CAMACHO-HERNANDEZ & ASSOCIATES, LLC Enginethy, Plantog, Transpondan, Raband Sandes LEGEND AREA BEING PLATTED CERTIFICATION OF OWNER (FARIAS DEVELOPMENT, LTD.) NOTES: REPORT OF THE FOUND OF THE FOU BEING 12.5392 ACRES AND ESTABLISHING LOTS 1-4, BLOCK 5, OUT OF A 1,530.61 ACRE PARCEL, FASKEN, LTD., RECORDED IN VOLUME 370 PAGES 77-82, OFFICIAL PUBLIC RECORDS OF WEB COUNTY, TEXAS, AND TRANSFERRED TO FARIAS DEVELOPMENT, LTD. IN VOLUME 4890, PAGES 425-437, OFFICIAL PUBLIC RECORDS OF WEB COUNTY, TEXAS. 1 ALL IMPROVEMENTS AS DEP SUBDIVISION OPDINANCE University Heights Blvd., Suite 10 San Antonio, Texas 78249 (210) 341-6200, Fax: (210) 347-T8PE Firm No. F-8478 2. ACCESS ONTO F.M. 1472 (MINES ROAD) SHALL BE APPROVED BY TADOT. L. CHARLES F. HEDES, JR., THE SENDR VICE PRESIDENT OF FASKS
MANAGEMENT, LLC., THE GENERAL PROTECTOR FANNS EPILLEPHENT, LTD.
LUCERSCHOLD OWNER OF THE LAND SCHOOL ON THE ATA, AND DESIDENT
AS DIMENSIONED SCHOOLST CAUGHAN — PRINCE B. IN THE CITY OF IT
AS DIMENSIONED SCHOOLST CAUGHAN — PRINCE B. IN THE CITY OF IT
CODENTY TO BE USED OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PURPOSE AND CONSIGNATION SHOWN FOR THE PURPOSE AND CONSIGNATION
THEREIN EXPRESSION SHOWN FOR THE PURPOSE AND CONSIGNATION. 3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN. SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LARFDO LAND DEVELOPMENT CODE. FAGUA ABSTRACT 49, PORCION 21, ORIGINAL GRANTEE BAUTISTA GARCIA, ABSTRACT 49, PORCION 21, ORIGINAL GRANTEE LEONARDO GARCIA, ABSTRACT 249, PORCION 21, ORIGINAL GRANTEE LEONARDO GARCIA, ABSTRACT 249, VENEVO 2415, ORIGINAL GRANTEE F & I. FARIAS, AND ABSTRACT 277, PORCION 22, ORIGINAL GRANTEE MARIA DE JESUS SANCHEZ, CITY OF LAREDO, TEXAS. 5716 igne SCALE: 1" = 100 16.4516 ACRES FARIAS DEVELOPMENT, LTD. INGRESS/EGRESS AND CROSS-ACCESS VOL. 4890, PG. 425-437, O.P.R.W.C.T. ZSTATE OF TEXAS COUNTY OF MIDLAND BEFORE M., THE UNDERSIGNED AUTHORITY, ON THIS DAY IS CHARLES F. HEDDES, JR., THE SENDRE WEE PRESCRIFT LIC., THE GEDDRAL PARTHER OF FRANS DEVELOPMENT, LITTLE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORED ACKNOWLEDGED TO ME THAT HE DECUTED THE SAME FOR CONSIDERATIONS THEREIN STATED, GIVEN MY HAMA AND SE _ EMBARCADERO PHASE 1 VOL. 21, PGS. 39-40, P.R.W.C.T. FEBRUARY 23, 2001 П FASKEN BLVD. NOTARY PUBLIC IN AND FOR THE MIDLAND COUNTY, TEXAS MY COMMISSION FOURIES: 93.95 N22'49'03"E CERTIFICATE OF ENGINEER R=450.00 HELD NOTES DESCRIPING A 12,5392 ACRE TRACT, BEING OUT OF DEVELOPMENT, ITC. PROPERTY, RECORDED IN VOLUME 469, PV OFFICIAL PUBLIC RECORDS OF WEBS COUNTY, TEXAS, HARBIN (TRACT), STUATED IN PORCION 20, ABSTRACT 48, ORIGINAL CREW BAUSTETA ORACIA AND POPOCION 21, ABSTRACT 49, CRIGINAL O CAUSTANCE AS GRANT AND POPOCION 21, ABSTRACT 49, CRIGINAL O CAUSTANCE AS GRANT AND POPOCION 21, ABSTRACT 49, CRIGINAL O CAUSTANCE AS GRANT AND POPOCION 21, ABSTRACT 49, CRIGINAL O CAUSTANCE AS GRANT AND POPOCION 21, ABSTRACT 49, CRIGINAL O CAUSTANCE AND POPOCION 21, ABSTRACT 49, CRIGINAL AND POPOCION 21, ABSTRA L=316.98' Ton=165.38' Δ=40'21'32" CH=310.46' S87'19'21"W STATE OF TEXAS COUNTY OF BEXAN I HEREBY CERTIFY THAT PLAT TO THE MATTERS DRAINAGE LAYOUT; AND ALL REQUIREMENTS OF THAT MAY HAVE RE OR ∞ F.M. 1472 (MINES ROAD) (200' RIGHT-OF-WAY) (vol. 406 Fig. 37-39, OPE RUCT) COMMENCING AT A FOUND ½ INCH IRON ROD, BEING THE NORTHEASTERLY CORNER OF EMBARCADERO SOUTHEAST QUADRANT. UNIT I, RECORDED II VOLUME 30, PACE THEOORDS OF WERE OUNTY, TEXAS, SAME BEINSTUATED ON THE WESTERLY RIGHT-OF-WAY LINE OF FM 1472 (MINES ROAL TOP). ARTURO CAMACHO JR. REGISTERED PROFESSIONAL ENGINEER