

AS-PLATTED TRACTS 67 AND 68, LA MOCA RANCH EAST VOLUME 11, PAGE 5 P.R.W.C.T.

CERTIFICATE OF OWNER
 STATE OF TEXAS
 COUNTY OF WEBB
 I, Hector H. Garcia Jr., AS MEMBER OF RANCHO LOS ANGELES 83, L.L.C., THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS RE-PLAT, AND DESIGNATED HEREIN AS TRACTS 1 THRU 11, RANCHO LOS ANGELES 83, 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.

Hector H. Garcia Jr.
 MEMBER, RANCHO LOS ANGELES 83, L.L.C.
 DATE: 1-27-17

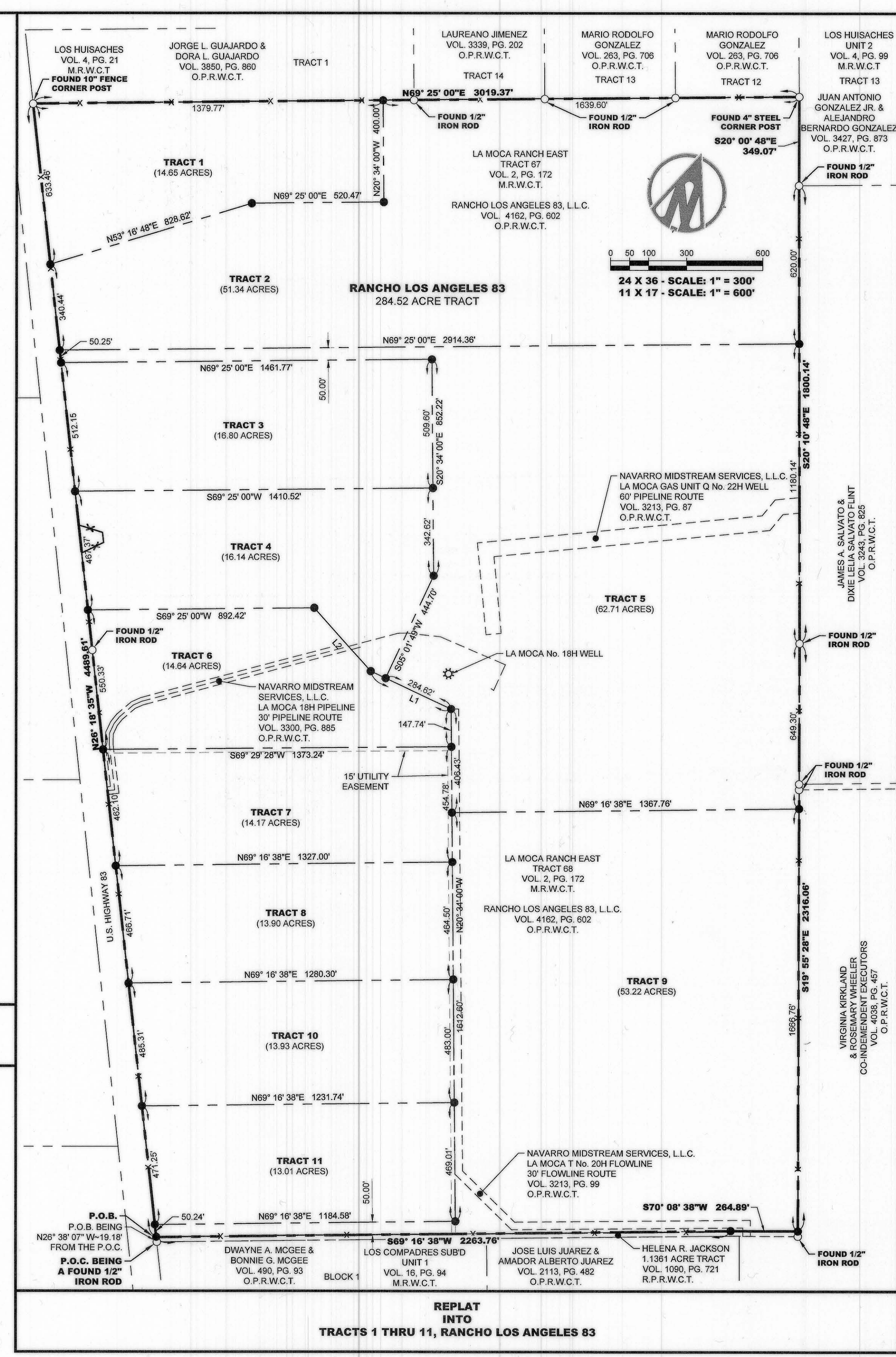
NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS
 MY COMMISSION EXPIRES: 6-22-17

