

LEGAL DESCRIPTION OF
LOT B-3W
TANQUESITOS PARTNERSHIPS II & I
VOLUME 1463, PAGE 351 W.C.D.R.
WEBB COUNTY, TX

BEING A 0.50 ACRE TRACT, OF LAND, MORE OR LESS, BEING ALL OF A CALLED 0.50 ACRE TRACT, LOT B-3W, TANQUESITOS PARTNERSHIPS II & I, RECORDED IN A DEED, VOLUME 1463, PAGE 351, WEBB COUNTY DEED RECORDS, AND CONVEYED IN A DEED RECORDED IN VOLUME 4511, PAGE 313, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND 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 NORTHWEST CORNER OF A CALLED 2,029.90 SQFT ROADWAY RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT, RECORDED IN VOLUME 762, PAGE 338, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND BEING A POINT ON THE SOUTH PROPERTY LINE OF LOT B-3E, TANQUESITOS PARTNERSHIPS II & I, RECORDED IN A DEED, VOLUME 1463, PAGE 351, WEBB COUNTY DEED RECORDS, SAID IRON ROD BEING $N 86^{\circ} 39' 32" E - 23,529.66'$ FROM THE OSTENSIBLE SOUTHWEST CORNER OF PORCION 32, ABSTRACT 296, A. TREVINO, ORIGINAL GRANTEE, THENCE $N 08^{\circ} 08' 13" E$ A DISTANCE OF 136.99' TO A SET 1/2" IRON ROD WITH ORANGE CAP, BEING THE NORTHEAST CORNER OF SAID LOT B-3E, AND THE EASTERN MOST SOUTHEAST CORNER OF LOT B-3W, TANQUESITOS PARTNERSHIPS II & I, RECORDED IN A DEED, VOLUME 1463, PAGE 351, WEBB COUNTY DEED RECORDS, AND BEING THE SOUTHEAST 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 ALSO BEGIN THE POINT OF BEGINNING AND THE EASTERN MOST SOUTHEAST CORNER HEREOF;

THENCE $S 89^{\circ} 15' 34" W$, A DISTANCE OF 148.69', AT 15.02' PASS THE SOUTHWEST CORNER OF SAID 150.17 SQFT TRACT, CONTINUING ALONG THE SAME COURSE TO A SET 1/2" IRON ROD WITH ORANGE CAP, BEING THE OVER AND ACROSS SAID CALLED 78.84 ACRE TRACT, TO A SET 1/2" IRON ROD, BEING THE NORTHWEST CORNER OF SAID LOT B-3E, AN INTERIOR CORNER OF LOT B-3W, AND ALSO BEING AN INTERIOR CORNER HEREOF;

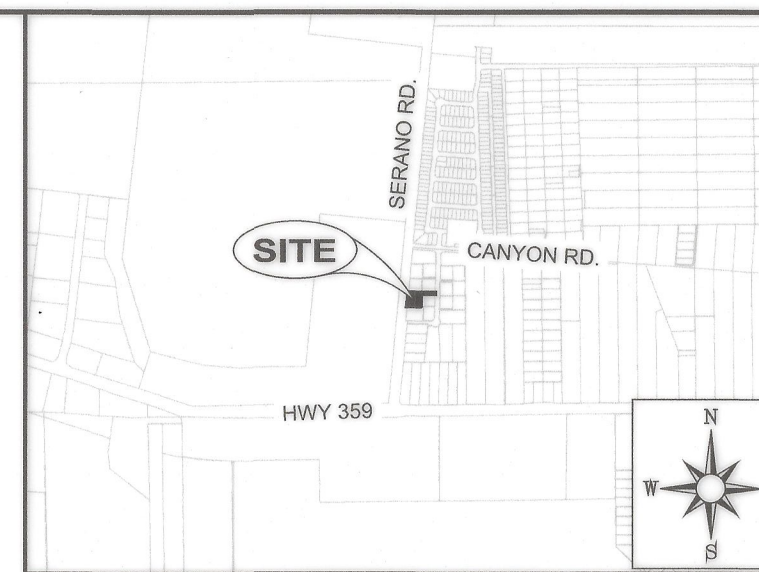
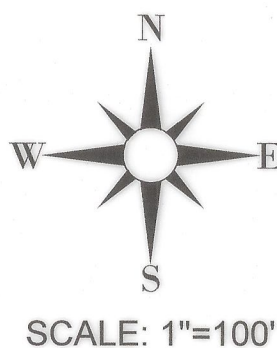
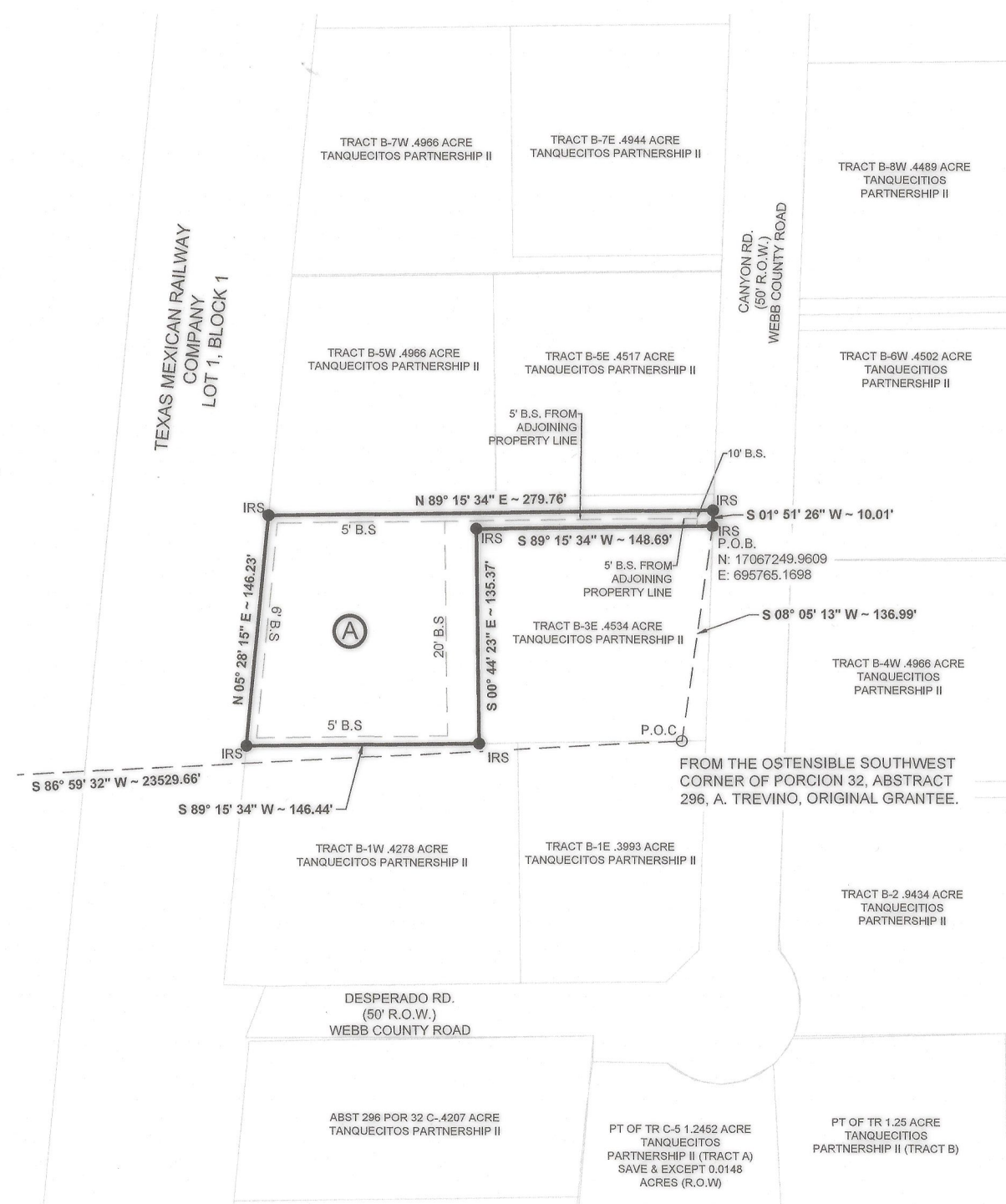
THENCE $S 00^{\circ} 44' 23" E$, A DISTANCE OF 135.37', ALONG WEST PROPERTY OF LOT B-3E, TO A SET 1/2" IRON ROD WITH ORANGE CAP, BEING A POINT ON THE NORTH PROPERTY LINE OF THE KANSAS CITY SOUTHERN RAILROAD 359 YARD, RECORDED IN VOLUME 34, PAGE 80, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER OF SAID LOT B-1W, AND THE SOUTHWEST CORNER OF SAID LOT B-3W, AND ALSO BEING THE SOUTHEAST CORNER OF SAID LOT B-3W, AND THE SOUTHEAST CORNER HEREOF;

