

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

EDUARDO ROBERTO MARTINEZ, the undersigned owners of the land shown on this PLAT, and designated herein as MARTINEZ PLAT in the City of Laredo, Webb County, Texas, and whose name is subscribed hereto, hereby dedicate the use for the public forever, easements, thereon shown for the purpose and consideration therein expressed.

Signature of Eduardo Roberto Martinez
By: EDUARDO ROBERTO MARTINEZ
Owner

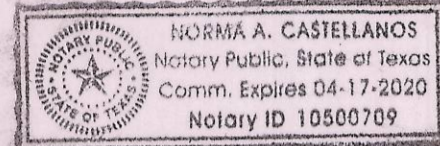
01-26-18
Date

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared Eduardo Roberto Martinez known to me to be the person(s) whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

WITNESS MY HAND AND SEAL OF OFFICE THIS 26 DAY OF January, 2018.

Signature of Norma A. Castellanos
NOTARY PUBLIC



CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

JESUS OMAR GONZALEZ LONGORIA, the undersigned owners of the land shown on this PLAT, and designated herein as MARTINEZ PLAT in the City of Laredo, Webb County, Texas, and whose name is subscribed hereto, hereby dedicate the use for the public forever, easements, thereon shown for the purpose and consideration therein expressed.

Signature of Jesus Omar Gonzalez Longoria
By: JESUS OMAR GONZALEZ LONGORIA
Owner

01-12-18
Date

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared Jesus O. Gonzalez Longoria known to me to be the person(s) whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

WITNESS MY HAND AND SEAL OF OFFICE THIS 12 DAY OF January, 2018.

Signature of Hugo Seca
NOTARY PUBLIC



CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I hereby certify that proper engineering consideration has been given this PLAT to the matters of streets, lots, drainage, water, sewer and appurtenances 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.

Signature of Hugo Seca
HUGO SECA
Registered Professional Engineer
Texas No. 82079



Date: 12/28/17

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, the undersigned Registered Professional Land Surveyor in the State of Texas, hereby certify that this PLAT is true and correct and was prepared from an actual survey of the property made under my supervision on the ground that the corner monuments shown thereon will be properly placed under my supervision.

Signature of Hugo Seca
HUGO SECA
Registered Professional Land Surveyor
Texas No. 5783



Date: 12/28/17

PLAT APPROVAL - CITY ENGINEER

I have reviewed this PLAT and accompanying construction drawings identified as PLAT of MARTINEZ PLAT, prepared by SECA Engineering L.L.C., Registered Professional Engineer No. F-10071, and dated the 13 day of April, 2015 with the last revised date on 9 August, 2017, and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

Signature of Rogelio Rivera
ROGELIO RIVERA, P.E., R.P.L.S.
City Engineer

01/18
Date

PLANNING COMMISSION APPROVAL

This PLAT of MARTINEZ 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 the 01 day of MARCH, 2018.

