

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 North East Residential Subdivision, Phase 2.

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 \_\_\_\_\_, 2024.

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 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 North East Residential Subdivision, Phase 2 prepared by PEIA 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 North East Residential Subdivision, Phase 2, 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 authentication was filed of record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2026 at \_\_\_\_\_ o'clock \_\_\_\_\_ 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

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 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 ½" 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 Cavatina Drive, North 11 degrees 47 minutes 23 seconds West, 55.77 feet to a ½" iron rod set.

Thence, to a curve to the left having a radius of 570.00 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 ½" iron rod set, for the most northerly corner hereof;

Thence, North 32 degrees 26 minutes 09 seconds East, 188.52 feet to a ½" iron rod set, for the lot east corner hereof;

Thence, South 57 degrees 33 minutes 51 seconds West, 315.00 feet to a ½" 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.

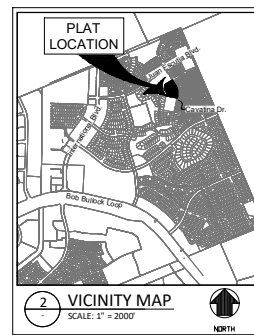
Basis of Bearings:

Texas South Zone - 4205 - NAD 83

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	439.97	570.00	44.23	N10° 19' 23" W	429.13
C2	362.78	470.00	44.23	S10° 19' 23" E	363.84
C3	66.78	30.00	90.00	S77° 28' 09" E	50.20
C4	66.78	30.00	90.00	N12° 31' 51" W	50.20
C5	216.10	373.00	48.31	N0° 46' 50" W	209.54
C6	186.56	247.00	48.36	S0° 40' 14" E	190.49
C7	224.63	297.00	48.26	S0° 48' 14" E	228.58
C8	343.00	440.00	44.17	N10° 21' 04" W	334.62
C9	244.00	460.00	28.30	S2° 23' 00" E	242.44
C10	47.12	460.00	5.45	N0° 42' 37" W	47.10
C11	28.48	570.00	2.86	N0° 21' 30" E	28.48
C12	45.68	570.00	4.59	N0° 33' 31" E	45.67
C13	45.68	570.00	4.59	N0° 33' 31" E	45.67
C14	45.68	570.00	4.59	N0° 33' 31" E	45.67
C15	45.68	570.00	4.59	N0° 33' 31" E	45.67
C16	45.68	570.00	4.59	N0° 33' 31" E	45.67
C17	36.99	570.00	3.72	N0° 53' 27" E	36.98
C18	23.02	495.00	2.88	N0° 13' 45" E	23.02
C19	36.67	495.00	4.59	S11° 36' 03" E	36.66
C20	36.67	495.00	4.59	S11° 36' 03" E	36.66
C21	36.67	495.00	4.59	S11° 36' 03" E	36.66
C22	36.67	495.00	4.59	S11° 36' 03" E	36.66
C23	36.67	495.00	4.59	S11° 36' 03" E	36.66
C24	23.57	495.00	2.73	S10° 25' 37" E	23.56
C25	34.44	670.00	3.48	N0° 31' 57" W	34.44
C26	34.44	670.00	3.48	N0° 31' 57" W	34.44
C27	19.64	495.00	2.27	S20° 02' 30" E	19.64
C28	27.48	495.00	3.18	S30° 50' 43" E	27.48
C29	28.48	445.00	3.83	N0° 48' 34" E	28.48

