

CERTIFICATE OF OWNER

I, JOE MACK POOL THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: H.A.Y. PROPERTIES PLAT IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE IF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC. PLACES THEREON, SHOWN FOR THE PURPOSE AND CONSIDERATION THERE'IN EXPRESSED.



STATE OF TEXAS: COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOE MACK POOL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND AC MOWLEGOED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATI THERBIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS DAY OF JOES JOES AND JOY OF JOES JOY OF JOY

NOTARY PUBLIC IN AND FOR THE WEER COUNTY, TEXAS MY COMMISSION EXPIRES:

PLAT APPROVAL - COUNTY PLANNING DEPARTMENT

FOR THOSE AREAS LOCATED DUTSIDE THE CORPORATE LIMITS OF LAREDO AND SUBJECT TO KEBB COUNTY'S JURISDICTION AND CONTROL, I HAVE REVIEWED THIS PILAT AND ACCOMPANIVED DATA OF HAVE PROVERING PLAT DATED THE DAY OF 2015 WITH THE LAST REVISED DATE ON EXCEPT FOR ANY WAIVEP SPECIFICALLY AUTHORIZED OF THE WEBB COUNTY COMMISSIONERS COUNT, I HAVE FOUND THEM TO BE IN COMPUNINCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND THE WEBB COUNTY FUNDON THE WEBB COUNTY WITH THE WEBB COUNTY PLAY ON THE WEBB COUNTY PLAY ON THE WEBB COUNTY PLAY ON THE WEBB COUNTY PLAYING ADVISORY BOARD ON THE DAY OF APPROVAL BY THE WEBB COUNTY PLAYING ADVISORY BOARD ON THE DAY OF APPROVAL BY THE

DATE

LEGAL DESCRIPTION

A Tract of land containing 5.000 acre more or less, out of Tract 11-D/7 as per warranty deed recorded in vol. 694, pages 224-226, of the Webb County Official Public Records in Webb County, Texas, being out of Parcian 10, Tomas Sonchez, Original Grantee, Abstract No. 280, also being out of a 69.535 acre tract described in a Deed from Sam Yates, et al to Armando Garcia, recorded in volume 486, Pages 203-207, of the Webb County Deed Records, this 5.000 acre tract being more particularly described as follows, to-wit:

Commencing at a fence corner the southeast line of Porcion 9 and northwest line of Porcion 10 and the coal northerly corner f said 69.535 acre tract;

THENCE with fence and southeast line of Porcion 9 and northwest line of Porcion to as follows:

THENCE S 68'00'00" W, 1.425.33 feet to a point of deflection of said fence

THENCE S 68'00'00" W, 15.49 feet to a found 1/2" i.R. for the most northwesterly corner of Troct 11-D and the point of beginning fot this 5.000 acre tract.

THENCE: S 20' 08' 31" E, a distance of 818.53 feet to a set 1/2" LR, and along the west properly line of Tract 11-D, for the southeast corner of this tract, thereof;

THENCE: S 85° 17' 48" W, a distance of 278.62 feet to a set 1/2" i.R. along the north Right of Way line of FM 1472 (Old ines Road), for the southwest corner hereaf;

THENCE: N 22' 05' 00" W, a distance of 734.83 feet to a set 1/2" i.R. an along the west line of Tract 1-E and the west line of this tract for the northwest corner hereof:

THENCE: N 67° 55′ 00″ E, along the southeast line of Parcion 9 and northwest line of Parcion 10 a distance of 293.63 feet, to the point of beginning of a tract of land containing 5.000 acres more or less.

- I.— THIS TRACT IS SUBJECT TO THE STANDARD MAINTHAINES AND MODITIONING AGRESSIVE RECORDED IN VO. 2726 PGS. 357-3642 DATE: ___/6.2016 THIS AGRESSIVET PROVINCES FOR ON-SITE DETENTION POWD CONSTRUCTION AND MAINTENANCE FACULTIES THAT HAS TO BE IN GROOT CONSTRUCTION.
- 2.— SIDEWALKS, ORIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 3.- ACCESS TO FM 1472, IS THRU EXISTING DRIVEWAY AND SHALL BE REVIEWED & APPROVED BY DIDOT.
- 4.— THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.

