

PLAT OF
LOT 31, BLOCK 3
OLD MILWAUKEE SUBDIVISION
 AS SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
 RECORDED IN VOL. 4977, PAGES 841-845
 (OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS)

LOT AREA TABLE		
LOT	BLOCK	ACRES
LOT 31	3	0.1979 ACS.

CERTIFICATE OF OWNER

STATE OF TEXAS:
 COUNTY OF WEBB

I, **JOSE MARIA AGUILAR** THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: **LOT 31, BLOCK 3, OLD MILWAUKEE SUBDIVISION** 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 DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

[Signature] **JOSE MARIA AGUILAR, OWNER** 6/16/2022
 DATE

CERTIFICATE OF OWNER

STATE OF TEXAS:
 COUNTY OF WEBB

I, **MARIA GUILLERMINA AGUILAR** THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: **LOT 31, BLOCK 3, OLD MILWAUKEE SUBDIVISION** 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 DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

[Signature] **MARIA GUILLERMINA AGUILAR, OWNER** 6/16/2022
 DATE

CERTIFICATE OF OWNER

STATE OF TEXAS:
 COUNTY OF WEBB

I, **LIBRADO IZAGUIRRE** THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: **LOT 31, BLOCK 3, OLD MILWAUKEE SUBDIVISION** 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 DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

[Signature] **LIBRADO IZAGUIRRE, OWNER** 6/16/2022
 DATE

CERTIFICATE OF OWNER

STATE OF TEXAS:
 COUNTY OF WEBB

I, **DULCE A. PEREZ MARTINEZ** THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: **LOT 31, BLOCK 3, OLD MILWAUKEE SUBDIVISION** 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 DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

[Signature] **DULCE A. PEREZ MARTINEZ, OWNER** 6/16/2022
 DATE

STATE OF TEXAS:
 COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **LIBRADO IZAGUIRRE AND DULCE A. PEREZ MARTINEZ** 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 16th DAY OF JUNE 2022.

[Signature] **RODOLFO A. TORRES**
 My Notary ID # 125014642
 Expires August 9, 2024

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS
 MY COMMISSION EXPIRES: 8/9/2024

LEGAL DESCRIPTION
Lot 31
0.1979 Acres Out of Tract A-2 0.8511 Acres, Webb County, Texas

Being a tract of land containing 0.1979 acres partitioned out of 0.8511 acres, more or less, situated in Porcion 32, Antonio Trevino, Original Grantee, Abstract 296, Webb County, Texas, said 0.8511 acre tract of land being out of that certain tract of land known as Tract A-2 out of a 358.4 acre tract called "Part E-1" of A.M. Bruni Estate Share No. 1, recorded in Volume 2, Page 142, Plat Records Webb County, Texas, 0.1979 acres partition being more particularly described by metes & bounds as follows, to wit:

Commencing at a fence corner found at the southwest corner of said Tract A-2 also being the northwest corner of Violeta Armendariz, recorded in Volume 2795, Page 684, Deed Records Webb County, Texas, Thence, North 01 degrees 00 minutes 56 seconds West, 192.45 feet, for the POINT OF BEGINNING hereof;

Thence, North 01 degrees 00 minutes 56 seconds West, 58.30 feet along the east boundary line of Francisco Martinez, 2.00 acres, recorded in Volume 1529, Page 286, Deed Records Webb County, Texas, to a set 1/2" iron rod, on the southwest corner of Cesar Enriquez Hernandez, for the northwest corner hereof;

Thence, along the south boundary line of said Cesar Enriquez Hernandez & Roberto Ramirez Granados, 0.16 acres, Abstract 296, Porcion 32, A. Trevino, Original Grantee, tract, North 88 degrees 59 minutes 04 seconds East, 147.85 feet to a set 1/2" iron rod on the west 50 foot right-of-way line of Old Milwaukee Road, for the northeast corner hereof;

Thence, South 01 degrees 00 minutes 56 seconds East, 58.30 feet along the said west 50 foot right-of-way line of Old Milwaukee Road to a set 1/2" iron rod, for the southeast corner hereof;

Thence, over and across said Tract A-2, 0.8511 acres, South 88 degrees 59 minutes 04 seconds West, 147.85 feet, to the POINT OF BEGINNING and containing 0.1979 acres of land, more or less.

PLAT APPROVAL - COUNTY PLANNING DEPARTMENT

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING DATA OF **PLAT OF LOT 31, BLOCK 3, OLD MILWAUKEE SUBDIVISION**, DATED THE ____ DAY OF ____ WITH THE LAST REVISED DATE ON THE ____ DAY OF ____ 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.

[Signature] **RHONDA M. TIFFIN, CFM** _____
 COUNTY PLANNING DIRECTOR DATE

PLAT APPROVAL - COUNTY ENGINEER

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF **PLAT OF LOT 31, BLOCK 3, OLD MILWAUKEE SUBDIVISION**, AS PREPARED BY **RODOLFO A. TORRES**, LICENSED PROFESSIONAL ENGINEER No. **84900**, AND SURVEYED BY **GILBERTO GONZALEZ**, REGISTERED PROFESSIONAL LAND SURVEYOR No. **6785**, DATED THE 18 DAY OF OCTOBER, 2022, WITH THE LAST REVISED DATE ON THE ____ DAY OF ____ 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. UPON COMPLETION OF THE PROPOSED PUBLIC IMPROVEMENTS, I OR MY AUTHORIZED REPRESENTATIVE, WILL MAKE AN ON-SITE INSPECTION TO ENSURE COMPLIANCE.

