

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION
ADDENDUM
NOTICE OF MEETING**

The City of Laredo Planning and Zoning Commission will convene in a regular session open to the public at 6:00 p.m. on Thursday, February 6, 2020, in the City Council Chambers at City Hall, 1110 Houston Street, Laredo, Texas to consider the following:

11. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of the Model Subdivision Rule Compliance for the Plat of D & J Alexander Subdivision, Unit XVIII. The intent is residential.

District V – Cm. Norma Nelly Vielma

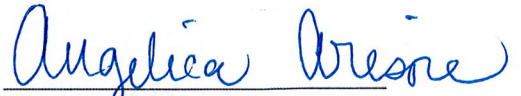
12. ADJOURNMENT

THIS NOTICE WAS POSTED AT THE MUNICIPAL GOVERNMENT OFFICES, 1110 HOUSTON STREET, LAREDO, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES. SAID NOTICE WAS POSTED BY MONDAY, FEBRUARY 3, 2020 BY 6:00 P.M.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Rafael Vidaurri, Planning and Zoning Department, (956) 794-1613, at least two working days prior to the meeting so that the appropriate arrangements may be made. The accessible entrance and accessible parking spaces are located at City Hall, 1110 Victoria Avenue.



J. Kirby Snideman, AICP
Director of Planning



for: Jose A. Valdez, Jr.
City Secretary

FEB 3 '20 PM4:26
REC'D CITY SEC OFF

Planning and Zoning Commission- Special

Meeting Date: 02/06/2020

Staff Source: Rafael Vidaurri, Planner II

APPLICANT: D&J Alexander Management. ENGINEER:
Premier Civil Engineering LLC.

REQUEST:

Consideration of the Model Subdivision Rule Compliance for the Plat of D & J Alexander Subdivision, Unit XVIII. The intent is residential.

District V - Cm. Norma "Nelly" Vielma

SITE:

This 10.88 acre tract is located south of University Blvd. and west of Bartlett Ave. The zoning for this 51 lot development is R-1/R-2. This tract is located in District V Cm. Norma "Nelly" Vielma.

