

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

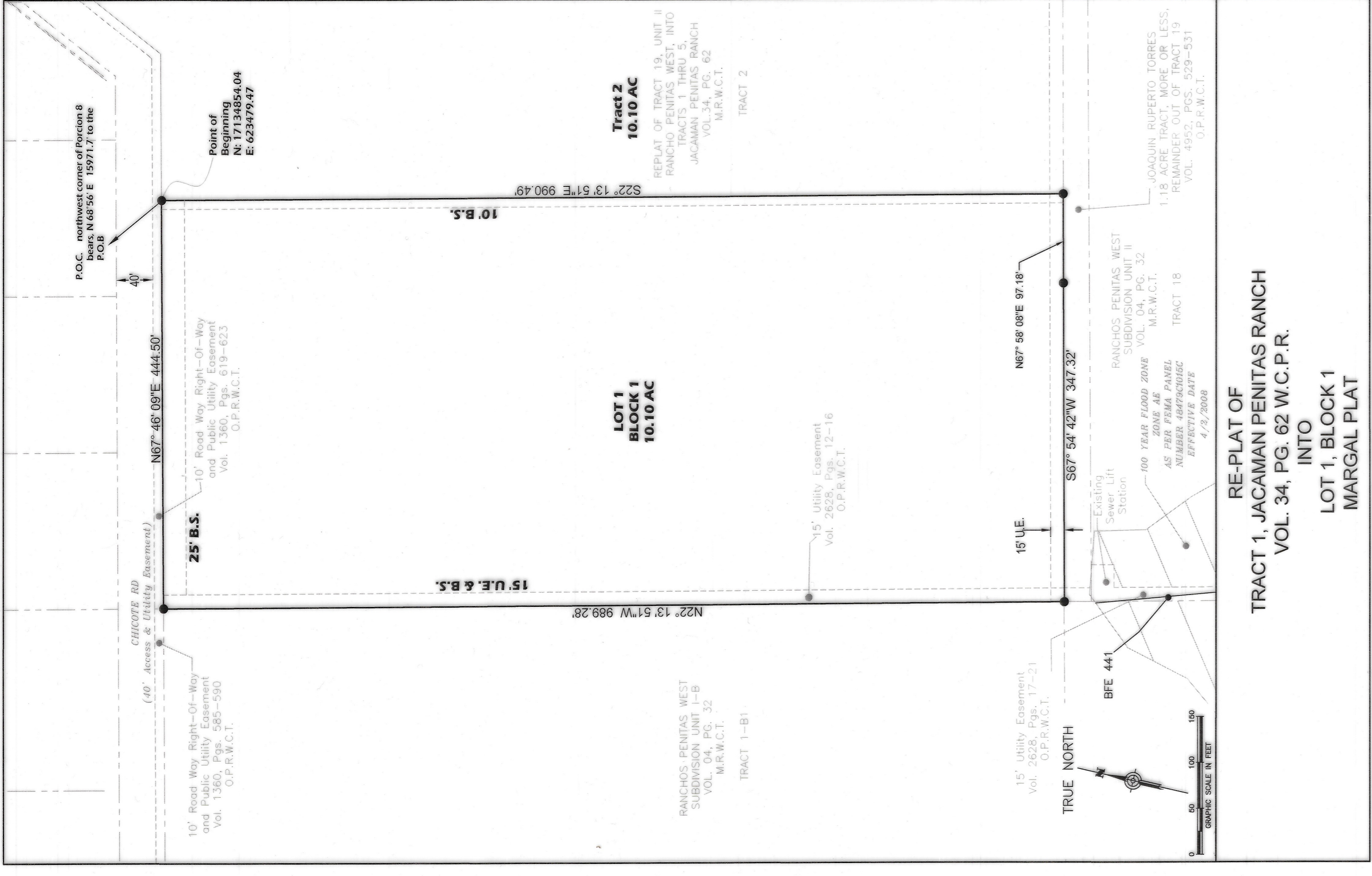
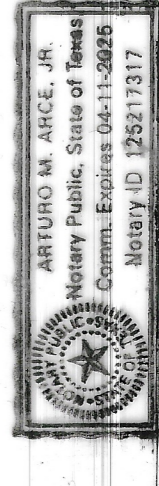
[Signature]
DATE: 04-14-23

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared, _____, 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 considerations therein stated.

WITNESS MY HAND AND SEAL THIS 14th DAY OF April, 2023.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS



CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, Oscar Castillo, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots, water, sewer and appurtenances and drainage layout, and to the best of my knowledge this plat conforms to all requirements of this subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the City. I hereby certify that the 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, Chapter 252, 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.