[Signature] **LUIS PEREZ GARCIA III, P.E. C.F.M.** _____
 WEBB COUNTY ENGINEER DATE

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
 COUNTY OF WEBB:

I, HEREBY CERTIFY 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 CONFORM TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS, MODEL SUBDIVISION RULES, CHAPTER 232, SUPCHAPTER 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.

[Signature] **RODOLFO A. TORRES, P.E. No. 84900-Texas** 6/15/2022
 DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
 COUNTY OF WEBB:

I, **GILBERTO GONZALEZ** THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENT SHOWN THEREON WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

[Signature] **GILBERTO GONZALEZ, P.E., R.P.L.S. No. 6785** 06/15/2022
 DATE

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:
 COUNTY OF WEBB:

I, **MARGIE RAMIREZ IBARRA**, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED: ____ DAY OF ____, 2022, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILLED OF RECORD IN MY OFFICE ON THE ____ DAY OF ____, 2022, AT ____ O'CLOCK ____ M. IN VOLUME ____, PAGE _____, OF THE MAP RECORDS OF SAID COUNTY.

TIFFNESS MY HANDS AND SEAL THIS ____ DAY OF ____ 2022.

[Signature] **HON. MARGIE RAMIREZ IBARRA** _____
 COUNTY CLERK, WEBB COUNTY, TEXAS DEPUTY

COMMISSIONERS COURT APPROVAL

STATE OF TEXAS:
 COUNTY OF WEBB:

WE HEREBY CERTIFY THAT THIS PLAT, DESIGNATED AS THE: **PLAT OF LOT 31, BLOCK 3, OLD MILWAUKEE SUBDIVISION** WAS APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THE ____ DAY OF ____, 2022, 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.

[Signature] **HONORABLE TANO E. TIJERINA** _____
 WEBB COUNTY JUDGE

[Signature] **HONORABLE JESSE GONZALEZ** _____
 COMMISSIONER PRECINCT 1

[Signature] **HONORABLE ROSAURA "WAWI" TIJERINA** _____
 COMMISSIONER PRECINCT 2

[Signature] **HONORABLE JOHN C. GALO** _____
 COMMISSIONER PRECINCT 3

[Signature] **HONORABLE CINDY LIENDO** _____
 COMMISSIONER PRECINCT 4

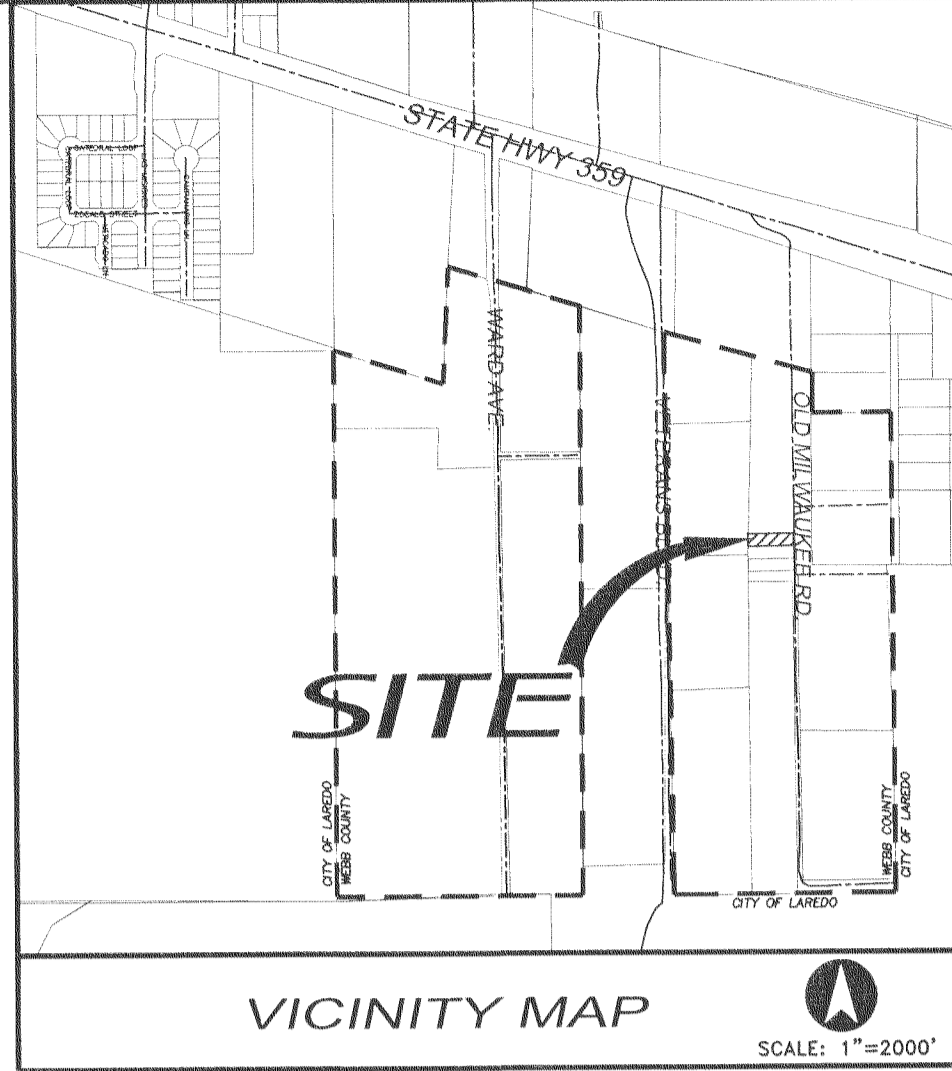
ATTESTED BY:

