

SCALE: 1" = 100'

POINT OF BEGINNING FOR THIS TRACT IS A FOUND IRON ROD X=877341.16 Y=17040403.20

2.7500 Acre Tract Situated in Abstract 0850, Maria De Los Angeles Grant - Original Grantee Webb County, Tx.

A 2.7500 acre tract of land, more or less, out of being out of an original called 30.00 acre tract as conveyed to Danjing Qian & Jessica Pei-Chieh Lee, on 03-Oct-2020, and recorded in v. 4674, p. 713, Official Public Records of Webb County, Tx, said tract being out of Abstract 850, Maria De Los Angeles Grant, Webb County, Tx; said tract being more particularly described as follows:

BEGINNING at an existing iron rod found adjacent to fence corner post being the easterly corner of said 30.00 acre tract and hereof;

THENCE, S 44°48'54" W, a distance of 400.00 feet, along an existing fence line being the southeast line of said 30.00 acre tract and hereof, same being the northwest line of a Robert Marshall 26.85 acre tract, v. 1119, p. 111, OPRWCT, to a set 1/2" iron rod w/ a yellow cap stamped "GUERRA - LAREDO, TX.", for the southerly corner hereof;

THENCE, N 46°43'45" W, a distance of 300.00 feet, along the southwest line hereof, to a set iron rod w/ stamped yellow cap, for the westerly corner hereof;

THENCE, N 44°48'54" E, a distance of 400.00 feet, along the northwest line hereof, to a set iron rod w/ stamped yellow cap, for the northerly corner hereof;

THENCE, S 46°43'45" E, a distance of 300.00 feet, along an existing fence line being the northeast line of said 30.00 acre tract and hereof, same being the southwest right-of-way line of State Highway 359 (100' Txdot R.O.W.), to the POINT OF BEGINNING of this 2.7500 acre tract of land, more or less.

PLAT NOTES AND RESTRICTIONS:

- Lot 1, Blk 1, D&J 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, the Model Rules adopted under section 16.343 of the Texas Water Code, and amended thereto. No residential structure may be replaced or erected on this tract unless replatted as required by this restriction / limitation and approved by the governing body or bodies having jurisdiction over the tract.
- Buildings shall be set back a minimum of 25 feet from roads and rights-of-way and a minimum of 5 feet from adjoining property lines.
- Construction of buildings within any area of the subdivision that is in a floodplain is prohibited unless the building is developed in compliance with the minimum requirements of the National Flood Insurance Program and local regulations or orders adopted under Section 16.315, Water Code.
- Each drainage and utility easement shall be kept clear of fences, buildings, and other obstructions that would interfere with the operation and/or maintenance of drainage structures or utilities.
- Sidewalks will not be constructed by the subdivider.

CERTIFICATE OF ENGINEER

STATE OF TEXAS: COUNTY OF WEBB:

I, ALFREDO T. GUERRA, THE UNDERSIGNED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS REPLAT TO THE MATTERS OF WATER, SEWER SERVICES, APPURTENANCES AND DRAINAGE 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 OF LAREDO AND WEBB COUNTY COMMISSIONERS COURT.

Alfredo T. Guerra, P.E. 5/18/20
ALFREDO T. GUERRA, P.E. No. 86263-TX DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS: COUNTY OF WEBB:

I, ALFREDO T. GUERRA, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS REPLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND.

Alfredo T. Guerra, R.P.L.S. 5/18/20
ALFREDO T. GUERRA, R.P.L.S. No. 5702-TX DATE

COMMISSIONERS COURT APPROVAL

STATE OF TEXAS: COUNTY OF WEBB:

WE HEREBY CERTIFY THAT THIS PLAT, DESIGNATED AS THE: LOT 1, BLOCK 1, D&J PLAT, WAS APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____, 2020, AND MAY BE FILED IN THE PLAT RECORDS OF WEBB COUNTY BY THE WEBB COUNTY CLERK. NOTICE IS HEREBY GIVEN THAT THE COUNTY OF WEBB DOES NOT ASSUME ANY OBLIGATIONS, NOW OR IN THE FUTURE, TO FURNISH ANY SERVICES OR FACILITIES TO ANY LANDS SITUATED WITHIN THIS SUBDIVISION IN CONNECTION WITH WATER, SANITARY SEWER, STREET LIGHTS FIRE PROTECTION, GARBAGE COLLECTION OR OTHER FACILITIES OR SERVICES. THE ONLY SERVICES 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, ARE STREETS AND STORM DRAINAGE MAINTENANCE AND REPAIR AFTER FINAL ACCEPTANCE BY THE COUNTY ROAD AND BRIDGE SUPERINTENDENT, IS POLICE PROTECTION IN AREAS WITHIN THE JURISDICTION OF THE SHERIFF'S DEPARTMENT.

