



LINE TABLE		
LINE #	LENGTH	BEARING
L1	44.97'	S44° 44' 12"E

  

LEGEND	
---	BOUNDARY LINE
- - - -	R.O.W. EASEMENT
- x - x -	EXISTING FENCE LINE
○	FOUND 1/2" IRON ROD
●	SET 1/2" IRON ROD
P.O.B.	POINT OF BEGINNING

**LEGAL DESCRIPTION**  
50.473 ACRE TRACT

A TRACT OF LAND CONTAINING 50.473 ACRE TRACT, MORE OR LESS, BEING THE 50.473 ACRE TRACT CONVEYED TO PUERTECITAS LLC, RECORDED IN VOLUME 4035, PAGE 109, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND BEING SITUATED ON SURVEY 1593, ABSTRACT 533, MARY DOSS ORIGINAL GRANTEE, THIS 50.473 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF SAID 50.473 ACRE TRACT AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF WEBB ROAD, BEING THE NORTHEAST CORNER OF THIS TRACT HEREOF;

**THENCE**, SOUTH 03° 04' 15" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID 50.473 ACRE TRACT AND A 361.28 ACRE TRACT CONVEYED TO RIOJAS INVESTMENT GROUP, LTD. RECORDED IN VOLUME 2861, PAGE 668, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, FOR A DISTANCE OF 639.36 FEET TO A SET 1/2" IRON ROD FOR AN EXTERIOR CORNER OF SAID 50.473 ACRE TRACT AND INTERIOR CORNER OF SAID 361.28 ACRE TRACT, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

**THENCE**, SOUTH 89° 27' 33" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID 50.473 ACRE TRACT AND SAID 361.28 ACRE TRACT FOR A DISTANCE OF 694.52 FEET TO A FOUND 1/2" IRON ROD FOR AN INTERIOR CORNER OF SAID 50.473 ACRE TRACT AND INTERIOR CORNER OF SAID 361.28 ACRE TRACT, BEING A POINT OF DEFLECTION TO THE LEFT HEREOF;

**THENCE**, SOUTH 00° 53' 03" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID 50.473 ACRE TRACT AND SAID 361.28 ACRE TRACT FOR A DISTANCE OF 322.56 FEET TO A SET 1/2" IRON ROD FOR AN INTERIOR CORNER OF SAID 50.473 ACRE TRACT AND INTERIOR CORNER OF SAID 361.28 ACRE TRACT, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

**THENCE**, SOUTH 89° 51' 29" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID 50.473 ACRE TRACT AND SAID 361.28 ACRE TRACT FOR A DISTANCE OF 659.43 FEET TO A FOUND 1/2" IRON ROD FOR AN INTERIOR CORNER OF SAID 50.473 ACRE TRACT AND INTERIOR CORNER OF SAID 361.28 ACRE TRACT, BEING A POINT OF DEFLECTION TO THE LEFT HEREOF;

**THENCE**, SOUTH 00° 06' 32" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID 50.473 ACRE TRACT AND SAID 361.28 ACRE TRACT FOR A DISTANCE OF 648.70 FEET TO A SET 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF SAID 50.473 ACRE TRACT AND INTERIOR CORNER OF SAID 361.28 ACRE TRACT, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

**THENCE**, NORTH 89° 58' 34" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID 50.473 ACRE TRACT AND SAID 361.28 ACRE TRACT FOR A DISTANCE OF 871.27 FEET TO A SET 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF SAID 50.473 ACRE TRACT AND INTERIOR CORNER OF SAID 361.28 ACRE TRACT, BEING A POINT ON THE EASTERN BOUNDARY LINE OF A 215.074 ACRE TRACT CONVEYED TO CATALINA CATTLE COMPANY, LTD. RECORDED IN VOLUME 580, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

**THENCE**, NORTH 00° 05' 31" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID 50.473 ACRE TRACT AND SAID 215.074 ACRE TRACT FOR A DISTANCE OF 1627.08 FEET TO A SET 1/2" IRON ROD FOR THE NORTHWEST CORNER OF SAID 50.473 ACRE TRACT AND NORTHEAST CORNER OF SAID 215.074 ACRE TRACT, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WEBB ROAD, AND BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

**THENCE**, SOUTH 89° 44' 12" EAST, ALONG THE NORTHERN BOUNDARY LINE OF SAID 50.473 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID WEBB ROAD FOR A DISTANCE OF 2068.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 50.473 ACRE TRACT, MORE OR LESS.

