

August 3, 2023

Ms. Maria Tina Martinez, Director
COL Community Development
1301 Farragut St - Transit Center
3rd Floor, East Wing
Laredo, Texas 78040

Ms. Elizabeth Carrera
Parks Planner
COL Parks & Recreation Dept.
2201 Piedra China
Laredo, Texas 78043

**RE: Southern Development Unit 4
Park Completion and Conveyance of Property to City of Laredo**

Dear Ms. Martinez and Ms. Carrera,

We have been working with the City of Laredo through the City Engineering Department for the acceptance of park improvements and conveyance of land over the last 15 months. In our recent meeting with Mr. Ramon Chavez, P.E., City Engineer, he instructed us to submit our closing package to your attention to coordinate this conveyance.

In accordance to our executed park agreement, Section VII Post Construction/Conveyance, approved by City Council on 11/16/20 we submit herewith the following information:

- 1) Copy of written request for final inspection dated 6/8/22;
- 2) Warranty for work completed for Park;
- 3) Copy of TDLR registration and ADA inspection and approval of construction plans and final review and approval by ADA Registered RAS;
- 4) As-Built Plans;
- 5) Acceptance Letter for Southern Development Unit IV dated 2/10/21.

In addition, we are enclosing a copy of the recorded plat identifying the legal lot and block of the parkland as Lot, 1 Block 17 and Lot 1, Block 18 Southern Development Unit IV recorded in Vol. 38 Pgs. 50-52 W.C.P.R. The dedication statement on the plat executed by the developer conveys all land used for public purposes to the public. In theory, the parkland was dedicated to the public when the plat was recorded. It is my understanding that the City requires a deed conveyance approved by City Council to formally accept ownership of land.

Lastly, the Webb County Drainage District (WCDD) currently maintains the existing drainage improvements and vegetation within floodplain / channel and wetland. City's maintenance would be limited to hike / bike trail, volleyball court, and soccer field. Please advise if you have any questions or require additional information to complete the process.

Sincerely,

CRANE ENGINEERING CORP.
Firm # F-3353


Edward D. Garza, P.E., CFM
Principal Engineer

Enclosures

Cc: Mr. Ramon E. Chavez, P.E., City Engineer
Mr. Joe Maldonado, 359 IP Development
Mr. JJ Gomez, COL Parks & Recreation Dept. Director
Ms. Anita Stanley, COL Parks & Recreation Dept. Asst. Director
Mr. Doanh "Zone" T. Nguyen, City Attorney

I.

Southern Development – City of Laredo
Park Improvement Agreement
Executed November 2020

Park Improvement Agreement

WHEREAS, 359-IP Development, Inc. (hereinafter called "Developer") is the developer of the Southern Development Subdivision; and

WHEREAS, the Southern Development Master Plan is a mixed development and is composed of 352 residential lots and 11.1311 acres of green space, as required by ordinance; and

WHEREAS, the approximate 11.1311 acres of green space satisfies the City of Laredo (hereinafter "City") parkland dedication requirements as specified in the City of Laredo Land Development Code; and

WHEREAS, on March 13, 2017, the Parks and Recreation Board reviewed the Parkland being offered by the Developer and recommended that the City Council accept the Parkland; and

WHEREAS, on April 6, 2017, the Planning and Zoning Commission reviewed and approved the Master Plan and the recommended approval of the Parkland with improvements; and

WHEREAS, on October 19, 2020, the City Council reviewed and approved the issuance of a Parkland Site Reliance Approval for the proposed park being offered by the Developer.

WHEREAS, Developer wishes to construct Park Improvements.

NOW THEREFORE, in consideration of the mutual benefits described in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer agree as follows:

Recitals. The recitals set forth above are declared true and correct by the Parties and are hereby incorporated as part of this Agreement.

I. LAND DEDICATION

1. Developer shall within 18 months of the effective date of this agreement convey fee simple title unto the City of Laredo of tract of land for recreational and/or municipal purposes as set forth below.
2. As per the attached Master Plan (Exhibit A, attached hereto and incorporated herein by reference as if set out in full for all intents and purposes) Developer has set out a tract of land (as set forth by metes and bounds and survey map), within the Southern Development Subdivision, for public recreational and/or municipal use:

~~A 11.1311-acre tract being Exhibits B-1 and B-2.~~

II. FINANCIAL GUARANTEE

1. The Developer shall post a financial guarantee for 100% of the cost of those Park Improvements which have not been completed and approved by the City Engineering Department.
2. This financial guarantee shall be filed with the City prior to plat recordation. The financial guarantee will be released after the following requirements are met:
 - a. Improvements must have been constructed in accordance with the approved PS&E.
 - b. All Parkland upon which the improvements have been constructed has been dedicated as required under this ordinance.
 - c. All manufacturer warranties have been provided for any and all equipment.
 - d. Improvements must meet all applicable Federal, State, and local regulations as of the time of the approval of plans and specifications.
 - e. "AS-BUILT" drawings have been submitted, approved and accepted by the City Engineer.
 - f. A Certificate of Completion of the park improvements has been issued by the City Engineer.
3. Upon issuance of the Certificate of Completion by the City Engineer the City Manager or his designee shall release the financial guarantee. The developer shall remain liable to the City for any and all warranty repairs for one year pursuant to the certificate of warranty.
4. Developer shall be liable for any deficiency between the amount of the guarantee and the cost of completion of the installation of improvements and the amount of any warranty work.
5. The City may draw on the financial guarantee if:
 - a. Developer fails to complete the improvements in accordance with the approved PS&E.
 - b. Developer fails to dedicate the parkland on which the improvements are constructed.

III. PARK IMPROVEMENT FEES AND ELIGIBLE COSTS

1. Developer is obligated to pay \$110,528.00 in Park Improvement Fees as per ordinance. Developer agrees to improve the parkland (hereinafter "Park Improvements") in an amount

equal to or exceeding the Park Improvement Fees at a cost of approximately \$115,963.10, in accordance with the cost estimate attached hereto and incorporated herein as Exhibit C.

2. Certain costs for Park Improvements (Eligible Costs) may be paid for with the Park Improvement Fees. The Eligible Costs must be reasonable and are subject to approval by City.

Eligible costs for which Park Improvement Fees may be used are as follows:

- a. Engineering fees for the preparation of PS&E (plans, specifications, estimates and construction schedule);
- b. Construction costs;
- c. Material costs;
- d. Cost of necessary permits and approval fees (i.e. platting fees for parkland, etc.);
- e. Cost for issuance of financial guarantee, if any.

IV. PLANS, SPECIFICATIONS AND ESTIMATES (PS&E)

1. Within 30 calendar days of the effective date of this agreement, Developer shall prepare, or cause to be prepared, at its sole cost and expense, plans, specifications, estimates and construction schedule (hereinafter "PS&E") for the Park Improvements prior to starting any construction on the Park Improvements. Developer shall submit the PS&E to the City of Laredo Parks and Leisure Services Director and to the City of Laredo Engineer for review and approval. As part of the review, City shall ensure that all charges are reasonable and equivalent with the costs of similar projects and services within the City of Laredo. The Parks and Leisure Services Director and City Engineer shall review and return the PS&E to Developer within 10 calendar days of receipt approving said PS&E or requesting modifications, revisions or additional information.
2. If modifications, revisions or additional information is required Developer shall re-submit the PS&E within 10 calendar days. Parks and Leisure Services Director and City Engineer shall have 5 calendar days to review the modifications, revisions or additional information and either approve them or return them to Developer with final comments. Developer shall have 5 calendar days to respond and submit the final PS&E. Failure to timely submit PS&E is a material breach of this agreement enforceable by specific performance or any other remedy at law to which the City may be entitled.
3. City shall issue notice to proceed within 5 calendar days of final approval of PS&E. Developer shall commence construction as per the approved construction schedule but in no event shall commencement of construction occur more than 90 calendar days from the notice to proceed. Developer agrees to complete, or cause to be completed, the Park Improvements at its sole cost and expense. Developer also agrees to obtain or cause to be obtained, all necessary permits and approvals from City and/or all other governmental agencies having jurisdiction over the construction of Park Improvements on the Property. Developer shall be responsible for paying, or causing to be paid, to City and all other

governmental agencies the cost of all applicable permit fees and licenses required for construction of the Park Improvements.

V. PARK IMPROVEMENTS CONSTRUCTION

1. Developer agrees to supervise the construction of the Park Improvements and cause the construction to be performed:
 - a. In a good and workman like manner; and
 - b. In accordance with the PS&E approved by the City; and
 - c. In accordance with federal, state and local laws and ordinances and this Agreement.
2. Developer shall, at its own cost and expense, maintain or cause to be maintained, the Park Improvements and all the other public improvements set out in the PS&E until acceptance by the City Council of the City of Laredo.
3. Developer shall not dispose of any material whatsoever taken from the project site, onto any areas not considered to be legal dump sites. Materials such as broken concrete, asphalt, re- bar, trash, etc. are to be disposed of properly, i.e. at the city landfill or as directed by the City Engineer. Unless otherwise noted, no material, including dirt, is to be dumped or placed into an existing creek or channel.
4. The cost of the Park Improvements and all other improvement expenses associated with the Park Improvements shall be funded through the use of Developer's own capital or through credit secured solely by the Developer in an amount not less than the park Improvements fee set out in III. Park Improvement Fees.
5. Developer shall submit written monthly reports to City, starting no later than seven calendar days after the commencement of construction and thereafter through the duration of the Project on its construction progress and construction expenses until the project has been accepted by City.
6. As part of the written report to City, Developer shall submit certified invoices of actual Eligible Costs incurred by Developer to complete the Park Improvements.
7. Developer shall diligently work to complete successfully any and all Park Improvements and the Park Improvements shall be completed within 6 months of the date on which notice to proceed was issued.
8. Developer shall pay, or cause to be paid, monthly rates and charges for all utilities (such as water, electricity, and sewer services) used by Developer in regard to the development of the Project, the Property for all areas owned by Developer during construction of the Project, ~~and for so long as Developer owns those areas.~~

VI. CITY'S RIGHT TO INSPECT

1. The work covered by this contract shall at all times be subject to inspection by the City of Laredo authorized inspectors.
 - a. The Developer shall furnish the City Inspector with every reasonable facility for ascertaining whether the work performed is substandard and deviates from the requirements of the plans and specifications.
 - b. The City Inspector shall have the authority to halt the construction of any portion of the work not meeting requirements until such time as said work has been corrected to the satisfaction of the Inspector and the City Engineer.
 - c. City's normal working hours are Monday through Friday, not including Saturdays, Sundays, or legal holidays observed by the City, from 8:00 A.M. to 5:00 P.M.
 - d. The Developer shall notify the City at least twenty-four (24) hours in advance for any work that is to be scheduled and shall not begin any such work scheduled unless proper inspection and/or testing has been pre-arranged with the City.
 - e. For work scheduled beyond the limits of the City's normal working hours, Developer shall notify the City at least twenty-four (24) hours in advance of any work that is to be scheduled and the cost for inspection, beyond the City's normal working hours, will be borne by the Developer.
 - f. Payment due for overtime inspection is expected to be paid within 10 business days of City's request for payment for inspections which occur beyond the City's normal working hours.

VII. POST CONSTRUCTION/CONVEYANCE

1. When Developer has completed the Park Improvements, Developer will submit to the City Engineer the following:
 - a. A written request for final inspection; and
 - b. All manufacturer warranties for any and all equipment; and
 - c. A written statement that that the Park Improvements meet all applicable Federal, State, and local regulations as of the time of the approval of plans and specifications; and
 - d. "AS-BUILT" drawings; and
- e. Payment of any fees (i.e. inspection fees, etc.) due City.

2. Within 10 calendar days of receipt of the complete Final Inspection Request City will inspect the Park Improvements and:
 - a. Within five business days of the Final Inspection issue a Certificate of Completion; or
 - b. City Engineer may issue a notice of incomplete or defective work and Developer shall have 10 business days to complete the Park Improvements and re-submit a Final Inspection Request. City Engineer may allow additional days for Developer to complete the Park Improvements.

VIII. WARRANTIES/CORRECTION OF DEFECTIVE WORK

1. Developer warrants and guarantees to City that all Work will be in accordance with the PS&E.
 2. Developer shall transfer, or cause to be transferred, to City all warranties and guarantees received as part of normal trade practices.
 3. Developer warrants the Project will be constructed in a good and workmanlike manner and free from defects in material and workmanship for a period of one year following the date of acceptance by the City Engineer. If any defects are found, Developer shall repair or replace any of the alleged defective work at its cost. The work to be corrected will be the particular area that is defective. Developer shall start corrective work within 14 calendar days after written notice from City. Developer shall have the option of repairing or replacing at its election.
 4. Promptly after receipt of written notice, Developer shall correct all defective Work, whether or not fabricated, installed, or completed, or, if the Work has been rejected by City, remove it from the Project and replace it with Work that is not defective. Developer shall pay all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such correction or removal (including but not limited to all costs of repair or replacement of work of others).
 5. When correcting defective Work under the terms of this agreement, Developer shall take no action that would void or otherwise impair Owner's special warranty and guarantee, if any, on said Work.
 6. Developer warrants and guarantees that title to all Work, materials, and equipment incorporated in the Project will pass to Owner no later than the time of acceptance by City free and clear of all Liens.
-
7. Developer hereby assigns (to the extent they are assignable) and conveys to City all manufacturers' and suppliers' warranties, together with operation instructions if available,

on all goods, material, equipment incorporated in the Park Improvements. Developer has provided certain material, equipment, and goods that have been manufactured and or furnished by third party vendors, supply houses, lumberyards, distributors, and manufacturers ("products"). Developer will use its best efforts so that such products are new and purchased from reputable suppliers. Developer also agrees to properly install such materials.

IX. CONVEYANCE OF PROPERTY PROCEDURES

1. Once a Certificate of Completion has been issued, the City Parks and Leisure Services Director shall cause an item to be placed on the City Council Agenda, for the next available City Council meeting, for acceptance of the Parkland and Park Improvements by City Council.
2. Developer shall submit, to the City Parks and Leisure Services Director, 12 business days prior to the City Council meeting at which the acceptance will be considered, the following:
 - a. A fully executed deed conveying the Parkland to the City of Laredo, the form of which shall be approved by the City Attorney; and
 - b. Tax Certificates showing all ad valorem taxes have been paid; and
 - c. Proof that all liens have been extinguished and the property is free and clear of any encumbrances.

X. COVENANTS AND DUTIES

1. Developer is authorized to do business and is in good standing in the State of Texas and shall remain in good standing in the State of Texas and the United States of America during any term of this Agreement.
2. The execution of this Agreement has been duly authorized by Developer's authorized agent, and the individual signing this Agreement is empowered to execute such Agreement and bind the entity. Said authorization, signing, and binding effect is not in contravention of any law, rule, regulation, or of the provisions of Developer's by-laws, or of any agreement or instrument to which Developer is a party to or by which it may be bound.
3. Developer is not a party to any bankruptcy proceedings currently pending or contemplated, and Developer has not been informed of any potential involuntary bankruptcy proceedings.
4. To its current, actual knowledge, Developer has acquired and maintained all necessary rights, licenses, permits, and authority to carry on its business in the City and will continue to use its best efforts to maintain all necessary rights, licenses, permits, and authority.

5. Developer shall timely and fully comply with all of the terms and conditions of this Agreement.
6. Developer shall cooperate with City and provide all necessary information to City in complying with this Agreement.
7. In accordance with Texas Government Code section 2264.051 Developer certifies that it, and all branches, divisions or departments of Developer do not and will not knowingly employ an undocumented worker, as that term is defined in the section.
8. Inconsistencies. Where there exists any inconsistency between this Agreement and other provisions of collateral contractual agreements that are made a part hereof by reference or otherwise, the provisions of this Agreement shall control.
9. Severability. Each paragraph and provision hereof is severable from the entire Agreement and if any provision is declared invalid, the remaining provisions shall nevertheless remain in effect.
10. Prohibition against Assignment. There shall be no assignment or transfer of this Agreement without the prior written consent of both parties hereto.
11. Law of Texas. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas and shall be enforced in Webb County, Texas.
12. Notices. All notices called for or contemplated hereunder shall be in writing and shall be deemed to have been duly given when personally delivered or forty eight (48) hours after mailed to each party by certified mail, return receipt requested, postage prepaid. Notices shall be sent to:

If to City of Laredo:

Robert A. Eads, City Manager
C/O City Manager 1110 Houston St.
Laredo, Texas 78040

With a copy to:

Juan J. Gomez, Jr., Director
Parks and Leisure Department
2201 Piedra China
Laredo, Texas 78043

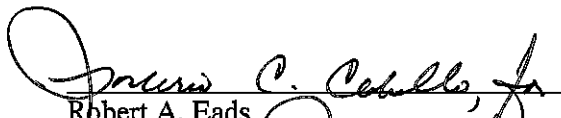
If to Developer:


Mr. Joe Maldonado
Vice President
359-IP Development, Inc.
10410 Medical Loop, Suite 5B
Laredo, Texas 78045

13. Entire Agreement. This Agreement incorporates all the agreements, covenants, and understandings between the parties hereto concerning the subject matter hereof, and all such covenants, agreements, and understandings have been merged into this written Agreement. No other prior agreement or understandings, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless signed by both parties and attached hereto and/or embodied herein.
14. Amendment. No changes to this Agreement shall be made except upon written agreement of both parties.
15. Headings. The headings used herein are for convenience of reference only and shall not constitute a part hereof or affect the construction or interpretation hereof.
16. Waiver. The failure on the part of any party to exercise or to delay in exercising, and no course of dealing with respect to any right hereunder shall operate as a waiver thereof; nor shall any single or partial exercise of any right hereunder preclude any other or further exercise thereof or the exercise of any other right. The remedies provided herein are cumulative and not exclusive of any remedies provided by law or in equity, except as expressly set forth herein.
17. Counterparts. This Agreement may be executed in any number of and by the different parties hereto on separate counterparts, each of which when so executed shall be deemed to be an original, and such counterparts shall together constitute but one and the same document.
18. Terminology and Definitions. All personal pronouns used herein, whether used in the masculine, feminine, or neutral, shall include all other genders; the singular shall include the plural and the plural shall include the singular.
19. Rule of Construction. The parties hereto acknowledge that each party and its legal counsel have reviewed and revised this agreement, and the parties hereby agree that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this agreement or any amendments or exhibits hereto.
20. Immunity. City of Laredo does not waive or relinquish any immunity or defense on behalf of themselves, their trustees, commissioners, council members, officers, employees and agents as a result of the execution of this Agreement and performance of the functions and obligations described herein.
21. Effective Date. This Agreement becomes effective when signed by the last party whose signing makes the Agreement fully executed.

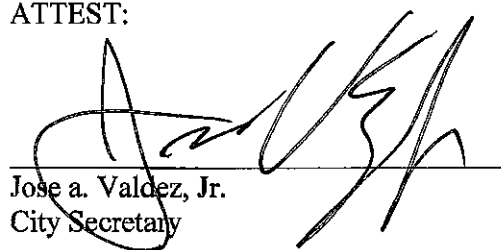
CITY OF LAREDO

359-IP Development, Inc.


Robert A. Eads
City Manager

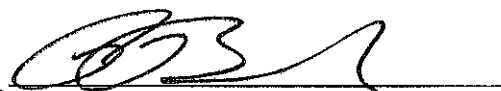

Joe Maldonado
Vice President

ATTEST:


Jose a. Valdez, Jr.
City Secretary



APPROVED AS TO FORM:

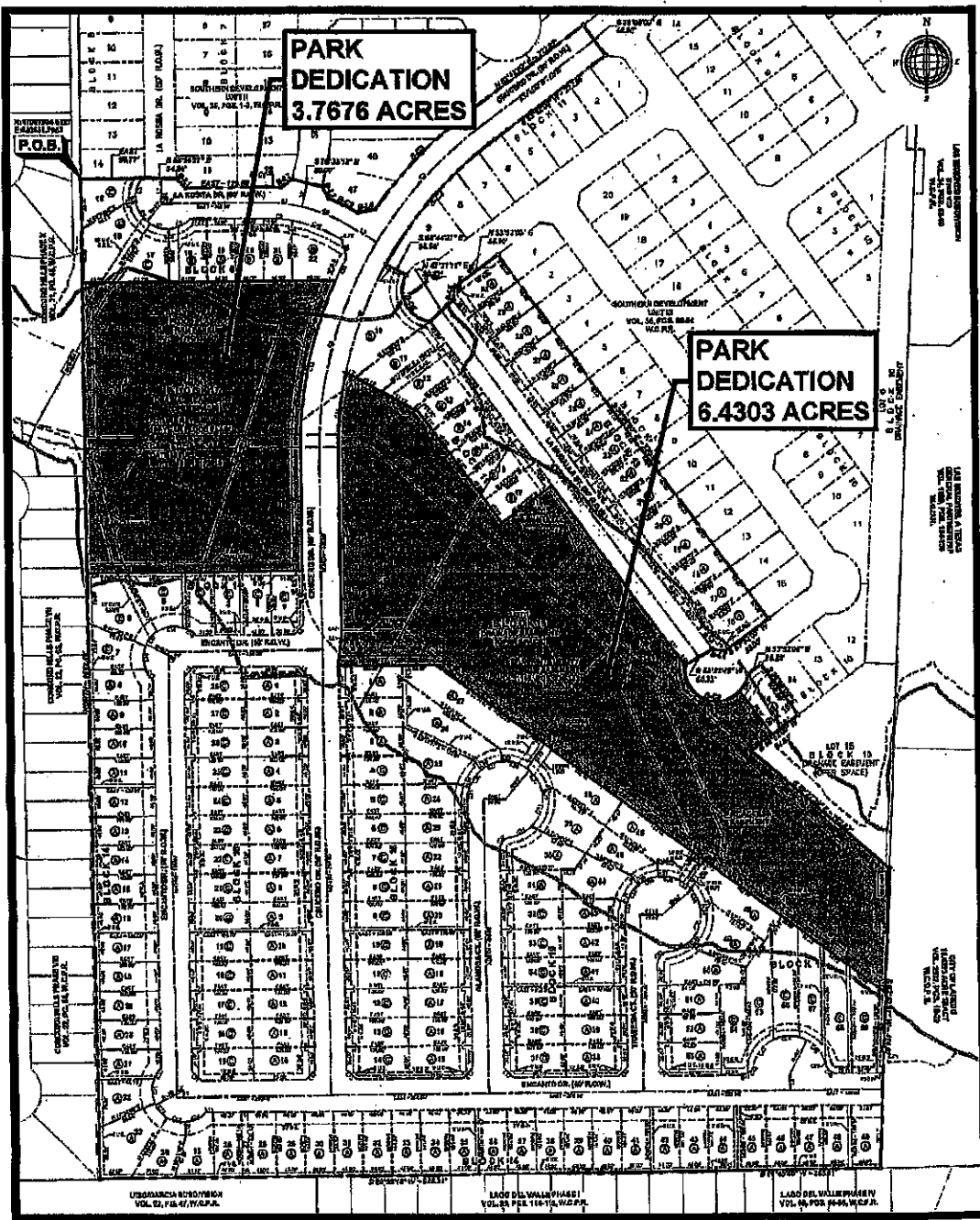

Rene C. Benavides
City Attorney





SUITE B
956-712-1996

B-1



PARK DEDICATION
TOTAL AREA = 10.1979 ACRES

Southern Development Park Improvements

Southern Unit IV Parkland Dedication

EXHIBIT

B-2



CRANE ENGINEERING CORP.

