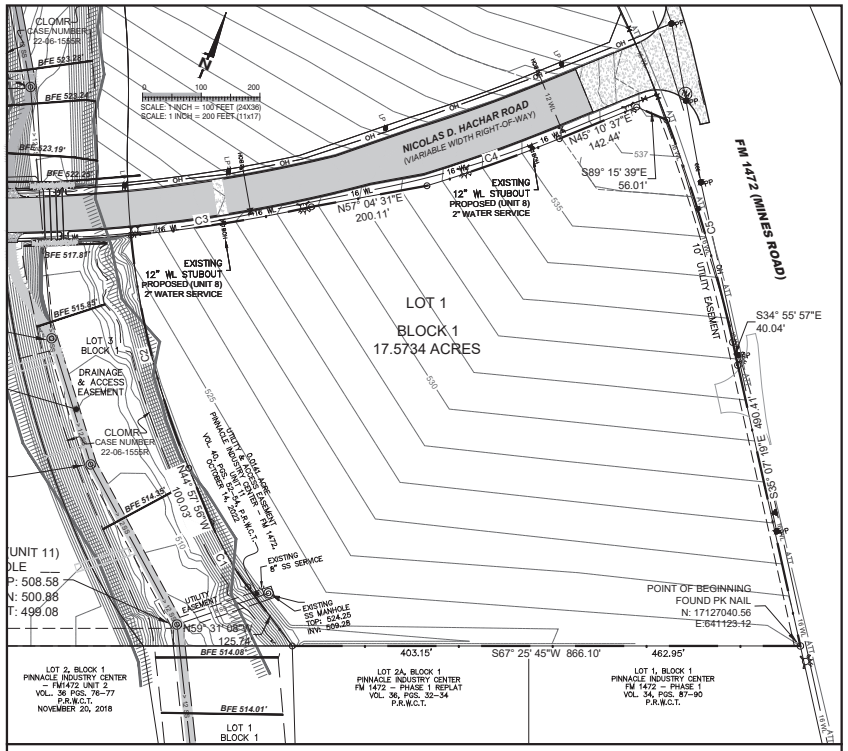
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	127.00	500.00	14.55	N52° 14' 32"W	126.66
C2	410.78	1390.00	16.93	N36° 29' 57"W	409.29
C3	311.61	2545.00	7.02	N58° 31' 39"E	311.42
C4	239.61	2560.00	5.36	N47° 51' 29"E	239.52
C5	395.33	2714.79	8.34	S39° 06' 15"E	394.98
C6	38.49	2517.16	0.88	S55° 27' 11"W	38.49
C7	273.12	2544.24	6.15	N58° 57' 39"E	272.99
C8	113.49	2545.00	2.56	S56° 17' 51"W	113.48

