

# *Contessa Unit 2*

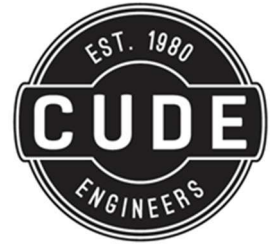
## **ADDENDUM #1**



05/21/2026

**PREPARED BY:**  
CUDE ENGINEERS  
4122 POND HILL ROAD  
SAN ANTONIO, TX 78231

**PREPARED FOR:**  
COMAL COUNTY SCHOENTHAL MUNICIPAL UTILITY DISTRICT  
&  
MERITAGE HOMES OF TEXAS, LLC  
2722 W. BITTERS  
SAN ANTONIO, TEXAS 78231



# ADDENDUM #1

Project Name:           CONTESSA UNIT 2          

Bid Opening Date:           MAY 26, 2026          

Time:           2:00 pm          

Change in Bid Opening Date:    Yes \_\_\_\_\_            No   X  

New Bid Opening Date:           n/a          

Receipt of **ADDENDUM #1** is hereby acknowledged to contain the following items:

- 1. Pre-Bid Meeting Agenda .....3 pages
- 2. Pre-Bid Sign-in Sheet.....2 pages
- 3. Bidder Questions and Answers .....3 pages
- 4. Revised Bid Form .....6 pages
- 5. Revised Drawings .....2 pages
  - a. C37 & 38 ONSITE WATER DISTRIBUTION PLAN – ADDED TWO MORE GATE VALVES
- 6. Conduit Plan .....2 pages
- 7. CAD Topo ..... under separate cover

**THIS ACKNOWLEDGMENT MUST BE SIGNED AND RETURNED WITH THE BID PACKAGE**

COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

PRINT NAME, TITLE: \_\_\_\_\_

# PRE-BID MEETING AGENDA



Project Name: Contessa Unit 2

Meeting Date: Tuesday May 19, 2026

Meeting Time: 11:00 am

Meeting Location: Cude Engineers, 4122 Pond Hill, SATX 78231

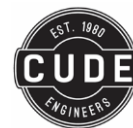
## 1. Introductions

- a. Design Engineer – Cude Engineers
  - i. Javier Castello, PE
  - ii.
- b. Developer – Meritage Homes
  - i. Tonda Alexander
  - ii.
- c. District/Owner – Comal County Schoenthal Municipal Utility District
  - i. Jeffrey McKinnie, PE
  - ii.

## 2. Bid Information

- a. This is a **MANDATORY** pre-bid meeting. Please sign the sign-in sheet
- b. All bid documents are available on [www.civcastusa.com](http://www.civcastusa.com)
  - i. Invitation to Bidders
  - ii. Project Manual
  - iii. Construction Plans
  - iv. Bid Form/Schedule of Values (PDF and XLS format)
  - v. Geotechnical Report
  - vi. Surface and Base CAD Files (DWG format)
  - vii. Addendums (as necessary)
- c. Questions
  - i. In writing only
  - ii. Submitted through [www.civcast.com](http://www.civcast.com) or by email to [jcastello@cudeengineers.com](mailto:jcastello@cudeengineers.com) and [jmckinnie@cudeengineers.com](mailto:jmckinnie@cudeengineers.com)
  - iii. Due 6 days prior to opening or May 20, 2026 @ 5:00
  - iv. Questions submitted after the deadline will not be answered.
- d. Bid Opening
  - i. Date: May 26, 2026
  - ii. Time: 2:00 p.m.
  - iii. Location: Cude Engineers 4122 Pond Hill Road, Suite 101, San Antonio, Texas 78231
  - iv. Late Bids will not be accepted
  - v. Submittal Package is outlined in the Instructions to Bidders in the Project Manual
    1. Bid Form/Schedule of Values
      - a. Contractor is responsible to confirm quantities and notify Design Engineer of any errors.
      - b. Written unit price governs if there is a discrepancy with the bid value
    2. Bid Bond for 2% of bid amount
    3. Acknowledgment if any Addendums
    4. Sales tax exempt on Public Items

# PRE-BID MEETING AGENDA



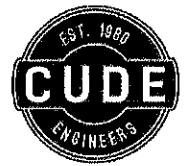
- e. Award
  - i. Recommendation of Award is expected within 30 days of bid opening.
  - ii. The Successful Bidder, if any, will be the responsible Bidder which in the District's and/or Developer's judgment will be most advantageous to the Project and result in the best and most economical completion.
  - iii. The Owner will select the most qualified contractor to perform the Work. The apparent low bid and responsible bidder must submit to Owner, as requested, within five (5) calendar days of notification of award, a written statement of qualifications. The selected bidder must demonstrate to the Owner that the low bidder has started and successfully completed five (5) similar projects in the San Antonio MSA over the past three (3) years. Selected bidder will be required to provide, at a minimum, the name of the project, scope of work, and Client name with contact information.
- f. Contract
  - i. Notice to Proceed is expected to be within 60 days of Recommendation of Award
  - ii. Lump Sum Contract based on the Bidder's Schedule of Values
  - iii. Bonds
    - 1. 100% Payment Bond
    - 2. 100% Performance Bond
    - 3. 2-year, 10% Maintenance Bond
  - iv. Construction Schedule
    - 1. Start = June 15, 2026
    - 2. Substantial Completion timeline = 290 days (April 1, 2027)
    - 3. Final Completion timeline = 30 days
    - 4. Liquidated Damages = \$500/day
- 3. Project Description
  - a. Project Location – Schoenthal Rd
  - b. Site Visit
    - i. There will be no formal site visit but Bidders are encouraged to visit the site.
    - ii. Access to the site is through existing Unit 1
    - iii. Test pits are allowed
  - c. Existing conditions –
    - i. Site was pre-graded with Unit 1
    - ii. Utilities have been extended to and through the site with Unit 1.
  - d. Scope of work
    - i. SW3P
    - ii. Lot grading
    - iii. Streets
    - iv. Drainage
    - v. Water
    - vi. Electric
    - vii. Telecom
  - e. Permits
    - i. NOI
    - ii.
  - f. Opinion of Probable Cost = n/a
  - g. Construction Specifications
    - i. Streets – Comal County, TxDOT
    - ii. Drainage – Comal County, TxDOT
    - iii. Water – SAWS
    - iv. Wastewater – n/a

# PRE-BID MEETING AGENDA



- v. Electrical – CPS Energy
  - h. Construction Acceptance Authority
    - i. Streets – CCSMUD, Comal County
    - ii. Drainage – CCSMUD
    - iii. Water – SAWS
    - iv. Wastewater – n/a
    - v. Electrical – CPS Energy
  - i. Construction and materials engineering and testing (CoMET)
    - i. Provided by Developer
    - ii. TBD
  - j. Construction Staking
    - i. Provided by Developer through Cude Engineers. All re-staking to be paid by Contractor. Contact Javier Castello
- 4. Addendum #1
  - a. To be issued no later than Thursday May 21, 2026 by 5:00
  - b. Issued with this agenda and sign-in sheet
  - c. Questions and answers
- 5. Summary
  - a. Sign in sheet
  - b. Questions due by May 20, 2026 @ 5:00
  - c. Addendum to be issued May 21, 2026 by 5:00
  - d. Bid opening May 26, 2026, @ 2:00
- 6. Questions?

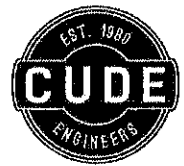
# PRE BID MEETING



PROJECT NAME: Contessa Unit 2  
 CUDE PROJECT NUMBER: R04343.005.0  
 MEETING DATE: May 19, 2026  
 LOCATION: CUDE ENGINEERS, 4122 POND HILL, SUITE 101, SAN ANTONIO, TX 78231  
 MANDATORY/NON-MANDATORY: MANDATORY  
 ENGINEER'S ESTIMATE: N/A

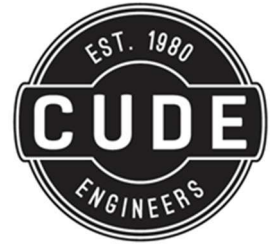
	NAME	COMPANY	EMAIL	PHONE
1.	Toby Carlson	CC Carlton	estimating@cccarrlton.com	512 668-3211
2.	Murphy Scerry	Strata Group	murphy@rgustrata.com	956 802 1031 7328
3.	Heriberto Pena	SACC	heriberto.pena@logacysitework.com	201-721-0018
4.	Cameron Alle	Indigo	Cameron@indigo-construction.com	210 422 7823
5.	CARLOS BENAVIDES	J3 COMPANY	Estimating@j3co.com	830 995 5100
6.	Simay Ewins	Clark Const.	SEClarkPave.com	210-322-8305
7.	Sebastian Gomez	7 Site & Utility	sebastian@7siteutility.com	210-663-1875
8.	Juan Rangel	7 Site & Utility	juan.rangel.jr@7siteutility.com	210-606-0855
9.	Aaron Valverde	5 Star Civil	estimating@5StarCivil.com	512-605-7622
10.				
11.				
12.				
13.				
14.				
15.				
16.				

# PRE BID MEETING



PROJECT NAME: Contessa Unit 2  
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 MANDATORY/NON-MANDATORY: MANDATORY  
 ENGINEER'S ESTIMATE: N/A

	NAME	COMPANY	EMAIL	PHONE
1.	Daniel Sartz	Yantis Company	dsartz@yantiscompany.com	361-218-9037
2.	Tim Leadley	Ella Contracting	tleadley@ellasc.com	210-559-6746
3.	Andy Flanery	RGV Stratta	andy@RGUstratta.com	
4.	Arturo Rubio	Aromex const.	arromex@egunail.com	512-203-3816
5.	Clayton Kiestling	DNT Construction	ckiestling@dntconstruction.com	210-563-2485
6.	Wesley Lauxer	Arguijo Corporation	estimating@arguijo.com	325-205-2753
7.	Bashar Kasperbekov	V.K. Knowlton	bashar@VKK.com	210-651-6860
8.	Cameron Allen	Indigo	Cameron@indigo-construction.com	210 422 7823
9.	Heriberto Pena	SACC	heriberto.pena@legacy-sitework.com	210-721-0818
10.	Seth Sauv	Sauv Construction	seth@sauvcon.com	210-814-3666
11.	Juan Rangel	T Site & Utility	Juan.rangel@tsiteutility.com	210-606-0855
12.	Aaron Valverde	S Star Civil	estimating@SStarCivil.com	512-605-7822
13.	Toby Carson	CC Carlton	estimating@CCCarlton.com	512 660-3211
14.				
15.				
16.				