1310 JUNCTION DRIVE
 LAREDO, TX 78041
 FIRM REGISTRATION NO. F-3353

SUITE B
 956-712-1996

I. Southern Development Park Improvements

MTZ

Item #	Description	Estimated Quantity	Unit	Unit Price	Extended
1	Cut (Compacted Measure)	600	CY	\$ 2.25	\$ 1,350.00
2	Fill From Site (Compacted Measure)	450	CY	\$ 2.25	\$ 1,012.50
3	6" Subgrade Preparation (6' Trail)	1,980	SY	\$ 2.00	\$ 3,960.00
4	8" Subgrade Preparation (10' Trail)	700	SY	\$ 3.00	\$ 2,100.00
5	6" Flexible Base (6' Trail)	1,980	SY	\$ 10.88	\$ 21,542.40
6	8" Flexible Base (10' Trail)	700	SY	\$ 14.22	\$ 9,954.00
7	1.5" Type "D" HMAC (6' Trail)	1,480	SY	\$ 10.56	\$ 15,628.80
8	2" Type "D" HMAC (10' Trail)	560	SY	\$ 13.94	\$ 7,806.40
9	Prime Coat MC-30 (Trail)	2,040	SY	\$ 1.85	\$ 3,774.00
10	4" Perforated PVC	80	LF	\$ 15.00	\$ 900.00
11	24" Diameter HDPE	40	LF	\$ 68.00	\$ 2,720.00
12	Pedestrians Rail	100	LF	\$ 26.00	\$ 2,600.00
13	Rock Rip-Rap (Materials On Site)	1,150	SF	\$ 3.75	\$ 4,312.50
14	Rock Bedding (Materials On Site)	5	CY	\$ 200.00	\$ 1,000.00
15	Single Water Service 1" (-30)	1	EA	\$ 1,200.00	\$ 1,200.00
16	Single Water Service 1" (+30)	1	EA	\$ 1,700.00	\$ 1,700.00
17	Soccer Field Hydromulch / Labor	20,000	SF	\$ 0.25	\$ 5,000.00
18	Soccer Field 4" White Striping	1	LS	\$ 3,600.00	\$ 3,600.00
19	Soccer Field Goals (19' x 7') (Pair)	1	EA	\$ 8,100.00	\$ 8,100.00
20	Soccer Field Lighting Allowance	1	LS	Not a bid item	\$
21	Irrigation Allowance (1 Field)	1	LS	Not a bid item	\$
22	Volleyball Court Gravel Bedding	25	CY	\$ 56.50	\$ 1,412.50
23	Volleyball Court Sand	140	CY	\$ 38.50	\$ 5,390.00
24	Volleyball Net & Pole Structure	1	LS	\$ 3,000.00	\$ 3,000.00
25	Volleyball Court Sod	2,000	SF	\$ 4.00	\$ 8,000.00
Total					\$ 115,983.10

EXHIBIT

C

Contractor

Owner

PERFORMANCE BOND

Bond No. 9185866

(As required by Chapter 2253, Texas Government Code)

THE STATE OF { }
COUNTY OF { }

KNOW ALL MEN BY THESE PRESENTS: That we (1) MTZ Construction, Inc.

_____ a (2)
_____ of Laredo, TX hereafter called Principal and (3)
Washington International Insurance Company of Kansas City, Missouri, Corporation of State of
New Hampshire, hereinafter called the Surety, are held and firmly bound unto (4)
359 - IP Development, Inc. of Laredo, TX hereinafter called Owner,
in the penal sum of One Hundred Fifteen Thousand Nine Hundred
Sixty Three and 10/100 (\$ 115,863.10) Dollars in
lawful money of the United States, to be paid in (5) WEBB COUNTY, TEXAS for the payment
of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators
and successors, jointly and severally, firmly by these presents.

THE CONDITIONS OF THIS OBLIGATION is such that Whereas, the Principal entered into a
certain Contract with (6) 359 - IP Development, Inc. the Owner, dated the 21st
day of October, 20 20 a copy of which is hereto attached and made a part hereof
for the Construction of:

Project: Southern Development Park Improvements

(hereinafter called the "Work")

Date of Bond must not be prior to Date of Contract.

These notes refer to the numbers in body of Contract above:

- (1) Correct name of Contractor.
- (2) A Corporation, or Partnership or an Individual, as case may be.
- (3) Correct name of Surety.
- (4) Correct name of Owner.
- (5) County and State.
- (6) Owner.


NOW THEREFORE, if the Principals shall well, truly and faithfully perform the work in
accordance with the Plans, Specifications and Contract Documents during the original term
thereof, and any extensions thereof which may be granted by the Owner with or without notice

to the Surety, and if he shall satisfy all claims and demands incurred under such Contract, and shall fully indemnify and save harmless the Owner from all costs and damages which it may suffer by reason of failure to do so, and shall reimburse and repay the owner all outlay and expense which the Owner may incur in making good any default, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED FURTHER, that if any legal action be filed upon this Bond, venue shall lie WEBB County, State of Texas, and that the said surety, for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or to the work to be performed hereunder or the Specifications accompanying the same shall in any wise affect its obligation on this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the work or to the Specifications.

IN WITNESS WHEREOF, this Instrument is executed in six counterparts, each one of which shall be deemed an original, this the 17th day of November, 2020.

ATTEST:




(Principal) Secretary

(SEAL)

MTZ Construction, Inc.

PRINCIPAL

By  _____

P O Box 440230
Address

Laredo, TX 78044
City/State/Zip Code

956-723-9339
Phone number




Witness as to Principal

P.O BOX 440230
Address

Laredo, TX. 78044
City/State/Zip Code

~~SECRET~~


~~SECRET~~ WITNESS

(SEAL)

(Surety) Secretary

(SEAL)

Douglas Moore

Witness as to Surety

12700 Park Central Drive, Suite 1440

Address

Dallas, TX 75251

City/State/Zip Code

Washington International Insurance Company

SURETY


By Allyson Dean-West, Attorney-in-fact

12700 Park Central Drive, Suite 1440

Address

Dallas, TX 75251

City/State/Zip Code

214-221-8300

Phone number

PAYMENT BOND

Bond No. 9185866

(As required by Chapter 2253, Texas Government Code)

THE STATE OF { }
COUNTY OF { }

KNOW ALL MEN BY THESE PRESENTS: That we (1) MTZ Construction, Inc.
_____ a (2)
_____ of Laredo, TX hereafter called Principal and (3)
Washington International Insurance Company of Kansas City, Missouri, Corporation of State of
New Hampshire, hereinafter called the Surety, are held and firmly bound unto (4)
359 - IP Development, Inc. of Laredo, TX hereinafter called Owner,
and unto all Persons, Firms, and Corporations who may furnish materials for, or perform labor
upon the building or improvements hereinafter referred to in the penal sum of
One Hundred Fifteen Thousand Nine Hundred
Sixty Three and 10/100----- (\$ 115,963.10-----) Dollars in lawful money of the United
States, to be paid in (5) WEBB COUNTY, TEXAS for the payment of which sum well and truly
to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly
and severally, firmly by these presents.

THE CONDITIONS OF THIS OBLIGATION is such that Whereas, the Principal entered into a
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Project: Southern Development Park Improvements

(hereinafter called the "Work")

Date of Bond must not be prior to Date of Contract.

These footnotes refer to the numbers in body of contract above:

- (1) Correct name of Contractor.
- (2) A Corporation, or Partnership or an Individual, as case may be.
- (3) Correct name of Surety.
- (4) Correct name of Owner.
- (5) County and State.
- (6) Owner.

NOW THEREFORE, if the Principals shall well, truly and faithfully perform the work in accordance with the Plans, Specifications and Contract Documents during the original term thereof, and any extensions thereof which may be granted by the Owner with or without notice to the Surety, and if he shall satisfy all claims and demands incurred under such Contract, then this obligation shall be null and void; otherwise to remain in full force and effect.

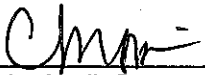
This Bond is made and entered into solely for the protection of all claimants supplying labor and material in the prosecution of the work provided for in said Contract, and all such claimants shall have a direct right of action under the Bond as provided in Section 2253.073, Texas Government Code.

PROVIDED FURTHER, that if any legal action be filed upon this Bond, venue shall lie WEBB County, State of Texas, and that no change, extension of time, alteration or addition to the terms of the Contract or to the work to be performed thereunder or the Specifications accompanying the same shall in any wise affect its obligation on this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the work or to the Specifications.

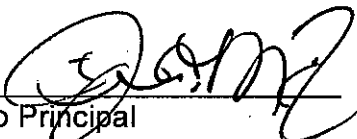
PROVIDED FURTHER, that no final settlement between the Owner and the Contractor shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

IN WITNESS WHEREOF, this instrument is executed in six counterparts, each one of which shall be deemed an original, this the 17th day of November, 2020.

ATTEST:


(Principal) Secretary

(SEAL)


Witness as to Principal

P.O. BOX 440230
Address

Laredo, TX. 78044
City/State/Zip Code

MTZ Construction, Inc.
PRINCIPAL


By

P O Box 440230
Address


Laredo, TX 78044
City/State/Zip Code

956-723-9339
Phone number

ATTEST:



(Surety) ~~Secretary~~ WITNESS



By Allyson Dean-West, Attorney-in-fact

12700 Park Central Drive, Suite 1440

Address

Dallas, TX 75251

City/State/Zip Code

214-221-8300

Phone number

(SEAL)

NOTE: If Contractor is Partnership, all Partners should execute Bond.

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, Claudia Mojica, certify that I am the Corporate,
Secretary of the Corporation named as Principal in the within Bond; that _____
Francisco Martinez who signed the said Bond on behalf of the Principal was then
President, of said Corporation; that I know his signature thereof is genuine; and
that said Bond was duly signed, sealed, an attested for and in behalf of said Corporation by
authority of its governing body.

Corporate Secretary
Title

Chm

(Affix Corporate Seal)

11-17-2020
Date

(956) 7239339
Phone number

The rate of premium on this Bond is _____ per thousand. Total of premium charge
\$ 2,739.00

NOTE:

The above must be filled in by Corporate Surety. Power-of-Attorney of person signed for
Surety company must be attached.

SWISS RE CORPORATE SOLUTIONS

NORTH AMERICAN SPECIALTY INSURANCE COMPANY
WASHINGTON INTERNATIONAL INSURANCE COMPANY
WESTPORT INSURANCE CORPORATION

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT North American Specialty Insurance Company, a corporation duly organized and existing under laws of the State of New Hampshire, and having its principal office in the City of Kansas City, Missouri and Washington International Insurance Company a corporation organized and existing under the laws of the State of New Hampshire and having its principal office in the City of Kansas City, Missouri, and Westport Insurance Corporation, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, each does hereby make constitute and appoint:

JOHN R. WARD, THOMAS D. MOORE, EVA O. LIMMER, EMILY MIKESKA, ALLYSON DEAN-WEST, AND MONICA VEAZEY

JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:


FIFTY MILLION (\$50,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of North American Specialty Insurance Company and Washington International Insurance Company at meetings duly called and held on March 24, 2000 and Westport Insurance Corporation by written consent of its Executive Committee dated July 18, 2011.

"RESOLVED, that any two of the President, any Senior Vice President, any Vice President, any Assistant Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Company when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By 
Steven P. Anderson, Senior Vice President of Washington International Insurance Company
& Senior Vice President of North American Specialty Insurance Company
& Senior Vice President of Westport Insurance Corporation

By 
Michael A. Ito, Senior Vice President of Washington International Insurance Company
& Senior Vice President of North American Specialty Insurance Company
& Senior Vice President of Westport Insurance Corporation



IN WITNESS WHEREOF, North American Specialty Insurance Company, Washington International Insurance Company and Westport Insurance Corporation have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 9th day of SEPTEMBER, 20 20.

North American Specialty Insurance Company
Washington International Insurance Company
Westport Insurance Corporation

State of Illinois
County of Cook ss:

On this 9th day of SEPTEMBER, 20 20, before me, a Notary Public personally appeared Steven P. Anderson, Senior Vice President of

Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company and Senior Vice President of Westport Insurance Corporation and Michael A. Ito Senior Vice President of Washington International Insurance Company and Senior Vice President of

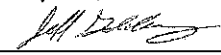
of North American Specialty Insurance Company and Senior Vice President of Westport Insurance Corporation, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.




M. Kenny, Notary Public

I, Jeffrey Goldberg, the duly elected Vice President and Assistant Secretary of North American Specialty Insurance Company, Washington International Insurance Company and Westport Insurance Corporation do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said North American Specialty Insurance Company, Washington International Insurance Company and Westport Insurance Corporation which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 17th day of November, 20 20.


Jeffrey Goldberg, Vice President & Assistant Secretary of Washington International Insurance Company &
North American Specialty Insurance Company & Vice President & Assistant Secretary of Westport Insurance Corporation

**North American Specialty Insurance Company
Washington International Insurance Company
Westport Insurance Corporation**

TEXAS CLAIMS INFORMATION

IMPORTANT NOTICE

In order to obtain information or make a complaint:

You may contact **Jeffrey Goldberg, Vice President**
– Claims at **1-800-338-0753**

You may call **Washington International Insurance Company and/or North American Specialty Insurance Company's and/or Westport Insurance Corporation** toll-free number for information or to make a complaint at:

1-800-338-0753

You may also write to **Washington International Insurance Company and/or North American Specialty Insurance Company and/or Westport Insurance Corporation** at the following address:

**1450 American Lane
Suite 1100
Schaumburg, IL 60173**

You may contact the **Texas Department of Insurance** to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the **Texas Department of Insurance**:

**P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
Email: ConsumerProtection@tdi.state.tx.us**

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should first contact the **Washington International Insurance Company and/or North American Specialty Insurance Company and/or Westport Insurance Corporation**. If the dispute is not resolved, you may contact the **Texas Department of Insurance**.

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

ADVISO IMPORTANTE

Para obtener informacion o para someter un queja:

Puede comunicarse con **Jeffrey Goldberg, Vice President – Claims**, al **1-800-338-0753**

Usted puede llamar al numero de telefono gratis de **Washington International Insurance Company and/or North American Specialty Insurance Company's and/or Westport Insurance Corporation** para informacion o para someter una queja al:

1-800-338-0753

Usted tambien puede escribir a **Washington International Insurance Company and/or North American Specialty Insurance Company and/or Westport Insurance Corporation** al:

**1450 American Lane
Suite 1100
Schaumburg, IL 60173**

Puede escribir al **Departamento de Seguros de Texas** para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al **Departamento de Seguros de Texas**:

**P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
Email: ConsumerProtection@tdi.state.tx.us**

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el **Washington International Insurance Company and/or North American Specialty Insurance Company and/or Westport Insurance Corporation** primero. Si no se resuelve la disputa, puede entonces comunicarse con el **Departamento de Seguros de Texas**.

UNA ESTE AVISO A SU POLIZA

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

From: [Edward Garza](#)
To: [Martha Liendo](#); [Juan Medina III](#); [Mario A. Garza](#)
Cc: [Andres A. Rubio](#); [Ramon Chavez](#); [Frank Martinez](#); [Frankie Martinez Jr.](#); [Joe Maldonado](#); [Jr Juan J. Gomez](#); [Crane Administration](#); [Fred Martinez](#); [Eddie Garza](#)
Subject: Southern Development Park -Final Inspection
Date: Wednesday, June 8, 2022 6:27:03 PM
Attachments: [SDPark Pre-final Insp. 06.03.22 - Punchlist.pdf](#)

MTZ Construction is requesting a final inspection for Southern Development Park. Please schedule at your earliest convenience. Thank you. Edg

Edward D. Garza, P.E., CFM
Crane Engineering , Firm Reg.F-3353
1310 Junction Dr. Suite B
Laredo, TX 78041
956-712-1996

----- Forwarded Message -----

From: Miriam <miriam-crane@bizlaredo.rr.com>
To: Frank Martinez <mtzconstruction@outlook.com>; Frankie Martinez Jr. <frankiemtz@sbcglobal.net>; Joe Maldonado <jmaldonado@sanchezog.com>; "mcamacho@ci.laredo.tx.us" <mcamacho@ci.laredo.tx.us>; "mgarza5@ci.laredo.tx.us" <mgarza5@ci.laredo.tx.us>; "dlopez4@ci.laredo.tx.us" <dlopez4@ci.laredo.tx.us>
Cc: Edward D. Garza, P.E. <eddie-crane@sbcglobal.net>
Sent: Tuesday, June 7, 2022, 09:16:37 AM CDT
Subject: Southern Development Park - Pre-Final Inspection Punchlist

Good morning,

Attached please find pre-final inspection punchlist for inspection conducted 06/03/22. Should you have any questions or require additional information please do not hesitate to contact us.

Thank you,

Miriam

CERTIFICATE OF WARRANTY

Mr. Ramon E. Chavez, P.E.
City Engineer
City of Laredo
1110 Houston Street
Laredo, Texas 78040

Re: Southern Development Park

Dear Mr. Chavez,

359 – IP Development, Inc. guarantees to the City of Laredo ("City") all materials and workmanship on the above referenced project to be free of defects related to street improvements only for a period of two (2) years and all other public improvements for a period of one (1) year from the date of acceptance by the City.

Upon written notice, from the City advising Owner, any defective materials or faulty workmanship developing within this period will be replaced at no cost to the City.

Sincerely,

359 – IP Development, Inc.

Joe Maldonado
Joe B. Maldonado
Vice-President

August 1, 2022
Date

STATE OF TEXAS §

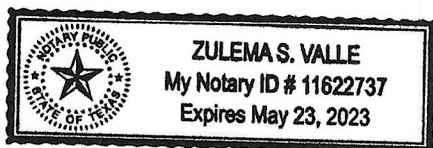
COUNTY OF WEBB §

Before me, a Notary Public in hand and for Webb County, State of Texas, on this day, personally appeared Joe Maldonado, Vice President of 359 – IP Development, Inc., known to me to be the person(s) whose name(s) subscribed to the foregoing affidavit and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Witness my hand and seal of office this 1st Day of August, 2021.

Zulema S. Valle
Notary Public

My Commission Expires: 05/23/2023





Alejandro (ALEX) Arreguin

REGISTERED ACCESSIBILITY SPECIALIST

RAS # 396

1901 Convent Ave

Laredo, TX 78040-4852

Phone: (956) 285-4091 / Fax: (956) 602-0340



03 October 2022

358 IP Development, Inc.
10410 Medical Loop, Suite 5B
Laredo, TX 78045

TABS2020019378

Re: Southern Development Park
Southern Development Park
1016 La Muralla Street
Laredo, TX 78046

INSPECTION COMPLETED – NO VIOLATIONS

Dear Sirs,

We are pleased to inform you that the referenced facility has been inspected and found to be in substantial compliance with the provisions of the Texas Government Code, Chapter 469.


The inspection results will be forwarded to the Texas Department of Licensing and Regulation of issuance of the final approval letter. For newly constructed buildings and facilities, the Department will provide a Notice of Substantial Compliance (Certificate and Decal) to the owner upon receipt of a completed Notice of Substantial Compliance Request Form.

Please note, this determination does not address the requirements of the Americans with Disabilities Act (ADA), (P.L. 101-336), or any other state, local, or federal requirements. For information on the ADA, please contact the United States Department of Justice, Civil Rights Division at (202) 514-0301.

If you have any questions concerning the results of the inspection, or the requirements of the Architectural Barriers Act, or if you are not the owner of record for this facility, contact Alex Arreguin at 956-723-0290.

Please reference the project number in all future correspondence pertaining to this project.

Sincerely,


Alex Arreguin
RAS # 396

INSPECTION REPORT

The following report identifies violations with the Texas Accessibility Standards (TAS). All items noted as “unacceptable” must be corrected to comply with the Architectural Barriers Act, Texas Government Code, Chapter 469.

Alejandro (Alex) Arreguin

RAS # 396

Date of Inspection – 03 October 2022

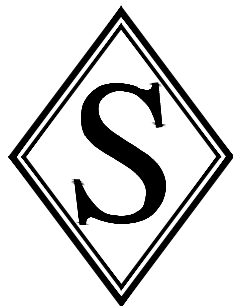
Project name: Southern Development Park
Southern Development Park
10'6 La Muralla Street
Laredo, TX 78046

TABS2020019378

Scope of Work – Trail and ADA ramp, soccer field, and sand volleyball court

Owner: 359 IP Development, Inc.
10410 Medical Loop, Suite 5B
Laredo, TX 78045

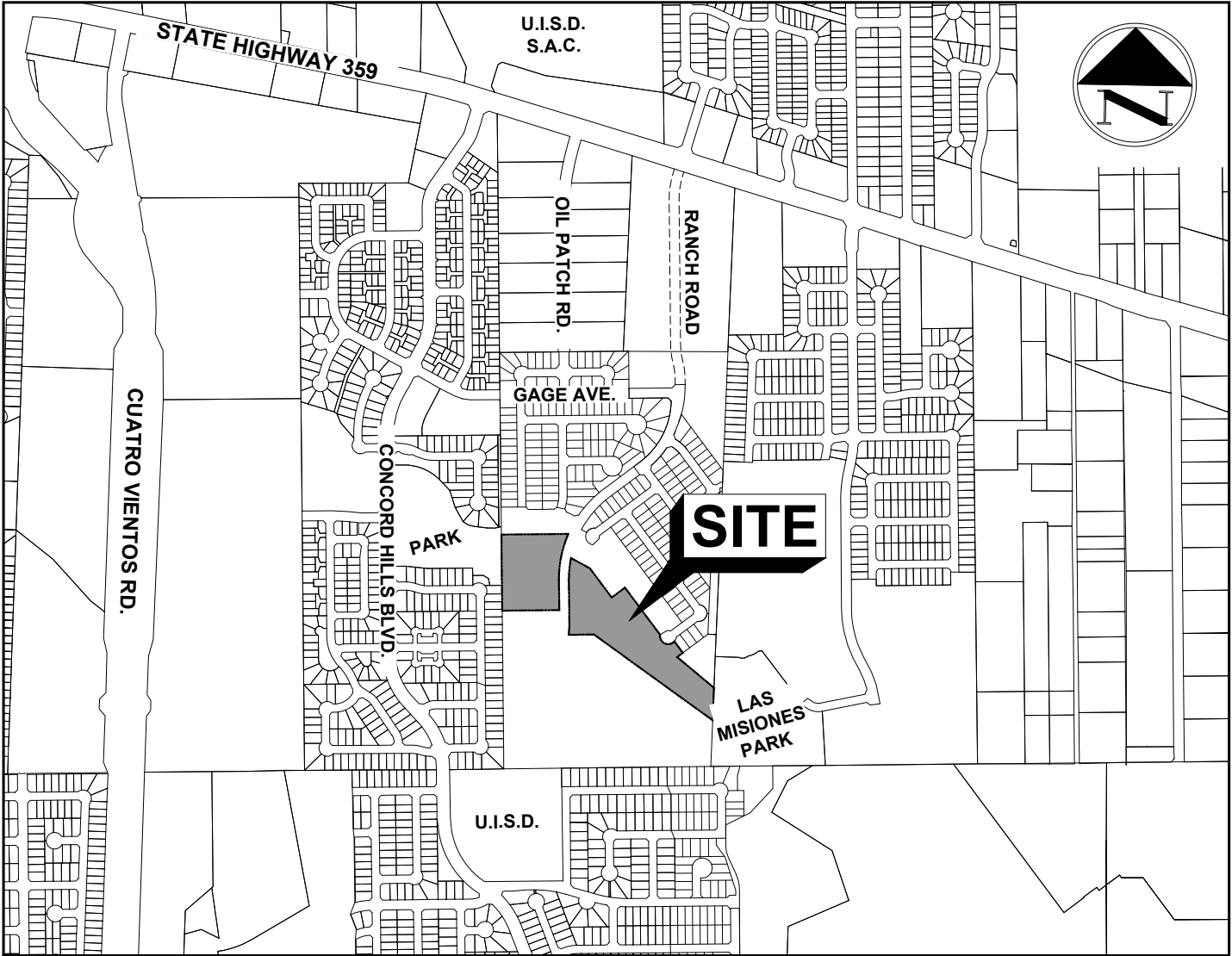
INSPECTION RESULTS – APPROVAL



CONSTRUCTION PLANS FOR
SOUTHERN DEVELOPMENT
PARK IMPROVEMENTS
LAREDO, TEXAS

OWNER

359-IP DEVELOPMENT, INC.,
a Texas Corporation
10410 Medical Loop, Suite 5B
Laredo, TX 78045



Sheet List Table	
Sheet Number	Sheet Title
01	TITLE PAGE-LOCATION MAP-SHEET INDEX
02	MASTER-SITE PLAN (ORIGINAL)
02A	MASTER-SITE PLAN (CURRENT)
03	GENERAL NOTES & BASIS OF ESTIMATE
04	OVERALL GRADING FINISHED CONTOURS
05	SOCCER FIELD X-SECTION PLAN & PROFILES
06	OVERALL PARK TRAIL PLAN VIEW
07	TRAIL A PROFILE
08	TRAIL B PROFILE
09	TRAIL C PROFILE
10	TRAIL D PROFILE
11	TRAIL E PROFILE
12	PROJECT DETAILS
13-14	IRRIGATION PLANS
15-16	FIELD CHANGE #1
17	FIELD CHANGE #2

PLAN OF RECORD

DATE: 12/4/2020

SCALE: N.T.S.

