

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 PARTNERSHIP OF WHICH IS THE GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD., HEREIN AS EMBARCADERO SOUTHEAST QUADRANT - PHASE 5, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, DO HEREBY CERTIFY THAT THE PLAT IS CORRECTLY MADE, ACCORDING TO THE LAWS AND THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

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 SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXERCISED 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 MIDDLE COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF BEHAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE REQUIREMENTS 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 BY ME OR UNDER MY SUPERVISION AND DIRECTION AND WAS MADE ACCORDING TO THE LAWS 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 MIDWINTER RD., STE. 109
LAREDO, TEXAS 78045



PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED BY THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE PLAT FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 20____. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ELUIS DE LOS SANTOS, P.E.
CITY ENGINEER
DATE: _____

PLANNING COMMISSION APPROVAL

THIS PLAT, EMBARCADERO SOUTHEAST QUADRANT - PHASE 5, 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 _____, 20____.

DANIELA SADA PAZ
CHAIRMAN
DATE: _____

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE PLAT FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 20____. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

DIANEZA OLIVERA, ASST
PLANNING DIRECTOR, PLANNING DEPARTMENT
DATE: _____

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 HAS BEEN 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
WEBB COUNTY, TEXAS
DATE: _____

NOTES:

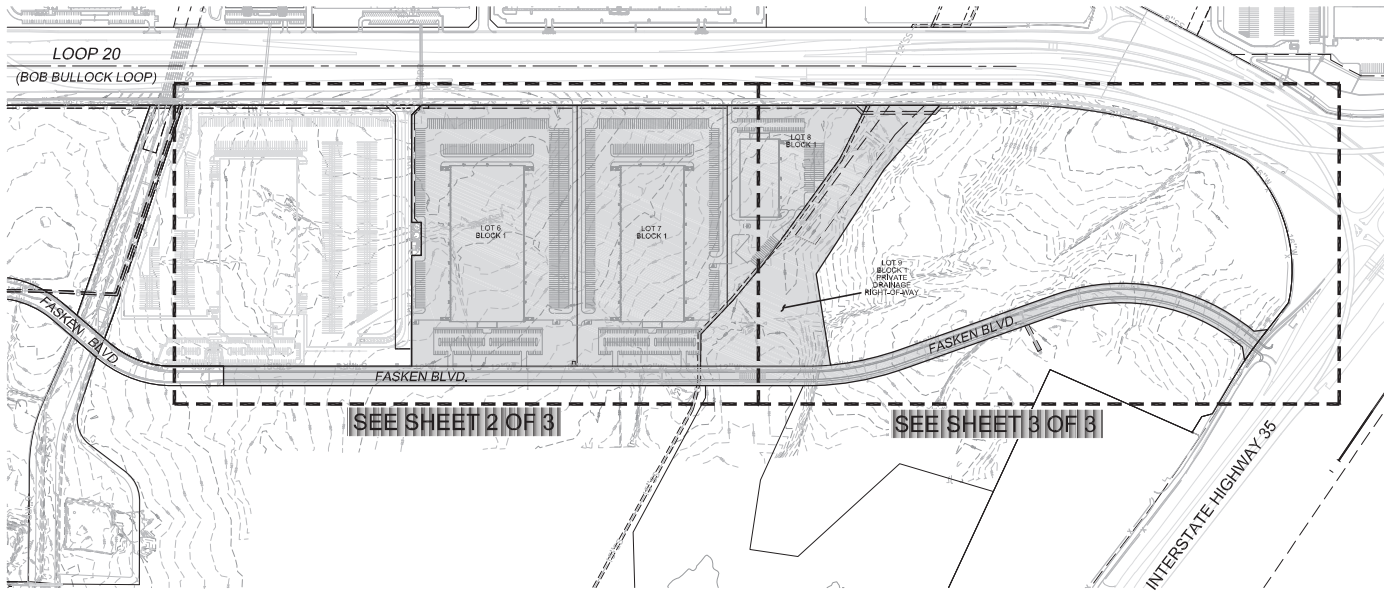
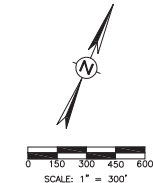
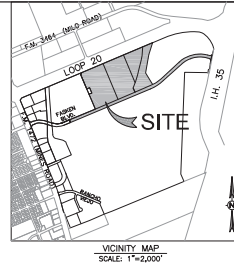
1. SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
4. ACCESS ONTO BOB BULLOCK LOOP (LOOP 20) SHALL BE APPROVED BY TADOT.

