

REVISIONS	DATE	DESCRIPTION

PLAT 1 OF 2
DPEG ZARZAMORA
LOOP 410 SOUTH & STRECH AVE.
SAN ANTONIO, TEXAS 78221

DESIGN	DRAWN	CHKD
JCM	JCM	WOS
DATE:	03/02/2026	
SCALE:		
JOB NO.	250503-01-001	
SHEET NO.	CS0.1	

PLAT NO. 24-11800441

REPLAT & SUBDIVISION PLAT
ESTABLISHING
DPEG ZARZAMORA

THIS PLAT CONSISTING OF 59.22 ACRES, BEING ALL OF AN 11.020-ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 20220287985 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 0.498 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 20240062219 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 3.885 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 20240062246, A 2.905 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 20220287985 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 1.460 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 20220287985 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING ALL OF LOT 23, NEW CITY BLOCK 11139, CHAVANEAUX SPREAD SUBDIVISION AS SHOWN BY PLAT OF RECORD IN VOLUME 7500 AT PAGE 61 OF THE PLAT RECORDS OF BEXAR COUNTY TEXAS AND ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22, NEW CITY BLOCK 11139, LAKESIDE TERRACE SUBDIVISION AS SHOWN BY PLAT OF RECORD IN VOLUME 3535 AT PAGE 113 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHES DPEG ZARZAMORA SUBDIVISION, LOT 1, BLOCK 3, NEW CITY BLOCK 11139 AND LOTS 1, 24, 25 AND 26, NEW CITY BLOCK 11139.



8122 DATAPoint RD., STE. 202
 SAN ANTONIO, TEXAS 78229
 PHONE: 210-298-1600
 EMAIL: BSCHOCK@BOWMAN.COM
 TBPES Registration No.: F-14309

PROJECT ENGINEER:
SINCLAIR LAND SURVEYING, INC.
 3411 MAGIC DRIVE
 SAN ANTONIO, TEXAS 78229
 210-341-1518
 TBPES FIRM NO. 10089000
 JOB NUMBER: S-202475978
 FEBRUARY 2026

STATE OF TEXAS
 COUNTY OF FORT BEND

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE OR THROUGH AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DPEG ZARZAMORA, LLC
 PRESIDENT: NADYRSHAH DHANANI
 11333 FOUNTAIN LAKE DRIVE
 STAFFORD, TX 77477
 281-561-5135

STATE OF TEXAS
 COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NADYRSHAH DHANANI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE
 THIS _____ DAY OF _____, 2026.

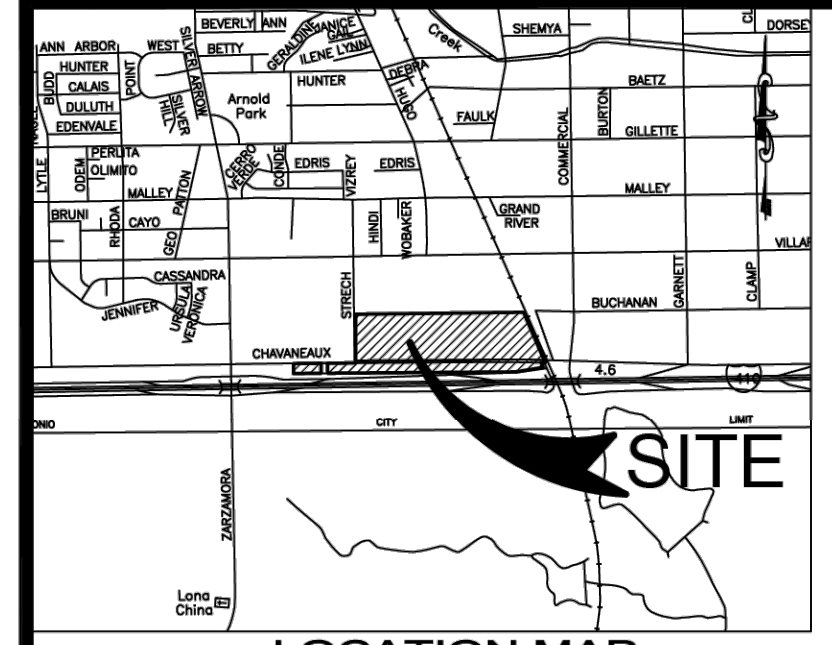
NOTARY PUBLIC
 FORT BEND COUNTY, TEXAS

THIS PLAT OF DPEG ZARZAMORA HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., 2026.

BY: _____
 CHAIRMAN

BY: _____
 SECRETARY



LOCATION MAP
 NOT TO SCALE

- LEGEND:
- = FOUND 1/2" IRON BAR WITHOUT A CAP
 - = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS RPLS 5142" FOUND SET IN THE GROUND
 - = 1/2" IRON BAR WITH A YELLOW CAP MARKED "PAPE-DANSON" FOUND SET IN THE GROUND
 - = FOUND 2" IRON PIPE
 - TELE. = TELEPHONE
 - ELEC. = ELECTRIC
 - CATV = CABLE TELEVISION
 - N = NORTHING
 - E = EASTING
 - (7) = FIELD BEARING
 - (P) = PLAT BEARING
 - R.O.M. = RIGHT-OF-WAY
 - VOL. = VOLUME
 - PG.(S) = PAGE(S)
 - DOC. = DOCUMENT
 - NO. = NUMBER
 - N.C.B. = NEW CITY BLOCK
 - D.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - CL = CENTERLINE

COMMON AREA MAINTENANCE NOTE:

1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELT, PARKS, TREE SAVE AREAS, INCLUDING LOT 800, BLOCK 3, NCB 11139, LOT 901, NCB 11139, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

MISDEVELOPER EDU. NOTE:

THE NUMBER OF WASTEWATER EQUIPMENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

IMPACT FEE NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

SURVEYORS NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SLS RPLS 5142" UNLESS NOTED OTHERWISE.
- ALL COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1983 (NAD2011). GRID DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS TO CONVERT SURFACE DISTANCES TO GRID, APPLY A CORRECTION SCALE FACTOR OF 1.000170.
- DIMENSIONS SHOWN ARE SURFACE.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 605 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, 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.

CPS/SNWS/COGA/UTILITY NOTE:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- FOR SINGLE FAMILY RESIDENTIAL INCLUDE THE FOLLOWING:
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 480290566P, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

FIRE NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

MULTIPLE PAGE NOTE:

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 605 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, 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.

CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C1	110.00'	130.00'	48°29'57"	N 32° 52' 06"	106.75'
C2	39.67'	70.00'	32°28'00"	N 40° 52' 37"	39.14'
C3	124.97'	130.00'	85°04'48"	N 29° 34' 14"	120.21'
C4	49.75'	70.00'	40°43'05"	N 36° 45' 05"	48.71'
C5	700.00'	680.00'	58°56'53"	S 80° 52' 42"	669.50'
C6	683.83'	620.00'	63°11'39"	S 58° 46' 19"	649.69'
C7	37.23'	25.00'	85°18'58"	N 42° 17' 19"	33.86'
C8	7.35'	5.00'	84°13'17"	N 42° 50' 08"	6.71'
C9	7.53'	5.00'	86°15'27"	N 42° 24' 14"	6.84'
C10	37.16'	25.00'	85°09'48"	N 42° 57' 03"	33.83'
C11	24.37'	17.00'	82°08'18"	N 41° 26' 17"	22.34'
C12	24.37'	17.00'	82°08'18"	S 41° 26' 17"	22.34'

LINE #	LENGTH	DIRECTION
L1	14.96'	N 48° 00' 11" E
L2	23.84'	N 36° 58' 37" W
L3	12.67'	S 40° 03' 49" E
L4	14.19'	N 44° 39' 28" E
L5	14.17'	S 45° 20' 32" E
L6	361.11'	S 0° 35' 40" E
L7	357.41'	N 0° 35' 40" W
L8	6.50'	S 40° 03' 49" E
L9	419.69'	S 80° 51' 26" W
L10	83.80'	S 89° 34' 56" W
L11	72.07'	N 0° 22' 22" W
L12	315.85'	N 84° 56' 47" E
L13	33.80'	N 0° 43' 30" E
L14	314.61'	N 83° 31' 51" W
L15	94.44'	N 0° 22' 09" W
L16	187.28'	N 83° 30' 28" W
L17	2.97'	N 0° 22' 09" W
L18	462.55'	N 89° 34' 14" E
L19	22.80'	N 89° 37' 51" E
L20	186.20'	S 28° 18' 13" W
L21	16.53'	S 89° 41' 04" W
L22	45.00'	N 0° 18' 56" W
L23	18.30'	N 89° 41' 04" E
L24	134.92'	N 28° 18' 13" E
L25	80.00'	S 0° 25' 46" E
L26	340.15'	N 89° 37' 51" E
L27	1705.48'	S 89° 37' 51" W
L28	5.00'	S 0° 22' 09" E
L29	373.48'	S 89° 37' 51" W
L30	5.00'	S 0° 22' 09" E
L31	414.83'	S 89° 37' 51" W
L32	30.00'	N 0° 22' 09" E
L33	773.67'	N 89° 37' 51" E
L34	80.03'	N 1° 03' 59" E
L35	30.01'	N 89° 37' 51" E
L36	80.03'	S 1° 03' 59" W
L37	293.27'	N 89° 37' 51" E
L38	80.00'	N 0° 22' 09" W
L39	30.00'	N 89° 37' 51" E
L40	80.00'	S 0° 22' 09" E
L41	948.72'	N 89° 37' 51" E
L42	80.00'	N 0° 23' 44" W
L43	153.47'	N 0° 23' 42" W
L44	417.62'	N 89° 37' 51" E
L45	153.12'	S 0° 21' 54" E
L46	153.03'	N 0° 20' 12" W
L47	30.00'	N 89° 37' 51" E
L48	14.00'	N 1° 03' 59" E
L49	30.01'	N 89° 37' 51" E
L50	14.00'	S 1° 03' 59" W
L51	14.00'	N 0° 22' 09" E
L52	30.00'	N 89° 37' 51" E
L53	14.00'	S 0° 22' 09" W
L54	14.00'	N 0° 22' 09" E
L55	29.99'	N 89° 34' 14" E
L56	14.00'	S 0° 22' 09" W

NOT TO SCALE
 (FOR REFERENCE ONLY)

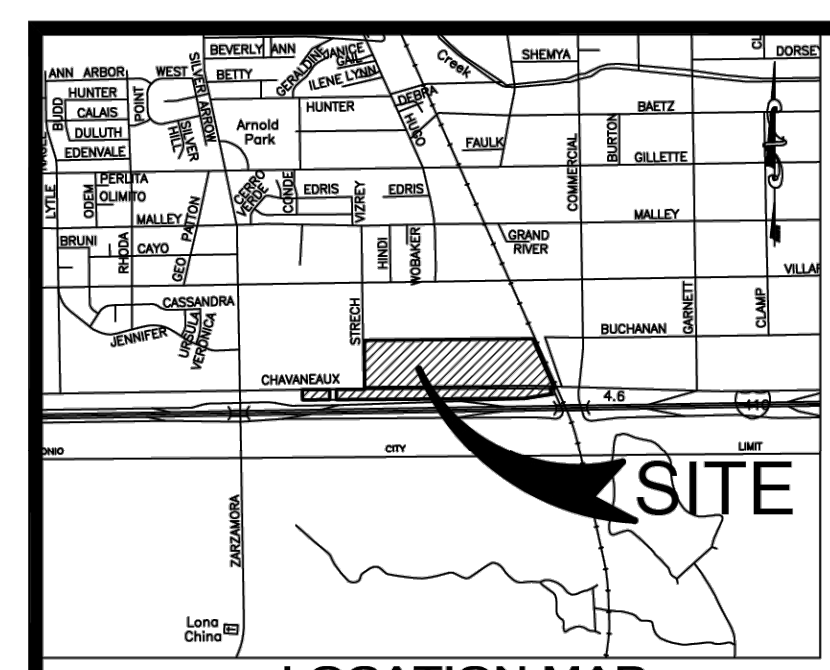
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ALL EXISTING CONDITIONS INFORMATION DEPICTED IN THESE PLANS INCLUDING PROPERTY BOUNDARIES, EASEMENTS, GRADE ELEVATIONS, PAVING LIMITS, AND UTILITIES ARE BASED ON THE CONSTRUCTION PLANS FOR THE DHANANI WAY PUBLIC ROAD IMPROVEMENTS INFRASTRUCTURE, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, CITY PROJECT NO. CIVIL-250503-01, PREPARED BY BOWMAN CONSULTING (8122 DATAPoint RD., SUITE 202, SAN ANTONIO, TEXAS 78229 (TEL. NO. 210-298-1600)), CONTRACTOR TO INSPECT THE SITE PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY EXISTING SITE CONDITIONS AND BENCHMARK INFORMATION AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

Developer's Name: DPEG ZARZAMORA, LLC
 Address: 11333 FOUNTAIN LAKE DRIVE
 City: STAFFORD State: TX ZIP: 77477
 Phone#: (866) 342-6264 FAX# : -
 SAWS Block Map#: N/A Total EDUs: 4 Total Acreage: 57.75 AC.
 Total Linear Footage of Pipe: ±3,715 L.F. 8" SDR 26 PVC Plat no. 24-11800441
 Number of Lots: 4 SAWS JOB NO. 25-1503



V:\250503 - DPEG\250503-01-001 (ENG) - Zarzamora\Engineering\Drawings\SEWER\PLAT.dwg, 03.3 PLAT SHIT 2 OF 2, March 02, 2026, 8:14 AM, alternandaz



LEGEND:

- FOUND 1/2" IRON BAR WITHOUT A CAP
- 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS RPLS 5142" FOUND SET IN THE GROUND
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- ELEC. = ELECTRIC
- CATV = CABLE TELEVISION

PROJECT ENGINEER:

Bowman
8122 DATAPoint RD., STE. 202
SAN ANTONIO, TEXAS 78229
PHONE: 210-298-1600
EMAIL: BSCHOCK@BOWMAN.COM
TBPE Registration No.: F-14309

PROJECT SURVEYOR:

SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
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210-541-4515
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JOB NUMBER: S-202475978
FEBRUARY 2026

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WASTEWATER EDU NOTE:

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SURVEYOR'S NOTES:

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3. DIMENSIONS SHOWN ARE SURFACE.

CPS/SAWS/COGA/UTILITY NOTE:

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2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

FOR SINGLE FAMILY RESIDENTIAL INCLUDE THE FOLLOWING:

4. CONCRETE DRAINWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

TXDOT NOTE:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL," THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 3 ACCESS POINTS ALONG LOOP 410 SOUTH BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 3701.36'.

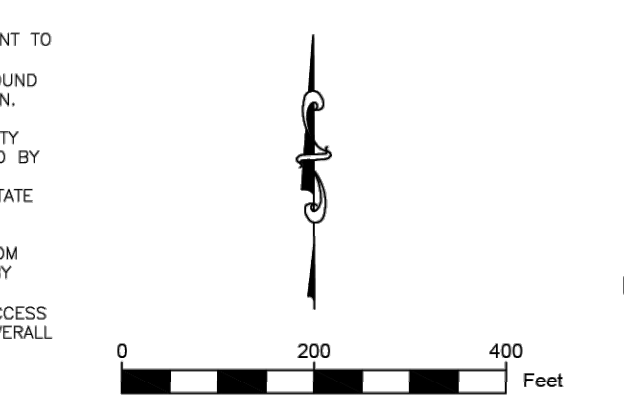
PLAT NOTE:

1. PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

2. SEE PAGE 1 FOR LINE AND CURVE TABLES.

SIDWATER NOTE:

1. STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE USE OF DETENTION (FUD) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR THE PROPERTY OWNER'S ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



PLAT NO. 24-11800441

REPLAT & SUBDIVISION PLAT ESTABLISHING DPEG ZARZAMORA

THIS PLAT CONSISTING OF 59.22 ACRES, BEING ALL OF AN 11.020-ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 20220287985 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 0.49 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 2024062219 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 3.885 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 2024062246, A 2.905 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 20220287985 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 1.480 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 20220287985 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING ALL OF LOT 23, NEW CITY BLOCK 11139, CHAVANEUX SPREAD SUBDIVISION AS SHOWN BY PLAT OF RECORD IN VOLUME 7500 AT PAGE 61 OF THE PLAT RECORDS OF BEXAR COUNTY TEXAS AND ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22, NEW CITY BLOCK 11139, LAKESIDE TERRACE SUBDIVISION AS SHOWN BY PLAT OF RECORD IN VOLUME 3535 AT PAGE 113 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHES DPEG ZARZAMORA SUBDIVISION, LOT 1, BLOCK 3, NEW CITY BLOCK 11139 AND LOTS 1, 24, 25 AND 26, NEW CITY BLOCK 11139.

