

NOTE: HOME BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRABES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO IMPEDOR OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERNS AS INDICATED ON THIS GRADING PLAN. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THIS PLAN. TYPICAL LOT GRADING SHOWN ON THIS PLAN WILL BE DONE BY THE HOME BUILDER AS PART OF THE BUILDING PROCESS. ADDITIONAL LOT GRADING SHALL BE INSTALLED A MIN WIDE 800 STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO THE OTHER LOTS (10' STRIP ON UPGRADED LOTS & 10' ON DOWNGRADED LOTS).

(A) LOT GRADING TYPE "A"
(B) LOT GRADING TYPE "B"

Water Supply: Description, Costs and Operability Date

Artesia Hills Subdivision, Phase I 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 8" diameter water line running along the South side of the existing right-of-way of La Arboleda Blvd. and an off-site 18" diameter water line along the South boundary line of this project. The water system for Artesia Hills Subdivision, Phase I consists of 8" diameter water lines running along Big Springs Dr., Spicewood Loop, and Barton Ln. inside this subdivision, which will be connected to said existing water lines. These lines will service a total of 98 residential lots through individual services consisting of a 1/2" diameter single service for individual lots and a 1" diameter dual service lines on to pairs of lots before splitting into two 1/2" diameter single service lines going to the water meter boxes for each lot.

The 8" water lines, gate valves, MJ fittings, fire hydrants, the 1" dual service lines, the 1/2" single service lines, and the meter boxes have already been installed, at a total cost of \$523,738 or \$5,344.27 per lot. The subdivider has in addition paid the City of Laredo the sum of \$39,950 which covers the cost per lot for the water availability and annexation fees.

Sewer Facilities: Description, Costs and Operability Date

Sewage from Artesia Hills Subdivision, Phase I 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 8" diameter sanitary sewer main running along the existing 15-ft Utility Easement at Las Fincas Subdivision, Phase I flowing East. The sanitary sewer system for Artesia Hills Subdivision, Phase I consists of proposed 8" diameter sanitary sewer lines along Big Springs Dr., Spicewood Loop and Barton Ln. that connect to said existing 8" diameter sanitary sewer main. The sanitary sewer system will service a total of 98 residential 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 manholes, the clean-outs, the 6" dual service lines, and the 6" single service lines have already been installed, at a total cost of \$640,790.52 or \$6,538.26 per lot. The subdivider has in addition paid the City of Laredo the sum of \$19,975 which covers the cost per lot for the wastewater annexation fees.

CERTIFICATE OF ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §
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.

ROSELIO BALDADO
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 92652

DATE

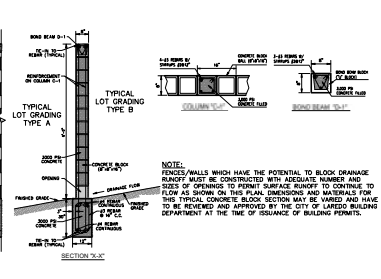
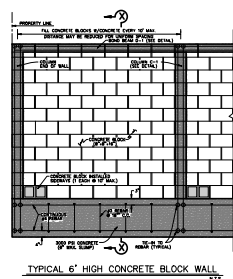
CERTIFICATE OF UTILITIES DIRECTOR

STATE OF TEXAS §
COUNTY OF WEBB §
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.

ELIUD DE LOS SANOTOS, P.E. UTILITIES DEPARTMENT
INTERNAL UTILITIES DIRECTOR

DATE

DATE



NOTE: FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THIS PLAN. DRAINAGE AND MATERIALS FOR THE TYPICAL CONCRETE BLOCK SECTION MAY BE REVIEWED AND HAVE TO BE REVIEWED AND APPROVED BY THE CITY OF LAREDO BUILDING DEPARTMENT AT THE TIME OF SUBMITTAL OF BUILDING PERMITS.

WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM
SCALE: 1"=100'

GRAPHIC SCALE IN FEET 0 50 100 200	VERTICAL SCALE: --- HORIZONTAL SCALE: 1"=100'	LEGEND: G.O.B. RIGHT OF WAY P.O.B. POINT OF BEGINNING M.C.R. METR COUNTY DEED RECORDS M.C.D.R. METR COUNTY DEED RECORDS B.S. BUILDING SETBACK W.L. WATER LINE S.S. SANITARY SEWER LINE S.D.E. SPECIAL DRAINAGE EASEMENT 1/2" #10 RIM
DATE: 05-16-2025	CHECKED: T.P.N./M.N.	DRAWN: R.B.
REVISIONS:	APPROVED: T.P.N./M.N.	FIELD BOOK: ---

PORRAS NANCE ENGINEERING

304 E. CALTON RD.
LAREDO, TEXAS 78041
TYPE F-4205
TBPFS F-101888
OFFICE (956) 724-3097
WWW.PORRASNANCE.COM

OWNER:
EG RANCH HOLDINGS, LLC
211 CALLE DEL NORTE
LAREDO, TX 78041
DEVEL-RAM, LLC
10816 GREENVILLE RD.
LAREDO, TX 78045

ENGINEER/SURVEYOR:
PORRAS NANCE ENGINEERING
304 E. CALTON RD.
P.O. BOX 1670
LAREDO, TEXAS 78044
(956) 724-3097 PH
(956) 724-9208 FX

PROJECT DATA:
ACRES: 12.349 ACRES
LOTS: 98 LOTS
R.O.W.: 50'
B/B: 31'

PLAT OF:
REPLAT OF
AS LOT 1, BLOCK 7 - LA HERRADURA SUBDIVISION
AS RECORDED IN VOLUME 39, PAGES 71-74, W.C.D.R. AND
AN 11,396 ACRE TRACT OUT OF E.G. RANCH, LTD. TRACT
AS RECORDED IN VOLUME 4621, PAGES 16-18, W.C.D.R.
CITY OF LAREDO, WEBB COUNTY, TEXAS
INTO
ARTESIA HILLS SUBDIVISION, PHASE I
CITY OF LAREDO, WEBB COUNTY, TEXAS

POST DEVELOPMENT TOPOGRAPHY
SCALE: 1"=100'