



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



TRE-APP-APP25-38800177

TREE PRESERVATION PERMIT

APPROVED FOR ONLY TREE REMOVAL

MUST PASS PRE-CONSTRUCTION AND FENCING INSPECTION PRIOR TO ANY SITE WORK

9/30/2025 3:14 PM

AMENDMENT #1

BSA Tree TRE-APP-APP25-38800177 // Plat-24-1180 / [Title] // Tied to Master Tree Preservation Plan TRE-APP-APP22-3880 // A4 // OCL // Tree Survey // UDC Year 2023 // // HCF Rqd Yes Streetscape Rqd No //Floodplain Present Yes// 9/30/2025 / CGJ

AMENDMENT #1 September 30, 2025 CGJohnson

Comments

BSA Tree TRE-APP-APP25-38800177 // CIP SAWS The Villas at Timberwood Offsite Sanitary Sewer Extension // A4 // OCL // Tree Survey // UDC Year 2023 // // HCF Rqd Yes Streetscape Rqd No //Floodplain Present Yes// 4/28/2025 / CGJ

STATUS: APPROVED FOR ONLY TREE REMOVAL IN UNIT(S) CIP SAWS The Villas at Timberwood Offsite Sanitary Sewer Extension ONLY RESIDENTIAL USE. COMMERCIAL AND AMENITY CENTER NOT INCLUDED.

APPLICATION IS FOR TREE REMOVAL PURPOSES. TREE REVIEW APPROVAL IS FOR TREE REMOVAL WITHIN UNIT(S) CIP SAWS The Villas at Timberwood Offsite Sanitary Sewer Extension ONLY, WITH THIS APPROVAL. ANY SITE WORK OR TREE REMOVAL INCLUDING IN EASEMENTS OR RIGHT OF WAY, OUTSIDE OF UNIT(S) CIP SAWS The Villas at Timberwood Offsite Sanitary Sewer Extension SHALL REQUIRED A SEPARATE TREE APPLICATION BE SUBMITTED AND APPROVED PRIOR TO START OF WORK.

APPROVAL VALID FOR 180 DAYS

//TREE PERMIT REQUIREMENTS:

TREE SAVE AREA TO BE LEFT UNDISTURBED IN ITS NATURAL CONDITION. TREE SAVE AREAS MUST BE DESIGNATED AS SUCH WHEN AREA IS PLATTED.

PRIOR TO COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL SCHEDULE A



PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW PROCEDURES FOR PROTECTION AND MANAGEMENT OF ALL SIGNIFICANT, HERITAGE OR MITIGATION TREES (CAN BE SCHEDULED WITH TREE FENCING INSPECTION). INSPECTIONS CAN BE SCHEDULED ONLINE THROUGH ACCELA.

THE PERMIT HOLDER SHALL MAINTAIN A COPY OF THE APPROVED TREE PLANS, APPROVED TREE PERMIT AND THE CONDITIONS OF APPROVAL IMPOSED BY THE CITY ARBORIST READILY AVAILABLE AT THE SITE AT ALL TIMES DURING WHICH AUTHORIZED WORK IS IN PROGRESS.

ALL OFFSITE STAGING, STORAGE, PROJECT TRAILERS, EMPLOYEE PARKING, ETC. IS REQUIRED APPLY FOR A TEMPORARY USES APPLICATION.

- ROOT PROTECTION ZONE:

1) A ROOT PROTECTION ZONE MUST BE ESTABLISHED AROUND THE TRUNK OF EACH TREE PRESERVED OR MITIGATION TREE. THE AREA IS DEFINED BY AN AVERAGE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH (DBH).

2) MATERIAL OR EQUIPMENT STORAGE OR NO CUTTING, FILLING, TRENCHING, ROOT OR SOIL DISTURBANCE, OR CONSTRUCTION IMPACTS SHALL OCCUR CLOSER TO THE TRUNK THAN ONE-HALF (½) THE ROOT PROTECTION ZONE RADIUS

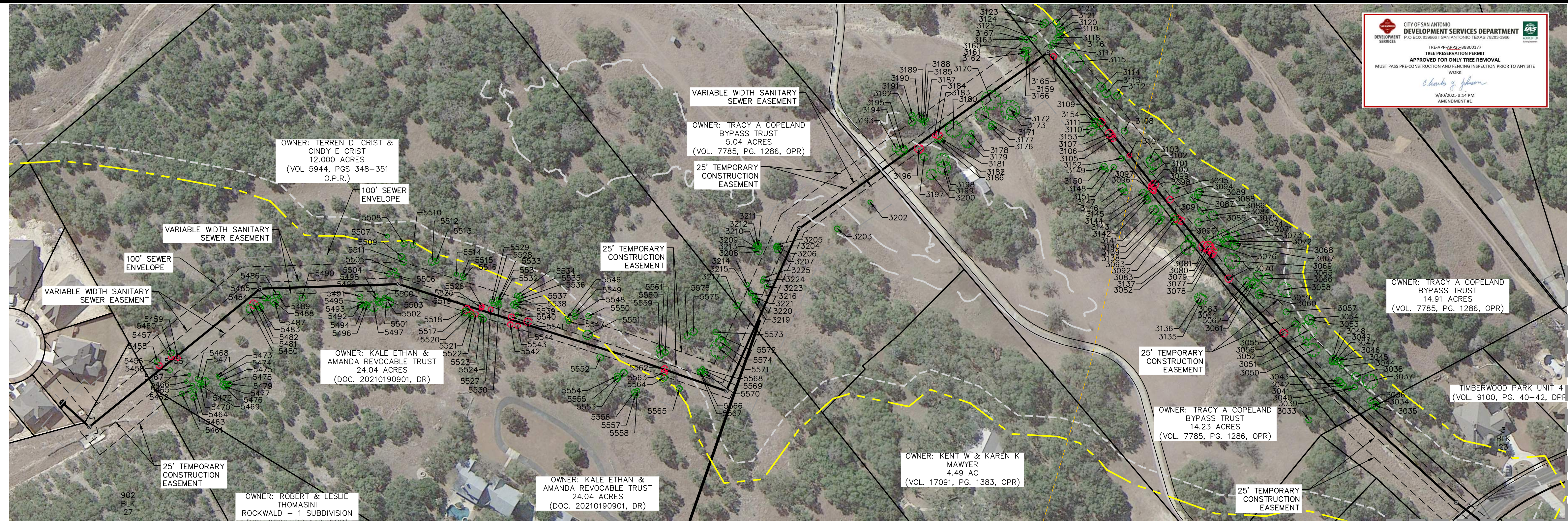
FAILURE TO SCHEDULE A FENCING INSPECTION PRIOR TO START OF WORK MAY RESULT IN A STOP WORK ORDER OR A PENALTY OF \$1000.00 OR BOTH.

