

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).

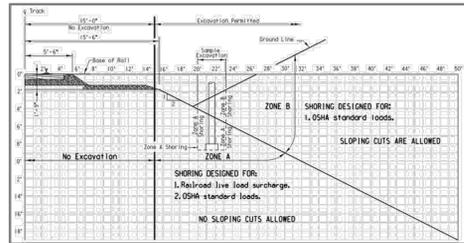
- 7. The Contractor shall be responsible for restoring existing fences, curbs, streets, driveways, sidewalks, landscaping and structures to its original or better condition if damages are made as a result of the project's construction.
8. All work in Texas Department of Transportation (TxDOT) and/or 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".

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.



- 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.

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.

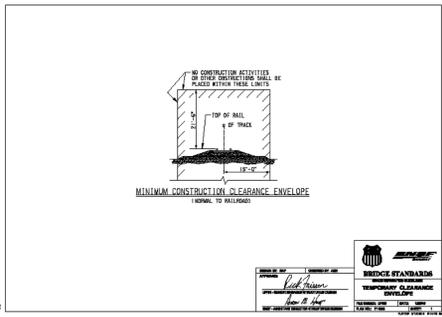
Should the Contractor fail to address an SSO immediately and to SAWS satisfaction, they will be responsible for all costs incurred by SAWS, including any fines from EPA, TCEQ and/or any other Federal, State or Local Agencies.

- 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 217.33 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.



Table with 2 columns: REVISION, DATE. Includes a section for REVISIONS with columns for REVISION, DESCRIPTION, and DATE.

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

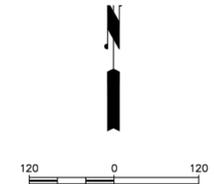
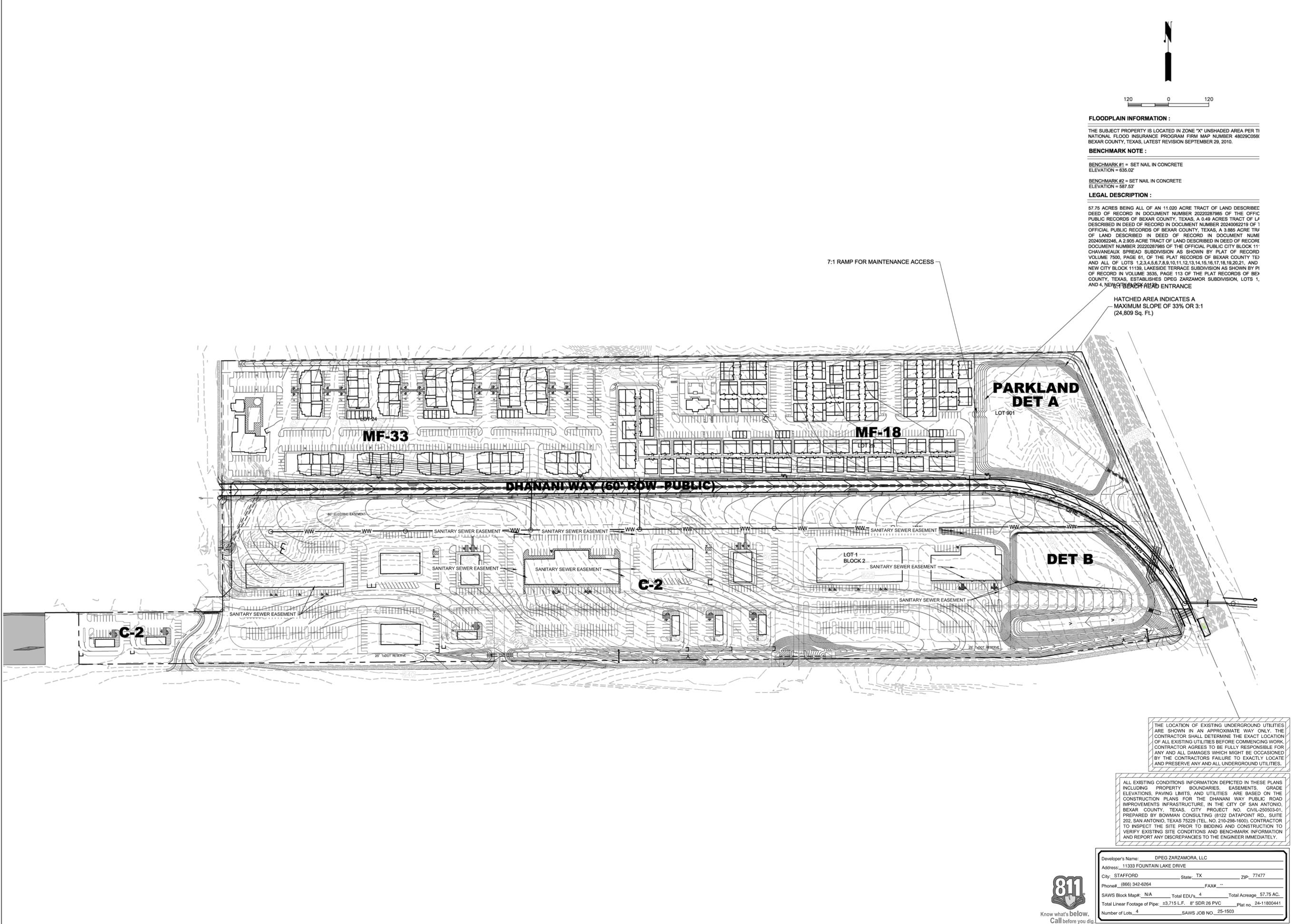


