

UNPLATTED
A REMAINING PORTION OF
425.799 ACRES
MARMAXX OPERATING
CORP.
(DOC# 20170188144 OPR)

50' SANITARY SEWER
EASEMENT TO EXPIRE UPON
INCORPORATION INTO FUTURE
PLATTED PUBLIC STREET
RIGHT-OF-WAY.

M.H. "HH12"
STA: 27+00.92 (LINE HH)

LINE HH

28+00

314.00 L.F. ~12" PIPE

29+00

M.H. "HH13"
STA: 30+14.92 (LINE HH)

50' X50' RECEIVING PIT LOCATION

STA: 26+37.90
END JACK AND BORE

CAUTION
GAS/SEWER CROSSING

50 L.F. ~ 24" STEEL CASING
140.00 L.F. ~
12" PIPE

STA: 25+87.90
BEGIN JACK AND BORE

50' X50' BORE PIT LOCATION

50' PIPELINE EASEMENT
(VOL.3403, PG. 338-340 D.R.)
(VOL.3889, PG. 545-547 D.R.)
RELEASE OF PIPELINE EASEMENT
(VOL.4464, PG. 574-576 O.P.R.)

UNPLATTED
379.61 ACRES
BOARD OF REGENTS OF THE TEXAS
A&M UNIVERSITY SYSTEM & SAN
ANTONIO RIVER AUTHORITY
(DOC # 20220162201 O.P.R.)

50' SANITARY SEWER
EASEMENT TO EXPIRE UPON
INCORPORATION INTO FUTURE
PLATTED PUBLIC STREET
RIGHT-OF-WAY.

M.H. "HH10"
STA: 22+65.92 (LINE HH)

23+00

108.00 L.F.
~12" PIPE

M.H. "HH9"
STA: 21+57.92 (LINE HH)

22+00

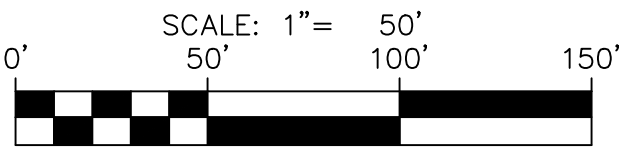
232.00 L.F. ~12" PIPE

169°33'50"

LINE HH

MATCHLINE "C" - SEE SHEET C5.02

UNPLATTED
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425.799 ACRES
MARMAXX OPERATING
CORP.
(DOC# 20170188144 OPR)



PROJECT LIMITS

EXISTING WATER

EXISTING SEWER

PROPOSED SEWER

PROPOSED WATER

PROPOSED SEWER LATERAL

FINISHED FLOOR ELEVATION FOR SEWER

EXISTING OIL WELL

CLEAR VISION EASEMENT

Diagram details: The diagram shows a horizontal sewer line with a manhole. A fire hydrant is located below the line. A proposed sewer lateral is shown as a dashed line. A finished floor elevation for the sewer is indicated by a box labeled 'FF = XXXX.XX'. An existing oil well is shown as a circle with a cross. A clear vision easement is shown as a cloud-like shape. The diagram also includes labels for 'PROJECT LIMITS', 'EXISTING WATER', 'EXISTING SEWER', 'PROPOSED SEWER', 'PROPOSED WATER', 'PROPOSED SEWER LATERAL', and 'FINISHED FLOOR ELEVATION FOR SEWER'.

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRIC, DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE CONTRACTOR IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

1. THE FINISHED FLOOR ELEVATIONS (FF) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT. IT IS THE BUILDER'S SOLE RESPONSIBILITY TO DETERMINE ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT PRIOR TO THE START OF HOME FOUNDATION CONSTRUCTION TAKING INTO CONSIDERATION SITE DRAINAGE, STREET ACCESS AND SANITARY SEWER SERVICE ELEVATIONS.

ROW PERMIT NOTE:
A BEXAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY RIGHTS-OF-WAY.

