



Luis Perez-Garcia III, P.E., C.F.M.  
County Engineer

Phone: (956) 523-4055

Fax: (956) 523-5158

**Webb County Engineering Department**  
1620 Santa Ursula 2<sup>nd</sup> Floor Laredo, TX. 78040

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March 13, 2014

Rafael Vidaurri, MPA  
Planner III  
Webb County Planning Department  
1110 Washington, Suite 302  
Laredo, TX 78041

RE: Replat of Lot 5, Block 5, San Carlos Phase 1- street and drainage improvements

Please let this correspondence serve as my certification that all required road and drainage improvements associated with the above-referenced replat have been fully constructed in compliance with the Webb County Subdivision Regulations and have been accepted by me in my official capacity.

Sincerely,

Luis Perez-Garcia III, P.E., C.F.M.  
Webb County Engineer



# Webb County Road and Bridge



**Jose Luis Rodriguez**  
**Road and Bridge Interim-Superintendent**  
7210 E. Saunders  
Laredo, TX 78041

Ph. (956) 523-5300  
Fax (956) 721-2539


April 4, 2014

Rafael Vidaurri, MPA  
Planner III  
Webb County Planning Department  
1110 Washington, Suite 302  
Laredo, TX 78041

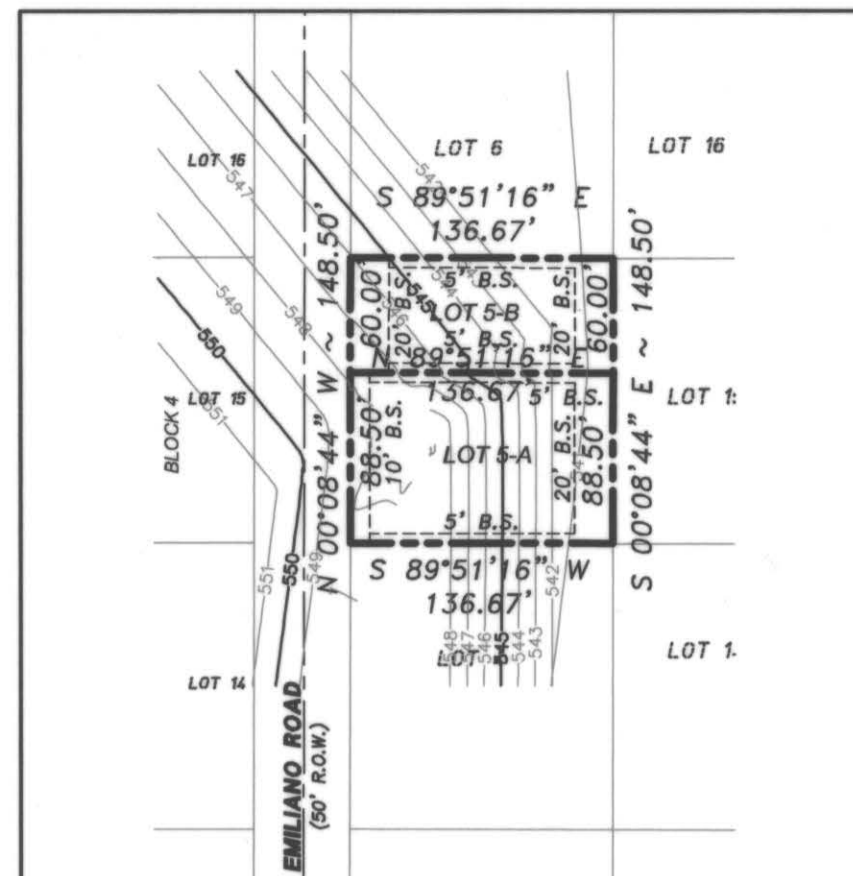
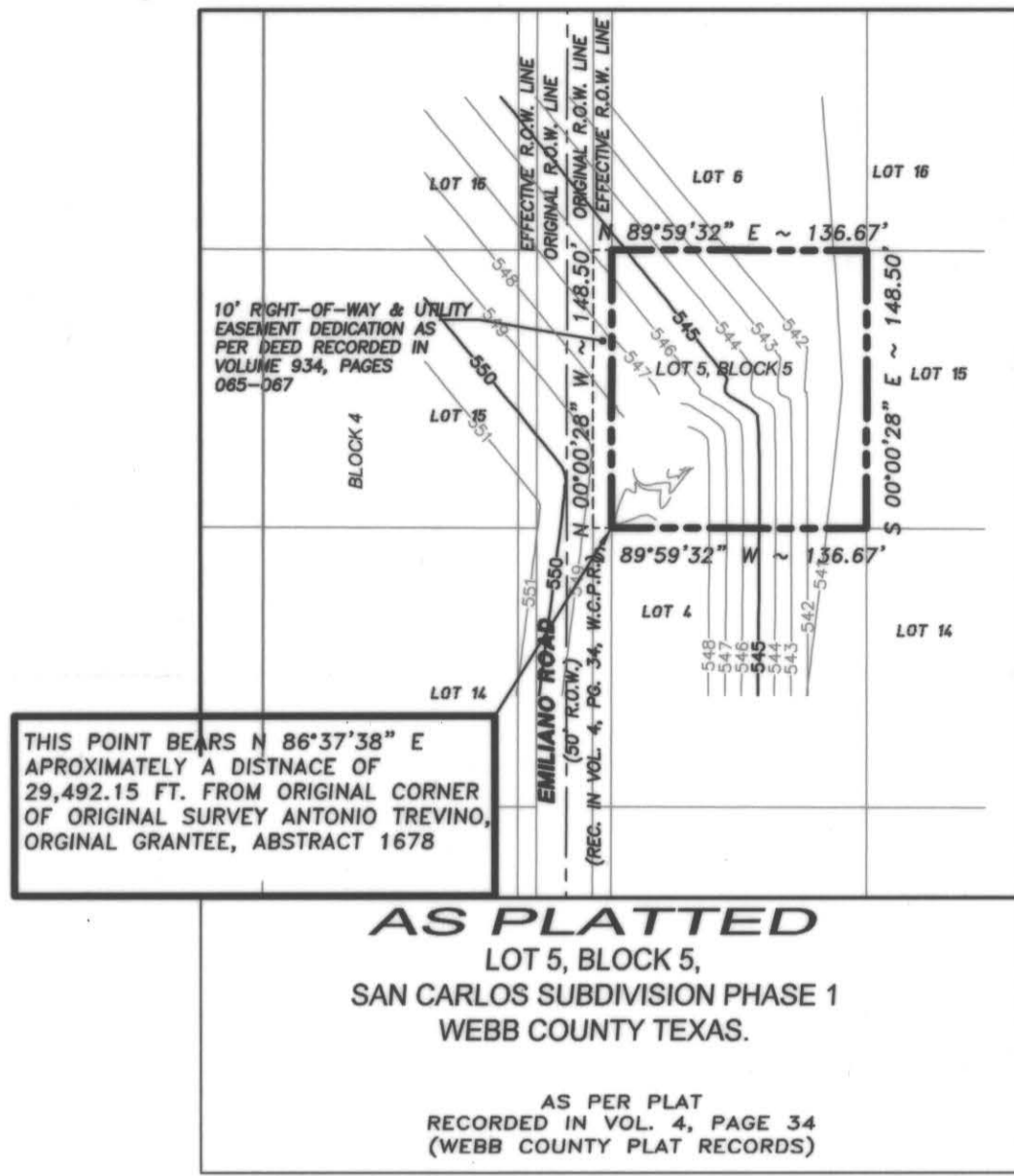
RE: Replat of Lot 5, Block 5, San Carlos Phase 1 – street and drainage improvements.