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

Attachments

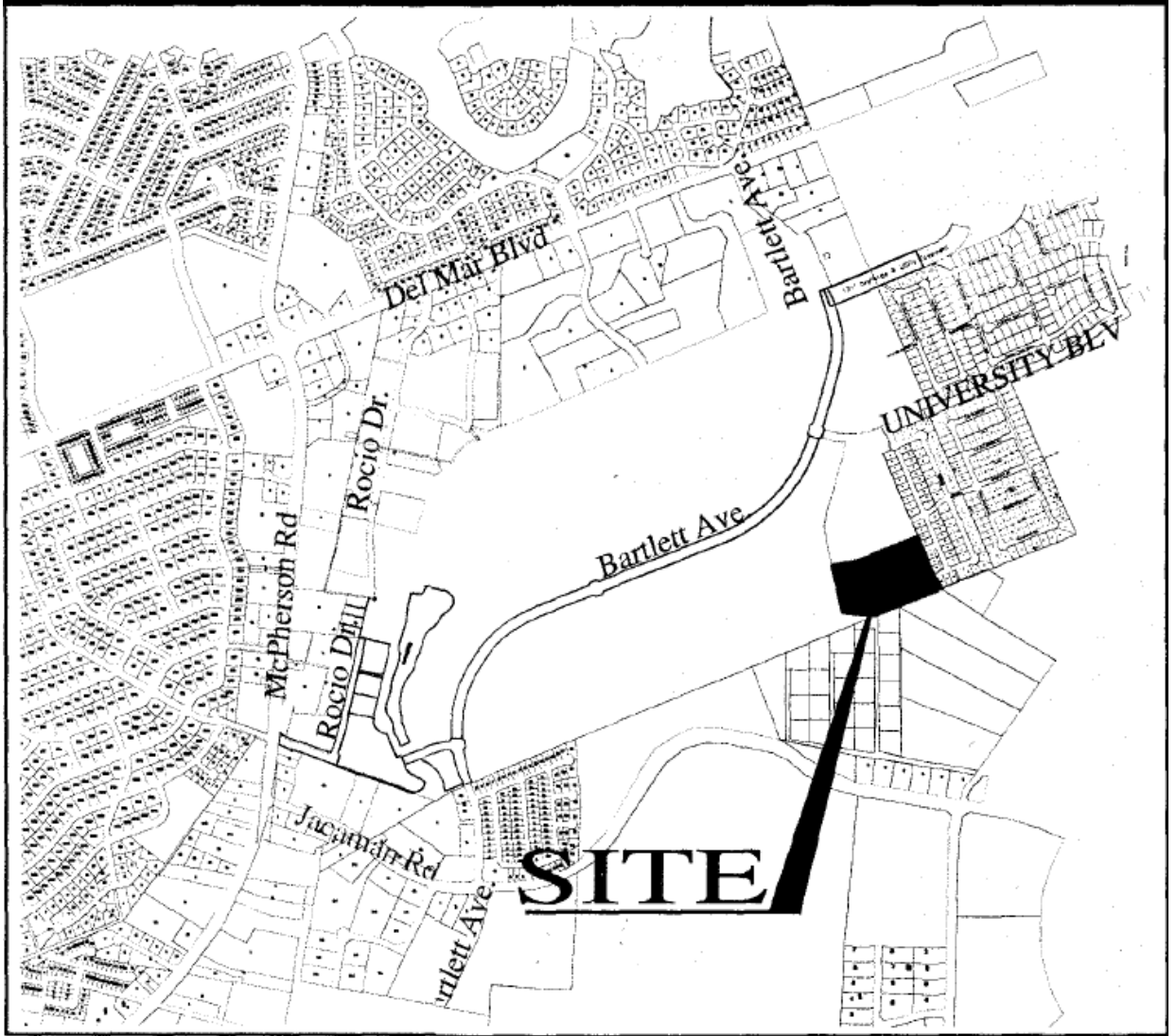
Vicinity Map

Plat Notes

D & J Alexander Subdivision Unit XVIII

Water Agreement

Wastewater Agreement

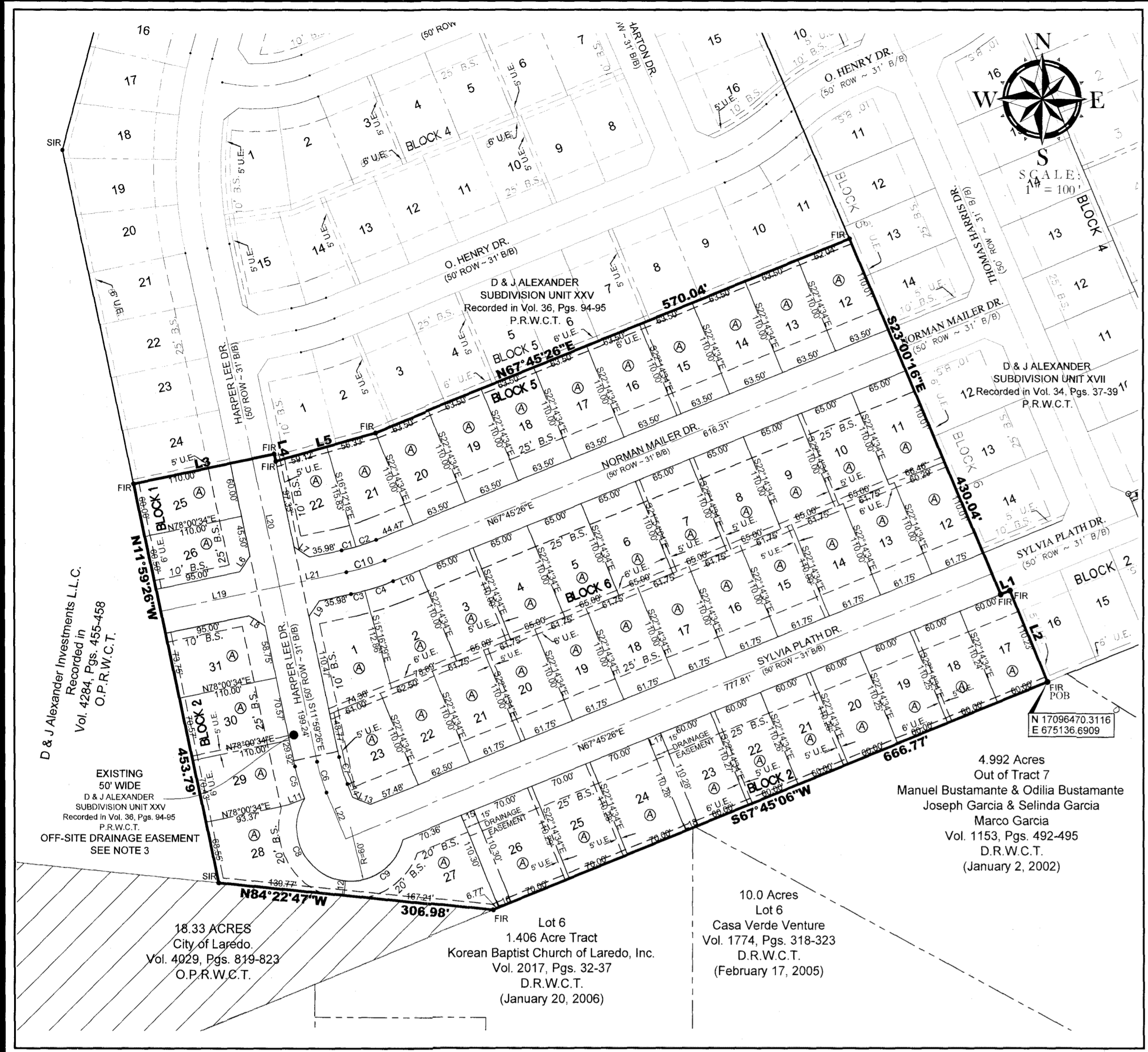


VICINITY MAP

SCALE: 1" = 2000'

