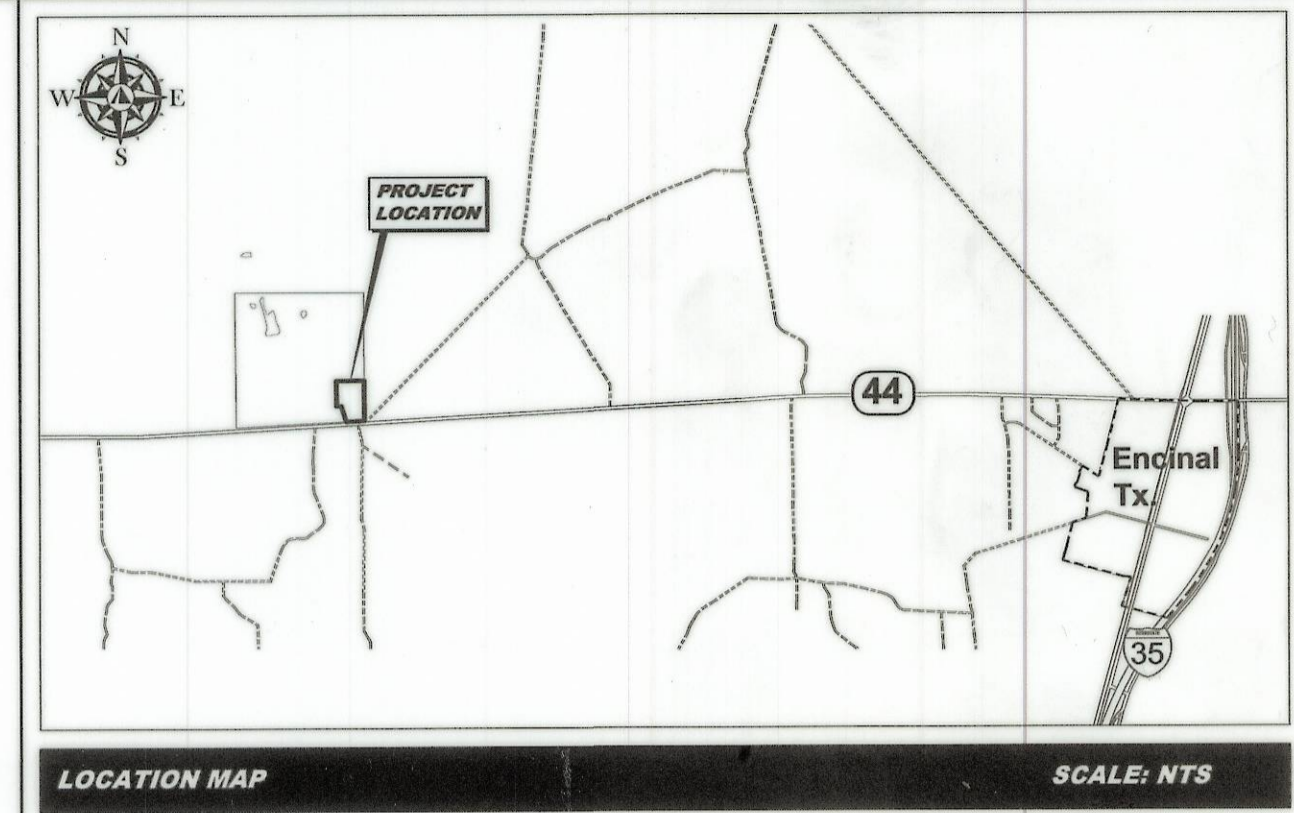
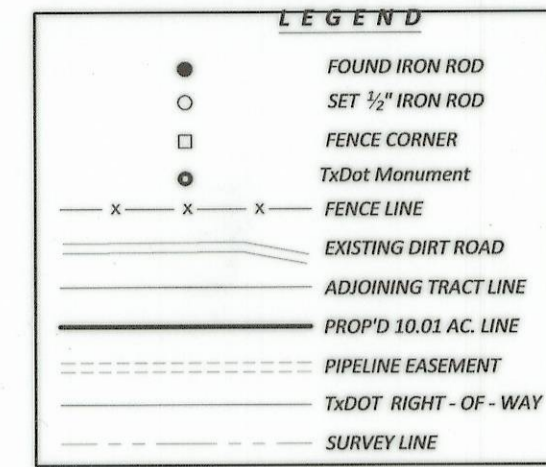