STATE OF TEXAS
COUNTY OF FORT BEND

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DPEG ZARZAMORA, LLC
PRESIDENT: MADYSSHAH DHANANI
11333 FOUNTAIN LAKE DRIVE
STAFFORD, TX 77477
281-361-3135

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MADYSSHAH DHANANI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE
THIS ____ DAY OF _____, 2026.

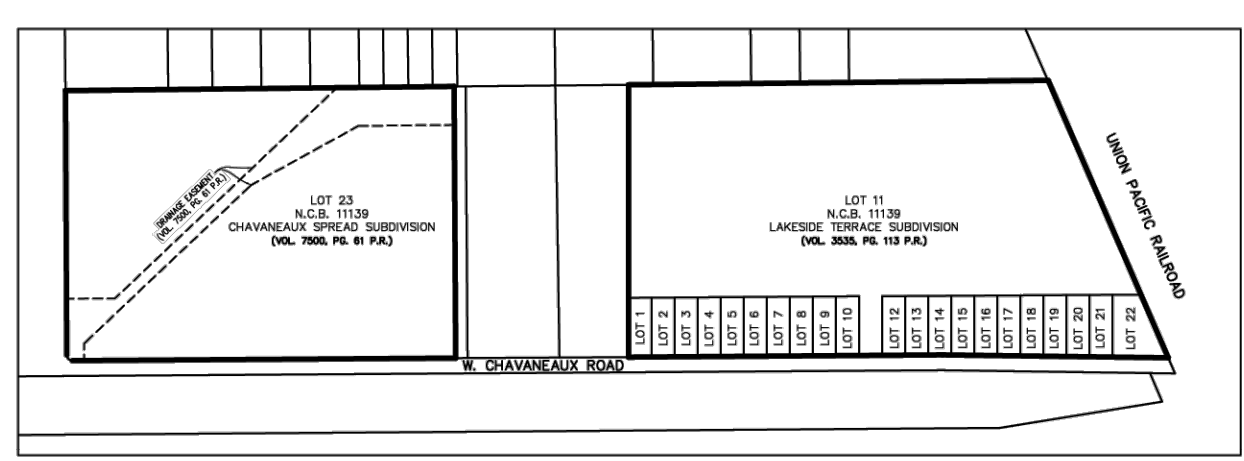
NOTARY PUBLIC
FORT BEND COUNTY, TEXAS

THIS PLAT OF DPEG ZARZAMORA HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., 2026.

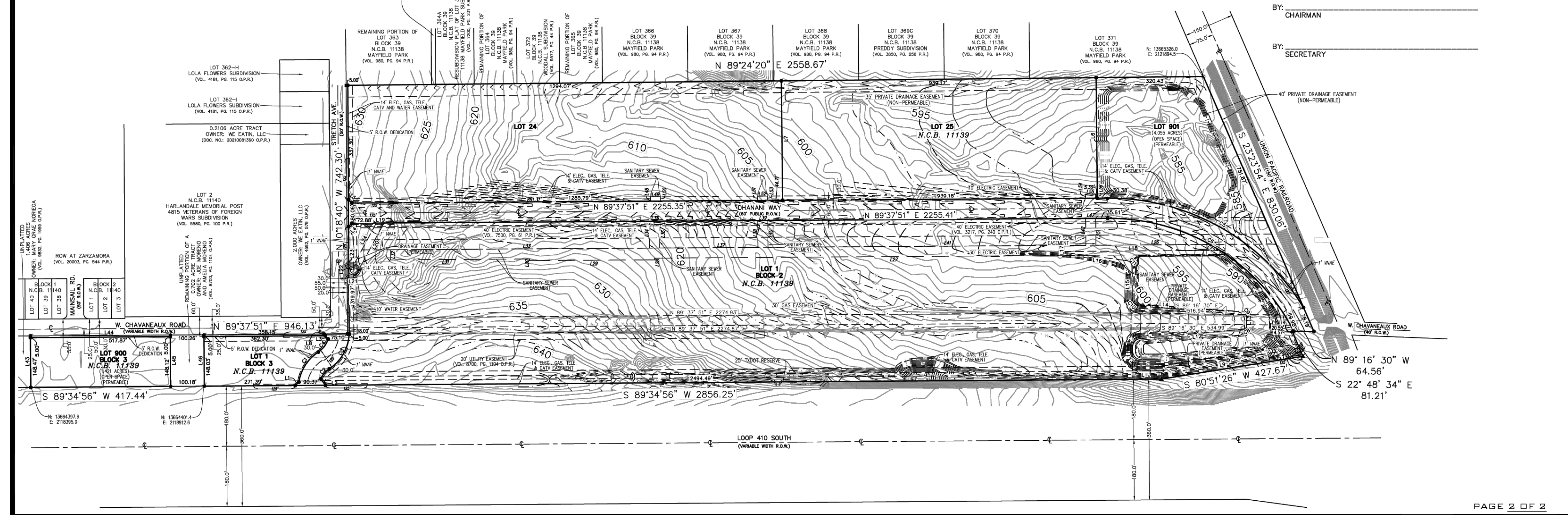
BY: _____
CHAIRMAN

BY: _____
SECRETARY



AREA BEING REPLATTED THROUGH PUBLIC HEARING

1:500 SCALE
THE AREA BEING REPLATTED (36.765 ACRES) WAS PREVIOUSLY PLATTED AS
CHAVANEUX SPREAD SUBDIVISION
RECORDED IN
VOLUME 7500, PAGE 61 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS
AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19,
20, 21 AND 22, NEW CITY BLOCK 11139
LAKESIDE TERRACE SUBDIVISION
RECORDED IN
VOLUME 3535, PAGE 113 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS



NOT TO SCALE (FOR REFERENCE ONLY)

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ALL EXISTING CONDITIONS INFORMATION DEPICTED IN THESE PLANS INCLUDING PROPERTY BOUNDARIES, EASEMENTS, GRADE ELEVATIONS, PAVING LIMITS, AND UTILITIES ARE BASED ON THE CONSTRUCTION PLANS FOR THE DHANANI WAY PUBLIC ROAD IMPROVEMENTS INFRASTRUCTURE, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, CITY PROJECT NO. CIVIL-250503-01, PREPARED BY BOWMAN CONSULTING (8122 DATAPoint RD., SUITE 202, SAN ANTONIO, TEXAS 78229 (TEL. NO. 210-298-1600)), CONTRACTOR TO INSPECT THE SITE PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY EXISTING SITE CONDITIONS AND BENCHMARK INFORMATION AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

Developer's Name: DPEG ZARZAMORA, LLC
Address: 11333 FOUNTAIN LAKE DRIVE
City: STAFFORD State: TX ZIP: 77477
Phone# (866) 342-6264 FAX# -
SAWS Block Map#: N/A Total EDUs: 4 Total Acreage: 57.75 AC.
Total Linear Footage of Pipe: ±3,715 L.F. 8" SDR 26 PVC Plat no.: 24-11800441
Number of Lots: 4 SAWS JOB NO. 25-1503



Bowman
© 2025 Bowman Consulting Group, Ltd.
TBPE Firm Registration No.: F-003832
Phone: (210) 298-1600
Email: bschock@bowman.com
www.bowmanconsulting.com

REVISIONS	DATE	DESCRIPTION

PLAT 2 OF 2
DPEG ZARZAMORA
LOOP 410 SOUTH & STRETCH AVE.
SAN ANTONIO, TEXAS 78221

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF BIDDING REVIEW UNDER THE AUTHORITY OF JEROME PERALES, P.E. #94676 ON MARCH 5, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION, OR PERMIT PURPOSES.

DESIGN JCM DRAWN JCM CHKD WOS
DATE: 03/02/2026
SCALE:
JOB No. 250503-01-001
SHEET NO. CS0.2

SAWS CONSTRUCTION NOTES
COUNTER PERMIT AND GENERAL CONSTRUCTION PERMIT

General Section

- 1. 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 217 and "Public Drinking Water", TAC Title 30 Part 1 Chapter 290
B. Current TxDOT "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" (UECM).

- 7. 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.
8. All work in Texas Department of Transportation (TxDOT) and/or Bexar County right-of-way shall be done in accordance with respective construction specifications and permit requirements.
9. The Contractor shall comply with City of San Antonio or other governing municipality's tree ordinances when excavating near trees.
10. The Contractor shall not place any waste materials in the 100-year Flood Plain without first obtaining an approved Flood Plain Permit.
11. Holiday Work: Contractors will not be allowed to perform SAWS work on SAWS recognized holidays. Request should be sent to constworkreq@saws.org.

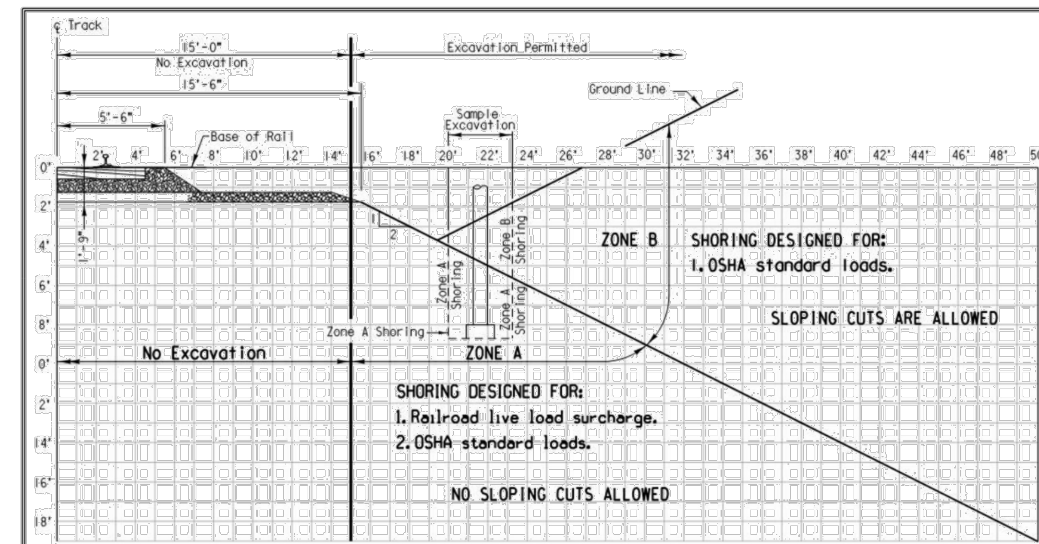
Water Section

- 1. Prior to tie-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 related to the tie-ins; this is at no additional cost to SAWS or the project and it is the responsibility of the Contractor to sequence the work accordingly.
2. 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".

- 3. 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 (NSPI)
4. 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.
5. All valves shall read "open right".
6. PRVs 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 below _____ 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 lot(s) if *PRV is/are required for such lot(s), only single service connections shall be allowed. *Note: A pressure regulator is also known as a pressure reducing valve (PRV).
7. Pipe Disinfection with Dry HTH for Projects less than 800 linear feet. (Item No. 847.3): Mains shall be disinfected with dry HTH 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 measure to protect his personnel during disinfection operations.
8. 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.
9. 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.
10. 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 a Division Valve without the express prior 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 informed 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 lid labeled Division Valve and a locking mechanism

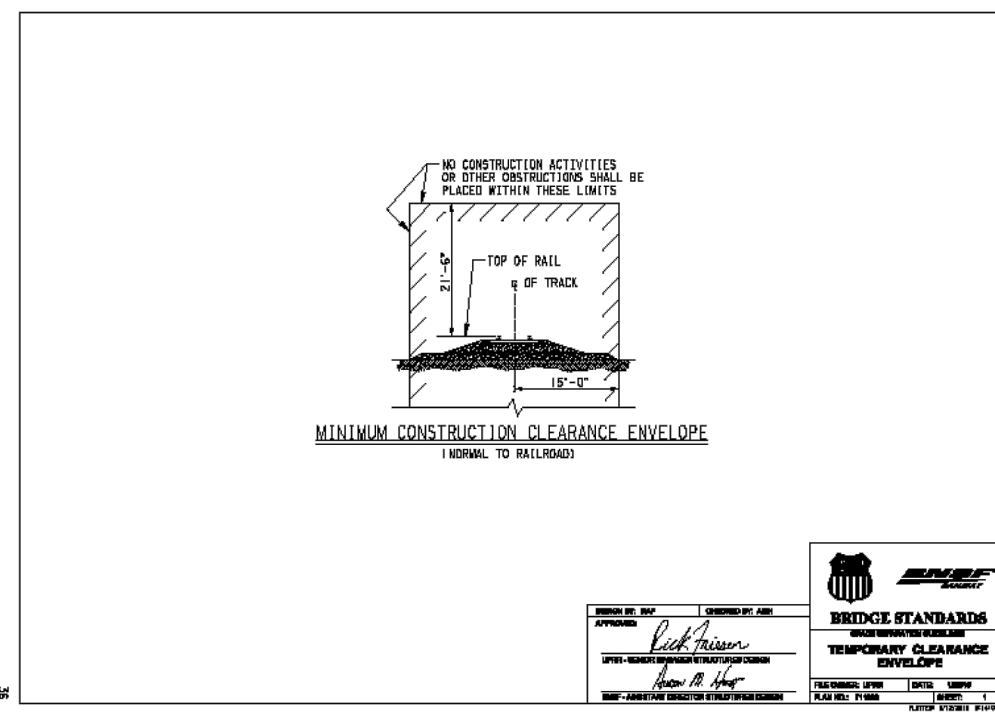
Railroad Pipeline or Culvert Accommodation Notes

- 1. The proposed project shall not increase the quantity and/or characteristics of the flow in the Railroad's ditches and/or drainage structures. This includes temporary construction conditions which may obstruct or re-route surface drainage with UPRR right-of-way.
2. The contractor must submit a proposed method of erosion and sediment control and have the method approved by the Railroad.
3. Regardless of underlying land ownership, all shoring systems that impact the Railroad's operations and/or supports the Railroad's embankment shall be designed and constructed per current UPRR-BNSF Guidelines for Temporary Shoring. The method of shoring permissible is dependent upon the availability of track windows, if any.
4. The Contractor shall submit and provide sufficient safety measures which protect unattended excavations to the Railroad for approval.
5. All demolitions within the Railroad's right-of-way and/or demolition that may impact the Railroad's tracks or operations shall be in compliance with the Railroad's Demolition Guidelines. Demolition activities shall be designed to cause no interruption to the Railroad's operation, enabling the track(s) to remain open to traffic per the Railroad's requirements. The method of demolition permissible is dependent upon the availability of track windows, if any.
6. Railroad requirements do not allow work within 50 feet of track centerline when a train passes the work site and all personnel must clear the area within 25 feet of the track centerline and secure all equipment.
7. The contractor shall adhere to the following culvert and pipeline construction requirements while within the Railroad's right-of-way.
a. The boring operation shall be progressed on a continuous (24/7) basis without stoppage until the leading edge of the pipe has completely passed under all track and through Zone A on each side as shown below:



- b. The front of the pipe shall be provided with mechanical arrangements or devices that will positively prevent the auger from leading the pipe so that no unsupported excavation is ahead of the pipe while within Zone A and under the tracks.
c. The auger and cutting head arrangement shall be removable from the within the pipe in the event an obstruction is encountered and needs to be removed.
d. The over-cut by the cutting head shall not exceed the outside diameter of the pipe (plus coating) by that approximately 1/2 inch, grouting or other methods approved by the Railroad, shall be employed to fill such voids.