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

DEVELOPER'S NAME: LENNAR HOMES OF TEXAS
ADDRESS: 100 NE LOOP 410, STE. 1155
CITY: SAN ANTONIO STATE: TEXAS ZIP: 78216
PHONE# (210) 403-6200 FAX# N/A
SAWS BLOCK MAP# 170536 TOTAL EDU'S. 138 TOTAL ACRES 19.33
TOTAL LINEAR FOOTAGE OF PIPE: 2899 LF=12" PVC
5217 LF=8" PVC PLAT NO. 23-1180023
NUMBER OF LOTS 138 SAWS JOB NO. 23-1603

NO.	REVISION	DATE
1	REVISED SEWER ESMT, SAWS BLOCK AND LEGEND	12/22/23
2	REVISED SS LINE HH ALIGNMENT AND SAWS BLOCK	02/01/24



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

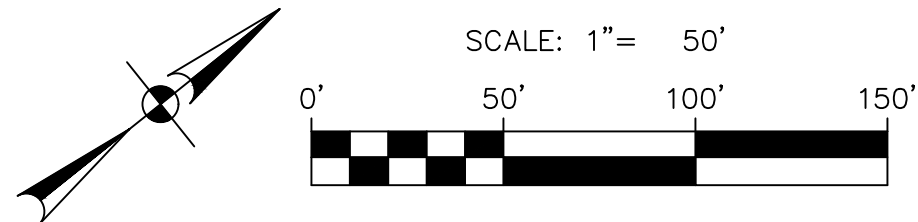
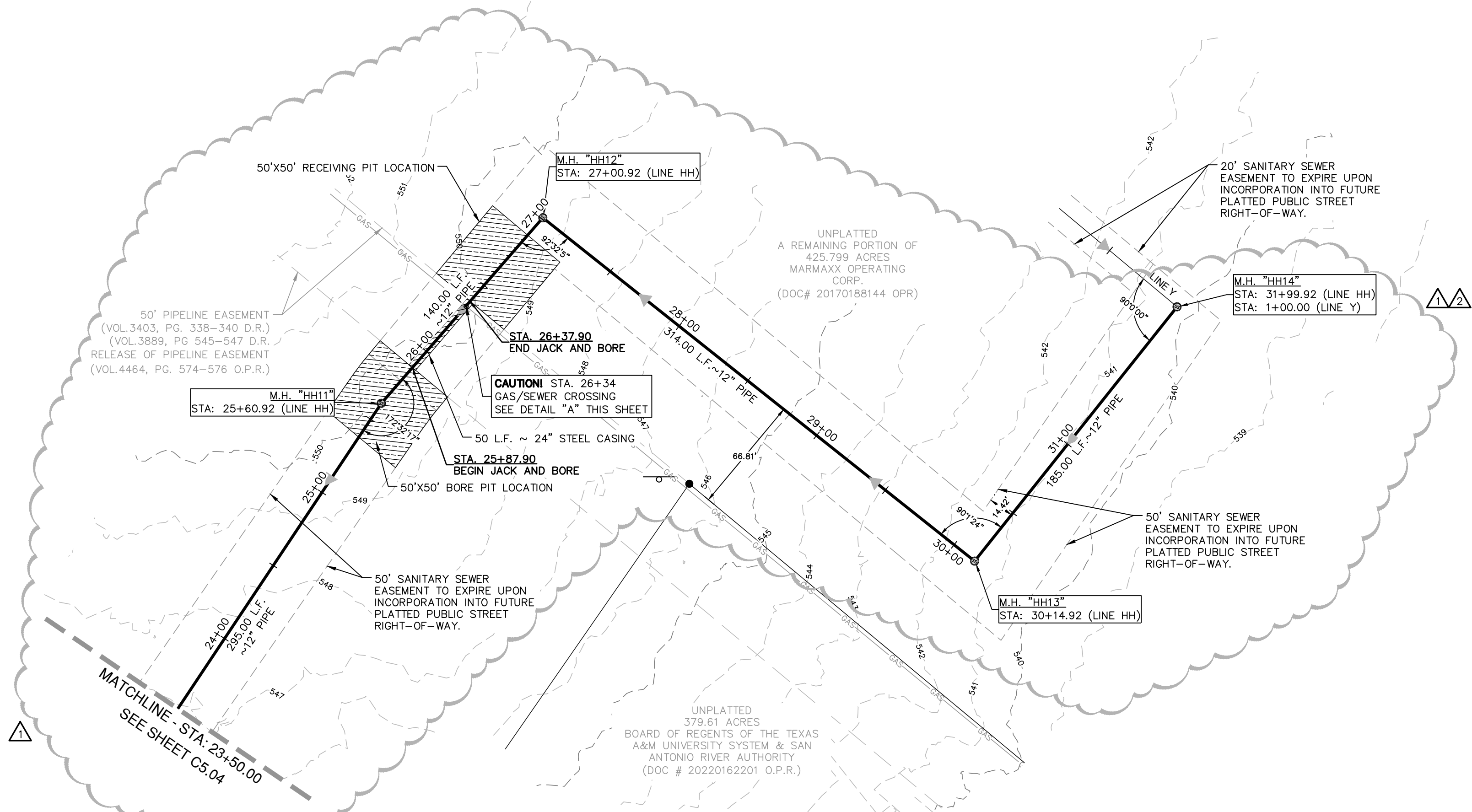
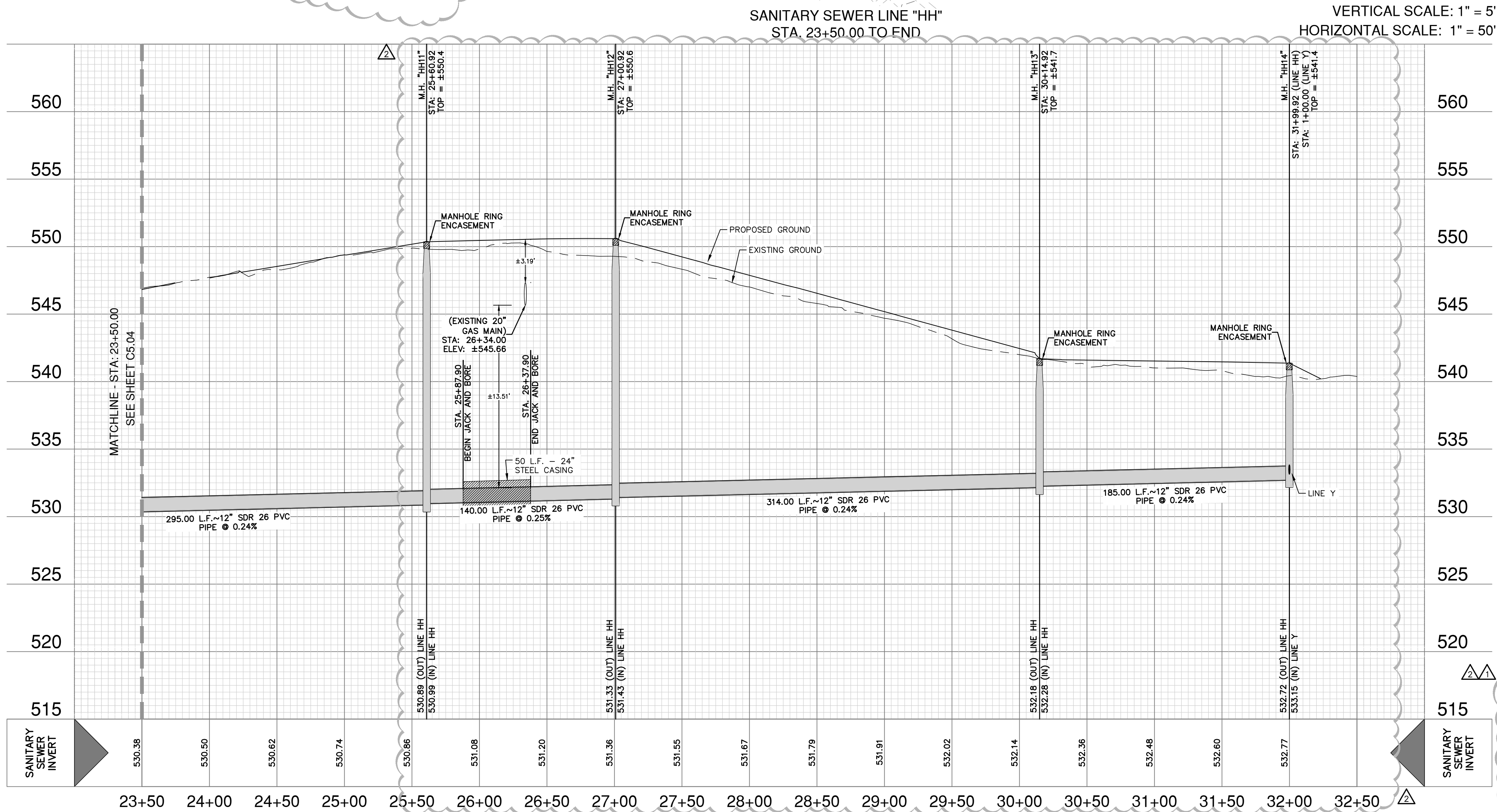
ESPADA TRACT UNIT 15
SAN ANTONIO, TEXAS

