

UTILITY SERVICE AGREEMENT REQUEST

for

Stone Oak Complex

Located 950-ft east of Hardy Oak Blvd and on the south side of Stone Oak Pkwy
San Antonio, Texas

Prepared for

517 Naba Properties, LLC
4 Tournament Green
San Antonio Texas 78257
Attn: Francisco Gomez

Prepared by

CDS Muery
100 Loop 410, Ste 300
San Antonio, Texas 78212



April 2025

CDS
muery

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I. ENGINEERING REPORT

a. Project Name: **Stone Oak Complex**

b. Consultant's Contact Information: **CDS Muery Engineers & Surveyors**
100 NE Loop 410, Ste. 300
San Antonio, TX 78216

Brian Crowell, PE, LEED AP
brian.crowell@cdsmuery.com

c. Developer's Contact Information: **517 Naba Properties , LLC**
4 Tournament Green
San Antonio, TX 78257

Francisco Gomez

d. Location Map: **See Exhibit A**

e. Site Map with Elevation Contours: **See Exhibit B**

f. Total Acreage: **11.9 acres**

g. Project Flow EDU: **Water = 60**
Sewer = 60

300 Manufactured Homes (40-Acres) & 420 RV Spaces (54-Acres)

h. Fire Flow will be based on minimum 1,000 gpm. Fire hydrants will be spaced with maximum 450' separation or per International Fire Code as applicable.

i.

- The water sources closest to the tract are existing an 8" waterline on the south side of Stone Oak Pkwy and a 24" waterline on the north side of Stone Oak Pkwy. (**See Exhibit C**).
- The sewer source closest to the tract is an 8" sewer main along the southwest tract boundary. (**See Exhibit D**).

j. Approximate linear feet of public water and sanitary sewer mains:

Public water will be the length from of the existing 8" or 24" on Stone Oak Pkwy to the northwest property line. The waterline within the property will most likely be private.

Public sewer will be the length from the existing sewer main along the southwest property line extended to the same southwest property line. The extension length will be about 8'.