- e. The face of the cutting edge shall be arranged to restrict an otherwise free flow material leading to over-excavating material ahead/above the pipe.
f. Work plans and description of the equipment to be used shall be submitted to the Railroad for approval and no work shall proceed until such approval is obtained.
g. Work plans shall detail all contingency measures required to eliminate disruptions to Railroad operations.
8. The elevation of the existing top-of-rail profile shall be verified before beginning construction. All discrepancies shall be brought to the attention of the Railroad prior to construction.
9. The contractor must submit a track and ground monitoring plan for Railroad review which complies with the current UPRR Guidelines for Track and Ground Monitoring. This plan shall detail the site-specific monitoring points, frequency of monitoring, and the contractor's contingency measures if settlement occurs with UPRR right-of-way.
a. The elevation of the existing top-of-rail profile shall be verified before beginning construction and at project closing.
b. As deemed necessary by the Railroad, continuous monitoring may be required as well as monitoring for 14 days after the installation. The contractor will be responsible for all costs associated with monitoring and restoring the track profile as necessary.
c. All discrepancies shall be brought to the attention of the Railroad.
10. The contractor must submit their utility abandonment plan which complies with the current UPRR Guidelines for Abandonment of Subsurface Utility Structures to the Railroad for review.
11. Email Before You Dig: Prior to excavation, disrupting, or working on the Railroad property the contractor shall locate and protect UPRR facilities sending requests to the UPRR "Call Before You Dig" (CBUD) email. Guidance can be found at the following web address: www.uprr.com/CBUD.
12. Construction activities are not allowed within the "Minimum Construction Clearance Envelope" as they would otherwise disrupt Railroad operations.



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.

Sewer Notes

- 1. The Contractor is responsible for ensuring that no Sanitary Sewer Overflow (SSO) occurs as a result of their work. All contractor personnel responsible for SSO prevention and control shall be trained on proper response. Should an SSO occur, the contractor shall:
A. Identify the source of the SSO and notify SAWS Emergency Operations Center (EOC) immediately at (210) 233-2014. Provide the address of the spill and an estimated volume or flow.
B. Attempt to eliminate the source of the SSO.
C. Contain sewage from the SSO to the extent of preventing a possible contamination of waterways.
D. Clean up spill site (return contained sewage to the collection system if possible) and properly dispose of contaminated soil/materials.
E. Clean the affected sewer mains and remove any debris.
F. Meet all post-SSO requirements as per the EPA Consent Decree, including line cleaning and televising the affected sewer mains (at SAWS direction) within 24 hours.

Should the Contractor fail to address an SSO immediately and to SAWS satisfaction, they will be responsible for all costs incurred by SAWS, including any fines from EPA, TCEQ and/or any other Federal, State or Local Agencies.

No separate measurement or payment shall be made for this work. All work shall be done according to guidelines set by the TCEQ and SAWS.

- 2. If bypass pumping is required, the Contractor shall perform such work in accordance with SAWS Standard Specification for Water and Sanitary Sewer Construction, Item No. 864, "Bypass Pumping".
3. Prior to tie-ins, any shutdowns of existing force mains of any size must be coordinated with the SAWS Construction Inspection Division at (210) 233-2973 at least one week in advance of the shutdown. The Contractor must also provide a sequence of work as related to the tie-ins; this is at no additional cost to SAWS or the project and it is the responsibility of the Contractor to sequence the work accordingly.
4. Sewer pipe where water line crosses shall be 160 psi and meet the requirements of ASTM D2241, TAC 217.53 and TCEQ 290.44(a)(4)(B). Contractor shall center a 20' joint of 160 psi pressure rated PVC at the proposed water crossing.
5. ELEVATIONS POSTED FOR TOP OF MANHOLES ARE FOR REFERENCE ONLY. It shall be the responsibility of the Contractor to make allowances and adjustments for top of manholes to match the finished grade of the project's improvements. (NSPI)
6. Spills, Overflows, or Discharges of Wastewater: All spills, overflows, or discharges of wastewater, recycled water, petroleum products, or chemicals must be reported immediately to the SAWS Inspector assigned to the Counter Permit or General Construction Permit (GCP). This requirement applies to every spill, overflow, or discharge regardless of size.

- 7. Manhole and all pipe testing (including the TV inspection) must be performed and passed prior to Final Field Acceptance by SAWS Construction Inspection Division, as per the SAWS Specifications For Water and Sanitary Sewer Construction.

- 8. All PVC pipe over 14 feet of cover shall be extra strength with minimum pipe stiffness of 115 psi.

Bowman logo and contact information: 8122 Datapoint RD, Suite 202, San Antonio, Texas 78229. Phone: (210) 298-1600. Email: bschock@bowman.com. www.bowmanconsulting.com

Table with columns: REVISION, DATE, DESCRIPTION. It is currently empty.

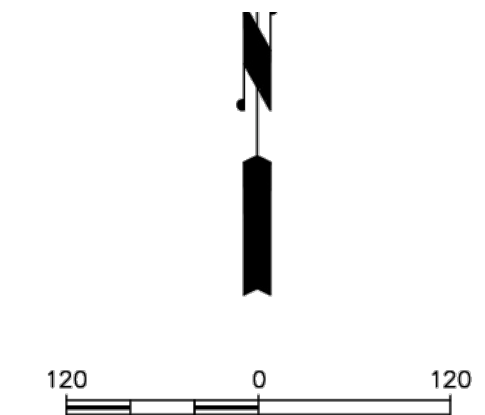
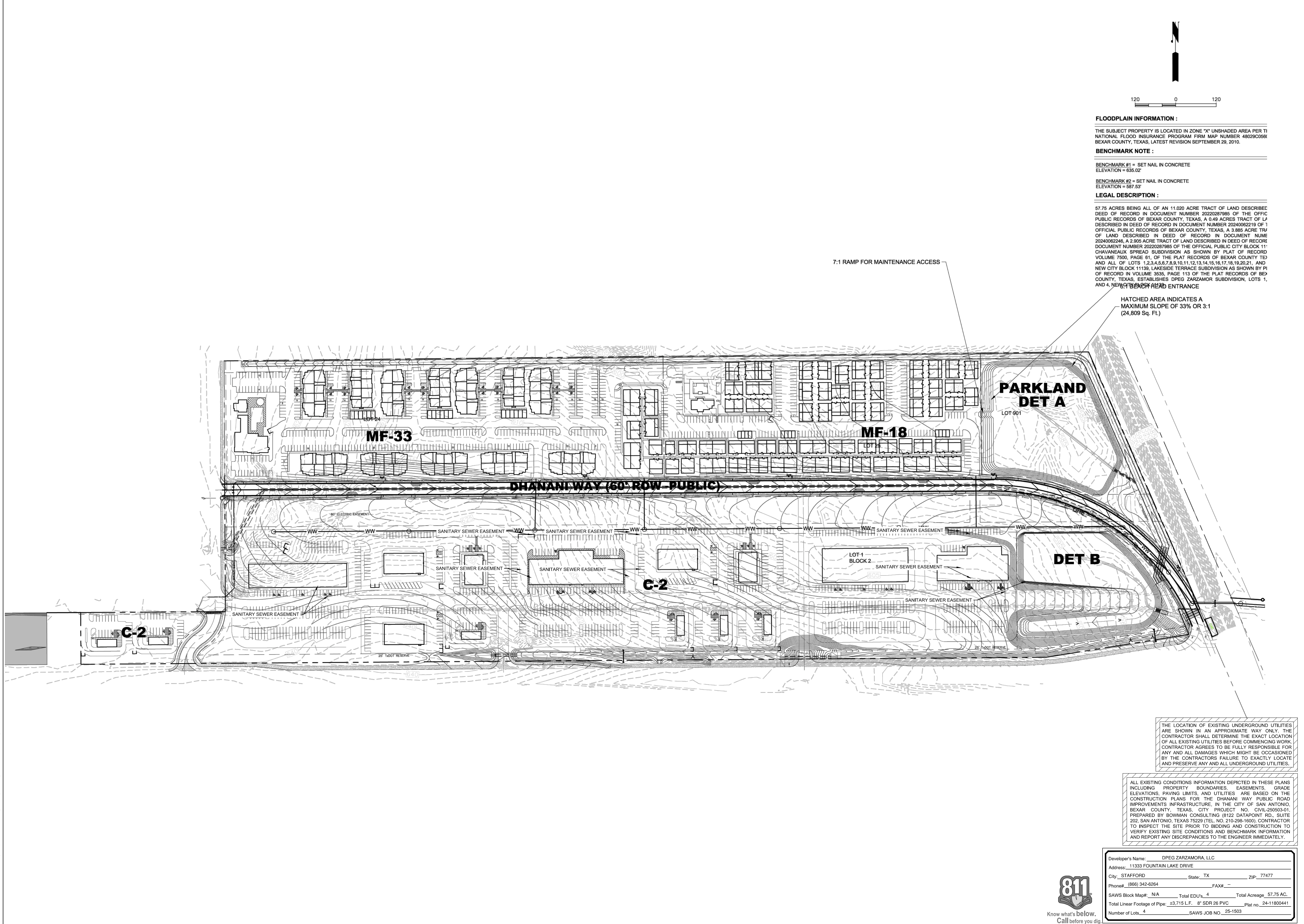
PUBLIC SANITARY SEWER NOTES
DPEG ZARZAMORA
LOOP 410 SOUTH & STRECH AVE.
SAN ANTONIO, TEXAS 78221

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF BIDDING REVIEW UNDER THE AUTHORITY OF JEROME PERALES, P.E. #94676 ON MARCH 5, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION, OR PERMIT PURPOSES.

Table with columns: DESIGN, DRAWN, CHKD, JCM, JCM, WOS. Includes fields for DATE (03/02/2026), SCALE, JOB No. (250503-01-001), and SHEET NO. (CS0.3).

Developer's Name: DPEG ZARZAMORA, LLC
Address: 11333 FOUNTAIN LAKE DRIVE
City: STAFFORD State: TX ZIP: 77477
Phone# (866) 342-6264 FAX#
SAWS Block Map#: N/A Total EDUs: 4 Total Acreage: 57.75 AC.
Total Linear Footage of Pipe: 43,715 L.F. 8" SDR 26 PVC Plat no.: 24-11800441
Number of Lots: 4 SAWS JOB NO.: 25-1503

V:\202503 - DPEG\202503-01-001 (ENG) - Zarzamora\Engineering\Drawings\SEWER\PLAT.dwg, C04 - CONCEPTUAL SITE PLAN, March 02, 2026, 8:14 AM, abemambdz



FLOODPLAIN INFORMATION :

THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" UNSHADED AREA PER T1 NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NUMBER 48029C068R BEAR COUNTY, TEXAS, LATEST REVISION SEPTEMBER 29, 2010.

BENCHMARK NOTE :

BENCHMARK #1 = SET NAIL IN CONCRETE
ELEVATION = 635.02'

BENCHMARK #2 = SET NAIL IN CONCRETE
ELEVATION = 587.53'

LEGAL DESCRIPTION :

57.75 ACRES BEING ALL OF AN 11.020 ACRE TRACT OF LAND DESCRIBED DEED OF RECORD IN DOCUMENT NUMBER 20220287885 OF THE OFFICE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, A 0.49 ACRES TRACT OF LA DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 20240062219 OF 1 OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, A 3.885 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 20240062245, A 2.895 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 20220287885 OF THE OFFICIAL PUBLIC CITY BLOCK 111 CHAVANEALUX SPREAD SUBDIVISION AS SHOWN BY PLAT OF RECORD VOLUME 7500, PAGE 81, OF THE PLAT RECORDS OF BEAR COUNTY TEX AND ALL OF LOTS 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21, AND NEW CITY BLOCK 11139, LAKESIDE TERRACE SUBDIVISION AS SHOWN BY PI OF RECORD IN VOLUME 3535, PAGE 113 OF THE PLAT RECORDS OF BEAR COUNTY, TEXAS, ESTABLISHES DREG ZARZAMORA SUBDIVISION, LOTS 1, AND 4, NEW CITY BLOCK HEAD ENTRANCE

HATCHED AREA INDICATES A
MAXIMUM SLOPE OF 33% OR 3:1
(24,809 Sq. Ft.)

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Developer's Name: DPEG ZARZAMORA, LLC
Address: 11333 FOUNTAIN LAKE DRIVE
City: STAFFORD State: TX ZIP: 77477
Phone# (866) 342-6264 FAX# --
SAWS Block Map#: N/A Total EDUs: 4 Total Acreage: 57.75 AC.
Total Linear Footage of Pipe: ±3,715 L.F. 8" SDR 26 PVC Plat no. 24-11800441
Number of Lots: 4 SAWS JOB NO. 25-1503



Bowman
© 2025 Bowman Consulting Group, Ltd.
TBE Firm Registration No. F-003832
Phone: (210) 298-1600
8122 Datapoint RD.
Suite 202
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EMAIL: bsc@bowman.com
www.bowmanconsulting.com

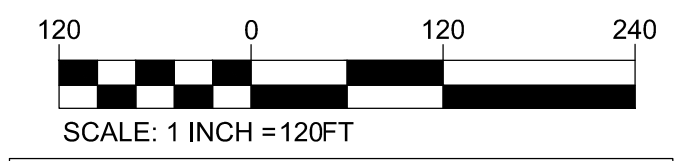
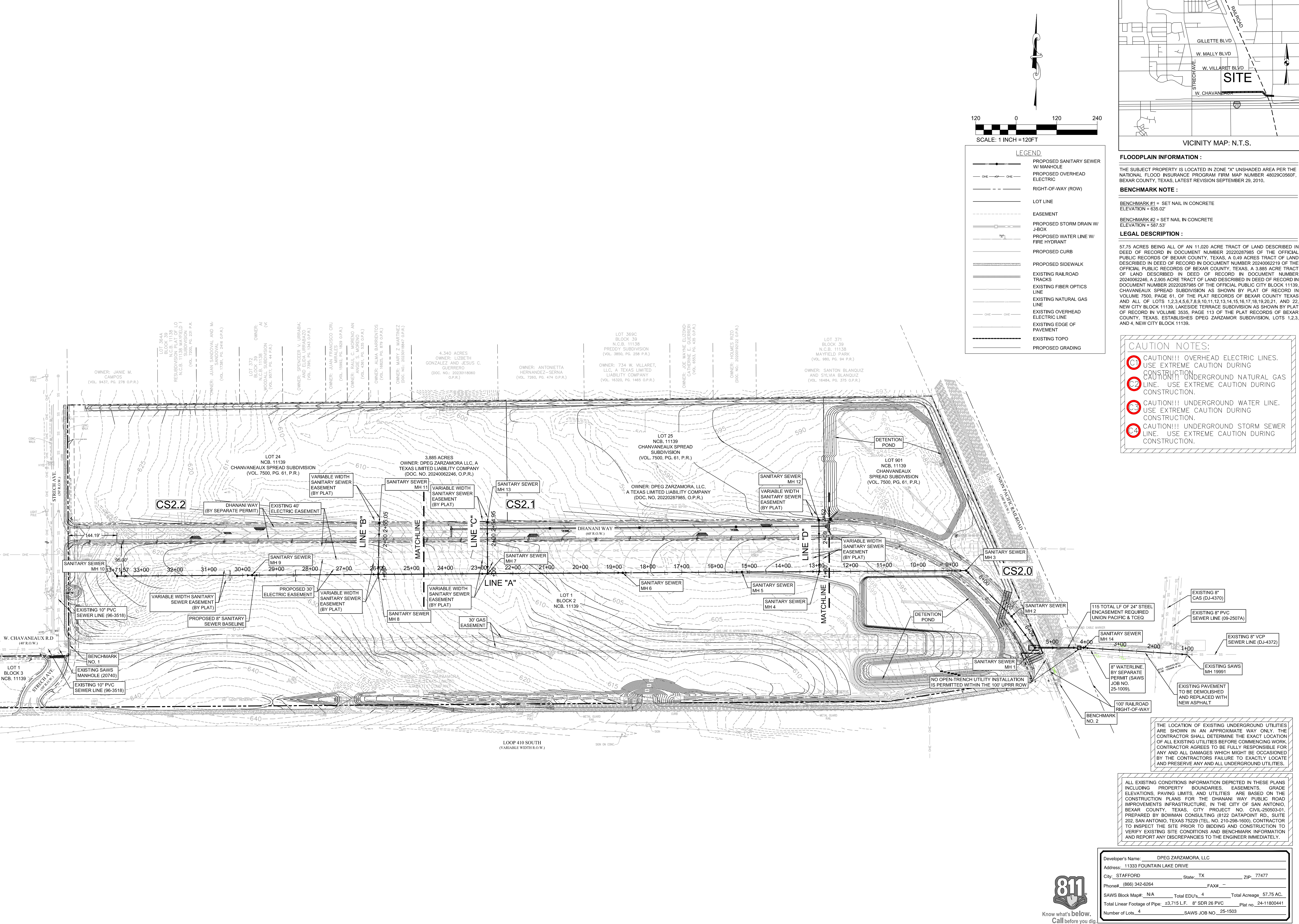
REVISIONS	DESCRIPTION	DATE