THENCE $S 89^{\circ} 15' 34" W$ DISTANCE OF 146.44', ALONG THE NORTH PROPERTY LINE OF SAID LOT B-1W, TO A SET 1/2" IRON ROD WITH ORANGE CAP, BEING A POINT ON THE EAST BOUNDARY LINE OF THE KANSAS CITY SOUTHERN RAILROAD 359 YARD, RECORDED IN VOLUME 34, PAGE 80, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER OF SAID LOT B-1W, AND THE SOUTHWEST CORNER OF SAID LOT B-3W, AND THE SOUTHWEST CORNER HEREOF;

THENCE $N 08^{\circ} 28' 15" E$ DISTANCE OF 146.23', ALONG THE EAST BOUNDARY LINE OF SAID KANSAS CITY SOUTHERN RAILROAD 359 YARD, TO A SET 1/2" IRON ROD WITH ORANGE CAP, BEING THE SOUTHWEST CORNER OF LOT B-5W, TANQUESITOS PARTNERSHIPS II & I, RECORDED IN A DEED, VOLUME 1463, PAGE 351, WEBB COUNTY DEED RECORDS, AND ALSO BEING THE NORTHWEST CORNER OF SAID LOT B-3W, AND THE NORTHWEST CORNER HEREOF;

THENCE $N 89^{\circ} 15' 34" E$ DISTANCE OF 279.76', ALONG THE SOUTH PROPERTY LINE OF SAID LOT B-5W, TO A SET 1/2" IRON ROD WITH RED CAP, BEING THE NORTHEAST CORNER OF SAID 150.17 SQFT TRACT, AND BEING THE NORTHEAST CORNER OF SAID LOT B-3W, AND THE NORTHEAST CORNER HEREOF;

THENCE $S 01^{\circ} 51' 26" W$ DISTANCE OF 10.01', ALONG THE EAST PROPERTY LINE OF SAID 150.17 SQFT TRACT, TO THE POINT OF BEGINNING OF THIS 0.50 ACRE TRACT OF LAND, MORE OR LESS.



VICINITY MAP
SCALE: 1" = 2,000'

SUMMARY TABLE 0.4966 ACRES

1	LOT
1	BLOCK

SET BACK REQUIREMENTS

FRONT	20 FT.
REAR	6 FT.
SIDE (CORNER)	10 FT.
SIDE (INTERIOR)	5 FT.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, **ARNOLDO ORTEGA** THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: **PLAT OF LOT NO. B-3W TANQUECITOS PARTNERSHIP II SUBDIVISION** OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/ DEVELOPER: **ARNOLDO ORTEGA**
2702 WADKINS DR.
LAREDO TX 78045-8881

DATE
07/31/2024

PLAT APPROVAL - CITY ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS **PLAT OF LOT NO. B-3W TANQUECITOS PARTNERSHIP II SUBDIVISION** PREPARED BY **VICTOR J. LINARES** REGISTERED PROFESSIONAL ENGINEER NO. 107499, AND DATED THE 25 DAY OF MARCH, 2024, WITH THE LAST REVISED DATE ON JULY 16, 2024 AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

DATE
RAMON E. CHAVEZ, P.E.
CITY ENGINEER

PLAT APPROVAL - COUNTY PLANNING DEPARTMENT

STATE OF TEXAS
COUNTY OF WEBB

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING DATA OF PLAT OF LOT NO. B-3W TANQUECITOS PARTNERSHIP II SUBDIVISION, DATED THE 16 DAY OF JULY, WITH THE LAST REVISED DATE ON THE 16, DAY OF JULY, 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.