// APPLICABLE UDC CODES:

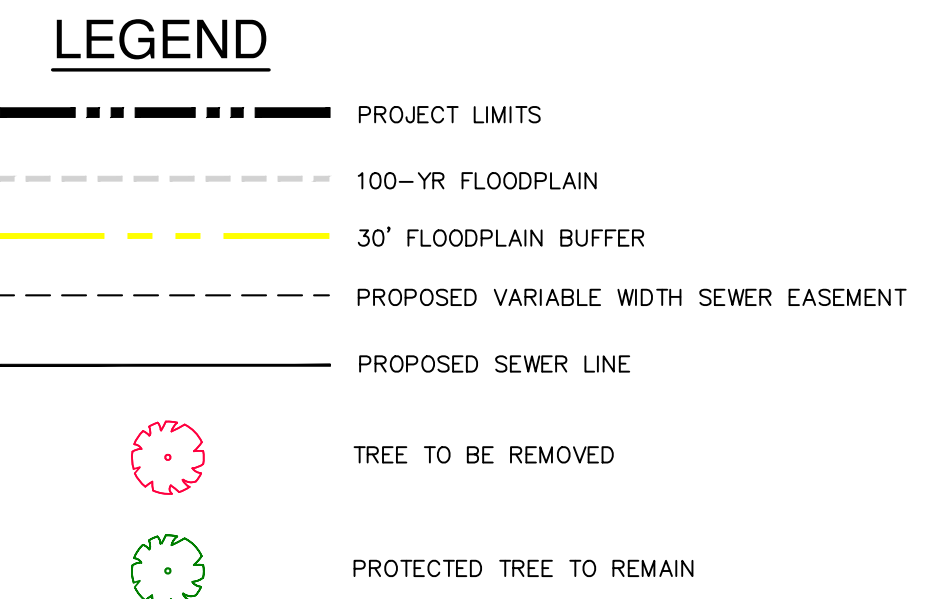
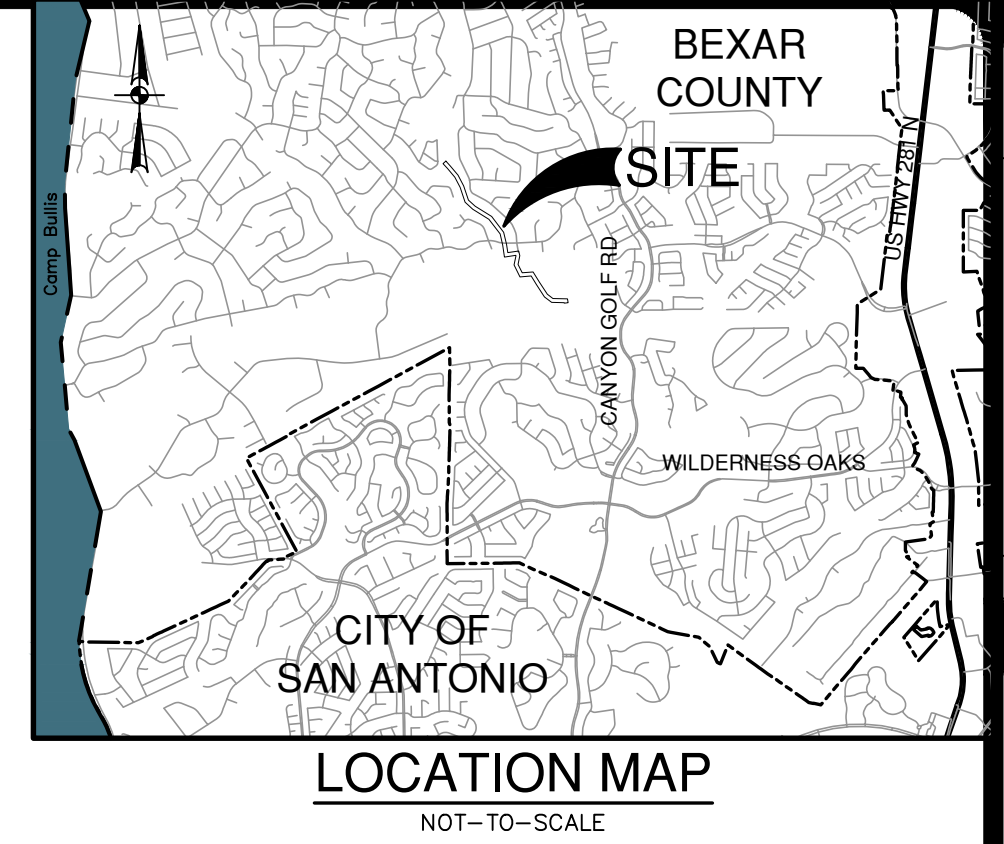
35-523 (K) (5), 35-477 (J), 35-523 (K) (4), 21-170 (B), 35-511 (E), 35-523 (K) (2), 35-477 (5) (C), 35-477 (H) AND 35-523 (J) (1)

PLEASE FORWARD A COPY TO THE CONTRACTOR ON SITE WITH A COPY OF THE PLAT OR PLAN (IF APPLICABLE) FOR POSTING ON SITE.