## ADDENDUM #1

### Bidder Questions and Answers

**Question 1** *Can you provide an estimate?*

**Answer 1** The estimate is not being published.

**Question 2** *Will there be a CAD file released with existing and proposed topography?*

**Answer 2** Yes, a CAD file with the existing and proposed topography has been provided with this addendum.

**Question 3** *Will there be plans released for the dry utilities?*

**Answer 3** Dry utility design plans will be provided after the project is awarded and CPS finalizes design.

**Question 4** *Can you please confirm if this project is tax exempt.*

**Answer 4** Project is sales tax exempt. Certificate was provided in the contract document.

**Question 5** *Can you please confirm if existing temporary utilities (water and electric) are available on site.*

**Answer 5** Existing water and electric will be available on site with the completion of Contessa Unit 1.

**Question 6** *Can you please confirm if we are allowed to use native soil as backfill to trenches.*

**Answer 6** Yes, native soil can be used to backfill the trenches.

**Question 7** *Can you please confirm if contractor is required to dispose all kinds of spoils offsite.*

**Answer 7** All materials will remain onsite.

**Question 8** *Concrete items are all 5" but walls and toes are shown as 6" in the details.*

**Answer 8** The square yard quantity for the 5" concrete rip rap excludes the toe downs. Update unit price to reflect the cost of the thickness of the toe down.

**Question 9** *Can we stockpile spoils onsite*

**Answer 9** Yes, stockpile can be stored in the designated area highlighted in the unit 2 SWPPP (lots 47-51 of lot 26).

**Question 10** *Can we cast in place all the curb inlets*

**Answer 10** Yes, it is up to the contractor's preference.

**Question 11** *Can we get a grading plan/location for the unit 3 embankment*

**Answer 11** Yes, please see the attached master land plan.

- Question 12** *Can we get a plan that shows the conduit crossings and linear footage.*  
**Answer 12** Yes, please see the attached conduit plan. This is subject to change pending the CPS Energy final design.
- Question 13** *Bid tab shows Excavation, Embankment, and Unit 3 Fill to be in SY, should this be CY?*  
**Answer 13** Yes, it should be CY, bid tab has been updated.
- Question 14** *Bid tab shows silt fence 4,344 LF, plans show 5,190 LF.*  
**Answer 14** The silt fence is 5,292 LF per the SWPPP.
- Question 15** *Drain E bid tab shows 25 CY of wingwall, coming up with 15 CY.*  
**Answer 15** Drain E has 25 CY of wingwall.
- Question 16** *Drain O bid tab shows 29 CY of wingwall, coming up with 16 CY.*  
**Answer 16** Drain O has 29 CY of wingwall.
- Question 17** *Detention pond bid tab shows 335 SY of 5" rip rap, plans show 270 SY.*  
**Answer 17** Detention pond 5" rip-rap should only include the pond outfall structure rip-rap which is 335 SY.
- Question 18** *Detention pond bid tab shows 1199 LF of 6' wooden fence, plans show 650 LF.*  
**Answer 18** 1199 LF of 6' wooden fence is correct per the SWPPP.
- Question 19** *Bid tab shows 62 EA ¾" long services, plans show 58 EA.*  
**Answer 19** 58 long services is correct.
- Question 20** *Bid tab shows 84 EA ¾" short services, plans show 88 EA.*  
**Answer 20** 88 short services is correct.
- Question 21** *Plans show (3) long services on lots 9, 10, 11, on Torino Way crossing the street, these are existing, correct?*  
**Answer 21** Yes, the services will be installed in unit 1 and are not part of the scope of unit 2.
- Question 22** *Bid tab shows concrete sidewalk 1,868 SY, plans show 340 SY.*  
**Answer 22** 1,868 SY of sidewalk is correct.
- Question 23** *Is the excavation for the pond already done, if so, was it held down for the clay liner?*  
**Answer 23** Contractor to verify pond grading prior to the beginning of construction.
- Question 24** *Is the onsite topsoil suitable for reveg? Or does it need to be imported?*  
**Answer 24** Contractor to verify the condition and suitability of the onsite topsoil for revegetation.
- Question 25** *The 8" Base SY is 17,736 and the Hot mix SY is 18,093. Can someone check this? I believe the quantities are reversed.*  
**Answer 25** This is correct and base quantities correlate with the differing street sections. See sheet C13 for street sections.

**Question 26** *Since Monday is a holiday (Memorial Day) is it possible to push the bid date on this to the end of next week instead of the beginning?*

**Answer 26** This option is not available, please have bids ready for the May 26<sup>th</sup> deadline at 2pm.



BID FORM (SCHEDULE OF VALUES)					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT BID PRICE	EXTENDED AMOUNT
M1	MOBILIZATION	EA	1	\$ -	\$ -
M2	INSURANCE AND PERFORMANCE, PAYMENT, & MAINTENANCE BONDS	EA	1	\$ -	\$ -
M3	PREPARE RIGHT-OF-WAY	EA	1	\$ -	\$ -
<b>MOBILIZATION &amp; BONDS SUBTOTAL</b>					\$ -
G1	UNIT 2 EXCAVATION	CY	5643	\$ -	\$ -
G2	UNIT 2 EMBANKMENT	CY	939	\$ -	\$ -
G3	UNIT 3 FILL	CY	4704	\$ -	\$ -
<b>GRADING SUBTOTAL</b>					\$ -
E1	CONCRETE WASHOUT PIT	EA	1	\$ -	\$ -
E2	CONSTRUCTION ENTRANCE/EXIT	EA	3	\$ -	\$ -
E3	STAGING AREA	EA	1	\$ -	\$ -
E4	ROCK FILTER DAM	LF	360	\$ -	\$ -
E5	CURB INLET GRAVEL FILTERS	LF	115	\$ -	\$ -
E6	SILT FENCE	LF	5292	\$ -	\$ -
<b>SW3P (ONSITE) SUBTOTAL</b>					\$ -
<i>DRAIN 'E'</i>					
D1	CONCRETE RIP-RAP (5" THICK)	SY	190	\$ -	\$ -
D2	REVEGETATION (INCLUDING TOP SOIL)	SY	151	\$ -	\$ -
D3	INLET TYPE I (COMPLETE) (20 FT) (PRECAST)	EA	2	\$ -	\$ -
D4	REINFORCED CONCRETE BOX CULVERT (4'X2')(PRECAST)	LF	86	\$ -	\$ -
D5	REINFORCED CONCRETE BOX CULVERT (5'X2')(PRECAST)	LF	12	\$ -	\$ -



D6	WINGWALL	CY	25	\$ -	\$ -
D7	PIPE RAILING	LF	122	\$ -	\$ -
<i>DRAIN 'I'</i>					
D8	REVEGETATION (INCLUDING TOP SOIL)	SY	2153	\$ -	\$ -
<i>DRAIN 'M'</i>					
D9	CONCRETE RIP-RAP (5" THICK)	SY	107	\$ -	\$ -
D10	REVEGETATION (INCLUDING TOP SOIL)	SY	1390	\$ -	\$ -
D11	INLET TYPE I (COMPLETE) (25 FT) (CAST IN PLACE)	EA	2	\$ -	\$ -
D12	REINFORCED CONCRETE BOX CULVERT (3'X2')(PRECAST)	LF	209	\$ -	\$ -
D13	WINGWALL	CY	11	\$ -	\$ -
D14	PIPE RAILING	LF	72	\$ -	\$ -
<i>DRAIN 'O'</i>					
D15	CONCRETE RIP-RAP (5" THICK)	SY	258	\$ -	\$ -
D16	REVEGETATION (INCLUDING TOP SOIL)	SY	2889	\$ -	\$ -
D17	GABION MATTRESS	SY	10	\$ -	\$ -
D18	REINFORCED CONCRETE BOX CULVERT (4'X2')(PRECAST)	LF	149	\$ -	\$ -
D19	WINGWALL	CY	29	\$ -	\$ -
D20	PIPE RAILING	LF	108	\$ -	\$ -
<i>DRAIN 'R'</i>					
D21	CONCRETE RIP-RAP (5" THICK)	SY	141	\$ -	\$ -
D22	REVEGETATION (INCLUDING TOP SOIL)	SY	3572	\$ -	\$ -
D23	GABION MATTRESS	SY	15	\$ -	\$ -
<i>DRAIN 'S'</i>					



D24	CONCRETE RIP-RAP (5" THICK)	SY	21	\$ -	\$ -
D25	REVEGETATION (INCLUDING TOP SOIL)	SY	230	\$ -	\$ -
D26	INLET TYPE I (COMPLETE) (25 FT) (PRECAST)	SY	1	\$ -	\$ -
D27	PIPE RAILING	LF	15	\$ -	\$ -
<i>DRAIN 'T'</i>					
D28	CONCRETE RIP-RAP (5" THICK)	SY	90	\$ -	\$ -
D29	SIDEWALK BOX DRAIN (5 ~ 5')	EA	1	\$ -	\$ -
<i>DRAIN 'X'</i>					
D30	CONCRETE RIP-RAP (5" THICK)	SY	35	\$ -	\$ -
D31	REVEGETATION (INCLUDING TOP SOIL)	SY	82	\$ -	\$ -
D32	SIDEWALK BOX DRAIN (5 ~ 5')	EA	1	\$ -	\$ -
D33	GABION MATTRESS	SY	53	\$ -	\$ -
<b>DRAINAGE SUBTOTAL</b>					<b>\$ -</b>
P1	REINFORCED CONCRETE PIPE (CLASS IV)(24" DIA)	LF	161	\$ -	\$ -
P2	CONCRETE RIP-RAP (5" THICK)	SY	335	\$ -	\$ -
P3	GABION MATTRESS	SY	28	\$ -	\$ -
P4	REVEGETATION (INCLUDING TOP SOIL)	SY	5472	\$ -	\$ -
P5	8" PVC PIPE	LF	211	\$ -	\$ -
P6	6' WOODEN FENCE WITH METAL POLES	LF	1199	\$ -	\$ -
P7	6' ACCESS GATE	EA	2	\$ -	\$ -
P8	4' X 4' JUNCTION BOX W/ ALUMINUM VAULT HATCH	EA	1	\$ -	\$ -
P9	LOGIC CONTROLLER AND SOLAR BATTERY BACKUP	EA	1	\$ -	\$ -
P10	8" BUTTERFLY VALVE WITH ELECTRIC ACTUATOR	EA	1	\$ -	\$ -