Signature of Erasmo Villarreal
ERASMO VILLARREAL
Chairman

3-2-18
Date

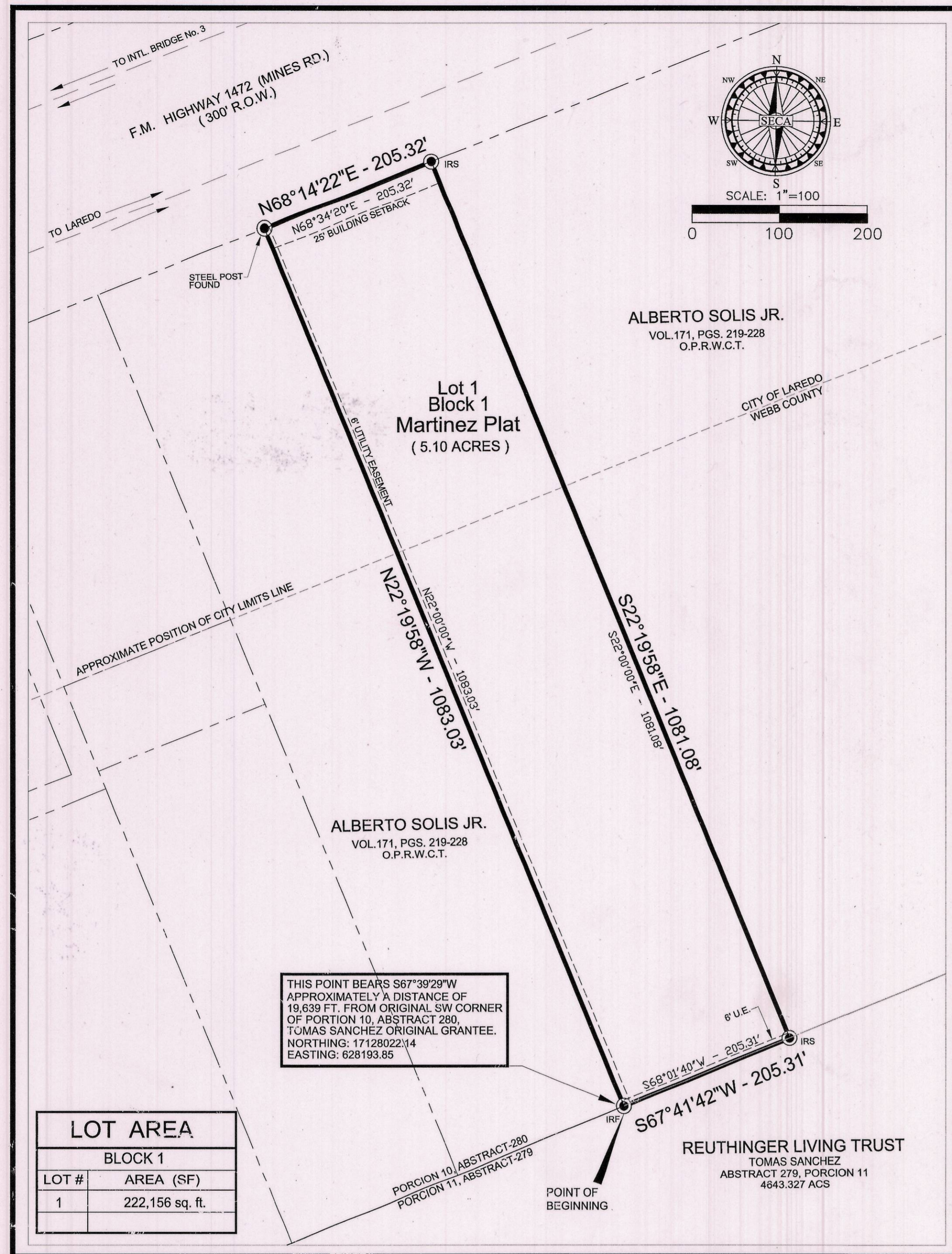


Table with 2 columns: LOT #, AREA (SF). Row 1: 1, 222,156 sq. ft.

ATTESTMENT OF PLANNING COMMISSION APPROVAL

The City of Laredo Planning Commission approved the filing for record of this PLAT of MARTINEZ PLAT, at a public meeting held on the day 01 of MARCH, 2018. The minutes of said meeting reflect such approval.

NATHAN BRATTON, Director
Planning & Zoning Dept.
Date

STATE OF TEXAS >
COUNTY OF WEBB >

I, Margie R. Ibarra, Clerk of the County Court in and for Webb County do hereby certify that the foregoing instrument dated the 01 day of MARCH with its certificate of authentication was filed for record in my office on the 01 day of MARCH, 2018, at 09:00 clock a.m. in volume 1487, page(s) 1487 of the MAP records of said County.

DEPUTY: \_\_\_\_\_ COUNTY CLERK
WEBB COUNTY, TEXAS

PLAT APPROVAL - COUNTY PLANNING DEPARTMENT

STATE OF TEXAS
COUNTY OF WEBB

For those areas located outside the corporate limits of Laredo and subject to Webb County's jurisdiction and control, I have reviewed this Plat and accompanying data of MARTINEZ PLAT dated the 13 day of April, 2015 with the last revised date on 9 August, 2017, 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 and the Webb County Flood Damage prevention order. This Plat was recommended for approval by the Webb County Planning Advisory Board on the 01 day of MARCH, 2018.