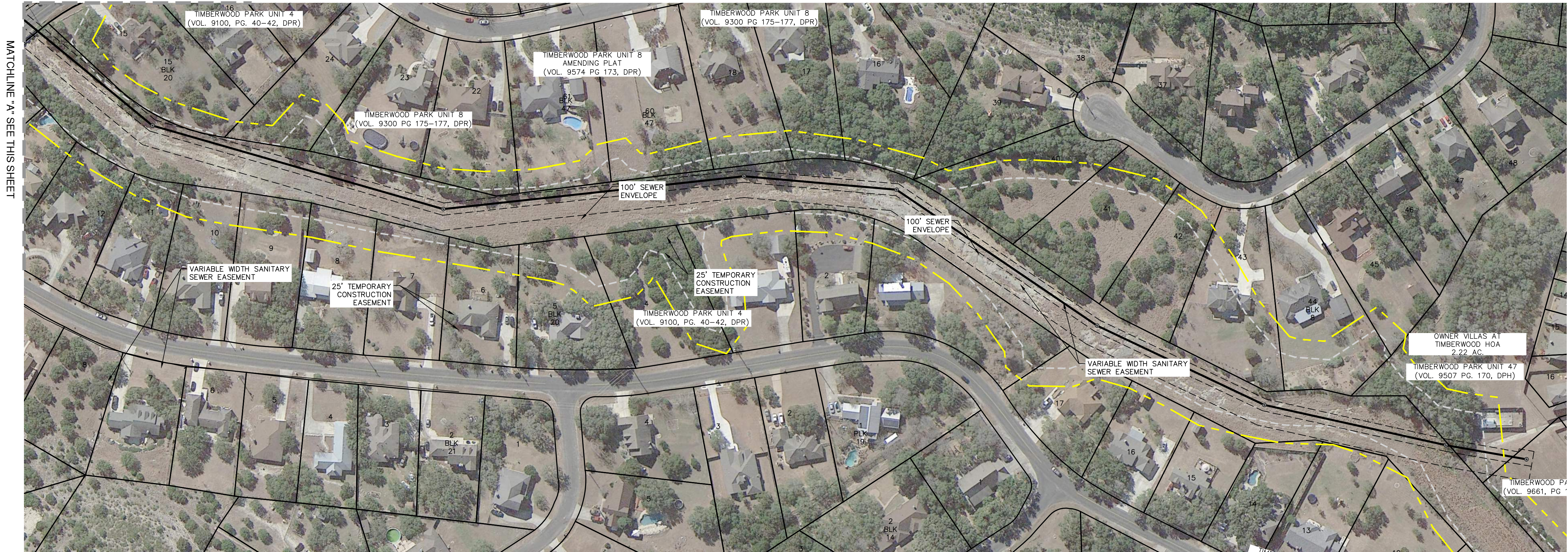
// IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CONTACT ME AT CHARLES.JOHNSON2@SANANTONIO.GOV OR (210) 207-0170.



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
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MUST PASS PRE-CONSTRUCTION AND TRACING INSPECTION PRIOR TO ANY SITE WORK

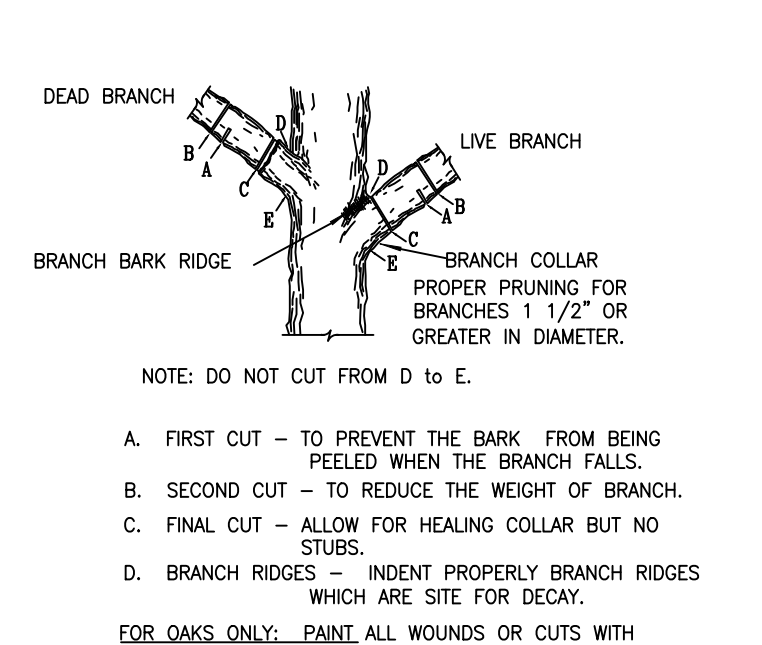
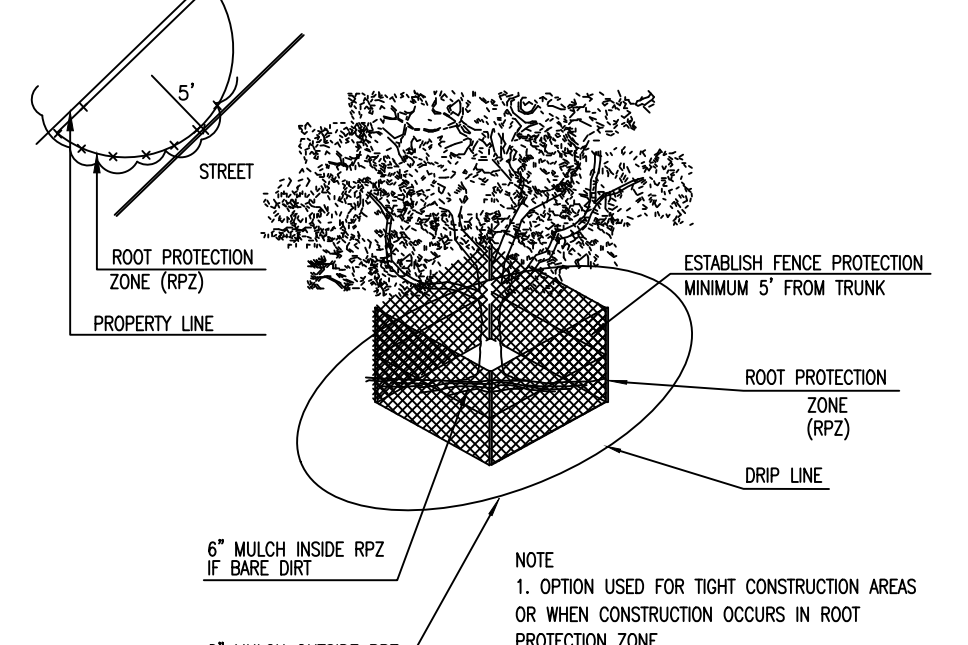
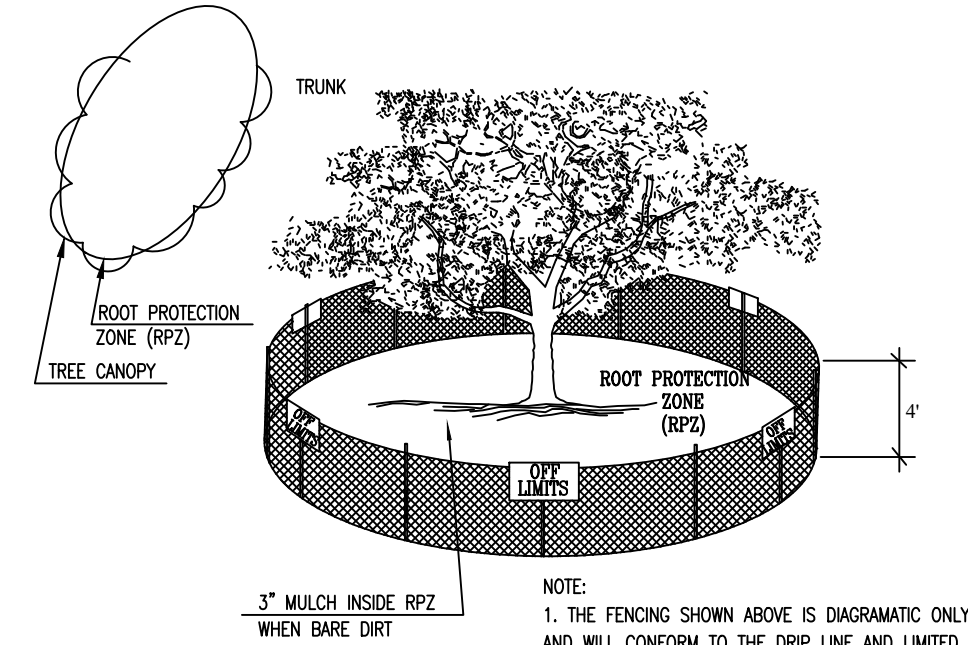