OVERALL SANITARY SEWER PLAN

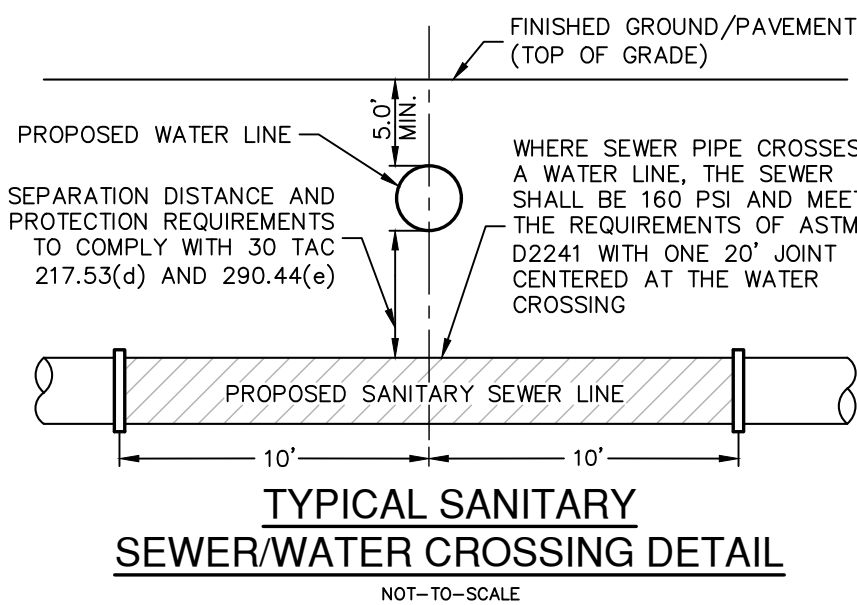
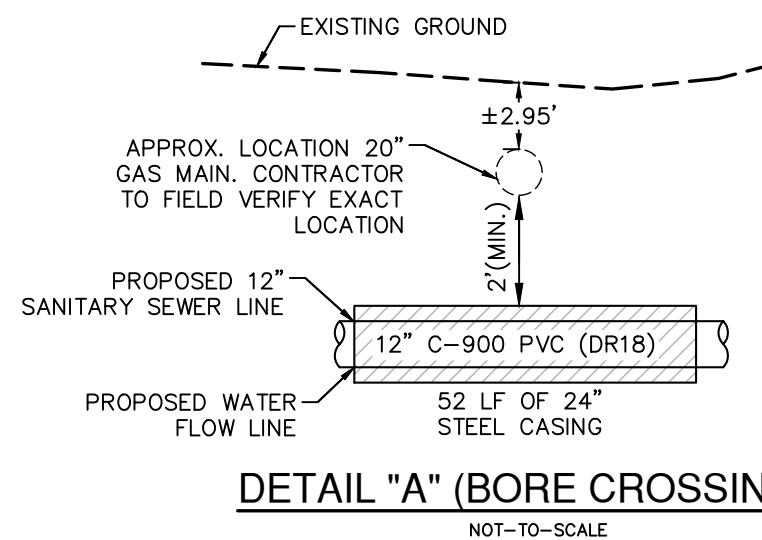
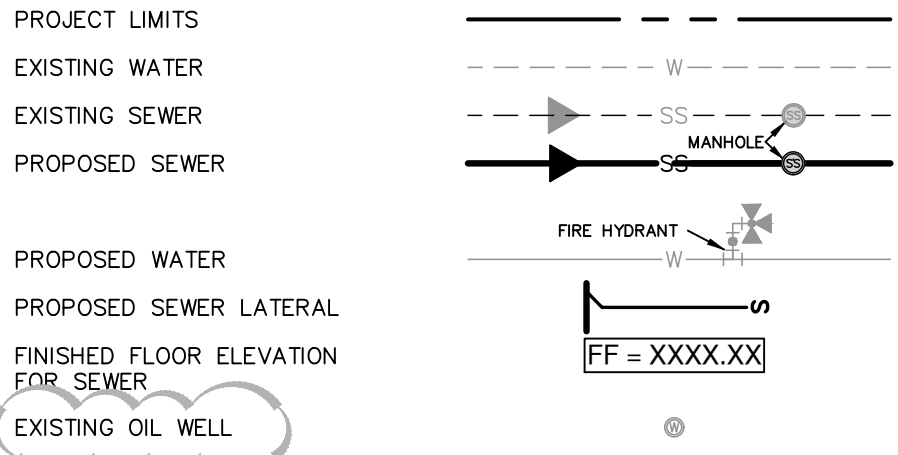
PLAT NO. 23-11800231
 JOB NO. 12632-14
 DATE JULY 2023
 DESIGNER JG
 CHECKED DW DRAWN TC
 SHEET C5.01