P11	CONCRETE DRIVEWAY ACCESS	SY	125	\$ -	\$ -
P12	GRAVEL DRIVEWAY	SY	199	\$ -	\$ -
P13	CLAY LINER	SY	3091	\$ -	\$ -
P14	RISER PIPE, TRASH RACK, SEDIMENT DEPTH MARKER & FLOAT SWITCH	EA	1	\$ -	\$ -
P15	DEMO OF EXISTING PAVED POND DRIVEWAY (ALONG VIA SICILIA & VIA LUCCA)	SY	1751	\$ -	\$ -
<b>DETENTION POND SUBTOTAL</b>					\$ -
W1	8" PVC C-909 WATER MAIN, PC 235	LF	6027	\$ -	\$ -
W2	8" GATE VALVE & BOX, COMPLETE	EA	12	\$ -	\$ -
W3	STANDARD F.H. COMPLETE W/ VALVE	EA	12	\$ -	\$ -
W4	CAST IRON FITTINGS	TON	7	\$ -	\$ -
W5	2" BLOWOFF, PERMANENT	EA	4	\$ -	\$ -
W6	2" BLOWOFF, TEMPORARY	EA	5	\$ -	\$ -
W7	3/4" LONG SERVICE	EA	58	\$ -	\$ -
W8	3/4" SHORT SERVICE	EA	88	\$ -	\$ -
W9	TRENCH EXCAVATION PROTECTION	EA	6027	\$ -	\$ -
W10	METER BOXES	EA	146	\$ -	\$ -
W11	HYDROSTATIC TESTING	EA	1	\$ -	\$ -
W12	24" STEEL CASING	LF	131	\$ -	\$ -
W13	TIE INTO EXISTING WATER MAIN	EA	5	\$ -	\$ -
<b>WATER ONSITE SUBTOTAL</b>					\$ -
R1	LIME TREATED SUBGRADE (8" COMPACTED DEPTH)	SY	20478	\$ -	\$ -
R2	LIME (35LB/SY)	TON	358	\$ -	\$ -



R3	AGGREGATE BASE (8" COMPACTED DEPTH)	SY	17736	\$	-	\$	-
R4	HOT MIX ASPHALTIC PAVEMENT, TYPE D (2.5" COMP. DEPTH)	SY	18093	\$	-	\$	-
R5	AGGREGATE BASE (10" COMPACTED DEPTH)	SY	2742	\$	-	\$	-
R6	HOT MIX ASPHALTIC PAVEMENT, TYPE D (3" COMP. DEPTH)	SY	2742	\$	-	\$	-
R7	HOT MIX ASPHALTIC PAVEMENT, TYPE B (6" COMP. DEPTH)	SY	356	\$	-	\$	-
R8	HOT MIX ASPHALTIC PAVEMENT, TYPE D (2.5" COMP. DEPTH) - TEMP. TURNAROUND	SY	877	\$	-	\$	-
R9	AGGREGATE BASE (8" COMPACTED DEPTH) - TEMP TURNAROUND	SY	877	\$	-	\$	-
R10	PRIME COAT	GAL	4414	\$	-	\$	-
R11	TACK COAT	GAL	2207	\$	-	\$	-
R12	CONCRETE CURB	LF	12093	\$	-	\$	-
R13	TIMBER GUARD POSTS	EA	18	\$	-	\$	-
R14	HEADER CURB	LF	90	\$	-	\$	-
R15	REMOVE HEADER CURB & GUARD POSTS	LF	90	\$	-	\$	-
R16	R1-1 STOP (30" )(HIGH INTENSITY)	EA	4	\$	-	\$	-
R17	OM-4P END OF ROAD MARKER (18"x18" )(HIGH INTENSITY)	EA	3	\$	-	\$	-
R18	9 INCH [229mm] STREET NAME, BLOCK NUMBER (VARIES x9" )(HIGH INTENSITY)	EA	9	\$	-	\$	-
R19	PAVEMENT MARKER (TYPE II C-R)	EA	12	\$	-	\$	-
R20	ADA CURB RAMPS	EA	12	\$	-	\$	-
R21	DEMOLITION OF TEMPORARY TURNAROUNDS (TORINO WAY, VIA LUCCA & VIA SICILIA)	SY	1478	\$	-	\$	-
<b>ROADWAY SUBTOTAL</b>						\$	-
SW1	CONCRETE SIDEWALK	SY	1868	\$	-	\$	-
<b>SIDEWALK SUBTOTAL</b>						\$	-



DU1	PRIMARY - 6" PVC CONDUIT	LF	1258	\$ -	\$ -
DU2	PRIMARY - 4" PVC CONDUIT	LF	1258	\$ -	\$ -
DU3	SECONDARY - 4" PVC CONDUIT	LF	3600	\$ -	\$ -
DU4	SECONDARY - 6" PVC CONDUIT	LF	1800	\$ -	\$ -
DU5	PRIMARY (EMPTY) - 2.5" PVC CONDUIT	LF	160	\$ -	\$ -
<i>DRY UTILITIES SUBTOTAL</i>					\$ -
<b>TOTAL BID AMOUNT</b>					\$ -

**NOTE: THE "CONTESSA U2 - DRAIN GRADING PLAN" EXHIBIT SHOWS CUT & FILL DENOTED ON THIS BID FORM. EXCESS MATERIAL TO BE PLACED WITHIN UNIT 3 WITHIN THE CONTESSA SUBDIVISION.**

**WATER DISTRIBUTION CONSTRUCTION PLANS**

- C37 - ONSITE WATER DISTRIBUTION PLAN
- C38 - ONSITE WATER DISTRIBUTION PLAN

# COMAL COUNTY SCHOENTHAL MUNICIPAL UTILITY DISTRICT

## CIVIL CONSTRUCTION DOCUMENTS CONTESSA, UNIT 2

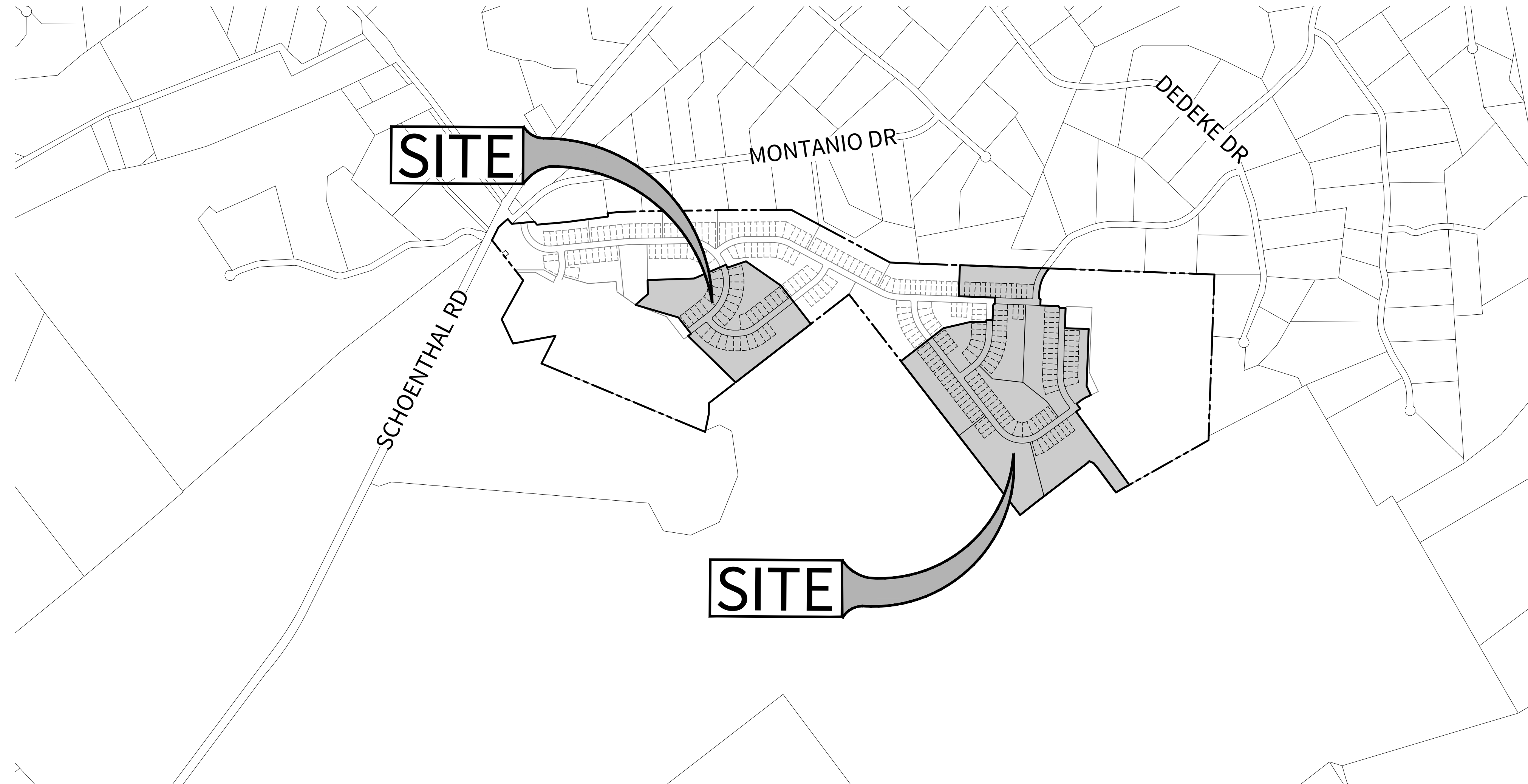
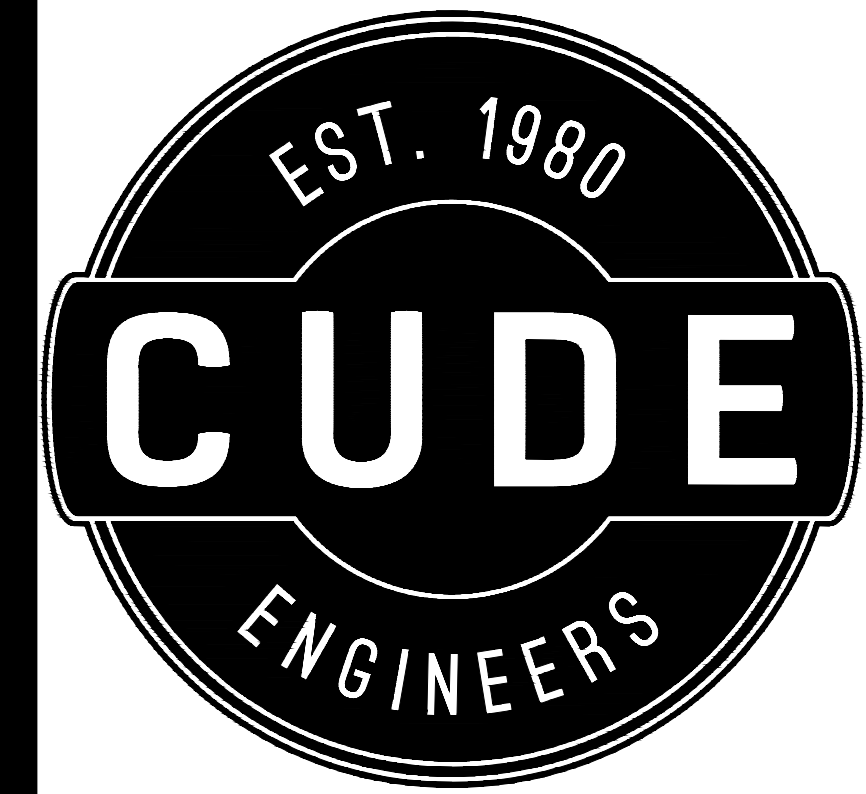
**DISTRICT:**  
COMAL COUNTY SCHOENTHAL  
MUNICIPAL UTILITY DISTRICT  
CONTACT PERSON: JULIANNE KUGLE  
1330 POST OAK BOULEVARD, SUITE 2650  
HOUSTON, TX 77056  
PH: (713) 850-9000

