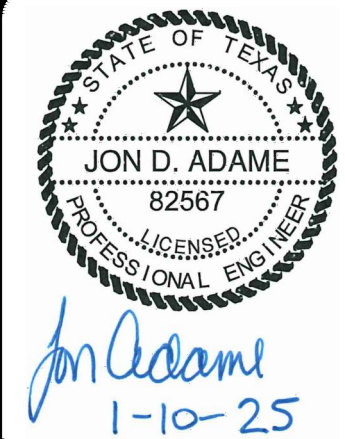
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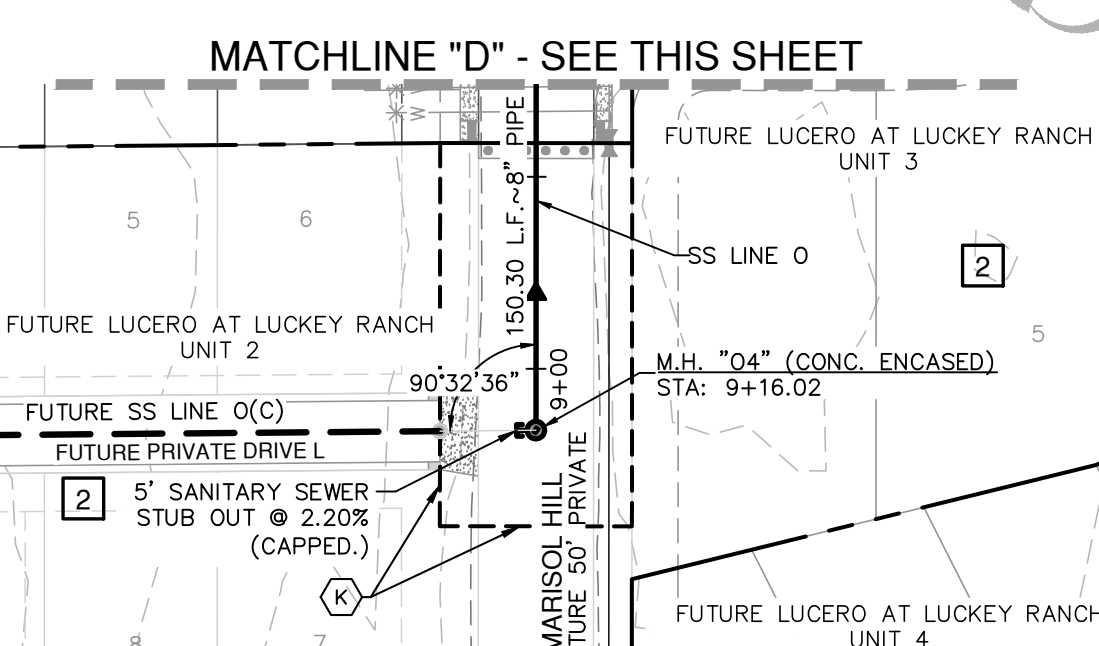
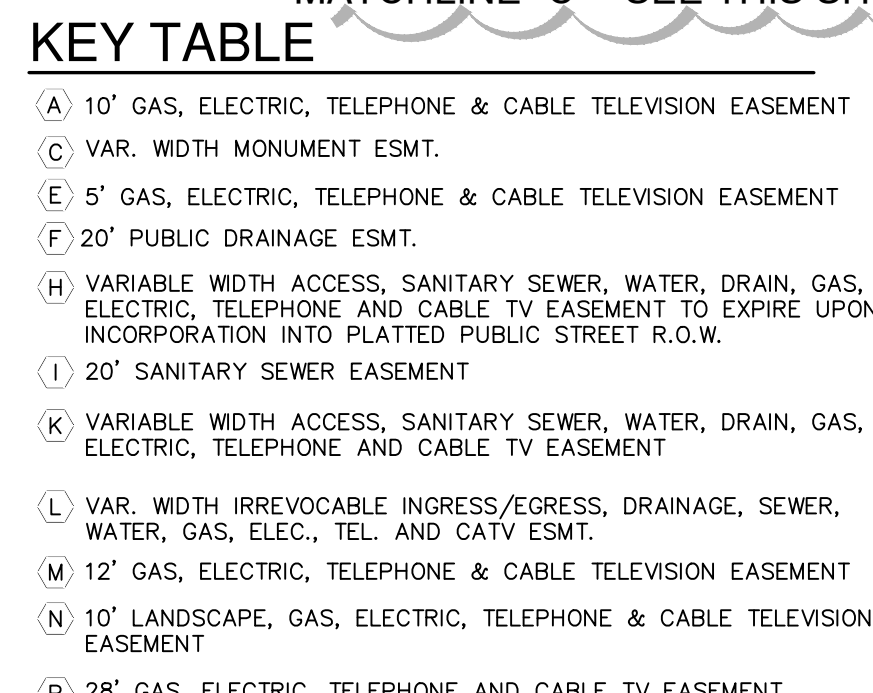
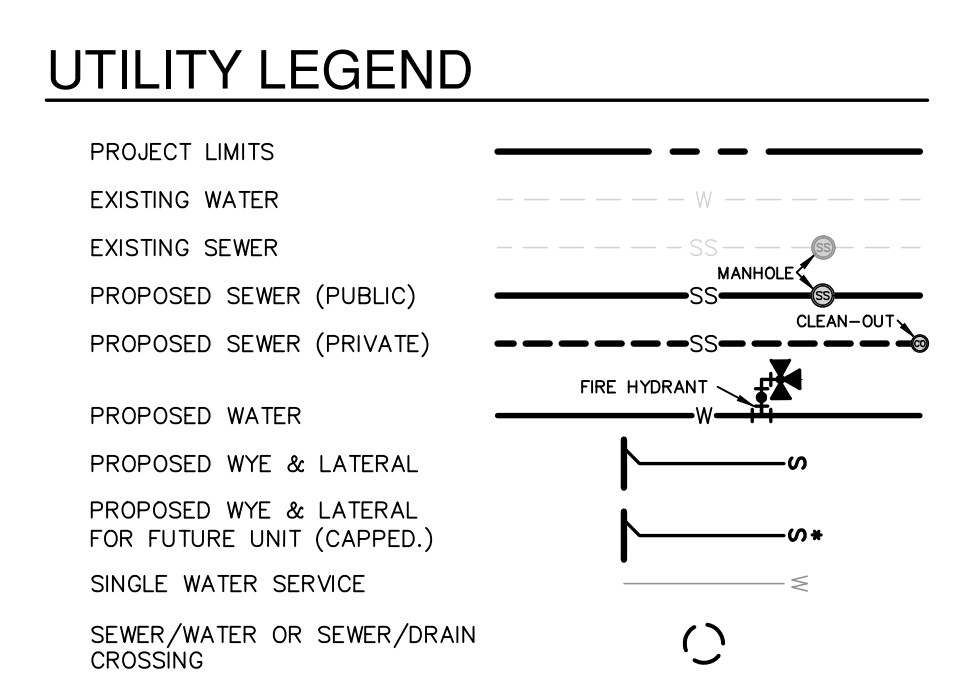
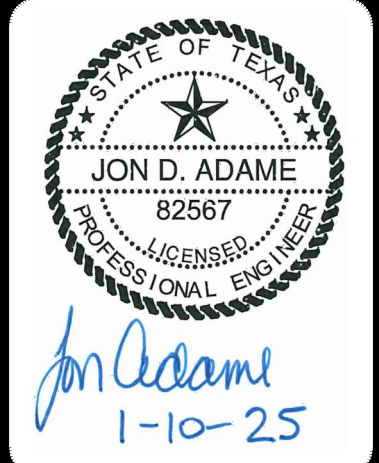
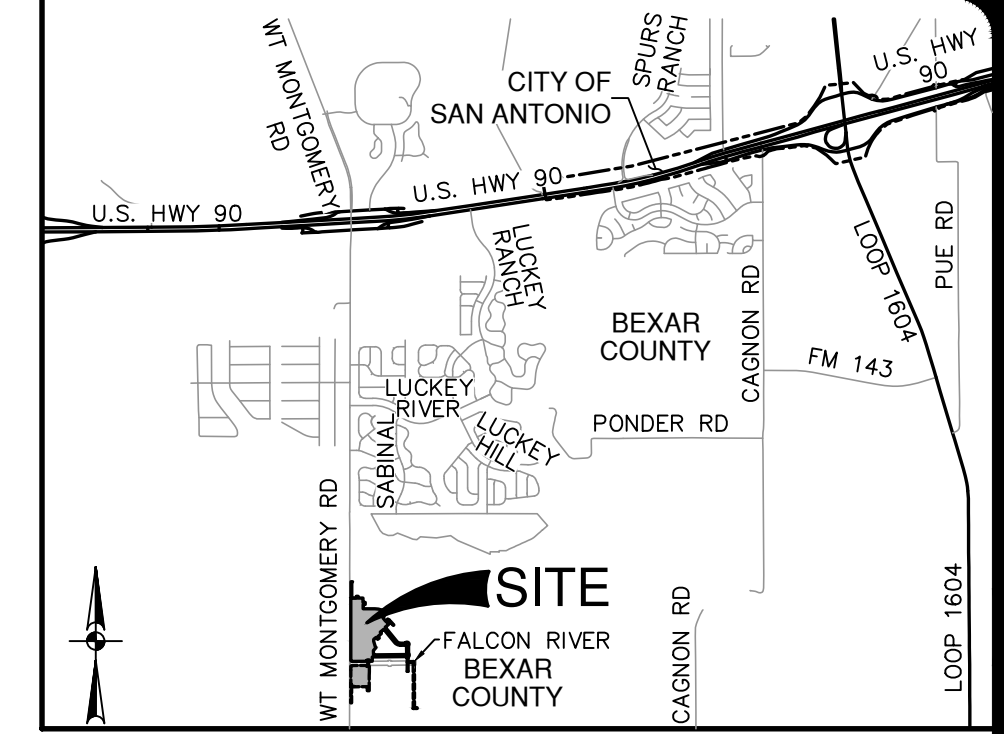
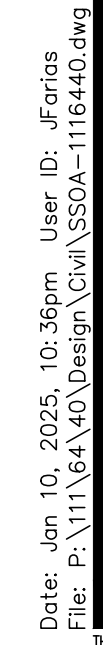
**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
20200 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

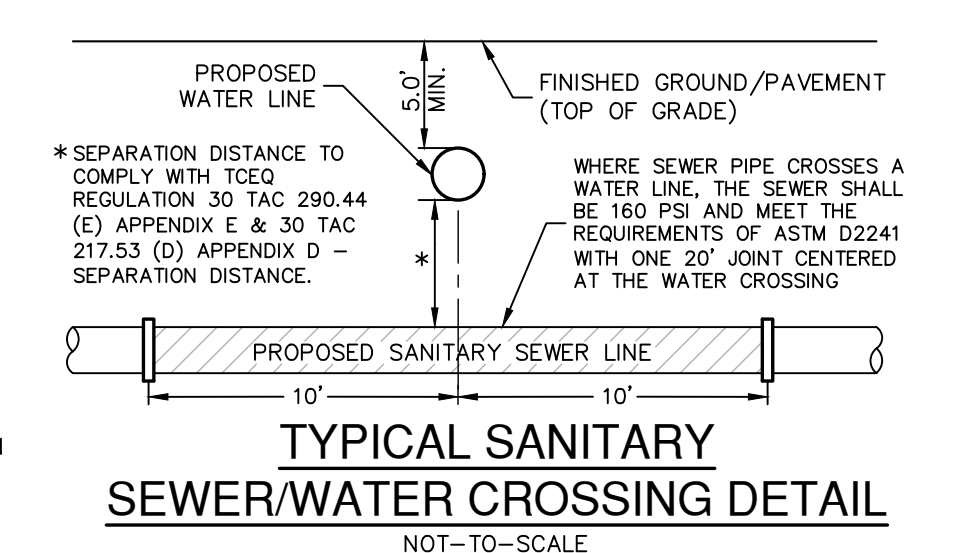
NO AT LUCKEY RANCH, UNIT-1  
SAN ANTONIO, TEXAS  
OVERALL SANITARY SEWER PLAN

PLAT NO. 22-1180018  
JOB NO. 11164-40  
DATE JANUARY 2025  
DESIGNER GE  
CHECKED JA DRAWN JF  
SHEET C5.00





- ◆ 14' ELEC. ESMST (DOC #20132015364) (CORRECTED DOC #20140045268)
- ◆ 14' LANDSCAPE, GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT CONCURRENT PLATTING (PLAT NO. 24-11800279)
- ◆ 5' LANDSCAPE EASEMENT CONCURRENT PLATTING (PLAT NO. 24-11800279)
- ◆ 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) CONCURRENT PLATTING (PLAT NO. 24-11800279)
- 2 UNPLATTED REMAINING PORTION OF LQI HOMES-TEXAS, LLC 111.274 ACRES (DOC. NO. 202000910153 O.P.R.)
- 2 LUCERO AT LUCKEY RANCH UNIT 91A CONCURRENT PLATTING



Polecat Creek-Medina River Watershed  
SEWER Upper Medina River-Dos Rios W.R.C.

|  |                      |
|--|----------------------|
| DEVELOPER'S NAME: LGL HOMES - TEXAS, LLC                       |                      |
| ADDRESS: 1450 LAKE ROBBINS DRIVE, SUITE 430                    |                      |
| CITY: THE WOODLANDS  | STATE: TX ZIP: 77380 |
| PHONE # (281) 362-8998   | FAX#                 |
| SAWS BLOCK MAP# 084548 TOTAL EDB# 149 TOTAL ACRES 31.11        |                      |
| TOTAL LINEAR FOOTAGE OF PIPE: 8,943.16 LF PLAT NO. 22-11800189 |                      |
| NUMBER OF LOTS 149   | SAWS VOO NO. 22-1588 |

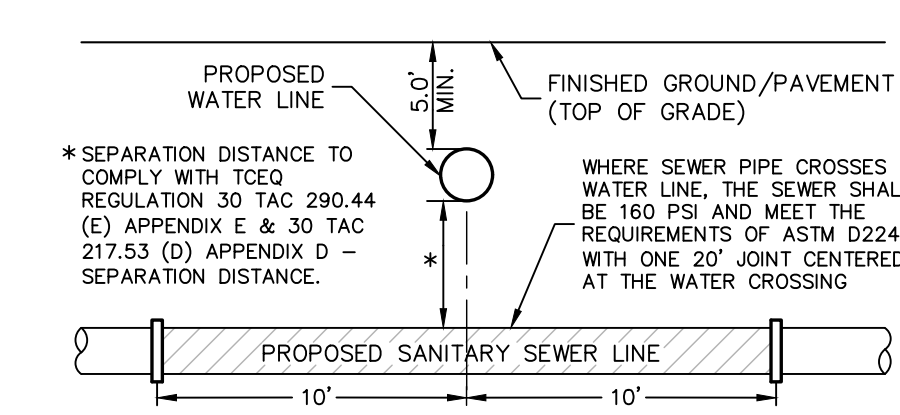
**PAPE-DAWSON  
ENGINEERS**  
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

OO AT LUCKEY RANCH, UNIT-1  
SAN ANTONIO, TEXAS  
OVERALL SANITARY SEWER PLAN

PLAT NO. 22-11800189  
 JOB NO. 11164-40  
 DATE JANUARY 2025  
 DESIGNER GE  
 CHECKED JA DRAWN JF  
 SHEET C5.01

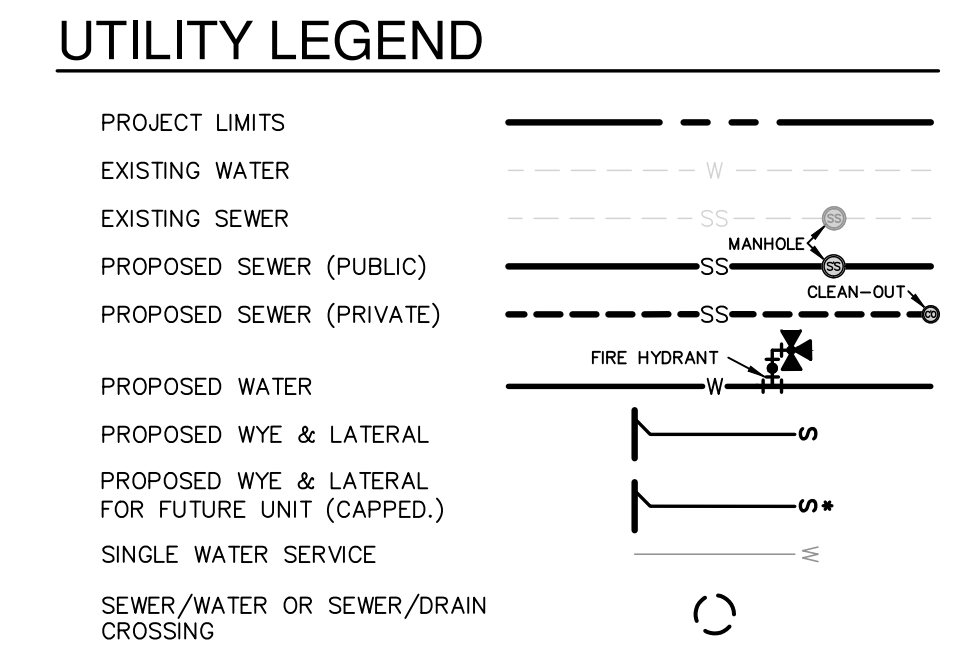
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**CAUTION!!**

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE, FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A 1'-00"-DIG-TEST 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



# KEY TABLE

|   |   |
|---|---|
| ① | 20' SANITARY SEWER EASEMENT   |
| ② | VARIABLE WIDTH SANITARY SEWER EASEMENT  |
| ③ | VAR. WIDTH PERM. SAN. S.WR. ESM.T. (VOL 14598 PGS 1294-1312 O.P.R.)   |
| ④ | LANDSCAPE, GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT CONCURRENT PLATTING (PLAT NO. 24-11800279)  |
| ⑤ | LANDSCAPE EASEMENT CONCURRENT PLATTING (PLAT NO. 24-11800279)   |
| ⑥ | 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) CONCURRENT PLATTING (PLAT NO. 24-11800279)  |
| ⑦ | 20' SANITARY EASEMENT CONCURRENT PLATTING (PLAT NO. 24-11800279)  |
| ⑧ | 98' ACCESS, SANITARY SEWER, WATER, DRAIN, GAS, ELECTRIC, TELEPHONE AND CABLE TV AND TEMPORARY TURN-AROUND EASEMENT TO EXPIRE ON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY CONCURRENT PLATTING (PLAT NO. 24-11800279) |
| ⑨ | VARIABLE WIDTH SANITARY SEWER EASEMENT TO EXPIRE ON INCORPORATION INTO PLATTED STREET R.O.W. CONCURRENT PLATTING (PLAT NO. 24-11800279)   |
| ⑩ | VARIABLE WIDTH SANITARY SEWER EASEMENT CONCURRENT PLATTING (PLAT NO. 24-11800279)   |
| ⑪ | 20' X 20' SANITARY EASEMENT CONCURRENT PLATTING (PLAT NO. 24-11800279)  |
| ⑫ | VARIABLE WIDTH SANITARY EASEMENT  |
| ⑬ | ELECTRICAL EASEMENT ACCESS EASEMENT (DOC NO 20140045268 OPR)  |
| ⑭ | 35' SANITARY SEWER EASEMENT - BLOSSOM RANCH UNIT 1A CONCURRENT PLATTING (PLAT NO. 24-11800406)  |
| ⑮ | UNPLATTED TRACT 1 REMAINING PORTION OF BOARD TRUSTEES OF THE MEDINA VALLEY ESTATE INCORPORATED SCHOOL DISTRICT TRACT 1 28.284 ACRES (DOC. NO. 20240133159 O.P.R.)   |
| ⑯ | UNPLATTED REMAINING PORTION OF LGI HOMES-TEXAS, LLC 111.274 ACRES (DOC. NO. 20200090153 O.P.R.)   |
| ⑰ | UNPLATTED TRACT I, 276.657 ACRES, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. (DOC. NO. 20240193519 OPR)  |
| ⑱ | LUCERO AT LUCKEY RANCH UNIT 1A CONCURRENT PLATTING (PLAT NO. 24-11800279)   |

(PLA) No. 24-11600(2/3)

**TRENCH EXCAVATION SAFETY PROTECTION:**

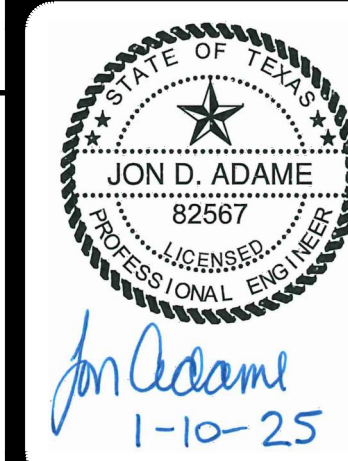
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL DATA AND RECORDS TO DETERMINE THE NECESSITY OF SAFETY PROGRAMS AND PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND /OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS.

CONTRACTOR'S IMPLEMENTATION OF TRENCH EXCAVATION SAFETY PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE AND /OR PERSONNEL SHALL BE TRAINED IN TRENCH SAFETY PROGRAMS IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

Polecat Creek-Medina River Watershed  
SEWER Upper Medina River-Dos Rios W.R.C.