[Signature] **HON. MARGIE RAMIREZ IBARRA**
 WEBB COUNTY CLERK

PLAT APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: **PLAT OF LOT 31, BLOCK 3, OLD MILWAUKEE SUBDIVISION**, PREPARED BY **RODOLFO A. TORRES** REGISTERED PROFESSIONAL ENGINEER No. 84900, AND DATED THE ____ DAY OF ____, 20____, WITH THE LAST REVISED DATE ON ____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

[Signature] **RAMON CHAVEZ, P.E.** _____
 CITY ENGINEER DATE



- GENERAL NOTES:**
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 - PLAT DRAINAGE DESIGNATION IS "A" FOR LOT 31.
 - BUILDING SETBACKS PURSUANT TO SECTION 24.80.4 (H) OF THE LAREDO LAND DEVELOPMENT CODE (MODEL RULES FOR SUBDIVISIONS IN THE ETJ).
 - NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOT.
 - WATER DISTRIBUTION AND SEWER SERVICE TO THIS LOT WILL BE PROVIDED BY CITY OF LAREDO.
 - ACCESS TO THIS PROPERTY IS PROVIDED BY AN EXISTING PUBLIC ROAD. (OLD MILWAUKEE RD).
 - HOME BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO IMPEDE OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERN. PROPOSED NEW/FENCE WALLS WHICH HAS THE POTENTIAL OF BLOCK RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO PERMIT SURFACE WATER RUNOFF TO CONTINUE TO FLOW.
 - POINT OF BEGINNING
 N: 17067415.56
 E: 684978.50
 - BASIS OF BEARINGS
 NAD83 / NAV83 STATE PLANE TEXAS SOUTH GRID COORDINATES SYSTEM RTK BASE COORDINATES WERE DETERMINED USING GPS OBSERVATIONS WITH DIFFERENTIAL CORRECTIONS APPLIED FROM NATIONAL GEODETIC SURVEY (NGS) DESIGNATION.
 MONUMENTS HELD:
 A FENCE CORNER FOUND AT THE SOUTHWEST CORNER OF TRACT A-2 AND A FENCE CORNER FOUND AT THE NORTHWEST CORNER OF THIS 0.8511 ACRE TRACT.
 - DRIVEWAYS MUST SECURE A PERMIT FROM COUNTY ROAD & BRIDGE DEPARTMENT.

PLANNING COMMISSION APPROVAL

THIS PLAT OF **PLAT OF LOT 31, BLOCK 3, OLD MILWAUKEE SUBDIVISION**, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON ____ DAY OF ____, 2022.

[Signature] **ERASMO 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 ____ DAY OF ____, 2022. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

[Signature] **ORLANDO D. NAVARRO** _____
 DIRECTOR OF PLANNING DEPARTMENT DATE

PLAT APPROVAL-ROAD & BRIDGE SUPERINTENDENT

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF **PLAT OF LOT 31, BLOCK 3, OLD MILWAUKEE SUBDIVISION**, AS PREPARED BY **RODOLFO A. TORRES**, REGISTERED PROFESSIONAL ENGINEER No. **84900** AND SURVEYED BY **GILBERTO GONZALEZ**, REGISTERED PUBLIC LAND SURVEYOR No. **6785**, DATED THE 14 DAY OF MARCH, 2022 WITH THE LAST REVISED DATE ON ____, 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.

[Signature] **JOSE LUIS NEIRA** _____
 INTERIM ROAD & BRIDGE SUPERINTENDENT DATE

SURVEYOR:

TERRASOUTH ENGINEERING
 213 West Village Boulevard, Suite 6
 Laredo, Texas 78041
 956-701-3483 1893 Firm Registration No. 07363