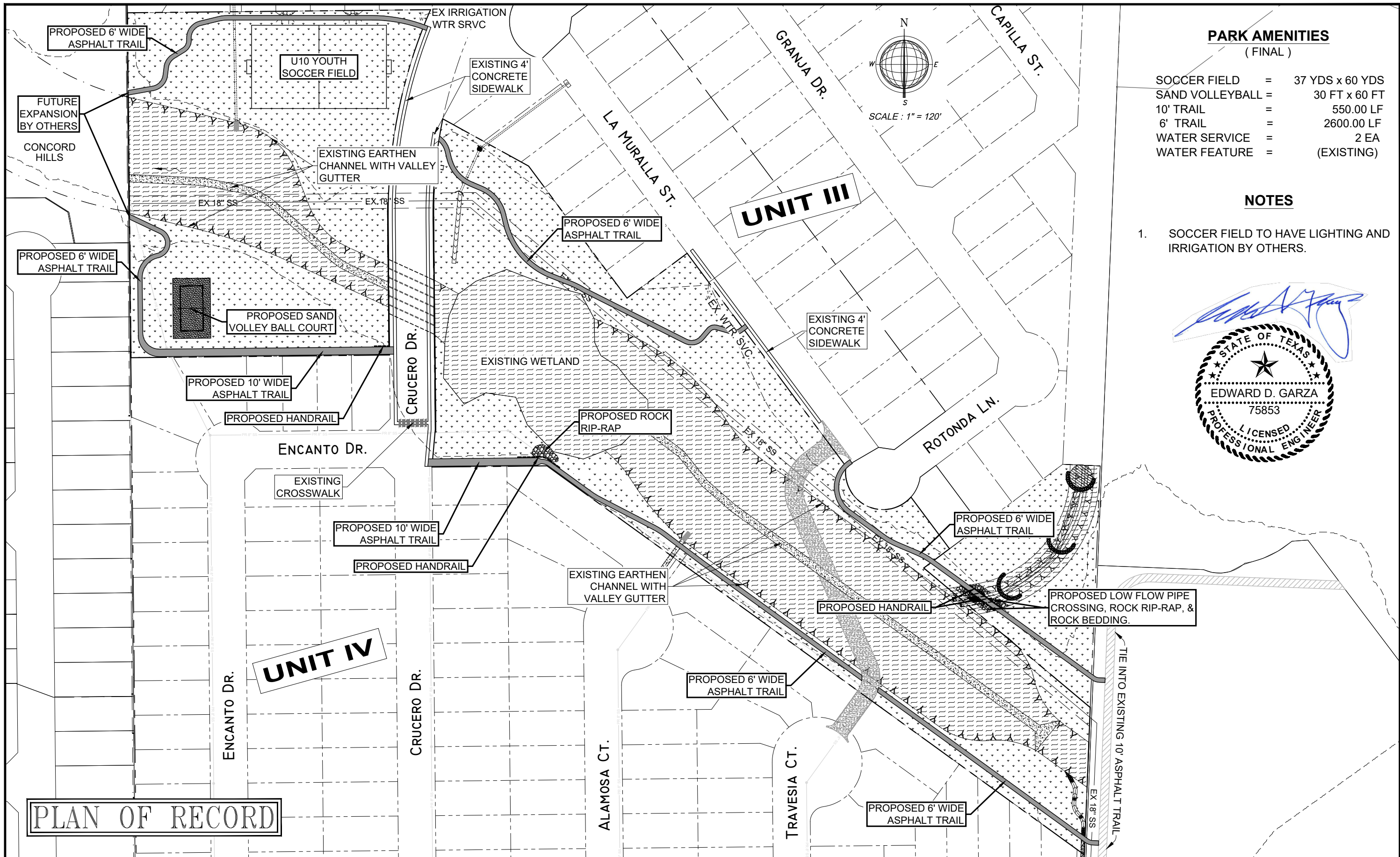


CRANE ENGINEERING CORP.
1310 JUNCTION DRIVE SUITE B
LAREDO, TX 78041 956-712-1996
FIRM REGISTRATION NO. F-3353

Southern Development
Park Improvement Plans

TITLE PAGE-LOCATION
MAP-SHEET INDEX

01

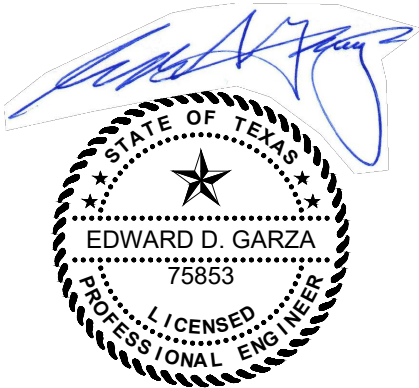


PARK AMENITIES
(FINAL)

SOCCER FIELD	=	37 YDS x 60 YDS
SAND VOLLEYBALL	=	30 FT x 60 FT
10' TRAIL	=	550.00 LF
6' TRAIL	=	2600.00 LF
WATER SERVICE	=	2 EA
WATER FEATURE	=	(EXISTING)

NOTES

1. SOCCER FIELD TO HAVE LIGHTING AND IRRIGATION BY OTHERS.



PLAN OF RECORD

DATE: 5/29/2020

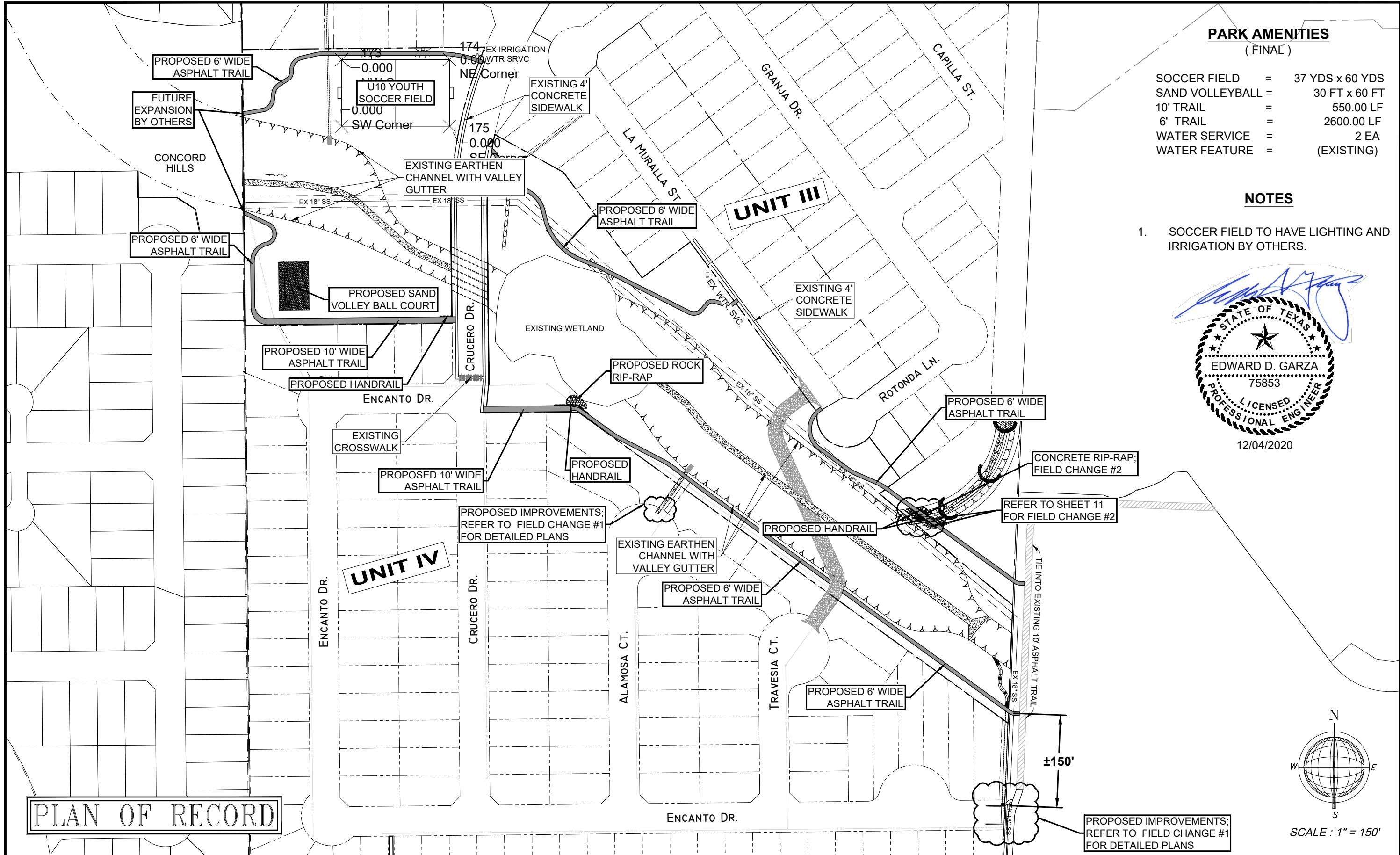
SCALE: 1" = 120'



CRANE ENGINEERING CORP.
1310 JUNCTION DRIVE SUITE B
LAREDO, TX 78041 956-712-1996
FIRM REGISTRATION NO. F-3353

Southern Development
Park Improvement Plans

ORIGINAL MASTER SITE PLAN
(REFER TO SHEET 2A FOR CURRENT)

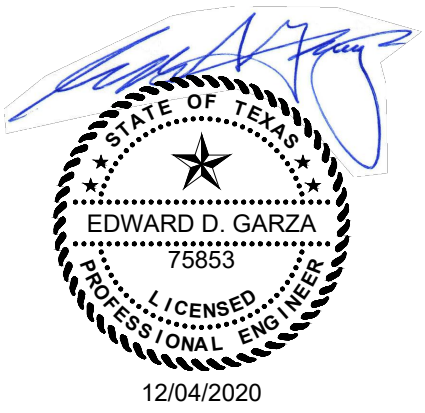


PARK AMENITIES
(FINAL)

SOCCER FIELD	=	37 YDS x 60 YDS
SAND VOLLEYBALL	=	30 FT x 60 FT
10' TRAIL	=	550.00 LF
6' TRAIL	=	2600.00 LF
WATER SERVICE	=	2 EA
WATER FEATURE	=	(EXISTING)

NOTES

1. SOCCER FIELD TO HAVE LIGHTING AND IRRIGATION BY OTHERS.



PLAN OF RECORD

DATE: 12/3/2020
SCALE: 1" = 150'

CRANE ENGINEERING CORP.
1310 JUNCTION DRIVE SUITE B
LAREDO, TX 78041 956-712-1996
FIRM REGISTRATION NO. F-3353

Southern Development
Park Improvement Plans

MASTER-SITE PLAN

02A

- TRAIL NOTES**
1. PRIOR TO LAYING ANY ASPHALT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR APPROVAL A HOT-MIX ASPHALT CONCRETE DESIGN, AND SHALL GIVE ASSURANCE THAT THE STOCKPILES OF MATERIALS ARE SUFFICIENT TO PRODUCE THE SAME DESIGN FOR THE DURATION OF THE PROJECT. IF MATERIALS SOURCE CHANGES, A NEW DESIGN WILL BE REQUIRED AT THE CONTRACTORS EXPENSE.
 2. AT THE END OF PAVING DAY, ALL TRAIL SHALL BE COMPLETED TO APPROXIMATELY THE SAME STATION AND THE CONTRACTOR SHALL ENSURE THAT ALL HOT-MIX ASPHALT LAYING HAS BEEN CONSTRUCTED IN A CONTINUOUS MANNER THROUGHOUT THE TRAIL SURFACE. TRANSVERSE JOINTS DURING THE LAYING OF ASPHALT SHALL BE APPROVED BY THE ENGINEER.
 3. CONTRACTOR SHALL ADJUST AND/OR SAWCUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH AND CONTINUOUS TRANSITION GRADE.
 4. TRANSITION EXPANSION/ISOLATION JOINT TO SIDEWALK, WHERE APPLICABLE.
 5. ANY EXISTING SIDEWALKS, CURBS OR DRIVEWAYS DISTURBED BY CONSTRUCTION SHALL BE REMOVED AND RESTORED WITH SURFACE MATERIALS EQUAL TO OR BETTER THAN THE ORIGINAL
 6. THE CONTRACTOR SHALL MAINTAIN ALL ADJOINING STREETS AND TRAVELED ROUTES FREE FROM SPILLED AND / OR TRACKED CONSTRUCTION MATERIALS AND / OR DEBRIS.

- PERMIT NOTES**
1. ALL ASSOCIATED PERMITS AND FEES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 2. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
 3. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIAL IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT IF APPLICABLE.

- TESTING NOTES**
1. ALL TESTING REQUIRED BY THE PLANS, DETAILS, AND TECHNICAL SPECIFICATIONS, INCLUDING MATERIALS TESTING, SOIL DENSITY, SOIL ANALYSIS, CONCRETE TESTING SHALL BE PAID BY THE OWNER FOR THE FIRST TEST.
 2. CONTRACTOR SHALL COORDINATE PROJECT CONSTRUCTION TESTING WITH THE CITY INSPECTOR. ALL FAILED TESTS SHALL BE PAID FOR BY THE CONTRACTOR.

- TRAFFIC NOTES**
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ALL SIGNS AND BARRICADES ARE PROPERLY INSTALLED AND MAINTAINED. ALL LOCATIONS AND DISTANCES WILL BE DECIDED UPON IN THE FIELD BY THE CONTRACTOR, USING THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". THE CITY'S CONSTRUCTION INSPECTOR AND ENGINEERING REPRESENTATIVE WILL ONLY BE RESPONSIBLE TO INSPECT BARRICADES AND SIGNS. IF, IN THE OPINION OF THE ENGINEERING REPRESENTATIVE AND THE CONSTRUCTION INSPECTOR, THE BARRICADES AND SIGNS DO NOT CONFORM TO ESTABLISHED STANDARDS OR ARE INCORRECTLY PLACED OR ARE INSUFFICIENT IN QUANTITY TO PROTECT THE GENERAL PUBLIC, THE CONSTRUCTION INSPECTOR SHALL HAVE THE OPTION TO STOP OPERATIONS UNTIL SUCH TIME AS THE CONDITIONS ARE CORRECTED.
 2. ANY METHODS, STREET MARKINGS AND SIGNAGE NECESSARY FOR WARNING PEDESTRIANS OR DIVERTING TRAFFIC CONSTRUCTION SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
 3. ALL PAVEMENT MARKINGS, MARKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES AND, THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITIONS.
 4. PAVEMENT MARKINGS TO BE IN ACCORDANCE TO ITEM 666 OF TxDOT STANDARD SPECIFICATIONS
 5. PROVIDE CONSTRUCTION FENCING AND PEDESTRIAN TRAFFIC CONTROL WHERE APPLICABLE.

- ENVIRONMENTAL NOTES**
1. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
 2. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH PLANS AND SPECIFICATIONS. REVEGETATION OF ALL DISTURBED OR EXPOSED AREAS SHALL CONSIST OF SODDING OR APPROVED EQUAL OR THE TYPE OF REVEGETATION MUST EQUAL OR EXCEED THE TYPE OF VEGETATION PRESENT BEFORE CONSTRUCTION. ALL VEGETATION OUTSIDE THE LIMIT OF CONSTRUCTION IN APPROVED PROJECT PLANS IS TO REMAIN. ANY VEGETATION DISTURBED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNLESS OTHERWISE SPECIFIED.
 3. CONTRACTOR SHALL INSTALL STORM WATER POLLUTION PREVENTION CONTROLS PRIOR TO ANY SITE PREPARATION WORK (DEMOLITION, EXCAVATION, GRUBBING, ETC.)
 4. THE CONTRACTOR SHALL MAINTAIN ALL ADJOINING STREETS AND TRAVELED ROUTES FREE FROM SPILLED AND / OR TRACKED CONSTRUCTION MATERIALS AND / OR DEBRIS. ALL MUD, DIRT, ROCKS, DEBRIS, ETC., SPILLED, TRACKED OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS, DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.
 5. PROPOSED SW3P TO BE INSTALLED DURING CONSTRUCTION AND SHALL BE IN ACCORDANCE WITH THE CITY OF LAREDO STORMWATER MANAGEMENT ORDINANCE. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE ENGINEER.
 6. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED AS PER PLANS.
 7. CONTRACTOR TO IMPLEMENT EROSION MEASURES IDENTIFIED ON THIS PLAN AS PART OF THE BID.
 8. THE CONTRACTOR SHALL PROTECT ALL AREAS OF THE RIGHT-OF-WAY WHICH ARE NOT INCLUDED IN THE ACTUAL LIMITS OF THE PROPOSED CONSTRUCTION AREAS FROM DAMAGE. CARE SHALL BE EXERCISED TO PREVENT DAMAGE TO TREES, VEGETATION AND OTHER NATURAL SURROUNDINGS. THE CONTRACTOR, AT HIS EXPENSE, SHALL RESTORE TO ANY AREAS DISTURBED AS A RESULT OF HIS OPERATIONS TO A CONDITION AS GOOD AS, OR BETTER THAN, THAT PRESENT PRIOR TO HIS CONTRACT. EXISTING STREET SIGNS SHALL BE RESET AS REQUIRED. NO SEPARATE PAYMENT.
 9. STRICT ADHERENCE TO DUST CONTROL WILL BE REQUIRED IN ALL AREAS, WHICH MAY REQUIRE PERIODIC MOISTURE TREATMENT OF THE SUB-GRADE BY THE CONTRACTOR. THERE WILL BE NO SEPARATE PAY ITEM FOR SUCH MEASURES, WHICH WILL BE CONSIDERED SUBSIDIARY TO VARIOUS BID ITEMS INVOLVED.
 12. CONTRACTOR TO PROTECT EXISTING DRAINAGE INLETS AND PREVENT SILT AND EXCESS CONCRETE FROM ENTERING DRAINAGE SYSTEM.

- GENERAL NOTES**
1. ALL MATERIALS, EQUIPMENT, STAGING, AND TEMPORARY SPOILS STORAGE IS TO BE WITHIN THE LIMITS OF CONSTRUCTION SHOWN ON THE APPROVED PLANS. ANY AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHOWN PROPOSED FOR THESE ACTIVITIES MUST BE REVIEWED AND APPROVED (BY OWNER) PRIOR TO USE. ARE TO BE MAINTAINED DURING CONSTRUCTION
 2. FUEL STORAGE IS NOT ALLOWED. THE CONTRACTOR SHALL ADVISE THE OWNER IMMEDIATELY WITH WRITTEN DOCUMENTATION, OF ANY SPILLING OF FUEL OR TOXIC MATERIAL, INCLUDING ACTIONS TO CONTAIN AND CLEAN UP.
 3. ANY ADDITIONAL AREAS REQUIRED FOR CONSTRUCTION OF THIS PROJECT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SECURED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR MUST SECURE OWNER APPROVAL OF PROPOSED ADDITIONAL AREAS PRIOR TO USE.
 4. CONTRACTOR IS RESPONSIBLE FOR DEWATERING OF WORK AREA. CONTRACTOR MUST SECURE CITY OF LAREDO APPROVAL OF PROPOSED DEWATERING PROCEDURES PRIOR TO INSTALLATION OR USE, AND SHALL PROVIDE AND MAINTAIN ADEQUATE EQUIPMENT TO REMOVE AND DISPOSE OF ALL SURFACE AND GROUND WATER ENTERING EXCAVATIONS, TRENCHES, OR OTHER PARTS OF THE WORK.
 5. ALL WASTE MATERIAL EXCEPT FOR EXCESS SOIL SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE HIS SOLE RESPONSIBILITY TO DISPOSE OF THIS MATERIAL OFF THE LIMITS OF THE PROJECT. NO WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF EXISTING ARTIFICIAL OR NATURAL DRAINAGE.
 6. THE CONTRACTOR'S RESPONSIBILITY IS TO ADHERE TO SPECIFICATIONS-DIVISION "C", GENERAL PROVISIONS PARAGRAPH C-7.08 "PROTECTION AND RESTORATION OF PROPERTY" AND PARAGRAPH C-7.09 "PROTECTION OF EXISTING UTILITIES".
 7. NO EXTRA PAYMENT SHALL BE ALLOWED FOR WORK CALLED FOR ON THE PLANS, BUT NOT INCLUDED IN THE BID PROPOSAL. THIS INCIDENTAL WORK WILL BE REQUIRED AND SHALL BE INCLUDED IN THE PAY ITEM TO WHICH IT RELATES. ALL BID ITEMS WILL BE PAID WHEN COMPLETED IN PLACE, TESTED AND ACCEPTED.
 8. ALL CONSTRUCTION SHALL BE IN COMPLIANCE TO CITY OF LAREDO CODES AND ORDINANCES FOR STANDARD CONSTRUCITON JUNE 2008, OR LATEST.
 9. CONTRACTOR RESPONSIBLE FOR DAMAGES TO ANY EXISTING SITE CONDITION PROGRAMMED TO BE PRESERVED, AND SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE SUSTAINED TO EXISTING FENCES, CONCRETE ISLANDS, STREET PAVING, CURBS, SHRUBS, BUSHES, OR DRIVEWAYS. (NO SEPARATE PAY ITEM).
 10. THE CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS AND PROVIDE ENGINEER WITH RED LINED SET OF AS BUILT DRAWINGS SHALL MEET WITH THE SATISFACTION OF THE ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT PRIOR TO FINAL ACCEPTANCE.
 11. WHERE REQUIRED BY FIXED FEATURES OR UNUSUAL CONDITIONS, THE SLOPES INDICATED HEREON MAY BE VARIED WHEN SPECIFICALLY DIRECTED BY THE ENGINEER.
 12. QUANTITIES SHOWN HEREON ARE PROVIDED FOR THE CONVENIENCE AND BENEFIT OF THE CONTRACTOR AND OTHER INTERESTED PARTIES. THE ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY AND COMPLETENESS OF SAID QUANTITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK PLANS AND SPECIFICATIONS IN DETAIL IN THE PREPARATION OF HIS BID
 13. CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES, MARKS, ETC. IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 14. PROVIDE SUBMITTALS FOR ALL MATERIALS PRIOR TO COMMENCING WORK.
 15. ALL SAWCUTTING SHALL BE SUBSIDIARY TO THE VARIOUS BID ITEMS IN THE CONTRACT.
 16. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED ON THESE PLANS, SHALL CONFORM TO ALL APPLICABLE CITY OF LAREDO STANDARDS TECHNICAL SPECIFICATION MANUAL AND THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (LATEST EDITION).
 17. APPROVAL CRITERIA FOR FLEXIBLE BASE SOURCES AND APPROVAL OF AN AREA AND/OR DEPTH OF LAYER IN SOURCE FROM WHICH THE MATERIAL IS TO BE SECURED, WILL BE BASED ON PRELIMINARY TESTS AND SUCH OTHER OCCASIONAL TESTS AS FOUND NECESSARY BY THE ENGINEER.
 18. ALL BID ITEMS WILL BE PAID WHEN COMPLETED IN PLACE, TESTED AND ACCEPTED.
 19. ALL DIRT WORK IS MADE PAYABLE AS COMPACTED MEASURE. CONTRACTOR IS RESPONSIBLE TO ESTABLISH REQUIRED FILL BY APPLYING AN EXPANSION FACTOR.