OSCAR CASTILLO, P.E. #95620
DATE: 04/14/2023

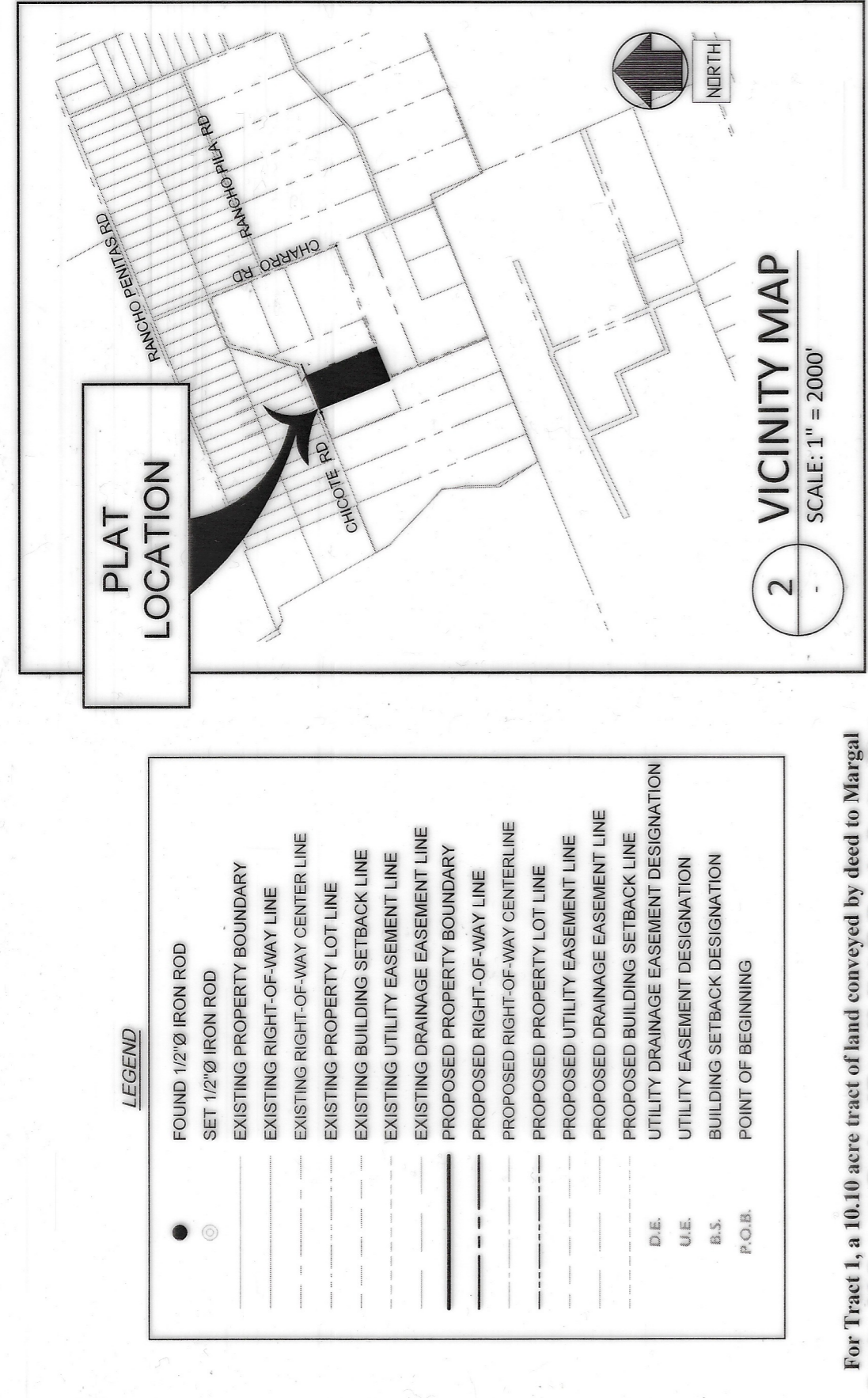


CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, Enrique A. Mejia III, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat 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 will be properly placed under my supervision.

