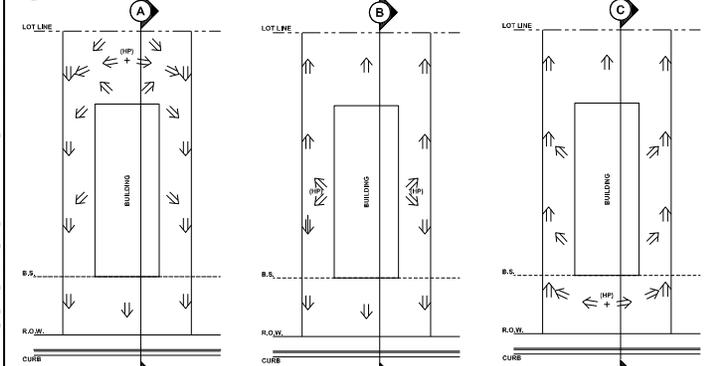
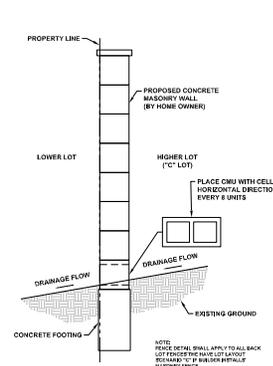


PROJECT NO.	762207621
DATE	04/07/2025 - 4:20 PM
STATUS	FINAL
DESIGN BY	J.A.B.
CHECKED BY	J.A.P.
DATE	
PROJECT NAME	LAS ALDEAS SUBDIVISION PHASE 2
OWNER	LAS ALDEAS LAREDO 2, L.P.
ENGINEER/SURVEYOR	KCI TECHNOLOGIES, INC.
ADDRESS	7728N BARTLETT AVE, SUITE 201, LARDO, TEXAS 78041
PHONE	(956) 726-7641

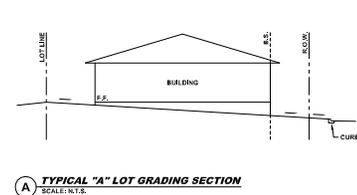
1 POST-DEVELOPMENT TOPOGRAPHY SCALE: 1"=80'



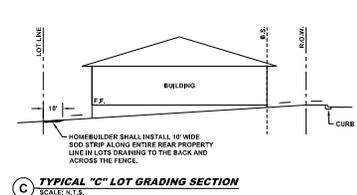
1 TYPICAL LOT LAYOUT SCENARIO A SCALE: N.T.S.
 2 TYPICAL LOT LAYOUT SCENARIO B SCALE: N.T.S.
 3 TYPICAL LOT LAYOUT SCENARIO C SCALE: N.T.S.



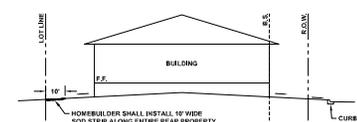
4 CONCRETE MASONRY WALL DETAIL SCALE: N.T.S.



A TYPICAL "A" LOT GRADING SECTION SCALE: N.T.S.



C TYPICAL "C" LOT GRADING SECTION SCALE: N.T.S.



B TYPICAL "B" LOT GRADING SECTION SCALE: N.T.S.