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

BEING 82.4306 ACRES AND ESTABLISHING LOTS 6-8, BLOCK 1, LOT 9, BLOCK 1, A PRIVATE DRAINAGE RIGHT-OF-WAY, AND FASKEN BOULEVARD RIGHT-OF-WAY, 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.



KEY MAP
SCALE: 1" = 300'

EMBARCADERO SOUTHEAST QUADRANT - PHASE 5

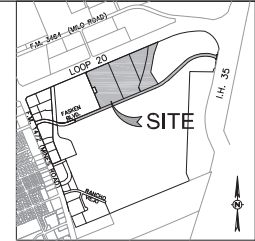
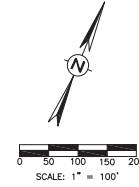
SUBDIVISION PLAT
LAREDO, TEXAS

DATE: 10/22/25
DRAWN BY: P.A.
DESIGNED BY: P.A.
CHECKED BY: A.C.
REVIEWED BY: A.C.
PROJECT NUMBER: 335004-110

SHEET
1
OF 3

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

- LEGEND**
- IRON PIN FOUND
 - 1/2" IRON ROD W/ CAP SET
 - R.O.W. RIGHT-OF-WAY
 - B.S. BUILDING SETBACK LINE
 - U.E. UTILITY EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - V.W.C.V. 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



CH CANACHIO-HERNANDEZ
 Surveying • Planning • Engineering • Mapping Services
 5718 University Heights Blvd., Suite 102
 San Antonio, Texas 78249
 Phone: (214) 520-1100
 Fax: (214) 520-1101
 E-MAIL: info@canachio.com
 TYPED BY: JCH
 DATE: 10/22/25

