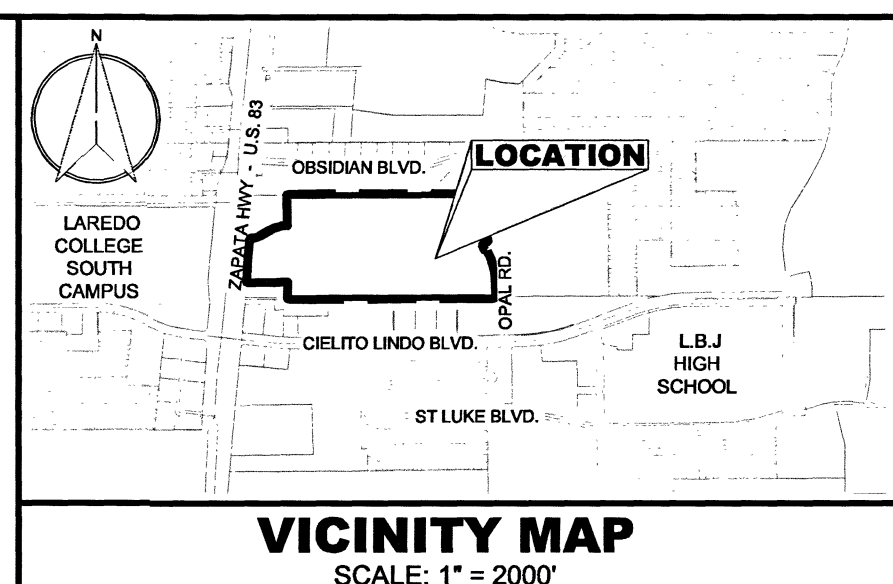
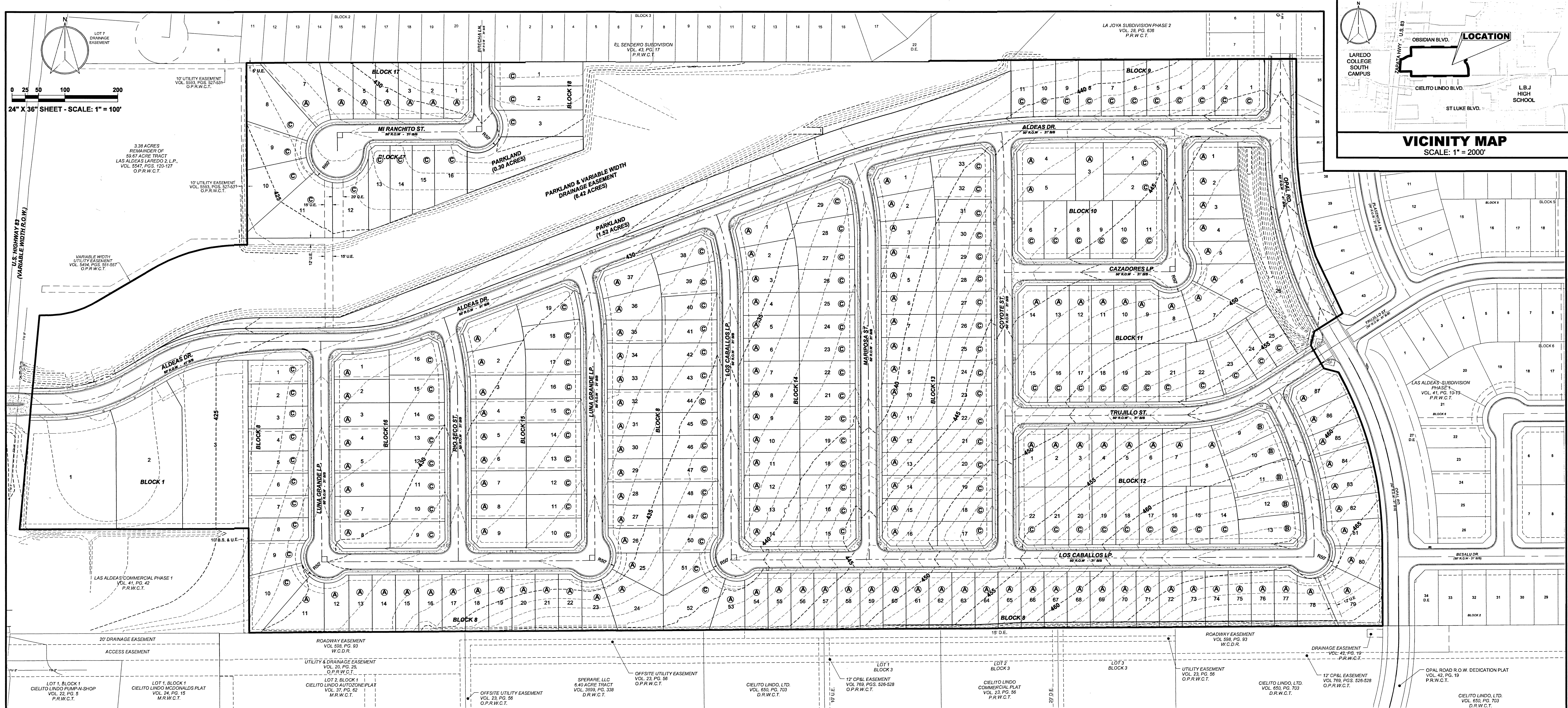
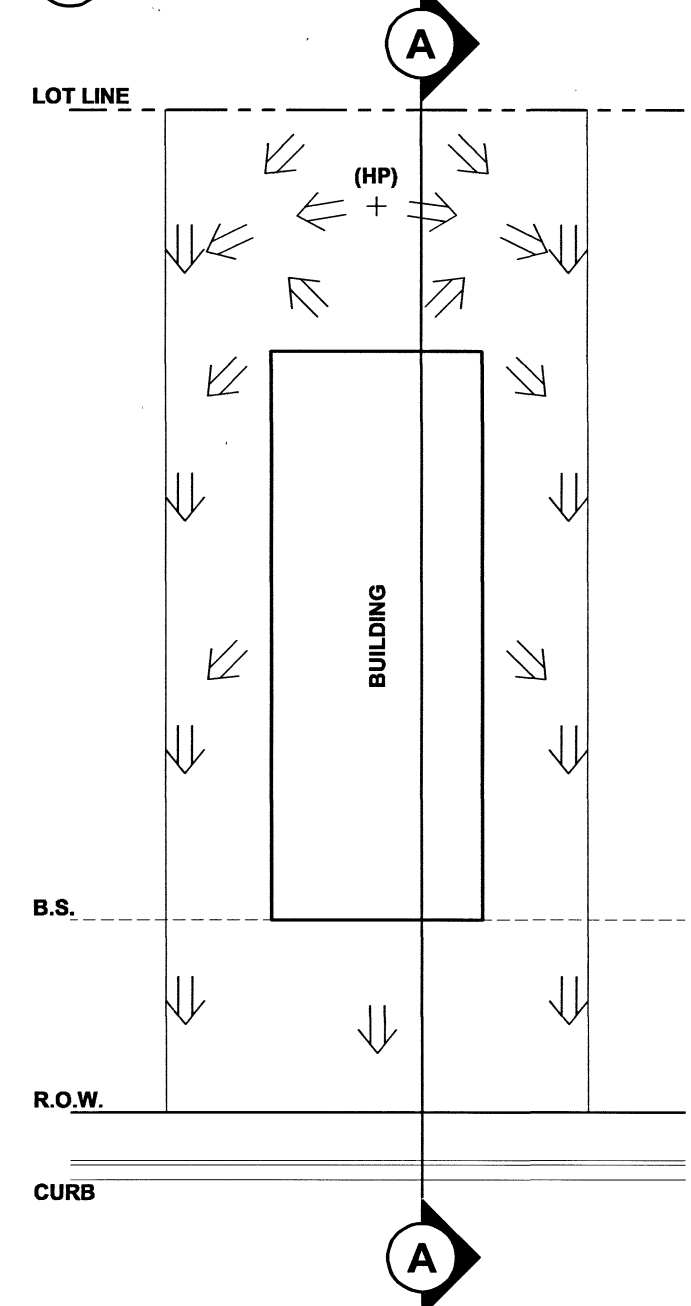