RHONDA M. TIFFIN, CFM
County Planning Director &
Floodplain Administrator
Date

CERTIFICATE OF TCEQ DESIGNATED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF WEBB

This Plat of MARTINEZ PLAT submitted by or behalf of the owner has been submitted to and considered by the Webb County TCEQ Designated Representative which hereby certifies the construction and operation of private sewage disposal facilities (Septic Tank System) meets all requirements for on-site sewage disposal. The owner of this Plat for Lot 1, Block 1, MARTINEZ PLAT has obtained a permit / license to operate such facility. Permit No. 1487 dated 09/02/15, issued by the Webb County TCEQ Designated Representative and License No. 1487 dated 05/12/15, issued by the Webb County TCEQ Designated Representative.

In the event that an approved organized sewage disposal system is extended to within 300 feet on any lot, the buyer, owner, purchaser, lessee or renter will be required to connect to that system.

DAVID GARZA
Webb County TCEQ Designated Representative
License No. 29922
Date

LEGAL DESCRIPTION for a TRACT OF LAND
containing 5.10 acres, more or less

A tract of land containing 5.10 acres, more or less, situated in Porcion 10, Abstract 280, Tomas Sanchez, Original Grantee, partly within the limits of the City of Laredo in Webb County, Texas, this 5.10 Acre tract is a part of that certain tract of land called to contain 130.54 acres, more or less, and described in Deed dated February 4, 1960, as recorded in Volume 280, Pages 400-402, Webb County Deed Records, located south of Farm to Market Road 1472 (Mines Road), this 5.10 acre tract is out of a tract of land identified as the west 65.27 acres of the aforementioned 296.0 acre tract which is situated south of the Mines Road conveyed to Alberto Solis, Jr. by Juliana G. Diaz by Deed dated April 8, 1987, as recorded in Volume 1234, Pages 58-59, Webb County Real Property Records, this 5.10 acres, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2" iron rod at the southwest corner of this tract, same being on the common line between Porcion 10, Abstract 280, Tomas Sanchez, Original Grantee, and Porcion 11, Abstract 279, Tomas Sanchez, Original Grantee, and a common corner of this tract and the remaining portion of the Alberto Solis, Jr. tract, as recorded in Volume 171, Pages 219-228, Deed Records of Webb County, Texas, and the POINT OF BEGINNING of this tract of land containing 5.10 acres, more or less, the most southwesterly corner hereof;

THENCE, N 22°19'58" W, along the common boundary of this tract and the Alberto Solis, Jr. remaining tract, a distance of 1,083.03 ft. to a found a 8" Steel Post, same being on the south right-of-way line of Farm to Market Road 1472 (Mines Road) and the northeast corner of a remaining portion of the said Alberto Solis Jr. tract, the northwest corner hereof;

THENCE, N 68°14'22" E, continuing along said south right-of-way line, a distance of 205.32 ft. to a set 1/2" iron rod, same being a common corner of this tract and northeast corner of the remaining portion of the said Alberto Solis Jr. tract, the northeast corner hereof;