Please let this correspondence serve as my certification that all required road and drainage improvements of Emiliano Street fronting the parcels associated with the Replat of Lot 5, Block 5, San Carlos, Phase I into Lots 5-A and 5-B, Block 5, San Carlos, Phase I have been fully constructed in compliance with the Webb County Subdivision Regulations and have been accepted by me in my official capacity.

Sincerely,

  
Jose Luis Rodriguez,  
Interim-Superintendent





**REPLAT OF**  
 LOT 5, BLOCK 5, SAN CARLOS  
 SUBDIVISION PHASE 1,  
 WEBB COUNTY TEXAS.  
 INTO  
 LOTS 5-A & 5-B, BLOCK 5,  
 SAN CARLOS SUBDIVISION PHASE 1,  
 WEBB COUNTY, TEXAS.

LOT	BLOCK	AREA
5-A	5	12,095.3 sq ft
5-B	5	9,200.2 sq ft

**LEGAL DESCRIPTION**  
 LOT 5, BLOCK 5  
 SAN CARLOS SUBDIVISION PHASE 1

A 0.4659 Acre tract out of Parcel 32, Amb Treviño, Original Grantee, Abstract 1678 and out of 5, Block 5, San Carlos Subdivision Phase 1 as per Plat Read in Vol. 4, Page 34 of the Webb County Texas Plat Recs. This 0.4659 Acre Tract is more particularly described by dates and bounds as follows:

Commencing at a found 1/2" iron rod at thouthwest corner of Lot 5, Block 5, San Carlos Subdivision he 1;

Thence; N 00° 08' 44" W, along the East i line of Emiliano Rd. a distance of 148.50 ft. to a point on South R.O.W. line of Emiliano Rd. and a set 1/2" iron roar the Northwest corner hereof;

Thence; S 89° 51' 16" E, along the North of this tract a distance of 136.67 ft. to a set 1/2" iron roar the northeast corner hereof;

Thence; S 00° 08' 44" E, along the East lof this tract, a distance of 148.50 ft. to a set 1/2" iron roar the Southeast corner hereof;

Thence; S 89° 51' 16" W, a distance of 117 ft. to the Point of Beginning of a tract of land contog 0.4659 acres more or less.

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS:  
 COUNTY OF WEBB:

I HEREBY CERTIFY THAT THAT PROPER ENGINEERING COERATION HAS BEEN GIVEN TO THIS PLAT REGARDING ALL MATTERS OF STREETS, LOTS, WATSEWER, DRAINAGE, LAYOUT AND APPURTENANCES; AND TO THE BEST OF MY KNOWLEDGIS PLAT CONFORM TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS, MODUBIVISION RULES, CHAPTER 232, SUBCHAPTER B, TEXAS LOCAL GOVERNMENT CODE; PRIVATE SEWAGE FACILITY ORDER, AND THE FLOOD DAMAGE PREVENTION ORDER OE COUNTY OF WEBB, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN SPECIFIC GRANTED BY MAJORITY VOTE OF THE WEBB COUNTY COMMISSIONERS COURT.

*[Signature]*  
 RODOLFO A. TORRES, P.E. No. 84900- TEXAS  
 COMMISSIONERS COURT APPROVAL  
 DATE 09/24/12

STATE OF TEXAS:  
 COUNTY OF WEBB:

WE HEREBY CERTIFY THAT THIS PLAT, DESIGNATED AS THE: **REPLAT OF LOTS 5-A & 5-B, BLOCK 5, SAN CARLOS SUBDIVISION PHASE 1**, WAS APPROVED BY THE WEBBUNTY COMMISSIONERS COURT ON THE 23 DAY OF SEPTEMBER, 2012, AND MAY BE F IN THE PLAT RECORDS OF WEBB COUNTY BY THE WEBB COUNTY CLERK.

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

HON. DANNY VALDEZ  
 WEBB COUNTY JUDGE

HON. MIKE MONTEMAYOR  
 COMMISSIONER PRECINCT 1

HON. ROSAURA "WAWI" RINA  
 COMMISSIONER PRECINCT

HON. JOHN G. GALO  
 COMMISSIONER PRECINCT 3

HON. JAIME CANALES  
 COMMISSIONER PRECINCT

ATTESTED BY:

HON. MARGIE RAMIREZ IBARRA  
 WEBB COUNTY CLERK

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS:  
 COUNTY OF WEBB:

I, **DAVID BARRERA**, THE UNDERSIGNED REGISTERED PROFISSIONAL SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS REPLAT IS TRUD WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERV, ON THE GROUND.

*[Signature]*  
 DAVID BARRERA, R.P.L.S. No. 5286  
 DATE 09/24/12



**CERTIFICATE OF HEALTH DEPARTMENT**

STATE OF TEXAS:  
 COUNTY OF WEBB:

THIS PLAT DESIGNATED AS **REPLAT OF LOT 5-A & 5-B, BLOCK 5, SAN CARLOS SUBDIVISION PH.1**, 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 ALL PREMISES ARE CONNECTED TO THESE SYSTEMS IN COMPLIANCE WITH EXISTING LAWS AND REGULAS. 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

*[Signature]*  
 DR. HECTOR F. GONZALEZ, M.D., M.P.H.  
 DIRECTOR  
 CITY OF LAREDO HEALTH DEPARTMENT  
 DATE 10, 2, 12

**CERTIFICATE OF OWNER:**

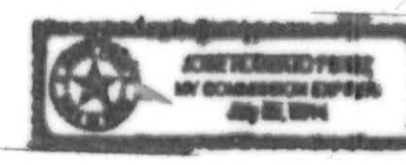
STATE OF TEXAS §  
 WEBB COUNTY §

I, **ROSA ELIA ESTEVIS** THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS: **REPLAT OF LOTS 5-A & 5-B, BLOCK 5, SAN CARLOS SUBDIVISION PHASE 1** IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