PLAT NOTES:

- 1.) NO GARAGE OR CARPORT WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
- 2.) SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
- 3.) EXISTING OFF-SITE DRAINAGE EASEMENT LOCATED SOUTH OF HARPER LEE DR. TO BE ABANDONED BY THIS PLAT.
- 4.) POINT TO BEGINNING HAS THE FOLLOWING COORDINATES:
N 17096470.31
E 675136.69
- 5.) ALL LOTS MUST DRAIN TO THE FRONT AND ONTO PROPOSED STREET (A).



LOT TABLE
BLOCK 1

LOT	SQ.FT.
25	6,600.00
26	6,542.35
TOTAL=13,142.35	

LOT TABLE
BLOCK 2

LOT	SQ.FT.
17	6,614.22
18	6,614.58
19	6,614.93
20	6,615.29
21	6,615.64
22	6,616.00
23	6,616.35
24	7,219.63
25	7,720.11
26	7,720.59
27	9,597.00
28	9,279.92
29	7,762.81
30	7,762.81
31	8,000.00
TOTAL=111,869.88	

LOT TABLE
BLOCK 5

LOT	SQ.FT.
12	6,904.57
13	6,985.00
14	6,985.00
15	6,985.00
16	6,985.00
17	6,985.00
18	6,985.00
19	6,985.00
20	6,985.00
21	7,042.44
22	7,120.14
TOTAL=76,947.15	

LOT TABLE
BLOCK 6

LOT	SQ.FT.
1	8,227.76
2	7,939.63
3	7,150.00
4	7,150.00
5	7,150.00
6	7,150.00
7	7,150.00
8	7,150.00
9	7,150.00
10	7,150.00
11	7,230.43
12	6,712.07
13	6,792.50
14	6,792.50
15	6,792.50
16	6,792.50
17	6,792.50
18	6,792.50
19	6,792.50
20	6,792.50
21	6,792.50
22	6,875.00
23	7,488.58
TOTAL=162,805.87	

LEGEND

S.I.R.	Set 1/2" Iron Rod
F.I.R.	Found 1/2" Iron Rod
B.S.	Building Setback
CONC. MON.	Concrete Monument
(Symbol)	Typical FHA Lot Grading

CERTIFICATE OF OWNER:
STATE OF TEXAS:
COUNTY OF WEBB:

I, **DAVID H. ARREDONDO, MANAGER/CEO FOR D&J ALEXANDER DEVELOPMENT L.L.C.**, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **D & J ALEXANDER SUBDIVISION UNIT XVIII**, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

David H. Arredondo 1/14/2020
DAVID H. ARREDONDO, DEVELOPMENT MANAGER FOR D&J ALEXANDER MANAGEMENT, L.P. DATE

CERTIFICATE OF ENGINEER:
STATE OF TEXAS:
COUNTY OF WEBB:

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS.

Eduardo J. Gutierrez 1/14/2020
EDUARDO J. GUTIERREZ, R.P. L.C. NO. 82657 DATE

CERTIFICATE OF SURVEYOR:
STATE OF TEXAS:
COUNTY OF WEBB:

I, EDUARDO J. GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

Eduardo J. Gutierrez 1/14/2020
EDUARDO J. GUTIERREZ, R.P. L.C. NO. 5839 DATE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.	TAN
C1	225.00	16.55	4°12'52"	N75°54'08"E	16.55	8.28
C2	225.00	23.71	6°02'16"	N70°46'34"E	23.70	11.87
C3	275.00	15.76	3°17'03"	N76°22'03"E	15.76	7.88
C4	275.00	33.44	6°58'05"	N71°14'29"E	33.42	16.74
C5	225.00	37.37	9°31'02"	S16°44'57"E	37.33	18.73
C6	200.00	35.79	10°15'08"	S17°07'00"E	35.74	17.94
C7	175.00	31.31	10°15'08"	S17°07'00"E	31.27	15.70
C8	80.00	121.97	116°28'25"	S26°08'35"E	102.03	96.91
C9	60.00	86.06	82°10'39"	N64°31'53"E	78.87	52.32
C10	250.00	44.73	10°15'08"	N72°53'00"E	44.67	22.43