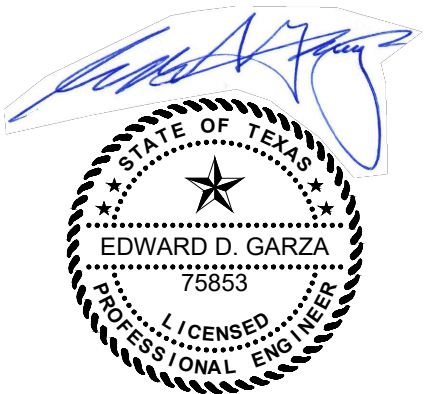
- UTILITY NOTES**
1. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM AVAILABLE RECORDS AND ARE NOT GUARANTEED, BUT SHALL BE INVESTIGATED AND VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO AND FOR THE MAINTENANCE AND PROTECTION OF THE EXISTING UTILITIES EVEN IF THEY ARE NOT SHOWN ON THE PLANS. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HERE ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND HE SHALL BE RESPONSIBLE FOR PROTECTION OF SAME DURING CONSTRUCTION. IF ANY, CONTRACTOR TO CONTACT TEXAS ONE CALL 48-HOURS PRIOR TO CONSTRUCTION..
 2. ANY DAMAGE OR EVIDENCE OF POSSIBLE DAMAGE TO EXISTING UTILITIES SHALL BE REPORTED TO THE INSPECTOR/OWNER AND THE AFFECTED UTILITY IMMEDIATELY AND BEFORE BACKFILLING.
 3. IF ANY OVERHEAD OR UNDERGROUND ELECTRICAL LINES NEED TO BE DE-ENERGIZED, THE CONTRACTOR SHALL CALL THE POWER COMPANY TO DO THIS WORK. ANY COST ASSOCIATED WITH DE-ENERGIZING THE ELECTRICAL LINES AND/OR ANY OTHER PROTECTIVE MEASURE REQUIRED SHALL BE AT THE CONTRACTOR'S EXPENSE.
 4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND LOCATING ALL EXISTING UTILITY LINES AND COORDINATING ALL RELOCATION'S AND REMOVALS WITH EACH UTILITY COMPANY. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY FAILURE TO LOCATE AND PRESERVE UNDERGROUND UTILITIES.

UTILITY COORDINATION CONTACT LIST			
COMPANY NAME	COORDINATOR	PHONE #	E-MAIL
UTILITY COMMITTEE COORDINATOR	ROLANDO LOZANO	(956) 794-1625	rlzano71@ci.laredo.tx.us
CITY OF LAREDO UTILITIES DEPT.	HUMBERTO SERRADEL, P.E.	(956) 721-2000	hserradel@ci.laredo.tx.us
CITY OF LAREDO BUILDING DEV.	VICTOR LINARES, P.E.	(956) 794-1625	vlinares@ci.laredo.tx.us
CITY OF LAREDO TRAFFIC DEPT.	SINAL CASTRO, E.T.	(956) 795-2550	scastror@ci.laredo.tx.us
NEP TEXAS	JOSE CUELLAR	(956) 721-3029	jcuel@nep.com
AT&T	MICHAEL FARIAS	(956) 721-3029	mrf2388@att.com
CENTERPOINT	RAFAEL "SONNY" LOZANO	(956) 723-6525	rafael.lozano@centerpointenergy.com
MEDINA ELECTRIC	BLAKE BOEHLE	(830) 741-7235	blakeb@medinasc.org
SPECTRUM	JOSE GARZA		jose.garza@scharfer.com
TxDOT	REYNALDO GARZA	(956) 712-7454	reynaldo.garza@txdot.gov

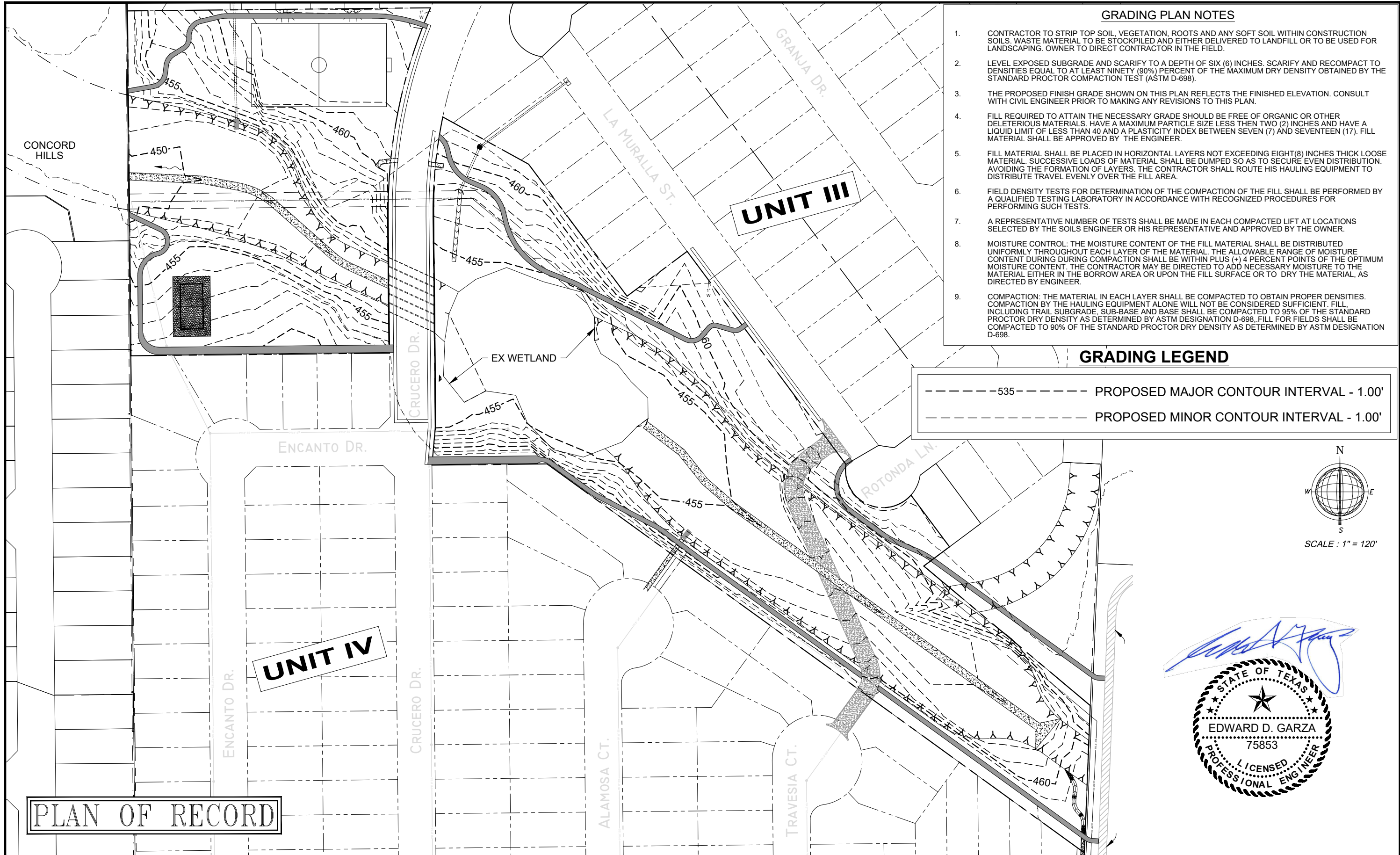
TRENCH EXCAVATION PROTECTION	
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGNING/GEOTECHNICAL SAFETY EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO DEVELOP THE CONTRACTOR'S PLANS TO IMPLEMENT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S PLANS SHALL PROVIDE FOR ADEQUATE TRENCH SAFETY SYSTEMS THAT COMPLY WITH, AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL DEVELOP AND IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.	IMPORTANT PHONE NUMBERS ONE-CALL BOARD OF TEXAS Administration: 875-877-2355 Location Requests 1-800-545-6005 TEXAS EXCAVATION SAFETY SYSTEM 1-800-990-1597 FAX LOVE STAR NOTIFICATION 1-800-999-2344 FAX TEXAS ONE-CALL 1-800-376-5262 1-800-217-3720 FAX

BASIS OF ESTIMATE			
Item #	Description	Estimated Quantity	Unit
1	Cut (Compacted Measure)	600	CY
2	Fill From Site (Compacted Measure)	450	CY
3	6" Subgrade Preparation (6' Trail)	1,980	SY
4	8" Subgrade Preparation (10' Trail)	700	SY
5	6" Flexible Base (6' Trail)	1,980	SY
6	8" Flexible Base (10' Trail)	700	SY
7	1.5" Type "D" HMAC (6' Trail)	1,480	SY
8	2" Type "D" HMAC (10' Trail)	560	SY
9	Prime Coat MC-30 (Trail)	2,040	SY
10	4" Perforated PVC	60	LF
11	24" Diameter HDPE	40	LF
12	Pedestrians Rail	100	LF
13	Rock Rip-Rap (Materials On Site)	1,150	SF
14	Rock Bedding (Materials On Site)	5	CY
15	Single Water Service 1" (-30)	1	EA
16	Single Water Service 1" (+30)	1	EA
17	Soccer Field Hydromulch	20,000	SF
18	Soccer Field 4" White Striping	1	LS
19	Soccer Field Goals (19' x 7") (Pair)	1	EA
20	Soccer Field Lighting Allowance	1	LS
21	Irrigation Allowance (1 Field)	1	LS
22	Volleyball Court Gravel Bedding	25	CY
23	Volleyball Court Sand	140	CY
24	Volleyball Net & Pole Structure	1	LS
25	Volleyball Court Sod	2,000	SF

NOTE: IRRIGATION DESIGN PLAN AND WATER SERVICE PROVIDED BY DEVELOPER. INSTALLATION OF IRRIGATION & WATER METER BACKFLOW BY CITY.



PLAN OF RECORD

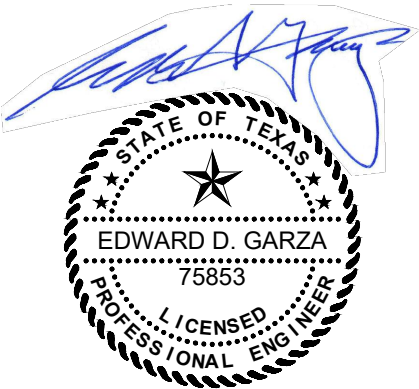
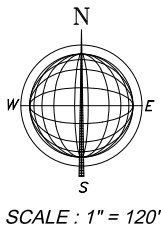


GRADING PLAN NOTES

1. CONTRACTOR TO STRIP TOP SOIL, VEGETATION, ROOTS AND ANY SOFT SOIL WITHIN CONSTRUCTION SOILS. WASTE MATERIAL TO BE STOCKPILED AND EITHER DELIVERED TO LANDFILL OR TO BE USED FOR LANDSCAPING. OWNER TO DIRECT CONTRACTOR IN THE FIELD.
2. LEVEL EXPOSED SUBGRADE AND SCARIFY TO A DEPTH OF SIX (6) INCHES. SCARIFY AND RECOMPACT TO DENSITIES EQUAL TO AT LEAST NINETY (90%) PERCENT OF THE MAXIMUM DRY DENSITY OBTAINED BY THE STANDARD PROCTOR COMPACTION TEST (ASTM D-698).
3. THE PROPOSED FINISH GRADE SHOWN ON THIS PLAN REFLECTS THE FINISHED ELEVATION. CONSULT WITH CIVIL ENGINEER PRIOR TO MAKING ANY REVISIONS TO THIS PLAN.
4. FILL REQUIRED TO ATTAIN THE NECESSARY GRADE SHOULD BE FREE OF ORGANIC OR OTHER DELETERIOUS MATERIALS. HAVE A MAXIMUM PARTICLE SIZE LESS THEN TWO (2) INCHES AND HAVE A LIQUID LIMIT OF LESS THAN 40 AND A PLASTICITY INDEX BETWEEN SEVEN (7) AND SEVENTEEN (17). FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER.
5. FILL MATERIAL SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING EIGHT(8) INCHES THICK LOOSE MATERIAL. SUCCESSIVE LOADS OF MATERIAL SHALL BE DUMPED SO AS TO SECURE EVEN DISTRIBUTION. AVOIDING THE FORMATION OF LAYERS. THE CONTRACTOR SHALL ROUTE HIS HAULING EQUIPMENT TO DISTRIBUTE TRAVEL EVENLY OVER THE FILL AREA.
6. FIELD DENSITY TESTS FOR DETERMINATION OF THE COMPACTION OF THE FILL SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY IN ACCORDANCE WITH RECOGNIZED PROCEDURES FOR PERFORMING SUCH TESTS.
7. A REPRESENTATIVE NUMBER OF TESTS SHALL BE MADE IN EACH COMPACTED LIFT AT LOCATIONS SELECTED BY THE SOILS ENGINEER OR HIS REPRESENTATIVE AND APPROVED BY THE OWNER.
8. MOISTURE CONTROL: THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE DISTRIBUTED UNIFORMLY THROUGHOUT EACH LAYER OF THE MATERIAL. THE ALLOWABLE RANGE OF MOISTURE CONTENT DURING DURING COMPACTION SHALL BE WITHIN PLUS (+) 4 PERCENT POINTS OF THE OPTIMUM MOISTURE CONTENT. THE CONTRACTOR MAY BE DIRECTED TO ADD NECESSARY MOISTURE TO THE MATERIAL EITHER IN THE BORROW AREA OR UPON THE FILL SURFACE OR TO DRY THE MATERIAL, AS DIRECTED BY ENGINEER.
9. COMPACTION: THE MATERIAL IN EACH LAYER SHALL BE COMPACTED TO OBTAIN PROPER DENSITIES. COMPACTION BY THE HAULING EQUIPMENT ALONE WILL NOT BE CONSIDERED SUFFICIENT. FILL, INCLUDING TRAIL SUBGRADE, SUB-BASE AND BASE SHALL BE COMPACTED TO 95% OF THE STANDARD PROCTOR DRY DENSITY AS DETERMINED BY ASTM DESIGNATION D-698. FILL FOR FIELDS SHALL BE COMPACTED TO 90% OF THE STANDARD PROCTOR DRY DENSITY AS DETERMINED BY ASTM DESIGNATION D-698.

GRADING LEGEND

- - - - -535- - - - - PROPOSED MAJOR CONTOUR INTERVAL - 1.00'
- - - - - PROPOSED MINOR CONTOUR INTERVAL - 1.00'



PLAN OF RECORD

DATE: 5/29/2020

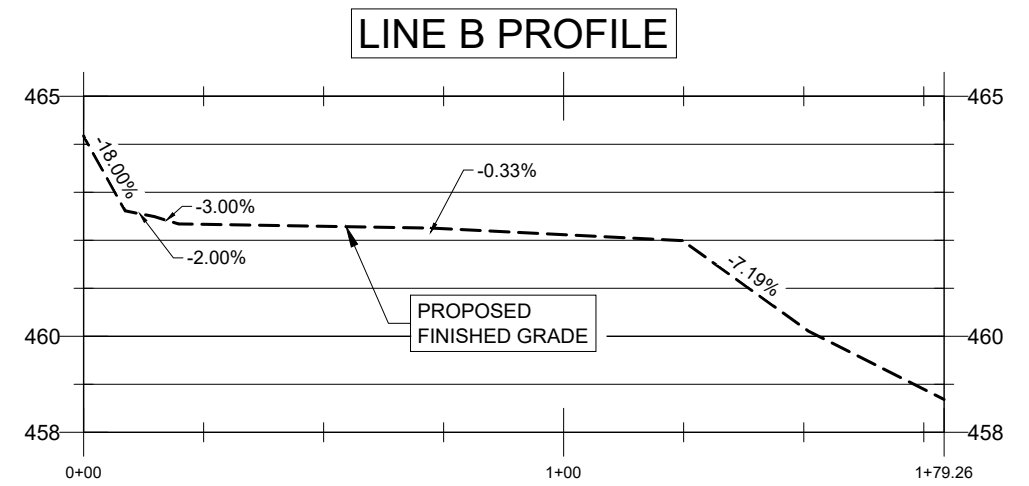
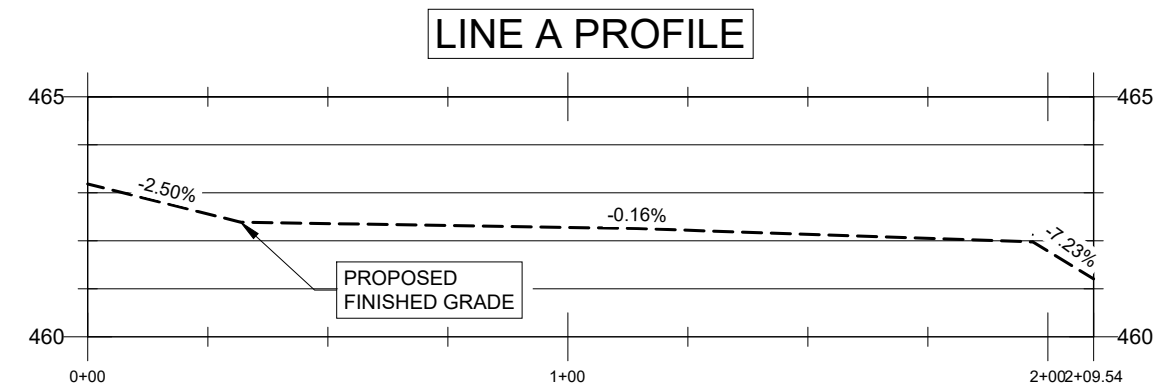
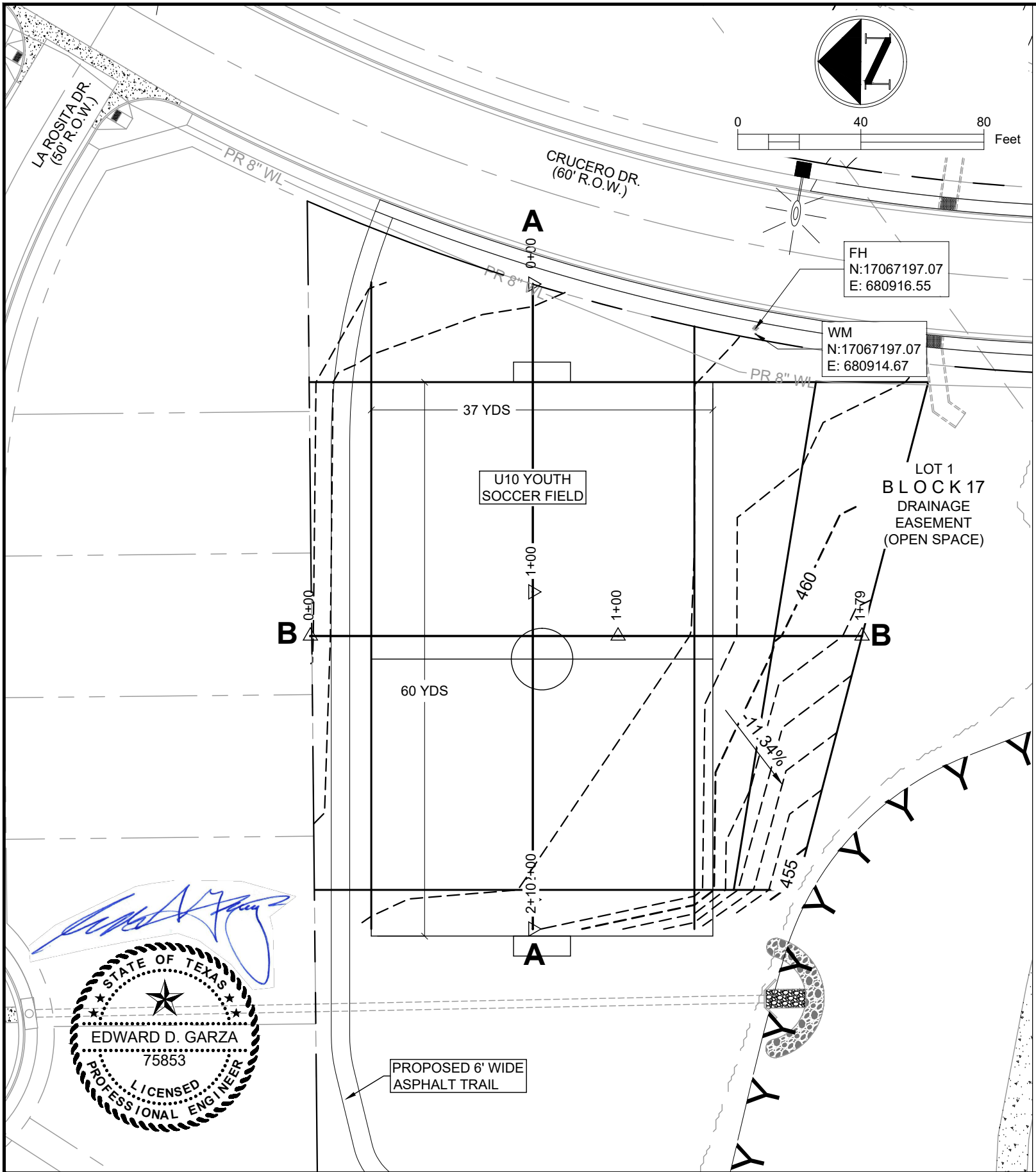
SCALE: 1" = 120'



CRANE ENGINEERING CORP.
1310 JUNCTION DRIVE SUITE B
LAREDO, TX 78041 956-712-1996
FIRM REGISTRATION NO. F-3353

Southern Development
Park Improvement Plans

OVERALL GRADING
FINISHED CONTOURS



PLAN OF RECORD

- ① USE SELECT FILL (PI 6-20)
- FILL IN MAX 10" LIFTS TO 90% COMPACTION @ OPTIMUM MOISTURE ±2%.
- PROVIDE GRASS SEED AFTER IRRIGATION INSTALLATION TO INITIATE VEGETATION GROWTH

DATE: 09/10/2019

SCALE: 1"=40'

PROFILE SCALE: H: 1"=40'

V: 1"=4'