**DEVELOPER:**  
MERITAGE HOMES OF TEXAS, L.L.C.  
CONTACT PERSON: TONDA ALEXANDER  
2722 W. BITTERS ROAD, SUITE 200  
SAN ANTONIO, TX 78248  
PH: (210) 298-4294

**DESIGN ENGINEER:**  
CUDE ENGINEERS  
CONTACT PERSON: JAVIER CASTELLO  
4122 POND HILL ROAD, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE :(210) 681-2951

**SURVEYOR:**  
CUDE ENGINEERS  
CONTACT PERSON: CHRIS WALTERSCHEIDT  
4122 POND HILL ROAD, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE :(210) 681-2951

**DISTRICT ENGINEER:**  
CUDE ENGINEERS  
CONTACT PERSON: JEFFREY McKINNIE  
4122 POND HILL ROAD, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE :(210) 681-2951



**DISTRICT NOTES**  
THE DISTRICT ENGINEER, CUDE ENGINEERS (JEFFREY McKINNIE, PH:210-681-2951) SHALL BE CONTACTED 48 HOURS PRIOR TO:  
i) PRE-CONSTRUCTION MEETINGS;  
ii) BEGINNING EACH PHASE OF CONSTRUCTION;  
iii) TESTING OF WATER AND/OR WASTEWATER LINES; AND,  
iv) FINAL WALK-THROUGH OF FACILITIES.

**LOCATION MAP**  
N.T.S.

**CONTESSA  
UNIT 2  
ONSITE WATER DISTRIBUTION  
CONSTRUCTION PLANS**

**ONSITE WATER**

PRESSURE ZONE 1125 HGL			
Developer's Name	MERITAGE HOMES OF TEXAS, L.L.C.		
Developer's Address	2722 WEST BITTERS ROAD, SUITE 200		
City	SAN ANTONIO	State	TEXAS
		Zip	78231
Phone #	(210) 298-4294	Fax #	
SAWS Block Map #	N/A	Total EDU's	146
		Total Acreage	84.68
Total Linear Footage of Pipe	8" W - 6,027 L.F.	Plat No.	COMAL COUNTY
Number of Lots	12 LOTS (146 UNITS)	SAWS Job No.	20-1052

**DISTRICT ENGINEER'S APPROVAL**

THESE PLANS HAVE BEEN REVIEW AND APPROVED BY \_\_\_\_\_ ON \_\_\_\_\_

REVIEW OF THE PLANS BY THE DISTRICT IS LIMITED TO STREETS, WATER, WASTEWATER, AND DRAINAGE AND DOES NOT INDICATE A REVIEW OF THE ADEQUACY OF THE DESIGN FOR THE FACILITIES. IN APPROVING THESE PLANS, THE DISTRICT MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

DISTRICT ENGINEER

**LEGAL DESCRIPTION:**

**CONTESSA UNIT 2**

BEING 84.68 OF LAND LOCATED IN THE C. ARTIZ SURVEY NO. 318, A-10 W. TONNE SURVEY NO. 613, A-623, J. THOMPSON SURVEY NO. 755, A-611 AND THE S.A. & M.G.R.R. CO. SURVEY 497 1/2, A-578, COMAL COUNTY, TEXAS AND BEING OUT OF A CALLED 249.7 ACRES OF LAND AS DESCRIBED IN DOCUMENT 201706004645, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

4122 Pond Hill Road, Suite 101

San Antonio, Texas 78231

P:(210) 681.2951 F: (210) 523.7112

**DRAWN BY**  
CG/JG/RG/AG

**DATE**  
05/21/2026

**CHECKED BY**  
JC

**PROJECT NO.**  
04343.005

04/24/2026

**CUDE ENGINEERS**  
TBPE No. 455  
TBPLS No. 10048500



**LEGEND**

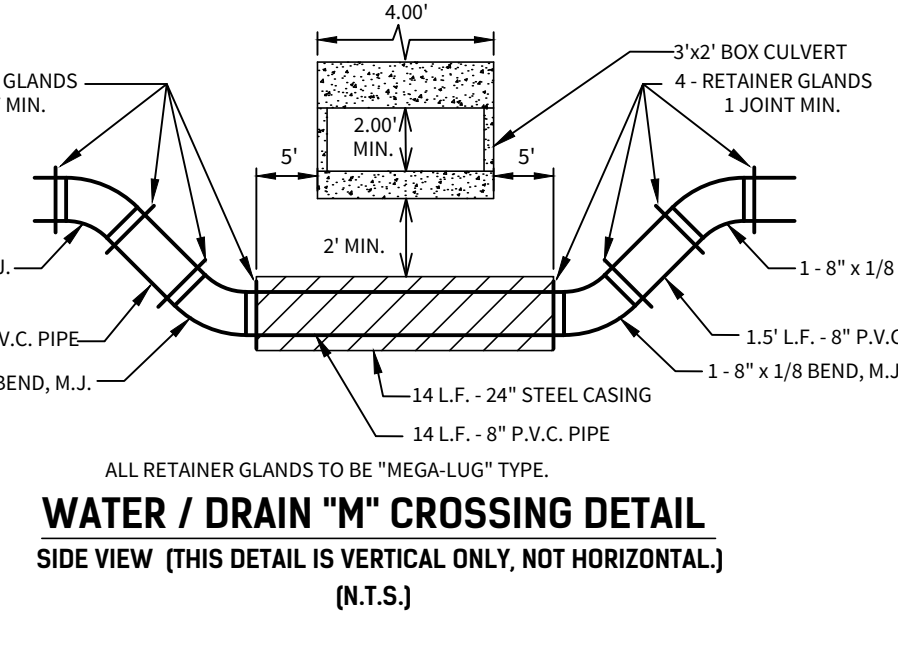
OVERALL UNIT BOUNDARY	PROPOSED WATER LINE
CONDO UNIT LINE	PROPOSED FIRE SERVICE
PROPOSED LOT LINE	PROPOSED FIRE HYDRANT
PROPOSED RIGHT OF WAY	PROPOSED JOINT RESTRAINT
E.G.T.C.A. EASEMENT	LENGTH TO BE JOINT RESTRAINT
EXISTING 2' CONTOUR	EXISTING 10' CONTOUR

**CONTESSA UNIT 2 - WATER DEVELOPMENT**  
**ONSITE ESTIMATED QUANTITY TAKE-OFF**  
 (CONTRACTOR RESPONSIBLE FOR DETERMINING ACTUAL QUANTITIES REQUIRED)

Item No.	Description	Quantity	Units
1	8" PVC C-909 PC 235	6,027	LF
2	8" GATE VALVES	12	EA
3	FIRE HYDRANTS	12	EA
4	PIPE FITTINGS, ALL SIZES AND TYPES	7	TON
5	2" BLOWOFF, PERMANENT	4	EA
6	2" BLOWOFF, TEMPORARY	5	EA
7	3/4" LONG SERVICE (5/8" METER)	62	EA
8	3/4" SHORT SERVICE (5/8" METER)	84	EA
9	TRENCH EXCAVATION SAFETY PROTECTION	6,027	LF
10	HYDROSTATIC TESTING	1	EA
11	METER BOX (NON-STANDARD METER BOX)	146	EA
12	TIE INTO EXISTING 8" WATER MAIN	5	EA
13	24" STEEL CASING	131	LF

