

CERTIFICATION OF OWNER
(FARIAS DEVELOPMENT, LTD.)

STATE OF TEXAS
COUNTY OF MIDLAND

I, **CHARLES F. HEDGES, JR.**, the SENIOR VICE PRESIDENT of FASKEN MANAGEMENT, LTD., the GENERAL PARTNER of FARIAS DEVELOPMENT, LTD., the UNDERSIGNED OWNER OF THE QUAD IN THIS PLAN, AND RESIDENT HEREIN AS EMBARCADERO SOUTHEAST QUADRANT - PHASE 3, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION HEREIN IS TRUE AND CORRECT, AND I AM NOT PROVIDING ANY INFORMATION TO THE PUBLIC FOR THE PURPOSE OF THE PUBLIC RECORDS OF THE CITY OF LAREDO, TEXAS, AND I AM NOT PROVIDING ANY INFORMATION TO THE PUBLIC FOR THE PURPOSE OF THE PUBLIC RECORDS OF THE CITY OF LAREDO, TEXAS, AND I AM NOT PROVIDING ANY INFORMATION TO THE PUBLIC FOR THE PURPOSE OF THE PUBLIC RECORDS OF THE CITY OF LAREDO, TEXAS.

FARIAS DEVELOPMENT, LTD., A TEXAS LIMITED LIABILITY COMPANY
BY: ITS GENERAL PARTNER, FASKEN MANAGEMENT, LTD.,
A TEXAS LIMITED LIABILITY COMPANY

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 FASKEN 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 ACKNOWLEDGED TO ME THAT HE EXECUTES THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 2020.

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

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB
I, **ARTURO CAMACHO JR.**, REGISTERED PROFESSIONAL ENGINEER NO. 91711, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE DESIGN OF THE PUBLIC RECORDS OF THE CITY OF LAREDO, TEXAS, AND I AM NOT PROVIDING ANY INFORMATION TO THE PUBLIC FOR THE PURPOSE OF THE PUBLIC RECORDS OF THE CITY OF LAREDO, TEXAS, AND I AM NOT PROVIDING ANY INFORMATION TO THE PUBLIC FOR THE PURPOSE OF THE PUBLIC RECORDS OF THE CITY OF LAREDO, TEXAS.

ARTURO CAMACHO JR.
REGISTERED PROFESSIONAL ENGINEER NO. 91711

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB
I, **ROBERT J. GILPIN**, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5844, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

ROBERT J. GILPIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5844
GILPIN ENGINEERING COMPANY
1124 MARSHALL RD., STE. 109
LAREDO, TEXAS 78045

PLAT-APPROVAL CITY ENGINEER

I, **DANIELA SADA PAZ**, CITY ENGINEER, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

DANIELA SADA PAZ
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAN, EMBARCADERO SOUTHEAST QUADRANT - PHASE 3, HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON _____ DAY OF _____, 2020.

DANIELA SADA PAZ
CITY ENGINEER

ATTTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE PLANNING RECORD OF THIS PLAN AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 2020. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

DANIELA SADA PAZ
PLANNING DIRECTOR, PLANNING DEPARTMENT

CERTIFICATION OF COUNTY CLERK

FILED FOR RECORD AT _____ O'CLOCK _____ M. ON THE _____ DAY OF _____, 2020.

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 _____, 2020, WITH ITS CORPORA OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2020, AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE(S) OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY : _____
COUNTY CLERK
WEBB COUNTY, TEXAS

NOTES:

- ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
- ACCESS ONTO LOOP 20 (BOB BULLOCK LOOP) AND F.M. 1472 (MINES ROAD) SHALL BE APPROVED BY TUDOT.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- SEWERAGE AND TREES 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-2, SECTION 24-83, OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
- EXISTING FLOODPLAIN LINES WILL BE UTILIZED FOR THE PURPOSE OF ISSUING BUILDING PERMITS UNTIL A LETTER OF MAP REVISION (LOMR) IS GRANTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

LEGEND

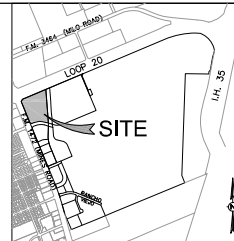
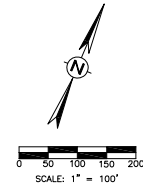
- IRON PIN FOUND
- 1/2" IRON ROD W/ CAP SET
- RIGHT-OF-WAY
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- SANITARY SEWER EASEMENT
- VARIABLE-WIDTH CLEAR VISION EASEMENT
- PLAT RECORDS OF WEBB COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS
- FEMA FLOODPLAIN