MATCHLINE "A" SEE THIS SHEET



- TREE PRESERVATION NOTES:**
- ALL EXISTING TREES DENOTED ON THIS PLAN TO BE PRESERVED AS SHOWN AND PROTECTED AT THE ROOT PROTECTED ZONE (RPZ). THE RPZ SHALL BE DETERMINED BY TREE SIZE (RECOMMENDED 1' RADIUS FROM TRUNK FOR EVERY 1" DIAMETER OF TRUNK AT 4.5' FROM GROUND) WITH A MINIMUM 5' DIAMETER FROM THE TRUNK.
 - A (CHAIN LINK OR ORANGE MESH FENCE) BARRIER AROUND THE RPZ SHALL BE ERECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.
 - RPZ SHALL BE SUSTAINED IN A NATURAL STATE AND SHALL BE FREE FROM VEHICULAR OR MECHANICAL TRAFFIC; NO FILL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED INSIDE THE PROTECTIVE ZONE.
 - THE RPZ SHALL BE COVERED WITH MULCH TO REDUCE MOISTURE STRESS.
 - ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY. ALL WOUNDS TO TREES WILL BE PAINTED WITH PRUNING PAINT WITHIN 30 MINUTES AFTER DAMAGE. ROOTS EXPOSED DURING CONSTRUCTION OPERATIONS WILL BE CUT CLEANLY.
 - THE PROPOSED FINISHED GRADE AND ELEVATION OF LAND WITHIN THE ROOT PROTECTION ZONE OF ANY TREES TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN 3". WELLING AND RETAINING METHODS ARE ALLOWED OUTSIDE THE RPZ.
 - THE RPZ SHALL REMAIN PEROUS, I.E. GROUND COVER OR TURF AT COMPLETION OF LANDSCAPE DESIGN.
 - ALL BROKEN BRANCHES AND EXPOSED ROOTS OF SIGNIFICANT, HERITAGE OR MITIGATION TREES SHALL BE CUT CLEANLY AND IN ACCORDANCE WITH ANSI-300 STANDARDS. IN THE CASE OF OAK SPECIES, IN ORDER TO PREVENT INFECTION BY OAK WILT SPORES, WOUNDS MUST BE PAINTED WITH AN ACCEPTABLE WOUND DRESSING WITHIN THIRTY (30) MINUTES.

- GENERAL NOTES:**
- 2010 TREE ORDINANCE WITH TREE SURVEY - 100% HERITAGE TREES WITHIN EASEMENT ARE PROTECTED AND SHALL BE MITIGATED AT 3:1 RATIO.
 - ALL TREES SPECIES OF ASH (ALL FRAXINUS SPECIES), HACKBERRY (ALL CELTIS SPECIES), HUISACHE, ASHE JUNIPER, AND MESQUITE WILL BE MITIGATED AT 1:1.
 - TREES LOCATED OUTSIDE THE LIMITS OF THE TREE SURVEY WILL REMAIN UNDISTURBED.