LINE TABLE

LINE	LENGTH	BEARING
L1	10.95	N67°45'28"E
L2	110.23	S22°14'34"E
L3	160.00	N78°00'34"E
L4	8.17	S11°59'26"E
L5	115.45	N74°19'21"E
L6	21.21	S33°00'34"W
L7	21.21	S66°59'26"E
L8	21.21	S66°59'26"E
L9	21.21	N33°00'34"E
L10	31.64	N67°45'26"E
L11	20.00	N68°29'32"E
L12	15.96	S05°37'13"W
L13	21.21	S07°14'34"E
L14	15.96	S22°14'34"E
L15	15.00	N67°45'26"E
L16	15.00	N67°45'06"E
L17	15.00	N67°45'26"E
L18	15.00	N67°45'06"E
L19	136.00	N78°00'34"E
L20	145.50	S11°59'26"E
L21	75.98	N78°00'34"E
L22	55.96	S22°14'34"E

PLAT NOTES:

- NO GARAGE OR CARPORT WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
- SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
- EXISTING OFF-SITE DRAINAGE EASEMENT LOCATED SOUTH OF HARPER LEE DR. TO BE ABANDONED BY THIS PLAT.
- POINT TO BEGINNING HAS THE FOLLOWING COORDINATES:
N 17096470.31
E 875136.69
- ALL LOTS MUST DRAIN TO THE FRONT AND ONTO PROPOSED STREET (A).

CERTIFICATE OF ENGINEER:
STATE OF TEXAS:
COUNTY OF WEBB:

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS.

Eduardo J. Gutierrez 1/14/2020
EDUARDO J. GUTIERREZ, R.P. L.C. NO. 82657 DATE

CERTIFICATE OF SURVEYOR:
STATE OF TEXAS:
COUNTY OF WEBB:

I, EDUARDO J. GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

Eduardo J. Gutierrez 1/14/2020
EDUARDO J. GUTIERREZ, R.P. L.C. NO. 5839 DATE

CERTIFICATE OF SURVEYOR:
STATE OF TEXAS:
COUNTY OF WEBB:

I, EDUARDO J. GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

Eduardo J. Gutierrez 1/14/2020
EDUARDO J. GUTIERREZ, R.P. L.C. NO. 5839 DATE

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS **D & J ALEXANDER SUBDIVISION UNIT XVIII** PREPARED BY EDUARDO J. GUTIERREZ LICENSED PROFESSIONAL ENGINEER NO. 82657, AND DATED THE 21ST DAY OF **MARCH**, 2018, WITH THE LAST REVISED DATE ON **AUGUST 24**, 2018. AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON CHAVEZ, P.E. DATE
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT **D & J ALEXANDER SUBDIVISION UNIT XVIII** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON 5TH DAY OF JULY, 2018.

ERASMO A. VILLARREAL CHAIRMAN DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON DAY OF , 20 . THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

JAMES KIRBY SNIDEMAN A.I.C.P. DATE
PLANNING DIRECTOR

CERTIFICATION OF COUNTY CLERK

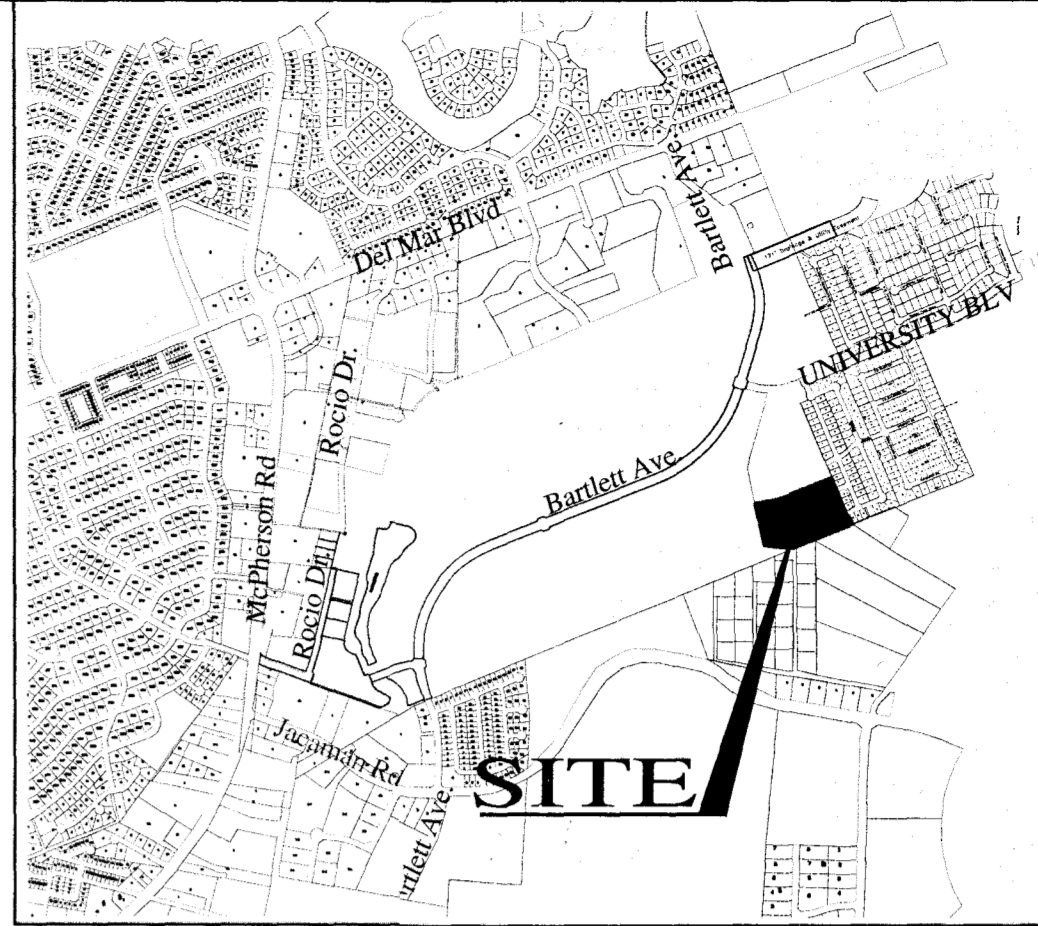
FILED OF RECORD AT O'CLOCK M. ON THE DAY OF , 20 . DEPUTY:

COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF WEBB:

I, **MARGIE R. IBARRA**, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE DAY OF , 20 , WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF , 20 , AT O'CLOCK M. IN VOLUME PAGE(S) OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK DATE
WEBB COUNTY, TEXAS



VICINITY MAP
SCALE: 1"=3000'

LEGAL DESCRIPTION
10.88 ACRES

A TRACT OF LAND CONTAINING 10.88 ACRES, more or less, Being out of that certain 1,450 acres of land conveyed to Delina Benavides Alexander and Josefina Alexander Gonzalez Recorded in Volume 414 Pages 502-506, Deed Records Webb County Texas, subsequently conveyed to D&J Alexander Development, LLC, per Correction Warranty Deed recorded in Volume 4553, Pages 133-137, Official Public Records Webb County Texas, Situated in Parcel 26, August Sanchez Original Grantee, Abstract 282, City of Laredo, Webb County Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found 1/2" iron rod with blue plastic cap labeled "PCE 100097-00" on the northwest line of 4.992 Acres of Tract 7 conveyed to Manuel Bustamante, Odilia Bustamante, Joseph Garcia, Selinda Garcia and Marco Garcia recorded in Volume 1153, Pages 492-495, Deed Records Webb County Texas, the most southerly southwest corner of D&J Alexander Subdivision Unit XVII recorded in Volume 34, Pages 37-39, Plat Records Webb County Texas, the most easterly southeast corner hereof;

THENCE S 67° 45' 06" W a distance of 666.77 feet with the northwest line of said 4.992 Acre Tract and northwest line of Lot 6, 1.406 Acres conveyed to Korean Baptist Church of Laredo, Inc. recorded in Volume 2017, Pages 32-37, Deed Records Webb County Texas, the southeast line of the said D&J Alexander Investments, LLC Tract to a found 1/2" iron rod with blue plastic cap labeled "PCE 100097-00" the most easterly corner of a 18.33 Acre Tract conveyed to the City of Laredo recorded in Volume 4029, Pages 819-823, Official Public Records Webb County Texas, the most southerly corner hereof;

THENCE N 84° 22' 47" W a distance of 306.98 feet with the northerly line of said 18.33 Acre Tract, a southerly line of said D&J Alexander Investments, LLC Tract to a set 1/2" iron rod with blue plastic cap labeled "PCE 100097-00" the most westerly southwest corner hereof;

THENCE N 11° 59' 26" W a distance of 453.79 feet over and across said D&J Alexander Investments, LLC Tract to a found 1/2" iron rod with blue plastic cap labeled "PCE 100097-00" the most southerly southwest corner of D&J Alexander Subdivision Unit XXV recorded in Volume 36, Pages 94-95, Plat Records Webb County Texas, the most westerly northwest corner hereof;

THENCE with the southeasterly lines of said D&J Alexander Subdivision Unit XXV the following calls:
N 78° 00' 34" E a distance of 160.00 feet to a found 1/2" iron rod with blue plastic cap labeled "PCE 100097-00" an interior corner of said D&J Alexander Subdivision Unit XXV, an exterior corner hereof;
S 11° 59' 26" E a distance of 8.17 feet to a found 1/2" iron rod with blue plastic cap labeled "PCE 100097-00" an exterior corner of said D&J Alexander Subdivision Unit XXV, an interior corner hereof;
N 74° 19' 21" E a distance of 115.45 feet to a found 1/2" iron rod with blue plastic cap labeled "PCE 100097-00" a deflection hereof;
N 67° 45' 26" E a distance of 570.04 feet to a found 1/2" iron rod with blue plastic cap labeled "PCE 100097-00" on the southwest line of said D&J Alexander Subdivision Unit XVII, the most easterly southwest corner of said D&J Alexander Subdivision Unit XXV, the most northerly northeast corner hereof;

