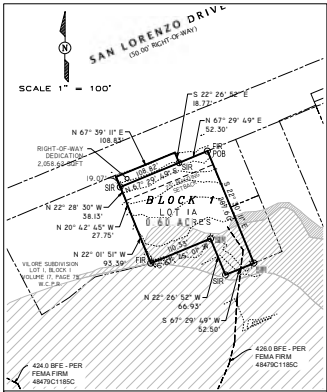


AS PLATTED
LOT 1, BLOCK 1
PENA PLAT
PER PLAT RECORDED IN
VOLUME 33, PAGE 82
WEBB COUNTY PLAT RECORDS
WEBB COUNTY, TEXAS



REPLAT OF
LOT 1, BLOCK 1
PENA PLAT
INTO
LOT 1A, BLOCK 1,
PENA PLAT
WEBB COUNTY, TEXAS

LEGEND

OPR FOUND IRON ROD
OSR SET 12" IRON ROD

PLAT NOTES/RESTRICTIONS:
THE PURPOSE OF THIS DOCUMENT IS TO REPLAT LOT 1,
BLOCK 1, PENA PLAT, A 0.249 ACRE TRACT INTO LOT 1A,
BLOCK 1, A 0.60 ACRE TRACT.

1. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS
2. DRIVEWAYS, SIDEWALKS AND TREES SHALL BE INSTALLED AT THE TIME OF ISSUANCE OF BLDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
3. ANY CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. MINIMUM FINISH FLOOR OR LOWER MEMBER ELEVATION SHALL BE AT A MINIMUM OF 18 INCHES ABOVE THE BAES FLOOD ELEVATION AS PER FLOOD INSURANCE RATE MAP 48479C1185C, WITH AN EFFECTIVE DATE OF APRIL 2, 2008.
6. POINT OF BEGINNING, NORTHING: 17103486.9740; EASTING: 658015.9740



CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, JUAN ALFONSO PEÑA, THE UNDER SIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS - REPLAT OF LOT 1, BLOCK 1, PENA PLAT, IN THE CITY OF LAREDO, COUNTY OF WEBB, STATE OF TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER _____ DATE _____

OWNER _____ DATE _____

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUAN ALFONSO PEÑA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEIR STATE, GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE COUNTY OF WEBB, TEXAS

MY COMMISSION EXPIRES ON _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I 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 THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS.

FRANCISCO RAMOS, PE - NO. 108853

DATE _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT 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 THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

FRANCISCO RAMOS, RPLS - NO. 6573

DATE _____

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS THE REPLAT OF LOT 1, BLOCK 1, PENA PLAT, PREPARED BY RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL ENGINEERING NO. 108853, AND DATED ON _____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ, PE - CITY ENGINEER DATE _____

PLANNING COMMISSION APPROVAL

THIS REPLAT OF LOT 1, BLOCK 1, PENA PLAT, HAS BEEN SUBMITTED TO THE AND IS CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE _____ DAY OF _____, 20____.

JUAN M. NARVAEZ DATE _____

P&Z CHAIRMAN

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 _____, 20____, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, ACP DATE _____

PLANNING DIRECTOR

CITY OF LAREDO

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, _____, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THAT FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2023, WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ AT _____ O' CLOCK _____, IN VOLUME _____ PAGE _____ OF THE MAP RECORDS OF SAID COUNTY.

COUNTY CLERK
WEBB COUNTY, TEXAS

DATE _____

LEGAL DESCRIPTION OF

ALL OF LOT 1, BLOCK 1,
PENA PLAT
VOLUME 33, PAGE 82 W.C.O.P.R.
AND
ALL OF A 0.40 ACRE TRACT OF LAND
VOLUME 5089, PAGE 861 W.C.O.P.R.
LAREDO - WEBB COUNTY - TEXAS

BEING A 0.65 ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT 1, BLOCK 1, OF THE PENA PLAT, RECORDED IN VOLUME 33, PAGE 82, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, AND ALL OF A CALLED 0.40 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 5089, PAGE 861, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, BEING SITUATED IN PORCION 22, ABSTRACT 277, M.J. SANCHEZ, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD, BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 1, OF THE PENA PLAT, RECORDED IN VOLUME 33, PAGE 82, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, AND ALSO BEING THE POINT OF BEGINNING AND THE NORTHEAST CORNER HEREOF;

THENCE S 22° 30' 11" E, A DISTANCE OF 207.60, ALONG THE EAST PROPERTY LINE OF SAID LOT 1, BLOCK 1, TO A POINT BEING THE SOUTHEAST CORNER OF SAID LOT 1, AND THE SOUTHEAST CORNER HEREOF;

