

Lennar Homes of Texas Land and Construction, LTD.

WORK AGREEMENT No. _____

TO LAND BASE MASTER TRADE PARTNER AGREEMENT No. SANL202301VKK

CONTRACTOR'S STATE LICENSE No: _____
SUBCONTRACTOR'S STATE LICENSE No: _____

REGIONAL OPERATIONS CENTER: _____
DIVISION OFFICE: San Antonio
WORK DESCRIPTION: Unit Development
OWNER: Lennar
CONSTRUCTION LENDER: _____
PROJECT NAME: **Grace Valley Unit 2**
WORK AGREEMENT AMOUNT: \$3,846,325.05

7/19/2023 This Work Agreement to the Land Base Master Trade Partner Agreement (the "Work Agreement") is entered into July 14, 2023 by and between **Lennar Homes of Texas Land & Construction, LTD** (a Texas Limited Partnership) ("Contractor"), whose address is 100 NE Loop 410, Suite 1155, San Antonio Texas 78232, and telephone number is (210) 403-6200, and **V.K Knowlton Construction & Utilities, Inc.** ("Subcontractor"), whose address is 18225 FM 2252 San Antonio Texas 78266, and telephone number is (210) 651-6860.

RECITALS

- 7/19/2023
- A. Contractor and Subcontractor entered into that certain Land Base Master Trade Partner Agreement on or about [EXECUTION DATE 7/14/23], Contract No. [NO. _____] (the "Agreement"). As used herein, and except as hereby expressly provided, all capitalized words and phrases shall have the same meanings as defined in the Agreement.
- B. Contractor desires to have Subcontractor perform work within the Project referenced above (the "Project") as set forth in Subcontractor's bid package for the Project, which was submitted to Contractor via Contractor's electronic bid system, and is hereby approved by Contractor and incorporated herein by reference (the "Work").
- C. Contractor and Subcontractor desire to amend the Agreement as more particularly set forth herein.

TERMS AND CONDITIONS

NOW, THEREFORE, in consideration of the foregoing recitals, and the covenants and conditions contained herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged, Contractor and Subcontractor hereby agree to amend the Agreement as follows:

1. Contractor's Scope of Work is set forth in Exhibit "A" hereto.
2. Pricing is established in the "Pricing Schedule (Basis of Contract and Progress Billing Sheet)" attached hereto as Exhibit "B".
3. The Project Location shall be as set forth in Exhibit "C" hereto.
4. The List of Sub-subcontractors shall be as set forth in Exhibit "D" hereto.

SUBCONTRACTOR INITIAL 

5. The Plans and Specifications for the Work shall be as set forth in Exhibit "E" hereto.
6. The Construction Schedule shall be as set forth in Exhibit "F" hereto.
7. Work approved for construction is set forth in Subcontractor's bid package for the Project described above.
8. Prior to commencing the Work, Subcontractor shall comply with all insurance requirements set forth in Schedule "4" to the Agreement which requirements are incorporated herein by this reference as though set forth herein, including, without limitation and if applicable, the "OCIP Addendum" if attached thereto. If the "Insurance Requirements" are added to or amended by this Work Agreement, they are set forth in the "Modified Insurance Requirements" attached hereto as Exhibit "G".
9. The Pricing Schedule attached hereto shall be effective on the date set forth above. Any changes to the Work, or the Pricing Schedule, shall become effective only upon execution by all parties hereto of an amendment to the Work Agreement (the "Amendment"). Subcontractor Rates and Rental Rates are as set forth in Exhibit "H" hereto.
10. Contractor may, from time to time, issue written notices to proceed/purchase order requests identifying specific locations on which the Work is to be performed ("Scheduling Notice", "Received Order", or "Notice to Proceed"). Contractor shall have no obligation to issue any Scheduling Notice(s) during the term of this Work Agreement. **THIS WORK AGREEMENT IS NOT AN AUTHORIZATION TO PROCEED WITH WORK, AND SHALL NOT BECOME EFFECTIVE WITH RESPECT TO THE WORK OF SUBCONTRACTOR UNLESS AND UNTIL CONTRACTOR ISSUES SCHEDULING NOTICE(S) TO SUBCONTRACTOR AUTHORIZING THE SPECIFIC WORK OF SUBCONTRACTOR TO BE PERFORMED, AND THIS WORK AGREEMENT SHALL BE BINDING ONLY AS TO THE WORK SO AUTHORIZED BY CONTRACTOR. SUBCONTRACTOR SHALL PERFORM NO WORK WITHOUT RECEIVING CONTRACTOR'S WRITTEN SCHEDULING NOTICE(S) FOR SUCH WORK. SUBCONTRACTOR AGREES TO COMMENCE SUCH WORK AS MAY BE AUTHORIZED BY CONTRACTOR BY MEANS OF EACH SCHEDULING NOTICE(S), AND SUCH SCHEDULING NOTICE(S) SHALL BE EFFECTIVE IMMEDIATELY UPON ISSUANCE BY CONTRACTOR WITHOUT NEED FOR FURTHER ACCEPTANCE THEREOF BY SUBCONTRACTOR.** If the Work authorized by a Scheduling Notice is not commenced on the date specified in the Scheduling Notice, Contractor may, in its sole discretion, declare such Scheduling Notice null and void. Contractor may, but shall not be obligated to, furnish Subcontractor with a progress schedule for all or any portion of the Work which, if furnished, may be amended from time to time by Contractor and shall be considered a part of this Work Agreement. Subcontractor acknowledges that neither this Work Agreement nor the issuance by Contractor of a progress schedule constitute any representation by Contractor that a minimum or specified number of Scheduling Notices will be issued. As to that portion of the Work covered by a Scheduling Notice, such schedule shall control over any other provision of this Work Agreement or progress schedule regarding time for performance.

Except to the extent the Agreement is supplemented by this Work Agreement or such other Work Agreements that may have been entered into by the parties hereto pursuant to the Agreement, the terms and conditions of the Agreement shall remain unmodified and in full force and effect. In the event of conflict between the terms and conditions of the Agreement and the terms and conditions of this Work Agreement, the terms and conditions of this Work Agreement shall prevail, but only with respect to the Work covered hereby.

[Signatures on following page]

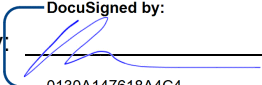
SUBCONTRACTOR INITIAL 

SUBCONTRACTOR INITIAL 

IN WITNESS WHEREOF, the parties hereto have executed this Work Agreement as of the day and year first above written.

Lennar Homes of Texas Land & Construction, LTD (a Texas Limited Partnership)

"Contractor"

DocuSigned by: 7/21/2023
By: 
0130A147618A4C4...
Name: David Grove
Title: Regional President

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

By: _____

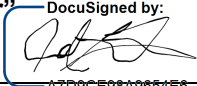
Name: _____

Title: _____

License No.: _____

V.K. Knowlton Construction & Utilities, Inc.

"Subcontractor"

DocuSigned by: 7/19/2023
By: 
A7D9CE98A9654E6...

Name: Jed Knowlton

Title: Vice President

By: _____

Name: _____

Title: _____

Fed. I.D. No.: _____

License No.: _____

SUBCONTRACTOR INITIAL  _____

Exhibits to Work Agreement

Exhibit "A" Scope of Work

Exhibit "B" Pricing Schedule (Basis of Contract and Progress Billing Sheet)

Exhibit "C" Project Location

Exhibit "D" List of Sub-subcontractors

Exhibit "E" Plans and Specifications

Exhibit "F" Construction Schedule

Exhibit "G" Modified Insurance Requirements / OCIP Exhibit (if applicable)

Exhibit "H" Subcontractor Rates and Rental Rates

SUBCONTRACTOR INITIAL _____

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EXHIBIT "A" TO WORK AGREEMENT SCOPE OF WORK

SUBCONTRACTOR INITIAL  _____

EXHIBIT "B" TO WORK AGREEMENT PRICING SCHEDULE (BASIS OF CONTRACT AND PROGRESS BILLING SHEET)

STREETS

SUBDIVISIONS

CONCRETE WORK

COMMERCIAL PAVING



UTILITIES

HIGHWAYS

EXCAVATING

BUSINESS PARKS

To:	Lennar Homes	Contact:	Kyle Hudek
Address:	1922 Dry Creek Way, Suite 101 San Antonio, TX 78259	Phone:	(210) 403-6200
		Fax:	
Project Name:	Grace Valley Ranch, Phase 2	Bid Number:	01
Project Location:	Weil Road And Stephens Lane, Cibolo, TEXAS	Bid Date:	6/22/2023
Addendum #:	2		

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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SITWORK

01		Mobilization	1.00	LS	\$81,645.00	\$81,645.00
02		Payment & Performance Bond	1.00	LS	\$43,500.00	\$43,500.00
03		Prepare Right-of-Way/ Clearing	32.80	ACRE	\$1,600.00	\$52,480.00
04		Street Excavation	48,470.00	CY	\$2.90	\$140,563.00
05		Lot Excavation	122,752.00	CY	\$2.75	\$337,568.00
06		Street Embankment	9,897.00	CY	\$1.90	\$18,804.30
07		Lot Embankment	34,155.00	CY	\$1.85	\$63,186.75
08		Hydromulch (Disturbed Open Space)	10,717.00	SY	\$1.35	\$14,467.95
09		Rock Filter Dams	165.00	LF	\$45.40	\$7,491.00
10		Curb Inlet Gravel Filters	60.00	LF	\$21.20	\$1,272.00
11		Concrete Washout Pit	1.00	EACH	\$1,010.00	\$1,010.00
12		Construction Entrance (Install/Remove)	1.00	EACH	\$3,080.00	\$3,080.00
13		Temporary Sediment Control Fence	4,487.00	LF	\$2.80	\$12,563.60
14		On-Site Stockpile	127,170.00	CY	\$1.35	\$171,679.50
15		Modular Block Retaining Wall	720.00	SF	\$42.30	\$30,456.00

Total Price for above SITWORK Items: \$979,767.10

PAVING

01		Remove Asphalt	824.00	SY	\$15.30	\$12,607.20
02		Remove Concrete Curb & Gutter	138.00	LF	\$5.80	\$800.40
03		Remove Concrete Header Curb & 6" Guard Post	56.00	LF	\$5.30	\$296.80
04		Remove ADA Ramps	4.00	EACH	\$767.00	\$3,068.00
05		Flexible Base (16" Compacted)	20,499.00	SY	\$15.90	\$325,934.10
06		Flexible Base (23" Compacted)	4,530.00	SY	\$21.00	\$95,130.00
07		Prime Coat	4,296.00	GAL	\$5.50	\$23,628.00
08		Tack Coat	2,148.00	GAL	\$5.70	\$12,243.60

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SUBCONTRACTOR INITIAL _____

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09	Hot Mix Asphaltic Pavement, Type D (3" Compacted)	17,434.00	SY	\$18.90	\$329,502.60
10	Hot Mix Asphaltic Pavement, Type D (3.5" Compacted)	4,048.00	SY	\$22.20	\$89,865.60
11	Concrete Curb	11,600.00	LF	\$9.50	\$110,200.00
12	Concrete Header Curb	271.00	LF	\$12.00	\$3,252.00
13	ADA Curb Ramps (Developer Responsibility)	38.00	EACH	\$1,680.00	\$63,840.00
14	Concrete Sidewalks (Developer)	1,685.00	SY	\$54.80	\$92,338.00
15	Timber Guard Post	30.00	EACH	\$186.00	\$5,580.00
16	Hydromulch (Weil Road Right-of-Way)	1,438.00	SY	\$1.35	\$1,941.30
17	R1-1 STOP (30")(High Intensity)	8.00	EACH	\$266.00	\$2,128.00
18	OM-4P End Of Road Marker (18"x18")	18.00	EACH	\$293.00	\$5,274.00

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Line #	Item #	Item Description	Estimated	Quantity	Unit	Unit Price	Total Price
19		9 Inch [229mm] Street Name, Block Number (High Intensity)		16.00	EACH	\$202.00	\$3,232.00
20		4" Wide Solid Double Yellow Line W/Reflective PMs (Type II-A-A)		1,834.00	LF	\$4.70	\$8,619.80
21		4" Wide Solid White Line		255.00	LF	\$2.00	\$510.00
22		White "ONLY" Pavement Marker		4.00	EACH	\$293.00	\$1,172.00
23		Yellow Median Nose		2.00	EACH	\$730.00	\$1,460.00
24		8" Wide Solid White Line (Type I-C)		470.00	LF	\$4.70	\$2,209.00
25		8" Wide Broken White Line (Type I-C-R)		100.00	LF	\$8.10	\$810.00
26		24" Wide Solid White Line		28.00	LF	\$12.10	\$338.80
27		24" Wide Solid Yellow Line		417.00	LF	\$12.10	\$5,045.70
28		Right White Arrow		1.00	EACH	\$176.00	\$176.00
29		Left White Arrow		7.00	EACH	\$176.00	\$1,232.00
30		Type II Raised Blue Pavement Markers		10.00	EACH	\$10.70	\$107.00
31		Remove Broken White Striping & Reflectors		1,399.00	EACH	\$4.15	\$5,805.85
32		Traffic Control Plan		1.00	LS	\$30,200.00	\$30,200.00

Total Price for above PAVING Items:**\$1,238,547.75****DRAINAGE**

01		Remove Miscellaneous Concrete (Existing Headwalls & Baffle Blocks)		1.00	LS	\$3,200.00	\$3,200.00
02		Concrete Structure (Headwall, Wingwalls & Baffle Blocks)		14.20	CY	\$1,650.00	\$23,430.00
03		18" HDPE		103.00	LF	\$40.40	\$4,161.20
04		24" HDPE		103.00	LF	\$57.50	\$5,922.50
05		30" HDPE		83.00	LF	\$77.80	\$6,457.40
06		Inlet Type II (25')(6.5' Deep)(CIP)		1.00	EACH	\$31,400.00	\$31,400.00
07		Inlet Type II (25')(9' Deep)(PC)		1.00	EACH	\$26,700.00	\$26,700.00
08		24" CMP		10.00	LF	\$86.40	\$864.00
09		Concrete Rip Rap (5" Thick)		217.00	SY	\$130.00	\$28,210.00
10		6' Chain Link Fence		987.00	LF	\$17.60	\$17,371.20
11		12' Maintenance Gate		2.00	EACH	\$6,070.00	\$12,140.00
12		Hydromulch (Pond And Side Slopes)		6,090.00	SY	\$1.35	\$8,221.50
13		Trench Protection		299.00	LF	\$1.05	\$313.95
14		Turf Reinforcement Mat (Landlok)		1,053.00	SY	\$16.00	\$16,848.00
15		Gabion Mattress		97.00	SY	\$104.00	\$10,088.00

Total Price for above DRAINAGE Items:**\$195,327.75**

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SANITARY SEWER

01	Trench Protection	4,379.00	LF	\$1.10	\$4,816.90
02	8" PVC Sanitary Sewer Line (8-10')	2,331.00	LF	\$35.40	\$82,517.40
03	8" PVC Sanitary Sewer Line (10-12')	987.00	LF	\$38.00	\$37,506.00
04	8" PVC Sanitary Sewer Line (12-14')	222.00	LF	\$41.10	\$9,124.20
05	12" PVC Sanitary Sewer Line (10-12')	503.00	LF	\$59.60	\$29,978.80
06	12" PVC Sanitary Sewer Line (12-14')	336.00	LF	\$60.20	\$20,227.20
07	Adjust Existing Manhole Rim Elevation	2.00	EACH	\$1,590.00	\$3,180.00
08	Sanitary Sewer Manhole (0-6')	22.00	EACH	\$7,390.00	\$162,580.00
09	Existing Sewer Manhole Tie-In	2.00	EACH	\$3,110.00	\$6,220.00
10	Extra Depth Manhole (>6')	93.00	VF	\$562.00	\$52,266.00
11	Sanitary Sewer Laterals	7,454.00	LF	\$29.00	\$216,166.00
12	Sewer Main T.V. Inspection	4,379.00	LF	\$1.35	\$5,911.65

Total Price for above SANITARY SEWER Items:**\$630,494.15****WATER**

01

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2~4" PVC SCH. 40 Conduit

233.00 LF

\$31.50

\$7,339.50

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Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
02		8" C-909 PC 235 PVC Pipe	2,894.00	LF	\$42.10	\$121,837.40
03		8" D.I. C-151 Pipe	259.00	LF	\$58.40	\$15,125.60
04		12" C-909 PC 235 PVC Pipe	2,483.00	LF	\$71.70	\$178,031.10
05		12" D.I. C-151 Pipe	332.00	LF	\$78.70	\$26,128.40
06		8" Gate Valve	16.00	EACH	\$2,280.00	\$36,480.00
07		12" Gate Valve	16.00	EACH	\$3,670.00	\$58,720.00
08		8" Connection	1.00	EACH	\$2,220.00	\$2,220.00
09		12" Connection	1.00	EACH	\$2,610.00	\$2,610.00
10		Fire Hydrant W/ Valve	10.00	EACH	\$5,430.00	\$54,300.00
11		2" Permanent Blowoff	6.00	EACH	\$5,410.00	\$32,460.00
12		2" Temporary Blowoff	2.00	EACH	\$1,160.00	\$2,320.00
13		Cast Iron Fittings	8.92	TON	\$5,020.00	\$44,778.40
14		24" Steel Casing	35.00	LF	\$242.00	\$8,470.00
15		1" Single Service - Long	6.00	EACH	\$905.00	\$5,430.00
16		1" Single Service - Short	7.00	EACH	\$730.00	\$5,110.00
17		1" Dual Service - Long	36.00	EACH	\$1,070.00	\$38,520.00
18		1" Dual Service - Short	39.00	EACH	\$833.00	\$32,487.00
19		1" Irrigation Service - Short	5.00	EACH	\$641.00	\$3,205.00
20		1" Air Release Assemblies	1.00	EACH	\$1,400.00	\$1,400.00

SUBCONTRACTOR INITIAL

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21	Water Sampling Station	1.00 EACH	\$4,920.00	\$4,920.00
22	Meter Box	168.00 EACH	\$204.00	\$34,272.00
23	Disinfection & Hydrostatic Testing	1.00 EACH	\$2,770.00	\$2,770.00
24	Trench Protection	5,968.00 LF	\$0.30	\$1,790.40
Total Price for above WATER Items:				\$720,724.80

CONDUITS

01	Conduit Crossings, 5~2.5" SCH. 40 PVC	1,215.00 LF	\$40.50	\$49,207.50
02	Conduit Crossings, 4~2.5" SCH. 40 PVC, 4~4" SCH. 40 PVC	480.00 LF	\$67.20	\$32,256.00
Total Price for above CONDUITS Items:				\$81,463.50

Total Bid Price: \$3,846,325.05

ACCEPTED:

The above prices, specifications and conditions are satisfactory and hereby accepted.

Buyer: Signature: _____

Date of Acceptance: _____

CONFIRMED:

V.K. Knowlton Construction & Utilities, Inc.

Authorized Signature: _____

Estimator: Chase Webb
chasew@vkk.com

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SUBCONTRACTOR INITIAL _____

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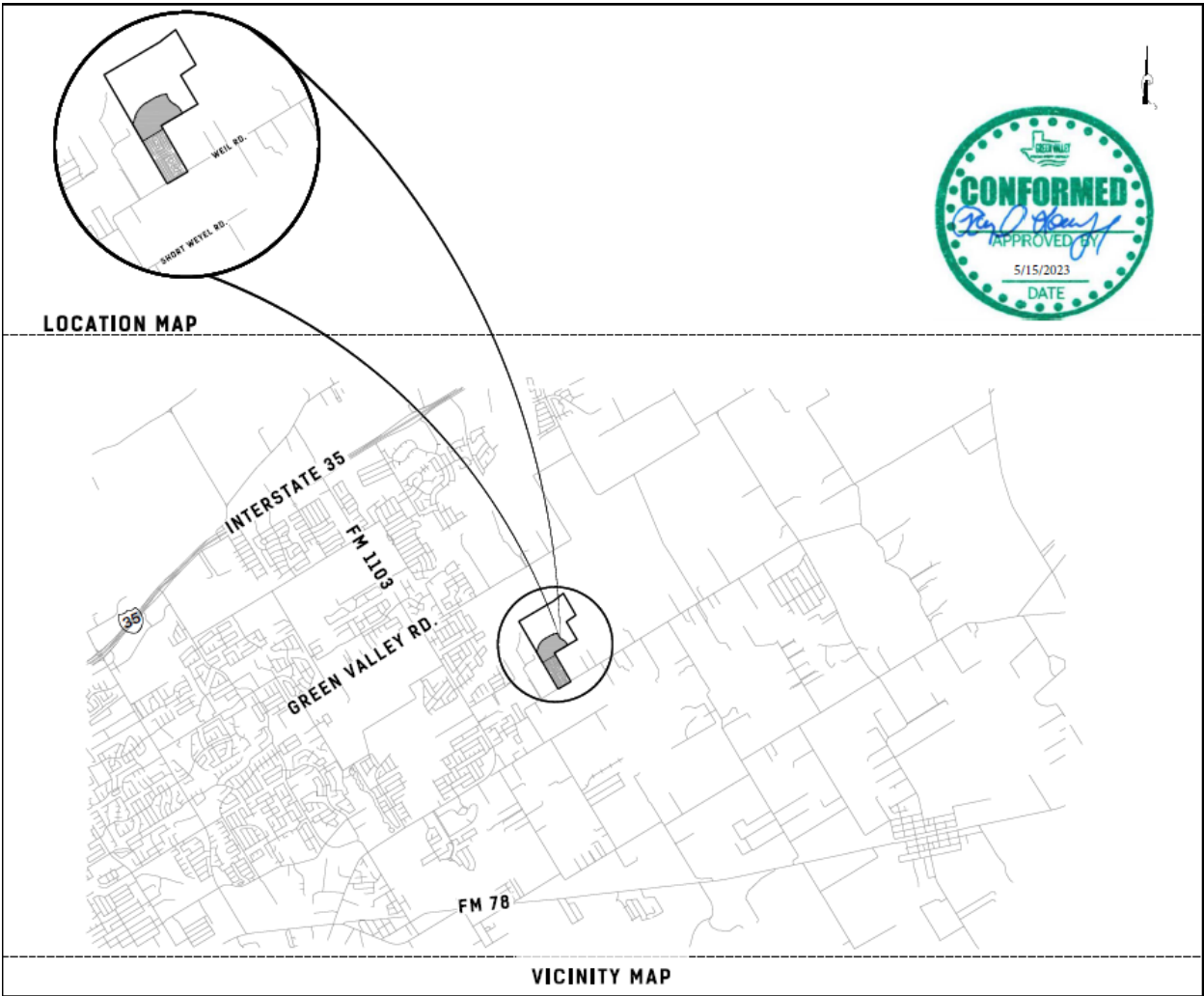
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EXHIBIT “C” TO WORK AGREEMENT
PROJECT LOCATION

Real Property in an unincorporated area of ETJ, County of Guadalupe, State of Texas described as follows:

Grace Valley Unit 2, Cibolo TX Between Weil Rd. & Green Valley Rd.