DETENTION NOTE

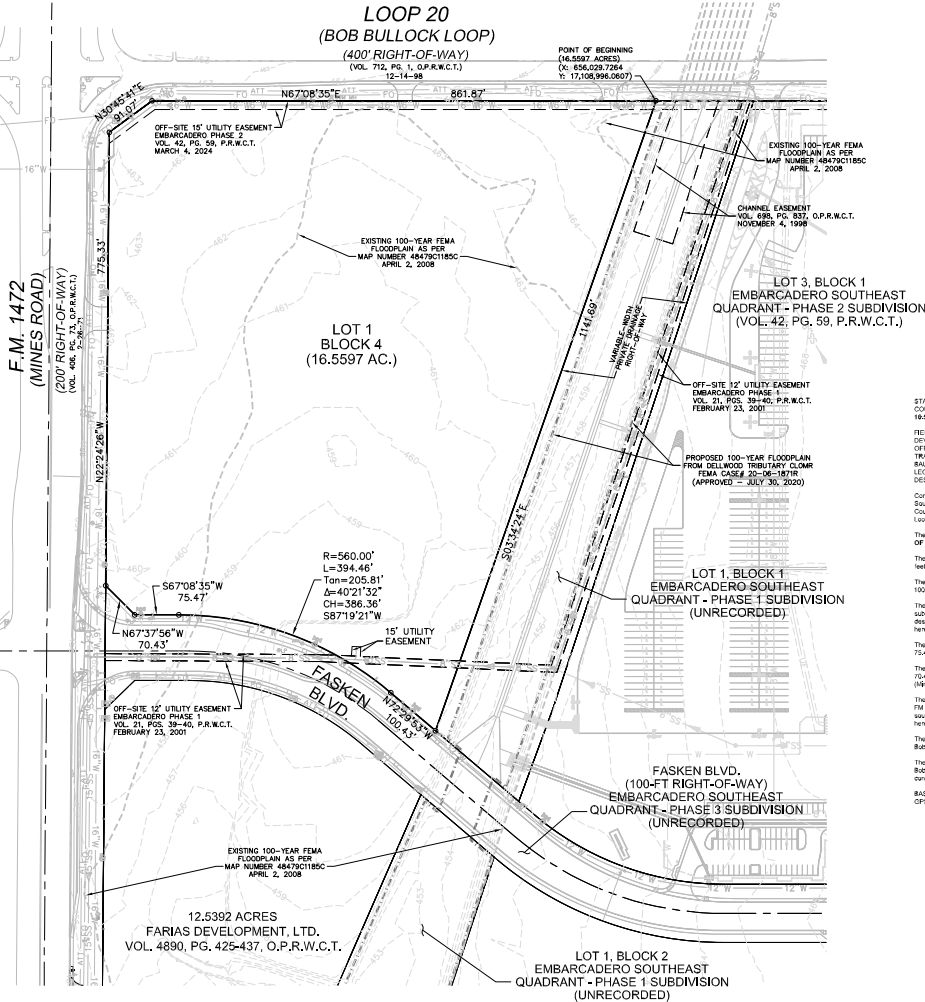
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 1, BLOCK 2, EMBARCADERO SOUTHEAST QUADRANT - PHASE 1, RECORDED IN VOLUME _____, PAGES _____, PLAT RECORDS OF WEBB COUNTY, TEXAS.

AREA BEING PLATTED

BEING 16.5597 ACRES AND ESTABLISHING LOT 1, BLOCK 4, 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 277, PORCION 22, ORIGINAL GRANTEE MARIA DE JESUS SANCHEZ, CITY OF LAREDO, TEXAS.



LOOP 20
(BOB BULLOCK LOOP)
(400' RIGHT-OF-WAY)
(VOL. 712, PG. 1, O.P.R.W.C.T.)
12-14-98



STATE OF TEXAS
COUNTY OF WEBB
16.5597 ACRES

FIELD NOTES DESCRIBING A 16.5597 ACRE TRACT, BEING OUT OF A FARIAS DEVELOPMENT, LTD. PROPERTY, RECORDED IN VOLUME 4890, PAGES 425-437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, HEREIN DESCRIBED TRACT, SITUATED IN PORCION 20, ABSTRACT 48, ORIGINAL GRANTEE BAUTISTA GARCIA, PORCION 21, ABSTRACT 49, ORIGINAL GRANTEE LEONARDO GARCIA, WEBB COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY NOTES AND BOUNDS AS FOLLOWS:

Commencing at a found 1/2 inch iron pin, being the northeasterly corner of Embarcadero Southeast Quadrant - Phase 2, recorded in Volume 42, Page 59, Plat Records of Webb County, Texas, same being situated on the southerly right-of-way line of Bob Bullock Loop (Loop 20).

Thence, S87°08'25"W, a distance of 167.17 feet, to a set 1/2 inch iron pin, for the POINT OF BEGINNING OF S.B. 11,530.61 Acre Tract and the northeasterly corner heretofore.

Thence, S2°34'24"E, with the easterly line of heretofore described tract, a distance of 1141.59 feet, to a set 1/2 inch iron pin, for the southeasterly corner heretofore.

Thence, N77°59'52"W, with the southerly line of heretofore described tract, a distance of 104.43 feet, to a set 1/2 inch iron pin, for a point of corner heretofore.

Thence, along a curve to the left, with a chord bearing S87°12'11"W, 386.26 feet, subtended by an arc making a radius of 560.00 feet, with the southerly line of heretofore described tract, a distance of 236.46 feet, to a set 1/2 inch iron pin, for a point of corner heretofore.

Thence, S10°18'35"W, with the southerly line of heretofore described tract, a distance of 72.47 feet, to a set 1/2 inch iron pin, for a point of corner heretofore.

Thence, N67°37'56"W, with the southerly line of heretofore described tract, a distance of 70.43 feet, to a set 1/2 inch iron pin, for the northeasterly corner heretofore.

Thence, N22°42'26"W, with the common boundary between heretofore described tract and Bob Bullock Loop (Loop 20), a distance of 91.07 feet, for a point of corner heretofore.

Thence, N67°37'56"W, with the common boundary between heretofore described tract and Bob Bullock Loop (Loop 20), a distance of 89.17 feet, to a set POINT OF BEGINNING containing 16.5597 acres and bounds 16.5597 acres, more or less.

BASE OF BEARING:
GPS NAD83(11) DATUM TEXAS STATE PLANE 4306 COORDINATES, (NAD)

PRELIMINARY PLAT

EMBARCADERO SOUTHEAST QUADRANT - PHASE 6

SUBDIVISION PLAT

LAREDO, TEXAS

DATE: 1/21/26
DRAWN BY: P.A.L.
DESIGNED BY: P.A.L.
CHECKED BY: A.C.
REVIEWED BY: A.C.
PROJECT NUMBER: 35004-109

SHEET
1
OF 1

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