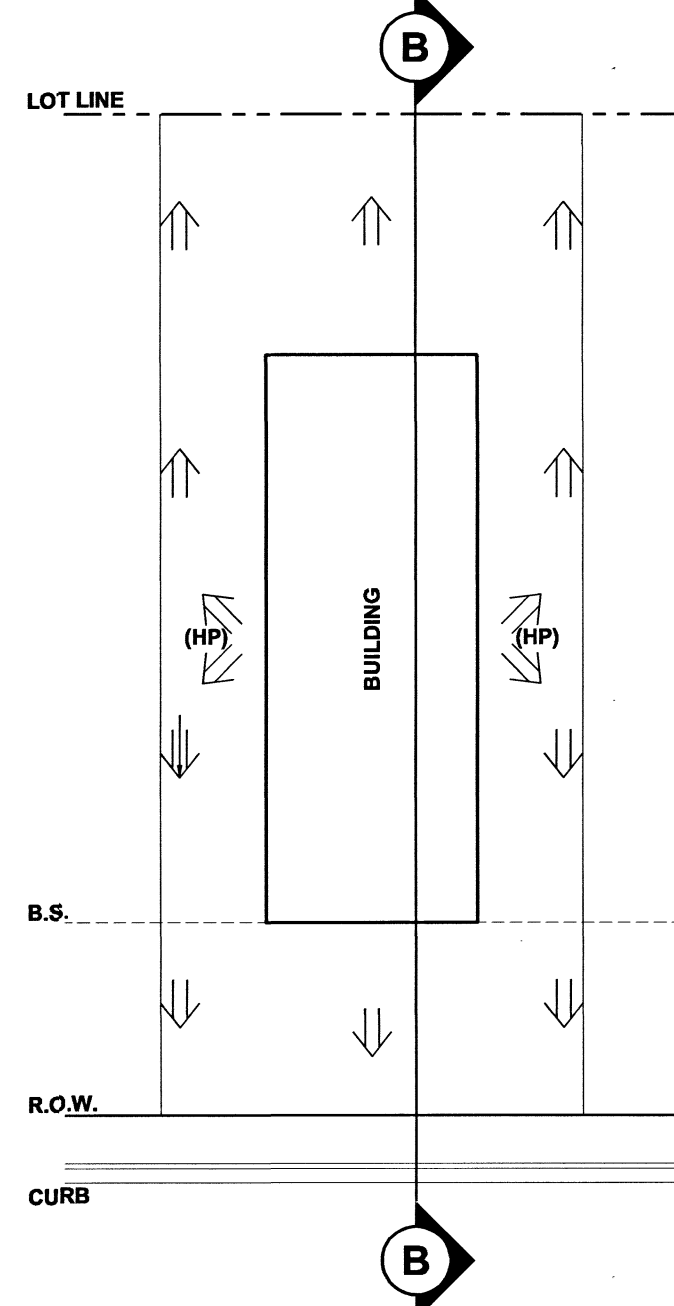
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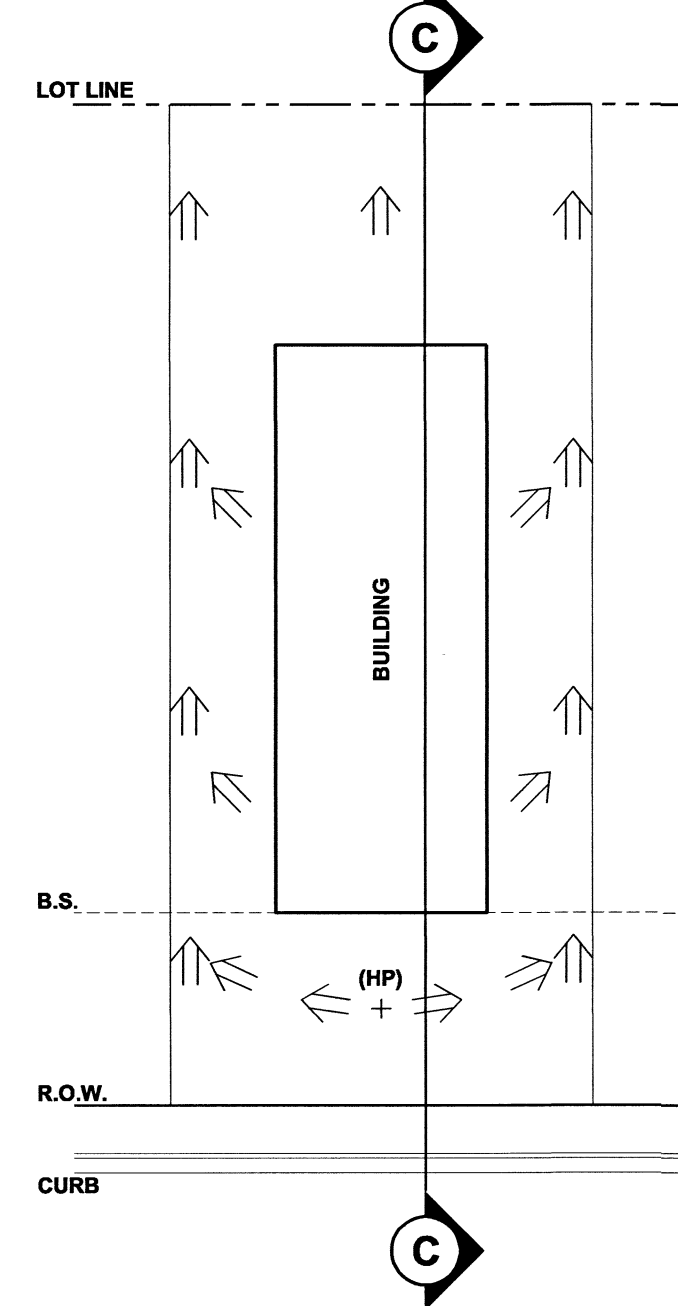
1 POST-DEVELOPMENT TOPOGRAPHY
SCALE: 1:100