SUBCONTRACTOR INITIAL DS
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**EXHIBIT “D” TO WORK AGREEMENT
LIST OF SUB-SUBCONTRACTORS**

(Labor, Materials, Equipment, Supplies and/or Supervision)

List below the name and business address of each Sub-subcontractor approved by Contractor who will perform any portion of the Work under the Agreement. Also list the portion of the Work which will be done by such Sub-subcontractor. The listing of more than one Sub-subcontractor for each item of Work to be performed with the words "and/or" is not permitted.

WORK TO BE PERFORMED	% OF TOTAL CONTRACT	SUB-SUBCONTRACTOR'S NAME AND ADDRESS
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Subcontractors: (Subject to Change)

Eggemeyer Land & Clearing

Droptine Utility Construction

De La Garza Fence & Supply Co.

C-3 Environmental Specialties

Texas Curb Cut

ROSCH Company

American Signal

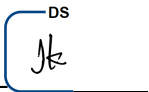
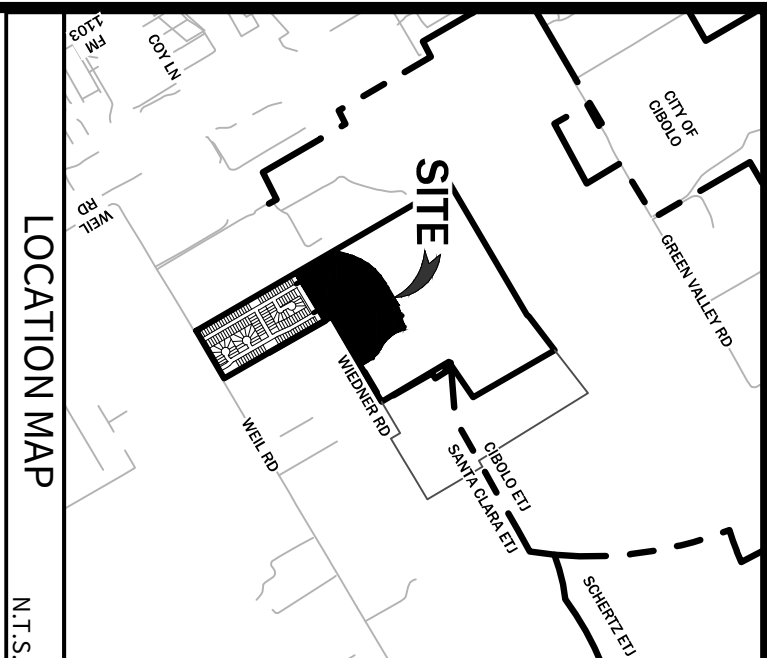
SUBCONTRACTOR INITIAL 

EXHIBIT "E" TO WORK AGREEMENT PLANS AND SPECIFICATIONS

SUBCONTRACTOR INITIAL  _____



LOCATION MAP

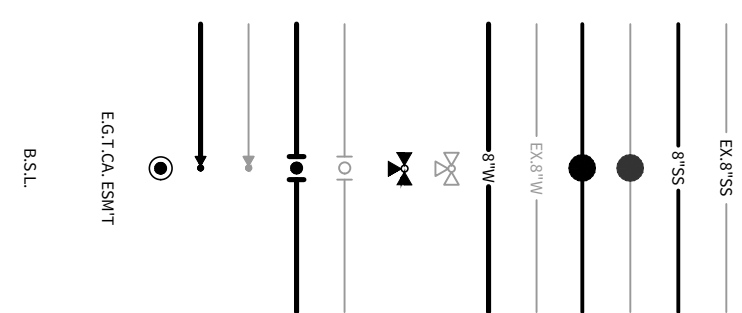
LENNAR HOMES OF TEXAS, LAND AND CONSTRUCTION, LTD.
CONTACT PERSON: RICHARD MOTT, PE
10 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216
TEL: (210) 403-6200

CIVIL ENGINEER:

CONTACT PERSON: CHRIS J. CHAFFEE, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112

LEGEND

EXISTING SANITARY SEWER	EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER	PROPOSED SANITARY SEWER
EXISTING SANITARY SEWER MANHOLE	PROPOSED SANITARY SEWER MANHOLE
EXISTING WATER MAIN	EXISTING WATER MAIN
PROPOSED WATER MAIN	PROPOSED WATER MAIN
EXISTING STANDARD FIVE HYDRANT	EXISTING STANDARD FIVE HYDRANT
PROPOSED STANDARD FIVE HYDRANT	EXISTING STANDARD GATE VALVE
EXISTING STANDARD GATE VALVE	PROPOSED STANDARD GATE VALVE
EXISTING PERMANENT BLOWOFF	PROPOSED PERMANENT BLOWOFF
PROPOSED PERMANENT BLOWOFF	PROPOSED LIGHT POLE
ELECTRIC GAS, TELEPHONE, & CABLE TV	ELECTRIC GAS, TELEPHONE, & CABLE TV
ESSENTIAL	ESSENTIAL
BUILDING SETBACK LINE	BUILDING SETBACK LINE

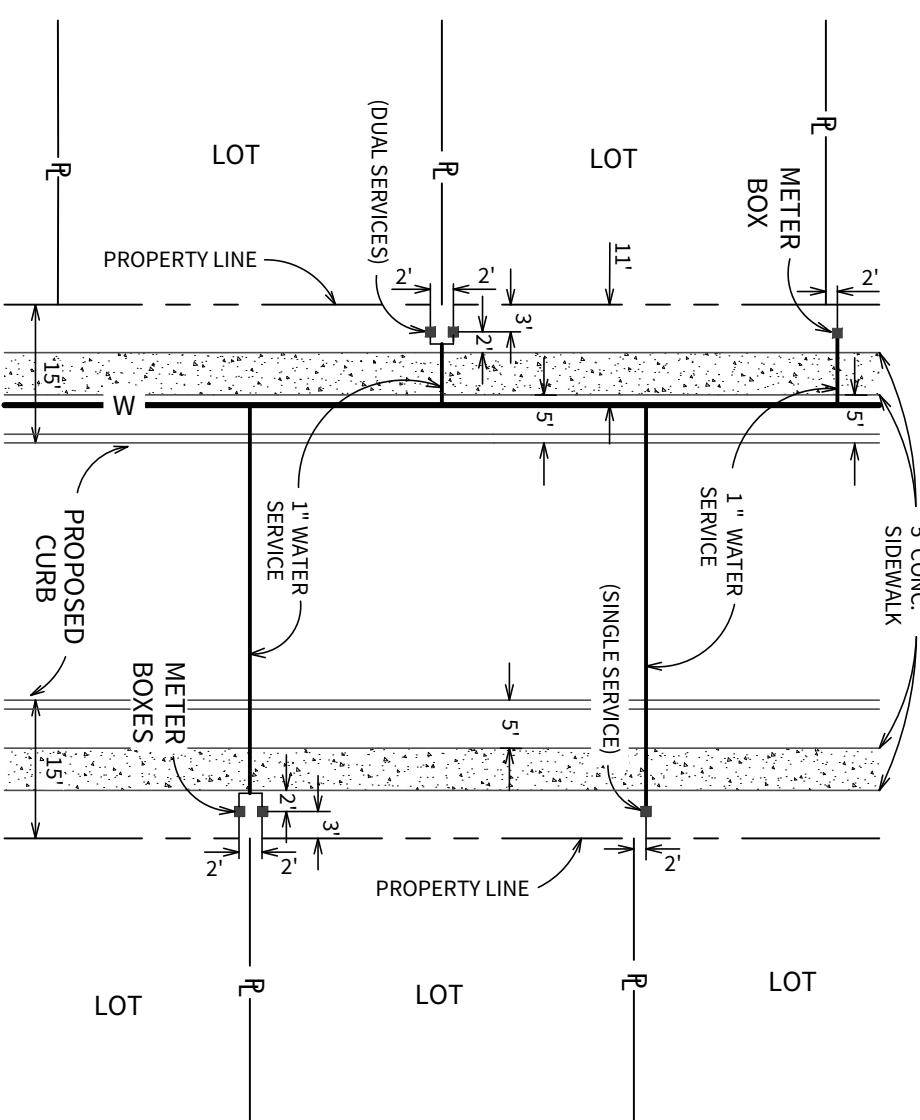


CAUTION!!!

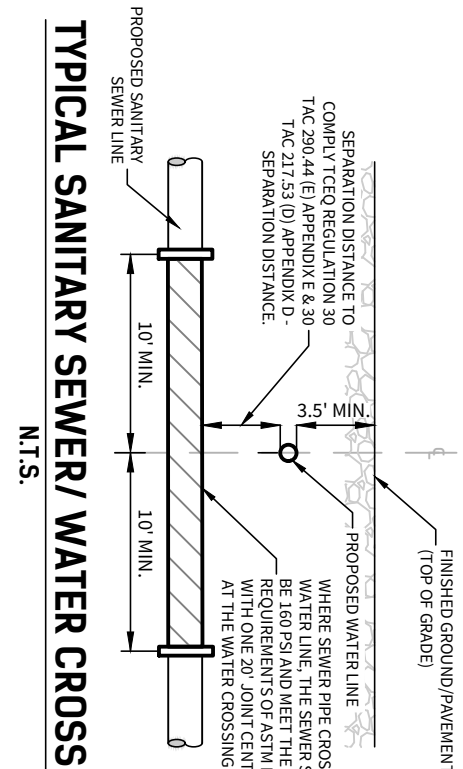
THE CONTRACTOR SHALL BE AWARE THAT EXISTING UTILITIES ARE WITHIN COY LANE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THESE UTILITIES LOCATED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THIS AREA. ANY DAMAGE DONE TO THESE EXISTING FACILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR.

TRENCH EXCAVATION SAFETY PROTECTION

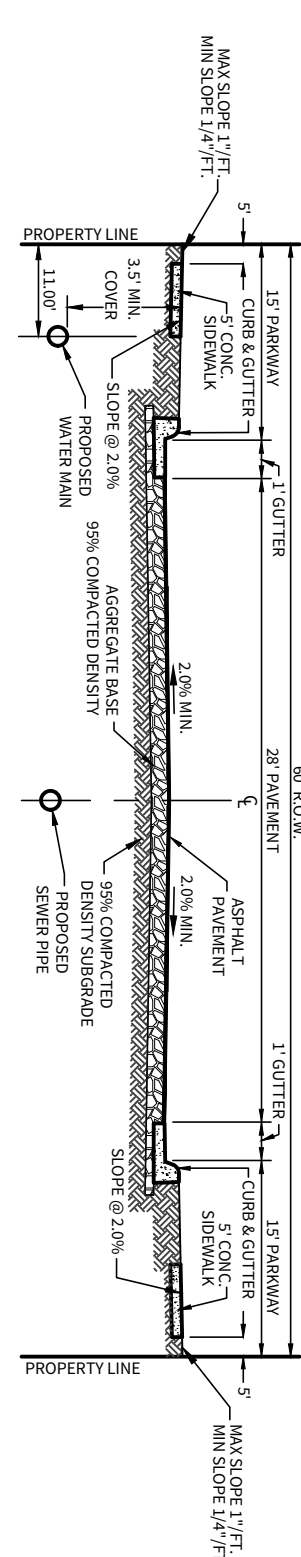
CONTRACTOR AND/OR CONTRACTORS' INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ENGINEER/SCIENTIST/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION STIES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPROVE CONTRACTORS' UNDERSTANDING OF THE PROTECTIVE PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES DESCRIBED IN THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PROVIDE TO THE RETAINED CONSULTANT PROCEDURES, SAYS, PLANS FOR ACQUISITE TRENCH EXCAVATION, SHEET PILE EXCAVATION, SHIELDING, AND/OR OTHER METHODS OF PROTECTION THAT COMPLY WITH A MINIMUM OSHA STANDARDS FOR TRENCH EXCAVATIONS, SPECIFICALLY, CONTRACTOR AND/OR CONTRACTORS' INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



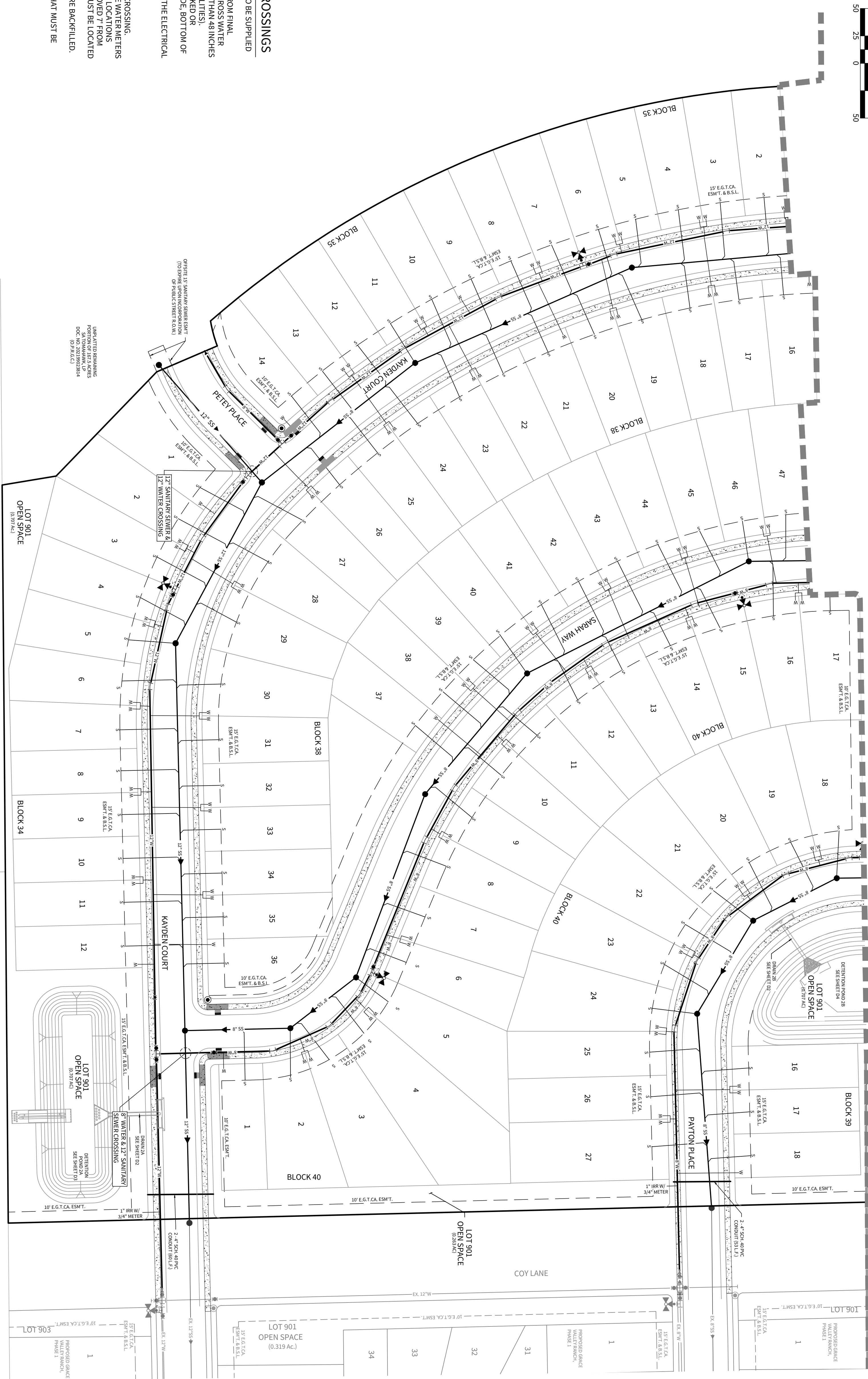
WATER METER BOX LOCATION (60' R.O.W.)



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL



LOCAL "A" STREET CROSS-SECTION



NOTE

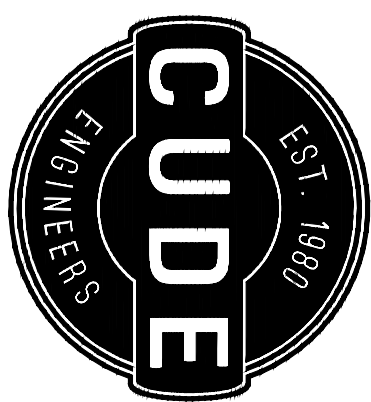
LOTS WITH CONFLICTING TRANSFORMER / SECONDARY ENCLOSURE
ELECTRIC SERVICE AND WATER METER LOCATION SHALL HAVE WATER
METER PLACED 5' FROM PROPERTY LINE WHERE THE CONFLICT
OCCURS.

GVEC REQUIREMENTS FOR ELECTRIC UTILITY ROAD CROSSINGS

1. ONLY 2 1/2" MIN. SCHEDULE 40 GALV. ELECTRICAL GALVANIZED BY THE DEVELOPER. ALL JOINTS MUST BE GULDED.
2. RPOD CROSSINGS MUST BE INSTALLED 3 FT. BELOW FINAL SUB-GRADE OR 4 FT. FROM FINAL ROAD. THEY MUST BE 2 FT. BELOW OR 1 FT. ABOVE WATER MAINS, BUT NOT LESS THAN 4 INCHES FROM ANY OTHER UTILITY.
3. COVER BELOW FINAL GRADE (PIT AND FLAT) MAY BE REQUIRED BY SOME WATER UTILITIES. ALL CROSSING PIPES SHOULD BE Laid IN THE DITCH, SIDE BY SIDE, NOT STACKED OR TWISTED. IF MORE THAN TWO PIPES ARE IN A DITCH YOU MUST NUMBER THE INSIDE, BOTTOM OF EACH PIPE (EX. 1, 2, 3, ETC.).
4. ALL OTHER UTILITIES MUST MAINTAIN A MINIMUM OF 3 FT. OF SEPARATION FROM THE ELECTRICAL GALVANIZED BY THE DEVELOPER.
5. OTHER UTILITY CROSSINGS SHOULD BE STUBBED OUT IN FRONT OF ELECTRIC CROSSING.
6. NO OTHER UTILITIES ARE TO BE PLACED IN THE SAME DITCH AS THE ELECTRICAL CROSSING.
7. ALL CROSSINGS ARE TO BE INSTALLED AT THE PROPERTY LINE UNLESS THERE ARE WATER METERS EXISTING ON EACH SIDE OF THE PROPERTY LINE AT THE CROSSING LOCATION. AT LOCATIONS WHERE WATER METER CONFLICTS EXIST, THE ELECTRICAL CROSSING MUST BE MOVED 7' FROM THE PROPERTY LINE TO AVOID WATER METERS. ALL OTHER UTILITY CROSSINGS MUST BE LOCATED 3 FT. ON OPPOSITE SIDE OF PROPERTY LINE.
8. ALL CROSSINGS MUST BE IDENTIFIED BY COLOR REPRESENTATIVE BEFORE THEY ARE BACKFILLED.
9. ALL UTILITY CONDUIT LOCATIONS SHALL BE PROVIDED ON A SEPARATE EXHIBIT THAT MUST BE REQUESTED BY THE CONTRACTOR TO THE ENGINEER.

*CONDUIT ONLY TO BE INSTALLED IF:

- 1.) STREET BASE AND DRAINAGE COMPLETION PROCEED GUADALUPE VALLEY ELECTRIC CORP. UTILITY LINE INSTALLATION.
- 2.) INSTALLATION IS AUTHORIZED BY THE DEVELOPER.



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

**GRACE VALLEY RANCH
PHASE 2**

UTILITY LAYOUT PLAN

DATE _____

PROJECT NO.

