

BOUNDARY LEGAL DESCRIPTION

Being a 4.47 acre tract of land, out of a tract of land conveyed to San Isidro Northeast, LTD., described in deed recorded in Volume 1450, Pages 868-874, and Volume 3355, Pages 170-178, Deed Records, Webb County, Texas, and being more particularly described by metes and bounds as follows, to wit:

Beginning at a 1/2" iron rod set at the intersection of the southeasterly corner of lot 3 Block 7, for the most Southeasterly corner hereof;

Thence, with the northerly Right of Way line of Cavatina Drive, **North 11 degrees 47 minutes 23 seconds West, 490.61 feet** to a 1/2" iron rod set at the Northeasterly Right of Way line of said Cavatina Drive, for the most easterly northerly clip corner hereof;

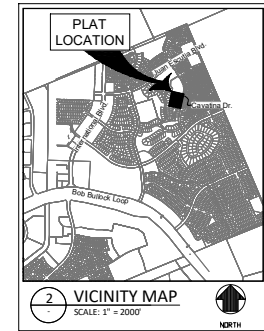
Thence, with the north property lot line, **North 78 degrees 12 minutes 37 seconds West, 400.00 feet** to a 1/2" iron rod set, for the most northerly corner hereof;

Thence, **South 11 degrees 47 minutes 23 seconds West, 166.21 feet** to a 1/2" iron rod set, for the lot west lot line hereof;

Thence, **South 10 degrees 01 minutes 26 seconds West, 324.56 feet** to a 1/2" iron rod set, for the lot southwest corner hereof;

Thence, with the south lot line, a distance of **390.00 South 78 degrees 12 minutes 37 seconds East**, to the Point of Beginning and containing 4.47 acres of land, more or less.

Basis of Bearings:
Texas South Zone - 4205 - NAD 83



NOTES:

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.

JHN Ranchetes LLC
210 Pinto Valle
Laredo, TX 78045

DESIGNER:
O. Castillo
DRAWN BY:
O. Nami GZ
CHECKED BY:
O. Castillo

DESCRIPTION:
PRELIMINARY PLAT
FINAL PLAT

ISSUED:
DATE
1 11/19/2025
2 03/19/2026



CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, _____, the undersigned owner of the land shown on this plat, designated herein as Angulo Sine Residential Subdivision Phase 1

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 _____, 2026.

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 to the matters of lots, water, sewer and appliances 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.

DATE _____

PLAT APPROVAL-CITY ENGINEER

I have reviewed this plat and accompanying construction drawings identified as Angulo Sine Subdiv. North East Residential Subdivision Phase 1 prepared by PENCIA 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.

ELIUD DE LOS SANTOS, P.E., CITY ENGINEER

DATE _____

PLANNING COMMISSION APPROVAL

This plat, Angulo Sine Subdiv. North East Residential Subdivision Phase 1 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 _____, 2026.

DANIELA SADA 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 _____, 2026 with the certificate of subscription was filed of record in my office on the _____ day of _____, 2026 at _____ o'clock _____ m. in Volume _____, Page(s) _____ of the map records of said County.

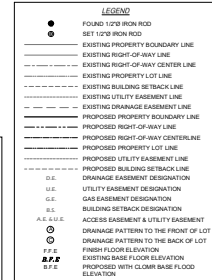
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

Line #	Length	Direction
L1	101.00	N77° 58' 26.71"W
L2	64.03	S11° 47' 22.64"W
L3	43.19	S11° 47' 22.64"W
L4	28.23	S56° 54' 27.97"W
L5	35.99	N77° 58' 26.71"W
L6	28.40	N33° 12' 45.92"N
L7	28.23	S56° 54' 27.97"W
L8	36.00	N77° 58' 26.71"W

Line #	Length	Direction
L9	28.24	N33° 05' 32.03"W
L10	28.28	S56° 47' 22.64"W
L11	27.31	N31° 10' 30.87"W
L12	44.48	N11° 47' 22.64"W
L13	10.00	N78° 12' 27.36"W
L14	20.86	N19° 13' 15.02"W
L15	20.11	N41° 17' 09.36"W
L16	20.08	S62° 54' 43.46"W

Curve #	Length	Radius	Chord	Chord Direction	Chord Length
C1	58.58	35.50	93.87	N31° 10' 40"W	81.87
C2	55.78	35.50	90.00	S56° 47' 27"W	60.20
C3	95.84	45.00	115.84	N45° 02' 07"W	76.36
C4	8.46	45.00	10.79	N69° 36' 28"W	8.47
C5	27.47	45.00	34.97	S72° 30' 34"W	27.04
C6	27.46	45.00	34.97	S38° 32' 28"W	27.04
C7	27.57	45.00	35.11	S3° 30' 09"W	27.15
C8	2.38	5.00	25.84	S1° 07' 53"E	2.24



Phase 1 Angulo Sine Residential Subdivision							
BLOCK 1		BLOCK 2		BLOCK 2		BLOCK 4	
LOT	SQ. FT.	AC	LOT	SQ. FT.	AC	LOT	SQ. FT.
1	3005.19	0.0690	1	3601.43	0.0827	37	3003.19
2	3000.48	0.0689	2	3000.67	0.0689	38	3001.97
3	3000.48	0.0689	3	3000.43	0.0689	39	3004.63
4	3432.93	0.0788	4	3000.25	0.0689	40	3001.32
5	4700.34	0.1079	5	3000.70	0.0689	41	3657.63
6	4690.80	0.1077	6	3000.78	0.0689		
7	3433.07	0.0788	7	3000.28	0.0689		
8	3000.00	0.0689	8	3000.31	0.0689	1	3004.28
9	3000.00	0.0689	9	3000.14	0.0689	2	3000.10
10	3000.00	0.0689	33	3000.33	0.0689	3	3000.10
11	3000.00	0.0689	34	3000.82	0.0689	4	3000.10
12	3000.00	0.0689	35	3004.12	0.0690		
13	3000.00	0.0689	36	3003.11	0.0689		

RE-PLAT OF
LOT 3, BLOCK 7
SINE LAS PALMAS SUBDIVISION PHASE 2
VOL. 42, PG. 03-06
O.P.R.W.C.T.
CITY OF LAREDO, WEBB COUNTY, TEXAS
INTO
ANGULO SINE RESIDENTIAL SUBDIVISION PHASE 1