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Developer's Name: DPEG ZARZAMORA, LLC
Address: 11333 FOUNTAIN LAKE DRIVE
City: STAFFORD State: TX ZIP: 77477
Phone#: (866) 342-6264 FAX#:
SAWS Block Map#: N/A Total EDUs: 4 Total Acreage: 57.75 AC.
Total Linear Footage of Pipe: 43,715 L.F. 8" SDR 26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

Table with columns: DESIGN, DRAWN, CHKD, JCM, JCM, WOS. Includes fields for DATE (02/19/2026), SCALE, JOB No. (250503-01-001), and SHEET NO. (CS0.3).

V:\250503 - dpeg\250503-01-001 (eng) - zarzamora\engineering\Drawings\SEWER\PLAT.dwg, CO-4 CONCEPTUAL SITE PLAN, February 19, 2026, 2:25 PM, mlabanon



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 TR OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUME 20240062245, A 2.895 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD DOCUMENT NUMBER 20220287885 OF THE OFFICIAL PUBLIC CITY BLOCK 11' 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 BE 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.)

PARKLAND DET A
 LOT 901

MF-33

MF-18

DHANI WAY (60' ROW - PUBLIC)

C-2

DET B

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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 DHANI 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: DREG ZARZAMORA, LLC
 Address: 11333 FOUNTAIN LAKE DRIVE
 City: STAFFORD State: TX ZIP: 77477
 Phone#: (866) 342-6264 FAX#: --
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 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
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 Suite 202
 San Antonio, Texas 78229
 EMAIL: bsc@bowman.com
 www.bowmanconsulting.com