00000.0000

..... SMITH/MILLER/NEEDS/NEEDS

CHECKED BY
CJC

REVISIONS

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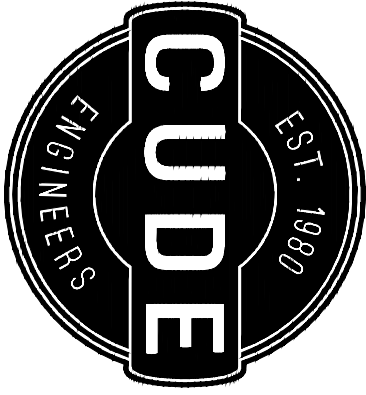


JUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

TBPLS No. 10048500

TBPLS No. 10048500





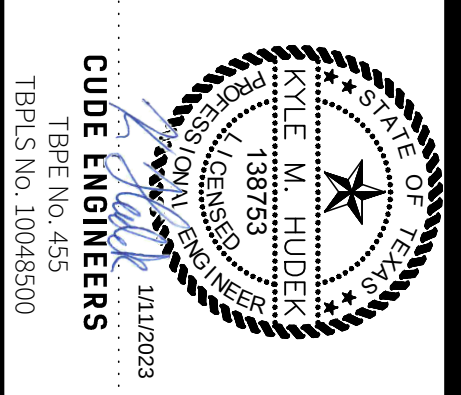
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 681.2951 F: (210) 523.7112

GRACE VALLEY RANCH
PHASE 2
STREET PLAN
WEIL ROAD

DATE
01/11/2023
PROJECT NO.
03346.004
DRAWN BY
KM/H/MH/MS/NNR
CHECKED BY
CJC

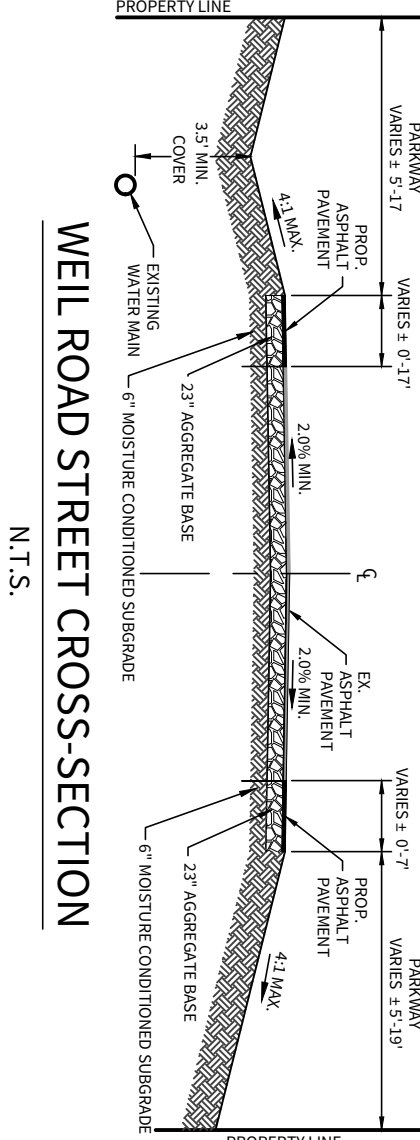
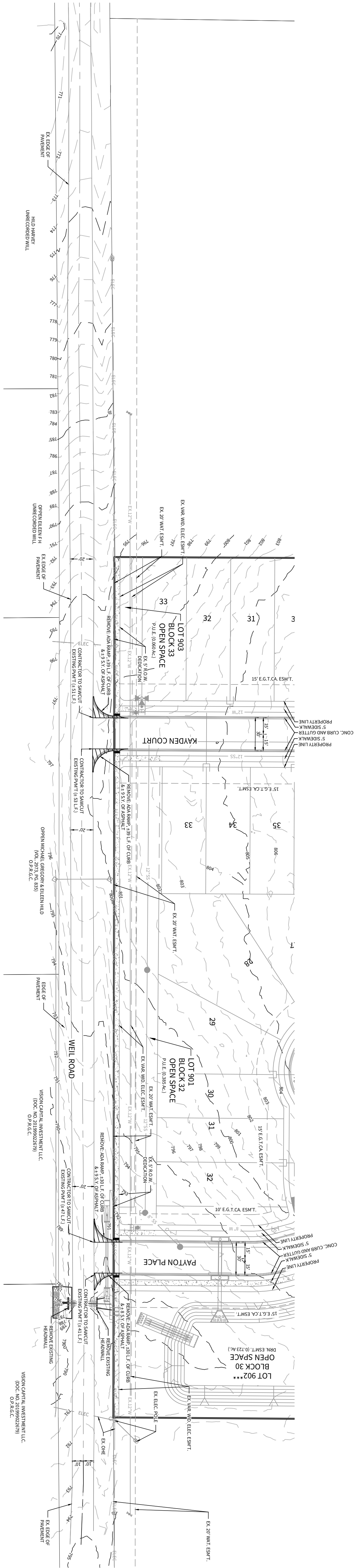
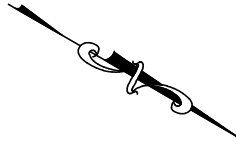
REVISIONS

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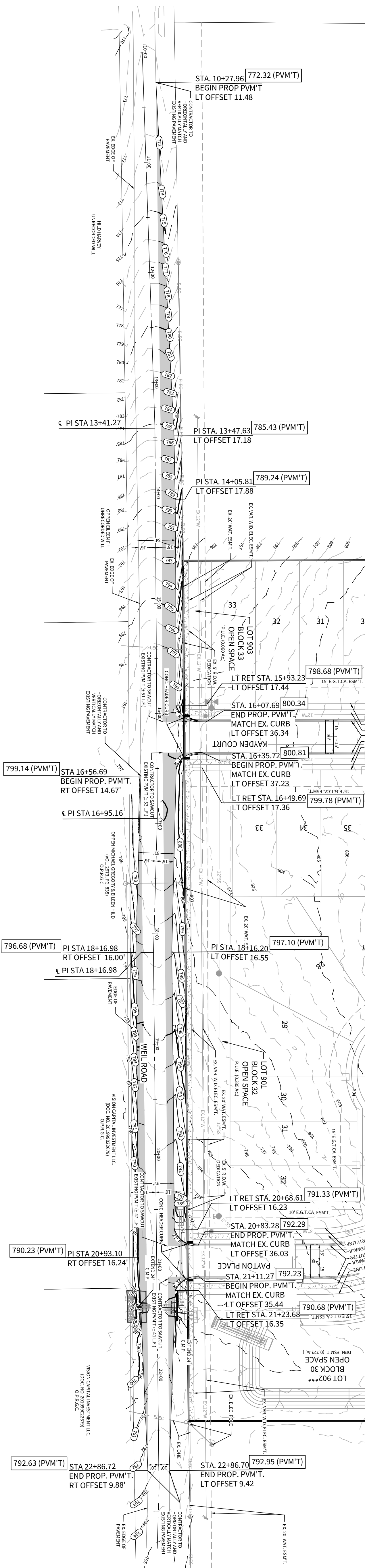
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TYPE No. 455
TRPLS No. 10048500

S10



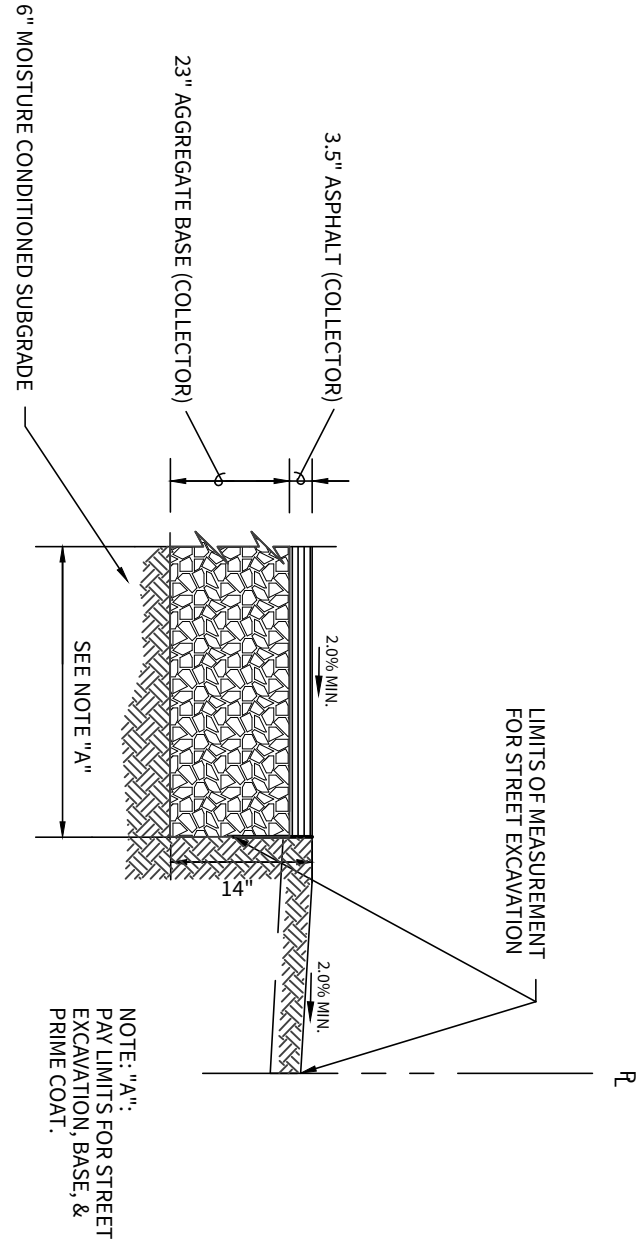
WELL ROAD STREET CROSS SECTION
N.T.S.

EXISTING WEIL RD.
STA. 10+00.00 TO STA. 22+86.76



PROPOSED WEIL RD.
STA. 10+00.00 TO STA. 22+86.76

LOCAL "A" STREET CROSS-SECTION
N.T.S.



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

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

TRAFFIC SIGNAGE PLAN

PROJECT NO.

PROJECT NO.

DRAWN BY

CJC

REVISIONS

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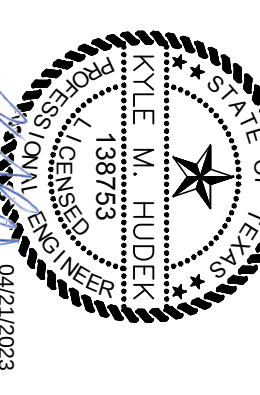
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CUDE ENGINEERS

TBPLS No. 10048500



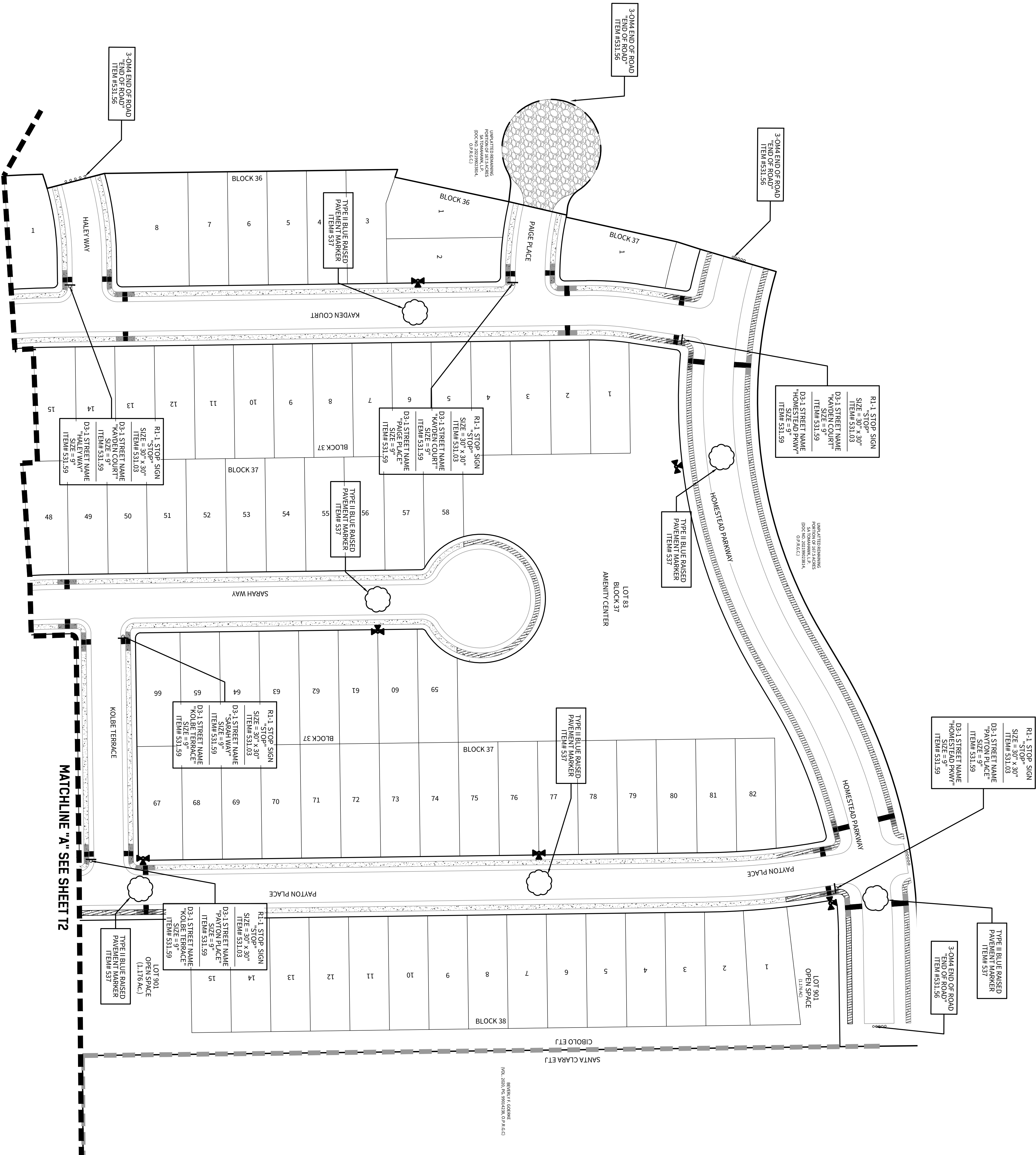
LOCATION MAP

DEVELOPER:

LENNAR HOMES OF TEXAS, LAND AND CONSTRUCTION, LTD.
CONTACT PERSON: RICHARD MOTT, PE
10 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216
TEL: (210) 403-6200

CIVIL ENGINEER:

CONTACT PERSON: CHRIS J. CHAFFEE, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112



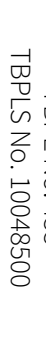
REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

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

TRAFFIC SIGNAGE PLAN

CHECKED BY

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2 OF 6



LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
CONTACT PERSON: RICHARD MOTT, PE
10 NE LOOP 410, SUITE 1155
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TEL: (210) 403-6200

TEL: (210) 403-6200

CUDE ENGINEERS
CONTACT PERSON: CHRIS J. CHAFFEE, P.E.

CONTACT PERSON: CHRIS J. CHAFFEE, P.E.

SAN ANTONIO, TX 78231

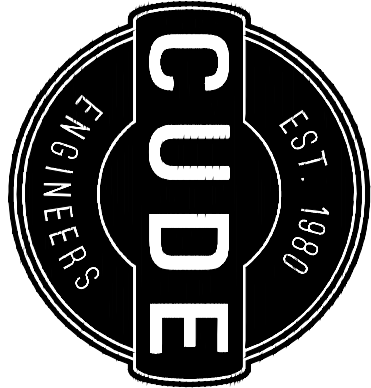
FAX: (210) 523-7112

NOTE:

NOTE:

CONTRACTOR TO COORDINATE SIGN PLACEMENT WITH SIDEWALK/ADA RAMP CONSTRUCTION TO AVOID ANY POSSIBLE CONFLICTS.





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San Antonio, Texas 78231
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GRACE VALLEY RANCH
PHASE 2

OVERALL DRAINAGE MASTER PLAN

DATE
11/16/2022
PROJECT NO.
03346-004
DRAWN BY
KMH/MH/MS/NNR
CHECKED BY
CJC

REVISIONS

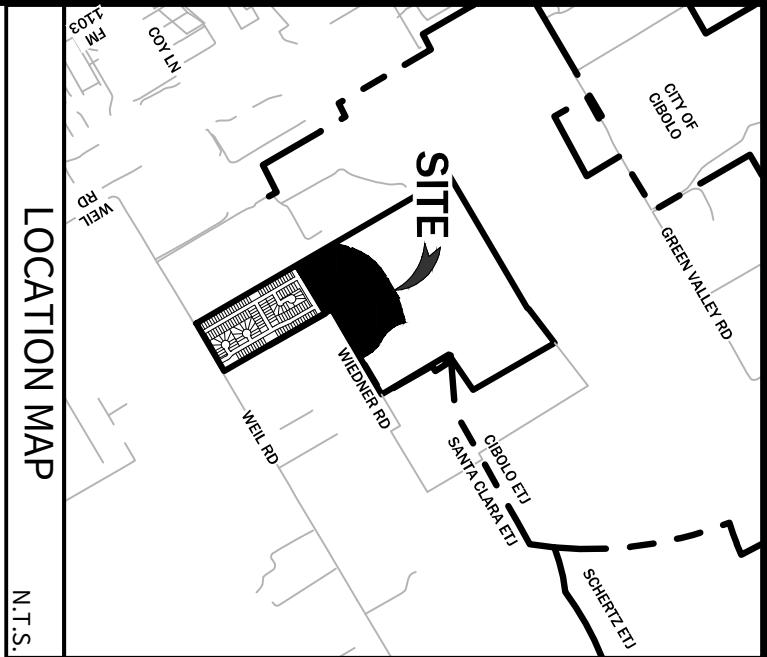
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STATE OF TEXAS
KYLE M. HODDER
138763
Professional Engineer
1208/2022

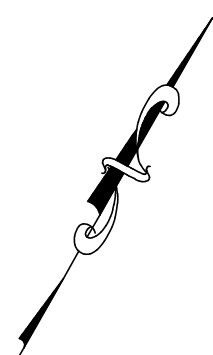
CUDE ENGINEERS
TYPE NO. 455
TRPLS NO. 10045900

D1

Calculation Summary for Time of Concentrations & Ultimate Flow																											
HYDROLOGY		Sheet Flow to Computations						Shallow Conc. to Computations				Concentrated to Computations				Overall	INTENSITY					Q FLOW					
Drainage Shed	Shed Area (Ac.)	AREA OF ACCUMULATION (Ac.)	C	Length < 300'	Paved (Y or N)	Upstream Elev.	Downstream Elev	Slope	Time of Concentration	Length < 650'	Paved (Y or N)	Downstream Elev	Slope	Time of Concentration	Length	Velocity (fps)	Time of Concentration	Time of Concentration (min)	I5	I10	I25	I100	Q5	Q10	Q25	Q100	Drainage Shed
A1	30.84	=A1	0.59	300.00	N	880.00	873.60	5.47%	16.53	126.89	N	864.50	7.17%	0.49	2461.77	6	6.89	23.91	4.95	5.63	6.46	7.66	90.14	102.43	117.57	139.43	A1
A2	0.75	=A2	0.46												298.26	6	0.83	0.83	13.17	14.56	16.52	19.58	4.54	5.02	5.70	6.75	A2
A3	7.11	=A3	0.74	275.63	N	887.26	870.31	6.51%	15.39						504.88	6	1.41	16.80	6.02	6.80	7.79	9.21	31.66	35.78	40.98	48.46	A3
A4	3.63	=A4	0.74	300.00	N	880.71	866.79	4.98%	17.02	28.37	N	864.60	4.19%	0.14	326.78	6	0.91	18.07	5.79	6.55	7.51	8.88	15.55	17.60	20.16	23.86	A4
A5	1.36	=A5	0.67	254.63	N	880.71	795.08	5.06%	15.69						187.64	6	0.92	16.21	6.13	6.92	7.93	9.37	5.58	6.31	7.22	8.54	A5
A6	5.93	=A6	0.73	255.96	N	883.88	836.87	6.67%	14.85						688.63	6	1.91	16.76	6.02	6.81	7.80	9.22	26.08	29.47	33.75	39.92	A6
A7	2.22	=A7	0.71	188.08	N	887.58	815.14	6.76%	13.04						197.81	6	0.55	13.04	6.83	7.69	8.79	10.39	10.76	12.12	13.86	16.37	A7
A8	1.45	=A8	0.72	131.00	N	880.68	869.40	-1.38%	19.10						197.81	6	0.55	13.95	5.53	6.27	7.19	8.51	5.78	6.54	7.50	8.88	A8
A9	2.46	=A9	0.73	166.68	N	814.88	883.04	4.11%	13.92						270.03	6	7.72	24.74	4.86	5.52	6.34	7.52	191.08	217.25	249.43	295.91	A9
CP1	53.17	=A1+A2+A3+A4+CP2	0.74	300.00	N	880.00	873.60	5.47%	16.53	126.89	N	864.50	7.17%	0.49				13.95	5.53	6.27	7.19	8.51	5.78	6.54	7.50	8.88	A9
A10	0.58	=A10	0.46												193.82	6	0.53	0.53	13.51	14.92	16.94	20.08	3.60	3.98	4.52	5.36	A10
A11	10.26	=A11	0.74	300.00	N	877.13	869.13	2.67%	18.67	216.69	N	883.63	2.94%	1.41	67.87	6	1.88	18.76	5.67	6.42	7.36	8.71	20.32	23.01	26.37	31.21	A11
A12	4.84	=A12	0.74	186.42	N	877.13	875.42	1.03%	18.25	21.69	N	874.67	3.15%	0.14	193.80	6	0.97	17.45	5.67	6.42	7.36	8.71	20.32	23.01	26.37	31.21	A12
A13	9.09	=A13	0.74	121.76	N	878.68	874.14	2.75%	13.04	22.32	N	873.84	3.87%	0.12	1594.16	6	4.28	17.45	5.90	6.67	7.64	9.04	39.67	44.86	51.40	60.80	A13
A14	0.96	=A14	0.74	124.20	N	882.68	849.72	2.32%	13.57									13.57	6.70	7.55	8.63	10.20	4.76	4.55	6.13	7.25	A14
A15	0.67	=A15	0.46												146.36	6	0.41	0.41	13.65	15.08	17.11	20.28	4.21	4.65	5.27	6.25	A15
CP2	10.84	=A10+A11	0.73	300.00	N	877.13	869.13	2.67%	18.67	216.69	N	883.63	2.94%	1.41	889.79	6	2.42	22.49	5.13	5.82	6.68	7.92	40.33	45.78	52.53	62.26	CP2
CP3	9.76	=A13+A15	0.72	121.76	N	878.68	874.14	2.75%	13.04	22.32	N	873.84	3.87%	0.12	1687.52	6	4.69	17.85	5.83	6.59	7.55	8.94	41.00	46.38	53.13	62.87	CP3



LOCATION MAP



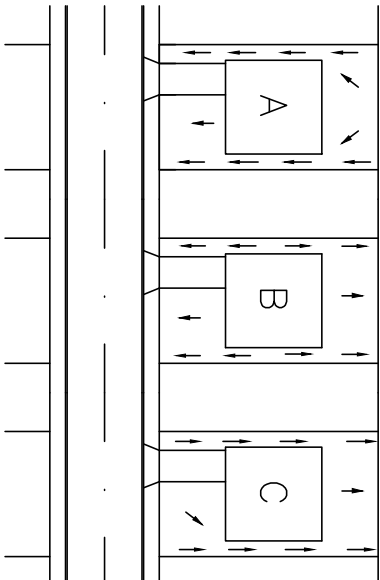
- LEGEND
- = SITE BOUNDARY

= DRAINAGE BOUNDARY

= TC LINE

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= ACCUMULATION POINT



TYPICAL LOT SITE PLAN

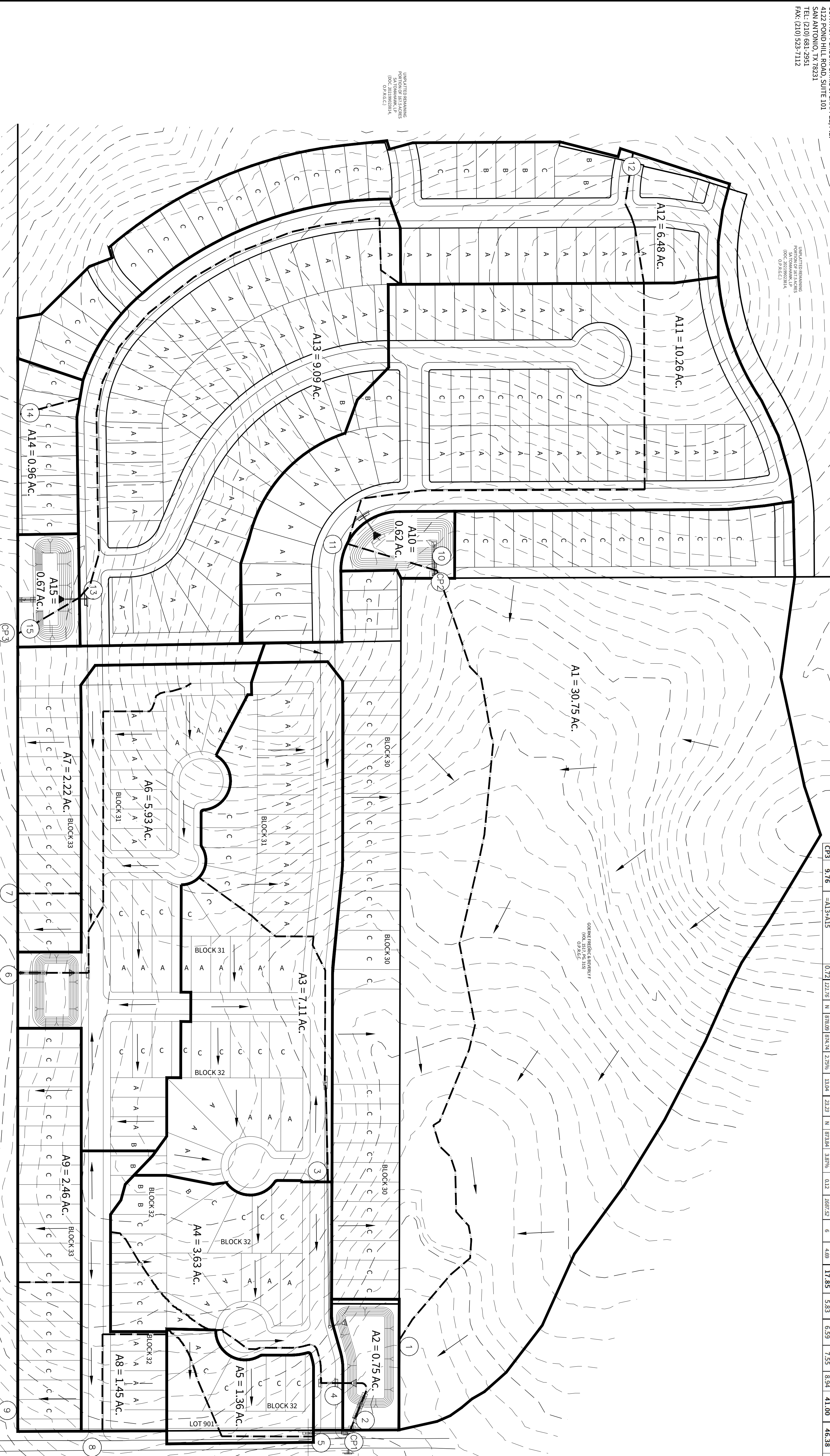
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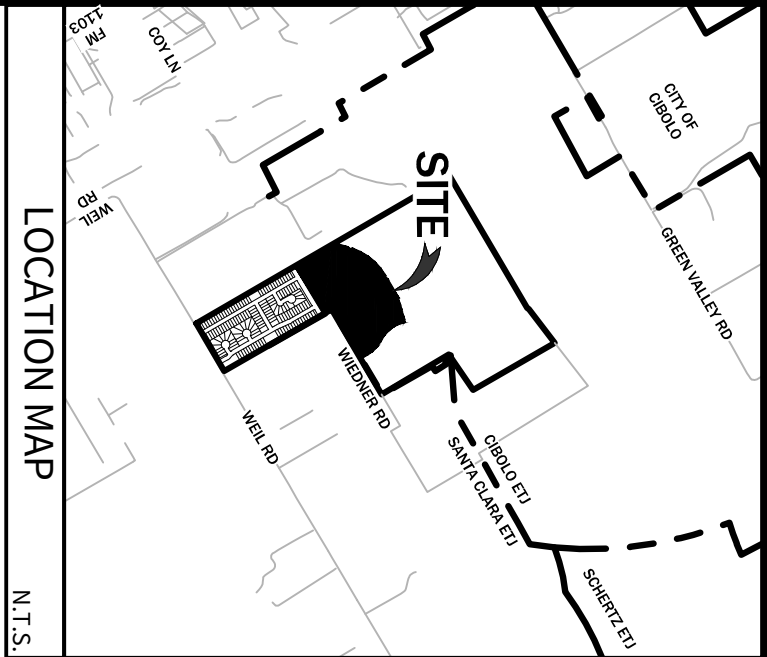
DEVELOPER:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
CONTRACT PERSON: RICHARD MOTT, P.E.
10000 DORSET DRIVE, SUITE 100
SAN ANTONIO, TX 78231
TEL: (210) 403-6200