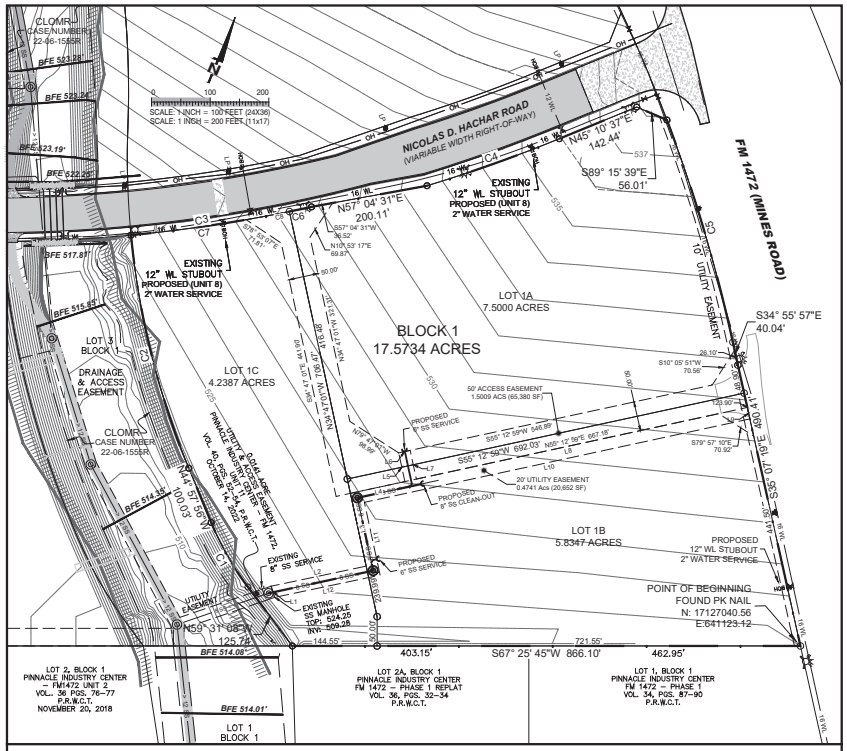
Line Table		
LINE	BEARING	LENGTH
L1	S41°25'30"E	20.00'
L2	S55°30'26"W	165.66'
L3	S34°47'01"E	126.94'
L4	S55°12'59"W	95.00'
L5	S34°47'02"E	50.00'
L6	S55°12'59"W	20.00'
L7	N34°47'02"W	50.00'
L8	S55°12'59"W	577.21'
L9	N35°05'21"W	20.00'
L10	N55°12'59"E	672.32'
L11	N34°47'01"W	126.94'
L12	N55°31'16"E	183.34'

VICINITY MAP



AS-PLATTED

LOT 1, BLOCK 1 OF PINNACLE INDUSTRY CENTER - FM 1472, UNIT 8
VOLUME 41, PAGES 23 - 24, PLAT RECORDS OF WEBB COUNTY, TEXAS
PORCION 11, ABSTRACT 279, ORIGINAL GRANTEE T. SANCHES AND
PORCION 12, ABSTRACT 278, ORIGINAL GRANTEE S. SANCHES
WEBB COUNTY, TEXAS



REPLAT

LOT 1, BLOCK 1 OF PINNACLE INDUSTRY CENTER - FM 1472, UNIT 8
RECORDED IN VOLUME 41, PAGES 23 - 24, PLAT RECORDS OF WEBB COUNTY, TEXAS
INTO
LOT 1A, 1B, AND 1C, BLOCK 1 OF PINNACLE INDUSTRY CENTER - FM 1472, UNIT 8
PORCION 12, ABSTRACT 278, ORIGINAL GRANTEE S. SANCHES AND
PORCION 13, ABSTRACT 51, ORIGINAL GRANTEE J.M. GARCIA
WEBB COUNTY, TEXAS

© ROBERT J. GILPIN, 2026

T.B.P.L.S. Firm Registration # 10193279
T.B.P.E. Firm Registration # F-8246
GILPIN ENGINEERING COMPANY
1204 McPherson Rd.
Laredo, Texas 78041
PH: 956.753.2510
FAX: 956.753.2512

PRE-PLAT	8-05-2025
PRE-PLAT APPROVAL	
FINAL PLAT	
FINAL PLAT APPROVAL	

REPLAT OF LOT 1, BLOCK 1 OF
PINNACLE INDUSTRY CENTER - FM 1472, UNIT 8 INTO
LOT 1A, 1B, 1C, BLOCK 1 OF
PINNACLE INDUSTRY CENTER - FM 1472, UNIT 8

LAREDO, TEXAS

SUBDIVISION PLAT

PROJECT:0401.1-REPLAT-MASTER.DWG
CALF:BLK.cfg
DRAWN BY: KV
CHECKED BY: R.J.G.