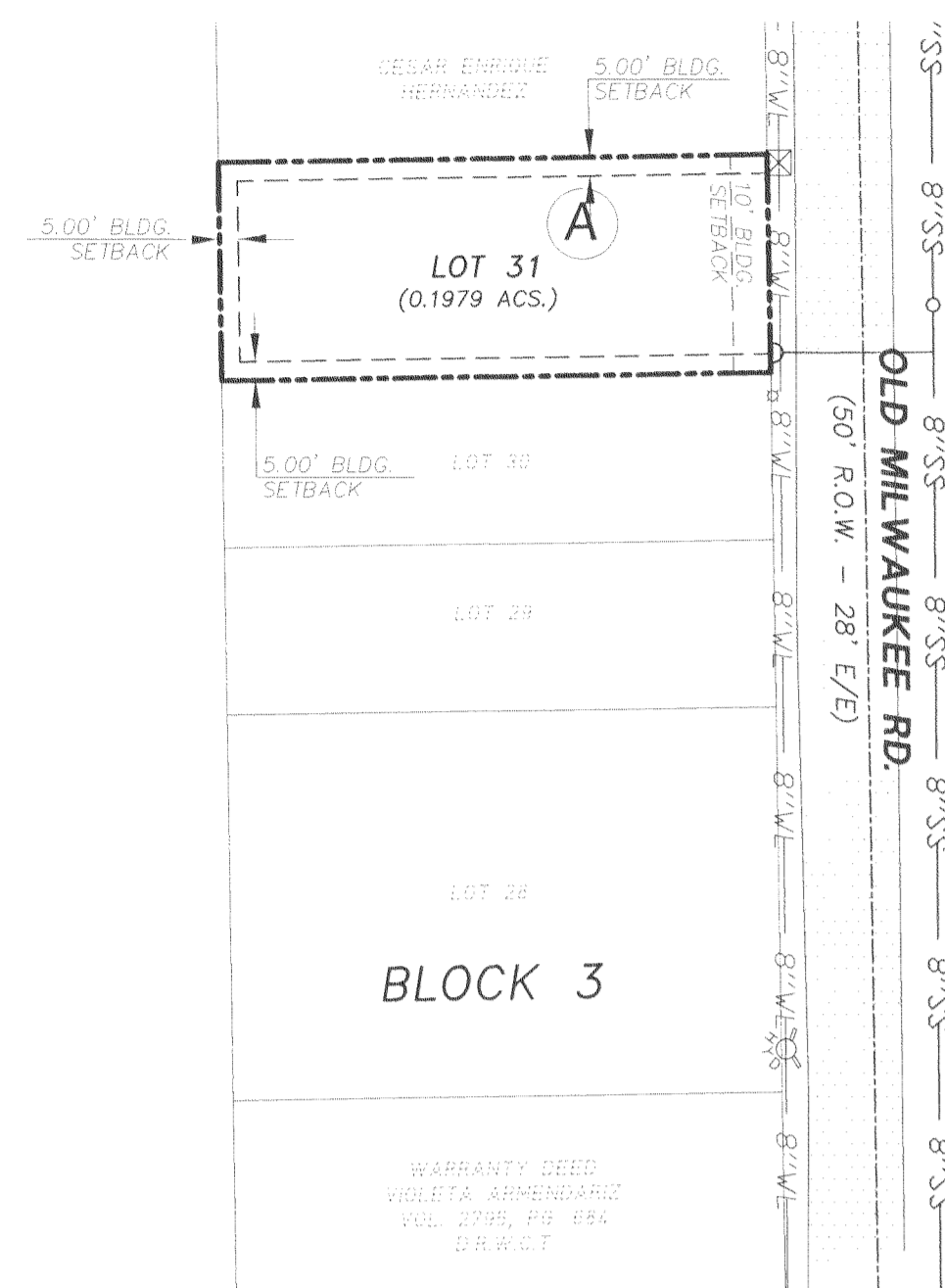
OWNER: JOSE MARIA AGUILAR AND MARIA GUILLERMINA AGUILAR, LIBRADO IZAGUIRRE AND DULCE A. PEREZ MARTINEZ