Enrique A. Mejia III, R.P.L.S. No. 5653
DATE: 4-11-23



NOTES/RESTRICTIONS:

- DRIVEWAYS, SIDEWALKS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- CURRENT ZONING BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
- THE PURPOSE OF THIS REPLAT IS TO CREATE A LOT FOR COMMERCIAL USE.
- MARGAL 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 16.543 OF THE TEXAS WATER CODE, AND AMENDED THERETO, NO RESIDENTIAL USE OF THIS TRACT UNLESS REPLATTED AS REQUIRED BY THIS RESTRICTION LIMITATION AND APPROVED BY THE GOVERNING BODIES HAVING JURISDICTION OVER THE TRACT.
- STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT PROCESS. ANY SUCH REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE.
- REQUIRED DETENTION VOLUME: 53,380.56 (CF) AT A DISCHARGE RATE OF 35.69 (CFS).
- IN ADDITION TO THE REQUIRED STORAGE VOLUME, THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF FREEDWARD, ONCE THE LOCATION OF THE DETENTION HAS BEEN DETERMINED.
- ALL COMMERCIAL DEVELOPMENT WILL REQUIRE AN APPROVAL FROM THE WEBB COUNTY FIRE MARSHALL.

ATTENTION 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 _____, 2023 at _____ o'clock _____, in Volume _____, Page(s) _____ of the map records of said County.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

ORLANDO D. NAVARRO, PLANNING DIRECTOR

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

_____, Clerk of the County Court in and for Webb County, Texas, do hereby certify that the foregoing instrument dated the _____ day of _____, 2023 at _____ o'clock _____, in Volume _____, Page(s) _____ of the map records of said County.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

DESIGN BY: O. Castillo
DRAWN BY: O. Ramirez
CHECKED BY: O. Castillo

ISSUED: 10/06/2022
DATE: 01/18/2023
DESCRIPTION: FOR ONE STOP SHOP FOR PRELIMINARY PLAT FOR ONE STOP SHOP FOR FINAL PLAT



RE-PLAT OF
TRACT 1, JACAMAN PENITAS RANCH
VOL. 34, PG. 62 W.C.P.R.
INTO
LOT 1, BLOCK 1
MARGAL PLAT

PLAT APPROVAL WEBB COUNTY PLANNING DEPARTMENT

I have reviewed this plat and accompanying data of Lot 1, Block 1 - Margal Plat filed the 04 day of April 2023 with the last revised date on _____ except for any waivers 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.

JORGE A. CALDERON, CFM
WEBB COUNTY PLANNING DIRECTOR/FLOODPLAIN ADMINISTRATOR

DATE _____

WEBB COUNTY FLOODPLAIN DETERMINATION CERTIFICATE

By my signature below, I attest that I have reviewed this subdivision plat or replat entitled Lot 1, Block 1 - Margal 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 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. 48479C1015C, 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:

JORGE A. CALDERON, CFM
WEBB COUNTY PLANNING DIRECTOR/FLOODPLAIN ADMINISTRATOR

PLAT APPROVAL - WEBB COUNTY ROAD & BRIDGE SUPERINTENDENT

STATE OF TEXAS
COUNTY OF WEBB

I have reviewed this plat Lot 1, Block 1 - Margal Plat, prepared by Oscar Castillo Registered Professional Engineer No. 95620 and dated 04 day of April 2023, except for any waivers 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. Furthermore, no further public improvements are proposed.

JOSE LUIS NEIRA, WEBB COUNTY ROAD & BRIDGE SUPERINTENDENT

DATE _____

FLOODPLAIN CERTIFICATE

That I Oscar Castillo, P.E. Registered Professional Engineer in Texas No. 95620, do hereby certify that this property Lot 1, Block 1 Margal Plat, is NOT within the 100-year Flood Zone according to FEMA Map 48479C1015C, with an effective date of April 2, 2008.

OSCAR CASTILLO, P.E.

04/14/2023
DATE

COMMISSIONERS COURT APPROVAL

STATE OF TEXAS
COUNTY OF WEBB

We hereby certify that this plat, designated as Lot 1, Block 1 - Margal Plat was approved by the Webb County Commissioners Court on the _____ day of _____ 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 service or facilities to any land 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 are outside the limits of any incorporated City or not otherwise subject to City control as authorized by State Law, are street and storm drainage maintenance and repair after final acceptance of the streets and storm drainage constructed by the owner or developer and police protection in areas within the jurisdiction of the Sheriff's department. Notice is hereby given that no new roads have been offered for dedication to the public by this plat, access to this subdivision is provided by Chicote Road being an existing public road.

