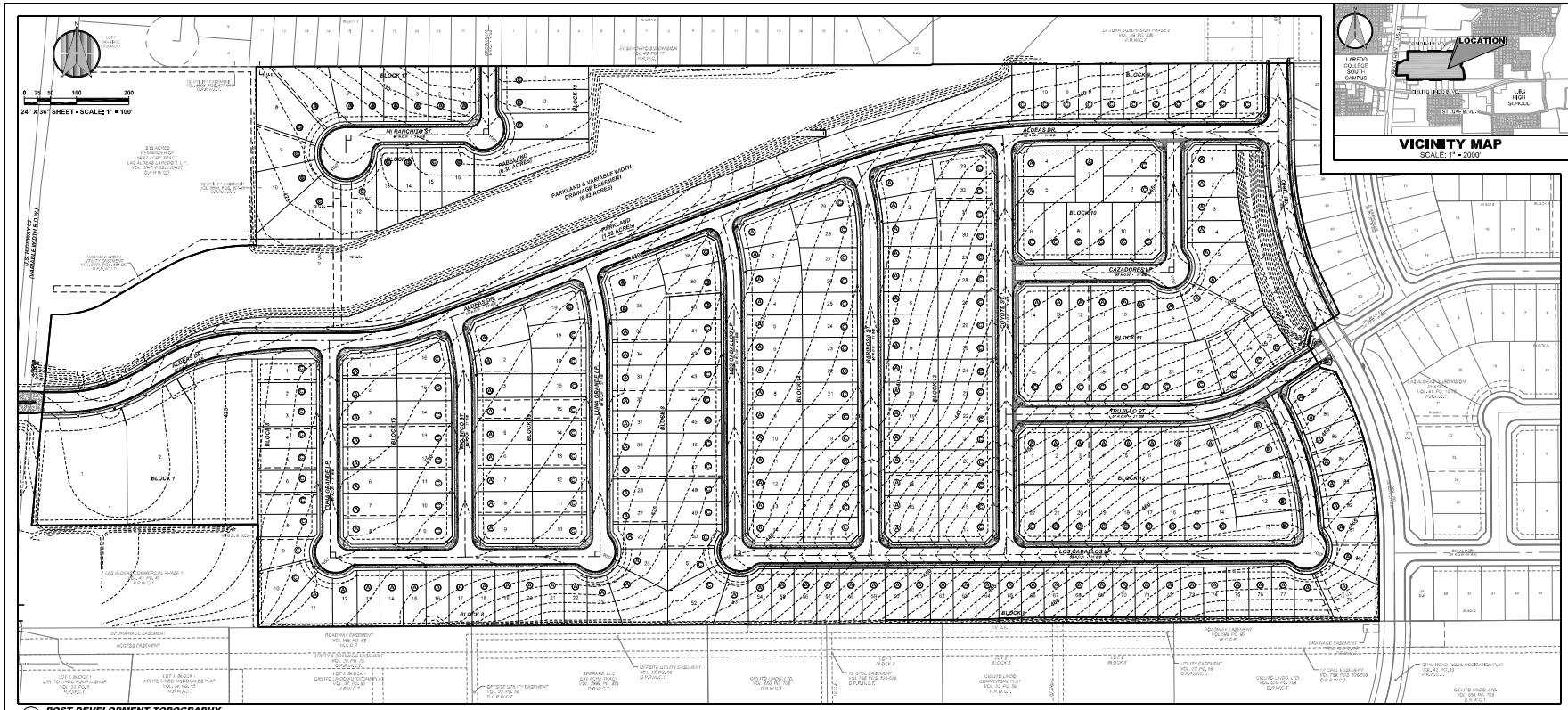
