



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


Legal description of property: A 5.001 acre tract of land lying in the Porcion 32, Antonio Trevino Survey, Abstract 296, Webb County, Texas, same being a portion of a 5.0 acre tract of land as described and recorded in Volume 3602, Page 642, Official Public Records of Webb County, Texas, and more particularly described and depicted in as described in Volume 4813, Pages 0393 – 0399, Official Public Records of Webb County, Texas (ID 12411).

Property Owner: AEP Texas Inc., a Delaware Corporation


Applicant: Juan A. Ludwig, PE

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(a), Texas Local Government Code and Section XVI.1.A(1), Webb County Subdivision Regulations

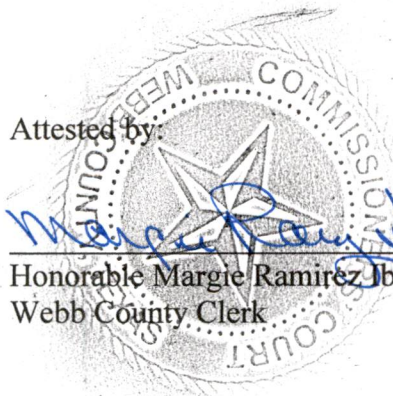
***This "Certificate of No Plat Required" has been reviewed and recommended for approval by:***

  
\_\_\_\_\_  
Jorge A. Calderon, CFM  
Planning Director

***Approved by the Webb County Commissioners Court on this the 09<sup>th</sup> day of January, 2023.***

  
\_\_\_\_\_  
Honorable Tano E. Tijerina  
Webb County Judge

Attested by:  
  
\_\_\_\_\_  
Honorable Margie Ramirez Ibarra  
Webb County Clerk



BY:  DEPUTY  
MARGIE R IBARRA  
COUNTY CLERK  
FILED  
2023 JAN -9 PM 2:50  
WEBB COUNTY, TEXAS

LEGAL DESC. 5.001 AC TRACT.docx  
CDS JOB NO. 119311

BEARING BASIS: GRID NORTH  
COORDINATE SYSTEM: TEXAS STATE PLANE,  
NAD83(2011), EPOCH:2010  
TEXAS SOUTH ZONE (4205)