DEVELOPER'S NAME: LGI HOMES - TEXAS, L.L.C.  
ADDRESS: 1450 LAKE ROBBINS DRIVE, SUITE 430  
CITY: THE WOODLANDS STATE: TX ZIP: 77380  
PHONE# (281) 362-8998 FAX#  
SAWS BLOCK MAP# 084548 TOTAL EDU'S 149 TOTAL ACREAGE 31.11  
TOTAL LINEAR FOOTAGE OF PIPE: 8"=9.436 LF PLAT NO. 22-11800189  
NUMBER OF LOTS 149 SABS JOB NO. 22-1588

| NO. | REVISION   | DATE     |
|-----|--|----------|
| 1   | REVISED ALIGNMENT OF SEWER LINE X AT TIE IN INTO EXISTING MH B2. UPDATED THE MH STATIONING, EXTENDED LINE B TO MH B1. REVISED KEY LEGEND | 01/10/25 |
|     | UPDATED TOTAL LENGTH OF 8" PIPE.   |          |



**PAPE-DAWSON  
ENGINEERS**

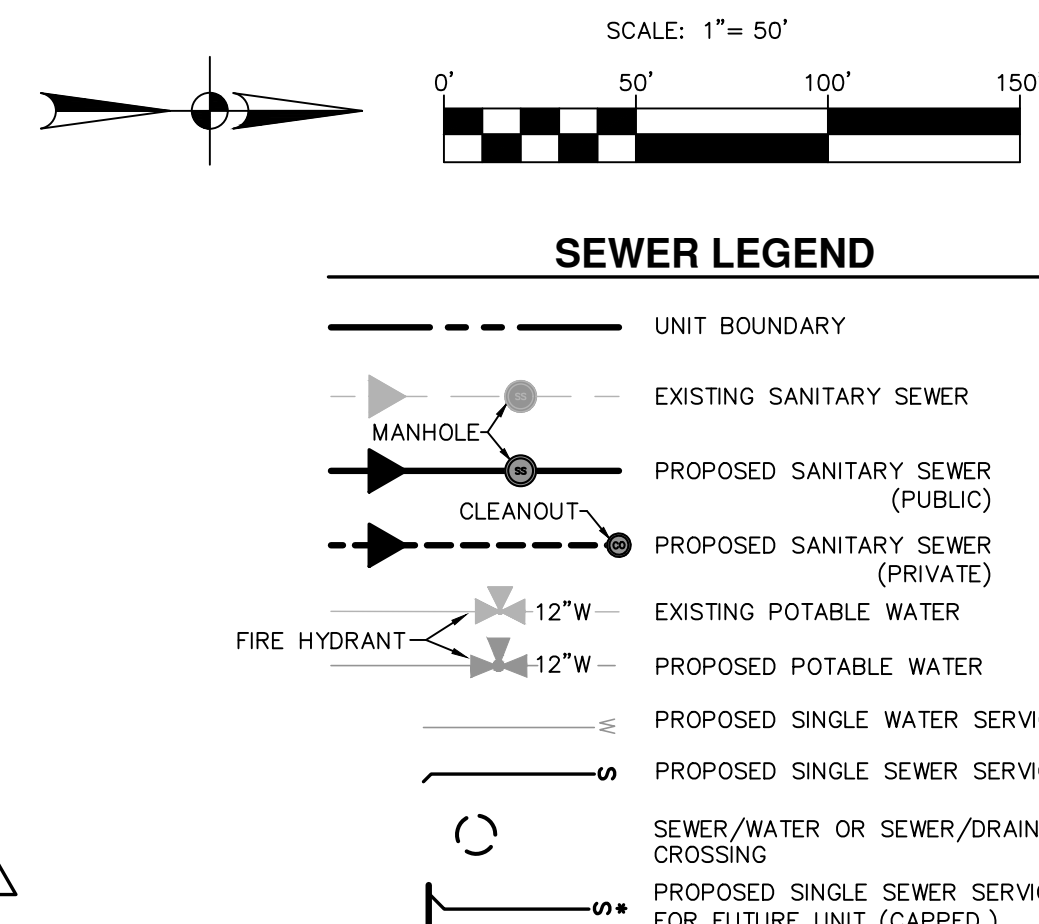
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028600

**LUCERO AT LUCKEY RANCH, UNIT-1**  
**SAN ANTONIO, TEXAS**

**OVERALL SANITARY SEWER PLAN**

PLAT NO. 22-1180018  
JOB NO. 11164-40  
DATE JANUARY 2025  
DESIGNER GE  
CHECKED JA DRAWN J  
SHEET C5.02





CONTRACTOR TO REMOVE EXISTING STUB  
OUT AND TIE INTO EXISTING SANITARY  
SEWER MANHOLE "MH-32" BLOSSOM  
RANCH UNIT 1A CONCURRENT PLATTING  
PLAT NO. 24-11800406

SAWS JOB NO. 24-1630

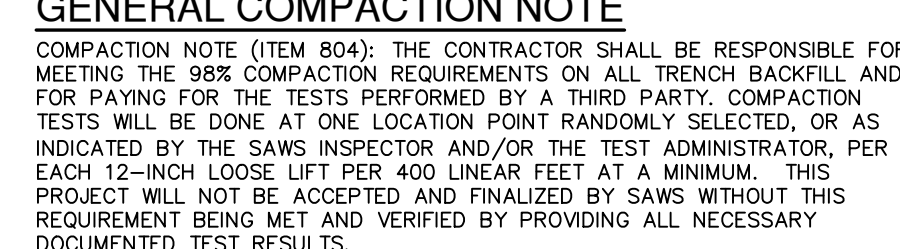
EXISTING 8" SS FL IN = 641.29  
EXISTING SLOPE IN = 0.75%

EXISTING 8" SS FL OUT = 639.38  
EXISTING SLOPE OUT = 0.40%

ENGINEER TO BE NOTIFIED FOR ANY  
DISCREPANCY IN ELEVATION.

ENGINEER TO BE NOTIFIED FOR ANY  
DISCREPANCY IN ELEVATION

VERTICAL SCALE: 1" = 5  
HORIZONTAL SCALE: 1" = 50



PROPOSED WATER LINE

SEPARATION DISTANCE AND PROTECTION REQUIREMENTS TO COMPLY WITH TCEQ REGULATION 30 TAC 217.53 (D) AND 290.44 (E)

FINISHED GROUND/PAVEMENT (TOP OF GRADE)

WHERE SEWER PIPE CROSSES A WATER LINE, THE SEWER SHALL BE 30 PSI AND MEET THE REQUIREMENTS OF ASTM D2241 WITH ONE 20" JOINT CENTERED AT THE WATER CROSSING

PROPOSED SANITARY SEWER LINE

10'

10'

**TYPICAL SANITARY SEWER/WATER CROSSING DETAIL**

NOT-TO-SCALE

**CAUTION!!**

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, STEEL LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER 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.

**TRENCH EXCAVATION SAFETY PROTECTION:** CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN, GEOTECHNICAL / SAFETY/EQUIPMENT CONSULTANT SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND INSTALLATION INSTRUCTIONS WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND /OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARD FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY/EQUIPMENT CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM THAT INCLUDES OSHA REQUIREMENTS CONCERNING PREVENTING ALL ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

Polecat Creek-Medina River Watershed  
SEWER Upper Medina River-Dos Rios W.R.C.

DEVELOPER'S NAME: LGI HOMES - TEXAS, LLC  
ADDRESS: 1450 LAKE ROBBINS DRIVE, SUITE 430  
CITY: THE WOODLANDS STATE: TX ZIP: 77380  
PHONE# (281) 362-8998 FAX# \_\_\_\_\_  
SAWS BLOCK MAP# 084548 TOTAL FDI# 149 TOTAL ACRES 31.11  
TOTAL LINEAR FOOTAGE OF PIPE 8"=9,436 LF PLAT NO. 22-11800189  
NUMBER OF LOTS 149 SAWS JOB NO. 22-1588

**PAPE-DAWSON  
ENGINEERS**

HOUSTON | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 10000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

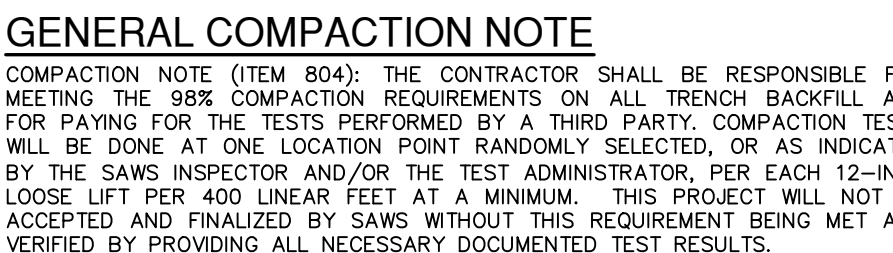
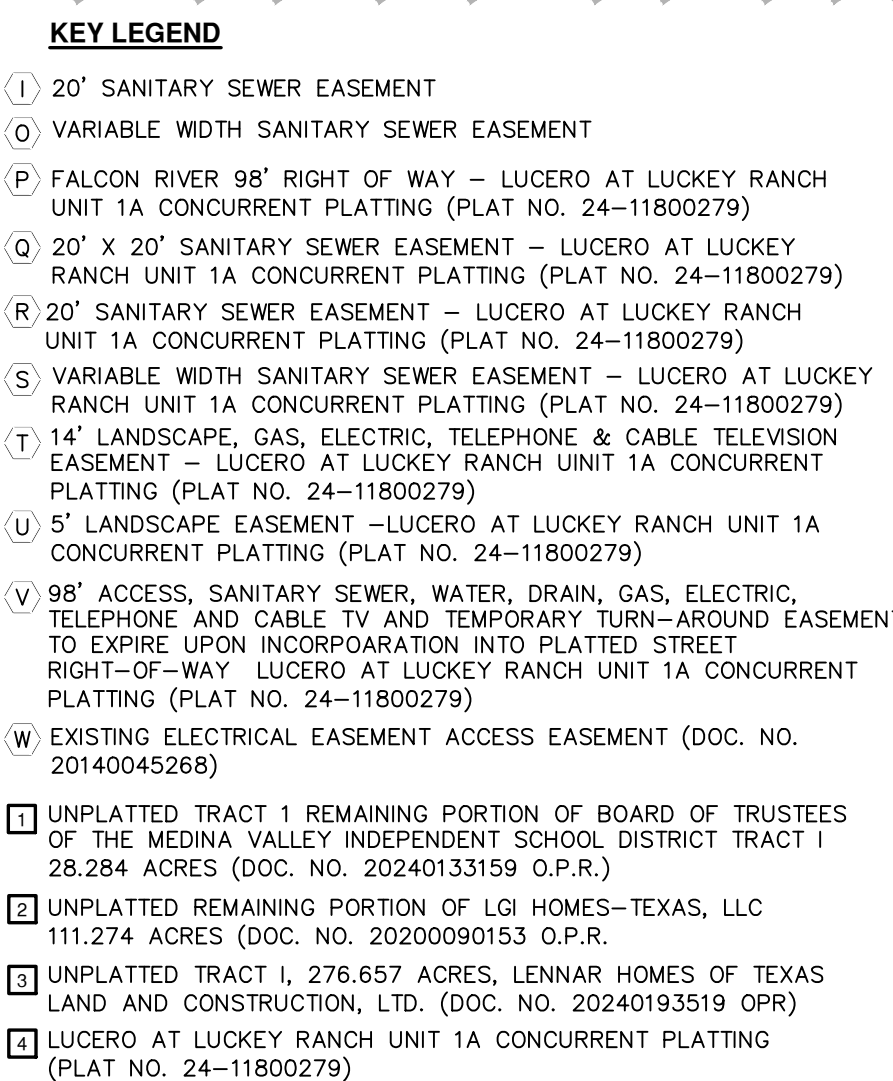
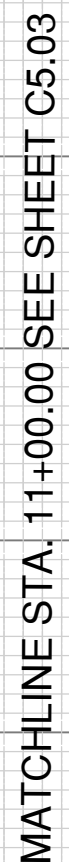
**SANITARY SEWER LINE X - PLAN & PROFILE**  
STA: 1+00.00 TO STA: 11+00.00

PLAT NO. 22-1180018  
JOB NO. 11164-40  
DATE JANUARY 2025  
DESIGNER CR  
CHECKED JA DRAWN JF  
C5 03





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



**CAUTION!!**

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE A/FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMA/ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE OWNER 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 THE CONTRACTOR'S OWN EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

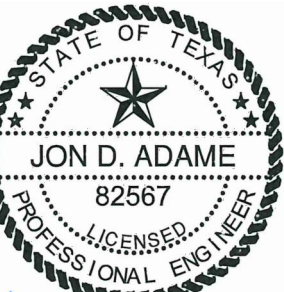
## TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEES OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANTS, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT AREA AND ADVISE THE CONTRACTOR'S TRENCH DESIGNER OF ANY EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION TO EMPLOYEES AND ADJACENT STAKEHOLDERS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE OF EXCAVATIONS AND THE PROTECTION OF ADJACENT STAKEHOLDERS.

Polecat Creek-Medina River Watershed  
SEWER Upper Medina River-Dos Rios W.R.C.



| NO. | REVISION   | DATE     |
|-----|--|----------|
| 1   | UPDATED THE MH STATIONING.<br>REVISED MATCHLINE STATIONING | 01/10/25 |
| 2   | REVISED THE KEY LEGEND.                                    |          |
| 3   | UPDATED THE TOTAL LENGTH<br>OF 8" PIPE.                    |          |
| 4   |  |          |
| 5   |  |          |
| 6   |  |          |
| 7   |  |          |



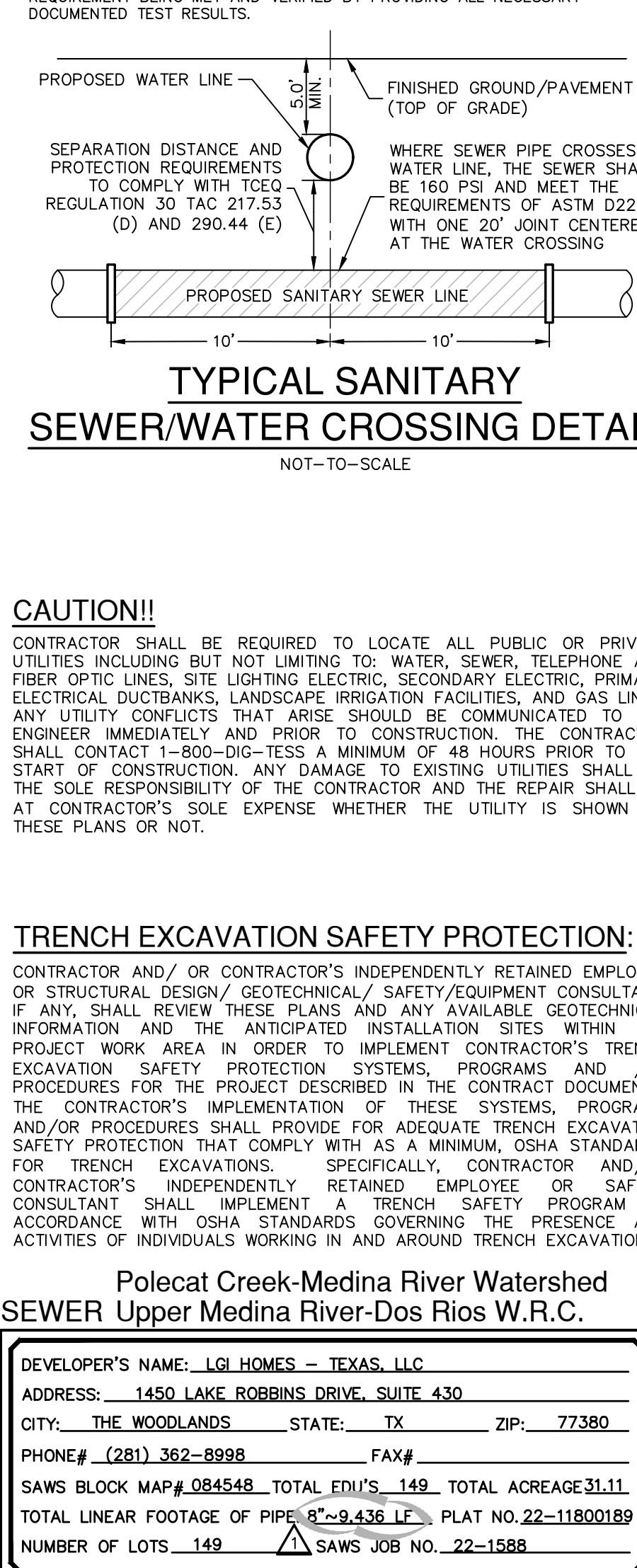
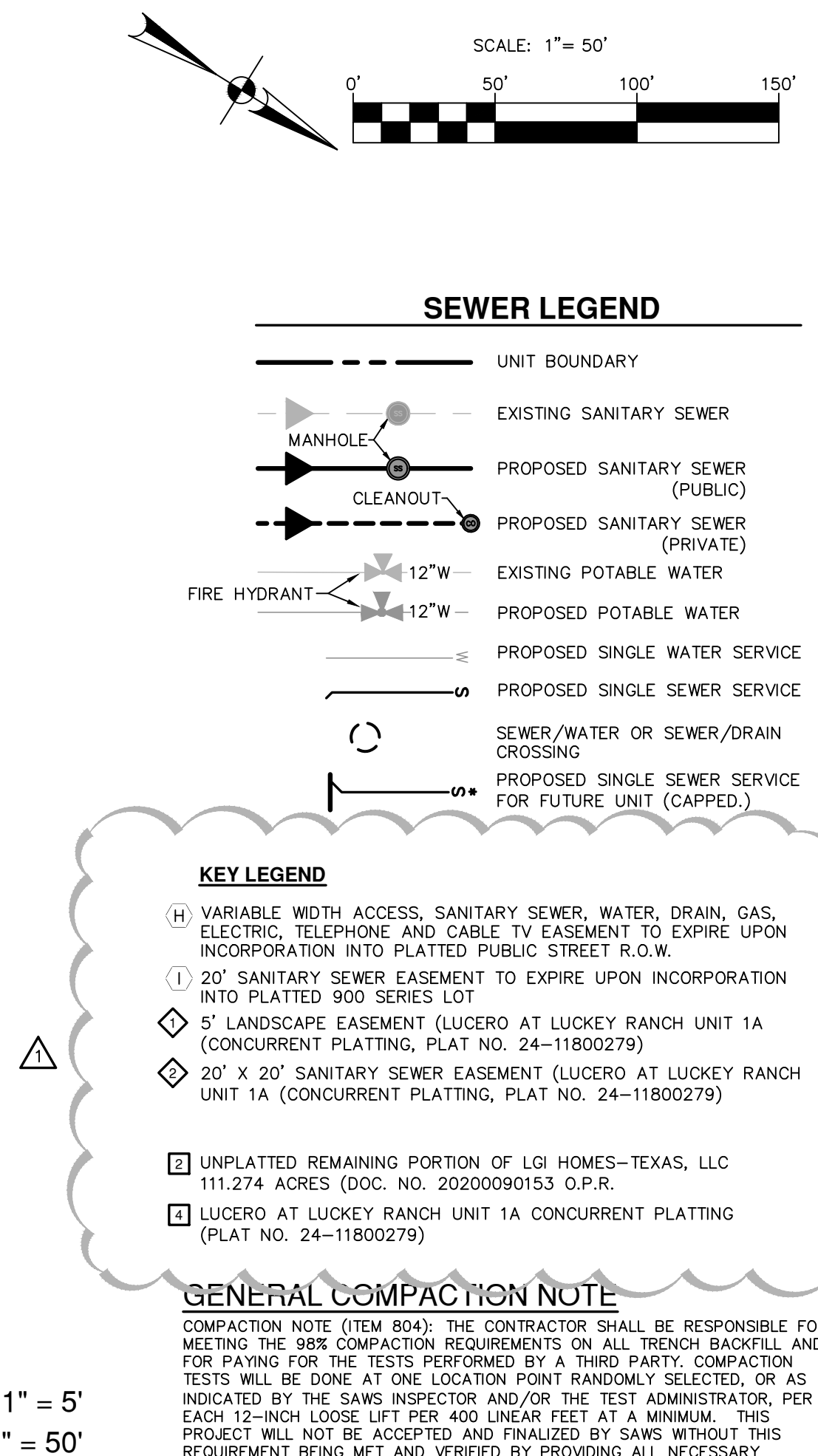
on Adams  
1-10-25

**PAPE-DAWSON  
ENGINEERS**  
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
20000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #10228600 | TEXAS SURVEYING FIRM #10028860

SANITARY SEWER LINE X - PLAN & PROFILE  
STA. 11+00.00 TO END

T NO. 22-11800189  
NO. 11164-40  
E JANUARY 2025  
IGNER CR  
CKED JA DRAWN JF  
FT C5.04

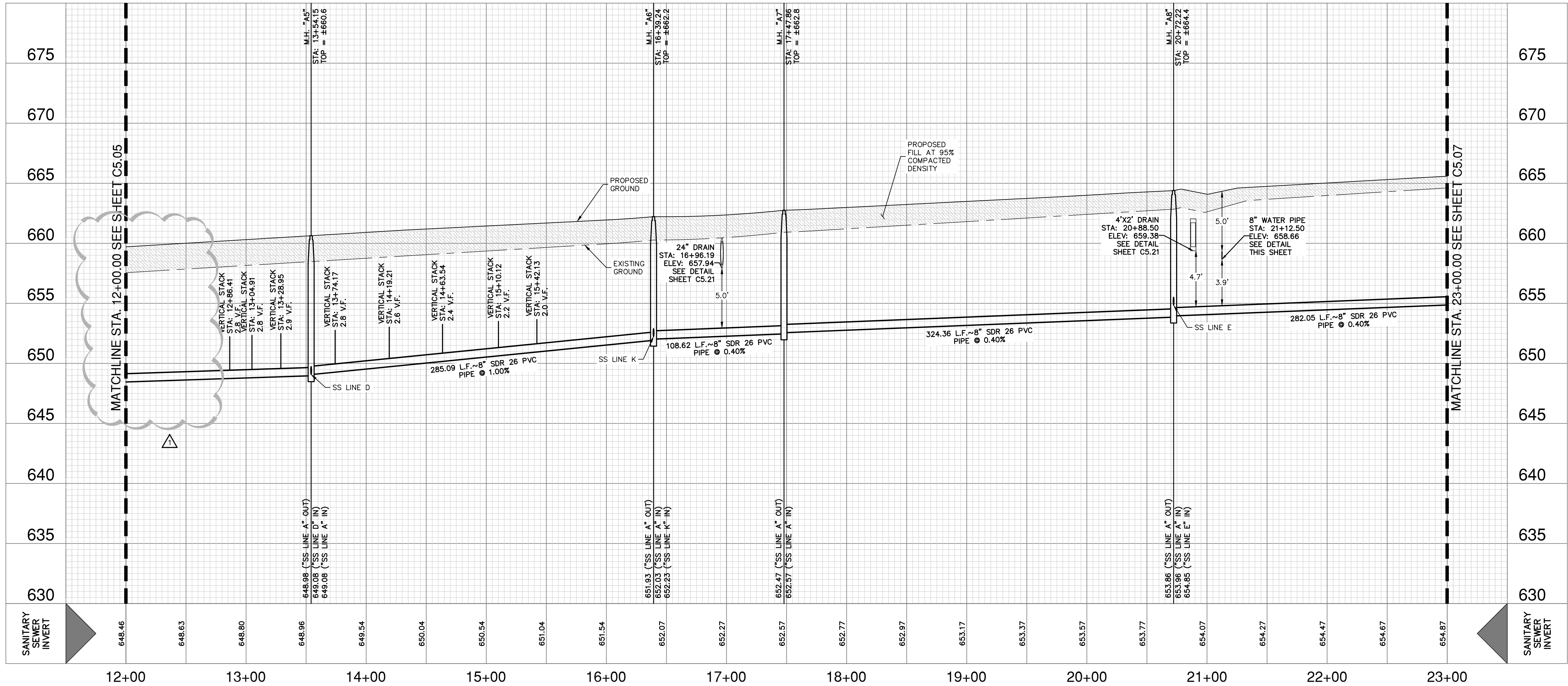




Date: Jun 10, 2025, 10:37pm User ID: Jforias  
User: P:\N\A64\Design\DWG\SSA-118440.dwg

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SANITARY SEWER LINE A  
STA. 12+00.00 TO 23+00.00

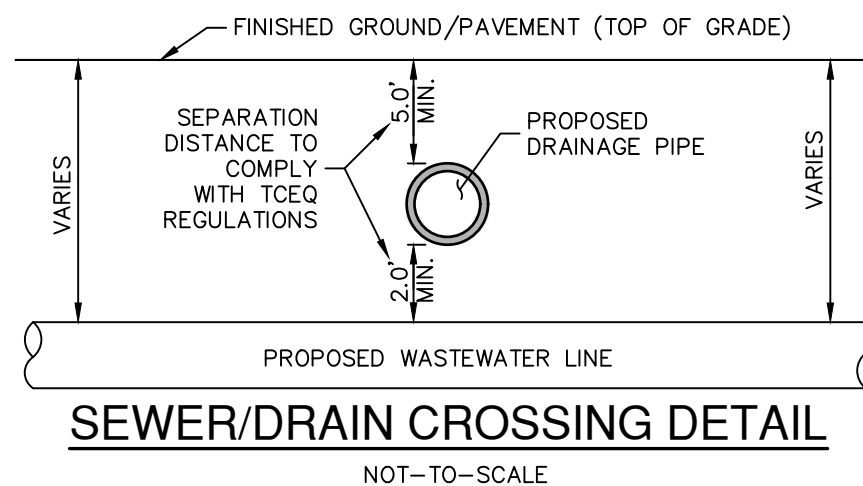
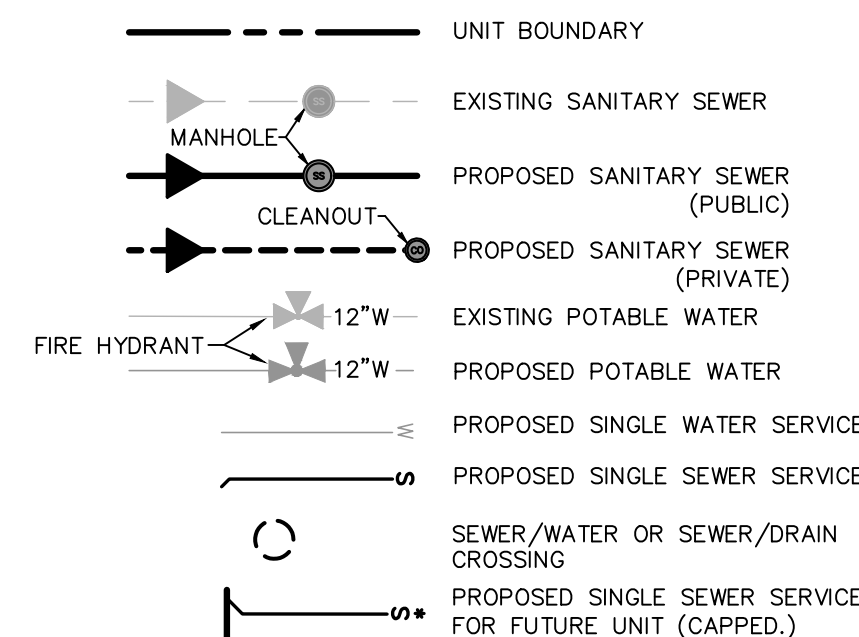
VERTICAL SCALE: 1" = 5'  
HORIZONTAL SCALE: 1" = 50'

KEY LEGEND

- (B) 5' WATER ESMT.
- (H) VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAIN, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.
- (M) 12" GAS, ELEC., TEL. AND CATV ESMT.
- (N) 14" GAS, ELEC., TEL. AND CATV ESMT.
- (U) UNPLATTED REMAINING PORTION OF LQI HOMES-TEXAS, LLC 111.274 ACRES (DOC. NO. 20200090153 O.P.R.

