

LEGAL DESCRIPTION
29.97 ACRE TRACT

A TRACT OF LAND CONTAINING 29.97 ACRES, MORE OR LESS, BEING ALL OF C-25 AND NORTHERN 1/2 OF C-26 OF BOTINES SUBDIVISION, RECORDED IN VOLUME 2, PAGE 212, PLAT RECORDS OF WEBB COUNTY, TEXAS, SAME BEING THE CALLED TO ACRE TRACT CONVEYED TO MICHAEL MURILLO & PATRICIA LIZETT MEDINA, RECORDED IN VOLUME 4489, PAGE 309, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND THE REMAINING ACRES OF A TRACT CONVEYED TO JOSE RAFAEL TREVINO & SYLVIA A. TREVINO, RECORDED IN VOLUME 174, PAGE 113, DEED RECORDS OF WEBB COUNTY, TEXAS, SITUATED ON SURVEY 734, ABSTRACT 2892, ROBERT M. ADAM ORIGINAL GRANTEE, THIS 29.97 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF A 10 ACRE TRACT CONVEYED TO JOSE ENRIQUE MORALES, RECORDED IN VOLUME 3669, PAGE 606, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF SAID TRACT C-26 AND NORTHWEST CORNER OF TRACT C-27 OF SAID BOTINES SUBDIVISION, AND A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF PEARSON-MOSS LANE, THENCE NORTH 21° 38' 59" WEST, ALONG THE WESTERN BOUNDARY LINE OF SAID C-26 AND EASTERN RIGHT-OF-WAY LINE OF SAID PEARSON-MOSS LANE FOR A DISTANCE OF 335.08 FEET TO A SET 1/2" IRON ROD FOR THE NORTHWEST CORNER OF SAID 10 ACRE TRACT CONVEYED TO JOSE ENRIQUE MORALES AND SOUTHWEST CORNER OF SAID REMAINING ACRES CONVEYED TO JOSE RAFAEL TREVINO & SYLVIA A. TREVINO, BEING A POINT ON THE WESTERN BOUNDARY LINE OF SAID TRACT C-26 AND EASTERN RIGHT-OF-WAY LINE OF PEARSON-MOSS LANE, AND BEING THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT HEREOF;

THENCE NORTH 21° 38' 59" WEST, ALONG SAID WESTERN BOUNDARY LINE OF TRACT C-26 AND SAID EASTERN RIGHT-OF-WAY OF PEARSON-MOSS LANE FOR A DISTANCE OF 1005.22 FEET TO A SET 1/2" IRON ROD FOR THE NORTHWEST CORNER OF SAID 10 ACRE TRACT CONVEYED TO MICHAEL MURILLO & PATRICIA LIZETT MEDINA, AND SOUTHWEST CORNER OF A 10 ACRE TRACT CONVEYED TO CHRISTINE M. POPP, RECORDED IN VOLUME 260, PAGE 891, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF SAID TRACT C-26 AND SOUTHWEST CORNER OF TRACT C-24 OF SAID BOTINES SUBDIVISION, AND BEING THE NORTHWEST CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE NORTH 68° 21' 01" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID TRACT CONVEYED TO MICHAEL MURILLO & PATRICIA LIZETT MEDINA AND SAID TRACT CONVEYED TO CHRISTINE M. POPP FOR A DISTANCE OF 1298.83 FEET TO A SET 1/2" IRON ROD FOR THE NORTHEAST CORNER OF SAID 10 ACRE TRACT CONVEYED TO MICHAEL MURILLO & PATRICIA LIZETT MEDINA, BEING THE NORTHEAST CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE SOUTH 21° 38' 59" EAST, AT A DISTANCE OF 689.45 FEET TO A FOUND 1/2" IRON ROD AT FENCE CORNER POST, AND CONTINUING FOR A TOTAL DISTANCE OF 1005.22 FEET TO A SET 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF SAID REMAINING ACRES CONVEYED TO JOSE RAFAEL TREVINO & SYLVIA A. TREVINO, AND NORTHEAST CORNER OF SAID 10 ACRE TRACT CONVEYED TO JOSE ENRIQUE MORALES, BEING THE SOUTHEAST CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE SOUTH 68° 21' 01" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINING ACRES CONVEYED TO JOSE RAFAEL TREVINO & SYLVIA A. TREVINO AND SAID 10 ACRE TRACT CONVEYED TO JOSE ENRIQUE MORALES FOR A DISTANCE OF 1298.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.97 ACRES, MORE OR LESS.

