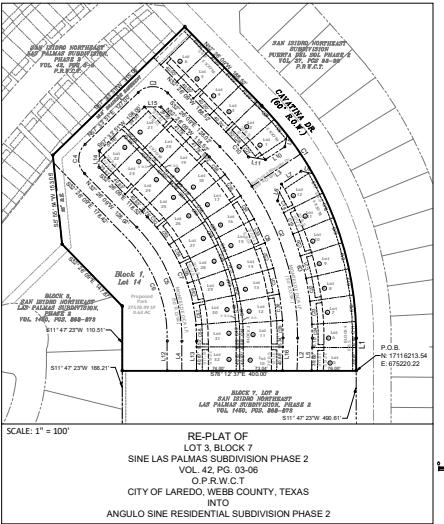


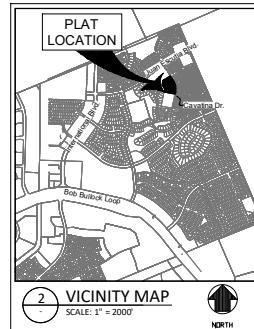
AS PLATTED
LOT 3, BLOCK 7
SINE LAS PALMAS SUBDIVISION PHASE 2
VOL. 42, PG. 03-06
O.P.R.W.C.T.
CITY OF LAREDO, WEBB COUNTY, TEXAS



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 2

BOUNDARY LEGAL DESCRIPTION
Being a 4.78 acre tract of land, out of a tract of land conveyed to San Isidro Northeast, LTD., described in record 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 $\frac{1}{2}$ " iron rod set at the southeasterly corner of lot 3 Block 7, for the most Southeasterly corner hereof;
Thence, with the northerly Right of Way line of Cavatin Drive, North 11 degrees 47 minutes 23 seconds West, 55.77 feet to a $\frac{1}{2}$ " iron rod set.
Thence, to a curve in the lefthaving a radius of 439.97 feet, an arc length of 439.97 feet, and chord bearing North 10 degrees 19 minutes 23 seconds West a distance of 429.13 feet to a $\frac{1}{2}$ " iron rod set, for the most northerly corner hereof;
Thence, North 32 degrees 26 minutes 09 seconds East, 188.52 feet to a $\frac{1}{2}$ " iron rod set, for the lot east corner hereof;
Thence, South 32 degrees 33 minutes 51 seconds West, 315.00 feet to a $\frac{1}{2}$ " iron rod set, for the lot southwest corner hereof;
Thence, with the east lot line, a distance of 153.05 feet with bearing South 5 degrees 55 minutes 54 seconds East,
Thence, South 32 degrees 26 minutes 09 seconds West, for a distance of 147.87 feet,
Thence, South 11 degrees 47 minutes 23 seconds West for a distance of 110.51 feet,
Thence, South 78 degrees 12 minutes 37 seconds East for a distance of 400.00 feet, to the Point of Beginning and containing 4.78 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 PERMIT 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.

ISSUED: DATE: DESCRIPTION: PRELIMINARY PLAT
1. 01/21/2026



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LEGEND					
●	FOUND 1/2" IRON ROD				
○	EXISTING PROPERTY BOUNDARY LINE				
- - -	EXISTING RIGHT-OF-WAY LINE				
- - - -	EXISTING RIGHT-OF-WAY CENTERLINE				
- - - - -	EXISTING LOT LINE				
- - - - - -	EXISTING PROPERTY LINE				
- - - - - - -	EXISTING EASEMENT LINE				
- - - - - - - -	PROPOSED PROPERTY BOUNDARY LINE				
- - - - - - - - -	PROPOSED RIGHT-OF-WAY LINE				
- - - - - - - - - -	PROPOSED UTILITY LINE				
- - - - - - - - - - -	PROPOSED BUILDING SETBACK LINE				
- - - - - - - - - - - -	PROPOSED DRAINAGE LINE				
- - - - - - - - - - - - -	DRAINAGE EASEMENT DESIGNATION				
- - - - - - - - - - - - - -	UTILITY EASEMENT DESIGNATION				
- - - - - - - - - - - - - - -	GATE DESIGNATION				
- - - - - - - - - - - - - - - -	BUILDING SETBACK DESIGNATION				
- - - - - - - - - - - - - - - - -	ACCESS EASEMENT TO UTILITY EASEMENT				
- - - - - - - - - - - - - - - - - -	DRAINAGE PATTERN TO THE FRONT OF LOT				
- - - - - - - - - - - - - - - - - - -	DRAINAGE PATTERN TO THE BACK OF LOT				
- - - - - - - - - - - - - - - - - - - -	F.F.E.				
- -	FINISH FLOOR ELEVATION				
- -	F.C.F.				
- -	FINISH BASE FLOOR ELEVATION				
- -	PROPOSED FLOOR ELEVATION				
- -	ELEVATION				