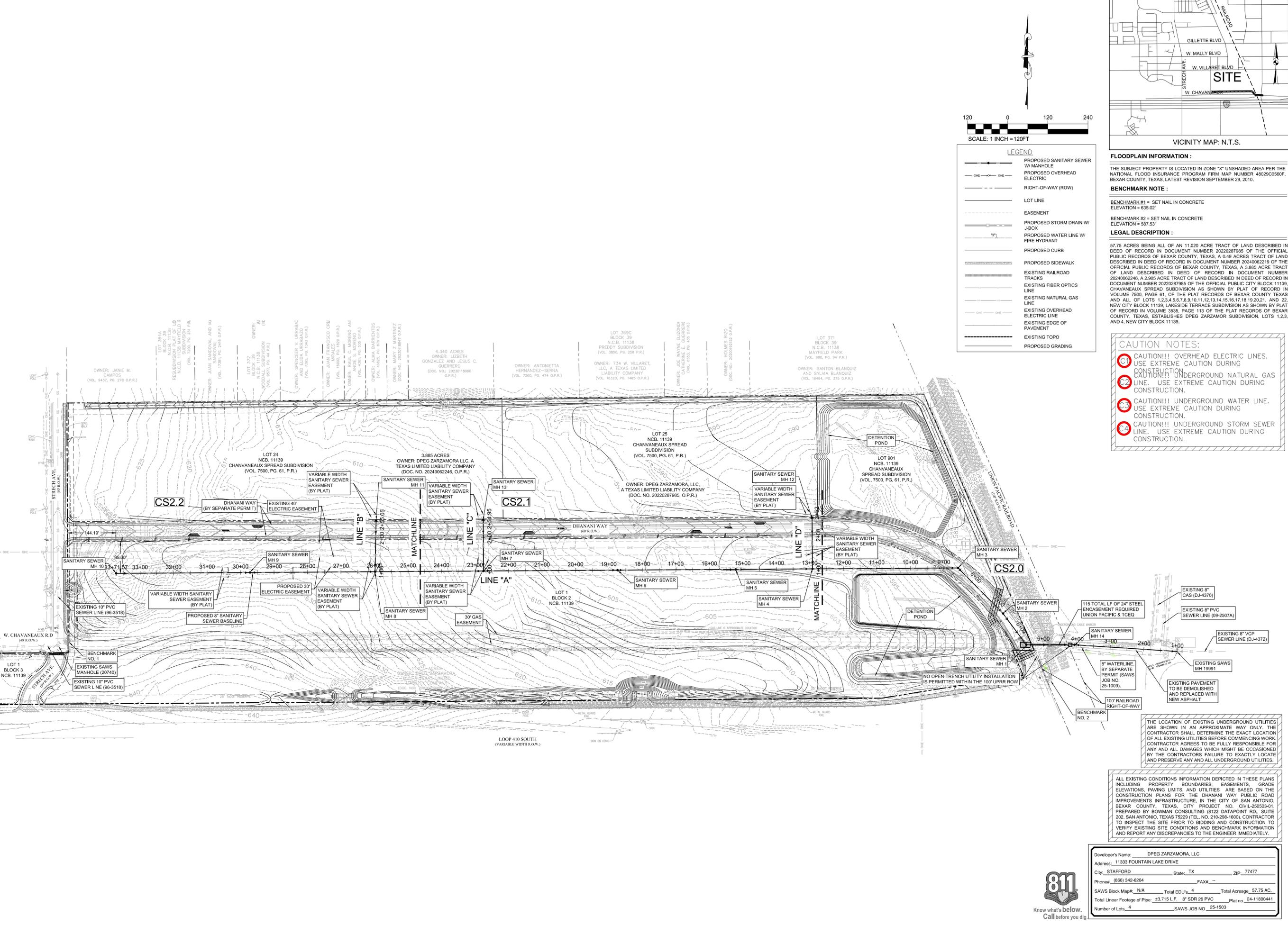
REVISIONS	DATE	DESCRIPTION

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

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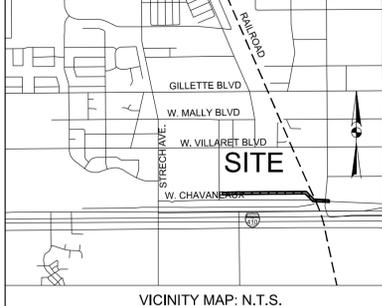
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JCM	JCM	WOS
DATE: 02/19/2026		
SCALE:		
JOB No. 250503-01-001		
SHEET NO. CS0.4		

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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 :
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 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.
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 Phone: (210) 298-1600
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 San Antonio, Texas 78229
 EMAIL: bchock@bowman.com
 www.bowmanconsulting.com

REVISIONS	DATE	DESCRIPTION

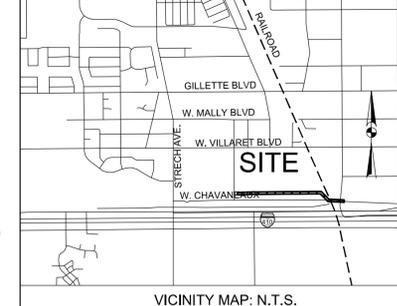
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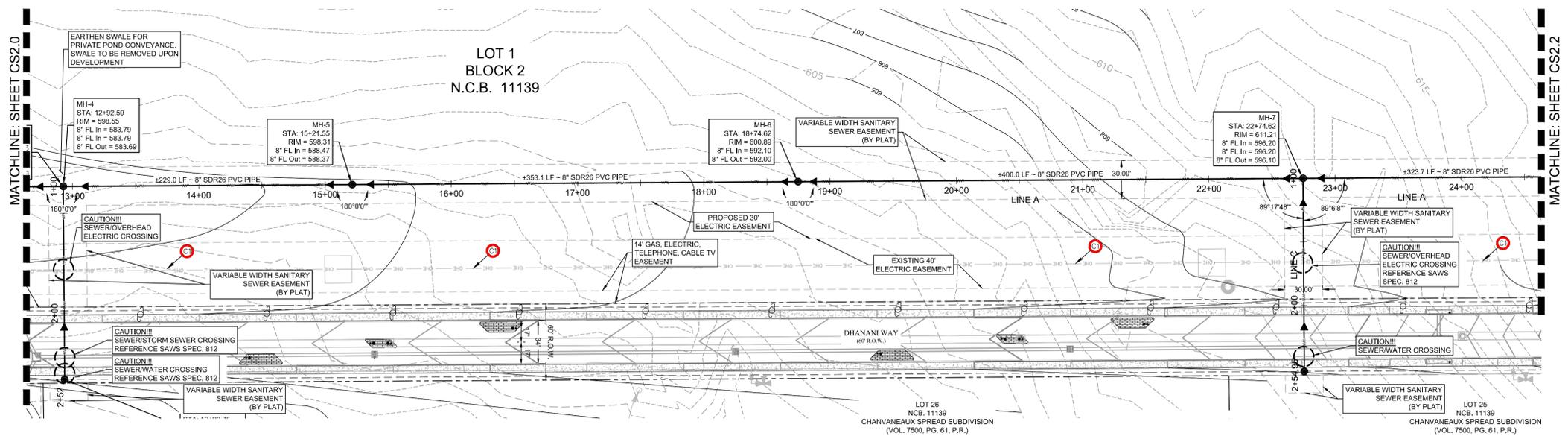
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DATE:	02/19/2026	
SCALE:	1" = 120'	
JOB No.	250503-01-001	
SHEET NO.	CS1.0	