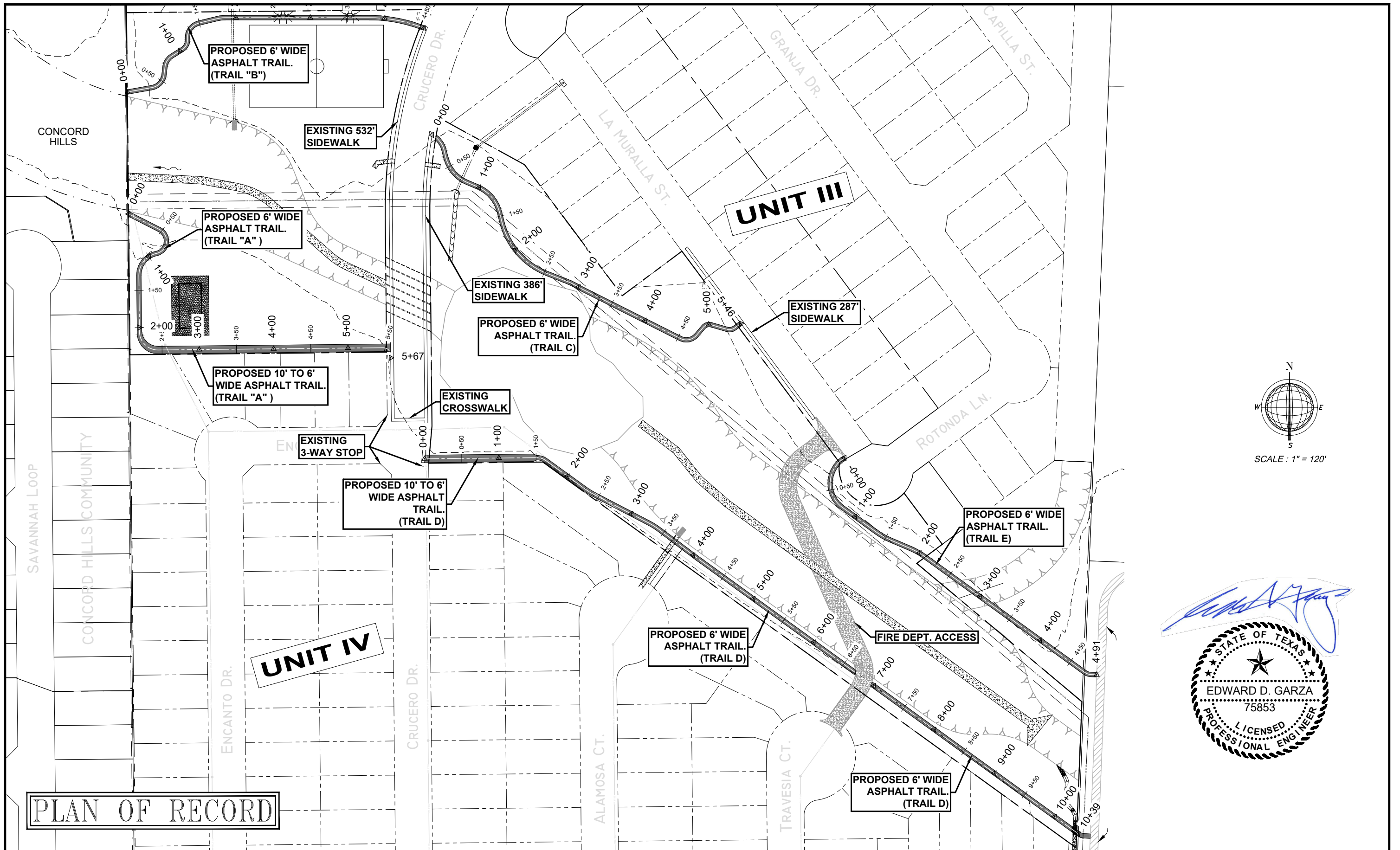
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LAREDO, TX 78041
FIRM REGISTRATION NO. F-3353

SUITE B
956-712-1996

*Southern Development
Park Improvement Plans*

**SOCCER FIELD
X-SECTION PLAN &
PROFILES**



DATE: 4/28/20

SCALE: 1" = 120'

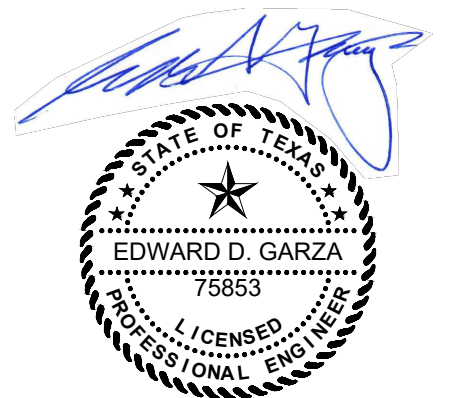


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 FIRM REGISTRATION NO. F-3353

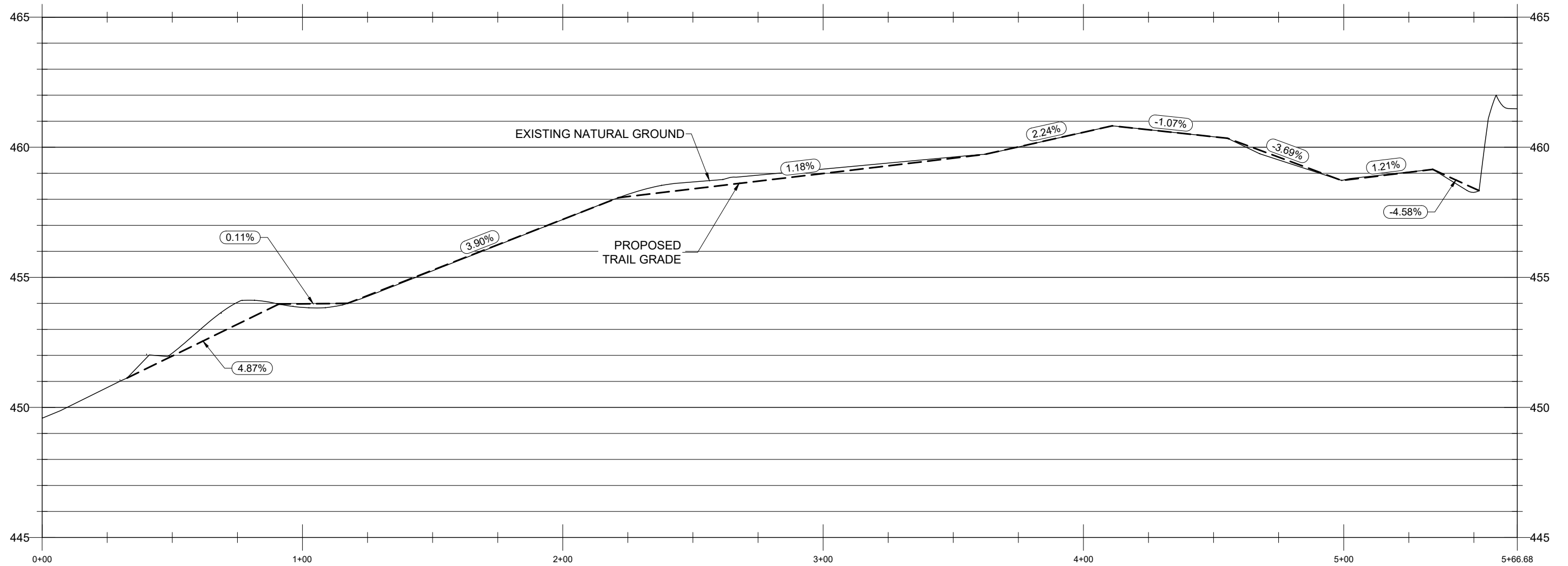
Southern Development
 Park Improvement Plans

OVERALL PARK TRAIL
 PLAN VIEW

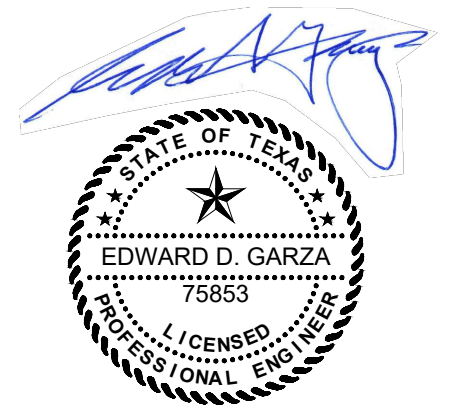
06




TRAIL A PROFILE



PLAN OF RECORD



DATE: 5/29/2020
PROFILE SCALE:
H: 1"=40' V: 1"=4'



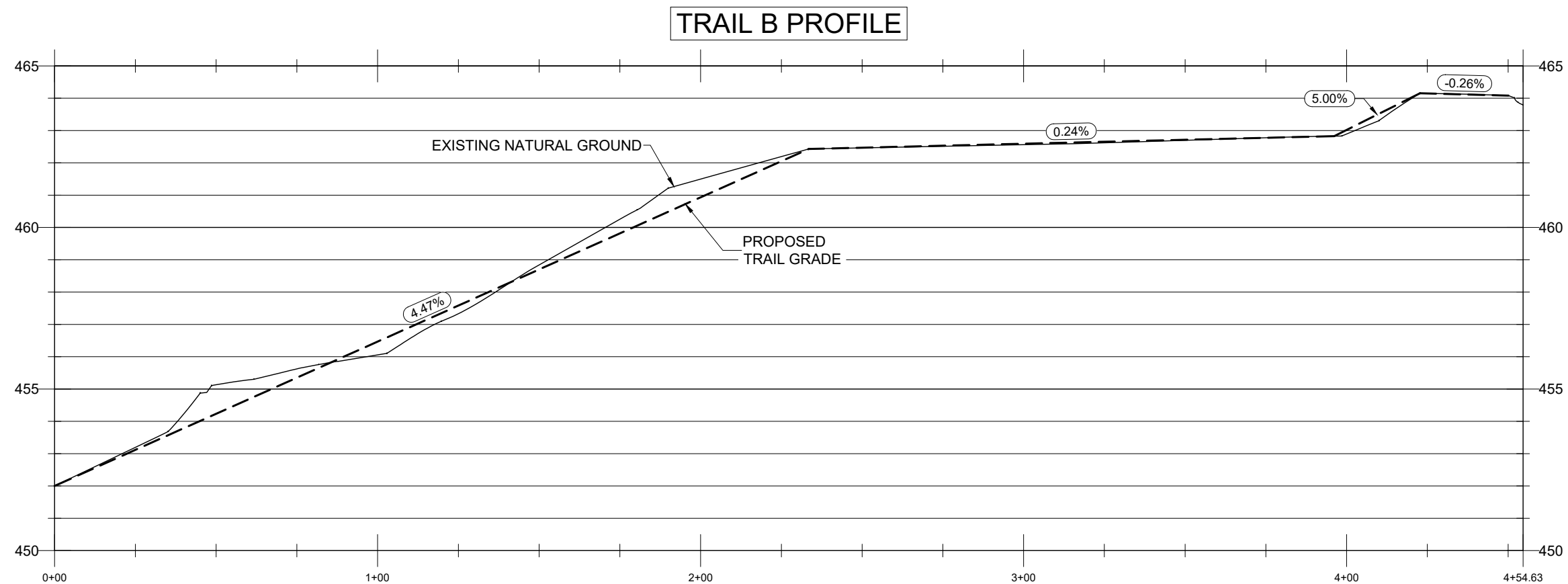
CRANE ENGINEERING CORP.

1310 JUNCTION DRIVE
LAREDO, TX 78041
FIRM REGISTRATION NO. F-3353

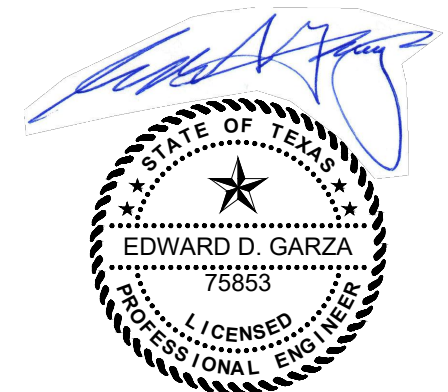
SUITE B
956-712-1996

Southern Development
Park Improvement Plans

TRAIL A PROFILE

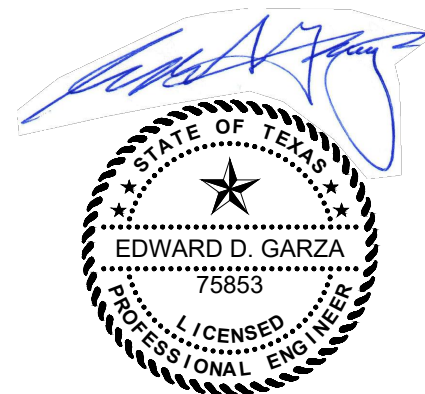
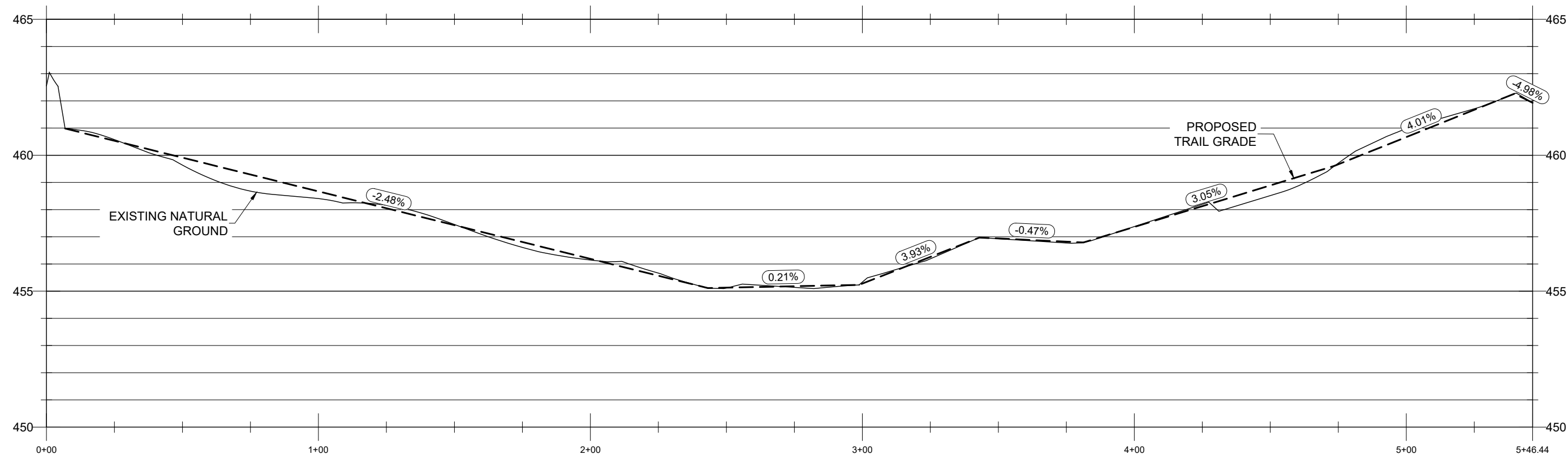


PLAN OF RECORD



DATE: 5/29/2020	 CRANE ENGINEERING CORP. 1310 JUNCTION DRIVE LAREDO, TX 78041 FIRM REGISTRATION NO. F-3353	SUITE B 956-712-1996	Southern Development Park Improvement Plans	TRAIL B PROFILE	08
PROFILE SCALE:					
H: 1"=40' V: 1"=4'					

TRAIL C PROFILE



PLAN OF RECORD

DATE: 5/29/2020

PROFILE SCALE:

H: 1"=40' V: 1"=4'



CRANE ENGINEERING CORP.

1310 JUNCTION DRIVE
LAREDO, TX 78041
FIRM REGISTRATION NO. F-3353

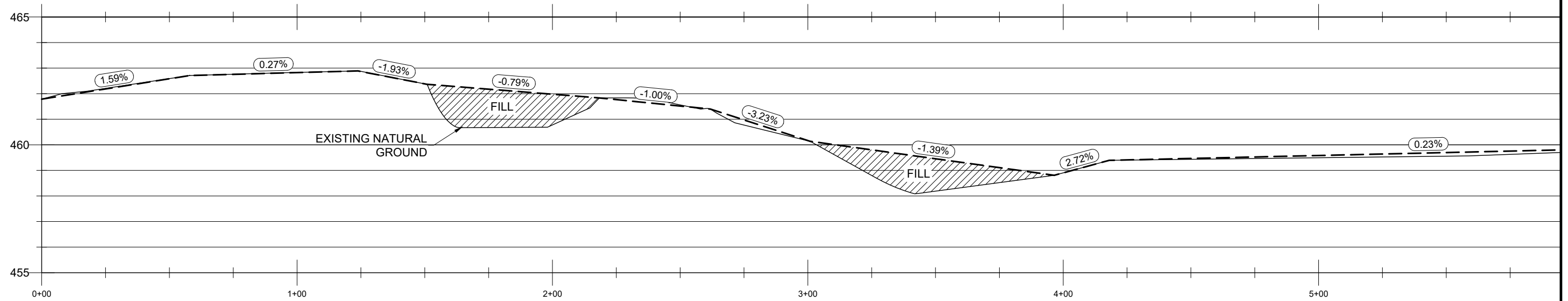
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956-712-1996

Southern Development
Park Improvement Plans

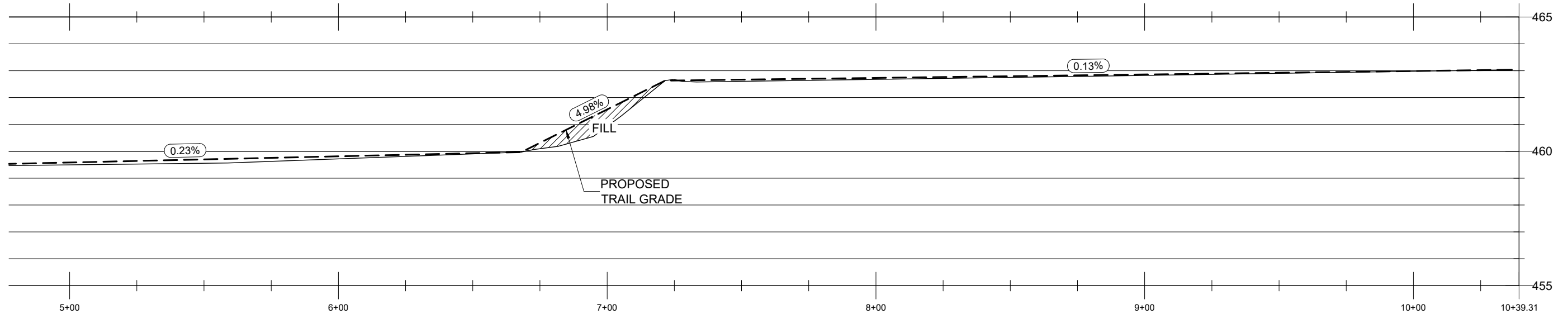
TRAIL C PROFILE

09

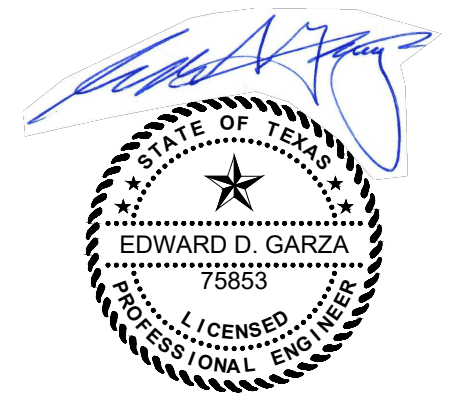
TRAIL D PROFILE



TRAIL D PROFILE



PLAN OF RECORD



DATE: 5/29/2020

PROFILE SCALE:

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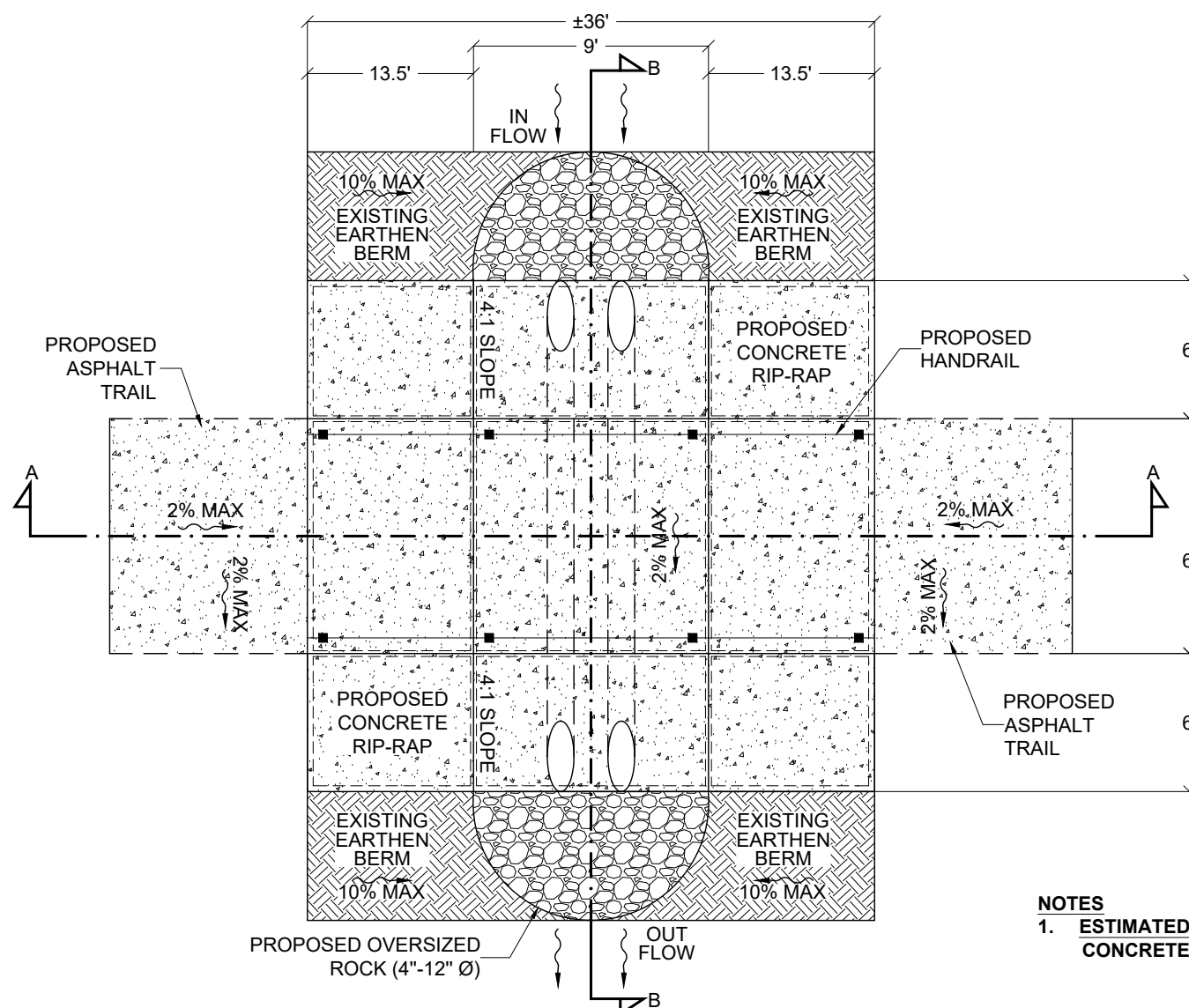
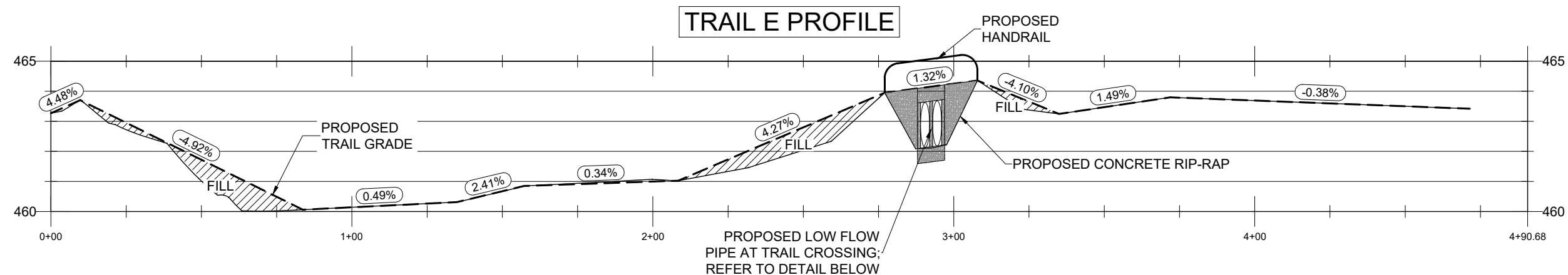


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1310 JUNCTION DRIVE SUITE B
LAREDO, TX 78041 956-712-1996
FIRM REGISTRATION NO. F-3353