*[Signature]*  
 ROSA ELIA ESTEVIS, OWNER  
 DATE 09/27/12

STATE OF TEXAS §  
 WEBB COUNTY §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **MS. ROSA ELIA ESTEVIS**, 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 PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS 23 DAY OF SEPTEMBER 2012



NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS  
 MY COMMISSION EXPIRES: 3-4-22-2014

**PLAT APPROVAL - ROAD & BRIDGE SUPERINTENDENT**

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF **REPLAT OF LOTS 5-A & 5-B, BLOCK 5, SAN CARLOS SUBDIVISION PHASE 1**, AS PREPARED BY **RODOLFO A. TORRES**, REGISTERED PROFESSIONAL ENGINEER No. **84900** AND SURVEYED BY **DAVID BARRERA**, REGISTERED PUBLIC LAND SURVEYOR No. **5286**, DATED THE 09th DAY OF NOVEMBER, 2011 WITH THE LAST REVISED DATE ON JAN. 23, 2012, EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND WEBB COUNTY MODEL SUBDIVISION RULES FOR RESIDENTIAL DEVELOPMENTS.

*[Signature]*  
 JOSE LUIS RODRIGUEZ  
 ROAD & BRIDGE SUPERINTENDENT  
 DATE

**PLAT-APPROVAL CITY ENGINEER**

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: **REPLAT OF LOTS 5-A & 5-B, BLOCK 5, SAN CARLOS SUBDIVISION PHASE 1**, PREPARED BY RODOLFO A. TORRES REGISTERED PROFESSIONAL ENGINEER No. 84900, AND DATED THE 09 th, DAY OF NOVEMBER, 2011, WITH THE LAST REVISED DATE ON JAN. 23, 2012, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

*[Signature]*  
 ROGELIO RIVERA, P.E., R.P.L.S.  
 CITY ENGINEER  
 DATE

**PLAT APPROVAL - COUNTY PLANNING DEPEMANT**

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING DATA OF **REPLAT OF 5-A & 5-B, BLOCK 5, SAN CARLOS SUBDIVISION PHASE 1**, DATED THE 09 DAY OF NOVEMBER, 2011 WITH THE LAST REVISED DATE ON THE 23 DAY OF SEPTEMBER, 2012 EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM TO BE IN COMPLIANCE WITH THE WEBB CC SUBDIVISION REGULATIONS, THE WEBB COUNTY MODEL SUBDIVISION RULES, AND THE 1 COUNTY FLOOD DAMAGE PREVENTION ORDER. THIS PLAT WAS RECOMMENDED FORROVAL BY THE WEBB COUNTY PLANNING ADVISORY BOARD ON THE 22 DAY OF NOV 2012, CONTINGENT UPON COMPLIANCE WITH WEBB COUNTY'S SUBDIVISION REGONS FOR STREET & DRAINAGE IMPROVEMENTS.

*[Signature]*  
 RHONDA M. TIFFIN, CFM  
 COUNTY PLANNING DIRECTOR  
 FLOODPLAIN ADMINISTRATOR  
 DATE

**PLAT APPROVAL - COUNTY ENGINEE**

STATE OF TEXAS:  
 COUNTY OF WEBB:

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION PLANS **REPLAT OF LOTS 5-A & 5-B, BLOCK 5, SAN CARLOS SUBDIVISION PHASE 1**, AS PREPARY **RODOLFO A. TORRES**, LICENSED PROFESSIONAL ENGINEER No. **84900**, AND SURVEYED BY **DAVIDBARRERA** REGISTERED PROFESSIONAL LAND SURVEYOR No. **5286**, DATED THE 09 DAY OF NOVEMBER, 2011, WITH THE LAST REVISED DATE ON THE 23 DAY OF SEPTEMBER, 2012, EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND THE WEBB COUNTY MODEL RULES' RESIDENTIAL DEVELOPMENTS

*[Signature]*  
 LUIS PEREZ GARCIA III, P.E. "G.F.M."  
 WEBB COUNTY ENGINEER  
 DATE

**PLAT NOTES & RESTRICTIONS**

- 1- NO MORE THAN ONE SINGLE FAMILY DETACHED DLING SHALL BE LOCATED ON EACH LOT.
- 2- WATER DISTRIBUTION AND SEWER SERVICE TO TH LOTS WILL BE PROVIDED BY CITY OF LAREDO.
- 3- THE PURPOSE OF THIS REPLAT IS TO CREATE TW LOTS OUT OF LOT 5, BLOCK 5.
- 4.- THE FRONT BUILDING SETBACK FOR LOT 5-A, BK 5, IS 10 FEET, AND THE FRONT BUILDING SETBACK FOR LOT 5-BLOCK 5, IS 20 FEET.
- 5.- NO SIDEWALKS ARE REQUIRED BY THIS REPLAT.
- 6.- ACCESS TO THESE PROPERTIES IS PROVIDED BY EXISTING PUBLIC ROAD (EMILIANO RD.)

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS:  
 COUNTY OF WEBB:

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSATION HAS BEEN GIVEN THIS REPLAT TO THE MATTERS OF WATER, SEWER SERVICES, APPLUANES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANT THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO; WEBB COUNTY COMMISSIONERS COURT.

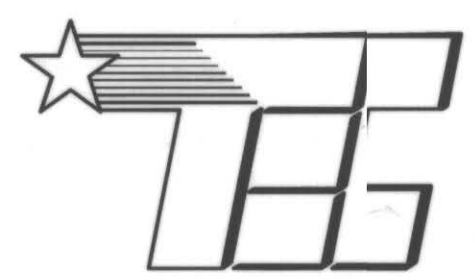
*[Signature]*  
 RODOLFO A. TORRES, P.E. No. 84900-TEXAS  
 DATE 09/24/12



SURVEYOR: **BARRERA LAND SURVEYING**  
 7715 MARLAND DR. - SUITE 114  
 SAN ANTONIO, TEXAS 78230  
 PH. (210) 837-4328

OR: **ROSA ELIA ESTEVIS**  
 213 EMILIANO RD.  
 LAREDO TEXAS 78040  
 PH. - (956) 401-4103

BEER: **TEC ENGINEERS & CONSULTANTS INC.**  
 801 GUADALUPE ST. SUITE 101  
 LAREDO, TEXAS, 78040  
 (956) 791-1220  
 FAX (956)-753-7687



**TEC ENGINEERS & CONSULTANTS INC.**  
 TEXAS REGISTERED ENGINEERING FIRM F-005148  
 801 GUADALUPE ST. SUITE 101 LAREDO, TX. 78040  
 PH. (956)791-1220 FAX (956)753-7687

LOT 5, BLOCK 5, SAN CAOS, SUBDIVISION PHASE 1,  
 WEBB CNTY TEXAS.  
 TO  
 LOTS 5-A & 5-B, BLOCK 5,  
 SAN CARLOS SDIVISION PHASE 1  
 WEBB COTY, TEXAS.