**PLAT RESTRICTIONS/LIMITATIONS/NOTES:**

1. THIS RE-PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS AS RECORDED IN VOL. \_\_\_\_\_, PG. \_\_\_\_\_, W.C.D.R. AS MAY BE AMENDED.
2. THE TRACTS RESULTING FROM THIS PLAT ARE NOT SERVICED BY THE PUBLIC POTABLE WATER SYSTEM NOR ARE THEY ENTITLED TO BE SERVICED BY A PUBLIC POTABLE WATER SYSTEM AS A RESULT OF THIS PLAT.
3. THE TRACTS RESULTING FROM THIS PLAT ARE NOT SERVICED BY A PUBLIC SEWER SYSTEM NOR ARE THEY ENTITLED TO BE SERVICED BY A PUBLIC SEWER SYSTEM AS A RESULT OF THIS PLAT. NO SEWER EFFLUENT SHALL BE GENERATED ON ANY PART OF THIS PLAT EXCEPT IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS, BY THE OWNER OF THE PROPERTY WHERE THE SEWER EFFLUENT IS GENERATED.
4. THIS PLAT, DESIGNATED AS PUERTECITAS RANCH SUBDIVISION, WEBB COUNTY, TEXAS, SUBMITTED BY ON BEHALF OF THE OWNER(S) HAS BEEN CONSIDERED BY WEBB COUNTY TCEQ DESIGNATED REPRESENTATIVE WHICH HEREBY CERTIFIES THAT SOIL CHARACTERISTICS AND LOT SIZES GENERALLY MEET REQUIREMENTS OF THE WEBB COUNTY PRIVATE SEWAGE FACILITY ORDER. THIS FINDING DOES NOT INDICATE NOR IMPLY THAT THIS SUBDIVISION IS SUITABLE FOR THE CONSTRUCTION OF AN ON-SITE SEWAGE FACILITY. IN THE EVENT THAT AN OWNER, LICENSEE OR RENTER DESIRES TO CONSTRUCT AND OPERATE A PRIVATE SEWAGE FACILITY, THEN A PERMIT TO CONSTRUCT SAID FACILITY MUST BE OBTAINED, AND A LICENSE TO OPERATE SAID FACILITY MUST BE SECURED, IN ACCORDANCE TO THE ORDER OF WEBB COUNTY. THIS REVIEW DOES NOT INDICATE THAT POTABLE WATER IS OBTAINABLE ON-SITE OR IN THE VICINITY.
5. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN A LICENSED ON-SITE SEWAGE FACILITY (OSSF) THROUGH THE WEBB COUNTY SANITARIUM.
6. NO SIDEWALKS ARE PROPOSED WITH THIS SUBDIVISION.
7. ACCESS TO TRACTS 1 THRU 4 IS RESTRICTED TO WEBB COUNTY ROAD.
8. NOTICE IS FURTHER GIVEN THAT NO NEW ROADS ARE DEDICATED FOR PUBLIC USE OR FOR THE USE OF OWNERS, PURCHASERS, OR OTHER PERSONS DESIRING TO USE THIS PROPERTY. ACCESS TO TRACTS 1 THRU 4 FROM WEBB RD. MUST BE SECURED THROUGH A COUNTY PERMIT FROM THE WEBB COUNTY ROAD AND BRIDGE DEPARTMENT.

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF WEBB

I, JEFFREY G. PUIG, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS RE-PLAT 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.

JEFFREY G. PUIG, R.P.L.S. #5961 \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF NO PLAT REQUIRED**

STATE OF TEXAS  
COUNTY OF WEBB

BASED UPON THE APPLICATION SUBMITTED TO THE WEBB COUNTY PLANNING DEPARTMENT, THE WEBB COUNTY COMMISSIONERS COURT HEREBY CERTIFIES THAT THIS PLAT OF PUERTECITAS RANCH SUBDIVISION IS EXEMPT FROM THE PLATING REQUIREMENTS PURSUANT TO THE PROVISIONS OF SECTION 232.001(5), TEXAS LOCAL GOVERNMENT CODE AND THE PROVISIONS OF THE WEBB COUNTY SUBDIVISION REGULATIONS SECTION XVI (B)(2).