CONCEPTUAL SITE PLAN
DREG ZARZAMORA
LOOP 410 SOUTH & STRECH AVE.
SAN ANTONIO, TEXAS 78221

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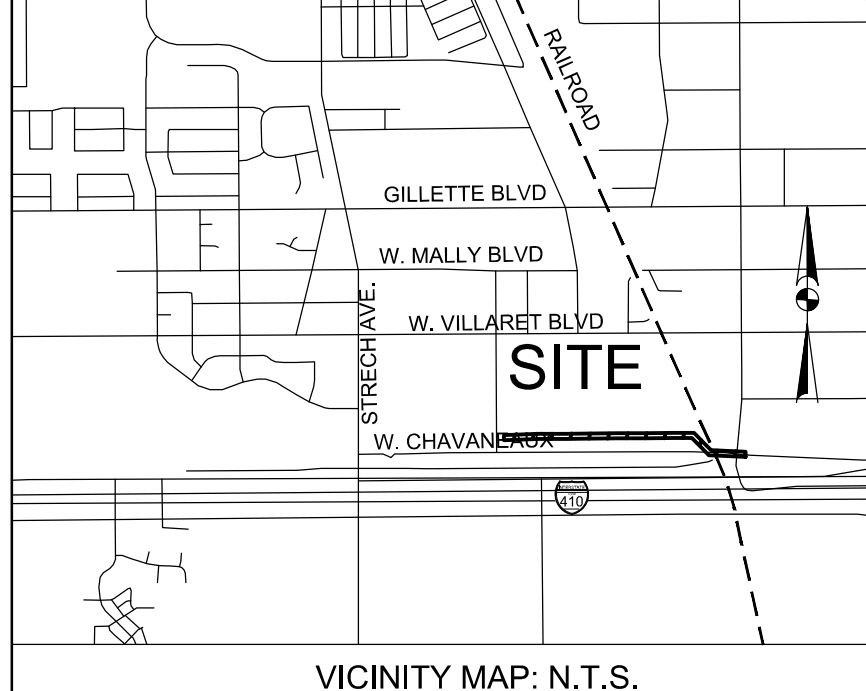
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JCM	JCM	WOS
DATE: 03/02/2026		
SCALE:		
JOB No. 250503-01-001		
SHEET NO. CS0.4		

V:\202503 - DPEG020603-01-001 (ENG) - Zarzamora\Engineering\Drawings\SEWER\OVERALL SEWER PLAN.dwg, CS1.0, March 02, 2026, 8:18 AM, ahernandez



LEGEND

- PROPOSED SANITARY SEWER W/ MANHOLE
- PROPOSED OVERHEAD ELECTRIC
- RIGHT-OF-WAY (ROW)
- LOT LINE
- EASEMENT
- PROPOSED STORM DRAIN W/ J-BOX
- PROPOSED WATER LINE W/ FIRE HYDRANT
- PROPOSED CURB
- PROPOSED SIDEWALK
- EXISTING RAILROAD TRACKS
- EXISTING FIBER OPTICS LINE
- EXISTING NATURAL GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING TOPO
- PROPOSED GRADING



FLOODPLAIN INFORMATION :
THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" UNSHADED AREA PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NUMBER 48029C0600, BEXAR COUNTY, TEXAS. LATEST REVISION SEPTEMBER 29, 2010.

BENCHMARK NOTE :
BENCHMARK #1 = SET NAIL IN CONCRETE ELEVATION = 635.02'
BENCHMARK #2 = SET NAIL IN CONCRETE ELEVATION = 587.53'

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- CAUTION NOTES:**
- 01 CAUTION!!! OVERHEAD ELECTRIC LINES. USE EXTREME CAUTION DURING CONSTRUCTION.
 - 02 CAUTION!!! UNDERGROUND NATURAL GAS LINE. USE EXTREME CAUTION DURING CONSTRUCTION.
 - 03 CAUTION!!! UNDERGROUND WATER LINE. USE EXTREME CAUTION DURING CONSTRUCTION.
 - 04 CAUTION!!! UNDERGROUND STORM SEWER LINE. USE EXTREME CAUTION DURING CONSTRUCTION.

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TBP Firm Registration No. F-003832
Phone: (210) 298-1600
Suite 202
San Antonio, Texas 78229
EMAIL: bchock@bowman.com
www.bowmanconsulting.com

REVISION	DESCRIPTION	DATE

OVERALL PUBLIC SEWER PLAN
DPEG ZARZAMORA
LOOP 410 SOUTH & STRETCH AVE.
SAN ANTONIO, TEXAS 78221

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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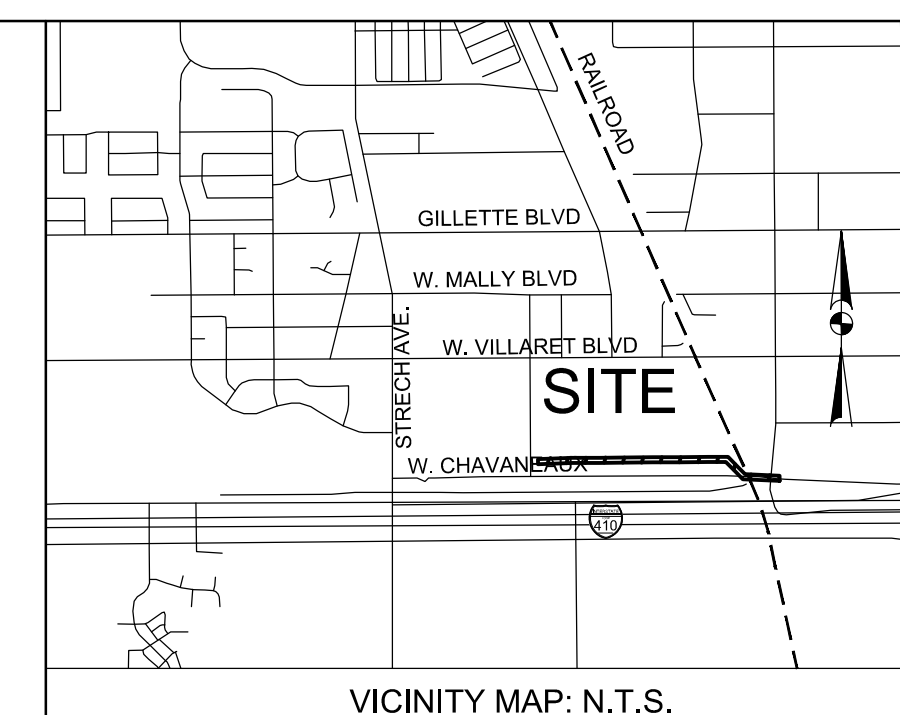
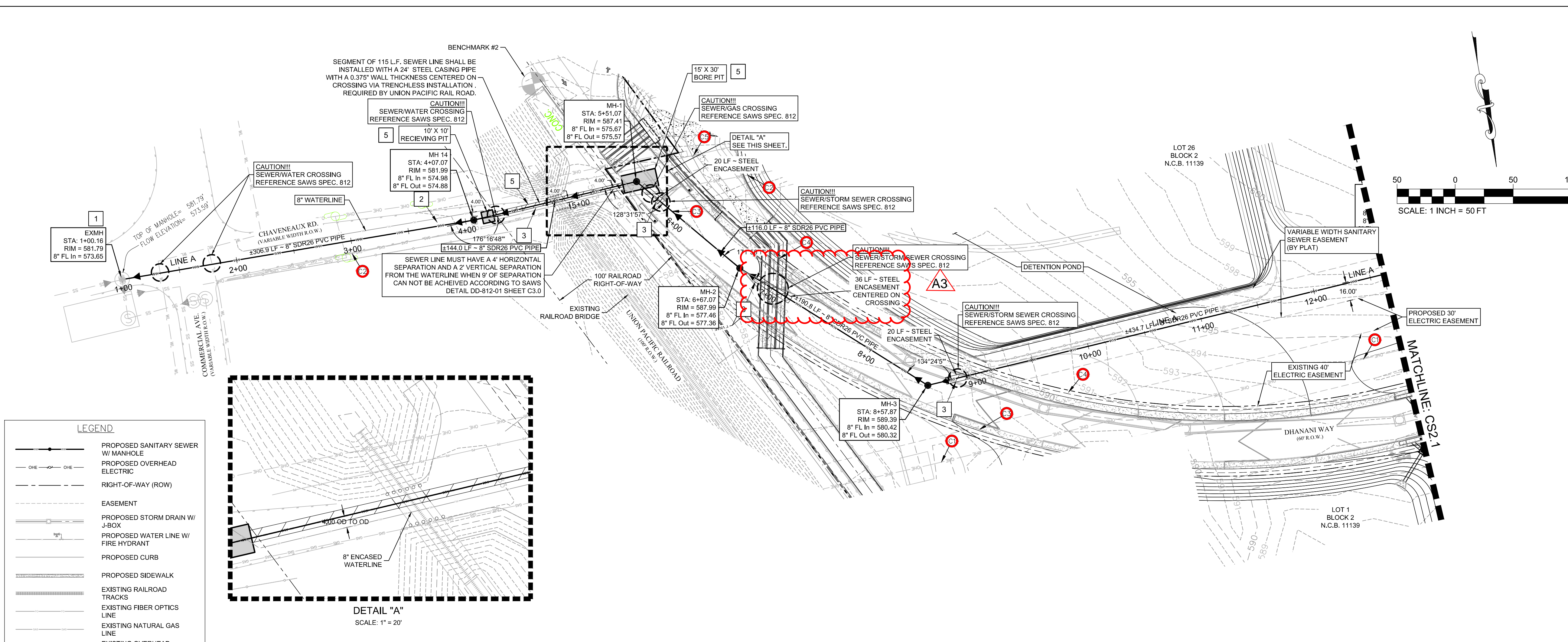
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF BIDDING REVIEW UNDER THE AUTHORITY OF JEROME PERALES, P.E. #94676 ON MARCH 5 2026. IT IS NOT TO BE USED FOR CONSTRUCTION, OR PERMIT PURPOSES.

Developer's Name: DPEG ZARZAMORA, LLC
Address: 11333 FOUNTAIN LAKE DRIVE
City: STAFFORD State: TX ZIP: 77477
Phone# (866) 342-6264 FAX# -
SAWS Block Map#: N/A Total EDUs: 4 Total Acreage: 57.75 AC.
Total Linear Footage of Pipe: 23,715 L.F. 8" SDR 26 PVC Plat no. 24-11800441
Number of Lots: 4 SAWS JOB NO. 25-1503



DESIGN	DRAWN	CHKD
JCM	JCM	WOS
DATE:	03/02/2026	
SCALE:	1" = 120'	
JOB No.	250503-01-001	
SHEET NO.	CS1.0	

V:\202503-01-001 (ENG) - Zarzamora\Engineering\Drawings\SEWER\OVERALL SEWER PLAN.dwg, CS2.0, March 05, 2026, 12:00 PM, athenandaz



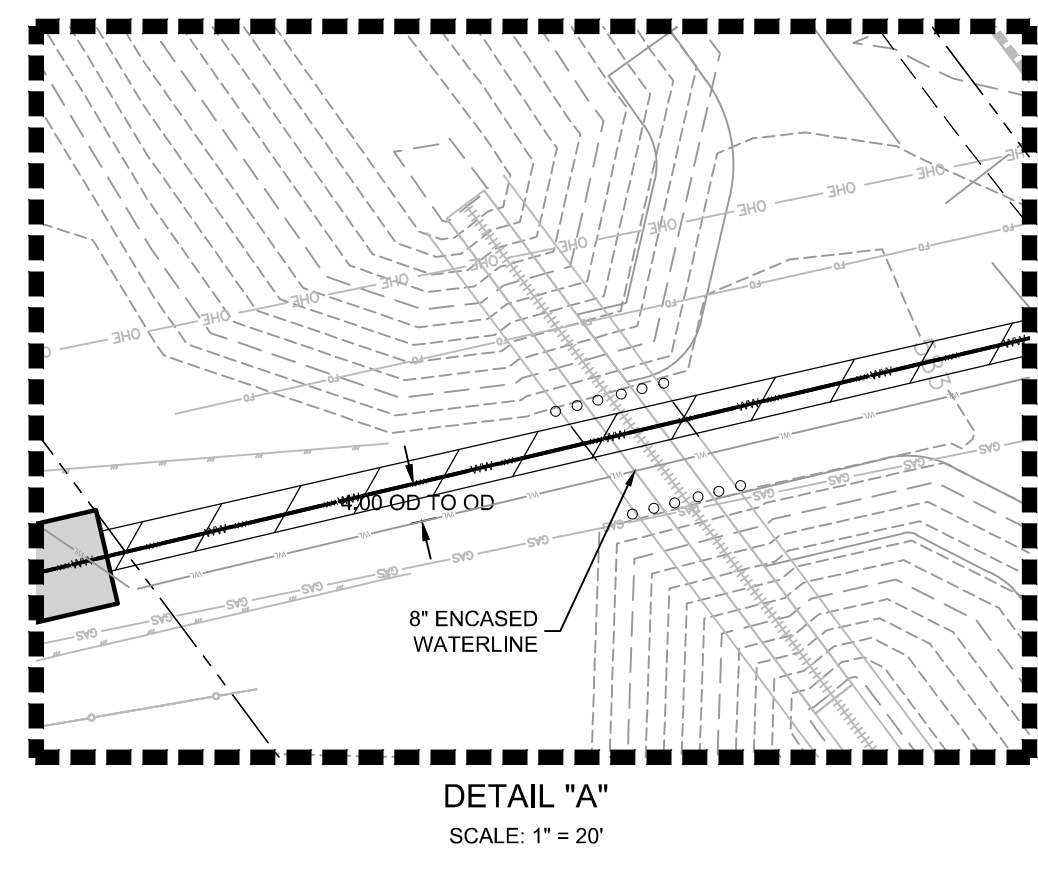
VICINITY MAP: N.T.S.

FLOODPLAIN INFORMATION:
 THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" UNSHADED AREA PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NUMBER 48029C0600, BEAR COUNTY, TEXAS. LATEST REVISION SEPTEMBER 29, 2010.

BENCHMARK NOTE:
 BENCHMARK #1 = SET NAIL IN CONCRETE ELEVATION = 635.02'
 BENCHMARK #2 = SET NAIL IN CONCRETE ELEVATION = 587.53'
LEGAL DESCRIPTION:
 57.75 ACRES BEING ALL OF AN 11,020 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 20220287985 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, A 0.49 ACRES TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 20240062219 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, A 3.885 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 2024002246, A 2.295 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 20220287985 OF THE OFFICIAL PUBLIC CITY BLOCK 11139, CHAVANEAUX SPREAD SUBDIVISION AS SHOWN BY PLAT OF RECORD IN VOLUME 7500, PAGE 01, OF THE PLAT RECORDS OF BEAR COUNTY TEXAS AND ALL OF LOTS 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21, AND 22, NEW CITY BLOCK 11139, LAKESIDE TERRACE SUBDIVISION AS SHOWN BY PLAT OF RECORD IN VOLUME 3535, PAGE 113 OF THE PLAT RECORDS OF BEAR COUNTY, TEXAS, ESTABLISHES DREG ZARZAMOR SUBDIVISION, LOTS 1,2,3, AND 4, NEW CITY BLOCK 11139.

