

LINE TABLE		
LINE	LENGTH	BEARING
L-1	28.28 Ft.	S 44°31'13" W

AS PLATTED

LOT 5, BLOCK 2, SAN CARLOS SUBDIVISION PHASE II,

AS PER DEED RECORDED
IN VOL. 4, PAGES 34
(PLAT RECORDS OF WEBB COUNTY TEXAS)

CERTIFICATE OF OWNER:

STATE OF TEXAS §
WEBB COUNTY §

I, **JUAN CARLOS FLORES**, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS: **REPLAT OF LOTS 5-B & 5-C, BLOCK 2, SAN CARLOS SUBDIVISION PHASE II PLAT** 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 EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

Juan C Flores 4/12/16
JUAN CARLOS FLORES, OWNER DATE

STATE OF TEXAS §
WEBB COUNTY §

I, **SILVIA FLORES**, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS: **REPLAT OF LOTS 5-B & 5-C, BLOCK 2, SAN CARLOS SUBDIVISION PHASE II PLAT** 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 EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

Silvia Flores 04/10/16
SILVIA FLORES, OWNER DATE

STATE OF TEXAS §
WEBB COUNTY §

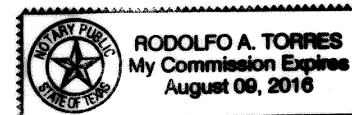
I, **SARA E. VILLARREAL**, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS: **REPLAT OF LOTS 5-B & 5-C, BLOCK 2, SAN CARLOS SUBDIVISION PHASE II PLAT** IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

Sarah E Villarreal 4/11/16
SARA E. VILLARREAL, OWNER DATE

STATE OF TEXAS §
WEBB COUNTY §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JUAN CARLOS FLORES, SILVIA FLORES, SARA E. VILLARREAL**, 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 12th DAY OF APRIL, 2016.

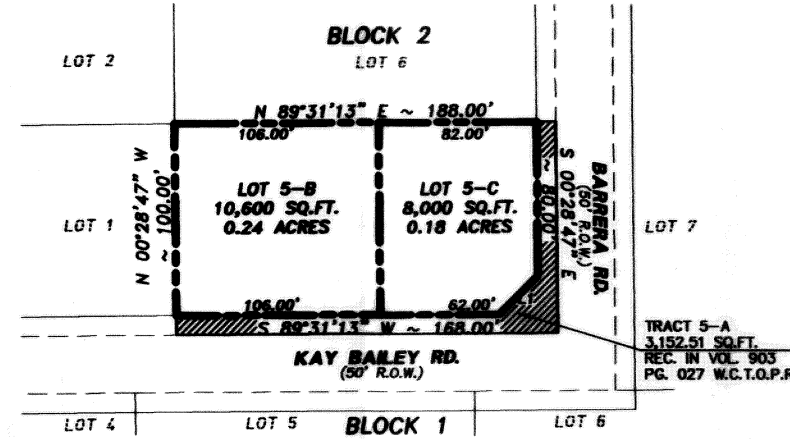
Rodolfo A Torres
NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS
MY COMMISSION EXPIRES: AUG 9, 2016



SURVEYOR: BARRERA LAND SURVEYING
436 BRESPOURT ST.
SAN ANTONIO, TEXAS 78216
PH. (210) 444-9023

OWNER: JUAN CARLOS FLORES, SILVIA FLORES AND SARA E. VILLARREAL
7512 KAY BAILEY RD.
LAREDO, TEXAS 78043
PH. (956)-771-4565

ENGINEER: TEC ENGINEERS & CONSULTANTS INC.
801 GUADALUPE ST. SUITE 101
LAREDO, TEXAS, 78040
(956) 791-1220
FAX (956)-753-7867

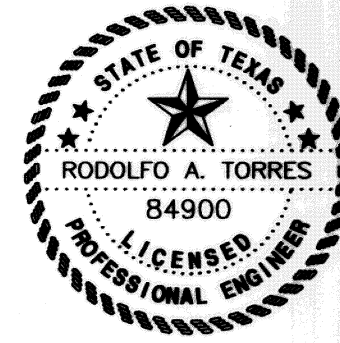


LOT AREA TABLE		
LOT	BLOCK	AREA
5-B	2	10,600 SQ.FT.
5-C	2	8,000 SQ.FT.

REPLAT OF REPLAT LOT 5, BLOCK 2, SAN CARLOS SUBDIVISION PHASE II, INTO LOTS 5-B & 5-C, BLOCK 2, SAN CARLOS SUBDIVISION PHASE II CITY OF LAREDO, WEBB COUNTY, TEXAS.