RESTRICTIONS, CONDITIONS, LIMITATIONS AND NOTES

- 1.— LOT 1, BLOCK 1, IS BEING PLATTED AS NON-RESDENTIAL PROPERTY, THEREFORE THIS TRACT IS PROHIBITED AGAINST ANY RESDENTIAL USE URIT, SUCH THE RES IT IS REPLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 232, SUBSCHOPTER B. TEXAS (COLC.) CONFIDENCY COCK, THE WOODE RUSES ADOPTED UNDER SECTION 16.343 OF THE TEXAS WATER CODE, AND ANY AUROMENT THERETO. NO RESDENTIAL STRUCTURE MAY BE PLACED OR RECTED ON THE TRACT UNLESS REPLATED AS REQUIRED SIT THIS RESTRUCTION/LIGHT COLD AND APPROVED BY THE GOVERNING BODY OR BODYES HAVING JURISDICTION OVER THE TRACT.
- 2-. THIS PROPERTY, FORMERLY KNOWN AS TRACT 11D, LOS MINERALES SUBDIMISON (UN-RECORDED PLAT), NOW KNOWN AS LOT 1, BLOCK 1, HAV PROPERTIES PLAT IS NOT IN THE 100 YR. FLOODPLAN BASED OR FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48479C TOISC WITH AN EFFECTIVE DATE OF APRIL 2, 2008.

CERTIFICATE OF ENGINEER

I. RODOLFO A. TORRES, P.E., DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT RECARDING ALL MATTERS OF STREETS, LOTS, WATER, SEWER, DRAINAGE LAYOUT AND APPURTEANNESS: AND TO THE BEST OF BY KNOWLEGGE THIS PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDINSION REGULATIONS, MODEL SUBDINISION RULES, PRIVATE SEWAGE FACILITY ORDER AND THE FLOOD DAMAGE PREVENTION ORDER TO THE COUNTY OF WEBB. EXCEPT FOR THOSE WARANCES THAT MAY HAVE BEEN SPECIFICALLY CRANIED BY MAJORITY VOTE OF THE WEBB COUNTY COMMUNISTORMES COURT FURTHERMORE, DUE TO THE TYPE OF DEVELOPMENT PROPOSED WITH THIS SUBDINISION PLAT, (INDUSTRIAL/COMMERCIAL USE), WATER AND SEWER SERVICES PRESCRIBED BY THE MODEL SUBDINISION RULES ADOPTED PURSUANT TO SECTION 16.3-N3, TEXAS WATER CODE ARE NOT RECUIPING.

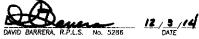
84900~TEXAS

CERTIFICATE OF SURVEYOR

STATE OF TEXAS: COUNTY OF WEBB: DAVID BARRERA 5286 5286 5287

84900

I, DAMD BARNERA. THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND.



COMMISSIONERS COURT APPROVAL

NOTICE IS FURTHER GIVEN THAT NO ROADS ARE DECICATED FOR PUBLIC USE OR FOR THE USE OF OWNERS, PURCHASERS, OR OTHER PERSONS DESIRING TO USE THIS PROPERTY. ACCESS TO THIS TRACT FROM F.M. 1472 IS A MATTER BEFOREN THE INDIPOUND. OWNER, OR PURCHASER, AND THE STATE DEPRRIENT OF WHAT'S AND PUBLIC TRANSPORTATION UNDER ITS RULES AND REGULATIONS AS TO PERMITS, CONSTRUCTION COST, AND THE AVAILABILITY OF ACCESS. THE COUNTY OF WEBS DOES NOT ASSUME ANY OBLIGATIONS, NOW OR IN THE FUTURE, TO FURNISH ANY SEWER, CONTROL OF A CHARLES TO ANY LAND STRUKTS WHITHIN THIS SUBDIVISION CONNECTION WITH WATER, SAMPLY SEWER, STREET LIGHTS, FIRE PROTECTION, GRADER COLLECTION, OR OTHER PROLITIES OF ANY INCORPORATED CITY OR NOT OTHERW SUBJECT TO CITY CONTROL AS MILE SOLD, AND AS THE LAW, IS POLICE PROTECTION IN AREAS WITHIN THE JURISDICTION OF THE SEPTIME OF THE SUBJECT TO CITY CONTROL AS MILE SOLD, AND AS A SOLD THE PROLITIES OF ANY INCORPORATED CITY OR NOT OTHERW.

HONORABLE ROSAURA "WAW!" TIJERINA COMMISSIONER PRECINCT 2

HONORABLE JOHN GALO COMMISSIONER PRECINCT 3 HONORABLE JAIME CAMALES COMMISSIONER PRECINCT 4

ATTESTED BY

HONORABLE MARGIE RAMIREZ IBARRA WEBB COUNTY CLERK

PLAT APPROVAL - ROAD & BRIDGE SUPERINTENDENT

PLAI APPROVAL - ROAD & BRIDGE SUPE FOR THOSE RAES LOCATED OUTSIDE THE COPPORATE LIMITS OF LAREDO AND SUBJECT TO WEBB COUNTY'S JURISDICTION AND CONTROL, I HAVE REVIEWED THE PLAI AND ACCOMPANTING DATA OF MAY BROPERTY BAIL AS PREPARED OF BOARD AND THE MAY BROPERTY FOR A FROM THE PROPERTY OF THE PROPERTY SUBDIVISION REGULATIONS.

