

CERTIFICATION OF OWNER
(FARIAS DEVELOPMENT, LTD.)

STATE OF TEXAS
COUNTY OF MIDLAND

I, CHARLES F. HEDGES, JR., the SENIOR VICE PRESIDENT of FARIAS DEVELOPMENT, LTD., the GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD., the UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAN, AND SEPARATED HEREIN AS SUBDIVISION SOUTH-EAST QUADRANT - PHASE 11, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE TIME IS SUBSCRIBED HERETO, HEREBY DECLARE TO THE USE OF THE PUBLIC FOR ALL STREETS, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREON EXPRESSED.

FARIAS DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP BY ITS GENERAL PARTNER, FARIAS MANAGEMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY

BY: _____
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 FARIAS MANAGEMENT, L.L.C., 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 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREON STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

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

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF BEJAR

I, ARTURO CAMACHO JR., REGISTERED PROFESSIONAL ENGINEER NO. 91711, DATE _____, HEREBY CERTIFY THAT ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, CURB, UTILITY EGRESS AND APPROPRIATE AND ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BE GRANTED BY THE PLANNING COMMISSION OF THE CITY.



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, ROBERT J. GILPIN, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAN CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION AND WAS MADE ACCORDING TO THE CANONS AND THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.



ROBERT J. GILPIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5944
DATE _____
SURVEY PREPARED BY:
GILPIN ENGINEERING COMPANY
17224 WEBBSPRINGER RD., STE. 109
LAREDO, TEXAS 78409

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS SUBDIVISION SOUTH-EAST QUADRANT - PHASE 11, PREPARED BY OWNER, FARIAS DEVELOPMENT, LTD., REGISTERED PROFESSIONAL ENGINEER NO. 91711, AND DATED THE _____ DAY OF _____, 20____, WITH THE LAST REVISION DATED ON _____, 20____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

BENOR E. CHAVEZ, P.E.
CITY ENGINEER
DATE _____

PLANNING COMMISSION APPROVAL

THIS PLAT - SUBDIVISION SOUTH-EAST QUADRANT - PHASE 11 - HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE _____ DAY OF _____, 20____.

LUIS M. TOROQUEZ JR.,
CHAIRMAN
DATE _____

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 20____, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

UNISSA OLIVERIA,
INTERIM PLANNING DIRECTOR, PLANNING DEPARTMENT
DATE _____

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT _____ O'CLOCK _____ M. ON THE _____ DAY OF _____, 20____.
DEPUTY: _____
COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WEBB

_____, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE(S) OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY: _____
COUNTY CLERK
WEBB COUNTY, TEXAS
DATE _____

NOTES:

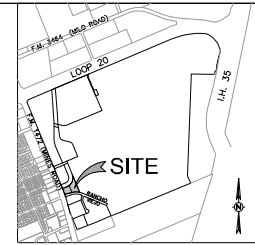
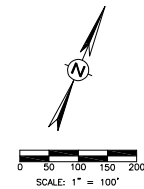
- ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
- ACCESS ON F.M. 1472 (MINES ROAD) SHALL BE APPROVED BY TADOT.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- SIDEWALK AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.

LEGEND

- IRON PIN FOUND
- 1/2" IRON ROD W/ CAP SET
- R.O.W. RIGHT-OF-WAY
- BSL BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- V.W.C.V.E. VARIABLE-WIDTH CLEAR VISION EASEMENT
- PRWCT PLAT RECORDS OF WEBB COUNTY, TEXAS
- OPRWCT OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS
- FEMA FLOODPLAIN

LINE	LENGTH	BEARING
L1	33.91'	N87°39'56"W
L2	16.35'	S71°58'49"W
L3	97.10'	S11°58'48"E

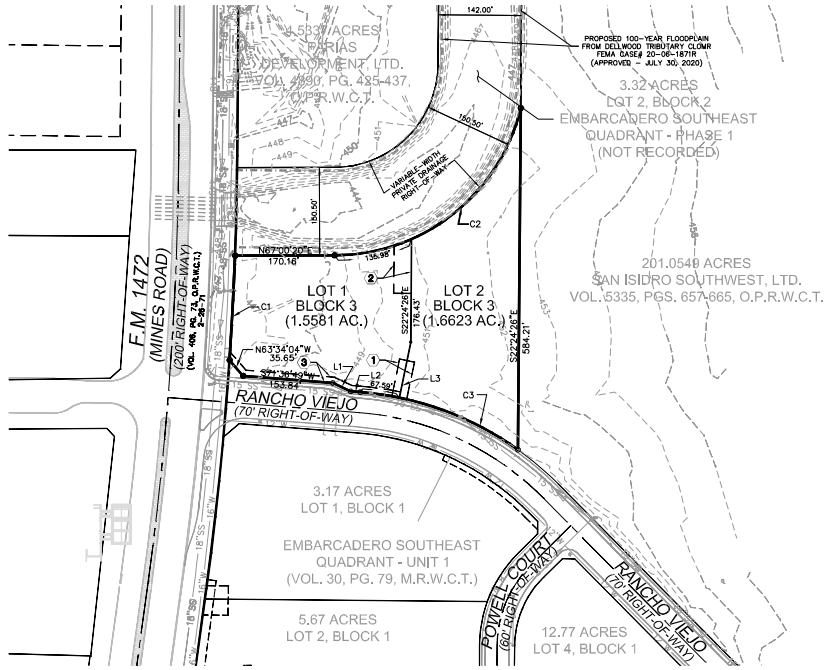
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD LENGTH	CHORD DIRECTION
C1	179.05'	3,829.40'	89.53'	0°45'50"	179.04'	N1°51'43"W
C2	431.70'	2,68.50'	258.27'	76.21°52'	426.07'	S28°49'42"E
C3	225.24'	3,55.00'	141.16'	31°02'25"	221.27'	S8°11'34"E



CHAMACHO-HERNANDEZ
REGISTERED PROFESSIONAL LAND SURVEYOR
5718 LINDALEE HAYDEN Blvd., Suite 102
San Antonio, Texas 78249
Phone: (210) 341-8300, Fax: (210) 341-8300
E-Mail: ch@ch-survey.com

GILPIN
REGISTERED PROFESSIONAL LAND SURVEYOR
1844 J. Lee McPherson Rd., Ste. 109
Laredo, Texas 78409
Phone: (956) 791-5000
Fax: (956) 791-5055
E-Mail: rgilpin@gilpin.com

PRELIMINARY PLAT
EMBARCADERO SOUTHEAST QUADRANT - PHASE 11
SUBDIVISION PLAT
LAREDO, TEXAS



AREA BEING PLATTED

BEING 3.2204 ACRES AND ESTABLISHING LOT 1 AND 2, BLOCK 3, 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 & I. FARIAS, AND ABSTRACT 277, PORCION 22, ORIGINAL GRANTEE MARIA DE JESUS SANCHEZ, CITY OF 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

DATE: 2/19/25
DRAWN BY: P.A.
DESIGNED BY: P.A.
CHECKED BY: A.C.
REVIEWED BY: A.C.
PROJECT NUMBER: 22004.105

SHEET
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