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LEGEND	
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	PROPOSED OVERHEAD ELECTRIC
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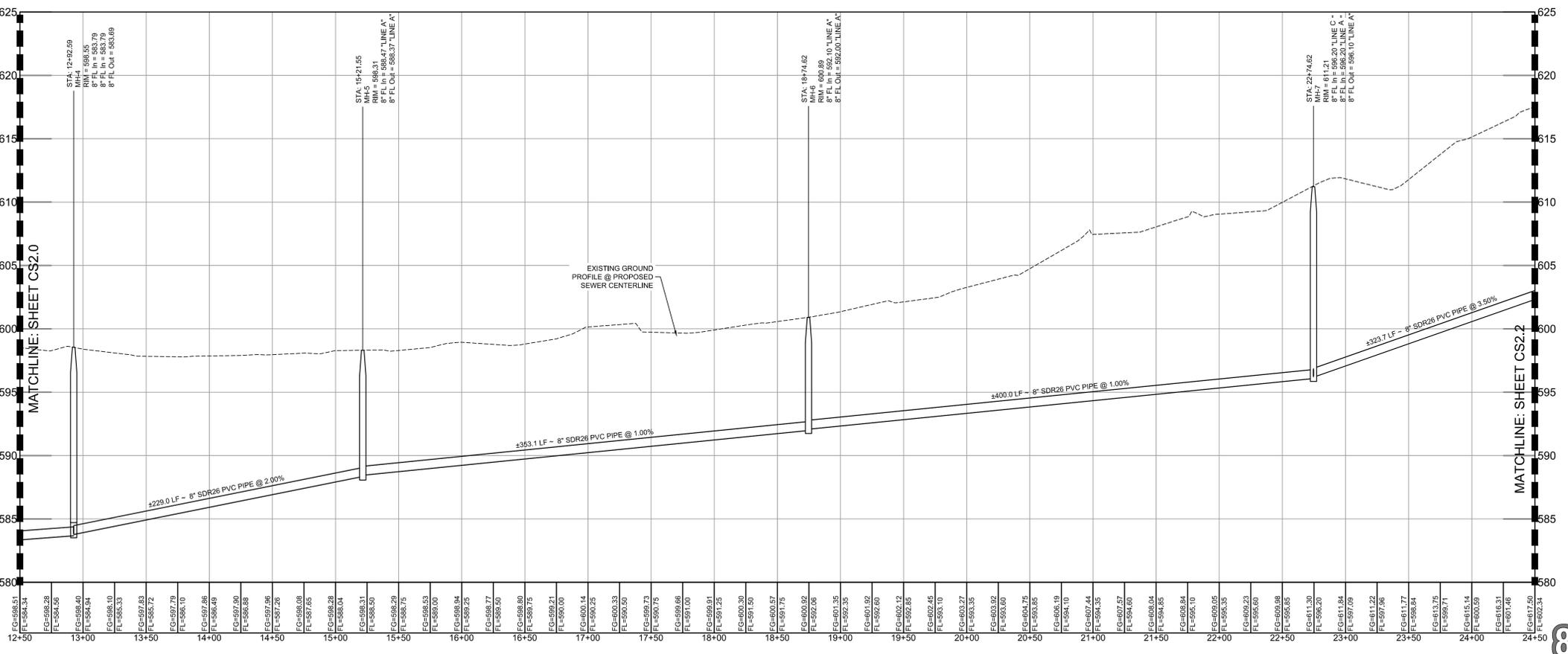


VICINITY MAP: N.T.S.



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

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



MATCHLINE: SHEET CS2.0

MATCHLINE: SHEET CS2.2

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- 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.
 - SEGMENT OF SEWER PIPE SHALL BE INSTALLED WITH A 24" STEEL ENCASUREMENT PIPE WITH GROUTED ENDS AND SPACERS PER ACCORDANCE WITH TCEQ TAC 217.53(d)
 - 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.
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Bowman
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TBP Firm Registration No. F-003832
Phone: (210) 298-1600
Email: bsc@bowman.com
www.bowmanconsulting.com

REVISION	DESCRIPTION	DATE

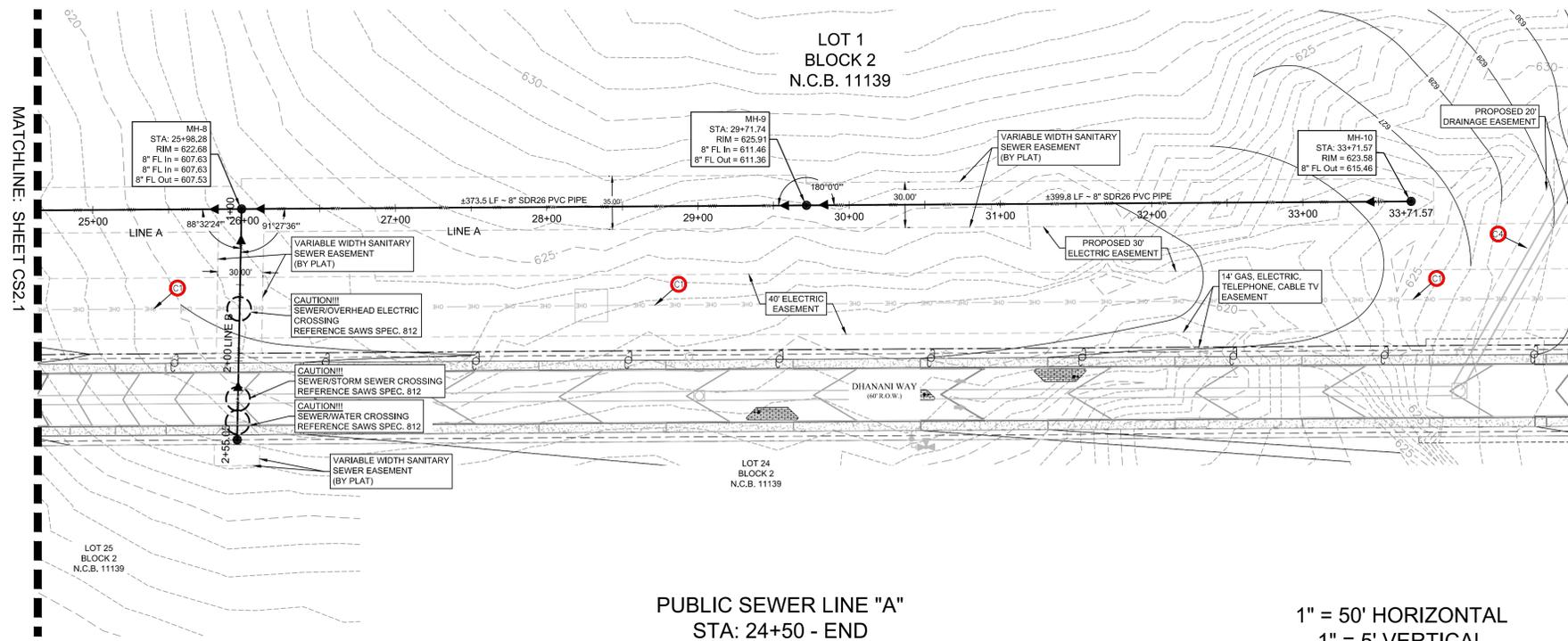
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SHEET NO.	CS2.1	