Date: July 26, 2024, 9:14 AM - User ID: rahvarez
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DATE: _____
NO. REVISION: _____

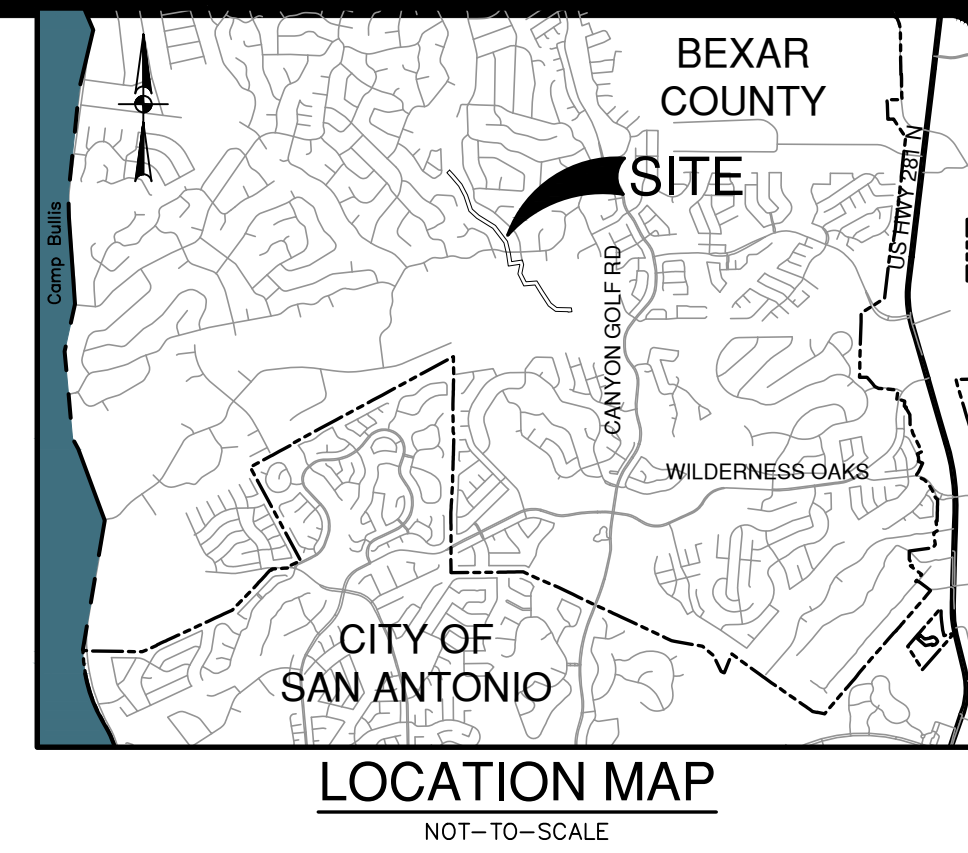
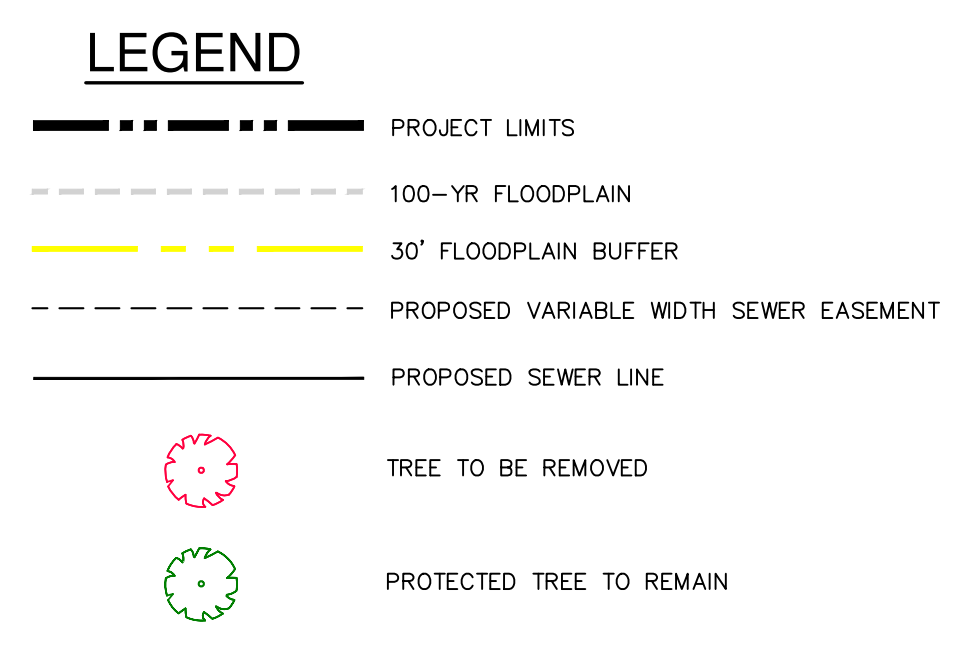
PAPE-DAWSON ENGINEERS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008800