**SAWS CONSTRUCTION NOTES**  
**COUNTER PERMIT AND GENERAL CONSTRUCTION PERMIT**

- GENERAL SECTION**
- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL BE APPROVED BY THE SAN ANTONIO WATER SYSTEM (SAWS) AND COMPLY WITH THE PLANS, SPECIFICATIONS, GENERAL CONDITIONS AND WITH THE FOLLOWING AS APPLICABLE:
    - A. CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) "DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEM", TEXAS ADMINISTRATIVE CODE (TAC) TITLE 30 PART 1 CHAPTER 237 AND "PUBLIC DRINKING WATER", TAC TITLE 30 PART 1 CHAPTER 200.
    - B. CURRENT "TODOT" STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND DRAINAGE.
    - C. CURRENT "SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION".
    - D. CURRENT CITY OF SAN ANTONIO "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION".
    - E. CURRENT CITY OF SAN ANTONIO "UTILITY EXCAVATION CRITERIA MANUAL" (UCM).
  - THE CONTRACTOR SHALL NOT PROCEED WITH ANY PIPE INSTALLATION UNTIL THEY OBTAIN A COPY OF THE APPROVED COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP) FROM THE CONSULTANT AND HAS BEEN NOTIFIED BY SAWS CONSTRUCTION INSPECTION DIVISION TO PROCEED WITH THE WORK AND HAS ARRANGED A MEETING WITH THE INSPECTOR AND CONSULTANT FOR THE WORK REQUIREMENTS. WORK COMPLETED BY THE CONTRACTOR WITHOUT AN APPROVED COUNTER PERMIT AND/OR A GCP WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE EXPENSE OF THE CONTRACTORS AND/OR THE DEVELOPER.
  - THE CONTRACTOR SHALL OBTAIN THE SAWS STANDARD DETAILS FROM THE SAWS WEBSITE: [HTTP://WWW.SAWS.ORG/BUSINESS\\_CENTERS/SPECS](http://www.saws.org/business_centers/specs) UNLESS OTHERWISE NOTED WITHIN THE DESIGN PLANS.
  - THE CONTRACTOR IS TO MAKE ARRANGEMENTS WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT (210) 233-2972. ON NOTIFICATION PROCEDURES THAT WILL BE USED TO NOTIFY AFFECTED HOME RESIDENTS AND/OR PROPERTY OWNERS 48 HOURS PRIOR TO BEGINNING ANY WORK.
  - LOCATION AND DEPTH OF EXISTING UTILITIES AND SERVICE LATERALS SHOWN ON THE PLANS ARE UNDERSTOOD TO BE APPROXIMATE. ACTUAL LOCATIONS AND DEPTHS MUST BE FIELD VERIFIED BY THE CONTRACTOR AT LEAST 1 WEEK PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND TO PROTECT THEM DURING CONSTRUCTION AT NO COST TO SAWS.
  - THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES AT LEAST 1-2 WEEKS PRIOR TO CONSTRUCTION THROUGH PLANS OR NOT SHOWN ON PLANS OR 17 BUSINESS DAYS FOR LOCATES REQUESTING PIPE LOCATION MARKERS ON SAWS FACILITIES. THE FOLLOWING CONTACT INFORMATION IS SUPPLIED FOR VERIFICATION PURPOSES:
    - SAWS UTILITY LOCATES: [HTTP://WWW.SAWS.ORG/SERVICE/LOCATES](http://www.saws.org/service/locates)
    - CSA DRAINAGE (210) 207-0724 OR (210) 207-4026
    - CSA TRAFFIC SIGNAL OPERATIONS (210) 206-8480
    - CSA TRAFFIC SIGNAL DAMAGES (210) 207-3953
    - TEXAS STATE WIDE ONE CALL LOCATOR 1-800-445-0055 OR 811
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, SIDEWALKS, LANDSCAPING AND STRUCTURES TO ITS ORIGINAL OR BETTER CONDITION IF DAMAGES ARE MADE AS A RESULT OF THE PROJECT'S CONSTRUCTION.
  - ALL WORK IN TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) AND/OR BEYOND CURB RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH RESPECTIVE CONSTRUCTION SPECIFICATIONS AND PERMIT REQUIREMENTS.
  - THE CONTRACTOR SHALL COMPLY WITH CITY OF SAN ANTONIO OR OTHER GOVERNING MUNICIPALITY'S TREE ORDINANCES WHEN EXCAVATING NEAR TREES.
  - THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIALS IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAN PERMIT.
  - HOLIDAY WORK: CONTRACTORS WILL NOT BE ALLOWED TO PERFORM SAWS WORK ON SAWS RECOGNIZED HOLIDAYS. REQUEST SHOULD BE SENT TO [CONTRACTORS@SWS.ORG](mailto:CONTRACTORS@SWS.ORG).
  - WEEKEND WORK: CONTRACTORS ARE REQUIRED TO NOTIFY THE SAWS CONSTRUCTION INSPECTION DEPARTMENT 48 HOURS IN ADVANCE TO REQUEST WEEKEND WORK. REQUEST SHOULD BE SENT TO [CONTRACTORS@SWS.ORG](mailto:CONTRACTORS@SWS.ORG).
  - ANY AND ALL SAWS UTILITY WORK INSTALLED WITHOUT HOLIDAY/WEEKEND APPROVAL WILL BE SUBJECT TO BE UNCOVERED FOR PROPER INSPECTION.
  - CONTRACTION NOTE (ITEM #24): THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE CONTRACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS PERFORMED BY A THIRD PARTY. CONTRACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED OR AS INDICATED BY THE SAWS INSPECTOR AND/OR THE TEST ADMINISTRATOR FOR EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.
  - A COPY OF ALL TESTING REPORTS SHALL BE FORWARDED TO SAWS CONSTRUCTION INSPECTION DIVISION.



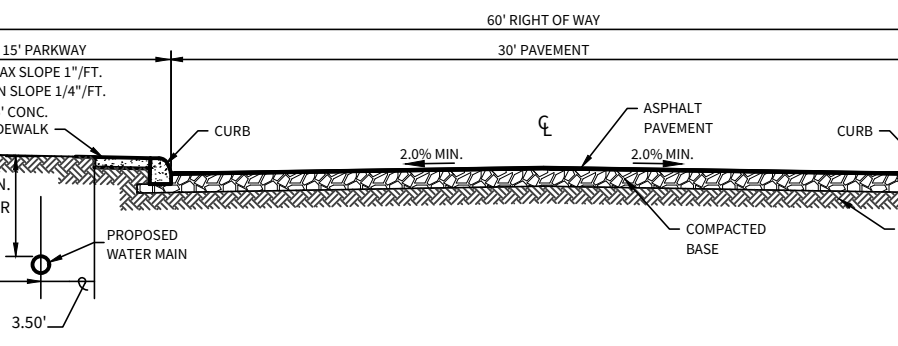
- NOTES:**
- ALL 8" PVC SHALL BE C-900 CLASS 235 DR IR.
  - SAWS SHALL MACHINE CHLORINATE ALL NEW WATER MAINS.
  - CONTRACTOR SHALL NOTIFY ENGINEER AND COMAL COUNTY TREE INSPECTIONS DEPARTMENT PRIOR TO THE REMOVAL OF ANY TREES. DAMAGE TO ANY PROTECTED TREES WILL BE MITIGATED AT THE CONTRACTOR'S EXPENSE.
  - CONTRACTOR SHALL MAINTAIN A MINIMUM DEPTH OF 5 FEET ON ALL 8" MAINS.
  - CONTRACTOR SHALL REFERENCE GRADING PLAN FOR FUTURE GRASSES OF STREETS FOR CORRECT DEPTH INSTALLATION OF OFFSETS WATER MAINS.
  - ALL WATER SERVICES SHALL BE 2" HOPE OR 1 1/2" SERVICE WITH 3/4" METER UNLESS OTHERWISE NOTED.
  - ALL WATER SERVICE CROSSINGS TO BE ENCASED WITH A MINIMUM 2" PVC PER COMAL COUNTY TYPICAL UTILITY ROAD CROSSING DETAIL.
  - WATER MAIN CROSSING MUST BE ENCASED IN AN APPROPRIATE UP-SIZED PVC CASING EXTENDED OUTSIDE THE LIMITS OF THE BACK OF CURB PER COMAL COUNTY UTILITY ROAD CROSSING REQUIREMENTS.