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
COUNTY OF WEBB:

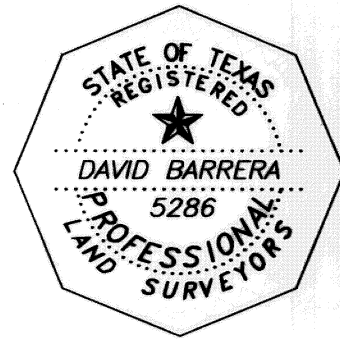


I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS REPLAT TO THE MATTERS OF WATER, SEWER SERVICES, APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE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

Rodolfo A Torres 4/11/2016
RODOLFO A. TORRES, P.E. No. 84900-TEXAS DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:



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

David Barrera 4/11/2016
DAVID BARRERA, R.P.L.S. No. 5286 DATE

COMMISSIONERS COURT APPROVAL

STATE OF TEXAS:
COUNTY OF WEBB:

WE HEREBY CERTIFY THAT THIS PLAT, DESIGNATED AS THE: **REPLAT OF LOTS 5-B & 5-C, BLOCK 2, SAN CARLOS SUBDIVISION PHASE II PLAT**, WAS APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THE ___ DAY OF ___, 2016, 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 PROTECTION, GARBAGE COLLECTION 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 STREETS AND STORM DRAINAGE MAINTENANCE AND REPAIR AFTER FINAL ACCEPTANCE BY THE COUNTY ROAD AND BRIDGE SUPERINTENDENT, IS POLICE PROTECTION IN AREAS WITHIN THE JURISDICTION OF THE SHERIFF'S DEPARTMENT.

HONORABLE TANO E. TIJERINA
WEBB COUNTY JUDGE

HONORABLE FRANK SCARAFFA
COMMISSIONER PRECINCT 1

HONORABLE ROSAURA "WAW" TIJERINA
COMMISSIONER PRECINCT 2

HONORABLE JOHN C. GALO
COMMISSIONER PRECINCT 3

HONORABLE JAIME CANALES
COMMISSIONER PRECINCT 4

ATTESTED BY:

HON. MARGIE RAMIREZ IBARRA
WEBB COUNTY CLERK

LEGAL DESCRIPTION
LOT 5, BLOCK 2
SAN CARLOS SUBDIVISION PHASE II

A 0.4270 Acre tract out of Parcelos 31 & 32, Juan Carlos Flores, Silvia Flores, and Silvia E. Villarreal, Original Grantees, San Carlos Subdivision Phase II as per Plat Recorded in Vol. 4, Page 34 of the Webb County Texas Plat Records. This 0.4270 Acre Tract is more particularly described by metes and bounds as follows:

Commencing at a set 1/2" iron rod at the Northeast corner of Lot 5, Block 2, San Carlos Subdivision Phase II;

Thence: S 00° 28' 47" E, along the East ROW line of Barrera Rd., a distance of 80.00 ft., to a set 1/2" iron rod for the Southeast corner clip hereof.

Thence: S 44° 31' 13" W, along the Southeast ROW line of Barrera Rd. to the Kay Bailey Dr. a distance of 28.28 ft., to a set 1/2" iron rod for the Southerly corner clip hereof.

Thence: S 89° 31' 13" W, along the South ROW line of Kay Bailey Dr. a distance of 168.00 ft., to a set 1/2" iron rod for the Southwest corner hereof.

Thence: N 00° 28' 47" W, along the West line of this tract, a distance of 100.00 ft. to a set 1/2" iron rod for the Northwest corner hereof;

Thence: N 89° 31' 13" E, along the North line of this tract a distance of 188.00 ft. to the POINT OF BEGINNING for the Northeast corner of a tract of land containing 0.4270 acres more or less.

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 30th DAY OF MARCH, 2016. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

Nathan R. Bratton / DATE
DIRECTOR OF PLANNING DEPARTMENT
CITY OF LAREDO, TEXAS

CERTIFICATE OF HEALTH DEPARTMENT

STATE OF TEXAS:
COUNTY OF WEBB:

THIS PLAT DESIGNATED AS **REPLAT OF LOT 5-B & 5-C, BLOCK 2, SAN CARLOS SUBDIVISION PHASE II PLAT**, 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 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.

Hector F. Gonzalez 4/19/16
DR. HECTOR F. GONZALEZ, M.D., M.P.H.
DIRECTOR
CITY OF LAREDO HEALTH DEPARTMENT

PLAT APPROVAL - COUNTY PLANNING DEPARTMENT

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING DATA OF **REPLAT OF LOTS 5-B & 5-C, BLOCK 2, SAN CARLOS SUBDIVISION PHASE II PLAT**, DATED THE ___ DAY OF ___, 2016, WITH THE LAST REVISED DATE ON THE ___ DAY OF ___, 2016. 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 ___, 2016, CONTINGENT UPON COMPLIANCE WITH WEBB COUNTY'S SUBDIVISION REGULATIONS FOR STREET & DRAINAGE IMPROVEMENTS.