THENCE with the southwesterly lines of said D&J Alexander Subdivision Unit XVII the following calls:
S 23° 00' 16" E a distance of 430.04 feet to a found 1/2" iron rod with blue plastic cap labeled "PCE 100097-00" an exterior corner of said D&J Alexander Subdivision Unit XVII, an interior corner hereof;
N 67° 45' 26" E a distance of 10.95 feet to a found 1/2" iron rod with blue plastic cap labeled "PCE 100097-00" an interior corner of said D&J Alexander Subdivision Unit XVII, an exterior corner hereof;
S 22° 14' 34" E a distance of 110.23 feet to the POINT OF BEGINNING and containing 10.88 Acres of land, more or less.

MONUMENT HELD:
A FOUND 1/2" IRON ROD, A POINT OF CURVATURE (PC) ON THE WESTERLY RIGHT-OF-WAY LINE OF BOB BULLOCK LOOP (LOOP 20) RECORDED IN VOLUME 160, PAGE 134, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, THE EASTERLY LINE OF RAOULIFFE & SUE SPEY KILLAM, RECORDED IN VOLUME 1349, PAGES 790-793, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS AND A FOUND 1/2" IRON ROD, A POINT OF TANGENCY (PT) ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID BOB BULLOCK LOOP (LOOP 20), THE EASTERLY LINE OF ORALIA C. GARZA, 71.0 ACRES, RECORDED IN VOLUME 1487, PAGES 784-787, DEED RECORDS WEBB COUNTY TEXAS.

RECORDED: N 02°46'16" W 3738.81'
MEASURED: N 02°46'16" W 3738.94'

Owner:
D & J
ALEXANDER DEVELOPMENT L.L.C.
C/O DAVID H. ARREDONDO
1302 CALLE DEL NORTE, SUITE 1
LAREDO, TEXAS 78041
PHONE: (956) 725-2551
FAX: (956) 725-3319

PREMIER SURVEYING

Office:
1302 Calle Del Norte, Ste. 2
Laredo, Texas 78041

Firm # F-8019
Phone (956) 717-1189
Fax (956) 717-1186
Email: premier@premier-cs.com

FINAL PLAT
D&J ALEXANDER SUBDIVISION UNIT XVIII

A TRACT OF LAND CONTAINING 10.88 ACRES, more or less, Being out of that certain 1,450 acres of land conveyed to Delina Benavides Alexander and Josefina Alexander Gonzalez Recorded in Volume 414 Pages 502-506, Deed Records Webb County Texas, subsequently conveyed to D&J Alexander Development, LLC, per Correction Warranty Deed recorded in Volume 4553, Pages 133-137, Official Public Records Webb County Texas, and being more particularly described by metes and bounds as follows to wit:

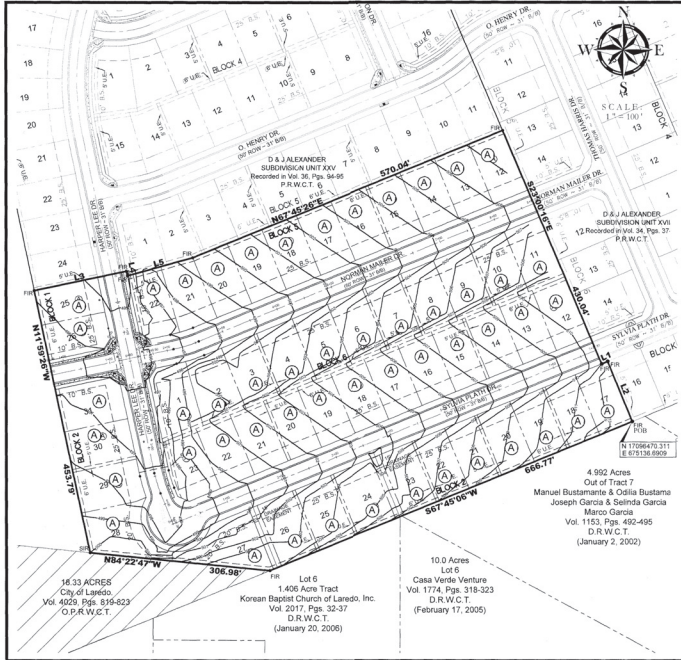
DRAWN BY:	R.G.C.
CHECKED BY:	E.J.G.
APPROVED BY:	E.J.G.
DATE:	3/21/18
REVISED DATE:	8/24/18
SCALE 11x17:	1"=200'
SCALE 24x36:	1"=100'
JOB #:	11318-17
FILE NAME:	D&J ALEXANDER SUBDIVISION
PLAN SHEET	1 OF 2