CIVIL ENGINEER:
CODE ENGINEERS
CONTRACT PERSON: CHRIS J. CHAFFEE, P.E.
10000 DORSET DRIVE, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112

UNPUBLISHED REVENUE
PROJECT NO. 03346-004
DOC. 20220231A
03/16/2022

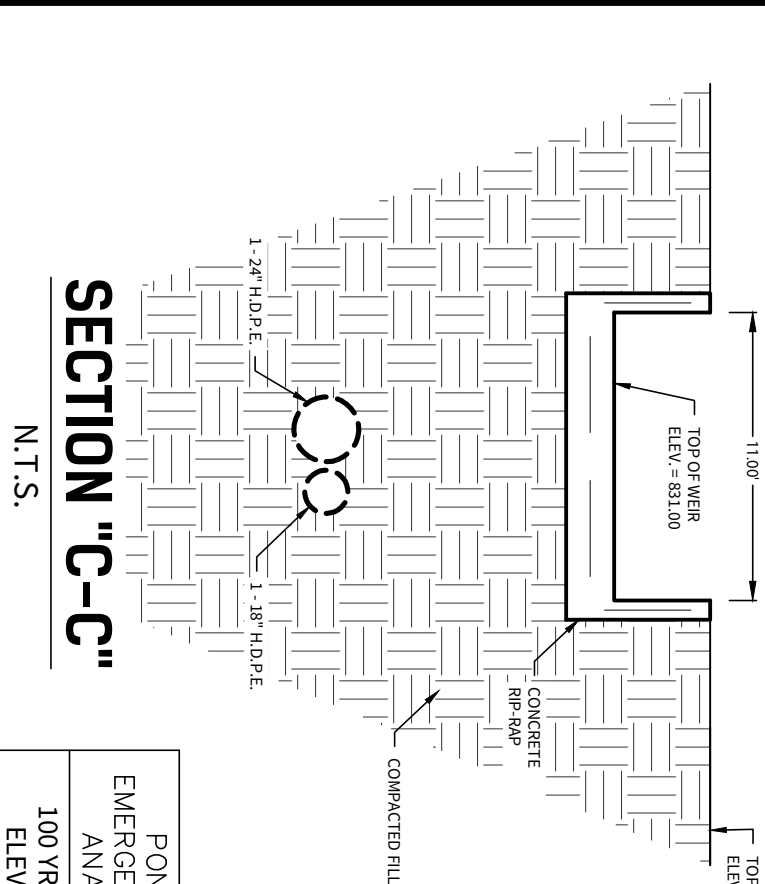
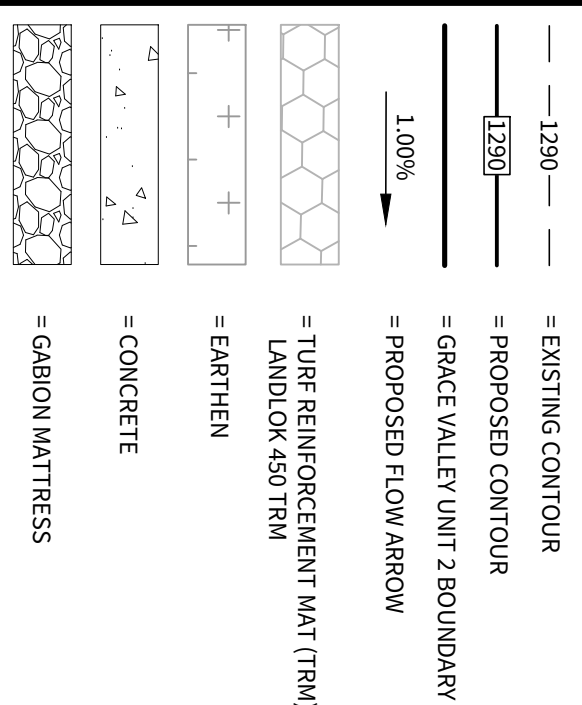
UNPUBLISHED REVENUE
PROJECT NO. 03346-004
DOC. 20220231A
03/16/2022





DEVELOPER:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
CONTACT PERSON: RICHARD MOTT, P.E.
10000 DALLAS ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 435-6200

CIVIL ENGINEER:
CUDÉ ENGINEERS
CONTACT PERSON: CHRIS J. CHAFFEE, P.E.
10000 DALLAS ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112

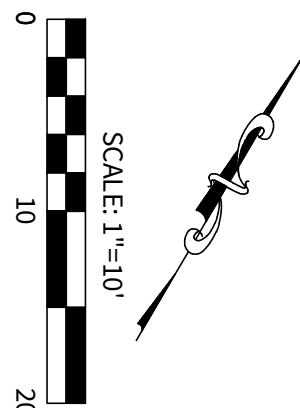
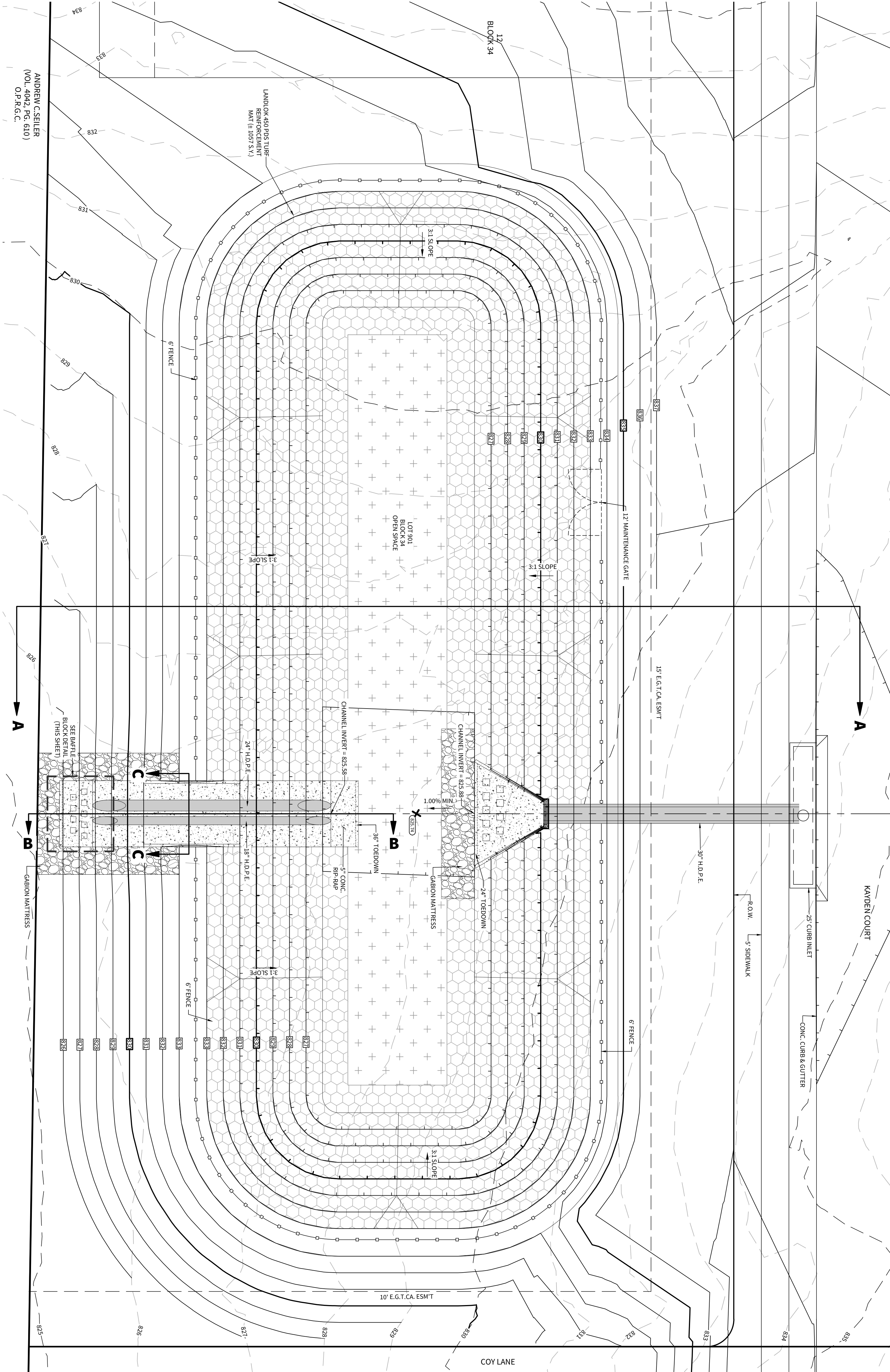
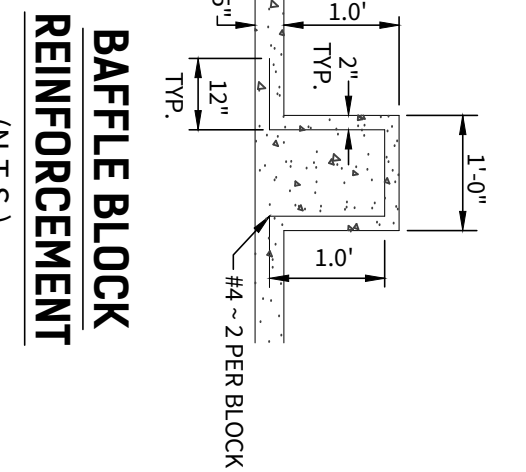
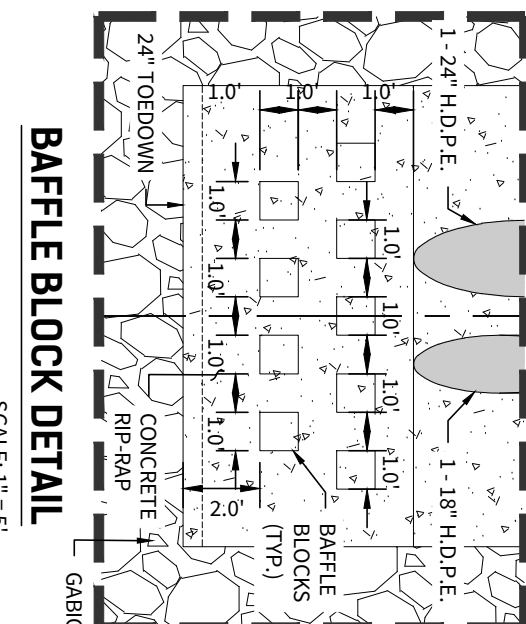
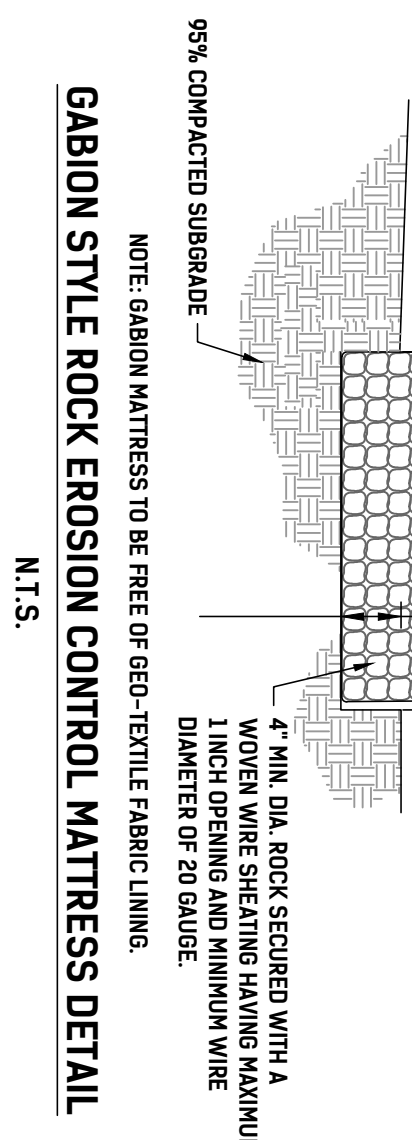
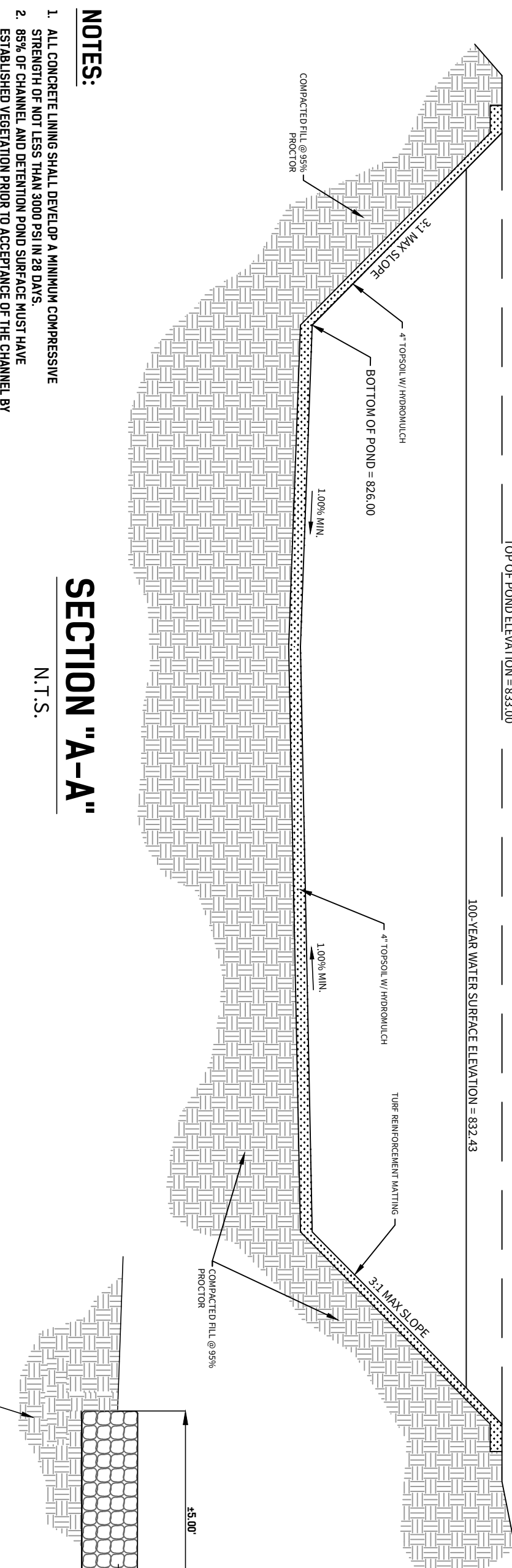


POND 2A EMERGENCY WEIR ANALYSIS	
100 YR ELEV.	832.39
Q ₁₀₀ IN FLOW (CFS)	113.78
n	0.015
S (%)	0.50
D (ft)	2.00
d ₁ (ft)	1.61
V (fps)	7.44
Bw (ft)	11

DETENTION POND 2A VOLUME PERCENTAGE		
STORM EVENT	POND REQ. STORAGE (CUFT)	POND PROP. STORAGE (CUFT)
100 YR	49,702	56,427
		113%

DETENTION POND 2A VOLUME:			
CONTOUR	AREA (SQ. FT.)	VOL. (CU. FT.)	CUM. VOL. (CU. FT.)
826	4,013	---	---
827	5,067	4,529	4,529
828	6,178	5,613	10,142
829	7,345	6,753	16,895
830	8,568	7,948	24,843
831	9,849	9,200	34,043
832	11,186	10,509	44,553
833	12,579	11,875	56,427

DETENTION POND 2A SUMMARY		
STORM EVENT	POND OUTLET FLOW (CFS)	WATER SURFACE ELEV.
100R	43.67	830.33
25 YR	60.33	831.49
100 YR	104.65	832.43



GRACE VALLEY RANCH
PHASE 2

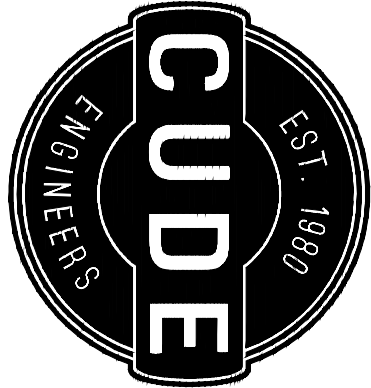
DETENTION POND 2A

DATE
02/21/2023
PROJECT NO.
03346-004
DRAWN BY
KMH/MH/MS/NNR
CHECKED BY
CJC

REVISIONS

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CUDÉ ENGINEERS
TRIPLE NO. 455
TRIPLE NO. 10045500
02/21/2023



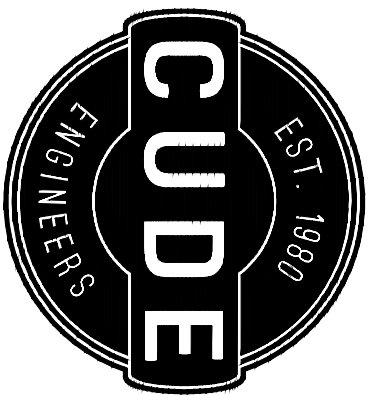
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 681-2951 F: (210) 523-7112

CUDENGINEERS.COM

D4

4 OF 7

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



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 681-2951 F: (210) 523-7112

GRACE VALLEY RANCH
PHASE 2
SANITARY SEWER
MASTER PLAN

DATE
04/20/2023
PROJECT NO.
03346-004
DRAWN BY
KMH/MH/MS/NNR
CHECKED BY
CJC

REVISIONS
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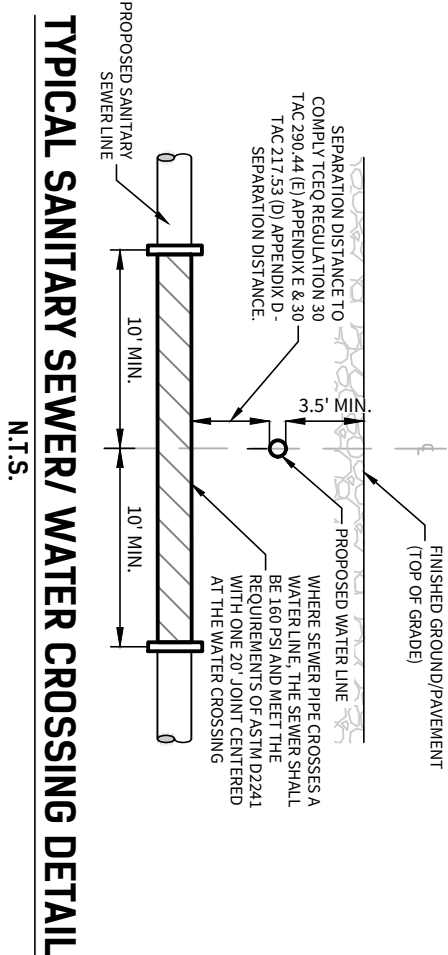
CUDE ENGINEERS
TYPE NO. 455
TRPLS NO. 10048500

SS04

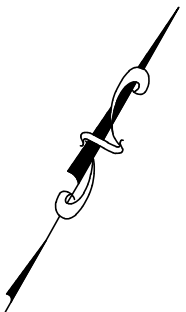
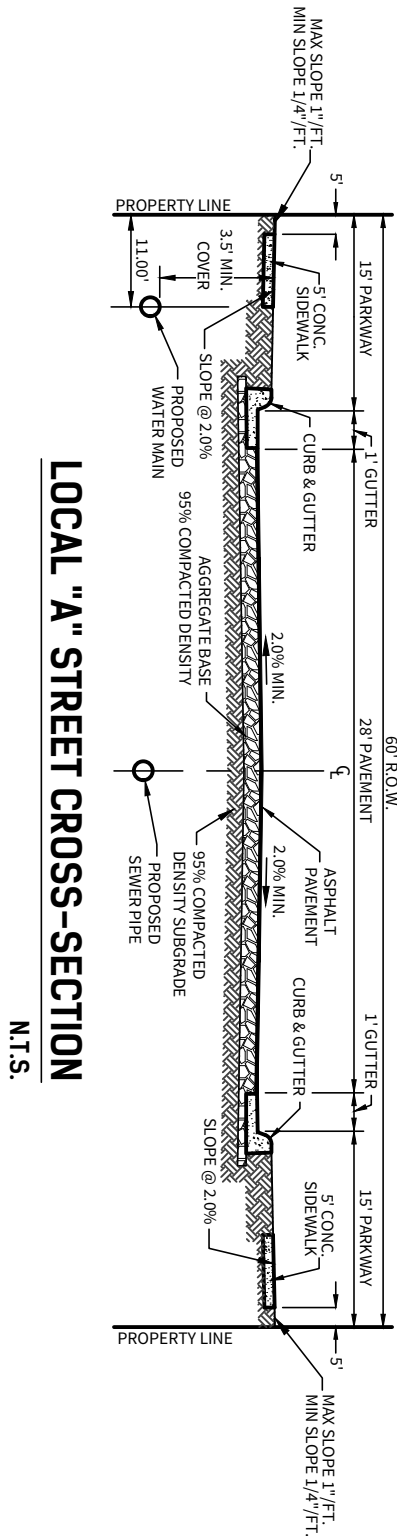
CAUTION!!!
THE CONTRACTOR SHALL BE AWARE THAT EXISTING UTILITIES ARE WITHIN CITY LIMITS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THESE UTILITIES LOCATED PRIOR TO COMMENCING CONSTRUCTION. ANY DAMAGE DONE TO THESE EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR.

