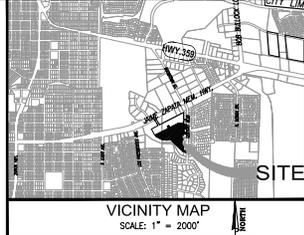


LEGEND:
 ○ SR = SET 1/2" IRON ROD
 ○ FR = FOUND 1/2" IRON ROD
 ○ MON. = SET CONCRETE MONUMENT

ABBREVIATIONS:
 B.S. = BUILDING SETBACK
 R.O.W. = RIGHT OF WAY
 VOL. = VOLUME
 P.C.S. = PAGES
 U.E. = UTILITY EASEMENT
 B.F.E. = BASE FLOOD ELEVATION
 FF = FINISH FLOOR

GENERAL NOTES:
 N1. Sidewalks, driveways and trees will be installed at the issuance of the building permits in accordance with the Laredo Land Development Code.
 N2. The setback lines indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.71.1 of the Laredo Land Development Code.



Line #	Length	Direction
L1	38.67	S7°40'28\"/>
L2	21.27	N45°40'28\"/>
L3	21.27	N41°10'32\"/>
L4	6.987	S49°40'22\"/>
L5	42.47	S42°31'59\"/>
L6	21.27	N42°30'14\"/>
L7	21.27	N42°31'30\"/>
L8	38.67	N32°21'47\"/>
L9	31.58	S45°07'21\"/>
L10	32.29	S45°07'21\"/>
L11	35.00	N42°40'02\"/>
L12	28.90	N8°19'48\"/>
L13	28.28	S72°06'28\"/>
L14	28.10	S32°06'04\"/>
L15	25.20	N49°07'04\"/>
L16	35.00	S27°06'28\"/>
L17	20.07	S27°16'31\"/>
L18	28.28	S17°31'27\"/>
L19	28.28	S22°06'28\"/>
L20	28.28	S17°31'27\"/>
L21	28.28	N72°06'28\"/>
L22	8.15	S42°31'27\"/>
L23	20.07	S54°31'04\"/>
L24	21.20	S45°41'54\"/>
L25	20.07	S27°16'31\"/>
L26	35.00	N27°06'28\"/>
L27	38.67	S45°40'28\"/>
L28	16.54	S28°50'04\"/>

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	52.26	338.50	8°48'37\"/>		
C2	108.87	301.25	20°54'28\"/>		
C3	85.47	226.84	24°59'54\"/>		
C4	45.37	173.22	27°12'57\"/>		
C5	48.00	425.60	N49°20'38\"/>		
C6	57.68	40.00	55°52'34\"/>		
C7	51.00	40.00	48°14'54\"/>		
C8	44.11	350.00	71°17'47\"/>		
C9	108.48	325.00	19°07'30\"/>		
C10	74.21	148.78	28°23'04\"/>		
C11	86.57	170.00	28°20'40\"/>		
C12	18.57	40.00	16°29'27\"/>		
C13	61.26	40.00	64°13'59\"/>		
C14	43.86	40.00	41°38'28\"/>		
C15	47.77	40.00	45°28'48\"/>		
C16	26.57	40.00	19°57'02\"/>		
C17	26.60	40.00	28°10'34\"/>		
C18	28.28	40.00	37°28'18\"/>		
C19	24.38	40.00	23°04'34\"/>		
C20	28.24	40.00	27°29'44\"/>		
C21	29.23	40.00	27°24'44\"/>		
C22	76.58	40.00	75°07'27\"/>		
C23	84.20	40.00	82°24'16\"/>		
C24	74.05	40.00	70°42'33\"/>		
C25	87.71	40.00	83°48'42\"/>		

CERTIFICATE OF OWNER

STATE OF TEXAS
 COUNTY OF WEBB
 I, _____, of _____, the Owner of the land shown on this Plat, and designated herein as: **PARKVIEW AT CENTURY SOUTH PARK SUBDIVISION - PHASE II**, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use to the public for all streets, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Signature of Owner/Title _____ 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 (s)he executed the same for the purposes and considerations therein stated. WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____ DATE _____

LIEN HOLDER'S CERTIFICATE

This subdivision map is hereby approved and adopted by the undersigned Lien Holder this _____ day of _____, 20____.
 By _____ Title: _____
 as an act and deed of _____.