Southern Development
Park Improvement Plans

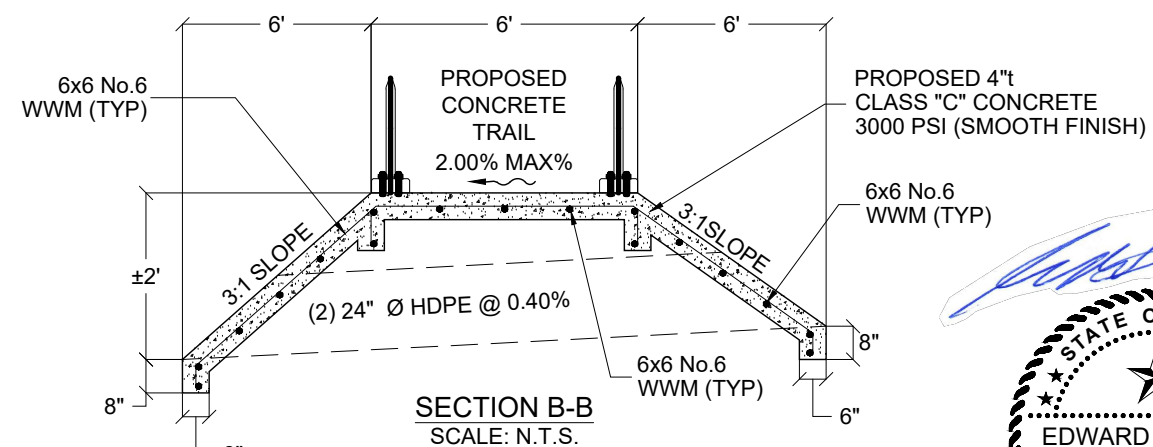
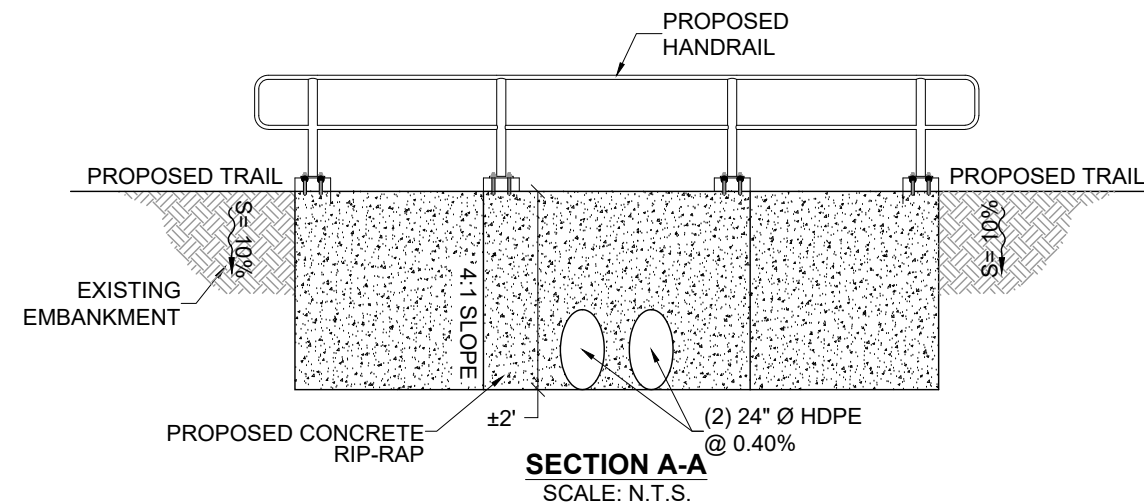
TRAIL D PROFILE

10

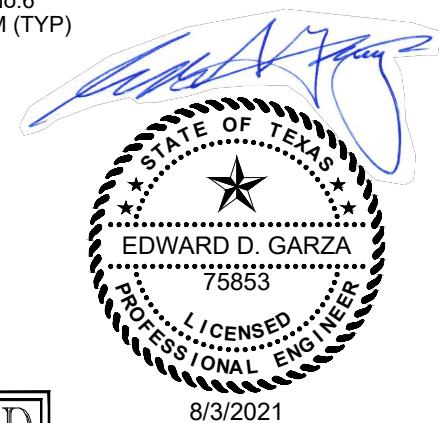


TRAIL E @ CONCRETE DRAINAGE CHANNEL XING SCHEMATIC
SCALE: N.T.S.

- NOTES**
- ESTIMATED QUANTITIES
CONCRETE RIP-RAP 500 S.F.



PLAN OF RECORD



DATE: 5/29/2020

PROFILE SCALE:

H: 1"=40' V: 1"=4'

REVISED: 6-10-21

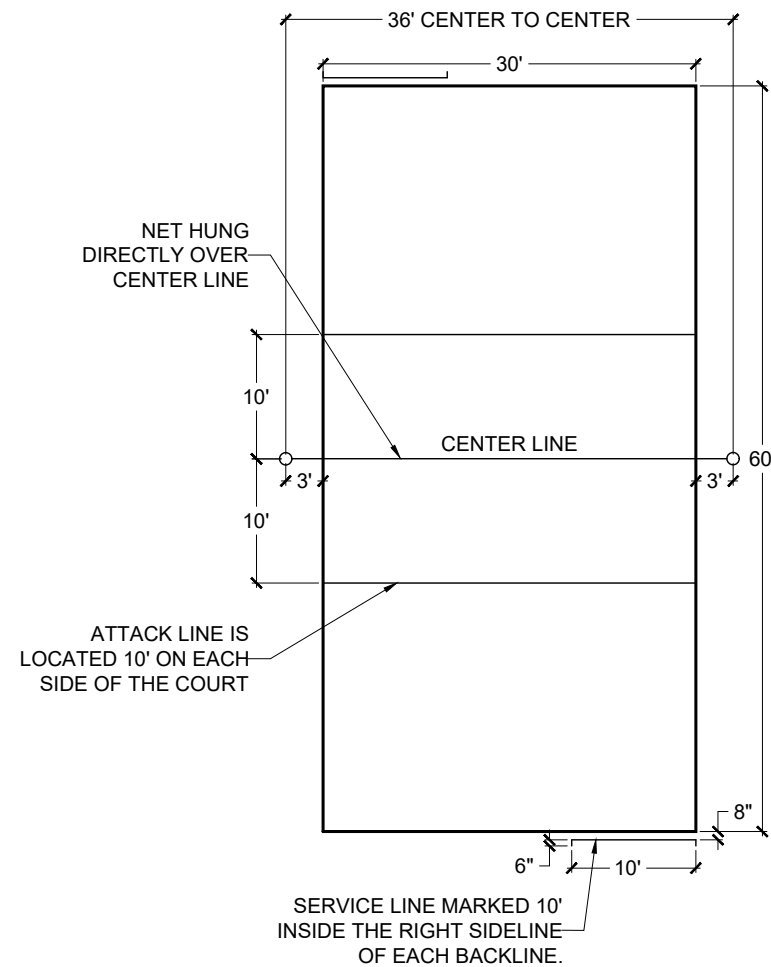


CRANE ENGINEERING CORP.

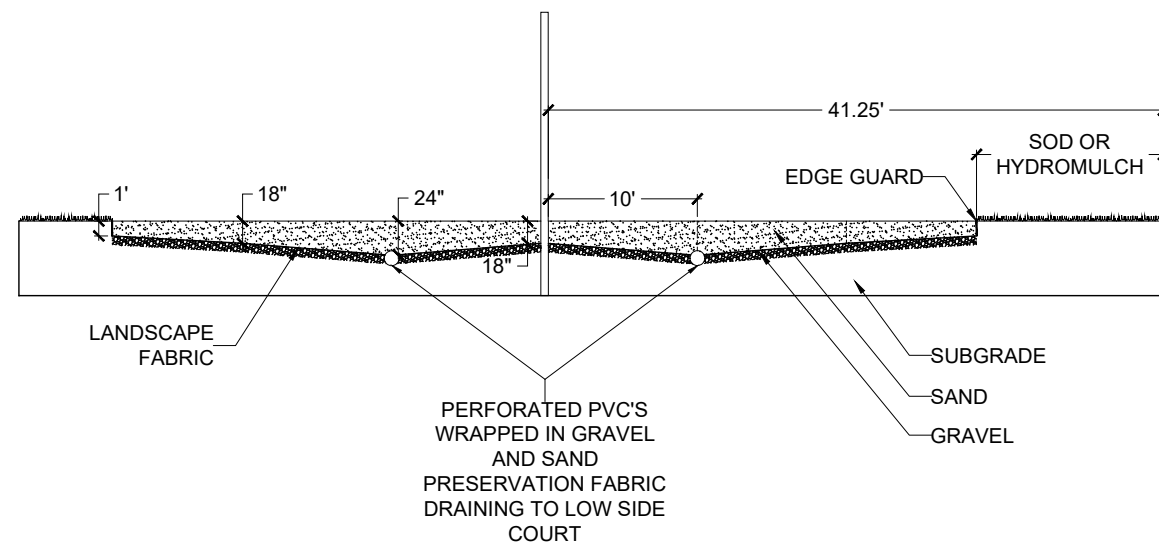
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LAREDO, TX 78041 956-712-1996
FIRM REGISTRATION NO. F-3353

Southern Development
Park Improvement Plans

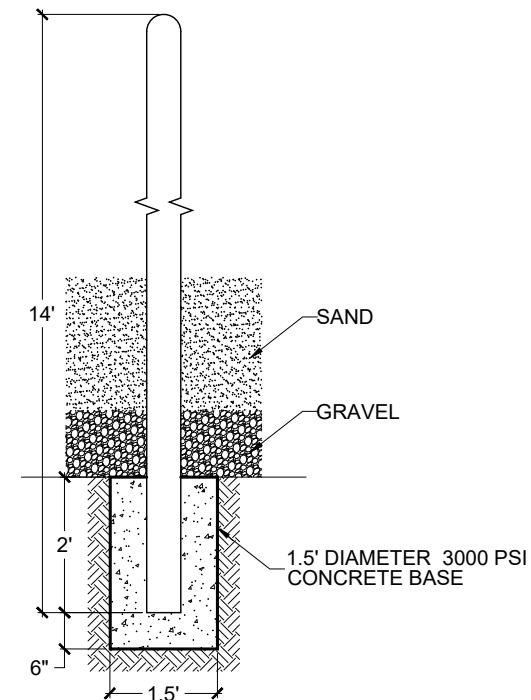
TRAIL E PROFILE
FIELD CHANGE #2
CONCRETE RIP-RAP AT DRAINAGE
XING ALONG TRAIL



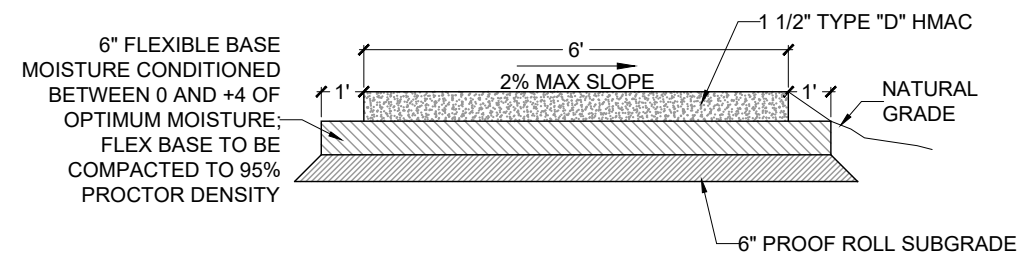
SAND VOLLEYBALL CONFIGURATION PLAN VIEW
N.T.S



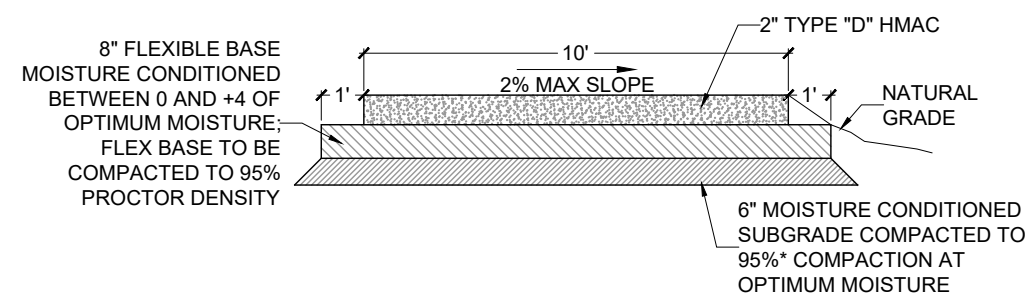
SAND VOLLEYBALL CONFIGURATION PROFILE VIEW
N.T.S



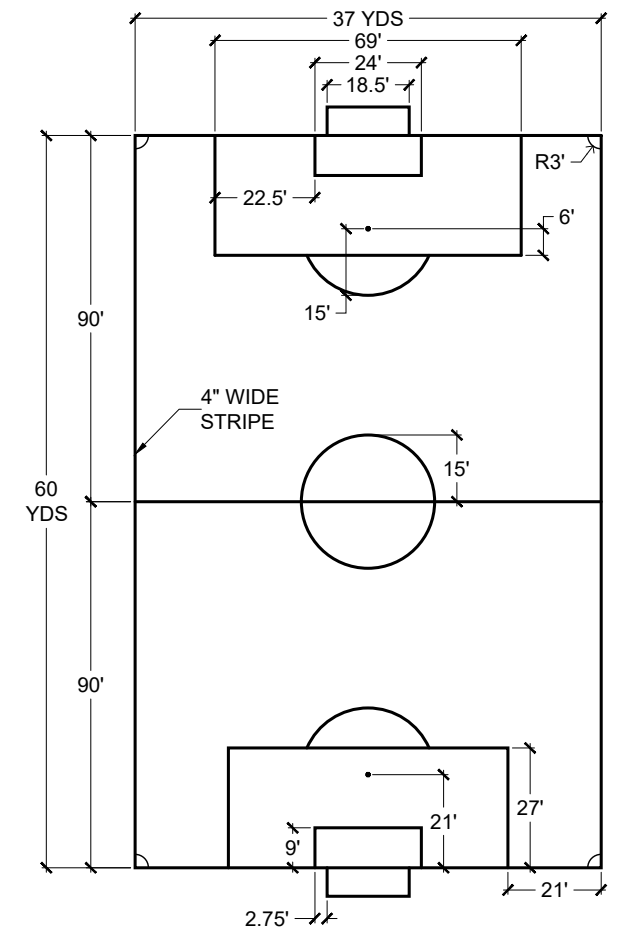
VOLLEYBALL POST FOOTING DETAIL
N.T.S



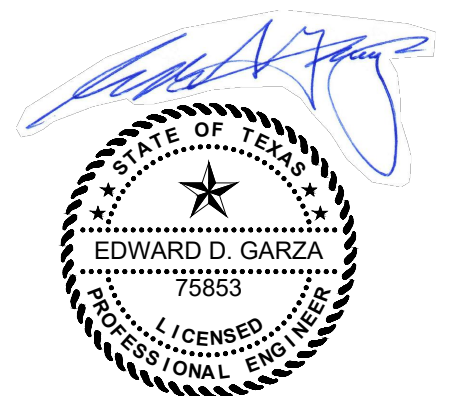
TYPICAL 6' TRAIL X-SECTION
N.T.S



TYPICAL 10' TRAIL X-SECTION
N.T.S



U10 Soccer Field
N.T.S



PLAN OF RECORD

DATE: 5/29/2020

SCALE: N.T.S



CRANE ENGINEERING CORP.

1310 JUNCTION DRIVE SUITE B
LAREDO, TX 78041 956-712-1996
FIRM REGISTRATION NO. F-3353

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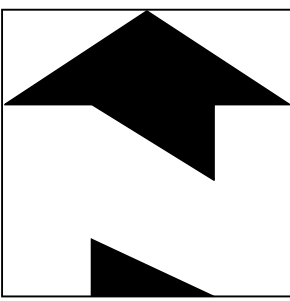
**SAND VOLLEYBALL COURT
TRAIL/SOCCERFIELD DETAIL'S**

12

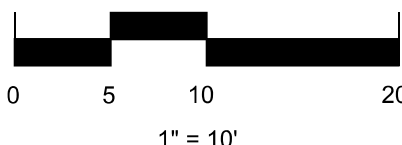
PROPERTY LINE

SOUTHERN DEVELOPMENT PARK IMPROVEMENT
SOCCER FIELD IRRIGATION PLAN - LAREDO, TX

PLANT OWNED BY:
COLORSCAPES, INC - LAREDO, TX



SCALE: 1" = 10'



7	1"
11.8	GPM

8	1"
11.8	GPM

1	1"
10.23	GPM

10	1"
11.8	GPM

9	1"
11.8	GPM

2	1"
10.23	GPM

13	1"
5.9	GPM

6	1"
11.8	GPM

5	1"
10.23	GPM

11	1"
11.8	GPM

12	1"
11.8	GPM

4	1"
11.64	GPM

3	1"
10.23	GPM

Run Set: 6

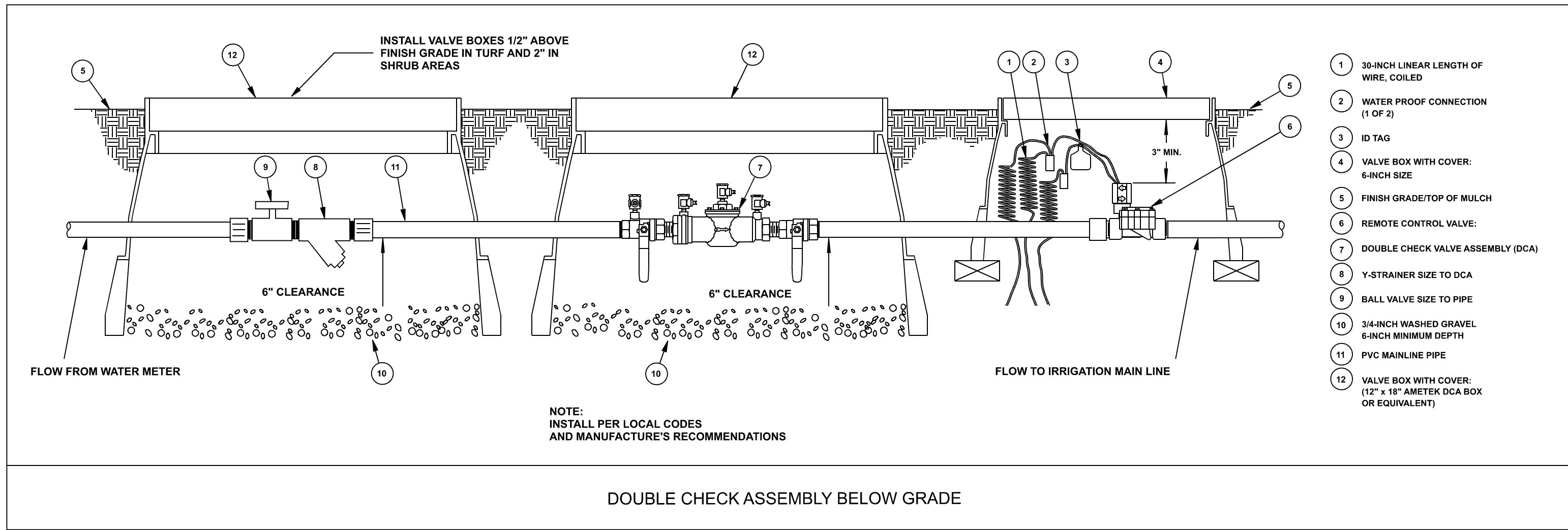
Water Source #1	
Type	Meter
Static Pressure	55 psi
Service Line	0 psi
Meter Loss	0.766 psi

Mainline Components	
Backflow Loss	6.635 psi
Master Valve Loss	0 psi
Filter Loss	0 psi

Zone 6 @ 11.8 gpm	
Mainline Loss	13 psi
Valve Loss	5.918 psi
Lateral Loss	3.361 psi
Fittings Loss	1.636 psi
Elevation	0 psi
Sprinkler Requirement	25 psi
Total Design Pressure	54.682 psi
Residual Pressure	0.318 psi

STATIC PRESSURE AT APPROX. SOURCE
LOCATION ON PLAN MUST MEET 55psi, AS SHOWN

ALL SYSTEM COMPONENTS MUST BE INSTALLED UTILIZING MANUFACTURERS' REQUIREMENTS &
RECOMMENDATIONS, W/ ACCEPTABLE INDUSTRY STANDARDS. FOR ADDITIONAL INSTALL-SPECS.,
CONTACT DESIGNER



Water Source #1	
Meter Size	1 inch meter
Static Pressure	55 psi
Elevation Change	0 ft

Service Line Information	
Pipe Category	
Pipe Size	
Length	0 ft
Velocity	5 fps

Recommendations	
Maximum Recommended Flow	30 gpm
Available Working Pressure	49.5 psi

Sprinkler Zone Data

Zone #	Total Area	Total Flow	Precip Rate
1	2972.39 Sq/Ft	10.23 gpm	0.33 in/hr
2	3225.39 Sq/Ft	10.23 gpm	0.31 in/hr
3	2849.21 Sq/Ft	10.23 gpm	0.35 in/hr
4	3955.04 Sq/Ft	11.64 gpm	0.28 in/hr
5	2857.58 Sq/Ft	10.23 gpm	0.34 in/hr
6	4524.02 Sq/Ft	11.8 gpm	0.25 in/hr
7	4526.95 Sq/Ft	11.8 gpm	0.25 in/hr
8	4520.54 Sq/Ft	11.8 gpm	0.25 in/hr
9	4520.54 Sq/Ft	11.8 gpm	0.25 in/hr
10	4526.95 Sq/Ft	11.8 gpm	0.25 in/hr
11	4524.02 Sq/Ft	11.8 gpm	0.25 in/hr
12	4537.94 Sq/Ft	11.8 gpm	0.25 in/hr
13	2827.64 Sq/Ft	5.9 gpm	0.2 in/hr

IRRIGATION NOT INSTALLED WITH THIS PROJECT.
DESIGN PROVIDE TO CITY BY DEVELOPER FOR CITY TO INSTALL IN HOUSE.