HONORABLE TANO E. TIJERINA
WEBB COUNTY JUDGE

HONORABLE JESSE GONZALEZ
COMMISSIONER PRECINCT 1

HONORABLE ROSAURA "WAMI" TIJERINA
COMMISSIONER PRECINCT 2

HONORABLE JOHN C. GALO
COMMISSIONER PRECINCT 3

HONORABLE CINDY LLJENDO
COMMISSIONER PRECINCT 4

ATTESTED BY:

HON. MARGIE RAMIREZ IBARRA
WEBB COUNTY CLERK

FLOODPLAIN CERTIFICATE OF ENGINEER

STATE OF TEXAS: COUNTY OF WEBB:

I, ALFREDO T. GUERRA, THE UNDERSIGNED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT LOT 1, BLOCK 1, D&J PLAT IS NOT BEING IMPACTED BY THE 100 YR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP WITH EFFECTIVE DATE 02-APR-2008, PANEL NUMBER 1525C.



Alfredo T. Guerra, P.E. 5/18/20
ALFREDO T. GUERRA, P.E. No. 86263-TX DATE

WEBB COUNTY DESIGNATED REPRESENTATIVE CERTIFICATE

STATE OF TEXAS: COUNTY OF WEBB:

By my signature below, I hereby certify that I have reviewed this subdivision plat or replat entitled LOT 1, BLK 1, D&J PLAT and have made the following determination(s) as it relates to the Webb County Private Sewage Facility Order (OSSF Order) dated April 24, 2006, as amended:

- This certification does not indicate that potable water is obtainable on-site or in the vicinity. The system(s) resulting from this plat are not serviced by an existing public water or organized sewer system nor are they entitled to be serviced by a public water or organized sewer system as a result of this plat.
- No sewer effluent shall be disposed of on any part of this plat except in accordance with all applicable local, state, and federal laws and regulations. It is the responsibility of the property owner to ensure compliance with all sewer disposal laws and regulations.
- The minimum lot sizes depicted on this plat or replat generally meet the requirements of the OSSF Order;
- The soil characteristics of the property depicted on this plat or replat appear to be suitable for the installation of on-site sewage disposal facilities pursuant to the Soil Survey for Webb County, Texas prepared by the USDA Natural Resources Conservation Service. However, said finding does not indicate or imply that the actual on-the-ground soil characteristics at a given site is suitable for said purpose. At the time of site development, a soil analysis must be performed by a licensed site evaluator to identify OSSF suitability or any special permitting considerations for each sewage disposal site;
- An approved on-site sewage disposal system (OSSF) shall be installed by the property owner on each lot of this subdivision at time of site development, in accordance with the requirements of the Webb County OSSF Order. Pursuant to said Order, an "Authorization to Construct" must be obtained from the Webb County Designated Representative ("D.R.") prior to installing an on-site sewage disposal system on a lot, and a "License to Operate" must be obtained prior to operating any on-site sewage disposal system;
- In the event that an approved municipal or organized sewage disposal system is extended to within 300 feet of any portion of a private sewage facility, the property owner shall be required to connect to that system at their own expense.

DIANA CANTU, CFM, DR
WEBB COUNTY PRINCIPAL PLANNER/D.R.
TCEQ D.R. LICENSE NO. 050035048

WEBB COUNTY FLOODPLAIN DETERMINATION CERTIFICATE

STATE OF TEXAS: COUNTY OF WEBB:

BY MY SIGNATURE BELOW, I ATTEST THAT I HAVE REVIEWED THIS SUBDIVISION PLAT OR REPLAT ENTITLED LOT 1, BLK 1, D&J PLAT AND HAVE MADE THE FOLLOWING DETERMINATIONS AS IT RELATES TO WEBB COUNTY'S FLOODPLAIN MANAGEMENT REGULATIONS PURSUANT TO THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER ("FDPO") EFFECTIVE 12-AUG-2019:

- THE BOUNDARIES OF THIS PLAT OR REPLAT DO NOT ENCOMPASS ANY PORTION OF:
 - THE AREA OF SPECIAL FLOOD HAZARD BY THE FEDERAL EMERGENCY AGENCY ("FEMA") A DEPICTED ON THE FLOOD INSURANCE RATE MAP ("FIRM") PANEL No. 1525C, DATED 02-APR-2008; OR
 - THE ADDITIONAL AREA OF SPECIAL FLOOD HAZARD AS SET OUT BY THE WEBB COUNTY FDPO (a.k.a., THE LOCAL REGULATORY FLOODPLAIN) PURSUANT TO ARTICLE 3, SECTION B (2); AND
- BASED ON THE ABOVE DETERMINATIONS MADE AT THE TIME OF ITS FILING, THIS PLAT OR REPLAT IS NOT SUBJECT TO FURTHER REGULATION UNDER ARTICLE 3, SECTION B (3) AND ARTICLE 5, SECTION C, OF THE WEBB COUNTY FDPA AS A CONDITION PRECEDENT TO PLAT APPROVAL.

ATTESTED BY:

RHONDA M. TIFFIN, CFM
WEBB COUNTY FLOODPLAIN ADMINISTRATOR

PLAT APPROVAL - COUNTY PLANNING DEPARTMENT

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING DATA OF LOT 1, BLOCK 1, D&J PLAT, DATED THE 09-NOV-2019, WITH THE LAST REVISED DATE ON THE 09-NOV-2019, 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, THE WEBB COUNTY MODEL SUBDIVISION RULES, AND THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER.

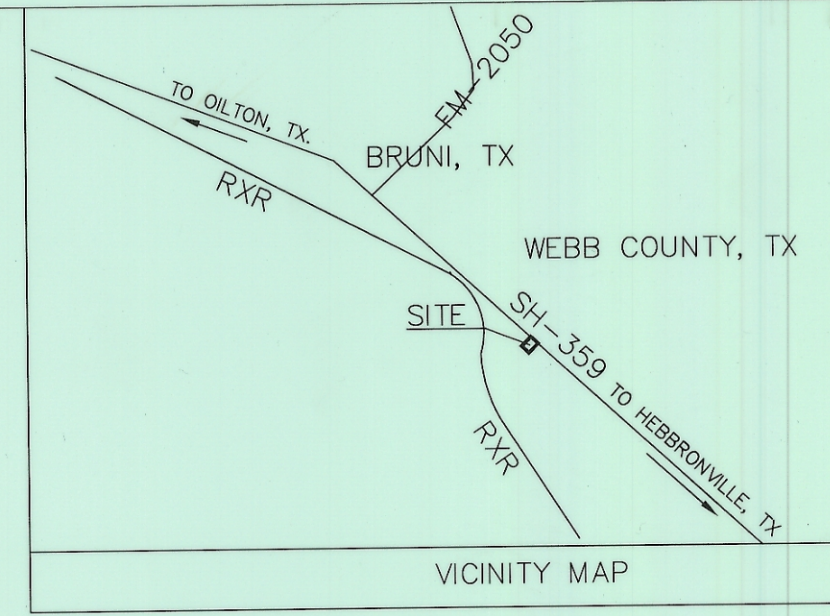
RHONDA M. TIFFIN, CFM
COUNTY PLANNING DIRECTOR
FLOODPLAIN ADMINISTRATOR

PLAT APPROVAL - COUNTY ENGINEER

STATE OF TEXAS: COUNTY OF WEBB:

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF LOT 1, BLOCK 1, D&J PLAT, AS PREPARED BY ALFREDO T. GUERRA, LICENSED PROFESSIONAL ENGINEER No. 86263, AND SURVEYED BY ALFREDO T. GUERRA, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5702, DATED THE 09 DAY OF NOV 2019, WITH THE LAST REVISED DATE ON THE 09 DAY OF NOV 2019, EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND THE WEBB COUNTY MODEL RULES FOR RESIDENTIAL DEVELOPMENTS

LUIS PEREZ GARCIA III, P.E. C.F.M.
WEBB COUNTY ENGINEER



CERTIFICATE OF ENGINEER

STATE OF TEXAS: COUNTY OF WEBB:

I HEREBY CERTIFY THAT THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT REGARDING ALL MATTERS OF STREETS, LOTS, WATER, SEWER, DRAINAGE, LAYOUT AND APPURTENANCES; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS, MODEL SUBDIVISION RULES, CHAPTER 232, SUBCHAPTER B, TEXAS LOCAL GOVERNMENT CODE, THE PRIVATE SEWAGE FACILITY ORDER, AND THE FLOOD DAMAGE PREVENTION ORDER OF THE COUNTY OF WEBB, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN SPECIFICALLY GRANTED BY MAJORITY VOTE OF THE WEBB COUNTY COMMISSIONERS COURT.