Line #	Direction	Length
L1	N17°49'15\"/>	
L2	S89°32'09\"/>	
L3	N00°27'51\"/>	
L4	N89°32'09\"/>	
L5	S00°27'51\"/>	
L6	S87°02'34\"/>	



FIELD NOTES
CERTIFICATE OF "NO PLAT REQUIRED"
10.01 ACRES

A TRACT OF LAND CONTAINING 10.01 ACRES, more or less, being the surface only out of that certain 167.54 Acres of land conveyed to Ernesto R. Zuniga, Jr. and wife, Sara A. Zuniga and Ernesto R. Zuniga, recorded in Volume 760, Pages 775-779, Official Public Records Webb County, Texas. Situated in Survey 1363, C. & M.R.R. CO. Original Grantee, Abstract 419 and Survey 1364, James Breeding Original Grantee, Abstract 3191, Webb County, Texas, and being more particularly described as follows, to-wit:

BEGINNING at a found TxDOT Right-of-Way Monument (240-44-711) Sta. 176+03.51 - 60.00' Offset Right on the northerly right-of-way line of S.H. 44 (120' ROW), which bears S 87°02'34\"/>

Thence, over and across said 167.54 acre tract the following calls:

N 17°49'15\"/>

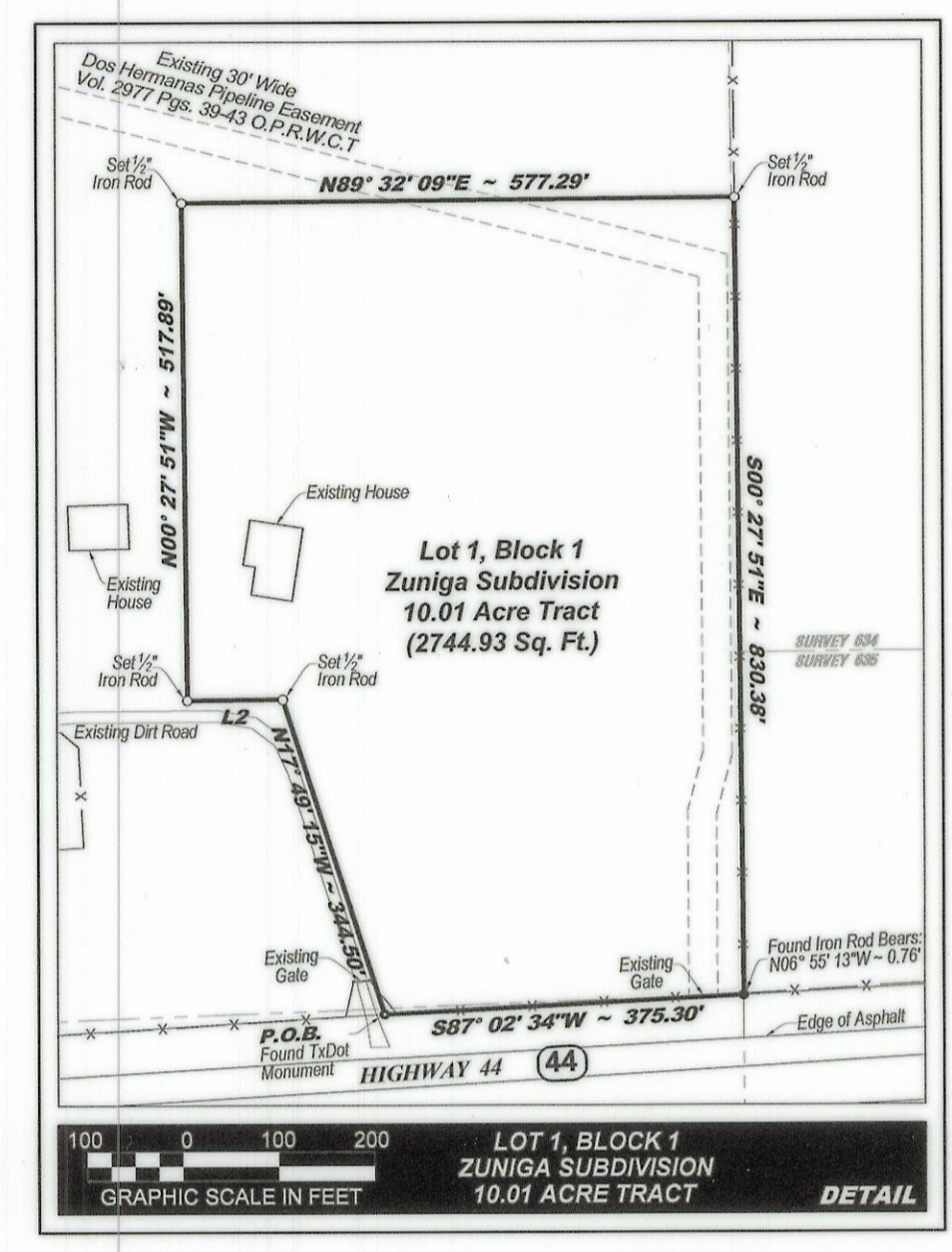
Thence S 00°27'51\"/>

Thence S 87°02'34\"/>

MONUMENT HELD:

A FOUND TxDOT RIGHT-OF-WAY MONUMENT (240-44-711) STA. 176-03.51 - 60.00' OFFSET RIGHT ON THE NORTHERLY RIGHT-OF-WAY LINE OF S.H. 44 (120' ROW) AND A FOUND TxDOT RIGHT-OF-WAY MONUMENT (240-44-721) STA. 214-66.28 - 60.00' OFFSET RIGHT ON THE NORTHERLY RIGHT-OF-WAY LINE OF S.H. 44 (120' ROW).