TRENCH EXCAVATION SAFETY PROTECTION

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



NOTE:
ALL SEWER LATERALS AND PROPERTY LINE CLEANOUTS ARE TO BE LOCATED OUTSIDE OF DRIVEWAY PAVED AREAS.



LEGEND

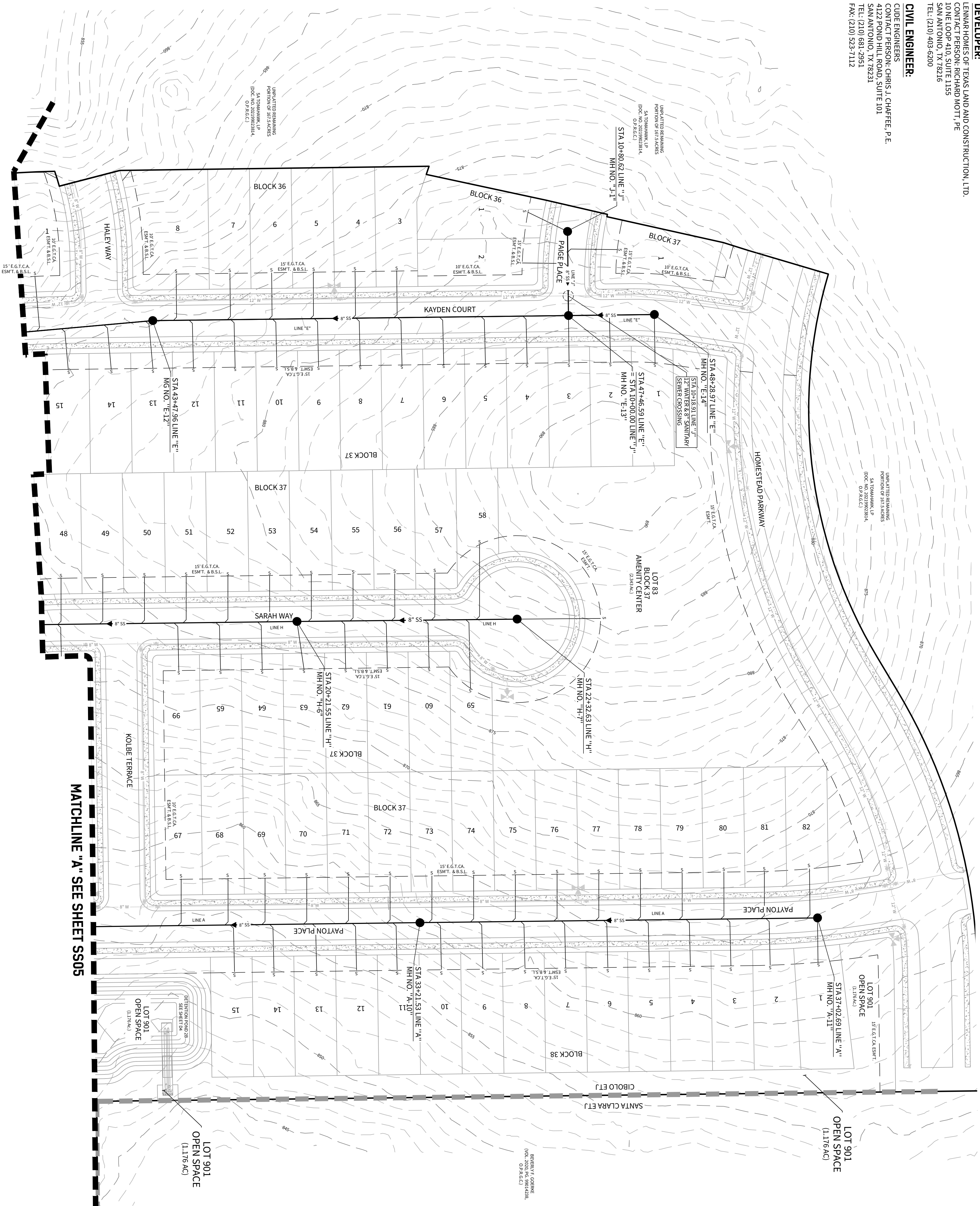
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- EXISTING SEWER LINE AND MANHOLE
- PROPOSED SEWER LINE AND MANHOLE
- PROPOSED HYDRANT

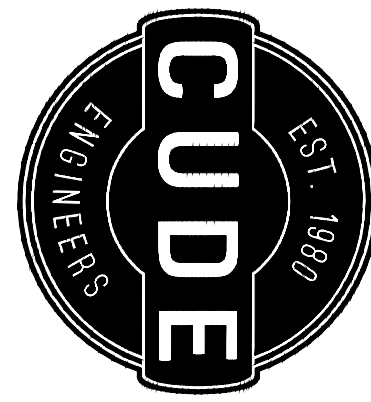
LOCATION MAP

N.T.S.

DEVELOPER:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
CONTACT PERSON: RICHARD MOTT, P.E.
12100 BAYVIEW DRIVE, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 403-6200

CIVIL ENGINEER:
CUDE ENGINEERS
CONTACT PERSON: CHRIS J. CHAFFEE, P.E.
12100 BAYVIEW DRIVE, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112





4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 681-2951 F: (210) 523-7112

SANITARY SEWER
MASTER PLAN

GRACE VALLEY RANCH
PHASE 2

DATE
04/20/2023
PROJECT NO.
03346-004
DRAWN BY
KMH/MH/MS/NNR
CHECKED BY
CJC

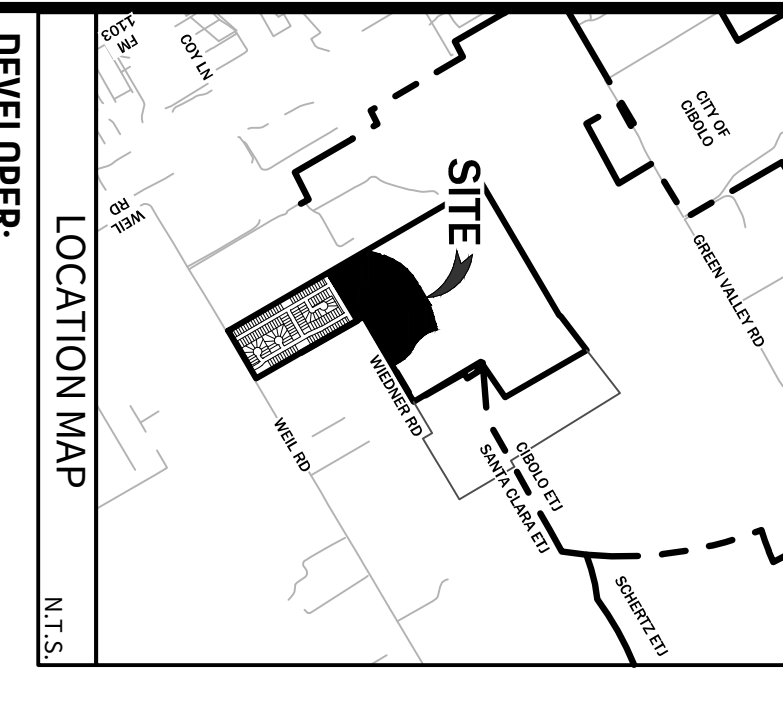
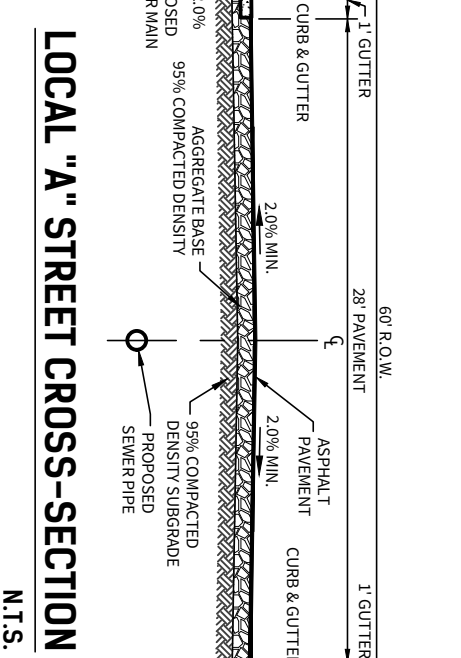
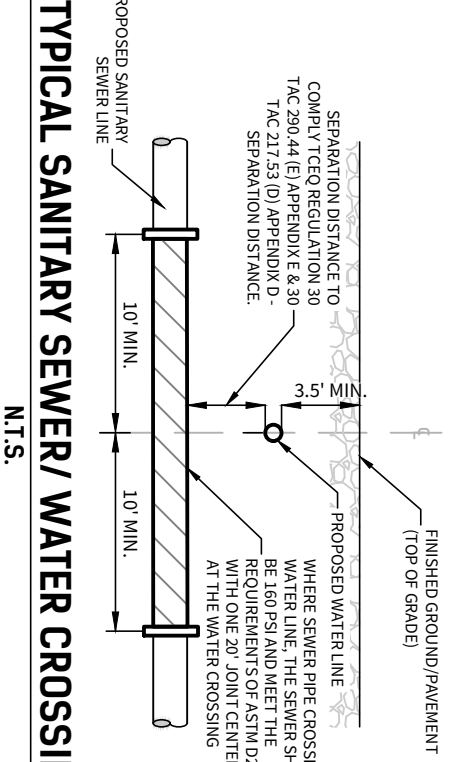
REVISIONS

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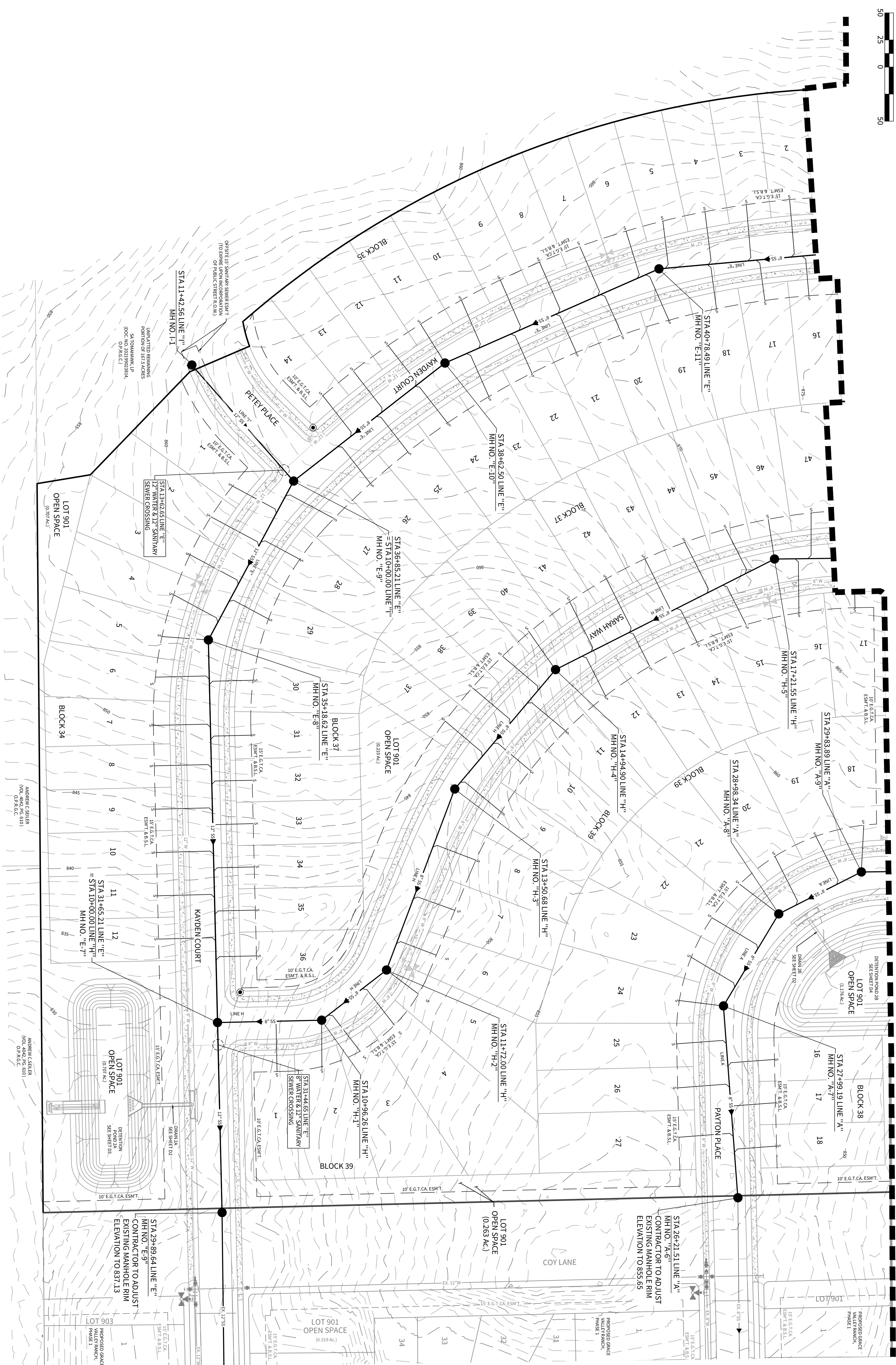
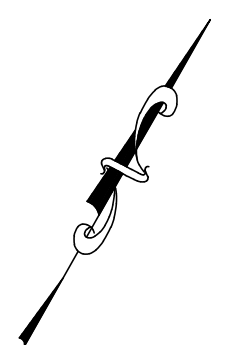
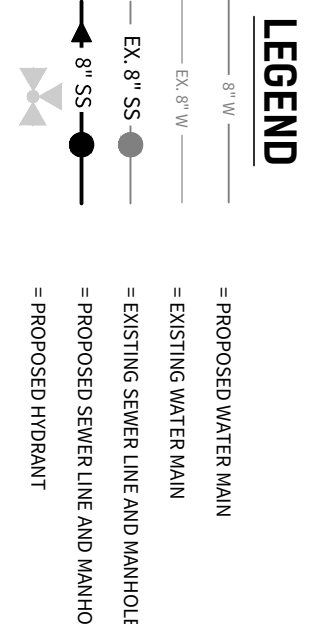
CUDE ENGINEERS
TYPE NO. 455
TRBS NO. 10048500

SS05



DEVELOPER:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
CONTACT PERSON: RICHARD MOTT, P.E.
10000 DOW ROAD, SUITE 105
SAN ANTONIO, TX 78231
TEL: (210) 403-6200

CIVIL ENGINEER:
CODE ENGINEERS
CONTACT PERSON: CHRIS J. CHAFFEE, P.E.
10000 DOW ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112



CONTRACTOR DESIGN/ENGINEER/CONTRACTORS (SEPERATELY RETAINED EMPLOYEE OR CONTRACTOR) SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND, IF ANY, COMMENTS SHALL BE SUBMITTED TO THE CONTRACTOR DESIGN/ENGINEER/CONTRACTORS IN ORDER TO IMPROVE CONTRACTOR TRENCH EXCAVATION SAFETY. CONTRACTOR SHALL PROVIDE IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES THAT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTORS SHALL PROVIDE TRAINING FOR ADEQUATE TRENCH EXCAVATION SAFETY PROCEDURES THAT SPECIFICALLY CONTRACTORS AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY

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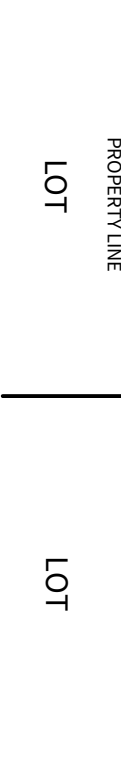
THE CONTRACTOR SHALL BE AWARE THAT EXISTING UTILITIES ARE WITHIN CON' LAINE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THESE UTILITIES LOCATED PRIOR TO COMMENCE CONSTRUCTION. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THIS AREA. ANY DAMAGE DONE TO THESE EXISTING FACILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR.



EXISTING SA

- ELECTRIC, GAS, TELEPHONE, & CABLE T.V.
EASEMENT
BUILDING SETBACK LINE**

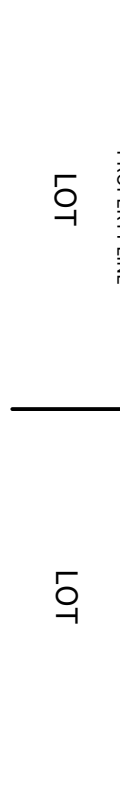
ZITS.



NOTE:

1. EXCLUSIVE OF THE TEE, THE FIRE HYDRANT SHALL FITTINGS, 6" D.I. PIPE AND VALVE & BOX.
2. FIRE HYDRANT TO BE INS OUTSIDE OF THE LIMITS PROPOSED SIDEWALKS.

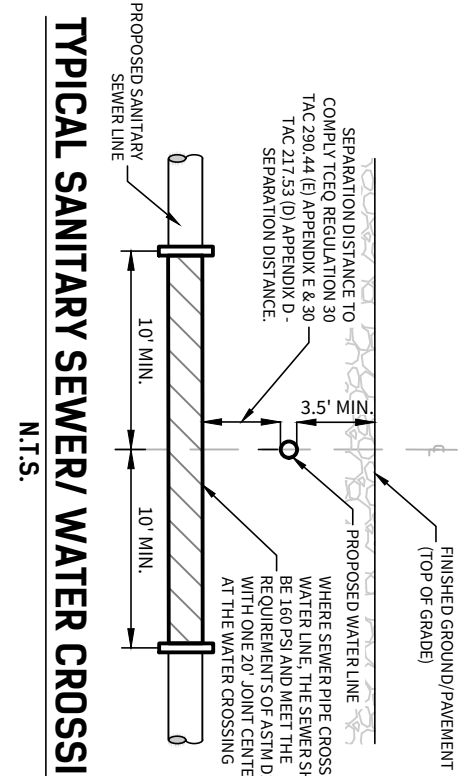
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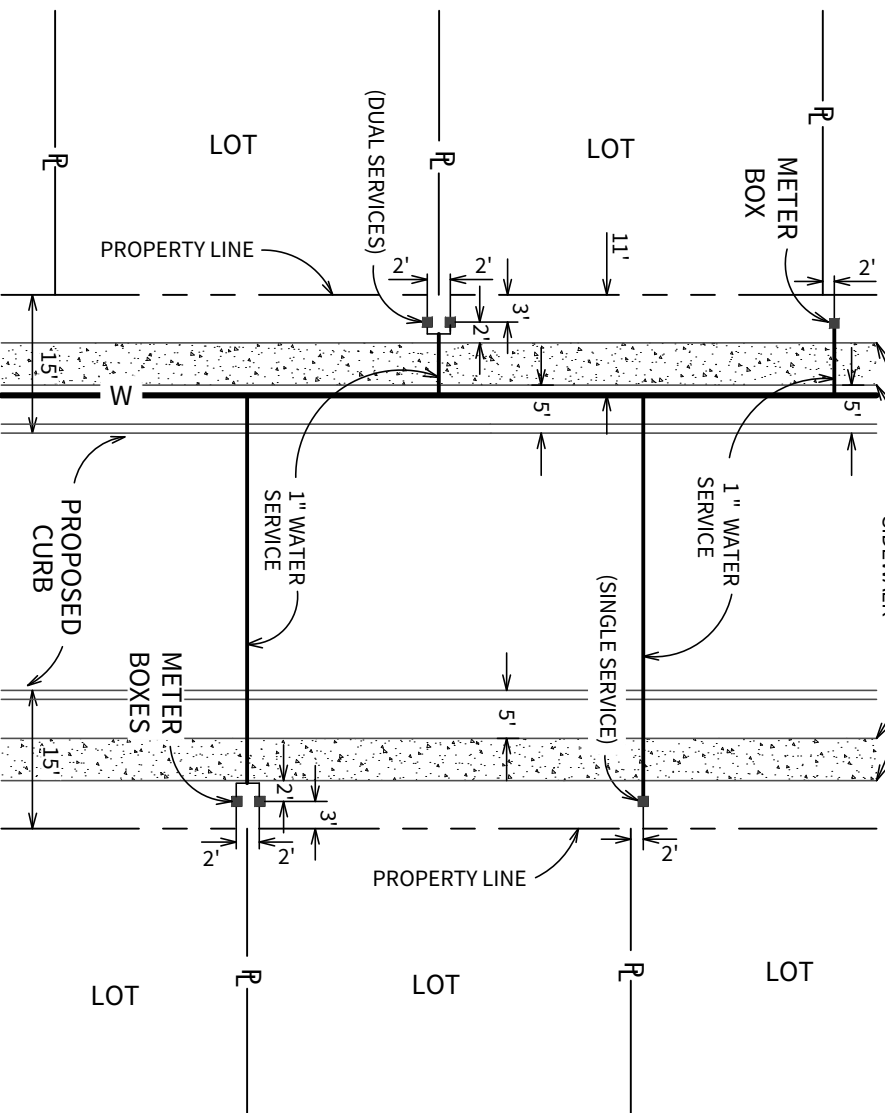
NOTE:

1. EXCLUSIVE OF THE TEE, THE FIRE HYDRANT SHALL FITTINGS, 6" D.I. PIPE AND VALVE & BOX.
2. FIRE HYDRANT TO BE INS OUTSIDE OF THE LIMITS PROPOSED SIDEWALKS.

N.S.