**REF.AT OF**

REV. DATE: JANUARY 23, 2012
REV. DATE: NOVEMBER 29, 2011
DRAWN BY: R.P.
CHECKED BY: R.A.T. & D.B.
APPROVED BY: R.A.T.
DATE: NOVEMBER 09, 2011
SCALE: 1"=100'
JOB #: 0411EN461
FILE NAME: F:\SAN CARLOS SUB\PHASE 1\PH
SHEET
1
of 2

**CERTIFICATE OF COUNTY CLERK**

TE OF TEXAS:  
 INTY OF WEBB:

MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, AS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED: 23 OF SEPTEMBER, 2012, WITH ITS CERTIFICATE OF AUTHENTICATION, EIN DESIGNATED AS: **REPLAT OF LOTS 5-A & 5-B, BLOCK 5, SAN CARLOS DIVISION PHASE 1**, WAS FILED FOR RECORD IN MY OFFICE ON THE 23 OF SEPTEMBER, 2012, AT 10 O'CLOCK AM, IN VOLUME 10 PAGE 10 OF 10 OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE 23 OF SEPTEMBER, 2012.

*[Signature]*  
 MARGIE RAMIREZ IBARRA  
 INTY CLERK, WEBB COUNTY, TEXAS  
 DEPUTY

**PLANNING COMMISSION APPROVAL**

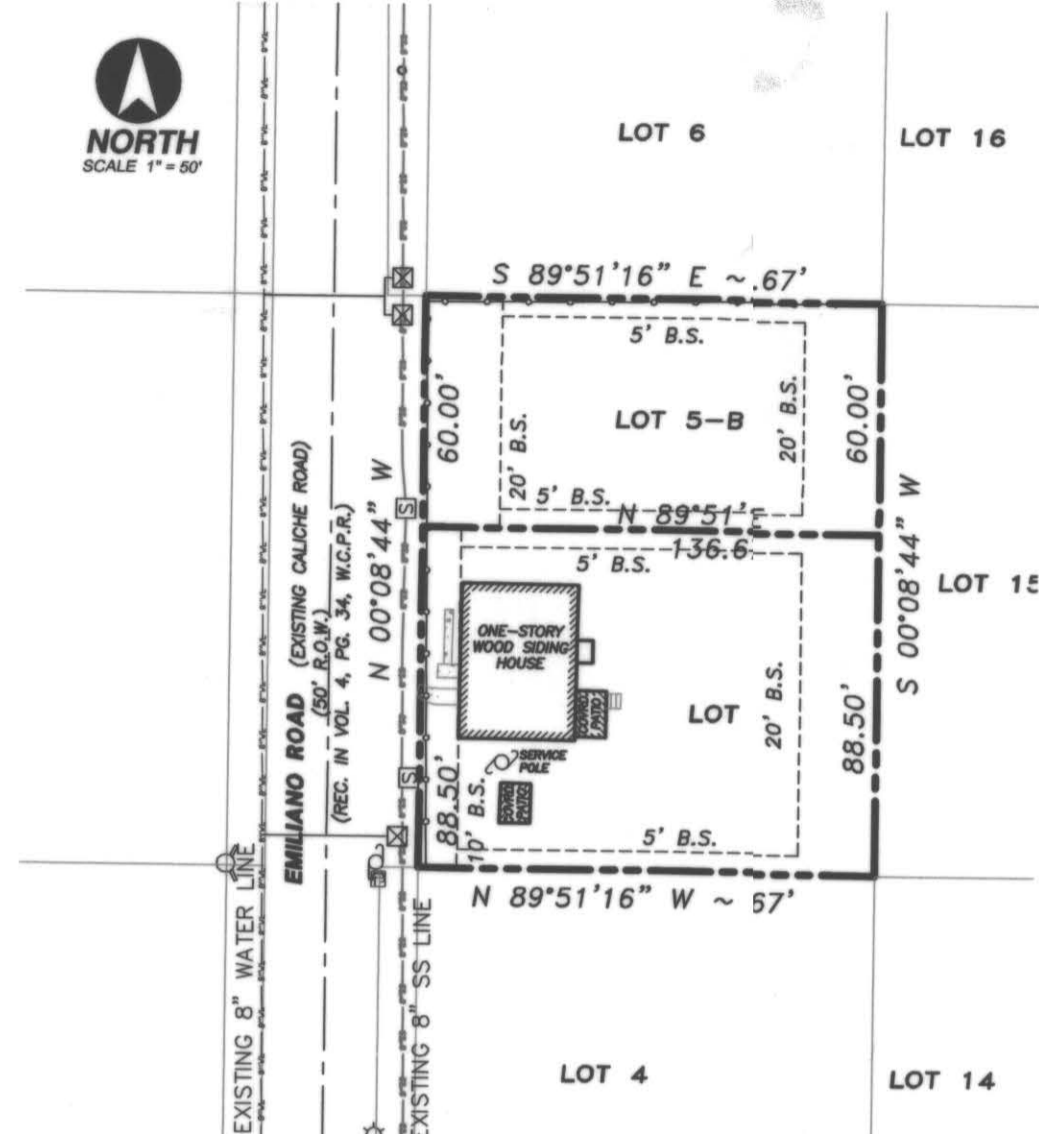
IS PLAT OF REPLAT OF LOTS 5-A & 5-B, BLOCK 5, SAN CARLOS IBDIVISION PHASE 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE ANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY 'PROVED BY SUCH COMMISSION ON 1st, DAY OF MARCH, 2012