**THE VILLAS AT TIMBERWOOD OFFSITE
SANITARY SEWER EXTENSION
SAN ANTONIO, TEXAS**

PLAT NO. -
JOB NO. 13370-00
DATE JANUARY 2025
DESIGNER RA
CHECKED BL DRAWN RA
SHEET 1 OF 2

Date: July 26, 2024, 9:14 AM - User ID: rahvarez
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SIGNIFICANT TREES SAVED IN FLOODPLAIN					SIGNIFICANT TREES SAVED OUTSIDE FLOODPLAIN					SIGNIFICANT TREES SAVED IN FLOODPLAIN BUFFER				
3033	CEDAR	10	3152	LIVE OAK	9	5455	OAK	8	3038	OAK	14			
3034	OAK	10	3153	LIVE OAK	16	5458	OAK	8	3045	OAK	8			
3035	OAK	13	3154	LIVE OAK	11	5460	OAK	10	3053	ELM	16			
3036	OAK	10	3159	LIVE OAK	9	5461	OAK	8	3054	ELM	9			
3039	OAK	9	3160	LIVE OAK	8	5462	OAK	8	3112	CEDAR	11			
3040	OAK	7	3161	LIVE OAK	6	5463	OAK	9	3113	OAK	14			
3041	OAK	10	3162	LIVE OAK	11	5464	OAK	7	3114	CEDAR	14			
3042	OAK	13	3163	LIVE OAK	10	5465	OAK	7	3116	OAK	11			
3043	OAK	13	3166	LIVE OAK	9	5466	OAK	6	3117	OAK	11			
3044	OAK	8	3167	LIVE OAK	8	5467	OAK	5	3118	OAK	9			
3046	OAK	11	3171	LIVE OAK	21	5468	OAK	8	3119	OAK	11			
3047	OAK	10	3173	LIVE OAK	16	5469	OAK	7	3120	OAK	12			
3048	OAK	8	3176	LIVE OAK	10	5470	OAK	6	3121	OAK	12			
3049	OAK	13	3177	LIVE OAK	12	5471	OAK	8	3122	OAK	11			
3050	OAK	21	3178	LIVE OAK	8	5472	OAK	12	3123	OAK	11			
3051	OAK	10	3179	LIVE OAK	21	5473	OAK	4	3124	OAK	10			
3055	CEDAR	10	3181	LIVE OAK	9	5474	OAK	4	5507	OAK	7			
3057	CEDAR	10	3182	LIVE OAK	8	5475	OAK	7	5548	OAK	9			
3058	OAK	22	3185	LIVE OAK	6	5476	OAK	11	5549	OAK	10			
3059	OAK	10	3186	ELM	6	5477	OAK	10	5550	OAK	9			
3060	OAK	13	3187	LIVE OAK	6	5478	OAK	9	5564	OAK	11			
3061	OAK	16	3188	LIVE OAK	6	5479	OAK	8	5565	OAK	10			
3062	OAK	10	3189	LIVE OAK	7	5480	OAK	14						
3063	OAK	12	3190	LIVE OAK	12	5482	OAK	10						
3064	OAK	7	3191	LIVE OAK	8	5483	OAK	10						
3065	OAK	15	3192	LIVE OAK	12	5484	OAK	9						
3066	OAK	16	3193	LIVE OAK	13	5485	OAK	8						
3067	OAK	15	3194	LIVE OAK	18	5486	OAK	11						
3068	ELM	6	3195	LIVE OAK	11	5487	OAK	11						
3071	OAK	19	3197	LIVE OAK	12	5488	OAK	11						
3072	OAK	18	3198	LIVE OAK	22	5489	OAK	6						
3073	OAK	18	3199	LIVE OAK	21	5490	OAK	10						
3074	OAK	19	3200	LIVE OAK	17	5491	OAK	9						
3075	OAK	12	3202	LIVE OAK	7	5492	OAK	9						
3076	OAK	18	3203	LIVE OAK	9	5493	OAK	9						
3082	OAK	8	3204	LIVE OAK	10	5494	OAK	9						
3083	OAK	11	3205	LIVE OAK	6	5495	OAK	6						
3084	OAK	15	3206	LIVE OAK	10	5496	OAK	9						
3085	OAK	12	3207	LIVE OAK	10	5497	OAK	17						
3086	OAK	12	3208	LIVE OAK	11	5498	OAK	7						
3087	OAK	14	3209	LIVE OAK	8	5499	OAK	7						
3088	OAK	12	3210	LIVE OAK	7	5500	OAK	12						
3089	OAK	11	3211	LIVE OAK	10	5501	OAK	18						
3092	OAK	13	3212	LIVE OAK	9	5502	OAK	17						
3093	OAK	11	3213	LIVE OAK	8	5503	OAK	9						
3096	OAK	13	3214	LIVE OAK	8	5504	OAK	8						
3101	CEDAR	9	3215	LIVE OAK	8	5505	OAK	8						
3103	OAK	11	3216	LIVE OAK	6	5506	OAK	8						
3108	OAK	10	3217	LIVE OAK	10	5508	OAK	10						
3110	OAK	11	3219	ELM	8	5509	OAK	10						
3111	OAK	14	3220	LIVE OAK	8	5510	OAK	9						
3125	OAK	9	3221	LIVE OAK	8	5511	OAK	10						
3135	LIVE OAK	17	3223	LIVE OAK	7	5512	OAK	12						
3136	LIVE OAK	17	3224	LIVE OAK	7	5513	OAK	9						
3137	LIVE OAK	23	3225	LIVE OAK	7	5514	OAK	7						
3138	LIVE OAK	11	5559	OAK	12	5515	OAK	8						
3139	LIVE OAK	7	5560	OAK	11	5516	OAK	7						
3140	LIVE OAK	17	5561	OAK	10	5517	OAK	12						
3141	LIVE OAK	15	5566	OAK	9	5520	OAK	8						
3142	LIVE OAK	11	5567	OAK	9	5521	OAK	8						
3143	LIVE OAK	8	5568	OAK	6	5523	OAK	9						
3144	LIVE OAK	8	5569	OAK	6	5524	OAK	10						
3145	LIVE OAK	11	5570	OAK	7	5528	OAK	7						
3146	LIVE OAK	10	5572	OAK	5	5529	OAK	7						
3147	LIVE OAK	14	5573	OAK	9	5530	OAK	9						
3148	LIVE OAK	6	5574	OAK	17	5531	OAK	6						
3149	LIVE OAK	10	5575	OAK	12	5532	OAK	6						
3150	LIVE OAK	6	5576	OAK	11	5533	OAK	8						
3151	LIVE OAK	9				5534	OAK	8						
						5535	OAK	10						
						5536	OAK	9						
						5537	OAK	10						
						5538	OAK	11						
						5539	OAK	9						
						5540	ELM	6						
						5546	OAK	7						
						5547	OAK	8						
						5551	OAK	15						
						5552	OAK	11						
						5553	OAK	11						
						5554	OAK	10						
						5555	OAK	10						
						5556	OAK	9						
						5557	ELM	9						
						5558	OAK	8						



SIGNIFICANT TREES REMOVED IN FLOODPLAIN BUFFER

5562	OAK	11
5563	OAK	10

HERITAGE TREES SAVED IN FLOODPLAIN

3052	OAK	29
3069	OAK	24
3102	OAK	24
3170	LIVE OAK	31
3172	LIVE OAK	31
3180	LIVE OAK	26
5571	OAK	32

HERITAGE TREES SAVED IN FLOODPLAIN BUFFER

3037	OAK	24
3115	OAK	32

SIGNIFICANT TREE PRESERVATION OUTSIDE FLOODPLAIN:

TOTAL INCHES OF SIGNIFICANT TREES = 890 INCHES
 REQUIRED PRESERVATION = 890 INCHES X 25% = 222.5 INCHES
 TOTAL INCHES OF REMOVED SIGNIFICANT TREES = 133 INCHES
 TOTAL INCHES OF SAVED SIGNIFICANT TREES = 757 INCHES
 EXCESS MITIGATION = 890 INCHES - 222.5 INCHES = 534.5 INCHES
 PERCENTAGE OF TREES PRESERVED = 757/890 = 85.06%