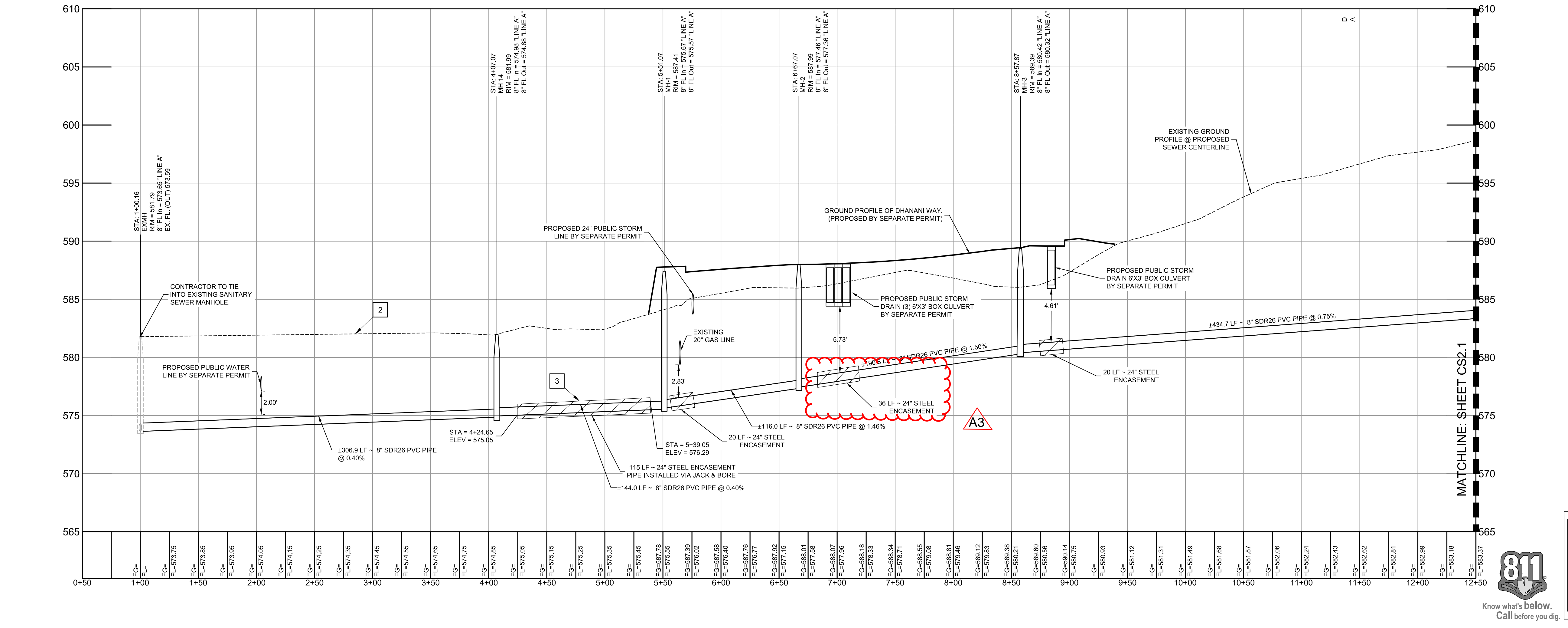
LEGEND

	PROPOSED SANITARY SEWER W/ MANHOLE
	PROPOSED OVERHEAD ELECTRIC
	RIGHT-OF-WAY (ROW)
	EASEMENT
	PROPOSED STORM DRAIN W/ J-BOX
	PROPOSED WATER LINE W/ FIRE HYDRANT
	PROPOSED CURBS
	PROPOSED SIDEWALK
	EXISTING RAILROAD TRACKS
	EXISTING FIBER OPTICS LINE
	EXISTING NATURAL GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING EDGE OF PAVEMENT
	STEEL ENCASUREMENT



PUBLIC SEWER LINE "A"
 STA: 1+00 - 12+50

1" = 50' HORIZONTAL
 1" = 5' VERTICAL



- KEYNOTES**
- BEGIN STATIONING 1+00 OF SEWER AT EXISTING MANHOLE. CONTRACTOR TO FULLY GROUT AND SEAL CONNECTION TO MANHOLE.
 - CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF EXISTING ELEVATIONS DO NOT PROVIDE A MINIMUM 4 FEET OF COVER ABOVE SEWER.
 - SEGMENT OF SEWER PIPE SHALL BE INSTALLED WITH A 24" STEEL ENCASUREMENT PIPE WITH A 0.375" WALL THICKNESS, WITH GROUDED ENDS AND SPACERS PER ACCORDANCE WITH TCEQ TAC 217-53(6)
 - ALL UTILITY INSTALL TRaversING THE 100' RAILROAD ROW MUST BE INSTALLED VIA TRENCHLESS METHODS. NO OPEN CUT SHALL BE ALLOWED

CAUTION NOTES:

- CAUTION!!! OVERHEAD ELECTRIC LINES. USE EXTREME CAUTION DURING CONSTRUCTION.
- CAUTION!!! UNDERGROUND NATURAL GAS LINE. USE EXTREME CAUTION DURING CONSTRUCTION.
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Developer's Name:	DREG ZARZAMORA, LLC
Address:	11333 FOUNTAIN LAKE DRIVE
City:	STAFFORD
State:	TX
Zip:	77477
Phone#:	(866) 342-6264
FAX#:	
SAWS Block Map#:	N/A
Total EDU's:	4
Total Acreage:	57.75 AC.
Total Linear Footage of Pipe:	3,3715 L.F.
8" SDR 26 PVC	Plat no. 24-11800441
Number of Lots:	4
SAWS JOB NO.:	25-1503

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 TBPE Firm Registration No. F-003832
 Phone: (210) 298-1600
 EMAIL: bsc@bowman.com
 8122 Datapoint Rd.
 Suite 202
 San Antonio, Texas 78229
 www.bowmanconsulting.com

REVISION	DATE	DESCRIPTION

PUBLIC SANITARY SEWER PLAN
 LINE "A"

DREG ZARZAMORA
 DREG ZARZAMORA
 LOOP 410 SOUTH & STRECH AVE.
 SAN ANTONIO, TEXAS 78221

DESIGN JCM
 DRAWN JCM
 CHKD WOS

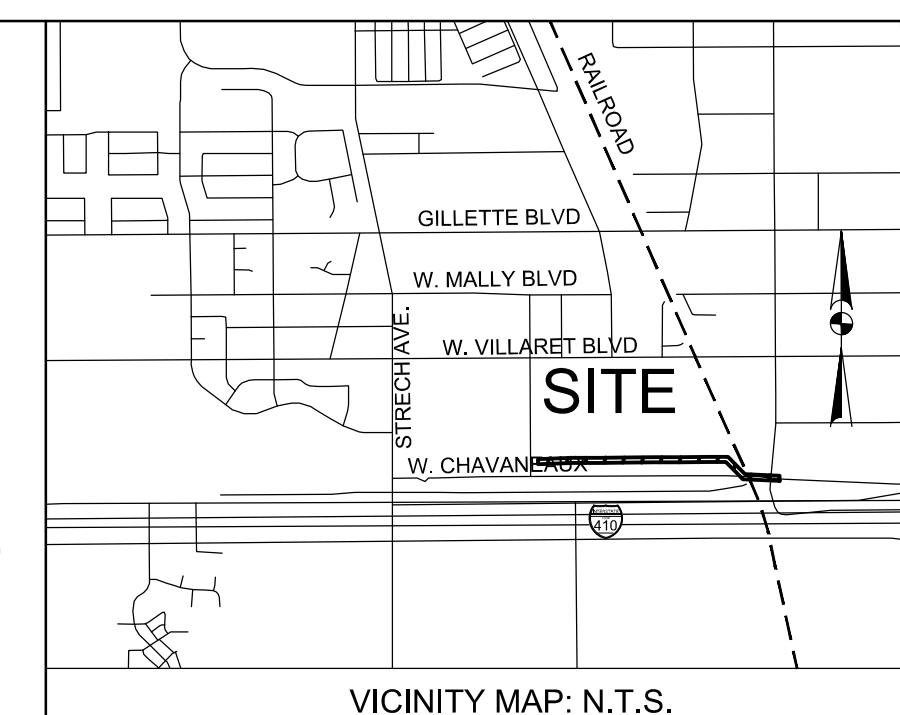
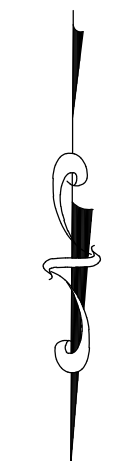
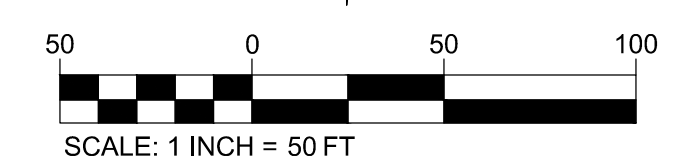
DATE: 03/05/2026
 SCALE: 1" = 50'
 JOB No. 250503-01-001
 SHEET NO. **CS2.0**



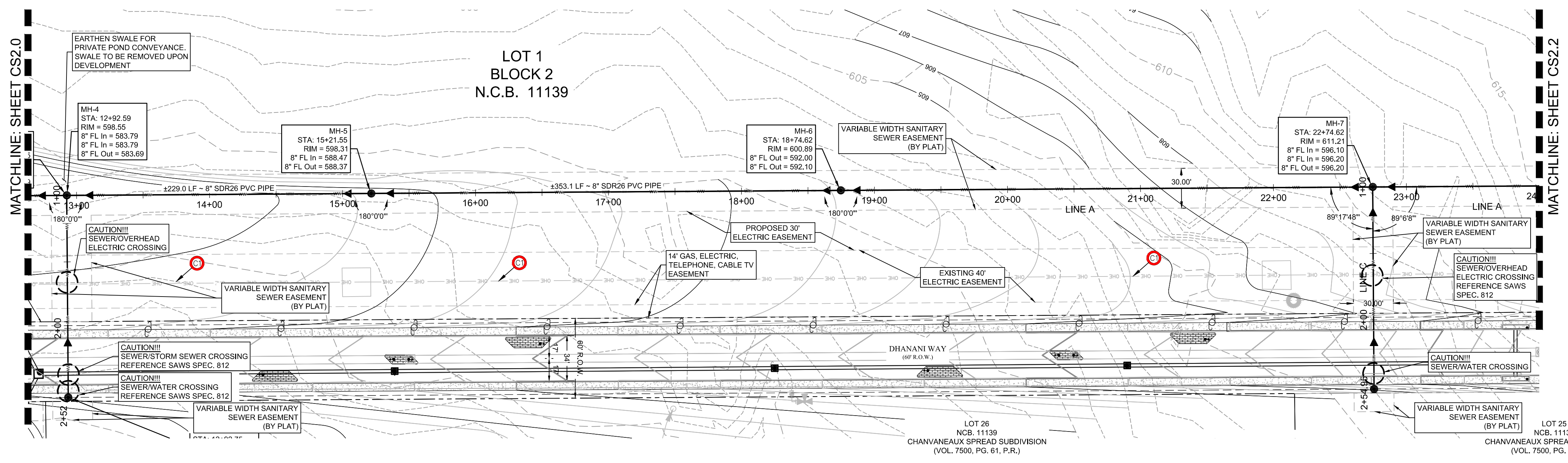
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V:\205003 - DPEG ZARZAMORA\Drawings\SEWER\SEWER PLAN.dwg, CS2.1, March 02, 2026, 8:19 AM, ahernandez

LEGEND	
	PROPOSED SANITARY SEWER W/ MANHOLE
	PROPOSED OVERHEAD ELECTRIC
	RIGHT-OF-WAY (ROW)
	EASEMENT
	PROPOSED STORM DRAIN W/ J-BOX
	PROPOSED WATER LINE W/ FIRE HYDRANT
	PROPOSED CURB
	PROPOSED SIDEWALK
	EXISTING RAILROAD TRACKS
	EXISTING FIBER OPTICS LINE
	EXISTING NATURAL GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING EDGE OF PAVEMENT

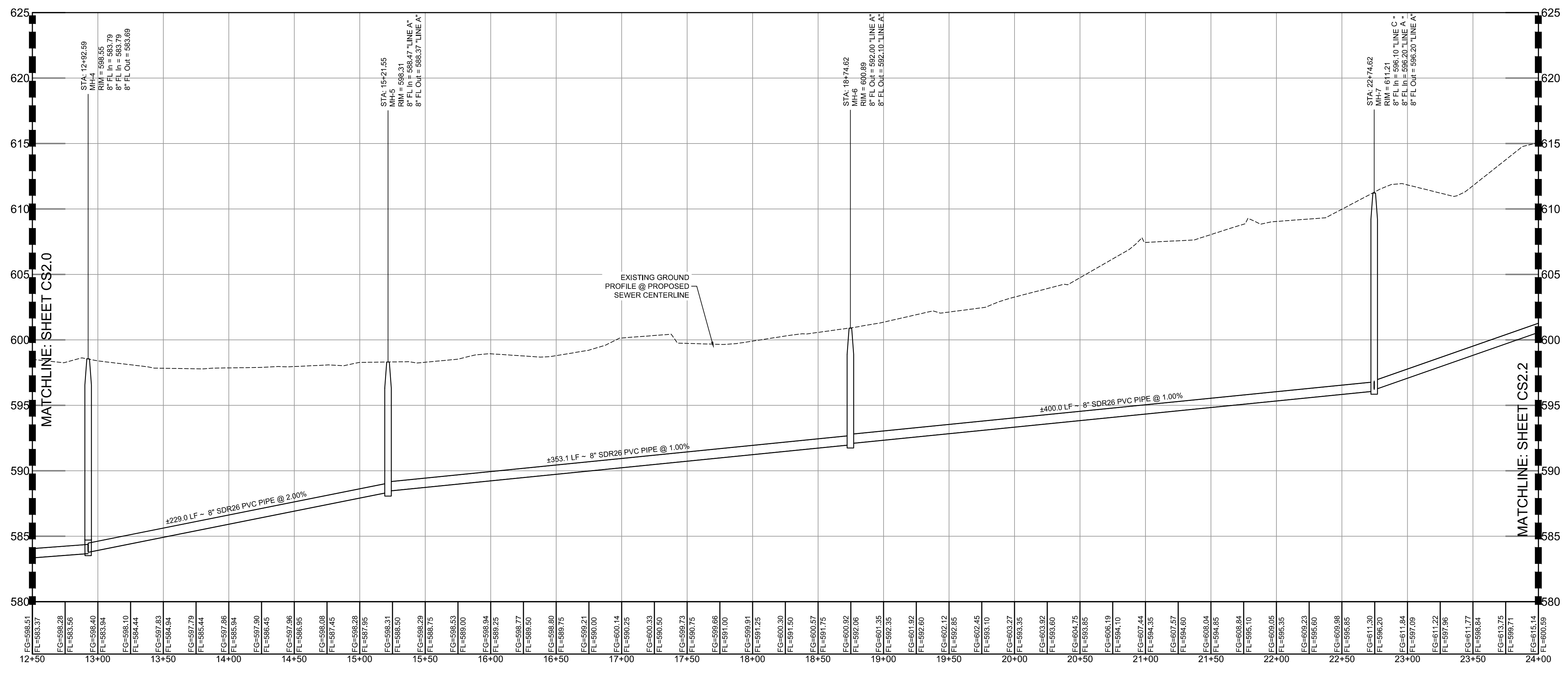


VICINITY MAP: N.T.S.



PUBLIC SEWER LINE "A"
STA: 12+00 - 24+00

1" = 50' HORIZONTAL
1" = 5' VERTICAL



FLOODPLAIN INFORMATION:
THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" UNSHADED AREA PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NUMBER 48029C060F, BEXAR COUNTY, TEXAS, LATEST REVISION SEPTEMBER 29, 2010.

BENCHMARK NOTE:
BENCHMARK #1 = SET NAIL IN CONCRETE ELEVATION = 635.02'
BENCHMARK #2 = SET NAIL IN CONCRETE ELEVATION = 587.53'

LEGAL DESCRIPTION:
57.75 ACRES BEING ALL OF AN 11,020 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 20220287985 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 0.49 ACRES TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 20240062219 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 3.885 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 2024002246, A 2.205 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 20220287985 OF THE OFFICIAL PUBLIC CITY BLOCK 11139, CHAVANEAUX SPREAD SUBDIVISION AS SHOWN BY PLAT OF RECORD IN VOLUME 7500, PAGE 61, OF THE PLAT RECORDS OF BEXAR COUNTY TEXAS AND ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, AND 22, NEW CITY BLOCK 11139, LAKESIDE TERRACE SUBDIVISION AS SHOWN BY PLAT OF RECORD IN VOLUME 3535, PAGE 113 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHES DREG ZARZAMOR SUBDIVISION, LOTS 1, 2, 3, AND 4, NEW CITY BLOCK 11139.

- KEYNOTES**
- BEGIN STATIONING 1+100 OF SEWER AT EXISTING MANHOLE. CONTRACTOR TO FULLY GROUT AND SEAL CONNECTION TO MANHOLE.
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 - ALL UTILITY INSTALL TRAVERSING THE 100' RAILROAD ROW MUST BE INSTALLED VIA TRENCHLESS METHODS. NO OPEN CUT SHALL BE ALLOWED.

