

LOT	OWNER INFORMATION
46-3	ARACELI MARTINEZ (ARACELI GARCIA) 2108 S INDIA AVE LAREDO, TEXAS 78046-6733
46-4	ARACELI SANTOS (ARACELI GARCIA) 2108 S INDIA AVE LAREDO, TX 78046-6733 RECORDED IN VOLUME 5, PAGES 67, W.C.P.R.
46-5	JUANA GOMEZ 3701 MIER ST LAREDO, TEXAS 78043-3220
45	JOSE LUIS ROJAS & WIFE ROSALINDA ROJAS RR3 BOX 26R LAREDO, TEXAS 78043-9633

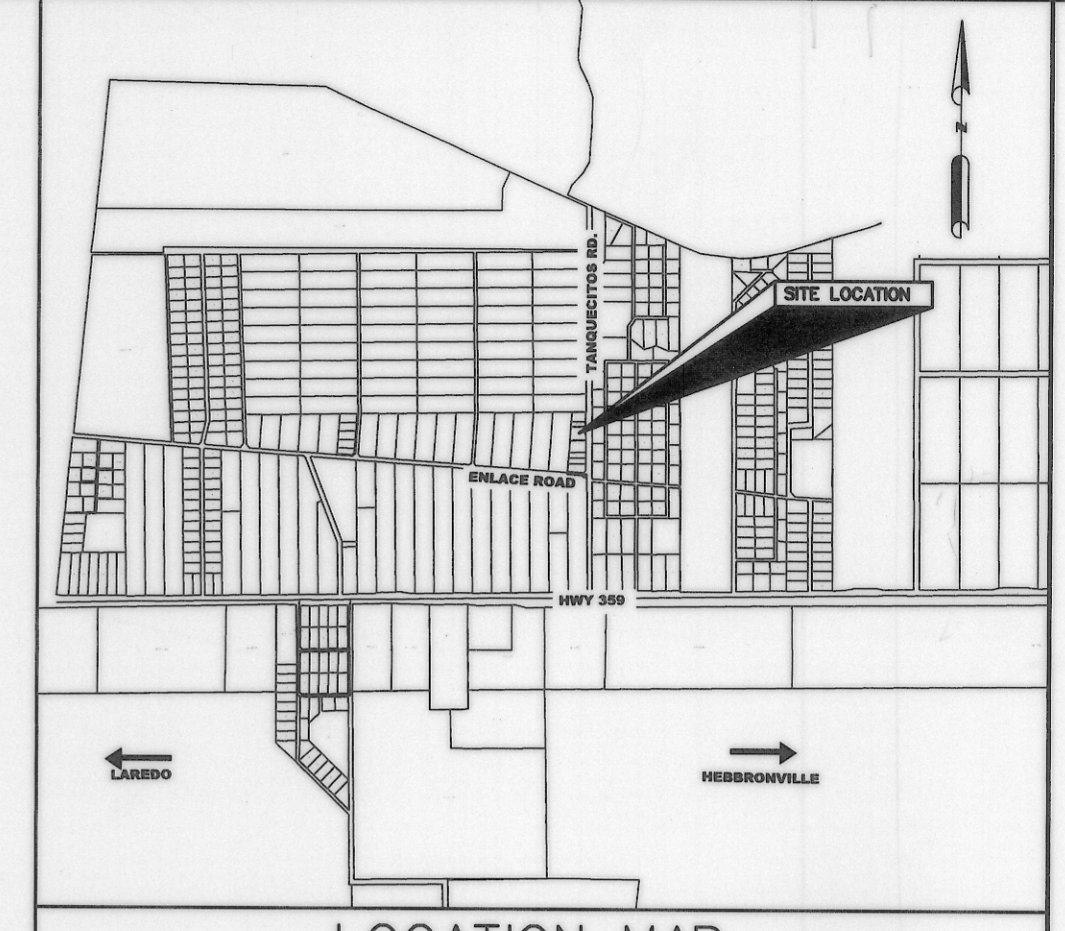
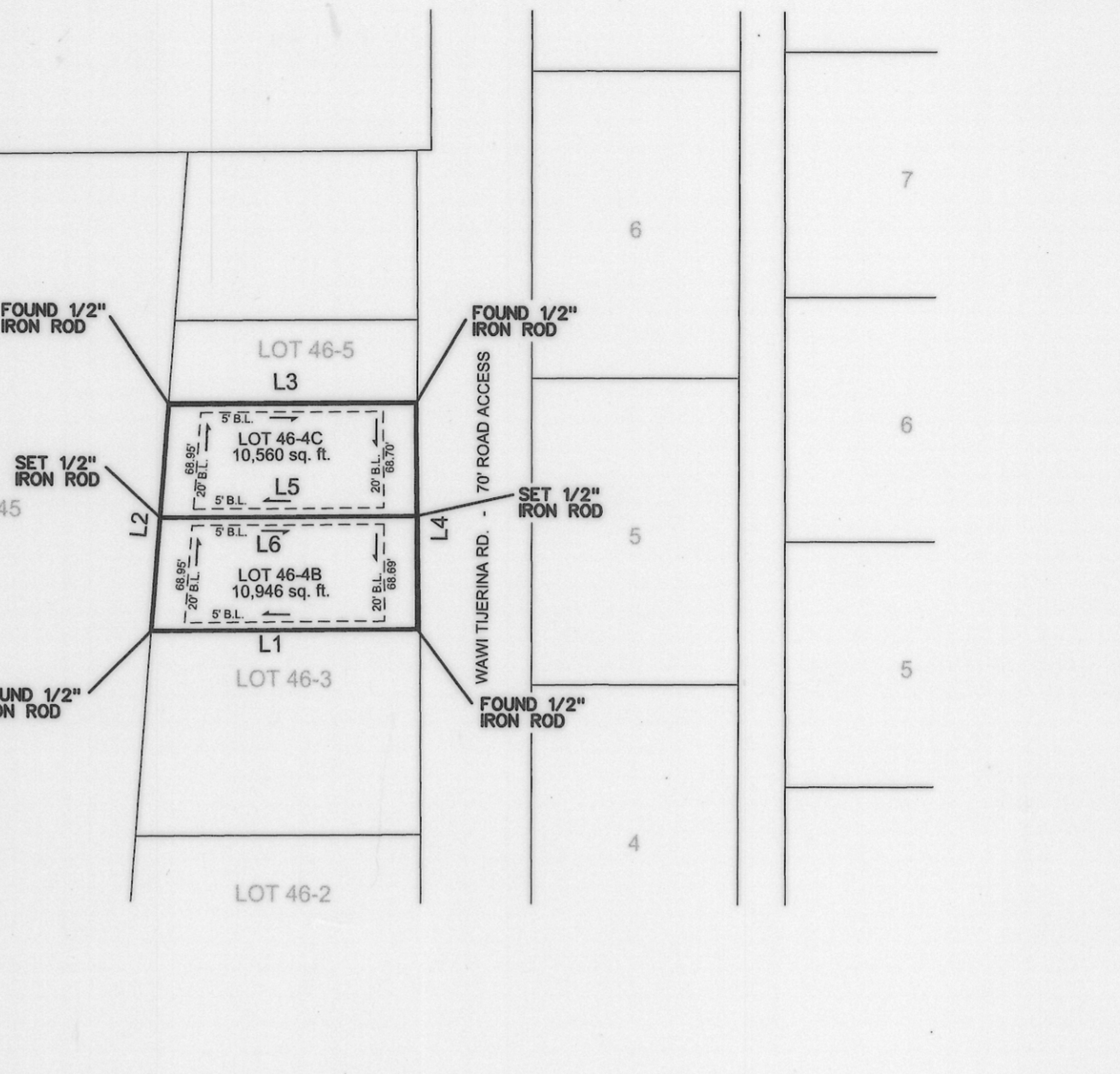


**AS PLATTED**  
LOT 46-4  
TANQUECITOS SOUTH ACRES SUBDIVISION  
WEBB COUNTY, TEXAS  
RECORDED IN VOLUME 5, PAGE 67, WEBB COUNTY PLAT RECORDS, TEXAS

LINE	BEARING	LENGTH
L1	N 89°57'21" W	162.14'
L2	N 04°54'27" E	137.63'
L3	S 89°57'21" E	150.66'
L4	S 00°07'19" W	137.13'