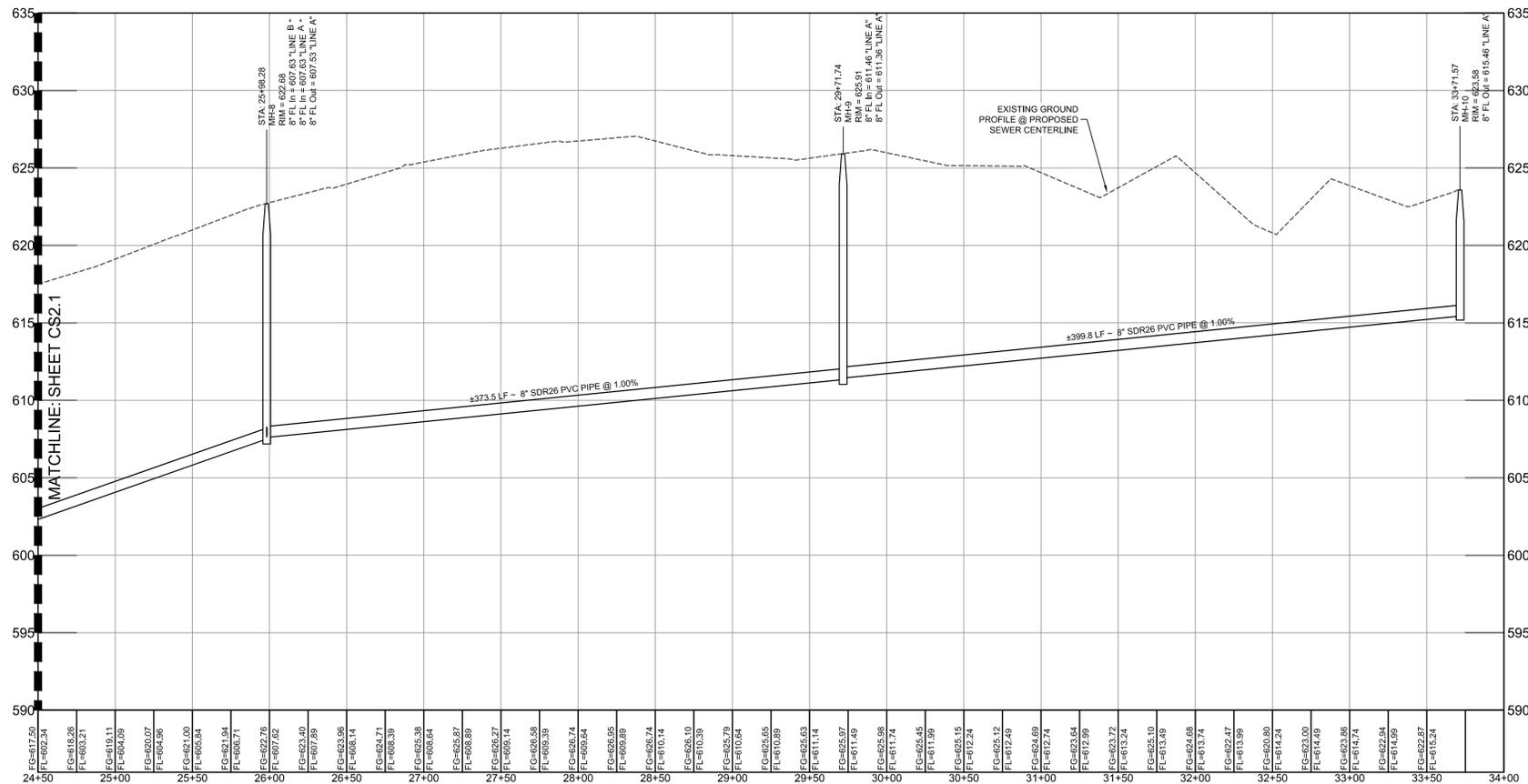


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PUBLIC SEWER LINE "A"
STA: 24+50 - END