Irrigation

Quantity	Symbol	Description	Pressure	Flow	Radius
Sprinklers					
4	●	Rain Bird 5000 Series 2.0 - 5006-PC-SAM	25 psi	1.5 gpm	35 ft
16	●	Rain Bird 5000 Series 4.0 - 5006-PL-PC-SAM	25 psi	2.91 gpm	37 ft
15	●	Rain Bird 5000 Series 8.0 - 5004-PL-FC	25 psi	5.9 gpm	36 ft

Meters/Pumps	
1	M 1 inch meter
Backflow Assemblies	
1	Ⓢ Febco 850 - 1"
Control Valves	
14	⦿ Rain Bird 100-PGA Globe
Irrigation Accessories	
3	● Rain Bird 7
1	⚠ Rain Bird ESP-LXD

Lateral Line Pipe	
120 ft	— Schedule 40 1/2"
353 ft	— Schedule 40 3/4"
1059 ft	— Schedule 40 1"
Mainline Pipe	
602 ft	- - - Schedule 40 1"

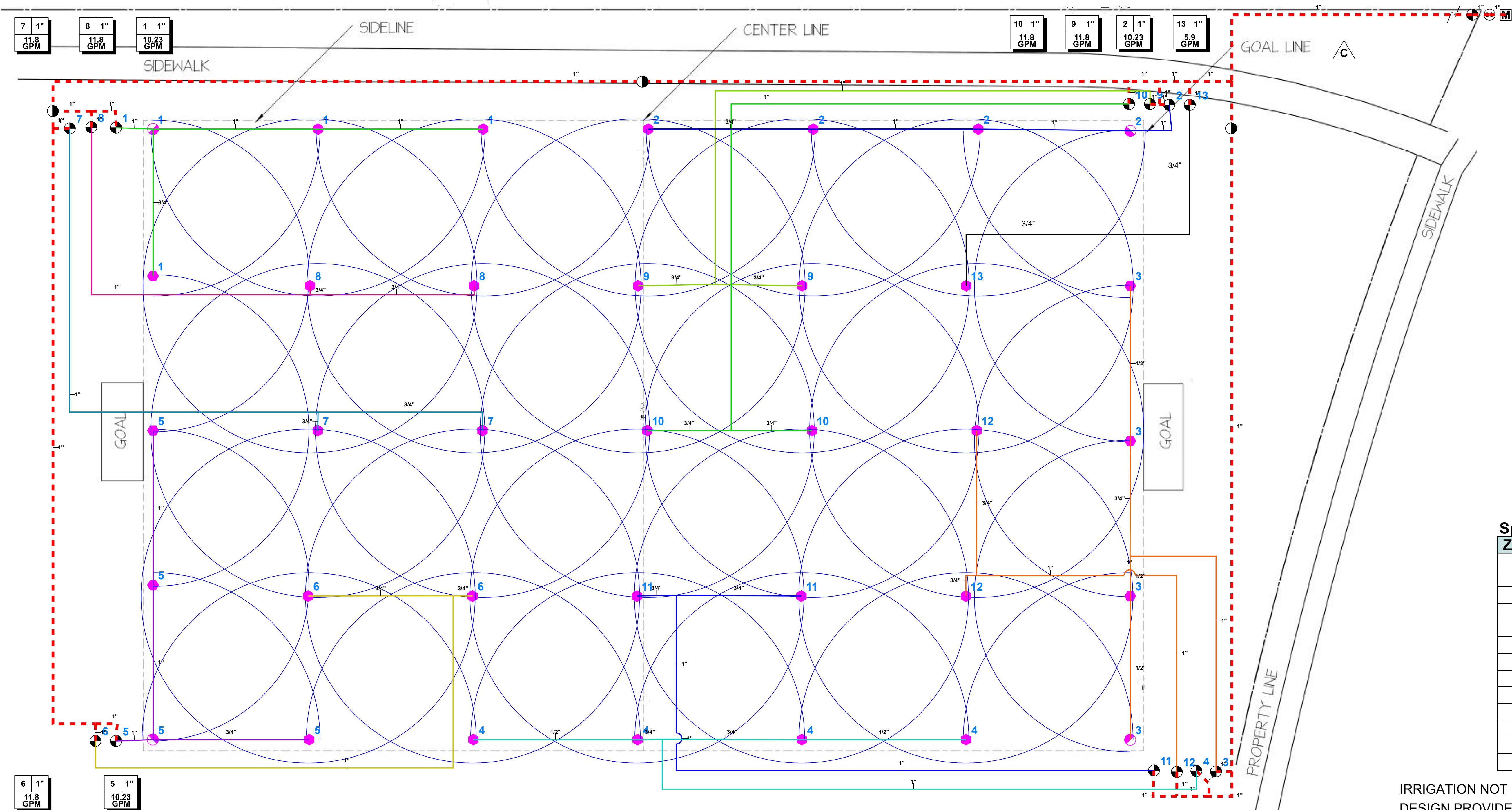


IMPORTANT NOTE:
THIS DESIGN IS TO BE USED AS A REFERENCE FOR
BIDDING PURPOSES ONLY

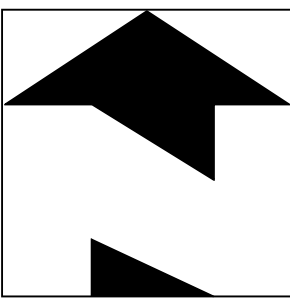
INSTALLER MUST CONFIRM ADEQUATE
HYDRAULIC CALCULATIONS FOR
ACCEPTABLE SYSTEM PERFORMANCE.
DESIGNER HAS NO RESPONSIBILITY
WHATSOEVER IN THE FINAL PRODUCT,
INCLUDING BUT NOT LIMITED TO SUFFICIENT
PRESSURE, FLOW, AND MATERIAL QUANTITIES

PROPERTY LINE

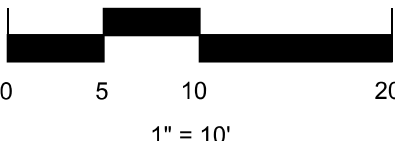
SOUTHERN DEVELOPMENT PARK IMPROVEMENT
SOCCER FIELD IRRIGATION PLAN - LAREDO, TX



PLANT OWNED BY:
COLORSCAPES, INC - LAREDO, TX



SCALE: 1" = 10'



Water Source #1

Meter Size	1 inch meter
Static Pressure	55 psi
Elevation Change	0 ft

Service Line Information

Pipe Category	
Pipe Size	
Length	0 ft
Velocity	5 fps

Recommendations

Maximum Recommended Flow	30 gpm
Available Working Pressure	49.5 psi

Sprinkler Zone Data

Zone #	Total Area	Total Flow	Precip Rate
1	2972.39 Sq/Ft	10.23 gpm	0.33 in/hr
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IRRIGATION NOT INSTALLED WITH THIS PROJECT.
DESIGN PROVIDE TO CITY BY DEVELOPER FOR CITY TO INSTALL IN HOUSE.

Irrigation

Symbol	Description	Pressure	Flow	Radius
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●	Rain Bird 5000 Series 8.0 - 5004-PL-FC	25 psi	5.9 gpm	36 ft

Meters/Pumps

■	1 inch meter
---	--------------

Backflow Assemblies

⊞	Febco 850 - 1"
---	----------------

Control Valves

⊙	Rain Bird 100-PGA Globe
---	-------------------------

Irrigation Accessories

●	Rain Bird 7
△	Rain Bird ESP-LXD

Lateral Line Pipe

—	Schedule 40 1/2"
—	Schedule 40 3/4"
—	Schedule 40 1"

Mainline Pipe

---	Schedule 40 1"
-----	----------------

Run Set: 6

Type	Meter
Static Pressure	55 psi
Service Line	0 psi
Meter Loss	0.766 psi

Mainline Components

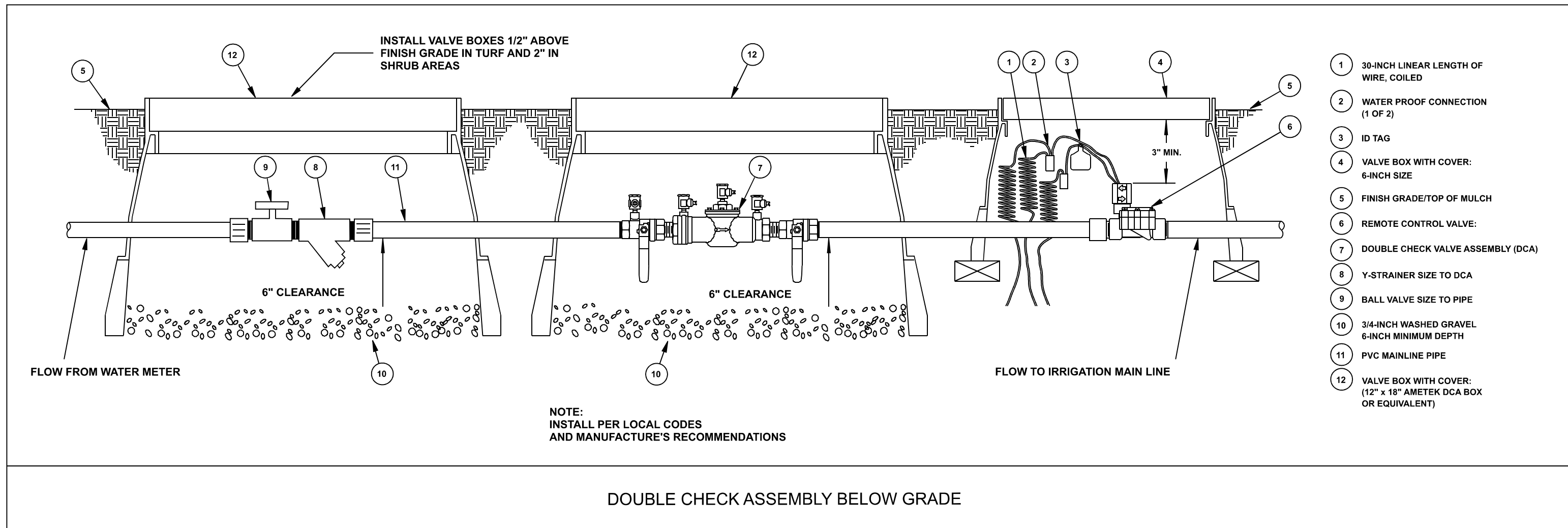
Backflow Loss	6.635 psi
Master Valve Loss	0 psi
Filter Loss	0 psi

Zone 6 @ 11.8 gpm

Mainline Loss	13 psi
Valve Loss	5.918 psi
Lateral Loss	3.361 psi
Fittings Loss	1.636 psi
Elevation	0 psi
Sprinkler Requirement	25 psi
Total Design Pressure	54.682 psi
Residual Pressure	0.318 psi

STATIC PRESSURE AT APPROX. SOURCE
LOCATION ON PLAN MUST MEET 55psi, AS SHOWN

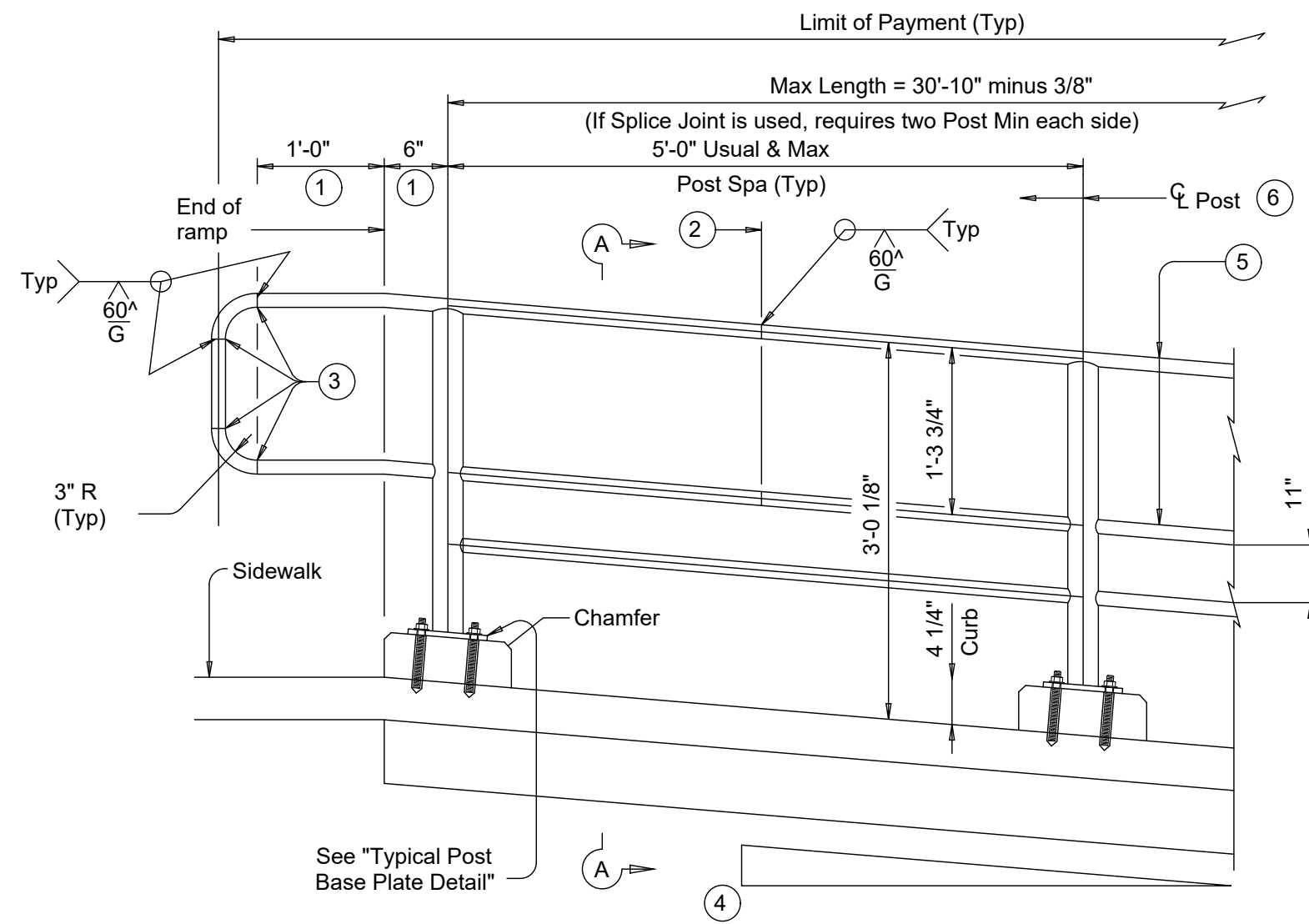
ALL SYSTEM COMPONENTS MUST BE INSTALLED UTILIZING MANUFACTURERS' REQUIREMENTS &
RECOMMENDATIONS, W/ ACCEPTABLE INDUSTRY STANDARDS. FOR ADDITIONAL INSTALL-SPECS.,
CONTACT DESIGNER



JUNE, 6th 2020

IMPORTANT NOTE:
THIS DESIGN IS TO BE USED AS A REFERENCE FOR
BIDDING PURPOSES ONLY

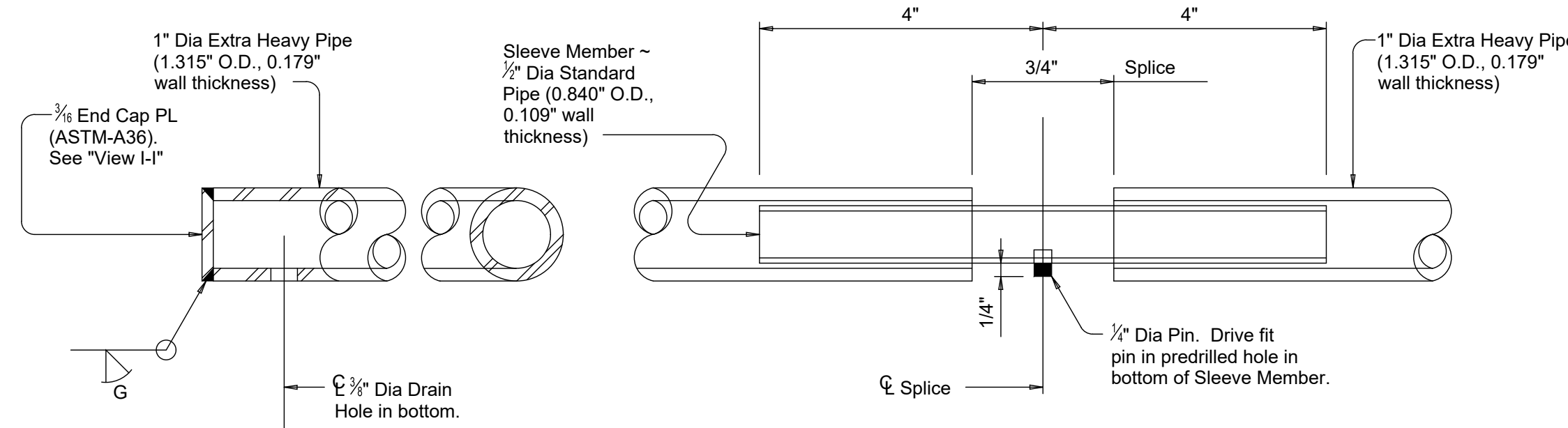
INSTALLER MUST CONFIRM ADEQUATE
HYDRAULIC CALCULATIONS FOR
ACCEPTABLE SYSTEM PERFORMANCE.
DESIGNER HAS NO RESPONSIBILITY
WHATSOEVER IN THE FINAL PRODUCT,
INCLUDING BUT NOT LIMITED TO SUFFICIENT
PRESSURE, FLOW, AND MATERIAL
QUANTITIES



TY A

ELEVATION

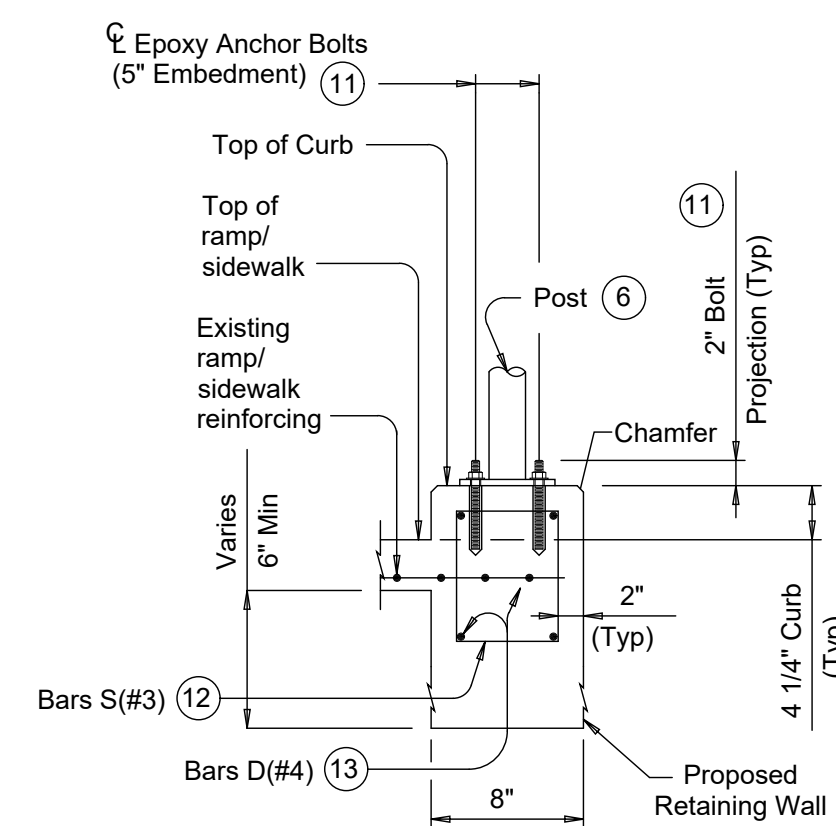
(Shop Splices and Splice Joints only shown on one Type for clarity)



AT TYPE W HANDRAIL END CAPS

AT SPLICE JOINTS

HANDRAIL FABRICATION DETAILS

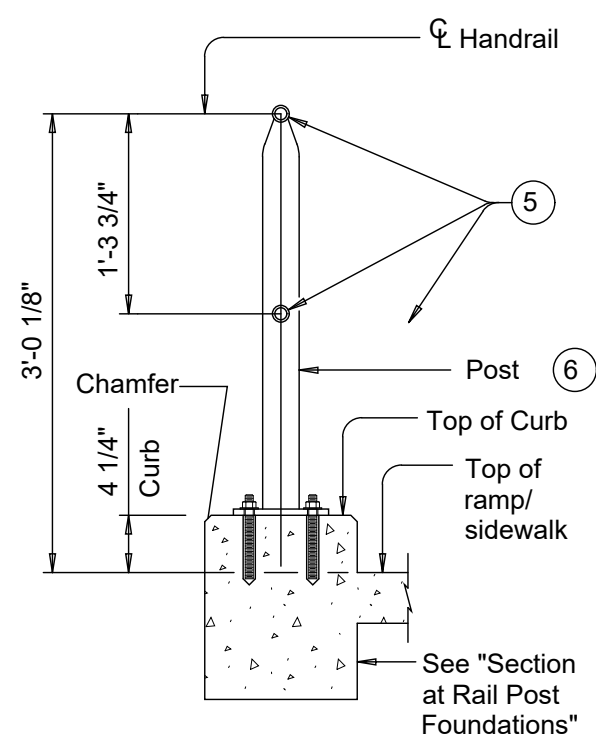


WITH CURB

SECTION AT RAIL POST FOUNDATIONS

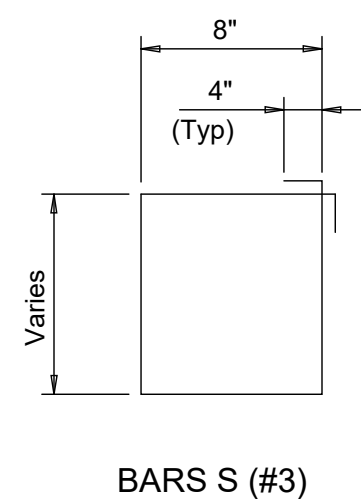
RECOMMENDED USAGE (9) (10)

Dropoff Height/Condition	Recommended Rail Options
< 30" dropoff	TY A, TY B, TY C, or TY D
≥ 30" dropoff, or along Bike Path	TY E or TY F

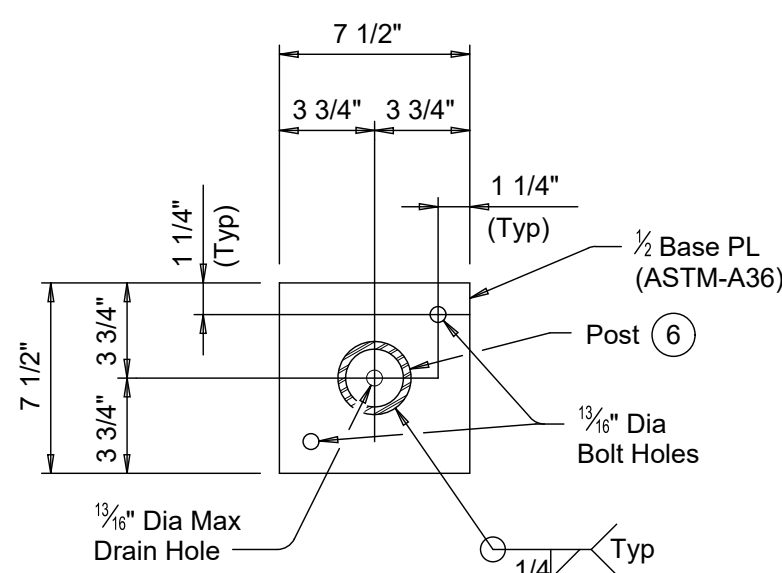


SECTION A-A

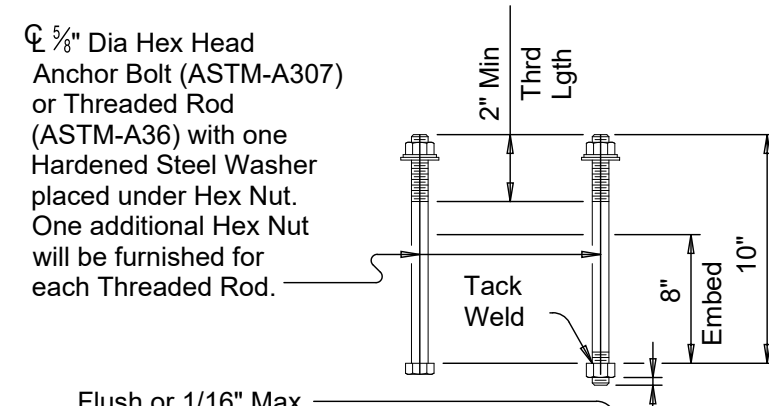
(Showing Handrail Ty A)



BARS S (#3)



TYPICAL POST BASE PLATE DETAIL



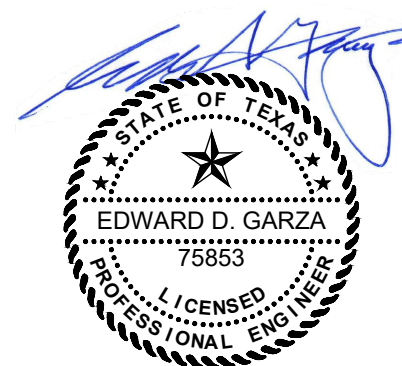
CAST-IN-PLACE ANCHOR BOLT OPTIONS

(Used for Post Base Plate only)

- Parallel to ground.
- One shop splice per panel is permitted with minimum 85 percent penetration. The weld may be square groove or single vee groove. Grind smooth.
- Shop splice is permitted with minimum 85 percent penetration. The weld may be square groove or single vee groove. Grind smooth.
- See Ramp Details located elsewhere in plans for ramp slope and dimensions. Maximum ramp slope will not exceed 8.3 percent. Level landing required for each 30" rise if grade exceeds 5 percent.
- 1" Dia Extra Heavy Pipe (1.315" O.D., 0.179" wall thickness). Parallel to ramp/sidewalk. Provide holes as needed in 1" Dia pipe for galvanizing drainage and venting.
- 2 1/2" Dia Standard Pipe (2.875" O.D., 0.203" wall thickness). Plumb all posts. See "Post Mount Detail" for crimping and trimming post to fit Dia of top rail. Provide holes as needed in post for galvanizing drainage and venting.
- See "Handrail Fabrication Details" for Splice Joints.
- L 3/8" Dia Round Bar Eq Spa at 4 1/2" Max. Plumb all pickets.
- When needed for accessibility (grade > 5 percent) or as needed for pedestrian safety.
- Not to be used on bridges.
- See "General Notes" for anchor bolt information.