**WATER SECTION**

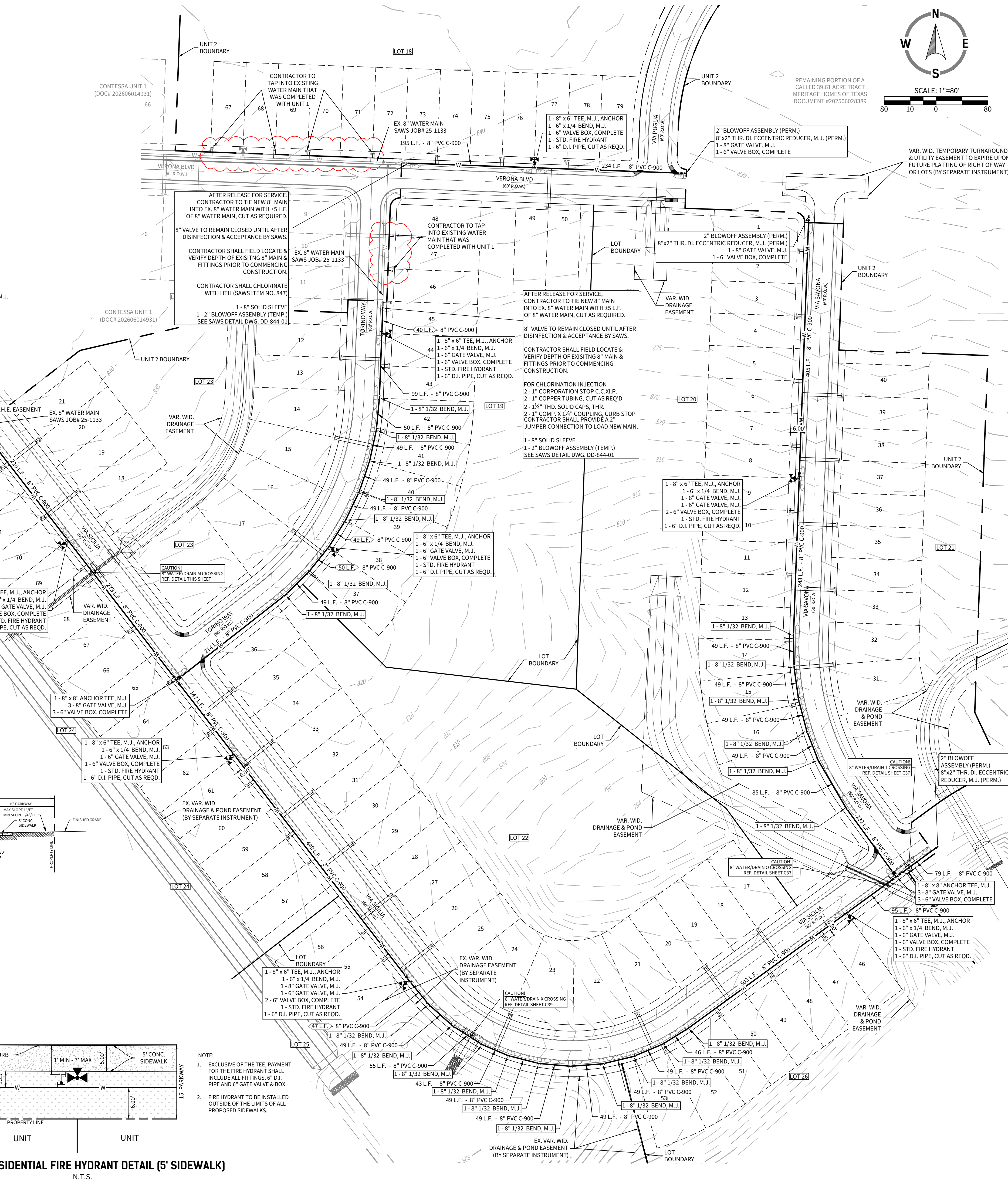
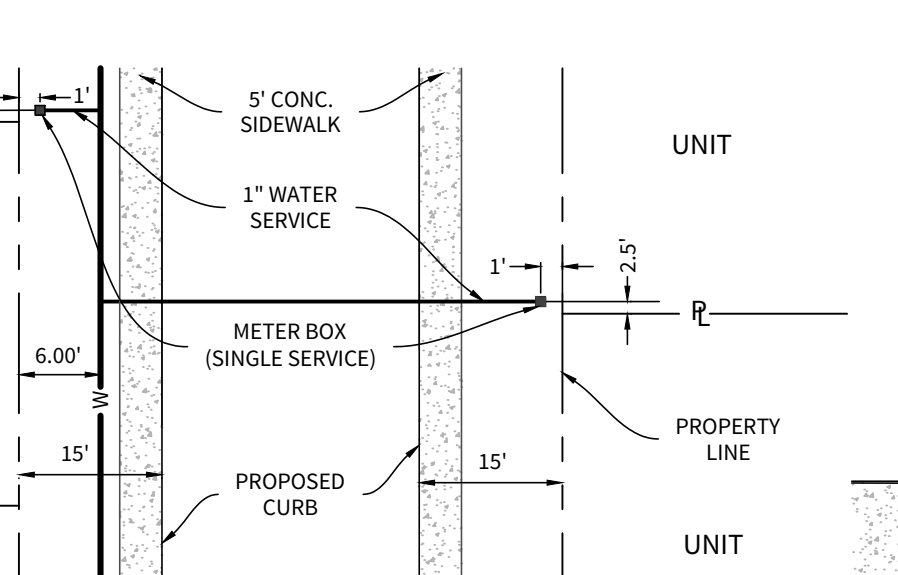
- PRIOR TO THE-INS ANY SHUTDOWNS OF EXISTING MAINS OF ANY SIZE MUST BE COORDINATED WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT LEAST ONE WEEK IN ADVANCE OF THE SHUTDOWN. THE CONTRACTOR MUST ALSO PROVIDE A SEQUENCE OF WORK AS LISTED IN THE TIE-IN SHEET TO SAWS AND THE PROJECT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEQUENCE THE WORK ACCORDINGLY.
  - FOR WATER MAINS 12" OR HIGHER, SAWS EMERGENCY OPERATIONS CENTER (210) 233-2044
- ASBESTOS CEMENT (AC) PIPE, ALSO KNOWN AS TRANSITE PIPE WHICH IS KNOWN TO CONTAIN ASBESTOS-CONTAINING MATERIAL (ACM), MAY BE LOCATED WITHIN THE PROJECT LIMITS. SPECIAL WASTE MANAGEMENT PROCEDURES AND HEALTH AND SAFETY REQUIREMENTS WILL BE APPLICABLE WHEN REMOVAL AND/OR DISTURBANCE OF THIS PIPE OCCURS. SUCH WORK IS TO BE MADE UNDER SPECIAL SPECIFICATION ITEM NO. 3000, "SPECIAL SPECIFICATION FOR HANDLING ASBESTOS CEMENT PIPE".
- VALVE REMOVAL WHERE THE CONTRACTOR IS TO ABANDON A WATER MAIN, THE CONTROL VALVE LOCATED ON THE ABANDONING BRANCH WILL BE REMOVED AND REPLACED WITH A CAP/PLUG (INSP).
- SUITABLE ANCHORAGE/THRUST BLOCKING OR JOINT RESTRAINT SHALL BE PROVIDED AT ALL OF THE FOLLOWING MAIN LOCATIONS: DEAD ENDS, PLUGS, CAPS, TEES, CROSSES, VALVES, AND BENDS, IN ACCORDANCE WITH THE STANDARD DRAWINGS DD-839 SERIES AND ITEM NO. 839, IN THE SAWS STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- ALL VALVES SHALL READ "OPEN RHT".
- PIPS REQUIRED: CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF \_\_\_\_\_ FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS ABOVE \_\_\_\_\_ FEET. THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. NO DUAL SERVICES ALLOWED FOR ANY LOTS! IF "TRY IS" ARE REQUIRED FOR SUCH LOTS, ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).
- PIPE DISINFECTION WITH DRY HTN FOR PROJECTS LESS THAN 800 LINEAR FEET (ITEM NO. 8473): MAINS SHALL BE DISINFECTED WITH DRY HTN WHERE SHOWN IN THE CONTRACT DOCUMENTS OR AS DIRECTED BY THE INSPECTOR, AND SHALL NOT EXCEED A TOTAL LENGTH OF 800 FEET. THIS METHOD OF DISINFECTION WILL ALSO BE FOLLOWED FOR MAIN REPAIRS. THE CONTRACTOR SHALL UTILIZE ALL APPROPRIATE SAFETY MEASURES TO PROTECT HIS PERSONNEL DURING DISINFECTION OPERATIONS.
- BACKFLOW PREVENTION DEVICES:
  - ALL IRRIGATION SERVICES WITHIN RESIDENTIAL AREAS ARE REQUIRED TO HAVE BACKFLOW PREVENTION DEVICES.
  - ALL COMMERCIAL BACKFLOW PREVENTION DEVICES MUST BE APPROVED BY SAWS PRIOR TO INSTALLATION.
- FINAL CONNECTION TO THE EXISTING WATER MAIN SHALL NOT BE MADE UNTIL THE WATER MAIN HAS BEEN PRESSURE TESTED, CHLORINATED, AND SAWS HAS RELEASED THE MAIN FOR TIE-IN AND USE.
- DIVISION VALVES, DIVISION VALVES SHOWN ON PLANS OR NOT SHOWN ON PLANS BUT FOUND IN THE FIELD SHALL ONLY BE OPERATED BY SAWS DISTRIBUTION AND COLLECTION STAFF AND ONLY WITH PRIOR WRITTEN APPROVAL OF THE SAWS DIRECTOR OF PRODUCTION AND OPERATIONS AND PROPER COORDINATION WITH ALL SAWS DEPARTMENTS. CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE INSPECTOR A MINIMUM OF TWO WEEKS IN ADVANCE TO START THE COORDINATION PROCESS AND WILL BE INFORMED BY THE INSPECTOR WHEN THE DIVISION VALVE WILL BE OPERATED BY THE SAWS DISTRIBUTION AND COLLECTION STAFF. THE DIVISION VALVE CAN ONLY BE OPERATED BY SAWS DISTRIBUTION AND COLLECTION STAFF MEMBER NOT THE INSPECTOR OR THE CONTRACTOR. OPERATION OF DIVISION VALVES WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE SAWS DISTRIBUTION AND COLLECTION STAFF WILL CONSTITUTE A MATERIAL BREACH OF ANY WRITTEN SAWS CONTRACT OR PERMIT IN ADDITION TO SUBJECTING THE CONTRACTOR TO LIABILITY FOR ANY AND ALL FINES, FEES, OR OTHER DAMAGES, DIRECT OR CONSEQUENTIAL, THAT MAY ARISE FROM OR BE CAUSED BY THE OPERATION OF THE VALVE WITHOUT PRIOR WRITTEN PERMISSION. PLEASE BE AWARE THAT THE APPROVAL OF THE OPERATION OR OPENING OR CLOSING OF A DIVISION VALVE CAN TAKE SEVERAL WEEKS FOR APPROVAL. DIVISION VALVES WILL ALSO HAVE A VALVE TO LABEL DIVISION VALVE AND A LOCKING MECHANISM INSTALLED WITH A KEY. THE LOCK AND KEY MECHANISM WILL BE PAID FOR BY THE CONTRACTOR BUT WILL BE INSTALLED BY SAWS DISTRIBUTION AND COLLECTION STAFF.

**TRENCH EXCAVATION PROTECTION**

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



**WATER METER BOX LOCATION (60' R.O.W.)**  
 N.T.S.



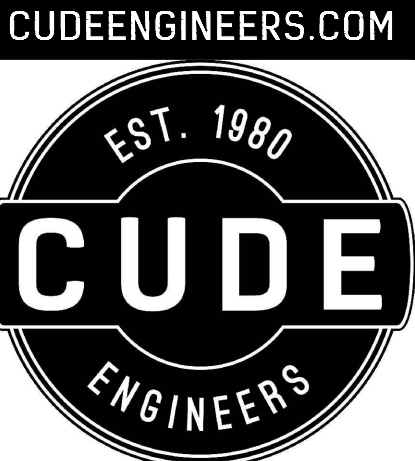
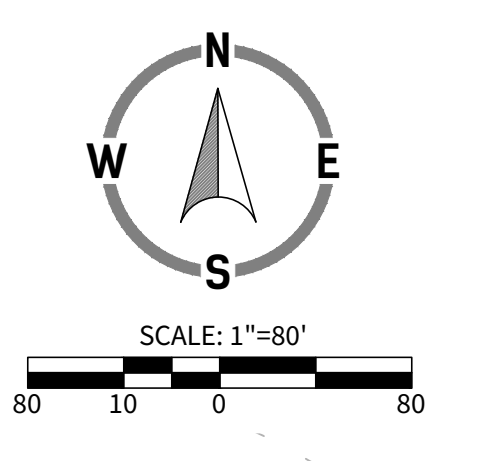
**PRESSURE ZONE 1125 HDL**