**REPLAT**  
LOTS 46-4B AND 46-C, BLOCK 1  
TANQUECITOS SOUTH ACRES SUBDIVISION  
WEBB COUNTY, TEXAS

LINE	BEARING	LENGTH
L1	N 89°57'21" W	162.14'
L2	N 04°54'27" E	137.63'
L3	S 89°57'21" E	150.66'
L4	S 00°07'19" W	137.13'
L5	N 89°57'21" W	156.40'
L6	S 89°57'21" E	156.40'



- RESTRICTIONS, CONDITIONS, LIMITATIONS AND NOTES**
- ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT. APPROVAL OF THE LOTS DEPICTED ON THIS REPLAT, AS WELL AS THE LIMITATIONS ON THE NUMBER OF DWELLINGS SITUATED ON SAID LOTS, SHALL BE BINDING ON ALL PARTIES HAVING EXISTING OR SUBSEQUENT OWNERSHIP OF SAID LOT.
  - NO MORE THAN ONE (1) SEPARATE, DETACHED, SINGLE-FAMILY DWELLING IS ALLOWED ON EACH LOT UNLESS THE LOT IS SUBDIVIDED THROUGH AN APPROVED REPLAT OF THE PROPERTY IN ACCORDANCE WITH LOCAL AND STATE LAWS.
  - WATER DISTRIBUTION SERVICE TO LOTS 46-4B & 46-4C WILL BE PROVIDED BY THE CITY OF LAREDO.
  - SEWER COLLECTION SERVICES TO LOTS 46-4B & 46-4C WILL BE PROVIDED BY THE CITY OF LAREDO.
  - LOTS 46-4B & 46-4C FORMERLY KNOWN AS LOT 46-4.
  - THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOTS 46-4 INTO LOTS 46-4B & 46-4C AT TANQUECITOS SOUTH ACRES SUBDIVISION, WEBB COUNTY, TEXAS.
  - NO SIDEWALKS ARE REQUIRED BY THIS REPLAT.
  - ACCESS TO THESE PROPERTIES IS PROVIDED BY AN EXISTING PUBLIC ROAD (LOS ALTOS DR.)

**RE-PLAT OF**  
**LOT 46-4 TANQUECITOS SOUTH ACRES SUBDIVISION**  
**WEBB COUNTY, TEXAS**  
AS PER PLAT RECORDS, WEBB COUNTY PLAT RECORDS, PAGE 67  
**INTO**  
**LOTS 46-4B AND 46-4C, BLOCK 1 OF TANQUECITOS SOUTH ACRES SUBDIVISION**  
**WEBB COUNTY, TEXAS**

**CERTIFICATION OF OWNER**

STATE OF TEXAS:  
COUNTY OF WEBB:

I, ARACELI GARCIA, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS REPLAT OF LOTS 46-4B AND 46-4C BLOCK 1, TANQUECITOS SOUTH ACRES SUBDIVISION, 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.~~

Araceli Garcia 4-14-16  
OWNER DATE

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS:  
COUNTY OF WEBB:

I, RICARDO M. VILLARREAL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS REPLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

Ricardo M. Villarreal 4/14/16  
RICARDO M. VILLARREAL, R.P.L.S. NO. 6242 DATE

HOWLAND SURVEYING CO., INC.  
7615 BARTLETT DR. AVENUE  
LAREDO, TEXAS 78041  
(956) 722-4411

**PLAT APPROVAL CITY ENGINEER**

I HAVE REVIEWED THIS REPLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS, REPLAT LOTS 46-4B & 46-4C BLOCK 1, TANQUECITOS SOUTH ACRES SUBDIVISION PREPARED BY RICARDO RAMOS, LICENSED PROFESSIONAL ENGINEER NO. 87027 AND DATED THE 14<sup>th</sup> DAY OF APRIL, 2016, WITH THE LAST REVISED DATE ON JANUARY 12, 2016, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

Rogelio Rivera 4/29/16  
ROGELIO RIVERA, P.E. DATE  
CITY ENGINEER

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS:  
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ARACELI GARCIA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING 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 14 DAY OF April, 2016.

