CIVIL CONSTRUCTION DOCUMENTS FOR:

STAGECOACH-MOBILE HOME & RV PARK

STAGECOACH ROAD, GUADALUPE COUNTY, TX

SHEET INDEX

SHEET NO.	DESCRIPTION
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C7.2	BISON BLUFF ROAD - STA. 31+50 TO END
C7.3	DUSTY GULCH ROAD - STA. 10+00 TO 20+50
C7.4	DUSTY GULCH ROAD - STA. 20+50 TO END
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C12.4	WATER PLANS (SHEET 4)
C12.5	WATER PLANS (SHEET 5)
C12.6	WATER PLANS (SHEET 6)
C12.7	WATER PLANS (SHEET 7)
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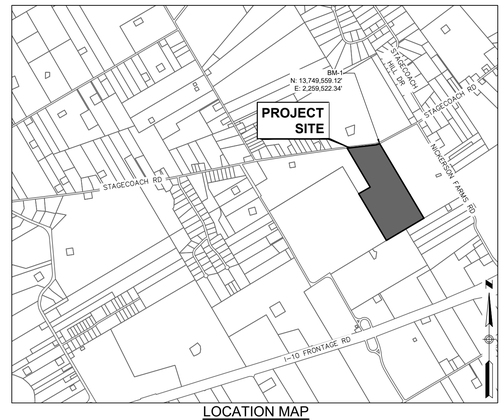
C13.1	SANITARY SEWER PLANS (SHEET 2)
C13.2	SANITARY SEWER PLANS (SHEET 3)
C13.3	SANITARY SEWER PLANS (SHEET 4)
C13.4	SANITARY SEWER PLANS (SHEET 5)
C13.5	SANITARY SEWER PLANS (SHEET 6)
C13.6	SANITARY SEWER PLANS (SHEET 7)
C13.7	SANITARY SEWER PLANS (SHEET 8)
C13.8	SANITARY SEWER PLANS (SHEET 9)
C13.9	SANITARY SEWER PLANS (SHEET 10)
C14.0	W.W.L. 'A' P&P STA: 1+00 TO 9+00
C14.1	W.W.L. 'A' P&P STA: 9+00 TO 17+00
C14.2	W.W.L. 'A' P&P STA: 17+00 TO END
C14.3	W.W.L. 'B' P&P STA: 1+00 TO 10+00
C14.4	W.W.L. 'B' P&P STA: 10+00 TO 19+00
C14.5	W.W.L. 'B' P&P STA: 19+00 TO 25+50
C14.6	W.W.L. 'B' P&P STA: 25+50 TO END
C14.7	W.W.L. 'C' P&P STA: 1+00 TO END
C14.8	W.W.L. 'D' P&P STA: 1+00 TO END



LOCATION MAP
(N.T.S.)

PROPERTY DESCRIPTION

A 79.542 ACRE OF LAND LYING IN THE JAMES MURPHY SURVEY, ABSTRACT 241, IN GUADALUPE COUNTY, TEXAS, AND BEING THAT SAME PROPERTY CALLED 80 ACRES IN A SPECIAL WARRANTY DEED TO VERNA MAE BOEING DEAN OF RECORD IN VOLUME 454, PAGE 168, DEED RECORDS, GUADALUPE COUNTY, TEXAS, AND CONVEYED TO FAIR OAKS MOSAIC TBY, LP IN A GENERAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 202399030811, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

DEVELOPER: LQ INVESTMENTS PORTFOLIO 15, LLC
15495 EAGLE NEST LANE
MIAMI, TEXAS 78155
CONTACT:ROMAIN DANIELLOU
PHONE #:

ENGINEER: LJA ENGINEERING, INC
9830 COLONNADE BOULEVARD, SUITE 300
SAN ANTONIO, TX 78230
CONTACT: WILSON HERNANDEZ, PE
EMAIL: WHERNANDEZ@LJA.COM
PHONE: (210) 503-2700

SURVEYOR: ALLIANCE LAND SURVEYORS
18410 U.S. HWY. 281 N., STE. 109
SAN ANTONIO, TX 78259
(210) 369-9509

CONTOUR DATA: ALLIANCE LAND SURVEYORS

LJA JOB NO. SA5758-2502.426

BENCHMARK INFORMATION:

BM1: 1/2 " I.R.
ELEV = 618.96'

THIS INFORMATION PROVIDED BY: ALLIANCE LAND SURVEYORS

REVISIONS

NO.	DESCRIPTION	BY	DATE

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.

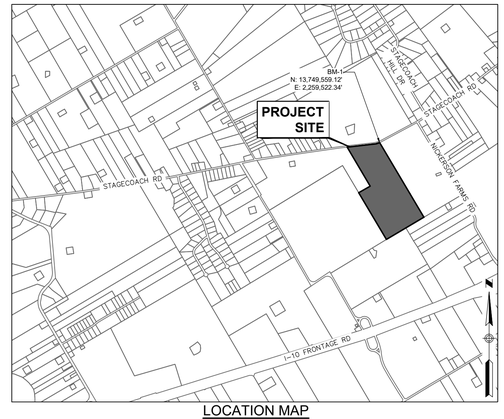
9830 Colonnade Blvd.
Suite 300
San Antonio, Texas 78230

Phone 210.503.2700
FRN-F-1386

CIVIL CONSTRUCTION DOCUMENTS FOR:
STAGECOACH-MOBILE HOME & RV PARK

STAGECOACH ROAD, GUADALUPE COUNTY, TX

SHEET NO.	DESCRIPTION
C14.9	W.W.L. 'E' P&P STA: 1+00 TO END
C14.10	W.W.L. 'F' P&P STA: 1+00 TO END
C15.0	WATER AND SEWER DETAILS (SHEET 1)
C15.1	WATER AND SEWER DETAILS (SHEET 2)
C16.0	FIRE PROTECTION (SHEET 1)
C16.1	FIRE PROTECTION (SHEET 2)
C16.2	FIRE PROTECTION (SHEET 3)
C16.3	FIRE PROTECTION (SHEET 4)
C16.4	FIRE PROTECTION (SHEET 5)
C17.0	PAVING & JOINTING (SHEET 1)
C17.1	PAVING & JOINTING (SHEET 2)
C17.2	PAVING & JOINTING (SHEET 3)
C17.3	PAVING & JOINTING (SHEET 4)
C17.4	PAVING & JOINTING (SHEET 5)
C18.0	MARKINGS & SIGNAGE (SHEET 1)
C18.1	MARKINGS & SIGNAGE (SHEET 2)
C18.2	MARKINGS & SIGNAGE (SHEET 3)
C18.3	MARKINGS & SIGNAGE (SHEET 4)
C18.4	MARKINGS & SIGNAGE (SHEET 5)



LOCATION MAP
(N.T.S.)

SHEET NO.	DESCRIPTION
C19.0	CIVIL DETAILS (SHEET 1)
C19.1	CIVIL DETAILS (SHEET 2)
C19.2	CIVIL DETAILS (SHEET 3)
C20.0	TREE PRESERVATION

PROPERTY DESCRIPTION

A 79.542 ACRE OF LAND LYING IN THE JAMES MURPHY SURVEY, ABSTRACT 241, IN GUADALUPE COUNTY, TEXAS, AND BEING THAT SAME PROPERTY CALLED 80 ACRES IN A SPECIAL WARRANTY DEED TO VERNA MAE BOEING DEAN OF RECORD IN VOLUME 454, PAGE 168, DEED RECORDS, GUADALUPE COUNTY, TEXAS, AND CONVEYED TO FAIR OAKS MOSAIC TBY, LP IN A GENERAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 202399030811, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

BENCHMARK INFORMATION:

TBM1: 1/2 " I.R.
ELEV = 618.96'

THIS INFORMATION PROVIDED BY: ALLIANCE LAND SURVEYORS

DEVELOPER: LQ INVESTMENTS PORTFOLIO 15, LLC
15495 EAGLE NEST LANE
MIAMI, TEXAS 78155
CONTACT:ROMAIN DANIELLOU
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ENGINEER: LJA ENGINEERING, INC
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SURVEYOR: ALLIANCE LAND SURVEYORS
18410 U.S. HWY. 281 N., STE. 109
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CONTOUR DATA: ALLIANCE LAND SURVEYORS

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA JOB NO. SA5758-2502.426

REVISIONS

NO.	DESCRIPTION	BY	DATE

LJA Engineering, Inc.

9830 Colonnade Blvd.
Suite 300
San Antonio, Texas 78230

Phone 210.503.2700
FRN-F-1386

GENERAL NOTES

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THESE APPROVED PLANS. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE PLAN REVISIONS AND APPROVAL OF GUADALUPE COUNTY.

2. APPROVAL OF THIS PLAN DOES NOT INCLUDE BUILDING SAFETY DEPARTMENT.

3. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION.

4. CONTRACTOR SHALL CALL THE TEXAS ONE CALL SYSTEM FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN EASEMENTS OR STREET RIGHT-OF-WAY AT 1-800-545-6005.

5. THE CONTRACTOR SHALL NOTIFY GUADALUPE COUNTY AND/OR TxDOT AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET RIGHT-OF-WAY.

6. THE INFORMATION CONTAINED ON THESE DRAWINGS IN REGARDS TO EXISTING UTILITIES, TOPOGRAPHY, CONTOURS, OR SUBSURFACE CONDITIONS IS FURNISHED SOLELY AS THE BEST INFORMATION AVAILABLE AT THIS TIME. ITS ACCURACY IS NOT GUARANTEED AND ITS USE IN NO WAY RELIEVES THE CONTRACTOR OF ANY RESPONSIBILITY FOR LOSSES DUE TO ANY INACCURACIES.

7. CONTRACTOR SHALL NOTIFY THE ENGINEER AND ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION 72 HOURS PRIOR TO STARTING CONSTRUCTION.

8. ALL REQUIRED RELOCATION'S OR ALTERATIONS OF TELEPHONE POLES, UNDERGROUND CONDUIT, POWER POLES, AND ANY OTHER FACILITIES SHALL BE DONE BY THIS CONTRACTOR, UNLESS NOTED AS "BY OTHERS". THIS CONTRACTOR SHALL SCHEDULE AND COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS AND UTILITY COMPANIES SO AS NOT TO DELAY THE PROJECT.

9. TRENCH EXCAVATION PROTECTION:
THE EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED UPON RECORD INFORMATION ONLY AND ARE APPROXIMATE. THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL ALSO CONTACT THE UTILITY PURVEYORS BEFORE BEGINNING WORK. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL AND ANY DAMAGES THAT MIGHT OCCUR BY HIS FAILURE TO ACCURATELY LOCATE ALL EXISTING UNDERGROUND UTILITIES AND PRESERVE EXISTING CONDITIONS. CONTRACTOR TO ESTABLISH THEIR EXACT LOCATION AND DEPTH PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES, INCLUDING THOSE NOT SHOWN ON DRAWINGS. DEAD UTILITY LINES SHALL BE SUITABLY CAPPED.

10. TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES:
- THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR EXCAVATION).
- THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSONEL RESPONSIBLE FOR MAINTENANCE OF DAMAGED AREAS SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
- CONTRACTOR IS REQUIRED TO UPDATE AND FOLLOW REQUIRED ACTIONS OF N.P.D.E.S. REPORT.

11. PERMANENT EROSION CONTROL:
- ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW:

- A MINIMUM OF 4" OF TOPSOIL SHALL BE PLACED IN ALL DRAINAGE CHANNELS (EXCEPT ROCK) AND BETWEEN THE CURB AND R.O.W. PROPERTY LINES.
- BROADCAST SEEDING:
i. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH A COMBINATION OF 2 POUNDS PER 1000 SF OF UNHULLED BERMUDA AND 7 POUNDS PER 1000 SF OF WINTER RYE WITH A PURITY OF 95% WITH 90% GERMINATION.
ii. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 2 POUNDS PER 1000 SF WITH A PURITY OF 95% WITH 85% GERMINATION.
- FERTILIZER SHALL BE A PELLETED OR GRANULAR SLOW RELEASE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 1 POUND PER 1000 SF.
- HYDRAULIC SEEDING:
i. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH A COMBINATION OF 1 POUND PER 1000 SF OF UNHULLED BERMUDA AND 7 POUNDS PER 1000 SF OF WINTER RYE WITH A PURITY OF 95% WITH 90% GERMINATION.
ii. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 7 POUNDS PER 1000 SF WITH A PURITY OF 95% WITH 85% GERMINATION.
- FERTILIZER SHALL BE A WATER SOLUBLE FERTILIZER WITH AN ANALYSIS OF 15-15-15 AT A RATE OF 1 TO 1.5 POUNDS PER 1000 SF. (45-65 POUNDS PER ACRE)
- MULCH TYPE USED SHALL BE HAY, STRAW, OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1000 SF, WITH A SOIL TACKIFIER AT A RATE OF 1.4 POUNDS PER 1000 SF.
- THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF 6". THE IRRIGATION SHALL OCCUR AT TEN-DAY INTERVALS DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF 1/2" OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK.
- RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 1/2" HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.

12. SEQUENCE OF CONSTRUCTION:
A. INSTALL EROSION CONTROLS AS INDICATED ON APPROVED SITE PLAN.
B. INSTALL TREE PROTECTION.
C. BEGIN SITE CLEARING.
D. CONSTRUCT SITE UTILITIES.
E. CONSTRUCT PAVING, PARKING AND BUILDINGS.
F. COMPLETE CONSTRUCTION AND INSTALL LANDSCAPING.
G REVEGETATE DISTURBED AREAS.
H. RECEIVE OPERATING PERMIT AND CITY CLEARANCE FOR OCCUPANCY.
I. REMOVE TEMPORARY EROSION/SEDIMENTATION CONTROLS.

13. THE CONTRACTOR SHALL KEEP AND LEAVE THE AREA NEAT AND CLEAN DURING CONSTRUCTION. DEBRIS SHALL NOT BE BURIED OR DUMPED ANYWHERE WITHIN THE LIMITS OF THE PROJECT. ALL DEBRIS CONSTRUCTION MATERIALS, EXCESS MATERIALS, BUILDINGS OR EQUIPMENT, LOGS STUMPS, BOULDERS OR ANY OTHER EXTRANEOUS MATERIAL MATERIAL DEPOSITED DURING CONSTRUCTION SHALL BE DISPOSED OFF SITE PROMPTLY IN COMPLIANCE WITH APPLICATION REGULATIONS.

14. ALL EXCESS MATERIAL WILL BE DISPOSED OF OFF SITE. CONTRACTOR SHALL NOT DISPOSED OF SURPLUS MATERIAL FROM THE SITE WITHOUT NOTIFYING THE ENGINEER 48 HOURS PRIOR TO THE REMOVAL. THIS NOTIFICATION SHALL INCLUDE THE DISPOSAL LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION FROM DAMAGE DONE TO EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, LANDSCAPING, STRUCTURES, AND OTHER ITEMS.

15. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED AND GRADED TO DRAIN.

16. ALL SLOPES STEEPER THAN 3:1 SHALL BE OVERLAID WITH GEOWEB 8204, 4" CELLUAR CONFINEMENT SYSTEM. SUPAC 6NP WILL BE PLACED UNDER GEOWEB AND SYSTEM ANCHORED PER MANUFACTURES RECOMMENDATIONS.

17. CONTRACTOR SHALL PROVIDE A LANDSCAPE MAINTENANCE CONTRACT AND WARRANTY PERIOD FOR ONE YEAR STARTING ON THE STORE OPENING DATE.

18. NO BLASTING ON SITE

19. NO BURNING IS ALLOWED ON SITE.

20. ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED SURVEYOR AND PAID FOR BY THE CONTRACTOR.

21. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF ANY AND ALL DESIGNATED EXISTING BUILDING/STRUCTURES ON THE SITE AND UTILITY RELOCATION WORK. ANY EXISTING PAVEMENT CURBS AND/OR SIDEWALK DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.

22. ALL UNDERGROUND FACILITIES SHALL BE CONSTRUCTED, CONNECTED AND TESTED PRIOR TO THE CONSTRUCTION OF SURFACE IMPROVEMENTS, SUCH AS SIDEWALK, CURBS GUTTERS AND PAVING.

23. CONTRACTOR IS REQUIRED TO MAINTAIN "AS-BUIL" DRAWINGS THROUGHOUT THE COURSE OF CONSTRUCTION ON ALL UTILITY, DRAINAGE, AND SITE WORK, PUBLIC OR PRIVATE. CONTRACTOR SHALL SUBMIT "AS-BUILT" DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO FINAL ACCEPTANCE OF WORK BY OWNER.

24. ALL CONCRETE WORK SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF ACI 301-96.

25. ALL EXPOSED CORNERS FOR CONCRETE WORK SHALL BE CHAMFERED 1".

26. THE LOCATION AND ELEVATION OF IMPROVEMENTS TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO THE START OF WORK. THE CONTRACTOR IS TO MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL THE NECESSARY ARRANGEMENTS WITH THE RESPECTIVE UTILITY COMPANIES. GRAVITY LINE CONSTRUCTION IS REQUIRED TO BE VERIFIED AT CONNECTION POINT THEN BUILD UPSTREAM.

27. CONTRACTOR IS RESPONSIBLE FOR TAKING (AND INCLUDING IN BID) ALL OF THE APPROPRIATE SECURITY MEASURES AT THE SITE, FOR THE DURATION OF THE CONSTRUCTION PERIOD.

28. THE CONTRACTOR SHALL KEEP THE APPROVED SET OF PLANS ON SITE AT ALL TIMES. THE CONTRACTOR SHALL REDLINE THE ACTUAL LOCATIONS AND DIMENSIONS (VERTICAL AND HORIZONTAL) OF UTILITIES, STRUCTURES, SERVICES, AND OTHER DETAILS DEFERRING FROM OR NOT SHOWN ON THE ORIGINAL DRAWINGS. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL SUBMIT THE RECORD DRAWINGS TO THE ENGINEER OR RECORD.

29. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

30. CONTRACTOR IS REQUIRED TO VERIFY PROJECT ELEVATIONS. "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY VERTICAL AND HORIZONTAL ALIGNMENT.

31. ANY DISCREPANCY OR CONFLICT WITHIN THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. DISCREPANCIES OR CONFLICTS NOT BROUGHT TO THE ENGINEER'S ATTENTION AND CLARIFIED DURING BIDDING OF THE PROJECT WILL BE DEEMED TO HAVE BEEN BID OR PROPOSED IN THE MORE COSTLY OR DIFFICULT MANNER, AND THE BETTER QUALITY OR GREATER QUANTITY OF THE WORK SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH ENGINEER'S INTERPRETATION. ALL ITEMS, WORK, AND IMPROVEMENTS SHOWN OR INDICATED IN THE CONSTRUCTION DOCUMENTS SHALL BE COMPLETED FOR THE PRICES BID, WHETHER OR NOT A SEPARATE PAY ITEM IS INCLUDED IN THE CONTRACT.

32. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN CITY INSPECTION AND LETTER OF ACCEPTANCE FROM GUADALUPE COUNTY AND/OR TxDOT FOR ANY APPLICABLE IMPROVEMENTS WITHIN DEDICATED EASEMENTS AND PUBLIC RIGHT-OF-WAY.

33. THE CONTRACTOR SHALL FURNISH ALL ASSISTANCE REQUIRED OF HIM BY ALL INSPECTORS IN OBTAINING SAMPLES AT THE EXPENSE OF THE CONTRACTOR.

34. IF IN THE OPINION OF THE INSPECTOR, BASED ON TESTING SERVICE REPORTS AND INSPECTION, MATERIALS OR COMPACTION ARE BELOW THE SPECIFIED REQUIREMENTS THE CONTRACTOR SHALL CORRECT THE DEFICIENCY AND RE-TEST TO OBTAIN THE SPECIFIED PARAMETERS AT NO ADDITIONAL EXPENSE.

35. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL BE APPROVED BY THE ENGINEER AND COMPLY WITH THE FOLLOWING AS APPLICABLE.

A. CURRENT "GREEN VALLEY SPECIAL UTILITY DISTRICT"
B. CURRENT TxDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND DRAINAGE"

GENERAL NOTES (CONT.)

36. ALL "PUBLIC" AND/OR "PRIVATE" IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE GUADALUPE COUNTY AND/OR TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARDS AND SPECIFICATIONS. NO PRODUCT DATE OR MATERIAL SUBMITTALS ARE REQUIRED BY THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL MATERIALS THAT MEET GUADALUPE COUNTY AND/OR TxDOT SPECIFICATIONS. ANY SUBSTITUTIONS OR DEVIATIONS TO THE DESIGN OR SPECIFICATIONS LISTED ON THE CONSTRUCTION DOCUMENTS MUST BE SUBMITTED IN A SEPARATE SUBMITTAL PACKAGE FOR THE ENGINEER'S REVIEW AT THE CONTRACTOR'S EXPENSE.

37. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL CONSTRUCTION AND MATERIALS SPECIFICATIONS FOR STANDARD SPECIFICATION ITEMS. ENGINEER IS NOT RESPONSIBLE FOR REVIEWING SUBMITTALS FOR STANDARD SPECIFICATION ITEMS, OR FOR CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION.

TRAFFIC CONTROL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND IMPLEMENTING A TRAFFIC CONTROL PLAN FOR BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

2. BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE CURRENT TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ARE TO BE GENERALLY LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES. DURING THE PROGRESS OF WORK, THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.

STREETS, SIDEWALKS & DRAINAGE

1. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE CURRENT CITY'S "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" AS AMENDED.

2. SAMPLING AND TESTING OF MATERIALS AND LABORATORY INSPECTION OF MATERIALS AND PROCESSES SHALL BE PERFORMED AT THE EXPENSE OF THE CONTRACTOR UNLESS OTHERWISE UNLESS OTHERWISE PROVIDED BY OWNER TESTING SHALL BE IN ACCORDANCE WITH THE TxDOT STANDARD SPECIFICATIONS. FIRMS PROVIDING CONSTRUCTION MATERIALS TESTING SERVICES MUST HAVE AN ESTABLISHED IN-HOUSE LABORATORY MEETING THE STANDARDS OF THE ASTM REQUIREMENTS. TESTING RESULTS SHALL BE PROVIDED TO THE ENGINEER AND TxDOT INSPECTOR DIRECTLY FROM THE TESTING LABORATORY.

3. SIDEWALKS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 5' (WITHIN PROPERTY LIMITS) AND 6' (WITHIN PUBLIC R.O.W.). ALL SIDEWALKS SHALL HAVE A MAXIMUM RUN SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2% IN ACCORDANCE WITH TEXAS ACCESSIBILITY STANDARDS AND ADA STANDARDS. ALL LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. THERE IS A ZERO TOLERANCE FOR SLOPES EXCEEDING THESE REQUIREMENTS.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED INSPECTIONS FROM THE GUADALUPE COUNTY.

GRADING

1. THE SOILS REPORT ON INDICATED SUBSURFACE CONDITIONS IS NOT IDENTIFIED AS REPRESENTATIONS OR WARRANTIES OF THE CONTINUITY OF SUCH CONDITIONS.

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DISPOSE OF ANY EXCESS FILL MATERIAL RESULTING FROM THE SITE MASS GRADING OFF OF THE PROJECT SITE.

3. FILL SHALL BE EARTH, FREE OF DEBRIS, CINDERS, COMBUSTIBLES, FROST, ICE, BOULDERS LARGER THAN 1 FOOT IN ANY DIMENSION ROOTS AND WOOD, CELLULOSE, ORGANIC MATERIALS AND MATERIALS THAT MAY BE SUBJECT TO TERMITE ATTACK AND AS INDICATED IN THE SOILS REPORT.

4. EXCAVATED MATERIAL THAT IS SUITABLE MAY BE USED FOR FILLS AND BACKFILLS. PROVIDED ANY ADDITIONAL FILL MATERIAL FROM OFF THE SITE AS MAY BE REQUIRED TO PRODUCE DESIGNATED LINES AND GRADES OF THE FILLS, BACKFILLS, AND ROUGH GRADES. MATERIAL BROUGHT FROM OFF THE SITE SHALL BE TESTED FOR COMPLIANCE WITH THE SPECIFICATIONS.

5. PROVIDE THE REQUIRED MINIMUM DENSITY AND MOISTURE CONTENT OF COMPACTED FILL IN ACCORDANCE WITH THE SOILS REPORT AND THE REQUIREMENTS OF THE PROFESSIONAL ENGINEER.

6. WHEN THE SUBGRADE OR LAYER OF SOIL MATERIAL MUST BE MOISTURE CONDITIONED BEFORE COMPACTION, CONTRACTOR SHALL UNIFORMLY APPLY THE REQUIRED AMOUNT OF WATER TO THE SURFACE OF SUBGRADE, OR LAYER OF SOIL MATERIAL, IN SUCH MANNER AS TO PREVENT FREE WATER APPEARING ON THE SURFACE DURING OR SUBSEQUENT DURING COMPACTION OPERATIONS.

7. GRADING, INCLUDING EXCAVATING AND FILLED SECTIONS AND ADJACENT TRANSITION AREAS SHALL BE REASONABLY SMOOTH, COMPACTED AND FREE FROM IRREGULAR SURFACE CHANGES. DEGREE OF FINISH SHALL BE THAT ORDINARILY OBTAINABLE FROM EITHER BLADE GRADER OPERATIONS EXCEPT AS OTHERWISE SPECIFIED. SUBGRADE SHALL BE EVENLY SLOPED TO PROVIDE DRAINAGE AWAY FROM BUILDING WALLS IN ALL DIRECTIONS AT A GRADE NOT LESS THAN 1/4 INCH (21 mm PER M) PER FOOT. REDRESS AND RECOMPACT ANY AREAS THAT SETTLE BELOW REQUIRED GRADES BECAUSE OF TRAFFIC, PRECIPITATION, OR STORAGE LOOKING BEFORE EXECUTION OF OTHER WORK REQUIRED.

8. PERFORM EARTHWORK AND SITE GRADING IN A MANNER TO PREVENT SURFACE WATER AND SUBGRADE OR GROUND WATER FROM FLOWING INTO EXCAVATIONS AND TO PREVENT WATER SEDIMENTATION FROM FLOODING THE PROJECT SITE AND SURROUNDING AREA.

9. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. REMOVE ALL WATER FROM EXCAVATIONS USING DEWATERING METHODS WHICH WILL PREVENT SOFTENING OF FOUNDATIONS.

10. A TESTING LABORATORY SHALL BE EMPLOYED BY THE OWNER TO CHECK THE SUITABILITY OF MATERIAL SELECTED FOR THE CONTROLLED FILLS. TO TEST AND DETERMINE IF THE REQUIRED DENSITY IS BEING OBTAINED, AND TO TEST THE COMPACTED UNDISTURBED SUBGRADES. LABORATORY REPORTS ON TESTS PERFORMED SHALL INCLUDE LOCATIONS OF FIELD TESTS.

11. LABORATORY TESTING SERVICE SHALL INSPECT AND CERTIFY IN WRITING ALL SUBGRADES AND FILL LAYERS. ALL COMPACTED FILLS SHALL CONSIST OF LABORATORY APPROVED MATERIALS PLACED IN HORIZONTAL LAYERS AND COMPACTED PER THE SPECIFICATIONS IN THE GEOTECHNICAL REPORT OR PER THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION, WHICHEVER IS MORE STRINGENT.

12. WHEN TESTS INDICATE COMPACTION DOES NOT MEET REQUIREMENTS, FILL AND BACKFILL SHALL BE DRIED OUT OR MOISTENED AS NECESSARY, SCARIFIED AND RECOMPACTED. RECOMPACTED AREAS SHALL BE RETESTED AT NO COST TO THE OWNER.

13. THE CONTRACTOR SHALL FOLLOW THE GENERAL INTENT OF THE GRADING PLANS. MINOR ADJUSTMENTS TO THE ACTUAL ELEVATIONS SHOWN ON THE PLANS MAY BE REQUIRED TO MATCH EXISTING GROUND ELEVATIONS.

14. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 2" OF TOPSOIL ABOVE THE CURB AND EDGE OF PAVEMENT IN ALL LANDSCAPED AREAS AROUND THE PERIMETER OF THE ROADWAYS.

15. THE CONTRACTOR SHALL REMOVE ALL VEGETATION, STUMPS, GRASSES, ORGANIC SOILS, DEBRIS, AND DELEERIOUS MATERIALS IN CONFLICT WITH IMPROVEMENTS.

UTILITIES GENERAL

1. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING GOVERNMENTAL AND/OR UTILITY AGENCIES REGARDING THE LOCATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION:

A. WATER UTILITY PROVIDER: SPRING HILL WATER SUPPLY CORPORATION
B. ELECTRIC UTILITY PROVIDER: GVEC ELECTRIC COOPERATIVE
C. WASTEWATER UTILITY PROVIDER: CITY OF SEGUIN
D. CABLE/TELEPHONE UTILITY PROVIDER: DIRECTV/SPECTRUM
E. NATURAL GAS UTILITY PROVIDER: CENTER POINT ENERGY

2. WHERE CONSTRUCTION IS IN THE PROXIMITY OF AN EXISTING UTILITY, THE CONTRACTOR WILL TAKE PRECAUTIONS TO PROTECT AND/OR SUPPORT THE UTILITY AND ANY DAMAGE THAT MIGHT OCCUR SHALL BE REPAIRED IMMEDIATELY. IF AT ANY TIME DURING THE CONSTRUCTION OPERATION A SEWER LINE HAS LESS THAN THREE (3) FEET OF COVER, IT SHALL BE ENCASED OR MODDLED WITH CONCRETE.

3. ANY EXISTING IMPROVEMENT OR UTILITY REMOVED, DAMAGED, OR UNDERCUT BY CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER AND APPROVED BY THE RESPECTIVE UTILITY AT THE CONTRACTOR'S EXPENSE.

4. ALL TRENCHES CUT BENEATH PROPOSED SIDEWALKS AND PAVEMENT AREAS SHALL BE BACKFILLED, COMPACTED, AND BE SUBJECT TO DENSITY TESTS PER THE SPECIFICATIONS IN THE GEOTECHNICAL REPORT.

5. CONTRACTOR SHALL ADD DRAINAGE INLETS AS NEEDED TO PREVENT PONDING AND/OR FLOODING. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER FOR PLACEMENT TO ALLOW FOR POSITIVE DRAINAGE.

UTILITIES - WATER

1. ALL "PUBLIC" WATER DISTRIBUTION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE GREEN VALLEY SPECIAL UTILITY DISTRICT. SEE ADDITIONAL NOTES CONTAINED ON THE WATER PLAN SHEETS.

2. "PRIVATE" IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH UNIFORM PLUMBING CODE AS ADOPTED BY GUADALUPE COUNTY.

GENERAL NOTES (CONT.)

UTILITIES - SANITARY SEWER

1. ALL "PUBLIC" SANITARY SEWER COLLECTIONS SYSTEMS AND LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE GUADALUPE COUNTY AND GREEN VALLEY SPECIAL UTILITY DISTRICT. SEE ADDITIONAL NOTES CONTAINED ON THE SANITARY SEWER PLAN SHEETS.

2. CONTRACTOR SHALL PROVIDE A WRITTEN CONSTRUCTION SCHEDULE TO CLIENT AND ENGINEER 48 HOURS PRIOR TO START OF CONSTRUCTION FOR PURPOSES OF CONSTRUCTION OBSERVATION. UPDATED SCHEDULES WILL BE FAXED TO CLIENT AND ENGINEER AS SCHEDULES CHANGE. WORK COMPLETED BY THE CONTRACTOR WITHOUT PROPER NOTIFICATION TO CLIENT AND ENGINEER WILL BE SUBJECT TO REMOVAL AND REPLACEMENT BY AND AT THE EXPENSE OF THE CONTRACTOR.

3. CONTRACTOR SHALL NOTIFY ENGINEER 72 HOURS PRIOR TO THE TESTING OF SANITARY SEWER MAINS. ANY TESTING PERFORMED WITHOUT THE PRESENCE OF THE ENGINEER WILL BE REDONE AT THE CONTRACTOR'S EXPENSE.

4. "PRIVATE" IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH UNIFORM PLUMBING CODE AS ADOPTED BY GUADALUPE COUNTY.
5. CONTRACTOR SHALL ADJUST TOP OF MANHOLES AS NEEDED TO PROMOTE POSITIVE GRADING ALONG STREET.

SPECIAL NOTES

1. TRAFFIC CONTROL MARKINGS (STRIPING).
SOLID DOUBLE YELLOW PAINTED LINES SHALL BE INSTALLED FOR TEMPORARY DIVISION OF TRAFFIC OR CONSTRUCTION DURATION LONGER THAN (5) DAYS. WITH REPAINTING TO OCCUR ONCE MONTHLY OR AT THE DISCRETION OF THE TRAFFIC ENGINEER. (ALL COST OF UPKEEP WILL BE AT THE CONTRACTOR'S EXPENSE.)

SOLID DOUBLE YELLOW TABS, OR V/P PANELS SHALL BE INSTALLED FOR TEMPORARY DIVISION OF TRAFFIC FOR CONSTRUCTION DURATION LESS THAN FIVE (5) DAYS, WITH RE-TABBING TO OCCUR AT THE DISCRETION OF THE TRAFFIC ENGINEER. NAILS SHALL NOT BE USED TO FIX TABS TO CEMENT OR BASE.
(ALL COST OF UPKEEP WILL BE AT THE CONTRACTOR'S EXPENSE.)

2. FIRE LANES
"NO PARKING - FIRE LANE" SIGNS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE FIRE MARSHAL AS FOLLOWS:

A. SIGNS SHALL BE 18" x 12", 18 GAUGE STEEL OR 0.080 ALUMINUM, ENGINEER GRADE REFLECTIVE.
B. SIGN SHALL HAVE RED LETTERING ON WHITE BACKGROUND.
C. FIRE LANE LIMITS SHALL BE STRIPED RED WITH WHITE LETTERS "FIRE LANE NO PARKING".

3. HANDICAPPED PARKING
"HANDICAPPED PARKING" SIGN WITH IDENTIFYING SYMBOL SHALL BE INSTALLED IN FRONT OF THE DESIGNATED HANDICAPPED PARKING STALLS MEETING ADA REQUIREMENTS AND SHALL BE AS FOLLOWS:

A. SIGN SHALL BE 12" x 18", 0.080 ALUMINUM WITH BAKED ENAMEL FINISH.
B. SIGNS SHALL HAVE WHITE LETTERING ON BLUE BACKGROUND.
C. REFER TO SHEET C___ FOR DETAILS.

Revised July 2017

GVSUD CONSTRUCTION NOTES
COUNTER PERMIT AND GENERAL CONSTRUCTION PERMIT

General Section

1. All materials and construction procedures within the scope of this contract shall be approved by the Green Valley Special Utility District (GVSUD) 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 "Green Valley Special Utility District".
D. Current Guadalupe County "Standards and Specifications".

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 GVSUD 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. Prior to tie-ins, any shutdowns of existing force mains of any size must be coordinated with the GVSUD Construction Inspection Division at (830) - 914 - 2330 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 GVSUD or the project and it is the responsibility of the Contractor to sequence the work accordingly.

4. The Contractor is to make arrangements with the GVSUD Construction Inspection Division, 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 GVSUD.

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 GVSUD facilities. The following contact information are supplied for verification purposes:

- GVSUD: Website (https://gvsud.org/), Telephone (830 - 914 - 2330)

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 Guadalupe County right-of-way shall be done in accordance with respective construction specifications and permit requirements.

9. The Contractor shall comply with Guadalupe County 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 GVSUD work on GVSUD recognized holidays.

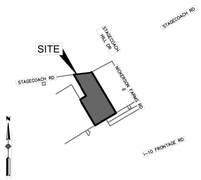
Weekend Work: Contractors are required to notify the GVSUD Inspection Construction Department 48 hours in advance to request weekend work.
Any and all SAWS utility work installed without holiday/weekend approval will be subject to be uncovered for proper inspection.

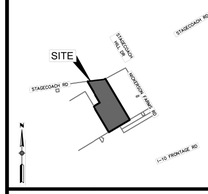
12. Compaction note (Item 804): The contractor shall be responsible for meeting the compaction requirements on all trench backfill and for paying for the tests performed by a third party. Compaction tests will be done at one location point randomly selected, or as indicated by the GVSUD Inspector and/or the test administrator for each pipe run between MH per 400 linear feet at a minimum. This project will not be accepted and finalized by GVSUD 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 GVSUD Construction Inspection Division.

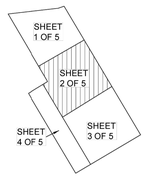
Sewer Notes

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


SITE
STAGECOACH RD
STAGECOACH RD
SCENIC LOOP
HUNTSMAN PARK
70' R.O.W.
70' R.O.W.
70' R.O.W.



LOCATION MAP
NOT TO SCALE



INDEX MAP
NOT TO SCALE

LEGEND

●	FOUND 3/8" IRON ROD (UNLESS NOTED)
○	SET 5/8" IRON ROD WITH YELLOW CAP
AC	ACRES
DOC NO.	DOCUMENT NUMBER
OPR	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
MPR	MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE(S)
ESM'T	EASEMENT
BLK	BLOCK
	PROPERTY LINE
	LOT LINE
	ADJACENT PROPERTIES LINE
	EASEMENT LINE
	BUILDING SET BACK LINE

A	50' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
B	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
C	15' GVEC ESM'T
D	10' R.O.W DEDICATION (0.24 AC.)
E	25' BUILDING SETBACK
F	10' BUILDING SETBACK
G	15' W.L.E (1191 / 383 OPR)

GVEC
THIS SUBDIVISION PLAT OF STAGECOACH PARK SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF MADE ON THE GROUND BY:

GARY A. GIBBONS, R.P.L.S. #4716
TBPLS FIRM NO.10194244

STATE OF TEXAS
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE GUADALUPE COUNTY PLANNING COMMISSION.

WILSON HERNANDEZ, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 140636

K:\SA5758 Landquire\2502 Stagecoach\310 Subdivision Plat\Stagecoach Plat_02-11-2026.dwg

GENERAL NOTES:

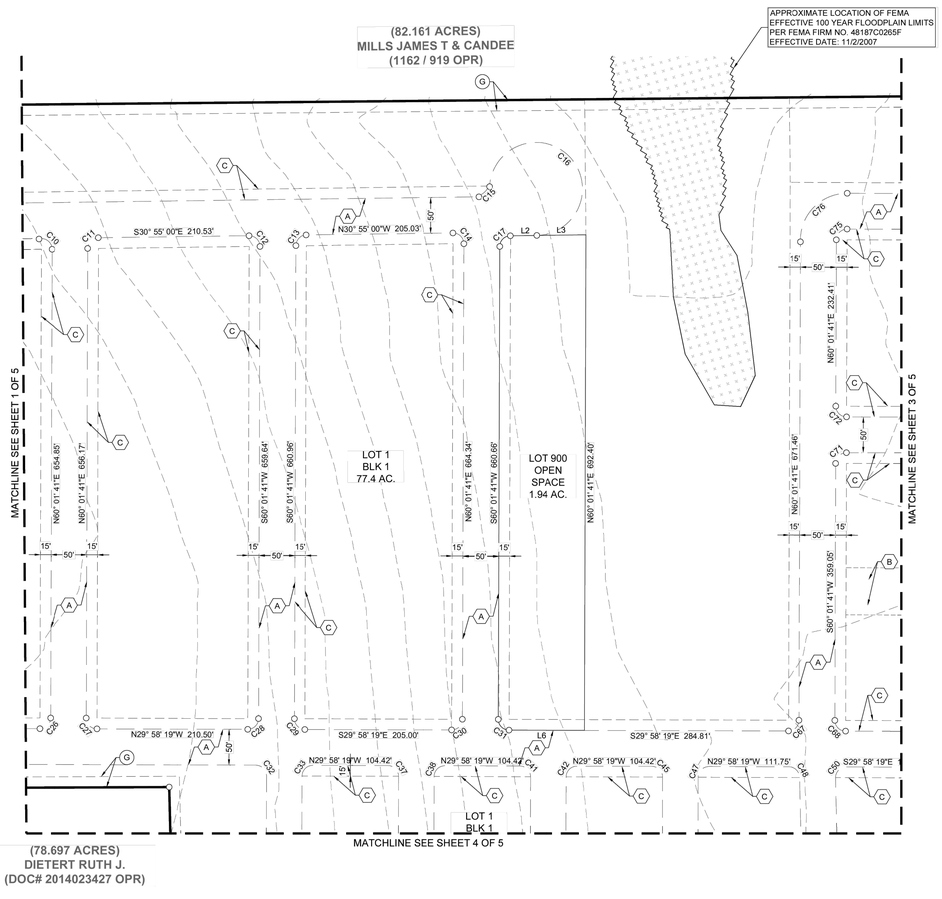
1. WATER IS SUPPLIED BY CITY OF GVSUD.
2. SANITARY SEWER IS TO BE SUPPLIED BY THE CITY OF GVSUD
3. ELECTRICITY IS TO BE SUPPLIED BY GVEC.
4. ALL UTILITY AND DRAINAGE EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE (INCLUDING, BUT NOT LIMITED TO, THE REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS AND THE REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
5. STORM WATER MANAGEMENTS AND RUNOFF IS THE RESPONSIBILITY OF THE PROPERTY OWNER(S) INCLUDING, BUT NOT LIMITED TO: CONSTRUCTION MAINTENANCE AND OPERATION OF ALL ONSITE FACILITIES WHETHER TEMPORARY (ERISOIN/SEDIMENTATION CONTROL) OR PERMANENT INCLUDING CONVEYANCE, STORAGE, DETENTION, DISCHARGE AND REGULATORY COMPLIANCE WITH APPLICABLE CITY CODES, ORDINANCES, STATE AND FEDERAL LAW.
6. DEVELOPMENT IS SUBJECT TO REQUIREMENTS OF THE GUADALUPE COUNTY PARKLAND DEDICATION ORDINANCE. ANY LAND DEDICATED AS PARK LAND FACILITIES CONSTRUCTED ON SAID LAND SHALL COUNT AS CREDIT TOWARDS ALL PHASES OF THE STAGECOACH PARK SUBDIVISION.
7. STREET LIGHTS WILL BE PROVIDED AS REQUIRED BY CITY CODE.
8. BEARINGS AND COORDINATES SHOWN HERE ARE IN GRID, BASED UPON TEXAS STATE PLAN COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983.

GVEC:

1. WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT-WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
2. GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
3. ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
4. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, UPGRADE, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES AND SHALL REMAIN AT FINAL GRADE.
5. ALL LOTS ADJOINING UTILITY LOT OR PRIVATE, CITY, COUNTY, OR STATE RIGHT OF WAY ARE SUBJECT TO A 5'X30' GUY WIRE EASEMENT ALONG SIDE AND REAR LOT LINES.
6. ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, UPGRADING AND MAINTAINING THE ELECTRICAL FACILITIES AND SHALL REMAIN AT FINAL GRADE.
7. ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
8. THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

MULTIPLE PAGE PLAT NOTE:

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.



SHEET 2 OF 5

MAJOR SUBDIVISION PLAT ESTABLISHING

STAGECOACH PARK SUBDIVISION

A 79.542 ACRE OF LAND LYING IN THE JAMES MURPHY SURVEY, ABSTRACT 241, IN GUADALUPE COUNTY, TEXAS, AND BEING THAT SAME PROPERTY CALLED 80 ACRES IN A SPECIAL WARRANTY DEED TO VERNA MAE BOEING DEAN OF RECORD IN VOLUME 454, PAGE 168, DEED RECORDS, GUADALUPE COUNTY, TEXAS, AND CONVEYED TO FAIR OAKS MOSAIC TBY, LP IN A GENERAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 202399030811, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

LJA Engineering & Surveying, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
FRN - F-1386

ALLIANCE LAND SURVEYORS
TBPLS FIRM NO. 10194244

PREPARATION DATE: FEBRUARY 9, 2026

100 50 0 100 200
SCALE: 1" = 100'

STATE OF FLORDIA
COUNTY OF MIAMI-DADE

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:
LQ INVESTMENTS PORTFOLIO 15, LLC.
15495 EAGLE NEST LANE
MIAMI LAKES, FL 33014
CONTACT PERSON: ROMAIN DANIELLOU

STATE OF TEXAS
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2026.

NOTARY PUBLIC,
GUADALUPE COUNTY, TEXAS

THIS PLAT OF STAGECOACH PARK SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF CIBOLO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. , 2026.

BY:_____
CHAIRMAN

BY:_____
CITY ENGINEER, BARRY BLACK, P.E.,

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 5 OF 5 FOR LINE & CURVE TABLES

Date\Time: Fri, 7 Feb 2026 - 3:29pm

STAGECOACH MOBILE HOME & RV PARK
PLAT (SHEET 2)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS.
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh. Survey Plat.dwg

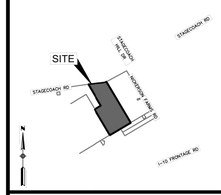
7/17/2026
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

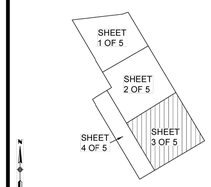
JOB NUMBER:
SA5758-2502

SHEET NO.
C1.1

Last Modified: Jul 17, 26 - 15:39
File: SA5758-Landquire-Stagecoach-Plat.dwg



LOCATION MAP
NOT TO SCALE



INDEX MAP
NOT TO SCALE

LEGEND

●	FOUND 3/8" IRON ROD (UNLESS NOTED)
○	SET 5/8" IRON ROD WITH YELLOW CAP
AC	ACRES
DOC NO.	DOCUMENT NUMBER
OPR	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
MPR	MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE(S)
ESM'T	EASEMENT
BLK	BLOCK
	PROPERTY LINE
	LOT LINE
	ADJACENT PROPERTIES LINE
	EASEMENT LINE
	BUILDING SET BACK LINE

A	50' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
B	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
C	15' GVEC ESM'T
D	10' R.O.W DEDICATION (0.24 AC.)
E	25' BUILDING SETBACK
F	10' BUILDING SETBACK
G	15' W.L.E (1191 / 383 OPR)

GVEC
THIS SUBDIVISION PLAT OF STAGECOACH PARK SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF MADE ON THE GROUND BY:

GARY A. GIBBONS, R.P.L.S. #4716
TBPLS FIRM NO. 10194244

STATE OF TEXAS
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE GUADALUPE COUNTY PLANNING COMMISSION.

WILSON HERNANDEZ, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 140636

K:\SA5758 Landquest\2502 Stagecoach\310 Subdivision Plat\Stagecoach Plat_02-11-2026.dwg

GENERAL NOTES:

1. WATER IS SUPPLIED BY CITY OF GVSUD.
2. SANITARY SEWER IS TO BE SUPPLIED BY THE CITY OF GVSUD
3. ELECTRICITY IS TO BE SUPPLIED BY GVEC.
4. ALL UTILITY AND DRAINAGE EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE (INCLUDING, BUT NOT LIMITED TO, THE REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS AND THE REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
5. STORM WATER MANAGEMENTS AND RUNOFF IS THE RESPONSIBILITY OF THE PROPERTY OWNER(S) INCLUDING, BUT NOT LIMITED TO: CONSTRUCTION MAINTENANCE AND OPERATION OF ALL ONSITE FACILITIES WHETHER TEMPORARY (ERISOIN/SEDIMENTATION CONTROL) OR PERMANENT INCLUDING CONVEYANCE, STORAGE, DETENTION, DISCHARGE AND REGULATORY COMPLIANCE WITH APPLICABLE CITY CODES, ORDINANCES, STATE AND FEDERAL LAW.
6. DEVELOPMENT IS SUBJECT TO REQUIREMENTS OF THE GUADALUPE COUNTY PARKLAND DEDICATION ORDINANCE. ANY LAND DEDICATED AS PARK LAND FACILITIES CONSTRUCTED ON SAID LAND SHALL COUNT AS CREDIT TOWARDS ALL PHASES OF THE STAGECOACH PARK SUBDIVISION.
7. STREET LIGHTS WILL BE PROVIDED AS REQUIRED BY CITY CODE.
8. BEARINGS AND COORDINATES SHOWN HERE ARE IN GRID, BASED UPON TEXAS STATE PLAN COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983.

GVEC:

1. WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT-WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
2. GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
3. ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
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5. ALL LOTS ADJOINING UTILITY LOT OR PRIVATE, CITY, COUNTY, OR STATE RIGHT OF WAY ARE SUBJECT TO A 5'X30' GUY WIRE EASEMENT ALONG SIDE AND REAR LOT LINES.
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MULTIPLE PAGE PLAT NOTE:

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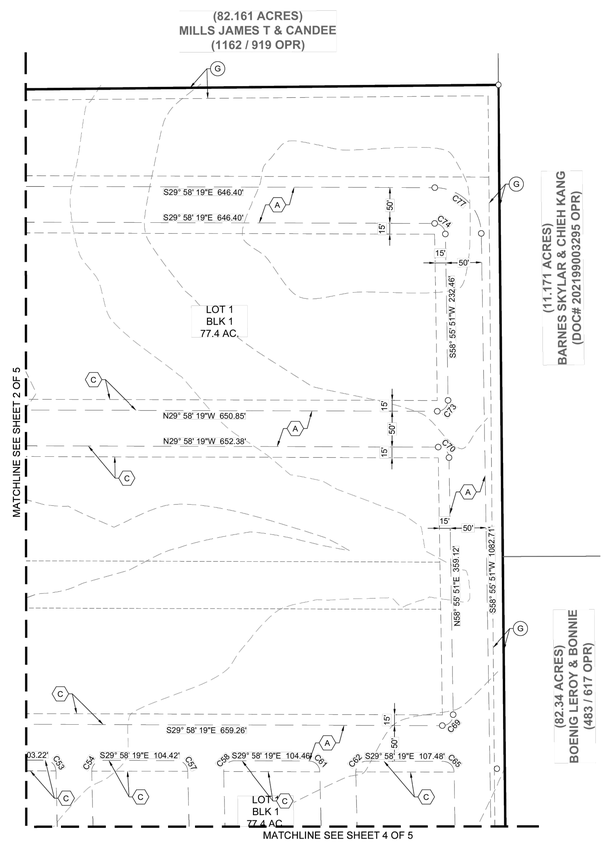


SHEET 3 OF 5

MAJOR SUBDIVISION PLAT ESTABLISHING

STAGECOACH PARK SUBDIVISION

A 79.542 ACRE OF LAND LYING IN THE JAMES MURPHY SURVEY, ABSTRACT 241, IN GUADALUPE COUNTY, TEXAS, AND BEING THAT SAME PROPERTY CALLED 80 ACRES IN A SPECIAL WARRANTY DEED TO VERNA MAE BOEING DEAN OF RECORD IN VOLUME 454, PAGE 168, DEED RECORDS, GUADALUPE COUNTY, TEXAS, AND CONVEYED TO FAIR OAKS MOSAIC TBY, LP IN A GENERAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 202399030811, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

LJA Engineering & Surveying, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
FRN - F-1386

TBPLS FIRM NO. 10194244

PREPARATION DATE: FEBRUARY 9, 2026

100 50 0 100 200
SCALE: 1" = 100'

STATE OF FLORDIA
COUNTY OF MIAMI-DADE

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:
LG INVESTMENTS PORTFOLIO 15, LLC.
15495 EAGLE NEST LANE
MIAMI LAKES, FL 33014
CONTACT PERSON: ROMAIN DANIELLOU

STATE OF TEXAS
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2026.

NOTARY PUBLIC,
GUADALUPE COUNTY, TEXAS

THIS PLAT OF STAGECOACH PARK SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF CIBOLO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. , 2026.

BY:_____
CHAIRMAN

BY:_____
CITY ENGINEER, BARRY BLACK, P.E.,

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 5 OF 5 FOR LINE & CURVE TABLES

Date\Time : Fri, 17 Jul 2026 - 3:29pm

STAGECOACH MOBILE HOME & RV PARK
PLAT (SHEET 3)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh. Survey Plat.dwg

7/17/2026

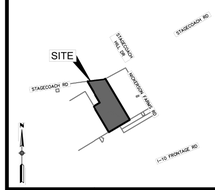
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

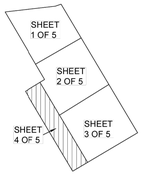
JOB NUMBER:
SA5758-2502

SHEET NO.
C1.2

Last Modified: Jul 17, 26 - 15:29
File Name/Time: Jul 17, 26 - 15:29:22



LOCATION MAP
NOT TO SCALE



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STATE OF TEXAS
COUNTY OF BEXAR

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TBPLS FIRM NO.10194244

STATE OF TEXAS
COUNTY OF GUADALUPE

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WILSON HERNANDEZ ,P.E
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 140636

K:\SA5758 Landquire\2502 Stagecoach\310 Subdivision Plat\Stagecoach Plat_02-11-2026.dwg

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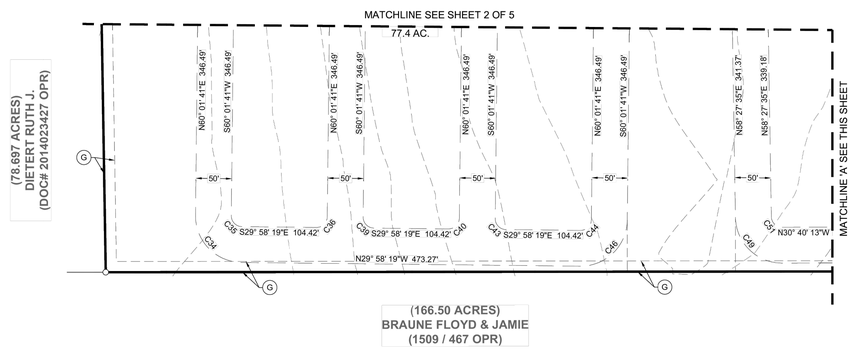

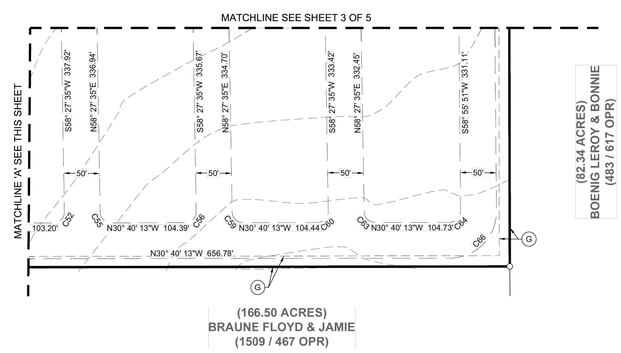

MAJOR SUBDIVISION PLAT ESTABLISHING

STAGECOACH PARK SUBDIVISION

A 79.542 ACRE OF LAND LYING IN THE JAMES MURPHY SURVEY, ABSTRACT 241, IN GUADALUPE COUNTY, TEXAS, AND BEING THAT SAME PROPERTY CALLED 80 ACRES IN A SPECIAL WARRANTY DEED TO VERNA MAE BOEING DEAN OF RECORD IN VOLUME 454, PAGE 168, DEED RECORDS, GUADALUPE COUNTY, TEXAS, AND CONVEYED TO FAIR OAKS MOSAIC TBY, LP IN A GENERAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 202399030811, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

LJA Engineering & Surveying, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
FRN - F-1386

ALLIANCE LAND SURVEYORS
TBPLS FIRM NO. 10194244

PREPARATION DATE: FEBRUARY 9, 2026

100 50 0 100 200
SCALE: 1" = 100'

STATE OF FLORDIA
COUNTY OF MIAMI-DADE

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:
LG INVESTMENTS PORTFOLIO 15, LLC.
15495 EAGLE NEST LANE
MIAMI LAKES, FL 33014
CONTACT PERSON: ROMAIN DANIELLOU

STATE OF TEXAS
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2026.