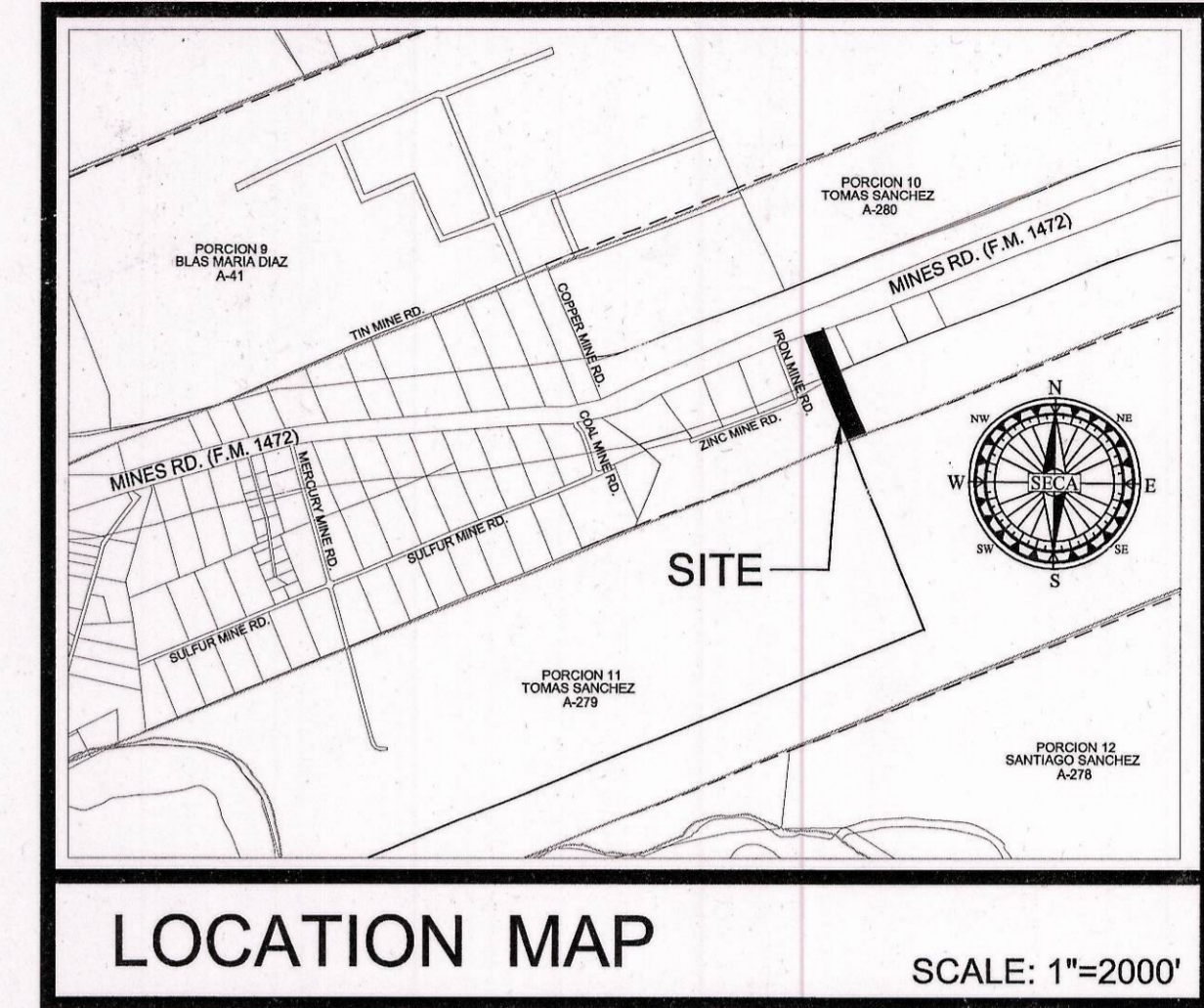
THENCE, S 22°19'58" E, along the common boundary of this tract and the said Alberto Solis, Jr. remaining tracts, a distance of 1,081.08 ft. to a set 1/2" iron rod, same being on the common line between said Porcion 10 and Porcion 11, the southeast corner hereof;

THENCE, S 67°41'42" W, along said common line between Porcion 10 and Porcion 11, a distance of 205.31 feet to the POINT OF BEGINNING of this tract of land containing 5.10 acres, more or less.

Basis of Bearings: Texas Coordinate System of 1983, South Zone 4205, NAD83

RESTRICTIONS, CONDITIONS AND NOTES:

- 1. MARTINEZ PLAT IS BEING PLATTED AS NON-RESIDENTIAL PROPERTY, THEREFORE THIS TRACT IS PROHIBITED AGAINST ANY RESIDENTIAL USE UNTIL SUCH TIME AS IT IS REPLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 232, SUBCHAPTER B, TEXAS LOCAL GOVERNMENT CODE...
2. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE ISSUANCE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
3. ACCESS TO MINES ROAD (F.M. HIGHWAY 1472) IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
4. THE SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCED ONLY. THE OFFICIAL SETBACK LINE SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. THIS PARCEL WAS DETERMINED NOT TO BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL NO. 48479C1015C WITH AN EFFECTIVE DATE OF APRIL 02, 2008.
6. STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE. REQUIRED DETENTION VOLUME: 85,353 (CF) AT A DISCHARGE RATE OF 69.08 (CFS). IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD, ONCE THE LOCATION OF DETENTION HAS BEEN DETERMINED.
7. THE SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. THE OFFICIAL SETBACK LINE SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
8. SEWAGE FROM THE MARTINEZ PLAT WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (SEPTIC SYSTEMS). THE SEPTIC SYSTEM FOR THIS LOT HAS BEEN INSTALLED. THE CITY OF LAREDO HEALTH DEPARTMENT APPROVED THE CONSTRUCTION OF THE SEPTIC SYSTEM ON 09/02/15 THROUGH PERMIT LICENSE: 1487 AND PERMIT LICENSE: 1487 DATED 05/12/15.