ENGINEER: **TEC ENGINEERS & CONSULTANTS INC.**
 801 GUADALUPE ST. SUITE 101
 LAREDO, TEXAS, 78040
 (956) 791-1220

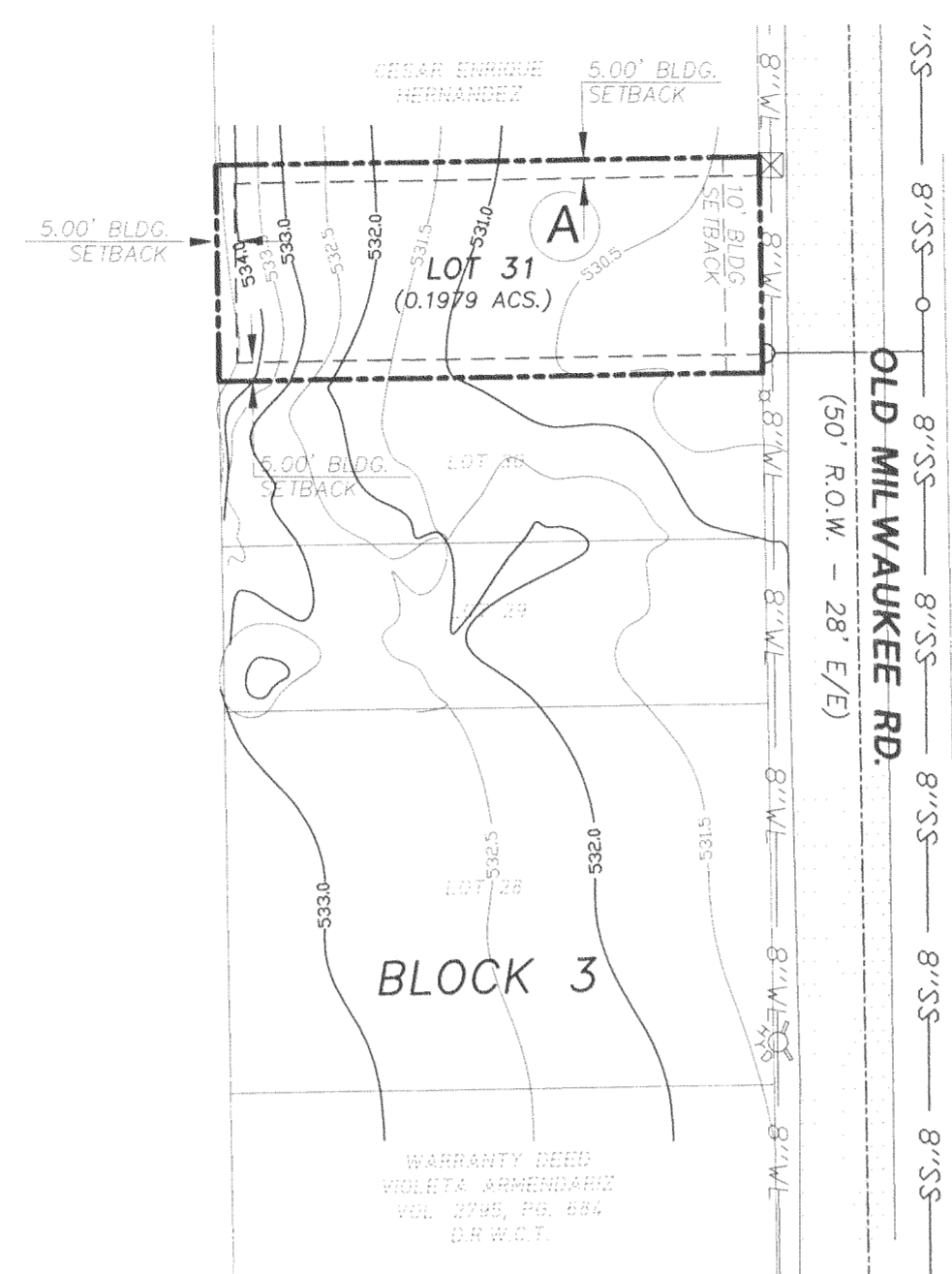
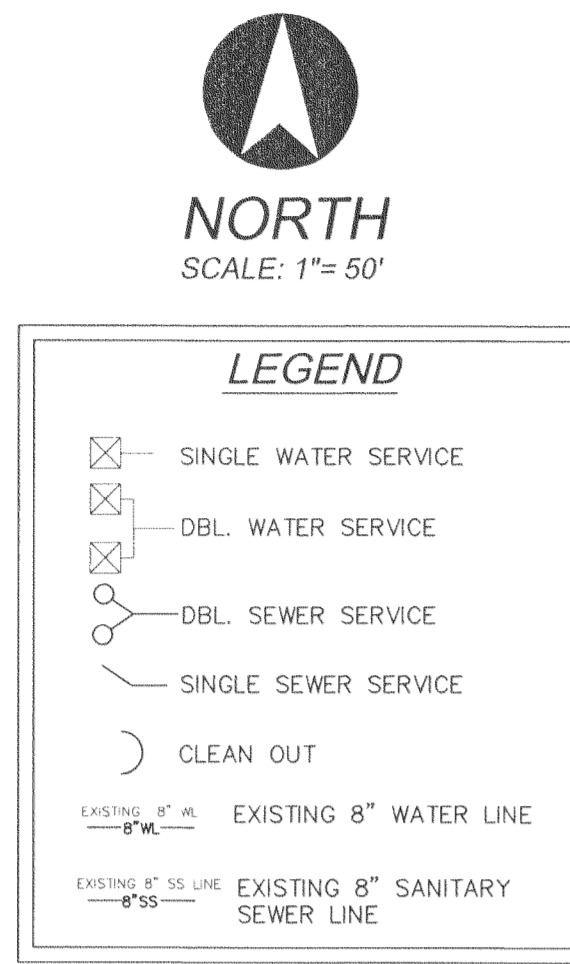
TEC ENGINEERS & CONSULTANTS INC.
 TEXAS REGISTERED ENGINEERING FIRM F-005148
 801 GUADALUPE ST. SUITE 101 LAREDO, TX. 78040
 PH. (956)791-1220 e-Mail: teceng@sbcglobal.net

PLAT OF
LOT 31, BLOCK 3
OLD MILWAUKEE SUBDIVISION
 CITY OF LAREDO, WEBB COUNTY, TEXAS.