DATE
JORGE CALDERON, CFM
COUNTY PLANNING DIRECTOR/
FLOODPLAIN ADMINISTRATOR

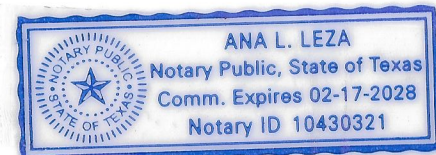
CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **ARNOLDO ORTEGA** 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 31 DAY OF JULY, 2024.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: 02/17/2028



PLANNING COMMISSION APPROVAL

STATE OF TEXAS
COUNTY OF WEBB

THIS PLAT OF LOT NO. B-3W TANQUECITOS PARTNERSHIP II SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON 02 DAY OF MAY, 2024.

DATE
JUAN M. NARVAEZ, JR.
P&Z CHAIRMAN

PLAT APPROVAL - ROAD AND BRIDGE SUPERINTENDENT

STATE OF TEXAS
COUNTY OF WEBB

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF PLAT OF NO. B-3W TANQUECITOS PARTNERSHIP II SUBDIVISION, AS PREPARED BY **VICTOR J. LINARES**, REGISTERED PROFESSIONAL ENGINEER NO. 107499 AND SURVEYED BY **FRANCISCO RAMOS**, REGISTERED PUBLIC LAND SURVEYOR NO. 6573, DATED THE 25 DAY OF MARCH, WITH THE LAST REVISED DATE ON THE 16, DAY OF JULY, 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.

DATE
JOSE LUIS NEIRA
ROAD & BRIDGE
SUPERINTENDENT

COMMISSIONERS COURT APPROVAL

STATE OF TEXAS
COUNTY OF WEBB

WE HEREBY CERTIFY THAT THIS PLAT, DESIGNATED AS THE PLAT OF LOT NO. B-3W TANQUECITOS PARTNERSHIP II SUBDIVISION, WAS APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THE 16 DAY OF JULY, 2024, AND MAY BE FILLED IN THE PLAT RECORDS OF WEBB COUNTY BY THE WEBB COUNTY CLERK.

NOTICE IS HEREBY GIVEN THAT THE COUNTY OF THE 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.

HON. JESSE GONZALEZ
COMMISSIONER PRECINCT 1

HON. JOHN C. GALO
COMMISSIONER PRECINCT 3

HON. ROSAURA "WAMI" TIERNA
COMMISSIONER PRECINCT 2

HON. RICARDO A. JAIME
COMMISSIONER PRECINCT 4

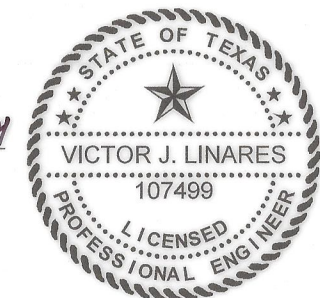
CERTIFICATE OF ENGINEER

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 APPURTENANCES; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORM 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 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.

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

DATE
07/31/24



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.

DATE
FRANCISCO RAMOS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6573

DATE
07/31/2024



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 02 DAY OF MAY, 2024, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

DATE
VANESSA GUERRA, AICP
INTERIM PLANNING DIRECTOR

CERTIFICATE OF HEALTH DEPARTMENT

STATE OF TEXAS
COUNTY OF WEBB

THIS PLAT DESIGNATED AS PLAT OF LOT NO. B-3W TANQUECITOS PARTNERSHIP II SUBDIVISION, WEBB COUNTY, TEXAS, SUBMITTED BY OR BEHALF OF THE OWNER(S) HAS BEEN CONSIDERED BY THE CITY OF LAREDO HEALTH DEPARTMENT. THE APPROVAL FOR THIS SUBDIVISION WHICH WILL RECEIVE WATER AND SEWER SERVICES FROM CITY OF LAREDO, IS VALID ONLY AS LONG 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.

DATE
RICHARD CHAMBERLAIN, DPH(C), MPH, RS
INTERIM HEALTH DIRECTOR
CITY OF LAREDO HEALTH DEPARTMENT

HON. TANO E. TIERNA
WEBB COUNTY JUDGE

HON. MARGIE RAMIREZ IBARRA
WEBB COUNTY CLERK

WEBB COUNTY FLOODPLAIN DETERMINATION CERTIFICATE

BY MY SIGNATURE BELOW, I ATTEST THAT I HAVE REVIEWED THIS SUBDIVISION PLAT OR REPLAT ENTITLED **PLAT OF LOT NO. B-3W TANQUECITOS 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 ARTICLES 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 ARTICLES 5, SECTION C OF THE WEBB COUNTY FDPA AS A CONDITION PRECEDENT TO 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 _____, 2024 WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDED IN MY OFFICE ON THE _____ OF _____, 2024 AT _____ O'CLOCK _____ IN VOLUME _____ PAGE _____ OF THE PLAT RECORDS OF SAID COUNTY.

TITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2024.

DATE
HON. MARGIE RAMIREZ IBARRA
COUNTY CLERK, WEBB COUNTY, TEXAS



Sabio Engineering & Associates, PLLC

TBPE Reg. #: F-23802
6999 McPherson Rd., Ste. 329, Office #6
Laredo, TX 78041

PLAT NOTES

THE PURPOSE IS TO PLAT THESE PROPERTY LOCATED IN THE COLONIAS. THE INTENT IS SINGLE FAMILY. PROPERTY ALREADY HAS EXISTING WATER AND SEWER SERVICES.

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: 1707249.9609
E: 695765.1688
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 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE (MODEL RULES FOR SUBDIVISION IN THE ETJ) AND WEBB COUNTY MODEL SUBDIVISION RULES.
7. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (§ 3-1B - SUBDIVISION ORDINANCE).
8. PROPOSED PLAT TO BE LIMITED TO ONE SINGLE FAMILY DETACHED DWELLINGS PER LOT ON COMPLIANCE WITH SECTION 24.80.4(1) OF THE LAREDO LAND DEVELOPMENT CODE (MODEL RULES FOR SUBDIVISION IN THE ETJ) AND WEBB COUNTY MODEL SUBDIVISION RULES.

