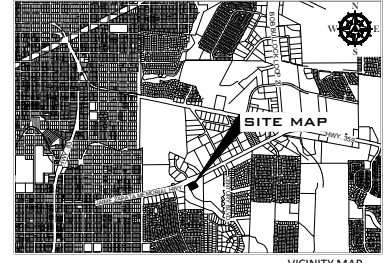


LEGEND	
●	1/2\"
●	FOUND 1\"
---	B.S.
---	UTILITY EASEMENT
---	P.O.B.
---	100 YR FLOOD ZONE
---	PLAT BOUNDARY LINE
---	LOT LINE
---	SETBACK LINE
---	EASEMENT LINE
---	CENTER LINE
---	RIGHT-OF-WAY LINE

Line Table		
Line #	Bearing	Length
L1	N56° 59' 47\"	41.34'
L2	S78° 00' 13\"	28.28'
L3	S27° 06' 28\"	20.66'

Curve Table			
Curve #	Arc Length	Radius	Chord Length
C1	48.38'	470.00'	530° 03' 20\"



VICINITY MAP
SCALE: 1\"

PLAT OF:
LOT 1, BLOCK 1
ZAFTEX COMMERCIAL SUBDIVISION, PHASE 3
CITY OF LAREDO, WEBB COUNTY, TEXAS

CERTIFICATE OF OWNER
I, CARLOS M. ZAFFRINI, SR., ZAFTEX CORPORATION, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ZAFTEX COMMERCIAL SUBDIVISION, PHASE 3, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHIC

CERTIFICATE OF ENGINEER
STATE OF TEXAS:
WEBB COUNTY:
I, 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 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.

PLANNING COMMISSION APPROVAL
THIS PLAT ZAFTEX COMMERCIAL SUBDIVISION, PHASE 3, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON ____ DAY OF ____, 20__.

STATE OF TEXAS:
COUNTY OF WEBB:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, CARLOS M. ZAFFRINI, SR., ZAFTEX CORPORATION, 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 ____, 20__.

CERTIFICATE OF SURVEYOR
STATE OF TEXAS:
COUNTY OF WEBB:
I, EDUARDO J. GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

CERTIFICATION OF COUNTY CLERK
FILED OF RECORD AT ____ O'CLOCK __M. ON THE ____ DAY OF ____, 20__.
COUNTY CLERK
WEBB COUNTY, TEXAS
STATE OF TEXAS:
WEBB COUNTY:
I, MARGIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF ____, 20__, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____, 20__, AT ____ O'CLOCK __M. IN VOLUME ____, PAGE(S) ____ OF THE PLAT RECORDS OF SAID COUNTY.

PLAT-APPROVAL CITY ENGINEER
I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS ZAFTEX COMMERCIAL SUBDIVISION, PHASE 3, PREPARED BY ARMANDO GUERRA LICENSED PROFESSIONAL ENGINEER NO. 104992, AND DATED THE ____ DAY OF ____, 20__, WITH THE LAST REVISED DATE ON ____ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

LEGAL DESCRIPTION
A TRACT OF LAND CONTAINING 1.21 ACRES, MORE OR LESS, BEING OUT OF THE REMAINING PORTION OF LAND CONVEYED TO ZAFTEX CORPORATION, VOL. 118, PG. 412, W.C.D.R., SITUATED IN PORCION 32, ANTONIO THE VINDO ORIGINAL, GRANTEE, ABSTRACT 296, CITY OF LAREDO, WEBB COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A FOUND IRON ROD ALONG THE SOUTH RIGHT-OF-WAY LINE OF JAME ZAPATA MEMORIAL HIGHWAY (R.O.W. WIDTH VARIES), THE NORTHEAST CORNER OF ZAFTEX SUBDIVISION, PHASE 1, VOL. 17, PG. 47, W.C.M.R., THENCE S89° 38' 50\"

ZAFTEX COMMERCIAL
SUBDIVISION PHASE 3
A TRACT OF LAND CONTAINING 1.21 ACRES, MORE OR LESS, BEING OUT OF THE REMAINING PORTION OF LAND CONVEYED TO ZAFTEX CORPORATION, VOL. 118, PG. 412, W.C.D.R., SITUATED IN PORCION 32, ANTONIO THE VINDO ORIGINAL, GRANTEE, ABSTRACT 296, CITY OF LAREDO, WEBB COUNTY, TEXAS.

PREMIER
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Fax: (956) 715-1166
Email: premier@premier.com

ZAFTEX CORPORATION
1300 Castle of Nobles, Ste. 2
Laredo, Texas 78041
Phone: (956) 715-1166
Fax: (956) 715-1166
Email: premier@premier.com

PLAT OF:
LOT 1, BLOCK 1
ZAFTEX COMMERCIAL
SUBDIVISION, PHASE 3

DRAWN BY: E.L.R.G.
CHECKED BY: A.G.
APPROVED BY: A.G.
DATE: 04/03/22
REVISED DATE: 06/20/25
SCALE 11 X 17: 1\"

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