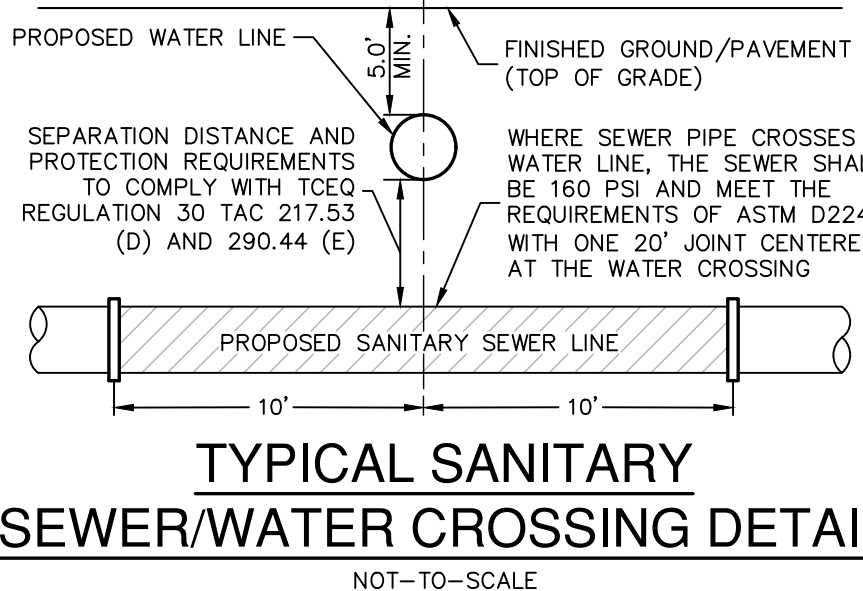
SCALE: 1" = 50'

SEWER LEGEND



GENERAL COMPACTION NOTE

COMPACTION NOTE (ITEM 804): THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE 98% COMPACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR AND/OR THE TEST ADMINISTRATOR, PER EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.



CAUTION!!

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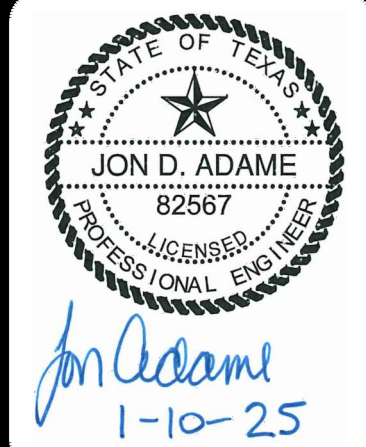
TRENCH EXCAVATION SAFETY PROTECTION:

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Polecat Creek-Medina River Watershed  
SEWER Upper Medina River-Dos Rios W.R.C.

|   |   |
|---|---|
| DEVELOPER'S NAME: LQI HOMES - TEXAS, LLC  | ADDRESS: 1450 LAKE ROBBINS DRIVE, SUITE 430 |
| CITY: THE WOODLANDS                       | STATE: TX ZIP: 77380                        |
| PHONE# (281) 362-8998                     | FAX#  |
| SAWS BLOCK MAP# 084548                    | TOTAL EDI'S: 149                            |
| TOTAL LINEAR FOOTAGE OF PIPE: 8'-9.436 LF | PLAT NO. 22-11800189                        |
| NUMBER OF LOTS: 149                       | SAWS JOB NO. 22-1588                        |

| NO. | REVISION                    | DATE     |
|-----|-----------------------------|----------|
| 1   | REMOVED SEWER LATERALS ON   | 07/10/25 |
| 2   | FUTURE UNITS. UPDATED TOTAL |          |
| 3   | LENGTH OF 8" SEWER PIPE     |          |



**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

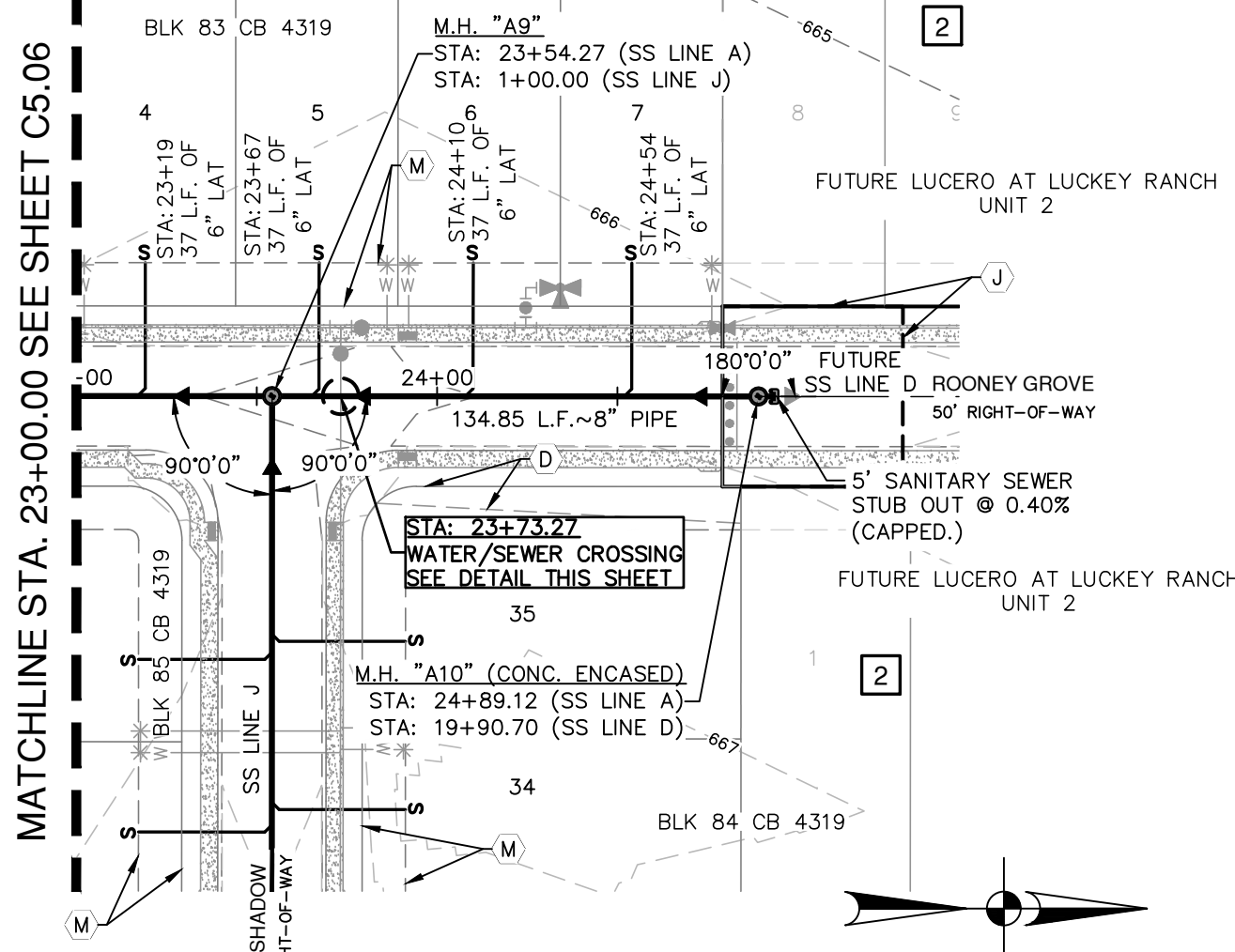
**LUCERO AT LUCKEY RANCH, UNIT-1**  
SAN ANTONIO, TEXAS  
**SANITARY SEWER LINE A - PLAN & PROFILE**  
STA. 12+00.00 TO 23+00.00

|          |              |
|----------|--------------|
| PLAT NO. | 22-11800189  |
| JOB NO.  | 11164-40     |
| DATE     | JANUARY 2025 |
| DESIGNER | CR           |
| CHECKED  | JA           |
| DRAWN    | JF           |
| SHEET    | C5.06        |

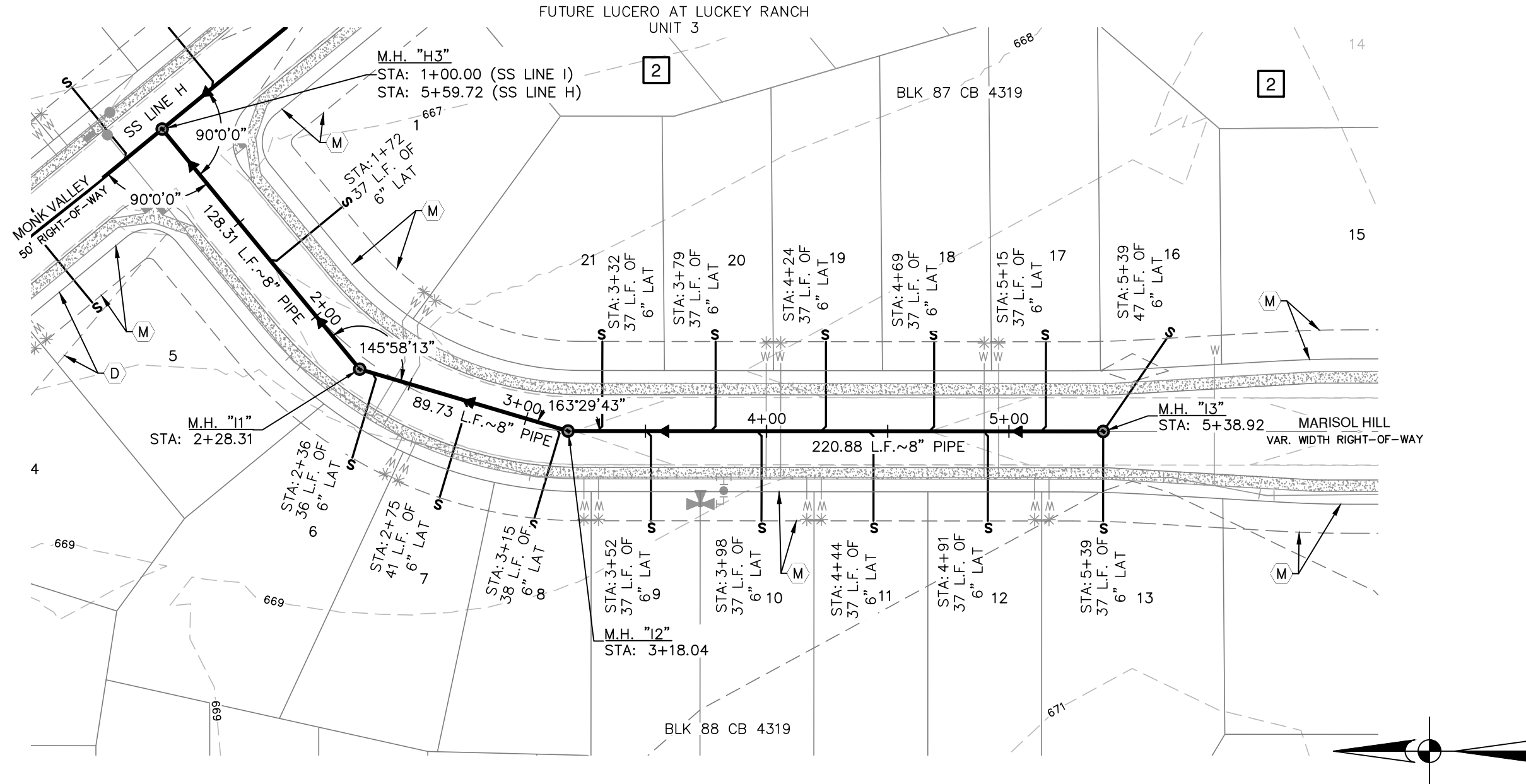
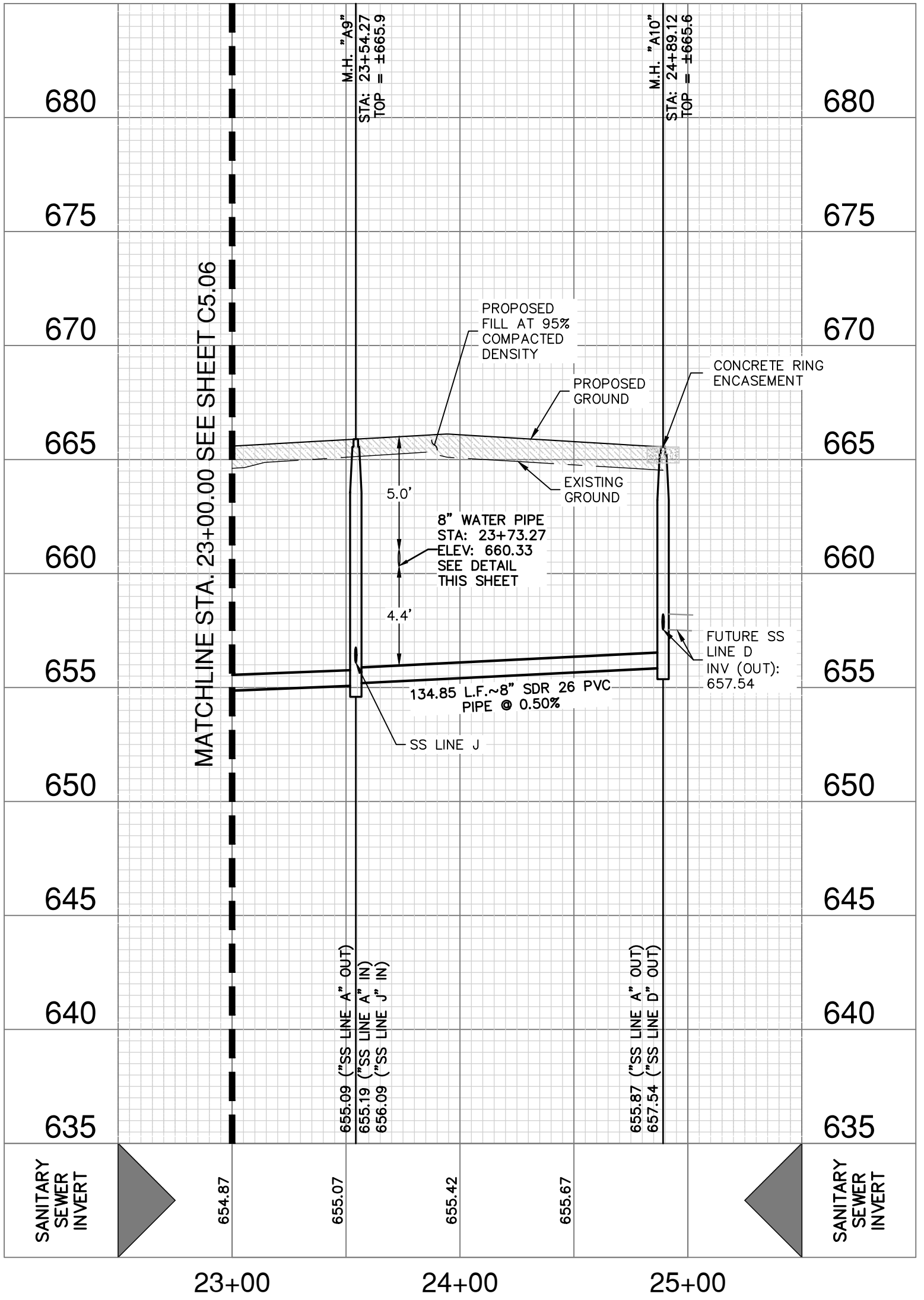


Notes: See 10-2025, 10-272m, User ID: 654545  
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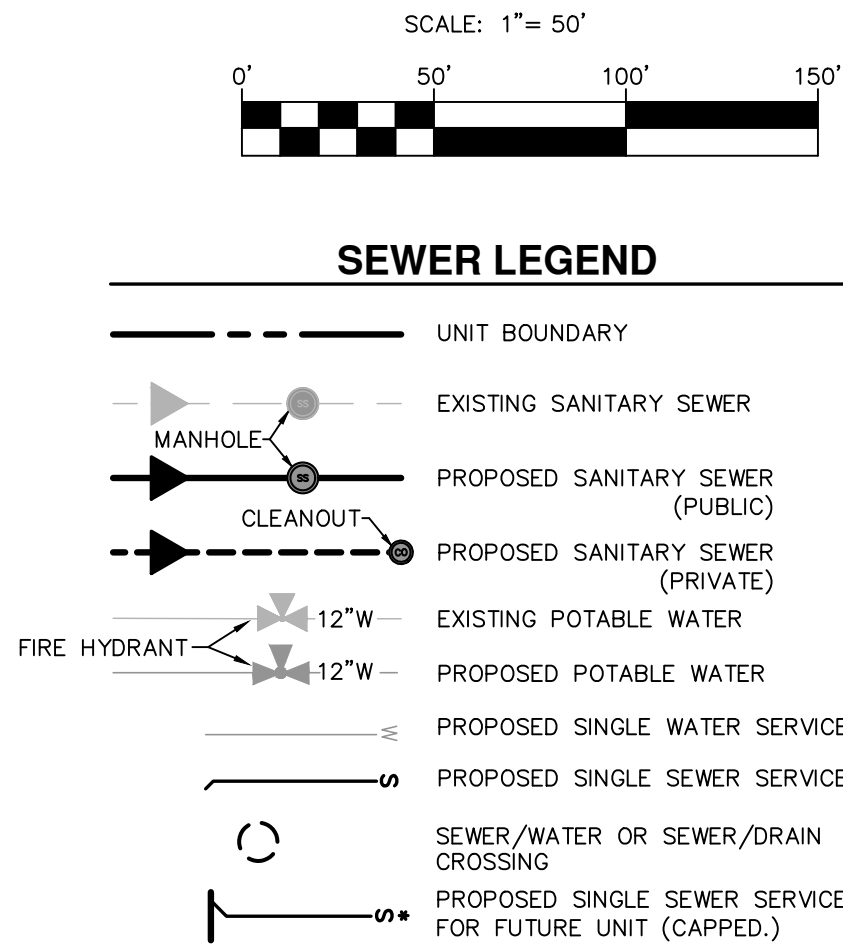
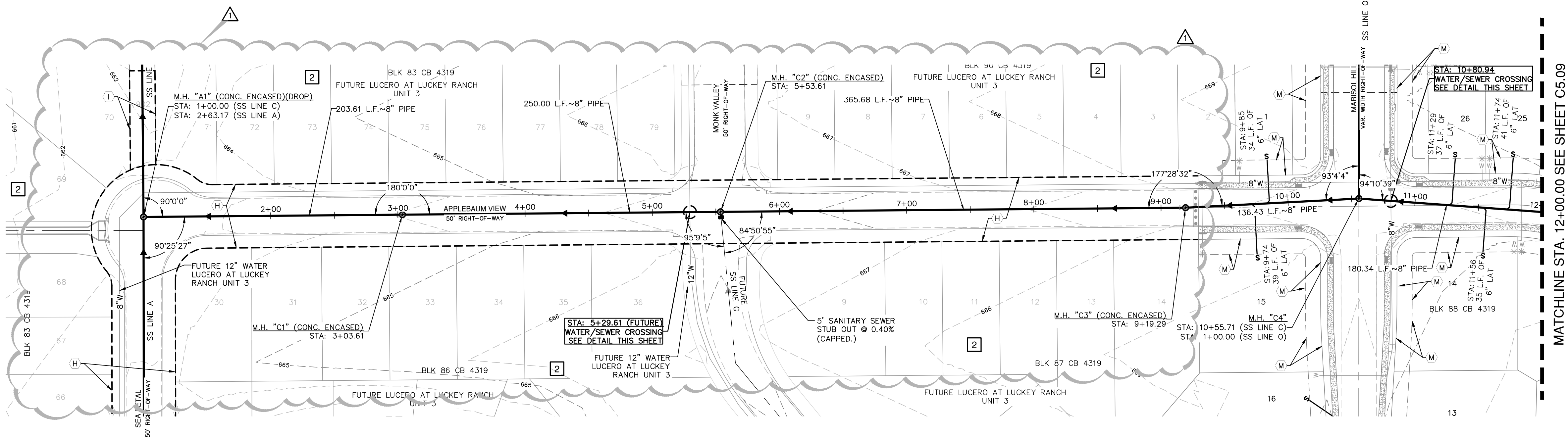
SANITARY SEWER LINE A  
STA. 23+00.00 TO END  
VERTICAL SCALE: 1" = 5'  
HORIZONTAL SCALE: 1" = 50'





Notes: See 10-2025, 10-27-20, User ID: 65405  
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**KEY LEGEND**

(H) VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAIN, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.