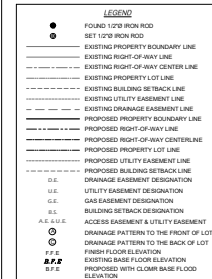
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C30	45.45	445.00	5.85	N4° 07' 33" E	45.44
C31	45.45	445.00	5.85	N0° 53' 36" W	45.44
C32	45.45	445.00	5.85	N0° 44' 40" W	45.44
C33	45.45	445.00	5.85	N12° 18' 31" W	45.44
C34	45.45	445.00	5.85	N18° 27' 07" W	45.44
C35	45.45	445.00	5.85	N24° 18' 12" W	45.44
C36	45.45	445.00	5.85	N29° 49' 58" W	45.44
C37	34.24	371.00	5.29	S29° 47' 30" E	34.23
C38	37.90	371.00	5.85	S24° 13' 17" E	37.88
C39	37.90	371.00	5.85	S18° 22' 17" E	37.88
C40	37.90	371.00	5.85	S12° 50' 04" E	37.88
C41	37.90	371.00	5.85	S0° 39' 49" E	37.88
C42	37.90	371.00	5.85	S0° 48' 40" E	37.88
C43	37.90	371.00	5.85	S10° 02' 29" W	37.88
C44	30.76	371.00	4.76	S10° 20' 35" W	30.75
C45	34.97	371.00	5.40	N10° 01' 00" E	34.96
C46	45.59	371.00	7.04	N2° 47' 50" E	45.57
C47	45.59	371.00	7.04	N3° 14' 30" W	45.57
C48	45.59	371.00	7.04	N10° 17' 00" W	45.57
C49	45.59	371.00	7.04	N17° 19' 38" W	45.57
C50	45.59	371.00	7.04	N24° 22' 07" W	45.57
C51	29.44	371.00	4.56	N30° 02' 40" W	29.43
C52	23.99	297.00	4.63	S30° 07' 17" E	23.99
C53	36.50	297.00	7.04	S24° 11' 17" E	36.48
C54	36.50	297.00	7.04	S17° 14' 42" E	36.48
C55	36.50	297.00	7.04	S10° 12' 15" E	36.48
C56	36.50	297.00	7.04	S3° 18' 44" E	36.48
C57	36.50	297.00	7.04	S3° 52' 45" W	36.48
C58	28.14	297.00	5.43	S10° 06' 50" W	28.13

Phase 2											
Angulo Sine Residential Subdivision											
BLOCK 2				BLOCK 2				BLOCK 4			
LOT	SQ.FT.	AC		LOT	SQ.FT.	AC		LOT	SQ.FT.	AC	
10	3000.26	0.0689		26	3037.49	0.0697		5	3000.81	0.0689	
11	3138.65	0.0721		27	3037.49	0.0697		6	3161.70	0.0726	
12	3083.99	0.0708		28	3037.49	0.0697		7	3200.65	0.0735	
13	3083.99	0.0708		29	3037.49	0.0697		8	3200.65	0.0735	
14	3083.99	0.0708		30	3037.49	0.0697		9	3200.65	0.0735	
15	3083.99	0.0708		31	3015.96	0.0692		10	3200.65	0.0735	
16	3083.99	0.0708		32	3024.49	0.0694		11	3200.65	0.0735	
17	3083.99	0.0708						12	3251.85	0.0747	
18	3114.89	0.0715		BLOCK 3							
19	3091.43	0.0710		LOT	SQ.FT.	AC					
20	3091.36	0.0710		1	3029.73	0.0696					
21	3515.89	0.0807		2	3006.13	0.0690					
22	3000.22	0.0689		3	3000.00	0.0689					
23	3006.33	0.0690		4	3000.00	0.0689					
24	3006.33	0.0690		5	3000.00	0.0689					
25	3014.69	0.0692		6	3000.00	0.0689					



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 Ranchettes LLC  
216 Pinto Vale  
Laredo, TX 78045

DRAWN BY  
O. Castillo  
CHECKED BY  
O. Castillo

DESCRIPTION  
PRELIMINARY PLAT  
ISSUED  
DATE  
1/17/2026

peud consulting llc  
peud  
8218 Cow York Rd. Ste. 101  
Laredo, Texas 78041  
Tel: (561) 433-2205

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  
ANGULO SINE RESIDENTIAL SUBDIVISION PHASE 2

PLAT

1.10