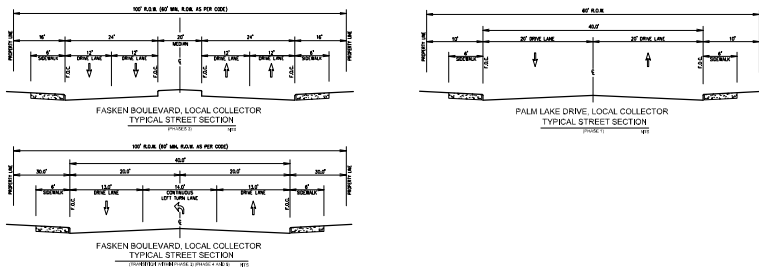
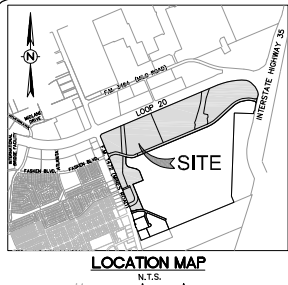


REVISED MASTERPLAN SUBMITTED



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PLANS FOR THIS TRACT SUCH AS THE EMBARCADERO SOUTHEAST QUADRANT MASTER DEVELOPMENT PLAN (APPROVED 2010) SHALL BE RESCINDED UPON APPROVAL OF THIS MASTER DEVELOPMENT PLAN.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 (LDMR), LAS MANANAS 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

- NTS NOT TO SCALE
- R.O.W. RIGHT OF WAY
- UNIT BOUNDARY
- - - - - APPROXIMATE LOCATION 100 YEAR FLOODPLAIN
- [Shaded Box] 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.O.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 2005
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 970, 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 BALUSTIA GARCIA, ABSTRACT 49, PORCION 21, ORIGINAL GRANTEE LEONARDO GARCIA, ABSTRACT 3284, SURVEY 2415, 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)	159.67
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
- 11/23/23 - REVISION #2 APPROVAL
- 12/21/23 - REVISION #3 APPROVAL
- 7/17/24 - REVISION #4 APPROVAL
- 4/1/25 - REVISION #5

NO.	DATE	REVISION
1	3/22/23	REVISED SECTION OF FASKEN BLVD. FROM PHASE 1 TO PHASE 4, COMBINED
2	5/11/23	PREVIOUS FASKEN BLVD. PHASES 4 AND 5 INTO PHASE 5.
3	10/18/23	REVISED LIMITS OF PHASES 2-4 AND RENAMED PHASES 5-10
3	12/8/23	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
5	3/19/25	UPDATED LOT LAYOUT AND BLOCK NUMBER FOR PHASE 11

CAMACHO-HERNANDEZ
Engineering - Planning - Transportation - Public Services

5718 University Heights Blvd., Suite 102
Laredo, Texas 78045
Phone: (210) 341-6200 Fax: (210) 341-6300
TBEF File No. F-5478



MASTER DEVELOPMENT PLAN

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

DATE: 3/19/25
DRAWN BY: P.A.L.
DESIGNED BY: P.A.L.
CHECKED BY: A.C.
REVIEWED BY: A.C.
PROJECT NUMBER: 31004-15

THIS AREA TO BE
MASTER PLANNED
BY DIFFERENT
OWNER

EXISTING EMBARCADERO SOUTHEAST QUADRANT UNIT 1 (VOL. 80, PG. 79, P.R.W.C.T.) (NOT PART OF THIS MASTER PLAN)

PHASE 1 PALM LAKE DRIVE (60-FT R.O.W.) (10.87 ACRES)

PHASE 1 DRAINAGE RIGHT-OF-WAY (3.32 ACRES)

LOT 1 BLOCK 3

LOT 1 BLOCK 1 (3.17 ACRES)

LOT 2 BLOCK 1 (15.57 ACRES)

LOT 3 BLOCK 1 (15.4 ACRES)

PHASE 9 COMMERCIAL (1.94 ACRES)

LOT 6 BLOCK 2

PHASE 11 COMMERCIAL (3.25 ACRES)

LOT 1 BLOCK 1 (3.17 ACRES)

LOT 2 BLOCK 1 (15.57 ACRES)

LOT 3 BLOCK 1 (15.4 ACRES)

LOT 4 BLOCK 1 (12.77 ACRES)

LOT 5 BLOCK 1 (2.44 ACRES)

PHASE 1 DRAINAGE R.O.W. (11.85 ACRES)

LOT 4 BLOCK 2

LOT 5 BLOCK 2

LOT 6 BLOCK 2

LOT 7 BLOCK 2

LOT 8 BLOCK 2

LOT 9 BLOCK 2

LOT 10 BLOCK 2

PHASE 2 INDUSTRIAL (40.09 ACRES)

LOT 3 BLOCK 1

LOT 4 BLOCK 1

LOT 5 BLOCK 1

LOT 6 BLOCK 1

LOT 7 BLOCK 1

LOT 8 BLOCK 1

LOT 9 BLOCK 1

PHASE 3 FASKEN BLVD. (100-FT R.O.W.) (13.47 ACRES)

LOT 1 BLOCK 1

LOT 2 BLOCK 1

LOT 3 BLOCK 1

LOT 4 BLOCK 1

LOT 5 BLOCK 1

LOT 6 BLOCK 1

LOT 7 BLOCK 1

PHASE 4 INDUSTRIAL (8.00 ACRES)

LOT 5 BLOCK 1

LOT 6 BLOCK 1

LOT 7 BLOCK 1

LOT 8 BLOCK 1

LOT 9 BLOCK 1

LOT 10 BLOCK 1

LOT 11 BLOCK 1

PHASE 5 INDUSTRIAL (58.72 ACRES)

LOT 1 BLOCK 1

LOT 2 BLOCK 1

LOT 3 BLOCK 1

LOT 4 BLOCK 1

LOT 5 BLOCK 1

LOT 6 BLOCK 1

LOT 7 BLOCK 1

PHASE 6 COMMERCIAL (16.56 ACRES)

LOT 1 BLOCK 1

LOT 2 BLOCK 1

LOT 3 BLOCK 1

LOT 4 BLOCK 1

LOT 5 BLOCK 1

LOT 6 BLOCK 1

LOT 7 BLOCK 1

PHASE 7 FASKEN BLVD. (100-FT R.O.W.) (16.89 ACRES)

LOT 1 BLOCK 1

LOT 2 BLOCK 1

LOT 3 BLOCK 1

LOT 4 BLOCK 1

LOT 5 BLOCK 1

LOT 6 BLOCK 1

LOT 7 BLOCK 1

PHASE 8 COMMERCIAL (12.54 ACRES)

LOT 3 BLOCK 2

LOT 4 BLOCK 2

LOT 5 BLOCK 2

LOT 6 BLOCK 2

LOT 7 BLOCK 2

LOT 8 BLOCK 2

LOT 9 BLOCK 2

PHASE 9 COMMERCIAL (1.94 ACRES)

LOT 6 BLOCK 2

LOT 7 BLOCK 2

LOT 8 BLOCK 2

LOT 9 BLOCK 2

LOT 10 BLOCK 2

LOT 11 BLOCK 2

LOT 12 BLOCK 2

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