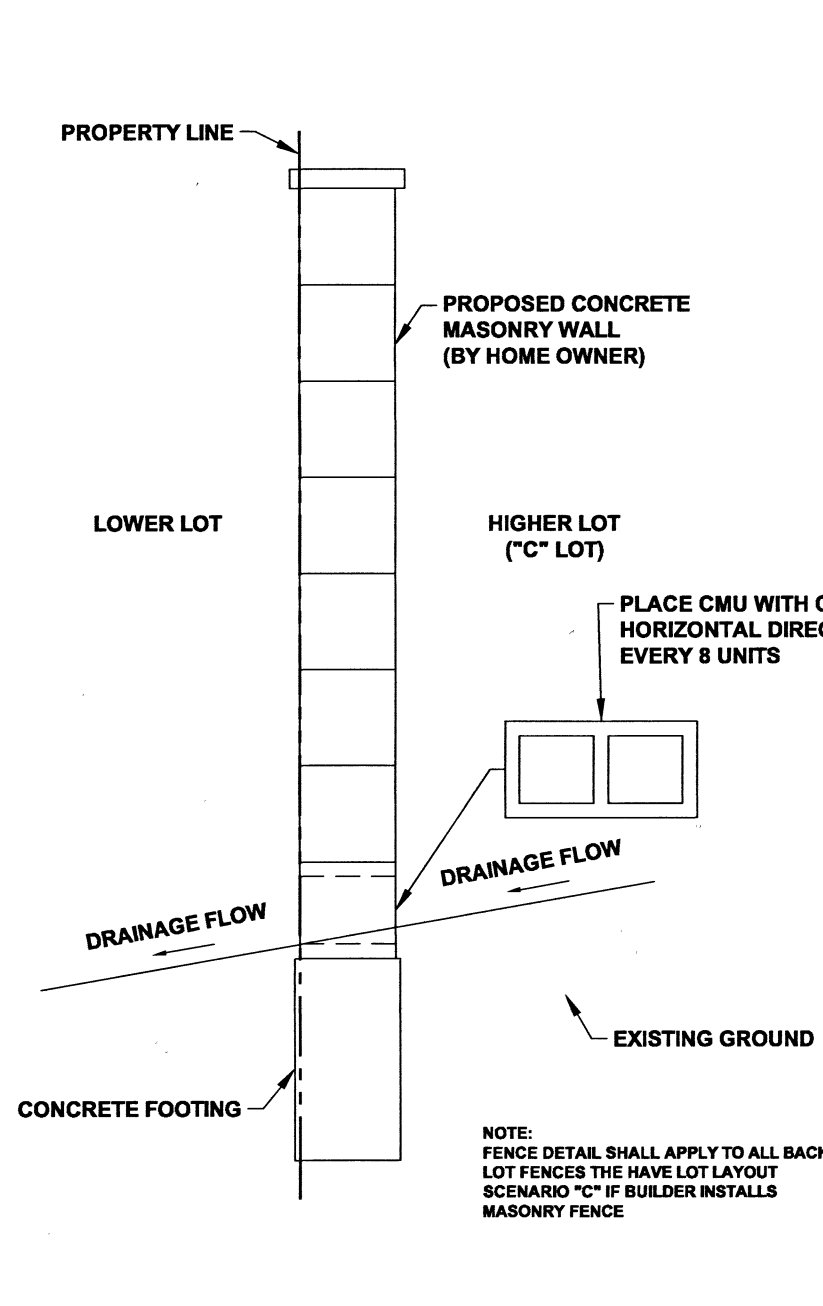
1 TYPICAL LOT LAYOUT SCENARIO A
SCALE: N.T.S.