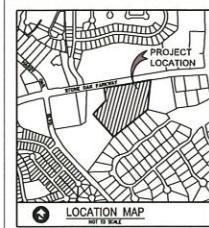
EXHIBIT A

LOCATION MAP

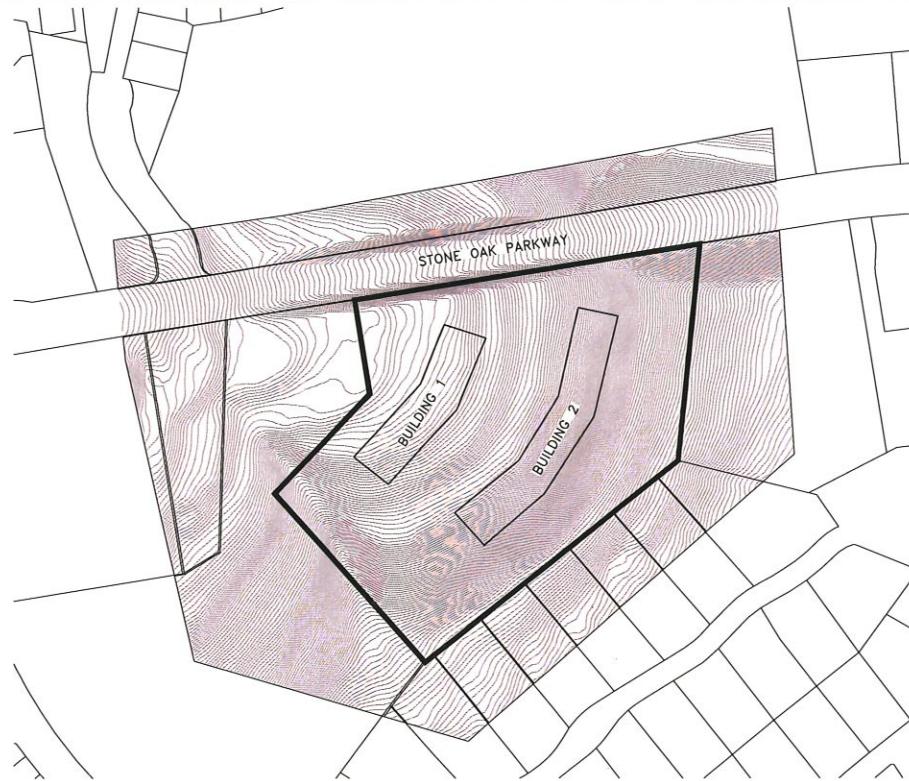


EXHIBIT B

SITE MAP



LOCATION MAP
NOT TO SCALE



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DESIGNED BY	CDS
DRAWN BY	
CHECKED BY	
REVIEWED BY	

NO. DATE REVISION BY DATE

DESIGNED BY CDS
DRAWN BY
CHECKED BY
REVIEWED BY
APRIL 2025

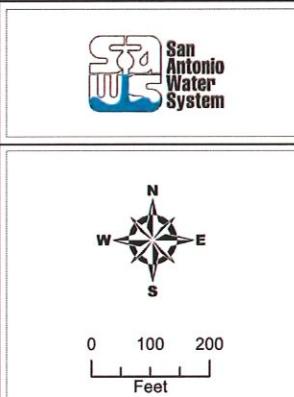
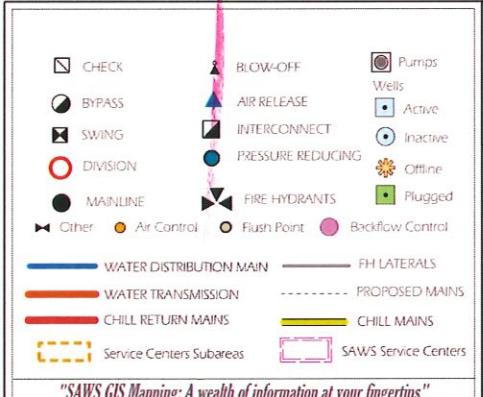
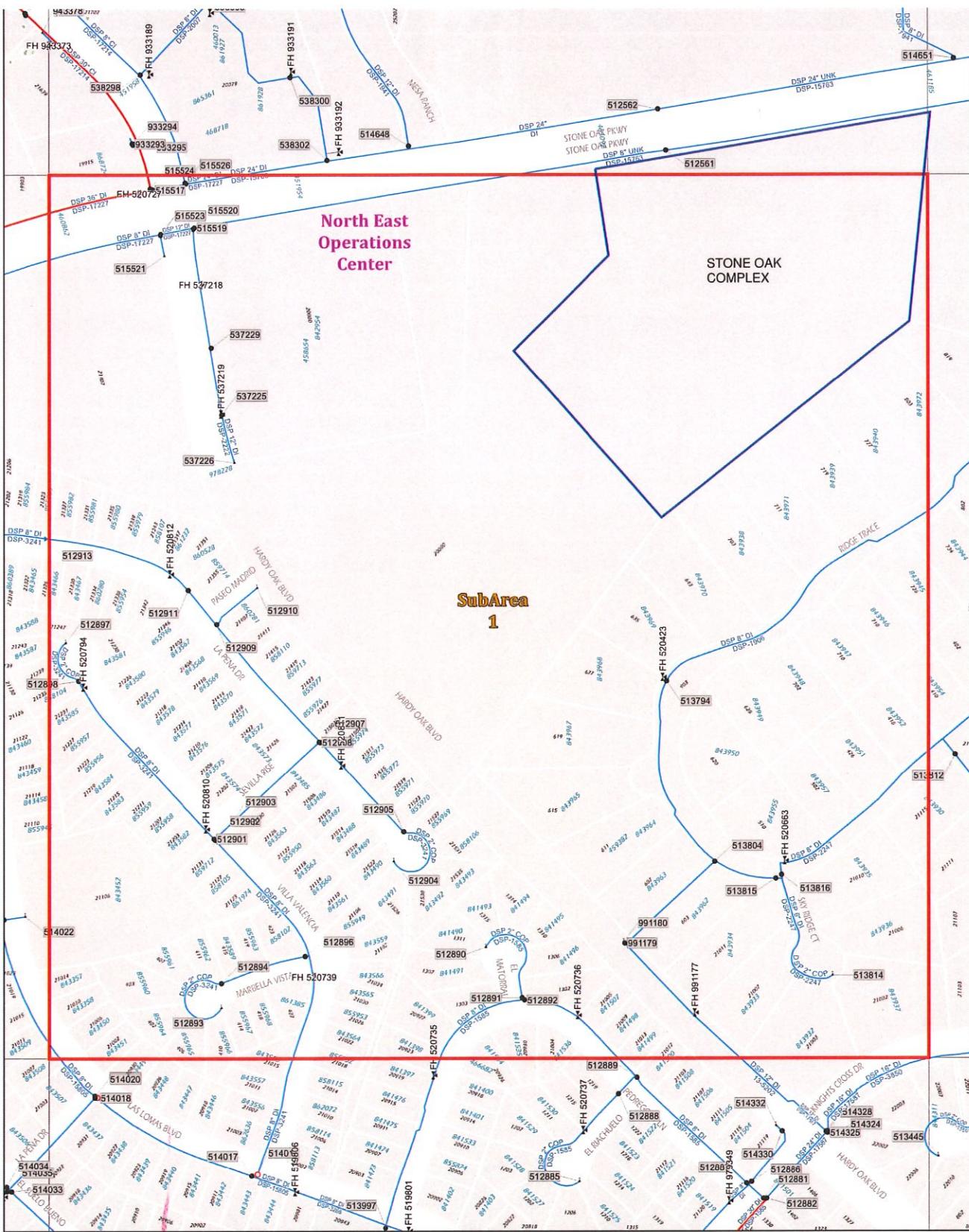
CDS muery
ENGINEERS | SURVEYORS
100 NE LOOP 410, STE. 300 | SAN ANTONIO, TEXAS 78215
(210) 585-1111 | FAX: (210) 585-1733 | TELE: (210) 585-0000

EXHIBIT B
SITE MAP
STONE OAK 12AC.

