

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



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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'.

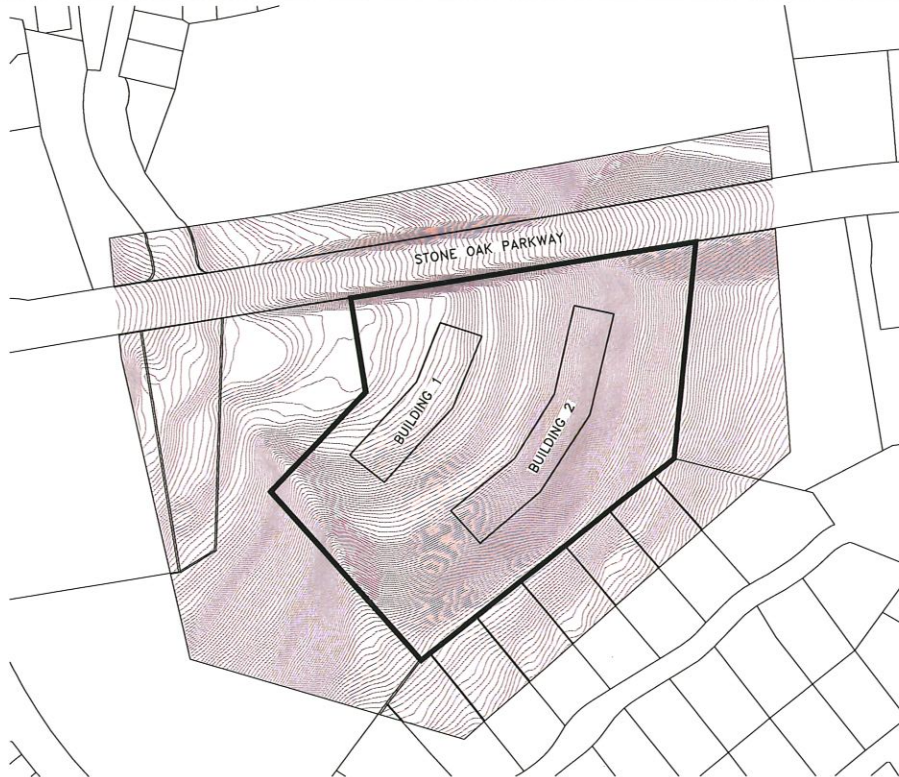
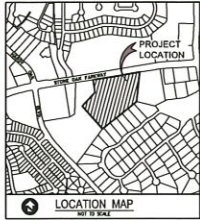
EXHIBIT A

LOCATION MAP



EXHIBIT B

SITE MAP



NO	DATE	REVISION	BY	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED BY	DATE
				CDS				APRIL 2025

CDS muery
ENGINEERS | SURVEYORS
100 NE LOOP 410, STE. 300 | SAN ANTONIO, TEXAS 78215
(210) 584-1111 | TTY: (210) 584-1111 | FAX: (210) 584-1111

EXHIBIT B
SITE MAP
STONE OAK 12AC.