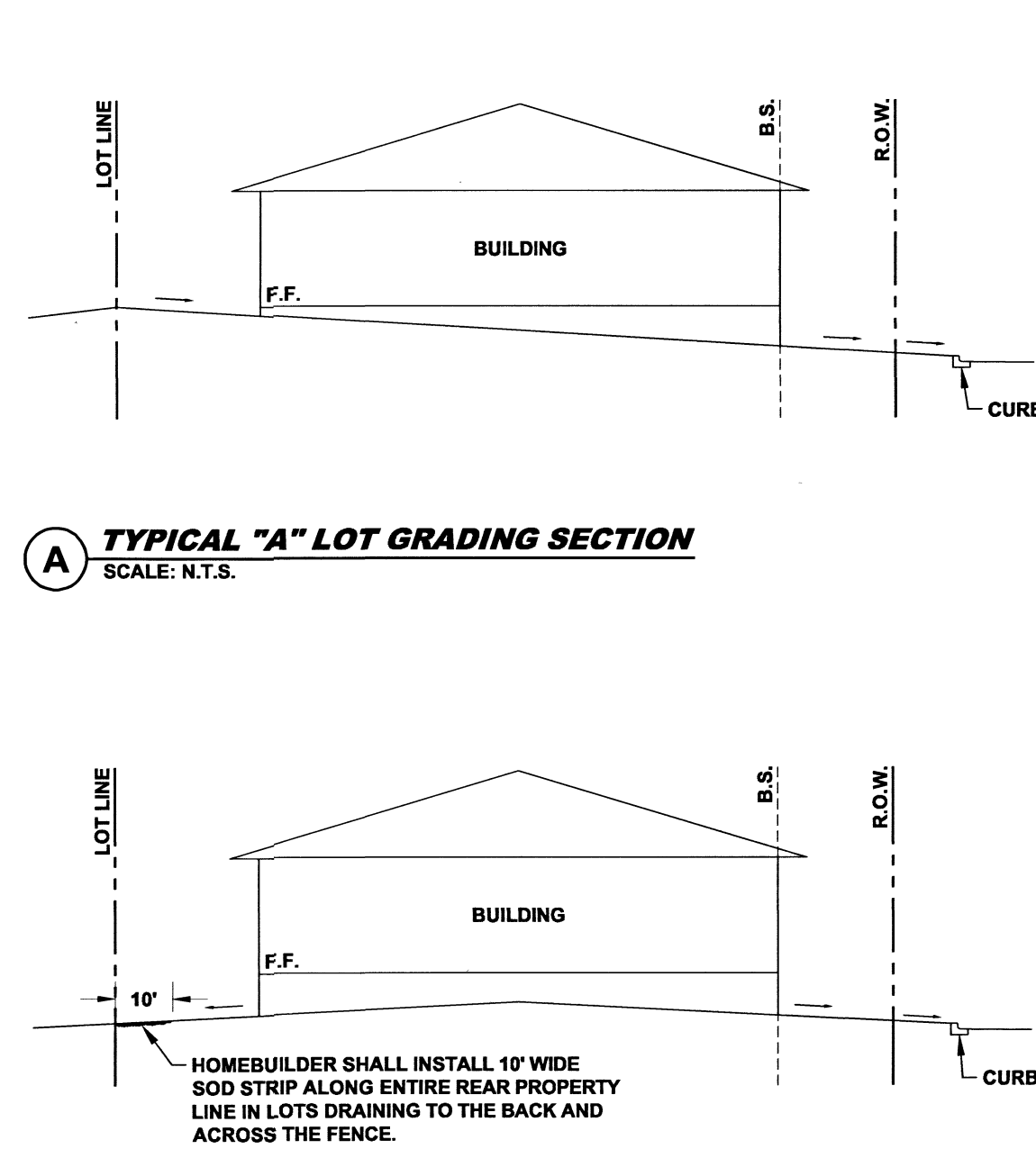
2 TYPICAL LOT LAYOUT SCENARIO B
SCALE: N.T.S.