FILE NO. 124387

EXHIBIT C

SAWS WATER BLOCK MAP (164656)



WATER BLOCK MAP

162656

SAN ANTONIO WATER SYSTEM
INFRASTRUCTURE PLANNING
GIS MAPPING DIVISION

Revised Date: Sep 07, 2018

Disclaimer:

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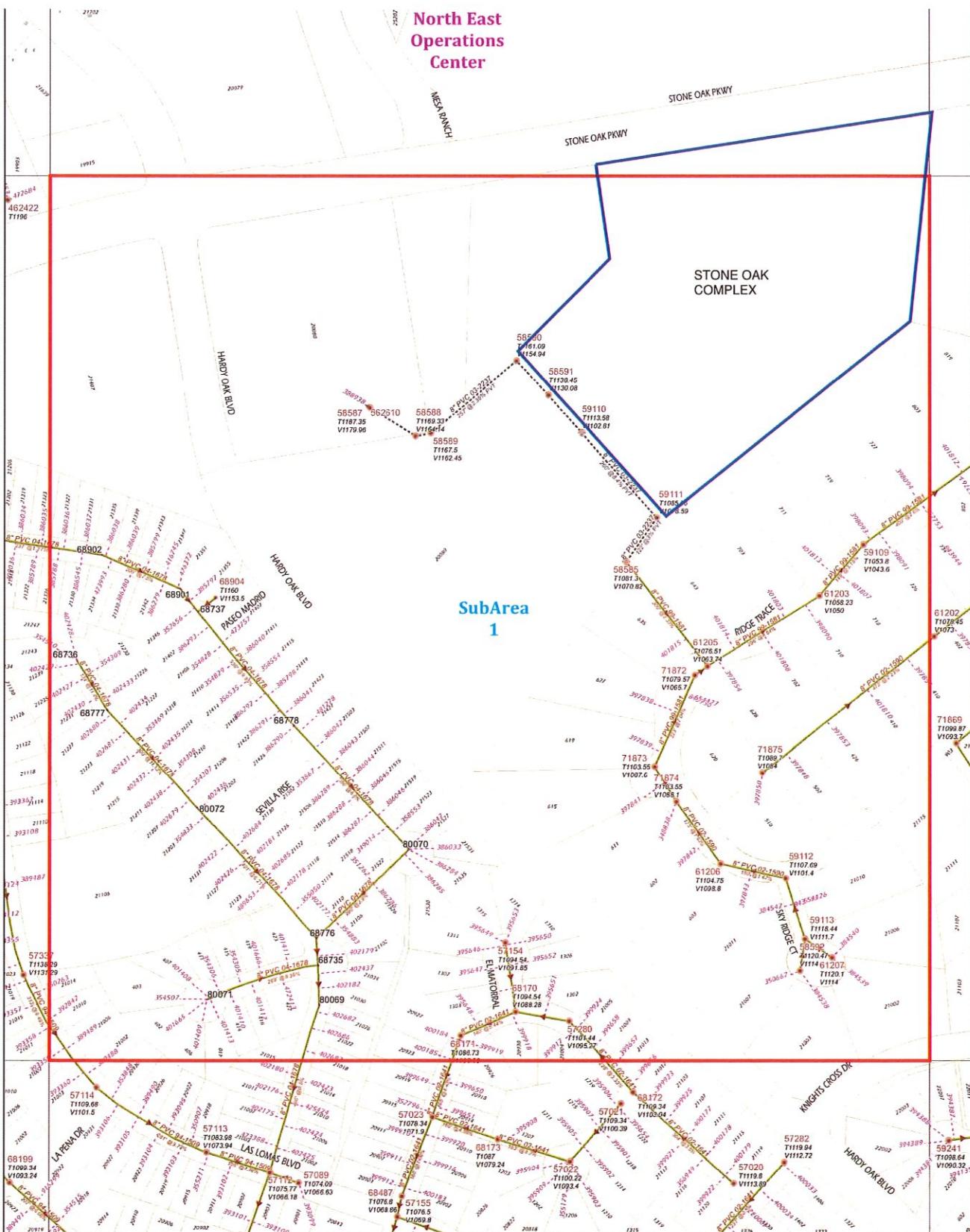
160	162	164
658	658	658
160	162	164
656	656	656
160	162	164
654	654	654



EXHIBIT D

SAWS SEWER BLOCK MAP (162656)

North East Operations Center



LEGEND

- BLOW OFF**
- LIFTSTATION**
- OTHER**
- CLEAN OUT**
- MONOLITHIC**
- STUB OUT**
- AIR RELEASE**
- JUNCTION BOX**
- STANDARD**
- BREAK NODE**
- SIPHON INLET**
- PLUG VALVE**
- AIR RELEASE**
- SIPHON OUTLET**
- DROP MANHOLE**
- FLOW METER**
- FLOW METER w/ SMART COVER**
- SMART COVER**
- AIR BYPASS**
- OUTFALL MAIN**
- PROP. MAINS**
- SLUDGE**
- SIPHON MAIN**
- SEWER LATERALS**
- FORCE MAIN**
- GRAVITY MAIN**
- PVT MAINS**



SEWER BLOCK MAP

162656

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