PLAT APPROVAL - ROAD & BRIDGE SUPERINTENDENT
STATE OF TEXAS
COUNTY OF WEBB

For those areas located outside the Corporate limits of Laredo and subject to Webb County's jurisdiction and control, I have reviewed the Plat and accompanying data of MARTINEZ PLAT as prepared by HUGO SECA Registered Professional Engineer No. F-10071 and Surveyed by HUGO SECA Registered Public Land Surveyor No. 100138-00 dated the 13 day of April, 2015 with the last revised date on 9 August, 2017, except for any waiver specifically authorized by the Webb County Commissioners Court, I have found them in compliance with the Webb County Subdivision Regulations.

Road & Bridge Superintendent Date

PLAT APPROVAL - COUNTY ENGINEER
STATE OF TEXAS
COUNTY OF WEBB

For those areas located outside the corporate limits of Laredo and subject to Webb County's jurisdiction and control, I have reviewed the Plat and accompanying data of MARTINEZ PLAT as prepared by HUGO SECA, Registered Professional Engineer No. F-10071 and Surveyed by HUGO SECA, Registered Public Land Surveyor No. 100138-00, dated the 13 day of April, 2015, with the last revised date on 9 August, 2017, except for any waiver specifically authorized by the Webb County Commissioners Court, I have found them in compliance with the Webb County Subdivision Regulations.

LUIS PEREZ-GARCIA, III, PE
County Engineer
Date

COMMISSIONERS COURT APPROVAL
STATE OF TEXAS
COUNTY OF WEBB

We hereby certify that this Plat, designated as the : MARTINEZ PLAT, was approved by the Webb County Commissioners Court on the 01 day of MARCH, 2018, and may be filed in the Plat Records of Webb County by the Webb County Clerk.

Notice is further given that the approval of this Plat is limited to those areas located outside the corporate limits of Laredo and subject to Webb County's jurisdiction and control.

Notice is further given that no roads are dedicated for public use or for the use of owners, purchasers, or other persons desiring to use this property. Access to this Tract from F.M. 1472 is a matter between the individual owner, or purchaser, and the State Department of Highways and Public Transportation under its rules and regulations as to permits, construction cost, and the availability of access. The County of Webb does not assume any obligations, now or in the future, to furnish any service or facilities to any land situated within this subdivision connection with water, sanitary sewer, street lights, fire protection, garbage collection, or other facilities or services. The only service 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, is police protection in areas within the jurisdiction of the Sheriff's Department.

HON. TANO E. TUERINA
Webb County Judge

HON. JESSE GONZALEZ
Commissioner Precinct 1

HON. ROSAURA "WAWI" TUERINA
Commissioner Precinct 2

HON. JOHN GALO
Commissioner Precinct 3

HON. JAIME CANALES
Commissioner Precinct 4

Attested by:

HON. MARGIE RAMIREZ IBARRA
Webb County Clerk

Vertical sidebar containing: ENGINEER: HUGO SECA; REVISIONS: 06-12-2015, 09-14-2015, 08-13-2017, 27-12-2017; SECA ENGINEERING, L.L.C. CIVIL ENGINEERS & LAND SURVEYORS; OWNERS/DEVELOPERS: EDUARDO R. MARTINEZ, JESUS OMAR GONZALEZ LONGORIA; SHEET NAME: MARTINEZ PLAT; CHECK BY: J.L.B.; SCALE: 1"=100'; DATE: 02-04-2015; SHEET NUMBER: 1 OF 1.