(1) 20' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED 900 SERIES LOT

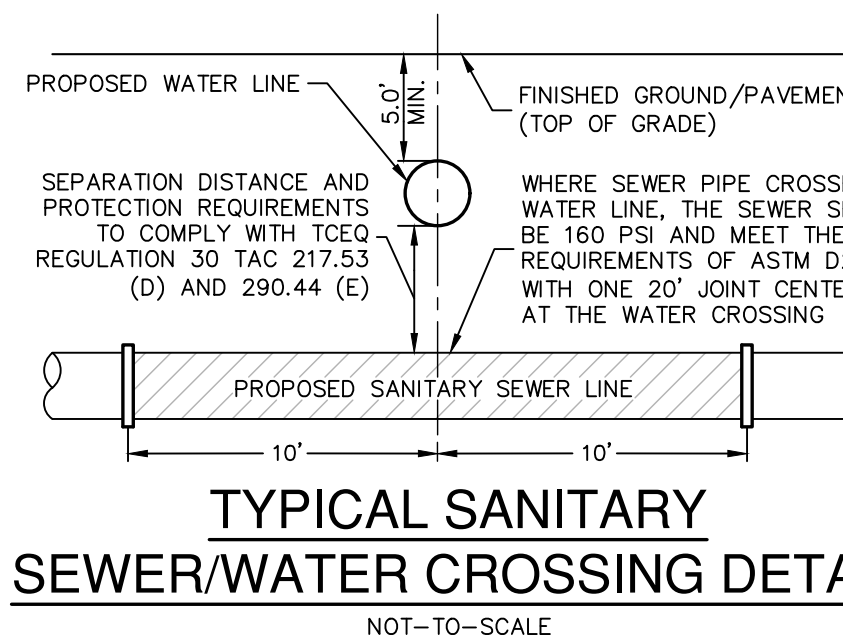
(M) 12" GAS, ELEC., TEL. AND CATV ESM.T.

(P) 98' ACCESS, SANITARY SEWER, WATER, DRAIN, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.

(2) UNPLATTED REMAINING PORTION OF LCI HOMES-TEXAS, LLC 111.274 ACRES (DOC. NO. 2020090153 O.P.R.

**GENERAL COMPACTION NOTE**

COMPACTION NOTE (ITEM 804): THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE 98% COMPACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR AND/OR THE TEST ADMINISTRATOR, PER EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.



**CAUTION!!**

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 ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY LOCATIONS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER 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.

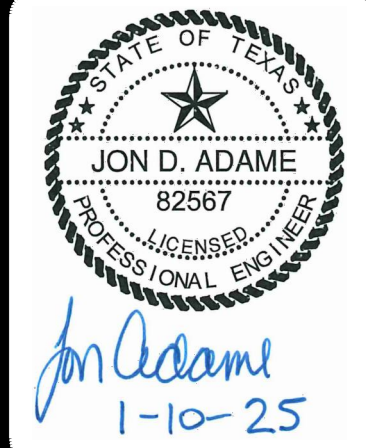
**TRENCH EXCAVATION SAFETY PROTECTION:**

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

**Polecat Creek-Medina River Watershed  
SEWER Upper Medina River-Dos Rios W.R.C.**

|   |                      |
|---|----------------------|
| DEVELOPER'S NAME: LCI HOMES - TEXAS, LLC                      |                      |
| ADDRESS: 1450 LAKE ROBBINS DRIVE, SUITE 430                   |                      |
| CITY: THE WOODLANDS   | STATE: TX ZIP: 77380 |
| PHONE# (281) 362-8998   | FAX#                 |
| SAWS BLOCK MAP# 084548 TOTAL FDI'S 149 TOTAL ACREAGE 31.11    |                      |
| TOTAL LINEAR FOOTAGE OF PIPE 8'-9.436 LF PLAT NO. 22-11800189 |                      |
| NUMBER OF LOTS 149  | SAWS JOB NO. 22-1588 |

| NO. | REVISION                     | DATE     |
|-----|------------------------------|----------|
| 1   | REMOVE FUTURE LATERALS ON    | 07/10/25 |
| 2   | FUTURE UNITS. UPDATED THE    |          |
| 3   | TOTAL LINEAR FEET OF 8" PIPE |          |



**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 #10028800

**LUCERO AT LUCKEY RANCH, UNIT-1**  
SAN ANTONIO, TEXAS

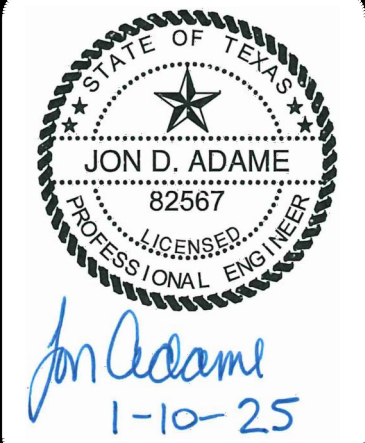
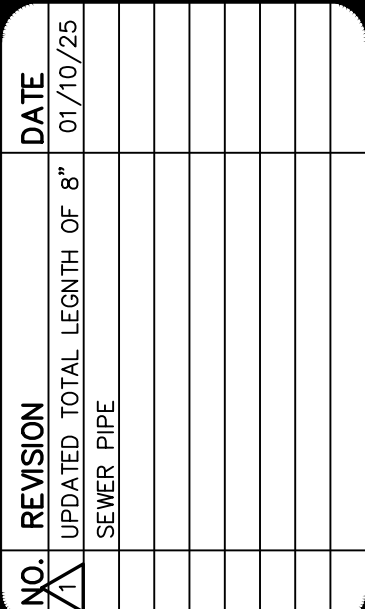
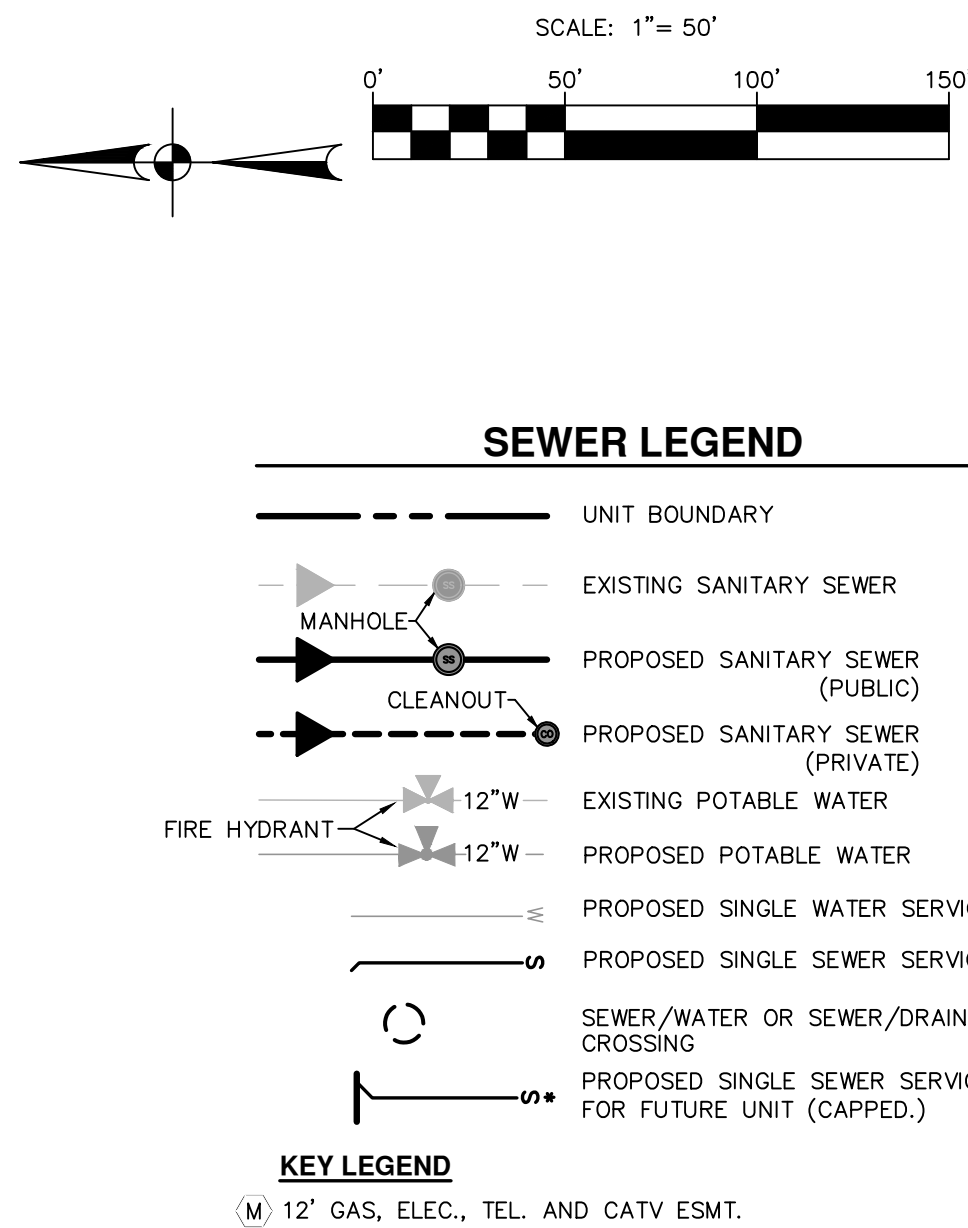
**SANITARY SEWER LINE C - PLAN & PROFILE**  
STA. 1+00.00 TO 12+00.00

|          |              |
|----------|--------------|
| PLAT NO. | 22-11800189  |
| JOB NO.  | 11164-40     |
| DATE     | JANUARY 2025 |
| DESIGNER | CR           |
| CHECKED  | JA           |
| DRAWN    | JF           |
| SHEET    | C5.08        |





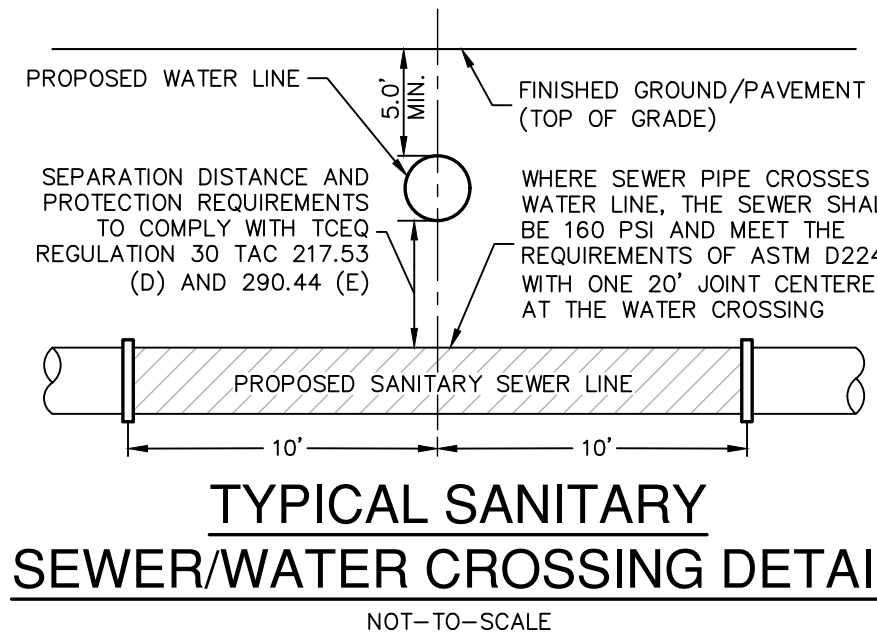




**PAPE-DAWSON  
ENGINEERS**  
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028600

GENERAL COMPACTION NOTE

COMPACTION NOTE (ITEM 804): THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE 98% COMPACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SLOWS INSPECTOR AND/OR THE TEST ADMINISTRATOR, PER EACH 2'-INCH LOOSE LIFT PER 100 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY SAMS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.




**CAUTION!!**

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND CABLE, FIBER OPTIC LINES, SITE LIGHTING ELECTRICAL, SECONDARY ELECTRIC, PRIMARY ELECTRICAL, DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISSEMINATING A MINIMUM OF FOUR (4) COPIES OF THIS AGREEMENT TO ALL SUBS 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.

TRENCH EXCAVATION SAFETY PROTECTION:

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 THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT AREA TO DETERMINE IF THERE IS A POTENTIAL INTERFERENCE WITH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE TRENCH EXCAVATIONS SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL WORK IN A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS AND PREVENTING ACCIDENTAL ACTIVITIES OF INDIVIDUALS WALKING IN AND AROUND TRENCH EXCAVATION.

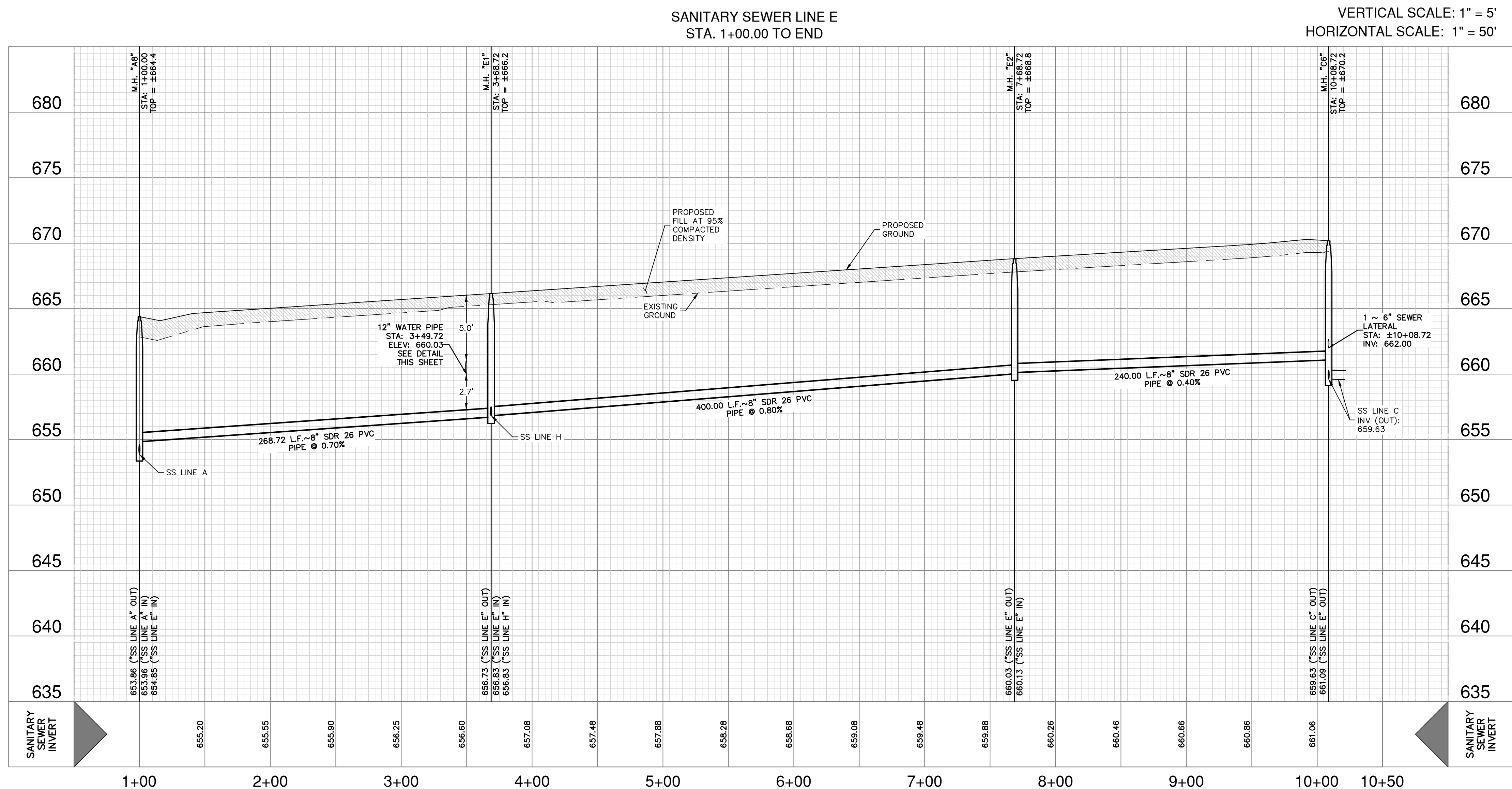
Polecat Creek-Medina River Watershed  
SEWER Upper Medina River-Dos Rios W.R.C.

DEVELOPER'S NAME: LCI HOMES - TEXAS, LLC  
ADDRESS: 1450 LAKE ROBBINS DRIVE, SUITE 430  
CITY: THE WOODLANDS STATE: TX ZIP: 77380  
PHONE# (281) 362-8998 FAX#  
SAWS BLOCK MAP# 084548 TOTAL EDI# 149 TOTAL ACREAGE 31.11  
TOTAL LINEAR FOOTAGE OF PIPE 8"-8,436 LF PLAT NO. 22-11800189  
NUMBER OF LOTS 149  SAWS JOB NO. 22-1588

**LUCERO AT LUCKEY RANCH, UNIT-1**  
**SAN ANTONIO, TEXAS**

SANITARY SEWER LINE E - PLAN & PROFILE  
STA. 1+00.00 TO END

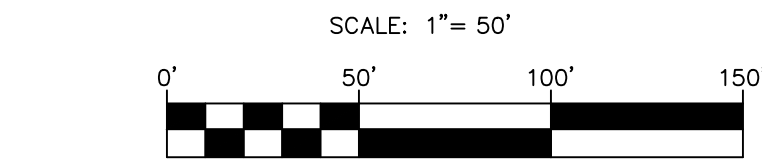
PLAT NO. 22-11800189  
JOB NO. 11164-40  
DATE JANUARY 2025  
DESIGNER CR  
CHECKED JA DRAWN JF  
SHEET C5.10



Date: Jan 10, 2025, 10:38pm User ID: JFarias  
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UNIT BOUNDARY

EXISTING SANITARY SEWER

PROPOSED SANITARY SEWER (PUBLIC)

PROPOSED SANITARY SEWER (PRIVATE)

CLEANOUT

EXISTING POTABLE WATER

PROPOSED POTABLE WATER

12" W

12" W

PROPOSED SINGLE WATER SERVICE

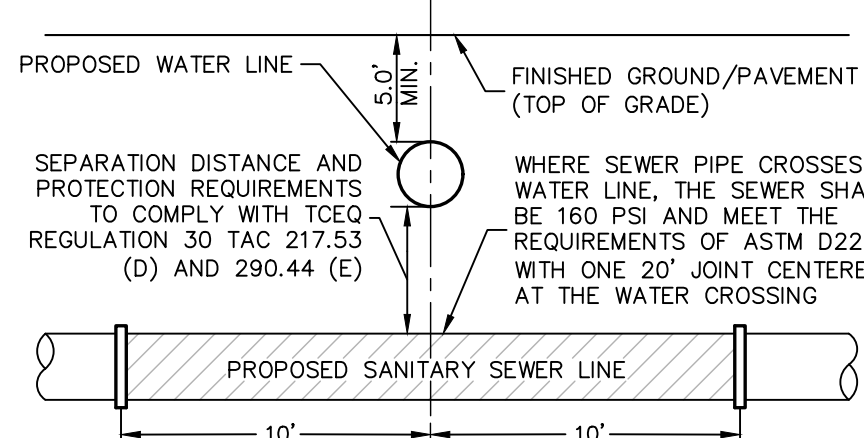
PROPOSED SINGLE SEWER SERVICE

SEWER/WATER OR SEWER/DRAIN CROSSING

PROPOSED SINGLE SEWER SERVICE FOR FUTURE UNIT (CAPPED)

(D) VAR. WIDTH CLEAR VISION ESMT.  
 (J) 50' ACCESS, SANITARY SEWER, WATER, DRAIN, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.  
 (M) 12' GAS, ELEC., TEL. AND CATV ESMT.  
 (Z) UNPLATTED REMAINING PORTION OF LGI HOMES-TEXAS, LLC 111.274 ACRES (DOC. NO. 202009090153 O.P.R.)


COMPACTION NOTE (ITEM 804): THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE 98% COMPACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR AND/OR THE TEST ADMINISTRATOR, PER EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.