GENERAL NOTES

PLAN OF RECORD



12/04/2020

No. Revision/Issue Date

FIRM NAME AND ADDRESS
CRANE ENGINEERING CORP.
 1310 JUNCTION DRIVE SUITE B
 LAREDO, TX 78041 956-712-1996
 FIRM REGISTRATION NO. F-3353

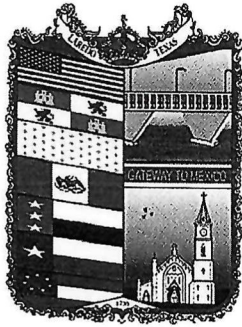


Project Name and Address
**SOUTHERN DEVELOPMENT,
 PARK IMPROVEMENT PLANS
 LAREDO, TX.**

Sheet Title
FIELD CHANGE #1

Date
 6/23/2022
 Scale
 N.T.S.

Sheet
16



CITY OF LAREDO

ENGINEERING DEPARTMENT

February 10, 2021

359 – IP Development, Inc.
10410 Medical Loop, Suite 5B
Laredo, TX 78045

RE: Southern Development, Unit IV

To whom it may concern:

We are in receipt of completion of project warranty documentation and As-BUILTS plans for the improvements of the above referred.

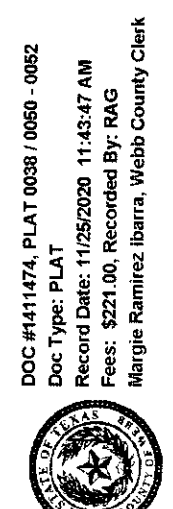
Our office has also inspected said improvements and is satisfied that same have been constructed in accordance with plans and specifications.

In consideration of the above, we hereby accept the project as complete and on behalf of the City of Laredo accept the construction of the public improvements conditioned on the one year warranty, and two-year warranty for any pavement on local collectors, local streets less or equal to five hundred (500) feet.

Sincerely,

Ramon E. Chavez, P.E.
City Engineer

Cc: Edward D. Garza, P.E., CFM, Crane Engineering
Engineering Department Files



CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, 359-IP DEVELOPMENT, INC., A TEXAS CORPORATION, the undersigned Owner of the land shown on this PLAT, and designated herein as PLAT OF SOUTHERN DEVELOPMENT, UNIT IV, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use of the public forever street, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

Joe Maldonado
JOE B. MALDONADO
VICE-PRESIDENT

October 13, 2020
DATE

STATE OF TEXAS >
COUNTY OF WEBB >

Before me, the undersigned Authority, on this day personally appeared JOE B. MALDONADO, 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 therein stated. WITNESS MY HAND AND SEAL OF OFFICE THIS 13th DAY OF October, 2020.

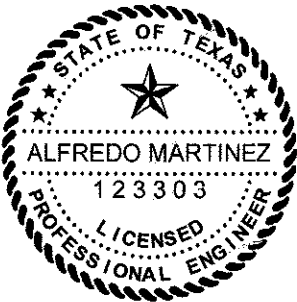


Zulema Valle
NOTARY PUBLIC

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I hereby certify that proper engineering consideration has been given this PLAT to the matters of streets, lots, drainage, water, sewer and appurtenances layout; and to the best of my knowledge this PLAT conforms to all requirements of the Subdivision Ordinance, except for those variances that may have been granted by the Planning Commission of the City.



Alfredo Martinez
ALFREDO MARTINEZ, P.E.
Licensed Professional Engineer
Texas No. 123303

October 8, 2020
DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this PLAT is true and correct and was prepared from an actual survey of the property made under my supervision, on the ground, that the corner monuments shown thereon will be properly placed under my supervision.



Ruben Fletes
RUBEN FLETES, R.P.L.S.
Registered Professional Land Surveyor
Texas No. 1998

OCTOBER 8, 2020.
DATE

PLAT APPROVAL - CITY ENGINEER

I have reviewed this PLAT and accompanying drawings identified as SOUTHERN DEVELOPMENT, UNIT IV prepared by ALFREDO MARTINEZ, Licensed Professional Engineer No. 123303, and dated the 31st day of October 2018, with the last revised date of OCTOBER 5, 2020 and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

Ramon E. Chavez
RAMON E. CHAVEZ, P.E.
City Engineer

10/29/2020
DATE

PLANNING COMMISSION APPROVAL

This PLAT OF SOUTHERN DEVELOPMENT, UNIT IV has been submitted to and considered by the Planning Commission of the City of Laredo, Texas, and is hereby approved by such Commission on 12th day of June, 2019.

Erasmus A. Villarreal
ERASMO A. VILLARREAL
Chairman

11-25-2020
DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

The City of Laredo Planning Commission approved the filing for record of this PLAT OF SOUTHERN DEVELOPMENT, UNIT IV at a public meeting held on the 12th day of June, 2019. The minutes of said meeting reflect such approval.

Rebel K. Snibeman
J. KIRBY SNIBEMAN, AICP
Planning Director

11-25-2020
DATE

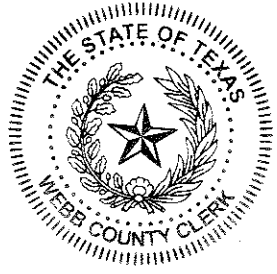
CERTIFICATE OF COUNTY CLERK

Filed and Recorded at 11:43 O'Clock A.m. on the 25th day of November, 2020.

DEPUTY: Harlinda Flores Margie R. Ibarra
COUNTY CLERK
STATE OF TEXAS >
COUNTY OF WEBB >
WEBB COUNTY, TEXAS

I, Margie R. Ibarra Clerk of the County Court in and for Webb County do hereby certify that the foregoing instrument dated the 13th day of October, 2020 with its certificate of authentication was filed for record in my office on the 25th day of November, 2020, at 11:43 O'Clock A.m. in Volume 38, Page(s) 50-52 of the plat records of said County.

DEPUTY: Harlinda Flores Margarita Ramirez Ibarra
COUNTY CLERK
WEBB COUNTY, TEXAS



SURVEYOR:
FLETES SURVEY COMPANY
Ruben Fletes, R.P.L.S.
P.O. Box 216
Kemp, Texas 75143

FINAL PLAT

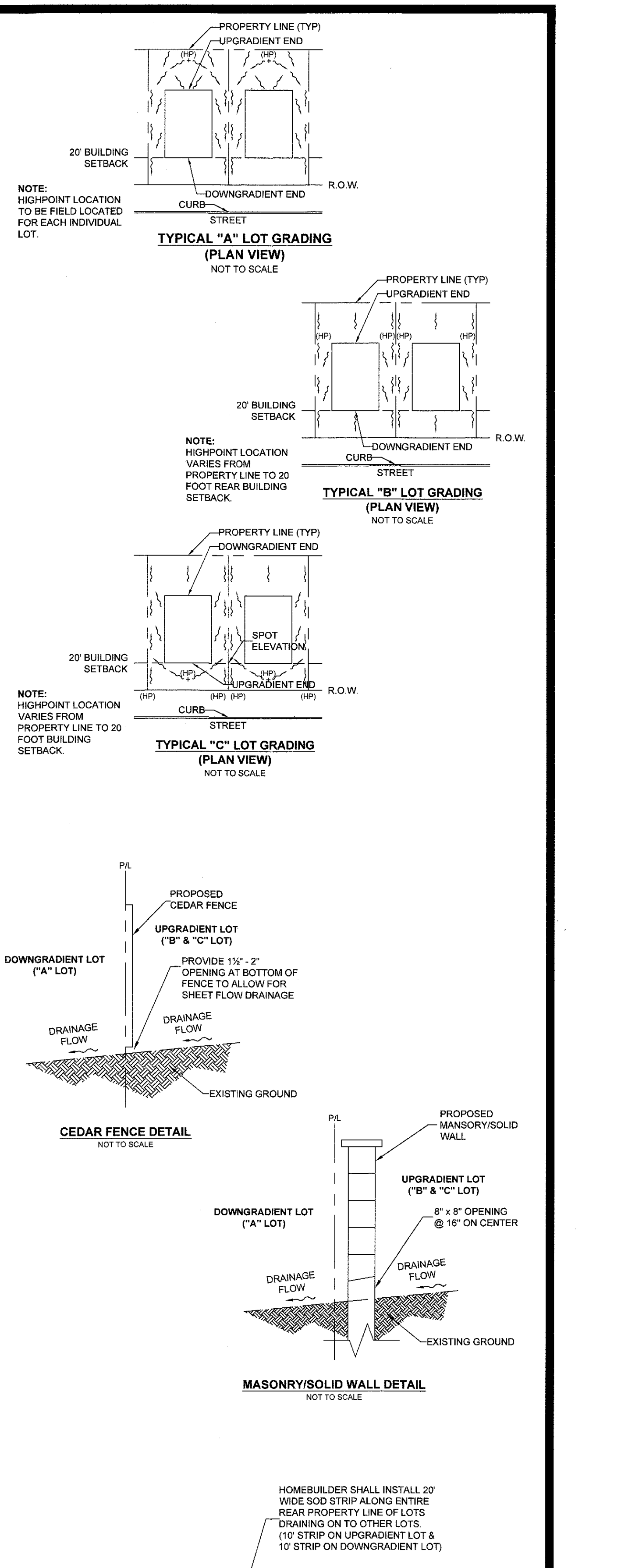
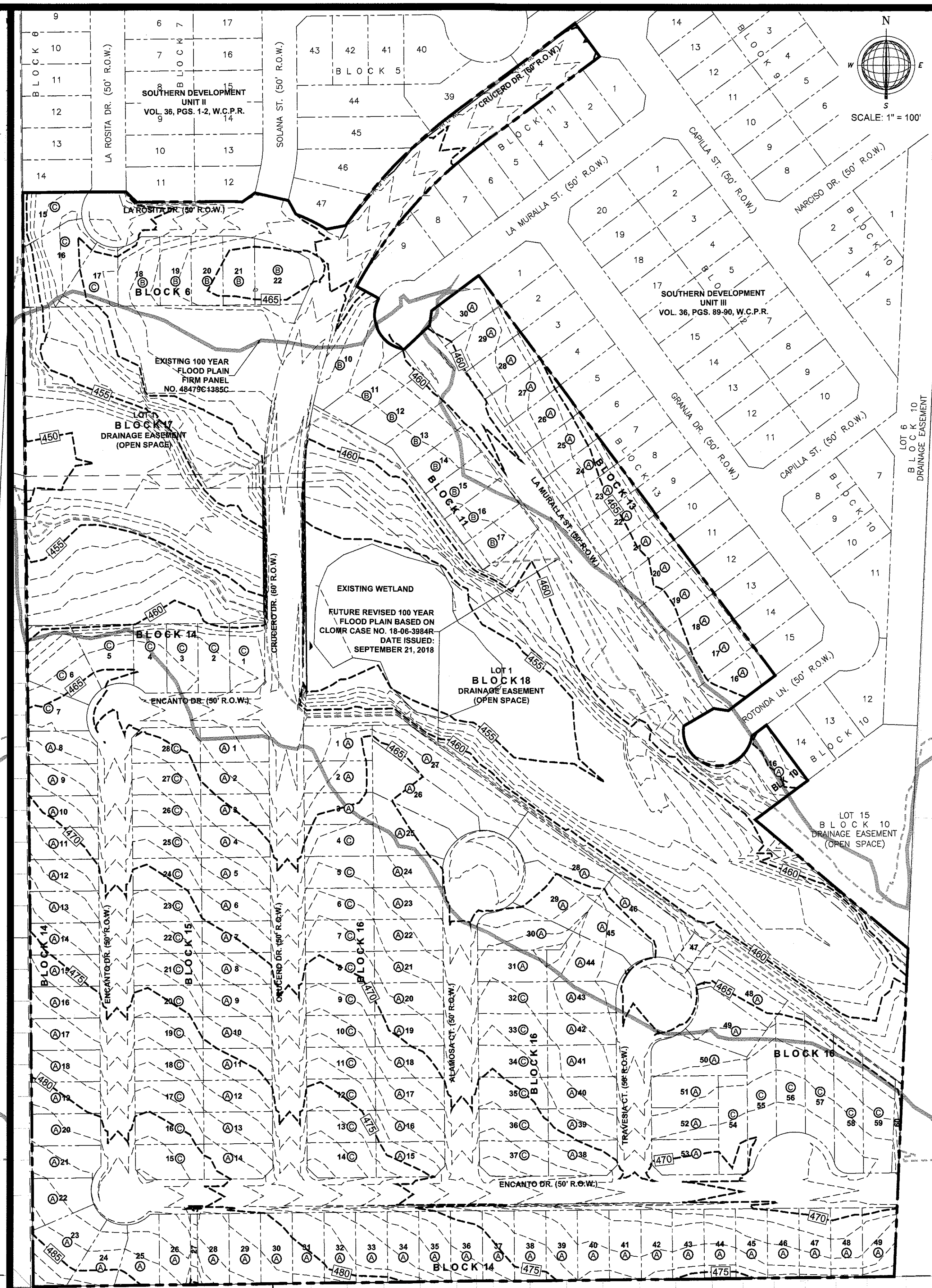
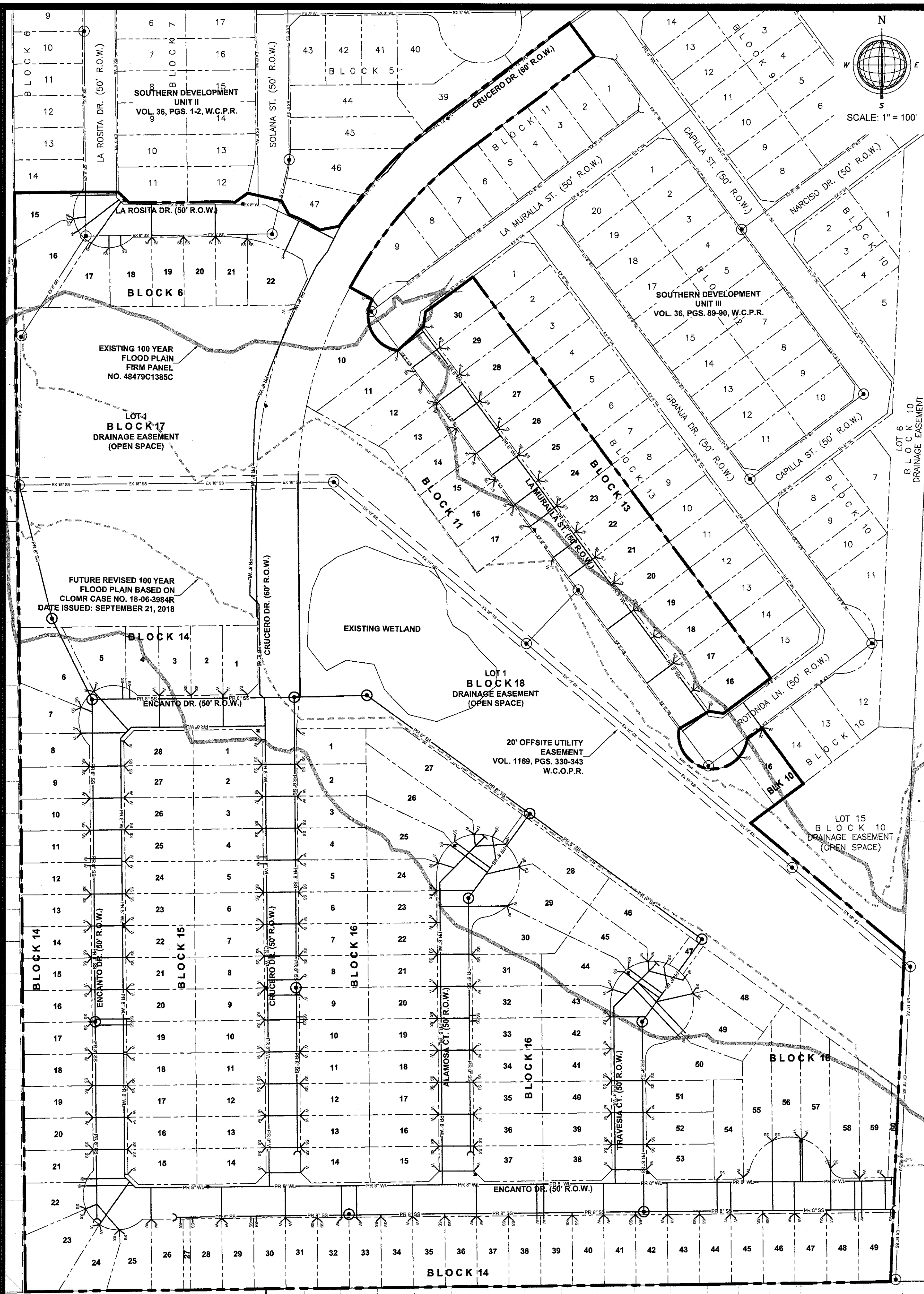
OCTOBER 31, 2018

ENGINEER:
 CRANE ENGINEERING CORP.
1310 JUNCTION DRIVE SUITE B
LAREDO, TX 78041 956-712-1996
FIRM REGISTRATION NO. F-3353

OWNER: 359-IP DEVELOPMENT, INC.,
a Texas Corporation
10410 Medical Loop, Suite 5B
Laredo, TX 78045

Southern Development
Unit IV

P2



MAP OF WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM

Water Supply: Descriptions, Costs, and Operability Date

SOUTHERN DEVELOPMENT UNIT IV will be provided with potable water by the City of Laredo. The Subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient water to the Subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of this Subdivision. The City of Laredo has an existing 12" water line running along CRUCERO DRIVE and existing 8" water line running along LA ROSITA DRIVE, LA MURALLA STREET and ROTONDA LANE. The water system for SOUTHERN DEVELOPMENT UNIT IV has a 12" water line running along CRUCERO DRIVE, an 8" water line within a 15' water easement and an 8" water line running along LA ROSITA DRIVE, LA MURALLA STREET, ENCANTO DRIVE, ALAMOSA COURT and TRAVESSIA COURT. These lines will service a total of 168 lots through individual services consisting of a 3/4" diameter single service for individual lots and a 1" diameter dual service lines run to pairs of lots before splitting into two 3/4" diameter single service lines going to the water meter boxes for each lot. The 8" lines, the dual service lines, the 3/4" single service lines, and the meter boxes have been installed at a total cost of \$585,792.04, or \$3,528.67 per lot. The subdivider in addition paid the City of Laredo the sum of \$78,675 which sum represents the total cost of water availability fees, annexation fees, and water meters.

Certifications:

By my signature below, I certify that the water and sewage service facilities as described above are to the best of my knowledge, in compliance with the Model Rules adopted under Section 16.343, Water Code.

ALFREDO MARTINEZ, P.E.
TX # 123303
9/23/20
Date

SURVEYOR:

FLETES SURVEY COMPANY
Ruben Fletes, R.P.L.S.
P.O. Box 216
Kemp, Texas 75143

FINAL PLAT

OCTOBER 31, 2018

POST DEVELOPMENT CONTOUR MAP

Sewage Facilities: Description, Costs, and Operability Date

Sewage from SOUTHERN DEVELOPMENT UNIT IV will be disposed of through the sanitary sewer system of the City of Laredo. The Subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient sewage disposal for the full development of this subdivision. The City of Laredo has an existing 18" sanitary sewer line running through the interior of the A.R. Sanchez, Jr. tract within a 20' utility easement as recorded in Volume 1169, Pages 330-343, W.C.O.P.R. and an existing 8" sanitary sewer running along LA ROSITA DRIVE and LA MURALLA STREET and an existing 8" sanitary sewer within 15' utility easement recorded with Southern Development Unit II and III. The sanitary sewer system for SOUTHERN DEVELOPMENT UNIT IV will consist of an 8" sanitary sewer within a 15' sewer easement traversing the property and 8" sanitary sewer running along ENCANTO DRIVE, CRUCERO DRIVE, ALAMOSA COURT and TRAVESSIA COURT. The sanitary sewer system will service a total of 168 lots through individual services consisting of a 6" diameter single service for individual lots and a 6" diameter dual service lines run to pairs of lots before splitting into two 6" diameter single service lines. The 8" lines, the dual service lines, and the single service lines have been installed at a total cost of \$600,585.40, or \$3,617.98 per lot. The subdivider in addition paid the City of Laredo the sum of \$72,149.90 which covers the annexation fees, installation costs, connection fees, and LUE fees.

Certifications:

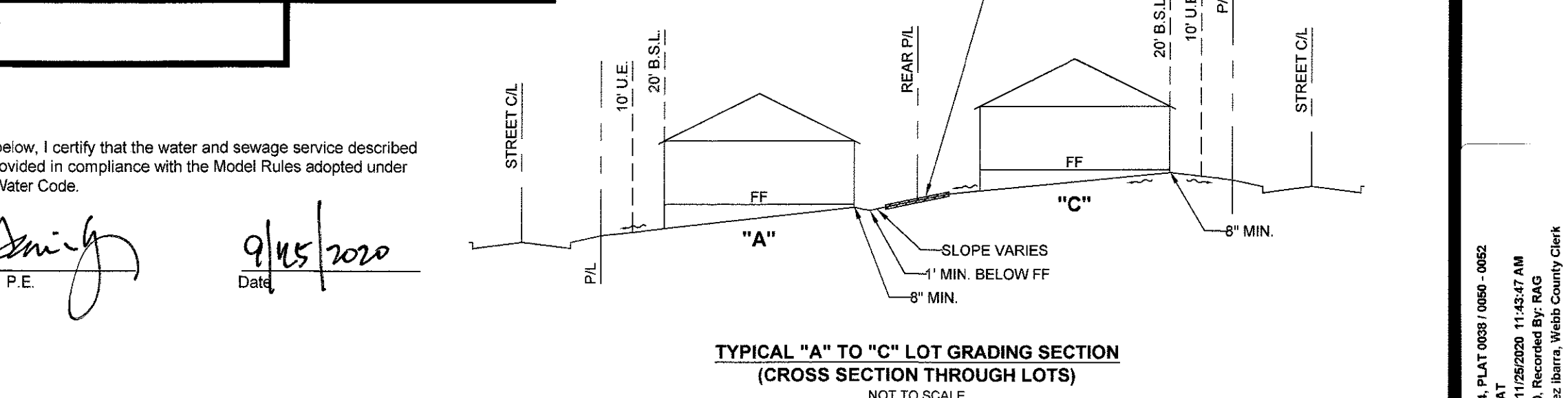
By my signature below, I certify that the water and sewage service described above shall be provided in compliance with the Model Rules adopted under Section 16.343, Water Code.

Arturo Garcia, Jr., P.E.
Utilities Director
9/15/2020
Date

ENGINEER:

CRANE ENGINEERING CORP.
1310 JUNCTION DRIVE
LAREDO, TX 78041
FIRM REGISTRATION NO. F-3353

OWNER: 359-IP DEVELOPMENT, INC.,
a Texas Corporation
10410 Medical Loop, Suite 5B
Laredo, TX 78045



Typical A' to C' Lot Grading Section (Cross Section Through Lots)

NOT TO SCALE

Southern Development Unit IV

P3