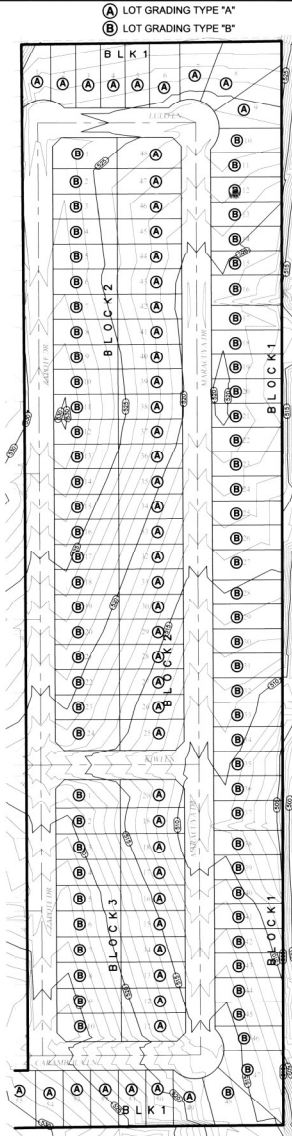


LEGEND
 (S) Water Service, Single
 (SS) Water Service, Double
 (S) Sewer Service, Single
 (SS) Sewer Service, Double

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



POST DEVELOPMENT TOPOGRAPHY
 SCALE: 1"=100'

Water Supply: Description, Costs and Operability Date

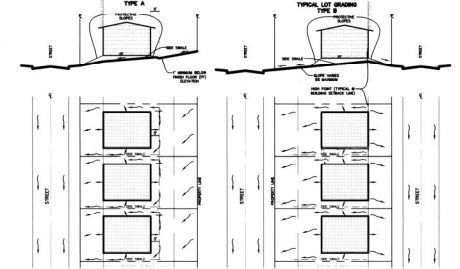
Las Aves Subdivision will be provided with potable water by the City of Laredo. The subdivider and the City of Laredo have entered into a contract in which the City of Laredo has committed to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation 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 8" diameter water lines on Carambola Drive, Zapota Drive and Kiwi Lane. The water system for Las Aves Subdivision consists of 8" diameter water lines along all proposed streets that connect to these existing water lines. These lines will service a total of 123 residential lots through individual services consisting of a 1/2" diameter single service for individual lots and a 1" diameter dual service lines run 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" lines, 8" 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 \$419,729 or \$3,412.40 per lot. The subdivider has in addition paid the City of Laredo the sum of \$40,300 which covers the cost per lot for the water availability fees.

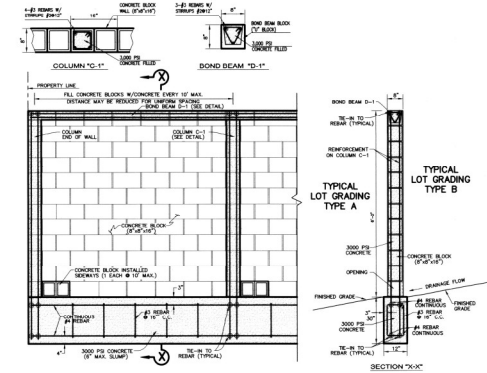
Sewer Facilities: Description, Costs and Operability Date

Sewage from Las Aves Subdivision 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 committed to provide sufficient sewage disposal for the full development of this subdivision. The City of Laredo has an existing 12" diameter sanitary sewer lines on Kiwi Lane. The sanitary sewer system for Las Aves Subdivision consists of proposed 8" & 12" diameter sanitary sewer lines along all streets that discharge into the existing 12" sewers. The sanitary sewer system will service a total of 123 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, manholes, clean-outs, 6" dual service lines, and 6" single service lines have already been installed, at a total cost of \$889,756 or \$7,233.80 per lot.



NOTE:
 HOME BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A MANNER AS TO INTERFERE WITH THE DRAINAGE FLOW PATTERN AS INDICATED ON THIS CHANGING PLAN. TYPICAL LOT GRADING SYSTEMS ON THIS PLAN WILL BE DONE BY THE HOME BUILDER AS PART OF THE BUILDING PERMIT. ADDITIONALLY, THE HOMEOWNER SHALL INSTALL A 2" WIDE 500 STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAWING ONTO OTHER LOTS (10' STRIP ON UPDRAINAGE LOTS & 10' STRIP ON DOWNDRAINAGE LOTS).



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

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.

WAYNE NANCE, P.E.
 LICENSED PROFESSIONAL ENGINEER
 TEXAS REG. NO. 87006

1/20/2026
 DATE

UTILITIES DEPARTMENT

1/20/26
 DATE

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.

WAYNE NANCE, P.E.
 LICENSED PROFESSIONAL ENGINEER
 TEXAS REG. NO. 87006

1.6.26
 DATE

GRAPHIC SCALE IN FEET 0 25 50 100 200	VERTICAL SCALE : --- HORIZONTAL SCALE: 1"=100'	LEGEND: P.O.B. POINT OF BEGINNING W.C.D.R. WEBB COUNTY DEED RECORDS B.S. BUILDING SETBACK U.E. UTILITY EASEMENT U.A.E. UTILITY & ACCESS EASEMENT S.D.E. SPECIAL DRAINAGE EASEMENT S.E. SPECIAL EASEMENT
DATE: 01-16-25	CHECKED: --- APPROVED: --- FIELD BOOK: ---	

PORRAS NANCE ENGINEERING
 304 E. CALTON LAREDO, TEXAS 78041
 (956) 724-3097
 OFFICE (956) 724-3097
 www.porrasnance.com

OWNER:
 NDAS DEVELOPMENT, LLC
 2801 MONTGOMERY STREET
 LAREDO, TEXAS 78043
 (956) 724-3097 PH
 (956) 724-9208 FX

ENGINEER/SURVEYOR:
 PORRAS NANCE ENGINEERING
 304 E. CALTON RD.
 LAREDO, TEXAS 78041
 (956) 724-3097 PH
 (956) 724-9208 FX

PROJECT DATA:
 ACRES: 18.842
 LOTS: 123
 R.O.W.: 50'
 8/8 : 31'

PLAT OF:
LAS AVES SUBDIVISION
 18.842 ACRE TRACT
 OUT OF THE NDAS DEVELOPMENT, LLC, 34,539 ACRE TRACT REC. IN VOL. 5616, PGS. 352-356 W.C.D.R.,
 NDAS DEVELOPMENT, LLC, 18,802 ACRE TRACT 1, REC. IN VOL. 5596, PGS. 739-761 W.C.D.R. &
 NDAS DEVELOPMENT, LLC, 01020 ACRE PARCEL B, REC. IN VOL. 5596, PGS. 762-768 W.C.D.R.,
 FORGON 37 ABSTRACT 410, JOSE BARTOLO CHAPA, D.G.
 CITY OF LAREDO, WEBB COUNTY, TEXAS