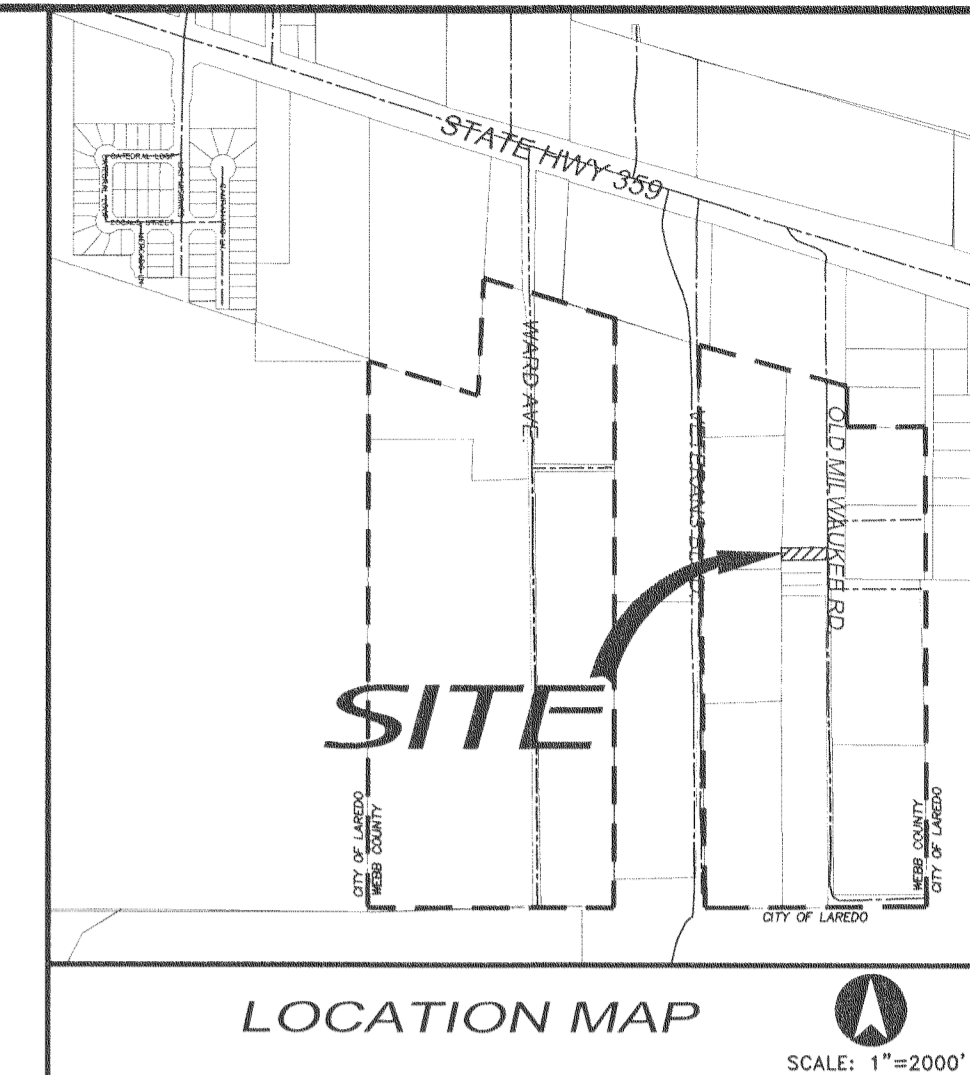
REVISED: MARCH 14, 2022
 DRAWN BY: D.K.M.
 CHECKED BY: R.A.T.
 APPROVED BY: R.A.T.
 DATE: FEBRUARY 22, 2022
 SCALE: 1"=100'
 JOB #: 0821EN626
 FILE NAME: FA\EN\001\OLDMILWAUKEE\FINAL.PLAT
 SHEET 1 of 2



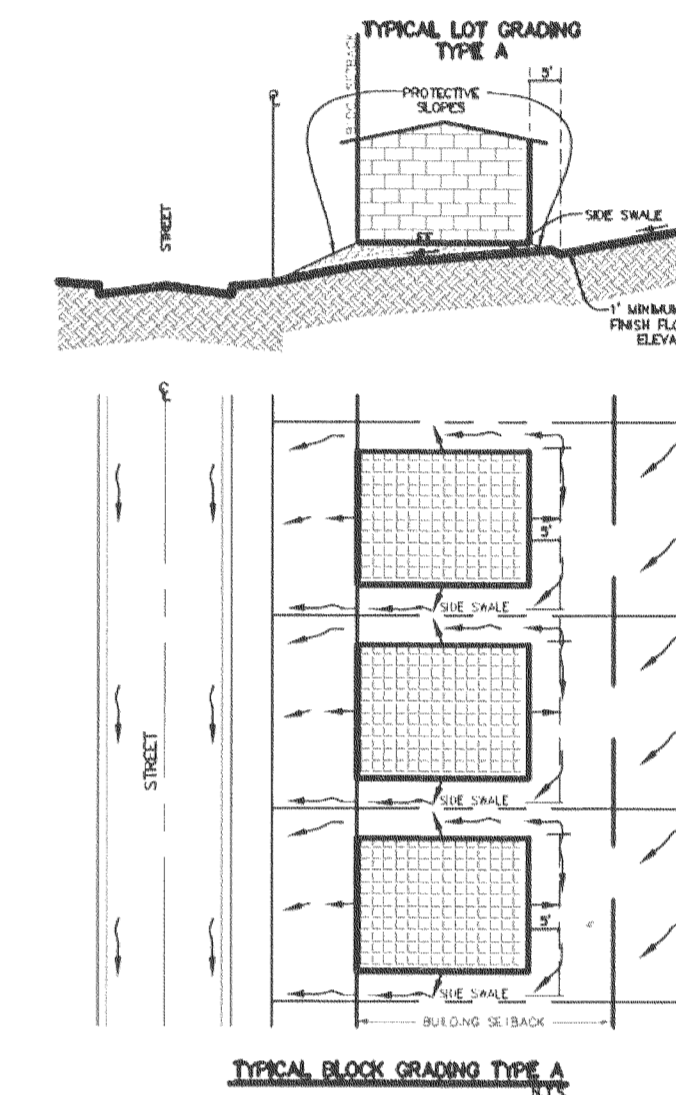
MAP OF WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM



POST DEVELOPMENT TOPOGRAPHY



LOCATION MAP



WATER SUPPLY: Description and operability date.

