

OWNER
FM1472 INVESTMENTS, INC.
KURT KRAUS, PRESIDENT
2340 MONARCH DRIVE, SUITE 5
LAREDO, TX 78045

OWNER CERTIFICATION
STATE OF TEXAS
COUNTY OF WEBB

I, KURT KRAUS, the undersigned owner of the land shown on this plat, and designated herein as PINNACLE INDUSTRY CENTER - FM 1472, UNIT 7, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use of the public forever all streets, drainage and utility easements thereon shown, for the purpose and consideration therein expressed.

KURT KRAUS, PRESIDENT
FM 1472 INVESTMENTS, INC.

DATE

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared,

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 purposes and considerations therein stated.

WITNESS MY HAND AND SEAL THIS DAY OF

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES:

LIEN HOLDER CERTIFICATION

This subdivision map is hereby approved and adopted by the undersigned lien holder

the day of

By:

Title: VICE PRESIDENT

as an act and deed of COMMERCE BANK

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority personally appeared

(NAME)

VICE PRESIDENT
(TITLE)

COMMERCE BANK
(FINANCIAL INSTITUTION)

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 purpose and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE THIS DAY

OF

NOTARY PUBLIC

MY COMMISSION EXPIRES

ENGINEER CERTIFICATION

STATE OF TEXAS

COUNTY OF WEBB

I, Robert J. Gilpin, the undersigned Licensed 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 the subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the City.

ROBERT J. GILPIN, P.E. #90141

DATE



SURVEYOR CERTIFICATION

STATE OF TEXAS

COUNTY OF WEBB

I, Robert J. Gilpin, the undersigned 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 on the ground under my supervision and that the corner monuments shown thereon were properly placed under my supervision.

ROBERT J. GILPIN, R.P.L.S. #5944

DATE



PLAT APPROVAL - CITY ENGINEER

I have reviewed this plat and accompanying construction drawings identified as PINNACLE INDUSTRY CENTER - FM 1472, UNIT 7, prepared by Gilpin Engineering Company, Robert J. Gilpin, Licensed Professional Engineer No. 90141, and dated with the last revised date of and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

RAMON CHAVEZ, P.E.
CITY ENGINEER

DATE

PLANNING COMMISSION APPROVAL

This plat, PINNACLE INDUSTRY CENTER - FM 1472, UNIT 7, has been submitted to and considered by the Planning Commission of the City of Laredo, Texas, and is hereby approved by such Commission on

DANIELA SADA PAZ
PLANNING & ZONING COMMISSION CHAIR

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

VANESSA GUERRA, MCP
PLANNING DIRECTOR

DATE

CERTIFICATION 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 with the certificate of authentication was filed of record in my office on the day of at o'clock m. In Volume Page(s) of the map records of said County.

WITNESS MY HAND AND SEAL THIS DAY OF

HONORABLE MARGIE RAMIREZ IBARRA
COUNTY CLERK, WEBB COUNTY, TEXAS

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

© P.L. BEATTY, JR. 10/10/2025

PINNACLE/AMC/ETB.dwg

01/04/2025

DRAWN BY: Y.O.

CHECKED BY: S.J.D.

SHEET NO.
2 of 2

PINNACLE INDUSTRY CENTER - FM 1472, UNIT 7

LAREDO, TEXAS

SUBDIVISION PLAT



18 P.L.E. Reg. Registration # 904779
17504 MONARCH DRIVE, SUITE 100
LAREDO, TEXAS 78045
PHONE: 956.733.2292
FAX: 956.733.2213

GILPIN
ENGINEERING COMPANY