

CERTIFICATION OF OWNER
(FARIAS DEVELOPMENT, LTD.)

STATE OF TEXAS
COUNTY OF WEBB

L. RUBEN F. HEDGES, JR., THE SENIOR VICE PRESIDENT OF FASSEN MANAGEMENT, LTD., THE GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD., THE UNDERSIGNED, AS A MEMBER OF THE FARIAS DEVELOPMENT, LTD., DOUBTS AS TO WHETHER THE PROPERTY NAME IS SUBSCRIBED HERETO, HEREBY DESTITUTE OF THE POWER OF THE PUBLIC RECORDS, HEREBY CERTIFIES AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THAT THE PROPERTY IS OWNED BY FARIAS DEVELOPMENT, LTD.

FARIAS DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP
BY: IS GENERAL PARTNER, FASSEN MANAGEMENT, LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND AS A MEMBER OF THE FARIAS DEVELOPMENT, LTD., FOR THE PURPOSE AND CONSIDERATIONS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THAT THE PROPERTY IS OWNED BY FARIAS DEVELOPMENT, LTD.

PRINT NAME: CHARLES F. HEDGES, JR.
PRINT TITLE: SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF WEBB
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES F. HEDGES, JR., THE SENIOR VICE PRESIDENT OF FASSEN MANAGEMENT, LTD., THE GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND AS A MEMBER OF THE FARIAS DEVELOPMENT, LTD., FOR THE PURPOSE AND CONSIDERATIONS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THAT THE PROPERTY IS OWNED BY FARIAS DEVELOPMENT, LTD., GAVE MY HAND AND SEAL OF OFFICE THIS DAY OF 2024.

NOTARY PUBLIC IN AND FOR THE MIDLAND COUNTY, TEXAS
MY COMMISSION EXPIRES _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, WATER, SEWER AND APPROPRIATIONS AND THAT THE PLAT IS IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE AND REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY.

ARTURO CANACHO, JR. DATE
REGISTERED PROFESSIONAL ENGINEER, NO. 91711

NOTES:

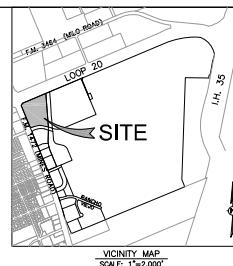
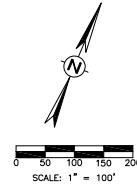
- ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
- ACCESS onto LOOP 20 (BOB BULLOCK LOOP) AND F.M. 1472 (MINES ROAD) SHALL BE APPROVED BY TXDOT.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSMISSION ELEVATION, WHICH IS 10' 0" ABOVE THE FLOODPLAIN.
- SEWERS AND TRIBES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.
- LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF THE APPENDIX F OF THE SUBDIVISION ORDINANCE.
- EXISTING FLOODPLAIN LINES WILL BE UTILIZED FOR THE PURPOSE OF ISSUING BUILDING PERMITS UNLESS A LETTER OF MAP REVISION (LOMR) IS GRANTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

LEGEND

- IRON PIN/FRON
- D 12' RIGHT-OF-WAY CAP SET
- R.O.W.
- RIGHT-OF-WAY
- BSL
- BUILDING SETBACK LINE
- U.E.
- UTILITY EASEMENT
- S.S.E.
- SANITARY SEWER EASEMENT
- V.A.E.
- VALUATION AGREEMENT CLEAR VISION EASEMENT
- P.R.W.C.T.
- OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS
- D.P.R.W.C.T.
- FEMA FLOODPLAIN

