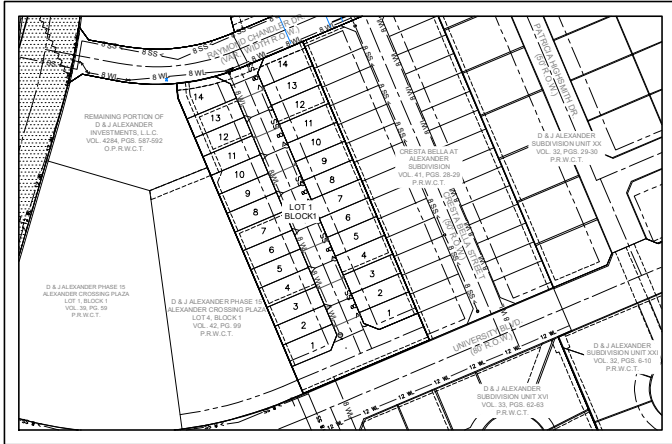


TOPOGRAPHY

SYMBOL	DESCRIPTION
—●—	SET IRON ROD
—○—	FOUND IRON ROD
---	EXISTING CONTOUR
—○—	EXIST 8" WATER LINE
—●—	EXIST 8" SANITARY SEWER
—■—	EXIST FIRE HYDRANT
—□—	EXIST TELEPHONE PEDI
—□—	EXIST WATER METER
—○—	EXIST CONTOUR



WATER AND SANITARY SEWER DISTRIBUTION MAP

LEGEND	
—○—	Water Line Single Service
—●—	Water Line Double Service
—○—	Sewer Line Single Service
—●—	Sewer Line Double Service
—○—	Gate Valve
—■—	Fire Hydrant
—○—	Blow off Hydrant
—○—	Water Plug
—○—	Water Line Tee
—○—	Clean Out
—○—	Man Hole
—○—	Existing Water Line
—○—	Existing Sewer Line
—○—	Existing Sewer Line

WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE

ALEXANDER VILLAS AT ALEXANDER 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 AGREED 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 INCH DIAMETER PVC WATER LINE AT THE SOUTH SIDE OF RAYMOND CHANDLER DR. THE WATER SYSTEM WILL CONSIST OF 28 SERVICE CONNECTIONS LINE WHICH WILL RUN ALONG JK ROWLING PL. AND CONNECT TO THE EXISTING 8 INCH WATER LINE ALONG RAYMOND CHANDLER DR. THE SERVICE LINES WITH METER BOXES HAS ALREADY BEEN INSTALLED AT A TOTAL COST OF \$105,203.00 OR \$3,757.25 PER LOT. THE SUBDIVIDER IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$40,500.00 WHICH COVERS THE COST FOR ALL LOTS FOR THE WATER AVAILABILITY AND WATER METERS.

CERTIFICATE OF UTILITY DIRECTOR

STATE OF TEXAS:
WEBB COUNTY:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWERAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

DR. TARED AL-ZABET, UTILITIES DIRECTOR

UTILITIES DEPARTMENT

DATE

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

SEWAGE FROM ALEXANDER VILLAS AT ALEXANDER SUBDIVISION WILL BE DISPOSED THROUGH THE SANITARY SEWER COLLECTION 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 AGREED TO PROVIDE SUFFICIENT SEWAGE CAPACITY FOR THE FULL DEVELOPMENT OF THIS SUBDIVISION. THE CITY OF LAREDO HAS AN EXISTING 8 INCH DIAMETER SEWER LINE ALONG THE NORTH SIDE OF RAYMOND CHANDLER DR. THE SEWER SYSTEM WILL CONSIST OF 28 SINGLE AND DOUBLE SERVICE CONNECTIONS ALONG JK ROWLING PL. WHICH WILL CONNECT TO THE EXISTING 8" SANITARY SEWER LINE ALONG RAYMOND CHANDLER DR. THE SINGLE SERVICE LINES AND THE DOUBLE SERVICE LINES HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$ 159,703.56 OR \$5,703.70 PER LOT.

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
WEBB COUNTY:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWERAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

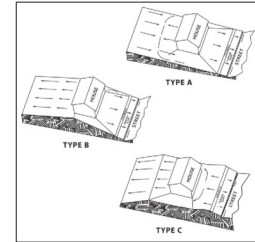
ARMANDO GUERRA,
P.E. No. 104992

DATE

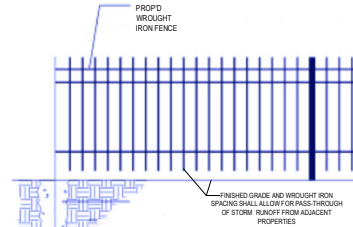


LOT DRAINAGE NOTES:

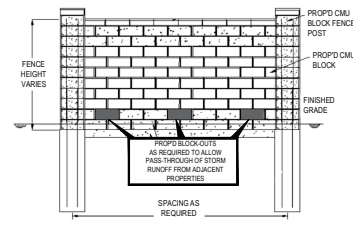
HOME OWNERS OF ANY LOTS WHICH WILL RECEIVE RUNOFF FROM ADJACENT LOTS, SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH MANNER THAT IMPEDE THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE FLOWING. GENERAL EXAMPLES OF SUCH FENCES ARE SHOWN BELOW.



TYPICAL FHA LOT GRADING



TYPICAL WROUGHT IRON FENCE DETAIL



TYPICAL CMU BLOCK FENCE DETAIL

PROJECT TITLE
RE-PLAT OF
D & J ALEXANDER PHASE 15,
ALEXANDER CROSSING PLAZA, LOT 5,
BLOCK 1,
LOT 1
ALEXANDER VILLAS AT ALEXANDER
SUBDIVISION

PREMIER
PLANNING & DESIGN
1902 Capital Mall, Ste. 2
Laredo, Texas 78041
Phone: (956) 725-1100
Fax: (956) 771-1190
Email: premier@premier.com
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
LICENSE NO. 104992

OWNER
NEW IDEE BUILDING
KACACH PROPERTIES
14110
LAREDO, TEXAS 78043

SHEET TITLE
RE-PLAT OF
D & J ALEXANDER PHASE 15,
ALEXANDER CROSSING PLAZA,
LOT 5, BLOCK 1,
LOT 1
ALEXANDER VILLAS AT ALEXANDER SUBDIVISION

DRAWN BY: K.G.
CHECKED BY: A.G.
APPROVED BY: A.G.
DATE: 3-15-25
REVISED DATE: 3-5-24
SCALE 11 X 17: -
SCALE 24 X 36: 1"=100'
PROJECT #: 20216-24
FILE NAME: 20216-24-17200