LEGEND	
IRF	PLAT BOUNDARY
RS	1/2" Ø IRON ROD FOUND
W.C.P.R.	1/2" Ø IRON ROD SET
R.O.W.	WEBB COUNTY PUBLIC RECORDS
B.L.K.	RIGHT OF WAY
PL	BLOCK
A	PROPERTY LINE
B	TYPE "A" DRAINAGE
C	TYPE "B" DRAINAGE
C	TYPE "C" DRAINAGE

Owner

ARNOLDO ORTEGA
2702 WADKINS DR.
LAREDO TX 78045-8881

Project Title

PLAT OF LOT NO. B-3W
TANQUECITOS PARTNERSHIP II
SUBDIVISION

Sheet Scale
1"=100'

Date
7/26/24

Project No.

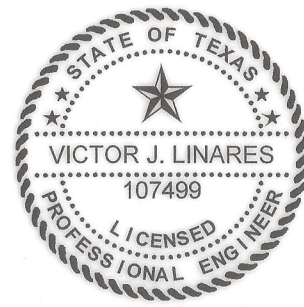
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Status

FINAL

Sheet No.

P1

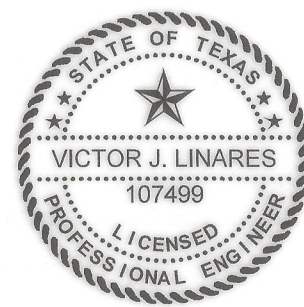


FLOODPLAIN CERTIFICATION

THAT I, VICTOR J. LINARES, P.E. REGISTERED PROFESSIONAL ENGINEER IN TEXAS, NO. 107499, DO HEREBY CERTIFY THAT THIS PROPERTY **PLAT OF NO. B-3W TANQUECITOS PARTNERSHIP II SUBDIVISION**, IS NOT WITHIN THE 100 YEAR FLOOD ZONE ACCORDING TO FEMA MAP 48479C1385C, WITH AN EFFECTIVE DATE OF 04/02/2008.

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

09/30/24
DATE

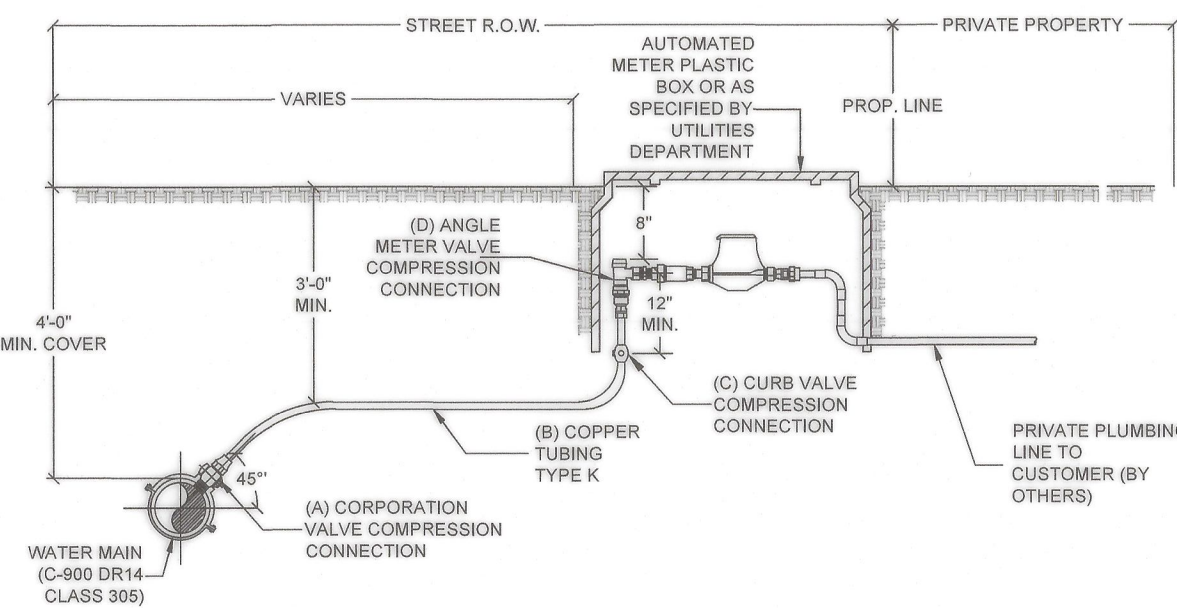


DRAINAGE CERTIFICATION

ALL DRAINAGE FLOW TO EXISTING LOT WILL REMAIN IN ITS NATURAL DRAINAGE FLOW AND ALL STORM DRAINAGE WILL BE DRAINING AWAY FROM ALL BUILDINGS. STREET IMPROVEMENTS HAVE BEEN DESIGNED TO HANDLE THE FLOWS OF A 10 YEAR STORM FREQUENCY ACCORDING TO WEBB COUNTY SUBDIVISION REGULATIONS ADOPTED DECEMBER 13, 1982 AS AMENDED