NO. 91711 LOT 1 **PHASE** BLOCK 5 CERTIFICATE OF SURVEYOR (5.7025 AC.) STATE OF TEXAS COUNTY OF WEBB THENCE, N22'24'25'W, WITH THE COMMON BOUNDARY BETWEEN HEREN DESCRIBED TRACT AND FM 1472, A DISTANCE OF 1.377.11 FEET, TO A SET 9 INCH IRON ROD, FOR THE NORTHWESTERLY CORNER HEREOF; I, ROBERT J. GLPIN, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND LINDER MY SUPERMISON AND DIRECTION AND WAS MADE ACCORDING TO THE LWM, AND THE RILES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LIND SURVEYING. THENCE, N22 19703'E, WITH THE NORTHERLY LINE OF HEREIN DESCRIBED TRACT, A DISTANCE OF 71,54 FEET, TO A SET ½ NCH IRON ROD, FOR A POIN OF DIELECTION HEREIO. R=362.50 L=115.27 Tan=58.12 - \Delta=18"13'08" CH=114.78 S76'42'07"W ROBERT J. GLPN
REDISTRED PROFESSIONAL LAND SURVEYOR NO. 5944
SURVEY PREPARED BY:
GLPN ENGINEERING COMPANY
11204 MEPHERSON RD., STE. 109
LAREDO, TENS 78045 QUADRANT THENCE, ALONG A CURVE TO THE RIGHT, WITH A CHORD SEARING N87*1921*1
310;46 FEET, SUBTENDED BY AN ARCHAVING A RADUS OF 490;00 FEET, WITH
THE NORTHERLY LINE OF HEREIN DESCRIBED TRACT, A DISTANCE OF \$18,98
FEET, TO A SET 5/ INCH IRON ROD, FOR A POINT OF TANGENCY HEREO? N67'35'33"E PLAT-APPROVAL CITY ENGINEER N85'48'41"E THENCE, \$72*2953*E, WITH THE NORTHERLY LINE OF HEREIN DESCRIBED TRACT, A DISTANCE OF 136.37 FEET, FEET, TO A SET % INCH IRON ROO, FOR THE NORTHEASTERLY CORNER HEREOF: I MUE RIVERED THE RAY AND ACCOUNTING CONSTRUCTION DRAWNING DESTIFED AS EMPRESSED SOUTHERS (MEMBER). PRIVATE PROTESSION, CHARLES NO. 97711. AND ONLY THE JOHN OF AND HOLD THE JOHN OF AND HOLD FREED AND HOLD THE JOHN OF AND HOLF FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAKEDO, TEAKS. SUBDIVISION PLAT LOT 2 201.0549 ACRES LAREDO, TEXAS THENCE, \$014140'W, WITH THE EASTERLY LINE OF HEREIN DESCRIBED TRACT A DISTANCE OF 380,60 FEET, TO A SET I/J INCH IRON ROD, FOR A POINT OF CURWATURE HEREOF; SAN ISIDRO SOUTHWEST, LTD. BLOCK 5 PLAT EUUD DE LOS SANTOS, P.E. (1.4461 AC.) VOL. 5335, PGS. 657-665, O.P.R.W.C.T. SOUTHEAST R=801.00 L=322.97' - Tan=163.71' Δ=23'06'07" PLANNING COMMISSION APPROVAL FINAL THIS PLAT DIRECTORED SOUTHEAST QUARRANT — PHASE 8, MS BEEN SUBMITTED TO AND CONSIGERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDQ, TEXAS AND IS HERBEY APPROVED BY SUCH COMMISSION OF ______ DAY OF ______. THENCE, \$22*24'26'E, WITH THE EASTERLY LINE OF HEREIN DESCRIBED TRACT. A DISTANCE OF \$96.97 FEET, TO A SET ½ INCH IRON ROD, FOR THE SOUTHEASTERLY CORNER HEREOF: CH=320.78 S10'51'23"E THENCE, \$67°35'34'W, WITH THE SOUTHERLY LINE OF HEREIN DESCRIBED TRACT, A DISTANCE OF 303,00 FEET, TO A SET ½ INCHIRON ROD, FOR A POIN OF DEFLECTION HEREOF; DANIELLA SADA PAZ LOT 3 BLOCK 5 (2.1223 AC.) ATTESTMENT OF PLANNING COMMISSION APPROVAL BASIS OF BEARINGS: GPS NAD83NAVD88 TEXAS STATE PLANE 4205 COORDINATES, GRID **EMBARCADERO** THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE DAY OF COMMISSION APPROVAL. VANESSA GUERRA, AICP PLANNING DIRECTOR, PLANNING DEPARTMENT LOT 1, BLOCK 2 EMBARCADERO SOUTHEAST QUADRANT - PHASE 1 CERTIFICATION OF COUNTY CLERK (NOT RECORDED) DEPUTY : __ COUNTY CLERK WEAR COUNTY, TEXAS LOT 4 BLOCK 5 (3.2683 AC.) STATE OF TEXAS COUNTY OF WEBB AT ____ O'CLOCK __.M. IN VOLUME ____ PLAT RECORDS OF SAID COUNTY. N67"24"26"W 35.36" COUNTY CLERK WEBB COUNTY, TEXAS S67*35'34"W 303.00 PALM LAKE DRIVE 3.32 ACRES OWNER & APPLICANT LOT 1. BLOCK 3 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 4.5337 ACRES EMBARCADERO SOUTHEAST FARIAS QUADRANT - PHASE 1 SHEET DEVELOPMENT, LTD. (NOT RECORDED) VOL. 4890, PG. 425-437, O.P.R.W.C.T. of 1