LIEN HOLDER CERTIFICATE
 THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE LIEN HOLDER ON THIS 27th DAY OF JANUARY, 2017
 BY Daniel Moreno Jr. TITLE SENIOR V.P.
 AS AN ACT AND DEED OF FALCON BULL BANK FINANCIAL INSTITUTION

STATE OF TEXAS
 COUNTY OF WEBB
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Daniel Moreno Jr. 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 27th DAY OF JANUARY, 2017.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS
 MY COMMISSION EXPIRES: 4-9-19



REPLAT INTO TRACTS 1 THRU 11, RANCHO LOS ANGELES 83

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
 EDWARD L. OCHOA, P.E. #922596
 DATE: 27 January 2017

CERTIFICATE OF SURVEYOR
 STATE OF TEXAS
 COUNTY OF WEBB
 I, JEFFREY G. PUGH, 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. Pugh
 JEFFREY G. PUGH, R.P.L.S. #6991
 DATE: 01/27/2017

LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- EXISTING FENCE LINE
- FOUND MONUMENT
- SET 1/2" IRON ROD
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING

LOCATION MAP
 SCALE: 1" = 40,000'

LEGAL DESCRIPTION
 284.52 ACRE TRACT

A TRACT OF LAND CONTAINING 284.52 ACRES, MORE OR LESS, BEING TRACT 67 AND 68 OF THE LA MOCA RANCH EAST, RECORDED IN VOLUME 11, PAGE 5, PLAT RECORDS OF WEBB COUNTY, TEXAS, AND CONVEYED TO RANCHO LOS ANGELES 83, L.L.C. RECORDED IN VOLUME 412, PAGE 602, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN ABSTRACT 434, HEAVY RR. CO. ORIGINAL GRANTEE SURVEY 1391, ABSTRACT 1391, ABSTRACT 1391, ABSTRACT 1391, ABSTRACT 1391, ABSTRACT 1391, HEAVY RR. CO. ORIGINAL GRANTEE SURVEY 1391, ABSTRACT 1391, ABSTRACT 1391, ABSTRACT 1391, ABSTRACT 1391, THIS 284.52 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" IRON ROD FOR THE MOST WESTERN CORNER OF BLOCK 1 OF LOS COMPADRES SUBDIVISION UNIT 1, RECORDED IN VOLUME 16, PAGE 94, MAP RECORDS OF WEBB COUNTY, TEXAS, CONVEYED TO DWAYNE A. MCGEE & BONNIE G. MCGEE, RECORDED IN VOLUME 490, PAGE 93, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND THE MOST WESTERN CORNER OF A 1.1363 ACRE TRACT CONVEYED TO SAM F. EMMITE AND WIFE, CHRISTINE EMMITE, RECORDED IN VOLUME 1030, PAGE 721, REAL PROPERTY RECORDS OF WEBB COUNTY, TEXAS, SAME BEING THE MOST SOUTHERN CORNER OF SAID TRACT 68, AND A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF U.S. HIGHWAY 83, THENCE, NORTH 28° 39' 07" WEST, ALONG THE WESTERN BOUNDARY LINE OF SAID 1.1363 ACRE TRACT AND SAID EASTERN RIGHT-OF-WAY LINE OF U.S. 83, FOR A DISTANCE OF 16.19 FEET, TO A SET 1/2" IRON ROD FOR THE MOST WESTERN CORNER OF SAID 1.1363 ACRE TRACT, BEING A POINT ON SAID EASTERN RIGHT-OF-WAY LINE OF U.S. 83, AND BEING THE MOST SOUTHERN CORNER AND POINT OF BEGINNING OF THIS TRACT HEREOF;