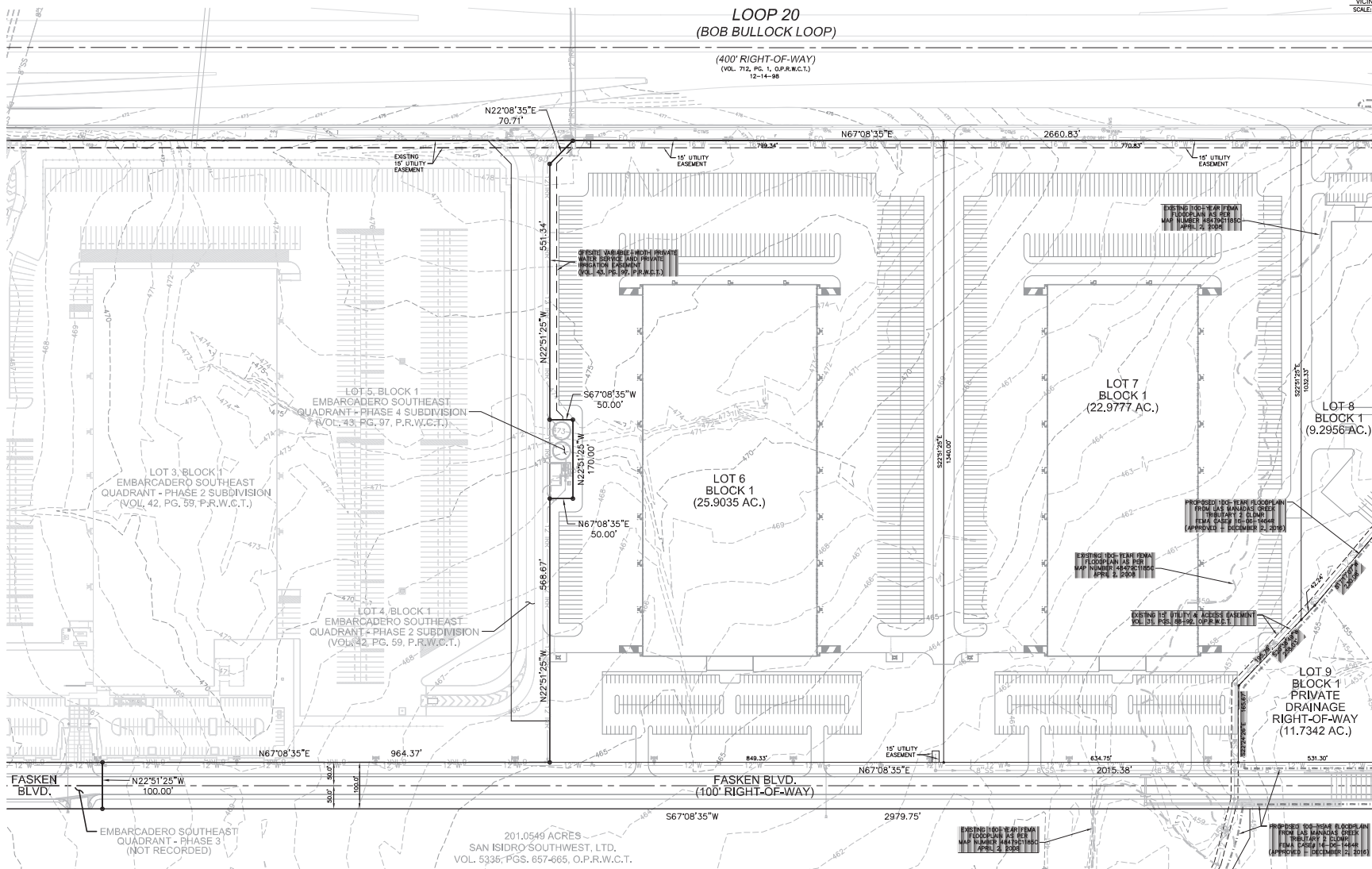
GILPIN
 ENGINEERING & ARCHITECTURE
 1400 S. W. Loop West, Suite 100
 Fort Worth, Texas 76104
 Phone: (817) 335-1234
 Fax: (817) 335-1235
 E-MAIL: info@gilpin.com
 TYPED BY: JCH
 DATE: 10/22/25

