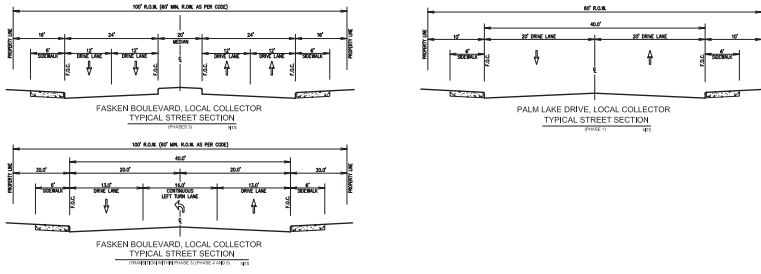
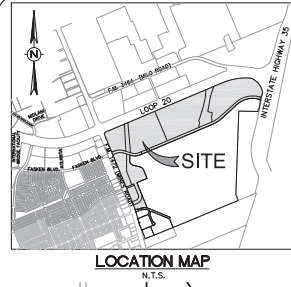


**CURRENT MASTERPLAN
APPROVED BY P&Z ON 08-01-2024**



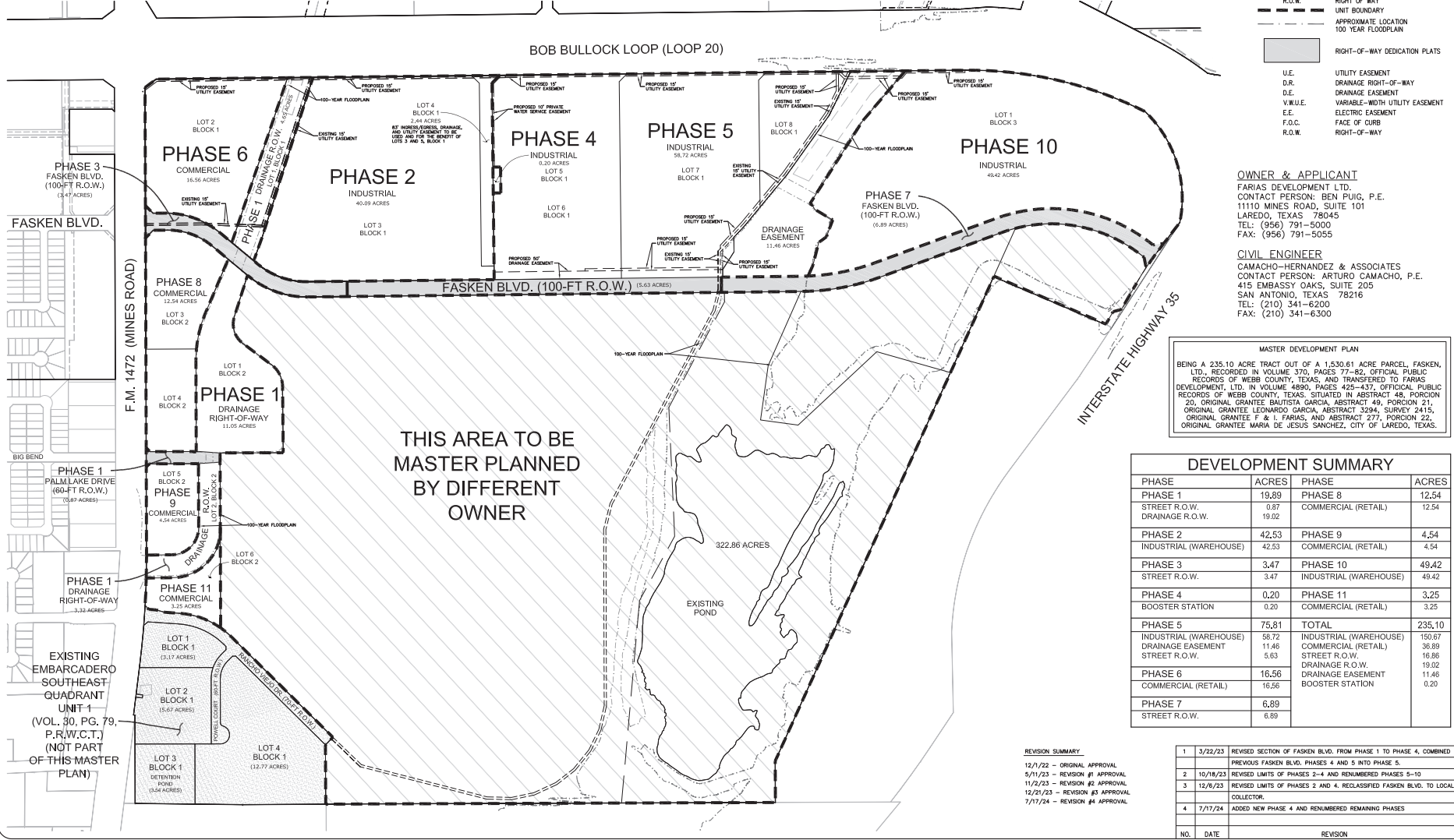
MASTER DEVELOPMENT PLAN NOTES:

1. 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PLANS FOR THIS TRACT SUCH AS THE EMBARCADERO SOUTHEAST QUADRANT MASTER DEVELOPMENT PLAN (APPROVED 2010) SHALL BE RESCINDED UPON APPROVAL OF THIS MASTER DEVELOPMENT PLAN. OTHER AREAS SHOWN HEREIN SHALL BE MASTER PLANNED SEPARATELY BY A DIFFERENT OWNER.
2. THIS MASTER DEVELOPMENT PLAN SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF LAREDO LAND DEVELOPMENT CODE EFFECTIVE THE DATE OF THE PLAN APPROVAL.
3. EFFECTIVE 100-YEAR FLOODPLAIN BASED ON FEMA LETTER OF MAP REVISION (LOMR), LAS MANADAS CREEK TRIBUTARY 2A, CASE NO. 16-06-1464R, FEMA MAP NUMBER 48479C1185C, EFFECTIVE DATE: JULY 7, 2022.
4. 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

- N.T.S. NOT TO SCALE
- R.O.W. RIGHT OF WAY
- UNIT BOUNDARY
- APPROXIMATE LOCATION
- 100 YEAR FLOODPLAIN
- RIGHT-OF-WAY DEDICATION PLATS
- U.E. UTILITY EASEMENT
- D.R. DRAINAGE RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- V.W.U.E. VARIABLE-WIDTH UTILITY EASEMENT
- E.E. ELECTRIC EASEMENT
- F.O.C. FACE OF CURB
- R.I.W. 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.
 415 EMBASSY OAKS, SUITE 205
 SAN ANTONIO, TEXAS 78216
 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 423-437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN ABSTRACT 48, PORCION 20, ORIGINAL GRANTEE LEONARDO GARCIA, ABSTRACT 49, PORCION 21, ORIGINAL GRANTEE LEONARDO GARCIA, ABSTRACT 3294, SURVEY 24115, ORIGINAL GRANTEE F & I. FARIAS, AND ABSTRACT 277, 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	49.42
STREET R.O.W.	3.47	INDUSTRIAL (WAREHOUSE)	49.42
PHASE 4	0.20	PHASE 11	3.25
BOOSTER STATION	0.20	COMMERCIAL (RETAIL)	3.25
PHASE 5	75.81	TOTAL	235.10
INDUSTRIAL (WAREHOUSE)	58.72	INDUSTRIAL (WAREHOUSE)	150.87
DRAINAGE EASEMENT	11.46	COMMERCIAL (RETAIL)	36.89
STREET R.O.W.	5.63	STREET R.O.W.	16.86
PHASE 6	16.56	DRAINAGE R.O.W.	19.02
COMMERCIAL (RETAIL)	16.56	DRAINAGE EASEMENT	11.46
PHASE 7	6.89	BOOSTER STATION	0.20
STREET R.O.W.	6.89		

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
7/17/24	- REVISION #4 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 9-10
3	12/26/23	REVISED LIMITS OF PHASES 2 AND 4, RECLASSIFIED FASKEN BLVD. TO LOCAL COLLECTOR.
4	7/17/24	ADDED NEW PHASE 4 AND RENUMBERED REMAINING PHASES

CAMACHO-HERNANDEZ & ASSOCIATES, LLC
 Engineering - Surveying - Transportation - Natural Services
 5718 University Heights Blvd., Suite 102
 San Antonio, Texas 78249
 Phone: (210) 486-1500
 Fax: (210) 486-1500



MASTER DEVELOPMENT PLAN

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