Water Supply, Description, Costs, and Operability Date

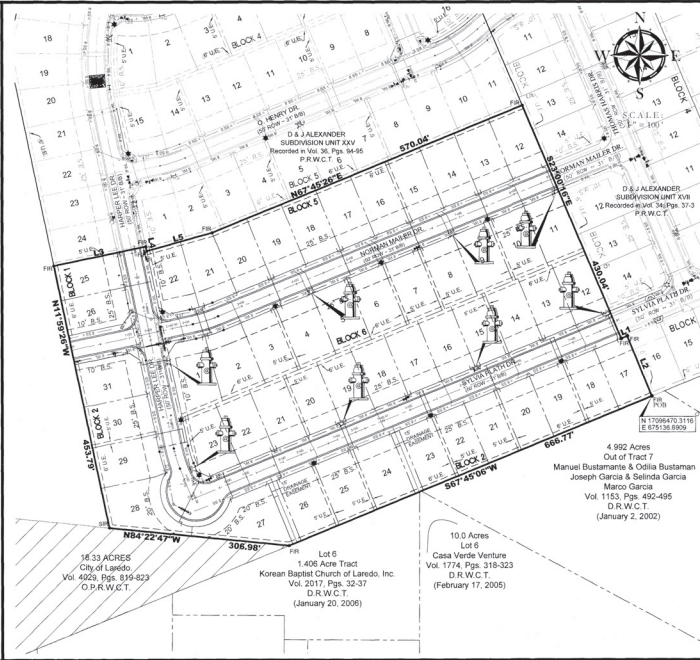
D & J Alexander Subdivision Unit XVIII will be provided with potable water by the City of Laredo. The Subdivider and the City of Laredo have entered into a contract in which the City of Laredo has agreed to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided 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 a 8 inch diameter PVC water line running along Norman Males Dr. and Sylvia Plath Dr. in D & J Alexander Subdivision Unit XVII. The water system for D & J Alexander Unit XVIII will consist of 8 inch diameter PVC water lines running along R.O. W of Norman Males Dr., Harper Lee Dr., and Sylvia Plath Dr. These lines will service a total of 51 lots through individual services consisting of a 1" diameter single service lines and double services consisting of a 1 1/2" double service lines splitting into two 1" diameter single service lines going into the water meter boxes for each lot. The 8" lines, the double service lines, the single service lines and the meter boxes have already been installed at a total cost of \$125,350.00 or \$2,457.85 per lot. The subdivider in addition paid the City of Laredo the sum of \$28,500.00 which covers the cost for all lots for the water availability and water meters.

Sewage Facilities, Description, Costs, and Operability Date

Sewage from D & J Alexander Subdivision Unit XVIII will be disposed of 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 a 8 inch diameter PVC sanitary sewer line running along Harper Lee Dr. in D & J Alexander Subdivision Unit XXV. The sanitary sewer system for D & J Alexander Subdivision Unit XVIII will consist of 8 inch PVC sanitary sewer lines that will run along R.O. W of Norman Males Dr., Harper Lee Dr., and Sylvia Plath Dr. The sanitary sewer system will service a total of 51 lots through individual services consisting of a 6" diameter single service for individual lots and 6" diameter dual service lines splitting into single 6" service lines for double service connections. The sanitary sewer system consisting of 6" lines, the single service lines and the double service lines have already been installed at a total cost of \$103,028.50 or \$2,020.16 per lot.



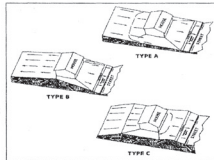
POST DEVELOPMENT TOPOGRAPHY
AS PER PLANS SIGNED MARCH 21, 2018



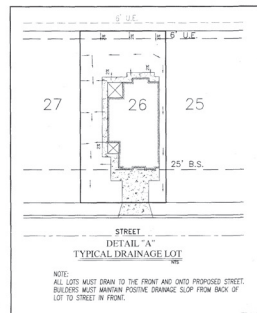
WATER AND SANITARY SEWER DISTRIBUTION MAP
AS PER PLANS SIGNED MARCH 21, 2018

LEGEND	
	Water Plug
	Water Line Tee
	Clean Out
	Man Hole
	Proposed Water Line
	Proposed Sewer Line
	Existing Sewer Line

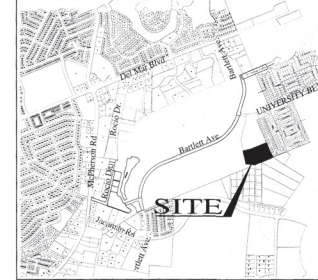
SYMBOL	DESCRIPTION
SR	SET IRON ROD
FR	FOUND IRON ROD
---	PROPOSED CONTOUR
- - - -	EXIST. 8" WATER LINE
- - - -	EXIST. 8" SANITARY SEWER
⊙	EXIST. FIRE HYDRANT
⊙	EXIST. WATER VALVE
⊙	EXIST. LIGHT POLE
⊙	EXIST. STORM SEWER INLET
⊙	REINFORCED CONCRETE PIPE



TYPICAL FHA LOT GRADING



TYPICAL DRAINAGE LOT



VICINITY MAP
SCALE: 1" = 200'

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.

