

WEBB COUNTY FLOODPLAIN DETERMINATION CERTIFICATE

BY MY SIGNATURE BELOW, I ATTEST THAT I HAVE REVIEWED THIS SUBDIVISION PLAT OR REPLAT ENTITLED LAS HACIENDAS EAST 59 SUBDIVISION AND HAVE MADE THE FOLLOWING DETERMINATION(S) 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 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 ARTICLE 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 ARTICLE 5, SECTION C OF THE WEBB COUNTY FDPA AS A CONDITION PRECEDENT TO PLAT APPROVAL.

ATTESTED BY:

_____/_____/_____
JORGE A. CALDERON, CFM
COUNTY PLANNING DIRECTOR
FLOODPLAIN ADMINISTRATOR

WEBB COUNTY DESIGNATED REPRESENTATIVE CERTIFICATE

STATE OF TEXAS:
COUNTY OF WEBB:

BY MY SIGNATURE BELOW, I HEREBY CERTIFY THAT I HAVE REVIEWED THIS SUBDIVISION PLAT OR REPLAT ENTITLED LAS HACIENDAS EAST 59 SUBDIVISION AND HAVE MADE THE FOLLOWING DETERMINATION(S) AS IT RELATES TO THE WEBB COUNTY PRIVATE SEWAGE FACILITY ORDER ("OSSF ORDER") DATED APRIL 24, 2006, AS AMENDED:

1. THIS CERTIFICATION DOES NOT INDICATE THAT POTABLE WATER IS OBTAINABLE ON-SITE OR IN THE VICINITY. THE TRACT(S) RESULTING FROM THIS PLAT ARE NOT SERVICED BY AN EXISTING PUBLIC WATER OR ORGANIZED SEWER SYSTEM NOR ARE THEY ENTITLED TO BE SERVICED BY A PUBLIC WATER OR ORGANIZED SEWER SYSTEM AS A RESULT OF THIS PLAT.
2. NO SEWER EFFLUENT SHALL BE DISPOSED OF ON ANY PART OF THIS PLAT EXCEPT IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ENSURE COMPLIANCE WITH ALL SEWER DISPOSAL LAWS AND REGULATIONS.
3. THE MINIMUM LOT SIZES DEPICTED ON THIS PLAT OR REPLAT GENERALLY MEET THE REQUIREMENTS OF THE OSSF ORDER;
4. THE SOIL CHARACTERISTICS OF THE PROPERTY DEPICTED ON THIS PLAT OR REPLAT APPEAR TO BE SUITABLE FOR THE INSTALLATION OF ON-SITE SEWAGE DISPOSAL FACILITIES PURSUANT TO THE SOIL SURVEY FOR WEBB COUNTY, TEXAS PREPARED BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE. HOWEVER, SAID FINDING DOES NOT INDICATE OR IMPLY THAT THE ACTUAL ON-THE-GROUND SOIL CHARACTERISTICS AT A GIVEN SITE IS SUITABLE FOR SAID PURPOSE. AT THE TIME OF SITE DEVELOPMENT, A SOIL ANALYSIS MUST BE PERFORMED BY A LICENSED SITE EVALUATOR TO IDENTIFY OSSF SUITABILITY OR ANY SPECIAL PERMITTING CONSIDERATIONS FOR EACH SEWAGE DISPOSAL SITE;
5. AN APPROVED ON-SITE SEWAGE DISPOSAL SYSTEM (OSSF) SHALL BE INSTALLED BY THE PROPERTY OWNER ON EACH LOT OF THIS SUBDIVISION AT TIME OF SITE DEVELOPMENT, IN ACCORDANCE WITH THE REQUIREMENTS OF THE WEBB COUNTY OSSF ORDER. PURSUANT TO SAID ORDER, AN "AUTHORIZATION TO CONSTRUCT" MUST BE OBTAINED FROM THE WEBB COUNTY DESIGNATED REPRESENTATIVE ("D.R.") PRIOR TO INSTALLING AN ON-SITE SEWAGE DISPOSAL SYSTEM ON A LOT, AND A "LICENSE TO OPERATE" MUST BE OBTAINED PRIOR TO OPERATING ANY ON-SITE SEWAGE DISPOSAL SYSTEM;
6. IN THE EVENT THAT AN APPROVED MUNICIPAL OR ORGANIZED SEWAGE DISPOSAL SYSTEM IS EXTENDED TO WITHIN 300 FEET OF ANY PORTION OF A PRIVATE SEWAGE FACILITY, THE PROPERTY OWNER SHALL BE REQUIRED TO CONNECT TO THAT SYSTEM AT THEIR OWN EXPENSE.

