



**COUNTY OF WEBB  
CERTIFICATE OF NO PLAT REQUIRED**

Legal description of property: A 17.61 acre tract of land out of a 34.61 acre tract being the eastern portion of Tract 27 and the southeastern portion of Tract B, Laredo Ranchettes Subdivision, as described in Volume 565, Page 104 of the Webb County Deed Records (ID 8212).

Property Owner: Francisco Guerra Jr.

Applicant: Francisco Guerra Jr.

Based upon the application submitted to the Webb County Planning Department, the Webb County Commissioners Court hereby certifies that the above described property is exempt from the platting requirements pursuant to the provisions of Section 232.0015(f), Texas Local Government Code and the provisions of the Webb County Subdivision Regulations Section XVI.1B(2).

*This "Certificate of No Plat Required" has been reviewed and recommended for approval by:*

Honorable Marco A. Montemayor  
Webb County Attorney

Rhonda M. Tiffin, CFM  
Planning Director

*Approved by the Webb County Commissioners Court on this the 28<sup>th</sup> day of August, 2017.*

Honorable Tano E. Tijerina  
Webb County Judge

Attested by:

Honorable Margie Ramirez Ibarra  
Webb County Clerk



BY DEPUTY  
WEBB COUNTY, TEXAS  
2017 AUG 30 PM 1:17  
MARGIE R. IBARRA  
COUNTY CLERK  
FILED



**EXHIBIT**

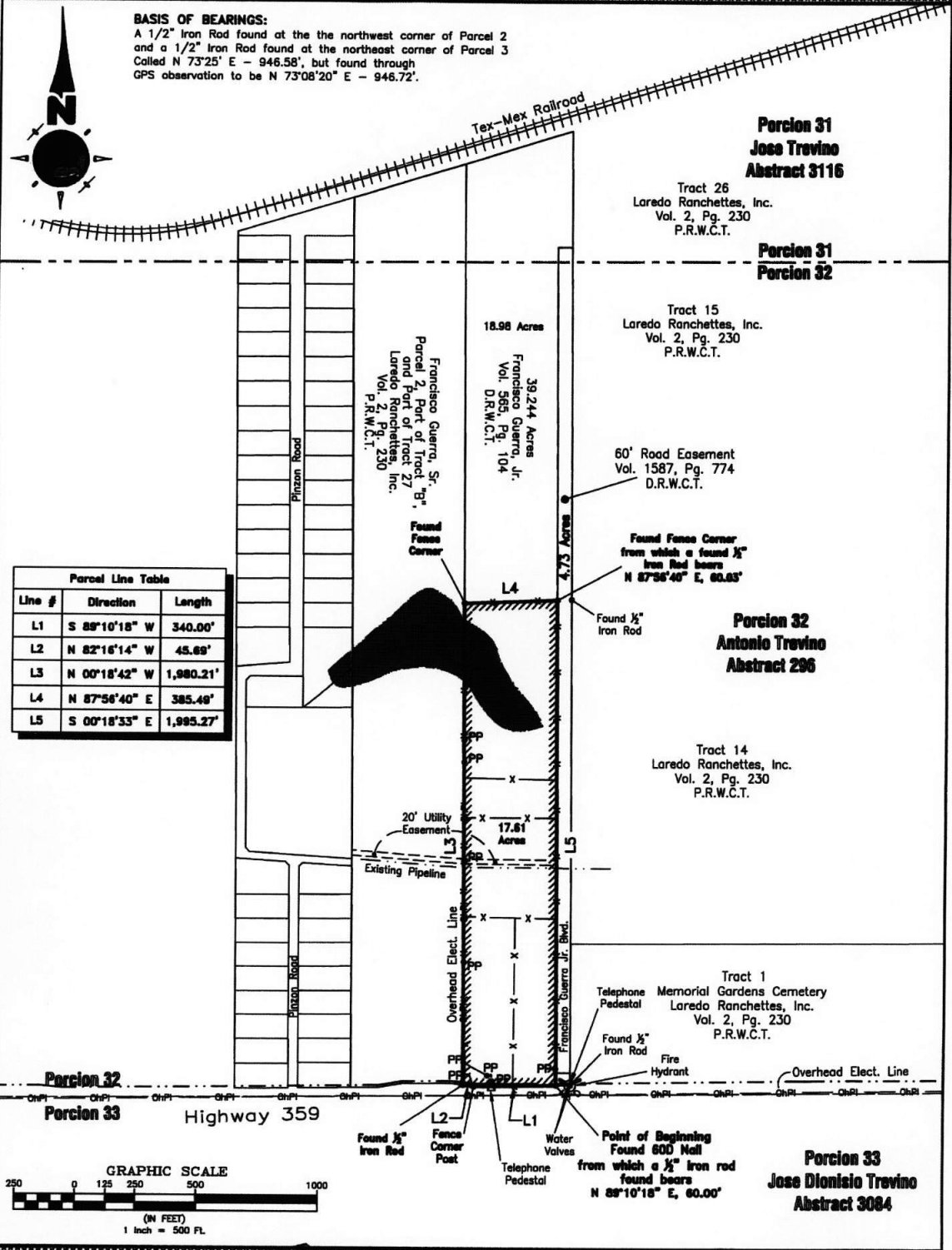
**Survey of**

The surface only of a 17.61 acre tract of land out of a 39.244 acre tract of land, as described in deed recorded in Volume 565, Page 104, Deed Records, Webb County, Texas, Situated in Porcion 31, Jose Trevino, Abstract 3116 and Porcion 32, Antonio Trevino, Abstract 296, Webb County, Texas

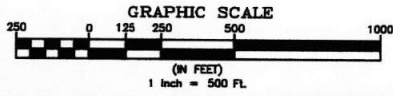


**BASIS OF BEARINGS:**

A 1/2" Iron Rod found at the the northwest corner of Parcel 2 and a 1/2" Iron Rod found at the northeast corner of Parcel 3 Called N 73°25' E - 946.58', but found through GPS observation to be N 73°08'20" E - 946.72'.