SHEET NO.
1 OF 2

OWNER
FM1472 INVESTMENTS, INC.
Kurt Kraus, President
182 Stable Road
Laredo, Texas 78045

CERTIFICATE OF OWNER
STATE OF TEXAS
COUNTY OF WEBB

I, **FM1472 INVESTMENTS, INC.** the undersigned owner of the land shown on this plat, and designated herein as **REPLAT OF LOT 1 OF BLOCK 1, INTO LOT 1A, LOT 1B, LOT 1C OF BLOCK 1, PINNACLE INDUSTRY CENTER - FM 1472 UNIT 8** in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicated to the use of the public forever all streets, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

_____ _____
Kurt Kraus, President Date
FM 1472 INVESTMENTS, INC.

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared **Kurt Kraus** 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 consideration therein stated. Given my hand and seal of office this ____ day of _____, 2026.

_____
Notary Public in and for County of Webb, State of Texas.

My Commission expires: _____

LIEN HOLDER CERTIFICATE
This subdivision map is hereby approved and adopted by the undersigned Lien holder, this ____ day of _____, 2026.

By:_____

Title:_____ as an act and Deed of,

_____

STATE OF TEXAS
COUNTY OF WEBB:

Before me, the undersigned authority personally appeared

_____
(NAME)

_____
(TITLE)

_____
(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

CERTIFICATE OF ENGINEER

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 replat to the matters of streets, lots, water, sewer and appurtenances and drainage layout; and to the best of my knowledge this replat conforms to all requirements of the subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the City.

STATE OF TEXAS
ROBERT J. GILPIN
90141
LICENSED
PROFESSIONAL ENGINEER

_____ _____
ROBERT J. GILPIN, P.E. #90141 DATE

CERTIFICATE OF SURVEYOR

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 replat 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.

STATE OF TEXAS
REGISTERED
ROBERT J. GILPIN
5944
PROFESSIONAL
LAND SURVEYOR

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

PLAT APPROVAL-CITY ENGINEER

I, have reviewed this plat and accompanying construction drawings identified as **REPLAT OF LOT 1 OF BLOCK 1, INTO LOT 1A, LOT 1B, LOT 1C OF BLOCK 1, PINNACLE INDUSTRY CENTER - FM 1472 UNIT 8** prepared by Gilpin Engineering Company, Robert J. Gilpin, Licensed Professional Engineer No. 90141, and dated the __ day of ____, 2026 with the last revised date on the 7 day of _____, 2026 and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

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

PLANNING COMMISSION APPROVAL

This replat, **REPLAT OF LOT 1 OF BLOCK 1, INTO LOT 1A, LOT 1B, LOT 1C OF BLOCK 1, PINNACLE INDUSTRY CENTER - FM 1472 UNIT 8** , has been submitted to and considered by the Planning Commission of the City of Laredo, Texas, and is hereby approved by such Commission on
the __ day of _____ 2026

_____ _____
DANIELLA SADA PAZ DATE
PLANNING & ZONING COMMISSION CHAIR

ATTESTMENT OF PLANNING COMMISSION APPROVAL

The City of Laredo Planning Commission approved the filing for record of this replat at a public meeting held on the __ day of _____, 2026.

_____ _____
VANESSA GUERRA DATE
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 authentication 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 _____, 20_____.

_____ _____
HONORABLE MARGIE RAMIREZ IBARRA DEPUTY COUNTY CLERK
COUNTY CLERK, WEBB COUNTY,TEXAS WEBB COUNTY, TEXAS

©ROBERT J. GILPIN, 2026

T.B.P.L.S. Firm Registration # 10193279
T.B.P.E. Firm Registration # F-8266
11204 McPherson Rd.
Laredo, Texas 78045
PH: 956.753.2310
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GILPIN ENGINEERING COMPANY

PRE-PLAT	8-05-2025
PRE-PLAT APPROVAL	
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REPLAT OF LOT 1, BLOCK 1 OF
PINNACLE INDUSTRY CENTER - FM 1472, UNIT 8 INTO
LOT 1A, 1B, 1C, BLOCK 1 OF
PINNACLE INDUSTRY CENTER - FM 1472, UNIT 8

LAREDO, TEXAS
SUBDIVISION PLAT

PROJECT:5431L1-REPLATMASTER.DWG
CALFILE:.cdr
DRAWN BY: KV
CHECKED BY: R.J.G.

SHEET NO.
2 OF 2