- CAUTION NOTES:**
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Developer's Name: DPEG ZARZAMORA, LLC
Address: 11333 FOUNTAIN LAKE DRIVE
City: STAFFORD State: TX ZIP: 77477
Phone#: (866) 342-6264 FAX#: --
SAWS Block Map#: N/A Total EDU/L: 4 Total Acreage: 57.75 AC.
Total Linear Footage of Pipe: 3,715 LF. 8" SDR 26 PVC Plat no. 24-11800441
Number of Lots: 4 SAWS JOB NO. 25-1503

Bowman
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TBP Firm Registration No. F-003832
Phone: (210) 298-1600
8122 Datapoint Rd., Suite 202, San Antonio, Texas 78229
EMAIL: bsc@bowman.com
www.bowmanconsulting.com

REVISION	DESCRIPTION	DATE

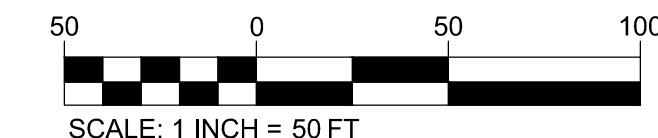
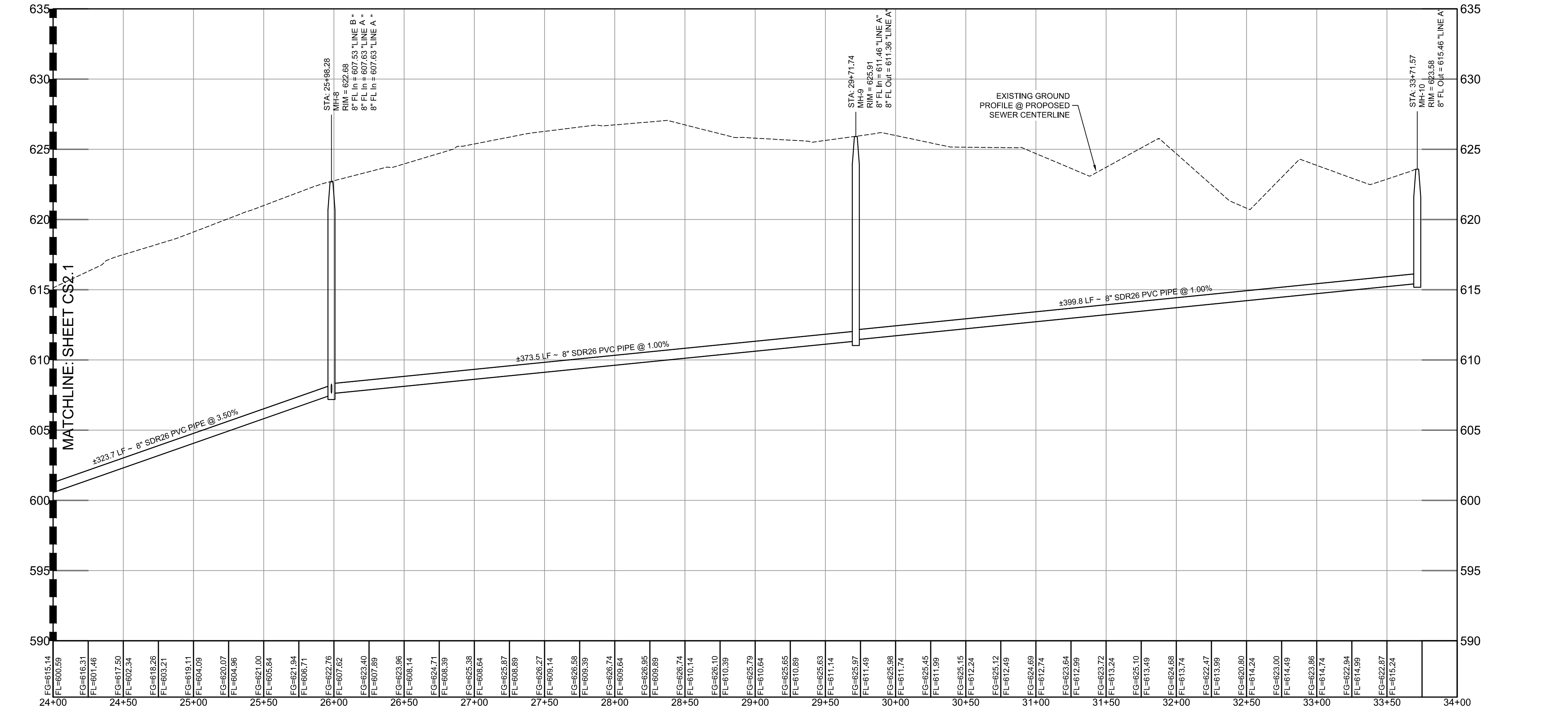
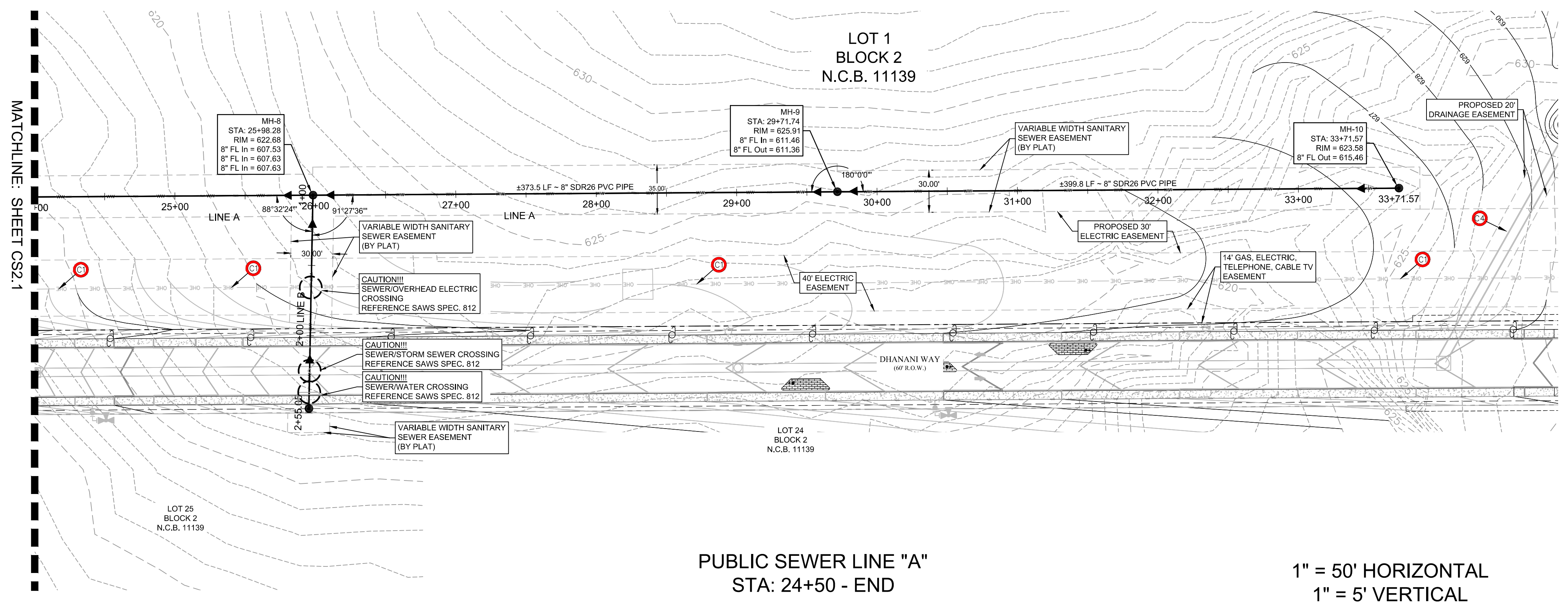
PUBLIC SANITARY SEWER PLAN
LINE "A"
DPEG ZARZAMORA
DREG ZARZAMORA
LOOP 410 SOUTH & STRETCH AVE.
SAN ANTONIO, TEXAS 78221

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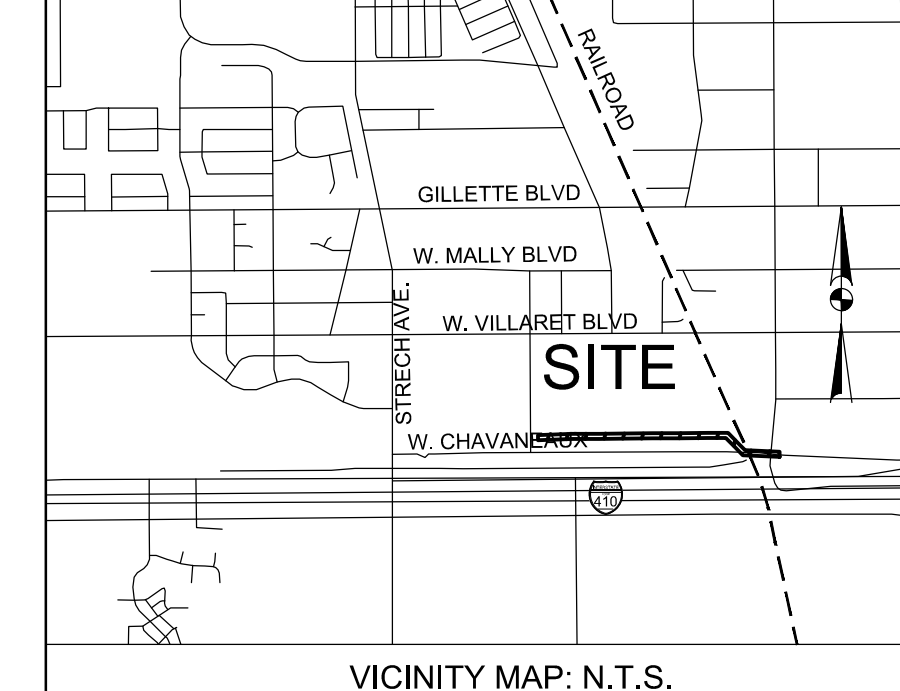
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DATE:	03/02/2026	
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JOB No.	250503-01-001	
SHEET NO.	CS2.1	



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LEGEND	
	PROPOSED SANITARY SEWER W/ MANHOLE
	PROPOSED OVERHEAD ELECTRIC
	RIGHT-OF-WAY (ROW)
	EASEMENT
	PROPOSED STORM DRAIN W/ J-BOX
	PROPOSED WATER LINE W/ FIRE HYDRANT
	PROPOSED CURB
	PROPOSED SIDEWALK
	EXISTING RAILROAD TRACKS
	EXISTING FIBER OPTICS LINE
	EXISTING NATURAL GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING EDGE OF PAVEMENT



FLOODPLAIN INFORMATION :

THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" UNSHADED AREA PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NUMBER 48029C0560F, BEXAR COUNTY, TEXAS, LATEST REVISION SEPTEMBER 29, 2010.

BENCHMARK NOTE :

BENCHMARK #1 = SET NAIL IN CONCRETE ELEVATION = 635.02'

BENCHMARK #2 = SET NAIL IN CONCRETE ELEVATION = 587.53'

LEGAL DESCRIPTION :

57.75 ACRES BEING ALL OF AN 11,020 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 2020287985 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 0.49 ACRES TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 20240062219 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 3.885 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 20240062246, A 2.995 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 20220287985 OF THE OFFICIAL PUBLIC CITY BLOCK 11139, CHAVANEAUX SPREAD SUBDIVISION AS SHOWN BY PLAT OF RECORD IN VOLUME 7500, PAGE 61, OF THE PLAT RECORDS OF BEXAR COUNTY TEXAS AND ALL OF LOTS 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21, AND 22 NEW CITY BLOCK 11139, LAKESIDE TERRACE SUBDIVISION AS SHOWN BY PLAT OF RECORD IN VOLUME 3535, PAGE 113 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHES DREG ZARZAMOR SUBDIVISION, LOTS 1,2,3 AND 4, NEW CITY BLOCK 11139.

- KEYNOTES**
- BEGIN STATIONING 1+100 OF SEWER AT EXISTING MANHOLE. CONTRACTOR TO FULLY GROUT AND SEAL CONNECTION TO MANHOLE.
 - CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF EXISTING ELEVATIONS DO NOT PROVIDE A MINIMUM 4-FEET OF COVER ABOVE SEWER
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CAUTION NOTES:

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Developer's Name: DPEG ZARZAMORA, LLC
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 City: STAFFORD State: TX ZIP: 77477
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 SAWS Block Map#: N/A Total EDU's: 4 Total Acreage: 57.75 AC.
 Total Linear Footage of Pipe: 3,375 L.F. 8" SDR 26 PVC Plat no. 24-11800441
 Number of Lots: 4 SAWS JOB NO. 25-1503



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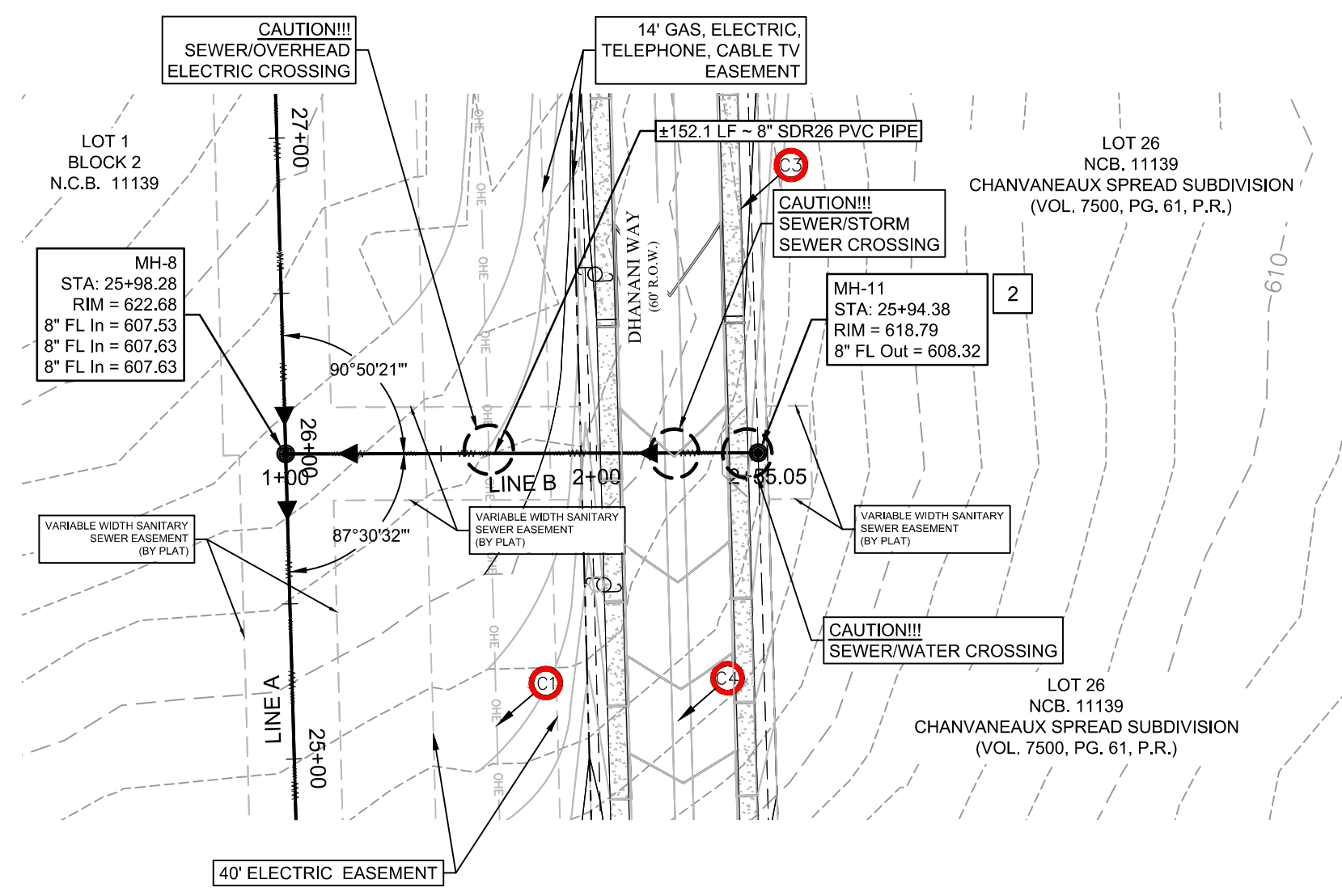
REVISIONS	DATE	DESCRIPTION