THENCE S 67° 29' 49" W, A DISTANCE OF 52.50, ALONG THE SOUTH PROPERTY LINE OF SAID LOT 1, TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1, AND BEGIN THE SOUTHERN MOST SOUTHWEST CORNER HEREOF;

THENCE N 22° 30' 52" W, A DISTANCE OF 66.80, ALONG THE WEST PROPERTY LINE OF SAID LOT 1, TO A SET 12" IRON ROD BEING THE SOUTHEAST CORNER OF A CALLED 0.40 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 5089, PAGE 861, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND BEGINS AN INTERIOR CORNER, AND POINT OF DEFLECTION HEREOF;

THENCE S 67° 45' 41" W, A DISTANCE OF 110.33, ALONG THE SOUTH PROPERTY LINE OF SAID CALLED 0.40 ACRE TRACT TO A FOUND IRON ROD, BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, VILLORE SUBDIVISION, RECORDED IN VOLUME 17, PAGE 75, WEBB COUNTY PLAT RECORDS, WEBB COUNTY, TEXAS, AND BEGINS THE SOUTHWEST CORNER OF SAID CALLED 0.40 ACRE TRACT, AND THE SOUTHWEST CORNER HEREOF;

THENCE N 22° 30' 52" W, A DISTANCE OF 92.30, ALONG THE NORTHERN PROPERTY LINE OF SAID VILLORE SUBDIVISION, AND THE SOUTHWESTERN PROPERTY LINE OF SAID 0.40 ACRE TRACT, TO A POINT OF DEFLECTION HEREOF;

THENCE N 30° 42' 45" W, A DISTANCE OF 27.75, CONTINUING ALONG THE NORTHERN PROPERTY LINE OF SAID VILLORE SUBDIVISION, AND THE SOUTHWESTERN PROPERTY LINE OF SAID 0.40 ACRE TRACT, TO A POINT OF DEFLECTION HEREOF;

THENCE N 22° 30' 30" W, A DISTANCE OF 30.13, CONTINUING ALONG THE NORTHERN PROPERTY LINE OF SAID VILLORE SUBDIVISION, TO A POINT BEING THE NORTHEAST CORNER OF SAID VILLORE SUBDIVISION, AND BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAN LORENZO STREET, AND ALSO BEING THE NORTHEAST CORNER OF SAID 0.40 ACRE TRACT AND THE NORTHEAST CORNER HEREOF;

THENCE N 67° 30' 11" E, A DISTANCE OF 108.82, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAN LORENZO STREET, AND THE NORTH PROPERTY LINE OF SAID 0.40 ACRE TRACT, TO A POINT BEING THE NORTHEAST CORNER OF SAID 0.40 ACRE TRACT, AND BEING THE NORTHEAST CORNER HEREOF;

THENCE S 22° 30' 52" E, A DISTANCE OF 16.77, ALONG THE NORTHERN PROPERTY LINE OF SAID 0.40 ACRE TRACT, TO A SET 12" IRON ROD, BEING THE NORTHEAST CORNER OF SAID LOT 1, AND BEING AN INTERIOR CORNER AND POINT OF DEFLECTION HEREOF;

THENCE N 67° 29' 49" E, A DISTANCE OF 52.50, ALONG THE NORTHERN PROPERTY LINE OF SAID LOT 1, TO THE POINT OF BEGINNING OF THIS 0.65 ACRE TRACT OF LAND, MORE OR LESS.

0' 7.5' 15' 30' 60'	
SCALE: 1" = 30'	
DRAWN BY: F.R.	DATE: 04.15.2025
CHECKED BY: DATE: -	
APPROVED BY: DATE: -	
FILE: 24-308-SHEET 2 - REPLAT DWG	

OWNER

JUAN ALFONSO PEÑA
8209 SAN LORENZO DR
LAREDO, TX 78045

ENGINEER / SURVEYOR

FRANCISCO RAMOS, PE, RPLS
RAMOS ENGINEERING, PLLC
4800 MIMS AVE., STE. #2
LAREDO, TX 78041
(956) 539 - 7003

RAMOS
ENGINEERING, PLLC

4820 MIMS AVE., STE. #2
LAREDO, TEXAS 78041
O: 956.539.7003
TNG # F-23558
SUI # 62104773
www.RamosEng.com

REPLAT OF PENA PLAT
LOT 1, BLOCK 1
INTO LOT 1A, BLOCK 1
PENA PLAT

LAREDO - WEBB COUNTY-TEXAS

SHEET:

1 of 1