## NOT-TO-SCALE

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

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

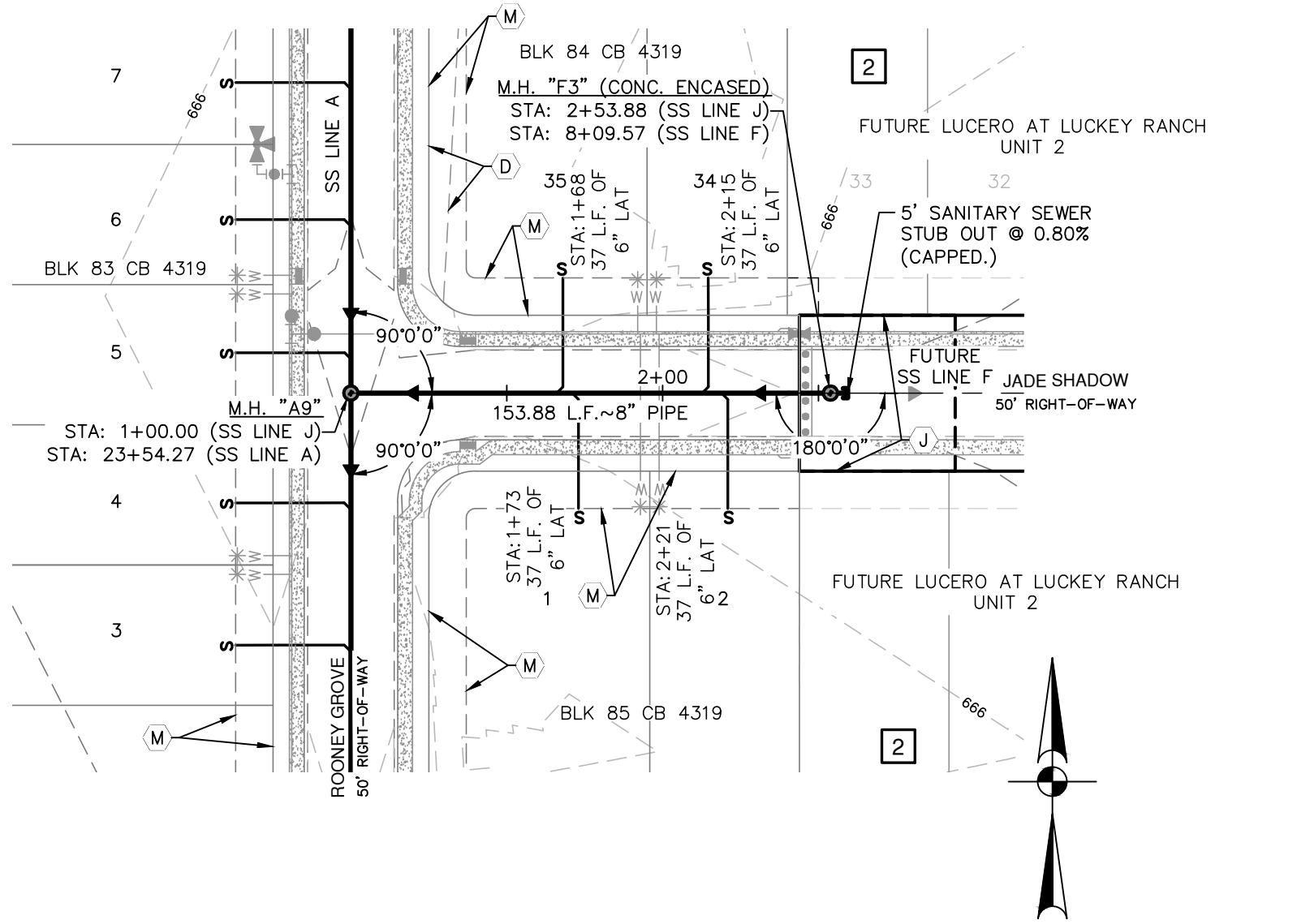
DEVELOPER'S NAME: LGI HOMES - TEXAS, LLC  
ADDRESS: 1450 LAKE ROBBINS DRIVE, SUITE 430  
CITY: THE WOODLANDS STATE: TX ZIP: 77380  
PHONE# (281) 362-8998 FAX# \_\_\_\_\_  
SAWS BLOCK MAP# 084548 TOTAL ENDS# 149 TOTAL ACRES# 31.11  
TOTAL LINEAR FOOTAGE OF PIPE# 8"-9.436 LF PLAT NO. 22-11800189  
NUMBER OF LOTS 149  SAWS JOB NO. 22-1588





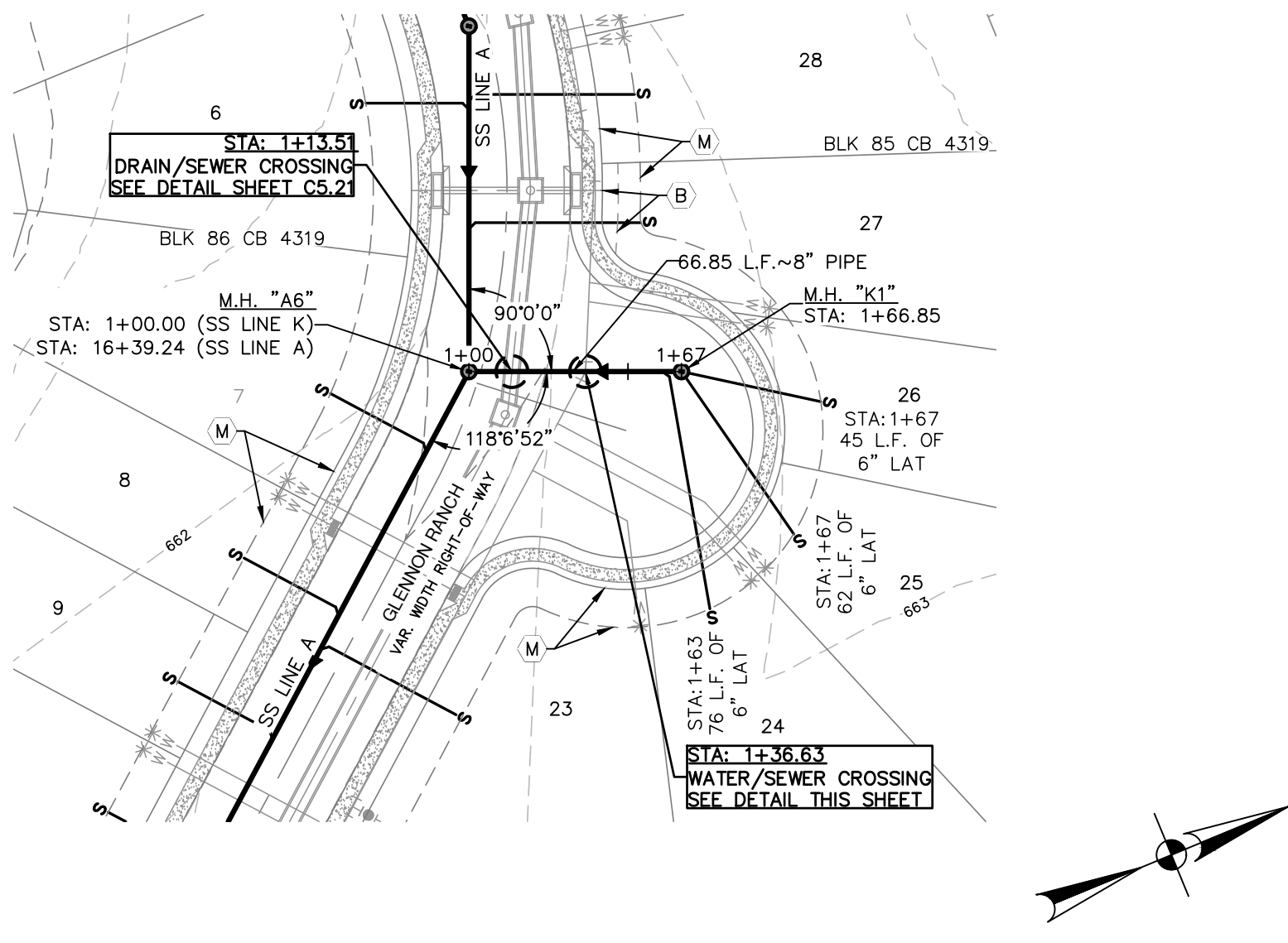
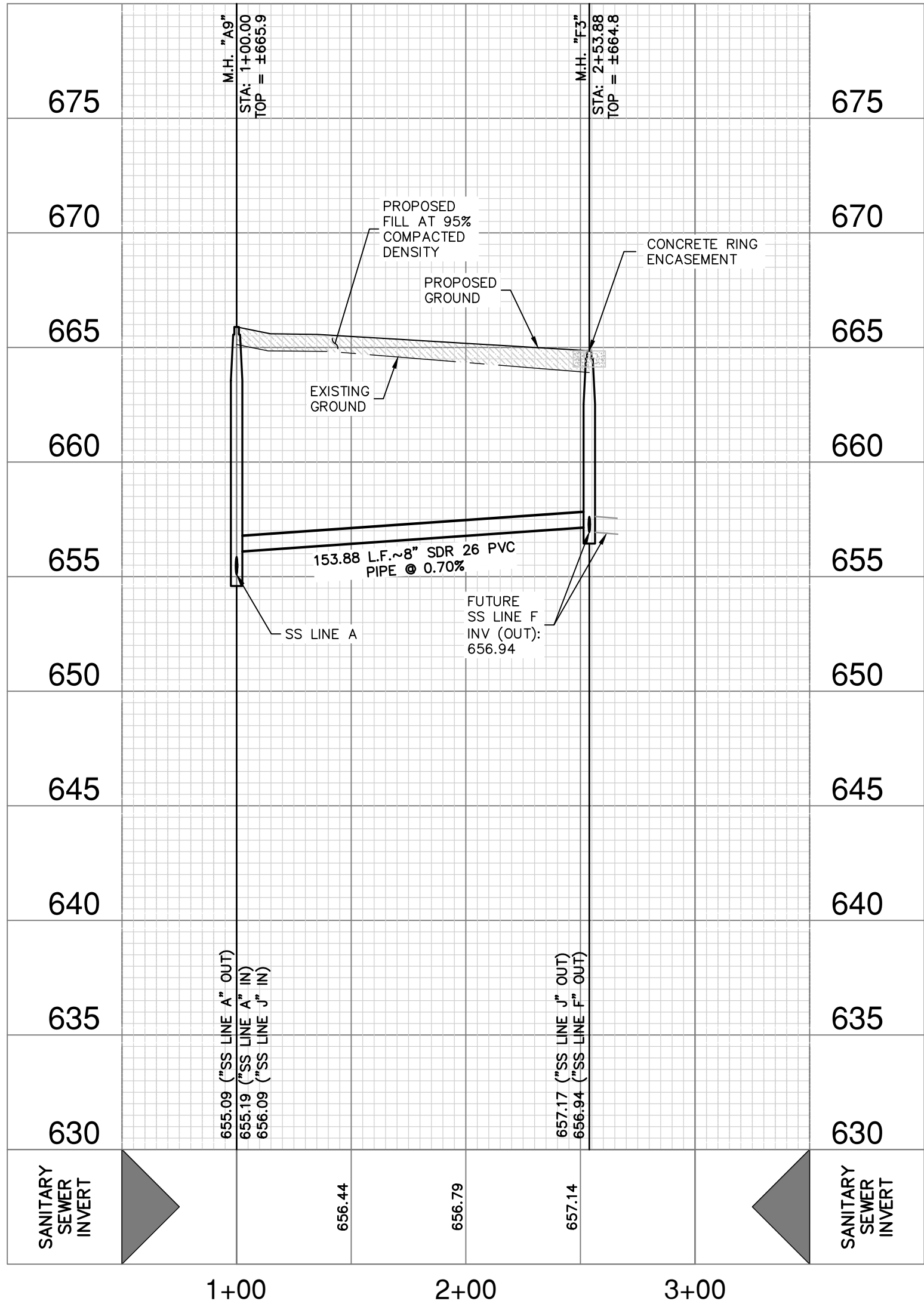
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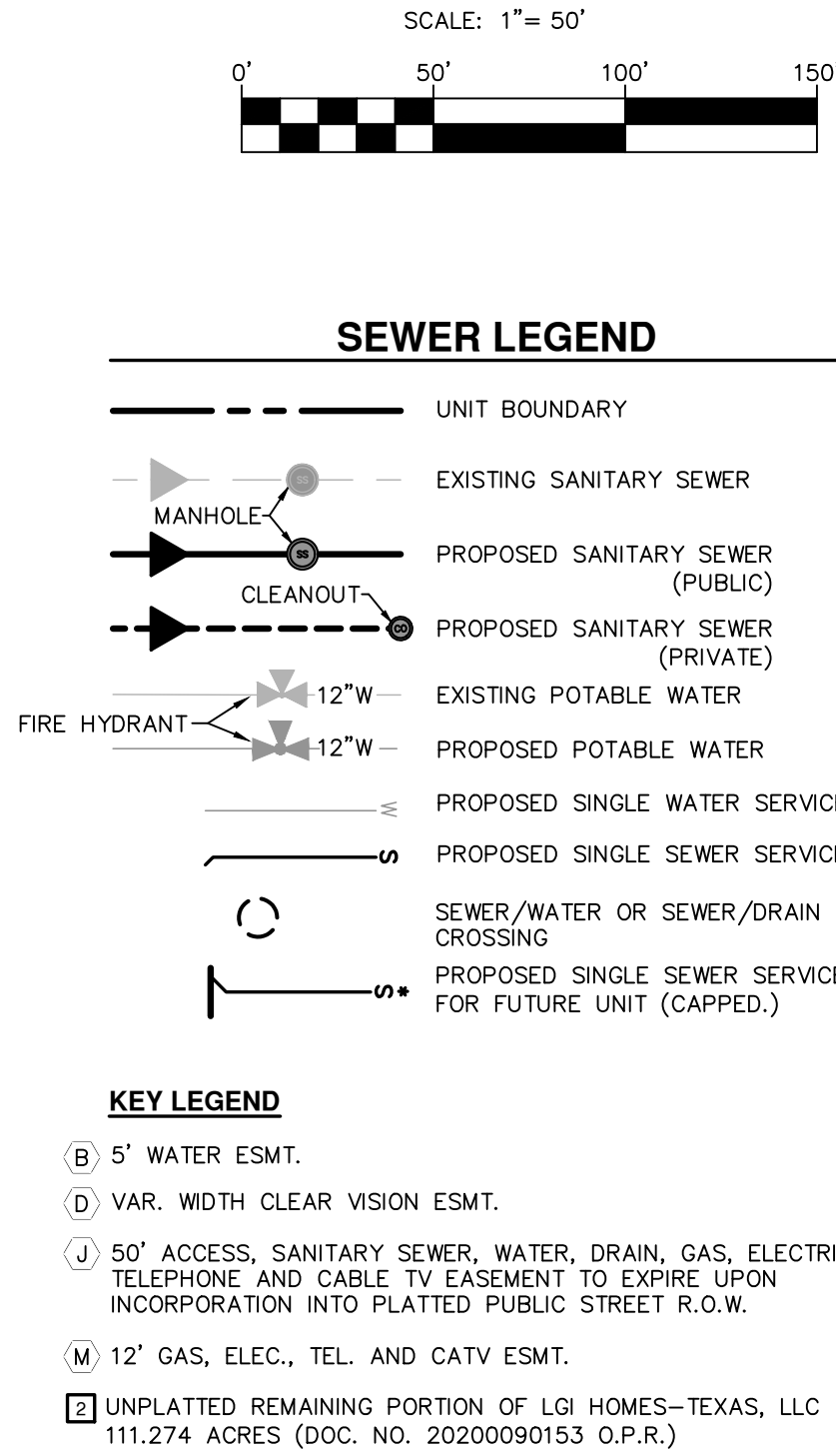
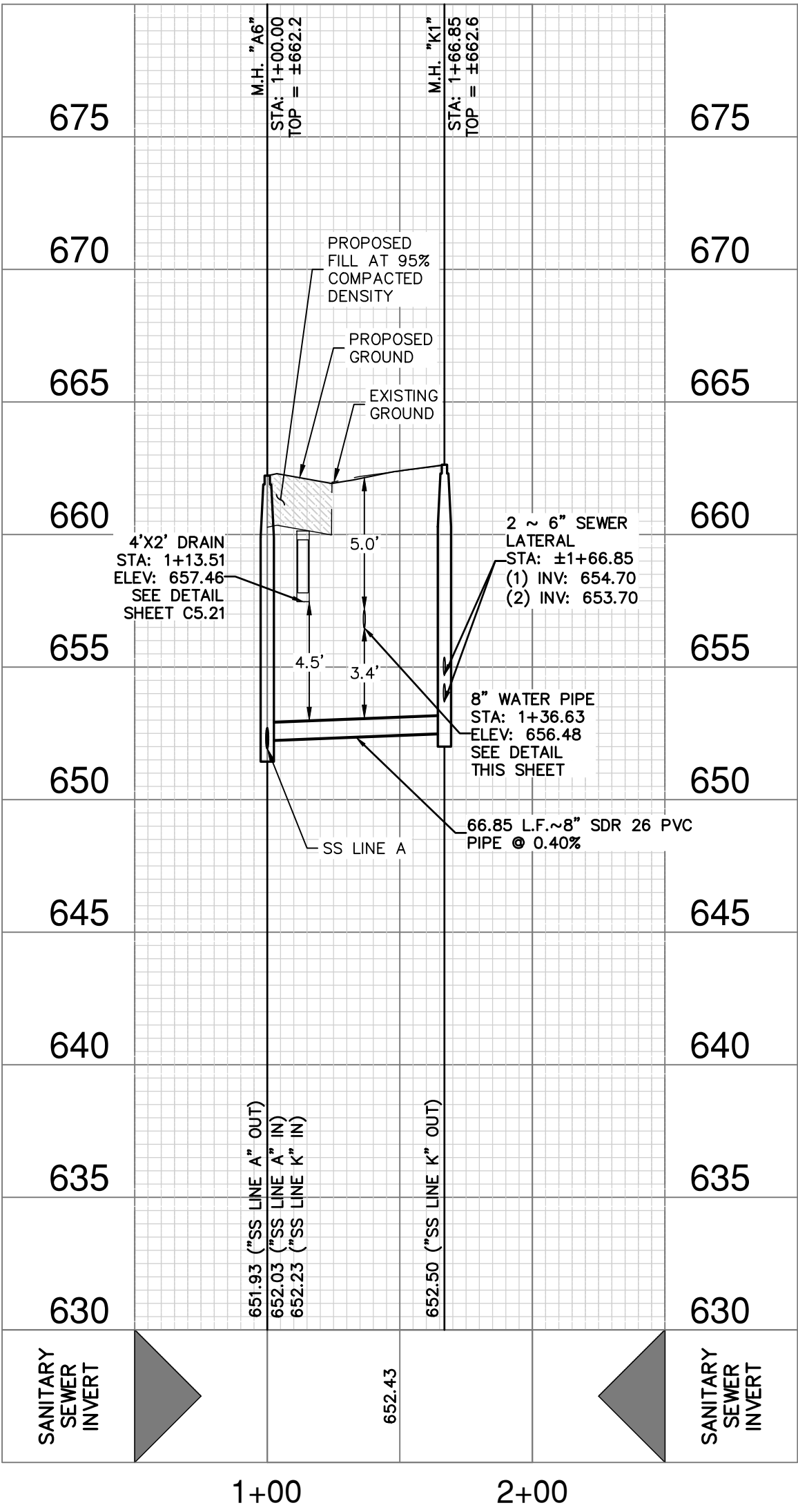
SANITARY SEWER LINE J  
STA. 1+00.00 TO END

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



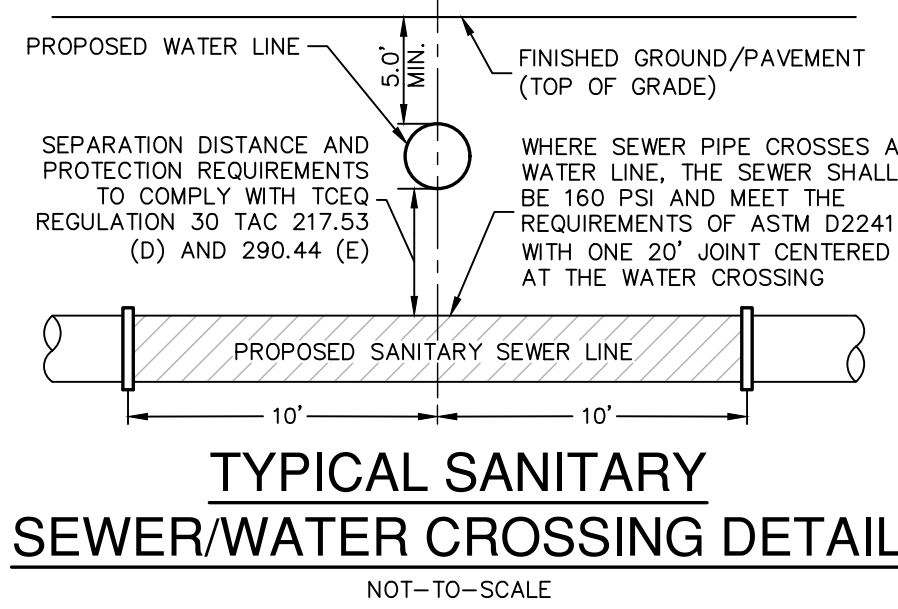
SANITARY SEWER LINE K  
STA. 1+00.00 TO END

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



**GENERAL COMPACTION NOTE**

COMPACTION NOTE (ITEM 804): THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE 98% COMPACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR AND/OR THE TEST ADMINISTRATOR, PER EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.



**CAUTION!!**

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 ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER 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.

**TRENCH EXCAVATION SAFETY PROTECTION:**

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

**Polecat Creek-Medina River Watershed  
SEWER Upper Medina River-Dos Rios W.R.C.**

|   |                      |
|---|----------------------|
| DEVELOPER'S NAME: LGI HOMES - TEXAS, LLC                      |                      |
| ADDRESS: 1450 LAKE ROBBINS DRIVE, SUITE 430                   |                      |
| CITY: THE WOODLANDS   | STATE: TX ZIP: 77380 |
| PHONE# (281) 362-8998   | FAX#                 |
| SAWS BLOCK MAP# 084548 TOTAL EDI'S 149 TOTAL ACREAGE 31.11    |                      |
| TOTAL LINEAR FOOTAGE OF PIPE 8'-9.436 LF PLAT NO. 22-11800189 |                      |
| NUMBER OF LOTS 149 SAWS JOB NO. 22-1588                       |                      |

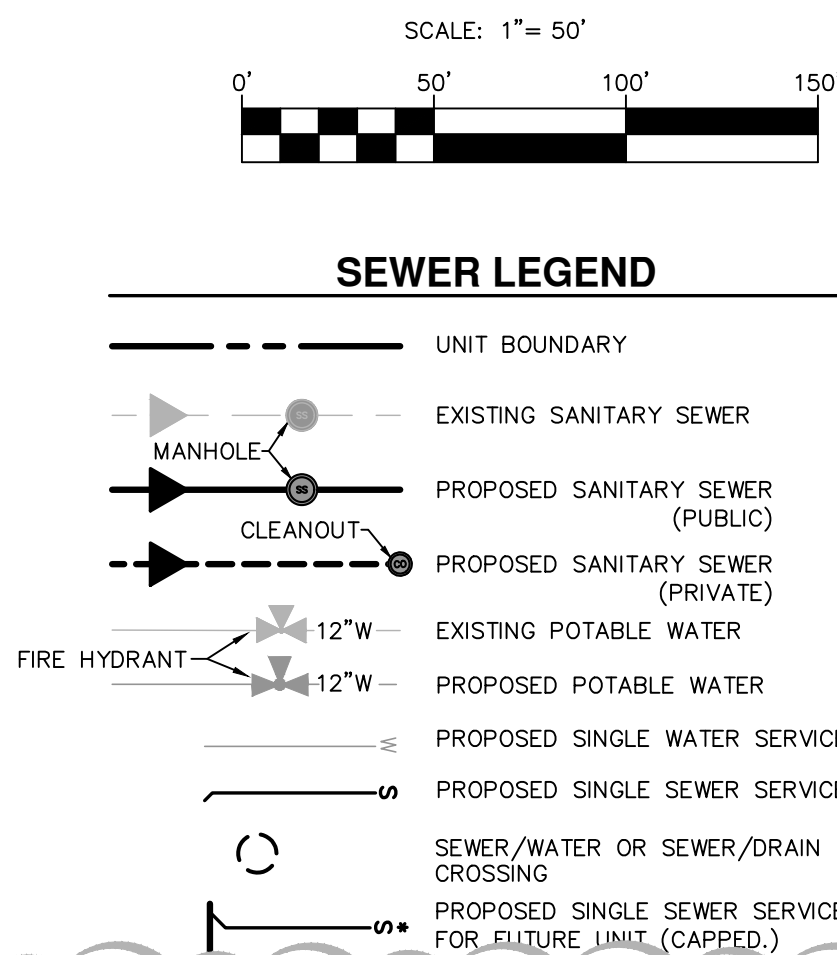
**PAPE-DAWSON  
ENGINEERS**

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

**LUCERO AT LUCKEY RANCH, UNIT-1**  
SAN ANTONIO, TEXAS  
SANITARY SEWER LINE J & LINE K - PLAN & PROFILE  
SANITARY SEWER LINE J - STA. 1+00.00 TO END  
SANITARY SEWER LINE K - STA. 1+00.00 TO END

PLAT NO. 22-11800189  
JOB NO. 11164-40  
DATE JANUARY 2025  
DESIGNER CR  
CHECKED JA DRAWN JF  
SHEET C5.12





A 10' GAS, ELEC., TEL. AND CATV ESMT.

E 5' GAS, ELEC., TEL. AND CATV ESMT.

H VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAIN, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.

J 50' ACCESS, SANITARY SEWER, WATER, DRAIN, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.

L VAR. WIDTH IRREVOCABLE INGRESS/EGRESS, DRAINAGE, SEWER, WATER, GAS, ELEC., TEL. AND CATV ESMT.

M 12' GAS, ELEC., TEL. AND CATV ESMT.