PUBLIC SANITARY SEWER PLAN
 LINE "A"
 DPEG ZARZAMORA
 LOOP 410 SOUTH & STRETCH AVE.
 SAN ANTONIO, TEXAS 78221

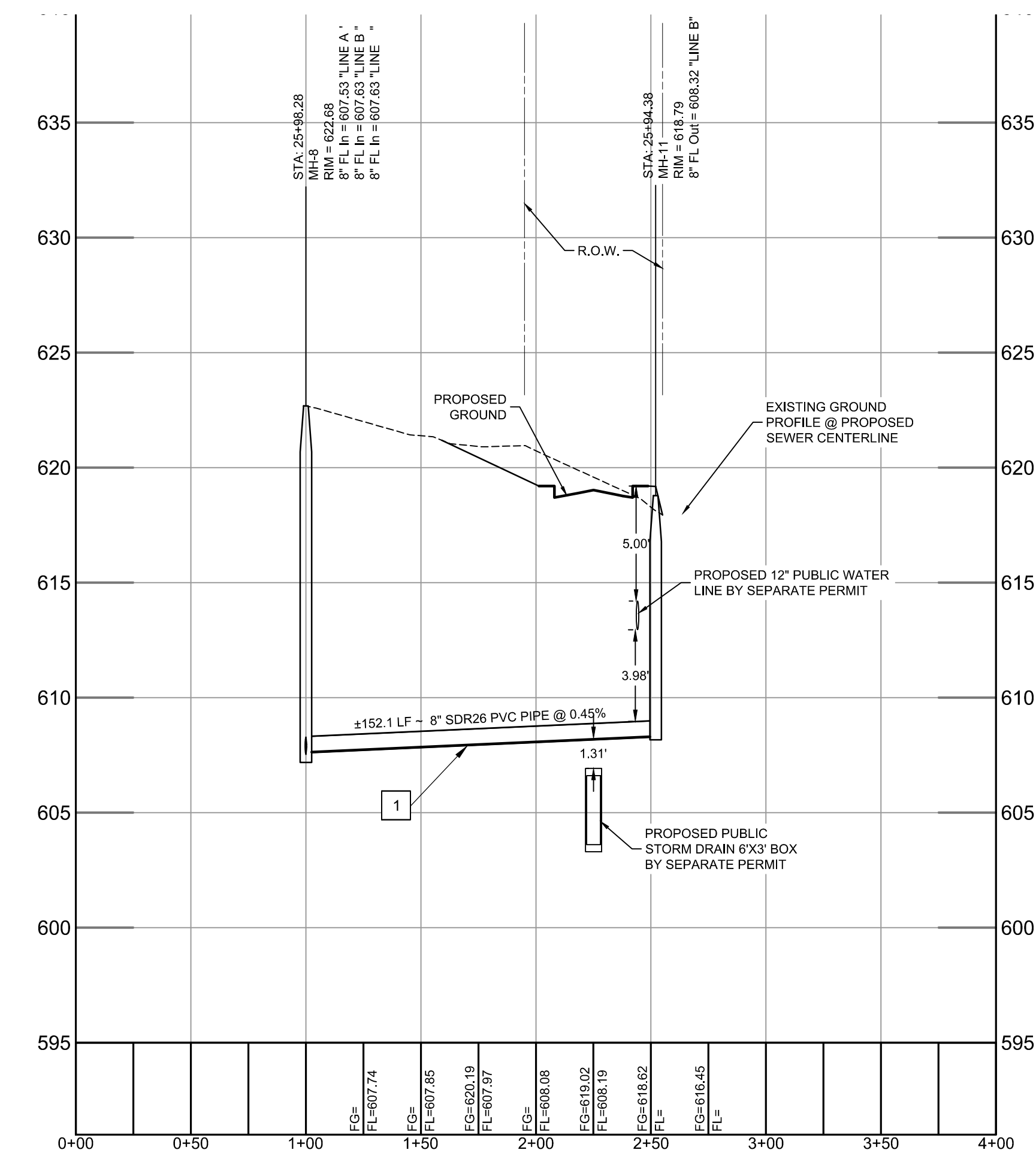
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DATE: 03/02/2026	SCALE: 1" = 50'	JOB No. 250503-01-001
SHEET NO. CS2.2		

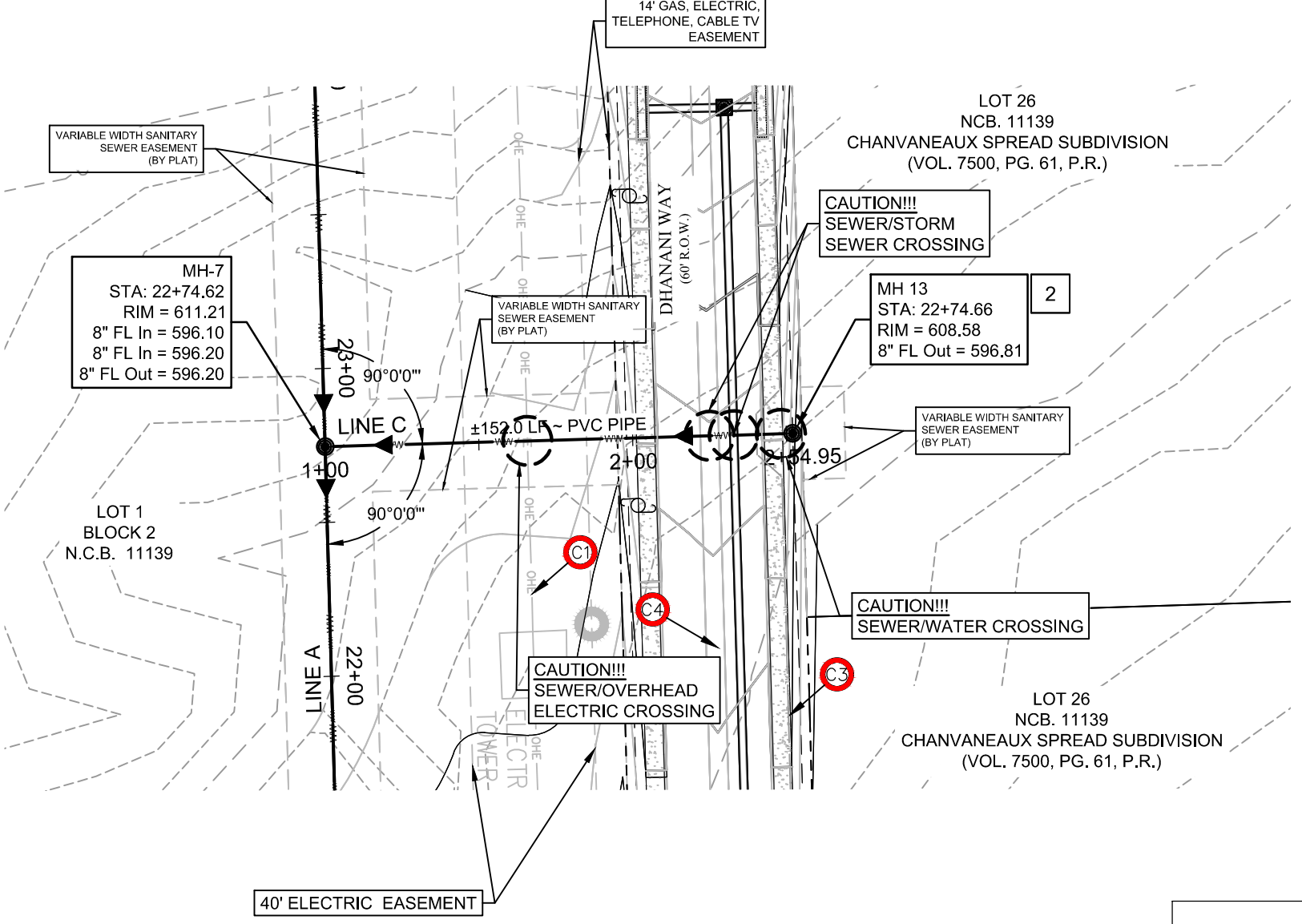
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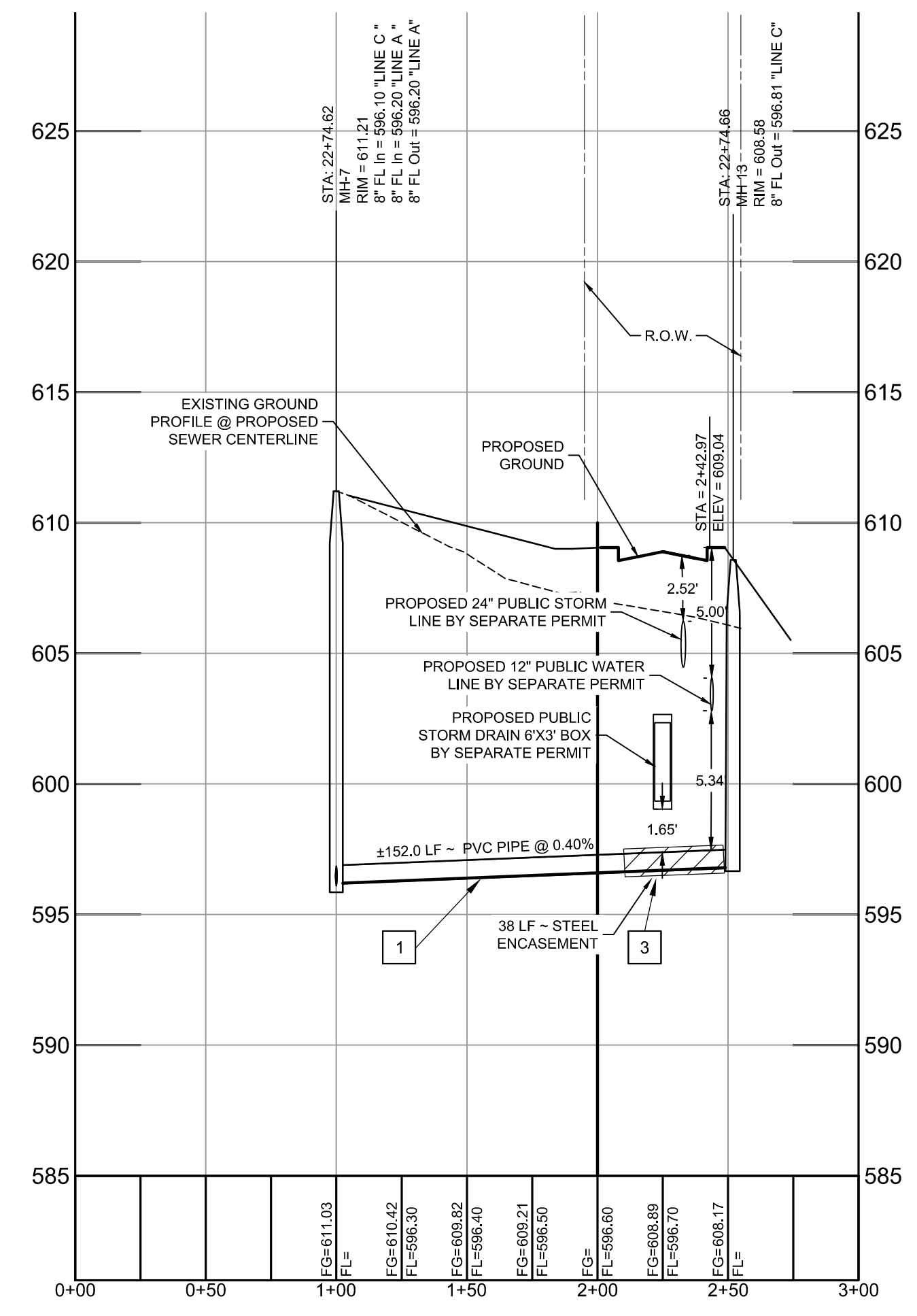
PUBLIC SEWER LINE B
STA: 1+00 - END



1" = 50' HORIZONTAL
1" = 5' VERTICAL

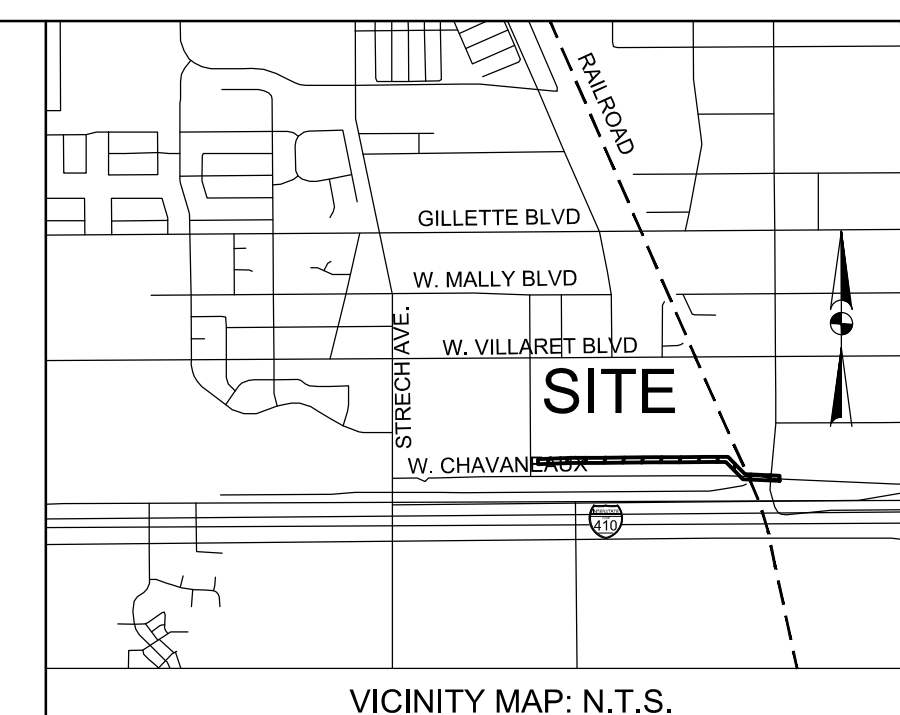


PUBLIC SEWER LINE C
STA: 1+00 - END



LEGEND

- PROPOSED SANITARY SEWER W/MANHOLE
- PROPOSED OVERHEAD ELECTRIC
- RIGHT-OF-WAY (ROW)
- EASEMENT
- PROPOSED STORM DRAIN W/ J-BOX
- PROPOSED WATER LINE W/ FIRE HYDRANT
- PROPOSED CURB
- PROPOSED SIDEWALK
- EXISTING RAILROAD TRACKS
- EXISTING FIBER OPTICS LINE
- EXISTING NATURAL GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING EDGE OF PAVEMENT



FLOODPLAIN INFORMATION:
THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" UNSHADED AREA PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NUMBER 48029C0600, BEAR COUNTY, TEXAS, LATEST REVISION SEPTEMBER 29, 2010.

BENCHMARK NOTE:
BENCHMARK #1 = SET NAIL IN CONCRETE ELEVATION = 635.02'
BENCHMARK #2 = SET NAIL IN CONCRETE ELEVATION = 587.53'

LEGAL DESCRIPTION:
57.75 ACRES BEING ALL OF AN 11,020 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 2020287985 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, A 0.49 ACRES TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 20240062219 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, A 3.885 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 20240062246, A 2.295 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 20220287985 OF THE OFFICIAL PUBLIC CITY BLOCK 11139, CHAVANEAUX SPREAD SUBDIVISION AS SHOWN BY PLAT OF RECORD IN VOLUME 7500, PAGE 61, OF THE PLAT RECORDS OF BEAR COUNTY TEXAS AND ALL OF LOTS 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21, AND 22, NEW CITY BLOCK 11139, LAKESIDE TERRACE SUBDIVISION AS SHOWN BY PLAT OF RECORD IN VOLUME 3535, PAGE 113 OF THE PLAT RECORDS OF BEAR COUNTY, TEXAS, ESTABLISHES DREG ZARZAMOR SUBDIVISION, LOTS 1,2,3, AND 4, NEW CITY BLOCK 11139.