HONORABLE TANO TIJERINA
WEBB COUNTY JUDGE

HONORABLE JESSE GONZALEZ
COMMISSIONER PRECINCT 1

HONORABLE ROSAURA WAJIT TIJERINA
COMMISSIONER PRECINCT 2

HONORABLE JOHN GALO
COMMISSIONER PRECINCT 3

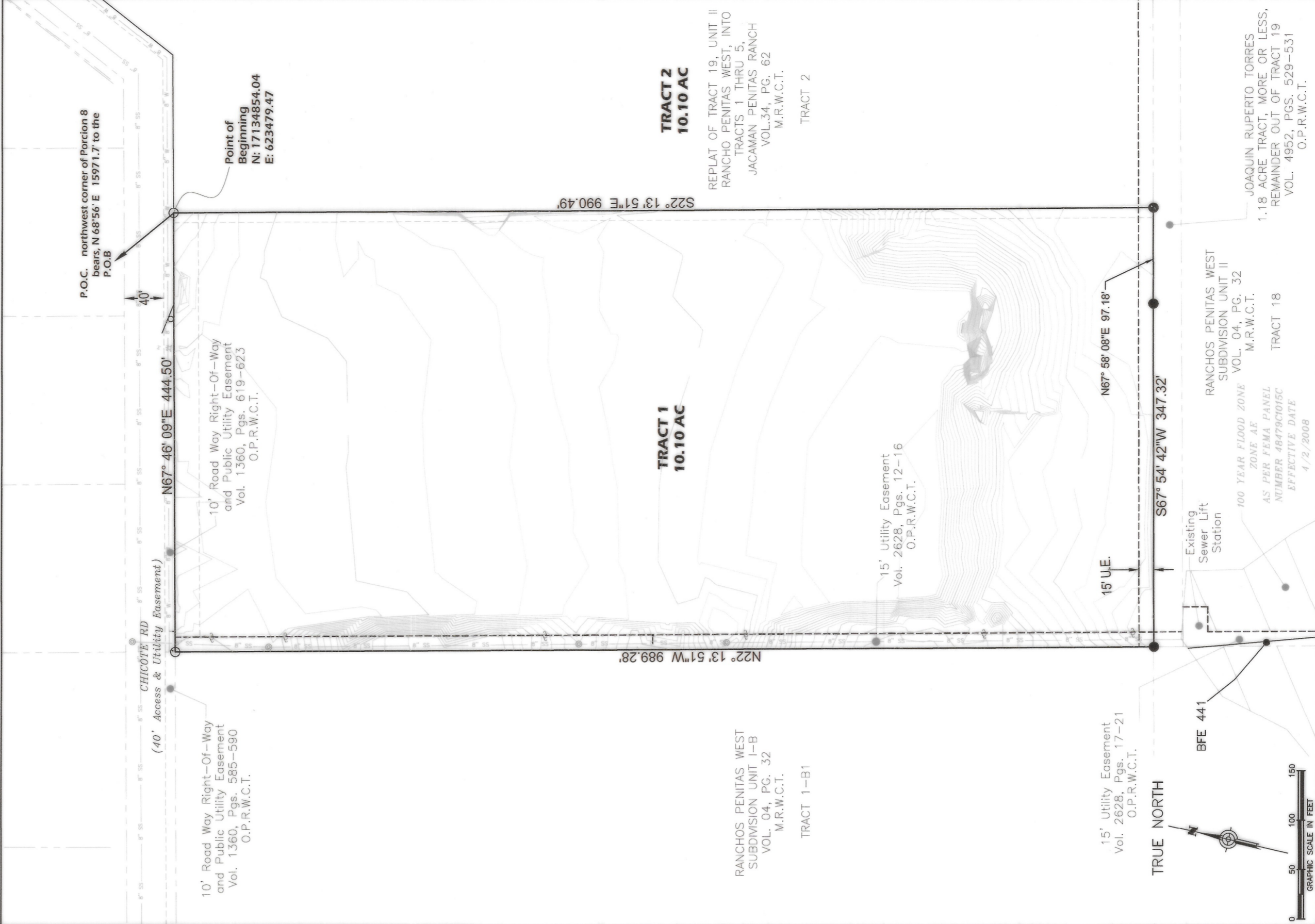
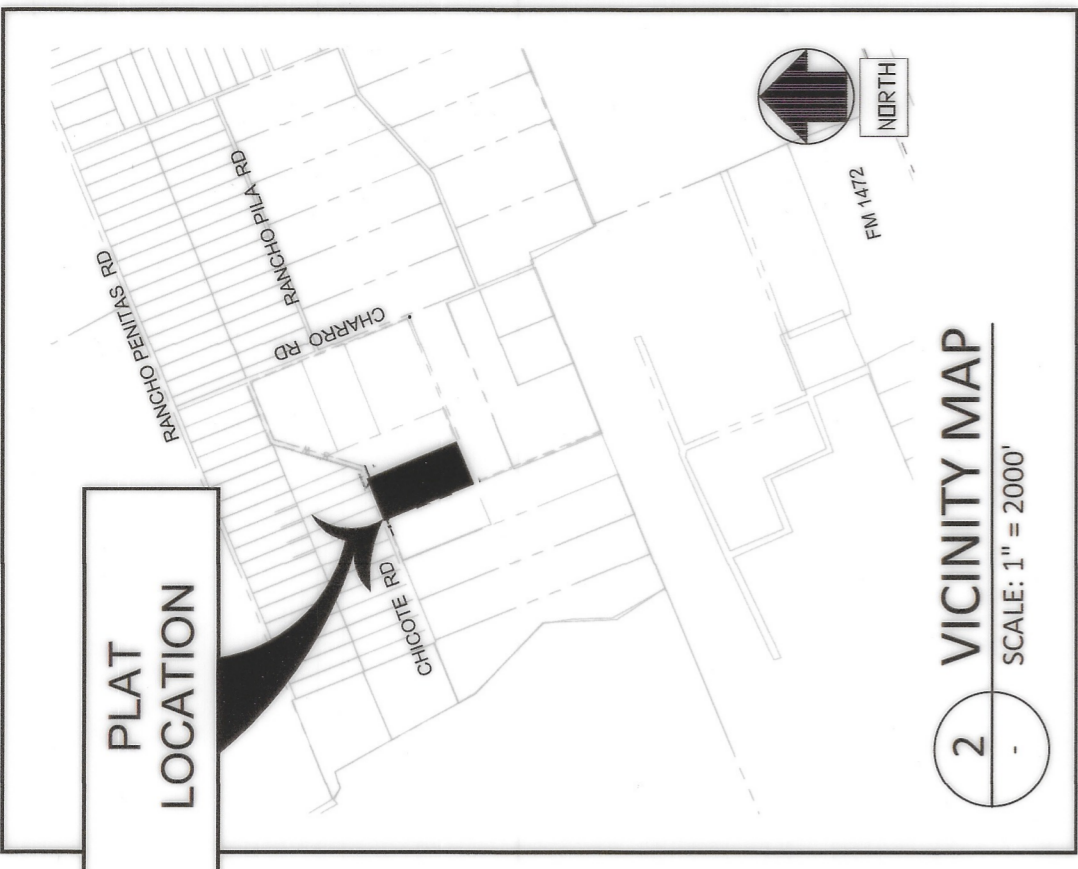
HONORABLE RICARDO A. JAIME
COMMISSIONER PRECINCT 4