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

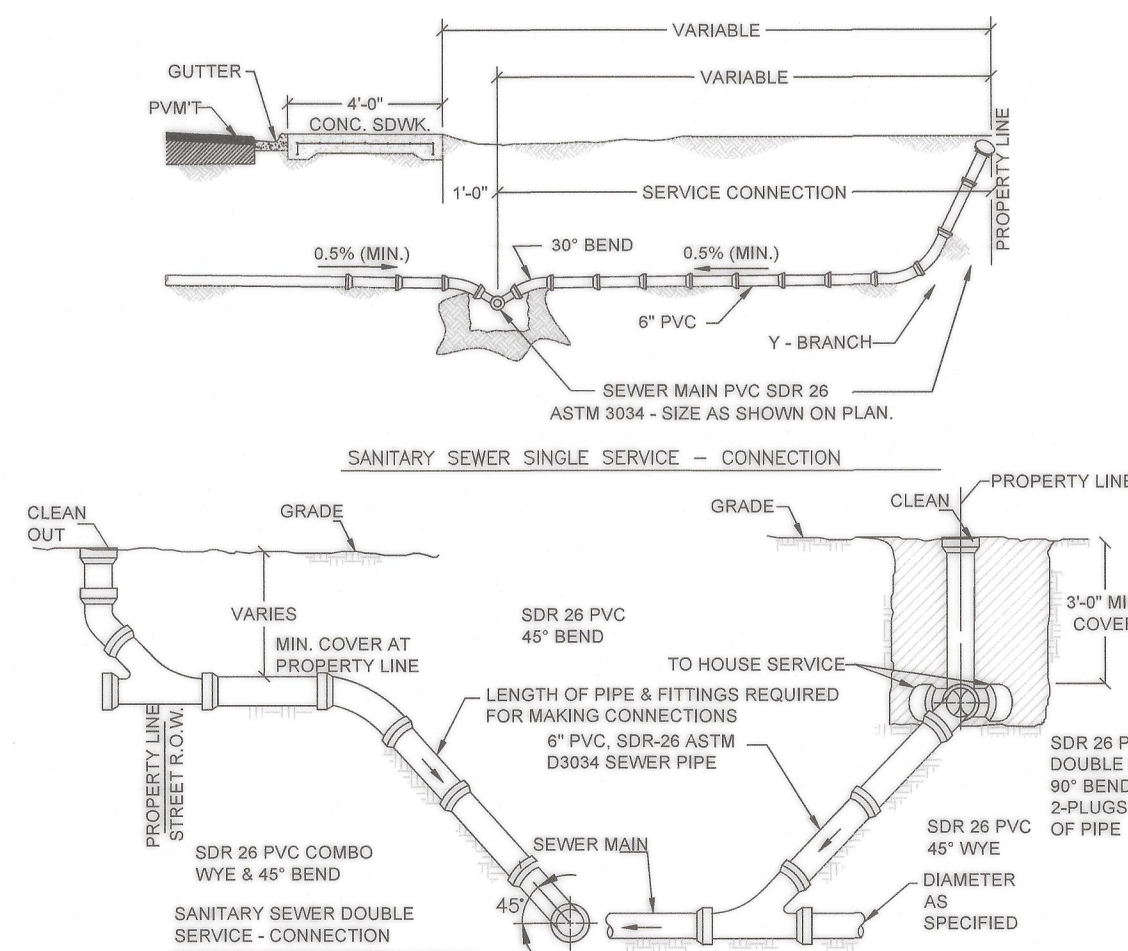
09/30/24
DATE



TYPICAL WATER SERVICE INSTALLATION
TYPICAL 3/4" AND 1"

N.T.S.

TAP SIZE	(A)	(B)	(C)	(D)
2"	3"	3"	3"	3"
1"	1"	1"	1"	1"



TYPICAL SANITARY SEWER SERVICE

N.T.S.

WATER SUPPLY: DESCRIPTION, COST AND OPERABILITY DATE

PLAT OF NO. B-3W TANQUECITOS PARTNERSHIP II SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY CITY OF LAREDO. THE SUBDIVIDER AND CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF LAREDO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION.

THE CITY OF LAREDO HAS A EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF CANYON RD. FROM THE MAIN 8" LINE WE GET A DUAL 1" SERVICE LINE THAT SERVES LOTS B-3W & B-SE. THE WATER METER BOXES HAVE ALREADY BEEN INSTALLED, IN ADDITION THE SUBDIVIDER HAS PAID THE CITY OF LAREDO THE SUM OF \$216.03 FOR THE WATER FEES, AND \$2,000.00 FOR THE WATER AVAILABILITY FEES. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF LAREDO AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING PLAT.

SEWER FACILITIES: DESCRIPTION, COST AND OPERABILITY DATE

PLAT OF NO. B-3W TANQUECITOS PARTNERSHIP II SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM THE CITY OF LAREDO. THE SUBDIVIDER AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE CITY OF LAREDO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

THE CITY OF LAREDO HAS A EXISTING 8" DIAMETER SEWER LINE RUNNING ALONG THE EAST SIDE OF CANYON RD. FROM THE MAIN 8" LINE WE GET A DUAL 8" SERVICE LINE THAT SERVES LOTS B-3W & B-SE. THE SEWER SERVICES HAVE ALREADY BEEN INSTALLED, IN ADDITION THE SUBDIVIDER HAS PAID THE CITY OF LAREDO THE SUM OF \$280.89 SEWER FEES. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF LAREDO AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING PLAT.

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

SUMINISTRO DE AGUA: DESCRIPCION, COSTO Y FECHA DE OPERACION

PLANO DEL NO. LA SUBDIVISION B-3W TANQUECITOS PARTNERSHIP II RECIBIRÁ AGUA POTABLE POR PARTE DE LA CIUDAD DE LAREDO. EL SUBDIVISOR Y LA CIUDAD DE LAREDO HAN CELEBRADO UN CONTRATO EN EL QUE LA CIUDAD DE LAREDO SE HA PROMETIDO A PROVER SUFFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y LA CIUDAD DE LAREDO HA PROPORCIONADO DOCUMENTACIÓN PARA ESTABLECER SUFFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DEL SUMINISTROS DE AGUA DISPONIBLES PARA ATENDER EL COMPLETO DESARROLLO DEL FRACCIONAMIENTO.

LA CIUDAD DE LAREDO TIENE UNA LÍNEA DE AGUA DE 8" DE DIÁMETRO EXISTENTE QUE CORRE A LO LARGO DEL LADO OESTE DE CANYON RD. DESDE LA LÍNEA PRINCIPAL DE 8" OBTENIMOS UNA LÍNEA DE SERVICIO DOBLE DE 1" QUE SIRVE A LOS LOTES B-3W Y B-SE. LAS CAJAS DE MEDIDORES DE AGUA YA HAN SIDO INSTALADOS, ADEMÁS EL SUBDIVISOR HA PAGADO A LA CIUDAD DE LAREDO LA SUMA DE \$216.03 POR LAS TARIFAS DE AGUA, Y \$2,000.00 POR LAS TARIFAS DE DISPONIBILIDAD DE AGUA. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR LA CIUDAD DE LAREDO Y DICHO SISTEMA DE DISTRIBUCIÓN, ESTÁ OPERABLE A PARTIR DE LA FECHA DE GRABACIÓN DEL PLANO.

DRENAJE SANITARIO: DESCRIPCION, COSTO Y FECHA DE OPERACION

PLANO DEL NO. LA SUBDIVISION B-3W TANQUECITOS PARTNERSHIP II SERÁ TRATADA POR EL SERVICIO DE AGUAS RESIDUALES DE LA CIUDAD DE LAREDO. EL SUBDIVISOR Y LA CIUDAD DE LAREDO HAN CELEBRADO UN CONTRATO EN EL QUE LA CIUDAD DE LAREDO SE HA PROMETIDO A TRATAR SUFFICIENTE AGUA RESIDUAL DURANTE AL MENOS 30 AÑOS Y LA CIUDAD DE LAREDO HA PROPORCIONADO DOCUMENTACIÓN PARA ESTABLECER SUFFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LAS DISPONIBLES SUMINISTROS DE AGUAS RESIDUALES PARA ATENDER EL PLENO DESARROLLO DE ESTE FRACCIONAMIENTO.