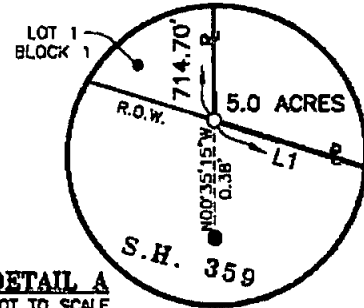
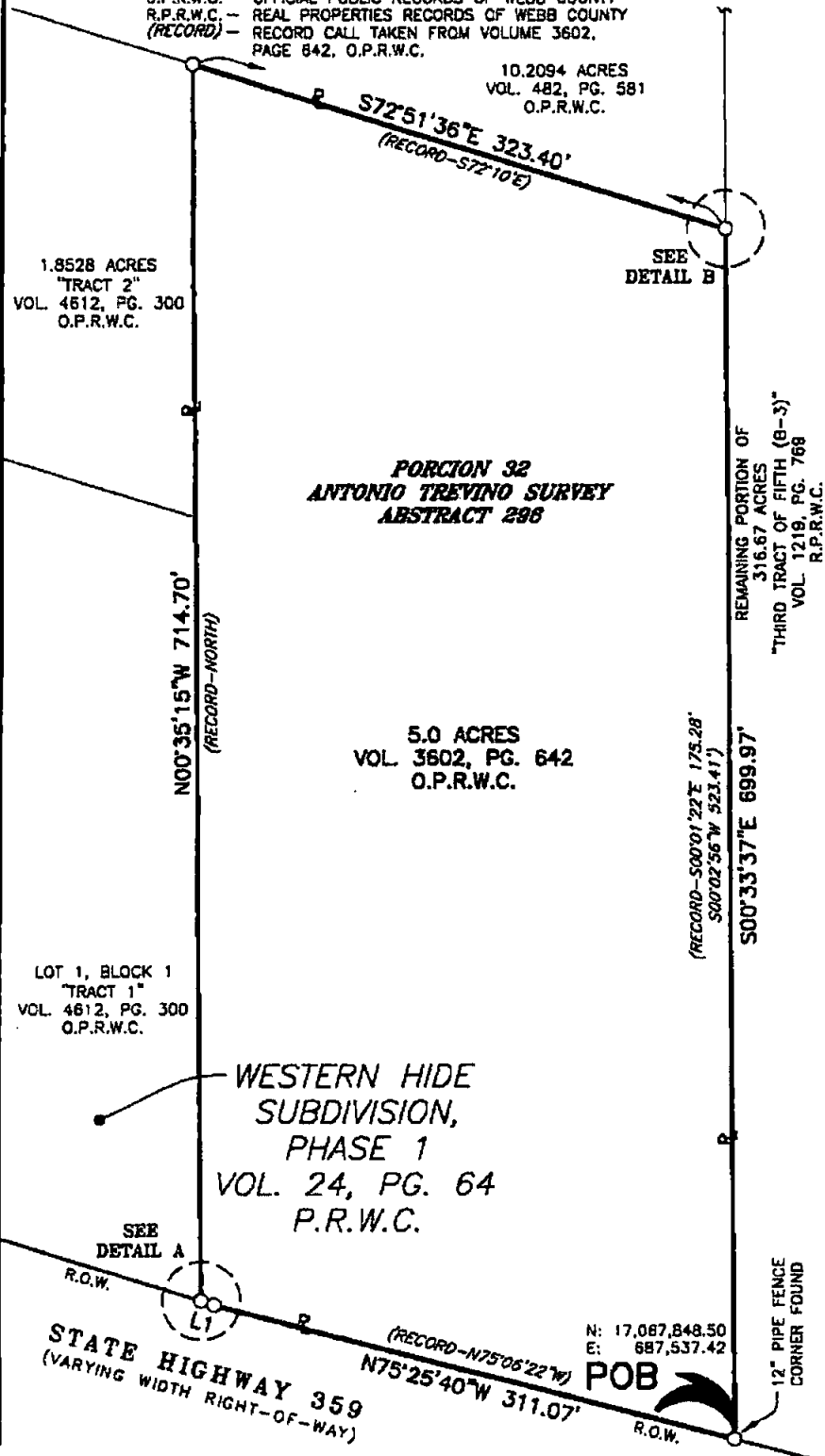
ALL DISTANCES SHOWN ARE SURFACE.  
(GRID X 1.00009 = SURFACE)

THIS EXHIBIT REPRESENTS A BOUNDARY SURVEY  
ONLY. NO VISIBLE EASEMENTS OR EASEMENTS  
OF RECORD ARE DEPICTED HEREON.

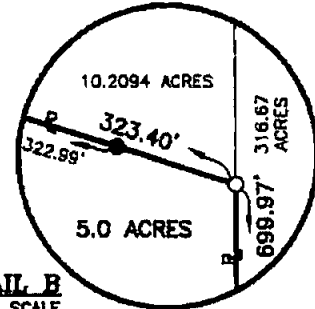
**LEGEND**

- - 1/2" IRON ROD SET WITH PLASTIC CAP  
STAMPED "CDS/MUERY S.A. TX."  
UNLESS OTHERWISE NOTED
- - 1/2" IRON ROD FOUND
- POB - PLACE OF BEGINNING
- P.L. - PROPERTY LINES
- S.L. - SURVEY LINES
- R.O.W. - RIGHT-OF-WAY
- P.R.W.C. - PLAT RECORDS OF WEBB COUNTY
- O.P.R.W.C. - OFFICIAL PUBLIC RECORDS OF WEBB COUNTY
- R.P.R.W.C. - REAL PROPERTIES RECORDS OF WEBB COUNTY
- (RECORD) - RECORD CALL TAKEN FROM VOLUME 3602,  
PAGE 842, O.P.R.W.C.