Rhonda M. Tiffin / DATE
RHONDA M. TIFFIN, CFM
COUNTY PLANNING DIRECTOR
FLOODPLAIN ADMINISTRATOR

PLAT APPROVAL - COUNTY ENGINEER

STATE OF TEXAS:
COUNTY OF WEBB:

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF **REPLAT OF LOTS 5-B & 5-C, BLOCK 2, SAN CARLOS SUBDIVISION PHASE II PLAT**, AS PREPARED BY **RODOLFO A. TORRES**, LICENSED PROFESSIONAL ENGINEER No. 84900 AND SURVEYED BY **DAVID BARRERA**, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5286, DATED THE ___ DAY OF ___, 2016, WITH THE LAST REVISED DATE ON THE ___ DAY OF ___, 2016. 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 FOR RESIDENTIAL DEVELOPMENTS.

Luis Perez Garcia III / DATE
LUIS PEREZ GARCIA III, P.E. C.F.M.
WEBB COUNTY ENGINEER

PLAT-APPROVAL CITY ENGINEER

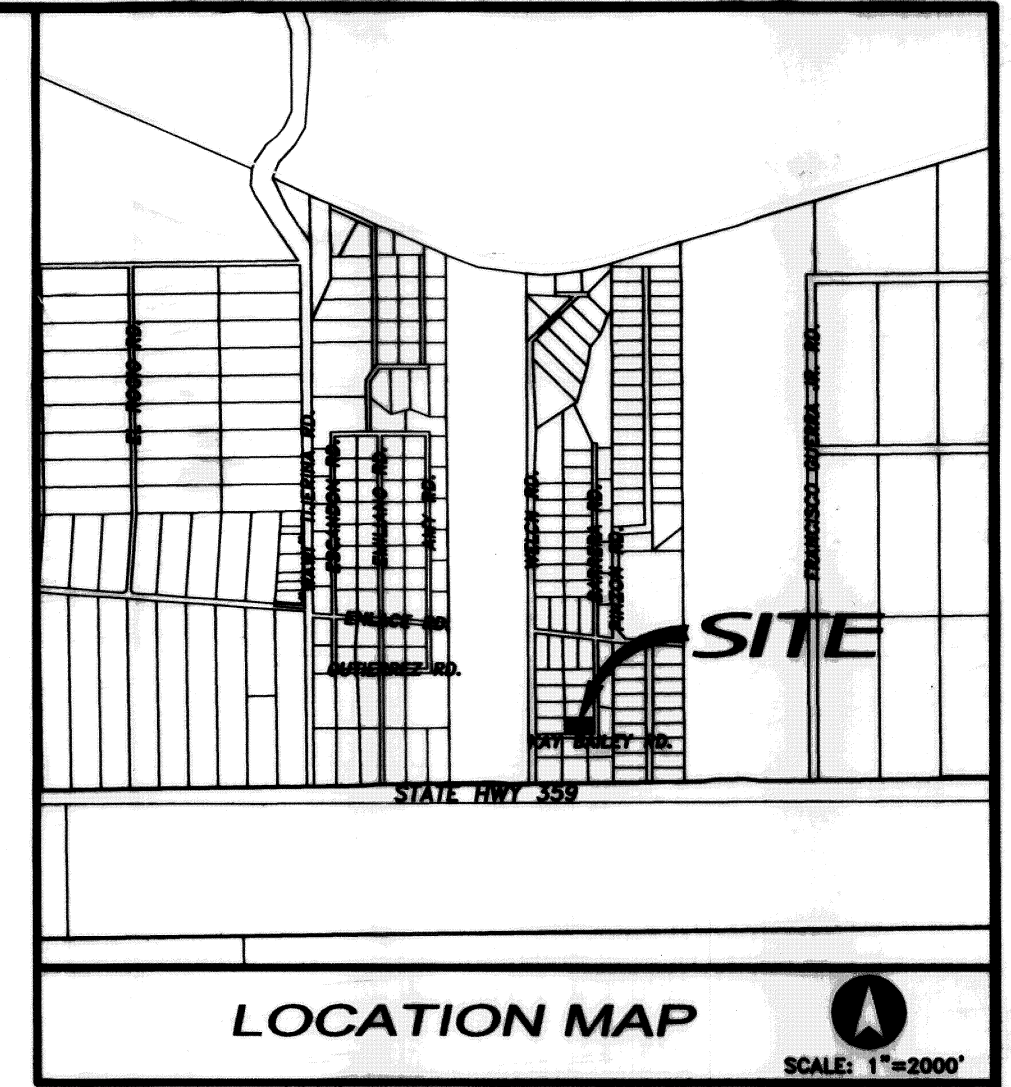
I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: **REPLAT OF LOTS 5-B & 5-C, BLOCK 2, SAN CARLOS SUBDIVISION PHASE II PLAT**, PREPARED BY **RODOLFO A. TORRES**, REGISTERED PROFESSIONAL ENGINEER No. 84900, AND DATED THE 4th DAY OF NOV, 2015, WITH THE LAST REVISED DATE ON DEC 21, 2015, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

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

PLANNING COMMISSION APPROVAL

THIS PLAT OF **REPLAT OF LOTS 5-B & 5-C, BLOCK 2, SAN CARLOS SUBDIVISION PHASE II PLAT**, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON 30th DAY OF MARCH, 2016.