RIAZUL Y. MIA, P.E., UTILITIES DIRECTOR
DATE: 01/16/2020

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.

EDUARDO J. GUTIERREZ, P.E.
DATE: 1/14/2020



OWNER:
D & J
ALEXANDER SUBDIVISION
COPALDO VARGAS
1302 CALLE DEL NORTE, SUITE 1
LAREDO, TEXAS 78041
PHONE: (956) 725-2351
FAX: (956) 725-3319

PREMIER SURVEYING
1302 Calle Del Norte, Ste. 2
Laredo, Texas 78041
Phone: (956) 725-2351
Fax: (956) 725-3319
Email: premier@premier.com

FINAL PLAT
D & J ALEXANDER SUBDIVISION
UNIT XVIII
A TRACT OF LAND CONTAINING 10.8 ACRES, more or less, being out of that certain 1,450 acres of land conveyed to Delvia Bermudez Alexander and Joellina Alexander by D & J Alexander Subdivision Unit XXV, and being a portion of the same, and subsequently conveyed to D & J Alexander Subdivision, LLC, per Correction Warranty Deed recorded in Volume 655, Pages 153-157, Official Public Records Webb County, Texas, together with the Original Plat, Original Plat, Original Plat, Original Plat, City of Laredo, Webb County, Texas.

DRAWN BY: R.G.C.
CHECKED BY: E.J.G.
APPROVED BY: E.J.G.
DATE: 3/21/18
REVISED DATE:
SCALE 11x17: 1"=200'
SCALE 24x36: 1"=100'
JOB #: 1318-17
FILE NAME: 184_ALEXANDER SUBDIVISION UNIT XVIII

WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED **D & J ALEXANDER SUBDIVISION UNIT XVIII**

PARTIES: This Agreement is by and between the Utility and the Subdivider, to wit:
The Utility is the governing board or owner of a retail public utility which supplies of drinking water known as City of Laredo Utilities Department.

The Subdivider is D & J Alexander Development L.L.C., David H. Arredondo, Development Manager. Who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as **D & J ALEXANDER SUBDIVISION UNIT XVIII**.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's public water system. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the drinking water flow anticipated to be needed by the Subdivision under fully built-out conditions (the anticipated water flow) to be approximately 24,531.00 gallons daily.

The Utility covenants that it has or will have the ability to provide the anticipated water flow for at least thirty years, and that will provide that water flow. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's water distribution system has been connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

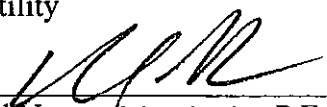
The Subdivider has paid the Utility the sum of \$28,500.00 which sum represents the cost of water availability.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.


By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on _____, 2020.

The Utility

By: 
Printed Name: Riazul Mia., P.E.
Office or Position: Director Utilities Department
Date: 01/18/2020

The Subdivider

By: 
Printed Name: David H. Arredondo
Office or Position: Development Manager
Date: 1/16/2020

WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED D & J ALEXANDER SUBDIVISION UNIT XVIII

PARTIES: This Agreement is by and between the Utility and the Subdivider, to wit:
The Utility is the governing board or owner of a retail public utility which provides wastewater treatment and is known as City of Laredo Water Utilities Department.

The Subdivider is D & J Alexander Development, L.L.C., David H. Arredondo, Development Manager. Who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as D & J ALEXANDER SUBDIVISION UNIT XVIII

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater collection and treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing and food preparation. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the wastewater flow projected from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately 18,870.00 gallons daily.

The Utility covenants that it has or will have the capacity to treat the projected wastewater flow and that it will treat that wastewater flow for at least thirty years. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's wastewater collection system has been connected to the Utility's wastewater treatment plant.

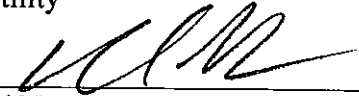
The Subdivider covenants that the wastewater collection system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the wastewater collection system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.


By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on _____, 2020.

The Utility

By: 
Printed Name: Riazul Mia, P.E.
Office or Position: Director Utilities Department
Date: 01/16/2020

The Subdivider

By: 
Printed Name: David H. Arredondo
Office or Position: Development Manager
Date: D 1/16/2020