- KEYNOTES**
- 1 SEGMENT OF SEWER PIPE FROM MH1 TO MH2 SHALL BE INSTALLED WITH 150 PSI PRESSURE CLASS PIPE TO COMPLY WITH TCEQ TAC 217.53(d).
 - 2 MANHOLE SHALL HAVE NO MEASURABLE LEAKAGE ACCORDING TO TCEQ 217.53(d)(8A)
 - 3 SEGMENT OF SEWER PIPE SHALL BE INSTALLED WITH A 24" STEEL ENCASUREMENT PIPE WITH A 0.375" WALL THICKNESS, WITH GROUTED ENDS AND SPACERS PER ACCORDANCE WITH TCEQ TAC 217.53(d)

CAUTION NOTES:

- 1 CAUTION!!! OVERHEAD ELECTRIC LINES. USE EXTREME CAUTION DURING CONSTRUCTION.
- 2 CAUTION!!! UNDERGROUND NATURAL GAS LINE. USE EXTREME CAUTION DURING CONSTRUCTION.
- 3 CAUTION!!! UNDERGROUND WATER LINE. USE EXTREME CAUTION DURING CONSTRUCTION.
- 4 CAUTION!!! UNDERGROUND STORM SEWER LINE. USE EXTREME CAUTION DURING CONSTRUCTION.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ALL EXISTING CONDITIONS INFORMATION DEPICTED IN THESE PLANS INCLUDING PROPERTY BOUNDARIES, EASEMENTS, GRADE ELEVATIONS, PAVING LIMITS, AND UTILITIES ARE BASED ON THE CONSTRUCTION PLANS FOR THE DHANANI WAY PUBLIC ROAD IMPROVEMENTS INFRASTRUCTURE, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, CITY PROJECT NO. CIVIL-250503-01, PREPARED BY BOWMAN CONSULTING (8122 DATAPoint RD., SUITE 202, SAN ANTONIO, TEXAS 78229 (TEL. NO. 210-298-1600), CONTRACTOR TO INSPECT THE SITE PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY EXISTING SITE CONDITIONS AND BENCHMARK INFORMATION AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

Developer's Name: DPEG ZARZAMORA, LLC
Address: 11333 FOUNTAIN LAKE DRIVE
City: STAFFORD State: TX ZIP: 77477
Phone# (866) 342-6264 FAX# --
SAWS Block Map# N/A Total EDU/L 4 Total Acreage 57.75 AC.
Total Linear Footage of Pipe: 33,715 L.F. 8" SDR 26 PVC Plat no. 24-1180441
Number of Lots 4 SAWS JOB NO. 25-1503



Bowman
© 2023 Bowman Consulting Group, Ltd.
TBP Firm Registration No. F-003832
Phone: (210) 298-1600
Suite 202 EMAIL: bsc@bowman.com
San Antonio, Texas 78229 www.bowmanconsulting.com

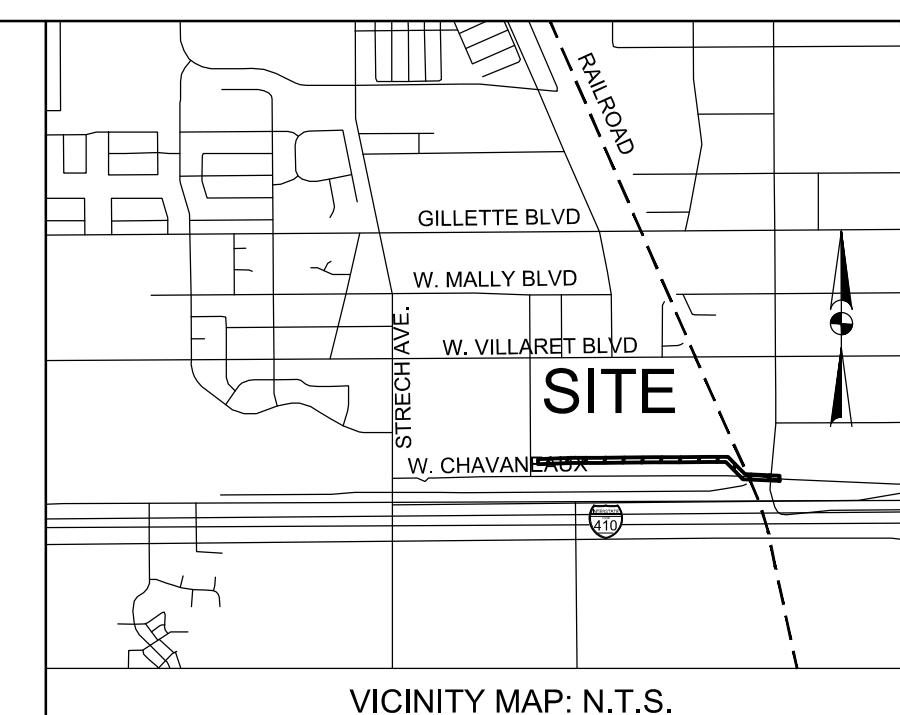
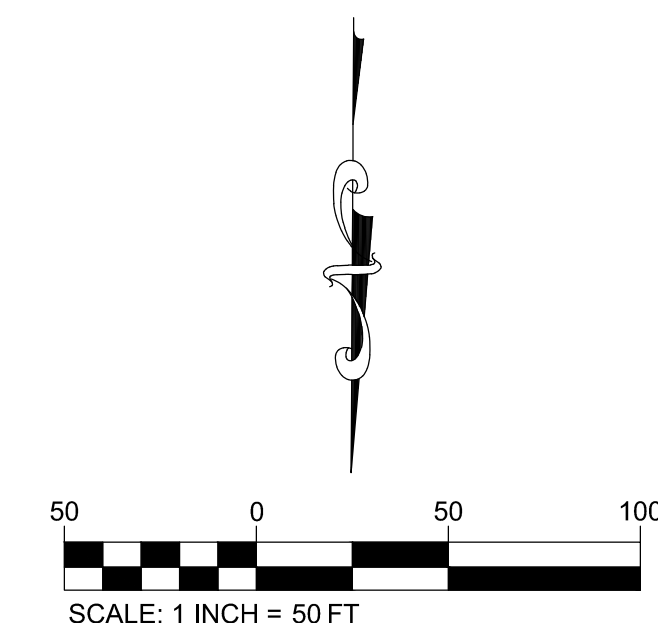
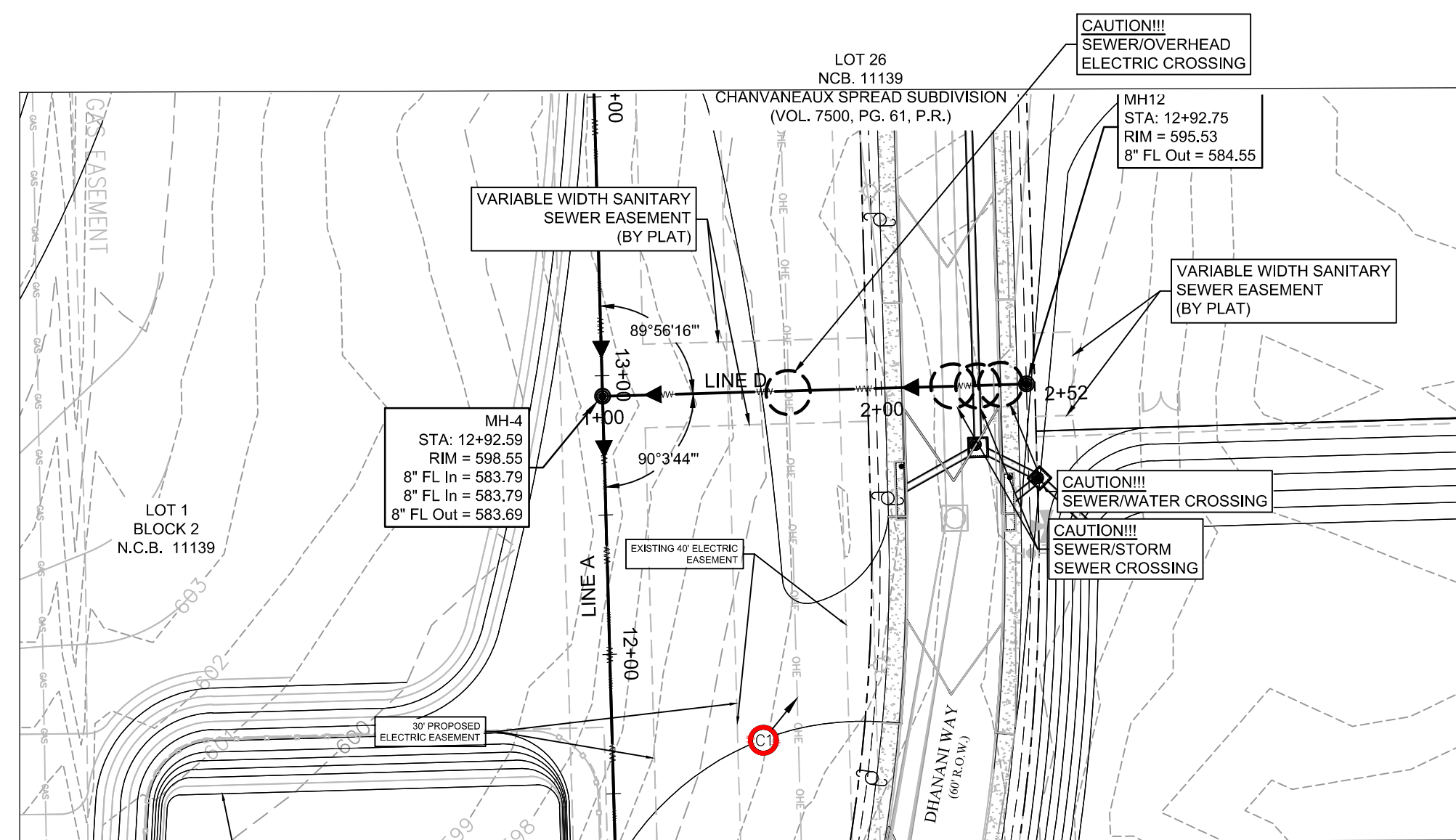
REVISIONS	DATE	DESCRIPTION

PUBLIC SANITARY SEWER PLAN
LINE B & C
DPEG ZARZAMORA
LOOP 410 SOUTH & STRECH AVE.
SAN ANTONIO, TEXAS 78221

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF BIDDING REVIEW UNDER THE AUTHORITY OF JEROME PERALES, P.E. #94676 ON MARCH 5, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
JCM	JCM	WOS
DATE:	03/02/2026	
SCALE:	1" = 50'	
JOB No.	250503-01-001	
SHEET NO.	CS2.3	

V:\202503 - DPEG\250303-01-001 (ENG) - Zarzamora\Engineering\Drawings\SEWER\OVERALL SEWER PLAN.dwg, CS2.4, March 02, 2026, 8:20 AM, ahernandez



FLOODPLAIN INFORMATION :
 THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" UNSHADED AREA PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NUMBER 48029C0600F, BEAR COUNTY, TEXAS, LATEST REVISION SEPTEMBER 29, 2010.

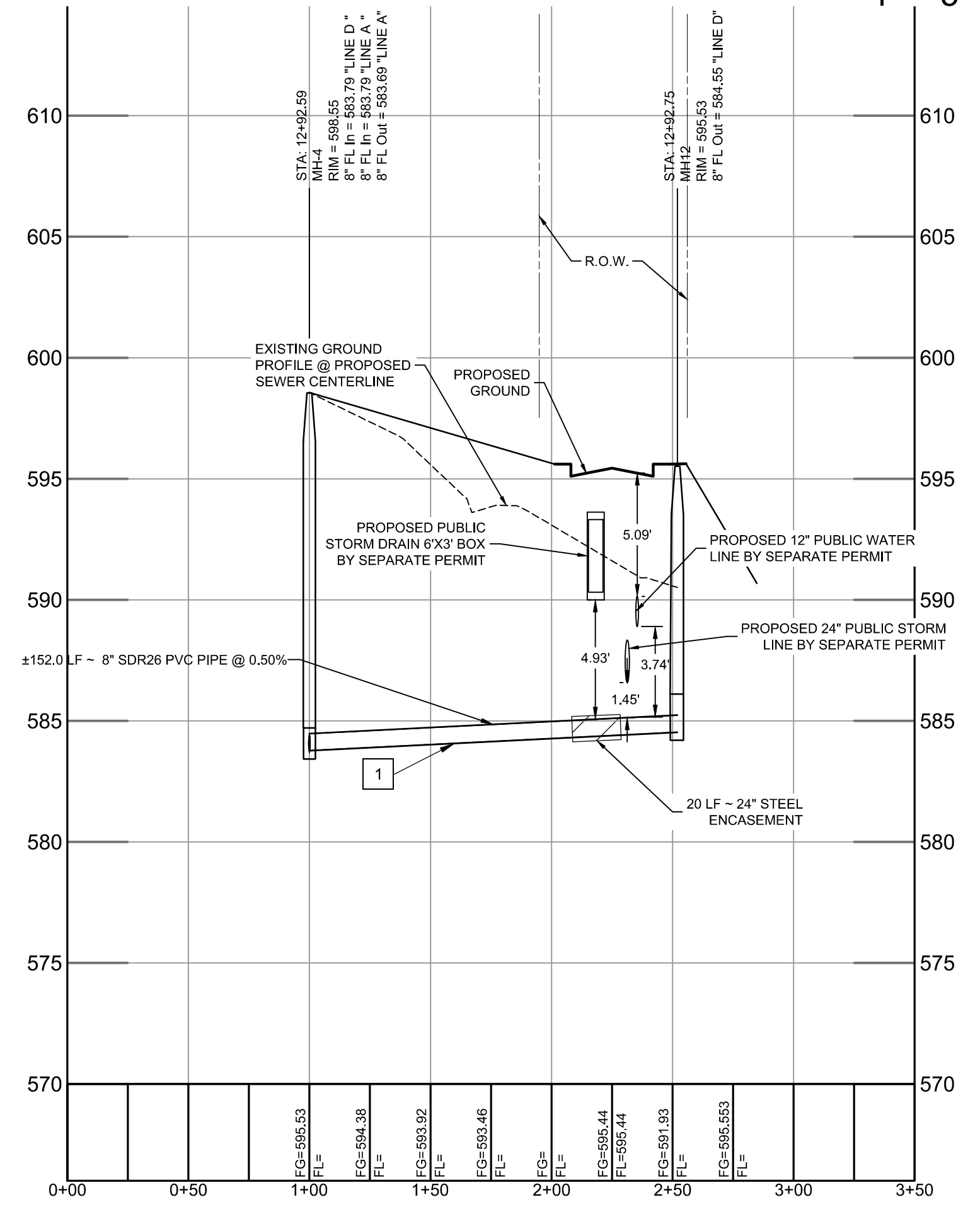
BENCHMARK NOTE :
 BENCHMARK #1 = SET NAIL IN CONCRETE ELEVATION = 635.02'
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REVISION	DESCRIPTION	DATE

PUBLIC SANITARY SEWER PLAN
LINE "D"
DPEG ZARZAMORA
LOOP 410 SOUTH & STRETCH AVE.
SAN ANTONIO, TEXAS 78221

PUBLIC SEWER LINE D
STA: 00+00 - END
1" = 50' HORIZONTAL
1" = 5' VERTICAL



LEGEND

	PROPOSED SANITARY SEWER W/ MANHOLE
	PROPOSED OVERHEAD ELECTRIC
	RIGHT-OF-WAY (ROW)
	EASEMENT
	PROPOSED STORM DRAIN W/ J-BOX
	PROPOSED WATER LINE W/ FIRE HYDRANT
	PROPOSED CURB
	PROPOSED SIDEWALK
	EXISTING RAILROAD TRACKS
	EXISTING FIBER OPTICS LINE
	EXISTING NATURAL GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING EDGE OF PAVEMENT

- KEYNOTES**
- SEGMENT OF SEWER PIPE SHALL BE INSTALLED WITH 150 PSI PRESSURE CLASS PIPE TO COMPLY WITH TCEQ TAC 217.53(d).
 - MANHOLE SHALL HAVE NO MEASURABLE LEAKAGE ACCORDING TO TCEQ 217.53(d)(8A).
 - SEGMENT OF SEWER PIPE SHALL BE INSTALLED WITH A 24" STEEL ENCASMENT PIPE WITH A 0.375" WALL THICKNESS, WITH GROUTED ENDS AND SPACERS PER ACCORDANCE WITH TCEQ TAC 217.53(d).

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 Address: 11333 FOUNTAIN LAKE DRIVE
 City: STAFFORD State: TX ZIP: 77477
 Phone#: (866) 342-6264 FAX#: --
 SAWS Block Map#: N/A Total EDU's: 4 Total Acreage: 57.75 AC.
 Total Linear Footage of Pipe: 3,715 L.F. 8" SDR 26 PVC Plat no. 24-11800441
 Number of Lots: 4 SAWS JOB NO. 25-1503



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DESIGN	DRAWN	CHKD
JCM	JCM	WOS

DATE: 03/02/2026
 SCALE: 1" = 50'
 JOB No. 250503-01-001
 SHEET NO. **CS2.4**