THENCE, NORTH 26° 18' 35" WEST, ALONG THE SAID EASTERN RIGHT-OF-WAY LINE OF U.S. 83, SAME BEING THE WESTERN BOUNDARY LINE OF SAID TRACT 68, FOR A DISTANCE OF 4488.81 FEET TO A FOUND 1/2" FENCE CORNER POST, FOR THE MOST SOUTHERN CORNER OF SAID TRACT 13 AND MOST WESTERN CORNER OF A TRACT 71 OF SAID LA MOCA RANCH EAST, CONVEYED TO MARIO RODOLFO GONZALEZ, RECORDED IN VOLUME 263, PAGE 708, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SAME BEING THE MOST NORTHERN CORNER OF SAID TRACT 87, AND BEING A POINT ON THE WESTERN BOUNDARY LINE OF TRACT 13 OF LOS HUISACHES SUBDIVISION UNIT 2, RECORDED IN VOLUME 4, PAGE 99, MAP RECORDS OF WEBB COUNTY, TEXAS, CONVEYED TO JUAN ANTONIO GONZALEZ JR. & ALEJANDRO BERNARDO GONZALEZ, RECORDED IN VOLUME 3427, PAGE 873, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND BEING THE MOST NORTHERN CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, NORTH 69° 25' 00" EAST, ALONG THE SOUTHERN BOUNDARY LINE OF BOUNDARY LINE OF SAID TRACT 1 AND THE NORTHERN BOUNDARY LINE OF SAID TRACT 67, FOR A DISTANCE OF 3019.37' TO A FOUND 4" STEEL FENCE CORNER POST FOR THE MOST EASTERN CORNER OF TRACT 12 OF SAID LOS HUISACHES SUBDIVISION UNIT 1, CONVEYED TO MARIO RODOLFO GONZALEZ, RECORDED IN VOLUME 263, PAGE 708, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SAME BEING THE MOST NORTHERN CORNER OF SAID TRACT 87, AND BEING A POINT ON THE WESTERN BOUNDARY LINE OF TRACT 13 OF LOS HUISACHES SUBDIVISION UNIT 2, RECORDED IN VOLUME 4, PAGE 99, MAP RECORDS OF WEBB COUNTY, TEXAS, CONVEYED TO JUAN ANTONIO GONZALEZ JR. & ALEJANDRO BERNARDO GONZALEZ, RECORDED IN VOLUME 3427, PAGE 873, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND BEING THE MOST NORTHERN CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, SOUTH 20° 00' 48" EAST, ALONG THE WESTERN BOUNDARY LINE OF SAID TRACT 13 AND THE EASTERN BOUNDARY LINE OF SAID TRACT 67, FOR A DISTANCE OF 349.07 FEET TO A FOUND 1/2" IRON ROD FOR THE MOST SOUTHERN CORNER OF SAID TRACT 13 AND MOST WESTERN CORNER OF A TRACT 71 OF SAID LA MOCA RANCH EAST, CONVEYED TO JAMES A. SALVATO & DIXIE LELLA SALVATO FLINT, RECORDED IN VOLUME 3243, PAGE 825, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, BEING A POINT OF DEFLECTION TO THE LEFT HEREOF;

THENCE, SOUTH 20° 10' 48" EAST, ALONG THE WESTERN BOUNDARY LINE OF SAID TRACT 71 AND EASTERN BOUNDARY LINE OF SAID TRACT 67, FOR A DISTANCE OF 1180.14' TO A FOUND 1/2" IRON ROD FOR THE MOST EASTERN CORNER OF SAID TRACT 67 AND MOST NORTHERN CORNER OF SAID TRACT 88, SAME BEING A POINT ON THE WESTERN BOUNDARY LINE OF SAID TRACT 71, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, SOUTH 19° 58' 28" EAST, ALONG THE WESTERN BOUNDARY LINE OF SAID TRACT 71 AND EASTERN BOUNDARY LINE OF TRACT 68, FOR A DISTANCE OF 2518.98 FEET TO A SET 1/2" IRON ROD, FOR AN POINT ON THE WESTERN BOUNDARY LINE OF A TRACT OF LAND CONVEYED TO VIRGINIA KIRKLAND & ROSEMARY WHEELER, RECORDED IN VOLUME 4038, PAGE 457, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, BEING THE MOST NORTHERN CORNER OF SAID 1.1363 ACRE TRACT, AND BEING THE MOST EASTERN CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, SOUTH 70° 08' 38" WEST, ALONG THE NORTHERN BOUNDARY LINE OF SAID 1.1363 ACRE TRACT FOR A DISTANCE OF 264.89 FEET TO A SET 1/2" IRON ROD FOR A POINT OF DEFLECTION TO THE LEFT HEREOF;

THENCE, SOUTH 69° 16' 38" WEST, ALONG THE SAID NORTHERN BOUNDARY LINE OF SAID 1.1363 ACRE TRACT FOR A DISTANCE OF 2263.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 284.52 ACRES, MORE OR LESS.