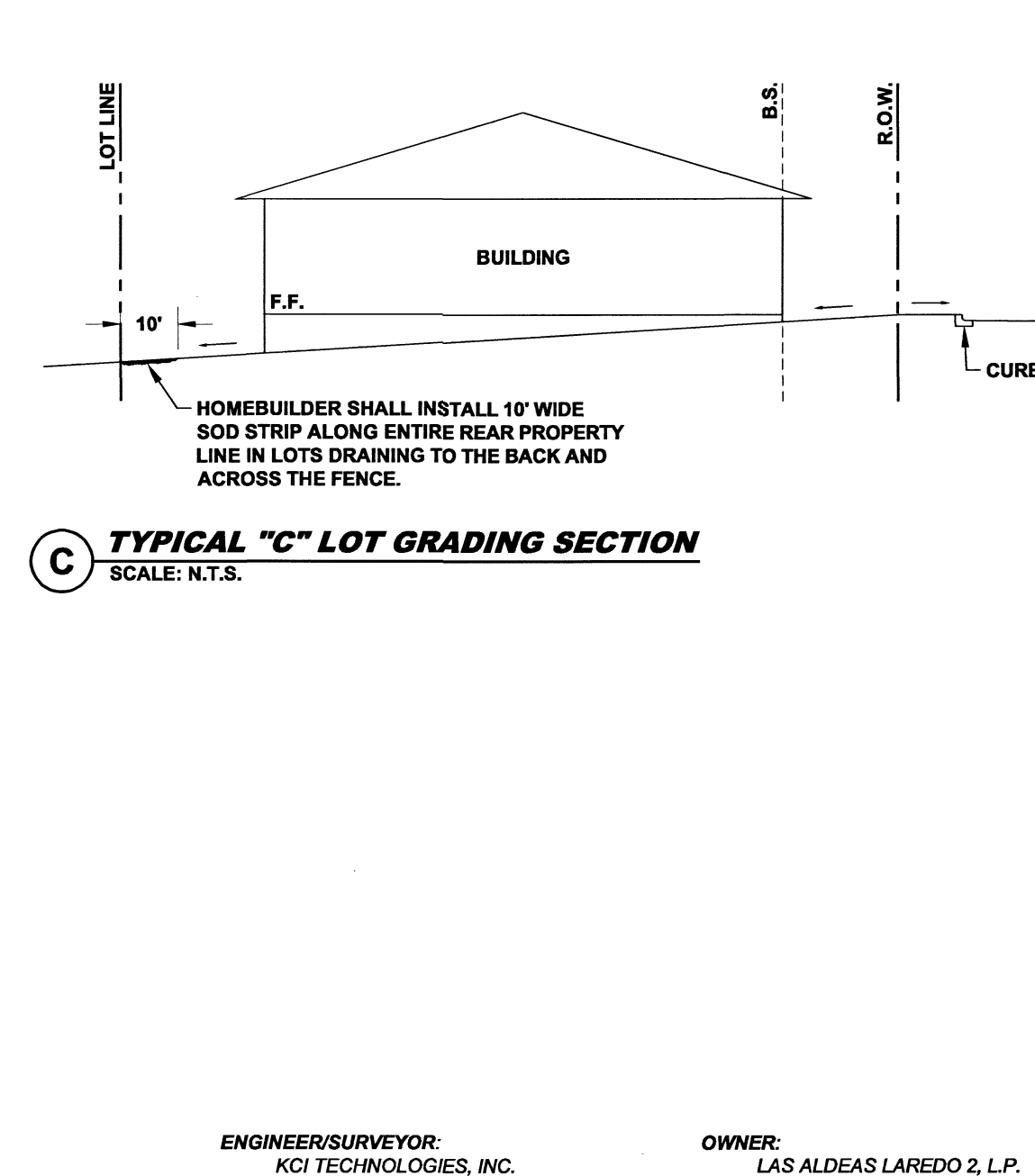
3 TYPICAL LOT LAYOUT SCENARIO C
SCALE: N.T.S.