Irma Santos  
NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS  
MY COMMISSION EXPIRES: Feb. 12, 2017

IRMA SANTOS  
Notary Public, State of Texas  
My Commission Expires  
February 12, 2017

**LEGAL DESCRIPTION**

A TRACT OF LAND DESIGNATED AS LOT 46-4, RECORDED IN VOLUME 303, PAGES 341-342, SITUATED IN PORCION 32, ANTONIO TREVIÑO ORIGINAL GRANTEE, ABSTRACT 296, BEING OUT OF LOT 46 OF TANQUECITOS SOUTH ACRES RECORDED IN VOLUME 5, PAGE 67, PLAT RECORDS, WEBB COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF LOT 46-3, ADRIANA SANTOS & ARACELY GARCIA, RECORDED IN VOLUME 3227, PAGES 502-507, AND THE SOUTHEAST CORNER FOR THIS 0.4924 ACRE TRACT HEREOF;

THENCE ALONG THE NORTHERLY LINE OF LOT 46-3A, N 89°57'21" W, A DISTANCE OF 162.14 FEET TO A FOUND 1/2" IRON ROD WITH HOWLAND CAP FOR THE SOUTHWEST CORNER FOR THIS TRACT HEREOF;

THENCE ALONG THE EASTERLY LINE OF LOT 45, JOSE LUIS RIOJAS, ROSALINDA RIOJAS, RICARDO & MARIA MATA, RECORDED IN VOLUME 829, PAGES 597-600 DEED RECORDS, WEBB COUNTY, TEXAS, N 04°54'27" E, A DISTANCE OF 137.63 FEET TO A FOUND 1/2" IRON ROD WITH HOWLAND CAP FOR THE NORTHWEST CORNER FOR THIS TRACT HEREOF;

THENCE ALONG THE SOUTHERLY LINE OF LOT 46-5A, MANUEL G. CABALLERO, RECORDED IN VOLUME 320, PAGES 233-237, S 89°57'21" E, A DISTANCE OF 150.66 FEET TO A FOUND 1/2" IRON ROD WITH HOWLAND CAP FOR THE NORTHEAST CORNER FOR THIS TRACT HEREOF;

THENCE, S 00°07'19" W, A DISTANCE OF 137.13 FEET TO THE POINT OF BEGINNING OF THIS TRACT AND CONTAINING 0.4924 ACRES OF LAND, MORE OR LESS.

MONUMENTS HELD: A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF LOT 46-4 AND A 1/2" IRON ROD AT THE SOUTHEAST CORNER OF LOT 98, TANQUECITOS SOUTH ACRES  
CALL: S 00°07'19" W ~ 1394.78'  
MEASURED: S 00°07'19" W ~ 1394.98'  
BASIS OF BEARING:  
AS PER PLAT RECORDED IN VOLUME 1045, PAGES 816-818, WEBB COUNTY, TEXAS.

**PLANNING COMMISSION APPROVAL**

THIS REPLAT OF LOTS 46-4B & 46-4C, TANQUECITOS SOUTH ACRES SUBDIVISION, WEBB COUNTY, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE 21<sup>st</sup> DAY OF JANUARY, 2016.

Michael Barron 5/2/16  
MICHAEL BARRON DATE  
CHAIRMAN

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS REPLAT AT A PUBLIC MEETING HELD ON THE 21<sup>st</sup> DAY OF JANUARY, 2016. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

NATHAN R. BRATTON DATE  
DIRECTOR OF PLANNING  
CITY OF LAREDO, 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 STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS REPLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE WEBB COUNTY COMMISSIONERS COURT AND THE PLANNING COMMISSION OF THE CITY.

Ricardo Ramos 4/14/16  
RICARDO RAMOS, P.E. NO. 87027 DATE  
LICENSED PROFESSIONAL ENGINEER

**AZ&B**

ARREDONDO, ZEPEDA & BRUNZ, L.L.C.  
5901 McPHERSON STE. 5B  
LAREDO, TEXAS 78041  
956-796-9845

FIRM REGISTRATION NO. F-10098

REVISED: 01/12/2016

OWNER:  
ARACELI SANTOS (ARACELI GARCIA)  
2108 S INDIA AVE  
LAREDO, TX 78046-6733  
956-231-6735

SHEET 1 OF 2