Plot of Lot 31, Block 3, Old Milwaukee Subdivision, will be provided with potable water by the City of Laredo. City of Laredo has an 8 inch diameter water line along the west side of the Right-of-Way line of Old Milwaukee Rd. From the 8" line one proposed 1" diameter single service line. One service for Lot 31, Block 3. This service has already been installed. In accordance with the City of Laredo inspections and approvals.

SEWAGE FACILITIES: Description and operability date.

Sewage from Plot of Lot 31, Block 3, Old Milwaukee Subdivision, will be provided with sanitary sewer system by the City of Laredo. City of Laredo has an 8 inch diameter sanitary sewer line along the east line of the Right-Of-Way line of Old Milwaukee Rd. From the 8" line one existing single 4" diameter service that serves Lot 31, Block 3. The 4" diameter service line is installed in accordance with the City of Laredo inspections and approvals.

SPANISH TRANSLATION OF SECTIONS OF FINAL ENGINEERING REPORT DESCRIBING WATER SUPPLY AND SEWER SERVICE FACILITIES.

El Municipio de Laredo proveerá el servicio de agua potable a el Lote 31, Cuadra 3, Old Milwaukee Subdivision. El Municipio de Laredo tiene una línea de agua de 8 pulgadas localizada en el lado oeste del derecho de vía ("Right of Way") de "Old Milwaukee Rd." (Avenida perteneciente al Condado de Webb). En esta línea de 8 pulgadas se propone una línea de una (1) pulgada para dar un servicio de cobre sencillo de 3/4 de pulgada que va hacia la caja de el medidor para el lote. Para el Lote 31, Manzana 3. Este servicio ya ha sido instalado de acuerdo a las inspecciones y aprobaciones del municipio de Laredo, Texas.

DRENAJE SANITARIO: Descripción y fecha de operación.

El Municipio de Laredo proveerá el servicio de drenaje sanitario a el Lote 31, Cuadra 3, Old Milwaukee Subdivision. El Municipio de Laredo tiene una línea de drenaje sanitario de 8 pulgadas de diametro localizada en el lado este del derecho de vía ("Right of Way") de "Old Milwaukee Rd." (Avenida perteneciente al Condado de Webb). En esta línea de 8 pulgadas se conecta una línea existente de 4 pulgadas de diametro para un servicio sencillo de PVC hacia la línea principal de drenaje, para el Lote 31, Cuadra 3. Esta instalacion de drenaje sanitario para el Lote 31, Cuadra 3, esta completamente funcional, de acuerdo a las inspecciones y aprobaciones del municipio de Laredo, Texas.

Certification:

I certify that water and sewage service facilities described above are in compliance with the Model rules adopted under section 16.343, Water code. I certify that the estimated cost to install unconstructed water and on-site sewage facilities, discussed above, are as follows: Water Facilities - this facility is fully constructed, for Lot 31, Block 3, which cost \$3,050.00 per lot. The subdivider (Librado Izaguirre and Dulce A. Perez Martinez) have paid total of \$3,050.00 to cover the cost of meter installation and water availability for Lot 31, Block 3. Sewage Facilities - Sewer system are estimated to cost \$2,334.03 for Lot 31, Block 3, (all inclusive) for a total of \$2,334.03 for water and sewer services to the subdivision.

WEBB COUNTY FLOODPLAIN DETERMINATION CERTIFICATE

BY MY SIGNATURE BELOW, I ATTEST THAT I HAVE REVIEWED THIS SUBDIVISION PLAT OR REPLAT ENTITLED **PLAT OF LOT 31, BLOCK 3, OLD MILWAUKEE SUBDIVISION**, 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 AUGUST 12, 2019:

- THE BOUNDARIES OF THIS PLAT OR REPLAT DO NOT ENCOMPASS ANY PORTION OF:
 - THE AREAS OF SPECIAL FLOOD HAZARD IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ("FEMA") AS DEPICTED ON THE FLOOD INSURANCE RATE MAP ("FIRM") PANEL NO. **48479C 1385 C**, DATED APRIL 2, 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

SEWAGE FACILITIES: Description, Costs, and Operability Date

Sewage from Plot of Lot 31, Block 3, Old Milwaukee Subdivision will be disposed of through the sanitary sewer system of the City of Laredo. The Subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient sewage disposal for the full development of this subdivision for at least 30 years. The City of Laredo has an existing 8" diameter sanitary sewer line along the east side of the right-of-way of Old Milwaukee Rd. From the 8" line one existing single 4" diameter service that serves Lot 31, Block 3. The 4" diameter single service line, has already been installed and is fully operable for Lot 31, Block 3, at a total cost of **\$ 2,334.03**.

WATER SUPPLY: Descriptions, Costs, and Operability Date

Plot of Lot 31, Block 3, Old Milwaukee Subdivision, will be provided with potable water by the City of Laredo. The subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of this subdivision. The City of Laredo has an existing 8" diameter water line running along the west side of the right-of-way of Old Milwaukee Rd. From the 8" line one proposed 1" diameter single service line. One service for Lot 31, Block 3. This service has already been installed. The Subdivider has in addition paid the City of Laredo the sum of **\$ 3,050.00**, which covers the cost per lot for the water availability and water meters.

Certifications:

By my signature below, I certify that the water and sewage service described above shall be provided in compliance with the Model Rules adopted under Section 16.343, Water Code.

