

CERTIFICATION OF OWNER
(FARIAS DEVELOPMENT, LTD.)

STATE OF TEXAS
COUNTY OF MIDLAND
I, CHARLES F. HEDGES, JR., THE SENIOR VICE PRESIDENT OF FARIAS MANAGEMENT, LLC, THE GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD., THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "UNDERSIGNED PHASE 13 SUBDIVISION" OF THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHERE NAME IS SUBMITTED HEREIN, HEREBY DEEDATE TO THE USE OF THE PUBLIC FOR ALL STREETS, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

FARIAS DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER, FARIAS MANAGEMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
PRINT NAME: CHARLES F. HEDGES, JR.

PRINT TITLE: SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF MIDLAND
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES F. HEDGES, JR., THE SENIOR VICE PRESIDENT OF FARIAS MANAGEMENT, LLC, THE GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBMITTED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH, GIVEN MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 2006.

NOTARY PUBLIC IN AND FOR THE MIDLAND COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUTS AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE WARRANTIES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

ARTURO CAMACHO JR.
REGISTERED PROFESSIONAL ENGINEER NO. 91711 DATE _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB
I, ROBERT J. GILPIN, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION AND WAS MADE ACCORDING TO THE LAW AND THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

ROBERT J. GILPIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5944
DATE _____
GILPIN ENGINEERING COMPANY
11204 MONROVIA RD., STE. 108
LAREDO, TEXAS 78045

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS "UNDERSIGNED PHASE 13 SUBDIVISION" PREPARED BY ARTURO CAMACHO, JR., REGISTERED PROFESSIONAL ENGINEER NO. 91711, AND DATED THE _____ DAY OF _____, 2006. I HEREBY APPROVE THIS PLAT IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

BLAIR DE LOS SANTOS, P.E.
CITY ENGINEER DATE _____

PLANNING COMMISSION APPROVAL

THIS PLAT "UNDERSIGNED PHASE 13 SUBDIVISION" 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 _____ DAY OF _____, 2006.

DANIELA SADA PAZ
CHAIRMAN DATE _____

ATTTESTMENT 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 _____, 2006, AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE(S) OF THE PLAT RECORDS OF SAID COUNTY.

WENESSA GUTIERREZ, AIDE
PLANNING DIRECTOR, PLANNING DEPARTMENT DATE _____

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT _____ O'CLOCK _____ M. ON THE _____ DAY OF _____, 2006.

DEPUTY : _____
COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF WEBB
I, _____, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2006, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2006, AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE(S) OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY : _____
COUNTY CLERK
WEBB COUNTY, TEXAS

NOTES:

