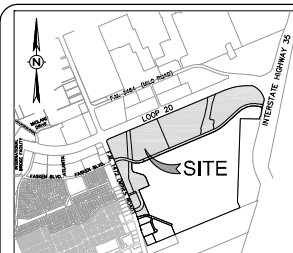
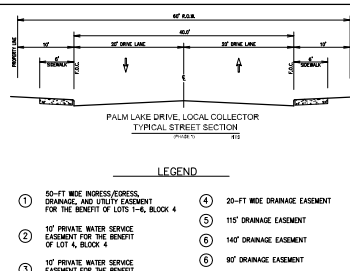
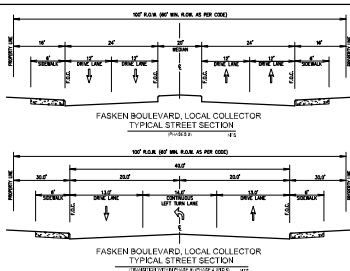


REVISED SUBMITTED MASTERPLAN



LOCATION MAP
N.T.S.



LEGEND

- 50-FT WIDE ADDRESS, DRAINAGE, AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1-4, BLOCK 4
- 10' PRIVATE WATER SERVICE EASEMENT FOR THE BENEFIT OF LOT 4, BLOCK 4
- 10' PRIVATE WATER SERVICE EASEMENT FOR THE BENEFIT OF LOT 2, BLOCK 7
- 20-FT WIDE DRAINAGE EASEMENT
- 115' DRAINAGE EASEMENT
- 140' DRAINAGE EASEMENT
- 90' DRAINAGE EASEMENT

MASTER DEVELOPMENT PLAN NOTES:

- THIS MASTER DEVELOPMENT PLAN SUPERSEDES AND REPLACES ANY AND ALL PREVIOUSLY SUBMITTED MASTER DEVELOPMENT PLANS FOR THIS TRACT. ALL PREVIOUSLY APPROVED MASTER DEVELOPMENT PLANS FOR THIS TRACT SUCH AS THE EMBARCADERO SOUTHEAST QUADRANT MASTER DEVELOPMENT PLAN (APPROVED 2010) SHALL BE RECONSIDERED UPON APPROVAL OF THIS MASTER DEVELOPMENT PLAN. OTHER AREAS SHOWN HEREIN SHALL BE MASTER PLANNED SEPARATELY BY A DIFFERENT OWNER.
- THIS MASTER DEVELOPMENT PLAN SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF LAREDO LAND DEVELOPMENT CODE EFFECTIVE DATE: JULY 7, 2022.
- EFFECTIVE 100-YEAR FLOODPLAIN BASED ON FEMA LETTER OF MAP REVISION (LOMR), LAS MANANAS CREEK TRIBUTARY 2A, CASE NO. 16-06-1464R, FEMA MAP NUMBER 48479C1185C, EFFECTIVE DATE: JULY 7, 2022.
- REFER TO ZONING ORDINANCES NOS. 2021-0-177, 2021-0-178, 2021-0-179, 2021-0-180, AND 2021-0-181, FOR THE LATEST ZONING DESIGNATIONS.

SCALE: 1"=300'

LEGEND

- NTS
R.O.W.
UNIT BOUNDARY
APPROXIMATE LOCATION
100 YEAR FLOODPLAIN
- RIGHT-OF-WAY DEDICATION PLATS
- U.E.
D.R.
D.E.
V.U.E.
E.E.
F.O.C.
R.O.W.
- NOT TO SCALE
RIGHT OF WAY
UNIT BOUNDARY
APPROXIMATE LOCATION
100 YEAR FLOODPLAIN
- UTILITY EASEMENT
DRAINAGE RIGHT-OF-WAY
DRAINAGE EASEMENT
VARIABLE-WIDTH UTILITY EASEMENT
ELECTRIC EASEMENT
FACE OF CURB
RIGHT-OF-WAY