Developer's Name	MERITAGE HOMES OF TEXAS, L.L.C.		
Developer's Address	2722 WEST BITTERS ROAD, SUITE 200		
City	SAN ANTONIO	State	TX
Zip	78231		
Phone #	(210) 298-4294	Fax #	
SAWS Block Map #	N/A	Total EDUs	145
Total Linear Footage of Pipe	3" W - 6,027 L.F.	Plat No.	COMAL COUNTY
Number of Lots	12 LOTS (146 UNITS)	SAWS Job No.	26-1052

**LOCAL RESIDENTIAL FIRE HYDRANT DETAIL (5' SIDEWALK)**  
 N.T.S.



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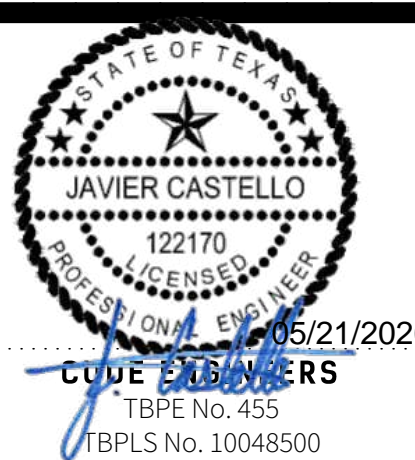


4122 Pond Hill Road, Suite 101  
 San Antonio, Texas 78231  
 P:(210) 681.2951 F:(210) 523.7112

**CONTESSA SUBDIVISION**  
**UNIT 2**  
 ONSITE WATER DISTRIBUTION PLAN

DATE: 05/21/2026  
 PROJECT NO.: 04343.005  
 DRAWN BY: CG/JG/RG/AG  
 CHECKED BY: JC

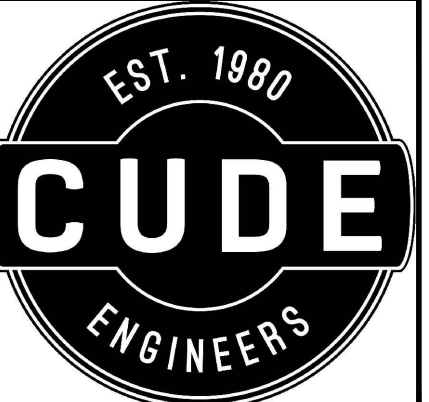
REVISIONS  
 DATE



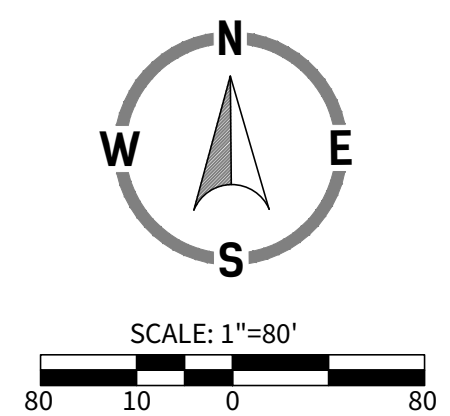
**CUDE ENGINEERS**  
 T/PE No. 455  
 B/PL No. 10048500

**C38**  
 CUDEENGINEERS.COM

REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.



4122 Pond Hill Road, Suite 101  
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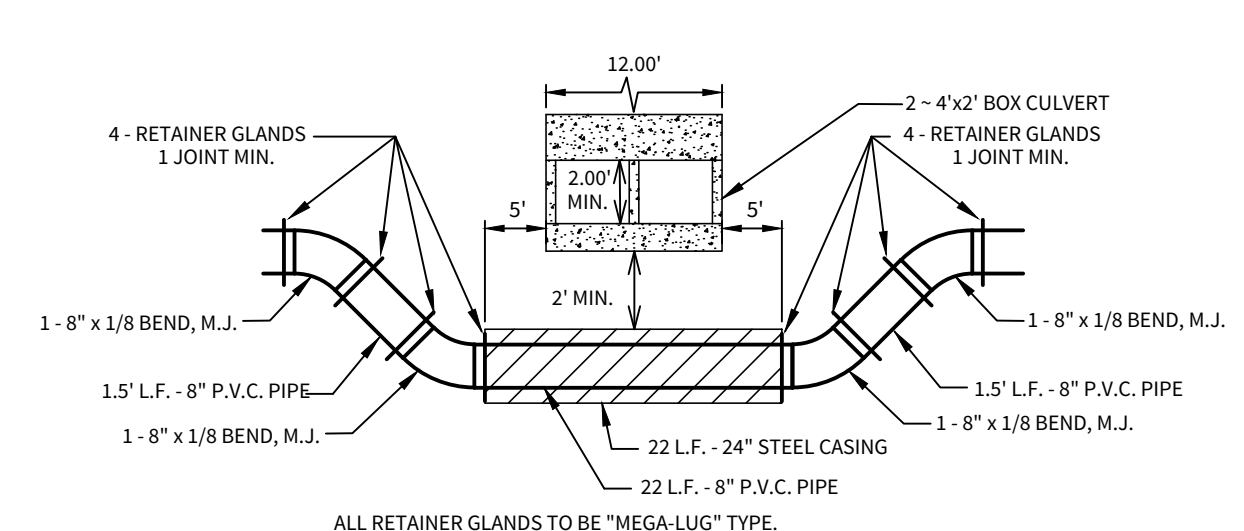
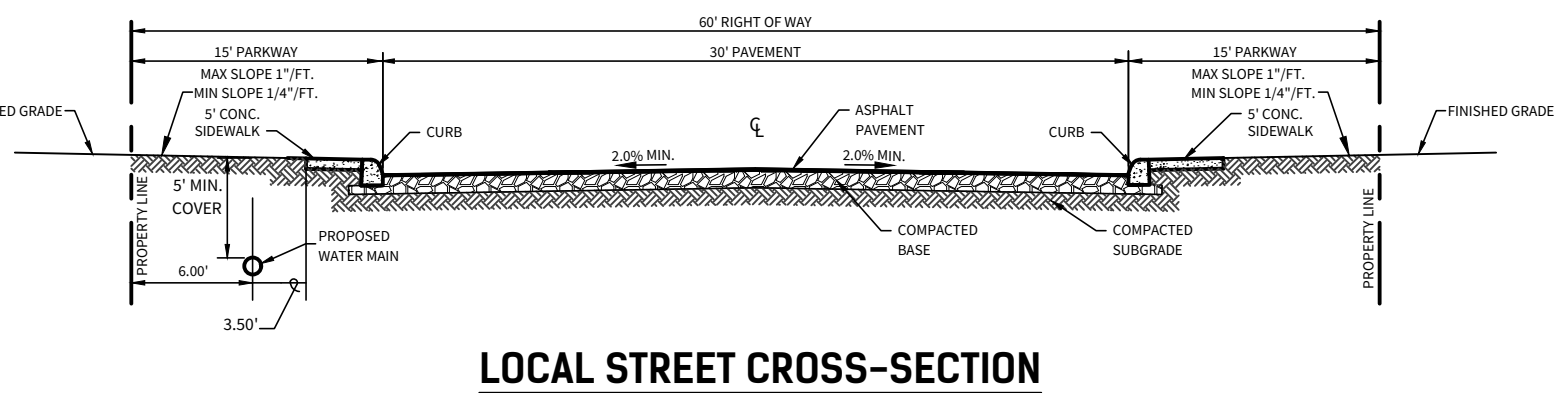
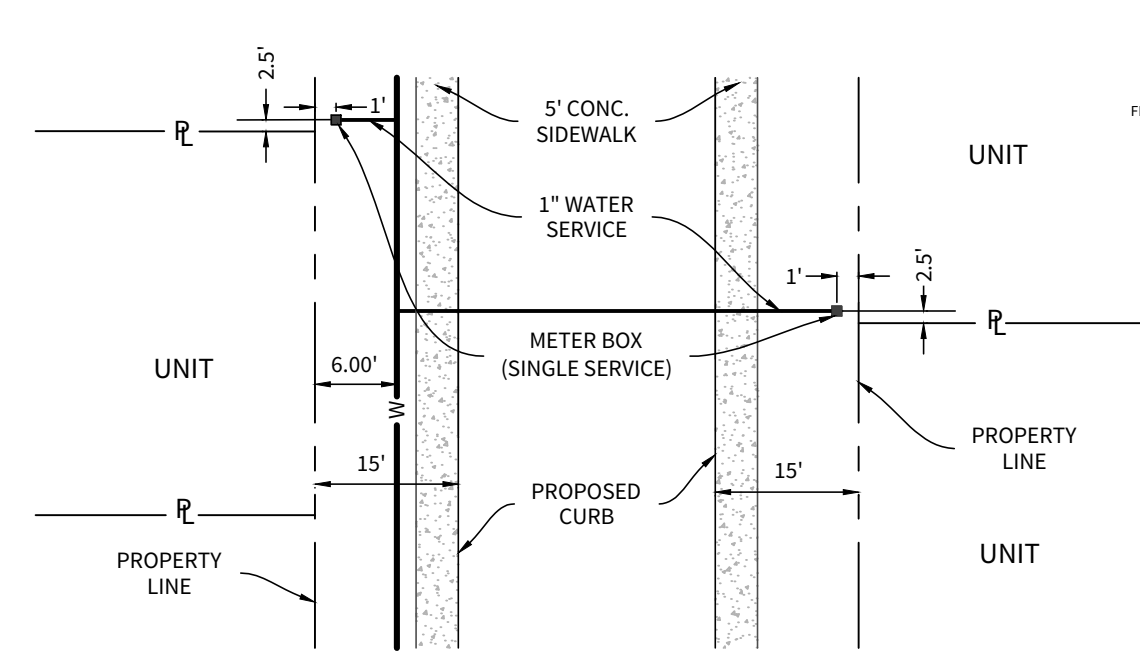
CONTESSA SUBDIVISION  
UNIT 2  
CONDUIT PLAN

DATE  
05/21/2026  
PROJECT NO.  
04343.005  
DRAWN BY  
CG/JG/LJ/TC  
CHECKED BY  
XV/AL

REVISIONS table with columns for DATE and REVISIONS.