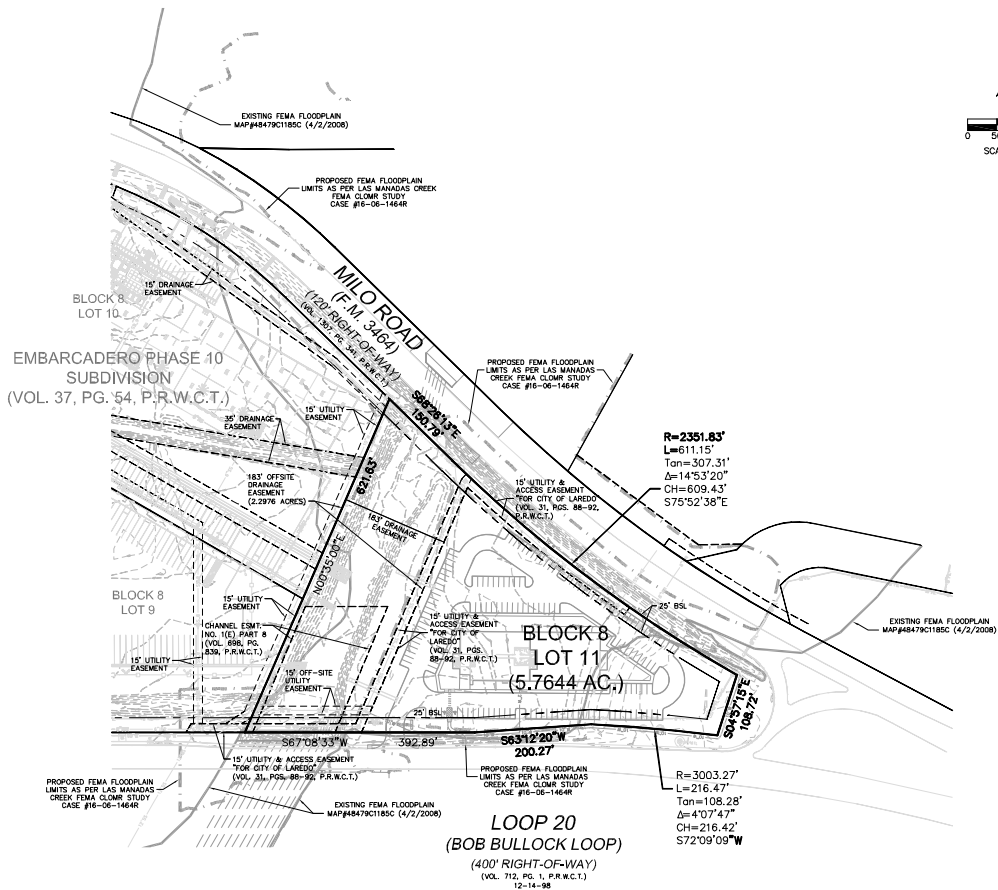
1. SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
4. ACCESS ONTO BOB BULLOCK LOOP (LOOP 20) SHALL BE SUBJECT TO THE REVIEW AND APPROVAL BY TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT).
5. EXISTING FLOODPLAIN LINES WILL BE UTILIZED FOR THE PURPOSE OF ISSUING BUILDING PERMITS UNTIL A LETTER OF MAP REVISION (LOMR) IS GRANTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
6. ANY BARRIERS OR ANY MAINT PROTECTION SHALL BE MAINTAINED UNTIL PROJECT HAS BEEN ACCEPTED BY CITY OF LAREDO OR THE SUBDIVISION HAS BEEN FULLY DEVELOPED.
7. LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF THE APPENDIX F-2, SECTION 24--83, OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
8. THE 18" DRAINAGE EASEMENT WITHIN LOT 11, BLOCK 8, AND ALL DRAINAGE EASEMENTS WITHIN LOTS 8-10, BLOCK 8, ARE SUBJECT TO A "STANDARD MAINTENANCE AND MONITORING AGREEMENT" BETWEEN THE CITY OF LAREDO AND FARIAS DEVELOPMENT, LTD., RECORDED IN DOC. 1380451, VOL. 4714, PGS. 331-344, OF THE WEBB COUNTY OFFICIAL PUBLIC RECORDS.

SWPPP NOTE

EROSION, SEDIMENT, AND STORM WATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTI-FAMILY, AND COMMERCIAL PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), SILT FENCE, TREE PROTECTION, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS. PRIOR TO STARTING ANY SITE WORK, WHERE REQUIRED BY LAW, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.

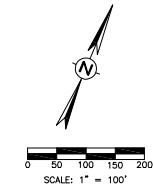
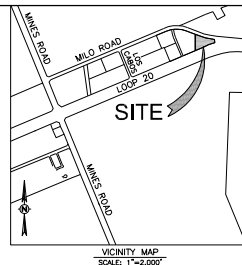
LEGEND

- IRON PIN FOUND
- 1/2" IRON ROD W/ CAP SET
- R.O.W. RIGHT-OF-WAY
- BSL BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- V.W.C.V.E. VARIABLE-WIDTH CLEAR VISION EASEMENT
- P.R.W.C.T. PLAT RECORDS OF WEBB COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS
- FEMA FLOODPLAIN



AREA BEING PLATTED

ESTABLISHING LOT 11, BLOCK 8, OUT OF A 5.7644 ACRE TRACT,
RECORDED IN VOLUME 2165, PAGES 719-722, DEED RECORDS
OF WEBB COUNTY, TEXAS.



PRELIMINARY PLAT

EMBARCADERO PHASE 13 SUBDIVISION

SUBDIVISION PLAT

LAREDO, TEXAS

DATE: 7/22/06

DRAWN BY: P.A.L.

DESIGNED BY: P.A.L.

CHECKED BY: A.C.

REVIEWED BY: A.C.

PROJECT NUMBER: 33004-112

SHEET

1

OF 1

OWNER & APPLICANT
FARIAS DEVELOPMENT, LTD.
CONTACT PERSON: BEN PUIG, P.E.
11110 MINES ROAD, SUITE 101
LAREDO, TEXAS 78045
TEL: (956) 791-5000
FAX: (956) 791-5055