NOTARY PUBLIC,
GUADALUPE COUNTY, TEXAS

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DATED THIS _____ DAY OF _____ A.D. , 2026.

BY:_____
CHAIRMAN

BY:_____
CITY ENGINEER, BARRY BLACK, P.E.,

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 5 OF 5 FOR LINE & CURVE TABLES

SHEET 4 OF 5

Date\Time : Fri, 17 Jul 2026 - 3:29pm

Last Modified: Jul 17, 26 - 15:39
Plot Date/Time: Jul 17, 26 - 15:50:24

STAGECOACH MOBILE HOME & RV PARK
PLAT (SHEET 4)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

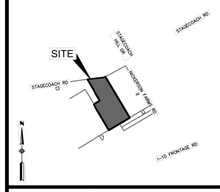
DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh Survey-Plat.dwg

7/17/2026
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

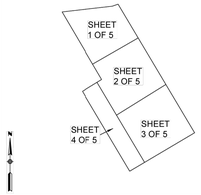
LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER:
SA5758-2502

SHEET NO.
C1.3



LOCATION MAP
NOT TO SCALE



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_____
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

STATE OF TEXAS
COUNTY OF BEXAR

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TBPLS FIRM NO.10194244

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_____
WILSON HERNANDEZ ,P.E
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 140636

K:\SA5758_Lanoquire\2502 Stagecoach\310 Subdivision Plat\Stagecoach Plat_02-11-2026.dwg

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GVEC:

1. WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT-WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
2. GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
3. ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
4. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, UPGRADE, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES AND SHALL REMAIN AT FINAL GRADE.
5. ALL LOTS ADJOINING UTILITY LOT OR PRIVATE, CITY, COUNTY, OR STATE RIGHT OF WAY ARE SUBJECT TO A 5'X30' GUY WIRE EASEMENT ALONG SIDE AND REAR LOT LINES.
6. ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, UPGRADING AND MAINTAINING THE ELECTRICAL FACILITIES AND SHALL REMAIN AT FINAL GRADE.
7. ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
8. THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

MULTIPLE PAGE PLAT NOTE:

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

CURVE TABLE

Curve #	I	Rad	Arc	Tan	Chord	Chord Bearing
C1	21°55'03"	75.00'	28.69'	14.52'	28.52'	N19° 57' 29"W
C2	21°55'03"	75.00'	28.69'	14.52'	28.52'	N19° 57' 29"W
C3	90°56'41"	15.00'	23.81'	15.25'	21.39'	N14° 33' 20"E
C4	21°55'03"	25.00'	9.56'	4.84'	9.51'	S19° 57' 29"E
C5	89°03'19"	15.00'	23.31'	14.75'	21.04'	N75° 26' 40"W
C6	90°56'41"	15.00'	23.81'	15.25'	21.39'	N14° 33' 20"E
C7	89°03'19"	15.00'	23.31'	14.75'	21.04'	N75° 26' 40"W
C8	90°56'41"	15.00'	23.81'	15.25'	21.39'	N14° 33' 20"E
C9	89°03'19"	15.00'	23.31'	14.75'	21.04'	N75° 26' 40"W
C10	90°56'41"	15.00'	23.81'	15.25'	21.39'	N14° 33' 20"E
C11	89°03'19"	15.00'	23.31'	14.75'	21.04'	S75° 26' 40"E
C12	90°56'41"	15.00'	23.81'	15.25'	21.39'	S14° 33' 20"W
C13	89°03'19"	15.00'	23.31'	14.75'	21.04'	N75° 26' 40"W
C14	90°56'41"	15.00'	23.81'	15.25'	21.39'	N14° 33' 20"E
C15	80°24'21"	25.00'	35.08'	21.13'	32.27'	S71° 07' 11"E
C16	260°24'14"	65.00'	295.42'	76.91'	99.29'	S18° 52' 45"W
C17	89°58'53"	15.00'	23.56'	15.00'	21.21'	N74° 58' 33"W
C18	23°30'37"	30.00'	12.31'	6.24'	12.22'	S18° 13' 01"E
C19	23°30'37"	80.00'	32.83'	16.65'	32.60'	N18° 13' 01"W
C20	90°00'00"	15.00'	23.56'	15.00'	21.21'	S74° 58' 19"E
C21	90°00'00"	15.00'	23.56'	15.00'	21.21'	S15° 01' 41"W
C22	90°00'00"	15.00'	23.56'	15.00'	21.21'	S74° 58' 19"E
C23	90°00'00"	15.00'	23.56'	15.00'	21.21'	S15° 01' 41"W
C24	90°00'00"	15.00'	23.56'	15.00'	21.21'	S74° 58' 19"E
C25	90°00'00"	15.00'	23.56'	15.00'	21.21'	S15° 01' 41"W
C26	90°00'00"	15.00'	23.56'	15.00'	21.21'	S74° 58' 19"E
C27	90°00'00"	15.00'	23.56'	15.00'	21.21'	N15° 01' 41"E
C28	90°00'00"	15.00'	23.56'	15.00'	21.21'	N74° 58' 19"W
C29	90°00'00"	15.00'	23.56'	15.00'	21.21'	S15° 01' 41"W
C30	90°00'00"	15.00'	23.56'	15.00'	21.21'	S74° 58' 19"E
C31	90°00'00"	15.00'	23.56'	15.00'	21.21'	S15° 01' 41"W
C32	90°00'00"	15.00'	23.56'	15.00'	21.21'	N15° 01' 41"E
C33	90°00'00"	15.00'	23.56'	15.00'	21.21'	N74° 58' 19"W
C34	90°00'00"	65.00'	102.10'	65.00'	91.92'	N15° 01' 41"E
C35	90°00'00"	15.00'	23.56'	15.00'	21.21'	S15° 01' 41"W
C36	90°00'00"	15.00'	23.56'	15.00'	21.21'	S74° 58' 19"E
C37	90°00'00"	15.00'	23.56'	15.00'	21.21'	N15° 01' 41"E
C38	90°00'00"	15.00'	23.56'	15.00'	21.21'	N74° 58' 19"W
C39	90°00'00"	15.00'	23.56'	15.00'	21.21'	S15° 01' 41"W
C40	90°00'00"	15.00'	23.56'	15.00'	21.21'	S74° 58' 19"E
C41	90°00'00"	15.00'	23.56'	15.00'	21.21'	N15° 01' 41"E
C42	90°00'00"	15.00'	23.56'	15.00'	21.21'	N74° 58' 19"W
C43	90°00'00"	15.00'	23.56'	15.00'	21.21'	S15° 01' 41"W
C44	90°00'00"	15.00'	23.56'	15.00'	21.21'	S74° 58' 19"E
C45	90°00'00"	15.00'	23.56'	15.00'	21.21'	N15° 01' 41"E

CURVE TABLE

Curve #	I	Rad	Arc	Tan	Chord	Chord Bearing
C46	90°00'00"	65.00'	102.10'	65.00'	91.92'	N74° 58' 19"W
C47	90°00'00"	15.00'	23.56'	15.00'	21.21'	N74° 58' 19"W
C48	88°25'55"	15.00'	23.15'	14.59'	20.92'	N14° 14' 38"E
C49	89°07'48"	65.00'	101.11'	64.02'	91.22'	N13° 53' 41"E
C50	91°34'05"	15.00'	23.97'	15.42'	21.50'	S75° 45' 22"E
C51	89°07'48"	15.00'	23.33'	14.77'	21.05'	N13° 53' 41"E
C52	90°52'12"	15.00'	23.79'	15.23'	21.37'	N76° 06' 19"W
C53	88°25'55"	15.00'	23.15'	14.59'	20.92'	S14° 14' 38"W
C54	91°34'05"	15.00'	23.97'	15.42'	21.50'	S75° 45' 22"E
C55	89°07'48"	15.00'	23.33'	14.77'	21.05'	N13° 53' 41"E
C56	90°52'12"	15.00'	23.79'	15.23'	21.37'	N76° 06' 19"W
C57	88°25'55"	15.00'	23.15'	14.59'	20.92'	S14° 14' 38"W
C58	91°34'05"	15.00'	23.97'	15.42'	21.50'	S75° 45' 22"E
C60	90°52'12"	15.00'	23.79'	15.23'	21.37'	N76° 06' 19"W
C61	88°25'55"	15.00'	23.15'	14.59'	20.92'	S14° 14' 38"W
C62	91°34'05"	15.00'	23.97'	15.42'	21.50'	S75° 45' 22"E
C63	89°07'48"	15.00'	23.33'	14.77'	21.05'	N13° 53' 41"E
C64	90°23'56"	15.00'	23.67'	15.10'	21.29'	N75° 52' 11"W
C65	88°54'10"	15.00'	23.27'	14.72'	21.01'	S14° 28' 46"W
C66	90°23'56"	65.00'	102.55'	65.45'	92.24'	N75° 52' 11"W
C67	90°00'00"	15.00'	23.56'	15.00'	21.21'	S74° 58' 19"E
C68	90°00'00"	15.00'	23.56'	15.00'	21.21'	S15° 01' 41"W
C69	91°05'50"	15.00'	23.85'	15.29'	21.42'	S75° 31' 14"E
C70	88°54'10"	15.00'	23.27'	14.72'	21.01'	N14° 28' 46"E
C71	90°00'00"	15.00'	23.56'	15.00'	21.21'	N74° 58' 19"W
C72	90°00'00"	15.00'	23.56'	15.00'	21.21'	N15° 01' 41"E
C73	91°05'50"	15.00'	23.85'	15.29'	21.42'	N75° 31' 14"W
C74	88°54'10"	15.00'	23.27'	14.72'	21.01'	S14° 28' 46"W
C75	90°00'00"	15.00'	23.56'	15.00'	21.21'	S74° 58' 19"E
C76	90°00'00"	65.00'	102.10'	65.00'	91.92'	S74° 58' 19"E
C77	88°54'10"	65.00'	100.86'	63.77'	91.04'	S14° 28' 46"W

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N30° 55' 00"W	29.09'
L2	N30° 55' 00"W	36.57'
L3	N30° 55' 00"W	68.94'
L4	S6° 27' 43"E	19.76'
L5	N6° 27' 43"W	19.76'
L6	S29° 58' 19"E	105.50'

SHEET 5 OF 5

MAJOR SUBDIVISION PLAT ESTABLISHING

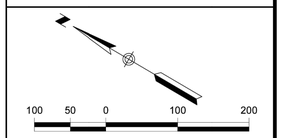
STAGECOACH PARK SUBDIVISION

A 79.542 ACRE OF LAND LYING IN THE JAMES MURPHY SURVEY, ABSTRACT 241, IN GUADALUPE COUNTY, TEXAS, AND BEING THAT SAME PROPERTY CALLED 80 ACRES IN A SPECIAL WARRANTY DEED TO VERNA MAE BOEING DEAN OF RECORD IN VOLUME 454, PAGE 168, DEED RECORDS, GUADALUPE COUNTY, TEXAS, AND CONVEYED TO FAIR OAKS MOSAIC TBY, LP IN A GENERAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 202399030811, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

LJA Engineering & Surveying, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
FRN - F-1386

ALLIANCE LAND SURVEYORS
TBPLS FIRM NO. 10194244

PREPARATION DATE: FEBRUARY 9, 2026



STATE OF FLORDIA
COUNTY OF MIAMI-DADE

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER:
LQ INVESTMENTS PORTFOLIO 15, LLC.
15495 EAGLE NEST LANE
MIAMI LAKES, FL 33014
CONTACT PERSON: ROMAIN DANIELLOU

STATE OF TEXAS
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2026.

_____
NOTARY PUBLIC,
GUADALUPE COUNTY, TEXAS

THIS PLAT OF STAGECOACH PARK SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF CIBOLO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. , 2026.

BY:_____
CHAIRMAN

BY:_____
CITY ENGINEER, BARRY BLACK, P.E.,

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

Date\Time : Fri, 17 Jul 2026 - 3:29pm

Last Modified: Jul 17, 26 - 15:39
Plot Date/Time: Jul 17, 26 - 15:50:26

STAGECOACH MOBILE HOME & RV PARK
PLAT (SHEET 5)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: ch Survey Plat.dwg

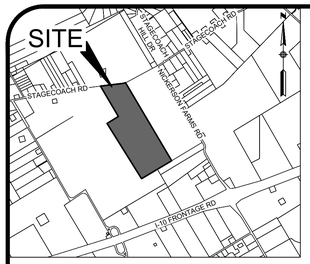
7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER:
SA5758-2502

SHEET NO.
C1.4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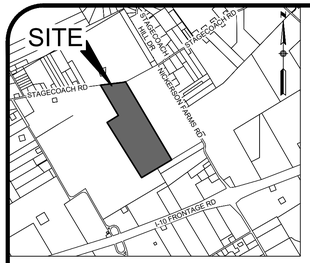
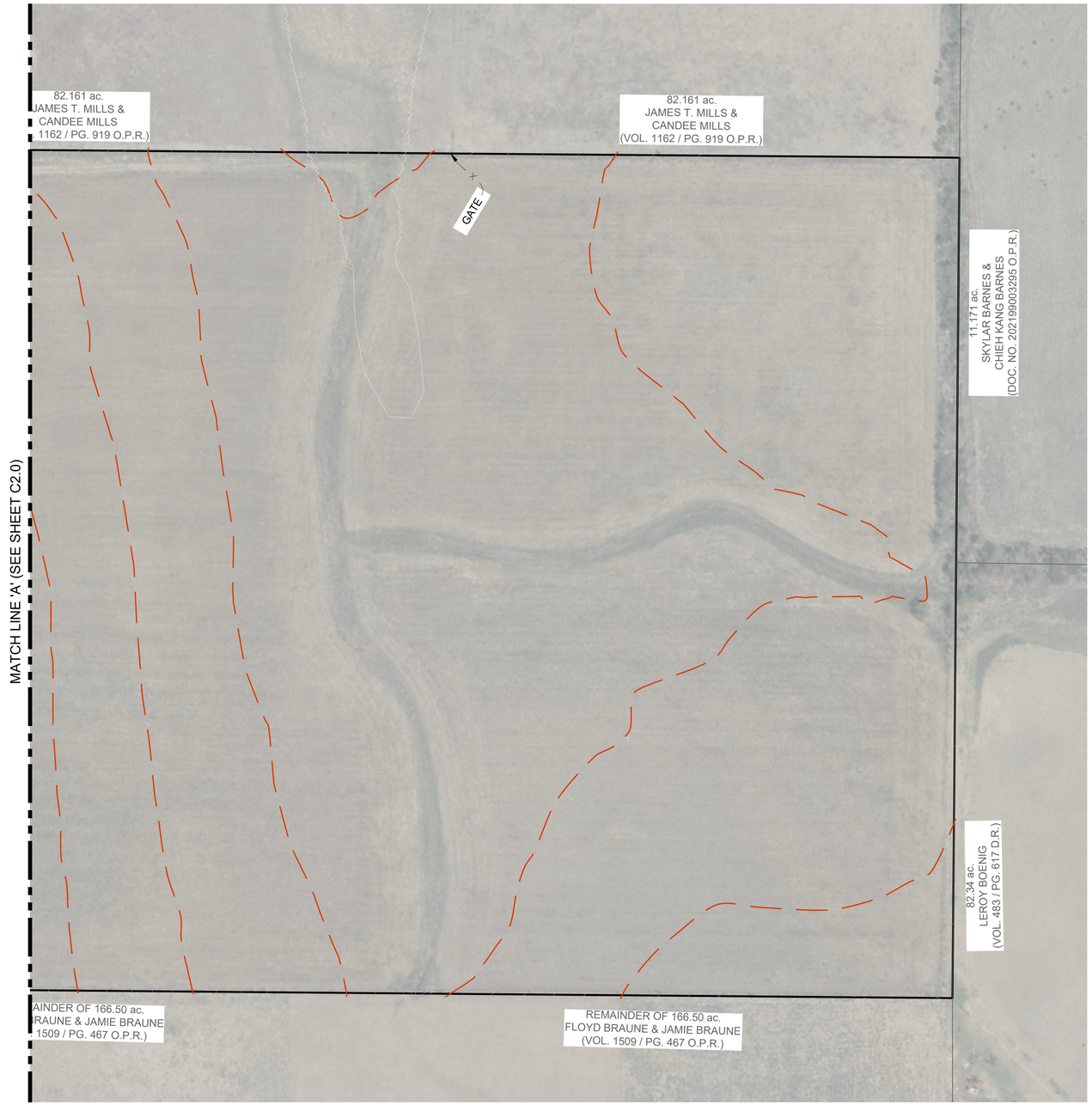
STAGECOACH RD
STAGECOACH RD
HOLLER
HOLLER
STAGECOACH RD
HOLLER
HOLLER
HOLLER



LOCATION MAP

N.T.S.



STAGECOACH MOBILE HOME & RV PARK

EXISTING COND - DEMO PLAN (SHT 2)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026

DESIGNED BY: WH, MAS

DRAWN BY: MAS, TJ

CHECKED BY: WH

DRAWING NAME: 01_Existing Conditions-Demo Plan.dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230

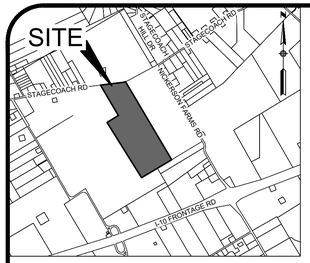
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.

C2.1

Last Modified: Jun. 24, 26 – 11:01
By: DWG\Plans Jul. 17, 26 – 11:00:04

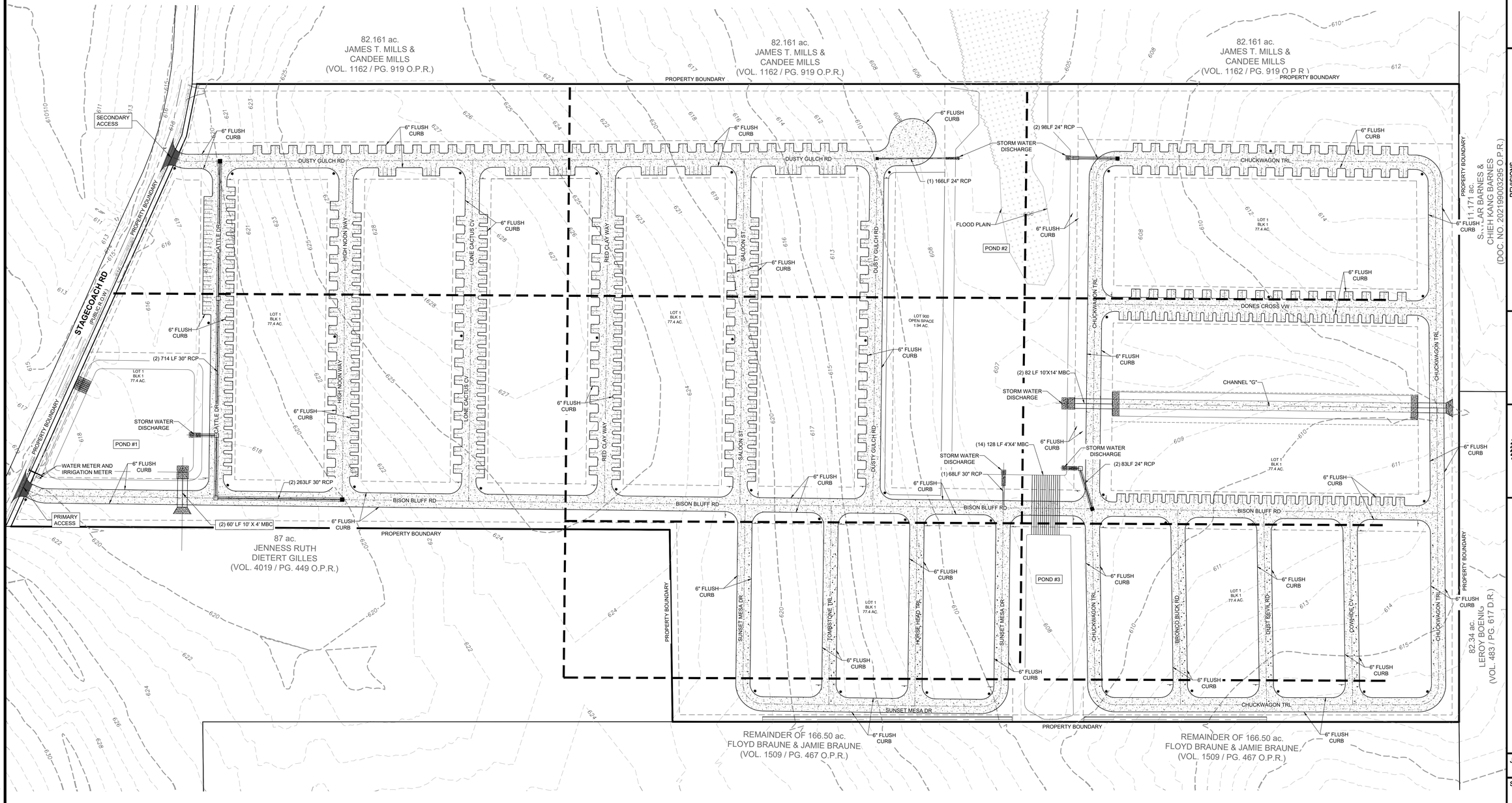


LOCATION MAP
N.T.S.

PARKING SUMMARY TABLE

LAND USE	MOBILE HOME PARK
ACTUAL/PROPOSED PARKING	862

120 60 0 120 240
SCALE IN FEET
SCALE: 1"=120'



STAGECOACH MOBILE HOME & RV PARK

OVERALL SITE PLAN

NO.	DESCRIPTION	BY	DATE

REVISIONS

DATE: 6/24/2026
DESIGNED BY: VH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: VH
DRAWING NAME: OVERALL LAYOUT PLAN

7/17/2026
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
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San Antonio, Texas 78230
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Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER:
SA5758-2502

SHEET NO.
C3.0

Last Mod:Fed, Jun 26, 26 – 12:15
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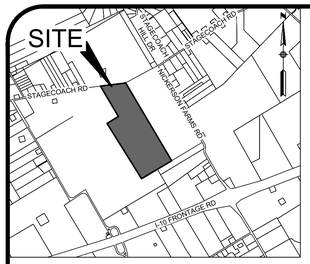
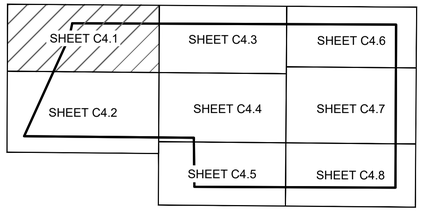


LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 600'

SITE PLAN NOTES:

1. ALL CURB RADIUS DIMENSIONS ARE TO FACE OF CURB. CONTRACTOR TO VERIFY ALL PLAN DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL SIDEWALKS SHALL HAVE 2% MAX CROSS SLOPE.
3. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
4. ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.
5. ALL PARKING SPACES ARE STANDARD 9'x18' DIMENSIONING UNLESS OTHERWISE DIMENSIONED.
6. TYP = TYPICAL IN DIRECT REFERENCE TO A TYPICAL DIMENSION ON SIMILAR GEOMETRY UNLESS DIMENSIONED OTHERWISE.

KEY NOTES

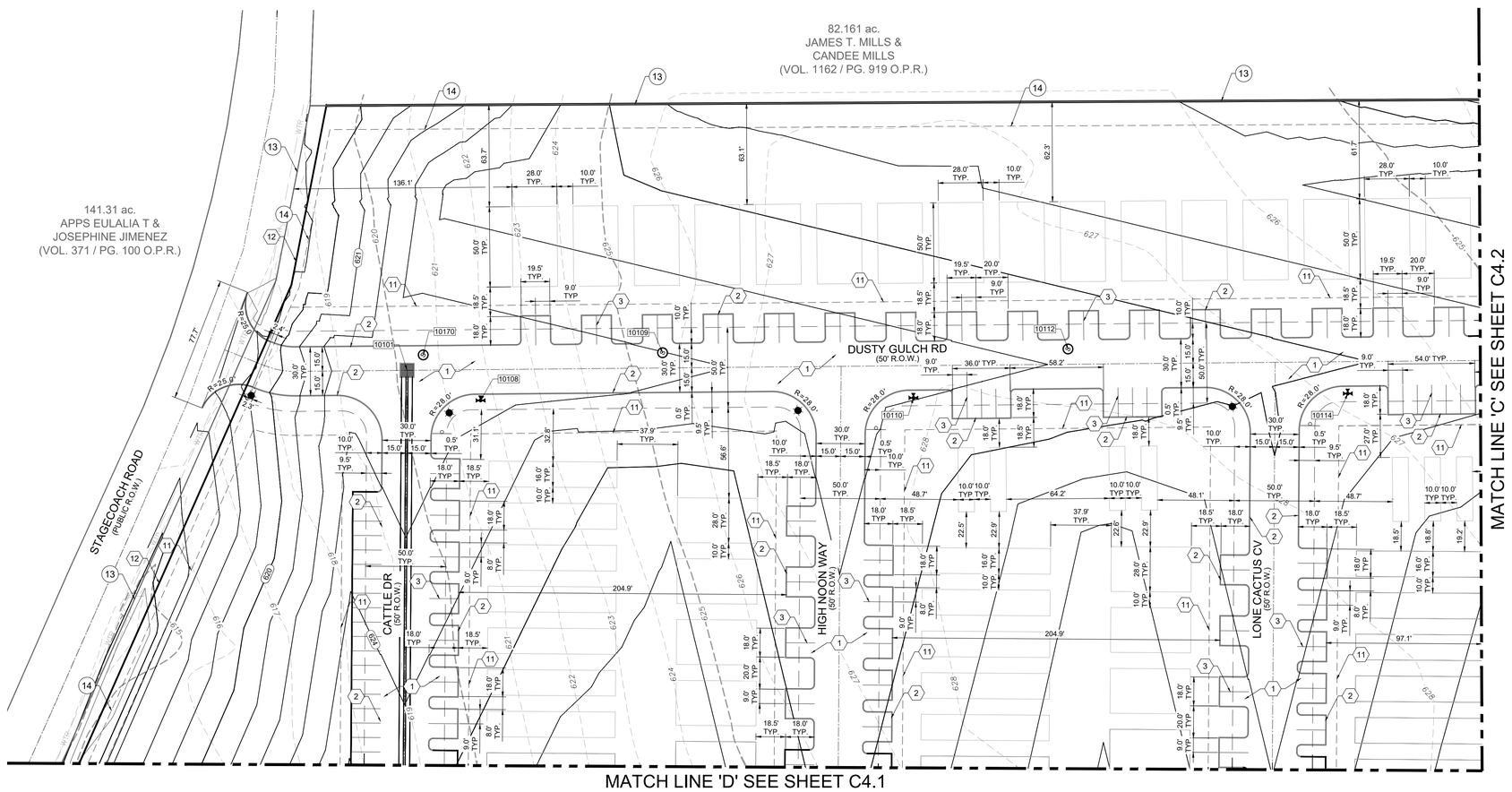
1. PROPOSED CONCRETE PAVEMENT - (SEE DTL C11.8, SHT C19.0)
2. TYP CONCRETE FLUSH CURB - (SEE DTL C11.7, SHT C19.0)
3. TYP 4" WIDE YELLOW PARKING STRIPE - (SEE DTL C11.3, SHT C19.0)
4. PROPOSED DRAINAGE STRUCTURE, (REF STORM DRAIN PLAN SHT C9.0-C9.10)
5. PROPOSED 3/4" GRAVEL PARKING - (SEE DTL C11.12, SHT C19.1)
6. PROPOSED CONCRETE SLAB- (SEE DTL C11.13, SHT C19.1)
7. PROPOSED CHANNEL- (SEE DTL C11.14, SHT C19.1)
8. PROPOSED RV SITE 'A' - (SEE DTL SHT C4.8)
9. PROPOSED RV SITE 'B' - (SEE DTL SHT C4.8)
10. PROPOSED RV SITE 'C' - (SEE DTL SHT C4.8)
11. ESTABLISHED 15' GVEC ESM'T
12. ESTABLISHED 10' R.O.W. DEDICATION
13. PROPERTY BOUNDARY 79.542 AC - (VOL. 454 / PG. 168 OPR)
14. 15' WATER LINE ESM'T - (VOL. 1191 / PG. 383 OPR)

40 20 0 40 80

SCALE IN FEET
SCALE: 1"=40'

LEGEND

EXISTING	PROPOSED	
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY



SEE SHEET C4.7 FOR POINT TABLE

STAGECOACH MOBILE HOME & RV PARK

DIMENSIONAL CONTROL (SHEET 1)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: ...ab_SitePlanShts (1-4).dwg

7/17/2026

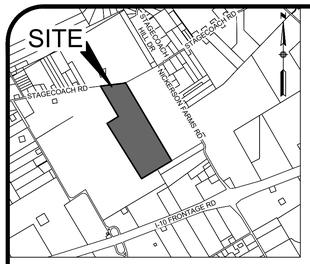
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

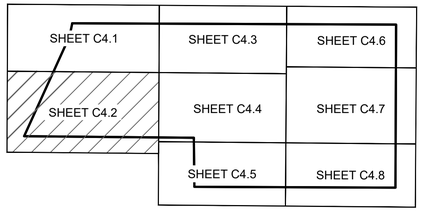
JOB NUMBER:
SA5758-2502

SHEET NO.
C4.0

Last Modified: Jun 26, 26 – 10:39
File Size/Time: 4.0 MB, 26 – 19:00:05



LOCATION MAP
N.T.S.



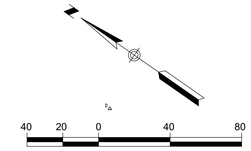
SHEET INDEX MAP
SCALE : 1" = 600'

SITE PLAN NOTES:

1. ALL CURB RADIUS DIMENSIONS ARE TO FACE OF CURB. CONTRACTOR TO VERIFY ALL PLAN DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL SIDEWALKS SHALL HAVE 2% MAX CROSS SLOPE.
3. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
4. ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.
5. ALL PARKING SPACES ARE STANDARD 9'x18' DIMENSIONING UNLESS OTHERWISE DIMENSIONED.
6. TYP = TYPICAL IN DIRECT REFERENCE TO A TYPICAL DIMENSION ON SIMILAR GEOMETRY UNLESS DIMENSIONED OTHERWISE.

KEY NOTES

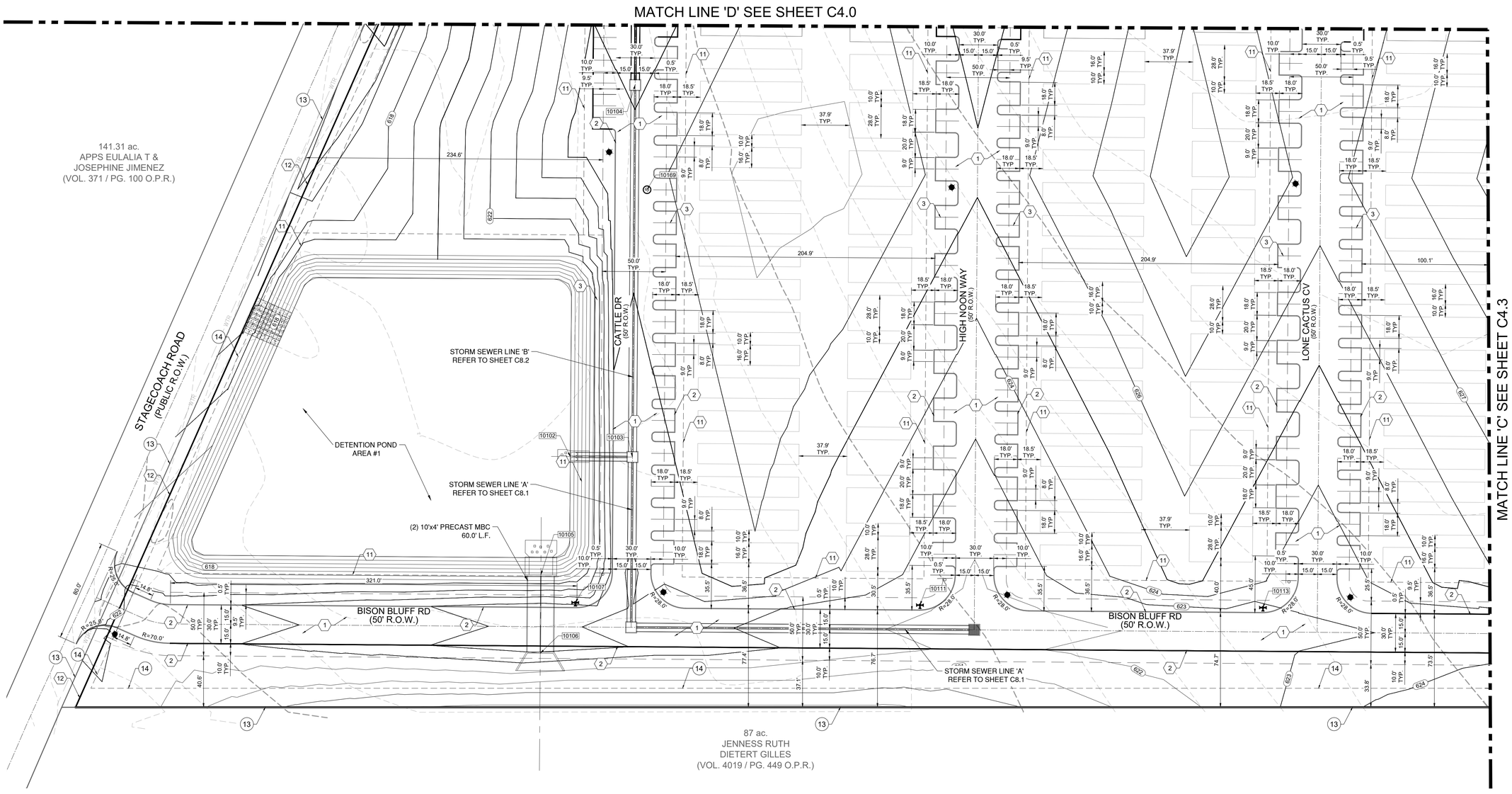
1. PROPOSED CONCRETE PAVEMENT - (SEE DTL C11.8, SHT C19.0)
2. TYP CONCRETE FLUSH CURB - (SEE DTL C11.7, SHT C19.0)
3. TYP 4" WIDE YELLOW PARKING STRIPE - (SEE DTL C11.3, SHT C19.0)
4. PROPOSED DRAINAGE STRUCTURE, (REF STORM DRAIN PLAN SHT C9.0-C9.10)
5. PROPOSED 3/4" GRAVEL PARKING - (SEE DTL C11.12, SHT C19.1)
6. PROPOSED CONCRETE SLAB- (SEE DTL C11.13, SHT C19.1)
7. PROPOSED CHANNEL- (SEE DTL C11.14, SHT C19.1)
8. PROPOSED RV SITE 'A' - (SEE DTL SHT C4.8)
9. PROPOSED RV SITE 'B' - (SEE DTL SHT C4.8)
10. PROPOSED RV SITE 'C' - (SEE DTL SHT C4.8)
11. ESTABLISHED 15' GVEC ESM'T
12. ESTABLISHED 10' R.O.W. DEDICATION
13. PROPERTY BOUNDARY 79.542 AC - (VOL. 454 / PG. 168 OPR)
14. 15' WATER LINE ESM'T - (VOL. 1191 / PG. 383 OPR)



SCALE IN FEET
SCALE: 1"=40'

LEGEND

EXISTING	PROPOSED	
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY



SEE SHEET C4.7 FOR
POINT TABLE

STAGECOACH MOBILE HOME & RV PARK

DIMENSIONAL CONTROL (SHEET 2)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: ...ab_SitePlanShts (1-4).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
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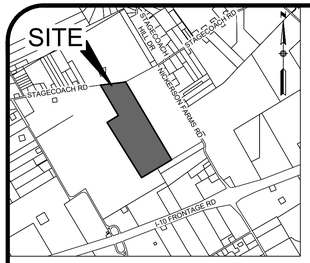
TBPE No. F-1386

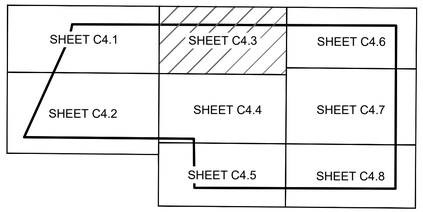
JOB NUMBER:
SA5758-2502

SHEET NO.
C4.1

Last Modified: Jun 26, 26 – 10:39
File Date/Time: Jun 12, 26 – 13:20



LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 600'

SITE PLAN NOTES:

1. ALL CURB RADIUS DIMENSIONS ARE TO FACE OF CURB. CONTRACTOR TO VERIFY ALL PLAN DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL SIDEWALKS SHALL HAVE 2% MAX CROSS SLOPE.
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KEY NOTES

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3. TYP 4" WIDE YELLOW PARKING STRIPE - (SEE DTL C11.3, SHT C19.0)
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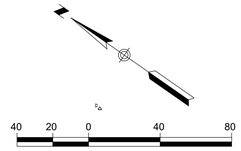
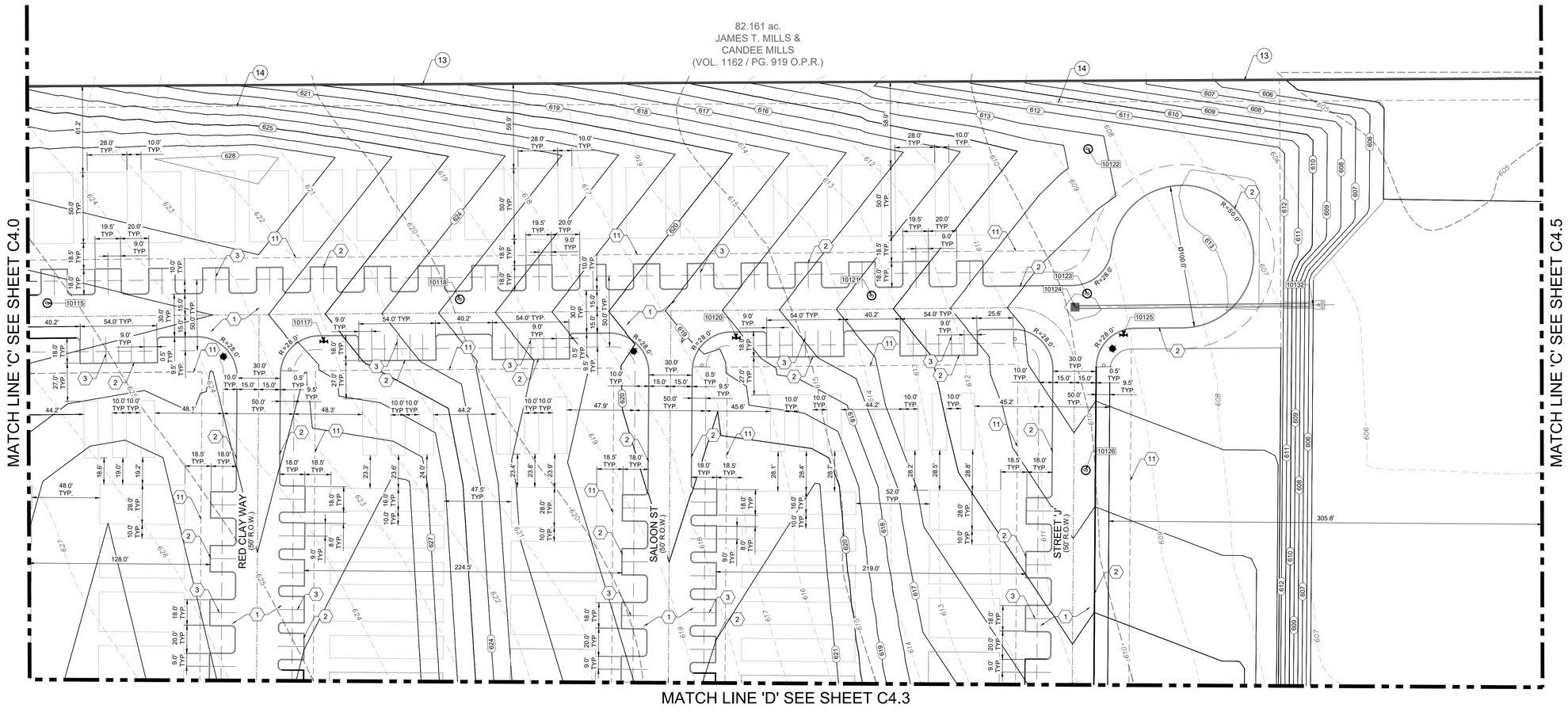
11. ESTABLISHED 15' GVEC ESM'T
12. ESTABLISHED 10' R.O.W. DEDICATION
13. PROPERTY BOUNDARY 79.542 AC - (VOL. 454 / PG. 168 OPR)
14. 15' WATER LINE ESM'T - (VOL. 1191 / PG. 383 OPR)



SCALE IN FEET
SCALE: 1"=40'

LEGEND

EXISTING	PROPOSED	
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY



SEE SHEET C4.7 FOR POINT TABLE

STAGECOACH MOBILE HOME & RV PARK

DIMENSIONAL CONTROL (SHEET 3)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: JB_SitePlanSlts (1-4).dwg

7/17/2026
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
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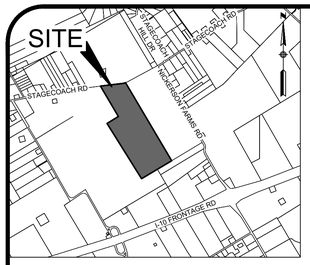
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

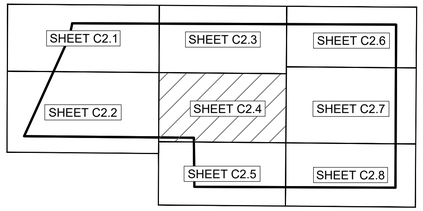
JOB NUMBER: SA5758-2502

SHEET NO.
C4.2

Last Modified: Jun 25, 26 - 10:34
Plot Date/Time: Jul 17, 26 - 13:08



LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 600'

SITE PLAN NOTES:

1. ALL CURB RADIUS DIMENSIONS ARE TO FACE OF CURB. CONTRACTOR TO VERIFY ALL PLAN DIMENSIONS PRIOR TO CONSTRUCTION.
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4. PROPOSED DRAINAGE STRUCTURE, (REF STORM DRAIN PLAN SHT C9.0-C9.10)
5. PROPOSED 3/4" GRAVEL PARKING - (SEE DTL C11.12, SHT C19.1)
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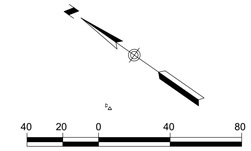
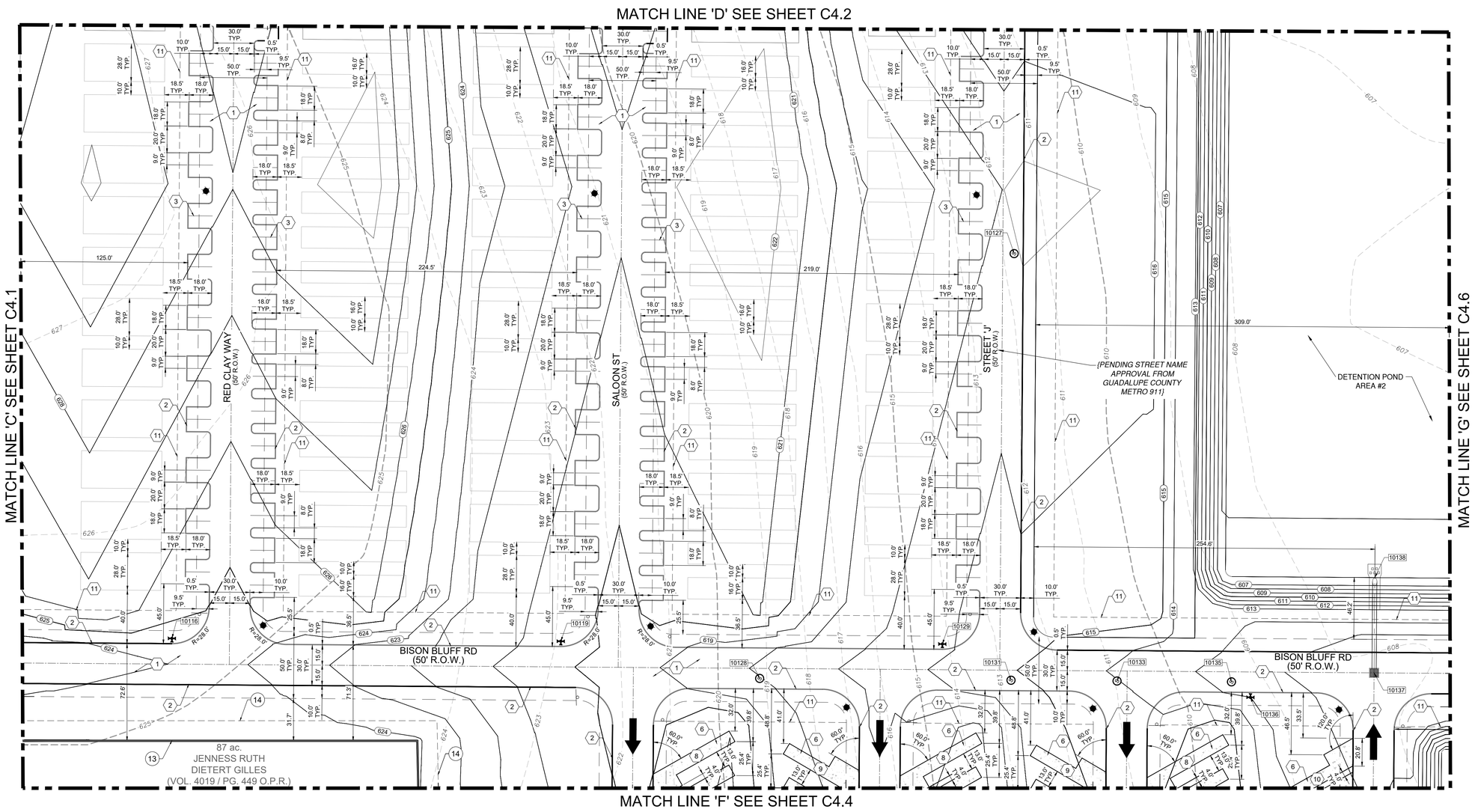
13. PROPERTY BOUNDARY 79.542 AC - (VOL. 454 / PG. 168 OPR)
14. 15' WATER LINE ESM'T - (VOL. 1191 / PG. 383 OPR)



SCALE IN FEET
SCALE: 1"=40'

LEGEND

EXISTING	PROPOSED	
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY



SEE SHEET C4.7 FOR POINT TABLE

STAGECOACH MOBILE HOME & RV PARK

DIMENSIONAL CONTROL (SHEET 4)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: JB_SitePlanSlts (1-4).dwg

7/17/2026

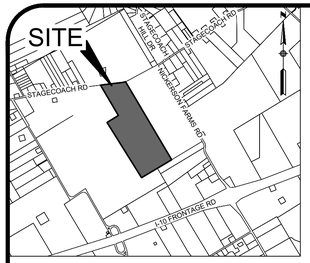
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

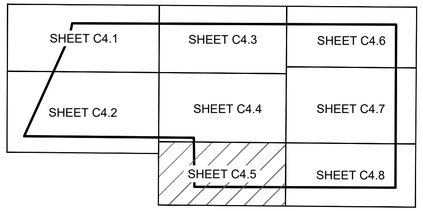
JOB NUMBER: SA5758-2502

SHEET NO. C4.3

Last Modified: Jun 25, 26 - 10:10
Plot Date/Time: Jul 17, 26 - 10:18



LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 600'

SITE PLAN NOTES:

1. ALL CURB RADIUS DIMENSIONS ARE TO FACE OF CURB. CONTRACTOR TO VERIFY ALL PLAN DIMENSIONS PRIOR TO CONSTRUCTION.
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9. PROPOSED RV SITE 'B' - (SEE DTL SHT C4.8)
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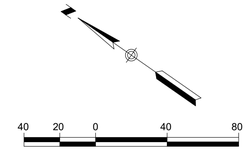
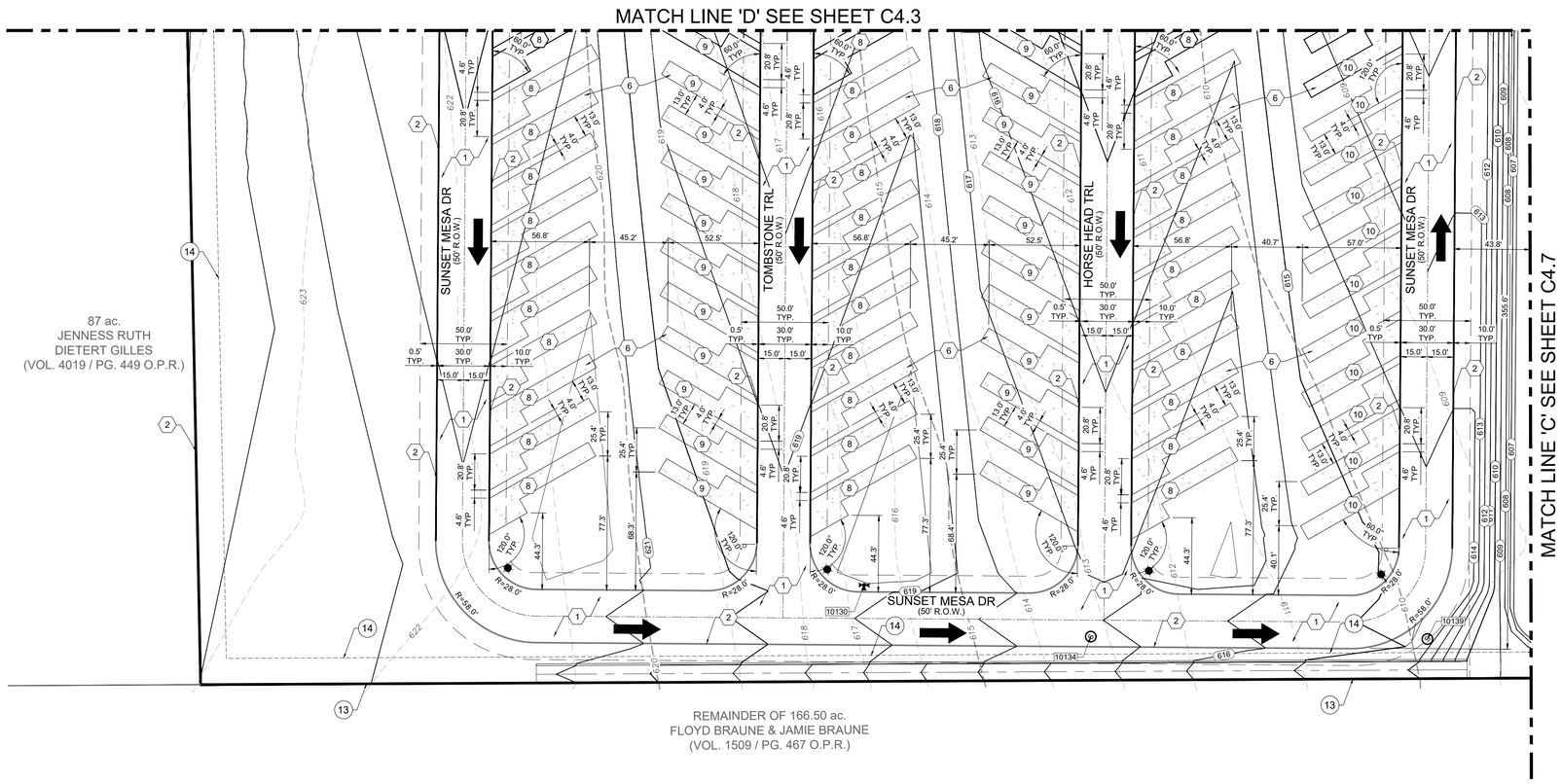
13. PROPERTY BOUNDARY 79.542 AC - (VOL. 454 / PG. 168 OPR)
14. 15' WATER LINE ESM'T - (VOL. 1191 / PG. 383 OPR)



SCALE IN FEET
SCALE: 1"=40'

LEGEND

EXISTING	PROPOSED	
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY



SEE SHEET C4.7 FOR POINT TABLE

STAGECOACH MOBILE HOME & RV PARK

DIMENSIONAL CONTROL (SHEET 5)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sb_SitePlanShts (5-8).dwg

7/17/2026

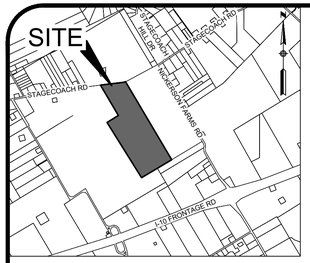
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

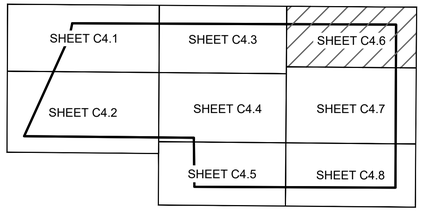
JOB NUMBER:
SA5758-2502

SHEET NO.
C4.4

Last Modified: Jun 25, 26 – 11:14
File Date/Time: Jul 17, 26 – 13:40:39



LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 600'

SITE PLAN NOTES:

1. ALL CURB RADIUS DIMENSIONS ARE TO FACE OF CURB. CONTRACTOR TO VERIFY ALL PLAN DIMENSIONS PRIOR TO CONSTRUCTION.
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11. ESTABLISHED 15' GVEC ESM'T
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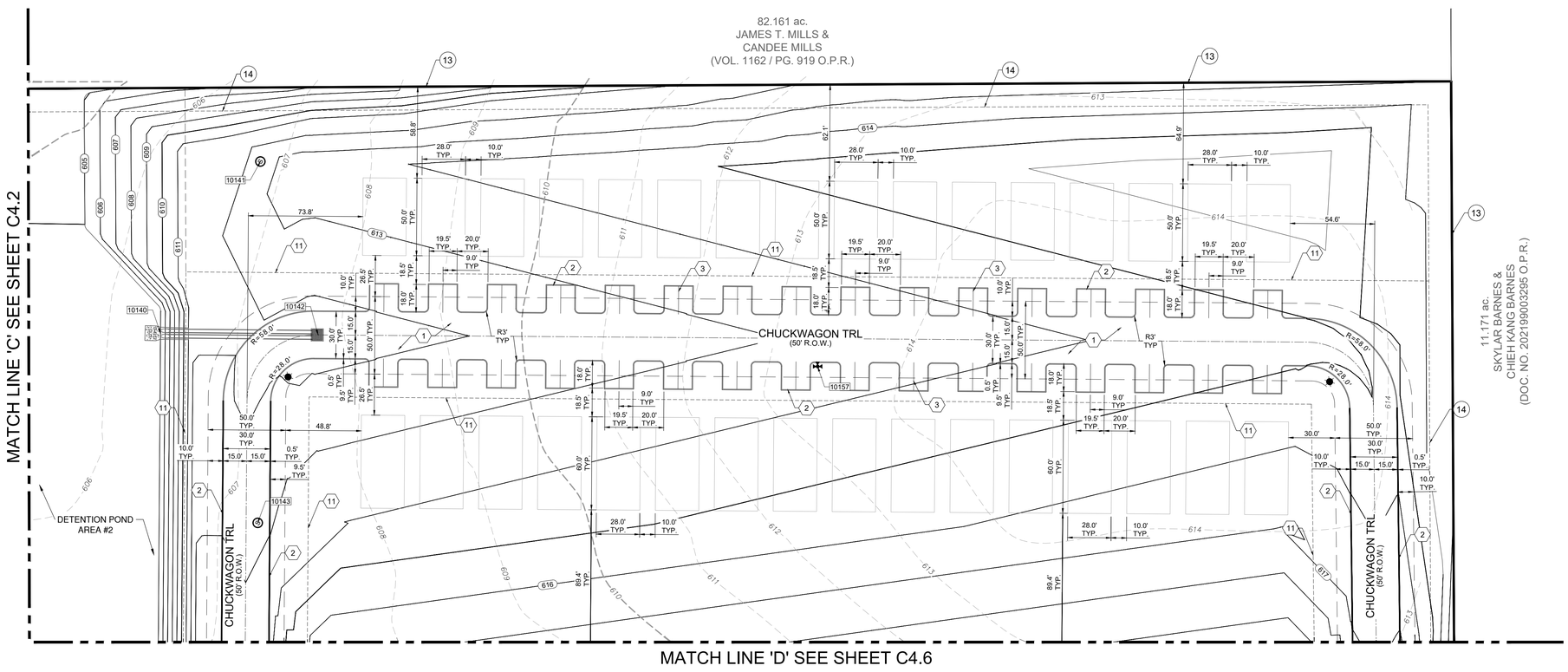
13. PROPERTY BOUNDARY 79.542 AC - (VOL. 454 / PG. 168 OPR)
14. 15' WATER LINE ESM'T - (VOL. 1191 / PG. 383 OPR)

40 20 0 40 80
SCALE IN FEET
SCALE: 1"=40'

LEGEND

EXISTING	PROPOSED	
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
TP		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY



SEE SHEET C4.7 FOR POINT TABLE

STAGECOACH MOBILE HOME & RV PARK

DIMENSIONAL CONTROL (SHEET 6)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: _ss_SitePlanShts (5-8).dwg

7/17/2026
STATE OF TEXAS
WILSON HERNANDEZ
140636
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
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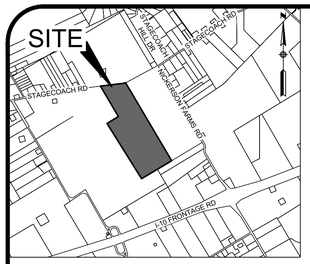
TBPE No. F-1386

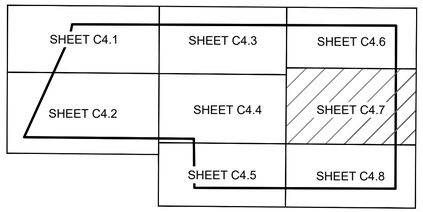
JOB NUMBER:
SA5758-2502

SHEET NO.
C4.5

Last Modified: Jun. 25, 26 – 11:14
File Name/Time: Jun. 25, 26 – 11:09:33



LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 600'

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3. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
4. ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.
5. ALL PARKING SPACES ARE STANDARD 9'x18' DIMENSIONING UNLESS OTHERWISE DIMENSIONED.
6. TYP = TYPICAL IN DIRECT REFERENCE TO A TYPICAL DIMENSION ON SIMILAR GEOMETRY UNLESS DIMENSIONED OTHERWISE.

