

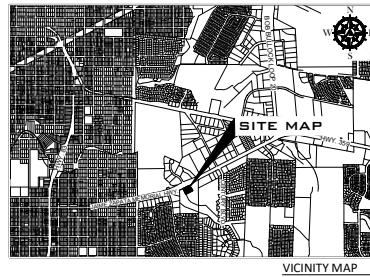
◆ PLAT OF:

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

LEGEND		
IRON ROD	IRON ROD	IRON ROD
IRON ROD	IRON ROD	IRON ROD
B.S.	BUILDING SETBACK	
U.E.	UTILITY EASEMENT	
U.E.B.	UTILITY EASEMENT	
PLAT BOUNDARY	PLAT BOUNDARY	PLAT BOUNDARY
LOT LINE	LOT LINE	LOT LINE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
FAIRMENT LINE	FAIRMENT LINE	FAIRMENT LINE
CENTER LINE	CENTER LINE	CENTER LINE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE

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

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Length
C1	48.38'	470.00'	S30° 03' 20"E	48.34'



ZAFTEX COMMERCIAL SUBDIVISION PHASE 1
A TRACT OF LAND CONTAINING 1.21 ACRES, MORE OR LESS, BEING
OUT OF THE REMAINING PORTION OF LAND CONVEYED TO ZAFTEX
CORPORATION, VOL. 318, PG. 757, P.A.P.C.T., THE NORTHEAST CORNER OF 9.86 ACRE TRACT
323, ANTING TRINIDAD ORIGINAL GRANTE, ABSTRACT 296, CITY OF LAREDO, WEBB COUNTY, TEXAS

PROTECTIVE

PREMIER

ZAFTEX CORPORATION
PHONE: 956.728.2827
FAX: 956.728.4242
Laredo, Texas 78041
Office: 956.728.2827
Fax: 956.728.4242
Email: info@zaftex.com

OWNER:
ZAFTEX CORPORATION
PHONE: 956.728.2827
FAX: 956.728.4242
Laredo, Texas 78041
Office: 956.728.2827
Fax: 956.728.4242
Email: info@zaftex.com

DRAWN BY: E.L.K.G.
CHECKED BY: A.G.
APPROVED BY: A.G.
DATE: 5/4/2022
REVISED DATE: 9/8/2025
SCALE 11X17 -
SCALE 24X36 -
POINT OF BEGINNING HAS THE FOLLOWING COORDINATES:
N 3105849.08
E 593849.76
PROJECT #: PREMIER/PLAT/001
FILE NAME: PREMIER/PLAT/001
SHEET: 1 OF 1

CERTIFICATE OF OWNER
I, CARLOS M. ZAFFIRINI, 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, HEREBY CERTIFY THAT THE FOREGOING DRAWINGS, DATED HEREBY, DO HEREBY CONSTITUTE FOR THE USE OF THE PUBLIC, FOREVER AFTER, STREETS, DRIVES, EASINGS AND PUBLIC PLACES THE REON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

By: CARLOS M. ZAFFIRINI, SR.
ZAFTEX CORPORATION
DATE: / /

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
WEBB COUNTY:

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS REPLAY 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 VARANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

ARMANDO GUERRA, P.E. 104992
DATE: / /

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.

EDUARDO J. GUTIERREZ, R.P.L.S. 5839
DATE: / /

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, AND DATED THE DAY OF / /, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

EDUARDO LOS SANTOS, P.E.
CITY ENGINEER
DATE: / /

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 2002.

DANIELA SADA PAZ, PLANNING AND ZONING CHAIR 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 DAY OF 2002, THE MINUTES OF WHICH REFLECT SUCH APPROVAL.

VANESA GUERRA, AICP
PLANNING DIRECTOR DATE: / /

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT / O'CLOCK M. ON THE / DAY OF 2002
DEPUTY: / /
COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
WEBB COUNTY:

I, MARGIE R. BARBA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE / DAY OF 2002, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE / DAY OF 2002, AT / O'CLOCK M. IN VOLUME / PAGE(S).