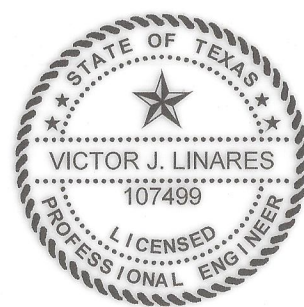
LA CIUDAD DE LAREDO TIENE UNA LÍNEA DE ALCANTRILLADO DE 8" DE DIÁMETRO EXISTENTE QUE CORRE A LO LARGO DEL LADO ESTE DE CANYON RD. DESDE LA LÍNEA PRINCIPAL DE 8" OBTENIMOS UNA LÍNEA DE SERVICIO DOBLE DE 8" QUE SIRVE A LOS LOTES B-3W Y B-SE. LOS SERVICIOS DE ALCANTRILLADO TIENEN YA SIDO INSTALADO, ADEMÁS EL SUBDIVISOR HA PAGADO A LA CIUDAD DE LAREDO LA SUMA DE \$280.89 CUOTAS DE ALCANTRILLADO TODAS LAS INSTALACIONES DE AGUAS RESIDUALES HAN SIDO APROBADAS Y ACEPTADAS POR LA CIUDAD DE LAREDO Y DICHO SISTEMA DE DISTRIBUCIÓN, ESTÁ OPERABLE A PARTIR DE LA FECHA DE GRABACIÓN DEL PLANO.

CERTIFICATION

I CERTIFY THAT WATER AND SEWAGE SERVICES FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

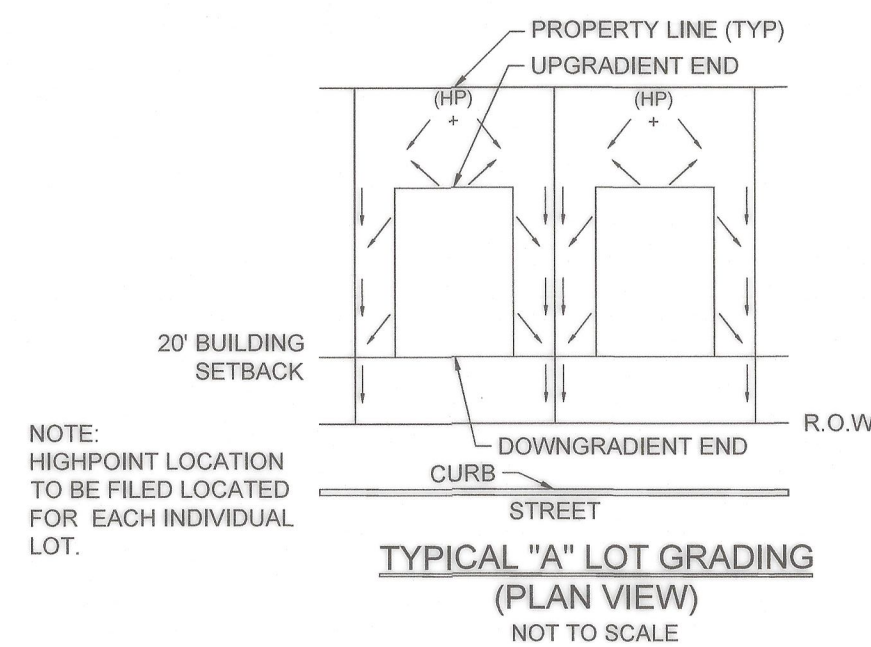
WATER FACILITIES - THESE FACILITIES ARE FULLY OPERABLE FOR LOT B-3W, WHICH COST \$216.03 PER LOT. THE SUBDIVIDER (ARNOLDO ORTEGA) HAS PAID A TOTAL OF \$2,216.03 TO COVER THE COST OF METER INSTALLATION AND WATER AVAILABILITY FOR LOT B-3W.

SEWER FACILITIES - THESE FACILITIES ARE FULLY OPERABLE FOR LOT B-3W. THE SUBDIVIDER (ARNOLDO ORTEGA) HAS PAID A TOTAL OF \$280.89 TO COVER THE COSTS OF SEWER FEES FOR LOT B-3W.

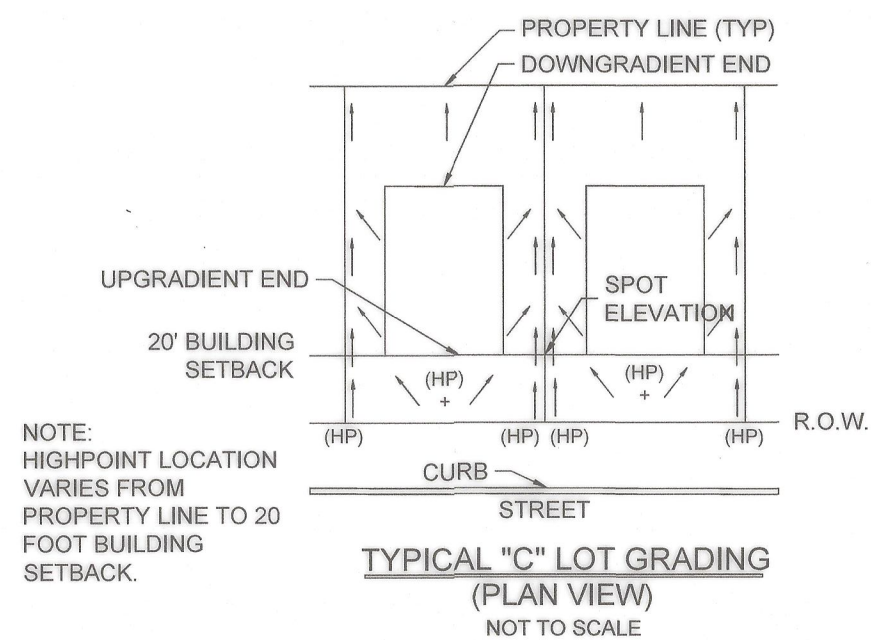


[Signature]
VICTOR J. LINARES, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS NO. 107499