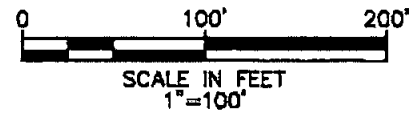
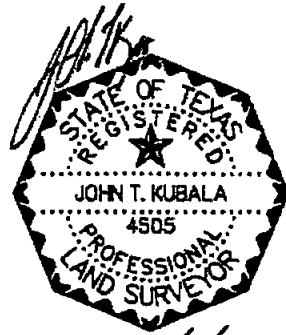
LINE	BEARING	DISTANCE
L1	N72°46'37"W	7.84'
(RECORD-N72°10'W)		



**DETAIL A**  
NOT TO SCALE



**DETAIL B**  
NOT TO SCALE



**5.001 ACRES TRACT  
AEP TEXAS INC.  
PORCION 32  
ANTONIO TREVINO SURVEY  
ABSTRACT 296  
WEBB COUNTY, TEXAS**



DRAWN BY: A.F.  
DATE: DECEMBER 6, 2019  
DRAWING NAME: 5.001 AC TRACT.DWG





**AEP TEXAS INC.  
ALFREDO MORALES SR.  
WEBB COUNTY, TEXAS  
5.001 ACRE TRACT**

**EXHIBIT "A"**

**BEING** a 5.001 acre tract of land lying in the Porcion 32, Antonio Trevino Survey, Abstract 296, Webb County, Texas, same being a portion of a 5.0 acre tract of land as described and recorded in volume 3602, page 642, Official Public Records of Webb County, Texas, same also being described by a drawing (5.001 AC TRACT.dwg dated December 6, 2019) attached to and made part hereof and more particularly described as follows:

**BEGINNING** at a 12" pipe fence corner found in the north right-of-way line of State Highway 359 (varying width right-of-way) for the southeast corner of the aforementioned 5.0 acre tract, the southwest corner of a 316.67 acre tract of land described as "Third Tract of Fifth (B-3)" and recorded in volume 1219, page 769, Real Property Records of Webb County, Texas, and the southeast corner of the herein described 5.001 acre tract;

**THENCE** along the north right-of-way line of the aforementioned State Highway 359 and the south line of the aforementioned 5.0 acre tract, N75°25'40"W a distance of 311.07 feet (Record - N75°06'22"W) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for an angle point and N72°46'37"W a distance of 7.84 feet (Record - N72°10'W) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the east line of Lot 1, Block 1 of the Western Hide Subdivision, Phase 1 described and recorded in volume 24, page 64, Plat Records of Webb County, Texas, for the southwest corner of said 5.0 acre tract and the southwest corner of the herein described 5.001 acre tract, from which a 1/2" iron rod found marking the southeast corner of said Lot 1 bears S00°35'15"E a distance of 0.38 feet;

**THENCE** leaving the north right-of-way line of the aforementioned State Highway 359, along the west line of the aforementioned 5.0 acre tract, the east line of the aforementioned Lot 1 and the east line of a 1.8528 acre tract of land described as "Tract 2" and recorded in volume 4612, page 300, Official Public Records of Webb County, Texas, N00°35'15"W a distance of 714.70 feet (Record - North) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the south line of a 10.2094 acre tract of land as described and recorded in volume 482, page 581, Official Public Records of Webb County, Texas, for the northwest corner of said 5.0 acre tract, the northeast corner of said 1.8528 acre tract and the northwest corner of the herein described 5.001 acre tract;

**THENCE** along the north line of the aforementioned 5.0 acre tract and the south line of the aforementioned 10.2094 acre tract, S72°51'36"E, passing a 1/2" iron rod found at a distance of 322.99 feet, a total distance of 323.40 feet (Record - S72°10'E) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the west line of the aforementioned 316.67 acre tract for the northeast corner of the herein described 5.001 acre tract;