THIS "CERTIFICATE OF NO PLAT REQUIRED" HAS BEEN REVIEWED AND RECOMMENDED FOR APPROVAL BY:

HONORABLE MARCO A. MONTEMAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
WEBB COUNTY ATTORNEY

RHONDA M. TIFFIN, CFM \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING DIRECTOR

APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

HONORABLE TANO E. TIERNA \_\_\_\_\_ DATE \_\_\_\_\_  
WEBB COUNTY JUDGE

ATTESTED BY:

HONORABLE MARCHE RAMIREZ IBARRA \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY CLERK, WEBB COUNTY, TEXAS

**CERTIFICATE OF COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_\_, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED OF RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE MAP RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_\_,

\_\_\_\_\_  
COUNTY CLERK  
WEBB COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

**OWNER:**  
MARSHALL T. DE SPAIN  
PUERTECITAS, LLC  
P.O. BOX 451111  
LAREDO, TEXAS 78045  
(956) 740-3600

**ENGINEER/SURVEYOR:**  
JEFFREY G. PUIG, P.E., R.P.L.S.  
CIVIL ENGINEERING CONSULTANTS  
9652 McPherson Road, Suite 700  
LAREDO, TEXAS 78045  
(956) 729-7844

HUISACHE CATTLE CO., LTD.  
2,079.865 ACRE TRACT  
VOL. 186, PG. 832  
O.P.W.C.T.

CATALINA CATTLE COMPANY, LTD.  
215.074 ACRE TRACT  
VOL. 580, PG. 580  
O.P.W.C.T.

**TRACT 3**  
11.82 ACRES

PUERTECITAS, LLC  
50.473 ACRE TRACT  
VOL. 4035, PG. 109  
O.P.W.C.T.

**TRACT 4**  
15.00 ACRES

RIOJAS INVESTMENT GROUP, LTD.  
361.28 ACRE TRACT  
VOL. 2861, PG. 666  
O.P.W.C.T.

RIOJAS INVESTMENT GROUP, LTD.  
361.28 ACRE TRACT  
VOL. 2861, PG. 666  
O.P.W.C.T.

**CERTIFICATE OF OWNER**

STATE OF TEXAS  
COUNTY OF WEBB

I, MARSHALL T. DE SPAIN, AS MEMBER OF PUERTECITAS, LLC, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PUERTECITAS RANCH SUBDIVISION, IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL CURRENT APPLICABLE REQUIREMENTS WITHIN THE COUNTY OF WEBB, TEXAS EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE COUNTY OF WEBB, TEXAS.

MEMBER, PUERTECITAS, LLC \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_\_,

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS  
COUNTY OF WEBB

I, EDWARD L. OCHOA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT AND THAT THIS PLAT CONFORMS TO ALL CURRENT APPLICABLE REQUIREMENTS REQUIRED WITHIN THE COUNTY OF WEBB, TEXAS, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE COUNTY OF WEBB, TEXAS.

EDWARD L. OCHOA, P.E. #92596 \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT: E0552400  
 PLOT DATE/TIME: 6/15/2016 2:49 PM  
 STATUS: FINAL  
 DRAWN BY: R.G.  
 CHECKED BY: E.L.O.  
 REVISION DESCRIPTION:  
 NO. DATE DESCRIPTION  
 1 6/15/2016  
 2 6/15/2016  
 FILE: E0552400-Plat.dwg  
 XREF: 1  
 XREF: 2

**CIVIL ENGINEERING CONSULTANTS**  
 Puertecitas Ranch Subdivision  
 9652 McPherson Road, Suite 700  
 Laredo, Texas, 78045  
 TEL: 956-729-7844 FAX: 956-729-7854  
 TBE # F-2214 TBPS # 10070-00

**PUERTECITAS RANCH SUBDIVISION**  
 SHEET TITLE  
**FINAL PLAT**

PROJECT NAME  
 SHEET TITLE  
**1**  
 SHEET  
 1 OF 1

S:\data\Proj\_2016\E0552400\_De Spain Ranch Partition Survey\cad\E0552400-Plat.dwg