Michael Barron / DATE
MICHAEL BARRON, INTERIM-CHAIRMAN



GENERAL NOTES:

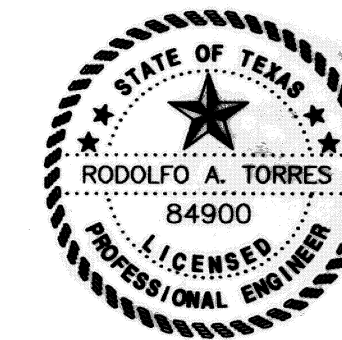
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- THE PURPOSE OF THIS REPLAT IS TO CREATE TWO LOTS OUT OF LOT 5 BLOCK 2, SAN CARLOS SUBDIVISION PHASE II.
- THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVENANTS OR RESTRICTIONS.

PLAT NOTES & RESTRICTIONS

- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- WATER DISTRIBUTION AND SEWER SERVICE TO THESE LOTS WILL BE PROVIDED BY CITY OF LAREDO.
- NO SIDEWALKS ARE REQUIRED BY THIS REPLAT.
- ACCESS TO THESE PROPERTIES IS PROVIDED BY AN EXISTING PUBLIC ROAD. (KAY BAILEY RD).

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
COUNTY OF WEBB:



I HEREBY CERTIFY THAT 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 CONFORMS 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.

Rodolfo A. Torres 4/11/16
RODOLFO A. TORRES, P.E. No. 84900- TEXAS DATE

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:
COUNTY OF WEBB:

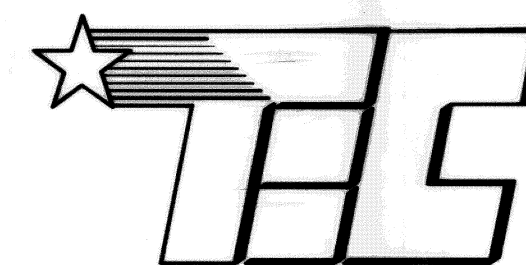
I, **MARGIE RAMIREZ IBARRA**, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED: ___ DAY OF ___, 2016, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: **REPLAT OF LOTS 5-B & 5-C, BLOCK 2, SAN CARLOS SUBDIVISION PHASE II PLAT**, WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF ___, 2016, AT ___ O'CLOCK ___ M. IN VOLUME ___ PAGE ___ OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE ___ DAY OF ___, 2016.

HON. MARGIE RAMIREZ IBARRA / DEPUTY
COUNTY CLERK, WEBB COUNTY, TEXAS

PLAT APPROVAL - ROAD & BRIDGE SUPERINTENDENT

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF **REPLAT OF LOTS 5-B & 5-C, BLOCK 2, SAN CARLOS SUBDIVISION PHASE II PLAT**, AS PREPARED BY **RODOLFO A. TORRES**, LICENSED PROFESSIONAL ENGINEER No. 84900 AND SURVEYED BY **DAVID BARRERA**, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5286, DATED THE ___ DAY OF ___, 2016, WITH THE LAST REVISED DATE ON ___ DAY OF ___, 2016. 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.

Jose Luis Rodriguez / DATE
JOSE LUIS RODRIGUEZ
ROAD & BRIDGE SUPERINTENDENT



TEC ENGINEERS & CONSULTANTS INC.
TEXAS REGISTERED ENGINEERING FIRM F-005148
801 GUADALUPE ST. SUITE 101 LAREDO, TX 78040
PH. (956)791-1220 FAX (956)753-7867
e-Mail: teceng@sbcbglobal.net

REPLAT OF
REPLAT OF LOT 5, BLOCK 2, SAN CARLOS SUBDIVISION PHASE II,
INTO
LOTS 5-B & 5-C, BLOCK 2,
SAN CARLOS SUBDIVISION PHASE II
CITY OF LAREDO, WEBB COUNTY, TEXAS.

REVISED: DECEMBER 21, 2015
DRAWN BY: D.K.M./P.T.
CHECKED BY: R.A.T.
APPROVED BY: R.A.T.
DATE: NOVEMBER 4, 2015
SCALE: 1"=100'
JOB #: 1015EN524
FILE NAME: F:\DWG\CA\SANCARLOS\SUBDIVISION\PHASE II
SHEET
1 of 2