HERITAGE TREE PRESERVATION OUTSIDE FLOODPLAIN:

TOTAL INCHES OF HERITAGE TREE = 0 INCHES
 TOTAL INCHES OF REMOVED HERITAGE TREES = 0 INCHES
 MITIGATION OF HERITAGE TREES 3:1 = 0 INCHES X (3:1 RATIO) = 0 INCHES
 TOTAL INCHES OF SAVED HERITAGE TREES = 0 INCHES

SIGNIFICANT TREE PRESERVATION IN FLOODPLAIN:

TOTAL INCHES OF SIGNIFICANT TREES = 1,804 INCHES
 REQUIRED PRESERVATION = 1,804 INCHES X 80% = 1,443.2 INCHES
 TOTAL INCHES OF REMOVED SIGNIFICANT TREES = 280 INCHES
 TOTAL INCHES OF SAVED SIGNIFICANT TREES = 1,524 INCHES
 EXCESS MITIGATION = 1,524 INCHES - 1,443.2 INCHES = 80.8 INCHES
 PERCENTAGE OF TREES PRESERVED = 1,524/1804 = 84.48%

HERITAGE TREE PRESERVATION IN FLOODPLAIN:

TOTAL INCHES OF HERITAGE TREE = 197 INCHES
 TOTAL INCHES OF REMOVED HERITAGE TREES = 0 INCHES
 MITIGATION OF HERITAGE TREES 3:1 = 0 INCHES X (3:1 RATIO) = 0 INCHES
 TOTAL INCHES OF SAVED HERITAGE TREES = 197 INCHES
 PERCENTAGE OF TREES PRESERVED = 197/197 = 100.0%

SIGNIFICANT TREE PRESERVATION IN FLOODPLAIN BUFFER:

TOTAL INCHES OF SIGNIFICANT TREES INSIDE FLOODPLAIN BUFFER = 261 INCHES
 REQUIRED TREE PRESERVATION AREA = 261 INCHES X (80% MIN) = 208.8 INCHES
 TOTAL INCHES OF REMOVED SIGNIFICANT TREES = 21 INCHES
 TOTAL INCHES OF SAVED SIGNIFICANT TREES = 240 INCHES
 EXCESS MITIGATION = 240 INCHES - 208.8 INCHES = 31.2 INCHES
 PERCENTAGE OF TREES PRESERVED = 240/261 = 91.95%

HERITAGE TREE PRESERVATION IN FLOODPLAIN BUFFER:

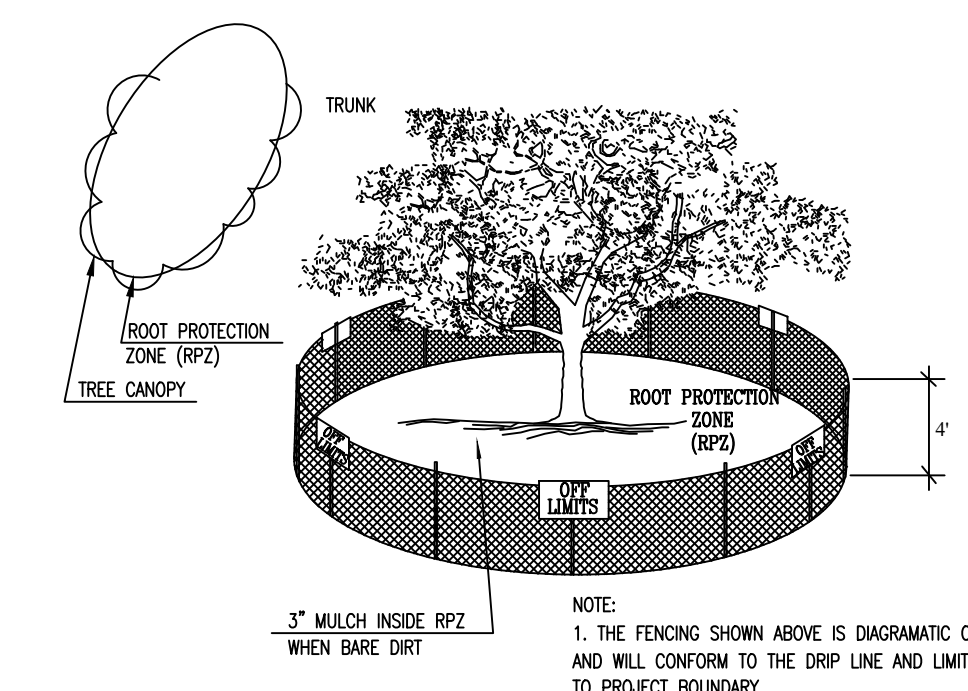
TOTAL INCHES OF HERITAGE TREES INSIDE FLOODPLAIN BUFFER = 56 INCHES
 TOTAL INCHES OF REMOVED HERITAGE TREES INSIDE FLOODPLAIN BUFFER = 0
 MITIGATION OF HERITAGE TREES 3:1 = 0 INCHES X (3:1 RATIO) = 0 INCHES
 TOTAL INCHES OF SAVED HERITAGE TREES INSIDE FLOODPLAIN BUFFER = 56 INCHES
 PERCENTAGE OF TREES PRESERVED = 56/56 = 100%