N 14' GAS, ELEC., TEL. AND CATV ESMT. - LUCERO AT LUCERY RANCH UNIT 1A CONCURRENT PLATTING (PLAT NO. 24-11800279)

P 98' ACCESS, SANITARY SEWER, WATER, DRAIN, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT - LUCERO AT LUCERY RANCH UNIT 1A CONCURRENT PLATTING (PLAT NO. 24-11800249)

S 5' LANDSCAPE EASEMENT - LUCERO AT LUCERY RANCH UNIT 1A CONCURRENT PLATTING (PLAT NO. 24-11800279)

V 1' VEHICULAR NON-ACCESS EASEMENT - LUCERO AT LUCERY RANCH UNIT 1A CONCURRENT PLATTING (PLAT NO. 24-11800279)

Z UNPLATTED REMAINING PORTION OF LGI HOMES-TEXAS, LLC (11.274 ACRES (DOC. NO. 2020090153 O.P.R.))


[LUCERO AT LUCERY RANCH UNIT 1A CONCURRENT PLATTING (PLAT NO. 24-11800279)]

COMPACTION NOTE ITEM 804): THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE 98% COMPACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR AND/OR THE TEST ADMINISTRATOR, PER EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.



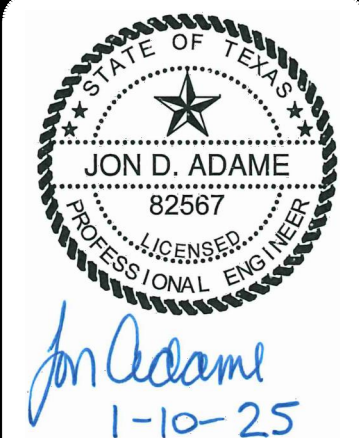
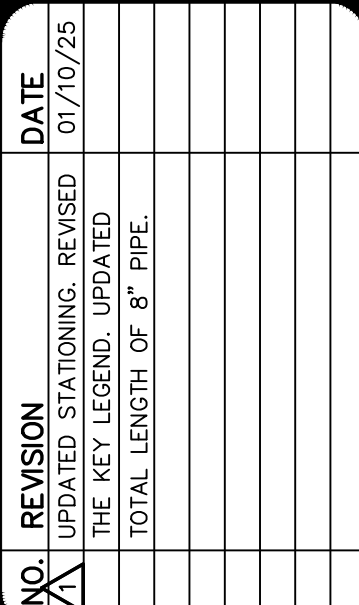
CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING, BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TISS TO 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.

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 THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA AND SHALL COMMENT ON CONTRACTOR'S TRENCHING AND SHIELDING SAFETY PROTECTION SYSTEMS AND PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATIONS AND TRENCH PROTECTION. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH THE FOLLOWING GENERAL GUIDING PRINCIPLES AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

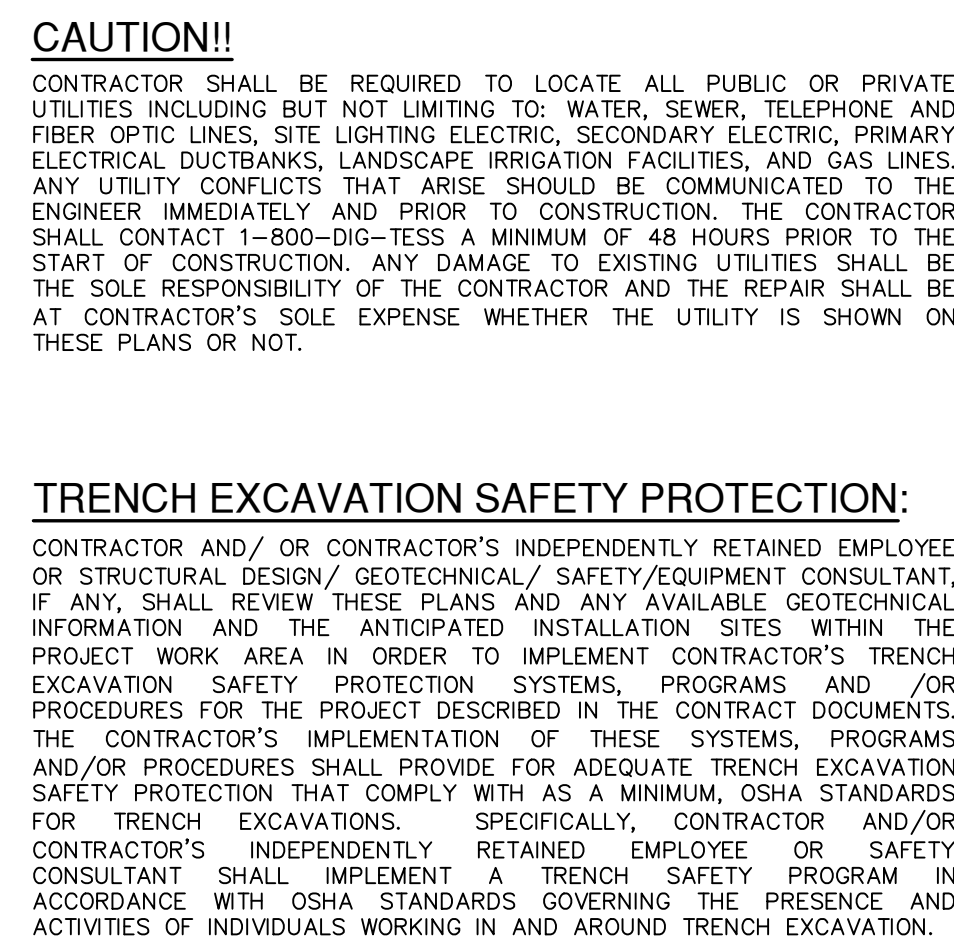
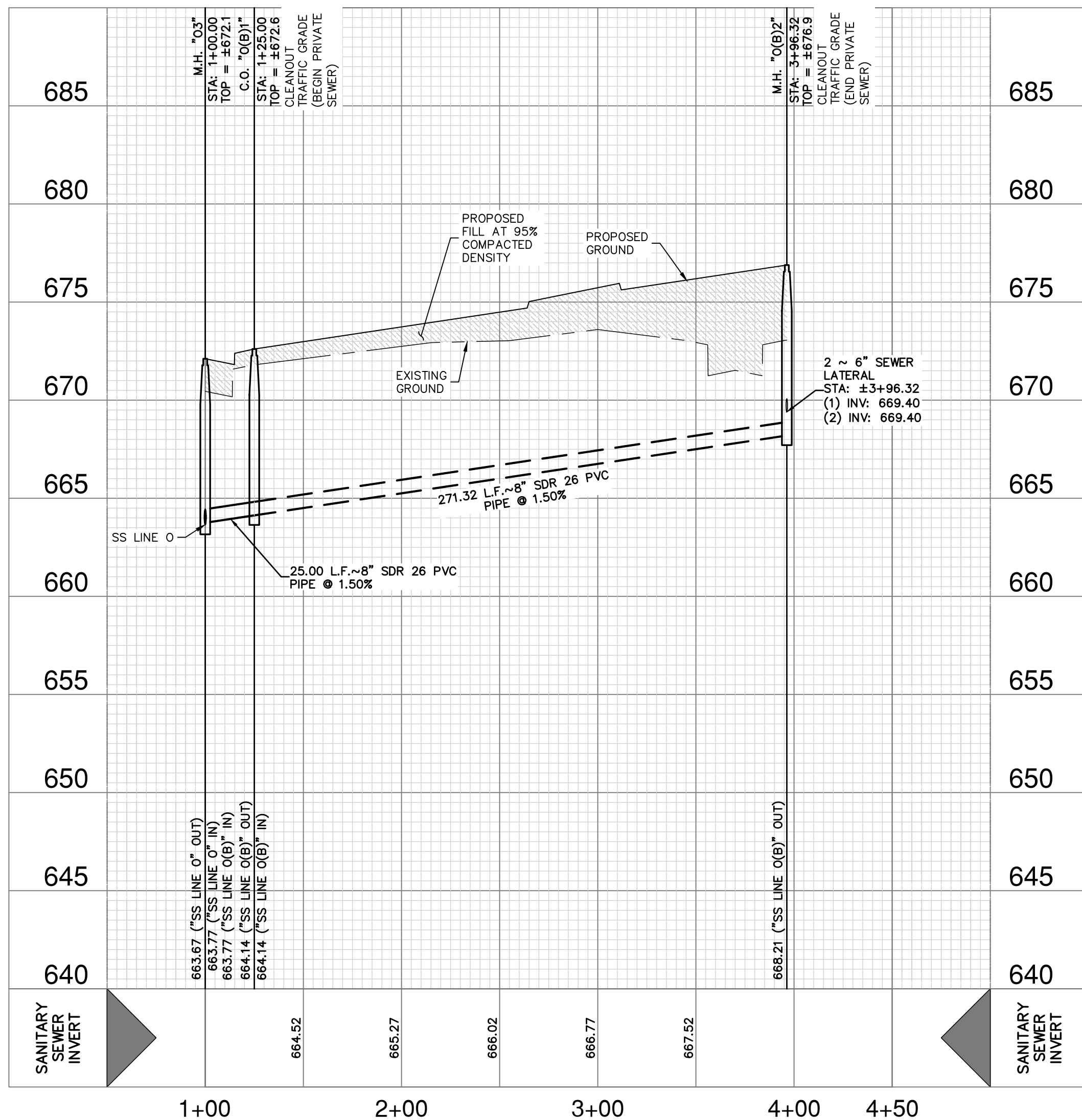
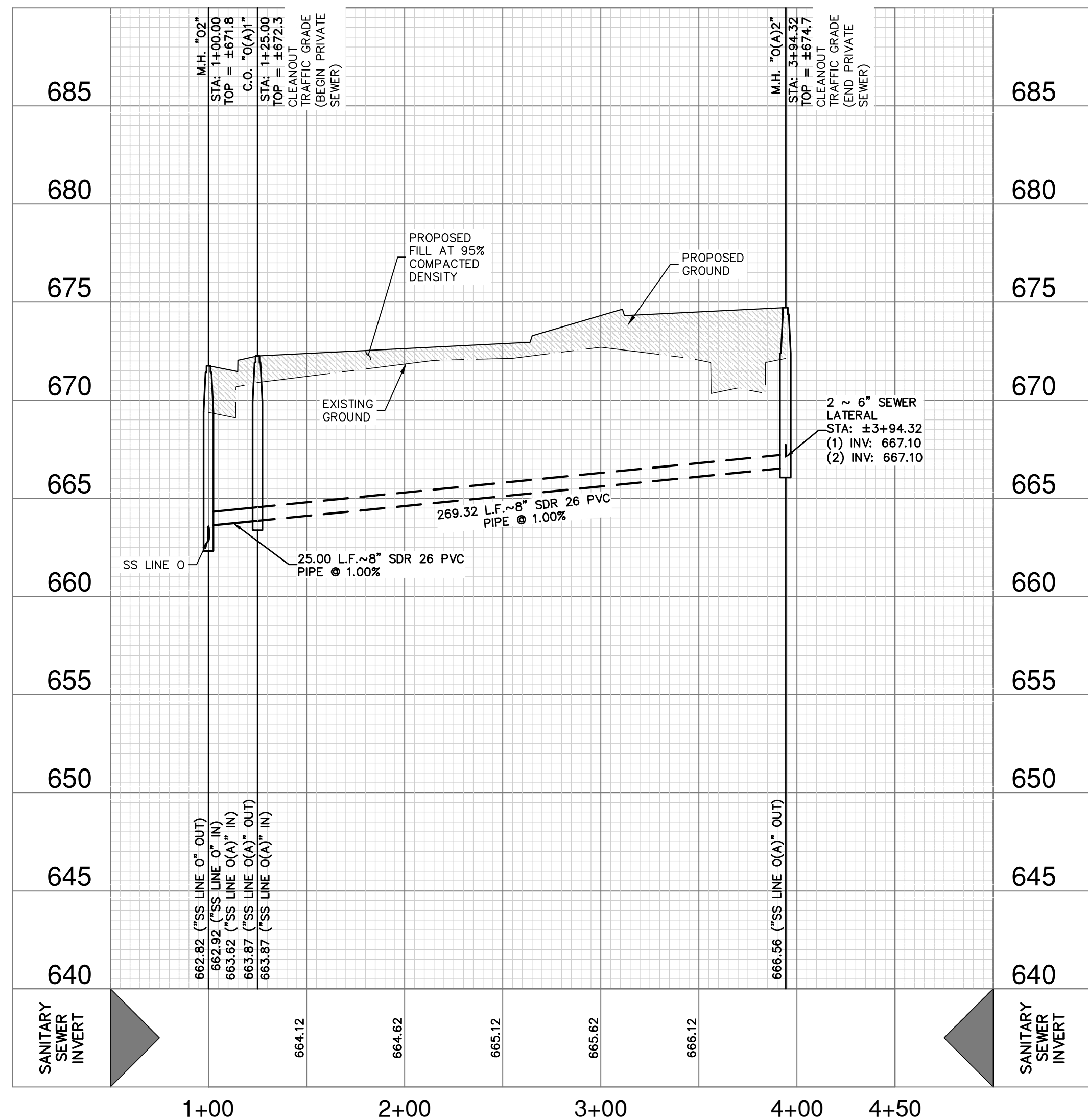
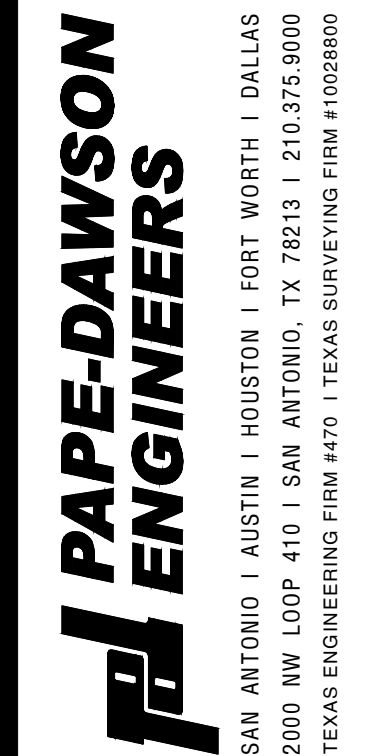
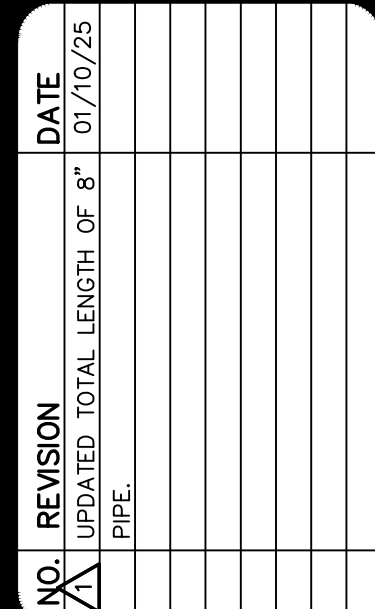
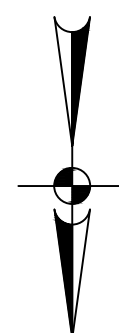
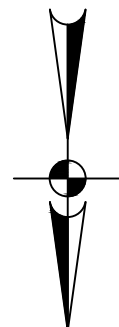
DEVELOPER'S NAME: LGL HOMES - TEXAS, LLC  
ADDRESS: 1450 LAKE ROBBINS DRIVE, SUITE 430  
CITY: THE WOODLANDS STATE: TX ZIP: 77380  
PHONE# (281) 362-8998 FAX#  
SAWS BLOCK MAP# 084548 TOTAL FDU'S 149 TOTAL ACREAGE 31.11  
TOTAL LINEAR FOOTAGE OF PIPE 8"~9,436 LF PLAT NO. 22-11800189  
NUMBER OF LOTS 149  SAWS JOB NO. 22-1588

SANITARY SEWER LINE O - PLAN & PROFILE  
STA. 1+00.00 TO END

PLAT NO. 22-11800189  
JOB NO. 11164-40  
DATE JANUARY 2025  
DESIGNER CR  
CHECKED JA DRAWN JF  
SHEET C5.13



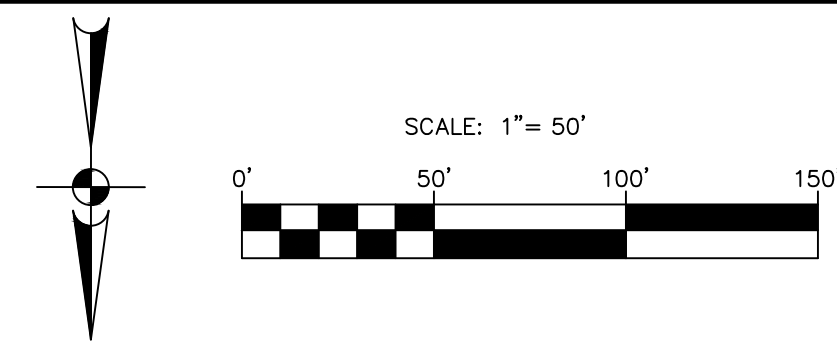
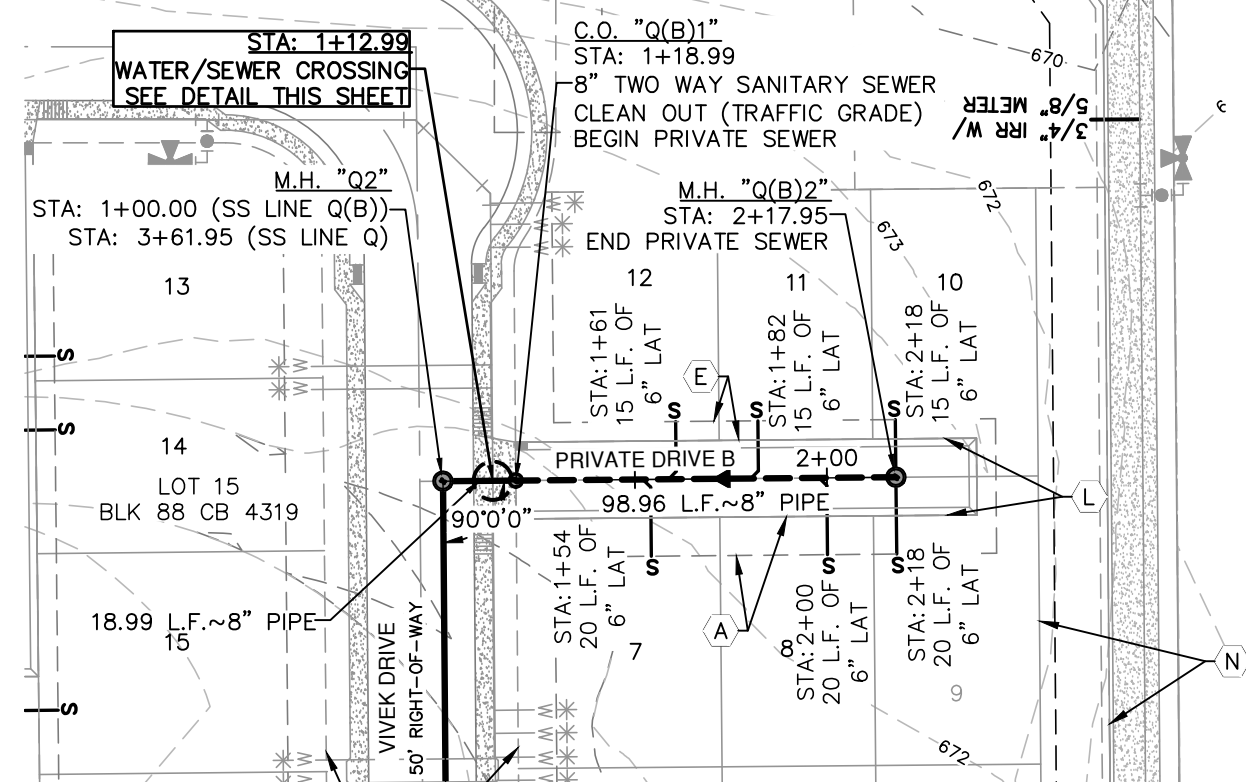
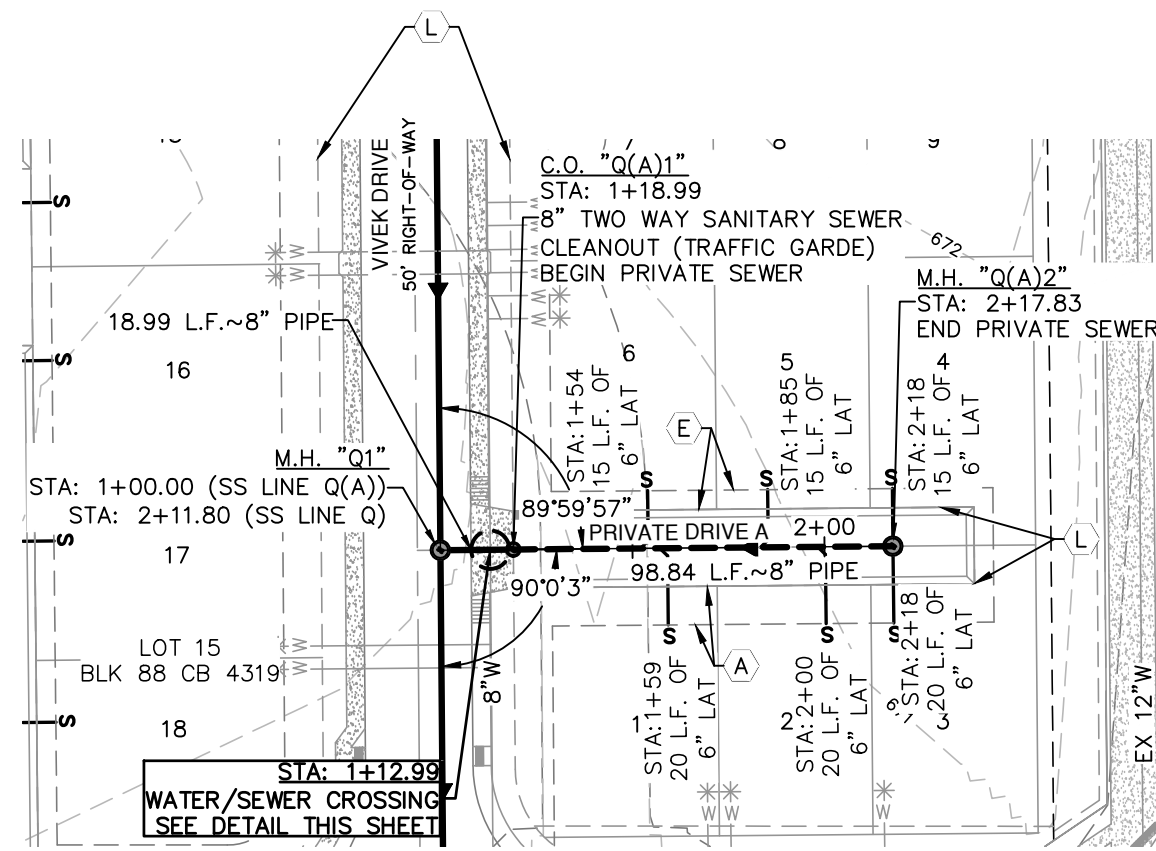
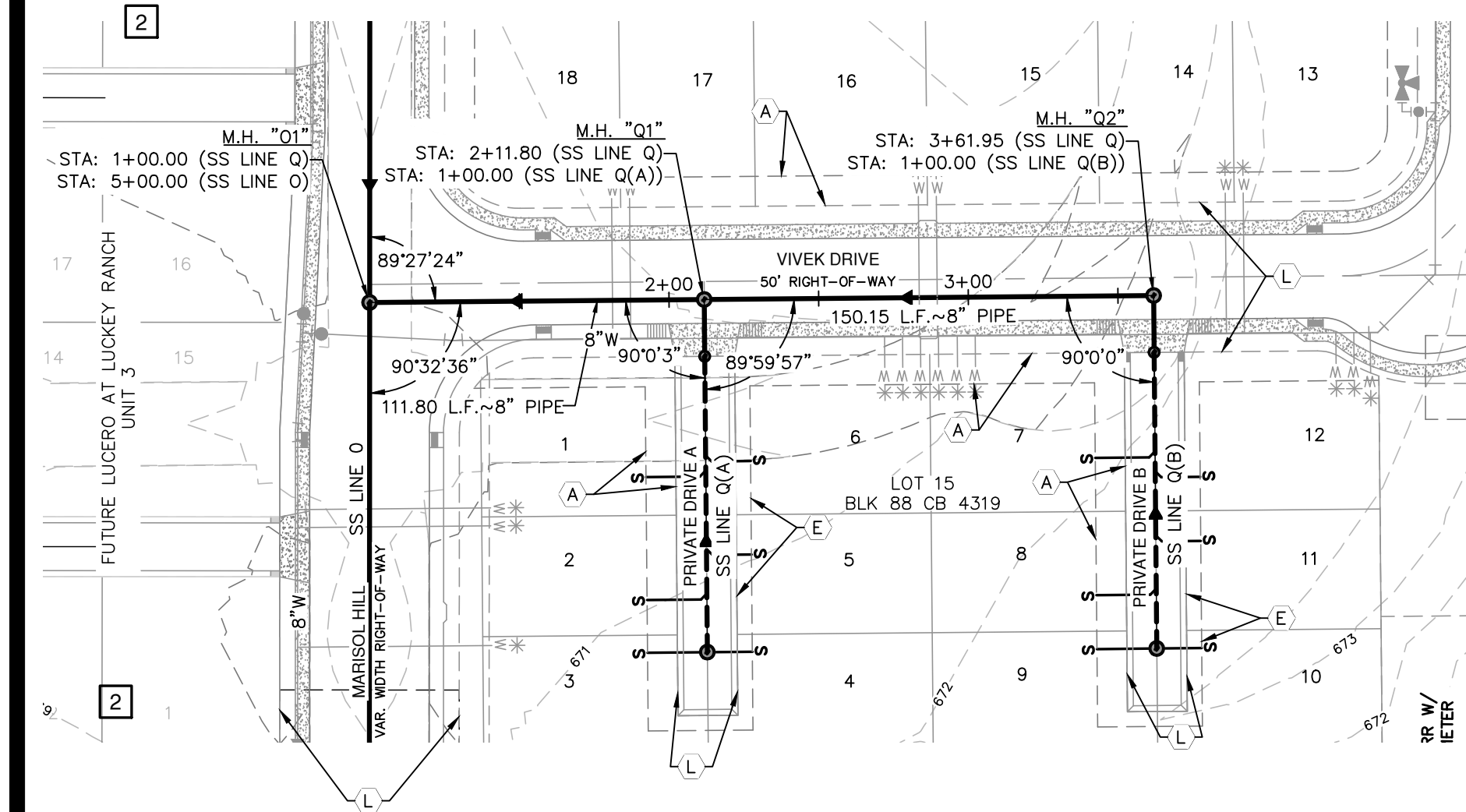