*[Signature]*  
 JUARDO A. CASTILLO, Chairman  
 DATE

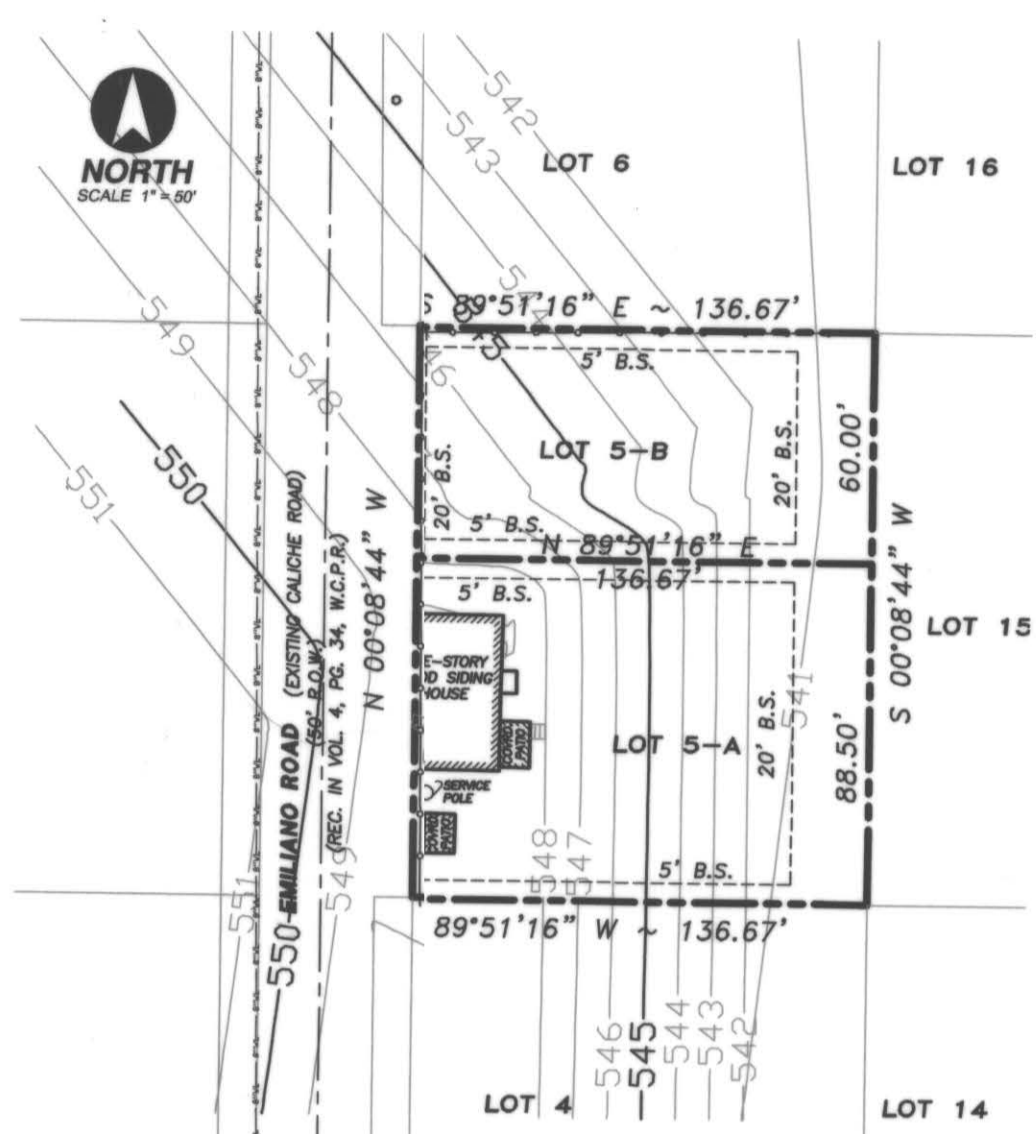
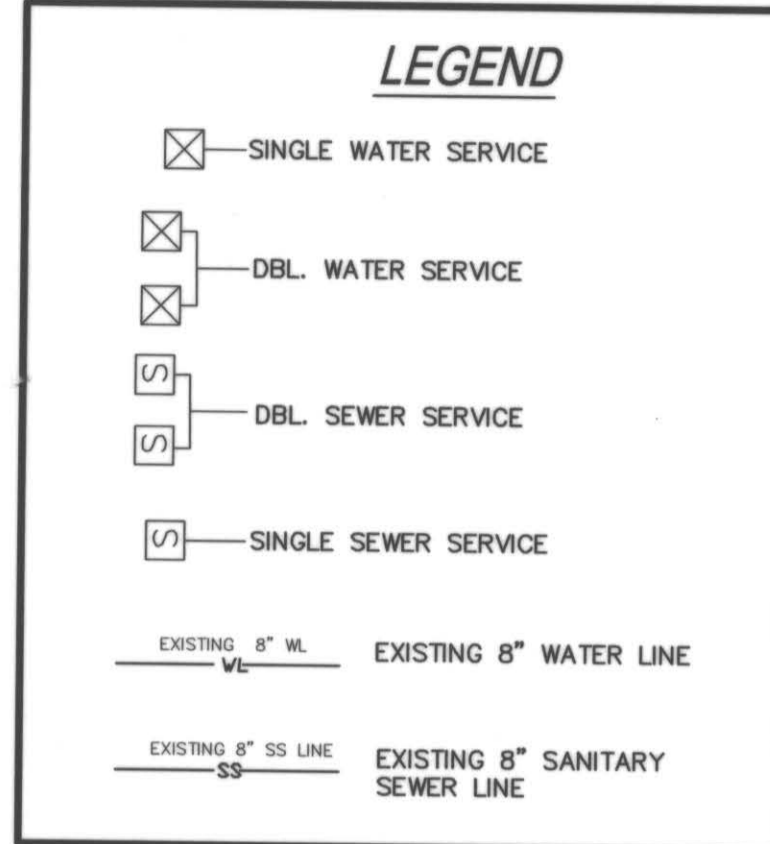
**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

IE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR :CORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE 1st. DAY OF :RCH, 2012. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

