CERTIFICATION OF OWNER
(FARIAS DEVELOPMENT, LTD.)

STATE OF TEXAS
COUNTY OF MIDLAND

I, CHARLES F. HEDGES, JR. , THE SENIOR VICE PRESIDENT OF FASKEN MANAGEMENT, LLC., THE GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD., THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS EMBARCADERO SOUTHEAST QUADRANT – PHASE 6 IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

FARIAS DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP
BY: ITS GENERAL PARTNER, FASKEN 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 FASKEN MANAGEMENT, LLC., THE GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD., 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 CONSIDERATIONS THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS _______ DAY OF ________________ , 2025.

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

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

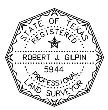
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY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

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

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, ROBERT J. GILPIN, 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 AND WAS MADE ACCORDING TO THE LAW, AND THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.



______________________________ DATE
ROBERT J. GILPIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5944
SURVEY PREPARED BY:
GILPIN ENGINEERING COMPANY
11204 McPHERSON RD., STE. 109
LAREDO, TEXAS 78045

PLAT–APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS EMBARCADERO SOUTHEAST QUADRANT – PHASE 6 , PREPARED BY ARTURO CAMACHO, JR. REGISTERED PROFESSIONAL ENGINEER NO. 91711, 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.

______________________________ DATE
ELIUD DE LOS SANTOS, P.E.
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT EMBARCADERO SOUTHEAST QUADRANT – PHASE 6 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION OF ____ DAY OF __________, 20___.

______________________________ DATE
DANIELLA SADA PAZ
CHAIRMAN

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______________ 20___ . THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

______________________________ DATE
VANESSA GUERRA, AICP
PLANNING DIRECTOR, PLANNING DEPARTMENT

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT ___ O'CLOCK __.M. 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 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.

______________ ______________ ______________
DEPUTY COUNTY CLERK DATE
WEBB COUNTY, TEXAS

NOTES:

1. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
2. ACCESS ONTO LOOP 20 (BOB BULLOCK LOOP) AND F.M. 1472 (MINES ROAD) SHALL BE APPROVED BY TxDOT.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.
5. LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF THE APPENDIX F–2, SECTION 24–83, OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
6. 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).

DETENTION NOTE

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 1, BLOCK 2, EMBARCADERO SOUTHEAST QUADRANT – PHASE 1, RECORDED IN VOLUME _________, PAGES ________, PLAT RECORDS OF WEBB COUNTY, TEXAS.

LEGEND

●	IRON PIN FOUND
O	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

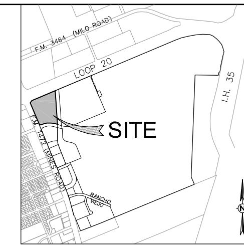
SWPPP NOTE

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 (BMP's), 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.