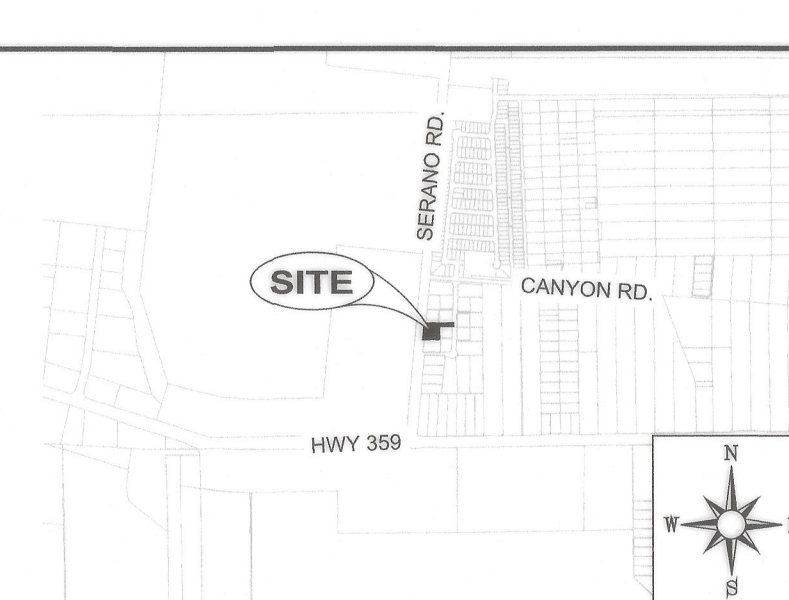
09/30/24
DATE



NOTE:
HIGHPOINT LOCATION
TO BE FILED LOCATED
FOR EACH INDIVIDUAL
LOT.

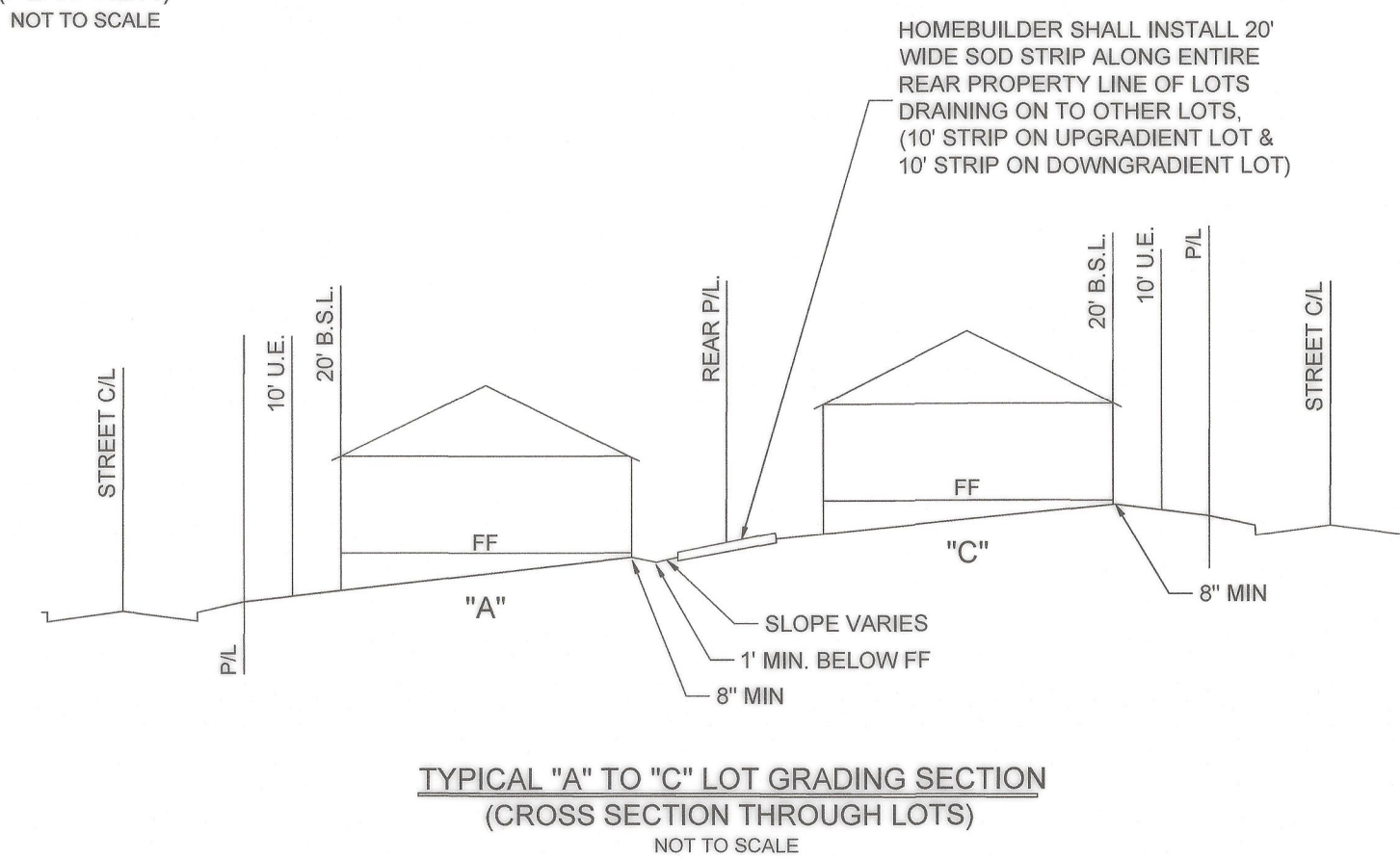


NOTE:
HIGHPOINT LOCATION
VARIES FROM
PROPERTY LINE TO 20
FOOT BUILDING
SETBACK.