N.T.S

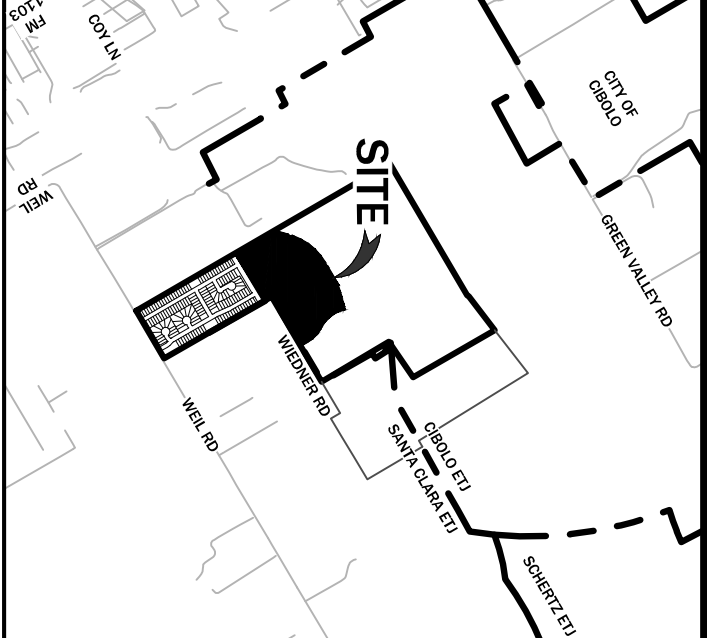


N.T.3

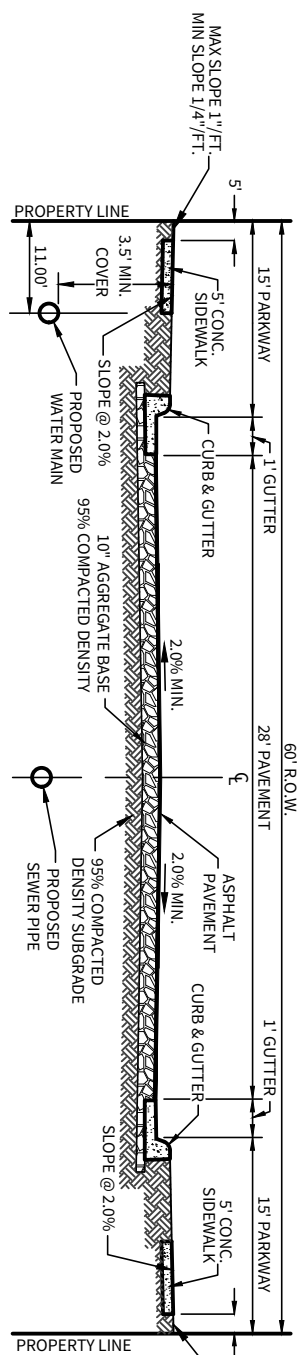
DEVELOPER:
LENNER HONES OF TEXAS LAND AND CONSTRUCTION, LTD.
CONTRACT PERSON: RICHARD MOTT, PE
101 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 782016
TEL: (210) 403-6202

CIVIL ENGINEER:
CLIDE ENGINEERS
CONTRACT PERSON: CHRIS J. CHAFFEE, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112

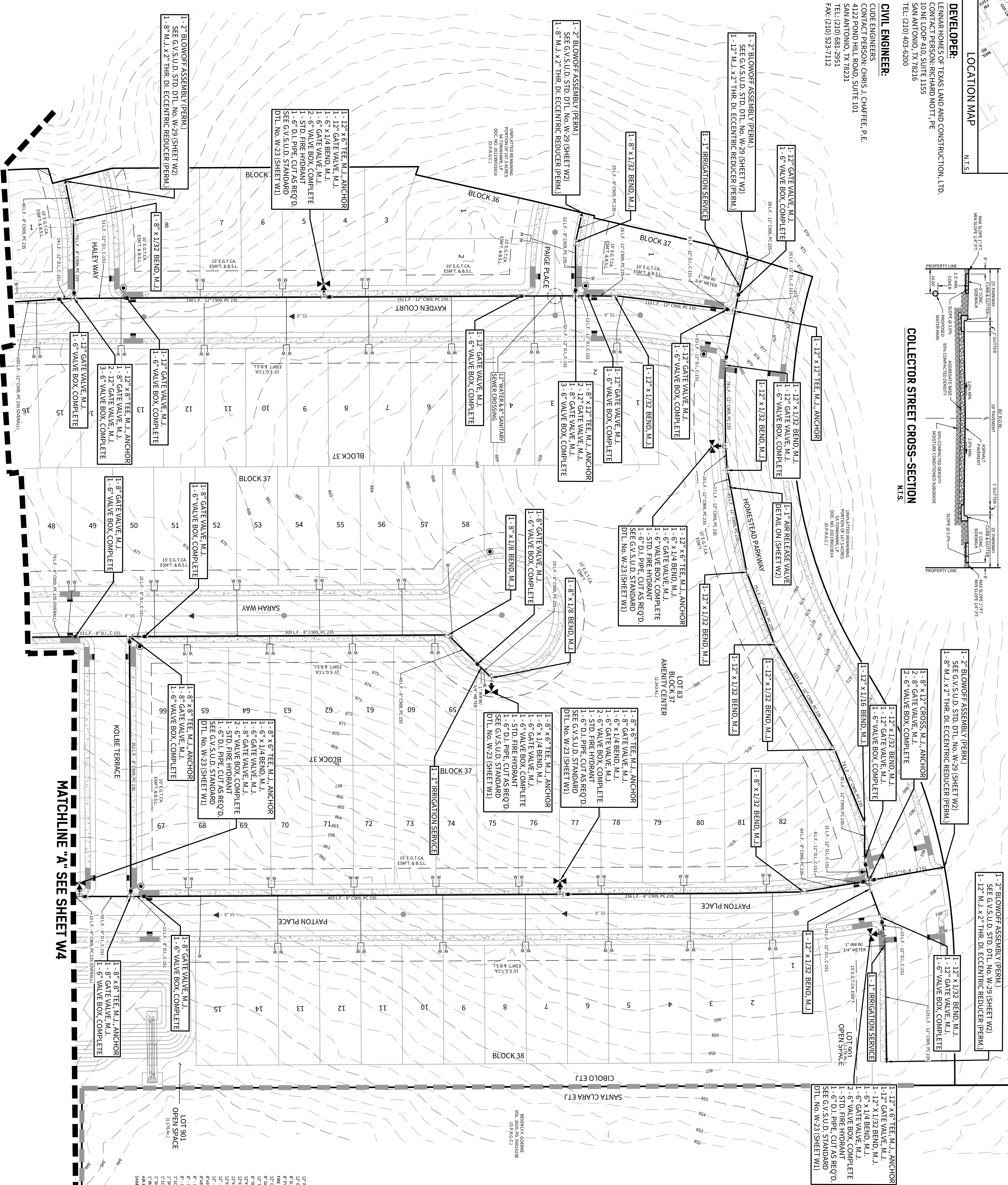
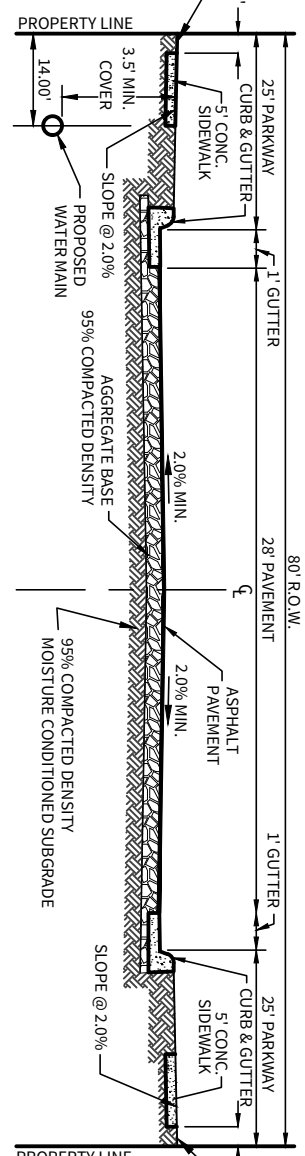
LOCATION MAP



N.T.S.



N.T.S.



1. NO INFLAMMABLE OR TOXIC LIQUIDS SHALL BE USED IN THE CITY OF RIOGE, FIRE FIGHTERS SHALL BE MULLER OR E. THEFAND SHALL BE E. MINIMIZING THE RISK OF INFLAMMATION FROM THE BACK OF CURBS.
2. INFLAMMATION SHALL BE BY MACHINE EXTINGUISHMENT.
3. A CONTRACTOR TO UTILIZE APPROVED WATER LINE STOPS AND/OR MULLER INSPECTOR MUST BE REQUIRED TO MINIMIZE WATER OUTLINES AS REQUIRED BY GAS/OD DRAINING CONTRACTOR.
4. AVOID THE DENSITY COMPACTING TESTING FREQUENCY, WATER MAIN TRENCHES SHALL BE REQUIRED TO BE TESTED TO DETERMINE THE QUALITY OF THE SERVICES PROVIDED. SELECTED ARE REQUIRED BY GAS/OD INSPECTOR.
5. A TESTING AND TEST REPORTS SHALL BE COORDINATED WITH GAS/OD INSPECTOR BY THE CONTRACTOR.
6. ALL DUCTILE IRON PIPE TO BE AMERICAN, ZINC COATED, AWWA/C900, C-151

	TABLE	
	W/ BOX	
	V/BOX	
	ON-OFF	
	W-OFF	
1.		
1		
ICE		
RVICE (SINGLE)		
RVICE (DUAL)		
ION		

2600 L.F.
324 L.F.
321 L.F.
2800 L.F.
10 Ea.
16 Ea.
16 Ea.
2 Ea.
6 Ea.
1 Ea.
1 Ea.
4 Ea.
5 Ea.
4 Ea.
19 Ea.
1 Ea.
4 Ea.
2 Ea.
2 Ea.
2 Ea.
17 Ea.
36 Ea.
39 Ea.
6 Ea.
7 Ea.
5 Ea.
1 Ea.
1 Ea.

[illegible]

SEWER LINE
TYPICAL
METER -
BOX
11

SEW
N

NC. _____
WALK _____

A diagram of a vertical pile. A horizontal line segment is labeled '5'' and 'CE' with arrows pointing to it. The pile is shown as a vertical cylinder with a textured interior.

PROPERTY LINE

TAIL

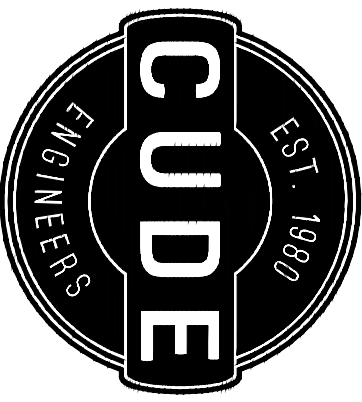
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0048500
0.455

23	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 681-2951 F: (210) 523-7112

GRACE VALLEY RANCH PHASE 2

WATER DISTRIBUTION PLAN

DATE
04/20/2023
PROJECT NO.
03346-004
DRAWN BY
KMH/MH/MS/NNR
CHECKED BY
CJC

REVISIONS

- 1.
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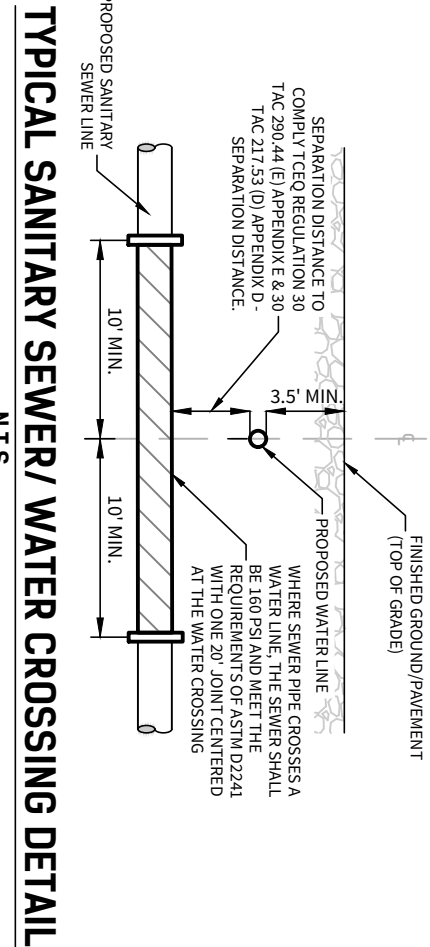
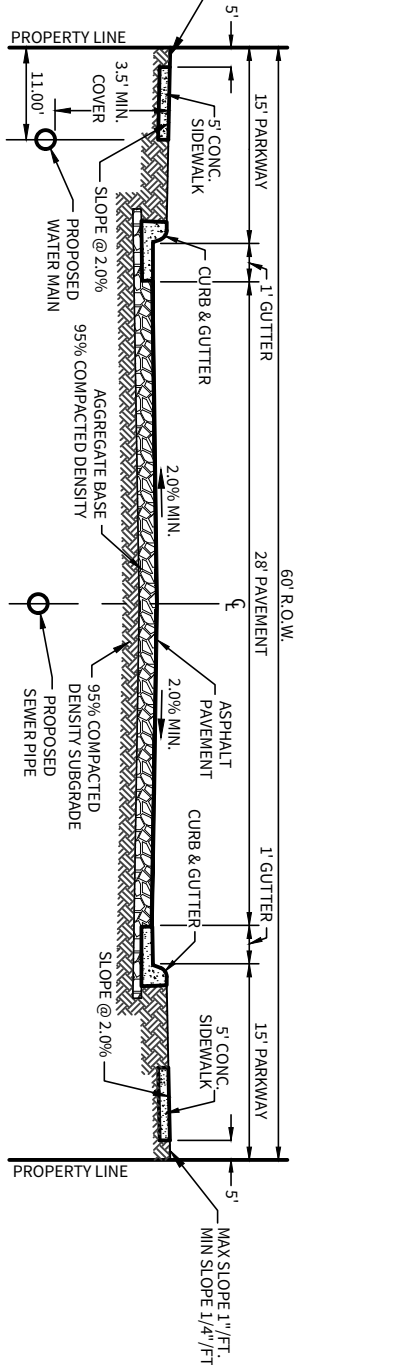


CUDE ENGINEERS
TYPE NO. 455
TRBL NO. 10045800

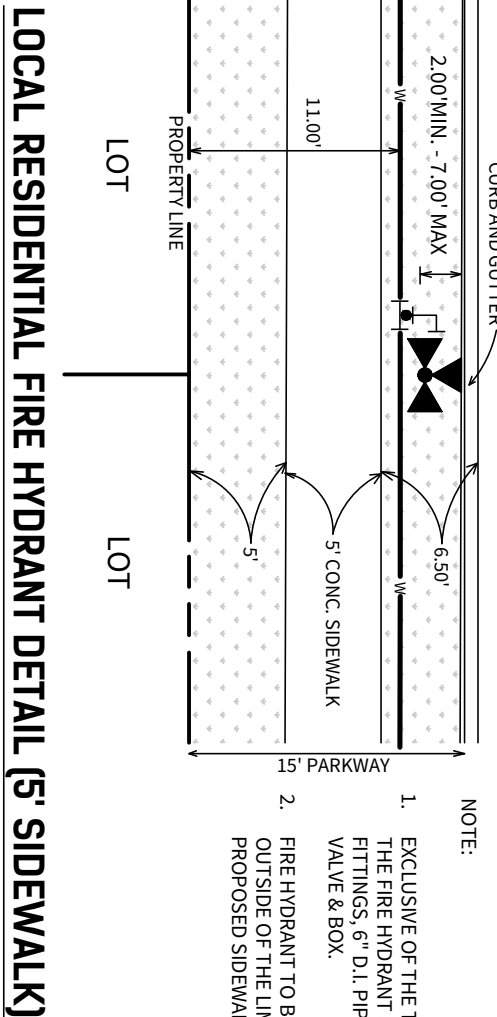
W4

LOCAL "A" STREET CROSS-SECTION

N.T.S.

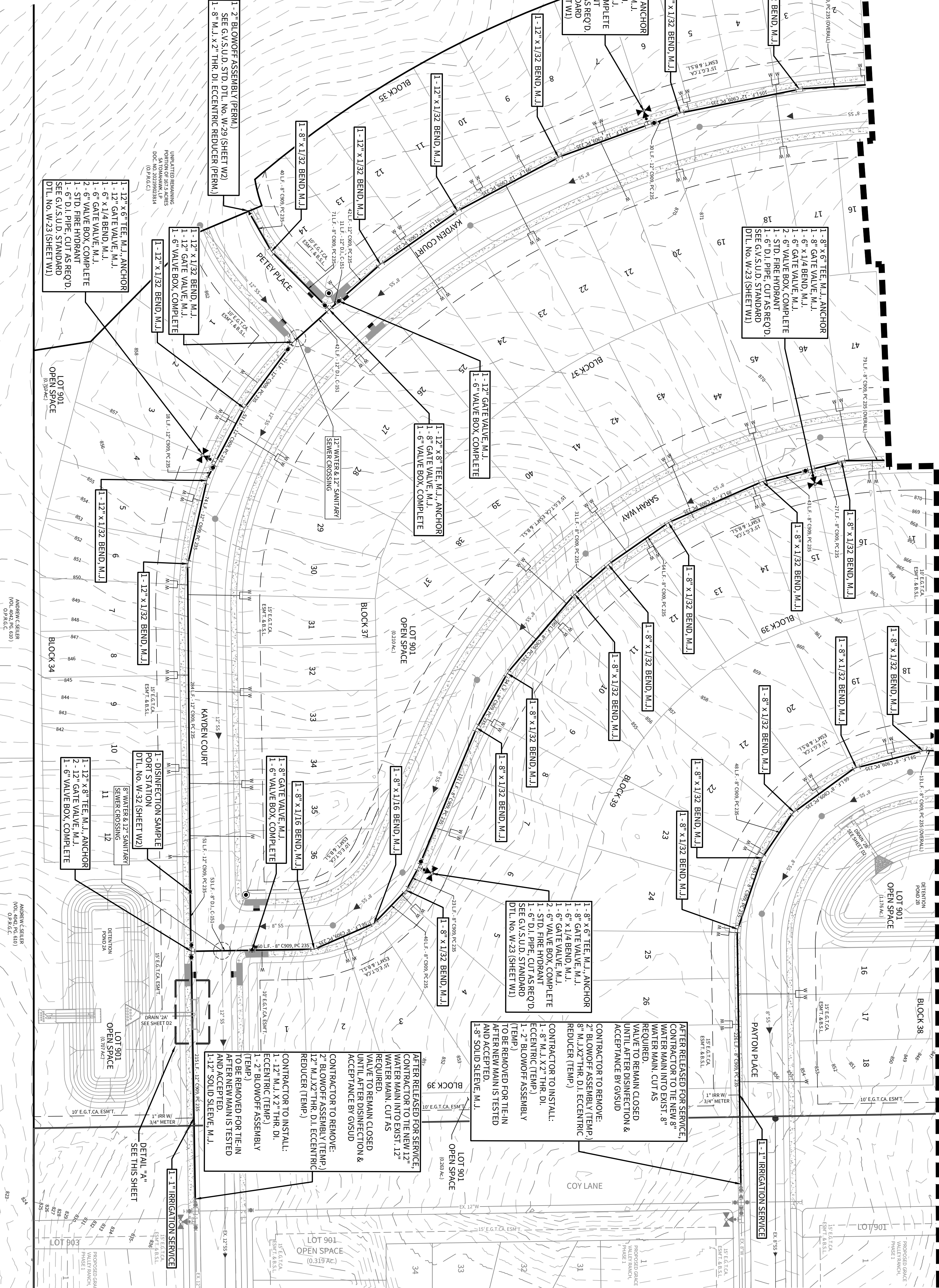


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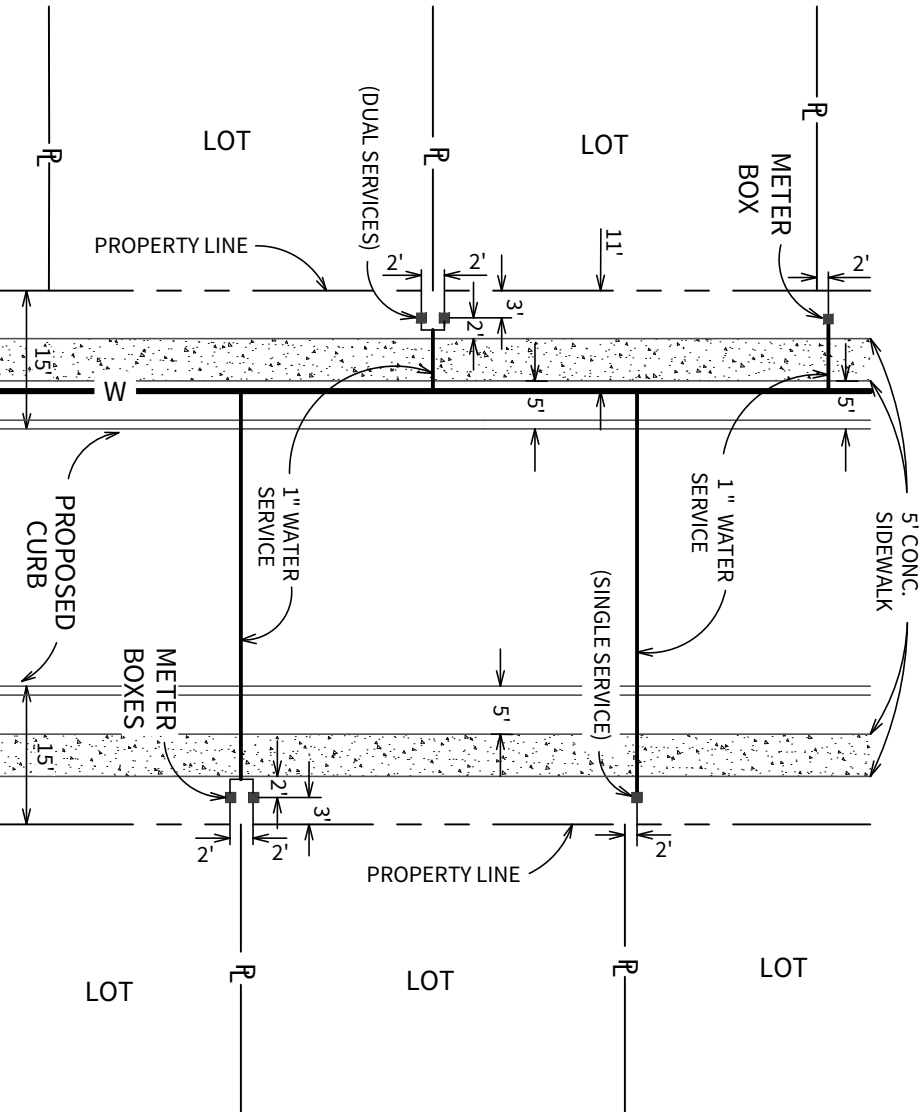
N.T.S.

MATCHLINE "A" SEE SHEET W3



WATER METER BOX LOCATION [60' R.O.W.]

