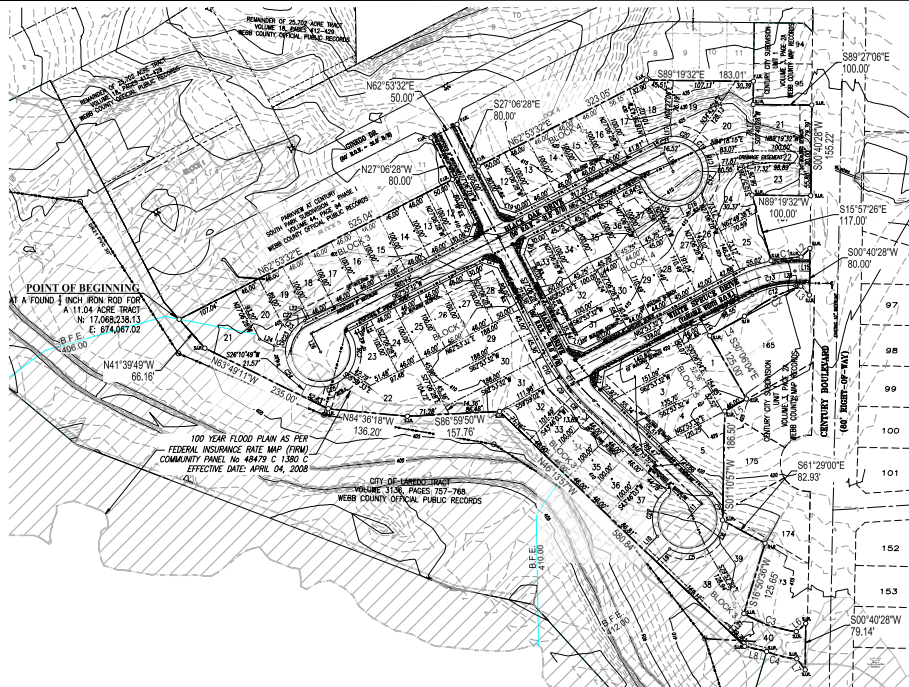
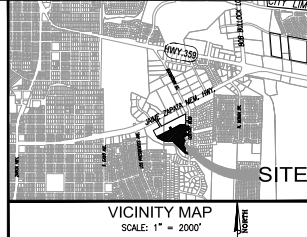


LEGEND:
○ SR = SET 1/2" IRON ROD
○ IR = FOUND 1/2" IRON ROD
○ MON. = SET CONCRETE MONUMENT
ABBREVIATIONS:
B.S. = BUILDING SETBACK
R.O.W. = RIGHT OF WAY
VOL. = VOLUME
POS. = PAGES
U.E. = UTILITY EASEMENT
B.F.E. = BASE FLOOD ELEVATION
FF = FINISH FLOOR

GENERAL NOTES:
N1. Sidewalks, driveways and trees will be installed at the assurance of the building permittee 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 24.7.1 of the Laredo Land Development Code.



Line Table			Curve Table				
Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Direction
L1	38.63'	S74°47'28"W	C1	52.85'	338.50	84°37'	N87°48'16"E
L2	21.21'	N45°40'28"E	C2	108.85'	301.25	205°42'	S81°58'20"W
L3	21.21'	N45°40'28"E	C3	85.45'	228.94	249°58'	S77°08'15"E
L4	6.98'	S68°30'22"W	C4	52.85'	173.22	171°58'	N87°48'16"E
L5	62.48'	S68°30'22"W	C5	48.88'	60.00	45°00'	N45°40'28"E
L6	21.21'	N45°40'28"E	C6	52.85'	60.00	55°58'	N30°30'15"E
L7	23.47'	S24°31'30"W	C7	51.00'	48.00	48°15'	N87°48'16"E
L8	38.63'	N30°30'15"E	C8	44.11'	350.00	71°16'	S33°43'08"E
L9	31.58'	S45°07'21"W	C9	108.48'	325.00	190°73'	N30°40'12"E
L10	32.29'	S45°07'21"W	C10	74.21'	148.79	282°30'	S77°08'15"E
L11	35.00'	N47°46'02"E	C11	86.57'	176.00	282°30'	S77°08'15"E
L12	28.99'	N47°46'02"E	C12	18.57'	60.00	18°58'	S33°43'08"E
L13	28.28'	S72°06'28"E	C13	61.26'	60.00	64°15'	S68°14'51"E
L14	28.10'	S33°43'08"E	C14	43.98'	60.00	41°58'	N30°30'15"E
L15	25.25'	N45°40'28"E	C15	47.17'	60.00	45°02'	N45°40'28"E
L16	35.00'	S77°08'15"E	C16	20.57'	48.00	19°57'	N17°12'55"W
L17	20.00'	N47°46'02"E	C17	28.47'	48.00	28°16'	N47°46'02"E
L18	28.28'	S72°06'28"E	C18	24.58'	60.00	23°40'	S77°08'15"E
L19	28.28'	S72°06'28"E	C19	28.28'	60.00	27°04'	S45°07'21"W
L20	28.28'	N72°06'28"E	C20	28.28'	60.00	27°04'	S77°08'15"E
L21	8.15'	S87°53'32"W	C21	79.14'	60.00	79°14'	S77°08'15"E
L22	35.00'	S54°33'08"E	C22	84.20'	60.00	82°54'	N45°40'28"E
L23	21.21'	S87°53'32"W	C23	74.05'	60.00	70°42'33"	N7°30'30"W
L24	21.21'	S87°53'32"W	C24	84.20'	60.00	82°54'	N45°40'28"E
L25	20.00'	S77°08'15"E	C25	84.20'	60.00	82°54'	N45°40'28"E
L26	35.00'	N72°06'28"E	C26	84.20'	60.00	82°54'	N45°40'28"E
L27	38.63'	S45°07'21"W	C27	87.71'	60.00	85°48'	S17°38'51"W
L28	10.54'	S87°53'32"W	C28	87.71'	60.00	85°48'	S17°38'51"W

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB
I, _____, as _____ 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 forever of 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 purpose 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

STATE OF TEXAS
COUNTY OF WEBB
I, the undersigned, a Registered Professional Land Surveyor in the State of Texas,
herby 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.

Vanessa 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 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

DATE: 03/04/2026
REV: 0
SCALE: 1"=100'
FILE: 0304 PRELIMINARY PHASE II
CENTURY SOUTH PARK SUB. PH. II PLAT
PROJECT: 6503.01

SHERFEY ENGINEERING COMPANY, L.L.C.
104 Del Court
Suite 400
Laredo, Texas 78041
(956) 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, TEXAS, OFFICIAL PUBLIC RECORDS