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

CIVIL ENGINEER

CAMACHO-HERNANDEZ & ASSOCIATES
CONTACT PERSON: ARTURO CAMACHO, P.E.
5718 UNIVERSITY HEIGHTS BLVD., SUITE 102
SAN ANTONIO, TEXAS 78249
TEL: (210) 341-6200
FAX: (210) 341-6300

MASTER DEVELOPMENT PLAN

BEING A 235.10 ACRE TRACT 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. & L. FARIAS, AND ABSTRACT 2777, PORCION 22, ORIGINAL GRANTEE: MARIA DE JESUS SANCHEZ, CITY OF LAREDO, TEXAS.

DEVELOPMENT SUMMARY

PHASE	ACRES	PHASE	ACRES
PHASE 1	19.89	PHASE 8	12.54
STREET R.O.W.	0.87	COMMERCIAL (RETAIL)	12.54
DRAINAGE R.O.W.	19.02		
PHASE 2	42.53	PHASE 9	4.54
INDUSTRIAL (WAREHOUSE)	42.53	COMMERCIAL (RETAIL)	4.54
PHASE 3	3.47	PHASE 10	49.69
STREET R.O.W.	3.47	INDUSTRIAL (WAREHOUSE)	49.69
PHASE 4	0.20	PHASE 11	3.25
BOOSTER STATION	0.20	COMMERCIAL (RETAIL)	3.25
PHASE 5	82.43	PHASE 12	9.76
INDUSTRIAL (WAREHOUSE)	58.18	COMMERCIAL (RETAIL)	9.76
DRAINAGE R.O.W.	11.73		
STREET R.O.W.	12.52		
PHASE 6	16.56	TOTAL	266.63
COMMERCIAL (RETAIL)	16.56	INDUSTRIAL (WAREHOUSE)	150.40
		COMMERCIAL (RETAIL)	46.65
PHASE 7	21.77	MULTI-FAMILY	21.77
MULTI-FAMILY	21.77	STREET R.O.W.	16.96
		DRAINAGE R.O.W.	30.75
		BOOSTER STATION	0.20

REVISION SUMMARY

- 12/1/22 - ORIGINAL APPROVAL
5/11/23 - REVISION #1 APPROVAL
11/2/23 - REVISION #2 APPROVAL
12/21/23 - REVISION #3 APPROVAL
7/1/24 - REVISION #4 APPROVAL
4/3/25 - REVISION #5 APPROVAL
7/2/25 - REVISION #6 APPROVAL
11/8/25 - REVISION #7 APPROVAL

NO.	DATE	REVISION
1	3/22/23	REVISED SECTION OF FASKEN BLVD. FROM PHASE 1 TO PHASE 4, COMBINED PREVIOUS FASKEN BLVD. PHASES 4 AND 5 INTO PHASE 5.
2	10/18/23	REVISED LIMITS OF PHASES 2-4 AND RENUMBERED PHASES 5-10.
3	12/6/23	REVISED LIMITS OF PHASES 2 AND 4, RECLASSIFIED FASKEN BLVD. TO LOCAL COLLECTOR.
4	7/1/24	ADDED NEW PHASE 4 AND RENUMBERED REMAINING PHASES.
5	3/19/25	UPDATED LOT LAYOUT AND BLOCK NUMBER FOR PHASE 11.
6	7/2/25	UPDATED LOT LAYOUTS (PHS 6, 8, 9) AND UPDATED EASEMENT LOCATIONS.
7	10/22/25	REMOVED FASKEN BLVD. FROM PHASE 7 AND ADDED TO PHASE 5. ADDED MULTI-FAMILY LOT TO PHASE 7. ADDED PHASE 12 TO MDP.

MASTER DEVELOPMENT PLAN

EMBARCADERO SOUTHEAST QUADRANT FARIAS DEVELOPMENT, LTD. 11110 MINES ROAD, SUITE 101 LAREDO, TEXAS 78045