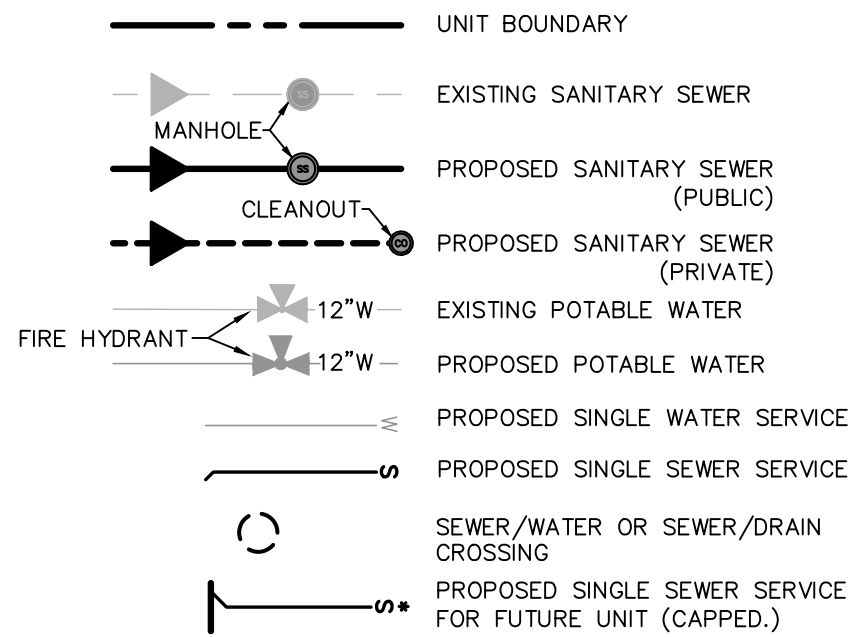
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 JOB NO. 11164-40  
 DATE JANUARY 2025  
 DESIGNER CR  
 CHECKED JA DRAWN JF  
 SHEET C5.14



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#### SEWER LEGEND

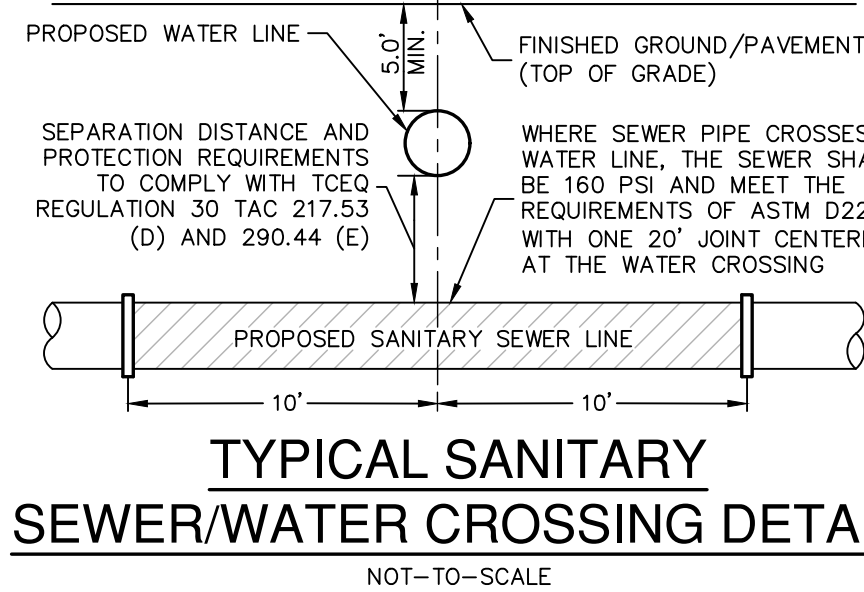


#### KEY LEGEND

- (A) 10' GAS, ELEC., TEL. AND CATV ESMT.
- (E) 5' GAS, ELEC., TEL. AND CATV ESMT.
- (L) VAR. WIDTH IRREVOCABLE INGRESS/EGRESS, DRAINAGE, SEWER, WATER, GAS, ELEC., TEL. AND CATV ESMT.
- (N) 14' GAS, ELEC., TEL. AND CATV ESMT.
- [ ] UNPLATTED REMAINING PORTION OF LQI HOMES-TEXAS, LLC 111.274 ACRES (DOC. NO. 2020090153 O.P.R.)

#### GENERAL COMPACTION NOTE

COMPACTION NOTE (ITEM 804): THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE 98% COMPACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR AND/OR THE TEST ADMINISTRATOR, PER EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY THE SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.



#### CAUTION!!

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 ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICT THAT ARISES SHOULD BE COMMUNICATED TO THE ENGINEER 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.

#### TRENCH EXCAVATION SAFETY PROTECTION:

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

#### Polecat Creek-Medina River Watershed SEWER Upper Medina River-Dos Rios W.R.C.

|   |           |            |  |
|---|-----------|------------|--|
| DEVELOPER'S NAME: LQI HOMES - TEXAS, LLC                      |           |            |  |
| ADDRESS: 1450 LAKE ROBBINS DRIVE, SUITE 430                   |           |            |  |
| CITY: THE WOODLANDS   | STATE: TX | ZIP: 77380 |  |
| PHONE# (281) 362-8998   | FAX#      |            |  |
| SAWS BLOCK MAP# 084548 TOTAL E.D.U.'S 149 TOTAL ACREAGE 31.11 |           |            |  |
| TOTAL LINEAR FOOTAGE OF PIPE 8" 9,436 LF PLAT NO. 22-11800189 |           |            |  |
| NUMBER OF LOTS 149 SAWS JOB NO. 22-1588                       |           |            |  |

|          |              |
|----------|--------------|
| PLAT NO. | 22-11800189  |
| JOB NO.  | 11164-40     |
| DATE     | JANUARY 2025 |
| DESIGNER | CR           |
| CHECKED  | JA DRAWN     |
| SHEET    | C5.15        |

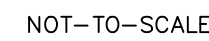
LUCERO AT LUCKEY RANCH, UNIT-1  
SAN ANTONIO, TEXAS  
SANITARY SEWER LINE Q - STA. 1+00.00 TO END  
SANITARY SEWER LINE Q(A) - STA. 1+00.00 TO END  
SANITARY SEWER LINE Q(B) - STA. 1+00.00 TO END



**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

| NO. | REVISION                              | DATE     |
|-----|---------------------------------------|----------|
| 1   | REVISED TOTAL LENGTH OF 8" SEWER PIPE | 07/10/25 |



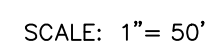


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CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT CONTACT OR DIG-UP A MINIMUM OF FOUR FEET 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.

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ADDRESS: 1450 LAKE ROBINS DRIVE, SUITE 430  
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PHONE# (281) 362-8998 FAX#  
SAWS BLOCK MAP# 084548 TOTAL FDU'S 149 TOTAL ACREAGE 31.11  
TOTAL LINEAR FOOTAGE OF PIPE: 8"=9,436 LF PLAT NO. 22-11800189  
NUMBER OF LOTS 149 SAWS JOB NO. 22-1588



UNIT BOUNDARY

EXISTING SANITARY SEWER

MANHOLE

PROPOSED SANITARY SEWER (PUBLIC)

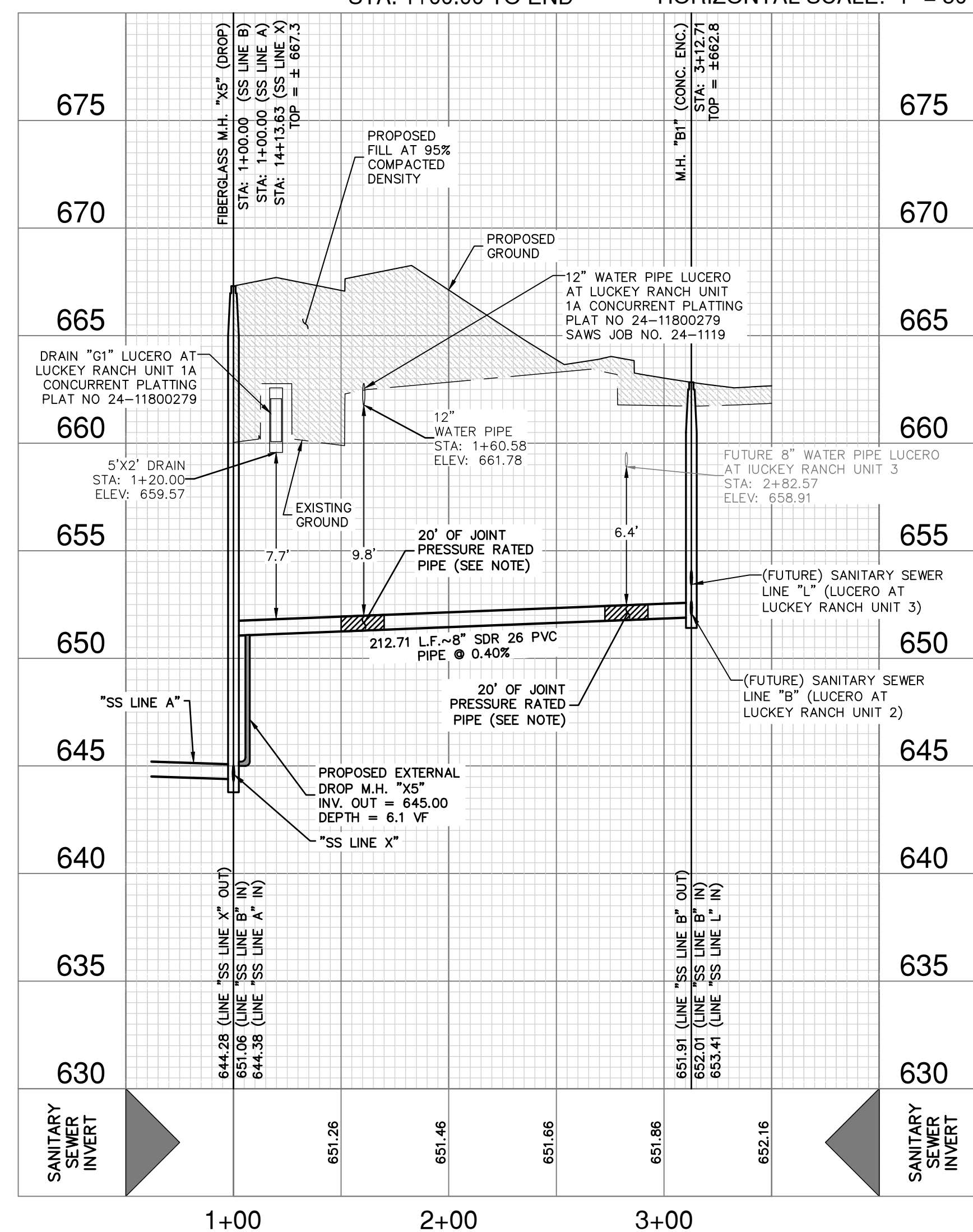
EXISTING POTABLE WATER

HYDRANT

PROPOSED POTABLE WATER

SEWER/WATER OR SEWER/DRAIN CROSSING

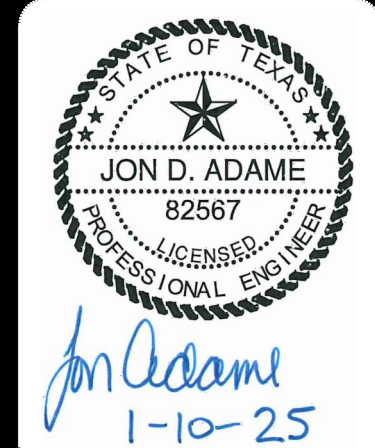
- ① 20' SANITARY SEWER EASEMENT
- ② FALCON RIVER 98' RIGHT OF WAY – LUCERO AT LUCKEY RANCH UNIT 1A CONCURRENT PLATTING (PLAT NO. 24-11800279)
- ③ 20' X 20' SANITARY SEWER EASEMENT – LUCERO AT LUCKEY RANCH UNIT 1A CONCURRENT PLATTING (PLAT NO. 24-11800279)
- ④ 20' SANITARY SEWER EASEMENT – LUCERO AT LUCKEY RANCH UNIT 1A CONCURRENT PLATTING (PLAT NO. 24-11800279)
- ⑤ 14' LANDSCAPE EASEMENT – LUCERO AT LUCKEY RANCH UNIT 1A CONCURRENT PLATTING (PLAT NO. 24-11800279)
- ⑥ 5' LANDSCAPE EASEMENT – LUCERO AT LUCKEY RANCH UNIT 1A CONCURRENT PLATTING (PLAT NO. 24-11800279)
- ⑦ UNPLATTED REMAINING PORTION OF LCI HOMES-TEXAS, LLC 111.274 ACRES (DOC. NO. 2020009015) O.P.R.
- ⑧ LUCERO AT LUCKEY RANCH UNIT 1A CONCURRENT PLATTING (PLAT NO. 24-11800279)



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| NO. | REVISION                   | DATE     |
|-----|----------------------------|----------|
| 1   | EXTENDED LINE B TO MH B1.  | 01/10/25 |
|     | REVISED KEY LEGEND         |          |
|     | UPDATED TOTAL LENGTH OF 8" |          |
|     | PIPE.                      |          |
|     |                            |          |
|     |                            |          |
|     |                            |          |
|     |                            |          |
|     |                            |          |



**PAPE-DAWSON**  
**PE ENGINEERS**

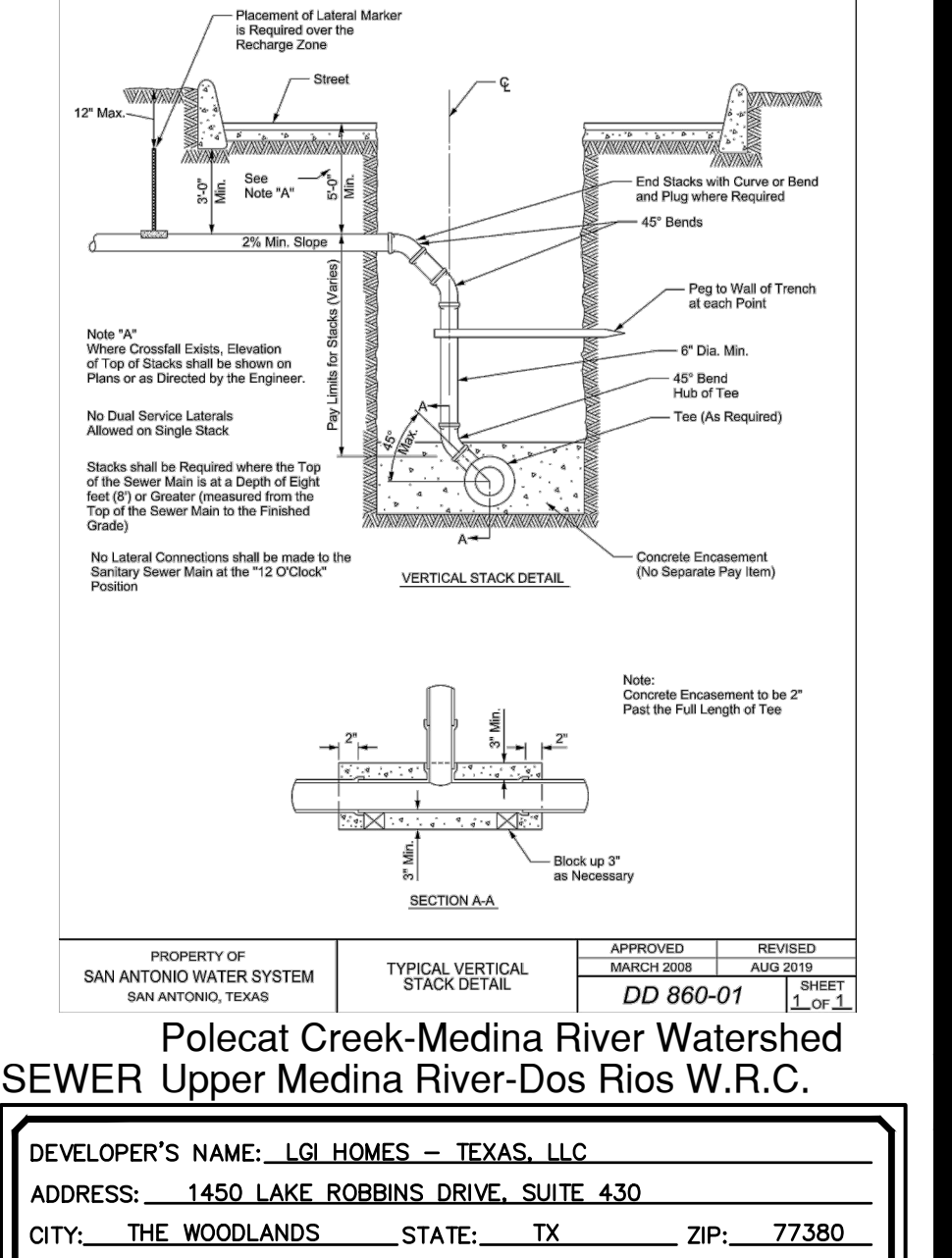
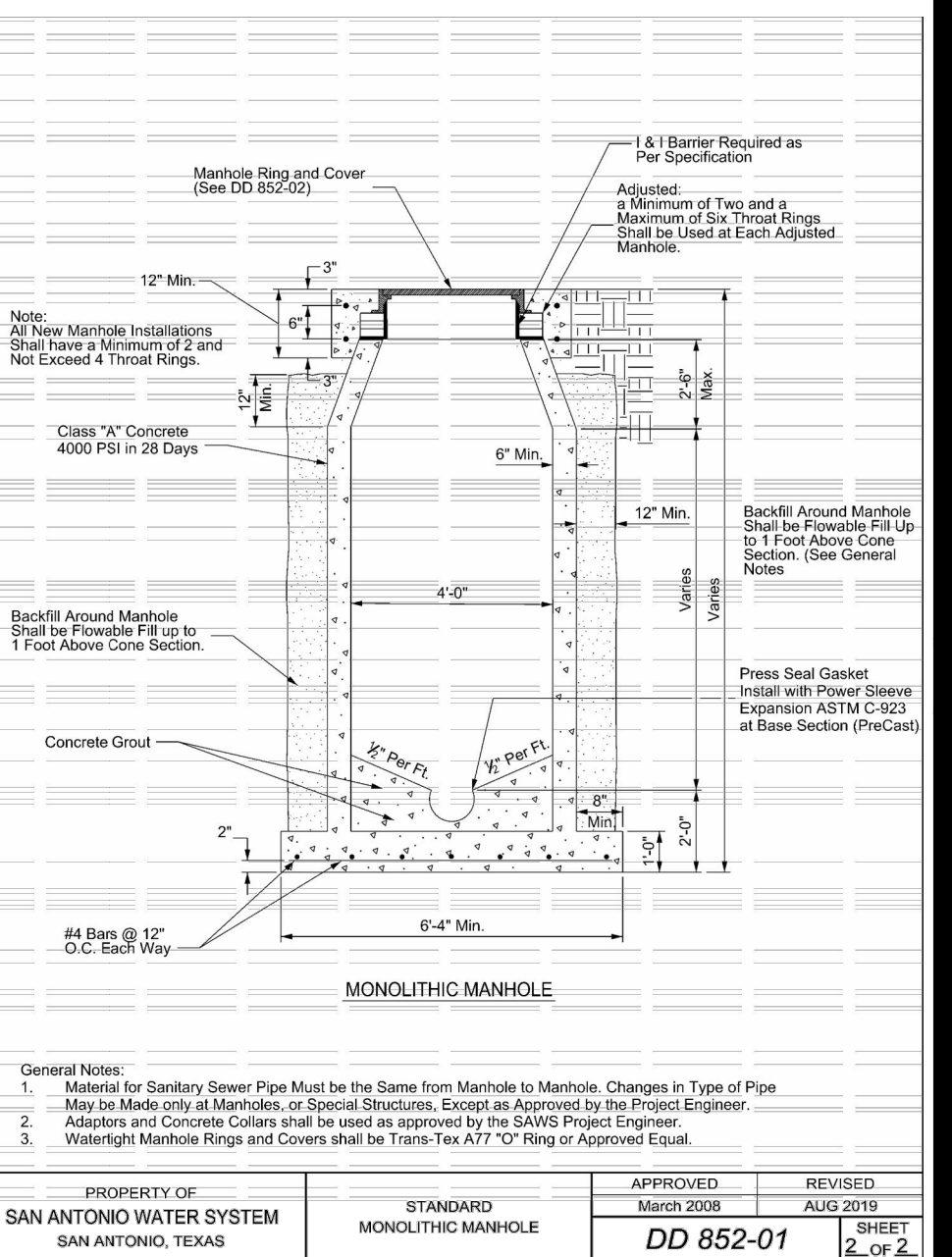
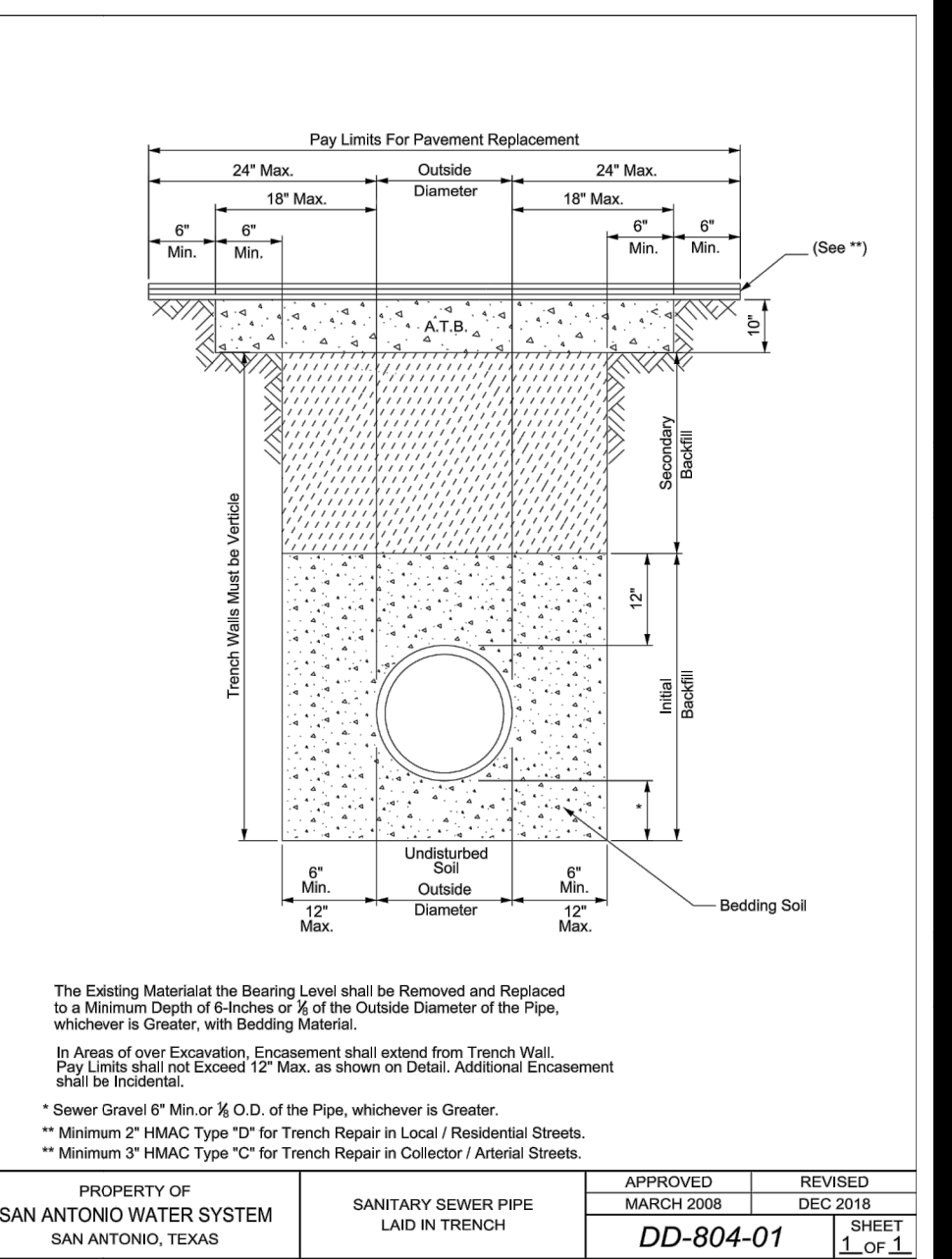
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028690