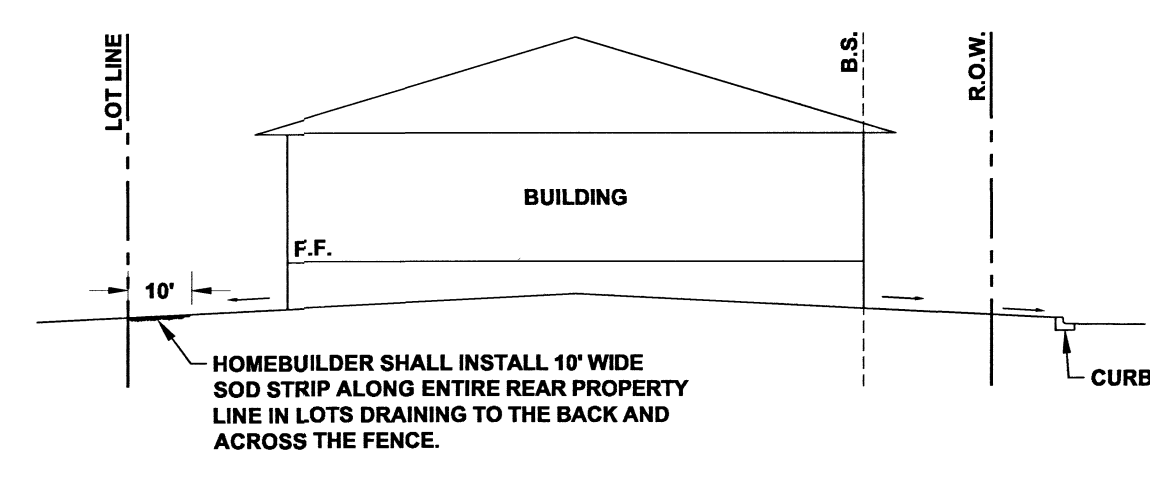
4 CONCRETE MASONRY WALL DETAIL
SCALE: N.T.S.