BASIS OF BEARING BASED ON NAD83 TEXAS STATE PLANES, SOUTH ZONE 4205, U.S. FOOT, AND BEING A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF TRACT 14 OF LOS HUISACHES SUBDIVISION UNIT 1, RECORDED IN VOLUME 4, PAGE 21, MAP RECORDS OF WEBB COUNTY, TEXAS, AND A FOUND 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF TRACT 13 OF SAID LOS HUISACHES SUBDIVISION UNIT 1.

CALLED: NORTH 69° 25' 00" EAST - 1029.78
 MEASURED: NORTH 69° 25' 00" EAST - 1029.78

PLAT RESTRICTIONS/LIMITATIONS/NOTES:

- THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS AS RECORDED IN VOLUME 412, PAGE 602, O.P.R.W.C.T. AS MAY BE AMENDED.
- 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.
- 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.
- THIS PLAT, DESIGNATED AS RANCHO LOS ANGELES 83, WEBB COUNTY, TEXAS, SUBMITTED BY AND ON BEHALF OF THE OWNER(S), HAS BEEN CONSIDERED BY WEBB COUNTY LEGISLATION 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.
- IT IS THE PROPERTY OWNERS RESPONSIBILITY TO APPLY FOR AND OBTAIN A LICENSED ON-SITE SEWER FACILITY (OSSF) THROUGH THE WEBB COUNTY SANITARIAN.
- NO SIDEWALKS ARE PROPOSED WITH THIS SUBDIVISION.
- 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.

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 _____, 2017, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED OF RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2017 AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE(S) _____ OF THE MAP RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2017.

COUNTY CLERK _____ DEPUTY _____
 WEBB COUNTY, TEXAS

CERTIFICATE
 STATE OF TEXAS
 COUNTY OF WEBB
 APPROVAL BY COUNTY NOT REQUIRED

BASED UPON THE APPLICATION SUBMITTED TO THE WEBB COUNTY PLANNING DEPARTMENT, THE WEBB COUNTY COMMISSIONERS COURT HEREBY CERTIFIES THAT THIS PLAT OR RE-PLAT OF TRACTS 1 THRU 11, RANCHO LOS ANGELES 83 DOES NOT REQUIRE APPROVAL BY THE COUNTY OF WEBB PURSUANT TO THE PROVISIONS OF SECTION 232.002, TEXAS LOCAL GOVERNMENT CODE (TLGC) AND THE PROVISIONS OF THE WEBB COUNTY SUBDIVISION REGULATIONS SECTION XVI.18(2). FURTHER, THIS PLAT IS NOT REQUIRED TO BE PLATTED PURSUANT TO THE PROVISIONS OF SUBCHAPTER B, SECTION 232. TLGC.

REVIEWED AND RECOMMENDED FOR APPROVAL BY:

HONORABLE MARCO A. MONTEMAYOR _____ DATE _____
 WEBB COUNTY ATTORNEY

RHONDA M. TIFIN, CFM _____ DATE _____
 PLANNING DIRECTOR

APPROVED BY THE WEBB COUNTY COMMISSIONER'S COURT ON THIS _____ DAY OF _____, 2017.

HONORABLE TANO E. TIERINA _____ DATE _____
 WEBB COUNTY JUDGE

ATTESTED BY: _____

HONORABLE MARGIE RAMIREZ IBARRA _____ DATE _____
 COUNTY CLERK, WEBB COUNTY, TEXAS

PROJECT: E0561000
 PLOT DATE/TIME: 1/27/2017 10:58 AM
 STATUS: FINAL
 DRAWN BY: RG
 CHECKED BY: ELO

NO. DATE REVISION DESCRIPTION

FILE: E0561000-as-platted & replat.dwg
 XREF: 1
 XREF: 2

CIVIL ENGINEERING CONSULTANTS
 9850 McPherson Road, Ste. 700
 Laredo, Texas, 78045
 TEL: 956-729-7644 FAX: 956-729-7664
 TBP# F-2214 TBP# 100410-00

PLAT OF RANCHO LOS ANGELES 83, BEING A RE-PLAT OF TRACT 67 AND 68 OF LA MOCA RANCH EAST, INTO TRACTS 1 THRU 11

SHEET TITLE: _____
 SHEET: 1 OF 1