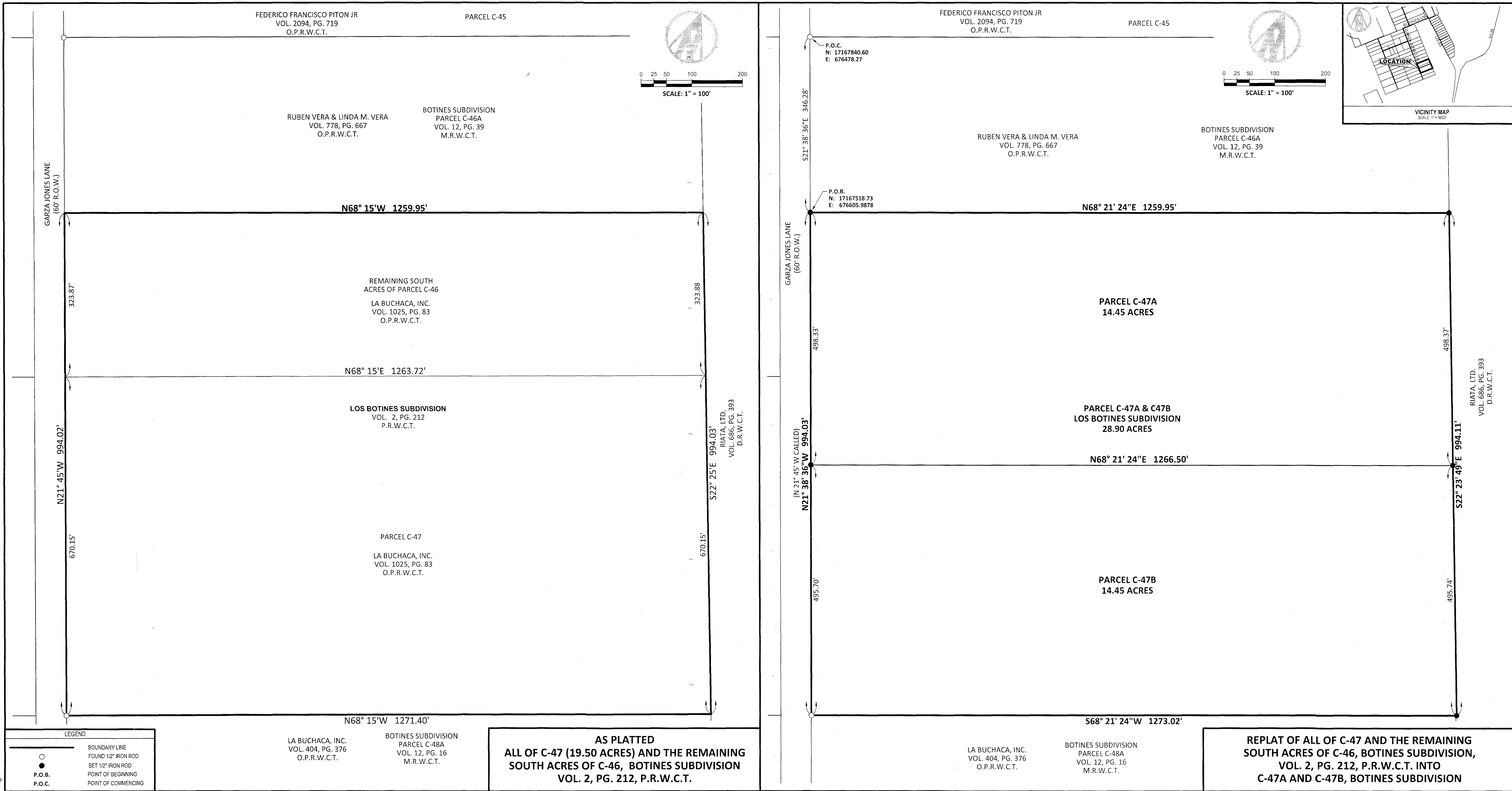


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PLAT RESTRICTIONS/LIMITATIONS/NOTES:

1. THE PURPOSE OF THIS REPLAT IS TO CHANGE THE LOT LINE BETWEEN TRACT C-47 AND THE REMAINING SOUTH ACRE OF C-46.
2. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
3. TRACTS C-47A AND C-47B ARE RESTRICTED TO AGRICULTURAL USE AS DEFINED IN APPENDIX A OF THE CITY OF LAREDO LAND DEVELOPMENT CODE UNLESS THE TRACTS ARE REPLATTED IN COMPLIANCE WITH STATE LAW AND LOCAL REGULATIONS.
4. 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.
5. 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.
6. THIS REPLAT, DESIGNATED AS C-47A AND C-47B, BOTINES 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.
7. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN A LICENSED ON-SITE SEWER FACILITY (OSSF) THROUGH THE WEBB COUNTY SANITARIAN.
8. NO SIDEWALKS ARE PROPOSED WITH THIS REPLAT.
9. ACCESS TO TRACTS C-47A AND C-47B ARE RESTRICTED TO GARZA-JONES LN.
10. 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 C-47A AND C-47B FROM GARZA-JONES LN. MUST BE SECURED THROUGH A COUNTY PERMIT FROM THE WEBB COUNTY ROAD AND BRIDGE DEPARTMENT.