Alfredo T. Guerra, P.E. 5/18/20
ALFREDO T. GUERRA, P.E. No. 86263-TX DATE

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS: COUNTY OF WEBB:

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED: _____ DAY OF _____, 2020, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: LOT 1, BLOCK 1, D&J PLAT, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2020, AT _____ O'CLOCK _____ M, IN VOLUME _____ PAGE _____ OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE _____ DAY OF _____, 2020.

HON. MARGIE RAMIREZ IBARRA
COUNTY CLERK, WEBB COUNTY, TEXAS DEPUTY

PLAT APPROVAL - ROAD & BRIDGE SUPERINTENDENT

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF LOT 1, BLOCK 1, D&J PLAT, AS PREPARED BY ALFREDO T. GUERRA, REGISTERED PROFESSIONAL ENGINEER No. 86263 AND SURVEYED BY ALFREDO T. GUERRA, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5702, DATED THE 09-NOV-2019 WITH THE LAST REVISED DATE ON 09-NOV-2019, EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND WEBB COUNTY MODEL SUBDIVISION RULES FOR RESIDENTIAL DEVELOPMENTS.

JOSE LUIS NEIRA
INTERIM ROAD & BRIDGE SUPERINTENDENT

FINAL PLAT

OWNER / DEVELOPER :
JESSICA LEE
626-709-7888
jessicalee1908@gmail.com
DANJING QIAN
626-620-9075
danjingqian@gmail.com

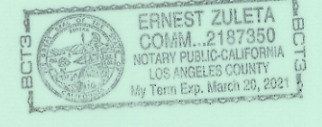
GUERRA ENGINEERING & SURVEYING CO.

LAREDO, TX. 956-718-2600 fred_ges@sbcglobal.net
ENGR. FIRM NO. F-9484 SURV. FIRM NO. 100173-00

LOT 1, BLOCK 1 D&J PLAT		
BEING A 2.75 ACRE TRACT CONVEYED TO JESSICA LEE & DANJING QIAN as per DOC No. 1373656, OPRWCT, 03-OCT-2019 being situated in Abstract 850, Maria De Los Angeles Grant, O.G. and being situated just east of the Town of Bruni, Webb County, Texas		
DRAWN BY: A.T.G.	FILE: D&J PLAT...	DATE: 24-FEB-2020
CHECKED BY: A.T.G.	SCALE: 24X36 SIZE: 1"= 100'	
APPROVED BY: A.T.G.	SHEET 1	OF 1

STATE OF CALIFORNIA §
LOS ANGELES COUNTY §
I, JESSICA PEI-CHIEH LEE, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS: LOT 1, BLOCK 1, D&J PLAT IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

Jessica Pei-Chieh Lee 05/13/2020
JESSICA PEI-CHIEH LEE, OWNER DATE

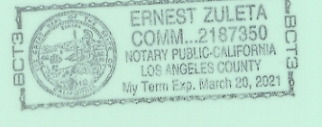


STATE OF CALIFORNIA §
LOS ANGELES COUNTY §
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JESSICA PEI-CHIEH LEE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020.

Ernest Zuleta
NOTARY PUBLIC IN AND FOR THE LOS ANGELES COUNTY, CALIFORNIA
MY COMMISSION EXPIRES: 03/21/2021

STATE OF CALIFORNIA §
LOS ANGELES COUNTY §
I, DANJING QIAN, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS: LOT 1, BLOCK 1, D&J PLAT IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

Danjing Qian 05/13/2020
DANJING QIAN, OWNER DATE



STATE OF CALIFORNIA §
LOS ANGELES COUNTY §
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANJING QIAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020.

Ernest Zuleta
NOTARY PUBLIC IN AND FOR THE LOS ANGELES COUNTY, CALIFORNIA
MY COMMISSION EXPIRES: 03/21/2021