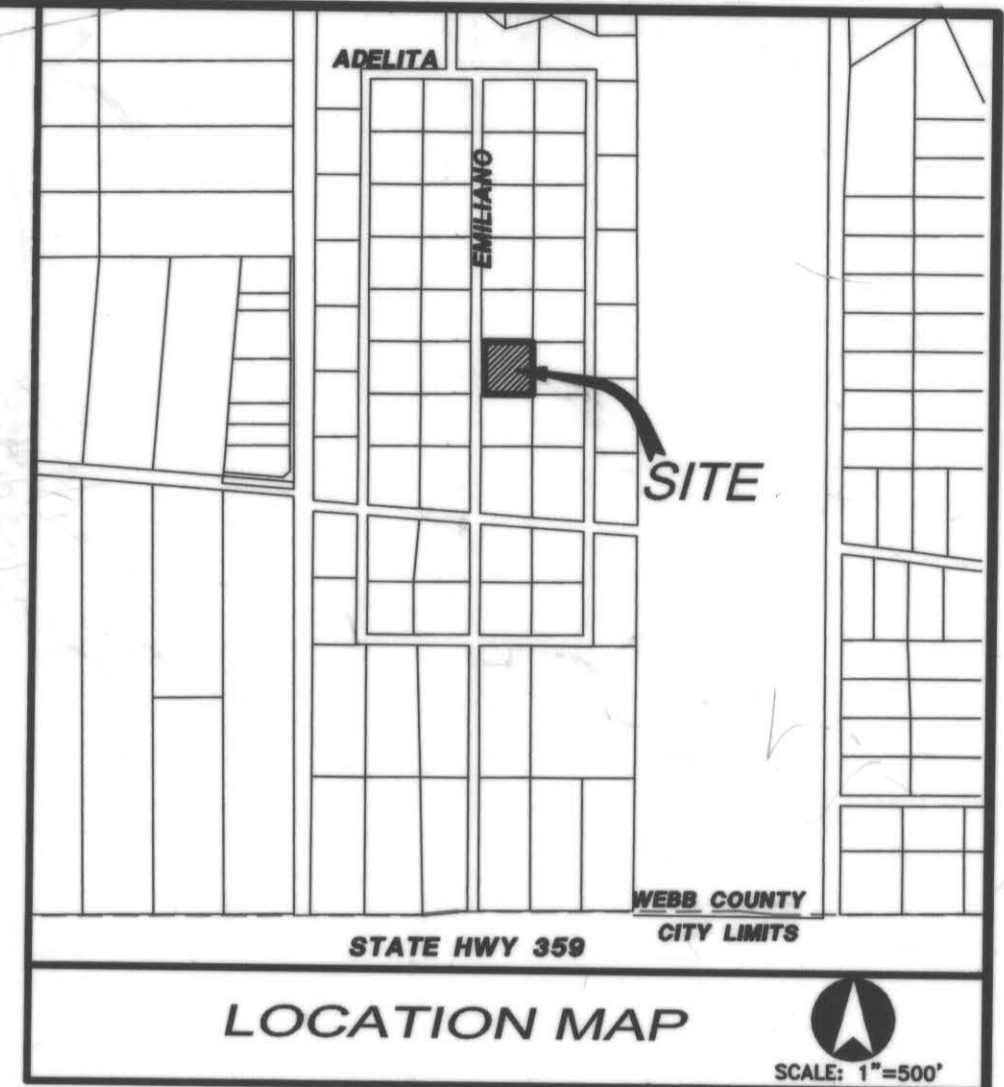
*[Signature]*  
 WTHAN R. BRATTON  
 RECTOR OF PLANNING DEPARTMENT  
 TY OF LAREDO, TEXAS  
 DATE



MAP OF WATER DISTRIBUTION SYSTEM A SANITARY SEWER SYSTEM



POST DEVERMENT TOPOGRAPHY



LOCATION MAP

**WATER SUPPLY:** Description and operability date.  
 Replat of Lots 5A & 5B, Block 5, San Carlos Subdivision Phase 1, will be provided with potable water by the City of Laredo. City of Laredo has an 8 inch diameter water line along the west side of the Right-of-Way line of Emiliano Road. From the 8" line one existing 1" diameter dual service line run to pairs of lots before splitting into two 3/4" diameter single service line going to the meter boxes for each lot. One service for Lot 5-B and the other for Lot 6, Block 5, these services have been already installed. One single service line of 3/4" and going to the meter b for Lot 5-A, Block 5 the water facilities are fully operable and will be installed within 30 days of preliminary plat approval by Webb County for Lot 5-A, Block 5, in accordance with the City of Laredo Inspsens and approvals.

**SEWAGE FACILITIES:** Description and operability date.  
 Sewage from Replat of Lots 5A & 5B, Block 5, San Carlos Subdivn Phase 1 will be provided with sanitary sewer system by the City of Laredo. City of Laredo has an 8 inch diameter sanitary sewer line along the east line of the Right-Of-Way line of Emiliano Road. From th line one existing single 4" diameter service that serves Lot 5-A and 4, Block 5, and one new 4" diameter single service will be installed for Lot 5-B, Block 5. The 4" diameter single service line, will be instal within 30 days of preliminary plat approval by Webb County for Lot B, Block 5, in accordance with the City of Laredo Inspections and apvals.

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

El Municipio de Laredo proveerá el servicio de agua potable a los Lotes 5A & 5B, Manzana 5, San Carlos Subdivision Phase 1. El Múpio de Laredo tiene una línea de agua de 8 pulgadas localizada en ado oeste del derecho de via ("Right of Way") de "Emiliano Road" (Ava perteneciente al Condado de Webb). En esta línea de 8 pulgadas conecta una línea de una (1) pulgada para dar un servicio de ce doble, de 3/4 de pulgada cada uno. Uno para el Lote 5, y el othara el Lote 6, Manzana 5, estos servicios ya ha sido instalados. El nu servicio sencillo de 3/4 de pulgada se dirige a la caja de el medi para el Lote 5-A, Manzana 5. Estas instalaciones de agua potabltaran completamente funcionales, apartir de 30 días despues de la aprolon preliminar de el Condado de Webb para el Lote 5-A, Manzana 5, acuerdo a las inspecciones y aprobaciones del municipio de Laredoexas.

**DRENAJE SANITARIO:** Descripción y fecha de operación.

El Municipio de Laredo proveerá el servicio de drenaje sanitario a Lotes 5A & 5B, Manzana 5, San Carlos Subdivision Phase 1. El Múpio de Laredo tiene una línea de drenaje sanitario de 8 pulgadas de metro localizada en el lado este del derecho de via ("Right of Way") de miliano Road" (Avenida perteneciente al Condado de Webb). En esta línea 8 pulgadas se conecta una línea existente de 4 pulgadas de diámetro a un servicio de PVC hacia la línea principal de drenaje, que sirve al Lote 5-A, Manzana 5, y un servicio nuevo sencillo de PVC de 4 pidas de diámetro dirigidos hacia la línea de propiedad para el Lote 5-B, kmana 5. Esta instalación de drenaje sanitario para el Lote 5-A, esta componente funcional, y el servicio para el Lote 5-B, Manzana 5, sera instalapartir de 30 días despues de la aprobación preliminar de el Condado debb para el Lote 5-B, Manzana 5, de acuerdo a las inspecciones y apaciones del municipio de Laredo, Texas.