05/12/2026  
CUDE ENGINEERS  
TBPE No. 455  
TBPLS No. 10048500

- NOTES:
1. ALL 8" PVC SHALL BE C-900 CLASS 235 DR 18.
2. SAWS SHALL MACHINE CHLORINATE ALL NEW WATER MAINS.
3. CONTRACTOR SHALL NOTIFY ENGINEER AND COMAL COUNTY TREE INSPECTIONS DEPARTMENT PRIOR TO THE REMOVAL OF ANY TREES. DAMAGE TO ANY PROTECTED TREES WILL BE MITIGATED AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL MAINTAIN A MINIMUM DEPTH OF 5 FEET ON ALL 8" MAINS.
5. CONTRACTOR SHALL REFERENCE GRADING PLAN FOR FUTURE GRADES OF STREETS FOR CORRECT DEPTH INSTALLATION OF THE OFFSITE WATER MAINS.
6. ALL WATER SERVICES SHALL BE 3/4" HDPE DR 11 SERVICE WITH 3/8" METER UNLESS OTHER WISE NOTED.
7. ALL WATER SERVICE CROSSINGS TO BE ENCASED WITH A MINIMUM 2" PVC PER COMAL COUNTY TYPICAL UTILITY ROAD CROSSING DETAIL.
8. WATER MAIN CROSSING MUST BE ENCASED IN AN APPROPRIATE UP-SIZED PVC CASING EXTENDED OUTSIDE THE LIMITS OF THE BACK OF CURB PER COMAL COUNTY UTILITY ROAD CROSSING REQUIREMENTS.

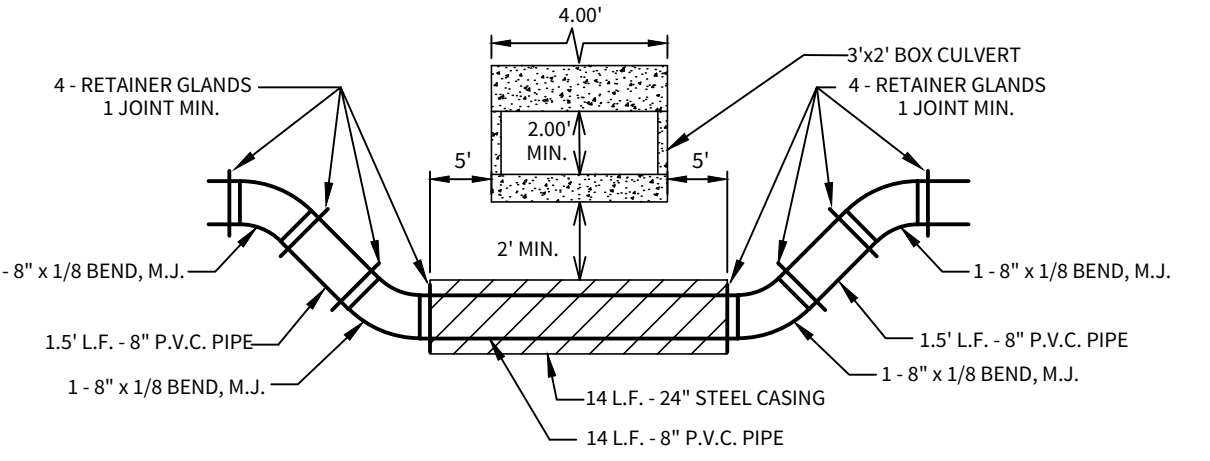
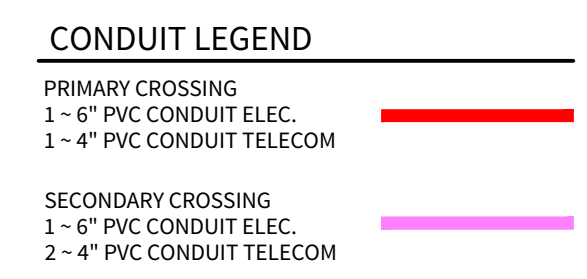


WATER / DRAIN "E" CROSSING DETAIL SIDE VIEW (THIS DETAIL IS VERTICAL ONLY, NOT HORIZONTAL.) (N.T.S.)

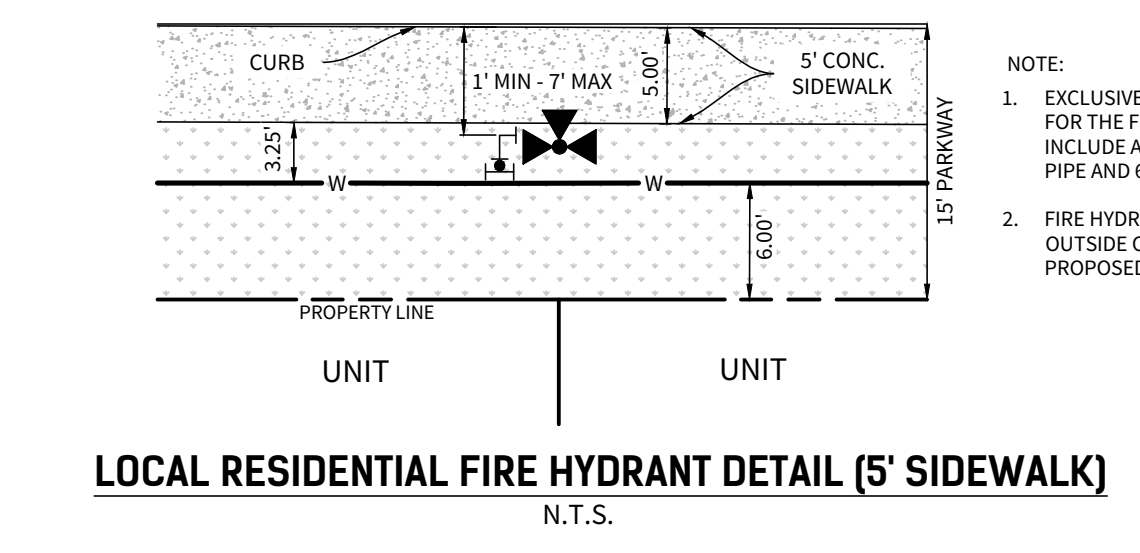
TRENCH EXCAVATION PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS.

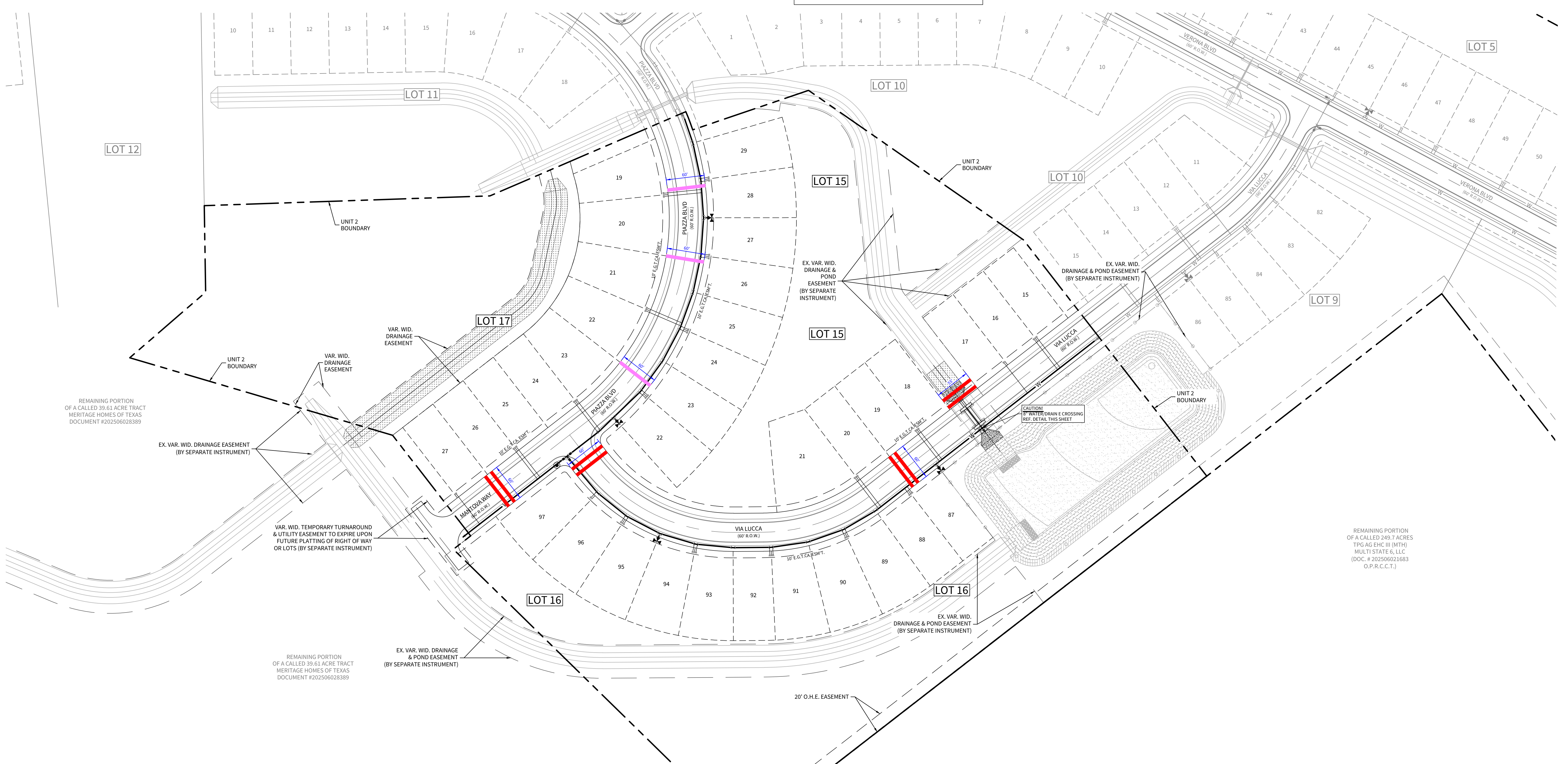
CAUTION!! EXISTING UTILITIES ARE WITHIN THE LIMITS OF CONSTRUCTION. CONTRACTORS SHALL EXERCISE EXTRA CARE IN DIGGING ANY TRENCH FOR PROPOSED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE, VERIFY THE EXACT LOCATION & IDENTIFY AREA OF CONFLICTS WITH EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER IF CONFLICT IS FOUND.



WATER / DRAIN "M" CROSSING DETAIL SIDE VIEW (THIS DETAIL IS VERTICAL ONLY, NOT HORIZONTAL.) (N.T.S.)



LOCAL RESIDENTIAL FIRE HYDRANT DETAIL (5' SIDEWALK) N.T.S.



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