BASIS OF BEARING:
BASED ON NAD83, TEXAS STATE PLANE, SOUTH ZONE 4265, U.S. FOOT, AND BEING A FOUND 1/2" IRON ROD FOR THE COMMON CORNER OF TRACTS C-26, C-26, C-26, AND C-26 OF BOTINES SUBDIVISION, RECORDED IN VOLUME 2, PAGE 212, PLAT RECORDS OF WEBB COUNTY, TEXAS, AND A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF TRACT C-23 AND NORTHWEST CORNER OF TRACT C-33 OF SAID BOTINES SUBDIVISION.

CALL: NORTH 21° 45' WEST
MEASURED: NORTH 21° 38' 59" WEST

PROJECT: E0624700
PLOT DATE/TIME: 8/16/2019 9:43 AM
STATUS: FINAL

DRAWN BY: R.G.
CHECKED BY: E.L.O.

FILE NAME	DATE	DESCRIPTION
REFLAT.dwg	8/16/2019	REPLAT
ASSET 2		

CEC
CIVIL ENGINEERING CONSULTANTS
7109 N. Bartlett Avenue, Ste. 201
Laredo, Texas 78041
TEL: 956-729-7854
FAX: 956-729-7854
TBP# # P-2214 TBP# # 100410-00

REPLAT OF ALL OF C-25 AND THE NORTH ONE-HALF OF C-26, BOTINES SUBDIVISION, VOL. 2, PG. 212, P.R.W.C.T. INTO C-25A AND C-25B, BOTINES SUBDIVISION

PLAT RESTRICTIONS/LIMITATIONS/NOTES:

- THE PURPOSE OF THIS REPLAT IS TO CHANGE THE LOT LINE BETWEEN TRACT C-25 AND THE NORTH ONE-HALF OF C-26.
- THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
- TRACTS C-25A AND C-25B 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.
- 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 REPLAT, DESIGNATED AS REPLAT OF C-25A AND C-25B, BOTINES SUBDIVISION, WEBB COUNTY, TEXAS, SUBMITTED BY ON BEHALF, OF THE OWNER(S) HAS BEEN CONSIDERED BY WEBB COUNTY TCEC 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 OWNER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN A LICENSED ON-SITE SEWER FACILITY (OSSF) THROUGH THE WEBB COUNTY SANITARIAN.
- NO SIDEWALKS ARE PROPOSED WITH THIS REPLAT.
- ACCESS TO TRACTS C-25A AND C-25B ARE RESTRICTED TO PEARSON-MOSS LN.
- 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-25A AND C-25B FROM PEARSON-MOSS LN. MUST BE SECURED THROUGH A COUNTY PERMIT FROM THE WEBB COUNTY ROAD AND BRIDGE DEPARTMENT.

REFERENCE SYMBOLS

① RAQUEL GARZA LOPEZ (SOUTH 10 ACRES OF C-34) VOL. 3695, PG. 770 O.P.R.W.C.T.

② ALFONSO RAYMUND DE LEON & ELVA DE LEON (SOUTH 10 ACRES OF C-36) VOL. 2975, PG. 92 O.P.R.W.C.T.

S:\data\Proj_2018\IE06089600_Los Botines Tract 25-26-Survey\cad\REFLAT.dwg

CERTIFICATE OF OWNER
 STATE OF TEXAS
 COUNTY OF WEBB

I, **MICHAEL MURILLO**, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS RE-PLAT, AND DESIGNATED HEREIN AS **REPLAT OF C-25A & C-25B, BOTINES SUBDIVISION** IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY CERTIFY 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.

Michael Murillo 8-16-19
 OWNER DATE

STATE OF TEXAS
 COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **Michael Murillo**, 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 CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL THIS 16 DAY OF August, 2019

Elvia Garcia
 NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS
 MY COMMISSION EXPIRES: April 04, 2022

CERTIFICATE OF OWNER
 STATE OF TEXAS
 COUNTY OF WEBB

I, **JOSE RAFAEL TREVINO**, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS RE-PLAT, AND DESIGNATED HEREIN AS **REPLAT OF C-25A & C-25B, BOTINES SUBDIVISION** IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY CERTIFY 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.

Jose Rafael Trevino 8-16-2019
 OWNER DATE

STATE OF TEXAS
 COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **Jose Rafael Trevino**, 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 CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL THIS 16 DAY OF August, 2019

Elvia Garcia
 NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS
 MY COMMISSION EXPIRES: April 04, 2022

CERTIFICATE OF ENGINEER
 STATE OF TEXAS
 COUNTY OF WEBB

I, **EDUARDO 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 CITY OF LAREDO AND THE COUNTY OF WEBB, TEXAS, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE CITY OF LAREDO AND COUNTY OF WEBB, TEXAS.