**SEWAGE FACILITIES:** Description, Costs, and Opility Date  
 Sewage from Replat of Lots 5A & 5B, Block 5n Carlos Subdivision Phase 1 will be disposed of through the sanitaewer system of the City of Laredo. The Subdivider, and the City of edo have entered into a contract in which the City of Laredo has pced to provide sufficient sewage disposal for the full development of thubdivision for at least 30 years. The City of Laredo has an existing 8ameter sanitary sewer line along the east side of the right-of-way oniliano Road. From the 8" line one existing single 6" diameterservice that serves Lot 5-A, Block 5, and one new 4" diameter single serviv. The 4" diameter single service line, will be instl within 30 days of preliminary plat approval by Webb County for Lot 5-B, Blo5, and the 6" single service line for Lot 5-A, Block 5, has already been insed. The service for Lot 5-B, Block 5, will be installed at a total cost of \$ 00.

**WATER SUPPLY:** Descriptions, Costs, and OperabiDate  
 Replat of Lots 5A & 5B, Block 5, San Carlos Svision Phase 1 will be provided with potable water by ICity of Laredo. The subdivider, and the City of Laredo have entered into a cont in which the City of Laredo has promised to provide sufficient water to the ivision for at least 30 years and the City of Laredo has provided documentatto sufficiently establish the long term quantity and quality of the available w supplies to serve the full development of this subdivision. The City of Larenas an existing 8" diameter water line running along the west side of the right-of-v of Emiliano Road. From the 8" line one existing 1" diameter singlevice line and one 1" diameter dual service line run to pairs of lots before split into two 3/4" diameter single service line going to the meter boxes for each lOne service for Lot 5-B, and the other for Lot 6, Block 5, these services have bealready installed. One single service line of 3/4" and going to the meter box for Lot-A, Block 5 will be installed within 30 days of preliminary plat approval by Webb Co, for Lot 5-a, Block 5. A single service line, a 3/4" single service line, be installed, at a total cost of \$ 400.00. The Subdivider has in addition paid thity of Laredo the sum of \$ 529.00, which covers the cost per lot for the water availaty and water meters.

**Floodplain Certification:**  
 That, I, Rodolfo A. Torres, P.E. Retred Professional Engineer in Texas N. 84900, do hereby certhat this property Lot 5, block 5, San Carlos Subdivision Ph 1, is NOT within 100 year Flood Zone According to FEMap 48479C 1405 C, with an effective date of April 2, 2008.

*[Signature]*  
 Rodolfo A. Torres P.E., No. 84900 Date 09/24/12

**Drainage Certification:**  
 All Drainage Flow of existing lot wirman in its natural drainage flow and all storm drainavill be draining away from all buildings. Street improvern have been designed (by Sherfey Engineering Co., L.L.C.) handle the flows of a 10 year Storm Frequency accordto Webb County Subdivision Regulations adopted Sepber 9, 2002.

*[Signature]*  
 Rodolfo A. Torres P.E., No. 84900 Date 09/24/12

**Certificacion:**  
 Con mi firma, certifico que los sens y sistema de agua y de drenaje, descritos en este documercumplen con las Model Subdivision Rules (las reglas goberro a las subdivisiones), adoptadas en la seccion 16.343 dexas Water code (codigo de agua de Texas).

Certifico que los gastos para instalos sistemas de agua y drenaje son:  
 AGUA: El sistema/servicio de agua i completamente construido para el Lote 5-A, Manzana 5, menos medidores mecanicos de agua que costaran \$29.00 por lote dueño (Rosa Elia Estevis) le ha pagado un total de \$969.00 paubrir el costo de instalacion de los medidores mecanicos de agr habilidad de agua para el Lote 5-B, Manzana 5.

DRENAJE: Se estima que el drenajeitario tiene un costo estimado de \$440.00 por el Lote 5 Manzana 5, (todo incluido) a un costo total de \$1,409.00 para lervicios de drenaje de toda la subdn.

*[Signature]*  
 Rodolfo A. Torres P.E., No. 84900 Date 09/24/12

**Certification:**  
 I certify that water and sewage service facilities described above an compliance with the Model rules adopted under section 16.343, Water code.

I certify that the estimated cost to install unconstructed water and -site sewage facilities, discussed above, are as follows:

Water Facilities - these facilities are fully constructed, for Lot 5-Block 5, except for installation of a new water meter to Lot 5-A, which cost \$29 per lot. The subdivider (Rosa Elia Estevis) has paid total of \$969.00 to cover tcost of meter installation and water availability for Lot 5-B, Block 5.

Sewage Facilities - Sewer system are estimated to cost \$440.00 foot 5-B, Block 5, (all inclusive) for a total of \$1,409.00 for water and sewer service) the subdivision.

*[Signature]*  
 Rodolfo A. Torres P.E., No. 84900 Date 09/24/12

**CERTIFICATE OF OWR:**

STATE OF TEXAS §  
 WEBB COUNTY §  
 I, ROSA ELIA ESTEVIS THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS: **REPLAT OF LOTS 5-A & 5-B, BLOCK 5, SAN CARLOS SUBDIVISION PHASE 1** IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.  
 ROSA ELIA ESTEVIS, OWNER DATE 09.27.12

ATE OF TEXAS §  
 BB COUNTY §  
 FORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY PREPARED MS. ROSA ELIA ESTEVIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND KNOWNLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS DAY OF September 2012  
 NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS MY COMMISSION EXPIRES: July 22- 2014

**Certifications:**  
 By my signature below, I certify that water and sewage service described above shall be provided in complianith the Model Rules adopted under Section 16.343, Water Code.  
*Tomas M. Rodriguez, Jr.*  
 Tomas M. Rodriguez, Jr. P.E. Utilitiesector Date 15 OCTOBER 2012

**SURVEYOR:** BARRERA LAND SURVEYING  
 7715 EMILIANO DR. - SUITE 114  
 SAN ANTONIO, TEXAS 78230  
 PH. (210) 837-4328  
**OWNER:** ROSA ELIA ESTEVIS  
 213 EMILIANO RD.  
 LAREDO TEXAS 78040  
 PH. - (956) 401-4103  
**ENGINEER:** TEC ENGINEERS & CONSULTANTS, INC.  
 801 GUADALUPE ST. SUITE 101  
 LAREDO, TEXAS, 78040  
 TEL: (956) 791-1220  
 FAX: (956)-753-7687

**TEC ENGINEERS & CONSULTANTS INC.**  
 TEXAS REGISTERED ENGINEERING FIRM F-005148  
 801 GUADALUPE ST. SUITE 101 LAREDO, TX. 78040  
 PH. (956)791-1220 FAX (956)753-7687

**REPLAT OF**  
 LOT 5, BLOCK 5, SAN CARLOSUBDIVISION PHASE 1,  
 WEBB COUNT EXAS.  
**INTC**  
 LOTS 5-A & 5-BLOCK 5,  
 SAN CARLOS SUBDIVION PHASE 1  
 WEBB COUNT TEXAS.