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



LEGEND

	PROPOSED SANITARY SEWER W/ MANHOLE
	PROPOSED OVERHEAD ELECTRIC
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	EASEMENT
	PROPOSED STORM DRAIN W/ J-BOX
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	EXISTING RAILROAD TRACKS
	EXISTING FIBER OPTICS LINE
	EXISTING NATURAL GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING EDGE OF PAVEMENT

- 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.
 - SEGMENT OF SEWER PIPE SHALL BE INSTALLED WITH A 24" STEEL ENCASEMENT PIPE, WITH GROUDED ENDS AND SPACERS PER ACCORDANCE WITH TCEQ TAC 217.53(d).
 - 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.
 - CAUTION!!! UNDERGROUND WATER LINE. USE EXTREME CAUTION DURING CONSTRUCTION.
 - 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, 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.

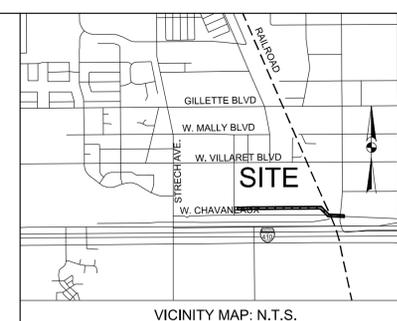
Developer's Name: DPEG ZARZAMORA, LLC
Address: 11333 FOUNTAIN LAKE DRIVE
City: STAFFORD State: TX ZIP: 77477
Phone#: (866) 342-6264 FAX#: --
SAWS Block Map#: N/A Total EDU's: 4 Total Acreage: 57.75 AC.
Total Linear Footage of Pipe: 3,715 L.F. 8" SDR 26 PVC Plat no. 24-11800441
Number of Lots: 4 SAWS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



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, CHAVANEUX 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 DPEG ZARZAMOR SUBDIVISION, LOTS 1,2,3, AND 4, NEW CITY BLOCK 11139.



Bowman
© 2023 Bowman Consulting Group, Ltd.
TPE 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

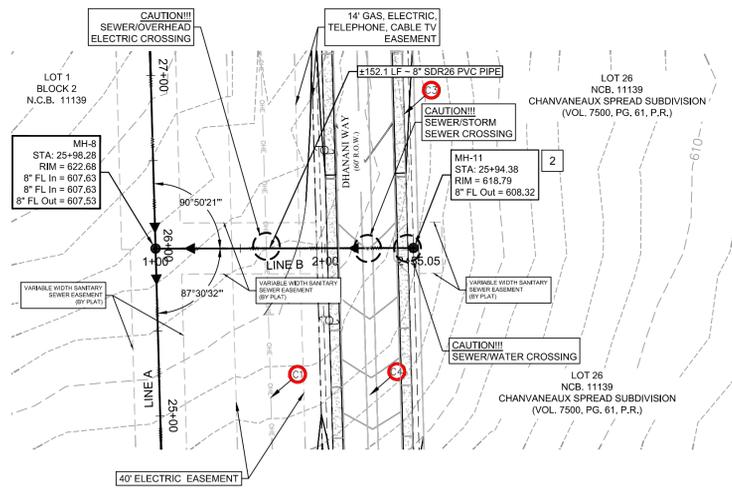
REVISIONS	DATE	DESCRIPTION

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

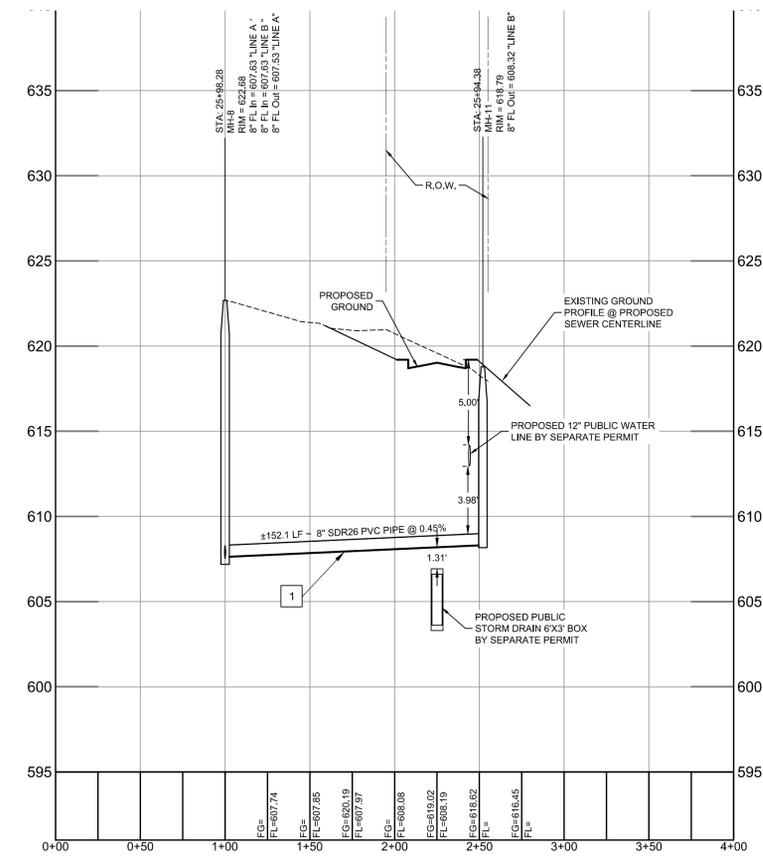
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ON FEBRUARY 19, 2026, IT IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
JCM	JCM	WOS
DATE:	02/19/2026	
SCALE:	1" = 50'	
JOB No.	250503-01-001	
SHEET NO.	CS2.2	