KEY NOTES

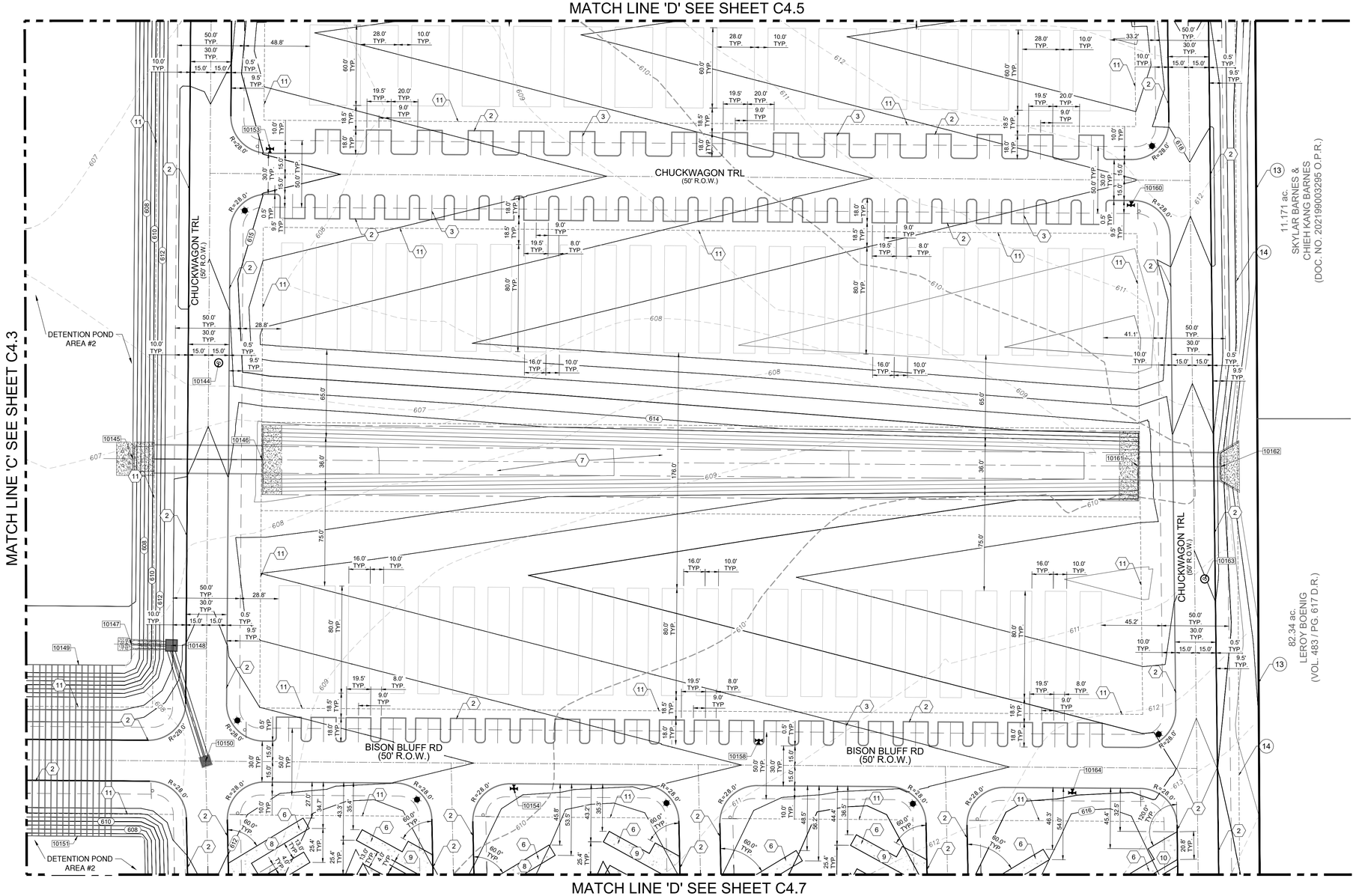
1. PROPOSED CONCRETE PAVEMENT - (SEE DTL C11.8, SHT C19.0)
2. TYP CONCRETE FLUSH CURB - (SEE DTL C11.7, SHT C19.0)
3. TYP 4" WIDE YELLOW PARKING STRIPE - (SEE DTL C11.3, SHT C19.0)
4. PROPOSED DRAINAGE STRUCTURE, (REF STORM DRAIN PLAN SHT C9.0-C9.10)
5. PROPOSED 3/4" GRAVEL PARKING - (SEE DTL C11.12, SHT C19.1)
6. PROPOSED CONCRETE SLAB- (SEE DTL C11.13, SHT C19.1)
7. PROPOSED CHANNEL- (SEE DTL C11.14, SHT C19.1)
8. PROPOSED RV SITE 'A' - (SEE DTL SHT C4.8)
9. PROPOSED RV SITE 'B' - (SEE DTL SHT C4.8)
10. PROPOSED RV SITE 'C' - (SEE DTL SHT C4.8)
11. ESTABLISHED 15' GVEC ESM'T
12. ESTABLISHED 10' R.O.W. DEDICATION
13. PROPERTY BOUNDARY 79.542 AC - (VOL. 454 / PG. 168 OPR)
14. 15' WATER LINE ESM'T - (VOL. 1191 / PG. 383 OPR)

40 20 0 40 80
SCALE IN FEET
SCALE: 1"=40'

LEGEND

EXISTING	PROPOSED	
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY

MATCH LINE 'D' SEE SHEET C4.5



MATCH LINE 'D' SEE SHEET C4.7

SEE SHEET C4.7 FOR POINT TABLE

STAGECOACH MOBILE HOME & RV PARK

DIMENSIONAL CONTROL (SHEET 7)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sb_SitePlanShts (5-8).dwg

7/17/2026
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
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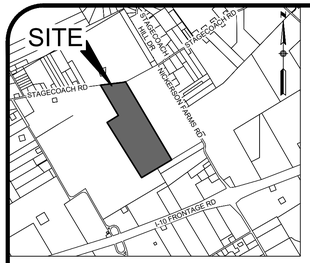
TBPE No. F-1386

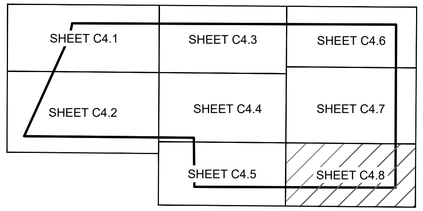
JOB NUMBER:
SA5758-2502

SHEET NO.
C4.6

Last Modified: Jun 25, 26 – 11:14
Plot Date/Time: Jul 17, 26 – 13:46:49



LOCATION MAP
N.T.S.



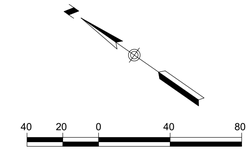
SHEET INDEX MAP
SCALE : 1" = 600'

SITE PLAN NOTES:

1. ALL CURB RADIUS DIMENSIONS ARE TO FACE OF CURB. CONTRACTOR TO VERIFY ALL PLAN DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL SIDEWALKS SHALL HAVE 2% MAX CROSS SLOPE.
3. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
4. ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.
5. ALL PARKING SPACES ARE STANDARD 9'x18' DIMENSIONING UNLESS OTHERWISE DIMENSIONED.
6. TYP = TYPICAL IN DIRECT REFERENCE TO A TYPICAL DIMENSION ON SIMILAR GEOMETRY UNLESS DIMENSIONED OTHERWISE.

KEY NOTES

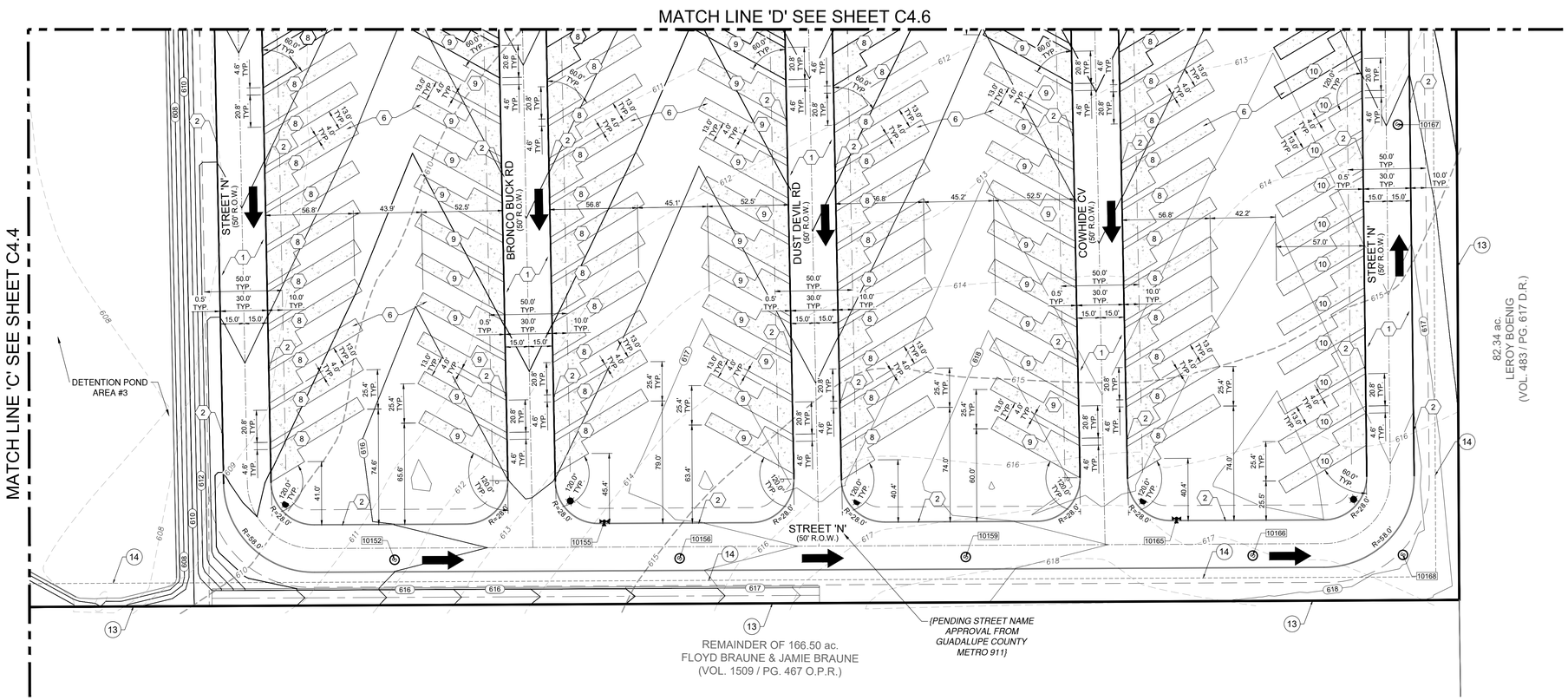
1. PROPOSED CONCRETE PAVEMENT - (SEE DTL C11.8, SHT C19.0)
2. TYP CONCRETE FLUSH CURB - (SEE DTL C11.7, SHT C19.0)
3. TYP 4" WIDE YELLOW PARKING STRIPE - (SEE DTL C11.3, SHT C19.0)
4. PROPOSED DRAINAGE STRUCTURE, (REF STORM DRAIN PLAN SHT C9.0-C9.10)
5. PROPOSED 3/4" GRAVEL PARKING - (SEE DTL C11.12, SHT C19.1)
6. PROPOSED CONCRETE SLAB- (SEE DTL C11.13, SHT C19.1)
7. PROPOSED CHANNEL- (SEE DTL C11.14, SHT C19.1)
8. PROPOSED RV SITE 'A' - (SEE DTL SHT C4.8)
9. PROPOSED RV SITE 'B' - (SEE DTL SHT C4.8)
10. PROPOSED RV SITE 'C' - (SEE DTL SHT C4.8)
11. ESTABLISHED 15' GVEC ESM'T
12. ESTABLISHED 10' R.O.W. DEDICATION
13. PROPERTY BOUNDARY 79.542 AC - (VOL. 454 / PG. 168 OPR)
14. 15' WATER LINE ESM'T - (VOL. 1191 / PG. 383 OPR)



SCALE IN FEET
SCALE: 1"=40'

LEGEND

EXISTING	PROPOSED	
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY



POINT TABLE		
POINT #	NORTHING	EASTING

POINT TABLE		
POINT #	NORTHING	EASTING
10128	13747994.40	2259392.72
10130	13747676.35	2259114.62
10131	13747831.75	2259486.52
10132	13748070.78	2260220.55
10133	13747763.13	2259526.09
10134	13747549.08	2259154.91
10135	13747689.10	2259568.79
10136	13747671.02	2259565.97
10137	13747600.63	2259628.47
10138	13747636.18	2259690.12

POINT TABLE		
POINT #	NORTHING	EASTING
10139	13747381.56	2259251.52
10140	13747859.59	2260346.91
10141	13747860.07	2260475.03
10142	13747771.45	2260397.42
10143	13747743.67	2260273.20
10144	13747577.60	2259985.23
10145	13747596.66	2259890.99
10146	13747512.75	2259939.22
10147	13747527.38	2259770.87
10148	13747501.26	2259785.32
10149	13747553.59	2259737.74
10150	13747435.45	2259723.73
10151	13747489.69	2259626.94
10152	13747131.21	2259407.56
10153	13747625.45	2260142.51
10154	13747226.59	2259822.36
10155	13747027.14	2259497.30
10156	13746973.18	2259501.28
10157	13747483.25	2260542.86
10158	13747087.09	2259945.99

POINT TABLE		
POINT #	NORTHING	EASTING
10159	13746814.55	2259595.35
10160	13747049.70	2260431.32
10161	13746946.73	2260265.79
10162	13746892.88	2260296.89
10163	13746860.92	2260218.40
10164	13746865.44	2260030.54
10165	13746709.89	2259685.44
10166	13746655.44	2259689.71
10167	13746715.25	2259976.61
10168	13746572.15	2259739.11

STAGECOACH MOBILE HOME & RV PARK

DIMENSIONAL CONTROL (SHEET 8)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: _ts_SitePlanSHts (5-8).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
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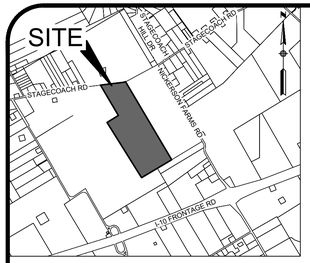
TBPE No. F-1386

JOB NUMBER:
SA5758-2502

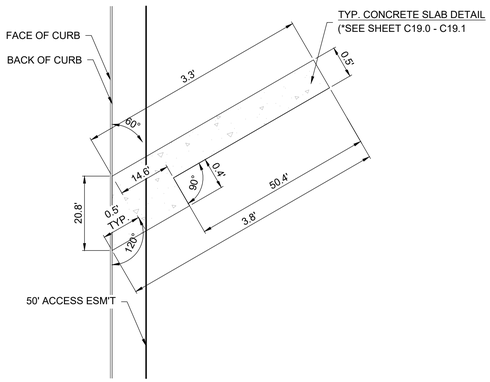
SHEET NO.
C4.7

Last Mod/Plot: Jun. 26, 26 - 11:14
Plot Date/Time: Jul. 17, 26 - 15:01:48



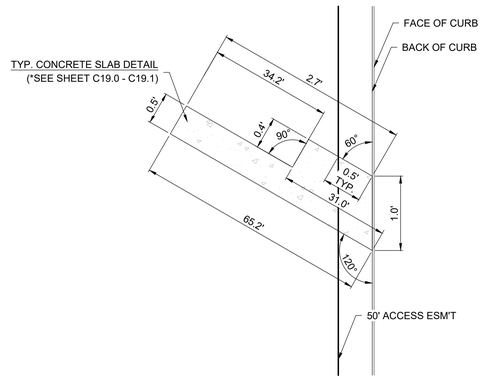
LOCATION MAP

N.T.S.



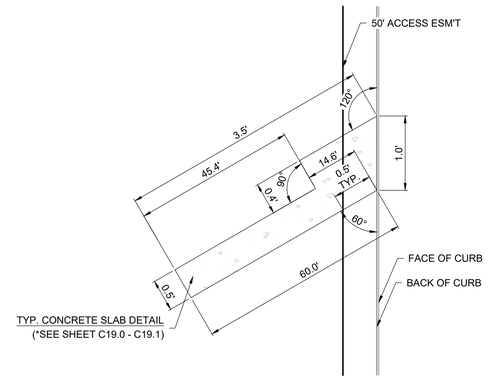
RV PAD 'A'
TYPICAL DETAIL

N.T.S.



RV PAD 'B'
TYPICAL DETAIL

N.T.S.



RV PAD 'C'
TYPICAL DETAIL

N.T.S.

STAGECOACH MOBILE HOME & RV PARK

DIMENSIONAL CONTROL DETAILS

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: _ss_Site Plan Details.dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
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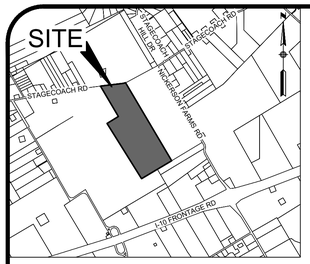
TBPE No. F-1386

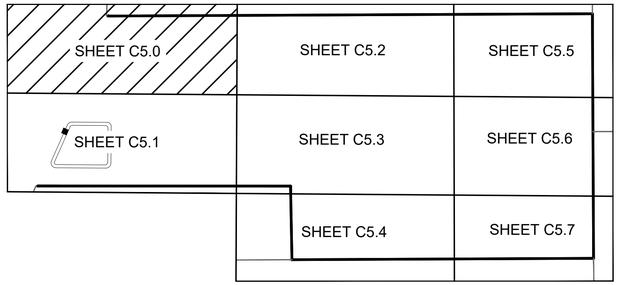
JOB NUMBER:
SA5758-2502

SHEET NO.
C4.8

Last Modified: Jun 24, 26 - 10:28
File: SA5758-Plan Set 1.dwg - Jul 17, 26 - 13:09:09



LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 400'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
TE		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY

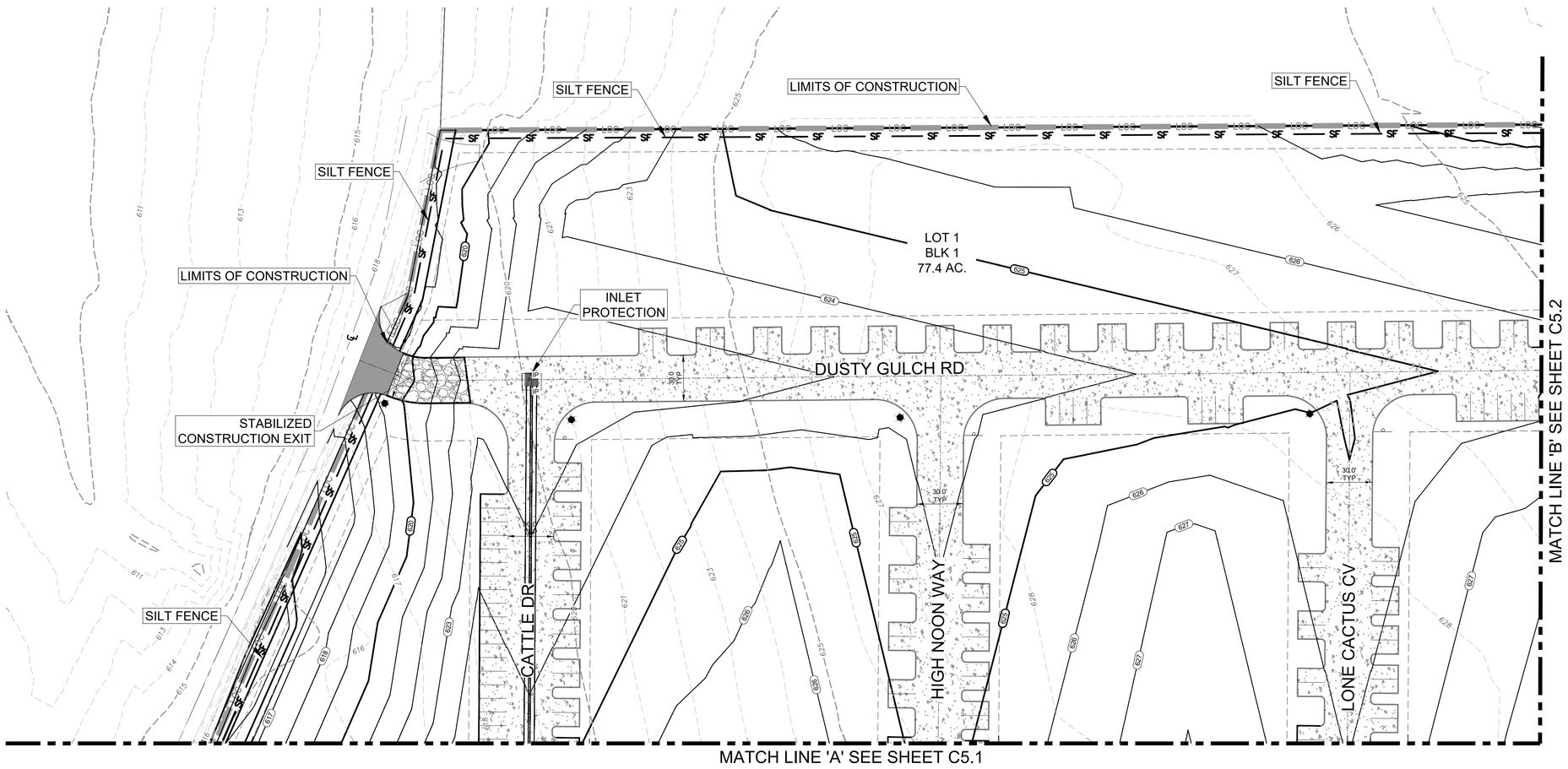
SWPPP LEGEND

SF	SILT FENCE
	LIMITS OF CONSTRUCTION
IP	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	CONCRETE TRUCK WASH OUT PIT
	TEMP. SPOILS & STORAGE AREA
RB	ROCK BERM

40 20 0 40 80
SCALE IN FEET
SCALE: 1"=40'

GENERAL NOTES:

1. THE LOCATIONS OF THE STABILIZED CONST. ENTRANCE, STAGING AREA AND CONC. WASHOUT PIT MAY BE CHANGED. IF NECESSARY ANY CHANGES TO THESE LOCATIONS MAY BE REDLINED BY THE CONTRACTOR AND KEPT ONSITE WITH THE TPDES.



STAGECOACH MOBILE HOME & RV PARK
SWPPP PLAN
(SHEET 1)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_SWPPP Sheets (Sh1-Sh4).dwg

7/17/2026
STATE OF TEXAS
WILSON HERNANDEZ
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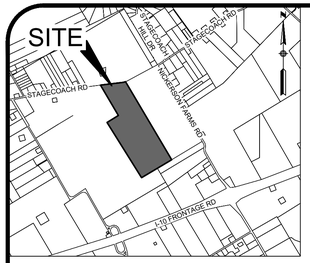
TBPE No. F-1386

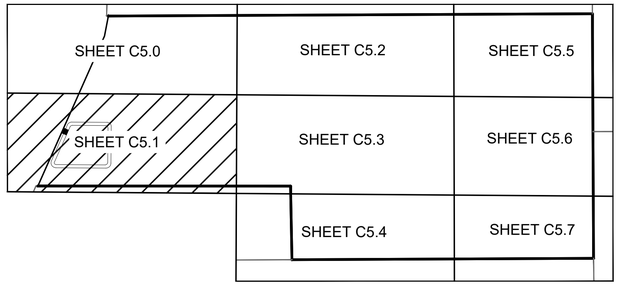
JOB NUMBER:
SA5758-2502

SHEET NO.
C5.0

Last Modified: Jun 25, 26 - 10:11
File: SWPPP.dwg Jul 17, 26 - 13:50:23



LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 400'

LEGEND

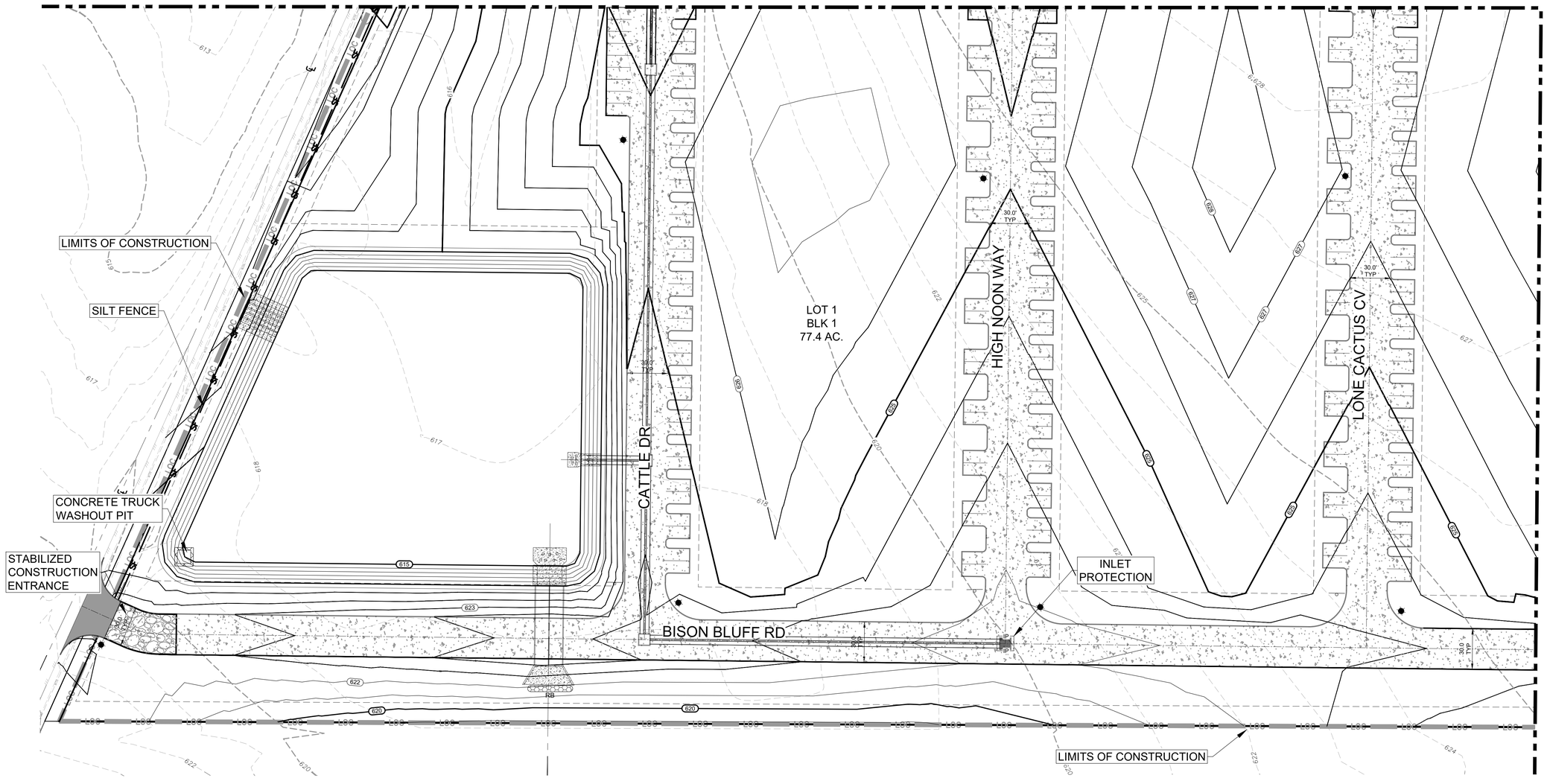
EXISTING	PROPOSED	DESCRIPTION
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
TP		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY

SWPPP LEGEND

SF	SILT FENCE
	LIMITS OF CONSTRUCTION
IP	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	CONCRETE TRUCK WASH OUT PIT
	TEMP. SPOILS & STORAGE AREA
RB	ROCK BERM

40 20 0 40 80
SCALE IN FEET
SCALE: 1"=40'

MATCH LINE 'A' SEE SHEET C5.0



MATCH LINE 'C' SEE SHEET C5.3

STAGECOACH MOBILE HOME & RV PARK
SWPPP PLAN
(SHEET 2)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh. SWPPP Sheets (Sh1-Sh4).dwg

7/17/2026
STATE OF TEXAS
WILSON HERNANDEZ
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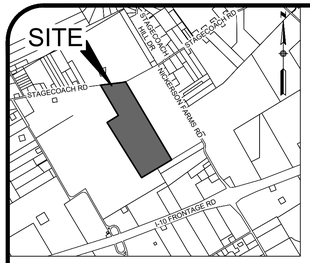
TBPE No. F-1386

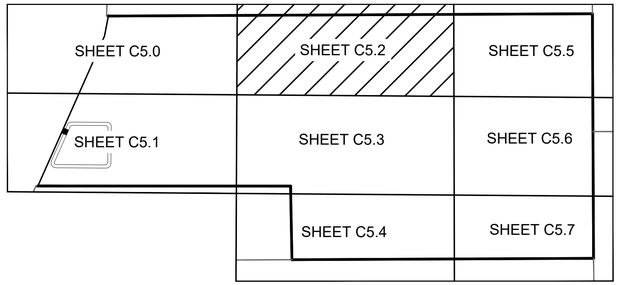
JOB NUMBER:
SA5758-2502

SHEET NO.
C5.1

Last Modified: Jun 26, 26 – 10:12
File: SWPPP.dwg Jul 17, 26 – 13:50:27



LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 400'

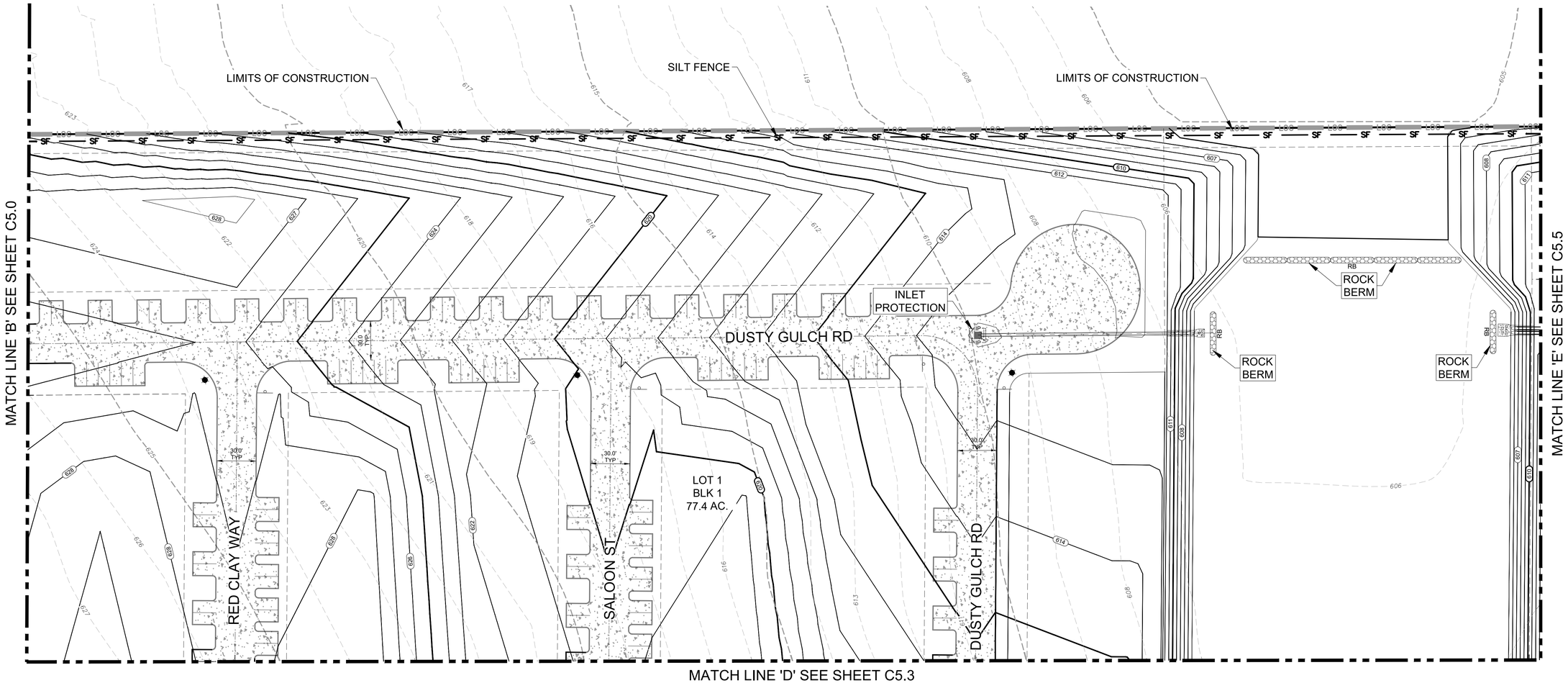
LEGEND

EXISTING	PROPOSED	DESCRIPTION
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
TP		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY

SWPPP LEGEND

SF	SILT FENCE
	LIMITS OF CONSTRUCTION
IP	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	CONCRETE TRUCK WASH OUT PIT
	TEMP. SPOILS & STORAGE AREA
RB	ROCK BERM

40 20 0 40 80
SCALE IN FEET
SCALE: 1"=40'



STAGECOACH MOBILE HOME & RV PARK
SWPPP PLAN
(SHEET 3)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_SWPPP Sheets (3h1-Sh4).dwg

7/17/2026
STATE OF TEXAS
WILSON HERNANDEZ
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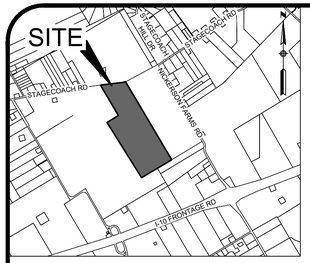
TBPE No. F-1386

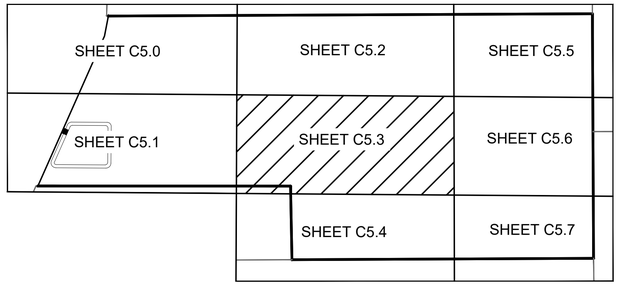
JOB NUMBER:
SA5758-2502

SHEET NO.
C5.2

Last Modified: Jun 25, 26 – 10:17
Plot Date/Time: Jul 17, 26 – 13:02:33



LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 400'

LEGEND

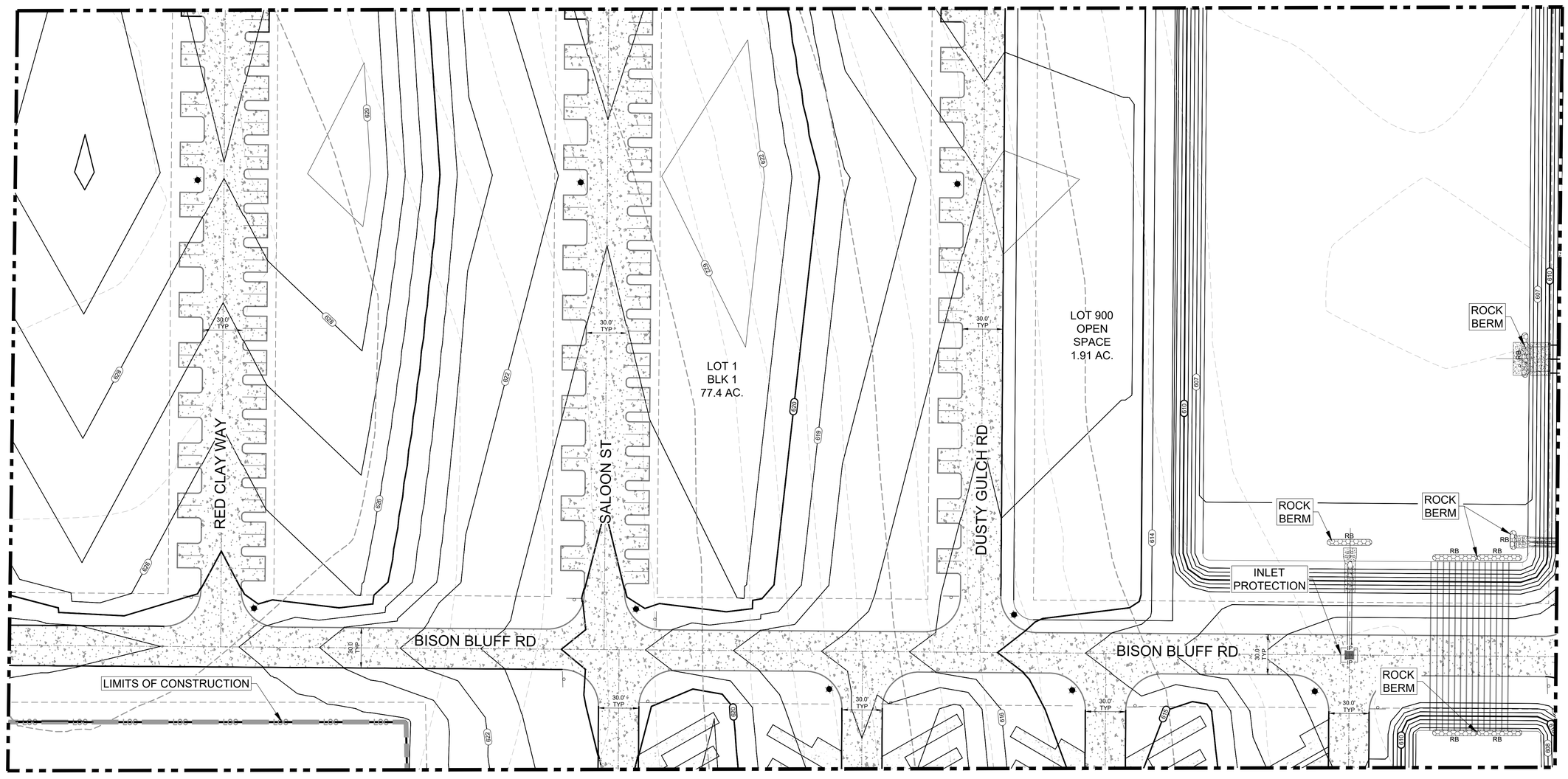
EXISTING	PROPOSED	DESCRIPTION
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY

SWPPP LEGEND

SF	SILT FENCE
	LIMITS OF CONSTRUCTION
IP	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	CONCRETE TRUCK WASH OUT PIT
	TEMP. SPOILS & STORAGE AREA
RB	ROCK BERM

40 20 0 40 80
SCALE IN FEET
SCALE: 1"=40'

MATCH LINE 'D' SEE SHEET C5.2



MATCH LINE 'F' SEE SHEET C5.4

STAGECOACH MOBILE HOME & RV PARK
SWPPP PLAN
(SHEET 4)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh. SWPPP Sheets (Sh1-Sh4).dwg

7/17/2026
STATE OF TEXAS
WILSON HERNANDEZ
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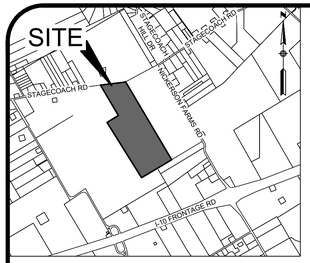
TBPE No. F-1386

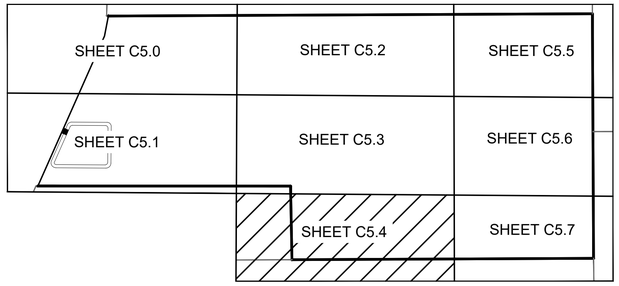
JOB NUMBER:
SA5758-2502

SHEET NO.
C5.3

Last Modified: Jun. 29, 29 – 10:17
File Name: Jun. 29, 29 – 10:02:37



LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 400'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
T		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY

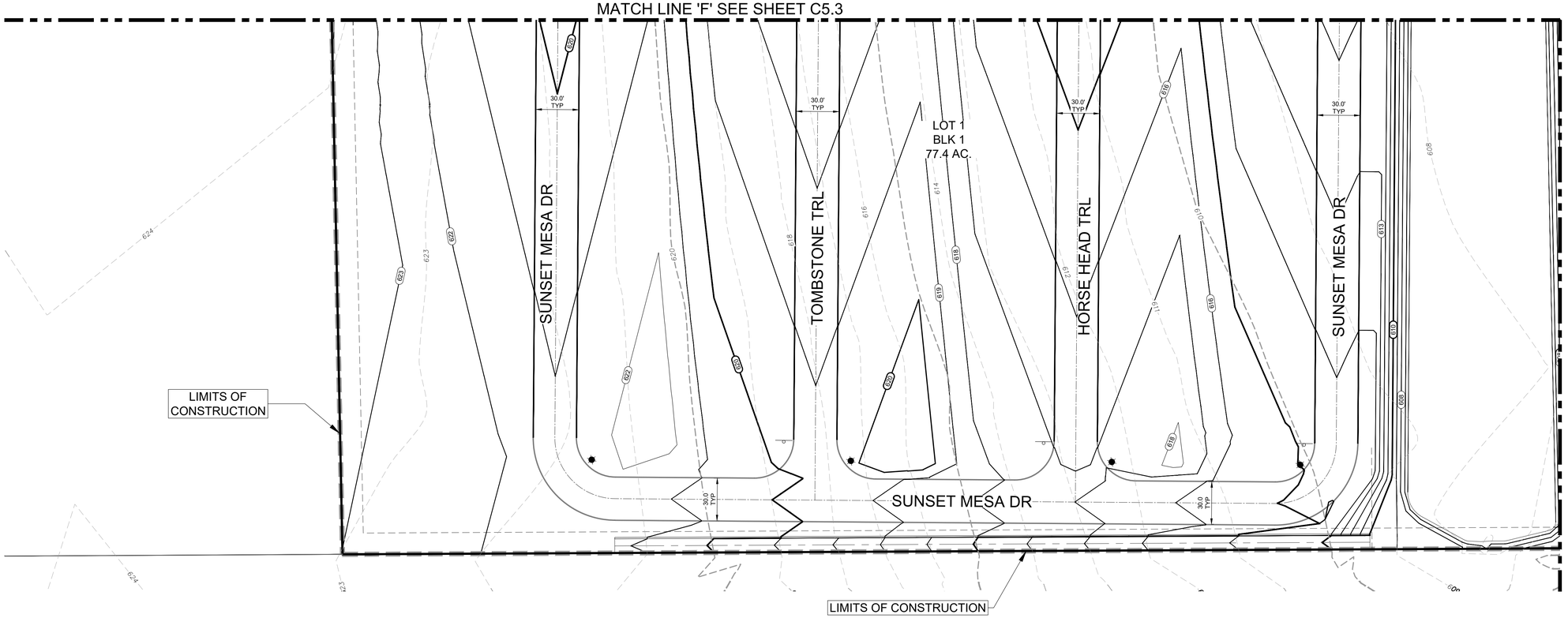
SWPPP LEGEND

SF	SILT FENCE
	LIMITS OF CONSTRUCTION
IP	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	CONCRETE TRUCK WASH OUT PIT
	TEMP. SPOILS & STORAGE AREA
RB	ROCK BERM

40 20 0 40 80

SCALE IN FEET
SCALE: 1"=40'

MATCH LINE 'F' SEE SHEET C5.3



MATCH LINE 'H' SEE SHEET C5.7

STAGECOACH MOBILE HOME & RV PARK
SWPPP PLAN
(SHEET 5)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: h:\SWPPP Sheets\(SH5-SH8).dwg

7/17/2026
STATE OF TEXAS
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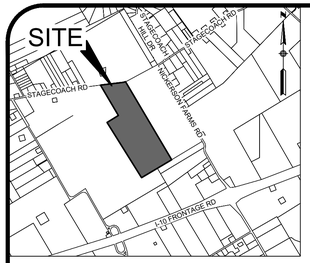
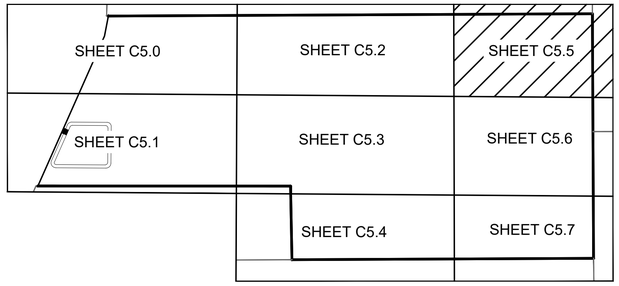
JOB NUMBER:
SA5758-2502

SHEET NO.
C5.4

Last Modified: Jun. 26, 26 – 08:34
File: h:\SWPPP Sheets\(SH5-SH8).dwg



LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 400'

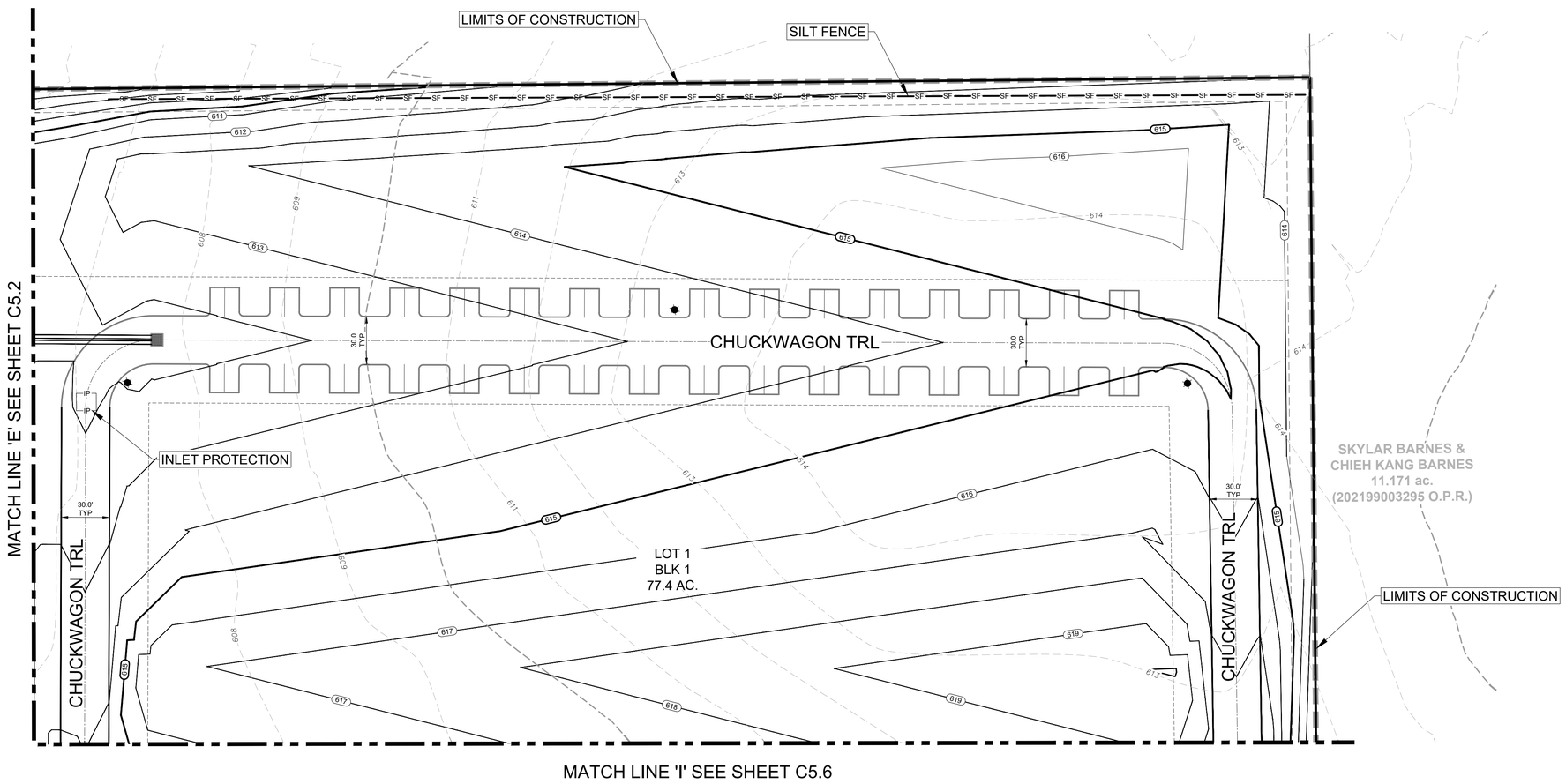
LEGEND

EXISTING	PROPOSED	DESCRIPTION
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
T		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY

SWPPP LEGEND

SF	SILT FENCE
	LIMITS OF CONSTRUCTION
IP	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	CONCRETE TRUCK WASH OUT PIT
	TEMP. SPOILS & STORAGE AREA
RB	ROCK BERM

40 20 0 40 80
SCALE IN FEET
SCALE: 1"=40'



STAGECOACH MOBILE HOME & RV PARK
SWPPP PLAN
(SHEET 6)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: 91_SWPPP Sheets (SHS-SHS).dwg

7/17/2026
STATE OF TEXAS
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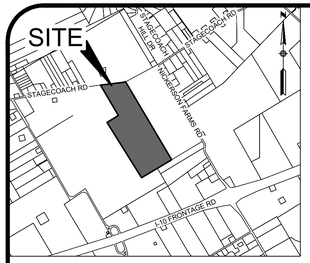
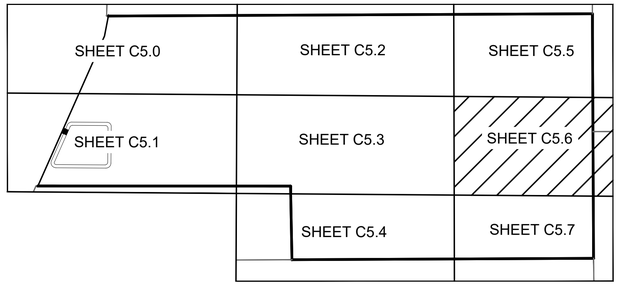
JOB NUMBER:
SA5758-2502

SHEET NO.
C5.5

Last Mod/Plot: Jun. 26, 26 – 08:34
Plot by: WilsonHernandez Jul 17, 26 – 10:03:03



LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 400'

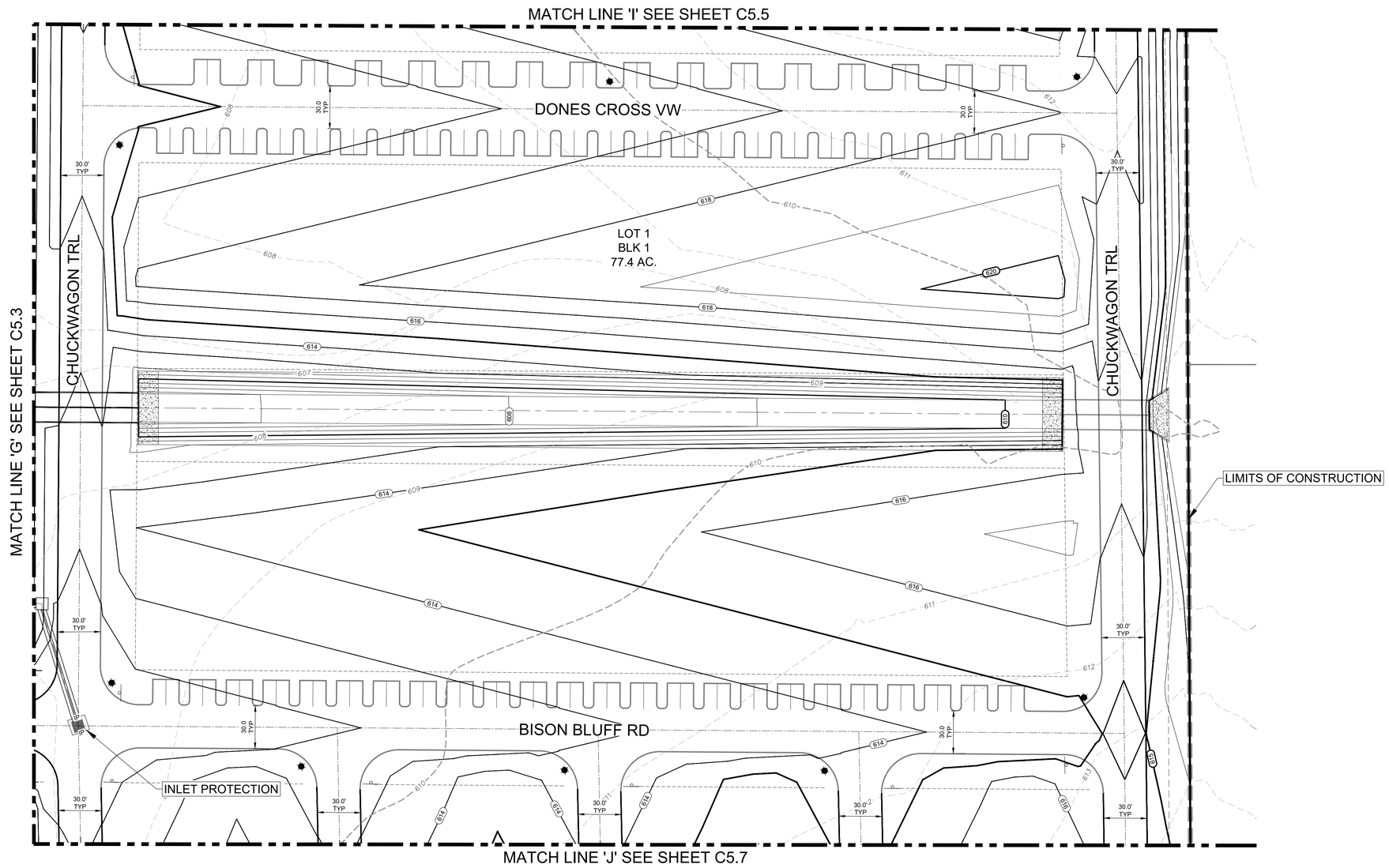
LEGEND

EXISTING	PROPOSED	DESCRIPTION
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
TE		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY

SWPPP LEGEND

SF	SILT FENCE
	LIMITS OF CONSTRUCTION
IP	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	CONCRETE TRUCK WASH OUT PIT
	TEMP. SPOILS & STORAGE AREA
RB	ROCK BERM

40 20 0 40 80
SCALE IN FEET
SCALE: 1"=40'



STAGECOACH MOBILE HOME & RV PARK
SWPPP PLAN
(SHEET 7)

NO.	DESCRIPTION	BY	DATE

REVISIONS

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: 91_SWPPP Sheets (SH5-SH9).dwg

7/17/2026
STATE OF TEXAS
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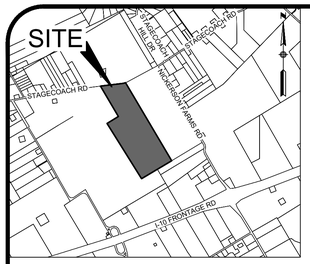
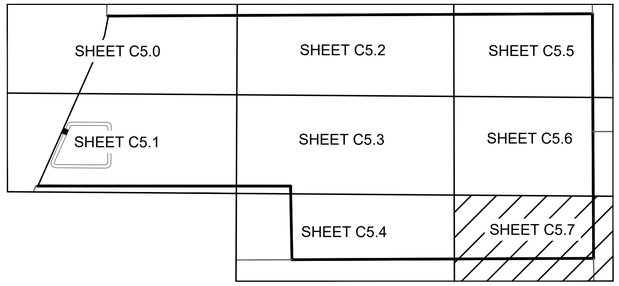
JOB NUMBER:
SA5758-2502

SHEET NO.
C5.6



LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 400'

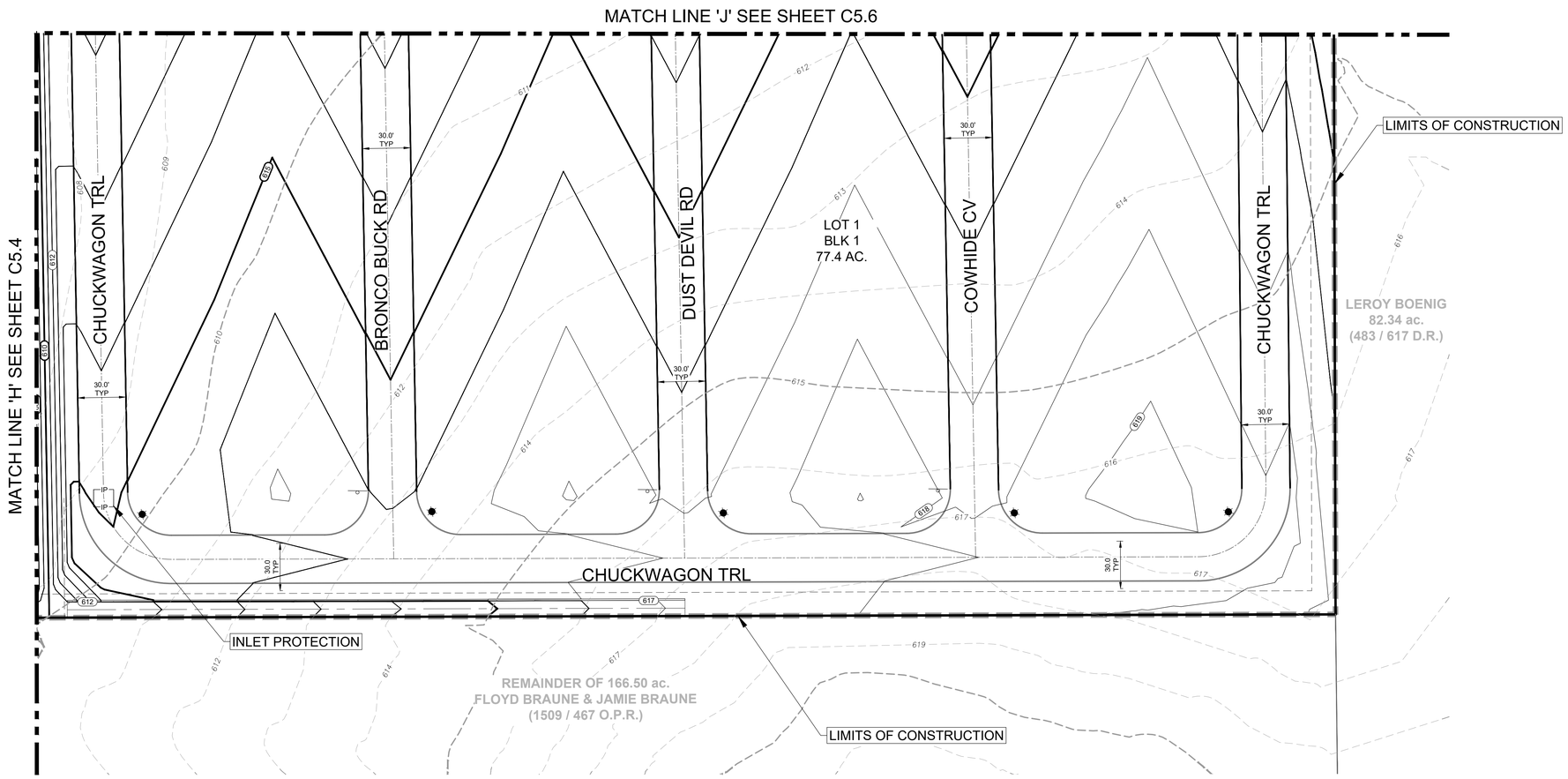
LEGEND

EXISTING	PROPOSED	DESCRIPTION
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY

SWPPP LEGEND

SF	SILT FENCE
	LIMITS OF CONSTRUCTION
IP	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	CONCRETE TRUCK WASH OUT PIT
	TEMP. SPOILS & STORAGE AREA
RB	ROCK BERM

40 20 0 40 80
SCALE IN FEET
SCALE: 1"=40'



STAGECOACH MOBILE HOME & RV PARK
SWPPP PLAN
(SHEET 8)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_SWPPP Sheets (SH5-SH9).dwg

7/17/2026
STATE OF TEXAS
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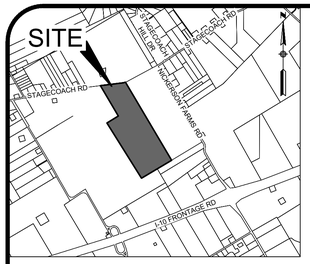
JOB NUMBER:
SA5758-2502

SHEET NO.
C5.7

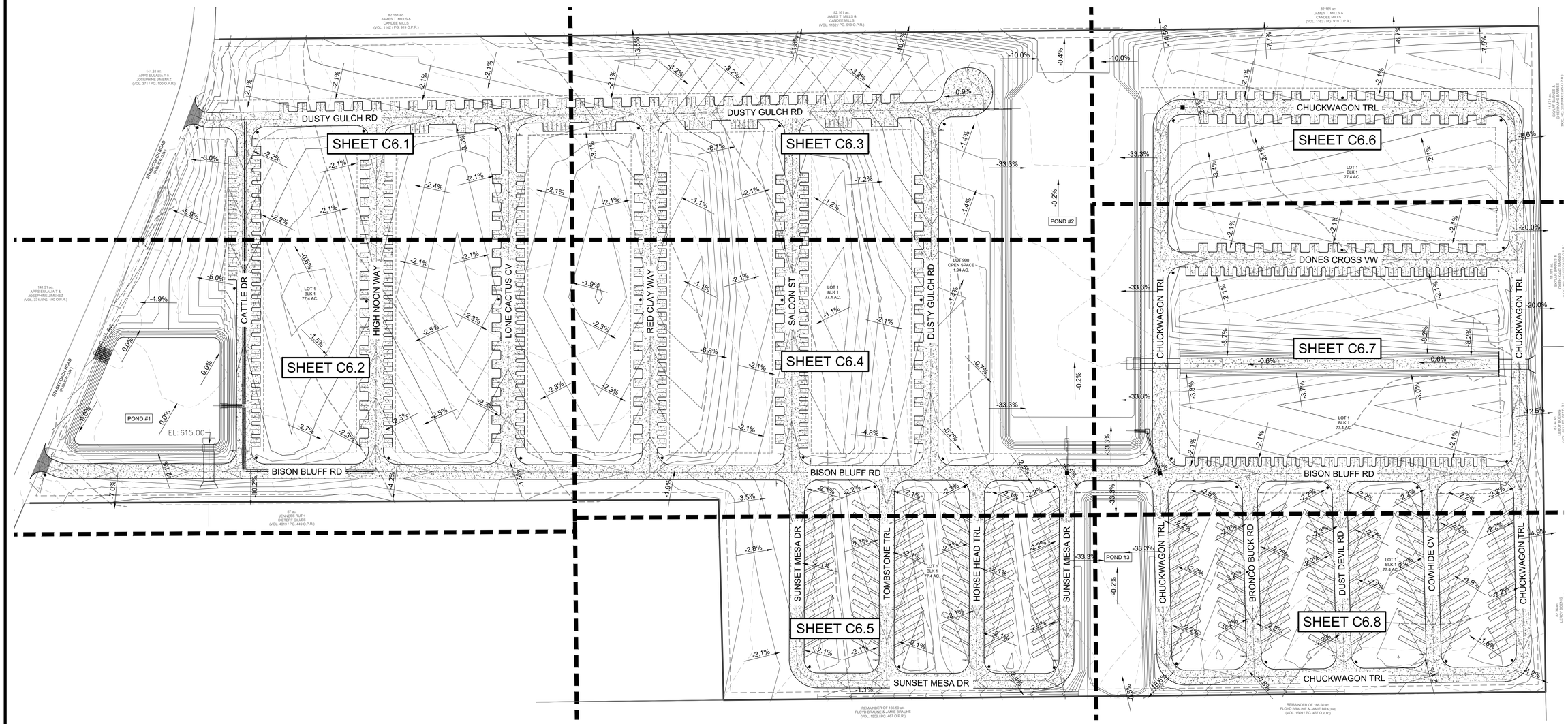
Last Modified: Jun. 26, 26 – 08:34
Plot Date/Time: Jun. 27, 26 – 10:03:11



LOCATION MAP
N.T.S.

GENERAL NOTES

1. THE LOCATIONS OF THE STABILIZED CONST. ENTRANCE, STAGING AREA AND CONC. WASHOUT PIT MAY BE CHANGED, IF NECESSARY ANY CHANGES TO THESE LOCATIONS MAY BE REDLINED BY THE CONTRACTOR AND KEPT ONSITE WITH THE TPDES.



STAGECOACH MOBILE HOME & RV PARK

OVERALL GRADING PLAN

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: 0_Overall Grading Plan.dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
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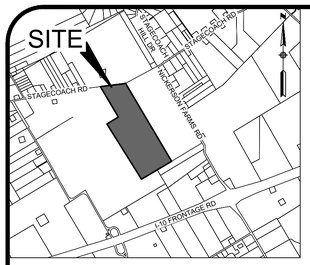
TBPE No. F-1386

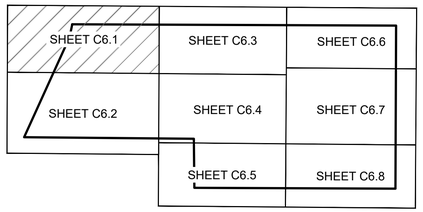
JOB NUMBER:
SA5758-2502

SHEET NO.
C6.0

Last Modified: Jun. 26, 26 – 09:31
By: WilsonHernandez – Jul. 17, 26 – 11:03:30



LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 600'

GENERAL NOTES

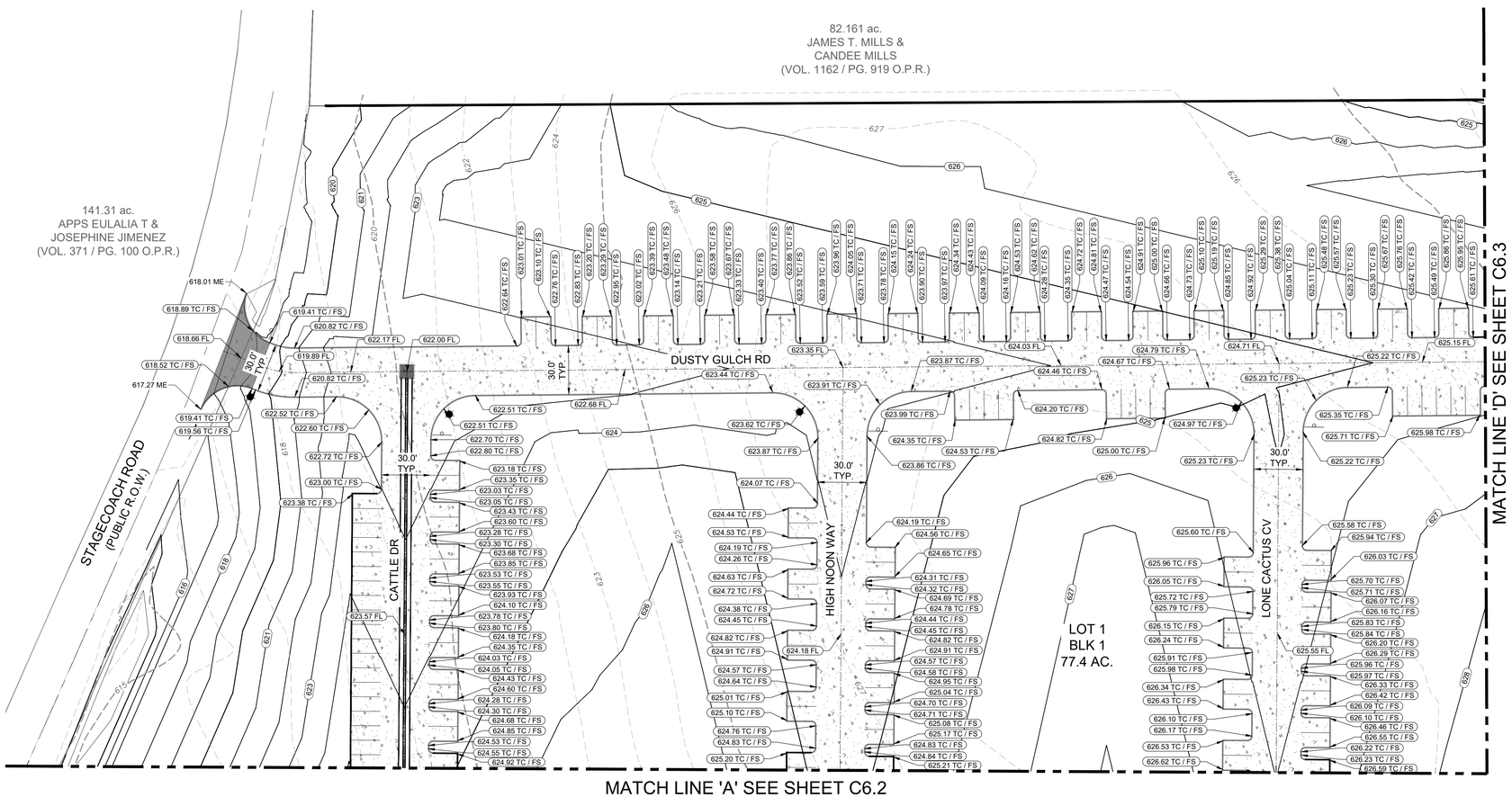
1. THE LOCATIONS OF THE STABILIZED CONST. ENTRANCE, STAGING AREA AND CONC. WASHOUT PIT MAY BE CHANGED, IF NECESSARY ANY CHANGES TO THESE LOCATIONS MAY BE REDLINED BY THE CONTRACTOR AND KEPT ONSITE WITH THE TPDES.

40 20 0 40 80

SCALE IN FEET
SCALE: 1"=40'

LEGEND

EXISTING	PROPOSED	
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY



STAGECOACH MOBILE HOME & RV PARK

GRADING PLAN (SHEET 1)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh. Grading Plan (Sh 1-Sh 5).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
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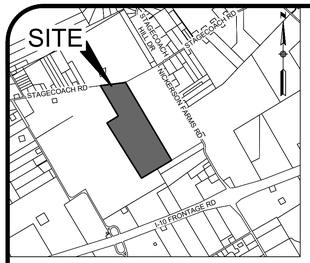
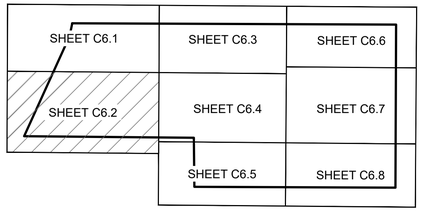
JOB NUMBER:
SA5758-2502

SHEET NO.
C6.1

Last Mod Date: Jun 26, 26 – 12:03
Plot Date/Time: Jul 7, 26 – 15:03:58



LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 600'

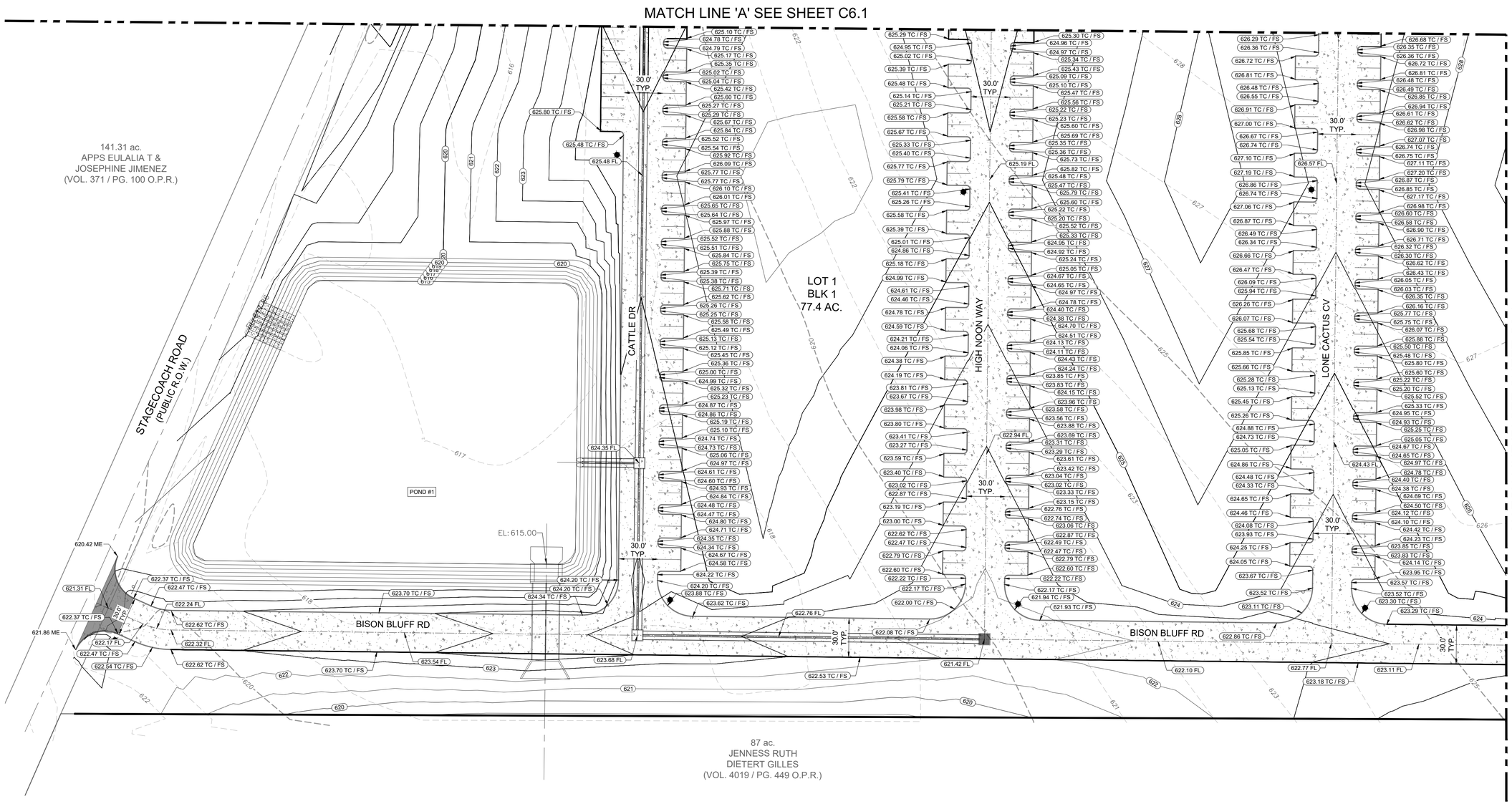
GENERAL NOTES

1. THE LOCATIONS OF THE STABILIZED CONST. ENTRANCE, STAGING AREA AND CONC. WASHOUT PIT MAY BE CHANGED, IF NECESSARY ANY CHANGES TO THESE LOCATIONS MAY BE REDLINED BY THE CONTRACTOR AND KEPT ONSITE WITH THE TPDES.

40 20 0 40 80
SCALE IN FEET
SCALE: 1"=40'

LEGEND

EXISTING	PROPOSED	
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY



STAGECOACH MOBILE HOME
& RV PARK
GRADING PLAN (SHEET 2)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_Grading Plan (Sh 1- Sh 5).dwg

7/17/2026
STATE OF TEXAS
WILSON HERNANDEZ
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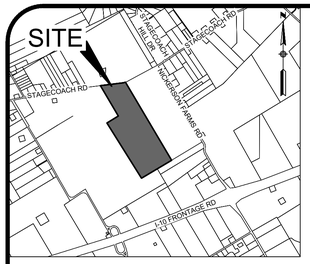
TBPE No. F-1386

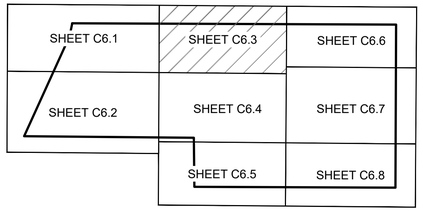
JOB NUMBER:
SA5758-2502

SHEET NO.
C6.2

Last Modified: Jun 26, 26 – 12:03
File: 5758-Phase 1 & 2.dwg – 15:04:47



LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 600'

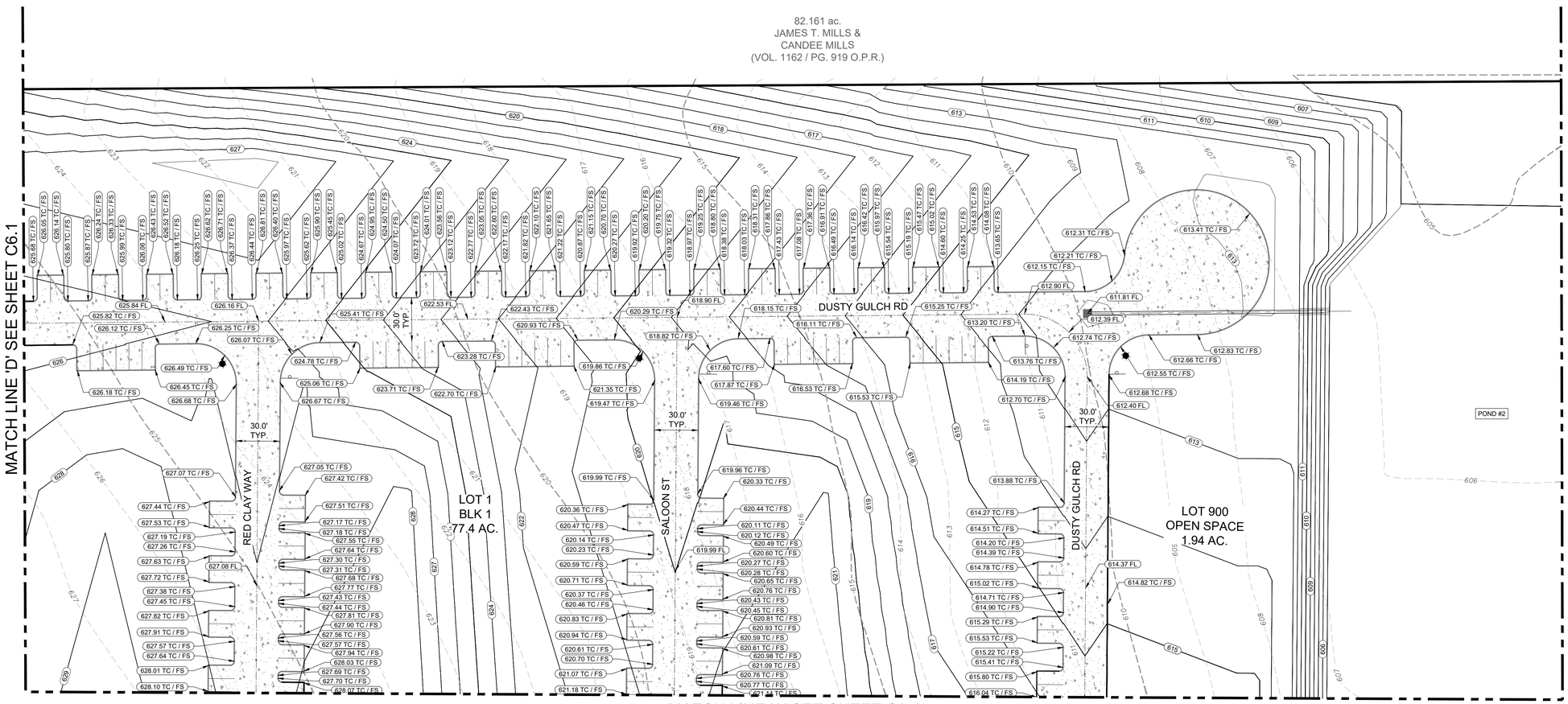
GENERAL NOTES

1. THE LOCATIONS OF THE STABILIZED CONST. ENTRANCE, STAGING AREA AND CONC. WASHOUT PIT MAY BE CHANGED. IF NECESSARY ANY CHANGES TO THESE LOCATIONS MAY BE REDLINED BY THE CONTRACTOR AND KEPT ONSITE WITH THE TPDES.

40 20 0 40 80
SCALE IN FEET
SCALE: 1"=40'

LEGEND

EXISTING	PROPOSED	
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
TP		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY



STAGECOACH MOBILE HOME & RV PARK

GRADING PLAN (SHEET 3)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh. Grading Plan (Sh 1- Sh 5).dwg

7/17/2026
STATE OF TEXAS
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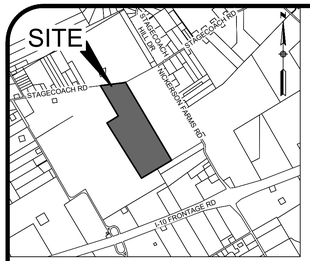
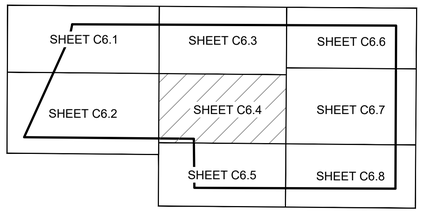
JOB NUMBER:
SA5758-2502

SHEET NO.
C6.3

Last Modified: Jun. 26, 2026 – 12:03
File: SA5758-Site - 30 TC - 30 FS - 30 BM.dwg



LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 600'

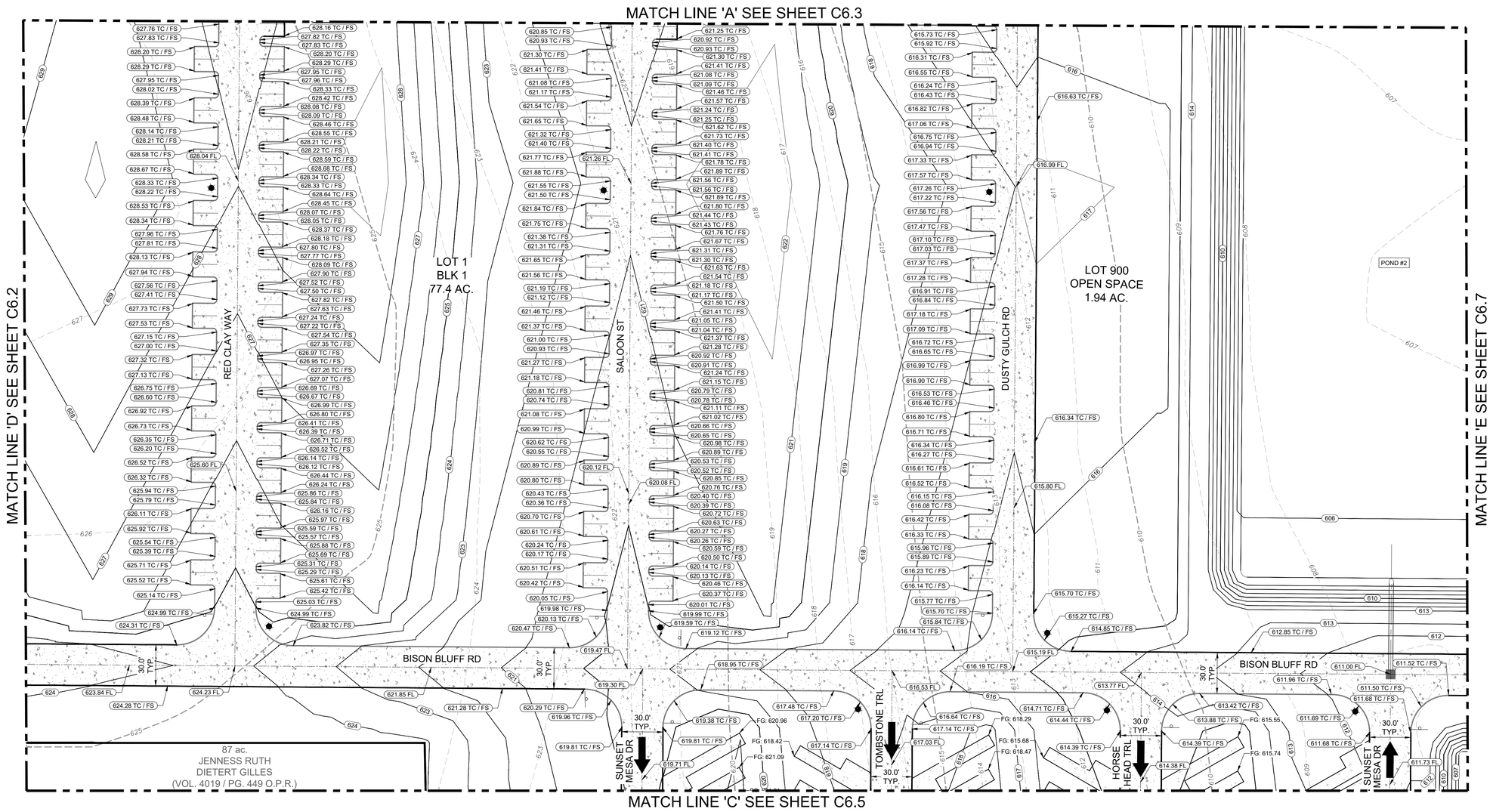
GENERAL NOTES

1. THE LOCATIONS OF THE STABILIZED CONST. ENTRANCE, STAGING AREA AND CONC. WASHOUT PIT MAY BE CHANGED, IF NECESSARY ANY CHANGES TO THESE LOCATIONS MAY BE REDLINED BY THE CONTRACTOR AND KEPT ONSITE WITH THE TPDES.

40 20 0 40 80
SCALE IN FEET
SCALE: 1"=40'

LEGEND

EXISTING	PROPOSED	
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY



STAGECOACH MOBILE HOME & RV PARK

GRADING PLAN (SHEET 4)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh. grading plan (sh 1- sh 5).dwg

7/17/2026

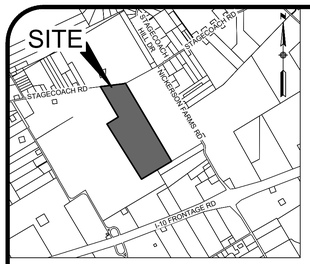
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

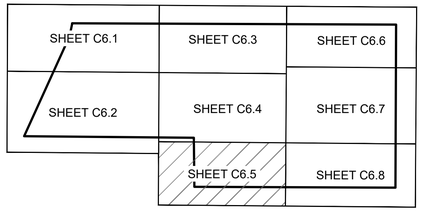
JOB NUMBER:
SA5758-2502

SHEET NO.
C6.4

Last Modified: Jun 25, 26 - 12:03
File: DWG/Plan Set/C6.4.dwg



LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 600'

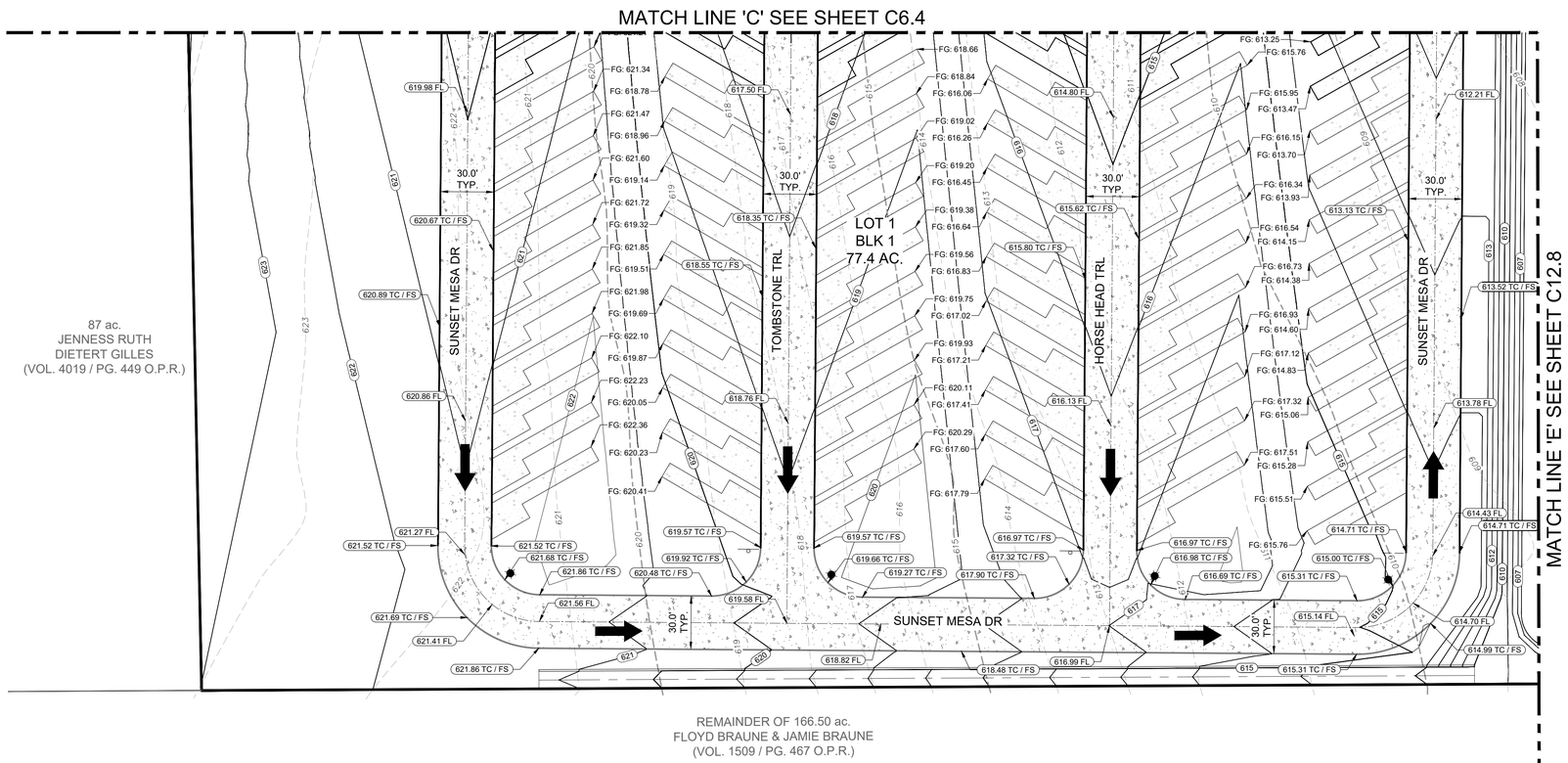
GENERAL NOTES

1. THE LOCATIONS OF THE STABILIZED CONST. ENTRANCE, STAGING AREA AND CONC. WASHOUT PIT MAY BE CHANGED, IF NECESSARY ANY CHANGES TO THESE LOCATIONS MAY BE REDLINED BY THE CONTRACTOR AND KEPT ONSITE WITH THE TPDES.

40 20 0 40 80
SCALE IN FEET
SCALE: 1"=40'

LEGEND

EXISTING	PROPOSED	
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY



STAGECOACH MOBILE HOME & RV PARK

GRADING PLAN (SHEET 5)

NO.	DESCRIPTION	BY	DATE

REVISIONS

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_Grading Plan (Sh 1- Sh 5).dwg

7/17/2026
STATE OF TEXAS
WILSON HERNANDEZ
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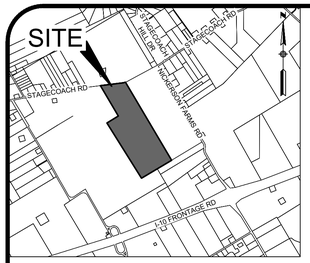
TBPE No. F-1386

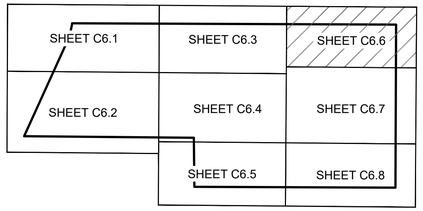
JOB NUMBER:
SA5758-2502

SHEET NO.
C6.5

Last Modified: Jun 26, 26 - 12:01
By: DWG/Plan Set V1.26 - 1:0.04.29



LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 600'

GENERAL NOTES

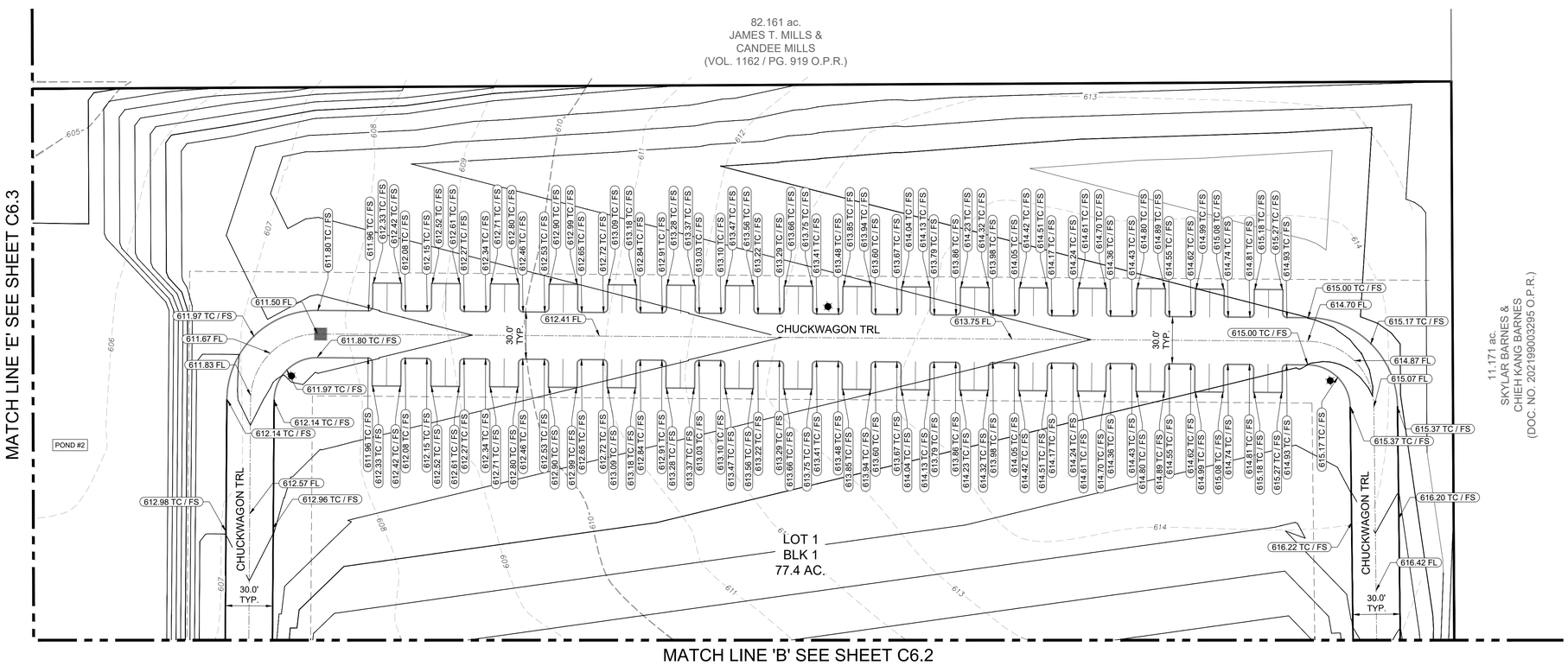
1. THE LOCATIONS OF THE STABILIZED CONST. ENTRANCE, STAGING AREA AND CONC. WASHOUT PIT MAY BE CHANGED, IF NECESSARY ANY CHANGES TO THESE LOCATIONS MAY BE REDLINED BY THE CONTRACTOR AND KEPT ONSITE WITH THE TPDES.

40 20 0 40 80

SCALE IN FEET
SCALE: 1"=40'

LEGEND

EXISTING	PROPOSED	
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY



STAGECOACH MOBILE HOME & RV PARK

GRADING PLAN (SHEET 6)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: _sp_Grading Plan (Sh 6- Sh 8).dwg

7/17/2026
STATE OF TEXAS
WILSON HERNANDEZ
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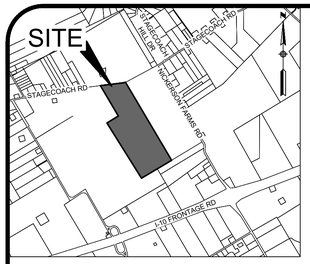
TBPE No. F-1386

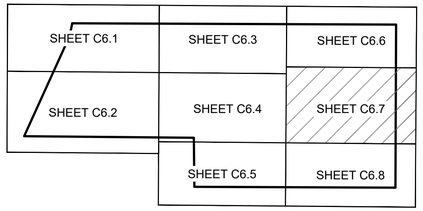
JOB NUMBER:
SA5758-2502

SHEET NO.
C6.6

Last Modified: Jun 25, 26 – 16:14
Plot Date/Time: Jul 17, 26 – 13:44:49



LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 600'

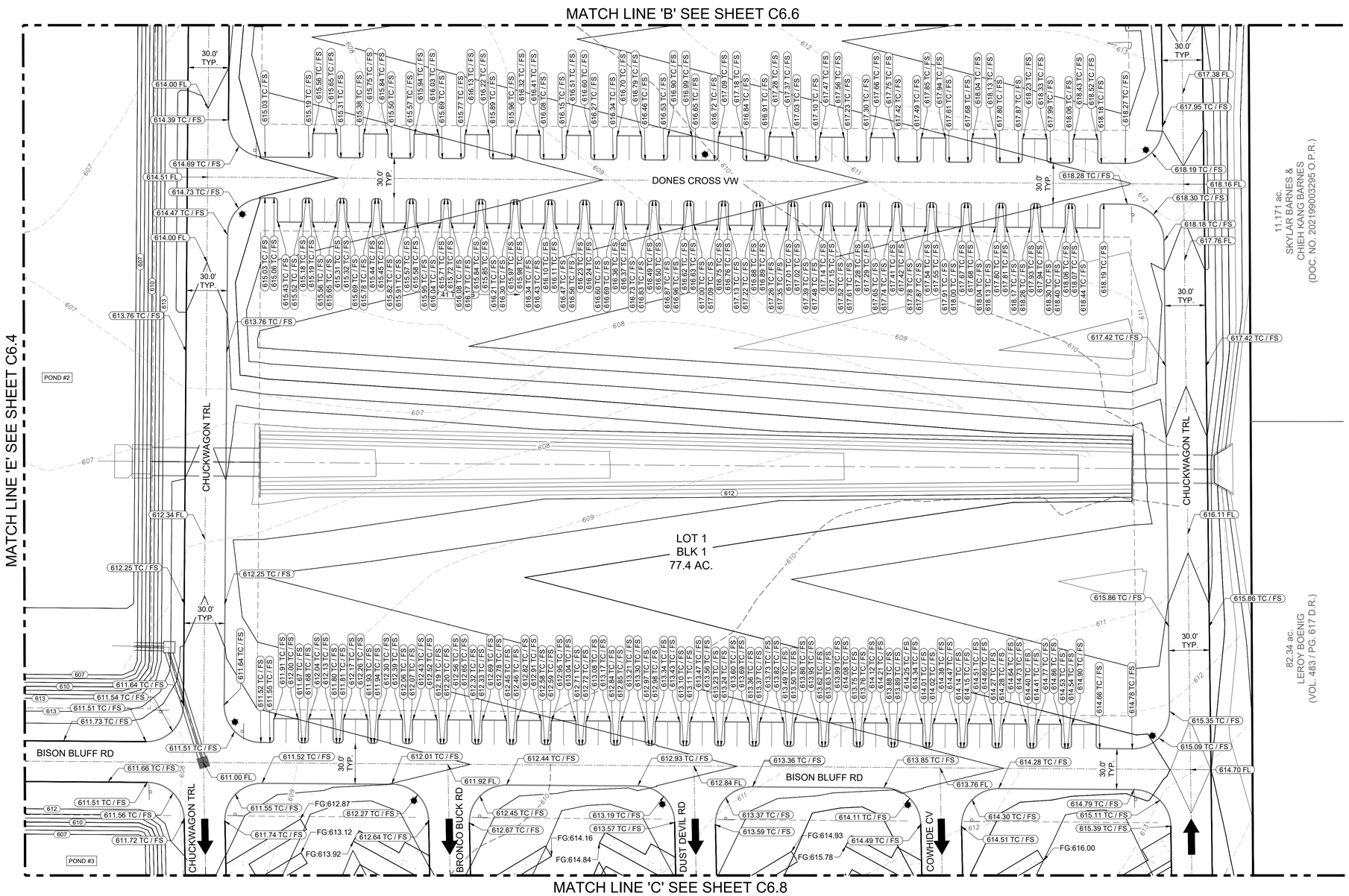
GENERAL NOTES

1. THE LOCATIONS OF THE STABILIZED CONST. ENTRANCE, STAGING AREA AND CONC. WASHOUT PIT MAY BE CHANGED, IF NECESSARY ANY CHANGES TO THESE LOCATIONS MAY BE REDLINED BY THE CONTRACTOR AND KEPT ONSITE WITH THE TPDES.