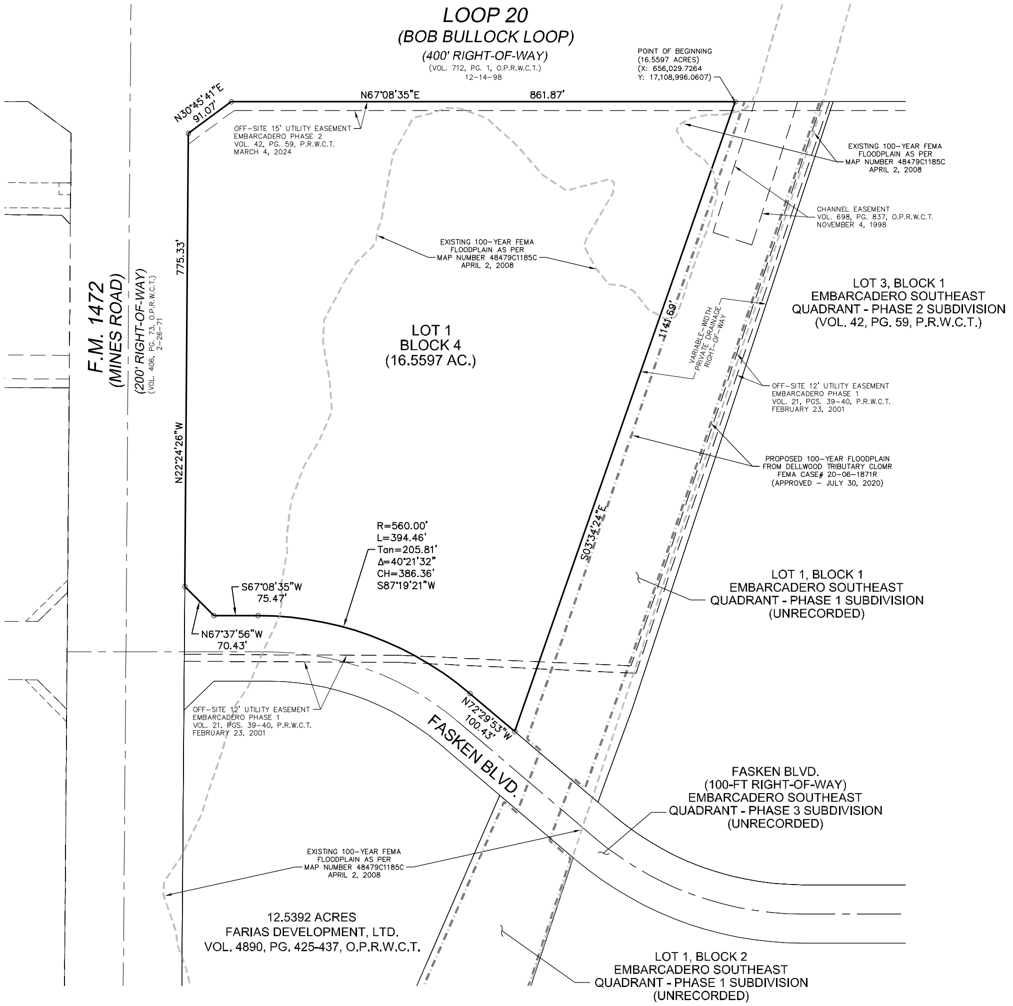
AREA BEING PLATTED

BEING 16.5597 ACRES AND ESTABLISHING LOT 1, BLOCK 4, OUT OF A 1,530.61 ACRE PARCEL, FASKEN, LTD., RECORDED IN VOLUME 370, PAGES 77–82, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND TRANSFERRED TO FARIAS DEVELOPMENT, LTD. IN VOLUME 4890, PAGES 425–437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS. SITUATED IN ABSTRACT 48, PORCION 20, ORIGINAL GRANTEE BAUTISTA GARCIA, ABSTRACT 49, PORCION 21, ORIGINAL GRANTEE LEONARDO GARCIA, ABSTRACT 3294, SURVEY 2415, ORIGINAL GRANTEE F & I. FARIAS, AND ABSTRACT 277, PORCION 22, ORIGINAL GRANTEE MARIA DE JESUS SANCHEZ, CITY OF LAREDO, TEXAS.

0 50 100 150 200
SCALE: 1" = 100'



VICINITY MAP
SCALE: 1"=2,000'



STATE OF TEXAS *
COUNTY OF WEBB*
16.5597 ACRES

FIELD NOTES DESCRIBING A 16.5597 ACRE TRACT, BEING OUT OF A FARIAS DEVELOPMENT, LTD. PROPERTY, RECORDED IN VOLUME 4890, PAGES 425-437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS. HEREIN DESCRIBED TRACT, SITUATED IN PORCION 20, ABSTRACT 48, ORIGINAL GRANTEE BAUSTISTA GARCIA AND PORCION 21, ABSTRACT 49, ORIGINAL GRANTEE LEONARDO GARCIA, WEBB COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing at a found ½ inch iron rod, being the northeasterly corner of Embarcadero Southeast Quadrant - Phase 2, recorded in Volume 42, Page 59, Plat Records of Webb County, Texas, same being situated on the southerly right-of-way line of Bob Bullock Loop (Loop 20),

Thence, S67°08'35"W, a distance of 167.17 feet, to a set ½ inch iron rod, for the **POINT OF BEGINNING** of this 16.5597 Acre Tract and the **northeasterly corner** hereof;

Thence, S3°34'24"E, with the easterly line of herein described tract, a distance of 1141.69 feet, to a set ½ inch iron rod, for the **southeasterly corner** hereof;

Thence, N72°29'53"W, with the southerly line of herein described tract, a distance of 100.43 feet, to a set ½ inch iron rod, for a point of curvature hereof;

Thence, along a curve to the left, with a chord bearing S87°19'21"W, 386.36 feet, subtended by an arc having a radius of 560.00 feet, with the southerly line of herein described tract, a distance of 394.46 feet, to a set ½ inch iron rod, for a point of tangency hereof;

Thence, S67°08'35"W, with the southerly line of herein described tract, a distance of 75.47 feet, to a set ½ inch iron rod, for a point of deflection hereof;

Thence, N67°37'56"W, with the southerly line of herein described tract, a distance of 70.43 feet, to a set ½ inch iron rod situated on the easterly right of way line of FM 1472 (Mines Road), for the **southwesterly corner** hereof;

Thence, N22°24'26"W, with the common boundary between herein described tract and FM 1472 (Mines Road), a distance of 775.33 feet, to a set ½ inch iron rod situated on the southerly right-of-way line of Bob Bullock Loop (Loop 20), for the **northwesterly corner** hereof;

Thence, N30°45'41"E, with the common boundary between herein described tract and Bob Bullock Loop (Loop 20), a distance of 91.07 feet, for a point of deflection hereof;

Thence, N67°08'35"E, with the common boundary between herein described tract and Bob Bullock Loop (Loop 20), a distance of 861.87 feet, to said **POINT OF BEGINNING** containing within these metes and bounds 16.5597 acres, more or less.

BASIS OF BEARINGS:
GPS NAD83/NAVD88 TEXAS STATE PLANE 4205 COORDINATES, GRID

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

CAMACHO-HERNANDEZ & ASSOCIATES, LLC
Engineering - Planning - Transportation - Related Services
5718 University Heights Blvd., Suite 102
San Antonio, Texas 78249
Phone: (210) 341-6200, Fax: (210) 341-6300
TBPE Firm No. F-8478

GILPIN ENGINEERING COMPANY
T.B.P.L.S. Firm Registration # 10193770
T.B.P.E. Firm Registration # F-9266
11204 McPHERSON RD., STE. 109
LAREDO, TX 78045
PH: 956.753.2210
FAX: 956.753.2213

EMBARCADERO SOUTHEAST QUADRANT - PHASE 6

FINAL PLAT

SUBDIVISION PLAT

LAREDO, TEXAS

DATE:	4/22/26
DRAWN BY:	P.N.
DESIGNED BY:	P.N.
CHECKED BY:	A.C.
REVIEWED BY:	A.C.
PROJECT NUMBER:	325004.109

SHEET 1 OF 1