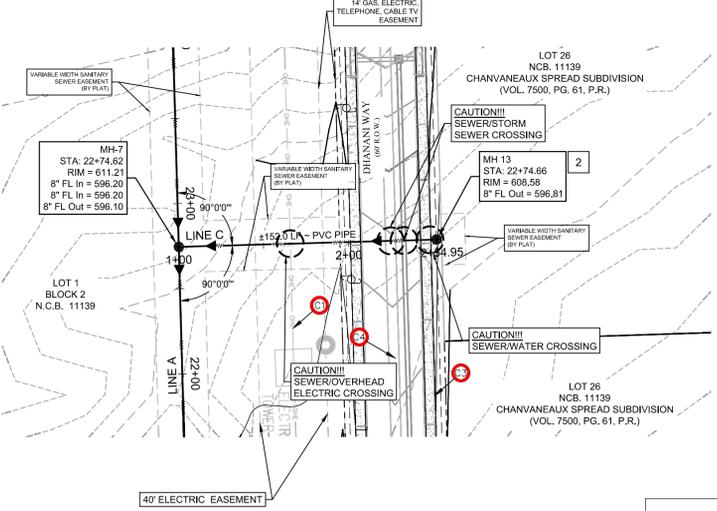
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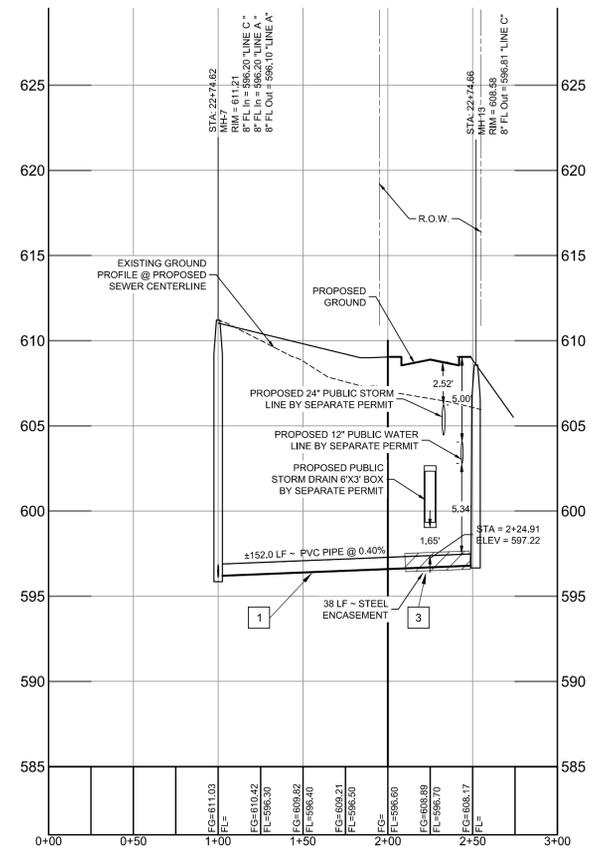
PUBLIC SEWER LINE B
STA: 1+00 - END



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

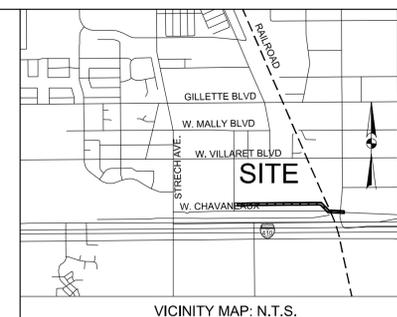


PUBLIC SEWER LINE C
STA: 1+00 - END



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 TRACKS
- EXISTING RAILROAD TRACKS
- EXISTING FIBER OPTICS LINE
- EXISTING NATURAL GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING EDGE OF PAVEMENT



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, 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 = 597.53'

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 2.295 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 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**
- 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).
 - MANHOLE SHALL HAVE NO MEASURABLE LEAKAGE ACCORDING TO TCEQ 217.53(d)(8A).
 - 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:

- CAUTION!!! OVERHEAD ELECTRIC LINES. USE EXTREME CAUTION DURING CONSTRUCTION.
- CAUTION!!! UNDERGROUND NATURAL GAS LINE. USE EXTREME CAUTION DURING CONSTRUCTION.
- CAUTION!!! UNDERGROUND WATER 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: 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

