

WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PLAT OF COPPER CREEK PHASE VI

PARTIES: This Agreement is by and between the Utility and the Subdivision, to wit: The Utility is the governing board or owner of a retail public utility which supplies of drinking water known as the City of Laredo Utilities Department.

The Subdivider is MRMD PHASE VI DEVELOPMENT CO., LLC, who are the owners of a tract of land in Webb County, Texas that has been proposed to be divided into a subdivision (the Subdivision) Known as COPPER CREEK SUBDIVISION PHASE VI.

TERMS: This agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's public water system. The Utility has reviewed the plans for the Subdivision under the fully built-out conditions (the anticipated water flow) to be approximately 86 gallons per minute (peak factor of 4).

The Utility covenants that it has or **will** have the ability to provide the anticipated water flow for at least thirty years, and that will provide that water flow. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's water distribution system has been connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the utility, the Subdivider will convey to the Utility all rights and title to the water distribution system.

The Subdivider has paid the Utility the sum of \$140,385.52 which represents the total costs of fees for water availability, annexation, and water LUE's.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on February 2, 2026

City of Laredo Utilities Department

By: Javier Medina Jr 2/2/26

Printed Name: Javier Medina, Jr.

Office or Position: Utilities Dept - Acting Engineering Manager

By: [Signature] 2/6/2026

Printed Name: Dr. Tareq G. Al-Zabet

Office or Position: Utilities Department Director

Date: _____

The Subdivider: MRMD Phase VI Development Co. LLC

By: Raul Valdez 2/2/2026

Printed Name: RAULVALDEZ

Office or Position: Manager
