANTS THAT THE WASTEWATER COLLECTION SYSTEM HAS BEEN CONSTRUCTED AS SHOWN IN THE PLANS AND AS PROVIDED FOR THROUGH THE PLAT-APPROVAL PROCESS SO THAT THE RESIDENTS OF THE LOTS OF THE SUBDIVISION MAY RECEIVE WASTEWATER TREATMENT SERVICEM FROM THE UTILITY. UPON COMPLETION OF THE WASTEWATER COLLECTION SYSTEM AND UPON ITS APPROVAL AND ACCEPTANCE BY THE UTILITY, THE SUBDIVIDER WILL CONVEY TO THE UTILITY ALL RIGHT AND TITLE TO THE WASTEWATER COLLECTION SYSTEM.

THE ABOVE PROVISIONS NOTWITHSTANDING, THIS AGREEMENT SHALL NO LONGER BE IN EFFECT, IF THE PLAT OF THE SUBDIVISION IS NOT APPROVED BY THE CITY OF LAREDO OR BY MUNICIPALITY WHOSE APPROVAL IS REQUIRED.

BY AFFIXING HIS OR HER SIGNATURE TO THIS AGREEMENT, THE PERSON SIGNING FOR THE UTILITY WARRANTS THAT HE OR SHE IS AUTHORIZED TO SIGN THIS AGREEMENT ON BEHALF OF THE UTILITY. BY AFFIXING HIS OR HER SIGNATURE TO THIS AGREEMENT, THE PERSON SIGNING FOR THE SUBDIVIDER WARRANTS THAT HE OR SHE IS AUTHORIZED TO SIGN THIS AGREEMENT ON BEHALF OF THE SUBDIVIDER.

THIS AGREEMENT IS EFFECTIVE ON _____, 2025.

THE UTILITY

BY: _____
PRINTED NAME: **JAVIER GONZALEZ**
OFFICE OR POSITION: **DIRECTOR OF WEBB COUNTY WATER UTILITIES DEPARTMENT**

DATE: _____

PRELIMINARY PLAT

GUERRA ENGINEERING & SURVEYING CO.

LAREDO, TX, 78041 956-718-2600 fred_ges@sbcbglobal.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 PORCION 47, ABST. 238, CITY OF LAREDO - O.G.,
WEBB COUNTY, TX.
LOCATED WITHIN FELIX VELA ESTATE SUBD., UNIT 1

DRAWN BY: A.T.G.	FILE: JUANITA SAUCEDO...	DATE: 25-JULY-2025
CHECKED BY: A.T.G.	SCALE: 24X36 SIZE: 1"= 100'	
APPROVED BY: A.T.G.	SHEET 2 OF 3	

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 _____, 2025 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 HERE IN AS LOT 8, BLOCK 4, FELIX VELA
ESTATE SUBDIVISION, UNIT 1, IN WEBB COUNTY, TEXAS AND WHOSE NAME
IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUGLIC
FOREVER, ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR
THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS _____ DAY OF _____, 2025, A.D.

JUANITA SAUCEDO _____ 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 _____, 2025.

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

PLAT APPROVAL – COUNTY ENGINEER

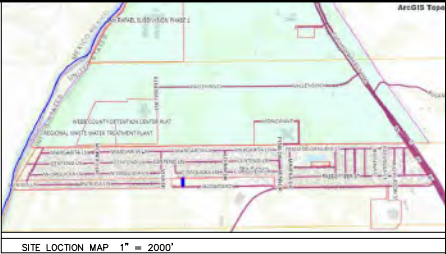
I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1 AS PREPARED BY ALFREDO T. GUERRA, REGISTERED PROFESSIONAL ENGINEER NO. 86269–TEXAS, AND SURVEYED BY ALFREDO T. GUERRA, REGISTERED PUBLIC LAND SURVEYOR NO. 5702–TEXAS, WITH THE LAST REVISED 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 _____ DATE _____
WEBB COUNTY ENGINEER

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 _____ DATE _____
WEBB COUNTY ROAD AND BRIDGE
DIRECTOR



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

PRELIMINARY 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 PORCION 47, ABST. 238, CITY OF LAREDO – O.G.,
WEBB COUNTY, TX
LOCATED WITHIN FELIX VELA ESTATE SUBD., UNIT 1

DRAWN BY:	A.T.G.	FILE: JUANITA SAUCEDO...	DATE: 25–JULY–2025
CHECKED BY:	A.T.G.	SCALE: 24X36	SIZE: 1"= 100'
APPROVED BY:	A.T.G.	SHEET	3 OF 3