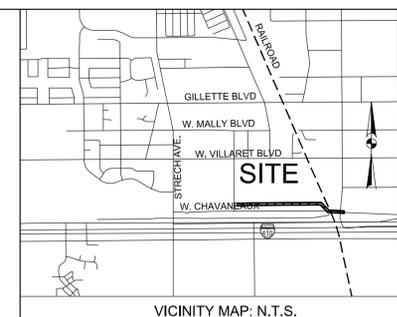
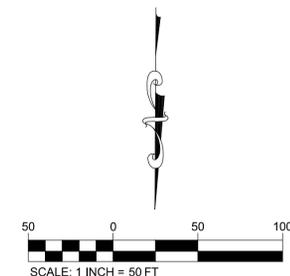
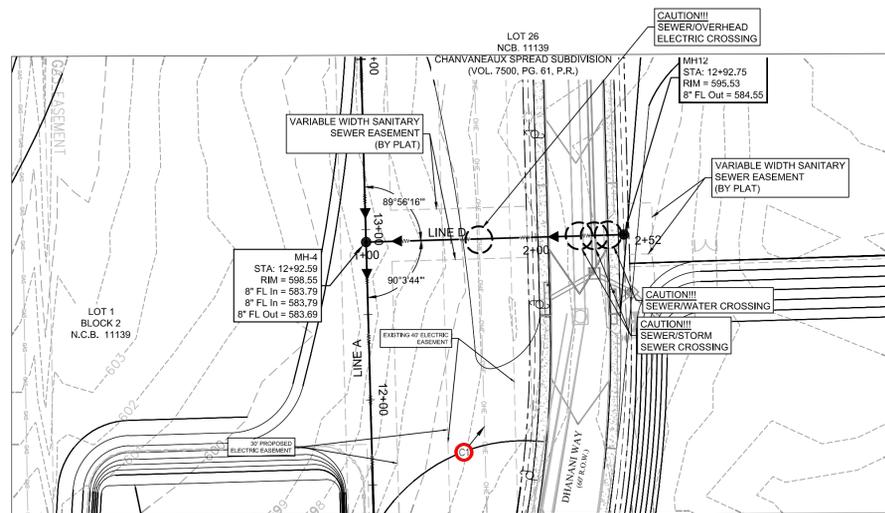
REVISIONS	DATE	DESCRIPTION

PUBLIC SANITARY SEWER PLAN
LINE B & C
DREG 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. #84676
ON FEBRUARY 19, 2026, IT IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
JCM	JCM	WOS
DATE:	02/19/2026	
SCALE:	1" = 50'	
JOB NO.	250503-01-001	
SHEET NO.	CS2.3	

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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.

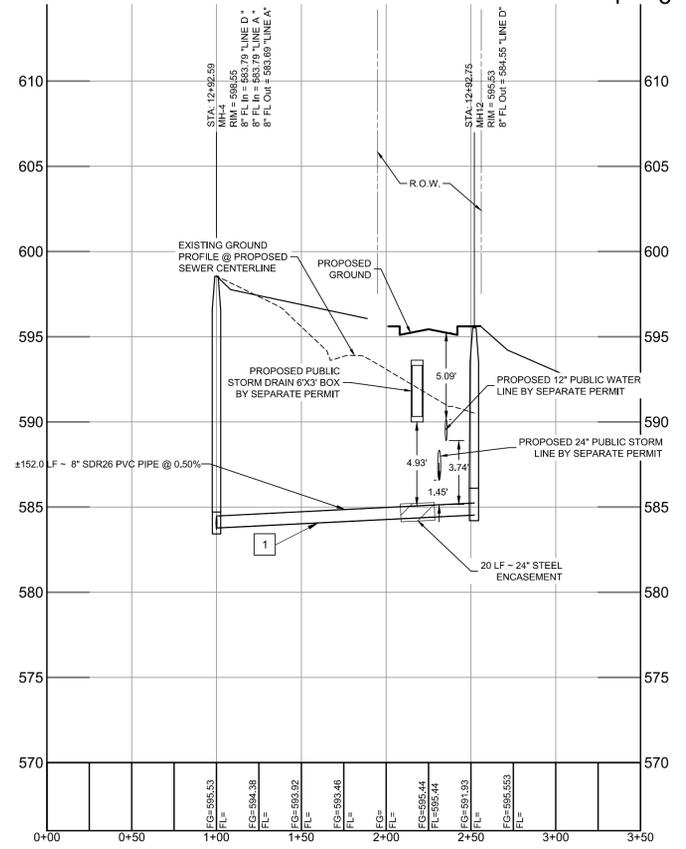
BENCHMARK NOTE :
 BENCHMARK #1 = SET NAIL IN CONCRETE
 ELEVATION = 635.02'
 BENCHMARK #2 = SET NAIL IN CONCRETE
 ELEVATION = 587.53'

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 61, OF THE PLAT RECORDS OF BEAR COUNTY TEXAS AND ALL OF LOTS 12, 21, 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 DPEG ZARZAMOR SUBDIVISION, LOTS 1, 2, 3, AND 4, NEW CITY BLOCK 11139.

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).

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 L.F. 8" SDR 26 PVC Plat no. 24-11800441
 Number of Lots: 4 SAWS JOB NO. 25-1503

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF BIDDING REVIEW UNDER THE AUTHORITY OF JEROME PERALES, P.E. #84676 ON FEBRUARY 19, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
JCM	JCM	WOS
DATE:	02/19/2026	
SCALE:	1" = 50'	
JOB No.	250503-01-001	
SHEET NO.	CS2.4	