EMBARCADERO SOUTHEAST QUADRANT - PHASE 5

**SUBDIVISION PLAT
 LAREDO, TEXAS**

MATCHLINE - SEE SHEET 3

PRELIMINARY PLAT

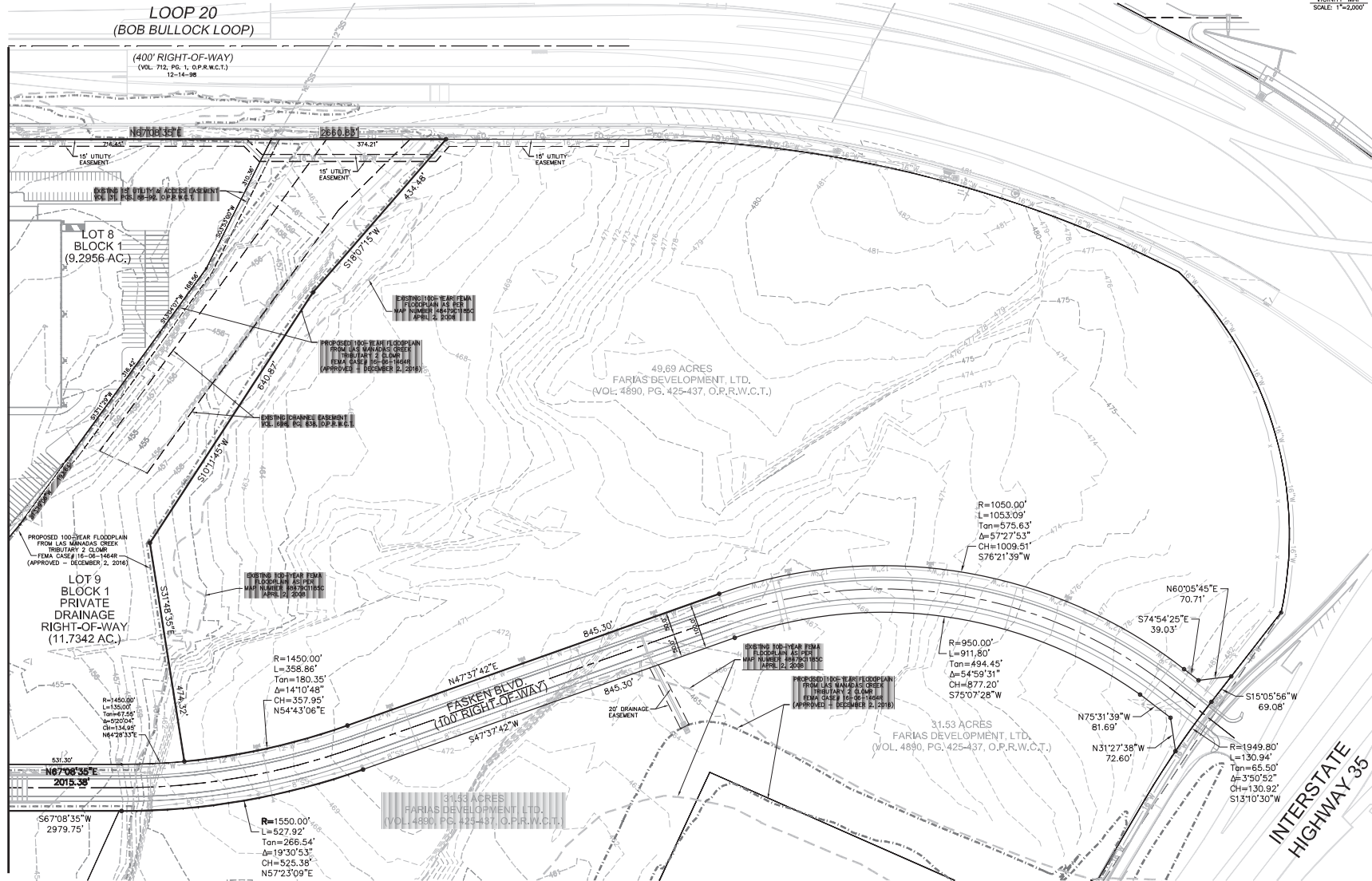


201.0549 ACRES
 SAN ISIDRO SOUTHWEST, LTD.
 VOL. 5336; PGS. 657-665, O.P.R.W.C.T.

DATE: 10/22/25	DRAWN BY: J.P.N.
DESIGNED BY: J.A.L.	CHECKED BY: A.C.
REVIEWED BY: A.C.	PROJECT NUMBER: 335054-110

**SHEET
 2
 OF 3**

MATCHLINE - SEE SHEET 2



INTERSTATE
HIGHWAY 35

PRELIMINARY PLAT

EMBARCADERO SOUTHEAST QUADRANT - PHASE 5

SUBDIVISION PLAT

LAREDO, TEXAS

DATE: 10/22/23

DRAWN BY: P.A.

DESIGNED BY: P.A.

CHECKED BY: A.C.

REVIEWED BY: A.C.

PROJECT NUMBER: 25504.110

SHEET
3
OF 3



GILPIN
ENGINEERING COMPANY
11111 N. Loop West, Suite 100
Laredo, Texas 78401
Phone: (210) 341-2200, Fax: (210) 341-5300
Toll Free: 1-800-341-5300
Firm No: 7-5478

CH CANACHO-HERNANDEZ
& ASSOCIATES, L.L.C.
5718 University Heights Blvd, Suite 102
Laredo, Texas 78401
Phone: (210) 341-2200, Fax: (210) 341-5300
Toll Free: 1-800-341-5300
Firm No: 7-5478