SIGNIFICANT TREES REMOVED INSIDE FLOODPLAIN

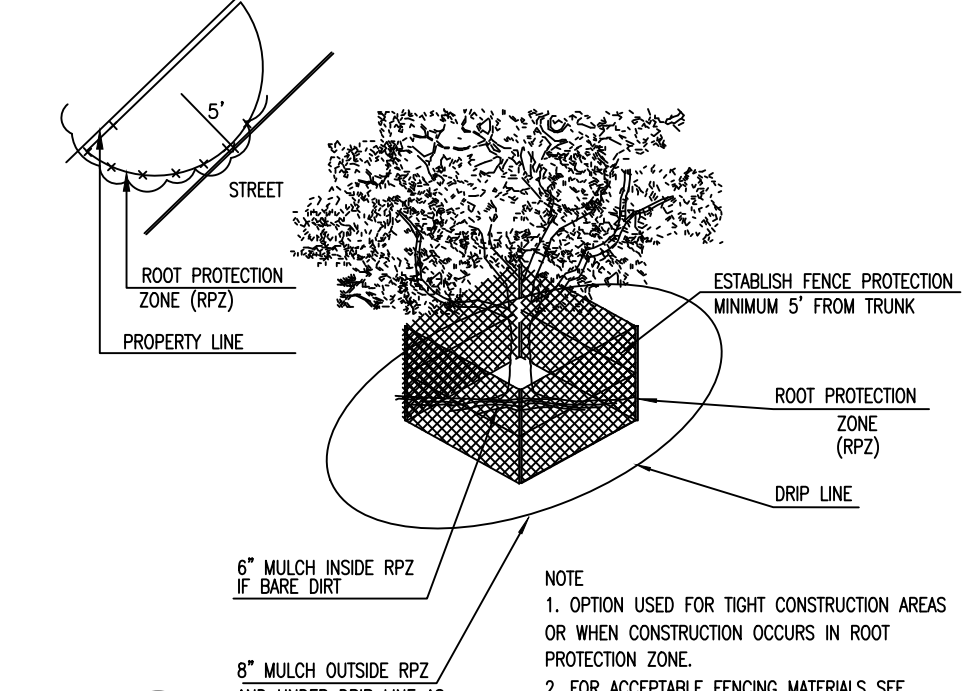
3056	CEDAR	13
3070	CEDAR	12
3077	OAK	13
3078	CEDAR	11
3079	OAK	16
3080	OAK	16
3081	OAK	16
3090	OAK	12
3091	OAK	13
3094	OAK	11
3096	OAK	8
3097	OAK	12
3098	OAK	10
3099	OAK	14
3100	OAK	7
3105	OAK	7
3106	OAK	10
3107	OAK	7
3109	OAK	14
3165	OAK	13
3170	CEDAR	10
3183	ELM	13
3184	LIVE OAK	7
3196	LIVE OAK	15

SIGNIFICANT TREES REMOVED OUTSIDE FLOODPLAIN

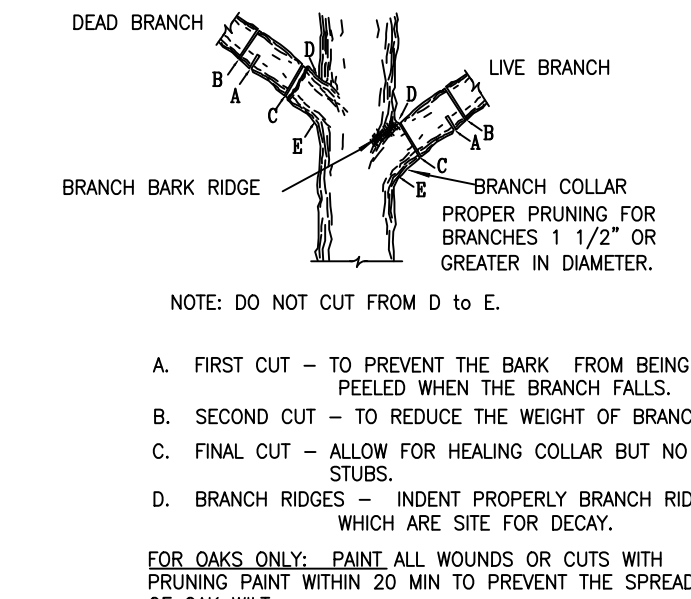
5456	OAK	10
5457	OAK	8
5459	OAK	8
5481	OAK	14
5518	OAK	13
5519	OAK	7
5522	OAK	8
5525	OAK	8
5527	OAK	8
5541	OAK	10
5542	OAK	9
5543	OAK	9
5544	OAK	13



1.1.2 LEVEL I & FENCE PROTECTION



1.1.3 LEVEL II A FENCE PROTECTION



1.4 BRANCH PRUNING DETAIL

- GENERAL NOTES:**
- 2010 TREE ORDINANCE WITH TREE SURVEY - 100% HERITAGE TREES WITHIN EASEMENT ARE PROTECTED AND SHALL BE MITIGATED AT 3:1 RATIO.
 - TREES SPECIES OF ASH (ALL FRAXINUS SPECIES), HACKBERRY (ALL CELTIS SPECIES), HUISACHE, ASHE JUNIPER, AND MESQUITE WILL BE MITIGATED AT 1:1.
 - TREES LOCATED OUTSIDE THE LIMITS OF THE TREE SURVEY WILL REMAIN UNDISTURBED.
- TREE PRESERVATION NOTES:**
- ALL EXISTING TREES DENOTED ON THIS PLAN TO BE PRESERVED AS SHOWN AND PROTECTED AT THE ROOT PROTECTED ZONE (RPZ). THE RPZ SHALL BE DETERMINED BY TREE SIZE (RECOMMENDED 1' RADIUS FROM TRUNK FOR EVERY 1" DIAMETER OF TRUNK AT 4.5' FROM GROUND) WITH A MINIMUM 5' DIAMETER FROM THE TRUNK.
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 - THE RPZ SHALL BE COVERED WITH MULCH TO REDUCE MOISTURE STRESS.
 - ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY. ALL WOUNDS TO TREES WILL BE PAINTED WITH PRUNING PAINT WITHIN 30 MINUTES AFTER DAMAGE. ROOTS EXPOSED DURING CONSTRUCTION OPERATIONS WILL BE CUT CLEANLY.
 - THE PROPOSED FINISHED GRADE AND ELEVATION OF LAND WITHIN THE ROOT PROTECTION ZONE OF ANY TREES TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN 3". WELLING AND RETAINING METHODS ARE ALLOWED OUTSIDE THE RPZ.
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PAPE-DAWSON ENGINEERS
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1002880

THE VILLAS AT TIMBERWOOD OFFSITE
 SANITARY SEWER EXTENSION
 SAN ANTONIO, TEXAS

DATE: _____
 NO. REVISION: _____

PLAT NO. _____
 JOB NO. 13370-00
 DATE: JANUARY 2025
 DESIGNER: RA
 CHECKED: BL DRAWN: RA
 SHEET: 2 OF 2