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.
7109 N. BARTLETT AVE. SUITE 201
LAREDO, TEXAS 78041
(956) 729-7844

OWNER:
LAS ALDEAS LAREDO 2, L.P.
11410 NORTH FM 493
DONNA, TEXAS 78837
(512) 600-3119



DOC #1556806, PLAT 0044 / 0038 - 0041
Doc Type: PLAT
Record Date: 05/09/2025 03:05:47 PM
Fees: \$270.00, Recorded By: CR
Margarita Ramirez Ibarra, Webb County Clerk

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

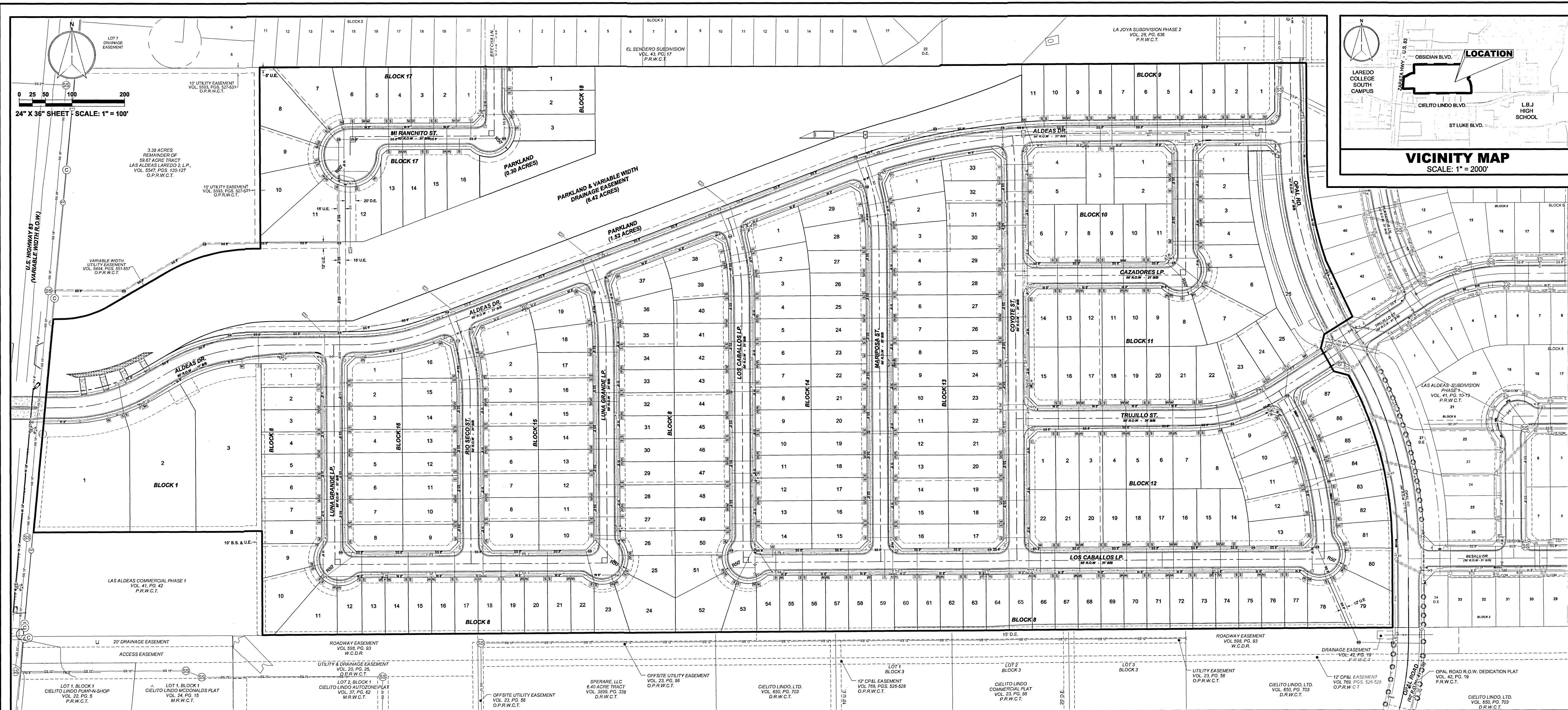
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ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
KCI
TECHNOLOGIES
7109 N. Bartlett Avenue, Suite 201
Laredo, Texas 78041
Phone: (956) 729-7844
TBPE Registration No. F-10673
TBPLS Firm No. 10194365

LAS ALDEAS SUBDIVISION
PHASE 2
A TRACT OF LAND CONTAINING 55.64 ACRES, MORE OR LESS, OUT OF A 55.67 ACRE TRACT CONVEYED TO LAS ALDEAS LAREDO 2, L.P., RECORDED IN BOOK 38, ABSTRACT 172, TADEO SANCHEZ ORIGINAL GRANTEE, COUNTY 1, TEXAS, SITUATED IN PRODU 38, ABSTRACT 172, TADEO SANCHEZ ORIGINAL GRANTEE.