Signature of Bank Officer _____ 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 (s)he executed the same for the purpose and considerations therein stated. WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____ DATE _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
 COUNTY OF WEBB
 I 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 of Laredo, Texas.

PRELIMINARY NOT FOR RECORDATION
 Victor Gonzalez, P.E. No. 103528 _____ DATE _____

CERTIFICATE OF SURVEYOR

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this Plat is true and correct and was prepared from 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.

PRELIMINARY NOT FOR RECORDATION
 Francisco Estrada V., R.P.L.S. No. 5862 _____ DATE _____

PLAT APPROVAL - CITY ENGINEER

STATE OF TEXAS
 COUNTY OF WEBB
 I have reviewed this Plat identified as: **PARKVIEW AT CENTURY SOUTH PARK SUBDIVISION - PHASE II**, prepared by Victor H. Gonzalez, P.E. No. 103528, and dated the _____ of _____, 20____, 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 _____

ATTENDMENT 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 _____ of _____, 20____. The minutes of meeting reflect such approval.

Venesa Guerra, A.I.C.P., Planning Director _____ DATE _____

PLANNING COMMISSION APPROVAL

This Plat **PARKVIEW AT CENTURY SOUTH PARK SUBDIVISION - PHASE II** 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 _____ of _____, 20____.

Daniella Sada Paz, Chairman _____ DATE _____

CERTIFICATE COUNTY CLERK

Filed and recorded at _____ o'clock, on the _____ day of _____, 20____.

Deputy _____ County Clerk - WEBB COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF WEBB
 I, _____, Clerk of the County Court in and for Webb County, do hereby certify that the foregoing instrument dated the _____ day of _____, 20____, with it's certificate of authentication was filed for record in my office on the _____ day of _____, 20____ at _____ o'clock, in Volume _____ Page _____ of the Map Records of said County.

Deputy _____ COUNTY CLERK WEBB COUNTY, TEXAS

ATTENDMENT 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 _____ of _____, 20____. The minutes of meeting reflect such approval.

Venesa Guerra, A.I.C.P., Planning Director _____ DATE _____

PLANNING COMMISSION APPROVAL

This Plat **PARKVIEW AT CENTURY SOUTH PARK SUBDIVISION - PHASE II** 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 _____ of _____, 20____.

Daniella Sada Paz, Chairman _____ DATE _____

CERTIFICATE COUNTY CLERK

Filed and recorded at _____ o'clock, on the _____ day of _____, 20____.

Deputy _____ County Clerk - WEBB COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF WEBB
 I, _____, Clerk of the County Court in and for Webb County, do hereby certify that the foregoing instrument dated the _____ day of _____, 20____, with it's certificate of authentication was filed for record in my office on the _____ day of _____, 20____ at _____ o'clock, in Volume _____ Page _____ of the Map Records of said County.

Deputy _____ COUNTY CLERK WEBB COUNTY, TEXAS

ENGINEER/SURVEYOR:
 SHERFEY ENGINEERING CO.
 104 DEL COURT - SUITE 400
 LAREDO, TEXAS 78041
 (356) 791-3511
 T.B.P.E. FIRM REGISTRATION No. F-3132
 T.B.P.L.S. FIRM REGISTRATION No. 10099800

DEVELOPER/OWNER:
 SIX LAND DEVELOPMENT, LLC
 RAMIN EMAMI, MANAGER
 P.O. BOX 452305
 LAREDO, TEXAS 78045

DATE: 03/04/2026
 REV: 0
 FILED WITH RECORDS SECTION, PLANNING & ZONING DEPARTMENT, COUNTY OF WEBB COUNTY, TEXAS
 PROJECT: 6503.01



104 Del Court
 Suite 400
 Laredo, Texas 78041
 (356) 791-3511

PRELIMINARY PLAT

PARKVIEW AT CENTURY SOUTH PARK SUBDIVISION - PHASE II

A TRACT OF LAND CONTAINING 11.04 ACRES OF LAND, MORE OR LESS, BEING OUT OF PORCION 32, ABSTRACT 296, ANTONIO TRIVINO ORIGINAL GRANTEE SAME BEING OUT OF A TRACT OF LAND AS CONVEYED TO ZAFFEX CORPORATION IN DEED AS RECORDED IN VOLUME 118, PAGES 412-429, WEBB COUNTY, OFFICIAL PUBLIC RECORDS