40 20 0 40 80
SCALE IN FEET
SCALE: 1"=40'

LEGEND

EXISTING	PROPOSED	
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY



STAGECOACH MOBILE HOME & RV PARK

GRADING PLAN (SHEET 7)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: ...ds_Grading Plan (Sh 6- Sh 8).dwg

7/17/2026
STATE OF TEXAS
WILSON HERNANDEZ
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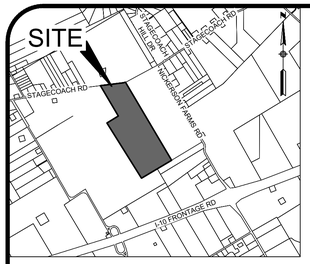
TBPE No. F-1386

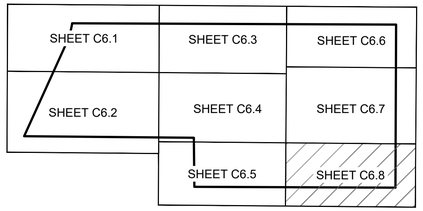
JOB NUMBER:
SA5758-2502

SHEET NO.
C6.7

Last Modified: Jun 25, 26 – 16:15
Plot Date/Time: Jul 17, 26 – 13:54:48



LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 600'

GENERAL NOTES

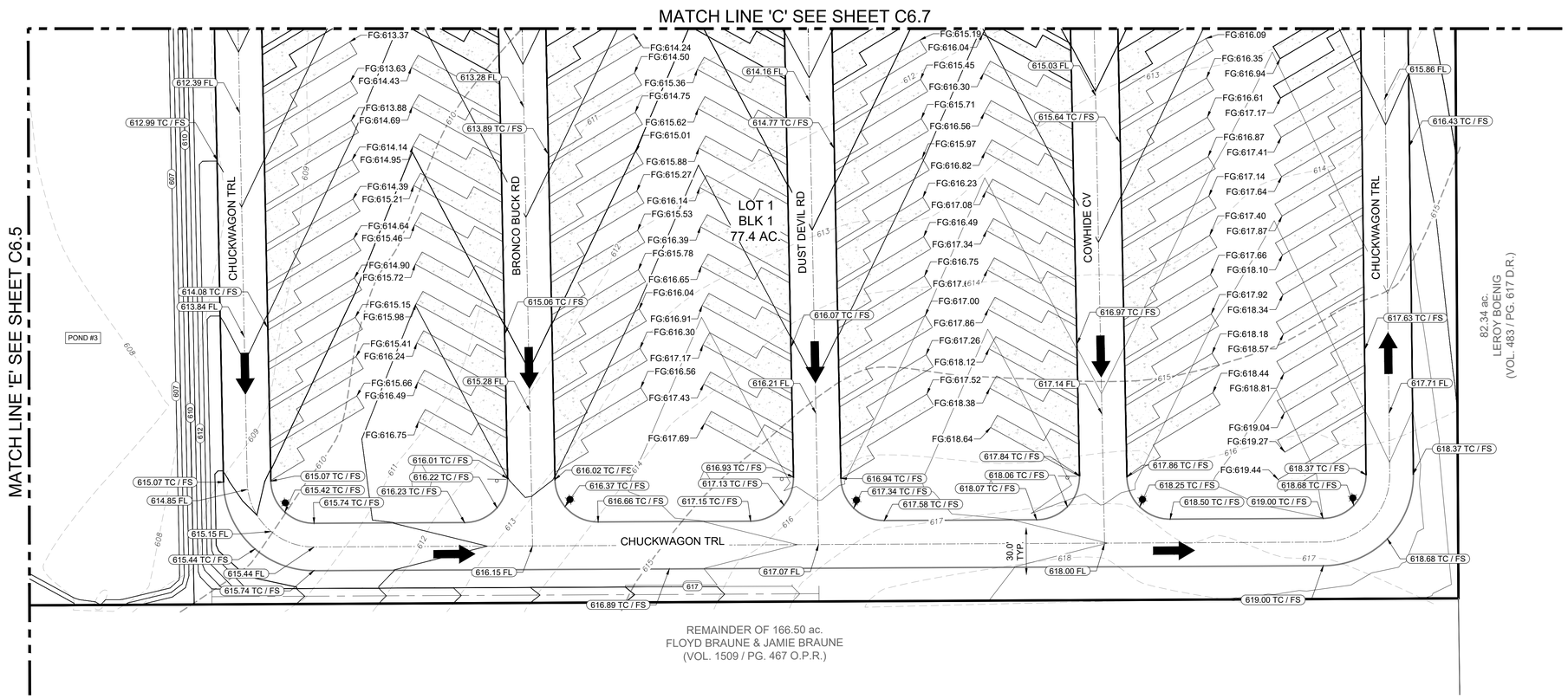
1. THE LOCATIONS OF THE STABILIZED CONST. ENTRANCE, STAGING AREA AND CONC. WASHOUT PIT MAY BE CHANGED, IF NECESSARY ANY CHANGES TO THESE LOCATIONS MAY BE REDLINED BY THE CONTRACTOR AND KEPT ONSITE WITH THE TPDES.

40 20 0 40 80

SCALE IN FEET
SCALE: 1"=40'

LEGEND

EXISTING	PROPOSED	
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY



STAGECOACH MOBILE HOME & RV PARK

GRADING PLAN (SHEET 8)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: Grading Plan (Sh 6- Sh 8).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
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TBPE No. F-1386

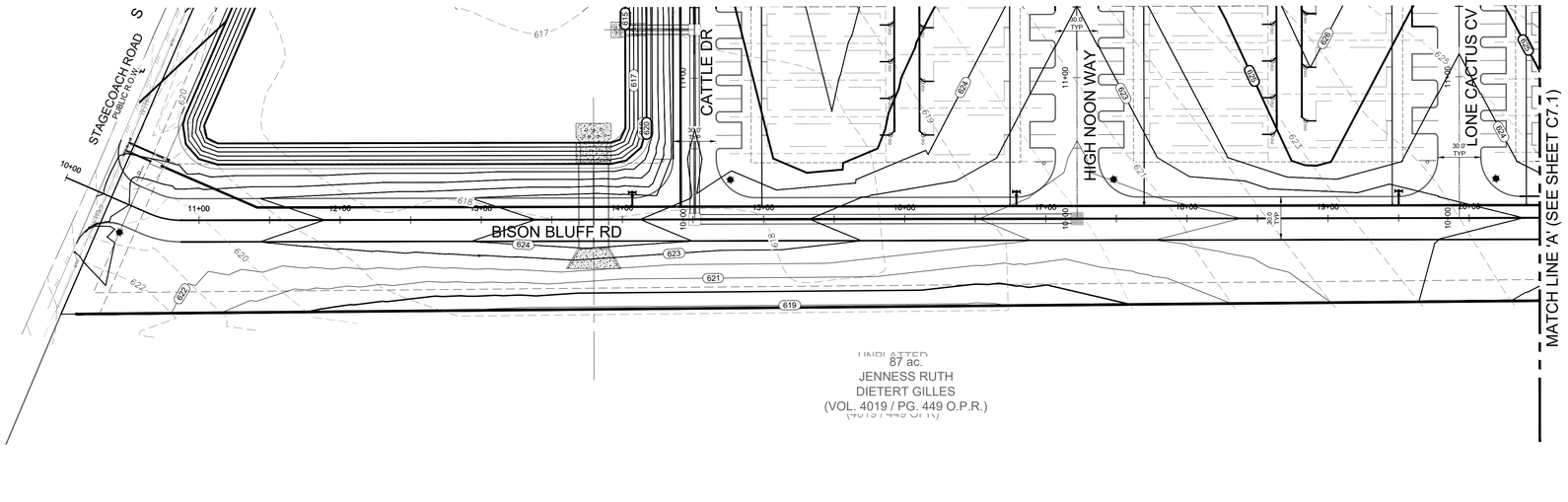
JOB NUMBER:
SA5758-2502

SHEET NO.
C6.8

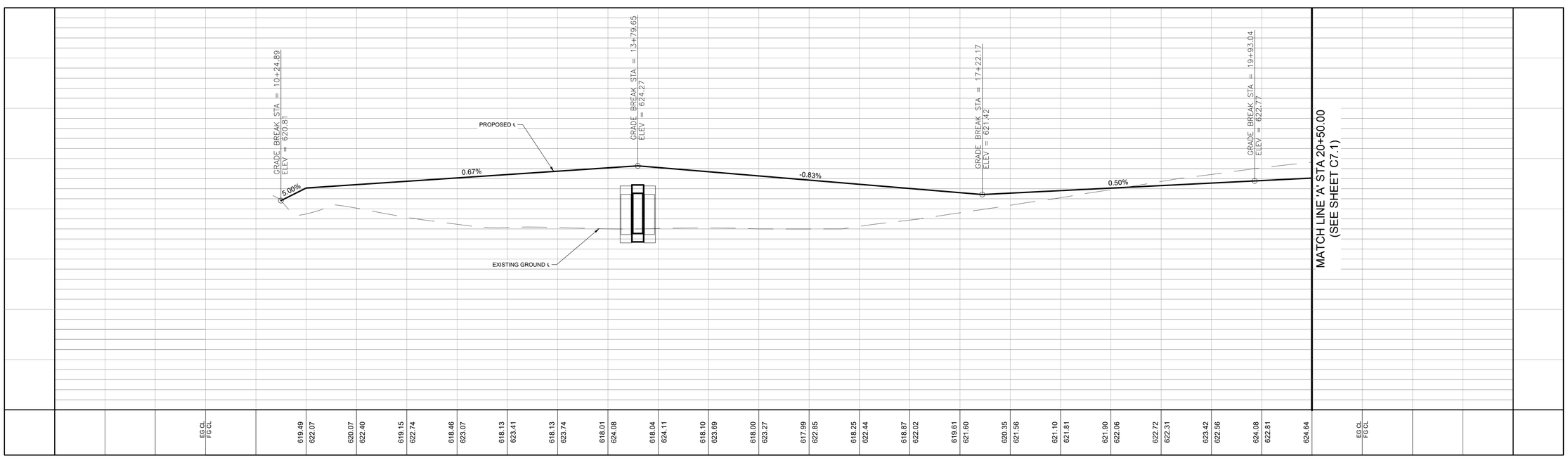
Last Mod Date: Jun. 25, 26 – 16:15
File Name: Plan Set - 06-24-26

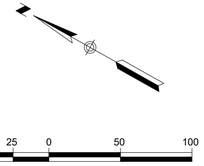
GENERAL NOTES:

1. ALL ELEVATIONS ARE CENTERLINE INVERT UNLESS OTHERWISE NOTED.
2. PROPOSED STREET LIGHTS SHALL BE LOCATED BEHIND THE BACK OF CURB AND INSTALLED PER THE GVSUD DESIGN.
3. STREETS AND DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GUADALUPE COUNTY STANDARD SPECIFICATIONS FOR CONSTRUCTION.
4. REFER TO SHEET XX FOR STREET AND PAVEMENT SECTION DETAIL AND CONCRETE CURB DETAIL.
5. CONTRACTOR TO FIELD VERIFY ALL MATCH EXISTING ELEVATIONS, SEWER MANHOLE INVERTS, STORM DRAIN INVERTS, AND ALL OTHER UTILITIES PRIOR TO UTILITY WORK AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.
6. CONTRACTOR IS TO MATCH EXISTING PAVEMENT, SIDEWALK, AND CURB ELEVATIONS.
7. CONTRACTOR TO PULL GUADALUPE COUNTY R.O.W PERMIT PRIOR TO WORK COMMENCEMENT IN GUADALUPE COUNTY R.O.W.



STREET 'A' STA. 10+00 TO 20+50





LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	EXISTING EDGE OF PAVEMENT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM't.	EASEMENT
LT.	LEFT
RT.	RIGHT
CB	COUNTY BLOCK
	WASHOUT CROWN
	WASHOUT FLOW ARROW
	PROPOSED STREETLIGHT
H.P.	PROPOSED GRADING HIGH POINT

STAGECOACH MOBILE HOME & RV PARK

BISON BLUFF ROAD PLAN & PROFILE
STA 10+00 TO 20+50

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_street A (10+00 to End).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
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Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO. C7.0

Last Modified: Jul 24, 26 - 12:09
File: D:\Work\Tmp\AcPublish_30\ - 12:12:15

GENERAL NOTES:

1. ALL ELEVATIONS ARE CENTERLINE INVERT UNLESS OTHERWISE NOTED.
2. PROPOSED STREET LIGHTS SHALL BE LOCATED BEHIND THE BACK OF CURB AND INSTALLED PER THE GVSUD DESIGN.
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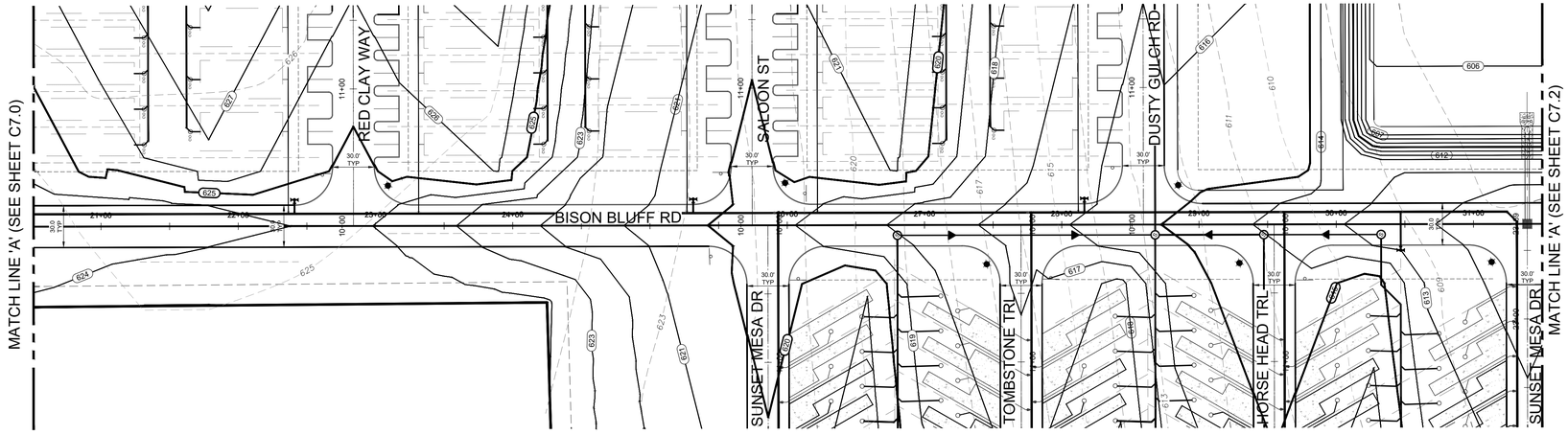
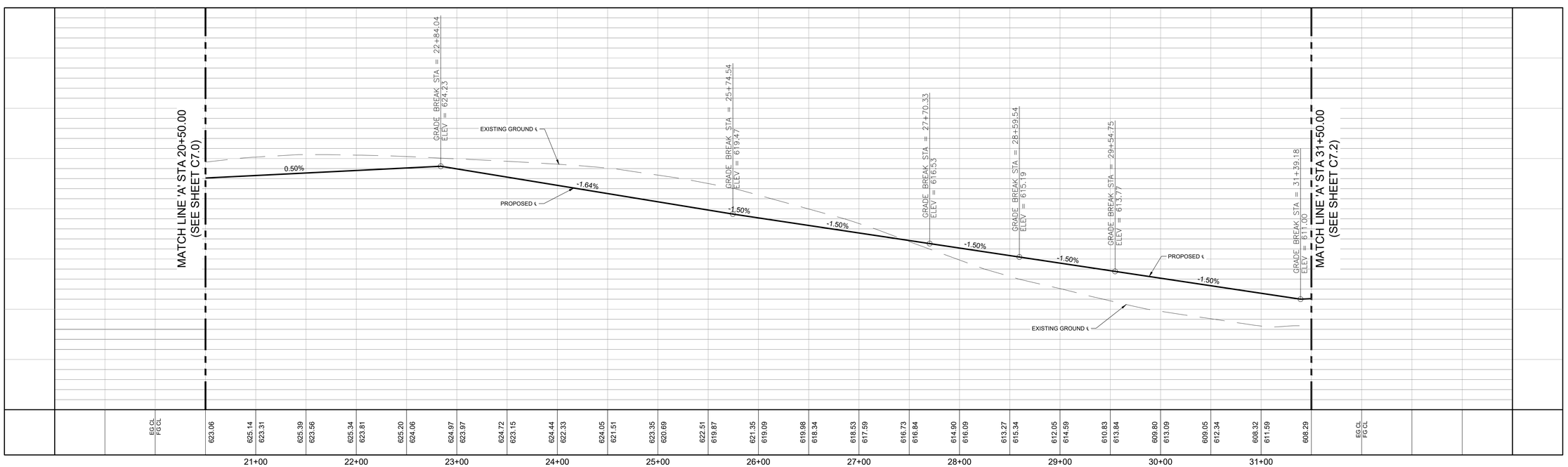
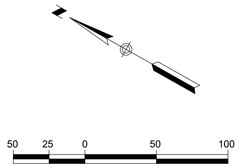


STREET 'A' STA. 20+50 TO 31+50





LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	EXISTING EDGE OF PAVEMENT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT
CB	COUNTY BLOCK
	WASHOUT CROWN
	WASHOUT FLOW ARROW
	PROPOSED STREETLIGHT
H.P.	PROPOSED GRADING HIGH POINT

STAGECOACH MOBILE HOME & RV PARK

BISON BLUFF ROAD PLAN & PROFILE

STA 20+50 TO 31+50

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_street A (10+00 to End).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
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Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.

C7.1

Last Modified: Jul 24, 26 - 12:09
Plot Date/Time: Jul 24, 26 - 12:18

GENERAL NOTES:

1. ALL ELEVATIONS ARE CENTERLINE INVERT UNLESS OTHERWISE NOTED.
2. PROPOSED STREET LIGHTS SHALL BE LOCATED BEHIND THE BACK OF CURB AND INSTALLED PER THE GVSUD DESIGN.
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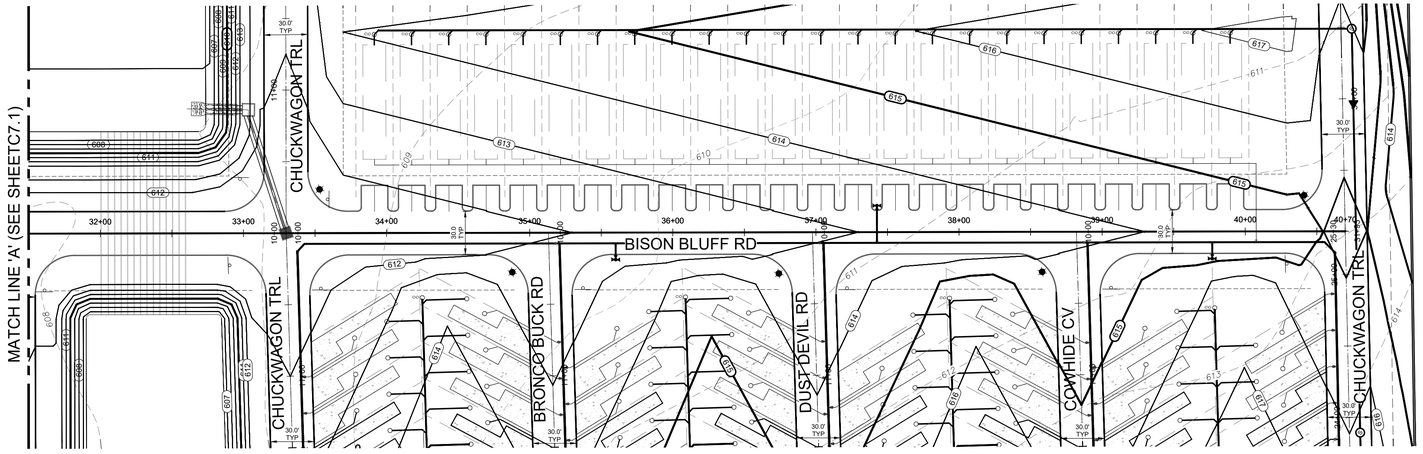
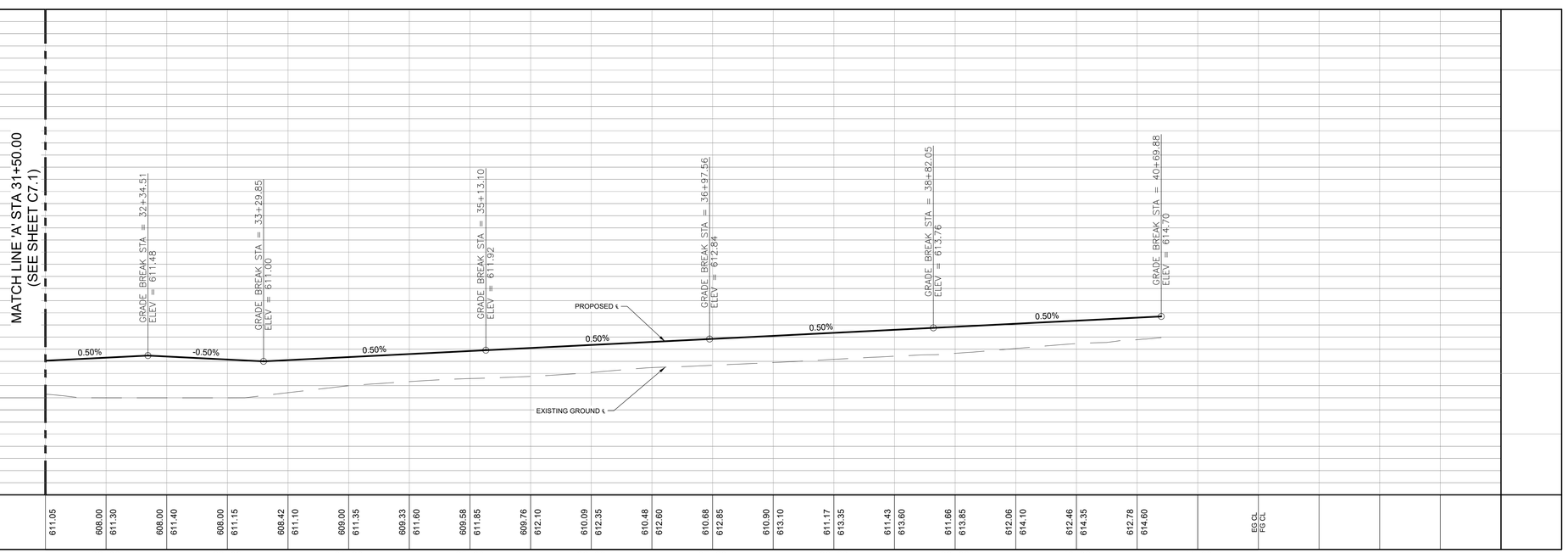
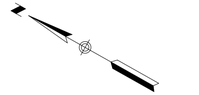
7. CONTRACTOR TO PULL GUADALUPE COUNTY R.O.W PERMIT PRIOR TO WORK COMMENCEMENT IN GUADALUPE COUNTY R.O.W.



STREET 'A' STA. 31+50 TO END





50 25 0 50 100

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

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	EXISTING EDGE OF PAVEMENT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM't.	EASEMENT
LT.	LEFT
RT.	RIGHT
CB	COUNTY BLOCK
	WASHOUT CROWN
	WASHOUT FLOW ARROW
	PROPOSED STREETLIGHT
H.P.	PROPOSED GRADING HIGH POINT

STAGECOACH MOBILE HOME & RV PARK

BISON BLUFF ROAD PLAN & PROFILE
STA 31+50 TO END

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_street A (10+00 to End).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
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TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.
C7.2

Last Modified: Jul 24, 26 - 12:09
Plot Date/Time: Jul 24, 26 - 12:13:23

GENERAL NOTES:

1. ALL ELEVATIONS ARE CENTERLINE INVERT UNLESS OTHERWISE NOTED.
2. PROPOSED STREET LIGHTS SHALL BE LOCATED BEHIND THE BACK OF CURB AND INSTALLED PER THE GVSUD DESIGN.
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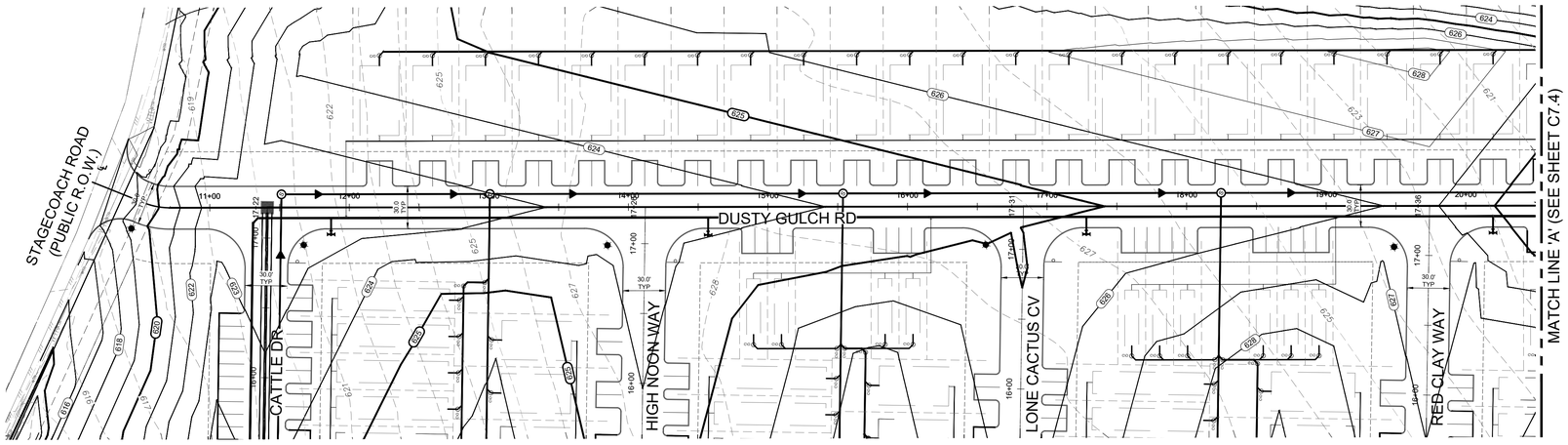
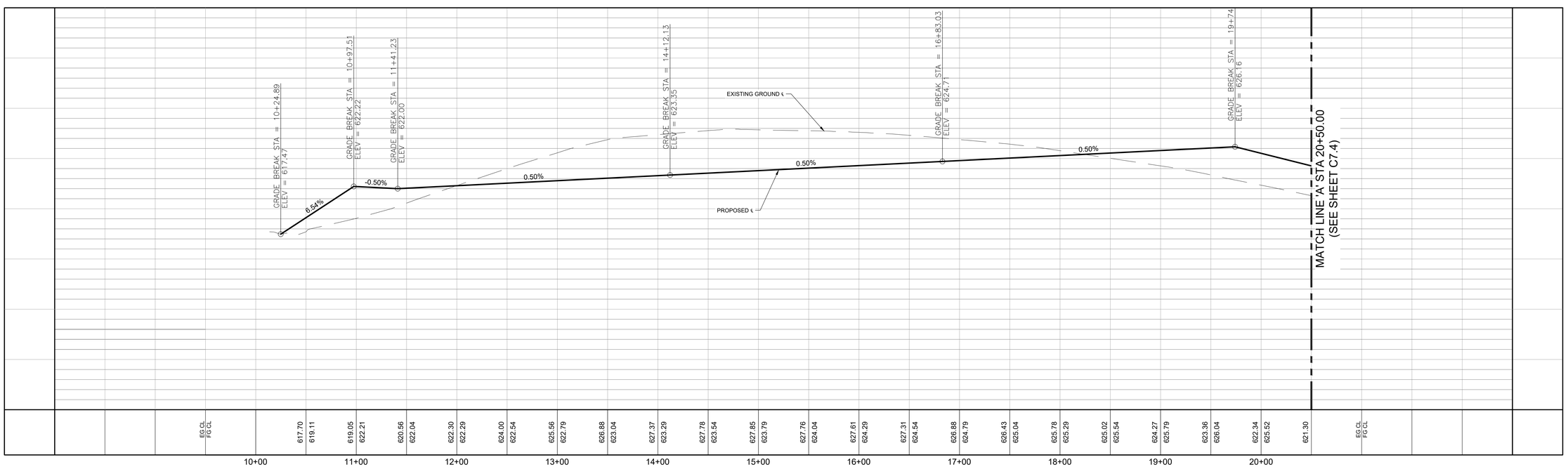
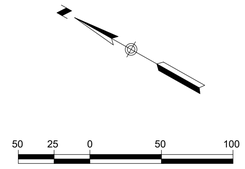


STREET '**B**' STA. 10+00 TO 20+50





LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	EXISTING EDGE OF PAVEMENT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT
CB	COUNTY BLOCK
	WASHOUT CROWN
	WASHOUT FLOW ARROW
	PROPOSED STREETLIGHT
H.P.	PROPOSED GRADING HIGH POINT

STAGECOACH MOBILE HOME & RV PARK

DUSTY GULCH ROAD PLAN & PROFILE

STA 10+00 TO 20+50

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_street B (10+00 to End).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

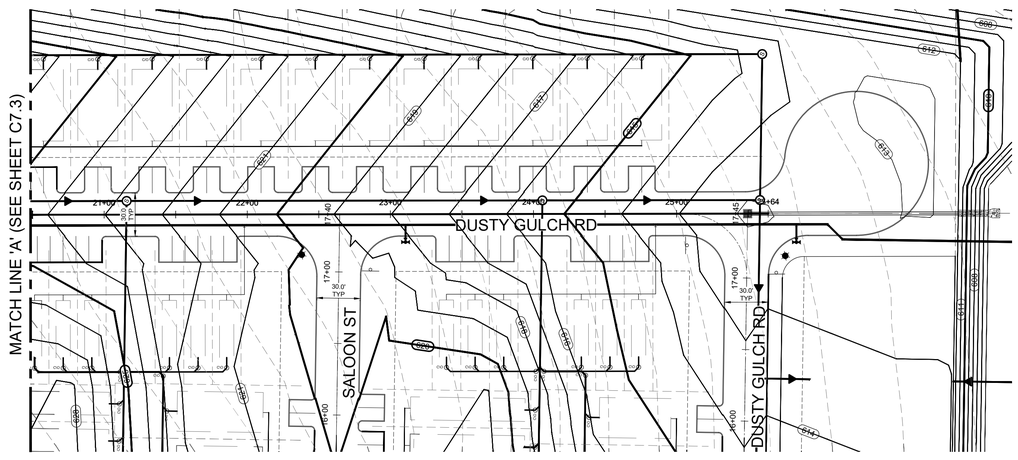
SHEET NO.

C7.3

Last Modified: Jul 24, 26 - 12:09
PlotDate/Time: Jul 24, 26 - 12:10
PlotDrv: LJA_PDF.pc3

GENERAL NOTES:

1. ALL ELEVATIONS ARE CENTERLINE INVERT UNLESS OTHERWISE NOTED.
2. PROPOSED STREET LIGHTS SHALL BE LOCATED BEHIND THE BACK OF CURB AND INSTALLED PER THE GVSUD DESIGN.
3. STREETS AND DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GUADALUPE COUNTY STANDARD SPECIFICATIONS FOR CONSTRUCTION.
4. REFER TO SHEET XX FOR STREET AND PAVEMENT SECTION DETAIL AND CONCRETE CURB DETAIL.
5. CONTRACTOR TO FIELD VERIFY ALL MATCH EXISTING ELEVATIONS, SEWER MANHOLE INVERTS, STORM DRAIN INVERTS, AND ALL OTHER UTILITIES PRIOR TO UTILITY WORK AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.
6. CONTRACTOR IS TO MATCH EXISTING PAVEMENT, SIDEWALK, AND CURB ELEVATIONS.
7. CONTRACTOR TO PULL GUADALUPE COUNTY R.O.W PERMIT PRIOR TO WORK COMMENCEMENT IN GUADALUPE COUNTY R.O.W.



GENERAL NOTES:

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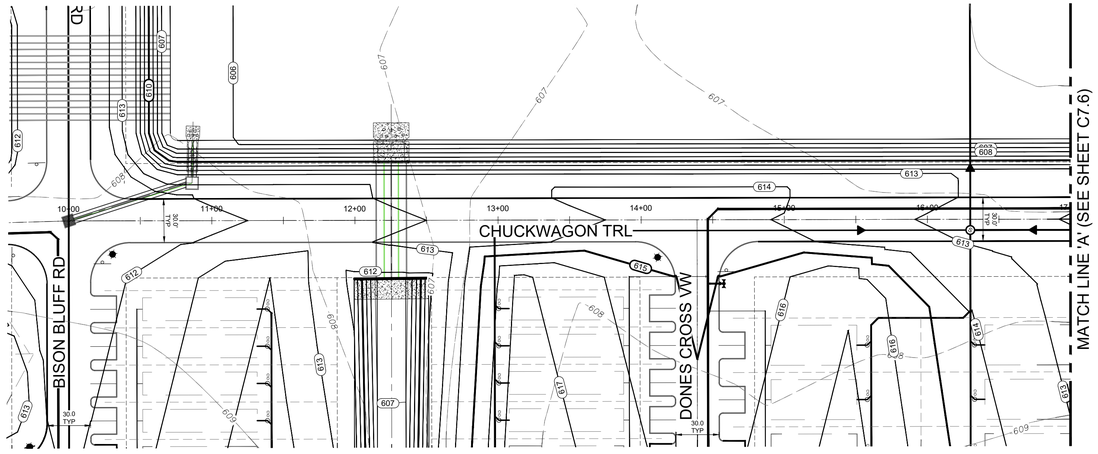
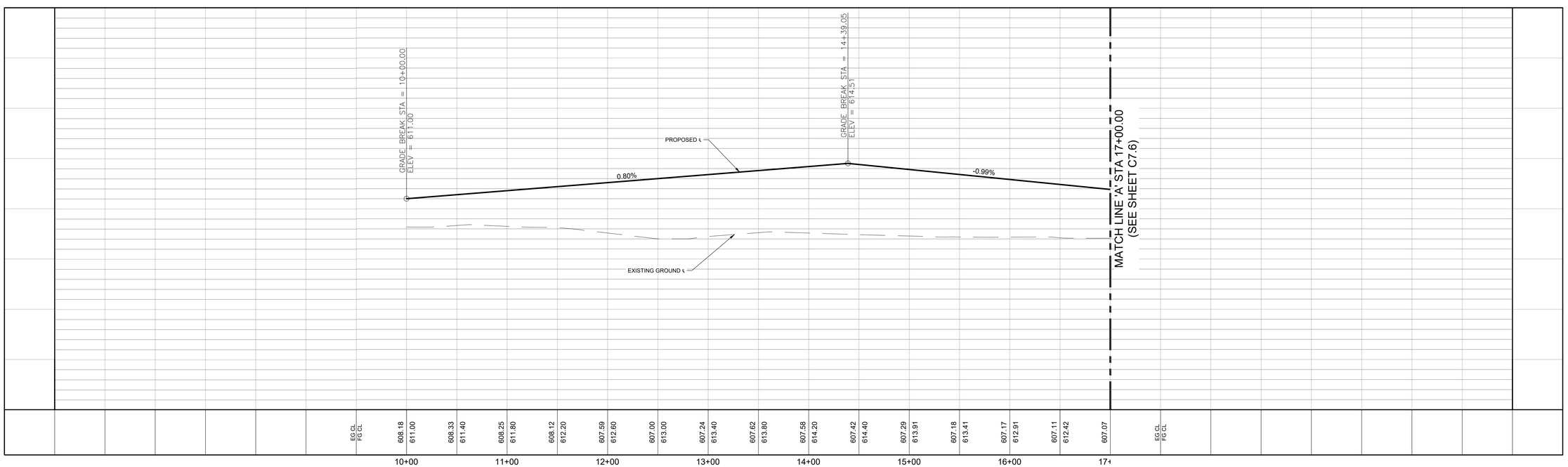
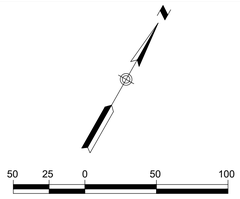


STREET '**C**' STA. 10+00 TO 17+00





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

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	EXISTING EDGE OF PAVEMENT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT
CB	COUNTY BLOCK
	WASHOUT CROWN
	WASHOUT FLOW ARROW
	PROPOSED STREETLIGHT
H.P.	PROPOSED GRADING HIGH POINT

STAGECOACH MOBILE HOME & RV PARK

CHUCKWAGON TRAIL PLAN & PROFILE

STA 10+00 TO 17+00

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_street C (10+00 to End).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO. C7.5

Last Modified: Jul 24, 26 - 12:09
Plot Date/Time: Jul 24, 26 - 12:11

GENERAL NOTES:

1. ALL ELEVATIONS ARE CENTERLINE INVERT UNLESS OTHERWISE NOTED.
2. PROPOSED STREET LIGHTS SHALL BE LOCATED BEHIND THE BACK OF CURB AND INSTALLED PER THE GVSUD DESIGN.
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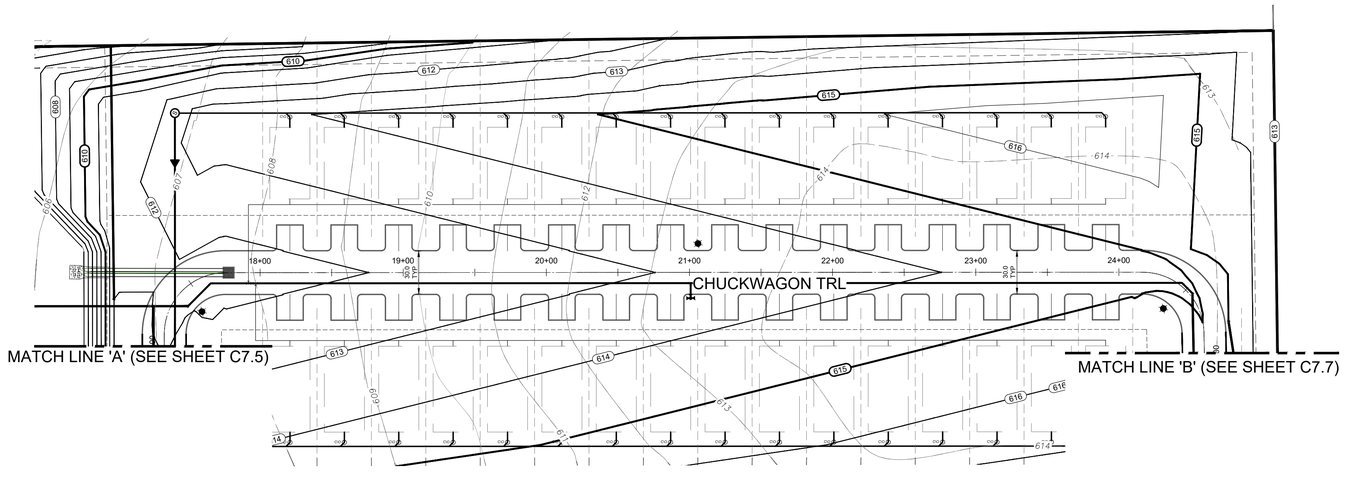
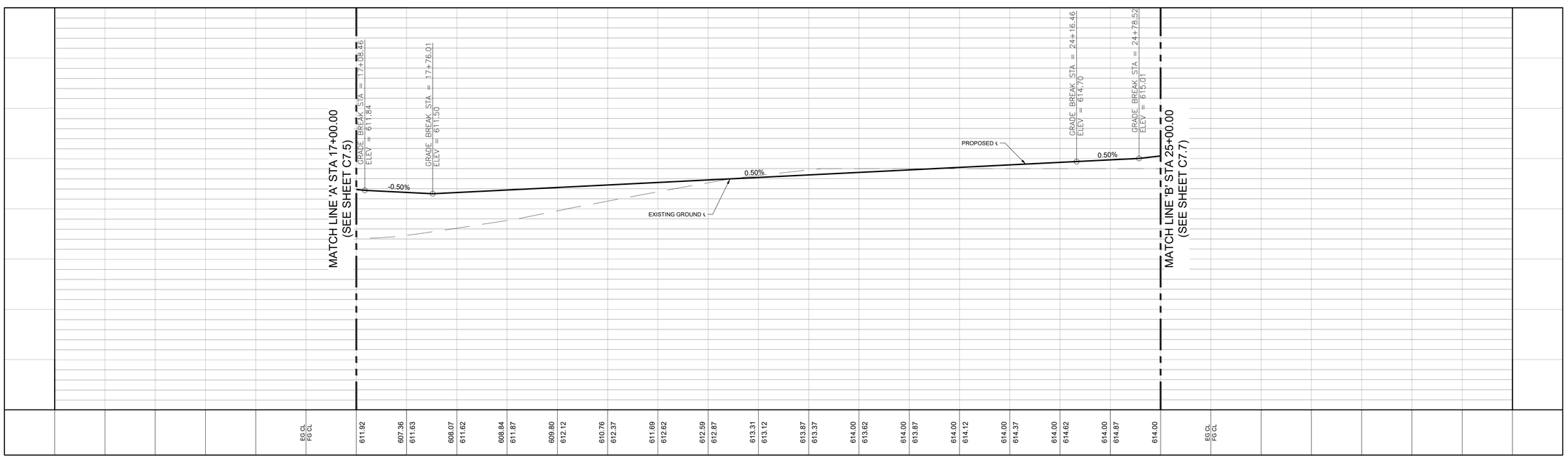
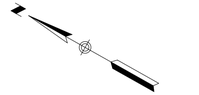


STREET 'C' STA. 17+00 TO 25+00





50 25 0 50 100

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

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	EXISTING EDGE OF PAVEMENT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT
CB	COUNTY BLOCK
	WASHOUT CROWN
	WASHOUT FLOW ARROW
	PROPOSED STREETLIGHT
H.P.	PROPOSED GRADING HIGH POINT

STAGECOACH MOBILE HOME & RV PARK

CHUCKWAGON TRAIL PLAN & PROFILE

STA 17+00 TO 25+00

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_street C (10+00 to End).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
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Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO. C7.6

Last Modified: Jul 24, 26 - 12:09
Plot Date/Time: Jul 24, 26 - 12:14

GENERAL NOTES:

1. ALL ELEVATIONS ARE CENTERLINE INVERT UNLESS OTHERWISE NOTED.
2. PROPOSED STREET LIGHTS SHALL BE LOCATED BEHIND THE BACK OF CURB AND INSTALLED PER THE GVSUD DESIGN.
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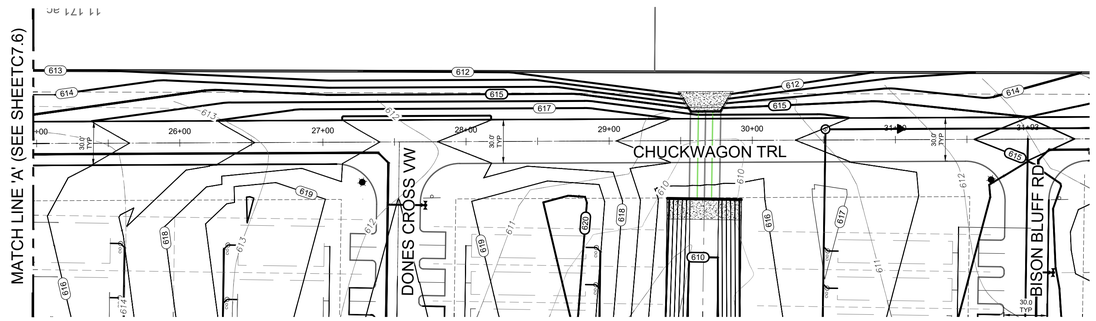
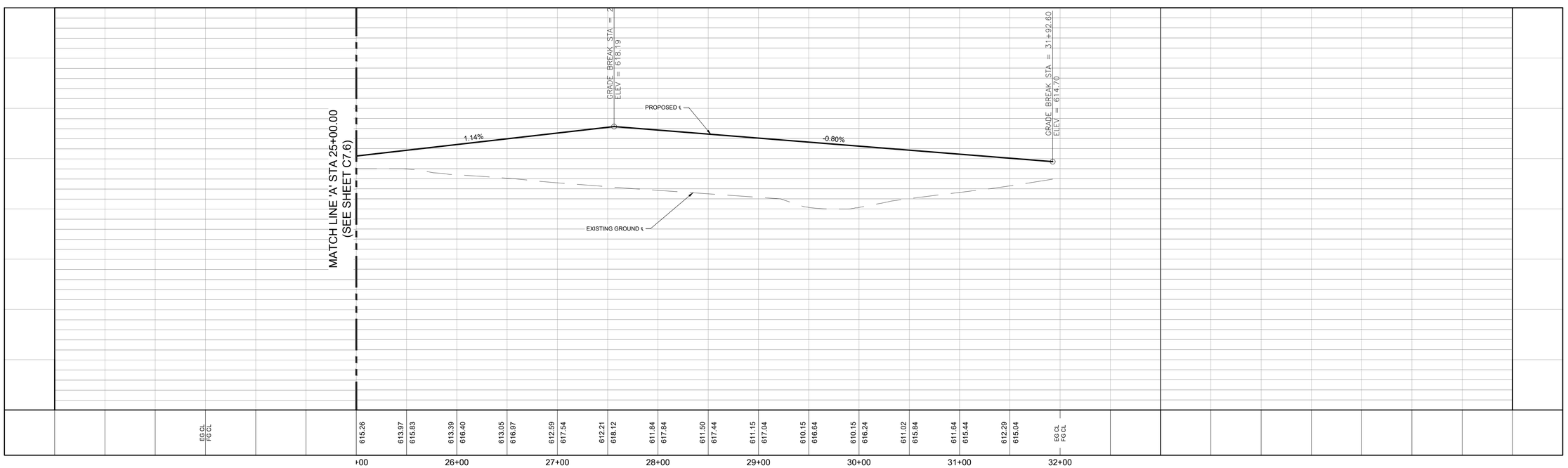
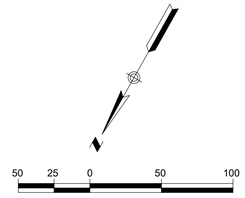


STREET 'C' STA. 25+00 TO 31+93 (END)





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

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	EXISTING EDGE OF PAVEMENT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT
CB	COUNTY BLOCK
	WASHOUT CROWN
	WASHOUT FLOW ARROW
	PROPOSED STREETLIGHT
H.P.	PROPOSED GRADING HIGH POINT

STAGECOACH MOBILE HOME & RV PARK

CHUCKWAGON TRAIL PLAN & PROFILE
STA 25+00 TO 31+93 (END)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_street C (10+00 to End).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.
C7.7

Last Modified: Jul 24, 26 - 12:09
Plot Date/Time: Jul 24, 26 - 12:11:07

GENERAL NOTES:

1. ALL ELEVATIONS ARE CENTERLINE INVERT UNLESS OTHERWISE NOTED.
2. PROPOSED STREET LIGHTS SHALL BE LOCATED BEHIND THE BACK OF CURB AND INSTALLED PER THE GVSUD DESIGN.
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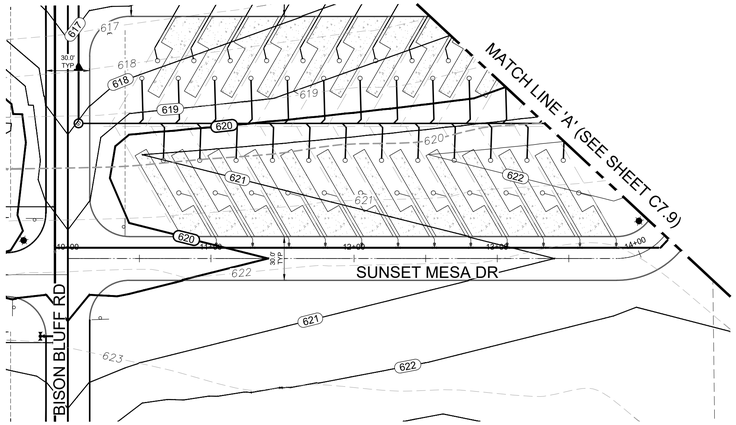
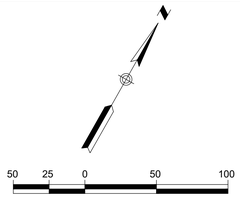


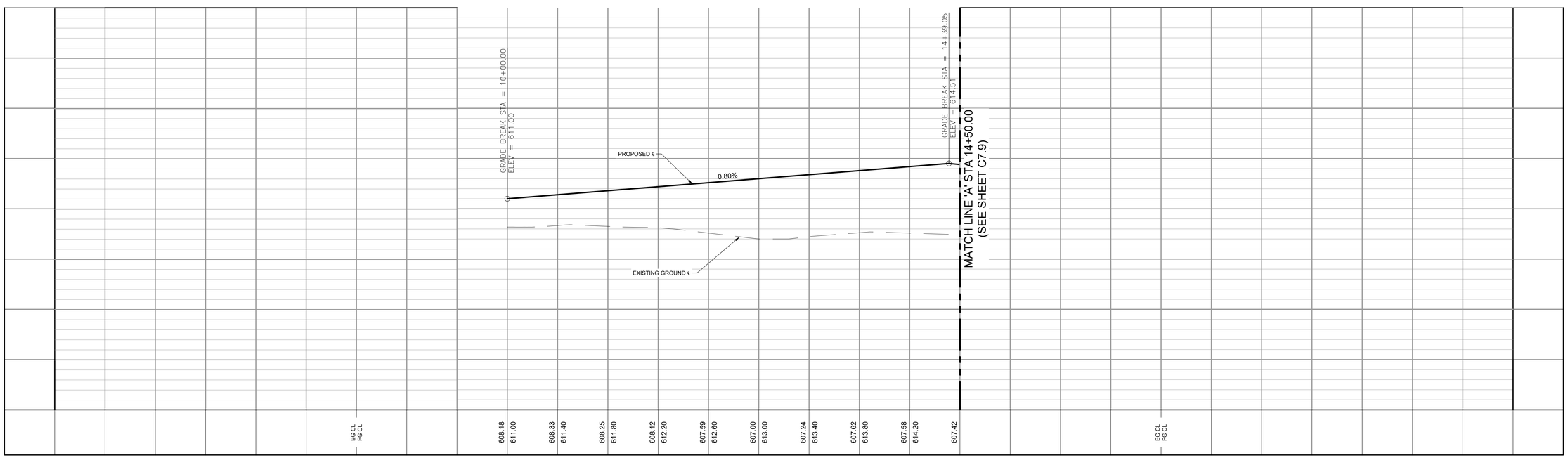


HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	EXISTING EDGE OF PAVEMENT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT
CB	COUNTY BLOCK
	WASHOUT CROWN
	WASHOUT FLOW ARROW
	PROPOSED STREETLIGHT
H.P.	PROPOSED GRADING HIGH POINT

STREET '**D**' STA. 10+00 TO 14+50



STAGECOACH MOBILE HOME & RV PARK

SUNSET MESA DRIVE PLAN & PROFILE

STA 10+00 TO 14+50

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_street D (10+00 to End).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO. **C7.8**

Last Modified: Jul 24, 26 - 12:09
Plot Date/Time: Jul 24, 26 - 12:11:24

GENERAL NOTES:

1. ALL ELEVATIONS ARE CENTERLINE INVERT UNLESS OTHERWISE NOTED.
2. PROPOSED STREET LIGHTS SHALL BE LOCATED BEHIND THE BACK OF CURB AND INSTALLED PER THE GVSUD DESIGN.
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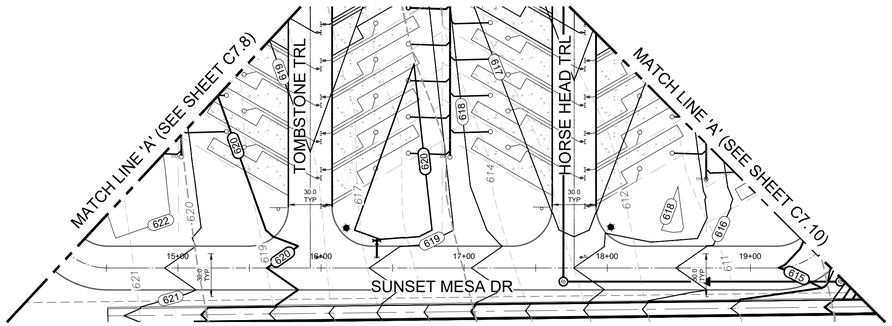
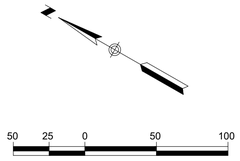
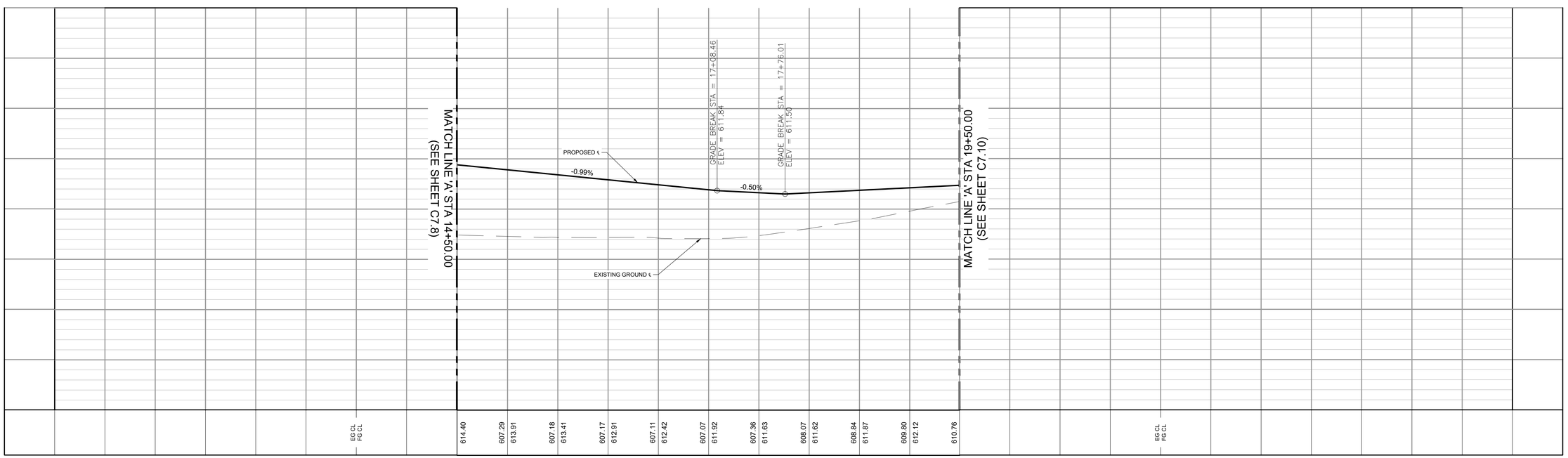




LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	EXISTING EDGE OF PAVEMENT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT
CB	COUNTY BLOCK
	WASHOUT CROWN
	WASHOUT FLOW ARROW
	PROPOSED STREETLIGHT
H.P.	PROPOSED GRADING HIGH POINT

STREET '**D**' STA. 14+50 TO 19+50



STAGECOACH MOBILE HOME & RV PARK

SUNSET MESA DRIVE PLAN & PROFILE
STA 14+50 TO 19+50

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_street D (10+00 to End).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO. **C7.9**

Last Modified: Jul 24, 26 - 12:09
Plot Date/Time: Jul 24, 26 - 12:12:29

GENERAL NOTES:

1. ALL ELEVATIONS ARE CENTERLINE INVERT UNLESS OTHERWISE NOTED.
2. PROPOSED STREET LIGHTS SHALL BE LOCATED BEHIND THE BACK OF CURB AND INSTALLED PER THE GVSUD DESIGN.
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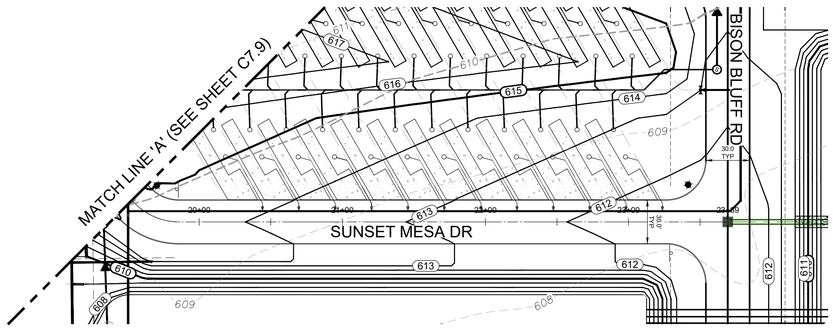
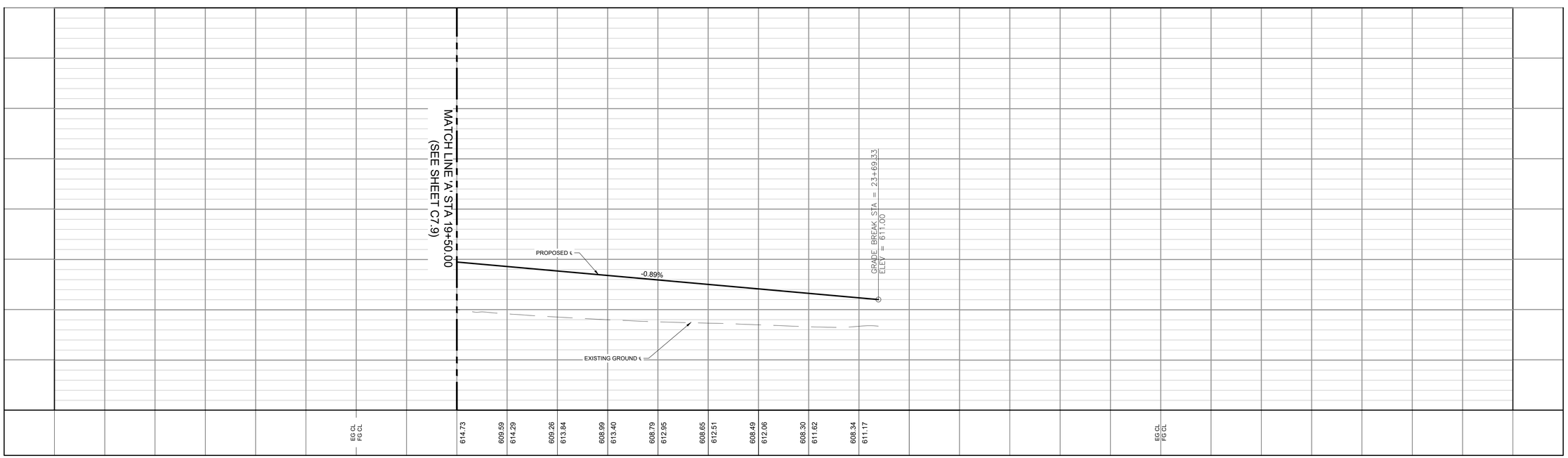
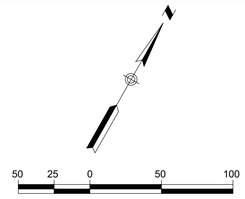


STREET '**D**' STA. 19+50 TO END





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

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	EXISTING EDGE OF PAVEMENT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT
CB	COUNTY BLOCK
	WASHOUT CROWN
	WASHOUT FLOW ARROW
	PROPOSED STREETLIGHT
H.P.	PROPOSED GRADING HIGH POINT

STAGECOACH MOBILE HOME & RV PARK

SUNSET MESA DRIVE PLAN & PROFILE

STA 19+50 TO END

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_street D (10+00 to End).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

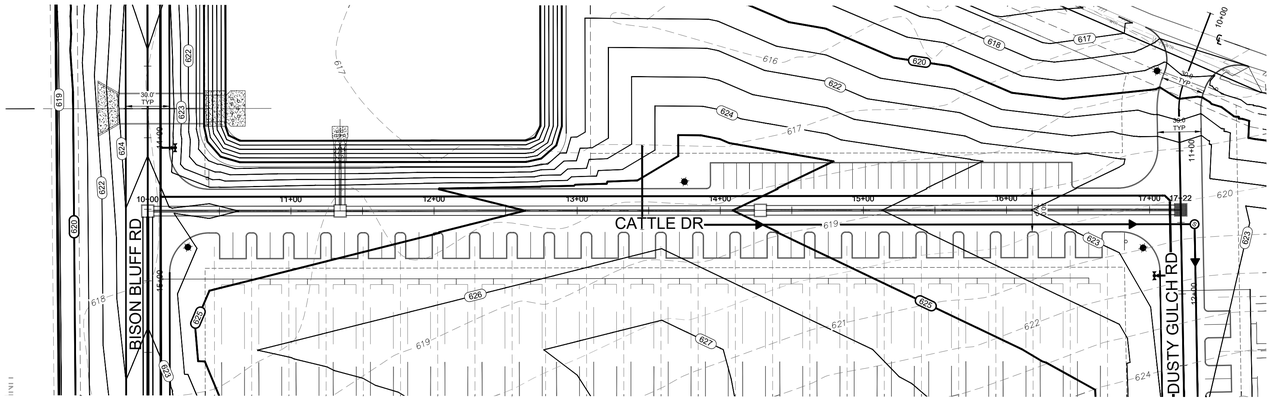
JOB NUMBER: SA5758-2502

SHEET NO.
C7.10

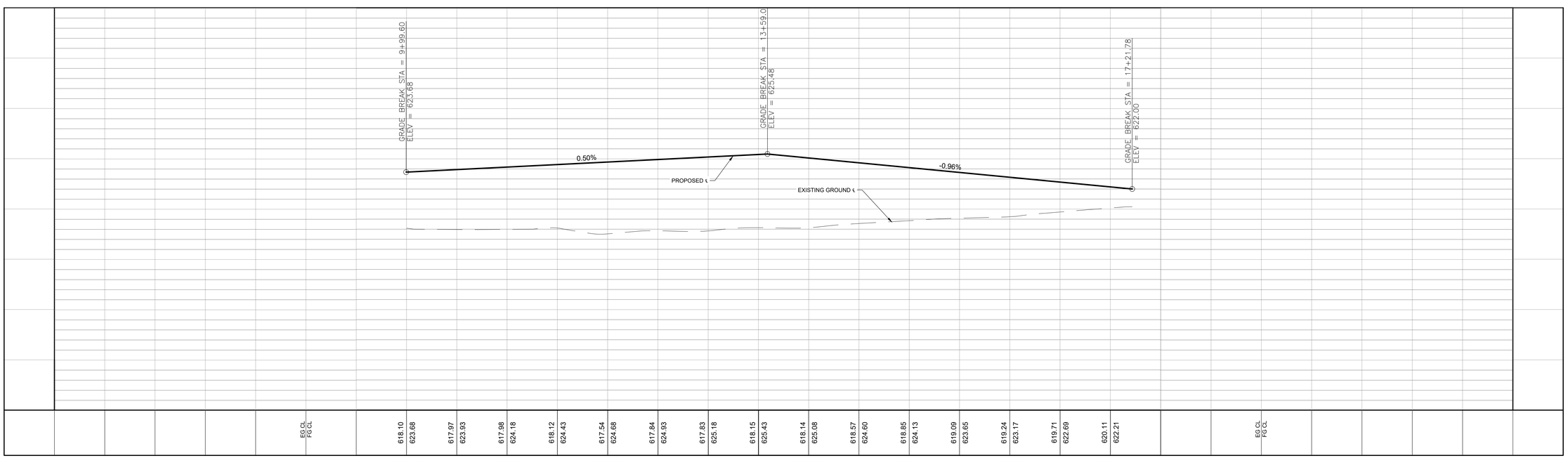
Last Modified: Jul 24, 26 - 12:09
Plot Date/Time: Jul 24, 26 - 12:13:32

GENERAL NOTES:

1. ALL ELEVATIONS ARE CENTERLINE INVERT UNLESS OTHERWISE NOTED.
2. PROPOSED STREET LIGHTS SHALL BE LOCATED BEHIND THE BACK OF CURB AND INSTALLED PER THE GVSUD DESIGN.
3. STREETS AND DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GUADALUPE COUNTY STANDARD SPECIFICATIONS FOR CONSTRUCTION.
4. REFER TO SHEET XX FOR STREET AND PAVEMENT SECTION DETAIL AND CONCRETE CURB DETAIL.
5. CONTRACTOR TO FIELD VERIFY ALL MATCH EXISTING ELEVATIONS, SEWER MANHOLE INVERTS, STORM DRAIN INVERTS, AND ALL OTHER UTILITIES PRIOR TO UTILITY WORK AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.
6. CONTRACTOR IS TO MATCH EXISTING PAVEMENT, SIDEWALK, AND CURB ELEVATIONS.
7. CONTRACTOR TO PULL GUADALUPE COUNTY R.O.W PERMIT PRIOR TO WORK COMMENCEMENT IN GUADALUPE COUNTY R.O.W.



STREET 'E' STA. 10+00 TO END



50 25 0 50 100

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

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	EXISTING EDGE OF PAVEMENT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT
CB	COUNTY BLOCK
	WASHOUT CROWN
	WASHOUT FLOW ARROW
	PROPOSED STREETLIGHT
H.P.	PROPOSED GRADING HIGH POINT

STAGECOACH MOBILE HOME & RV PARK

CATTLE DRIVE PLAN & PROFILE STA 10+00 TO END

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_street E (10+00 to End).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO. C7.11

Last Modified: Jul 24, 26 - 11:47
Plot Date/Time: Jul 24, 26 - 11:49

GENERAL NOTES:

1. ALL ELEVATIONS ARE CENTERLINE INVERT UNLESS OTHERWISE NOTED.
2. PROPOSED STREET LIGHTS SHALL BE LOCATED BEHIND THE BACK OF CURB AND INSTALLED PER THE GVSUD DESIGN.
3. STREETS AND DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GUADALUPE COUNTY STANDARD SPECIFICATIONS FOR CONSTRUCTION.
4. REFER TO SHEET XX FOR STREET AND PAVEMENT SECTION DETAIL AND CONCRETE CURB DETAIL.
5. CONTRACTOR TO FIELD VERIFY ALL MATCH EXISTING ELEVATIONS, SEWER MANHOLE INVERTS, STORM DRAIN INVERTS, AND ALL OTHER UTILITIES PRIOR TO UTILITY WORK AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.
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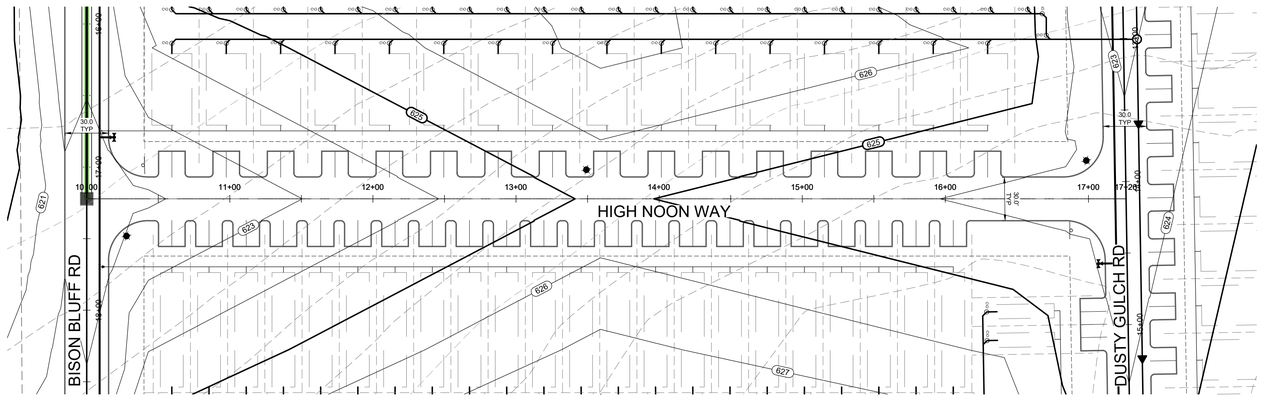
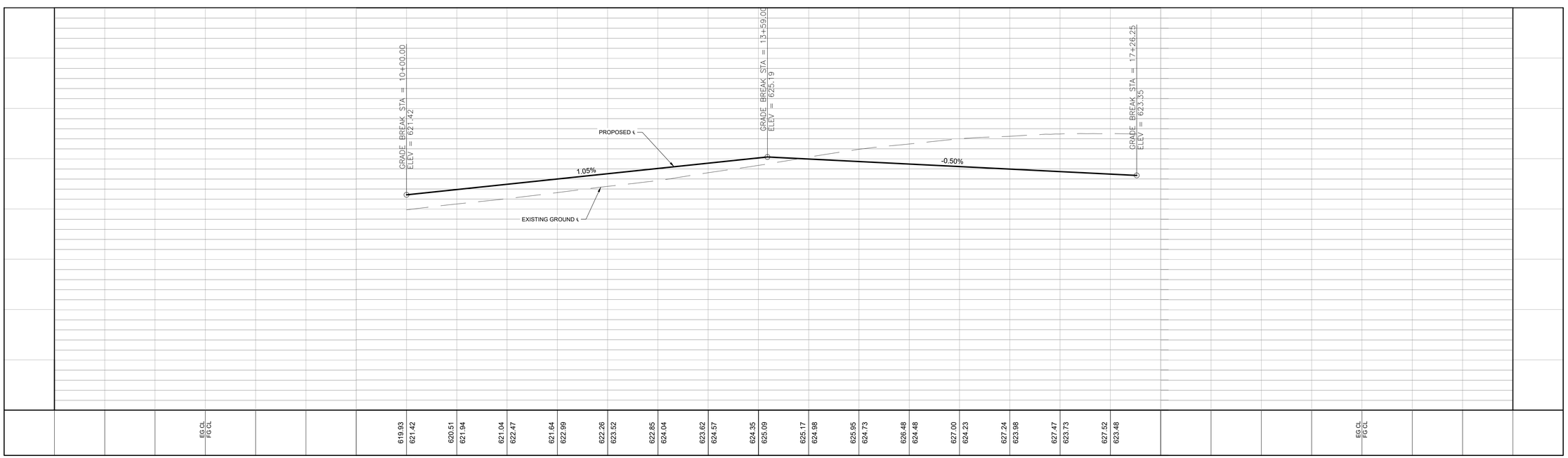
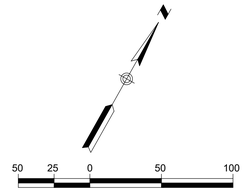


STREET 'F' STA. 10+00 TO END





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

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	EXISTING EDGE OF PAVEMENT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT
CB	COUNTY BLOCK
	WASHOUT CROWN
	WASHOUT FLOW ARROW
	PROPOSED STREETLIGHT
H.P.	PROPOSED GRADING HIGH POINT

STAGECOACH MOBILE HOME & RV PARK

HIGH NOON WAY PLAN & PROFILE
STA 10+00 TO END

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_street F (10+00 to End).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO. C7.12

Last Modified: Jun 25, 26 - 12:23
Plot Date/Time: Jul 24, 26 - 12:29

GENERAL NOTES:

1. ALL ELEVATIONS ARE CENTERLINE INVERT UNLESS OTHERWISE NOTED.
2. PROPOSED STREET LIGHTS SHALL BE LOCATED BEHIND THE BACK OF CURB AND INSTALLED PER THE GVSUD DESIGN.
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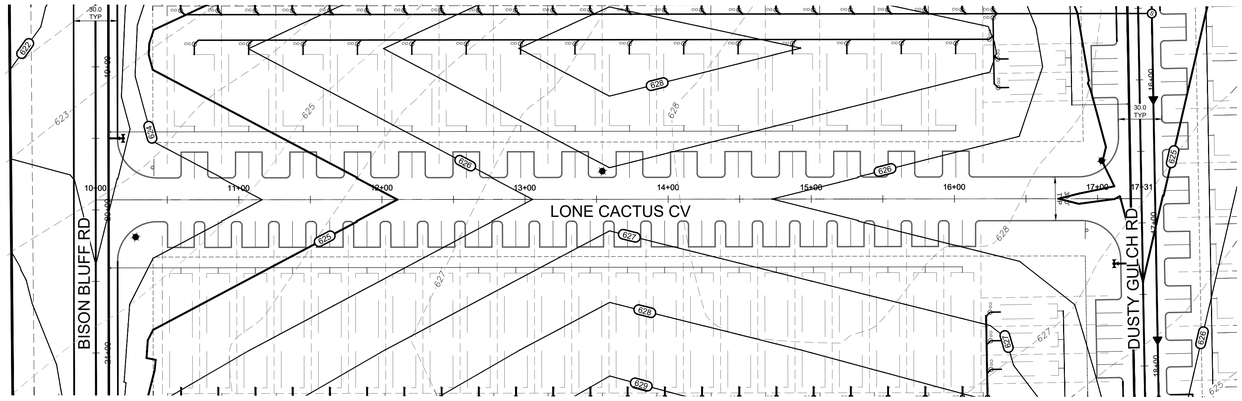
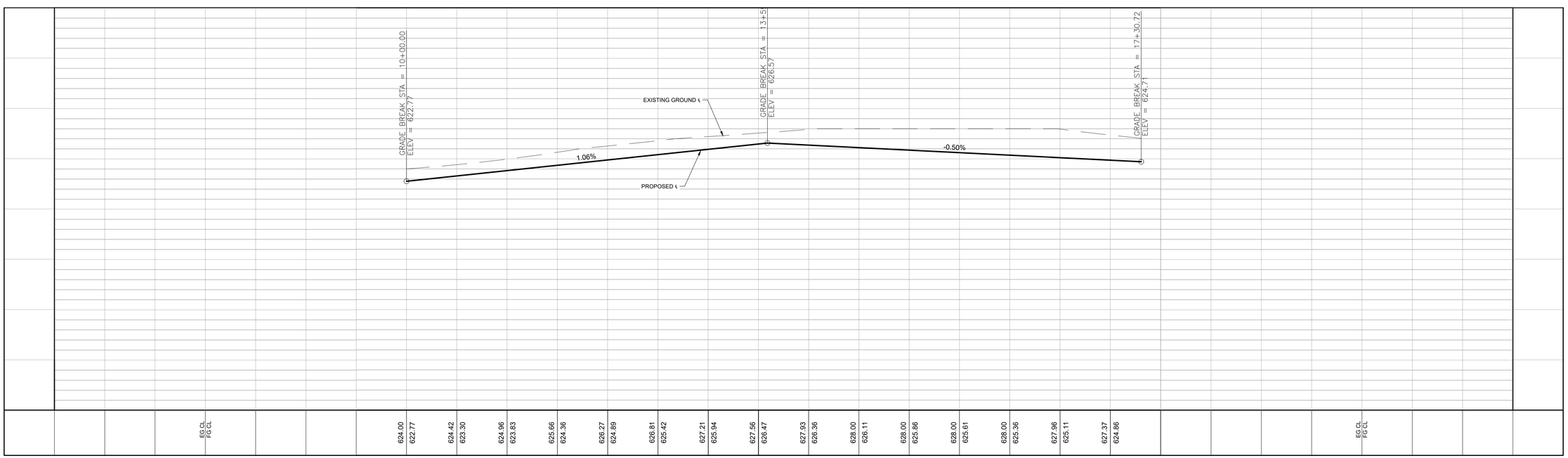
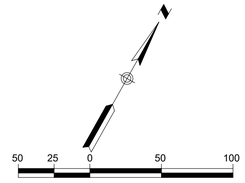


STREET 'G' STA. 10+00 TO END





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

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	EXISTING EDGE OF PAVEMENT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT
CB	COUNTY BLOCK
	WASHOUT CROWN
	WASHOUT FLOW ARROW
	PROPOSED STREETLIGHT
H.P.	PROPOSED GRADING HIGH POINT

STAGECOACH MOBILE HOME & RV PARK

LONE CACTUS COVE PLAN & PROFILE

STA 10+00 TO END

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_street G (10+00 to End).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.
C7.13

Last Modified: Jun 25, 26 - 12:22
Plot Date/Time: Jul 30, 26 - 13:23

GENERAL NOTES:

1. ALL ELEVATIONS ARE CENTERLINE INVERT UNLESS OTHERWISE NOTED.
2. PROPOSED STREET LIGHTS SHALL BE LOCATED BEHIND THE BACK OF CURB AND INSTALLED PER THE GVSUD DESIGN.
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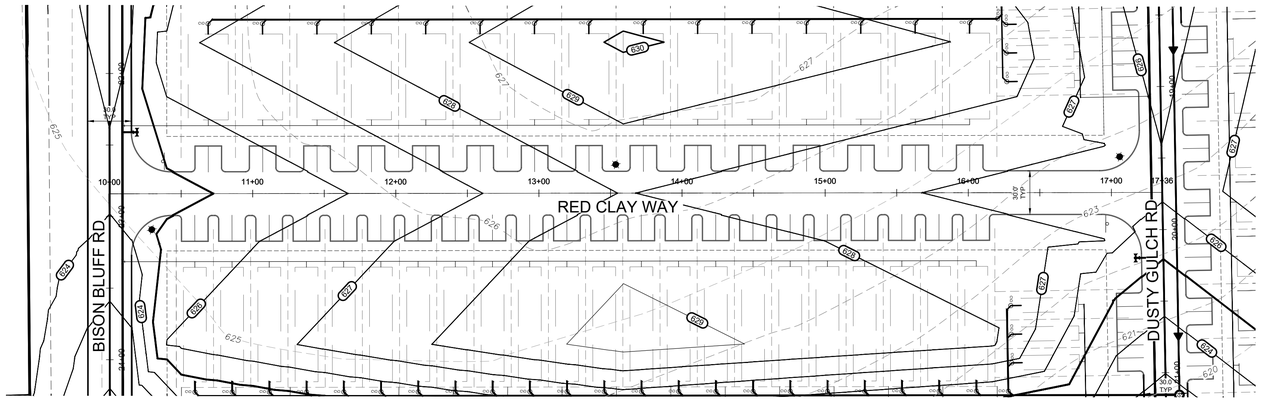
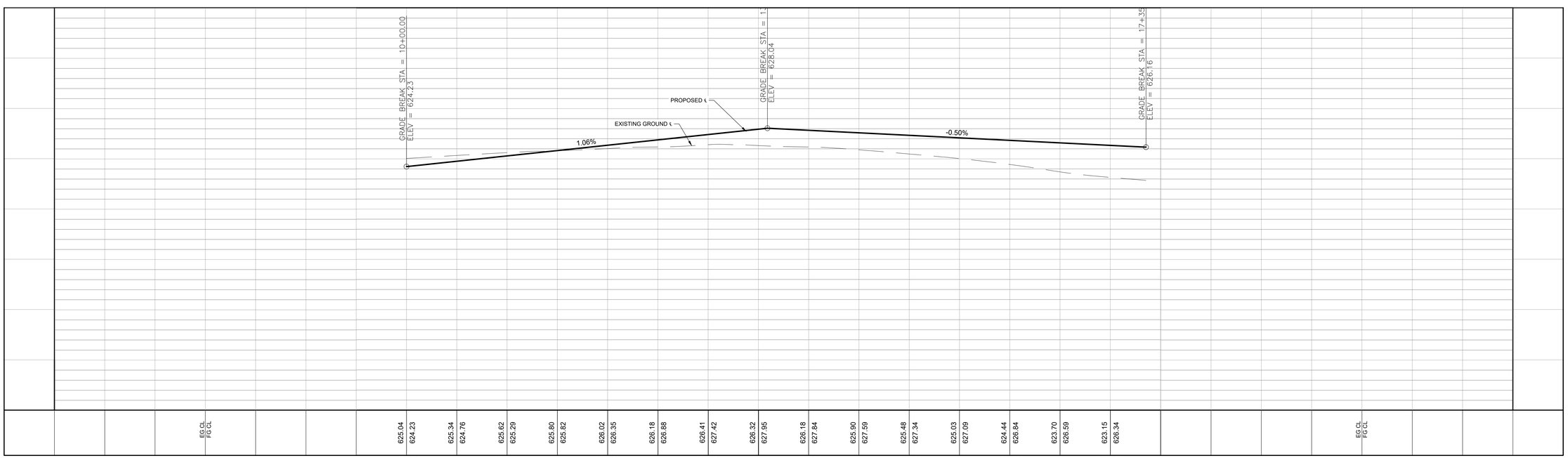
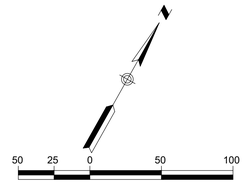


STREET 'H' STA. 10+00 TO END





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

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	EXISTING EDGE OF PAVEMENT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT
CB	COUNTY BLOCK
	WASHOUT CROWN
	WASHOUT FLOW ARROW
	PROPOSED STREETLIGHT
H.P.	PROPOSED GRADING HIGH POINT

STAGECOACH MOBILE HOME & RV PARK

RED CLAY WAY PLAN & PROFILE

STA 10+00 TO END

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_street H (10+00 to End).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.
C7.14

Last Modified: Jun 25, 26 - 12:21
Plot Date/Time: Jul 20, 26 - 12:13:03

GENERAL NOTES:

1. ALL ELEVATIONS ARE CENTERLINE INVERT UNLESS OTHERWISE NOTED.
2. PROPOSED STREET LIGHTS SHALL BE LOCATED BEHIND THE BACK OF CURB AND INSTALLED PER THE GVSUD DESIGN.
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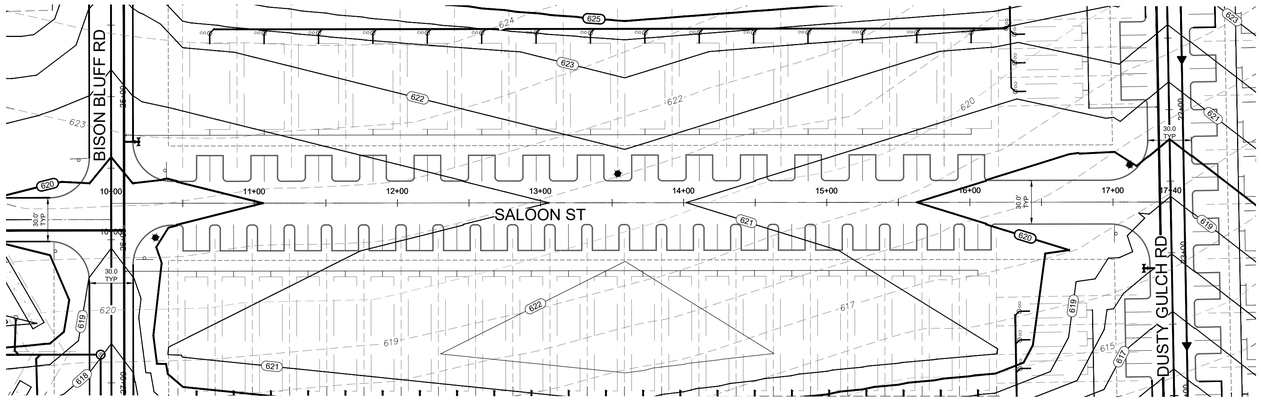
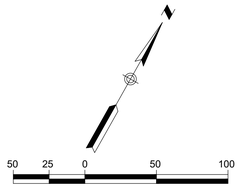




HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	EXISTING EDGE OF PAVEMENT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT
CB	COUNTY BLOCK
	WASHOUT CROWN
	WASHOUT FLOW ARROW
	PROPOSED STREETLIGHT
H.P.	PROPOSED GRADING HIGH POINT

STAGECOACH MOBILE HOME & RV PARK

SALOON STREET PLAN & PROFILE

STA 10+00 TO END

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_street I (10+00 to End).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

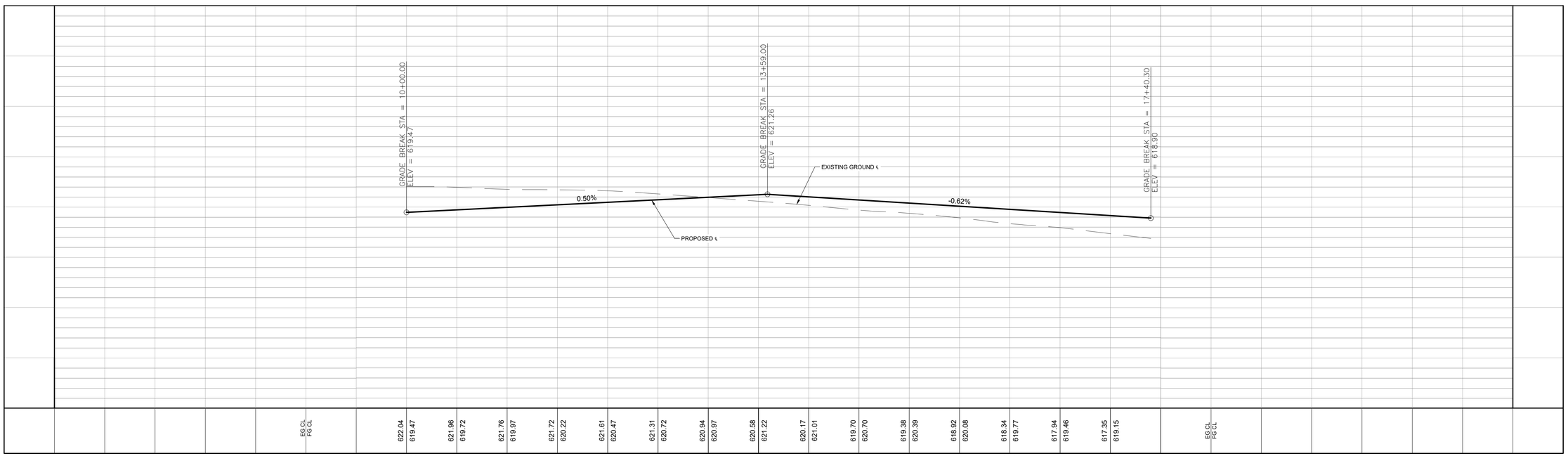
LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.

C7.15

STREET 'I' STA. 10+00 TO END



Last Modified: Jun 25, 26 - 12:19
Plot Date/Time: Jul 30, 26 - 12:19

GENERAL NOTES:

1. ALL ELEVATIONS ARE CENTERLINE INVERT UNLESS OTHERWISE NOTED.
2. PROPOSED STREET LIGHTS SHALL BE LOCATED BEHIND THE BACK OF CURB AND INSTALLED PER THE GVSUD DESIGN.
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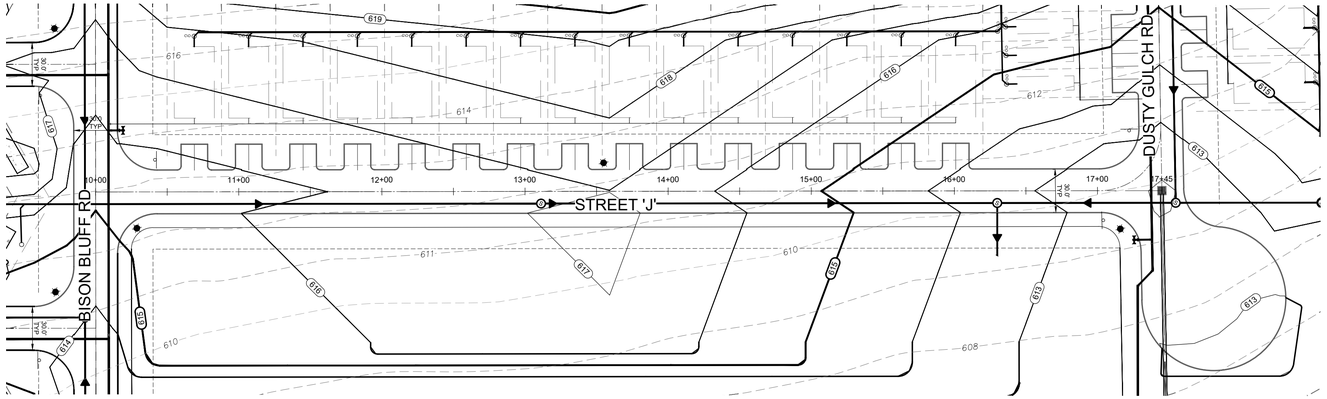
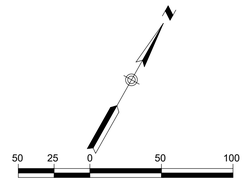


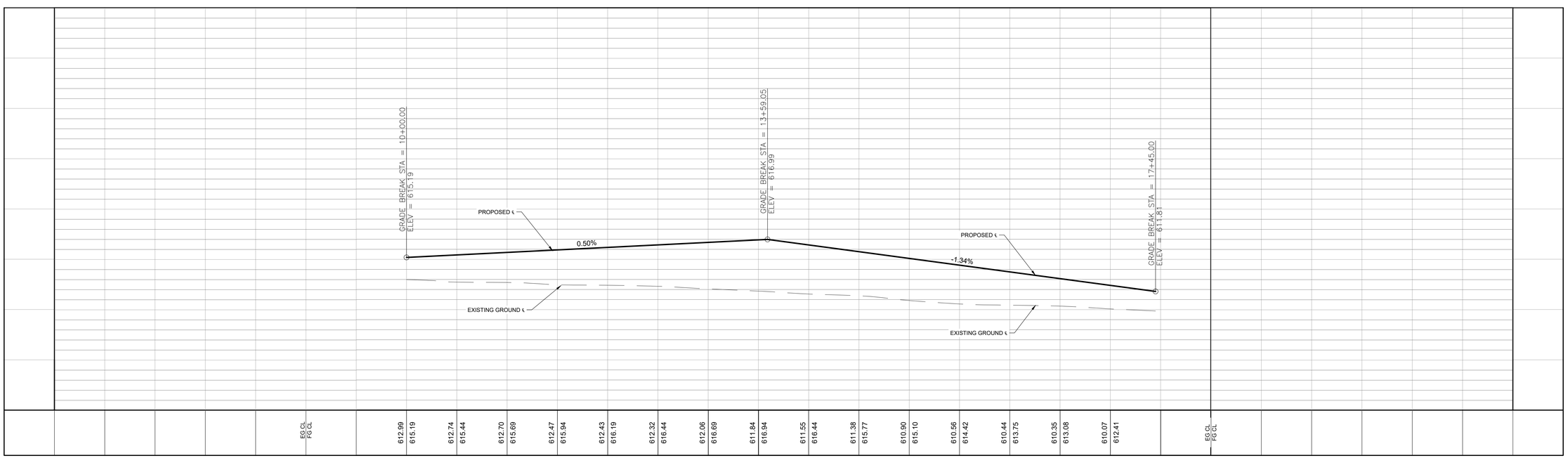


HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	EXISTING EDGE OF PAVEMENT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT
CB	COUNTY BLOCK
	WASHOUT CROWN
	WASHOUT FLOW ARROW
	PROPOSED STREETLIGHT
H.P.	PROPOSED GRADING HIGH POINT

STREET 'J' STA. 10+00 TO END



STAGECOACH MOBILE HOME & RV PARK

STREET J PLAN & PROFILE
STA 10+00 TO END

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_street-J (10+00 to End).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.
C7.16

Last Modified: Jul 24, 26 - 11:51
Plot Date/Time: Jul 24, 26 - 11:53:44

GENERAL NOTES:

1. ALL ELEVATIONS ARE CENTERLINE INVERT UNLESS OTHERWISE NOTED.
2. PROPOSED STREET LIGHTS SHALL BE LOCATED BEHIND THE BACK OF CURB AND INSTALLED PER THE GVSUD DESIGN.
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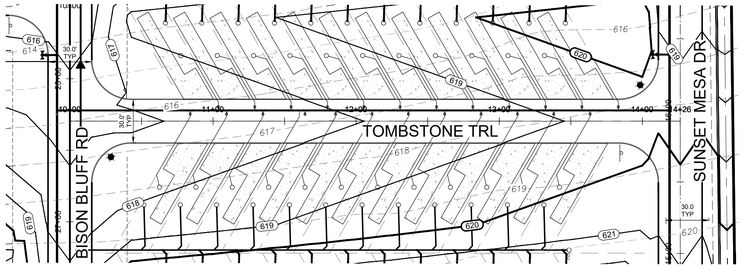
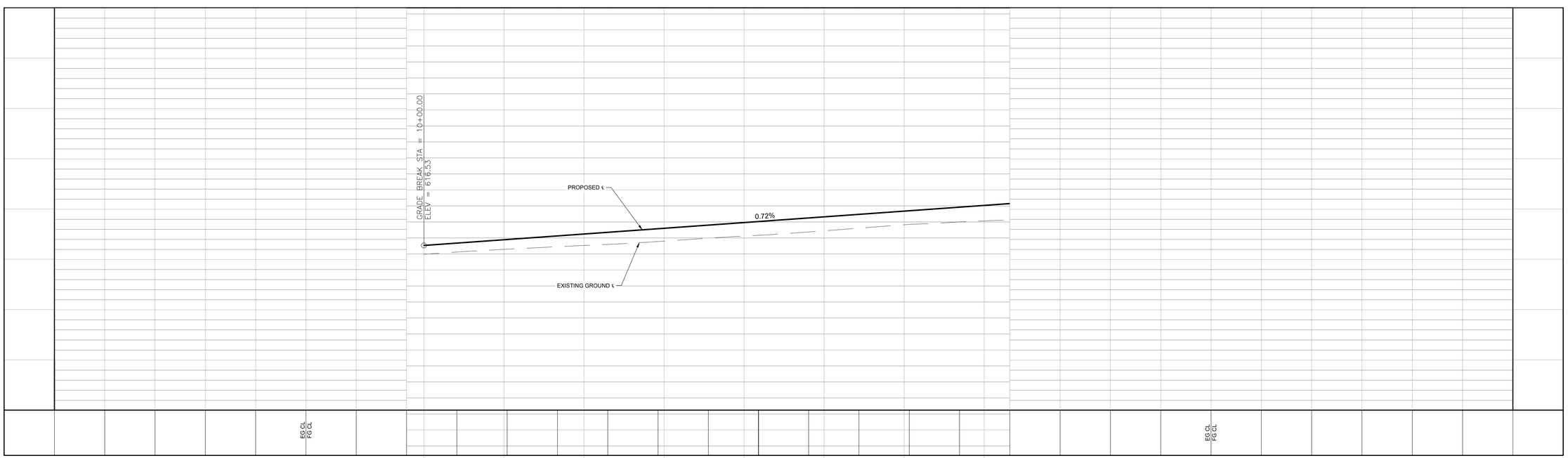
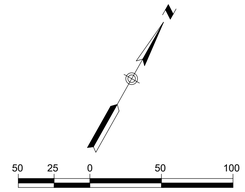


STREET 'K' STA. 10+00 TO END





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

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	EXISTING EDGE OF PAVEMENT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT
CB	COUNTY BLOCK
	WASHOUT CROWN
	WASHOUT FLOW ARROW
	PROPOSED STREETLIGHT
H.P.	PROPOSED GRADING HIGH POINT

STAGECOACH MOBILE HOME & RV PARK

TOMBSTONE TRAIL PLAN & PROFILE
STA 10+00 TO END

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_street K (10+00 to End).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

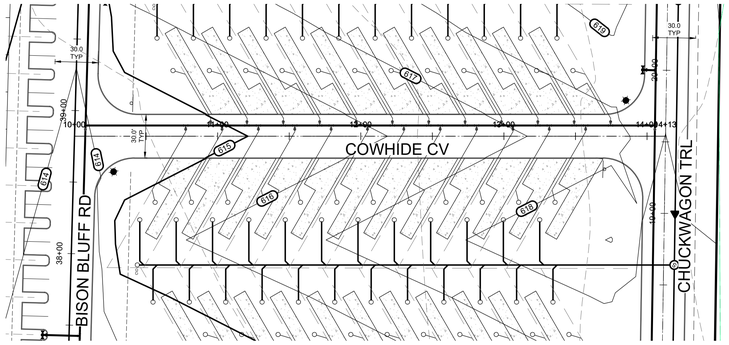
JOB NUMBER: SA5758-2502

SHEET NO.
C7.17

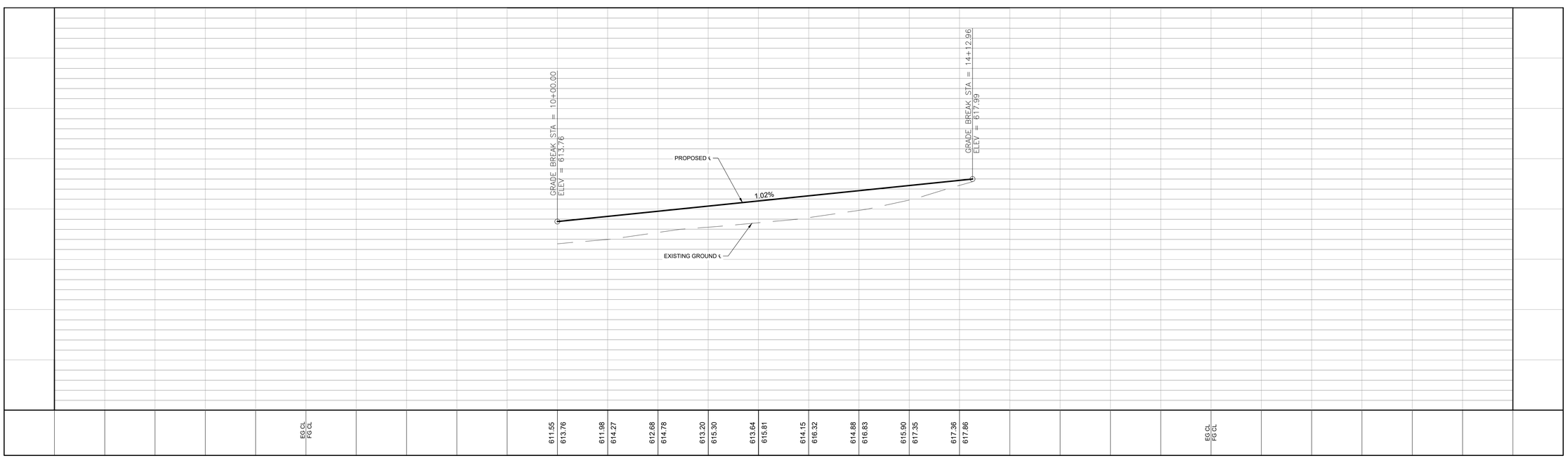
Last Modified: Jun 25, 26 - 12:14
Plot Date/Time: Jul 28, 26 - 12:18

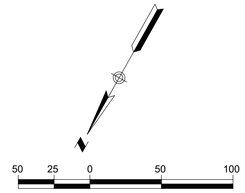
GENERAL NOTES:

1. ALL ELEVATIONS ARE CENTERLINE INVERT UNLESS OTHERWISE NOTED.
2. PROPOSED STREET LIGHTS SHALL BE LOCATED BEHIND THE BACK OF CURB AND INSTALLED PER THE GVSUD DESIGN.
3. STREETS AND DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GUADALUPE COUNTY STANDARD SPECIFICATIONS FOR CONSTRUCTION.
4. REFER TO SHEET XX FOR STREET AND PAVEMENT SECTION DETAIL AND CONCRETE CURB DETAIL.
5. CONTRACTOR TO FIELD VERIFY ALL MATCH EXISTING ELEVATIONS, SEWER MANHOLE INVERTS, STORM DRAIN INVERTS, AND ALL OTHER UTILITIES PRIOR TO UTILITY WORK AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.
6. CONTRACTOR IS TO MATCH EXISTING PAVEMENT, SIDEWALK, AND CURB ELEVATIONS.
7. CONTRACTOR TO PULL GUADALUPE COUNTY R.O.W PERMIT PRIOR TO WORK COMMENCEMENT IN GUADALUPE COUNTY R.O.W.



STREET 'L' STA. 10+00 TO END





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

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	EXISTING EDGE OF PAVEMENT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT
CB	COUNTY BLOCK
	WASHOUT CROWN
	WASHOUT FLOW ARROW
	PROPOSED STREETLIGHT
H.P.	PROPOSED GRADING HIGH POINT

STAGECOACH MOBILE HOME & RV PARK

COWHIDE COVE PLAN & PROFILE STA 10+00 TO END

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_street L (10+00 to End).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO. C7.18

Last Modified: Jun 25, 26 - 12:14
Plot Date/Time: Jul 24, 26 - 12:14

GENERAL NOTES:

1. ALL ELEVATIONS ARE CENTERLINE INVERT UNLESS OTHERWISE NOTED.
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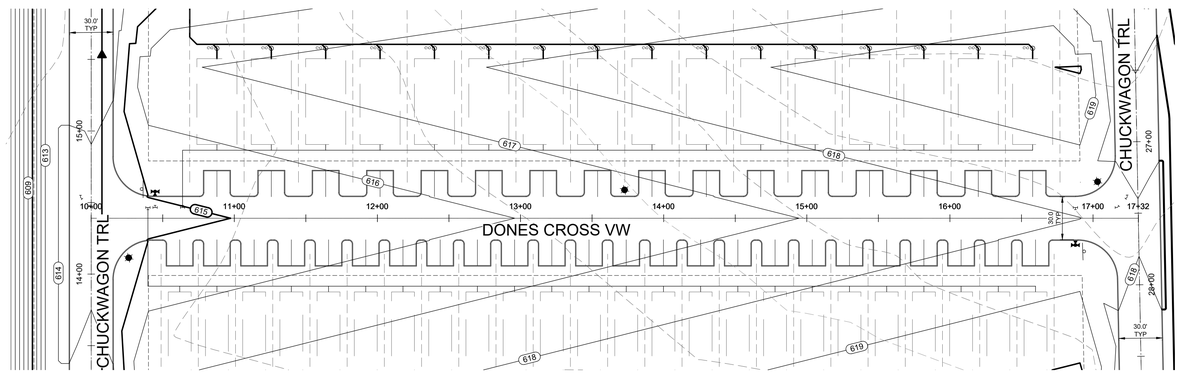
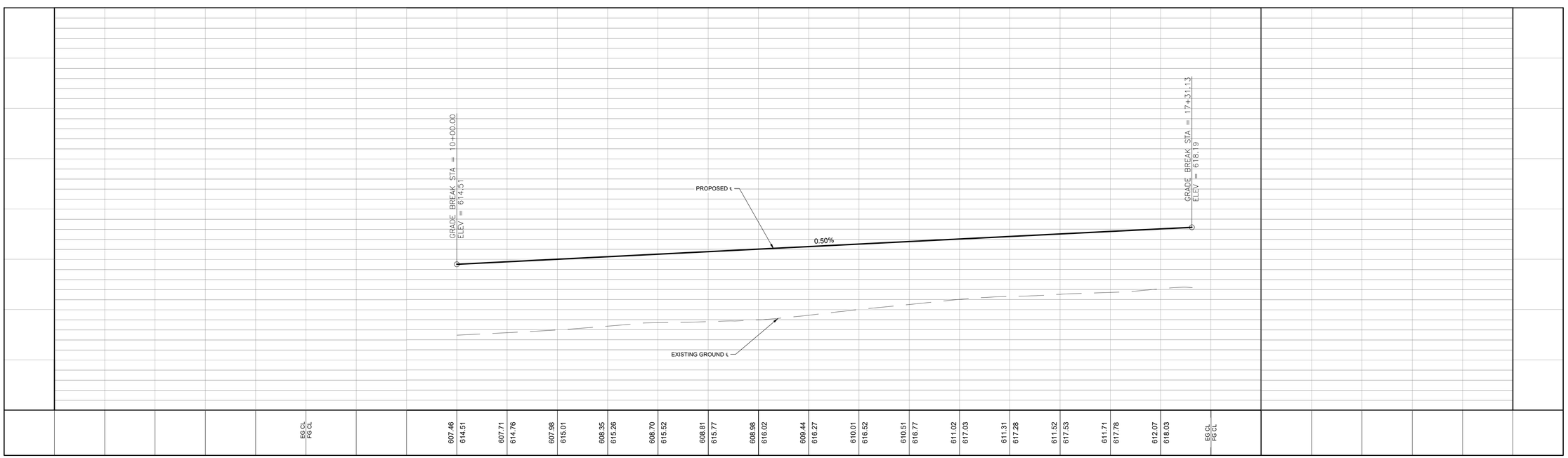
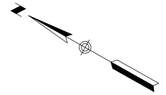
7. CONTRACTOR TO PULL GUADALUPE COUNTY R.O.W PERMIT PRIOR TO WORK COMMENCEMENT IN GUADALUPE COUNTY R.O.W.