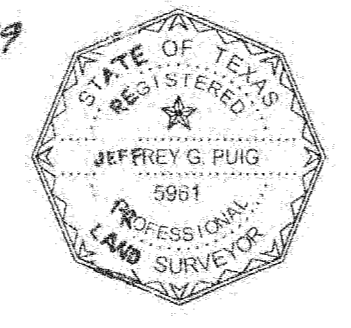
Edward L. Ochoa 16 August 2019
 EDUARDO L. OCHOA, P.E. # 92596 DATE



CERTIFICATE OF SURVEYOR
 STATE OF TEXAS
 COUNTY OF WEBB

I, **JEFFREY G. PUGG**, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS REPLAT 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. Pugg 08/16/2019
 JEFFREY G. PUGG, R.L.S. #59814 DATE



CERTIFICATE OF NO PLAT REQUIRED
 CITY OF LAREDO

STATE OF TEXAS
 COUNTY OF WEBB

BASED UPON THE APPLICATION SUBMITTED TO THE CITY OF LAREDO PLANNING DEPARTMENT, THE CITY OF LAREDO PLANNING AND ZONING COMMISSION HEREBY CERTIFIES THAT THIS PLAT, DESIGNATED AS **REPLAT OF C-25A AND C-25B, BOTINES SUBDIVISION** IS EXEMPT FROM THE PLATTING REQUIREMENTS PURSUANT TO THE PROVISIONS OF CHAPTER 1, SECTION (3) (3b) OF THE CITY OF LAREDO SUBDIVISION ORDINANCE.

THIS "CERTIFICATE OF NO PLAT REQUIRED" 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 19 DAY OF AUGUST, 2019

Erasmo A. Villarreal 8-27-19
 ERASMO A. VILLARREAL, CHAIRMAN DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL
 THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE 19 DAY OF AUGUST, 2019. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

James Kirby Snideman 8/28/19
 JAMES KIRBY SNIDEMAN, AICP PLANNING DIRECTOR DATE

CERTIFICATE OF NO PLAT REQUIRED
 WEBB COUNTY

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 REPLAT OF C-25A AND C-25B, BOTINES SUBDIVISION IS EXEMPT FROM THE PLATTING REQUIREMENTS PURSUANT TO THE PROVISIONS OF SECTION 212.001(1) TEXAS LOCAL GOVERNMENT CODE AND THE PROVISIONS OF THE WEBB COUNTY SUBDIVISION REGULATIONS SET FORTH BY XL18(2).

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

Rhonda M. Tiffin _____ DATE _____
 RHONDA M. TIFIN, CFM PLANNING DIRECTOR

APPROVED BY THE WEBB COUNTY COMMISSIONER'S COURT ON THIS _____ DAY OF _____, 20____

HONORABLE TANO E. TIERINA _____ DATE _____
 WEBB COUNTY JUDGE

ATTESTED BY:

HONORABLE MARGIE 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 _____, 20____, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED OF RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M. IN VOLUME _____, PAGE(S) _____ OF THE MAP RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____

 COUNTY CLERK DEPUTY
 WEBB COUNTY, TEXAS

PROJECT	E0609800			
PLAT DATE/TIME	8/16/2019 9:43 AM			
STATUS	FINAL			
DRAWN BY	R.G.			
CHECKED BY	E.L.O.			
NO.	DATE	REVISION DESCRIPTION	FILE	REPLAT.DWG
1				
2				

CFC
 CIVIL ENGINEERING CONSULTANTS
 7109 N. Bartlett Avenue, Ste. 201
 Laredo, Texas, 78041
 TEL: 956-729-7644
 FBPE # F-2214 FBPS # 1004100

REPLAT OF ALL OF C-25 AND THE NORTH ONE-HALF OF C-26, BOTINES SUBDIVISION, VOL. 2, PG. 212, P.R.W.C.T. INTO C-25A AND C-25B, BOTINES SUBDIVISION

OWNER: MICHAEL MURILLO & PATRICIA LIZETT MEDINA
 4404 McPHERSON RD. LAREDO, TEXAS 78041

OWNER: JOSE RAFAEL TREVINO & SYLVIA TREVINO
 2809 ELM ST. LAREDO, TX 78041

ENGINEER/SURVEYOR: CIVIL ENGINEERING CONSULTANTS
 7109 N. BARTLETT AVE. SUITE 201 LAREDO, TEXAS 78041
 (956) 729-7644

S:\Area\Proj_2018\E0609800_Los Botines Tract 25-26-Survey\Cadd\REPLAT.dwg