RECORDED: S 86°30'35\"/>



CERTIFICATE OF OWNER:

STATE OF TEXAS:
COUNTY OF WEBB:

I, ERNESTO R. ZUNIGA Jr. and wife SARA A. ZUNIGA THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE LOT 1, BLOCK 1 - ZUNIGA SUBDIVISION, IN THE COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS 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.

Ernesto Zuniga Jr.
NAME OWNER

Sara Zuniga
NAME OWNER

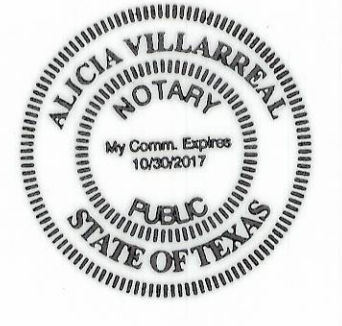
STATE OF TEXAS:
COUNTY OF WEBB:

KNOWN TO ME TO BE THE PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS 15 DAY OF Nov. 2016.

Alicia Villarreal
NOTARY PUBLIC

10-30-2017
MY COMMISSION EXPIRES



CERTIFICATE OF ENGINEER

STATE OF TEXAS:
WEBB COUNTY:

I, EDUARDO J. GUTIERREZ, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND THAT 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.

Eduardo J. Gutierrez
EDUARDO J. GUTIERREZ
P.E. No. 82657
10/18/2016
DATE

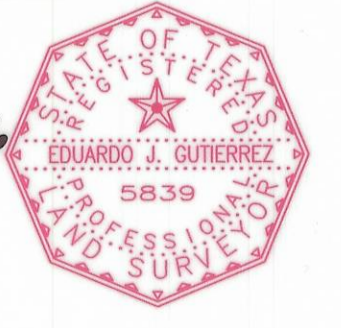


CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

I EDUARDO J. GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

Eduardo J. Gutierrez
EDUARDO J. GUTIERREZ, R.P.L.S. NO. 5839
10/18/2016
DATE



COUNTY OF WEBB CERTIFICATE OF NO PLAT REQUIRED

LEGAL DESCRIPTION OF PROPERTY: LOT 1, BLOCK 1, ZUNIGA SUBDIVISION, 10.01 ACRE TRACT OF LAND BEING OUT OF A TRACT OF LAND CONTAINING 167.54 ACRES AS FURTHER DESCRIBED HEREON.