STREET 'M' STA. 10+00 TO END





50 25 0 50 100

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

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	EXISTING EDGE OF PAVEMENT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM't.	EASEMENT
LT.	LEFT
RT.	RIGHT
CB	COUNTY BLOCK
	WASHOUT CROWN
	WASHOUT FLOW ARROW
	PROPOSED STREETLIGHT
H.P.	PROPOSED GRADING HIGH POINT

STAGECOACH MOBILE HOME & RV PARK

DONES CROSS VIEW PLAN & PROFILE

STA 10+00 TO END

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_street M (10+00 to End).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO. C7.19

Last Modified: Jun 25, 26 - 12:14
Plot Date/Time: Jul 30, 26 - 12:34

GENERAL NOTES:

1. ALL ELEVATIONS ARE CENTERLINE INVERT UNLESS OTHERWISE NOTED.
2. PROPOSED STREET LIGHTS SHALL BE LOCATED BEHIND THE BACK OF CURB AND INSTALLED PER THE GVSUD DESIGN.
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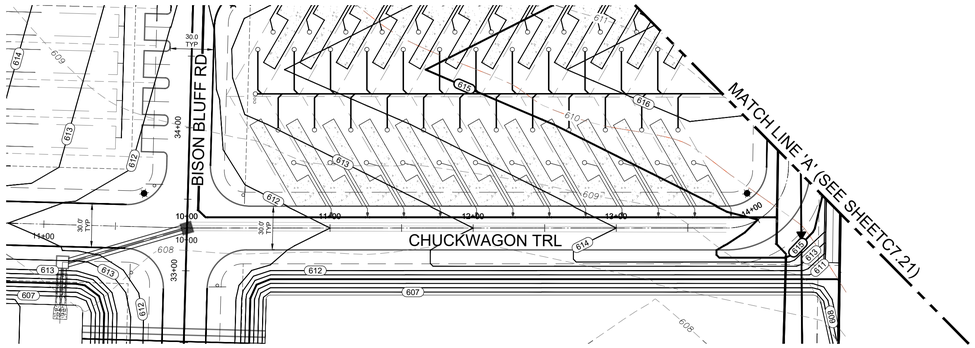
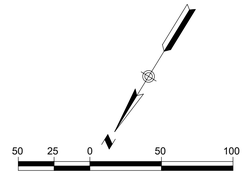


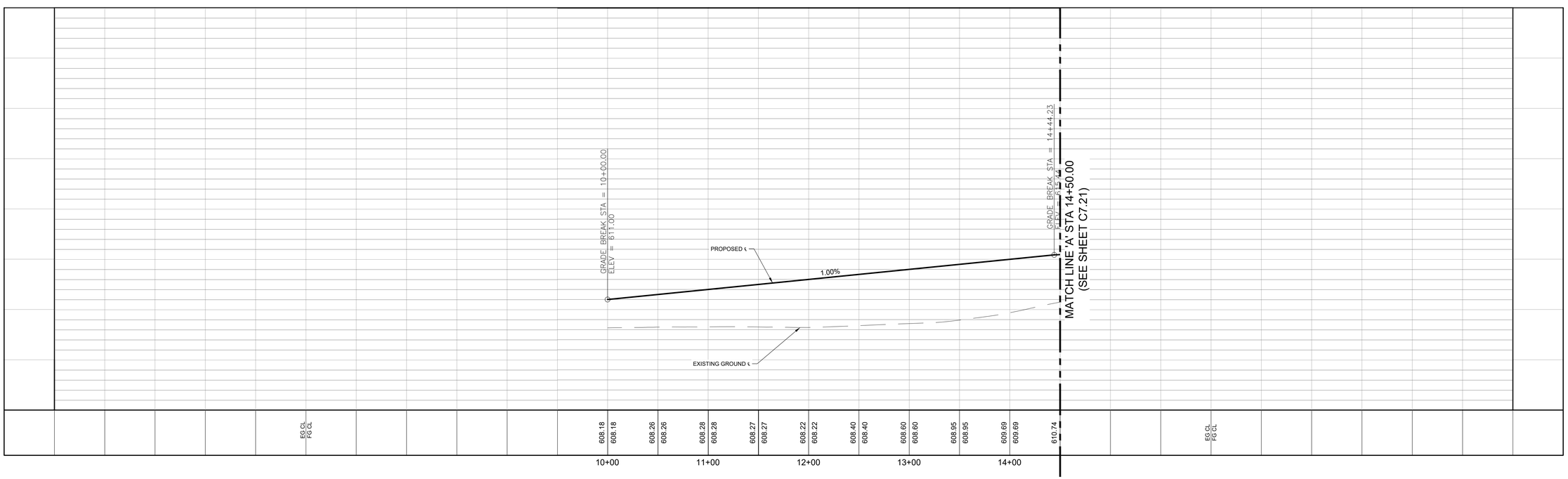


HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	EXISTING EDGE OF PAVEMENT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT
CB	COUNTY BLOCK
	WASHOUT CROWN
	WASHOUT FLOW ARROW
	PROPOSED STREETLIGHT
H.P.	PROPOSED GRADING HIGH POINT

STREET 'N' STA. 10+00 TO 14+50



STAGECOACH MOBILE HOME & RV PARK

CHUCKWAGON TRAIL PLAN & PROFILE
STA 10+00 TO 14+50

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_street N (10+00 to End).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.
C7.20

Last Modified: Jul 24, 26 - 11:06
Plot Date/Time: Jul 24, 26 - 11:14:55

GENERAL NOTES:

1. ALL ELEVATIONS ARE CENTERLINE INVERT UNLESS OTHERWISE NOTED.
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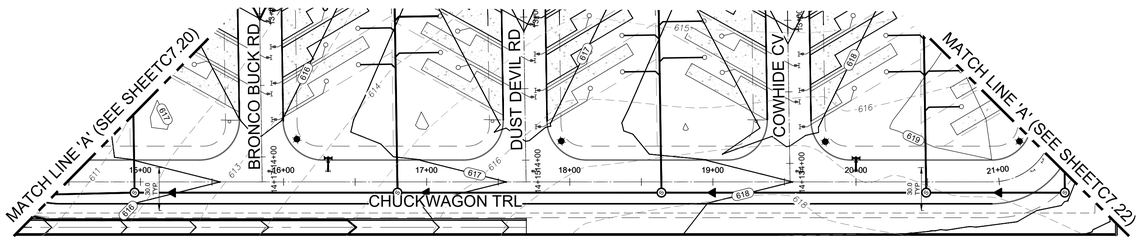
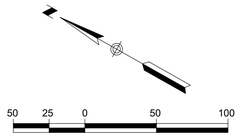


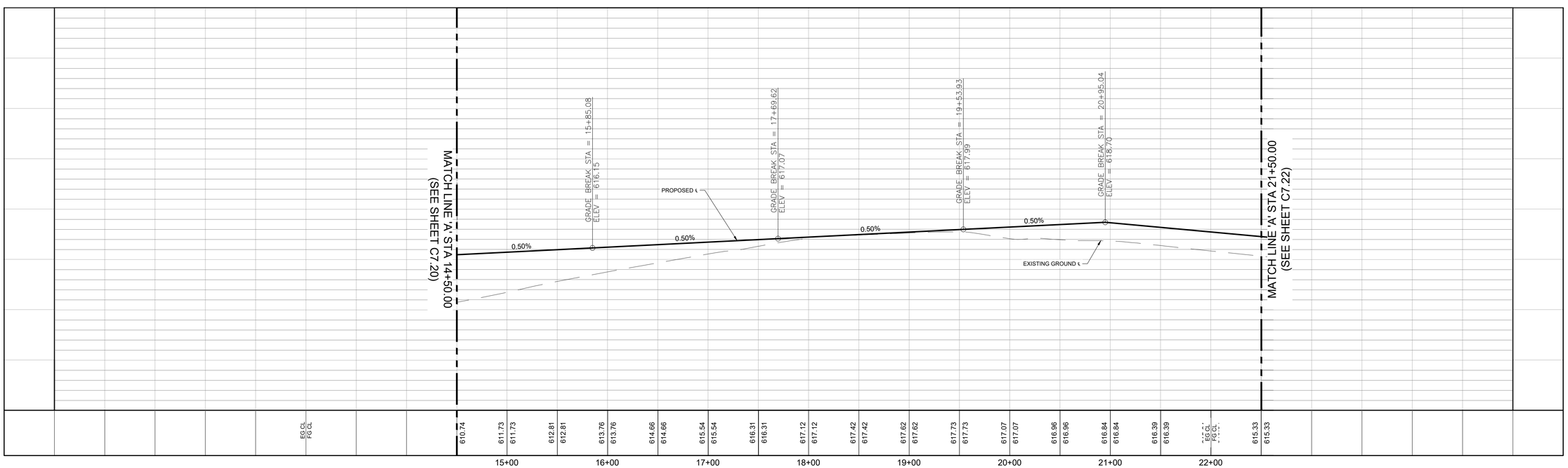


HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	EXISTING EDGE OF PAVEMENT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT
CB	COUNTY BLOCK
	WASHOUT CROWN
	WASHOUT FLOW ARROW
	PROPOSED STREETLIGHT
H.P.	PROPOSED GRADING HIGH POINT

STREET 'N' STA. 14+50 TO 21+50



STAGECOACH MOBILE HOME & RV PARK
CHUCKWAGON TRAIL PLAN & PROFILE
STA 14+50 TO 21+50

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_street N (10+00 to End).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.
C7.21

Last Modified: Jul 24, 26 - 11:06
Plot Date/Time: Jul 24, 26 - 11:05

GENERAL NOTES:

1. ALL ELEVATIONS ARE CENTERLINE INVERT UNLESS OTHERWISE NOTED.
2. PROPOSED STREET LIGHTS SHALL BE LOCATED BEHIND THE BACK OF CURB AND INSTALLED PER THE GVSUD DESIGN.
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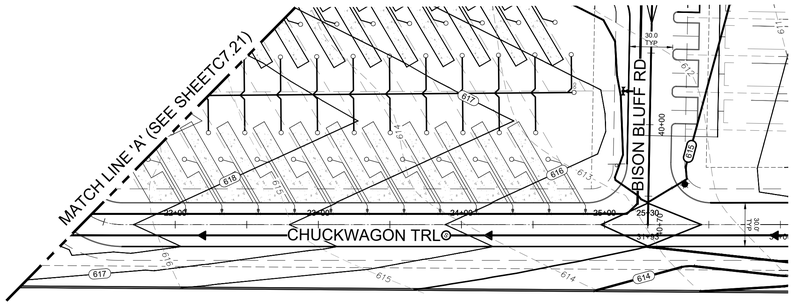
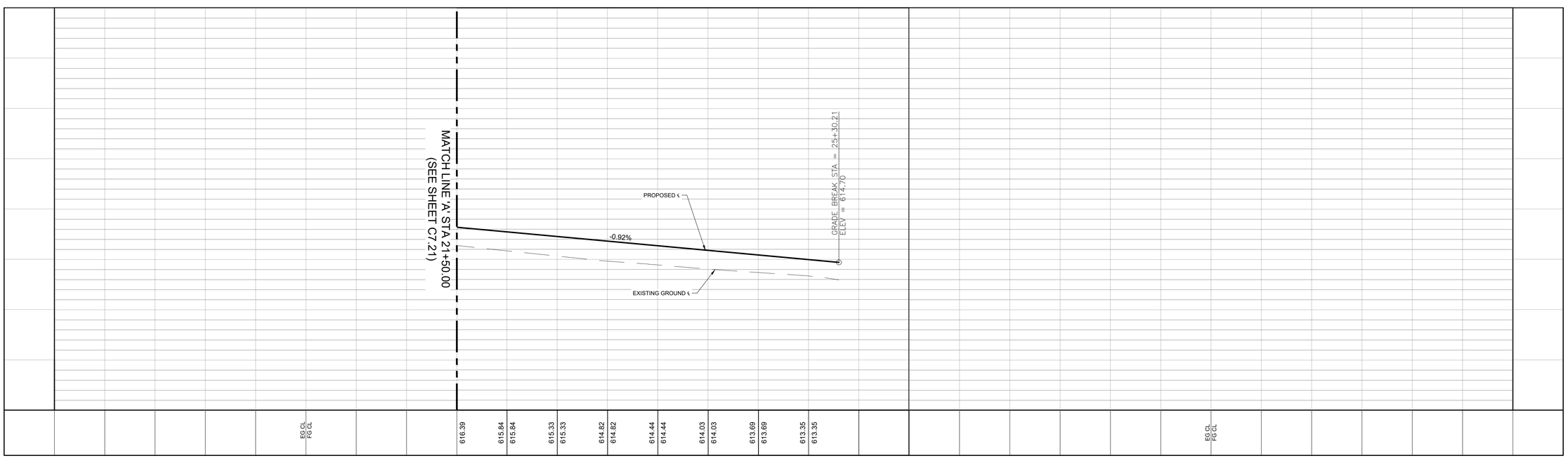
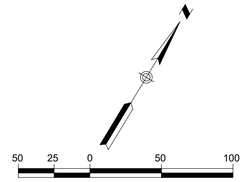


STREET 'N' STA. 21+50 TO END





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

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	EXISTING EDGE OF PAVEMENT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT
CB	COUNTY BLOCK
	WASHOUT CROWN
	WASHOUT FLOW ARROW
	PROPOSED STREETLIGHT
H.P.	PROPOSED GRADING HIGH POINT

STAGECOACH MOBILE HOME & RV PARK

CHUCKWAGON TRAIL PLAN & PROFILE

STA 21+50 TO END

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_street N (10+00 to End).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO. C7.22

Last Modified: Jul 24, 26 - 11:06
Plot Date/Time: Jul 24, 26 - 11:13:03

GENERAL NOTES:

1. ALL ELEVATIONS ARE CENTERLINE INVERT UNLESS OTHERWISE NOTED.
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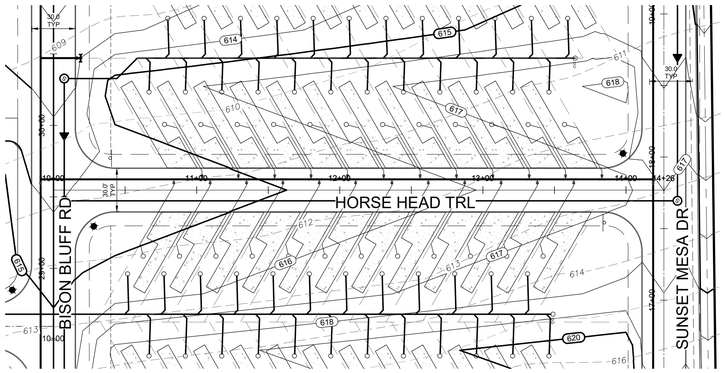
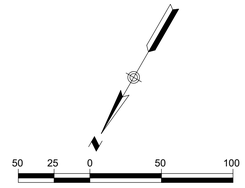


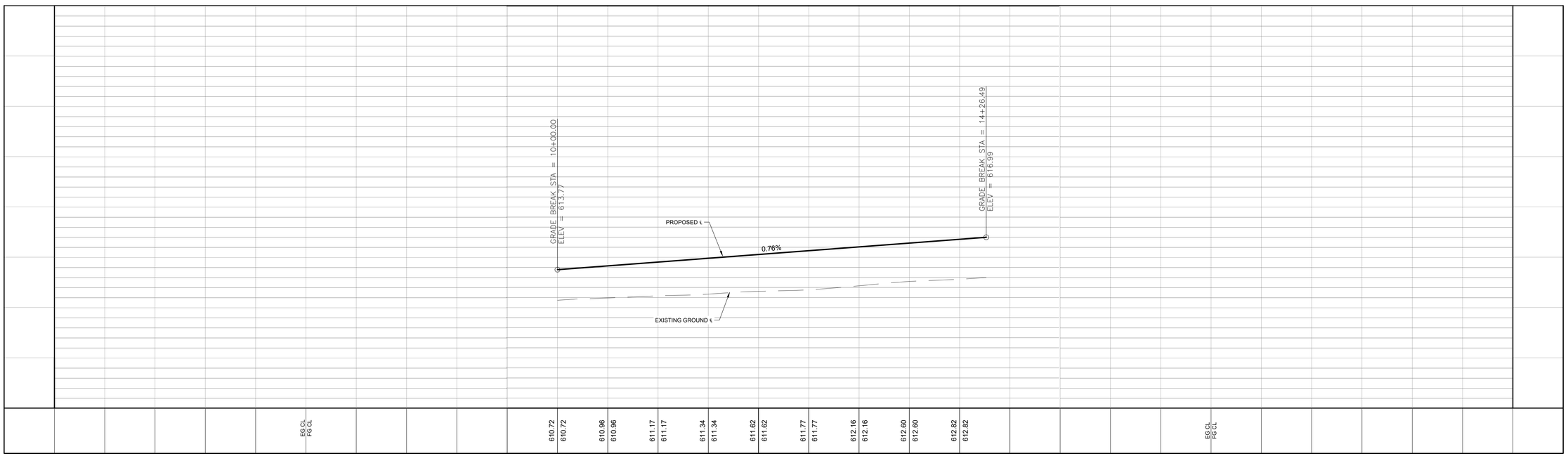


HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	EXISTING EDGE OF PAVEMENT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT
CB	COUNTY BLOCK
	WASHOUT CROWN
	WASHOUT FLOW ARROW
	PROPOSED STREETLIGHT
H.P.	PROPOSED GRADING HIGH POINT

STREET 'O' STA. 10+00 TO END



STAGECOACH MOBILE HOME & RV PARK

HORSE HEAD TRAIL PLAN & PROFILE
STA 10+00 TO END

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_street O (10+00 to End).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.
C7.23

Last Modified: Jun 26, 26 - 12:10
Plot Date/Time: Jul 30, 26 - 13:32

GENERAL NOTES:

1. ALL ELEVATIONS ARE CENTERLINE INVERT UNLESS OTHERWISE NOTED.
2. PROPOSED STREET LIGHTS SHALL BE LOCATED BEHIND THE BACK OF CURB AND INSTALLED PER THE GVSUD DESIGN.
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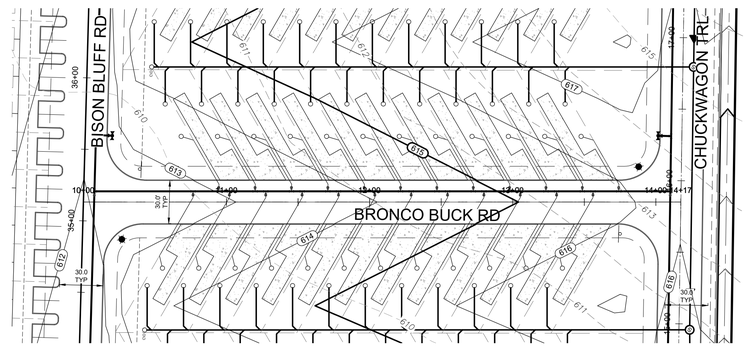
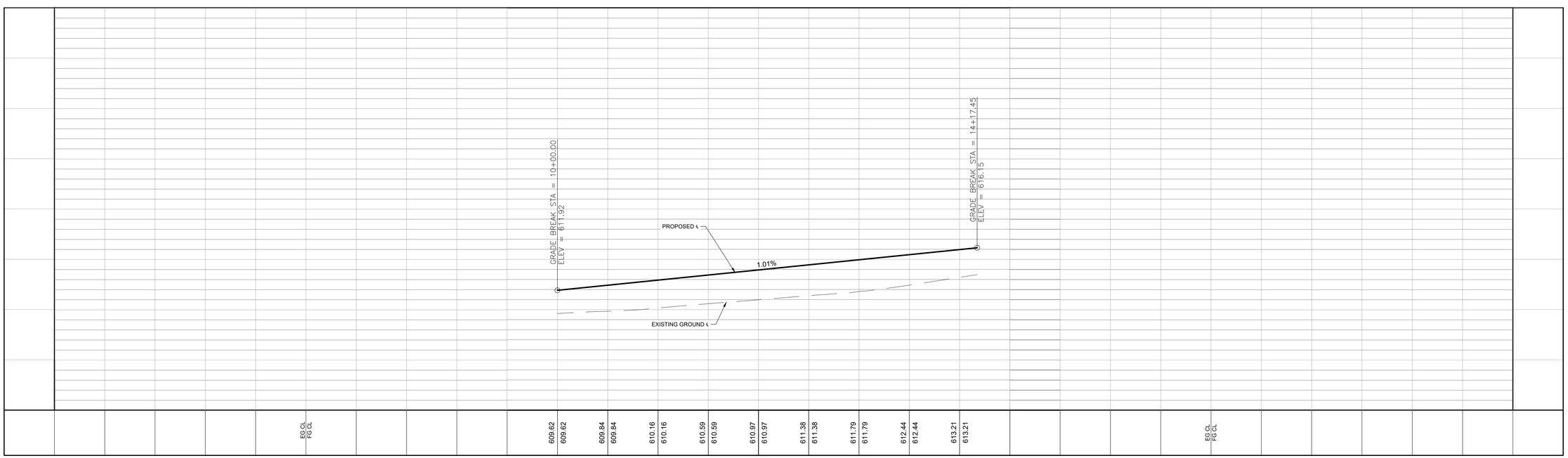
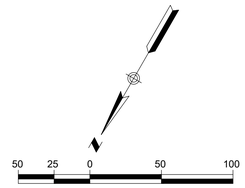


STREET 'P' STA. 10+00 TO END





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

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	EXISTING EDGE OF PAVEMENT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT
CB	COUNTY BLOCK
	WASHOUT CROWN
	WASHOUT FLOW ARROW
	PROPOSED STREETLIGHT
H.P.	PROPOSED GRADING HIGH POINT

STAGECOACH MOBILE HOME & RV PARK

BRONCO BUCK ROAD PLAN & PROFILE
STA 10+00 TO END

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_street P (10+00 to End).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

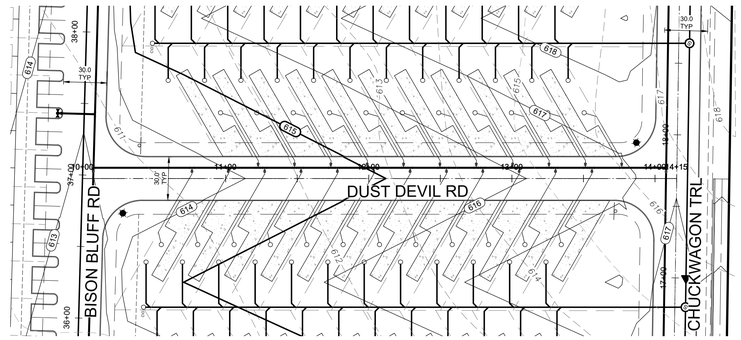
JOB NUMBER: SA5758-2502

SHEET NO.
C7.24

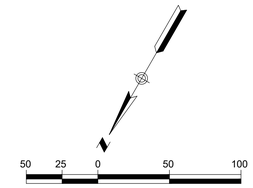
Last Modified: Jun 24, 26 - 14:01
Plot Date/Time: Jul 24, 26 - 12:13:39

GENERAL NOTES:

1. ALL ELEVATIONS ARE CENTERLINE INVERT UNLESS OTHERWISE NOTED.
2. PROPOSED STREET LIGHTS SHALL BE LOCATED BEHIND THE BACK OF CURB AND INSTALLED PER THE GVSUD DESIGN.
3. STREETS AND DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GUADALUPE COUNTY STANDARD SPECIFICATIONS FOR CONSTRUCTION.
4. REFER TO SHEET XX FOR STREET AND PAVEMENT SECTION DETAIL AND CONCRETE CURB DETAIL.
5. CONTRACTOR TO FIELD VERIFY ALL MATCH EXISTING ELEVATIONS, SEWER MANHOLE INVERTS, STORM DRAIN INVERTS, AND ALL OTHER UTILITIES PRIOR TO UTILITY WORK AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.
6. CONTRACTOR IS TO MATCH EXISTING PAVEMENT, SIDEWALK, AND CURB ELEVATIONS.
7. CONTRACTOR TO PULL GUADALUPE COUNTY R.O.W PERMIT PRIOR TO WORK COMMENCEMENT IN GUADALUPE COUNTY R.O.W.



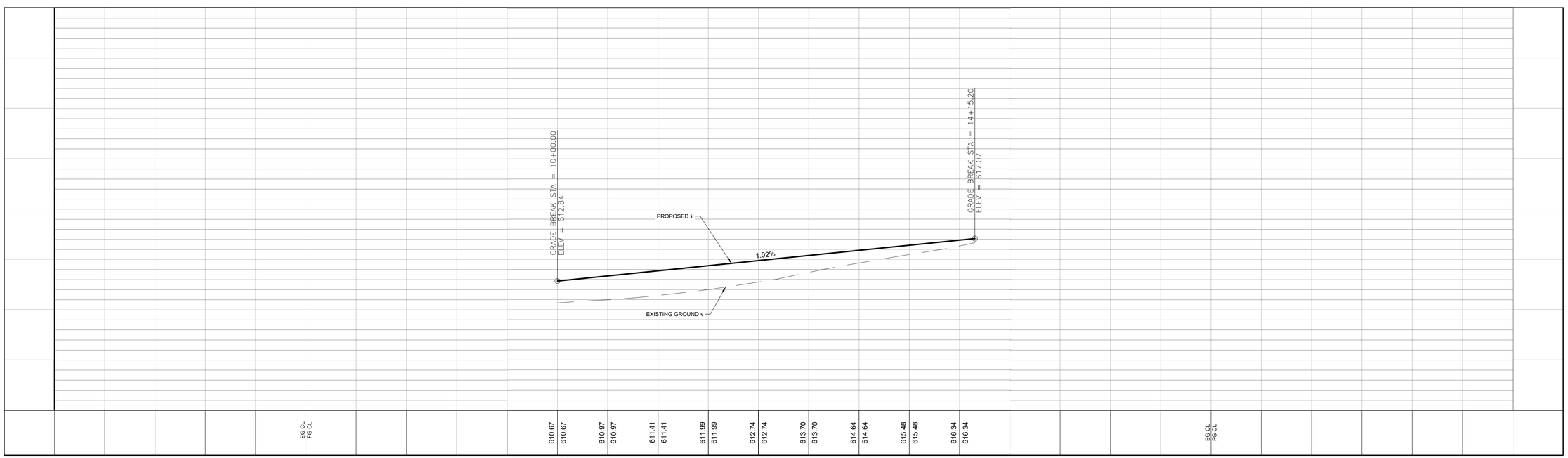
STREET 'Q' STA. 10+00 TO END



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

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	EXISTING EDGE OF PAVEMENT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT
CB	COUNTY BLOCK
	WASHOUT CROWN
	WASHOUT FLOW ARROW
	PROPOSED STREETLIGHT
H.P.	PROPOSED GRADING HIGH POINT



STAGECOACH MOBILE HOME & RV PARK

DUST DEVIL ROAD PLAN & PROFILE
STA 10+00 TO END

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_street Q (10+00 to End).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
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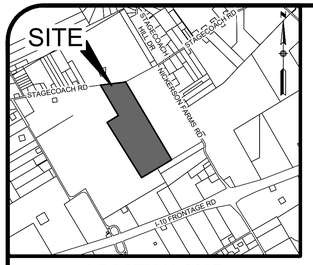
TBPE No. F-1386

JOB NUMBER: SA5758-2502

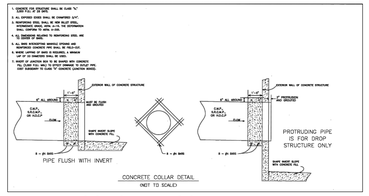
SHEET NO. C7.25

Last Modified: Jun 24, 26 - 14:01
Plot Date/Time: Jul 24, 26 - 12:15:37



LOCATION MAP

N.T.S.

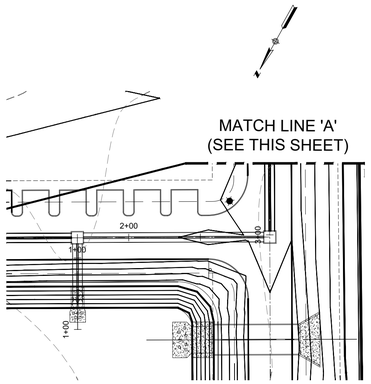


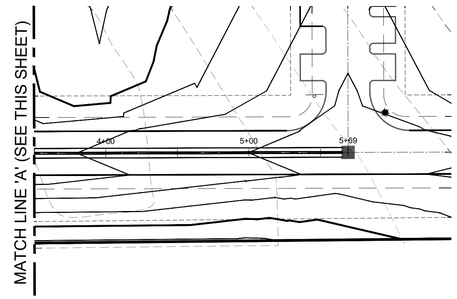
CONCRETE COLLAR DETAIL

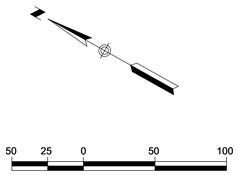
N.T.S.

GENERAL NOTES:

1. REFER TO SHEET C10.2 FOR TYPICAL RIP-RAP DETAIL.
2. PROVIDE CONCRETE COLLARS AT PIPE TO INLET AND BOX CONNECTIONS.



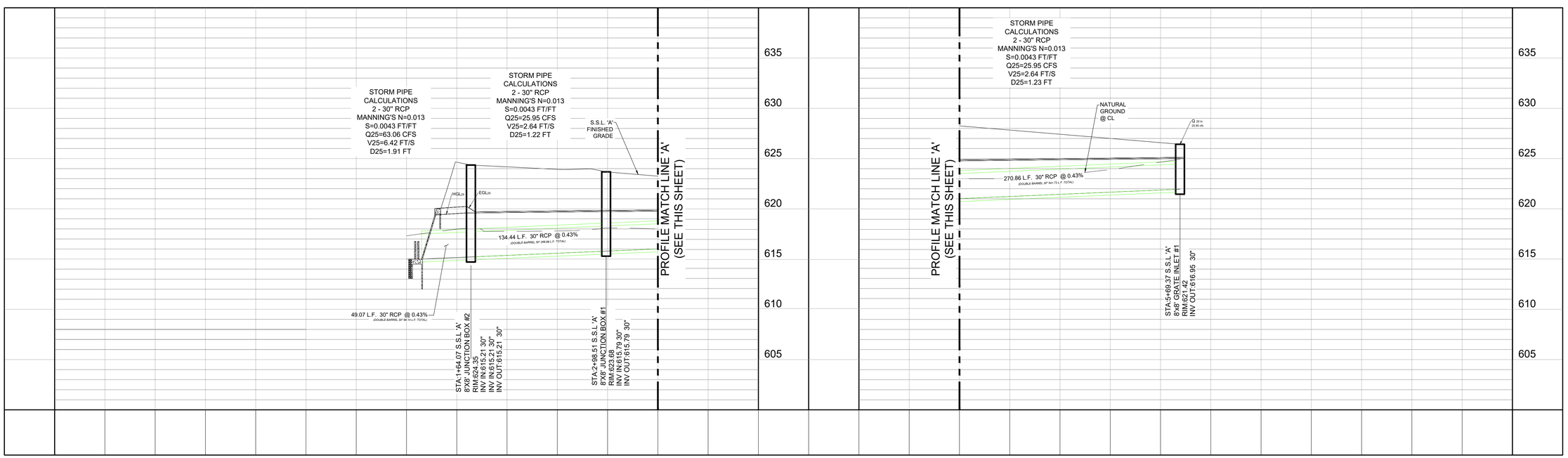




LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT

STORM DRAIN LINE 'A' STA. 1+00.00 TO END



STAGECOACH MOBILE HOME & RV PARK

STORM DRAIN LINE 'A'
STA 1+00 TO END

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_S.S.L. 'A'.dwg

7/17/2026

STATE OF TEXAS
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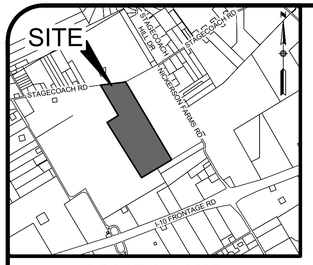
TBPE No. F-1386

JOB NUMBER: SA5758-2502

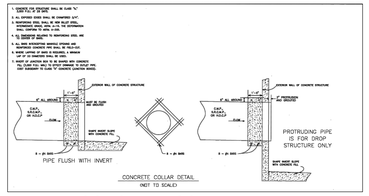
SHEET NO. C8.1

Last Modified: Jun 22, 26 - 16:03
Plot Date/Time: Jul 17, 26 - 15:46



LOCATION MAP

N.T.S.

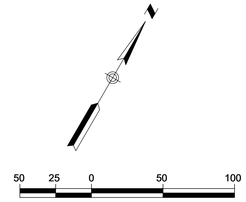


CONCRETE COLLAR DETAIL

N.T.S.

GENERAL NOTES:

1. REFER TO SHEET C10.2 FOR TYPICAL RIP-RAP DETAIL.
2. PROVIDE CONCRETE COLLARS AT PIPE TO INLET AND BOX CONNECTIONS.

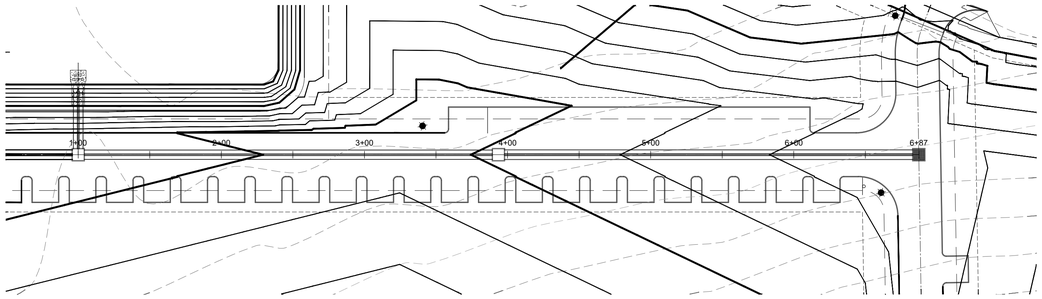


SCALE IN FEET

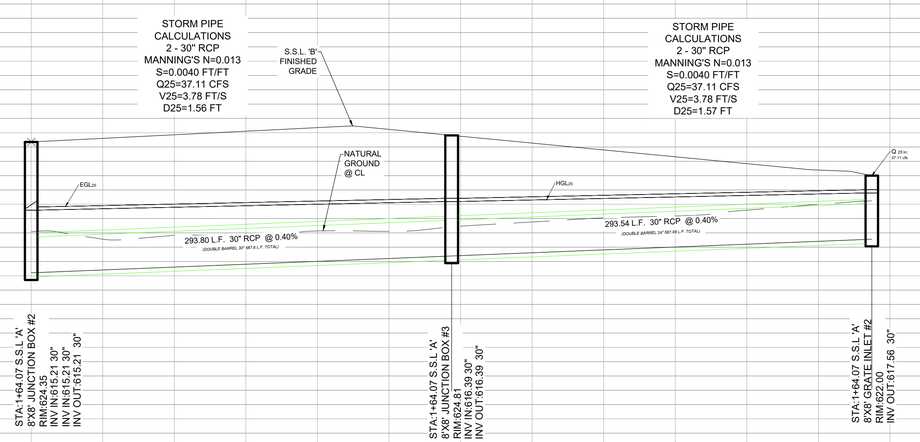
SCALE: 1"=50'

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT



STORM DRAIN LINE 'B' STA. 1+00.00 TO END



STAGECOACH MOBILE HOME & RV PARK

STORM DRAIN LINE 'B'
STA 1+00 TO END

NO.	DESCRIPTION	BY	DATE

REVISIONS

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_S.S.L. 'B'.dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
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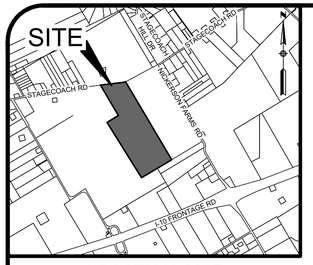
TBPE No. F-1386

JOB NUMBER: SA5758-2502

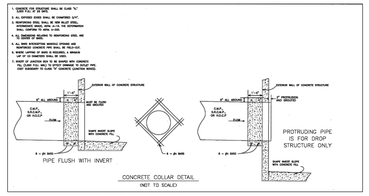
SHEET NO. C8.2

Last Modified: Jun 22, 26 - 20:21
Plot Date/Time: Jul 17, 26 - 13:03



LOCATION MAP

N.T.S.

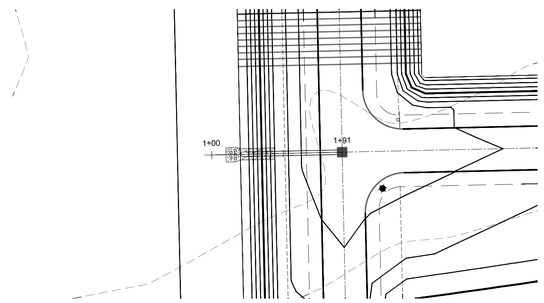


CONCRETE COLLAR DETAIL

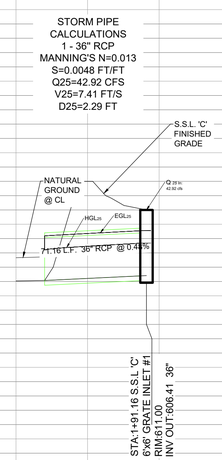
N.T.S.

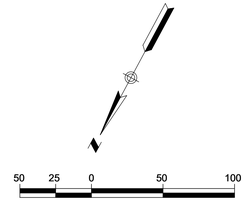
GENERAL NOTES:

1. REFER TO SHEET C10.2 FOR TYPICAL RIP-RAP DETAIL.
2. PROVIDE CONCRETE COLLARS AT PIPE TO INLET AND BOX CONNECTIONS.



STORM DRAIN LINE 'C' STA. 1+00.00 TO END





SCALE IN FEET

SCALE: 1"=50'

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT

STAGECOACH MOBILE HOME & RV PARK

STORM DRAIN LINE 'C'
STA 1+00 TO END

NO.	DESCRIPTION	BY	DATE

REVISIONS

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_S.S.L. 'C'.dwg

7/17/2026

STATE OF TEXAS
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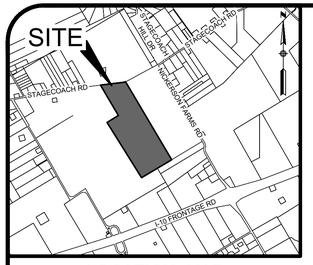
TBPE No. F-1386

JOB NUMBER: SA5758-2502

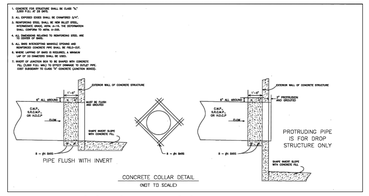
SHEET NO. C8.3

Last Modified: Jun 22, 26 - 16:13
Plot Date/Time: Jul 17, 26 - 13:33:39



LOCATION MAP

N.T.S.

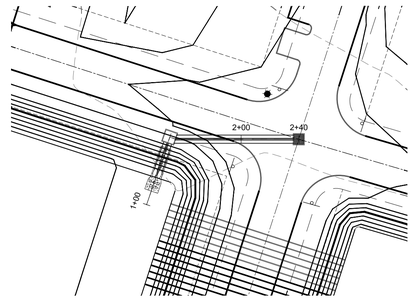


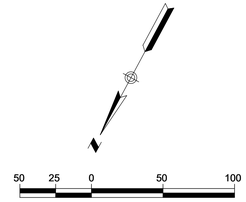
CONCRETE COLLAR DETAIL

N.T.S.

GENERAL NOTES:

1. REFER TO SHEET C10.2 FOR TYPICAL RIP-RAP DETAIL.
2. PROVIDE CONCRETE COLLARS AT PIPE TO INLET AND BOX CONNECTIONS.





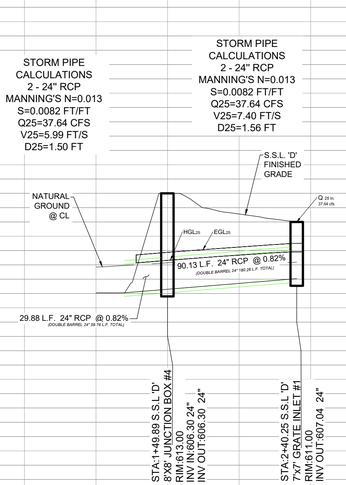
SCALE IN FEET

SCALE: 1"=50'

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT

STORM DRAIN LINE 'D' STA. 1+00.00 TO END



STAGECOACH MOBILE HOME & RV PARK

STORM DRAIN LINE 'D'
STA 1+00 TO END

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_S.S.L. 'D.dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
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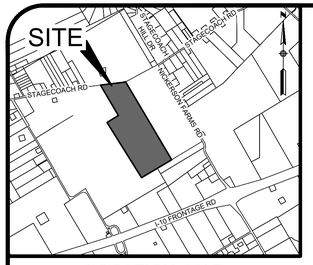
TBPE No. F-1386

JOB NUMBER: SA5758-2502

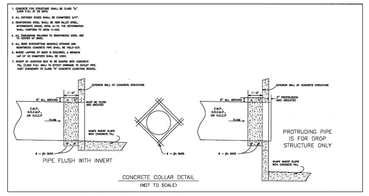
SHEET NO. C8.4

Last Modified: Jun 22, 26 - 20:21
Plot Date/Time: Jul 17, 26 - 13:13:23



LOCATION MAP

N.T.S.

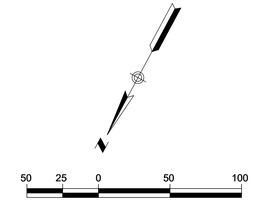


CONCRETE COLLAR DETAIL

N.T.S.

GENERAL NOTES:

1. REFER TO SHEET C10.2 FOR TYPICAL RIP-RAP DETAIL.
2. PROVIDE CONCRETE COLLARS AT PIPE TO INLET AND BOX CONNECTIONS.

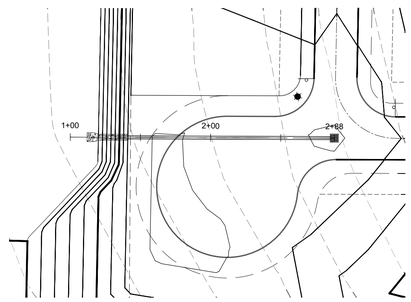


SCALE IN FEET

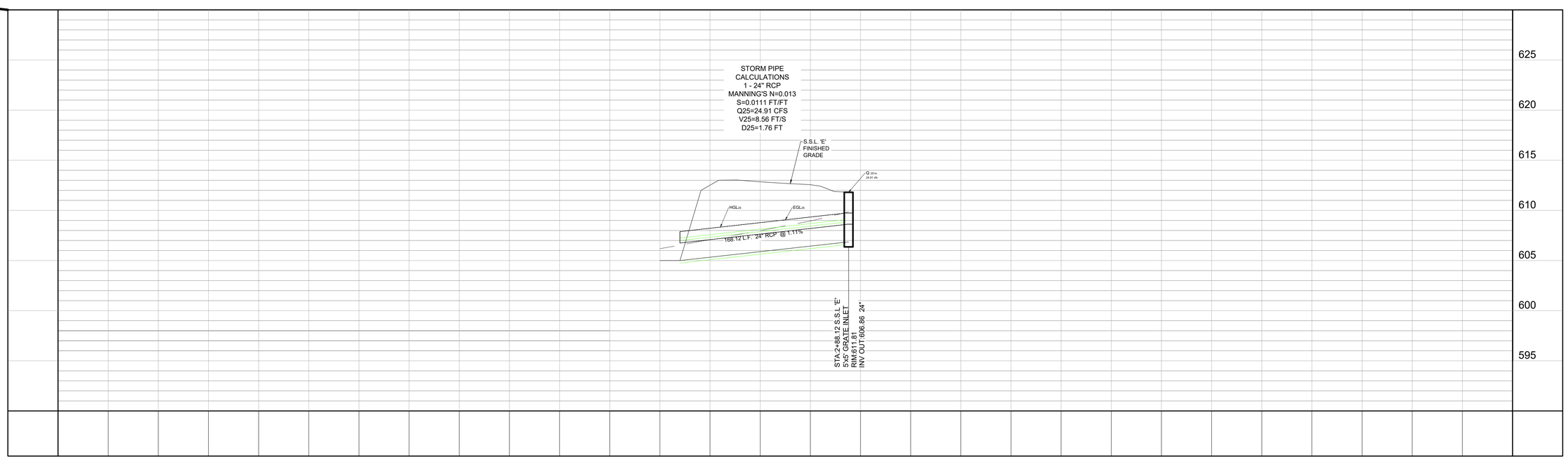
SCALE: 1"=50'

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT



STORM DRAIN LINE 'E' STA. 1+00.00 TO END



STAGECOACH MOBILE HOME & RV PARK

STORM DRAIN LINE 'E'
STA 1+00 TO END

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_S.S.L. 'E'.dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
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Suite 300
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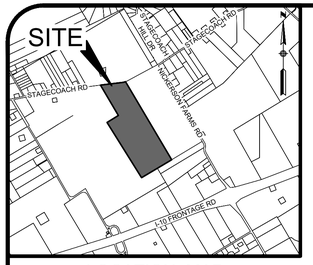
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.

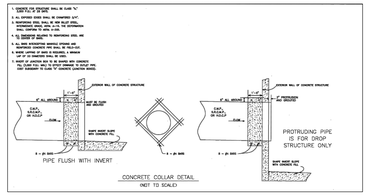
C8.5

Last Modified: Jun 22, 26 - 20:21
Plot Date/Time: Jul 17, 26 - 13:13:14



LOCATION MAP

N.T.S.

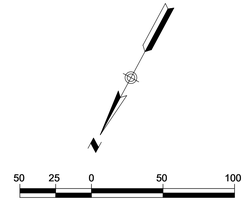


CONCRETE COLLAR DETAIL

N.T.S.

GENERAL NOTES:

1. REFER TO SHEET C10.2 FOR TYPICAL RIP-RAP DETAIL.
2. PROVIDE CONCRETE COLLARS AT PIPE TO INLET AND BOX CONNECTIONS.

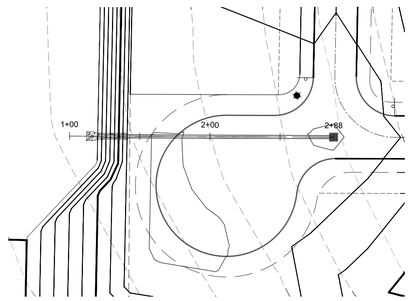


SCALE IN FEET

SCALE: 1"=50'

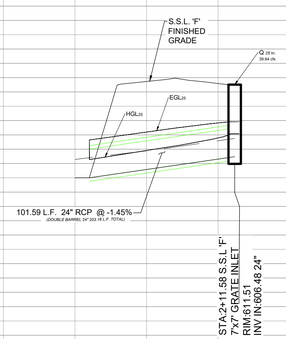
LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT



STORM DRAIN LINE 'F' STA. 1+00.00 TO END

STORM PIPE
CALCULATIONS
2 - 24" RCP
MANNING'S N=0.013
S=0.0145 FT/FT
Q25=39.64 CFS
V25=9.48 FT/S
D25=1.26 FT



STAGECOACH MOBILE HOME & RV PARK

STORM DRAIN LINE 'F'
STA 1+00 TO END

NO.	DESCRIPTION	BY	DATE

REVISIONS

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_S.S.L. 'F'.dwg

7/17/2026

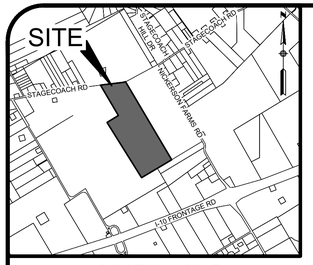
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

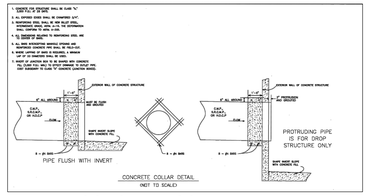
JOB NUMBER:
SA5758-2502

SHEET NO.
C8.6

Last Modified: Jun 22, 26 - 20:23
Plot Date/Time: Jul 17, 26 - 13:37



LOCATION MAP
N.T.S.



CONCRETE COLLAR DETAIL
N.T.S.

GENERAL NOTES:

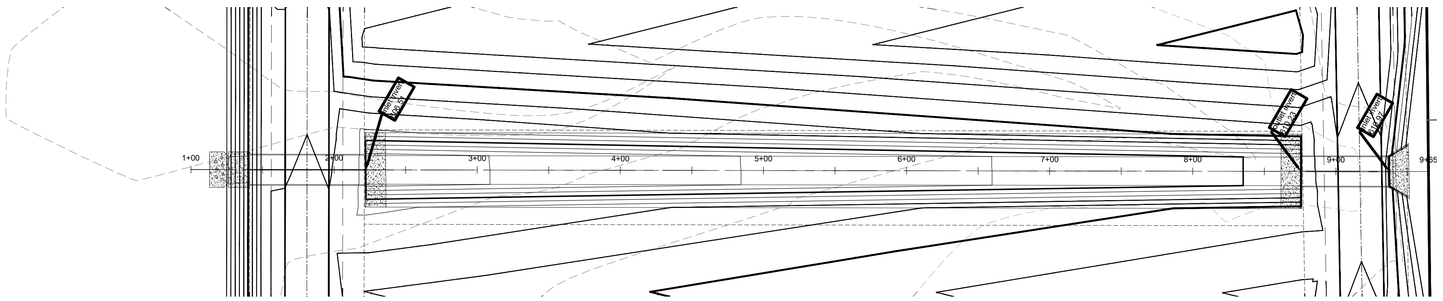
1. REFER TO SHEET C10.2 FOR TYPICAL RIP-RAP DETAIL.
2. PROVIDE CONCRETE COLLARS AT PIPE TO INLET AND BOX CONNECTIONS.

50 25 0 50 100

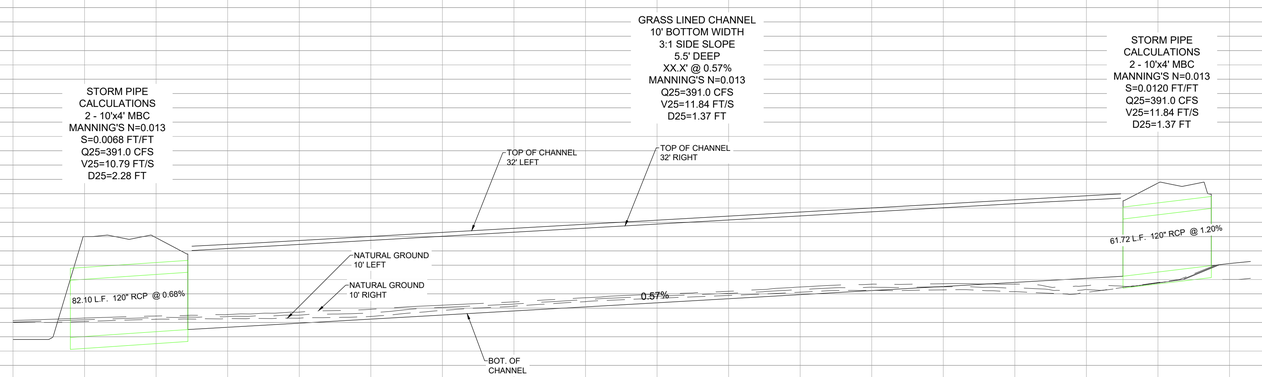
SCALE IN FEET
SCALE: 1"=50'

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT



CHANNEL 'G' STA. 1+00.00 TO END



STAGECOACH MOBILE HOME & RV PARK

CHANNEL 'G'
STA 1+00 TO END

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_Channel 'G'.dwg

7/17/2026

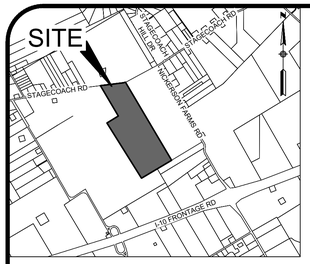
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER:
SA5758-2502

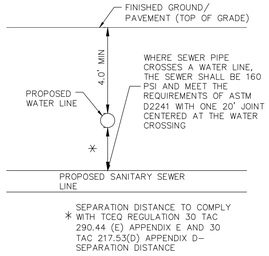
SHEET NO.
C8.7

Last Modified: Jun 22, 26 - 21:03
Plot Date/Time: Jul 17, 26 - 13:18:19



LOCATION MAP

N.T.S.



TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

N.T.S.

GENERAL NOTES

1. COMPACTION NOTE (ITEM 804): THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE 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.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING AND TESTING THE SANITARY SEWER SYSTEM IN ACCORDANCE WITH 30 TAC 217 [AND 213.5 FOR PROJECTS IN THE ERZD]. THE DESIGN PLANS AND SAWS SPECIFICATIONS.
3. THE CONTRACTOR MUST PROVIDE CERTIFICATION UPON REQUEST OF THE ENGINEER THAT ALL MATERIALS FOR THE CONSTRUCTION OF THE SANITARY SEWER SYSTEM MEET TCEQ AND SAWS SPECIFICATIONS.
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST THREE (3) DAYS PRIOR TO ALL TESTING ON THE SANITARY SEWER SYSTEM.
5. ANY TESTING PERFORMED WITHOUT THE PRESENCE OF THE ENGINEER WILL BE REDONE AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR MUST PROVIDE THE ENGINEER WITH COPIES OF TV-VIDEO INSPECTIONS WHEN COMPLETED AND COMPACTION TESTING RESULTS PRIOR TO FINAL TESTING OBSERVATION BY THE ENGINEER.
7. AFTER ALL SANITARY SEWER CONSTRUCTION HAS BEEN COMPLETED, FINAL STABILIZATION OF THE CONSTRUCTION AREA ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES SHALL BE COMPLETED BY EVENLY DISTRIBUTING SEEDING AND WATERING TO A MINIMUM OF 70% OF THE NATIVE BACKGROUND VEGETATIVE COVER.
8. ALL RESIDENTIAL SEWER SERVICE LATERALS ARE 6" DIA. AND 35 FEET FOR 50 FEET ROW, 40 FT. FOR 60 FEET ROW IN LENGTH UNLESS NOTED OTHERWISE.
9. ALL RESIDENTIAL SEWER SERVICE LATERALS SHALL BE EXTENDED TO THE 10' G.E.T.TV.E. EASEMENT AND CAPPED AND SEALED.
10. LATERALS TO LOTS THAT SLOPE AWAY FROM STREET SHALL BE SLOPED FROM THE TEE OR STACK AT 1% TO THE PROPERTY LINE.
11. CONTRACTOR TO FIELD VERIFY ALL MATCH EXISTING ELEVATIONS, SEWER MANHOLE INVERTS, STORM DRAIN INVERTS, AND ALL OTHER UTILITIES PRIOR TO UTILITY WORK AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.
12. REFER TO SHEET C19 FOR WATER, WASTEWATER, STORM DRAIN CROSSING DETAILS.
13. CONSTRUCTION OF THE SEWER SERVICE LATERALS (WITH ONE WAY CLEAN-OUT AT THE PROPERTY LINE) SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

30 15 0 30 60

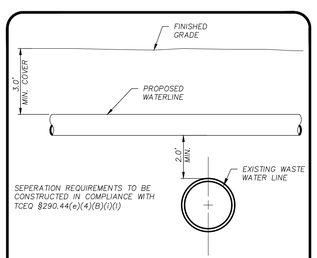
SCALE IN FEET
SCALE: 1"=30'

PLATTING TAGS

A	14' G.E.T.CA. ESM'T
B	50' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
C	46' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
D	30' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
E	VARIABLE WIDTH PRIVATE DRAINAGE ESM'T
F	10' CPS ELECTRICAL EASEMENT
G	10' SAWS WATER EASEMENT
H	20' BUILDING SETBACK

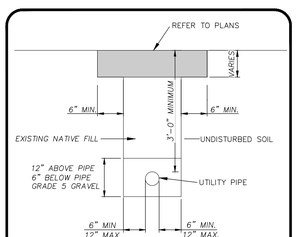
LEGEND

PROPOSED	EXISTING	
S	S	SANITARY SEWER MANHOLE
WW	WW	SANITARY SEWER LINE
	WL	WATER LINE
		SANITARY SEWER LATERAL
C/O	C/O	CLEAN OUT
		WATER VALVE
		SINGLE WATER SERVICE
		DUAL WATER SERVICE
		FIRE HYDRANT
		WATER METER
		GAS VALVE
G	G	GAS LINE
		CURB INLET
		POWER POLE
		STREET LIGHT (100 WATT LED)
		STREET LIGHT (250 WATT LED)
		GUY WIRE
	OU	OVERHEAD ELECTRIC
		BENCHMARK
TMH		TOP OF MANHOLE
EX.		EXISTING
G,E,T,CA		GAS, ELEC, TELE & CABLE TV ESM'T.
ESM'T.		EASEMENT
VOL		VOLUME
PG		PAGE
		3-6"(CPS) & 2-4"(ATT/SPECTRUM) PVC CONDUITS



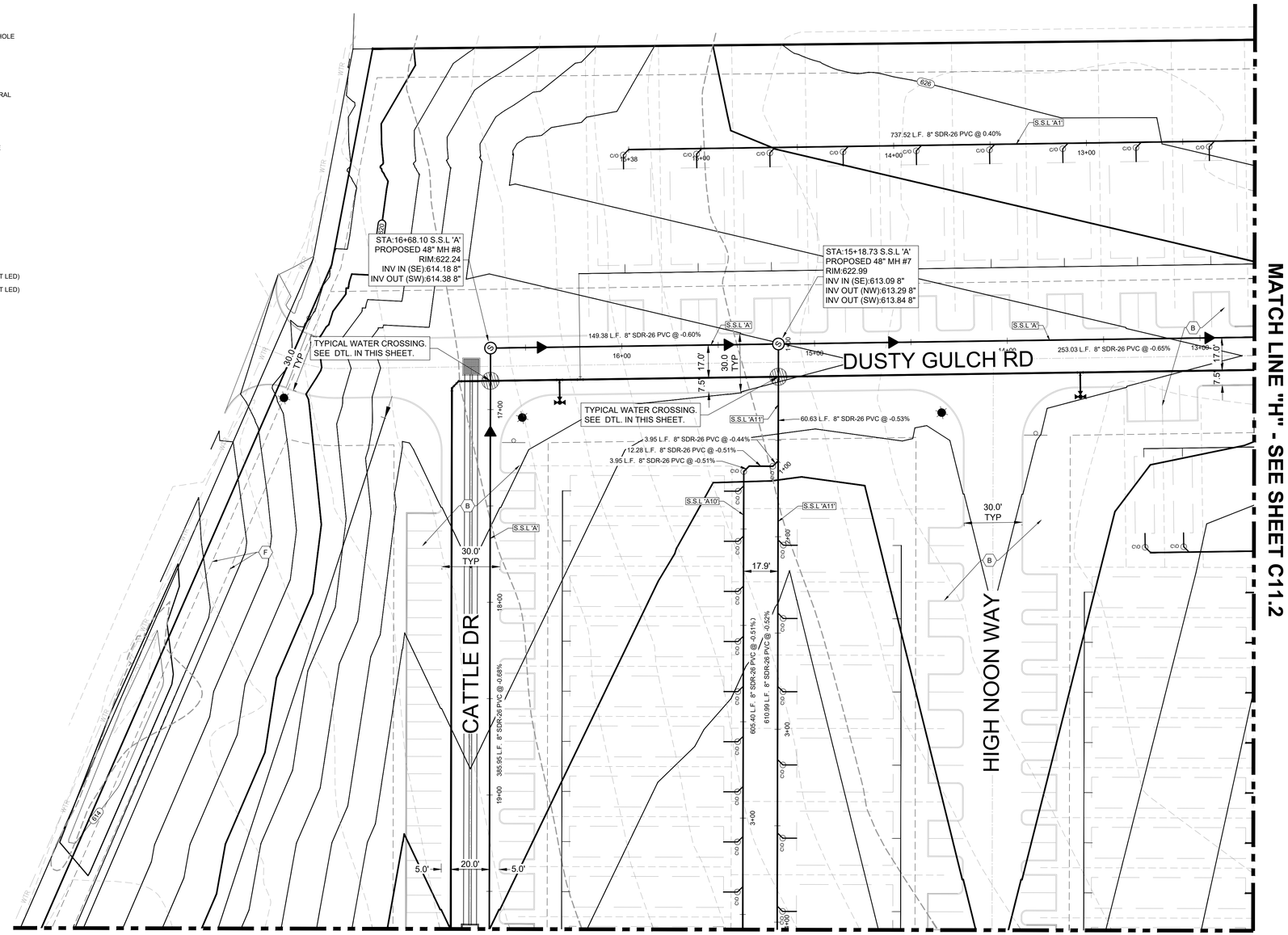
WATER/SEWER CROSSING DETAIL

NTS



UTILITY TRENCH (PRIVATE) DETAIL

NTS



CAUTION: CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's below. Call before you dig.