Parcel Line Table		
Line #	Direction	Length
L1	S 89°10'18" W	340.00'
L2	N 82°16'14" W	45.69'
L3	N 00°18'42" W	1,980.21'
L4	N 87°56'40" E	385.49'
L5	S 00°18'33" E	1,995.27'



I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED AND LOCATED.

**JULIAN JAVIER RUIZ**  
 5304  
 PROFESSIONAL LAND SURVEYOR  
 07-19-17  
 Julian Javier Ruiz, P.L.S. No. 5304 TEXAS LICENSE CURRENT DATE:

**JM JRUIZ**  
**Land Surveying**

TBPLS Firm Registration No. 10141800  
 405 E. Del Mar Blvd. Laredo, TX. 78041  
 www.jruizandsurveying.com  
 Phone 956-568-4470  
 Fax 956-568-4471

TECH: S.E.C.  
 Q.C.: J.J.R.  
 JOB No.: 16060  
 DATE: 07-19-17  
 F.B.: 000  
 P.G.: 000  
 SHEET: 1 OF 2

**Field Notes**  
**For a 17.61 acre tract of land**  
**Out of a 39.244 acre tract of land**  
**Situated in Porcion 31, and Porcion 32**  
**Webb County, Texas**

Being a 17.61 tract of land out of a 39.244 acre tract of land conveyed by deed to Francisco Guerra, Jr., as recorded in Volume 565, Page 104, Deed Records, Webb County, Texas, and being more particularly described by metes and bounds as follows, to wit:

**Beginning at a 60D Nail** found at the northerly Right of Way line of Highway 359, at the southwest corner of a 60 foot Road Easement, described in deed recorded in Volume 1587, Page 774, Deed Records, Webb County, Texas, which bears South 89 degrees 10 minutes 18 seconds West, 60.00 feet from a 1/2" iron rod found at the southwest corner of Tract 1, Memorial Gardens Cemetery, Laredo Ranchettes, Inc., as recorded in Volume 2, Page 230, Plat Records, Webb County, Texas, for the southeast corner hereof;

**Thence, with the northerly Right of Way line of said Highway 359, South 89 degrees 10 minutes 18 seconds West, 340.00 feet** to a **fence corner post** found for a point of deflection hereof;

**Thence, continuing with the northerly Right of Way line of said Highway 359, North 82 degrees 16 minutes 14 seconds West, 45.69 feet** to a 1/2" iron rod set at the southeast corner of Parcel 2, Laredo Ranchettes, Inc., conveyed by deed to Francisco Guerra, Sr., as recorded in Volume 2, Page 230, Plat Records, Webb County, Texas, for the southwest corner hereof;

**Thence, with the east line of said Parcel 2, North 00 degrees 18 minutes 42 seconds West, 1,980.21 feet** to a **fence corner post** found, for the northwest corner hereof;

**Thence, with fence, North 87 degrees 56 minutes 40 seconds East, 385.49 feet** to a fence corner found at the westerly line of aforementioned 60 feet Road Easement, from which a 1/2" iron rod found at the west line of Tract 14, Laredo Ranchettes, Inc., Volume 2, Page 230, Plat Records, Webb County, Texas, bears North 87 degrees 56 minutes 40 seconds East, 60.03 feet, for the northeast corner hereof;

**Thence, with the west line of said 60 foot Road Easement, South 00 degrees 18 minutes 33 seconds East, 1,995.27 feet** to the **Point of Beginning** and containing 17.61 acres of land, more or less.

**Basis of Bearings:** A 1/2" Iron Rod found at the northwest corner of Parcel 2 and a 1/2" Iron Rod found at the northeast corner of Parcel 3.

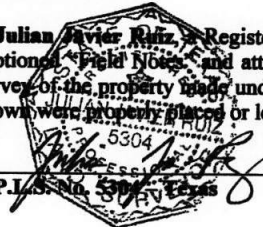
Called North 73 degrees 25 minutes East, 946.58 feet, but found through GPS observation to be North 73 degrees 08 minutes 20 seconds East, 946.72 feet.

State of Texas:  
County of Webb:

I, **Julian Javier Ruiz**, Registered Professional Land Surveyor, do hereby state that the above captioned "Field Notes" and attached "Plat of Survey" is true and was prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments shown were property placed or located under my supervision.

R.P.L.S. No. 5304, Texas

07-19-17  
Current Date



HERON BY ME  
 RECORDS OF WEBB COUNTY TEXAS AS NUMBERED  
 VOLUME AND PAGE OF THE ORIGINAL PLAT  
 FILED IN DEPARTMENT OF THE CLERK OF THE  
 COUNTY OF WEBB TEXAS ON THE DATE AND TIME STATED  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS  
 COUNTY OF WEBB  
 STATE OF TEXAS

(Sheet 2 of 2)

CLERK  
WEBB COUNTY, TEXAS