ENGINEER/SURVEYOR
 KCI TECHNOLOGIES, INC.
 7728N BARTLETT AVE, SUITE 201
 LARDO, TEXAS 78041
 (956) 726-7641

OWNER
 LAS ALDEAS LAREDO 2, L.P.
 11420 NORTHSHAW AVE
 DONNA, TEXAS 78837
 (512) 666-3114

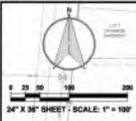
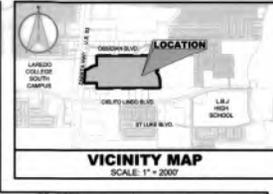
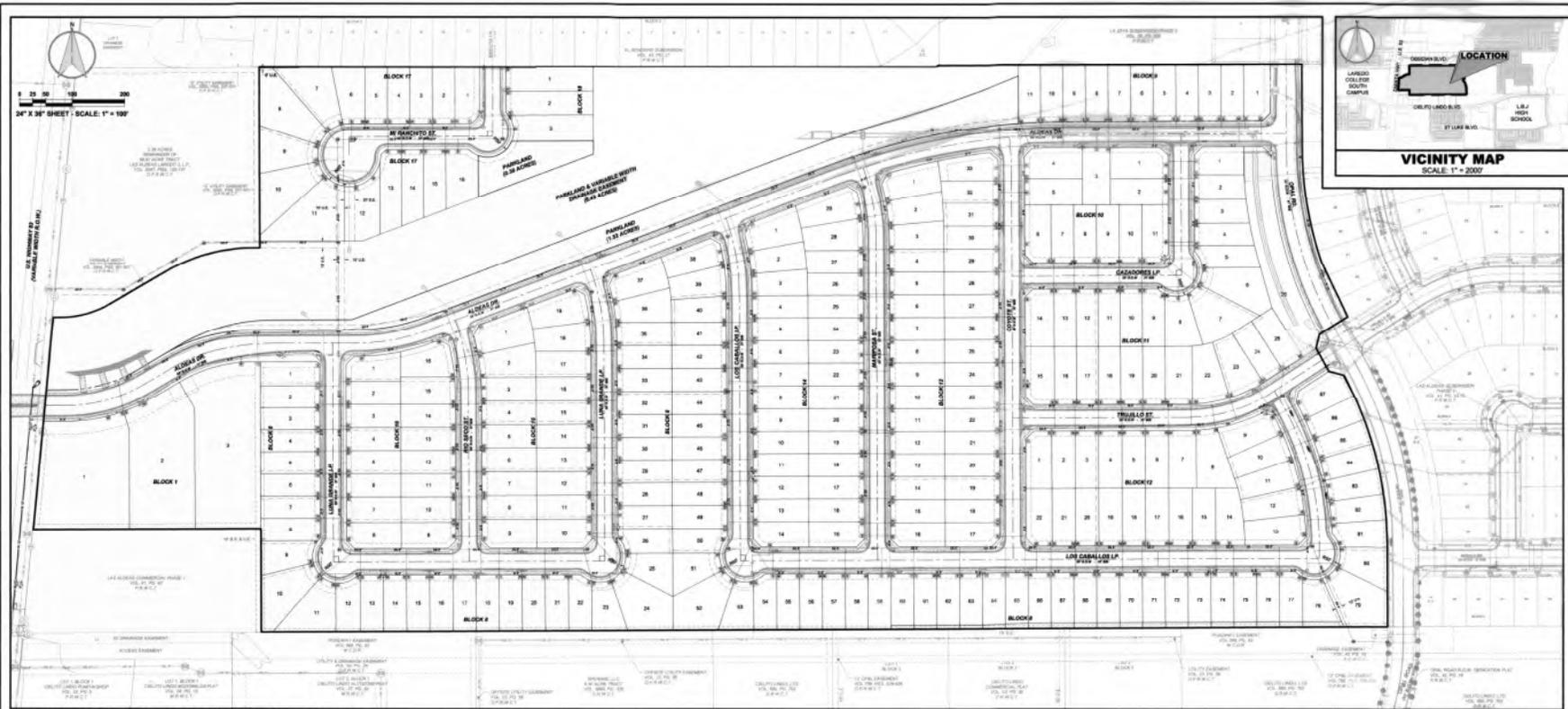
LAS ALDEAS SUBDIVISION PHASE 2

PLAT

3

SHEET

3 OF 4



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

LEGEND	
	PLAT SHORWAY LINE
	PROPERTY LOT LINES
	BUILDING SETBACK (B.S.)
	EASEMENT
	CENTERLINE
	A/D/L LINES
	SANITARY SEWER LINE
	WATER DISTRIBUTION LINE
	12" W/8" R/S
	FOUND 12" R/S R/S
	POINT OF BEGINNING
	POINT OF COMMENCEMENT

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 LOS HIGHWAY 83, AN EXISTING 12" DIAMETER WATER LINE ON DINA ROAD, AND AN EXISTING 6" DIAMETER WATER LINE ON BRECHA LN. A 12" DIAMETER WATERLINE WILL BE CONSTRUCTED ALONG LOS HIGHWAY 83. 4" DIAMETER WATER MAINS WILL BE CONSTRUCTED AND WILL DISTRIBUTE WATER TO ALL PROPOSED LOTS OF LAS ALDEAS SUBDIVISION PHASE 2. FROM THE 4" 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 FORTY 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 \$88,012.85 WHICH COVERS THE WATER AVAILABILITY CHARGE FOR ALL TWO HUNDRED TWENTY 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 12" DIAMETER SANITARY SEWER LINE ON LOS 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 SERVICE LINES 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 BEXAR
 I, BY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.341, WATER CODE.
Walter P. Patten
 WALTER P. PATTEN
 INTERIM UTILITIES DIRECTOR
 DATE: **4-8-25**

CERTIFICATE OF ENGINEER
 STATE OF TEXAS
 COUNTY OF BEXAR
 I, BY 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 16.341, WATER CODE.
Jeffrey G. Plugs
 JEFFREY G. PLUGS, P.E. 98352
 DATE: **4-8-25**



ENGINEERS/FOR: KCI TECHNOLOGIES, INC. 7708 N. SMITH LANE, SUITE 301 LAREDO, TEXAS 78041 (361) 789-7844
 OWNER: LAS ALDEAS LAREDO 2, L.P. 1745 ROBERTS F.M. 403 DOWNA, TEXAS 78037 (979) 806-3719

PROJECT: 782307821
 DATE: 04/07/2025 - 4:29 PM
 STATUS: FINAL
 DRAWN BY: J.A.B. CHECKED BY: J.G.P.
 TITLE: WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM

REVISIONS:

NO.	DATE	REVISION DESCRIPTION
1		
2		

APPROVED:

Project Manager: Jeffrey G. Plugs
 County Clerk: Laredo, Texas 78041
 Title: Registered Professional Engineer, License No. 98352
 State: Texas
 Registration No.: 10194905

KCI TECHNOLOGIES

LAS ALDEAS SUBDIVISION PHASE 2

FOR THE CITY OF LAREDO, TEXAS, THE SUBDIVIDER HAS PROVIDED TO THE CITY OF LAREDO A TRUE AND CORRECT COPY OF OFFICIAL PUBLIC RECORDS OF THE CITY OF LAREDO, TEXAS, RELATED TO THIS PROJECT. THE SUBDIVIDER HAS PROVIDED TO THE CITY OF LAREDO A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS OF THE CITY OF LAREDO, TEXAS, RELATED TO THIS PROJECT.

PLAT 4

SHEET 4 OF 4