[Signature]
Antonio Garcia, P.E., Utilities Director
6/16/2022
Date

Floodplain Certification:

That, I, Rodolfo A. Torres, P.E. Registered Professional Engineer in Texas N. 84900, do hereby certify that this property Lot 31, Block 3, Old Milwaukee Subdivision, is NOT within 100 year Flood Zone According to FEMA Map 48479C 1385 C, with an effective date of April 2, 2008.

[Signature]
Rodolfo A. Torres P.E., No. 84900
6/15/2022
Date

Drainage Certification:

All Drainage Flow of existing lot will remain in its natural drainage flow and all storm drainage will be draining away from all buildings.

[Signature]
Rodolfo A. Torres P.E., No. 84900
6/15/2022
Date

Certification:

Con mi firma, certifico que los servicios y sistema de agua y de drenaje, descritos en este documento, cumplen con las Model Subdivision Rules (las reglas gobernando a las subdivisiones), adoptadas en la seccion 16.343 del Texas Water code (codigo de agua de Texas).

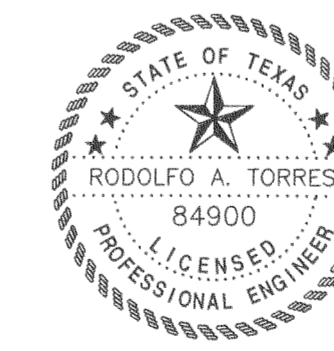
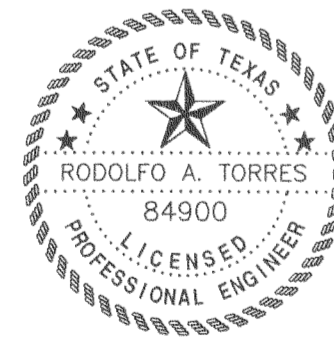
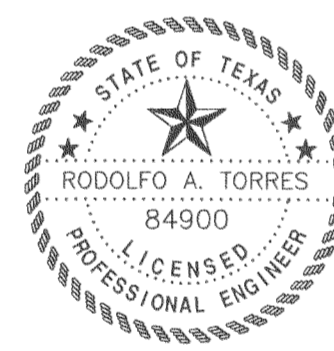
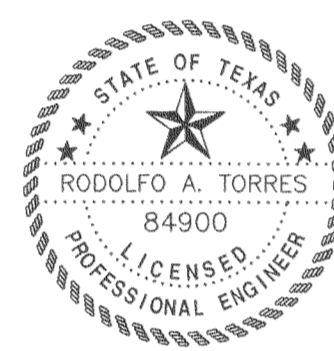
Certifico que los gastos para instalar los sistemas de agua y drenaje son:

AGUA: El sistema/servicio de agua esta completamente construido para los Lote 31, Manzana 3, Old Milwaukee Subdivision, menos los medidores mecanicos de agua que costara \$3,050.00 por lote. El dueño (Librado Izaguirre and Dulce A. Perez Martinez) le ha pagado un total de \$3,050 para cubrir el costo de instalacion del medidor mecanicos de agua y habilidad de agua para el Lote 31, Manzana 3.

DRENAJE: Se estima que el drenaje sanitario tiene un costo estimado de \$2,334.03 por el Lote 31, Manzana 3, (todo incluido) a un costo total de \$2,334.03 para el servicio de drenaje de la subdivision y ya esta pagado.

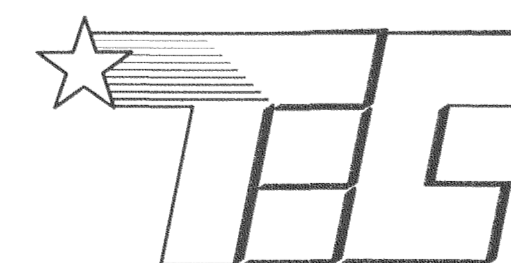
[Signature]
Rodolfo A. Torres P.E., No. 84900
6/15/2022
Date

[Signature]
Rodolfo A. Torres P.E., No. 84900
6/15/2022
Date



SURVEYOR:
TERRASOUTH ENGINEERING
213 West Village Boulevard, Suite 6 Laredo, Texas 78041
P. (956) 791-3440 T. (956) 791-3443
www.terrasouth.com

OWNER: JOSE MARIA AGUILAR AND MARIA GUILLERMINA AGUILAR, LIBRADO IZAGUIRRE AND DULCE A. PEREZ MARTINEZ
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ENGINEER: **TEC ENGINEERS & CONSULTANTS INC.**
801 GUADALUPE ST. SUITE 101 LAREDO, TEXAS, 78040 (956) 791-1220



TEC ENGINEERS & CONSULTANTS INC.
TEXAS REGISTERED ENGINEERING FIRM F-005148
801 GUADALUPE ST. SUITE 101 LAREDO, TX. 78040 PH. (956)791-1220 e-mail: teceng@sbcglobal.net

PLAT OF
LOT 31, BLOCK 3,
OLD MILWAUKEE SUBDIVISION
CITY OF LAREDO, WEBB COUNTY, TEXAS.

REVISED: MARCH 14, 2022
DRAWN BY: D.K.M.
CHECKED BY: R.A.T.
APPROVED BY: R.A.T.
DATE: FEBRUARY 22, 2022
SCALE: 1"=100'
JOB #: 0821EN626
FILE NAME: F:\DRAWING\CDM\UR\PLAT SHEET
2 OF 2