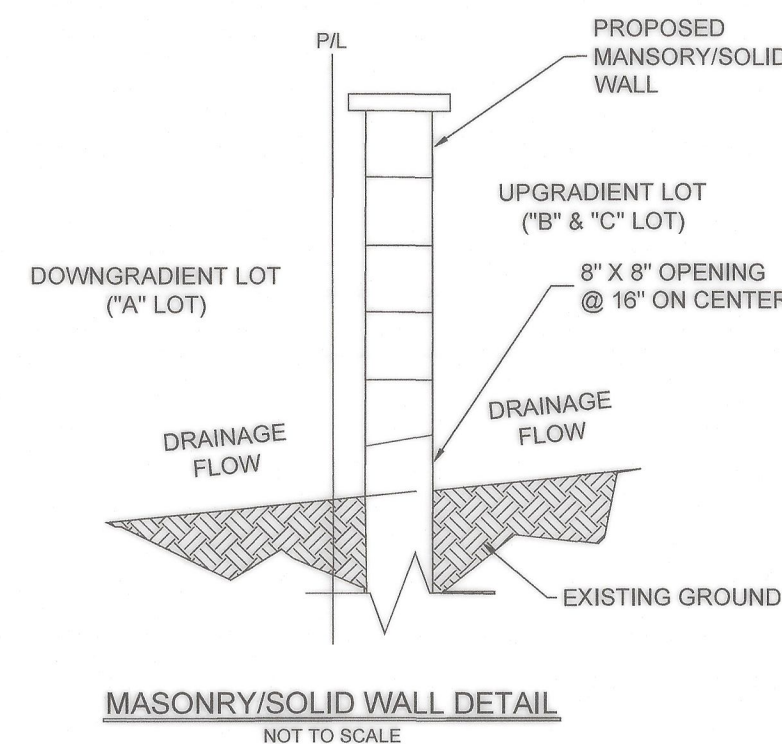


VICINITY MAP
SCALE: 1" = 2,000'

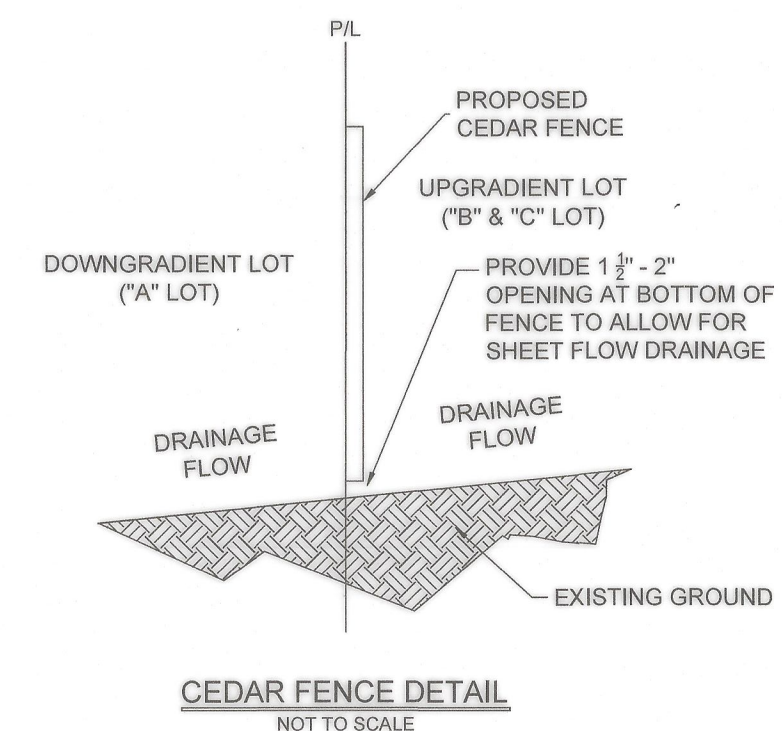
LEGEND	
—	PLAT BOUNDARY
○ IRF	12" Ø IRON ROD FOUND
● IRS	12" Ø IRON ROD SET
W.C.P.R.	WEBB COUNTY PUBLIC RECORDS
R.O.W.	RIGHT OF WAY
B.L.K.	BLOCK
PL	PROPERTY LINE
Ⓐ	TYPE "A" DRAINAGE
Ⓑ	TYPE "B" DRAINAGE
Ⓒ	TYPE "C" DRAINAGE



TYPICAL "A" TO "C" LOT GRADING SECTION
(CROSS SECTION THROUGH LOTS)
NOT TO SCALE



MASONRY/SOLID WALL DETAIL
NOT TO SCALE



CEDAR FENCE DETAIL
NOT TO SCALE



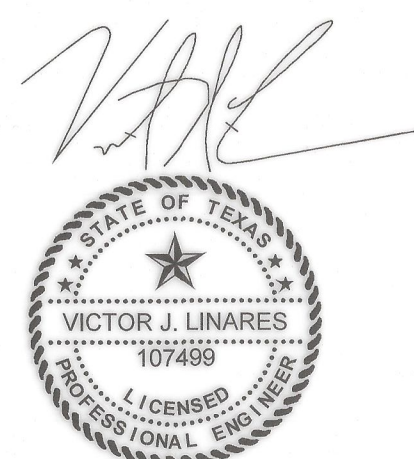
Sablo Engineering & Associates, PLLC

TBPE Reg. #: F-23802
6999 McPherson Rd., Ste. 329, Office #6
Laredo, TX 78041

PLAT NOTES

THE PURPOSE IS TO PLAT THESE PROPERTY LOCATED IN THE COLONIAS. THE INTENT IS SINGLE FAMILY. PROPERTY ALREADY HAS EXISTING WATER AND SEWER SERVICES.

- THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANT OR RESTRICTIONS.
- USE IS SINGLE FAMILY RESIDENTIAL
- R.O.W OWNED BY WEBB COUNTY
- POINT OF BEGINNING
N: 17067249.9909
E: 695765.1698
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE AND THE WEBB COUNTY MODEL SUBDIVISION RULES.
- ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (§ 3-1B - SUBDIVISION ORDINANCE).
- PROPOSED PLAT TO BE LIMITED TO ONE SINGLE FAMILY DETACHED DWELLINGS PER LOT ON COMPLIANCE WITH SECTION 24.80.4(1) OF THE LAREDO LAND DEVELOPMENT CODE MODEL RULES FOR SUBDIVISION IN THE ETJ AND WEBB COUNTY MODEL SUBDIVISION RULES.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY VICTOR J. LINARES, P.E., #107499 ON 7/17/2024 FOR THE PURPOSE OF CONSTRUCTION.

Owner

ARNOLDO ORTEGA
2702 WADKINS DR.
LAREDO TX 78045-8881

Project Title

**PLAT OF LOT NO. B-3W
TANQUECITOS PARTNERSHIP II
SUBDIVISION**

Sheet Scale
1" = 100'

Date
7/26/24

Project No.
A-24.001

Status
FINAL

Sheet No.