AREA BEING PLATTED

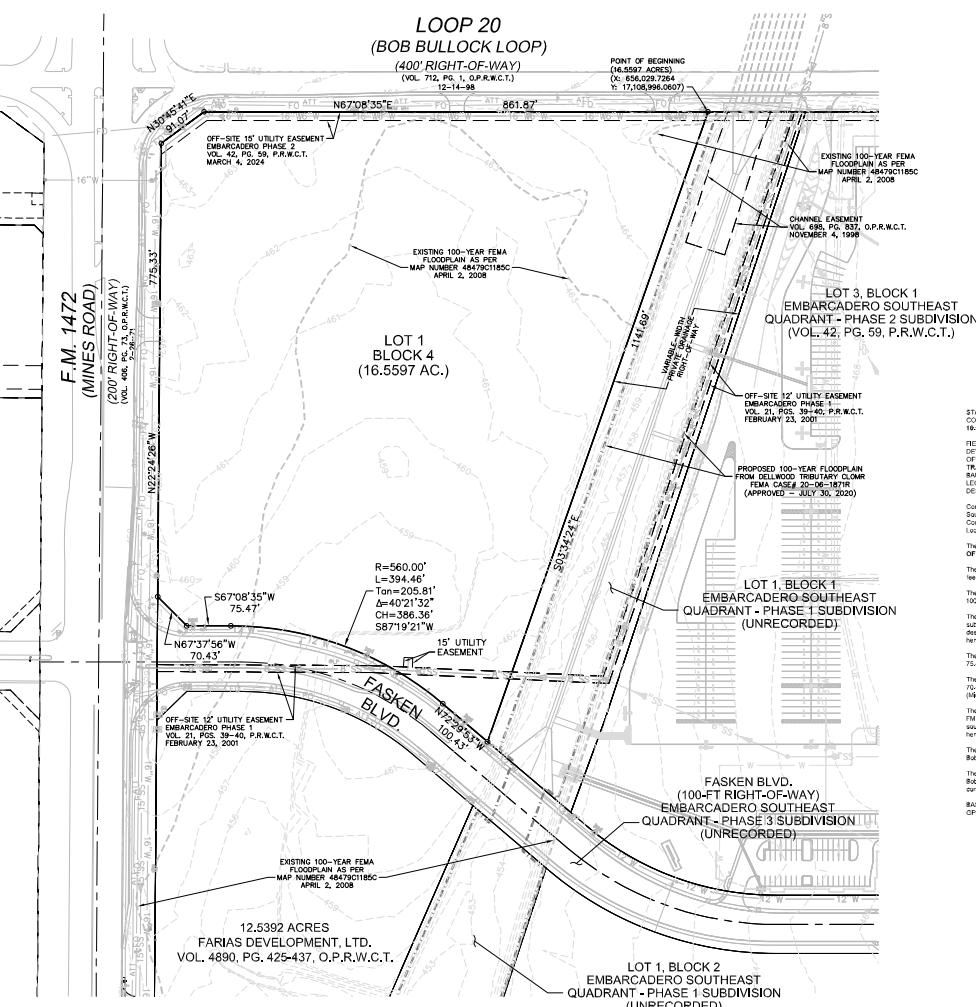
BEING 16.5597 ACRES AND ESTABLISHING LOT 1, BLOCK 4, OUT OF A 1,530.61 ACRE PARCEL, FASSEN, LTD., RECORDED IN VOLUME 370, PAGES 77-82, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND TRANSFERRED TO FARIAS DEVELOPMENT, LTD. IN VOLUME 4890, PAGES 425-437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS. 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.



CANACHO & HERNANDEZ
Engineering, Surveying, Thoroughfares, Waterfront Services
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San Antonio, Texas 78249
TEL: (210) 341-5300
FAX: (210) 341-5303
Project No. 2401-0001
TENT. PERMIT No. 2401-0001



PRELIMINARY PLAT
SUBDIVISION PLAT
LAREDO, TEXAS



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

SHEET
1
OF 1

DATE: 1/21/24
DRAWN BY: P.M.
DESIGNED BY: P.M.
CHECKED BY: A.C.
REVIEWED BY: A.C.
PRODUCT NUMBER: 2401-0001