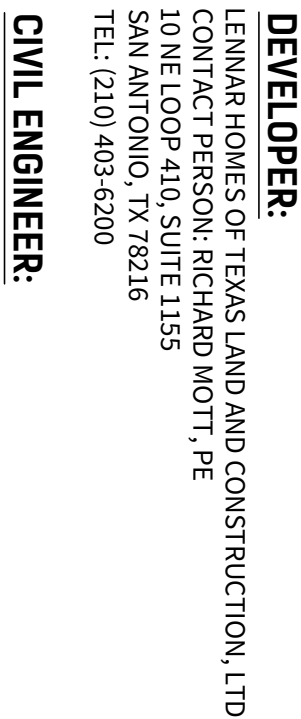
N.T.S.



TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEES SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS WORKING IN THIS AREA. THE CONTRACTOR SHALL USE EXTENSIVE CAUTION WHEN WORKING IN THIS AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS WORKING IN THIS AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS WORKING IN THIS AREA.

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DEVELOPER:

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
CONTRACT PERSON: RICHARD MOTT, P.E.
10000 DUTCHMAN LANE, SUITE 105
SAN ANTONIO, TX 78231
TEL: (210) 403-6200

CIVIL ENGINEER:

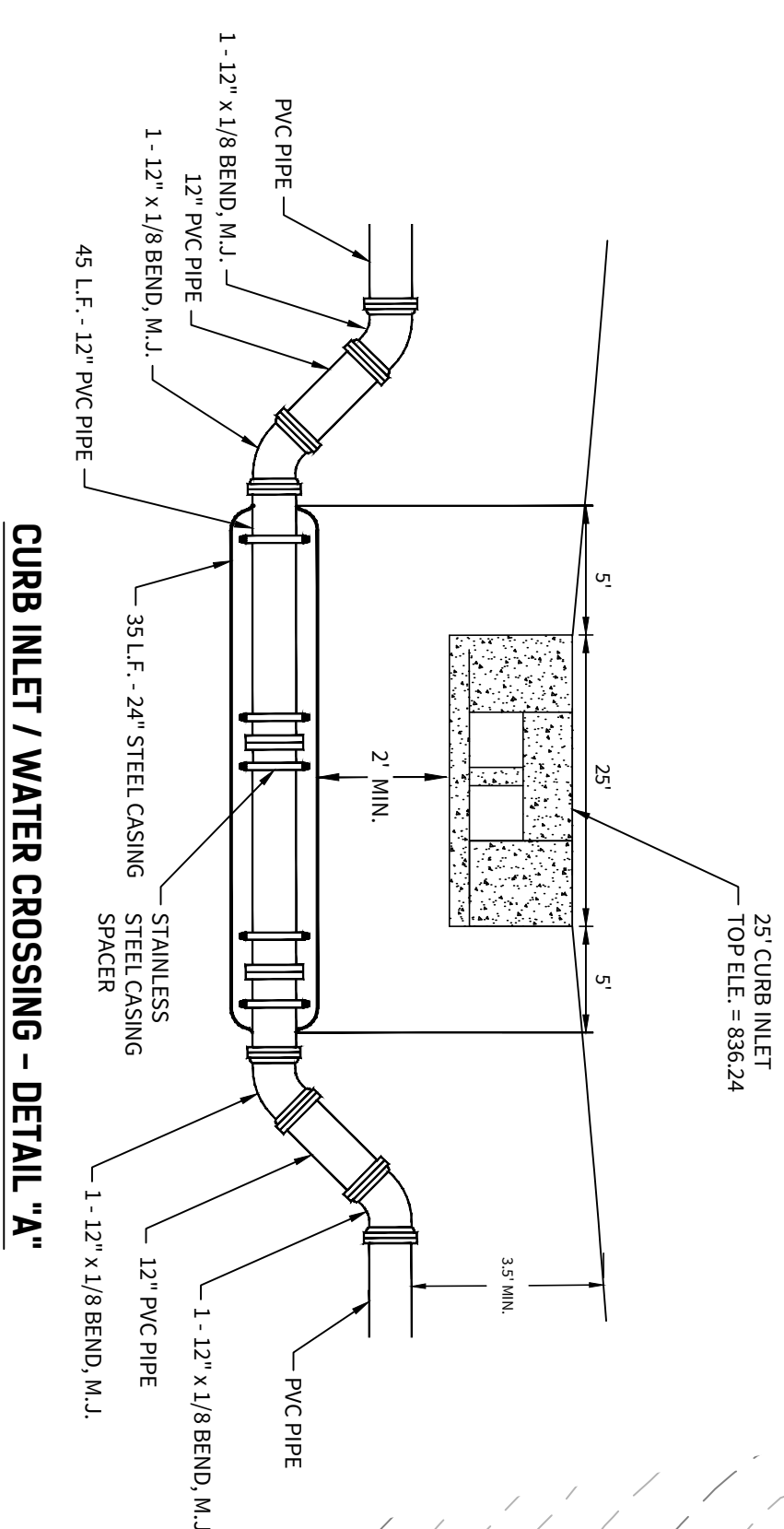
CUDE ENGINEERS
CONTRACT PERSON: CHRIS J. CHAFFEE, P.E.
10000 DUTCHMAN LANE, SUITE 105
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112

LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING STANDARD FIRE HYDRANT
- PROPOSED STANDARD FIRE HYDRANT
- EXISTING STANDARD GATE VALVE
- PROPOSED STANDARD GATE VALVE
- EXISTING PERMANENT BLOWOFF
- PROPOSED PERMANENT BLOWOFF
- PROPOSED LIGHT POLE
- ELECTRIC, GAS, TELEPHONE, & CABLE TV.
- EASEMENT
- BUILDING SETBACK LINE

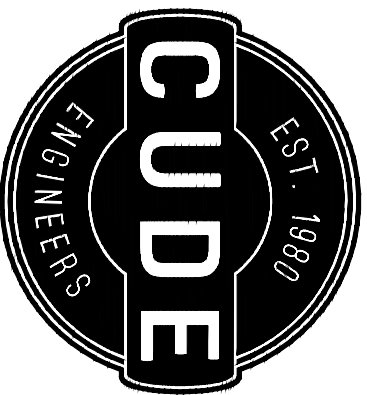
NOTES:

1. IN THE CITY OF CARROLL, FIRE DEPARTMENTS SHALL BE NOTIFIED ONE (1) TYPE AND SHALL BE 1' MINIMUM AND 7' MAXIMUM FROM THE BACK OF CURB.
2. DISINFECTION SHALL BE BY MACHINE CHLORINATION.
3. CONTRACTOR TO UTILIZE APPROVED WATER LINE STOPS AND/OR WATER LINE INSERTION VALVES TO MINIMIZE WATER OUTAGES AS REQUIRED BY GOSUD DURING CONSTRUCTION.
4. MOISTURE DENSITY COMPACTION TESTING FREQUENCY: WATER MAIN TRENCHES REQUIRED EVERY 300' L.F. FOR EACH VERTICAL FOOT OF COMPACTED BACKFILL SERVICES RANDOMLY SELECTED AS REQUIRED BY GOSUD INSPECTOR.
5. ALL TESTING AND TEST REPORTS SHALL BE COORDINATED WITH GOSUD INSPECTOR BY THE CONTRACTOR.
6. ALL DUCTILE IRON PIPE TO BE AMERICAN ZINC COATED (AMWANS) C-151



CURB INLET / WATER CROSSING - DETAIL "A"

N.T.S.



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San Antonio, Texas 78231
P/(210) 681.2951 F/(210) 523.7112

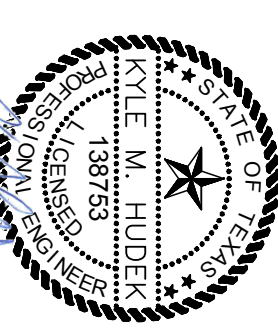
GRACE VALLEY RANCH
PHASE 2
STORMWATER POLLUTION PREVENTION PLAN

DATE
05/09/2023
PROJECT NO.
03346.004
DRAWN BY
KMH/MH/MS/NNR
CHECKED BY
CJC

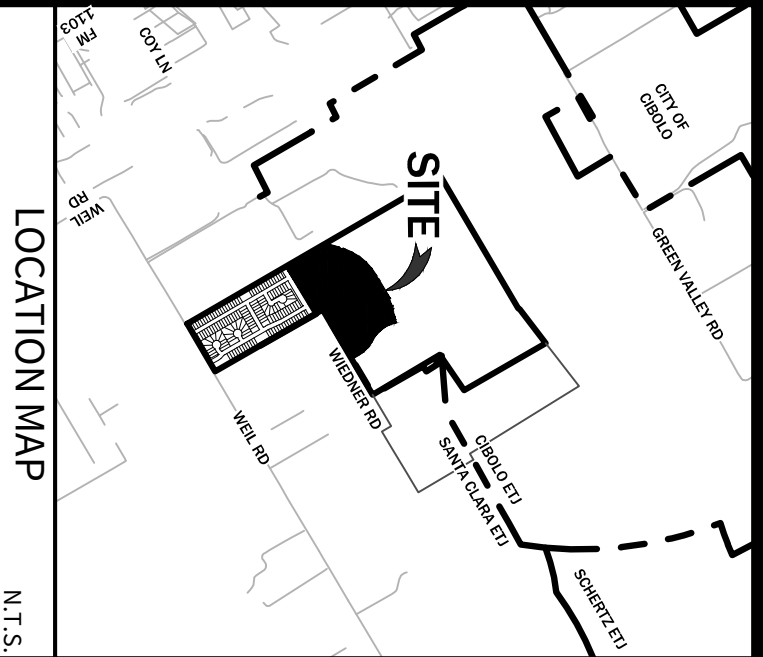
REVISIONS

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CUDE ENGINEERS
TYPE NO. 455
TRBLS NO. 10048500
05/09/2023



E1

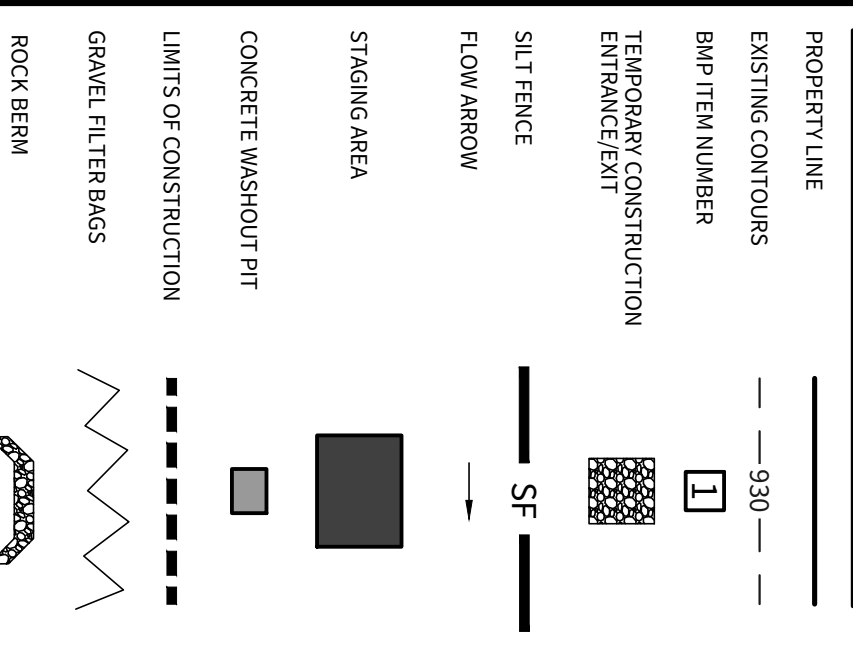


DEVELOPER:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
CONTACT PERSON: RICHARD MOTT, P.E.
LOCATION: 4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 403-6200

CIVIL ENGINEER:

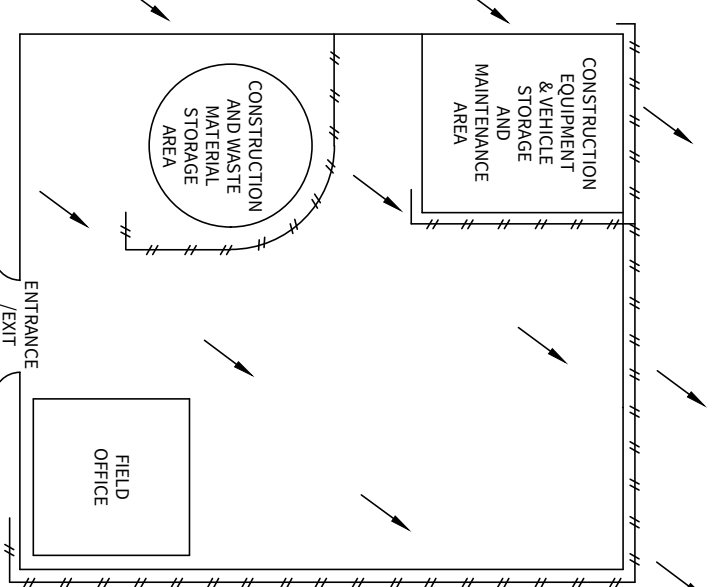
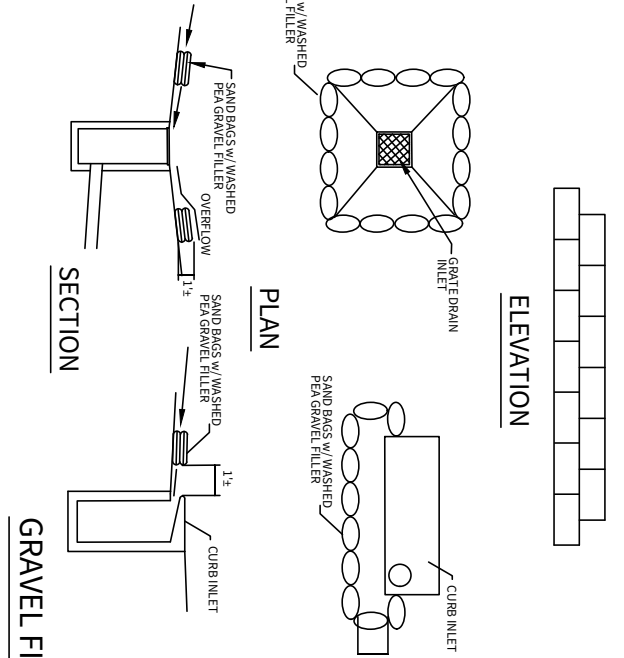
CODE ENGINEERS
CONTACT PERSON: CHRIS J. CHAFFEE, P.E.
LOCATION: 4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112

LEGEND

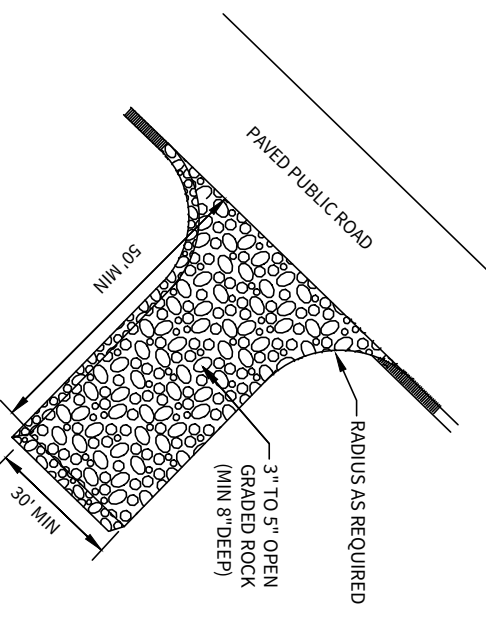


NOTE:

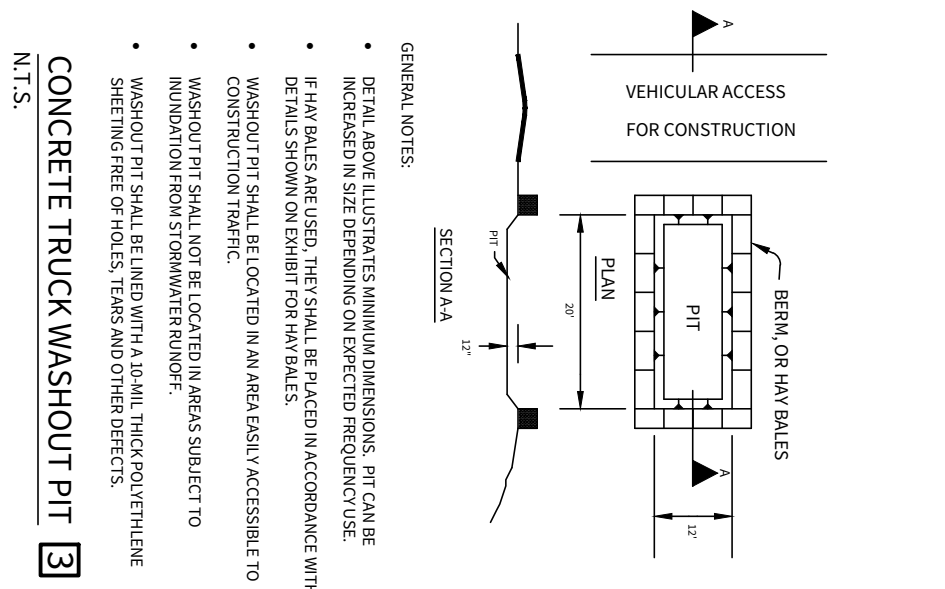
1. ALL SILT FENCES AND/OR ROCK BERMS AND TEMPORARY CONSTRUCTION ENTRANCES/EXITS SHALL BE PLACED AT THE MOST DOWN GRADIENT POINT OF CONSTRUCTION AS SHOWN ON THIS SITE PLAN. CONTRACTOR SHALL TAKE INTO CONSIDERATION ANY PROPOSED CONSTRUCTION THAT MAY TAKE PLACE AT THESE LOCATIONS, ANY RELOCATION OF SILT FENCE, ROCK BERMS AND/OR TEMPORARY CONSTRUCTION ENTRANCES/EXITS SHALL BE AT THE CONTRACTOR'S EXPENSE.
2. AREA OF SOIL DISTURBANCES INCLUDE STREET RIGHT-OF-WAYS, UTILITY EASEMENTS & LOTS.
3. THERE WILL NOT BE STORMWATER DISCHARGES INTO THE FEMA FLOOD PLAIN.
4. THE CONTRACTOR IS REQUIRED TO MAINTAIN EROSION CONTROLS THROUGHOUT THE DURATION OF THE PROJECT.
5. THE CITY INSPECTOR HAS THE AUTHORITY TO HAVE THE CONTRACTOR DRIVER/OFFER SHALL BE NOTIFIED OF THESE MODIFICATIONS PRIOR TO COMMENCEMENT OF MODIFICATIONS.



LEGEND
SILT FENCE
FLOW ARROWS
TYP CONSTRUCTION STAGING AREA

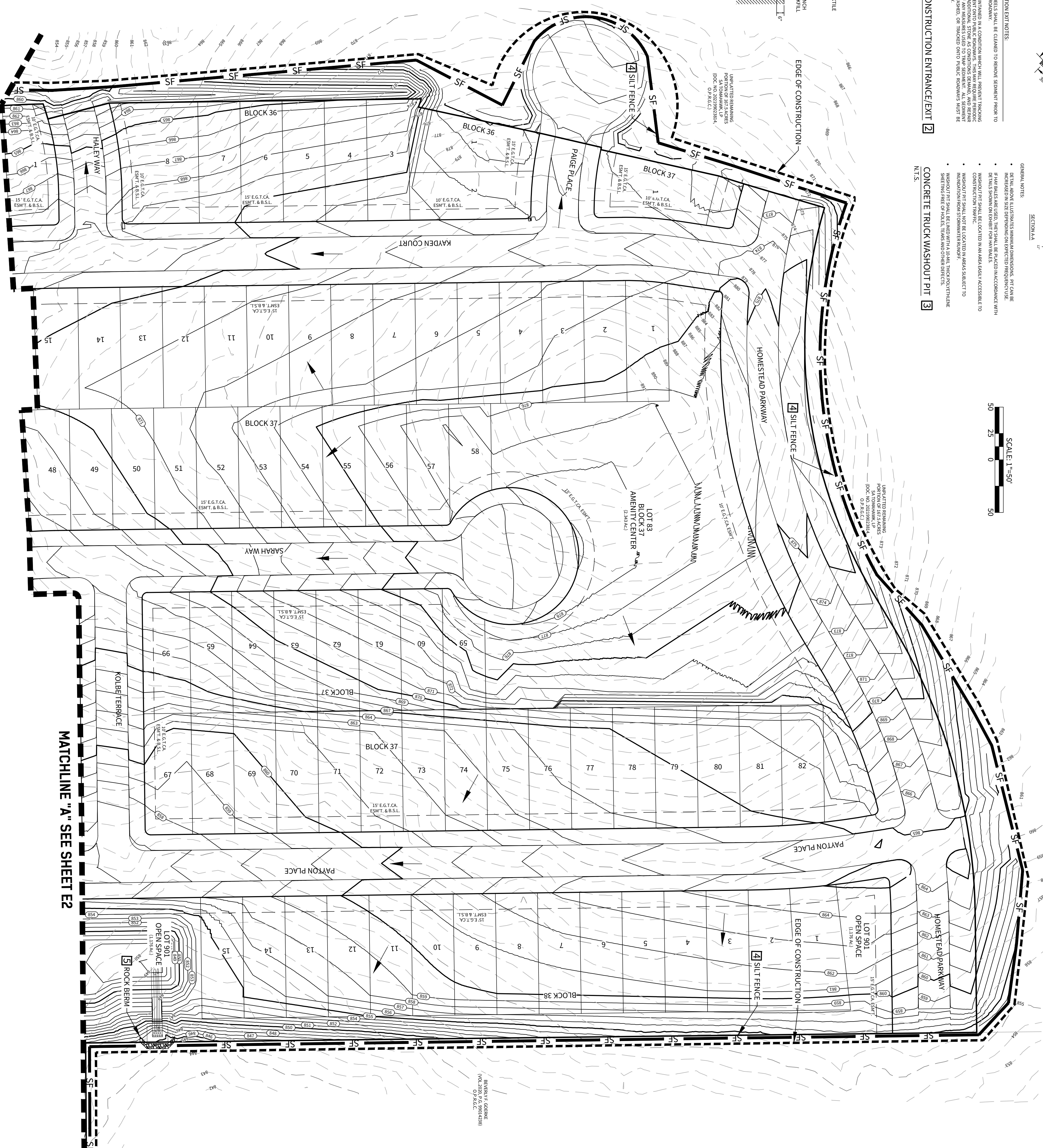


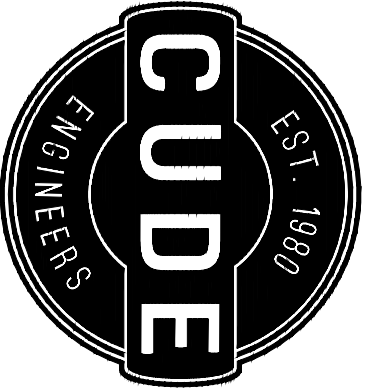
1. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ON PUBLIC ROADWAY.
2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO ADJACENT PROPERTIES. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO ADJACENT PROPERTIES. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO ADJACENT PROPERTIES.