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS DATE: / /

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. 318, PG. 757, P.A.P.C.T., THE NORTHEAST CORNER OF 9.86 ACRE TRACT 323, ANTING TRINIDAD ORIGINAL GRANTE, ABSTRACT 296, CITY OF LAREDO, WEBB COUNTY, TEXAS

COMMENCING AT A FOUND IRON ROD ALONG THE SOUTH RIGHT-OF-WAY LINE OF JAME ZAPATA MEMORIAL HIGHWAY (R.O.W. WEBB COUNTY), THE NORTHEAST CORNER OF ZAFTEX COMMERCIAL SUBDIVISION, PHASE 3, VOL. 118, PG. 412, W.C.M.R., THENCE 56° 38' 38" W.A.D. DISTANCE OF 100.00 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A CORNER HEREOF.

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF JAME ZAPATA MEMORIAL HIGHWAY (R.O.W. WEBB COUNTY), THE NORTHEAST CORNER OF ZAFTEX COMMERCIAL SUBDIVISION, PHASE 3, VOL. 118, PG. 412, W.C.M.R., THENCE 56° 38' 38" W.A.D. DISTANCE OF 127.86 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF DEFLECTION HEREOF.

56° 39' 47" A DISTANCE OF 41.34 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A CLIP CORNER HEREOF.

THENCE OVER AND ACROSS THE REMAINING PORTION OF LAND CONVEYED TO ZAFTEX CORPORATION VOL. 118, PG. 412, W.C.D.R., THE FOLLOWING LINES:

56° 39' 47" A DISTANCE OF 28.28 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", THE NORTHEAST CORNER HEREOF.

56° 39' 47" A DISTANCE OF 127.86 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF CURVATURE HEREOF.

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADUS 470.00 FEET, A CHORD WHICH BEARS S30° 03' 20"E A DISTANCE OF 48.38 FEET, TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF DEFLECTION HEREOF.

56° 39' 47" A DISTANCE OF 26.68 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", THE SOUTHWEST CORNER HEREOF.

56° 39' 47" W.A.D. A DISTANCE OF 256.95 FEET, TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00" ALONG THE EASTERN LINE OF SAID 9.86 ACRE TRACT, THE SOUTHWEST CORNER HEREOF.

THENCE OVER AND ACROSS THE REMAINING PORTION OF LAND CONVEYED TO ZAFTEX CORPORATION VOL. 118, PG. 412, W.C.D.R., THE FOLLOWING LINES:

56° 39' 47" A DISTANCE OF 210.38 FEET ALONG THE EASTERN LINE OF SAID 9.86 ACRE TRACT, TO THE POINT OF BEGINNING AND CONTAINING 1.21 ACRES OF LAND, MORE OR LESS.

PLAT NOTES:

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVENIENCE OR RESTRICTIONS.

2. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.

3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.

4. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.7.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.

5. STORM WATER MANAGEMENT REQUIREMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE.

REQUIRED DETENTION VOLUME: 5.58 C.F.T. AT A DISCHARGE RATE OF 3.638 C.F.S. IN ACCORDANCE TO THE REQUIRED STORM VOLUME. ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD, ONCE THE LOCATION OF DETENTION AREA HAS BEEN DETERMINED.

6. FINISH FLOOR AND ALL MECHANICAL EQUIPMENT MUST BE ELEVATED 18" ABOVE THE BASE FLOOD ELEVATION.

7. DATUM BASED ON TEXAS STATE PLANES COORDINATE SYSTEM NAD83 TEXAS STATE PLANES, SOUTH ZONE, US FOOT. ELEVATIONS MEAN SEA LEVEL (MSL), DERIVED FROM GPS KINEMATIC OBSERVATIONS.

8. PROPERTY DOES NOT LOCATE IN A FLOOD ZONE AS PER FEMA MAP NO. 484791C18BC. EFFECTIVE DATE: APRIL 2, 2008.

9. POINT OF BEGINNING HAS THE FOLLOWING COORDINATES: N 3105849.08 E 593849.76