ATTESTED BY:

HON. MARGIE RAMIREZ IBARRA
WEBB COUNTY CLERK

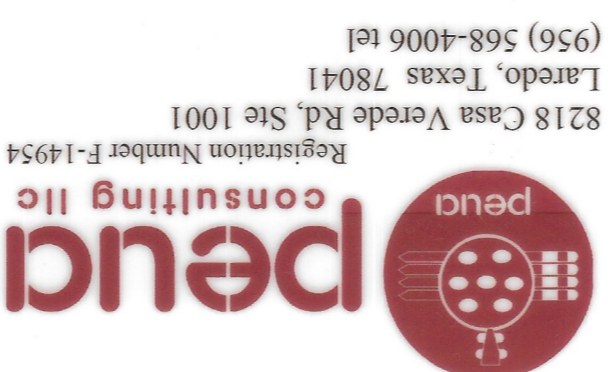
LEGEND

- FOUND 1270 IRON ROD
- SET 1270 IRON ROD
- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY CENTERLINE
- EXISTING BUILDING SETBACK LINE
- EXISTING UTILITY EASEMENT LINE
- EXISTING DRAINAGE EASEMENT LINE
- PROPOSED PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY CENTERLINE
- PROPOSED PROPERTY LOT LINE
- PROPOSED UTILITY EASEMENT LINE
- PROPOSED DRAINAGE EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE
- UTILITY EASEMENT DESIGNATION
- BUILDING SETBACK DESIGNATION
- POINT OF BEGINNING
- B.S. BOUNDARY SURVEY
- P.O.B. POINT OF BEGINNING
- B.T.S. BOUNDARY SURVEY
- EXISTING WATER LINE
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT



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