JOSE LUIS RODRIGUEZ ROAD & BRIDGE SUPERINTENDENT

CERTIFICATE OF HEALTH DEPARTAMENT

THIS PLAT OF: MAY PROPERTIES PLAT SUBMITTED BY OR BEHALF OF THE OWNER HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF LAREDO HEALTH DEPARTMENT WHICH HITERED CERTIFIES THE CONSTRUCTION AND DEPARTMENT WHICH HITERED CERTIFIES THE CONSTRUCTION AND DEPARTMENT SCHAED DISPOSAL FACILITIES (SEPTIC TAINS SYSTEMIS) MEET ALL REQUIREMENTS. PLAT FOR ON-SITE SEMAGE DISPOSAL THE OWNER OF THIS PLAT FOR HAY PROPERTIES. PLAT HAS OBTAINED A PERMIT FUL CHYS. IN. 1482&1488) TO OPERATE SUCH FACILITY. PERMIT NO. 1489.

DATED MOYEMBER 14. 2014, ISSUED BY THE CITY OF LAREDO HEALTH DEPARTMENT.

IN THE EVENT THAT AN APPROVED MUNICIPAL SEWAGE DISPOSAL SYSTEM IS EXTENDED TO WITHIN 300 FEET ON ANY LOT, THE BUYER, OWNER, PURCHASER, LESSEE OR REMTER WILL BE REQUIRED TO CONNECT TO THAT SYSTEM.

HELTOR F. SONZALEZ, M.D., M.P.M., DIRECTOR
CITY OF LAREDO HEALTH DEPARTMENT _____/<u>__/5</u>_

LIEN HOLDER CERTIFICATE

THIS DEED RESTRICTION IS HEREBY APPROVED BY THE LIEN HOLDER.
THIS IS NOT OF THE LIEN HOLDER.
THE CONTROL OF THE LIEN HOLDER. TEXAS COMPANY BANK 12/14/14

PLAT APPROVAL - COUNTY ENGINEER

FOR THOSE AREAS LOCATED OUTSIDE THE COMPORATE LIMITS OF LAREDO AND SUBJECT TO WEBS COUNTY'S JURISDICTION AND CONTROL, I HAVE REVIEWED THE PLAT AND ACCOMPANTING DATA OF BAY PROPERTY PLAT THE PLAT AND ACCOMPANTING DATA OF BAY PROPERTY PLAT THE PLAT AND ACCOMPANTING DATA OF BAY PROPERTY PLAT THE PLAT AND ACCOMPANTING DATA OF BAY PROPERTY PLAT THE PLAT AND ACCOMPANT SOCIETY PLAT AND ACCOMPANT SOCIETY PLAT AND ACCOMPANT SOCIETY PLAT AND ACCOMPANT PLAT BAY PROPERTY OF THE WEBS COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM IN COMPLIANCE WITH THE WEBS COUNTY SUBDIMISION REQUIRATION.

LUIS PEREZ-GARCIA, III, PE COUNTY ENGINEER DATE PLAT APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: HAV. PROPERTIES PLAT PREPARED BY RODOLFO A. TORRES REGISTERED PROFESSIONAL ENGINEER No. 84900, AND DATED THE Q2 DAY OF <u>COTOBER</u>, 2013, WITH THE LAST REVISED DATE ON <u>NOVEMBER</u> 20, 2014, AND HAVE FOUND THEM IN COMPLANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ROGELIO RIVERA, P.E., R.P.L.S. DATE
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT OF <u>H.A.V. PROPERTIES PLAT</u> 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 _______ 20______.

EDUARDO A. CASTILLO, INTERIM Vice-Chairman

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF ______ 2D___. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

NATHAN R. BRATTON DIRECTOR OF PLANNING DEPARTMENT CITY OF LAREDO, TEXAS

CERTIFICATE OF COUNTY CLERK

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HERCELY CERTIFY THAT THE FOREGORIG INSTRUMENT DATED:
DAY OF 2015, WITH TS CERTIFICATE OF AUTHORNICATION, HEREIN DESIGNATED AS: HAV PROFERENCE, PLAT WAS FILED FOR RECORD IN OF OFFICE ON THE DAY OF 2015, AT O'CLOCK J.M. IN VOLUME PAGE OF THE PLAT RECORDS OF SAMD COUNTY ON THIS THE DAY OF 2015.

DEPt/TY

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

TEC ENGINEERS & 1319 MARCH AYE. - SUITE 102 SAN ANTONIO, TEXAS 78214

CONSULTANTS INC.