REV. DATE: JANUARY 23, 2012  
 REV. DATE: NOVEMBER 29, 2011  
 DRAWN BY: R.P.  
 CHECKED BY: R.A.T.  
 APPROVED BY: R.A.T.  
 DATE: NOVEMBER 09, 2011  
 SCALE: 1"=100'  
 JOB #: 0411EN461  
 SHEET 2 of 2

**Ms. R. Tiffin**, provided the Planning Advisory Board a brief description and breakdown of the FY 2013 General Order of the Planning Advisory Board (budget).

**Ms. R. Tiffin** closed by providing a brief overview of the pending plats.

## **SUBDIVISION PLATS**

**Item 4. Discussion and possible action regarding a recommendation for the approval of the Replat of Lot 5, Block 5, San Carlos Subdivision, Phase I, into Lots 5-A & 5-B for residential purposes (ID 365).**

**Ms. R. Tiffin** initiated discussion on the subdivision proposal by advising the PAB as to what had occurred to date, including the modifications made to the existing dwelling in order to bring it into compliance with set-back requirements. **Ms. R. Tiffin** continued by advising the PAB that the plat could not be finalized until the road fronting the subdivision had been paved.

**Mr. M. Cabello, Assistant County Engineer**, advised PAB that the plans for the paving improvements were currently under design by the county's consultant and should be finalized by December 2012. **Vice Chair Dominguez** inquired as to timeframes for the completion of the paving of the road impacting the plat. In response, **Mr. M. Cabello** estimated that the paving of the road should be finalized in March or April of 2013.

**Vice-Chair Dominguez** voiced concern that this plat should not be considered at this time by the PAB since it was incomplete.

**Chair Benavides** inquired as to who was responsible for the paving of the roadway. **Ms. R. Tiffin** responded that it was the responsibility of the subdivder to pave the road if they were platting. However, since this road was scheduled to be paved by the County in the near future, the subdivder opted to wait until the road improvements were completed by the County in order to avoid the costs of road construction.

**Vice-Chair Dominguez** continued by stating that in the future, plats should not be brought before the PAB if they were incomplete and were being placed on the agenda to be considered for approval with contingencies.

**Chair Benavides** requested clarification and assurance that if this plat was to be approved "contingent upon," it would not be considered by the Commissioners Court until the necessary improvements were completed. After much discussion amongst the PAB and staff, **Ms. R. Tiffin** responded in the affirmative that the plat would not be submitted to the Commissioners Court until all improvements were built in compliance with the subdivision regulations and accepted by both the Road and Bridge Superintendent and the County Engineer.

**Vice-Chair Dominguez**, inquired as to potential delays if the plat was not approved today. **Mr. R. Torres P.E., Consultant Engineer**, addressed that PAB by advising that the he was hoping approval could be secured today so that the platting process could continue with the City of Laredo.

**Member C. Rodriguez** made a motion to **approve contingent upon** completion of all roadway improvements, in compliance with all subdivision regulations, state law, and county specifications before submission to the Commissioners Court.

Second: **Vice-Chair Dominguez**

For: 3 Against: 0 Abstentions: 0

**Motion carried unanimously.**

In closing, **Ms. R. Tiffin** advised the Engineering Department Staff to ensure that the plans that are to be approved by TX-DOT, for the paving of the roadway, meet the county's road standards.

## **REPORTS AND DISCUSSION ITEMS**

**Item 5.** **Status report with discussion and possible action by the County Engineer and the Road & Bridge Superintendent regarding the county's overall road system improvements and maintenance with particular emphasis on new construction in residential areas and maintenance and/or prevention activities relating to damages caused by increased oil and gas activity, overweight vehicles, spills etc. (Deferred Item).**

**Ms. R. Tiffin**, introduced the item by advising PAB that the Engineering Department had provided a report for review by the members of the PAB.

**Mr. J. L. Ramos, Road and Bridge Superintendent**, addressed the PAB with regard to the county's garbage collection program. He added that the client base had grown to over 2020 customers and that there were no fees for the collection of garbage. **Chair Benavidez** asked whether cans were also free. **Mr. J. L. Ramos** responded by stating that cans were free but that he hoped that in the future, the county would charge for garbage collection services. **Chair Benavidez** inquired as to how much the county was paying in tipping fees to the City of Laredo. **Mr. J. L. Ramos** responded by stating that the county was paying \$74,000 in tipping fees and that the garbage collection program was costing approximately \$468,000 per year.

**Vice-Chair Dominguez** initiated discussion with regard to damages occurring on roadways as a result of traffic generated by oil and gas exploration activities. He continued by relaying that many residents of the rural areas were having difficulty exiting their driveways due to road damage. **Mr. J. L. Ramos** stated that he was in discussions with TX-DOT for the possibility of securing funding for the repair of said roadways.

# COUNTY OF WEBB - REQUEST FOR PLAT APPROVAL

Agenda Item: 4

Date: 11-14-2012

Sheet no. 1 of 1

**Applicant:**

Rosa Elia Estevis

**Engineer:**

Rodolfo Torres, P.E. – TEC Engineers & Consultants Inc.

**Request:**

Approval of the Replat of Lot 5, Block 5, San Carlos Subdivision, Phase I, into Lots 5-A & 5-B for residential purposes (ID 365)

**Site:**

The proposed subdivision is located at 213 Emiliano Rd which is approximately 0.3 miles north of the intersection of Emiliano Rd and State Highway 359.

**City ETJ?**

Yes – Subdivision is within the City of Laredo’s ETJ therefore, plat is subject to City of Laredo review and approval.

**Background:**

Applicant requests preliminary plat approval to subdivide one (1) existing platted lot into two residential lots comprised of a 12,000 sq. ft. lot and a 8,200 sq. ft. lot.

**Staff Comments:**

The subdivision proposal triggers a paving requirement of Emiliano Road fronting this property. No provision exists to consider a waiver or variance to this requirement; however, this road has been scheduled for paving through an on-going grant program administered by TX-DOT. As such, the owner/subdivider has elected to defer their request for final approval until the road improvements are completed. With proposed road improvements designed to meet minimum subdivision requirements and scheduled to begin construction in the next few months, staff agrees that such a delay in the approval process is a reasonable request from the applicant.

Through newly implemented coordination activities conducted with the project engineer, all other staff comments, questions and/or deficiencies relating to the proposed plat and back-up documentation have been satisfactorily addressed by the engineer.

**Staff**

**Recommendations:**

Recommend **APPROVAL contingent** upon the paving of that portion of Emiliano Road fronting Lot 5, Block 5, San Carlos, Phase I in compliance with the minimum requirements of the subdivision regulations and state law.

**Attachments:**

Proposed Plat