**LUCERO AT LUCKEY RANCH, UNIT-1**  
**SAN ANTONIO, TEXAS**

**SANITARY SEWER LINE B - PLAN & PROFILE**  
**STA. 1+00.00 TO END**

PLAT NO. 22-11800189  
 JOB NO. 11164-40  
 DATE JANUARY 2025  
 DESIGNER CR  
 CHECKED JA DRAWN JF  
 SHEET C5.16

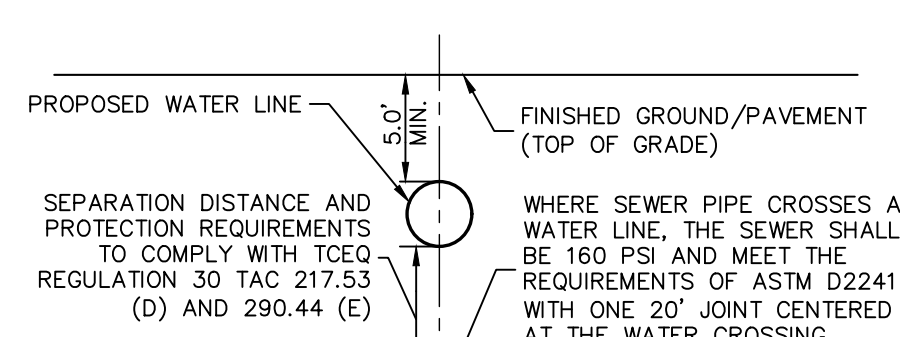




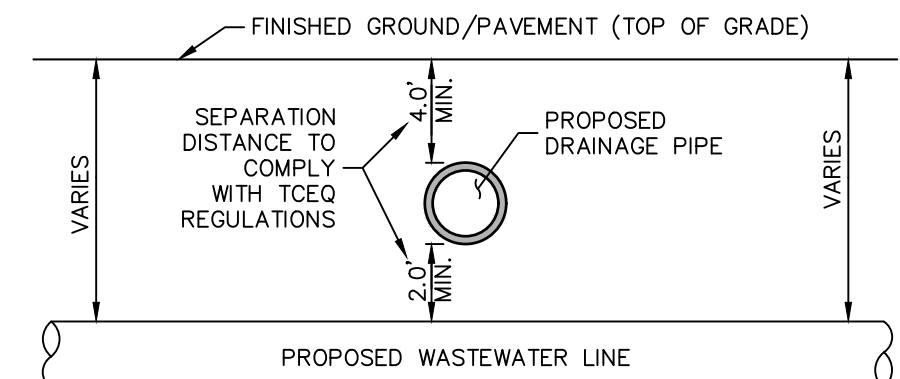


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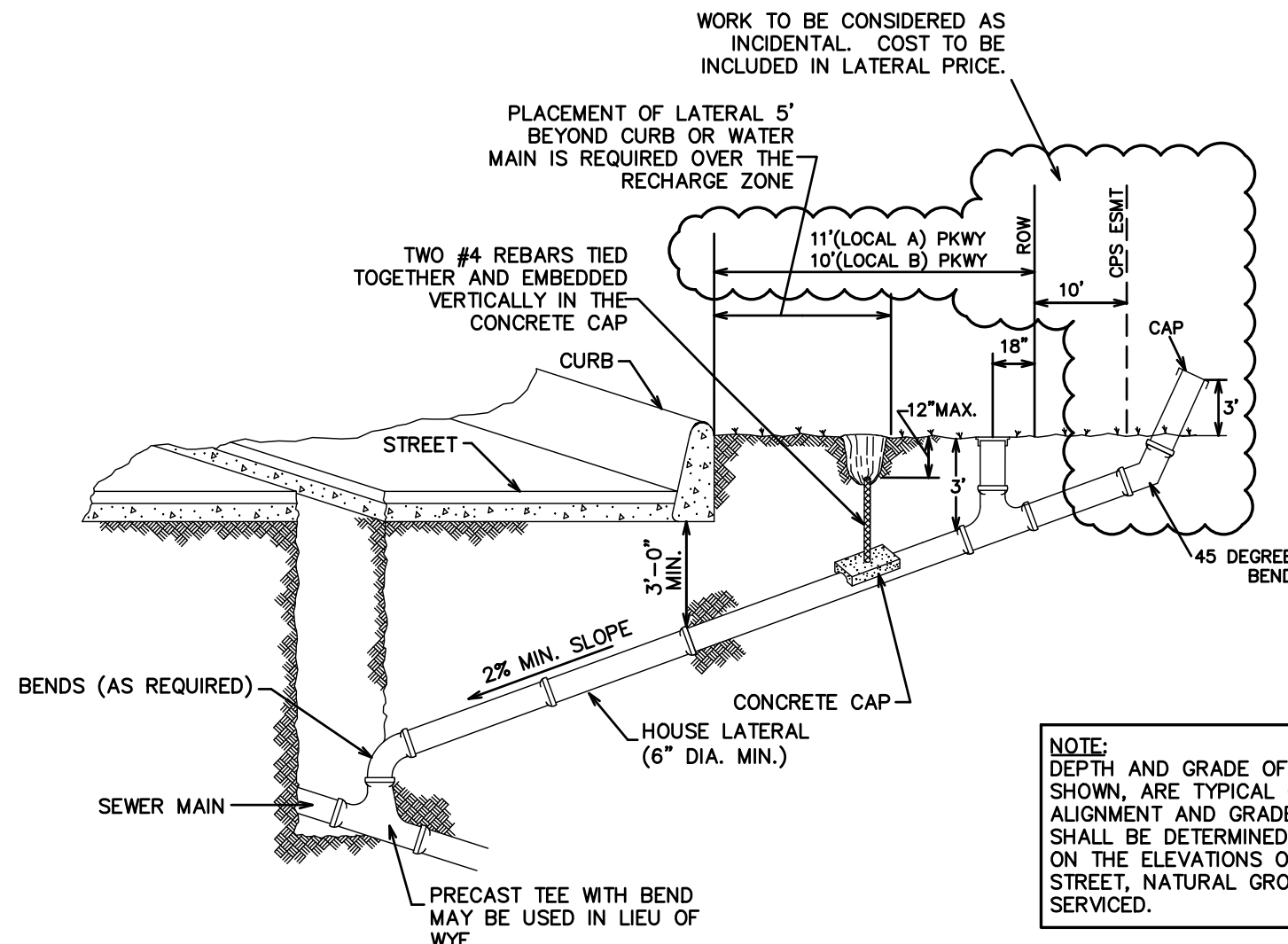
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE/UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOODigital Globe,Texas Orthology Program, USDA Farm Service Agency.



**TYPICAL SANITARY SEWER/WATER CROSSING DETAIL**  
NOT-TO-SCALE



**SEWER/DRAIN CROSSING DETAIL**  
NOT-TO-SCALE



**NOTE:**  
DEPTH AND GRADE OF SERVICE LATERALS AS SHOWN, ARE TYPICAL ONLY. ACTUAL DEPTH, ALIGNMENT AND GRADE OF SERVICE LATERALS SHALL BE DETERMINED BY THE ENGINEER BASED ON THE ELEVATIONS OF THE WASTEWATER MAIN, STREET, NATURAL GROUND AND BUILDING TO BE SERVICED.

**HOUSE LATERAL DETAIL**  
NOT-TO-SCALE

**SAWS CONSTRUCTION NOTES**  
(LAST REVISED JULY 2017)

**SAWS 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).

2. THE CONTRACTOR SHALL NOT PROCEED WITH ANY PIPE INSTALLATION WORK UNTIL THEY OBTAIN A COPY OF THE APPROVED COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP) FROM THE CONSULTANT AND HAS BEEN NOTIFIED BY SAWS CONSTRUCTION INSPECTION DIVISION TO PROCEED WITH THE WORK AND HAS ARRANGED A MEETING WITH THE INSPECTOR AND CONSULTANT FOR THE WORK REQUIREMENTS. WORK COMPLETED BY THE CONTRACTOR WITHOUT AN APPROVED COUNTER PERMIT AND/OR A GCP WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE EXPENSE OF THE CONTRACTORS AND/OR THE DEVELOPER.

3. THE CONTRACTOR SHALL OBTAIN THE SAWS STANDARD DETAILS FROM THE SAWS WEBSITE, [HTTP://WWW.SAWS.ORG/BUSINESS\\_CENTER/SPECS](http://www.saws.org/business_center/specs). UNLESS OTHERWISE NOTED WITHIN THE DESIGN PLANS.

4. THE CONTRACTOR IS TO MAKE ARRANGEMENTS WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT (210) 233-2973. ON NOTIFICATION PROCEDURES THAT WILL BE USED TO NOTIFY AFFECTED HOME RESIDENTS AND/OR PROPERTY OWNERS 48 HOURS PRIOR TO BEGINNING ANY WORK.

5. LOCATION AND DEPTH OF EXISTING UTILITIES AND SERVICE LATERALS SHOWN ON THE PLANS ARE UNDERSTOOD TO BE APPROXIMATE. ACTUAL LOCATIONS AND DEPTHS MUST BE FIELD VERIFIED BY THE CONTRACTOR AT LEAST 1 WEEK PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND TO PROTECT THEM DURING CONSTRUCTION AT NO COST TO SAWS.

6. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES AT LEAST 1-2 WEEKS PRIOR TO CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT. PLEASE ALLOW UP TO 7 BUSINESS DAYS FOR LOCATES REQUESTING PIPE LOCATION MARKERS ON SAWS FACILITIES. THE FOLLOWING CONTACT INFORMATION ARE SUPPLIED FOR VERIFICATION PURPOSES:

- SAWS UTILITY LOCATES: [HTTP://WWW.SAWS.ORG/SERVICE/LOCATES](http://www.saws.org/service/locates)
- COSA DRAINAGE (210) 207-0724 OR (210) 207-6026
- COSA TRAFFIC SIGNAL OPERATIONS (210) 206-8480
- COSA TRAFFIC SIGNAL DAMAGES (210) 207-3951
- TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811

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](mailto:CONSTWORKREQ@SAWS.ORG).

WEEKEND WORK: CONTRACTORS ARE REQUIRED TO NOTIFY THE SAWS INSPECTION CONSTRUCTION DEPARTMENT 48 HOURS IN ADVANCE TO REQUEST WEEKEND WORK. REQUEST SHOULD BE SENT TO [CONSTWORKREQ@SAWS.ORG](mailto:CONSTWORKREQ@SAWS.ORG).

ANY AND ALL SAWS UTILITY WORK INSTALLED WITHOUT HOLIDAY/WEEKEND APPROVAL WILL BE SUBJECT TO BE UNCOVERED FOR PROPER INSPECTION.

12. COMPACTION NOTE (ITEM 804): THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE 98% COMPACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR AND/OR THE TEST ADMINISTRATOR. PER EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.

13. A COPY OF ALL TESTING REPORTS SHALL BE FORWARDED TO SAWS CONSTRUCTION INSPECTION DIVISION.

**SAWS 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 AND 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.

SHOULD THE CONTRACTOR FAIL TO ADDRESS AN SSO IMMEDIATELY AND TO SAA SATISFACTION, THEY WILL BE RESPONSIBLE FOR ALL COSTS INCURRED BY SAWS, INCLUDING ANY FINES FROM EPA, TCEQ AND/OR ANY OTHER FEDERAL, STATE OR LOCAL AGENCIES.

NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE FOR THIS WORK. ALL WORK SHALL BE DONE ACCORDING TO GUIDELINES SET BY THE TCEQ AND SAWS.

2. IF BYPASS PUMPING IS REQUIRED, THE CONTRACTOR SHALL PERFORM SUCH WORK IN ACCORDANCE WITH SAWS STANDARD SPECIFICATION FOR WATER AND SANITARY SEWER CONSTRUCTION, ITEM NO. 864, "BYPASS PUMPING".

3. PRIOR TO TIE-INS, ANY SHUTDOWNS OF EXISTING FORCE MAINS OF ANY SIZE MUST BE COORDINATED WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT (210) 233-2973 AT LEAST ONE WEEK IN ADVANCE OF THE SHUTDOWN. THE CONTRACTOR MUST ALSO PROVIDE A SEQUENCE OF WORK AS RELATED TO THE TIE-INS; THIS IS AT NO ADDITIONAL COST TO SAWS OR THE PROJECT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEQUENCE THE WORK ACCORDINGLY.

4. SEWER PIPE WHERE WATER LINE CROSSES SHALL BE 160 PSI AND MEET THE REQUIREMENTS OF ASTM D2241 TAC 217.53 AND TCEQ 290.44C(V)(8). CONTRACTOR SHALL CENTER A 20" JOINT OF 160 PSI PRESSURE RATED PVC AT THE PROPOSED WATER CROSSING.

5. ELEVATIONS POSTED FOR TOP OF MANHOLES ARE FOR REFERENCE ONLY: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ALLOWANCES AND ADJUSTMENTS FOR TOP OF MANHOLES TO MATCH THE FINISHED GRADE OF THE PROJECT'S IMPROVEMENTS. (NSPI)

6. SPILLS, OVERFLOWS, OR DISCHARGES OF WASTEWATER: ALL SPILLS, OVERFLOWS, OR DISCHARGES OF WASTEWATER, RECYCLED WATER, PETROLEUM PRODUCTS, OR CHEMICALS MUST BE REPORTED IMMEDIATELY TO THE SAWS INSPECTOR ASSIGNED TO THE COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP). THIS REQUIREMENT APPLIES TO EVERY SPILL, OVERFLOW, OR DISCHARGE REGARDLESS OF SIZE.

7. MANHOLE AND ALL PIPE TESTING (INCLUDING THE TV INSPECTION) MUST BE PERFORMED AND PASSED PRIOR TO FINAL FIELD ACCEPTANCE BY SAWS CONSTRUCTION INSPECTION DIVISION, AS PER THE SAWS SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION.

8. ALL PVC PIPE OVER 14 FEET OF COVER SHALL BE EXTRA STRENGTH WITH MINIMUM PIPE STIFFNESS OF 115 PSI.

**PROJECT SEWER NOTES**

1. ALL RESIDENTIAL SEWER SERVICE LATERALS ARE 6" DIA. AND SHALL BE EXTENDED TO 10' PAST THE PROPERTY LINE AND CAPPED AND SEALED. CONTRACTOR SHALL INSTALL A 2' X 4' STAKE, FOUR (4) FEET LONG, TWO (2) FEET DEEP INTO THE GROUND AT THE END OF EACH SERVICE. NO SEPARATE PAY ITEM.

2. CONTRACTOR TO INSTALL CLEANOUTS AT THE END OF ALL SEWER LATERALS, PER LATERAL DETAIL.

3. NO VERTICAL STACKS ALLOWED FOR ANY LOTS UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.

4. ALL 6" SEWER LATERALS WILL BE SET AT 2% GRADE FROM THE MAIN TO THE PROPERTY LINE.

5. WHEN HORIZONTAL DISTANCE BETWEEN SEWER PIPES AND WATER MAIN IS LESS THAN 9 FOOT OF SEPARATION, SEWER MAIN SHALL BE INSTALLED WITH 150 PSI (MIN) PRESSURE PIPE AND FITTINGS IN ACCORDANCE WITH SAWS CONSTRUCTION CRITERIA FOR CONSTRUCTION OF SEWER MAINS IN THE VICINITY OF WATER MAINS.

6. CONTRACTOR SHALL ENSURE THAT MANHOLES OUTSIDE OF PAVED AREAS ARE SET WITH TOP ELEVATIONS 6" ABOVE FINISHED GRADE WITH CONCRETE RING ENCASEMENT.

7. ALL SEWER PIPES SHALL BE 8" PVC (SDR 26), UNLESS OTHERWISE NOTED.

8. CONTRACTOR IS TO VERIFY EXISTING INVERT OF EXISTING SANITARY SEWER MAINS AND ALERT ENGINEER IMMEDIATELY OF ANY DIFFERENCE FROM INVERT SHOWN ON PLANS.

9. CONTRACTOR SHALL PROTECT ALL EXISTING FENCES, ANY FENCE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.

10. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.

11. CONCRETE RING ENCASEMENT TO BE INSTALLED ON ALL MANHOLES AND, WITHIN LIMITS OF PAVEMENT, BE INSTALLED TO THE TOP OF THE BASE LAYER WITH A MINIMUM OF 2" OF ASPHALT ON TOP OF THE RING ENCASEMENT.

12. MANHOLE OPENING INCREASED TO 30" AS PER TAC CHAPTER 217.55.

13. ALL SEWER PIPE LATERALS SHALL BE SDR 26 (CLASS 160) PVC PIPE.

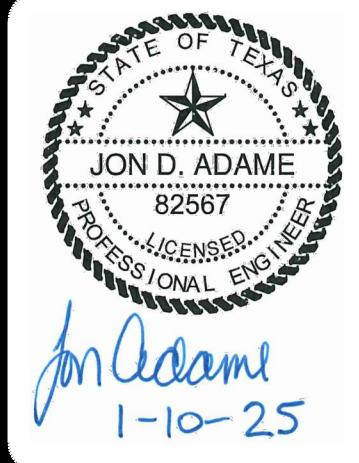
14. IF THE GIVEN TOP OF MANHOLE ELEVATION DOES NOT AGREE ON ACTUAL GROUND SURFACE OR FINISH PAVEMENT, THE CONTRACTOR SHALL ADJUST ELEVATIONS SUCH THAT THE TOP OF MANHOLE SHALL BE 0.5' ABOVE EXISTING GROUND, OR FLUSH TO FINISH ASPHALT PAVEMENT.

15. ALL MANHOLES CONSTRUCTED OVER THE EDWARDS AQUIFER RECHARGE ZONE SHOULD BE WATERTIGHT.

**Polecat Creek-Medina River Watershed  
SEWER Upper Medina River-Dos Rios W.R.C.**

|   |                      |
|---|----------------------|
| DEVELOPER'S NAME: LGL HOMES - TEXAS, LLC                      |                      |
| ADDRESS: 1450 LAKE ROBBINS DRIVE, SUITE 430                   |                      |
| CITY: THE WOODLANDS   | STATE: TX ZIP: 77380 |
| PHONE# (281) 362-8998   | FAX#                 |
| SAWS BLOCK MAP# 084548 TOTAL EDU'S 149 TOTAL ACREAGE 31.11    |                      |
| TOTAL LINEAR FOOTAGE OF PIPE 8"~9,436 LF PLAT NO. 22-11800189 |                      |
| NUMBER OF LOTS 149  | SAWS JOB NO. 22-1588 |

| DATE     | REVISION | NO. | DESCRIPTION                     |
|----------|----------|-----|---------------------------------|
| 07/10/25 | 1        | 1   | UPDATE TOTAL LENGTH OF 8" PIPE. |



**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

**LUCERO AT LUCKEY RANCH, UNIT-1**  
SAN ANTONIO, TEXAS  
**SANITARY SEWER NOTES**

|          |              |
|----------|--------------|
| PLAT NO. | 22-11800189  |
| JOB NO.  | 11164-40     |
| DATE     | JANUARY 2025 |
| DESIGNER | CR           |
| CHECKED  | JA DRAWN     |
| SHEET    | C5.21        |