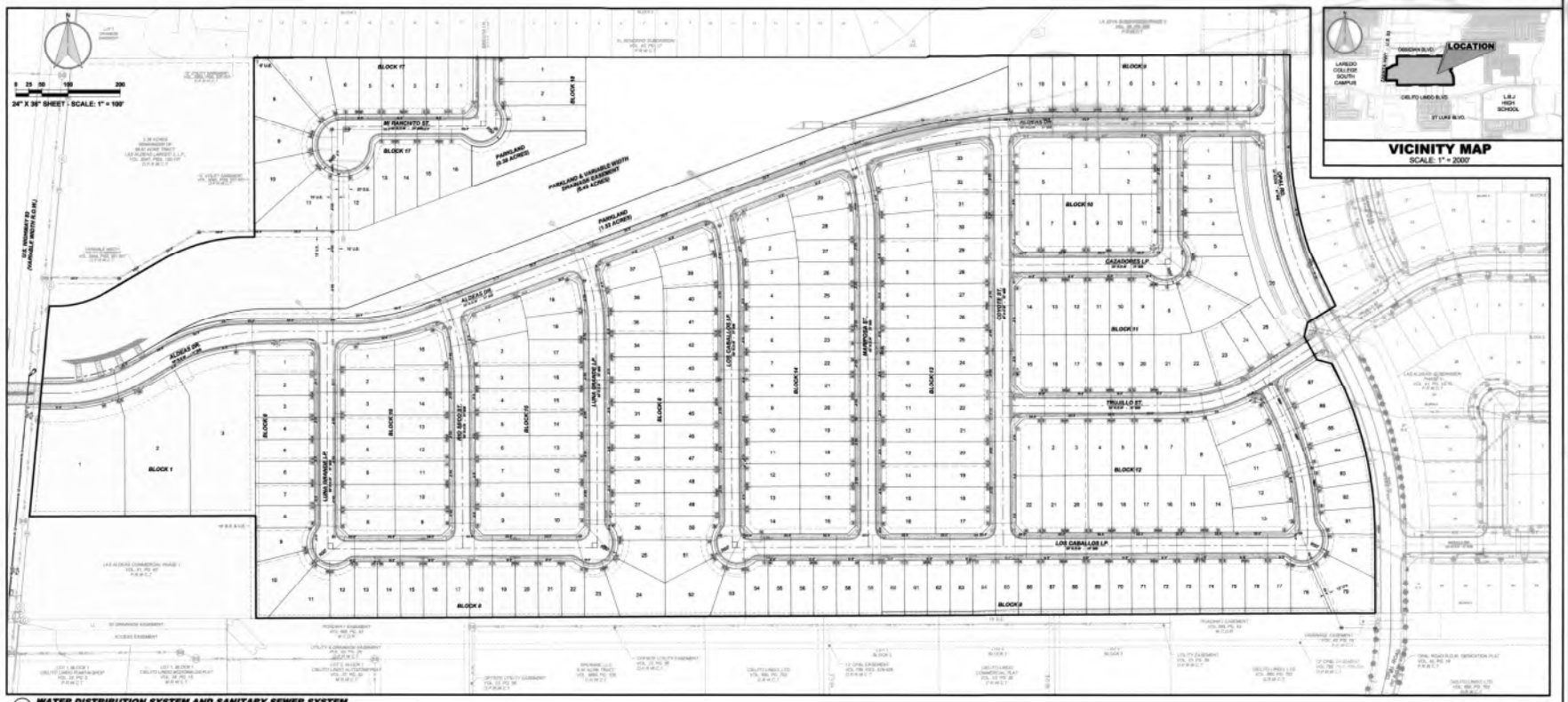