A TRACT OF LAND CONTAINING 28.90 ACRES, MORE OR LESS, BEING ALL OF PARCEL C-47 AND SOUTHERN 1/2 OF PARCEL C-46 OF LOS BOTINES SUBDIVISION, RECORDED IN VOLUME 2, PAGE 212, PLAT RECORDS OF WEBB COUNTY, TEXAS, CONVEYED TO LA BUCHACA, INC., RECORDED IN VOLUME 1025, PAGE 83, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED ON SURVEY 744, ABSTRACT 2692, ROBERT M. ADAM ORIGINAL GRANTEE; THIS 28.90 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF PARCEL C-45 OF SAID LOS BOTINES SUBDIVISION, CONVEYED TO FEDERICO FRANCISCO PITON JR., RECORDED IN VOLUME 2094, PAGE 719, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND THE NORTHWEST CORNER OF PARCEL C-46A, BOTINES SUBDIVISION, RECORDED IN VOLUME 12, PAGE 39, MAP RECORDS OF WEBB COUNTY, TEXAS, CONVEYED TO RUBEN VERA & LINDA M. VERA, RECORDED IN VOLUME 778, PAGE 667, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND BEING A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF SAID GARZA JONES AVENUE; THENCE, SOUTH 21° 38' 36" EAST, ALONG THE WESTERN BOUNDARY LINE OF SAID PARCEL C-46A AND EASTERN RIGHT-OF-WAY LINE OF SAID GARZA JONES AVENUE FOR A DISTANCE OF 346.28 FEET TO A SET 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF SAID PARCEL C-46A, BEING A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF SAID GARZA JONES AVENUE, AND BEING THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT HEREOF;

THENCE, NORTH 68° 21' 24" EAST, ALONG THE SOUTHERN BOUNDARY LINE OF SAID PARCEL C-46A FOR A DISTANCE OF 1259.95 FEET TO A SET 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF SAID PARCEL C-46A, BEING A POINT ON THE EASTERN BOUNDARY LINE OF SAID LOS BOTINES SUBDIVISION AND THE WESTERLY BOUNDARY LINE OF A TRACT CONVEYED TO RIATA, LTD., RECORDED IN VOLUME 686, PAGE 393, DEED RECORDS OF WEBB COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, SOUTH 22° 23' 49" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID LOS BOTINES SUBDIVISION AND SAID TRACT CONVEYED TO RIATA, LTD., FOR A DISTANCE OF 994.11 FEET TO A SET 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF SAID PARCEL C-47 AND NORTHEAST CORNER OF PARCEL C-48A, BOTINES SUBDIVISION, RECORDED IN VOLUME 12, PAGE 16, MAP RECORDS OF WEBB COUNTY, TEXAS, CONVEYED TO LA BUCHACA, INC., RECORDED IN VOLUME 404, PAGE 376, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, BEING A POINT ON THE COMMON BOUNDARY LINE OF SAID LOS BOTINES SUBDIVISION AND SAID TRACT CONVEYED TO RIATA, LTD., AND BEING THE SOUTHEAST CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, SOUTH 68° 21' 24" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID PARCEL C-47 AND SAID PARCEL C-48A FOR A DISTANCE OF 1273.02 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHWEST CORNER OF SAID PARCEL C-48A AND SOUTHWEST CORNER OF SAID PARCEL C-47, BEING A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF SAID GARZA JONES AVENUE, AND BEING THE SOUTHWEST CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, NORTH 21° 38' 36" WEST, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID GARZA JONES AVENUE AND THE EASTERN BOUNDARY LINE OF SAID PARCEL C-47 FOR A DISTANCE OF 994.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.90 ACRES, MORE OR LESS.

BASIS OF BEARING:

BASED ON NAD83, TEXAS STATE PLANE, SOUTH ZONE 4205, U.S. FOOT, AND BEING A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF PARCEL C-46A, BOTINES SUBDIVISION, RECORDED IN VOLUME 12, PAGE 39, MAP RECORDS OF WEBB COUNTY, TEXAS; AND A FOUND 1/2" IRON ROD FOR THE NORTHWEST CORNER OF PARCEL C-48A, BOTINES SUBDIVISION, RECORDED IN VOLUME 12, PAGE 16, MAP RECORDS OF WEBB COUNTY, TEXAS.

CALLED: NORTH 21° 45' WEST
MEASURED: NORTH 21° 38' 36" WEST

LEGAL DESCRIPTION

28.90 ACRE TRACT

PROJECT	E0635000	
PLAT DATE/TIME	11/4/2019 2:40 PM	
STATUS	FINAL	
DRAWN BY	R.G.	
CHECKED BY	E.L.O.	
NO.	DATE	REVISION DESCRIPTION
FILE		E0635000-REPLAT.dwg
XREF 1		
XREF 2		
CIVIL ENGINEERING CONSULTANTS 7109 N. BARTLETT AVE. SUITE 201 LAREDO, TEXAS 78041 TEL: 956-729-7844 FAX: 956-729-7854 TBP# # F-2214 TBP# # 100410-00		
REPLAT OF ALL OF C-47 AND THE REMAINING SOUTH ACRES OF C-46, BOTINES SUBDIVISION, INTO C-47A AND C-47B, BOTINES SUBDIVISION		
1 SHEET 1 OF 2		