H.A.V. PROPERTIES PLAT

A Tract of land containing 5.000 acre more or less, out of Tract 11-D/7 as per warranty deed recorded in vol. 694, pages 224-226, of the Webb County Official Public Records in Webb County, Texs, being out of Porcion 10, Tomas Sanchez, Original Grantee, Abstract No. 280, also being out of a 69.535 acre tract described in a Deed from Sam Yotes, et al to Armando Garcia, recorded in volume 486, Pages 203-207, of the Webb County Deed Records.

JULY 29, 2014 MML FEBRUARY 13, 2014 SOME: 1":100" 08 A D913EN508

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LOCATION MAP

SURVEYOR: BARRERA LAND SURVEYING

PH. (210) 837-4328

JOE MACK POOL 5912 NEW KINGS RD JACKSOMNLLE FL 32209 (904) 334-4314

TEC ENGINEERS & CONSULTANTS INC.
801 GUADALUPE ST. SUITE 101 LAREDO, TX. 78040 TEL: (956) 791-1220



License No	o.:	486	

CITY OF LAREDO HEALTH DEPARTMENT "Serving all Webb County" 2600 Cedar - P.O. Box 2337 Laredo, Texas 78044-2337

City of Laredo Health Department Transfer of Private Sewage Facility License and Registration

- 1. Any License issued under the authority of this order will be transferred to a succeeding owner and such license will continue in existence provided the new owner applies to the Licensing Authority, and provided there is no significant change in the amount or quality of waste to be placed in the private sewage facility and that facility is functioning properly.
- 2. Upon a finding by the Licensing Authority that the continued use of the private sewage facility will not cause pollution or injury to the public health, a license will be transferred to the new owner.

 This License is issued to permit operation of a private sewage facility on the property described below:

License No.: YOU

CITY OF LAREDO HEALTH DEPARTMENT

"Serving all Webb County"

2600 Cedar - P. O. Box 2337

Laredo, Texas 78044-2337

PRIVATE SEWAGE FACILITY LICENSE AND REGISTRATION

This Licens	se is issued to permit	operation of a private se	wage facility	y on the property described below.
Legal Desc	ription: ABST elalitum 5.0. LAS HINA	280 PORIC T.	SALU-6 - 0= 11-1 - 400-901	<u>- ح</u> <u>-</u> - ٥٠ - ٥٠ - ٢
application	for this license (on f	ile in the Office of the He	alth Departi	ecifications submitted in the ment) shall be operated in ties, for Webb County, Texas.
Subject to the	ne following condition	ons for operation of priva	te sewage fa	cility:
Q(wa	aste water flow rate) e event that Q excee	limited to $\frac{100}{200}$ Gallon ds allowed limit, this lices	s Per Day. nse and regi	stration will be invalidated.
(T :	Ross	DANIETA		
(Licensee)	(Last Name)	OAMIELA (First Name)	(Middie)	Name)
Address	22501	FMIU72 LA	2000	て×
	(Number) (Street/Road)	(City/Subdiv	rision)	
956-	791-8507	<u></u>		
(Telephone	Number)	. 1		
approved by	Director, City of Laredo H	Jeálth Departmen	Date	1-7-14

6. All improvements as Per Subdivision Ordinance.

Notice the Developer:

- 1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies.
- 2. Requires Webb County Commissioner's Court Approval or annexation prior to recordation.

Second:

Cm. J. Gonzalez

In Favor:

0

Opposed:

0

Abstained:

0 Motion carried unanimously

VIII. CONSIDERATION OF FINAL PLATS AND REPLATS

A. Replat of Lot 3B, 3C and 3D, Block 1, Laredo Arena Subdivision, Unit 4, located south of Jacaman Rd. and west of Arena Rd. District V-Cm. Roque Vela, Jr.

Cm. J. Gonzalez made a motion to approve the item.

Second:

Cm. Compean

In Favor:

6

Opposed:

0

Abstained:

0 Motion carried unanimously

B. HAV Properties Plat, located north of FM 1472 and east of Mercury Mines Rd. District VII-Cm. Jorge A. Vera

Cm. Compean made a motion to approve the item subject to two notices to the developer.

Notice to the Developer:

- 1. Shall require approval Webb County Commissioner's Court Approval prior to recordation.
- 2. A zone change shall be required for the intended use.

Second:

Cm. J. Gonzalez

In Favor:

6

Opposed:

0

Abstained:

0 Motion carried unanimously

C. Don Camilo Commercial Subdivision, located south of Don Camilo Blvd. and east of Cuenca Dr. District III-Cm, Alejandro "Alex" Perez, Jr.

Cm. J. Gonzalez made a motion to **approve** the item.

Second:

Cm. J. Compean

In Favor:

6

Opposed:

Λ

Abstained:

0 Motion carried unanimously