Date: Feb. 02, 2024, 9:37am User: B: kcmach's
File: E:\2023\14 Design\CH\SS\23+50.00 LINE HH.dwg

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SEWER LEGEND



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TRENCH EXCAVATION SAFETY PROTECTION:

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LOWER - EAST SEWERSHED - DOS RIOS/LEON CREEK

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TOTAL LINEAR FOOTAGE OF PIPE: 5217 LF-8" PVC PLAT NO. 23-11800231
NUMBER OF LOTS 138 SAWS JOB NO. 23-1603

NO.	REVISION	DATE
1	REVISED SEWER ESMT. SAWS BLOCK AND LEGEND	12/22/23
2	REVISED SS LINE HH ALIGNMENT ADD DIMENSIONS AND REVISED SAWS BLOCK	02/07/24



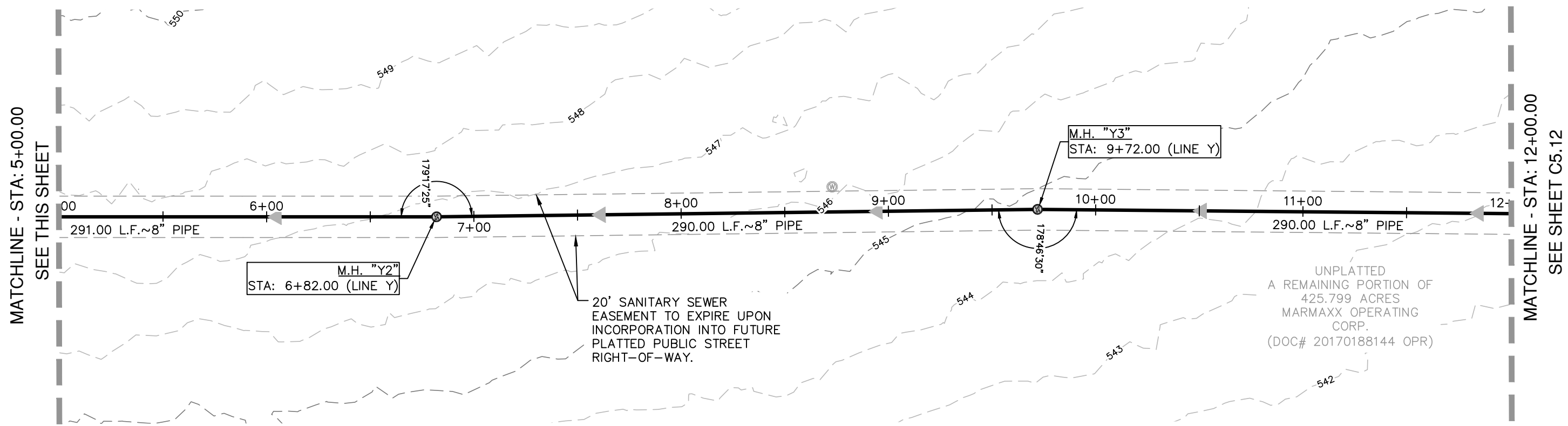
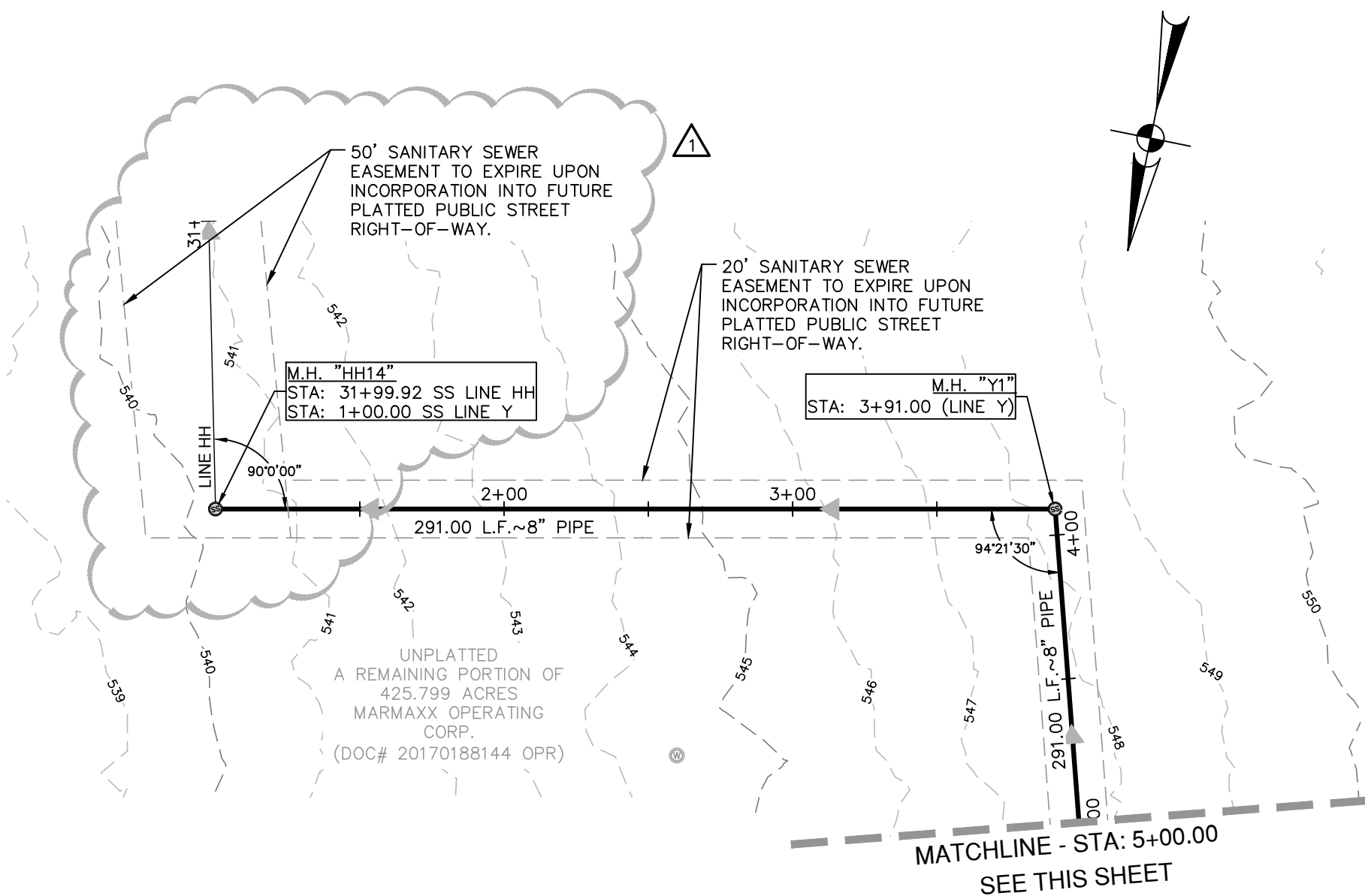
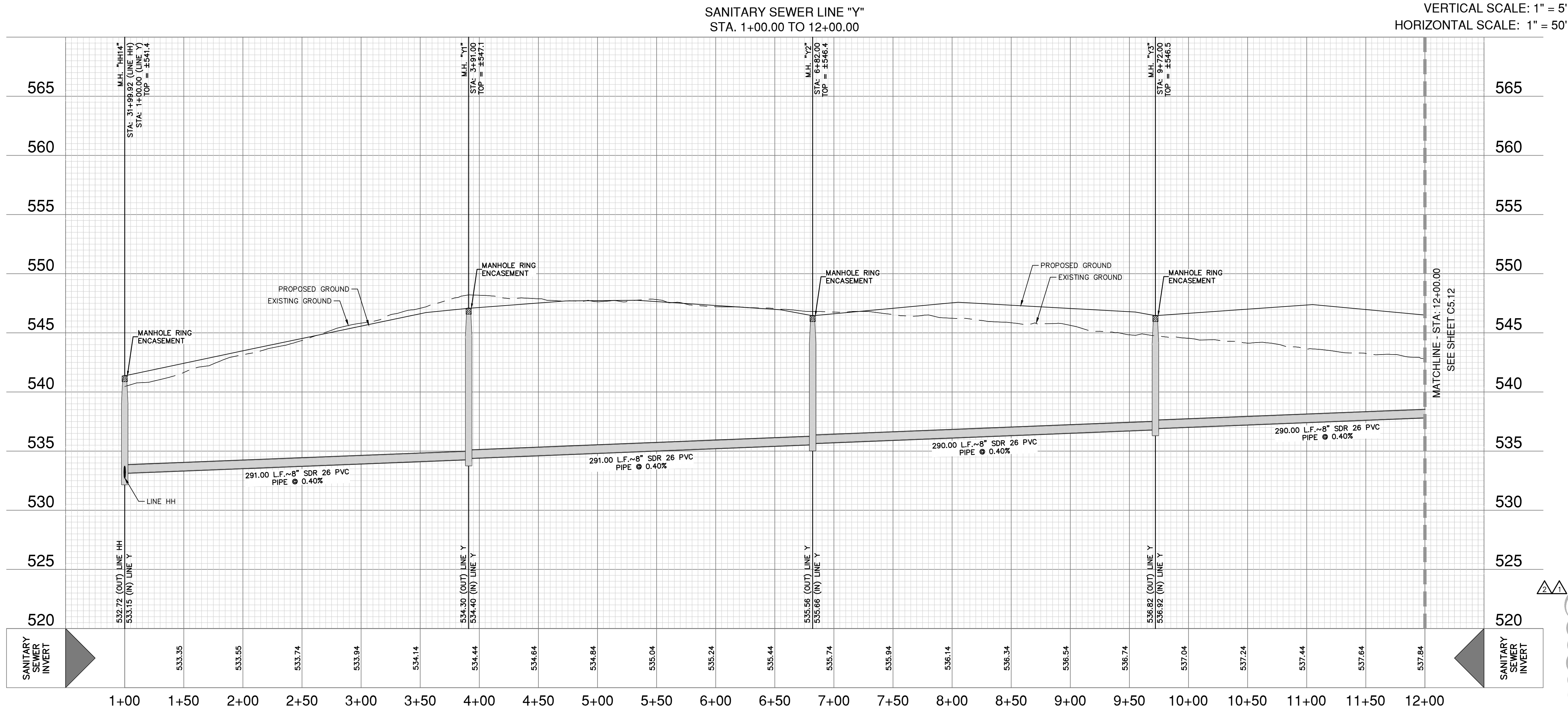
PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008860