DIANA CANTU, CFM, DR, SE
WEBB COUNTY ASSISTANT PLANNING DIRECTOR
TCEQ D.R.LICENSE NO OS0035048

PLAT APPROVAL - ROAD & BRIDGE SUPERINTENDENT

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF LAS HACIENDAS EAST 59 SUBDIVISION AS PREPARED BY MANUEL E. ESCAMILLA, PE, REGISTERED PROFESSIONAL ENGINEER NO. 100082 AND SURVEYED BY MANUEL E. ESCAMILLA, REGISTERED PUBLIC LAND SURVEYOR NO. 5986, DATED THE _____ DAY OF _____, 2025, EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS.

_____/_____/_____
JOSE LUIS NEIRA
ROAD & BRIDGE SUPERINTENDENT

PLAT APPROVAL - COUNTY PLANNING DEPARTMENT

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING DATA OF LAS HACIENDAS EAST 59 SUBDIVISION DATED THE _____ DAY OF _____, 2025, 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.

_____/_____/_____
JORGE A. CALDERON, CFM
COUNTY PLANNING DIRECTOR
FLOODPLAIN ADMINISTRATOR

PLAT APPROVAL - COUNTY ENGINEER

STATE OF TEXAS:
COUNTY OF WEBB:

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING DATA OF LAS HACIENDAS EAST 59 SUBDIVISION AS PREPARED BY MANUEL E. ESCAMILLA, PROFESSIONAL ENGINEER NO. 100082 AND SURVEYED BY MANUEL E. ESCAMILLA, REGISTERED PUBLIC LAND SURVEYOR NO. 5986, DATED THE _____ DAY OF _____, 2025, 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.

_____/_____/_____
GUILLERMO B. CUELLAR, P.E.
WEBB COUNTY ENGINEER

CERTIFICATE OF COMMISSIONER'S COURT

STATE OF TEXAS:
COUNTY OF WEBB:

WE HEREBY CERTIFY THAT THIS PLAT, DESIGNATED AS THE: LAS HACIENDAS EAST 59 SUBDIVISION WAS APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____, 2025, 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 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 PROTECTIONS, GARBAGE COLLECTION OR OTHER FACILITIES OR SERVICES. THE ONLY SERVICES TO BE FURNISHED BY WEBB COUNTY, WHILE BY STATE LAW, IS POLICE PROTECTION IN AREAS WITHIN THE JURISDICTION OF THE SHERIFF'S DEPARTMENT.

HONORABLE TANO E. TIJERINA
WEBB COUNTY JUDGE

HONORABLE JESSE GONZALEZ
COMMISSIONER PRECINCT 1

HONORABLE ROSAURA "WAWI" TIJERINA
COMMISSIONER PRECINCT 2

HONORABLE JOHN C. GALO
COMMISSIONER PRECINCT 3

HONORABLE RICARDO A. JAIME
COMMISSIONER PRECINCT 4

ATTESTED BY:

HONORABLE MARGIE RAMIREZ IBARRA
WEBB COUNTY CLERK

OWNER:
4-R MINERALS, LTD.
1219 VICTORIA ST
LAREDO TX 78040-8011

PLAT OF
LAS HACIENDAS EAST 59 SUBDIVISION
WEBB COUNTY, TEXAS

PROJECT #:
FIELD DATE: ###
DRAWN BY: K.M.L.
APPROVED: M.E.E.
DATE: 08/14/2025
FILE NAME: Las Platan Subdivision - Plat.dwg
SCALE:

TOPSITE
Civil Group

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