PROPERTY OWNER: ERNESTO R. ZUNIGA Jr. and wife SARA A. ZUNIGA

BASED UPON THE APPLICATION SUBMITTED TO THE WEBB COUNTY PLANNING DEPARTMENT, THE WEBB COUNTY COMMISSIONERS COURT HEREBY CERTIFIES THAT THE ABOVE DESCRIPTION PROPERTY IS EXEMPT FROM THE PLATTING REQUIREMENTS PURSUANT TO THE PROVISIONS OF SECTION 232.0015 (f), TEXAS LOCAL GOVERNMENT CODE.

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

HONORABLE MARCO A. MONTEMAYOR
WEBB COUNTY ATTORNEY

RHONDA M. TIFFIN, CFM
PLANNING DIRECTOR

APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THIS THE ___ DAY OF ___

HONORABLE TANO E. TUERINA
WEBB COUNTY JUDGE

ATTESTED BY:

HONORABLE MARGIE RAMIREZ IBARRA
WEBB COUNTY CLERK



CERTIFICATION OF COUNTY CLERK

STATE OF TEXAS:
WEBB COUNTY:

I, MARGIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE DAY OF ___, 20___, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF ___, 20___, AT ___ O'CLOCK ___ M. IN VOLUME ___ PAGE(S) ___ OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

DATE

NOTES

- THE SCHEDULE "B" ITEMS SHOWN HEREON THAT DIRECTLY OR INDIRECTLY AFFECT SUBJECT PROPERTY WERE BASED ON TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY (FILE No. 01402-16336 EFFECTIVE DATE: JULY 15, 2016)
- PURSUANT TO THE PROVISIONS OF §232.0015 (F), TEXAS LOCAL GOVERNMENT CODE, THIS SUBDIVISION OF PROPERTY IS EXCEPTED FROM COUNTY REGULATION AND PLAT REQUIREMENTS SINCE EACH OF THE SUBDIVIDED TRACTS ARE MORE THAN TEN (10) ACRES IN AREA AND THE DIVISION OF THE PROPERTY DOES NOT LAY OUT ANY PART OF THE TRACT FOR STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS OF THE TRACT INTENDED TO BE DEDICATED TO PUBLIC USE OR FOR THE USE OF PURCHASERS OR OWNERS OF LOTS FRONTING ON OR ADJACENT TO THE STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS.
- ACCESS TO ALL TRACTS IS STATE HIGHWAY 44

OWNER:
ERNESTO R. ZUNIGA JR.
& WIFE, SARA A. ZUNIGA
LAREDO, TEXAS

PREMIER ENGINEERING
1502 CALLE DEL NORTE, SUITE 2
PH: (959) 737-1141 FAX: (959) 717-1144
WWW.PREMIER-ENGINEERING.COM
LAND DEVELOPMENT, PLANNING, WATER, MATERIALS, TRANSPORTATION, SERVING

NO PLAT REQUIRED OF LOT 1, BLOCK 1 ZUNIGA SUBDIVISION 10.01 ACRE TRACT OF LAND BEING OUT OF A TRACT OF LAND CONTAINING 167.54 ACRES RECORDED IN VOLUME 760, PAGE 775 OFFICIAL PUBLIC RECORDS WEBB COUNTY, TEXAS

DRAWN BY: A.G.N.
CHECKED BY: A.X.C.
APPROVED BY: E.J.G.
FIELD DATE: M.B. 8/12/16
REVISED DATE: M.B. 8/27/16
SCALE 11x17: N/A
SCALE 24x36: 1"=500'
JOB #: 9888-16
FILE NAME: 10.01 Acre Plat.dwg
SHEET