ESPADA TRACT UNIT 15
SAN ANTONIO, TEXAS
SS LINE HH PLAN & PROFILE (STA 23+50.00 TO END)

PLAT NO. 23-11800231
JOB NO. 12632-14
DATE JULY 2023
DESIGNER JG
CHECKED DW DRAWN TC
SHEET C5.05

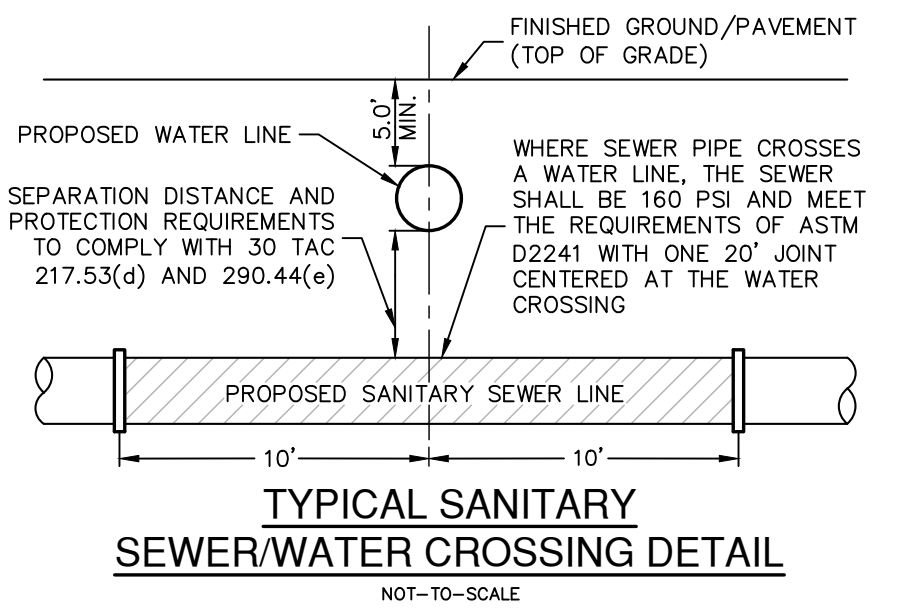
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SEWER LEGEND

PROJECT LIMITS	---
EXISTING WATER	---
EXISTING SEWER	---
PROPOSED SEWER	---
PROPOSED WATER	---
PROPOSED SEWER LATERAL	---
FINISHED FLOOR ELEVATION FOR SEWER	FF = XXXX.XX
EXISTING OIL WELL	---



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2	REVISED SAWS BLOCK	02/07/24



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ESPADA TRACT UNIT 15
SAN ANTONIO, TEXAS

SS LINE Y PLAN & PROFILE (STA 1+00.00 TO 12+00.00)

PLAT NO.	23-11800231
JOB NO.	12632-14
DATE	JULY 2023
DESIGNER	JG
CHECKED	DW DRAWN TC
SHEET	C5.11