24" X 36" SHEET - SCALE: 1" = 100'
0 25 50 100 200
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11
BLOCK 12
BLOCK 13
BLOCK 14
BLOCK 15
BLOCK 16
BLOCK 17
BLOCK 18
BLOCK 19
BLOCK 20
BLOCK



1 **WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM**
SCALE: 1:100

VICINITY MAP
SCALE: 1" = 2000'

LEGEND	
	PLAT BOUNDARY LINE
	PROPERTY LOT LINES
	BUILDING SETBACK (B.S.)
	EASEMENT
	CENTER LINE
	R.O.W. LINES
SS	SANITARY SEWER LINE
W	WATER DISTRIBUTION LINE
●	SET 1/2" IRON ROD
○	FOUND 1/2" IRON ROD
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE

LAS ALDEAS SUBDIVISION PHASE 2 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 QUALITY OF THE AVAILABLE WATER LINE SUPPLIES TO SERVICE THE FULL DEVELOPMENT OF THE SUBDIVISION.THE CITY OF LAREDO HAS AN EXISTING 12" DIAMETER WATER LINE ON US HIGHWAY 83, AN EXISTING 12" WATER LINE ON OPAL ROAD, AND AN EXISTING 8" DIAMETER WATER LINE ON BRECHA LN. A 12" DIAMETER WATERLINE WILL BE CONSTRUCTED ALONG US HIGHWAY 83. 8" DIAMETER WATERLINES WILL BE CONSTRUCTED AND WILL DISTRIBUTE WATER TO ALL PROPOSED LOTS OF LAS ALDEAS SUBDIVISION PHASE 2. FROM THE 8" LINES, FIFTY TWO 3/4" DIAMETER SINGLE SERVICE LINES HAVE BEEN RUN TO FIFTY TWO LOTS AND ONE HUNDRED TEN 3/4" DIAMETER DUAL SERVICE LINES HAVE BEEN RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES GOING TO THE METER BOXES FOR TWO HUNDRED TWENTY LOTS.

THE SUBDIVIDER WILL PAY THE CITY OF LAREDO THE SUM OF $58,871.42 WHICH COVERS THE WATER AVAILABILITY CHARGE FOR ALL TWO HUNDRED SEVENTY TWO LOTS.

SEWER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE

SEWAGE FROM LAS ALDEAS PHASE 2 WILL BE COLLECTED BY THE CITY OF LAREDO SANITARY SEWER SYSTEM. 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 FOR AT LEAST 30 YEARS. THE CITY OF LAREDO HAS AN EXISTING 10" DIAMETER SANITARY SEWER LINE ON US HIGHWAY 83. 8" DIAMETER SANITARY SEWER LINES WILL BE CONSTRUCTED AND WILL SERVICE ALL PROPOSED LOTS OF LAS ALDEAS SUBDIVISION PHASE 2. FROM THE 8" LINES, FIFTY SIX 8" DIAMETER SINGLE SERVICES HAVE BEEN RUN TO FIFTY SIX LOTS AND ONE HUNDRED EIGHT 8" DIAMETER DUAL SERVICE LINES HAVE BEEN RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO TWO 8" DIAMETER SINGLE SERVICE LINES TO PROVIDE SANITARY SEWER SERVICES FOR TWO HUNDRED SIXTEEN LOTS.

CERTIFICATE OF UTILITY 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.

WALTER DIRKHUIS
INTERIM UTILITIES DIRECTOR — DATE: 4-8-25

OSCAR MARTEL
ENGINEERING STAFF — DATE: 4.8.25

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

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.

JEFFREY G. PUIG, P.E. #86352 — DATE: 04/07/2025

STATE OF TEXAS
JEFFREY G. PUIG
86352
LICENSED
PROFESSIONAL ENGINEER

ENGINEER/SURVEYOR:
KCI TECHNOLOGIES, INC.
7109 N. BARTLETT AVE. SUITE 201
LAREDO, TEXAS 78041
(956) 729-7944

OWNER:
LAS ALDEAS LAREDO 2, L.P.
11410 NORTH FM 493
DONNA, TEXAS 78537
(512) 699-3119

PROJECT: 762207621
PLOT DATE/TIME: 04/07/2025 - 4:29 PM
STATUS: FINAL
DRAWN BY: J.A.B. — CHECKED BY: J.G.P.

NO.	DATE	REVISION DESCRIPTION
1	–	–
2	–	–

FILE: 762207621_MODEL SUBDIVISION.dwg
SHEET 1
SHEET 2

KCI TECHNOLOGIES
ENGINEERS PLANNERS SURVEYORS CONSTRUCTION MANAGERS
7109 N. Bartlett Avenue, Suite 201
Laredo, Texas 78041
(956) 729-7944 TBPE Registration No. F-10673
TBPLS Firm No. 10194300

LAS ALDEAS SUBDIVISION PHASE 2

A TRACT OF LAND CONTAINING 50.04 ACRES, MORE OR LESS, OUT OF A 69.87 ACRE TRACT, CONVEYED TO LAS ALDEAS LAREDO 2, L.P., RECORDED IN VOLUME 5847 PAGES 120-127, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN PROCION 36, ABSTRACT 472, TADEO SANCHEZ ORIGINAL GRANTEE.

PLAT

4
SHEET
4 OF 4

S:\Aldeas\Proj_2022_KCI\762207621_Las_Aldeas_Development_Phase_2\Cadd\Revisions\762207621_MODEL SUBDIVISION.dwg