

NOTES/RESTRICTIONS:

1. DRIVEWAYS, SIDEWALKS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY CENTERLINE
- EXISTING PROPERTY LOT LINE
- 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

Parcel Line Table

Line #	Length	Direction
L1	167.26	N47° 50' 31"E
L2	80.99	N68° 00' 00"E

Margel Empire, LLC
111 Jacques Ct.
Laredo TX, 78045

ISSUED BY
O. Castillo

DATE
04/16/2023

DESCRIPTION
FOR PRELIMINARY PLAT

REPLAT OF
LOT 7 VOL. 4 PG. 32
RANCHOS PENITAS WEST UNIT 1-A
INTO
LOT 1, BLOCK 1
MARGAL RANCHO PILA PLAT

Re-Plat

1.10

1 of 2

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, _____, the undersigned owner of the land shown on this plat, designated herein as _____, in the City of Laredo, County of Webb, Texas whose name is subscribed hereto, hereby dedicate the use to the public forever all streets, drains, easements, and public places thereon shown, for the purpose and consideration therein expressed.

DATE

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 ____ OF _____, 2025.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES

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.

OSCAR CASTILLO, P.E. #95620

DATE



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, _____, 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.

NAME

DATE

PLAT APPROVAL CITY ENGINEER

I have reviewed this plat and accompanying construction drawings identified as _____, prepared by PEUA Consulting LLC, Oscar Castillo, Registered Professional Engineer No. 95620, and dated the _____ with the last revised date on _____ and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

RAMON E. CHAVEZ, P.E., CITY ENGINEER

DATE

PLANNING COMMISSION APPROVAL

This plat, _____, has been submitted to and considered by the Planning Commission of the City of Laredo, Webb County, Texas, and is hereby approved by such Commission on the _____.

DANIELLA SAIDA PAZ - 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 _____.

VANESSA GUERRA, AICP, PLANNING DIRECTOR

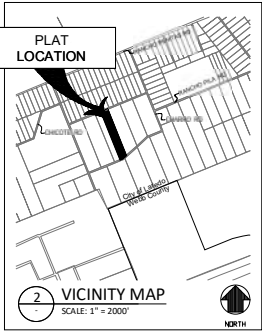
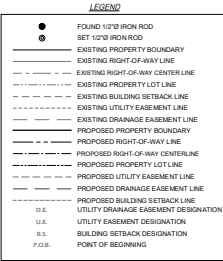
CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, _____, Clerk of the County Court in and for Webb County, Texas, do hereby certify that the foregoing instrument dated the ____ day of _____, 2023 with the certificate of authentication was filed of record in my office on the ____ day of _____, 2023 at ____ o'clock ____ m. 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



Margal Empire, LLC
111 Jacques Ct.
Laredo TX, 78045

DESIGNED BY
Oscar Castillo

DRAWN BY
Oscar Ramirez

CHECKED BY
Oscar Ramirez

APPROVED BY
Oscar Castillo

DESCRIPTION
FOR PRELIMINARY PLAT

ISSUED
DATE
1. 04/18/2025



REPLAT OF
LOT 7 VOL. 4 PG. 32
RANCHOS PENITAS WEST UNIT 1-A
INTO
LOT 1, BLOCK 1
MARGAL RANCHO PILA PLAT

Re-Plat

SHEET NO.

1.11

2 of 2
(SHEET NO. 0002 OF 02)