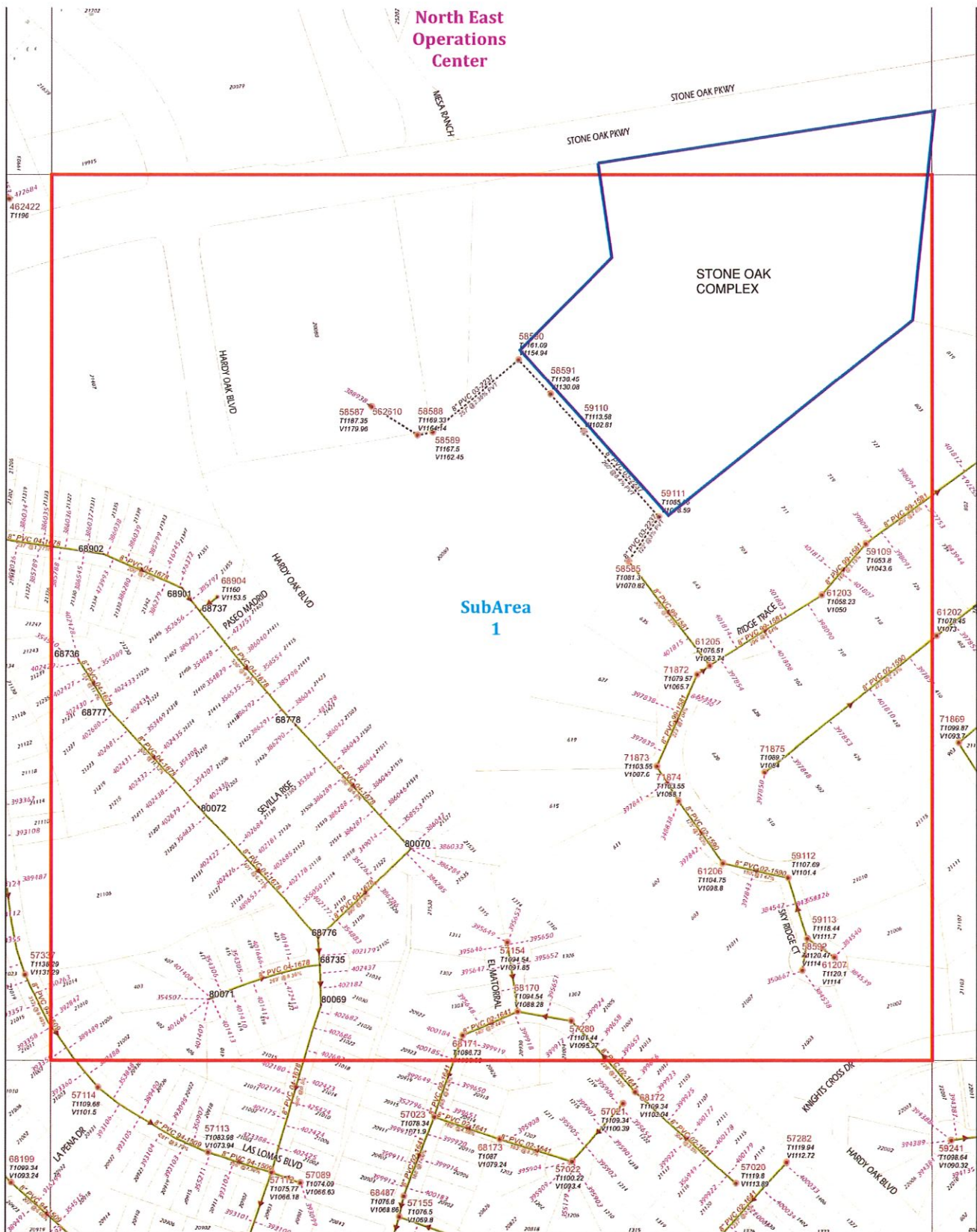
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OF SHEETS
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EXHIBIT C

SAWS WATER BLOCK MAP (164656)

EXHIBIT D

SAWS SEWER BLOCK MAP (162656)



Legend:

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

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San Antonio Water System

North East Operations Center

Map Scale: 0 100 200 Feet

Compass Rose: N, S, E, W

SEWER BLOCK MAP

162656

SAN ANTONIO WATER SYSTEM
INFRASTRUCTURE PLANNING
GIS MAPPING DIVISION

Revised Date: **Sep 07, 2018**

Disclaimer:
This utility map is for reference only. The information may not represent what actually has been constructed. SAWS explicitly disclaims any representation of the accuracy of the information and assumes no liability for any errors, omissions, or inaccuracies in the map regardless of how caused. Field verification should be done as necessary. SAWS prohibits the reproduction or sale of this document. This utility map may not under any circumstances, be copied, reproduced or published in any form or media, or transferred to another without written permission of the San Antonio Water System.

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San Antonio Water System