PLAT
3
SHEET
3 OF 4

S:\data\Proj_2022_KCI\762207621_Las_Aldeas_Development_Phase_2\Cadd\Restored\762207621_MODEL SUBDIVISION.dwg



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

LEGEND	
	PLAT BOUNDARY LINE
	PROPERTY LOT LINES
	BUILDING SETBACK (B.S.)
	EASEMENT
	CENTER LINE
	R.O.W. LINES
	SANITARY SEWER LINE
	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 6" DIAMETER SINGLE SERVICES HAVE BEEN RUN TO FIFTY SIX LOTS AND ONE HUNDRED EIGHT 6" DIAMETER DUAL SERVICE LINES HAVE BEEN RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO TWO 6" 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 CHOKUR
INTERIM UTILITIES DIRECTOR

4-8-25
DATE

OSCAR MARTEL
ENGINEERING STAFF

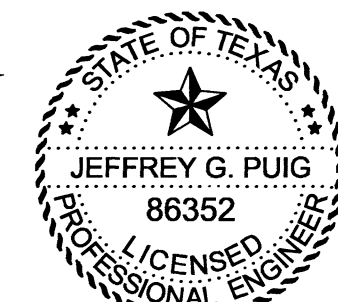
CERTIFICATE OF ENGINEER

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.

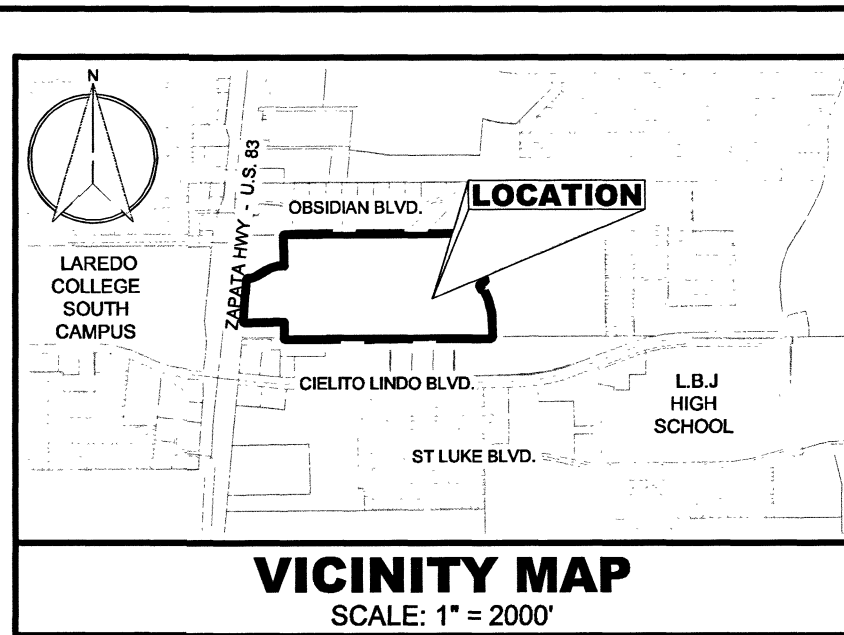
JEFFREY G. PUIG, P.E. #86352

04/07/2025
DATE



ENGINEER/SURVEYOR:
KCI TECHNOLOGIES, INC.
7109 N. BARTLETT AVE. SUITE 201
LAREDO, TEXAS 78041
(956) 723-7844

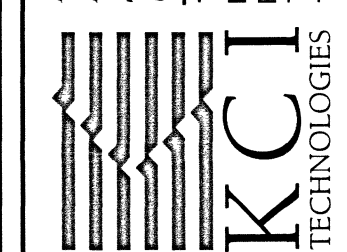
OWNER:
LAS ALDEAS LAREDO 2, L.P.
11410 NORTH FM 493
DONNA, TEXAS 78537
(512) 600-3119



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		

ENGINEERS
PLANNERS
SURVEYORS
CONSTRUCTION MANAGERS
7109 N. Bartlett Avenue, Suite 201
Laredo, Texas 78041
Phone: (956) 723-7844
TBP# Registration No. F-10573
TBP#S Firm No. 10194965



**LAS ALDEAS SUBDIVISION
PHASE 2**

A TRACT OF LAND CONTAINING 55.04 ACRES, MORE OR LESS, OUT OF A 59.87 ACRE TRACT, CONVEYED TO LAS ALDEAS LAREDO 2, L.P., RECORDED IN VOLUME 8547, PAGES 120-127, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN PROCCION 38, ABSTRACT 472, VIDEO SANCHEZ ORIGINAL GRANTEE.

PLAT

4

SHEET

4 OF 4