ORIGINAL NOTES:
• SETBACK LINE: DISTANCE FROM EXISTING PROPERTY LINE TO CENTER OF TRUCK WASHOUT PIT SHALL BE 10 FEET.
• TRUCK WASHOUT PIT: SHALL BE 10 FEET WIDE AND 10 FEET DEEP.
• GRAVEL FILTER BAGS: SHALL BE 10 FEET WIDE AND 10 FEET DEEP.
• CONSTRUCTION TRUCKS: SHALL BE 10 FEET WIDE AND 10 FEET DEEP.
• WASHOUT PIT SHALL BE 10 FEET WIDE AND 10 FEET DEEP.
• CONSTRUCTION TRUCKS: SHALL BE 10 FEET WIDE AND 10 FEET DEEP.

CONCRETE TRUCK WASHOUT PIT





4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 681-2951 F: (210) 523-7112

GRACE VALLEY RANCH
PHASE 2

STORMWATER POLLUTION PREVENTION PLAN

DATE
01/11/2023

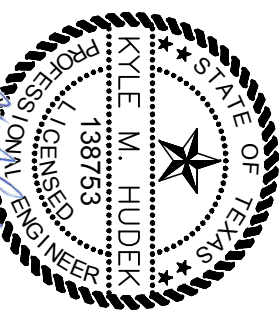
PROJECT NO.
03346-004

DRAWN BY
KM/H/MH/MS/NNR

CHECKED BY
CJC

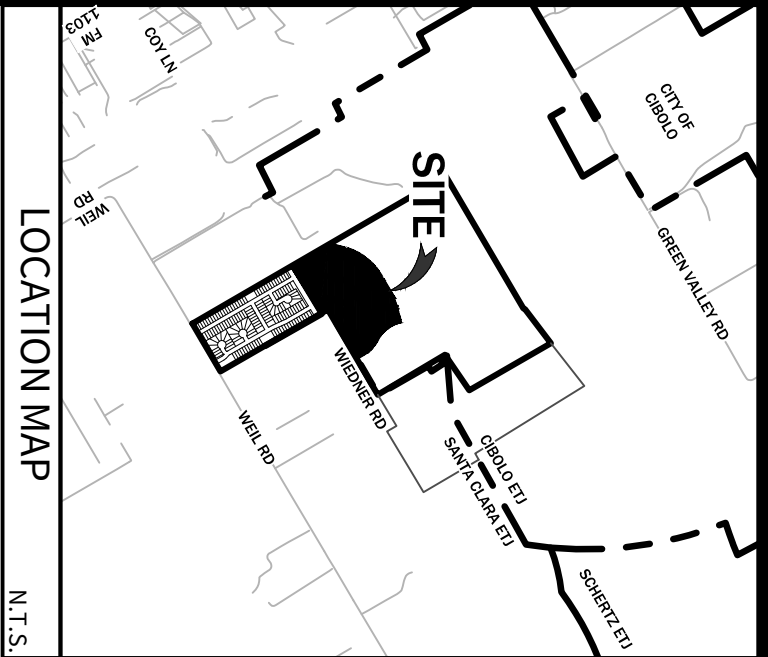
REVISIONS

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CUDE ENGINEERS
TYPE No. 455
TRPLS No. 10048500

E3



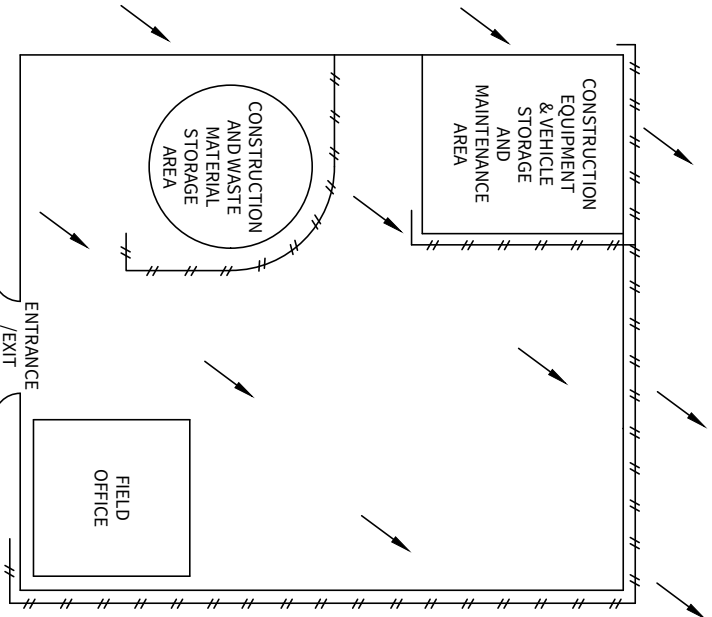
DEVELOPER:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
CONTACT PERSON: RICHARD MOTT, P.E.
10122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 403-6200

CIVIL ENGINEER:

CUDE ENGINEERS
CONTACT PERSON: CHRIS J. CHAFFEE, P.E.
10122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112

LEGEND

- PROPERTY LINE ———
- EXISTING CONTOURS — 930 —
- BMP ITEM NUMBER [1]
- TEMPORARY CONSTRUCTION ENTRANCE/EXIT []
- SILT FENCE — SF —
- FLOW ARROW —→
- STAGING AREA []
- CONCRETE WASHOUT PIT []
- LIMITS OF CONSTRUCTION []
- GRAVEL FILTER BAGS []
- ROCK BERM []

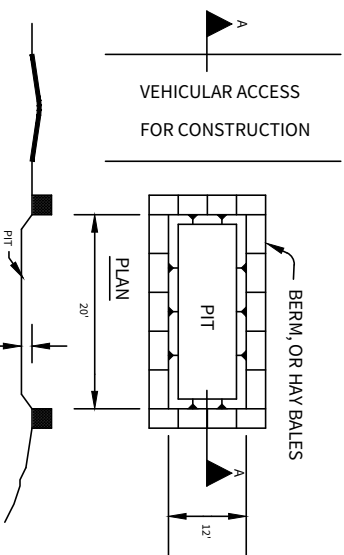
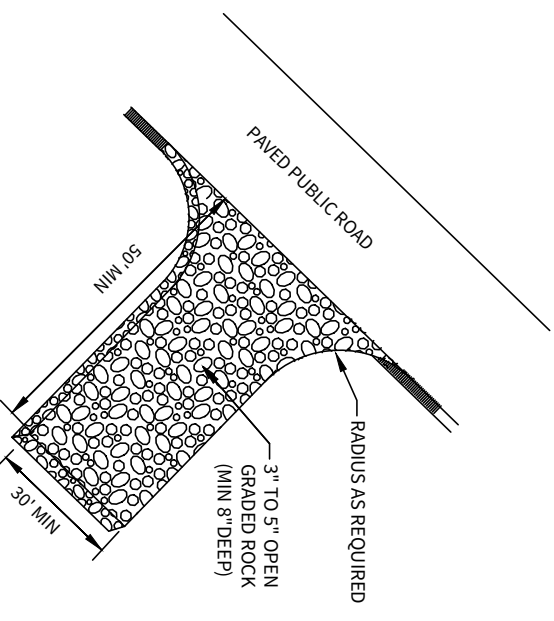


LEGEND

SILT FENCE — SF —

FLOW ARROW —→

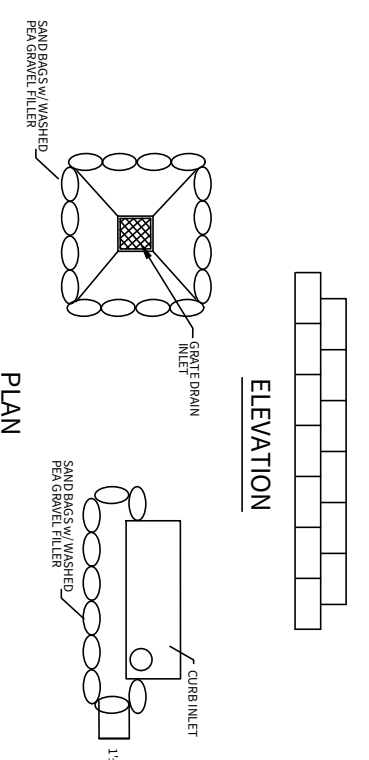
TEMPORARY CONSTRUCTION STAGING AREA [1]



- GENERAL NOTES:**
1. ALL SILT FENCES AND/OR ROCK BERMS AND TEMPORARY CONSTRUCTION ENTRANCES/EXITS SHALL BE PLACED AT THE MOST DOWN-SLOPENT POINT OF CONSTRUCTION. SLOPES SHALL BE SHOWN AS DOWN-SLOPES. SLOPES SHALL BE SHOWN AS DOWN-SLOPES. SLOPES SHALL BE SHOWN AS DOWN-SLOPES.
 2. THE CITY INSPECTOR HAS THE AUTHORITY TO HAVE THE CONTRACTOR MODIFY THE EROSION CONTROLS AT THE DEVELOPER'S EXPENSE. THE DEVELOPER SHALL BE NOTIFIED OF THESE MODIFICATIONS PRIOR TO COMMENCEMENT OF MODIFICATIONS.
 3. THERE WILL NOT BE STORMWATER DISCHARGES INTO THE FEMA FLOOD PLAIN.
 4. THE CONTRACTOR IS REQUIRED TO MAINTAIN EROSION CONTROLS THROUGHOUT THE DURATION OF THE PROJECT.
 5. THE CITY INSPECTOR HAS THE AUTHORITY TO HAVE THE CONTRACTOR MODIFY THE EROSION CONTROLS AT THE DEVELOPER'S EXPENSE. THE DEVELOPER SHALL BE NOTIFIED OF THESE MODIFICATIONS PRIOR TO COMMENCEMENT OF MODIFICATIONS.

CONCRETE TRUCK WASHOUT PIT [3]

N.T.S.



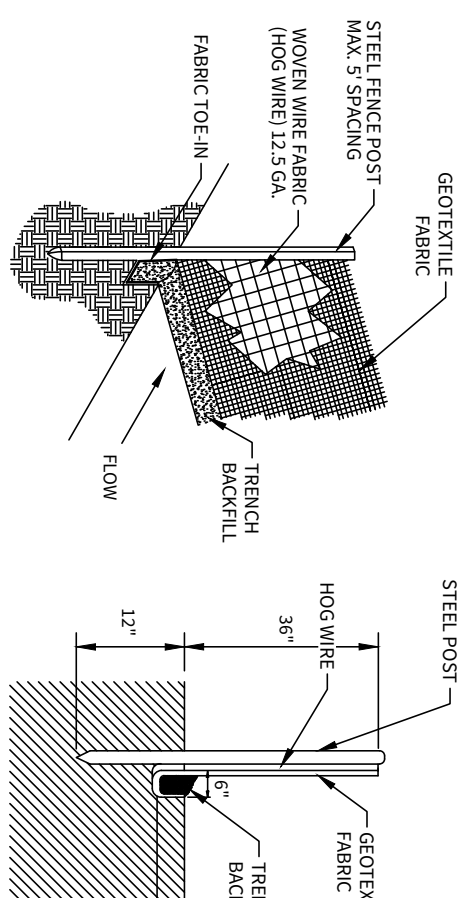
1. THE GRAVEL AND MATERIAL SHOULD BE POLYPROPYLENE FIBERED, POLYMER OR COTTON BUNDLED MATERIAL. THE GRAVEL SHOULD BE 1/2\"/>
2. THE BAG LENGTH SHOULD BE 24 INCHES. WIDTH SHOULD BE 18 INCHES AND THICKNESS SHOULD BE 6 INCHES.
3. THE GRAVEL BAGS SHOULD BE FILLED WITH 1/2\"/>
4. WHEN A GRAVEL BAG IS FILLED WITH GRAVEL, THE OPEN END OF THE GRAVEL BAG SHOULD BE STAPLED TO THE OTHER END OF THE BAG.
5. THE GRAVEL BAGS SHOULD BE STAPLED TO FORM A CONTINUOUS BARRIER AROUND THE SITES. THE BAGS SHOULD BE TIGHTLY ADJUSTED AGAINST EACH OTHER TO PREVENT GROUND FROM COMING BETWEEN THE BAGS.
6. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH MAJOR RAINFALL, RESUME OR RE-ADJACENT CATCH IN A CATCHER OR SPILLAGE TO PREVENT GROUND FROM COMING BETWEEN THE BAGS.
7. REMOVE SPILLAGE IMMEDIATELY BY SPILLAGE CATCHER OR SPILLAGE CATCHER. SPILLAGE SHOULD BE DEPOSITED IN A SPILLAGE AREA AND SUCH SPILLAGE SHALL NOT ENTER THE DRAINAGE AND NOT BE RE-DEPOSITED.
8. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AND NOT BE RE-DEPOSITED.
9. DRAINAGE AND NOT BE RE-DEPOSITED.

GRAVEL FILTER BAGS [5]

N.T.S.

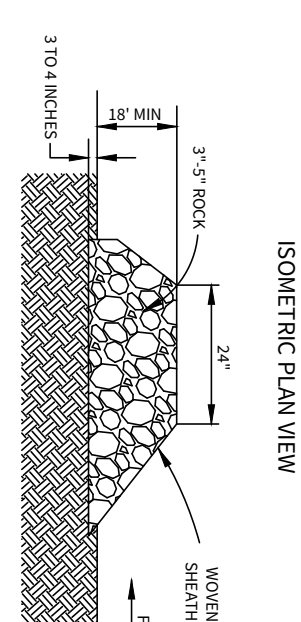
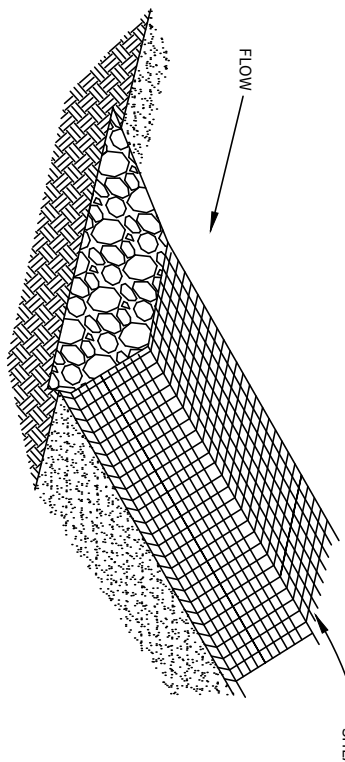
NOTE:

1. ALL SILT FENCES AND/OR ROCK BERMS AND TEMPORARY CONSTRUCTION ENTRANCES/EXITS SHALL BE PLACED AT THE MOST DOWN-SLOPENT POINT OF CONSTRUCTION. SLOPES SHALL BE SHOWN AS DOWN-SLOPES. SLOPES SHALL BE SHOWN AS DOWN-SLOPES. SLOPES SHALL BE SHOWN AS DOWN-SLOPES.
2. AREA OF SOIL DISTURBANCES INCLUDE STREET RIGHT-OF-WAYS, UTILITY EASEMENTS & LOTS.
3. THERE WILL NOT BE STORMWATER DISCHARGES INTO THE FEMA FLOOD PLAIN.
4. THE CONTRACTOR IS REQUIRED TO MAINTAIN EROSION CONTROLS THROUGHOUT THE DURATION OF THE PROJECT.
5. THE CITY INSPECTOR HAS THE AUTHORITY TO HAVE THE CONTRACTOR MODIFY THE EROSION CONTROLS AT THE DEVELOPER'S EXPENSE. THE DEVELOPER SHALL BE NOTIFIED OF THESE MODIFICATIONS PRIOR TO COMMENCEMENT OF MODIFICATIONS.



STANDARD SILT FENCE [4]

N.T.S.



ROCK BERM [5]

N.T.S.

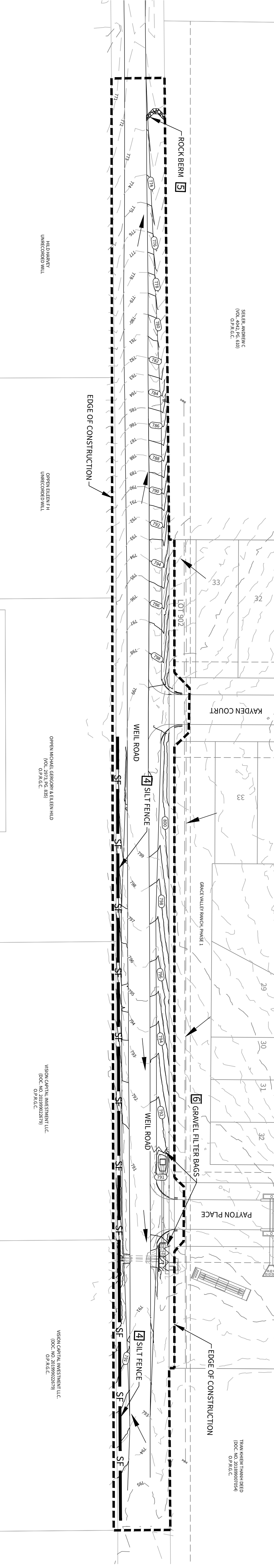


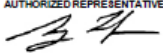
EXHIBIT “F” TO WORK AGREEMENT
CONSTRUCTION SCHEDULE



SUBCONTRACTOR INITIAL

DS
Jk

EXHIBIT "G" TO WORK AGREEMENT
MODIFIED INSURANCE REQUIREMENTS / OCIP EXHIBIT (if applicable)

		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 7/13/2023		
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.						
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. IF SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).						
PRODUCER Catto & Catto LLP, a division of HUB International Texas, Inc. One Alamo Center 106 S. St. Mary's Street, Suite 800 San Antonio TX 78205			CONTACT NAME: Nancy Pruski PHONE (A/C No. Ext): 210-298-7162 FAX (A/C No.): 210-298-7162 E-MAIL: npruski@catto.com ADDRESS: npruski@catto.com			
INSURED V.K. Knowlton Construction & Utilities, Inc. 18225 FM 2252 San Antonio TX 78266-2717			INSURER(S) AFFORDING COVERAGE		NAIC #	
			INSURER A: LM Insurance Corporation		33600	
			INSURER B: Liberty Insurance Corporation		42404	
			INSURER C: Texas Mutual Insurance Company		22945	
			INSURER D:			
			INSURER E:			
COVERAGES CERTIFICATE NUMBER: 2008013445 REVISION NUMBER:						
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURED	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ SUBJECT ☒ LOC OTHER:	Y	TB5-Z91-474723-023	7/1/2023	7/1/2024	EACH OCCURRENCE \$1,000,000 DAMAGE TO SERVICES \$100,000 PREMISES (Ea occurrence) \$15,000 MED EXP (Any one person) \$1,000,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMPIOP AGG \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ONLY ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY ☒ MCS-90 Incl.	Y	ASS-Z91-474723-013	7/1/2023	7/1/2024	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	☒ UMBRELLA LIAB ☒ EXCESS LIAB ☐ DEED ☒ RETENTION \$n	Y	TH7-Z91-474723-033	7/1/2023	7/1/2024	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000 Products-Comp Ops Agg \$10,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	0002079919	7/1/2023	7/1/2024	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Coverage: Site Pollution Legal Liability/Contractors Environmental Legal Liability Carrier: Navigators Insurance Company Policy #: MP23ECP002IMKIC Eff Date: 7/1/2023 - 7/1/2024 Limits: Site Pollution \$1,000,000/Contractors Environmental \$1,000,000/Policy Aggregate \$1,000,000 The General Liability and Auto Liability policy includes a blanket automatic additional insured endorsement, including products/completed operations provision that provides additional insured status to the parties listed in said contract when there is a written contract between the named insured and the certificate holder See Attached...						
CERTIFICATE HOLDER			CANCELLATION			
Lennar Insurance Compliance c/o The Jones Agency, Inc. notice@getjones.com 224 W 35th St Ste 500 PMB 137 New York NY 10001			SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 			

ACORD 25 (2016/03)

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SUBCONTRACTOR INITIAL 

11

LENNAR.

EXHIBIT "H" TO WORK AGREEMENT SUBCONTRACTOR RATES AND RENTAL RATES

In the event that additional work is undertaken which is not covered by the Agreement and Subcontractor elects to proceed on a "time and material" or cost plus basis, the rates provided below shall prevail. Rates shall include all labor and equipment to complete the Work. The rates shall be billing rates, with no further markups to be added, and all equipment shall include fuel, lubrication, operation and all maintenance. No overtime premium will be paid on equipment. Subcontractor's performance of any such work on a "time and material" or cost plus basis shall be subject to the provisions of Section 11 of the Agreement.

N/A

SUBCONTRACTOR INITIAL



12

LENNAR.

SCHEDULE "2" TO MTPA (LAND) BASE AGREEMENT NOTICE TO PROCEED/SCHEDULING NOTICE

17th

Notice is hereby given by Contractor's Representative that on this 11th day July, **2023**, VK Knowlton ("Subcontractor"), is directed to commence construction of Work pursuant to Work Agreement No. _____, under MTPA (Land) Base Agreement Contract No. _____ ("Agreement").

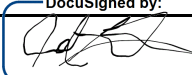
Subcontractor has **227** working days from this date within which to complete the Work as set forth in the Agreement. Time is of the essence with respect to the Agreement and, accordingly, Subcontractor promises to complete the Work within the specified period of time or be liable for liquidated damages, as stipulated in the Agreement.

[Include clear description of work to be completed, plans w/ dates, reports etc.]

17th

Agreed to and accepted this 14th day of July 2023.

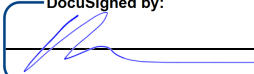
V.K. Knowlton Construction & Utilities, Inc.

DocuSigned by:
By:  7/19/2023
A7D9CE98A9654E6...

Name: Jed Knowlton

Title: Vice President

Lennar homes of Texas Land Construction, LTD

DocuSigned by:
By:  7/21/2023
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Name: David Grove

Title: Regional President

SUBCONTRACTOR INITIAL 

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Status: Completed

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Joshua Scates

5505 Blue Lagoon Drive, Suite 502

Miami, FL 33126

Josh.Scates@lennar.com

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Initials: 34

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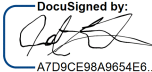
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Holder: Joshua Scates

Josh.Scates@lennar.com

Location: DocuSign

Signer Events	Signature	Timestamp
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Completed	Security Checked	7/19/2023 8:22:22 AM
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Electronic Record and Signature Disclosure		

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How to contact the Company: You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive Documents electronically by sending us email messages at: docusign@lennar.com.

To advise Lennar of your new e-mail address: To let us know of a change in your e-mail address for the purposes of us electronically sending to you Documents you must send an email message to us at docusign@lennar.com and in the body of such request you must state: your previous e-mail address, your new e-mail address.

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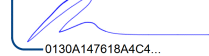
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richard.mott@lennar.com

Signer Events**Signature****Timestamp**

David Grove

DocuSigned by:



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david.grove@lennar.com

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Regional President

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