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	439.97	670.00	44.23	N10° 19' 23" W	429.13
C2	367.78	470.00	44.23	S10° 19' 23" E	363.84
C3	56.76	30.00	90.00	S77° 27' 09" E	50.20
C4	56.76	30.00	90.00	N12° 33' 51" E	50.20
C5	215.10	272.00	41.31	N0° 44' 50" W	209.54
C6	198.66	247.00	44.36	S9° 45' 14" W	190.49
C7	239.63	297.00	45.26	S9° 45' 14" E	228.58
C8	404.78	440.00	5.21	N29° 49' 58" W	40.42
C9	344.00	450.00	2.83	S27° 07' 47" W	334.62
C10	244.93	450.00	2.83	S27° 07' 47" W	244.44
C11	28.12	450.00	1.45	N0° 42' 31" W	47.03
C12	28.49	570.00	2.86	N0° 37' 20" W	28.48
C13	45.68	570.00	4.09	N0° 02' 21" W	44.67
C14	37.90	570.00	5.45	S0° 49' 47" W	37.68
C15	45.68	570.00	4.09	N0° 02' 21" E	45.68
C16	45.68	570.00	4.09	N0° 05' 45" E	45.67
C17	36.99	570.00	3.72	N10° 53' 27" E	36.98
C18	23.02	496.00	2.86	S10° 19' 23" W	23.02
C19	30.67	496.00	4.59	S11° 36' 03" E	30.68
C20	30.67	496.00	4.59	S12° 35' 51" E	30.68
C21	30.67	496.00	4.59	S12° 10' 20" E	30.68
C22	30.67	496.00	4.59	S12° 10' 20" W	30.68
C23	30.67	496.00	4.59	S6° 45' 58" W	30.68
C24	45.68	570.00	4.09	N10° 44' 10" W	45.67
C25	36.99	570.00	3.72	N10° 53' 27" E	36.98
C26	24.44	670.00	3.46	S0° 37' 27" W	24.44
C27	19.64	466.00	4.09	S11° 47' 23" W	19.64
C28	27.48	466.00	3.19	S37° 50' 45" E	27.48
C29	20.89	445.00	3.85	N0° 45' 34" W	20.89
C30	65.77	100.00	1.45	N12° 49' 10" E	65.77

Phase 2					
Angulo Sine Residential Subdivision					
BLOCK 2		BLOCK 2		BLOCK 4	
LOT	SQ.FT.	AC	LOT	SQ.FT.	AC
10	3000.26	0.0689	26	3037.49	0.0689
11	3138.65	0.0721	27	3037.49	0.0689
12	3083.99	0.0708	28	3037.49	0.0689
14	3083.99	0.0708	30	3037.49	0.0689
15	3083.99	0.0708	31	3015.96	0.0692
16	3083.99	0.0708	32	3024.49	0.0694
17	3083.99	0.0708	29	3037.49	0.0689
18	3114.89	0.0715	1	3029.73	0.0696
19	3091.43	0.0710	2	3006.13	0.0690
20	3091.36	0.0710	3	3000.00	0.0689
21	3515.89	0.0807	4	3000.00	0.0689
22	3000.22	0.0689	5	3000.00	0.0689
23	3006.33	0.0690	6	3000.00	0.0689
24	3006.33	0.0690	25	3014.69	0.0692

PLAT
SHEET NO.: 1.10
JOB NO.: 2023.009