STAGECOACH MOBILE HOME & RV PARK

UTILITY PLAN (SHEET 1)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: ...\Overall Utility Plan (SH 1-SH3).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

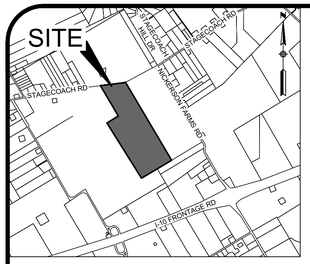
LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.

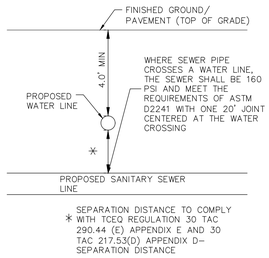
C11.0

Last Modified: Jul 23, 26 - 15:29
By: SWCorrea Jul 24, 26 - 12:00:28



LOCATION MAP

N.T.S.



TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

N.T.S.

GENERAL NOTES

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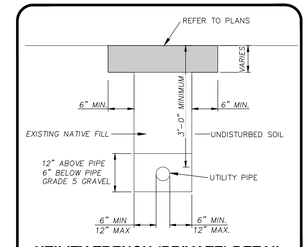
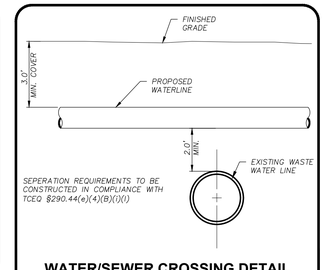


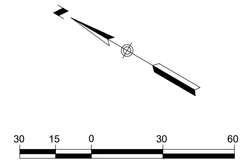
UTILITY TRENCH (PRIVATE) DETAIL

NTS



WATER/SEWER CROSSING DETAIL

NTS



CAUTION:

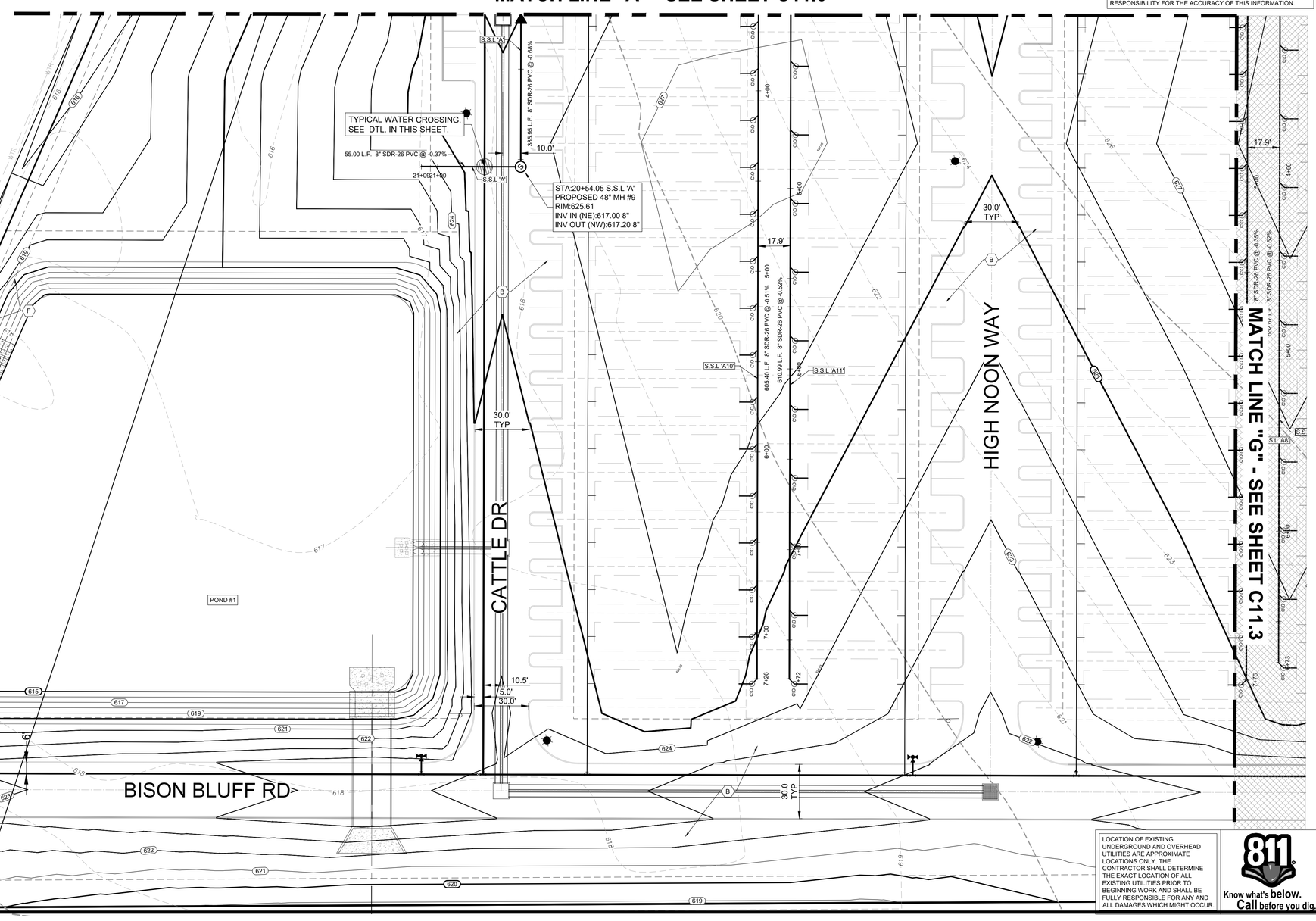
CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

LEGEND

PROPOSED	EXISTING	
S	S	SANITARY SEWER MANHOLE
WW	WW	SANITARY SEWER LINE
	WL	WATER LINE
C/O	C/O	SANITARY SEWER LATERAL
		CLEAN OUT
		WATER VALVE
		SINGLE WATER SERVICE
		DUAL WATER SERVICE
		FIRE HYDRANT
		WATER METER
		GAS VALVE
G	G	GAS LINE
		CURB INLET
		POWER POLE
		STREET LIGHT (100 WATT LED)
		STREET LIGHT (250 WATT LED)
		GUY WIRE
	OU	OVERHEAD ELECTRIC
		BENCHMARK
	TMH	TOP OF MANHOLE
	EX.	EXISTING
	G,E,T,CA	GAS, ELEC, TELE & CABLE TV ESM'T.
	ESM'T.	EASEMENT
	VOL	VOLUME
	PG	PAGE
		3-6"(CPS) & 2-4"(ATT/SPECTRUM) PVC CONDUITS

PLATTING TAGS

- (A) 14' G.E.T.CA. ESM'T
- (B) 50' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
- (C) 46' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
- (D) 30' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
- (E) VARIABLE WIDTH PRIVATE DRAINAGE ESM'T
- (F) 10' CPS ELECTRICAL EASEMENT
- (G) 10' SAWS WATER EASEMENT
- (H) 20' BUILDING SETBACK



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811 Know what's below. Call before you dig.

STAGECOACH MOBILE HOME & RV PARK

UTILITY PLAN (SHEET 2)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: C:\Overall Utility Plan (SH1-SH2).dwg

7/17/2026

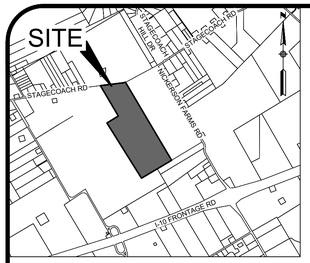
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

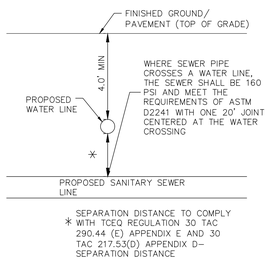
SHEET NO. C11.1

Last Modified: Jul 23, 26 - 12:29
By: DWF Plot: Jul 24, 26 - 12:09:31



LOCATION MAP

N.T.S.



TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

N.T.S.

GENERAL NOTES

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8. ALL RESIDENTIAL SEWER SERVICE LATERALS ARE 6" DIA. AND 35 FEET FOR 50 FEET ROW, 40 FT. FOR 60 FEET ROW IN LENGTH UNLESS NOTED OTHERWISE.
9. ALL RESIDENTIAL SEWER SERVICE LATERALS SHALL BE EXTENDED TO THE 10' G.E.T.TV.E. EASEMENT AND CAPPED AND SEALED.
10. LATERALS TO LOTS THAT SLOPE AWAY FROM STREET SHALL BE SLOPED FROM THE TEE OR STACK AT 1% TO THE PROPERTY LINE.
11. CONTRACTOR TO FIELD VERIFY ALL MATCH EXISTING ELEVATIONS, SEWER MANHOLE INVERTS, STORM DRAIN INVERTS, AND ALL OTHER UTILITIES PRIOR TO UTILITY WORK AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.
12. REFER TO SHEET C19 FOR WATER, WASTEWATER, STORM DRAIN CROSSING DETAILS.
13. CONSTRUCTION OF THE SEWER SERVICE LATERALS (WITH ONE WAY CLEAN-OUT AT THE PROPERTY LINE) SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

TRENCH EXCAVATION SAFETY PROTECTION

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30 15 0 30 60

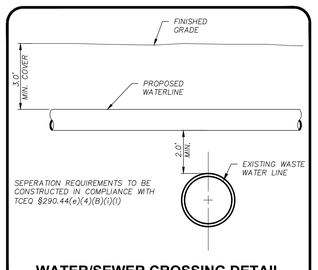
SCALE IN FEET
SCALE: 1"=30'

PLATTING TAGS

A	14' G.E.T.CA. ESM'T
B	50' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
C	46' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
D	30' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
E	VARIABLE WIDTH PRIVATE DRAINAGE ESM'T
F	10' CPS ELECTRICAL EASEMENT
G	10' SAWS WATER EASEMENT
H	20' BUILDING SETBACK

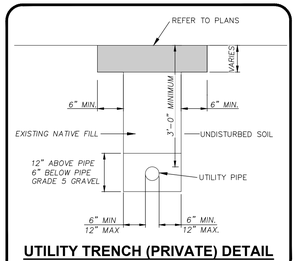
LEGEND

PROPOSED	EXISTING	
S	S	SANITARY SEWER MANHOLE
WW	WW	SANITARY SEWER LINE
	WL	WATER LINE
C/O	C/O	SANITARY SEWER LATERAL CLEAN OUT
		WATER VALVE
		SINGLE WATER SERVICE
		DUAL WATER SERVICE
		FIRE HYDRANT
		WATER METER
		GAS VALVE
G	G	GAS LINE
		CURB INLET
		POWER POLE
		STREET LIGHT (100 WATT LED)
		STREET LIGHT (250 WATT LED)
		GUY WIRE
	OU	OVERHEAD ELECTRIC
		BENCHMARK
TMH		TOP OF MANHOLE
EX.		EXISTING
G,E,T,CA		GAS, ELEC, TELE & CABLE TV ESM'T.
ESM'T.		EASEMENT
VOL		VOLUME
PG		PAGE
		3-6"(CPS) & 2-4"(ATT/SPECTRUM) PVC CONDUITS



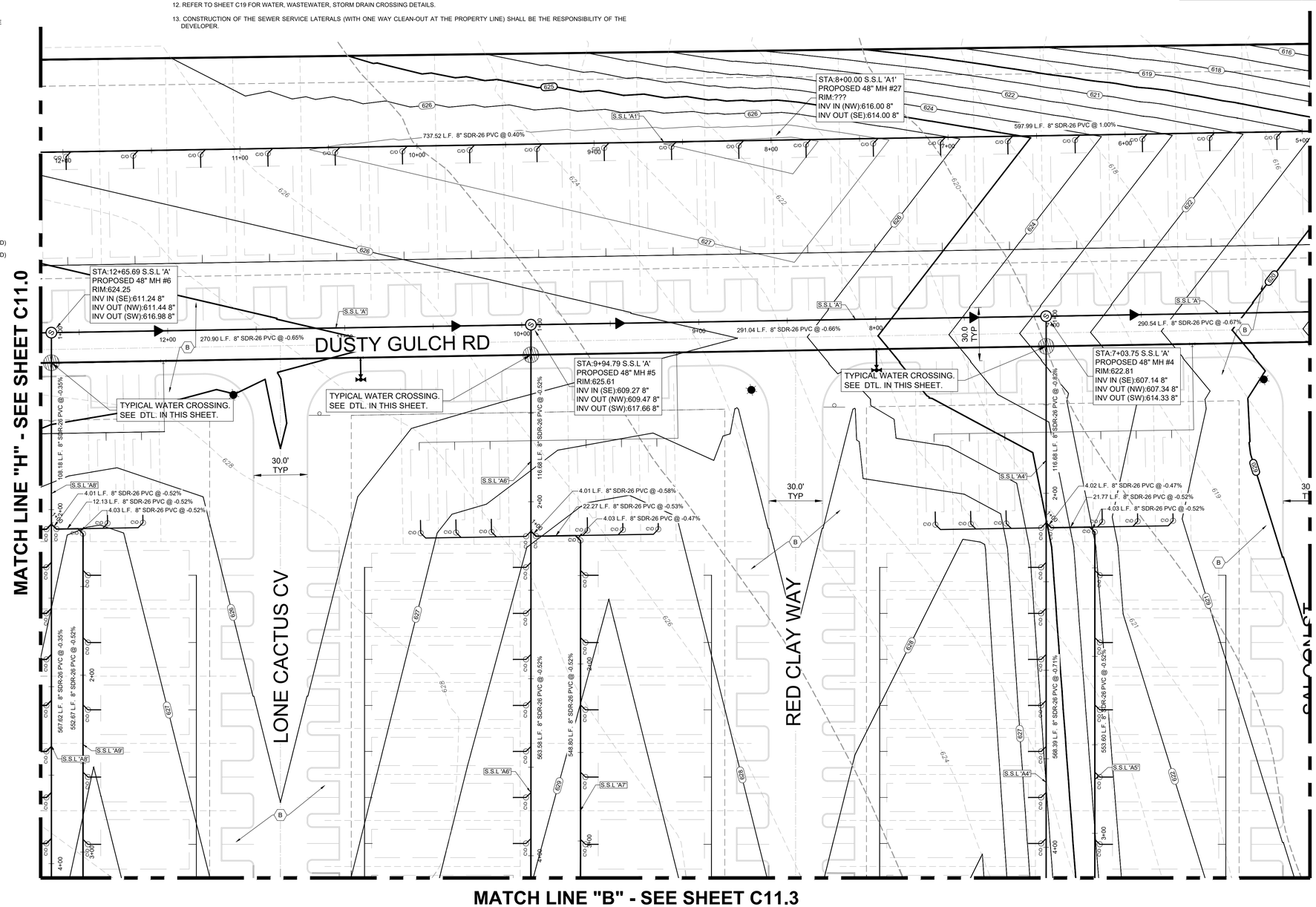
WATER/SEWER CROSSING DETAIL

NTS



UTILITY TRENCH (PRIVATE) DETAIL

NTS



CAUTION: CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

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811 Know what's below. Call before you dig.

STAGECOACH MOBILE HOME & RV PARK

UTILITY PLAN (SHEET 3)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: VH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: VH
DRAWING NAME: C:\Cloud\Utility Plan (SH-3)\SD.dwg

7/17/2026
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

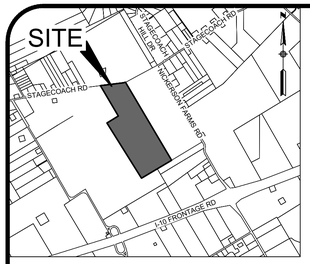
LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.

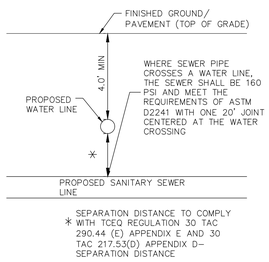
C11.2

Last Modified: Jul 23, 26 - 15:29
File: SD.dwg Plotted: Jul 23, 26 - 15:30



LOCATION MAP

N.T.S.



TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

N.T.S.

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30 15 0 30 60

SCALE IN FEET
SCALE: 1"=30'

PLATTING TAGS

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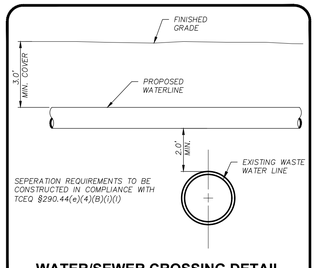
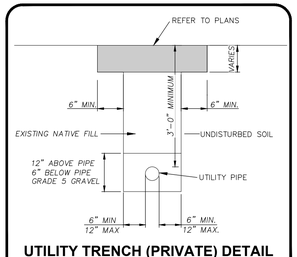
LEGEND

PROPOSED	EXISTING	
S	S	SANITARY SEWER MANHOLE
WW	WW	SANITARY SEWER LINE
	WL	WATER LINE
C/O	C/O	SANITARY SEWER LATERAL CLEAN OUT
		WATER VALVE
		SINGLE WATER SERVICE
		DUAL WATER SERVICE
		FIRE HYDRANT
		WATER METER
		GAS VALVE
G	G	GAS LINE
		CURB INLET
		POWER POLE
		STREET LIGHT (100 WATT LED)
		STREET LIGHT (250 WATT LED)
		GUY WIRE
	OU	OVERHEAD ELECTRIC
		BENCHMARK
TMH		TOP OF MANHOLE
EX.		EXISTING
G,E,T,CA		GAS, ELEC, TELE & CABLE TV ESM'T.
ESM'T.		EASEMENT
VOL		VOLUME
PG		PAGE
		3-6"(CPS) & 2-4"(ATT/SPECTRUM) PVC CONDUITS



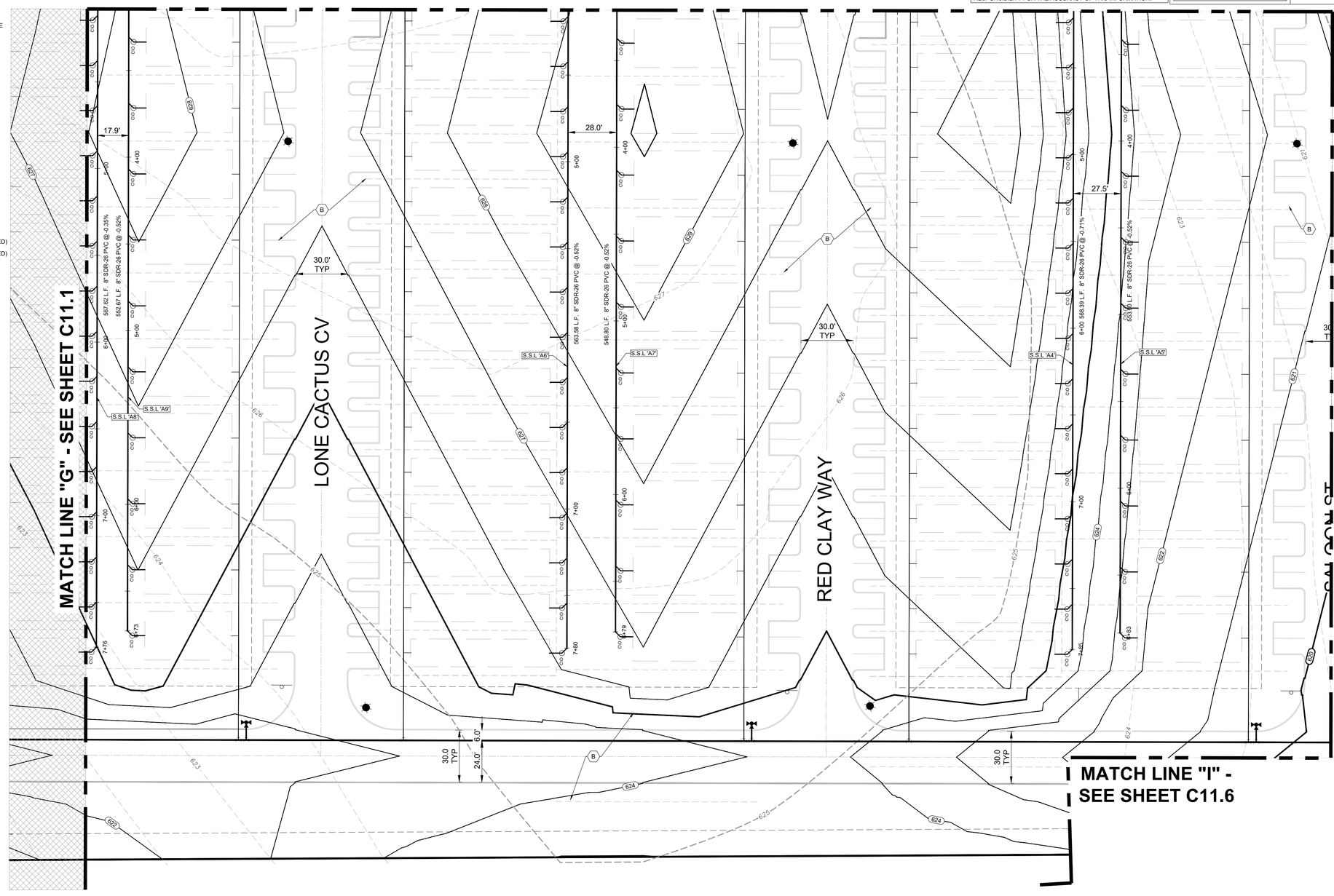
WATER/SEWER CROSSING DETAIL

NTS



UTILITY TRENCH (PRIVATE) DETAIL

NTS



STAGECOACH MOBILE HOME & RV PARK

UTILITY PLAN (SHEET 4)

REVISIONS		
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: VH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: Overall Utility Plan (SH-4).dwg

7/17/2026
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

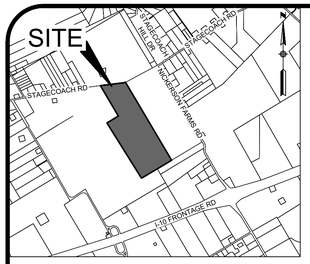
LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.

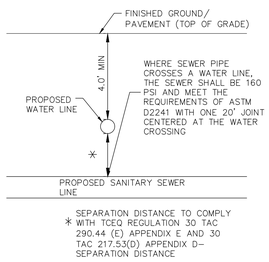
C11.3

Last Modified: Jul 23, 26 - 15:29
Plot Scale/Time: 24 x 36 - 11:00:39



LOCATION MAP

N.T.S.



TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

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30 15 0 30 60

SCALE IN FEET
SCALE: 1"=30'

PLATTING TAGS

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LEGEND

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S	S	SANITARY SEWER MANHOLE
WW	WW	SANITARY SEWER LINE
	WL	WATER LINE
C/O	C/O	SANITARY SEWER LATERAL CLEAN OUT
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		SINGLE WATER SERVICE
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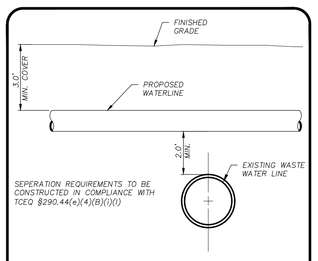
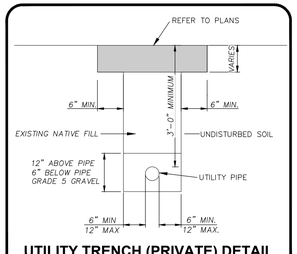


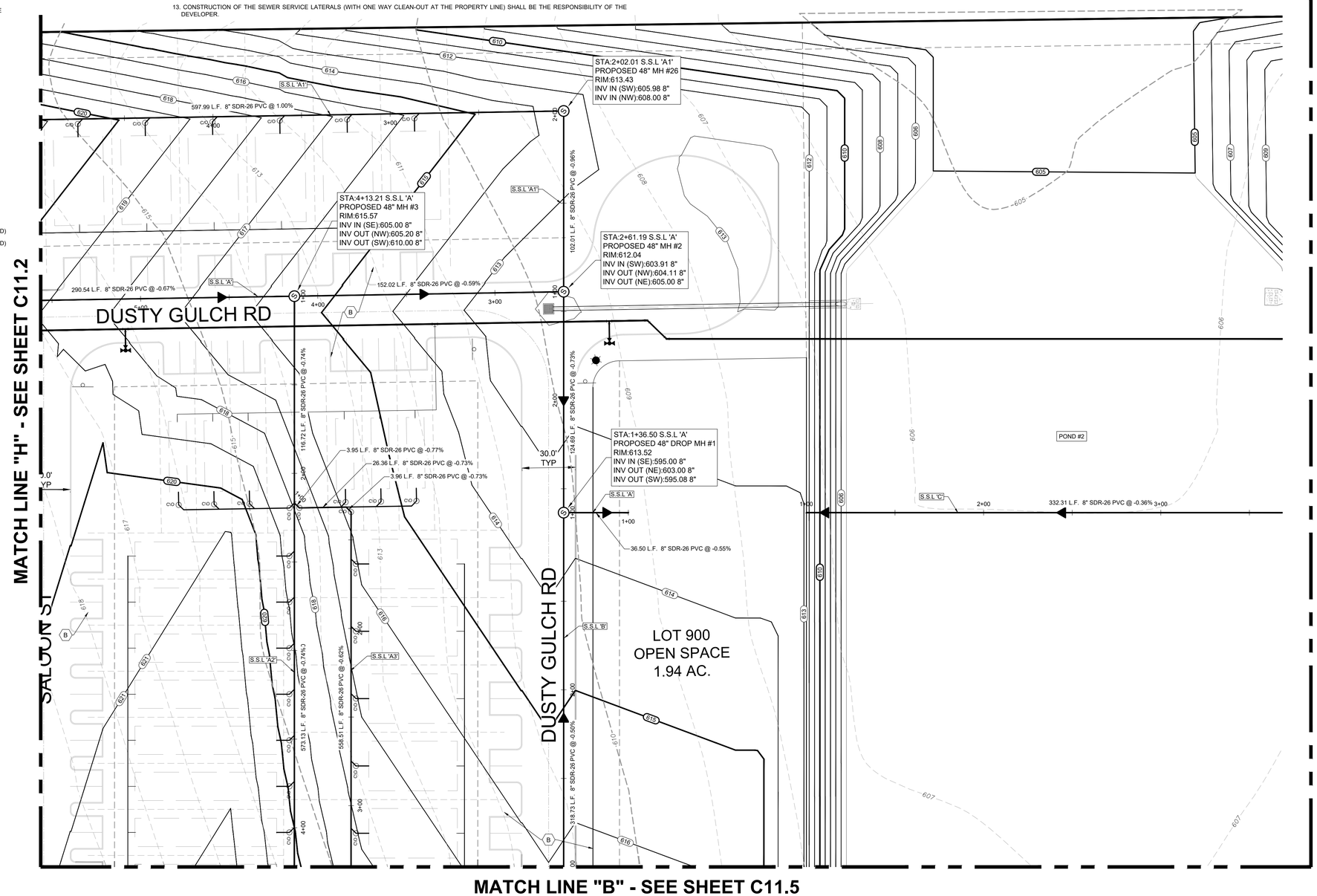
WATER/SEWER CROSSING DETAIL

NTS



UTILITY TRENCH (PRIVATE) DETAIL

NTS



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STAGECOACH MOBILE HOME & RV PARK

UTILITY PLAN (SHEET 5)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: S:\General Utility Plan (SH 5-8)5.dwg

7/17/2026
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.

C11.4

Last Modified: Jul 23, 26 - 12:29
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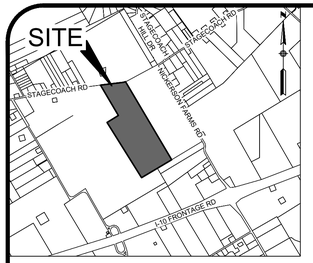
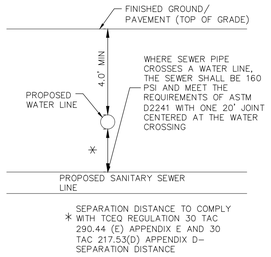


LOCATION MAP

N.T.S.



TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

N.T.S.

GENERAL NOTES

1. COMPACTION NOTE (ITEM 804): THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE 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.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING AND TESTING THE SANITARY SEWER SYSTEM IN ACCORDANCE WITH 30 TAC 217 [AND 213.5 FOR PROJECTS IN THE ERZD]. THE DESIGN PLANS AND SAWS SPECIFICATIONS.
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6. THE CONTRACTOR MUST PROVIDE THE ENGINEER WITH COPIES OF TV-VIDEO INSPECTIONS WHEN COMPLETED AND COMPACTION TESTING RESULTS PRIOR TO FINAL TESTING OBSERVATION BY THE ENGINEER.
7. AFTER ALL SANITARY SEWER CONSTRUCTION HAS BEEN COMPLETED, FINAL STABILIZATION OF THE CONSTRUCTION AREA ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES SHALL BE COMPLETED BY EVENLY DISTRIBUTING SEEDING AND WATERING TO A MINIMUM OF 70% OF THE NATIVE BACKGROUND VEGETATIVE COVER.
8. ALL RESIDENTIAL SEWER SERVICE LATERALS ARE 6" DIA. AND 35 FEET FOR 50 FEET ROW, 40 FT. FOR 60 FEET ROW IN LENGTH UNLESS NOTED OTHERWISE.
9. ALL RESIDENTIAL SEWER SERVICE LATERALS SHALL BE EXTENDED TO THE 10' G.E.T.TV.E. EASEMENT AND CAPPED AND SEALED.
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11. CONTRACTOR TO FIELD VERIFY ALL MATCH EXISTING ELEVATIONS, SEWER MANHOLE INVERTS, STORM DRAIN INVERTS, AND ALL OTHER UTILITIES PRIOR TO UTILITY WORK AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.
12. REFER TO SHEET C19 FOR WATER, WASTEWATER, STORM DRAIN CROSSING DETAILS.
13. CONSTRUCTION OF THE SEWER SERVICE LATERALS (WITH ONE WAY CLEAN-OUT AT THE PROPERTY LINE) SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

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 AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION, SAFETY PROTECTION THAT COMPLIES 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.

30 15 0 30 60

SCALE IN FEET
SCALE: 1"=30'

PLATTING TAGS

A	14' G.E.T.CA. ESM'T
B	50' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
C	46' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
D	30' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
E	VARIABLE WIDTH PRIVATE DRAINAGE ESM'T
F	10' CPS ELECTRICAL EASEMENT
G	10' SAWS WATER EASEMENT
H	20' BUILDING SETBACK

LEGEND

PROPOSED	EXISTING	
S	S	SANITARY SEWER MANHOLE
WW	WW	SANITARY SEWER LINE
	WL	WATER LINE
		SANITARY SEWER LATERAL
C/O	C/O	CLEAN OUT
		WATER VALVE
		SINGLE WATER SERVICE
		DUAL WATER SERVICE
		FIRE HYDRANT
		WATER METER
	GV	GAS VALVE
G	G	GAS LINE
		CURB INLET
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		STREET LIGHT (100 WATT LED)
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		GUY WIRE
	OU	OVERHEAD ELECTRIC
		BENCHMARK
	TMH	TOP OF MANHOLE
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	G,E,T,CA	GAS, ELEC, TELE & CABLE TV ESM'T.
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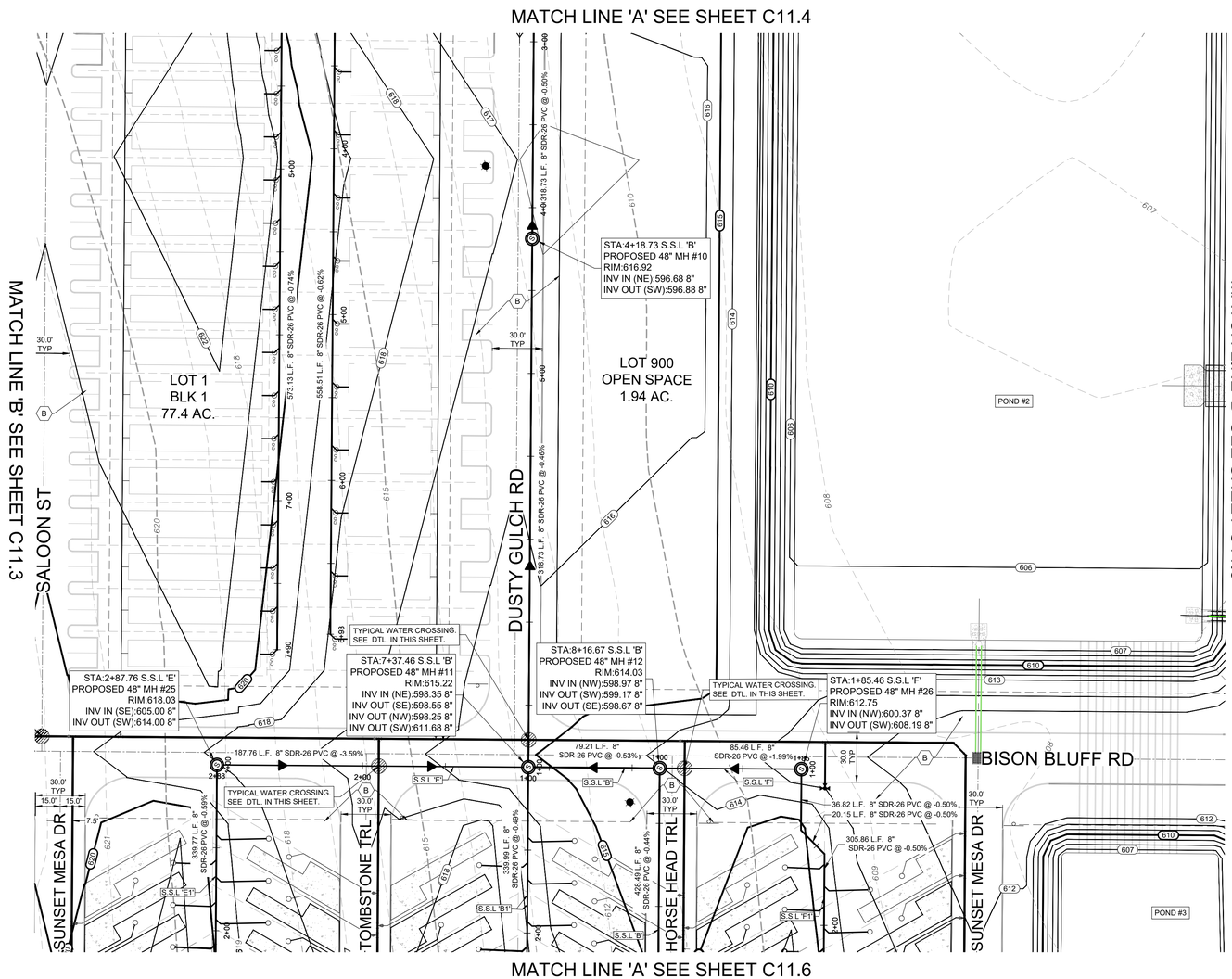
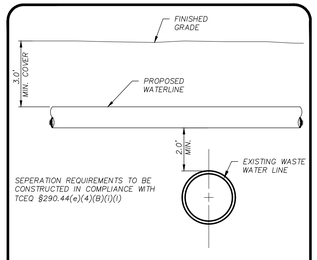
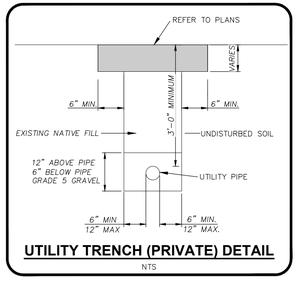
	VOL	VOLUME
	PG	PAGE
		3-6"(CPS) & 2-4"(ATT/SPECTRUM) PVC CONDUITS





WATER/SEWER CROSSING DETAIL

NTS



UTILITY TRENCH (PRIVATE) DETAIL

NTS

Last Modified: Jun 26, 26 – 10:00
File: Drive-Thru-Jul 20, 24 – 07:03

CAUTION: CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's below. Call before you dig.

STAGECOACH MOBILE HOME & RV PARK

UTILITY PLAN (SHEET 6)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: 20-Overall Utility Plan (SHEET-06).dwg

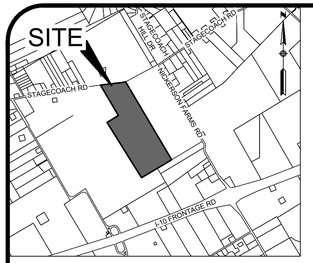
7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

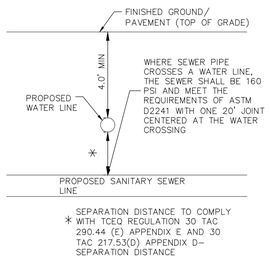
JOB NUMBER: SA5758-2502

SHEET NO. C11.5



LOCATION MAP

N.T.S.



TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

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30 15 0 30 60

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SCALE: 1"=30'

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		SINGLE WATER SERVICE
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		FIRE HYDRANT
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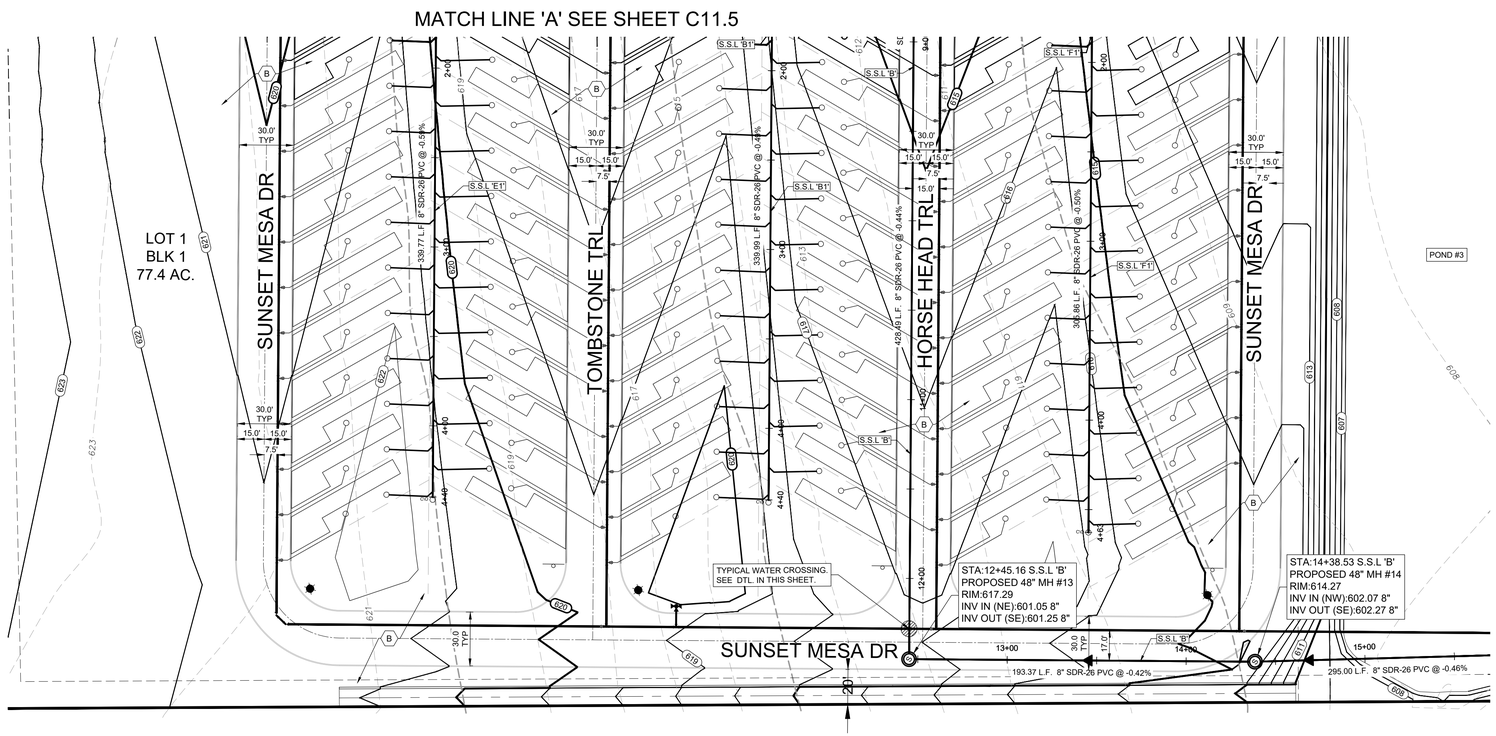
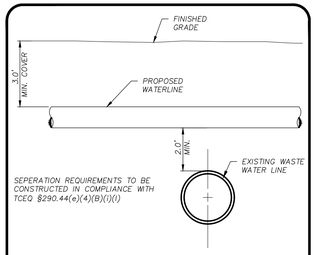
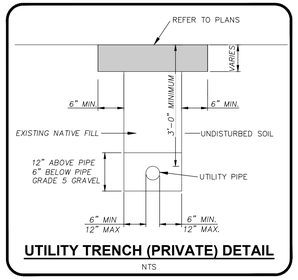




WATER/SEWER CROSSING DETAIL

NTS



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STAGECOACH MOBILE HOME & RV PARK

UTILITY PLAN (SHEET 7)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: J:\Overall Utility Plan (SA5-SH10).dwg

7/17/2026

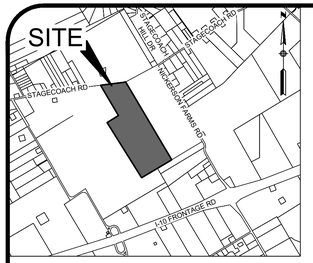
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO. C11.6

Last Mod/Plot: Jun. 26, 26 – 10:00
Dwg Size/Time: 24 x 36 – 2:01:06



LOCATION MAP

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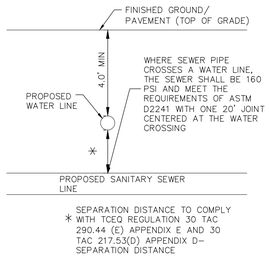

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30 15 0 30 60

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SCALE: 1"=30'

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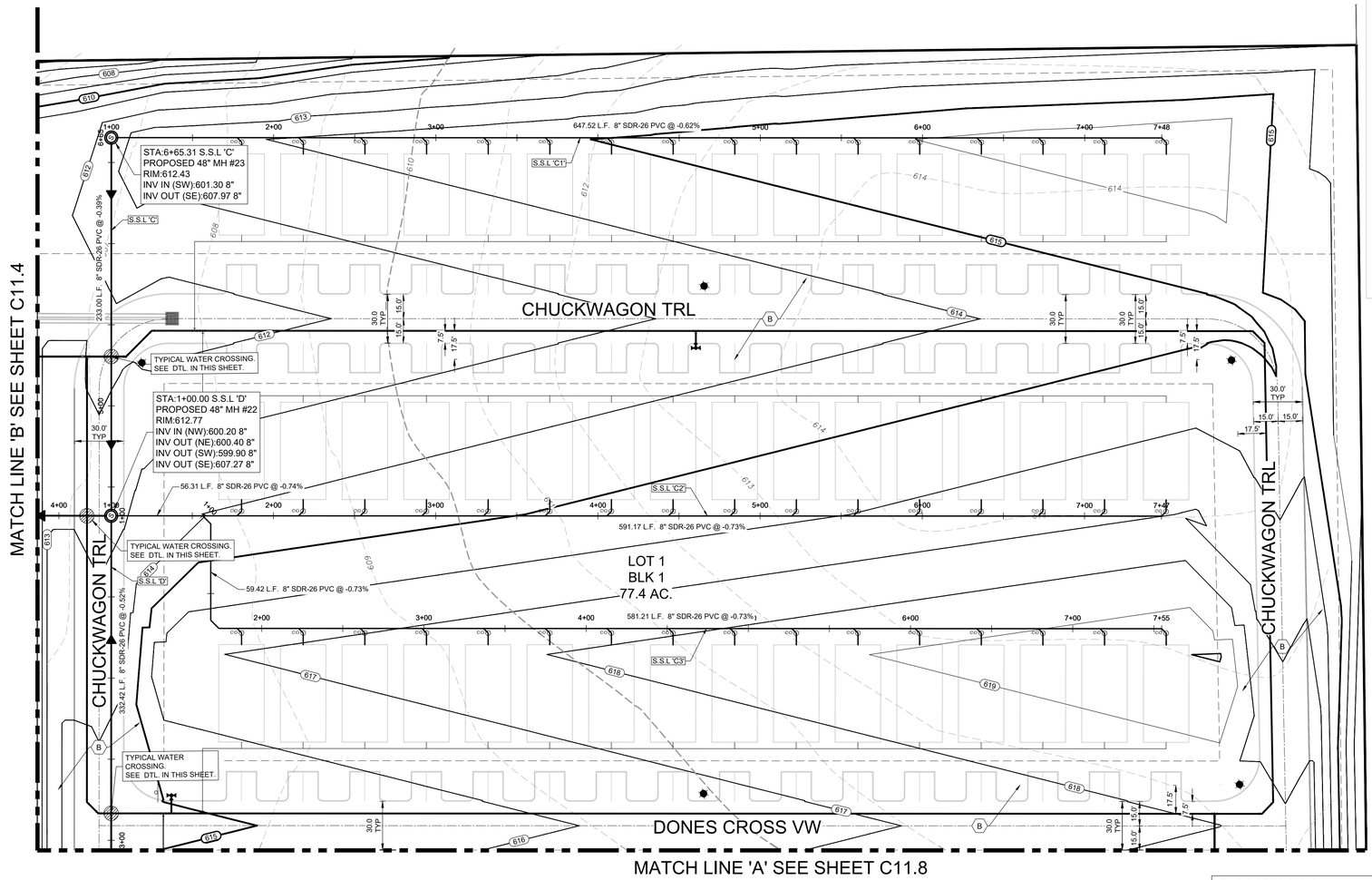
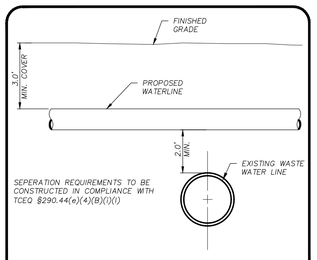
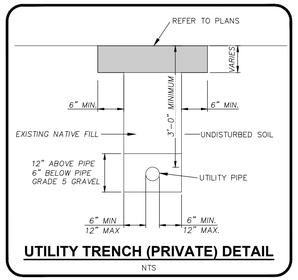




WATER/SEWER CROSSING DETAIL

NTS



UTILITY TRENCH (PRIVATE) DETAIL

NTS

STAGECOACH MOBILE HOME & RV PARK

UTILITY PLAN (SHEET 8)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: SA5758-2502-Overall Utility Plan (SHEET 8).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.

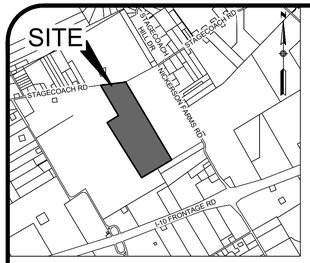
C11.7

CAUTION: CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

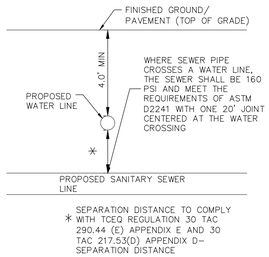
811 Know what's below. Call before you dig.

Last Modified: Jun 26, 26 – 10:05
File Name: Plan Set 2_8.dwg – LTP-02B



LOCATION MAP

N.T.S.



TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

N.T.S.

GENERAL NOTES

1. COMPACTION NOTE (ITEM 804): THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE 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.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING AND TESTING THE SANITARY SEWER SYSTEM IN ACCORDANCE WITH 30 TAC 217 [AND 213.5 FOR PROJECTS IN THE ERZD]. THE DESIGN PLANS AND SAWS SPECIFICATIONS.
3. THE CONTRACTOR MUST PROVIDE CERTIFICATION UPON REQUEST OF THE ENGINEER THAT ALL MATERIALS FOR THE CONSTRUCTION OF THE SANITARY SEWER SYSTEM MEET TCEQ AND SAWS SPECIFICATIONS.
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER (F) LEAST THREE (3) DAYS PRIOR TO ALL TESTING ON THE SANITARY SEWER SYSTEM.
5. ANY TESTING PERFORMED WITHOUT THE PRESENCE OF THE ENGINEER WILL BE REDONE AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR MUST PROVIDE THE ENGINEER WITH COPIES OF TV-VIDEO INSPECTIONS WHEN COMPLETED AND COMPACTION TESTING RESULTS PRIOR TO FINAL TESTING OBSERVATION BY THE ENGINEER.
7. AFTER ALL SANITARY SEWER CONSTRUCTION HAS BEEN COMPLETED, FINAL STABILIZATION OF THE CONSTRUCTION AREA ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES SHALL BE COMPLETED BY EVENLY DISTRIBUTING SEEDING AND WATERING TO A MINIMUM OF 70% OF THE NATIVE BACKGROUND VEGETATIVE COVER.
8. ALL RESIDENTIAL SEWER SERVICE LATERALS ARE 6" DIA. AND 35 FEET FOR 50 FEET ROW, 40 FT. FOR 60 FEET ROW IN LENGTH UNLESS NOTED OTHERWISE.
9. ALL RESIDENTIAL SEWER SERVICE LATERALS SHALL BE EXTENDED TO THE 10' G.E.T.TV.E. EASEMENT AND CAPPED AND SEALED.
10. LATERALS TO LOTS THAT SLOPE AWAY FROM STREET SHALL BE SLOPED FROM THE TEE OR STACK AT 1% TO THE PROPERTY LINE.
11. CONTRACTOR TO FIELD VERIFY ALL MATCH EXISTING ELEVATIONS, SEWER MANHOLE INVERTS, STORM DRAIN INVERTS, AND ALL OTHER UTILITIES PRIOR TO UTILITY WORK AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.
12. REFER TO SHEET C19 FOR WATER, WASTEWATER, STORM DRAIN CROSSING DETAILS.
13. CONSTRUCTION OF THE SEWER SERVICE LATERALS (WITH ONE WAY CLEAN-OUT AT THE PROPERTY LINE) SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

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 AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION, SAFETY PROTECTION THAT COMPLIES 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.

30 15 0 30 60

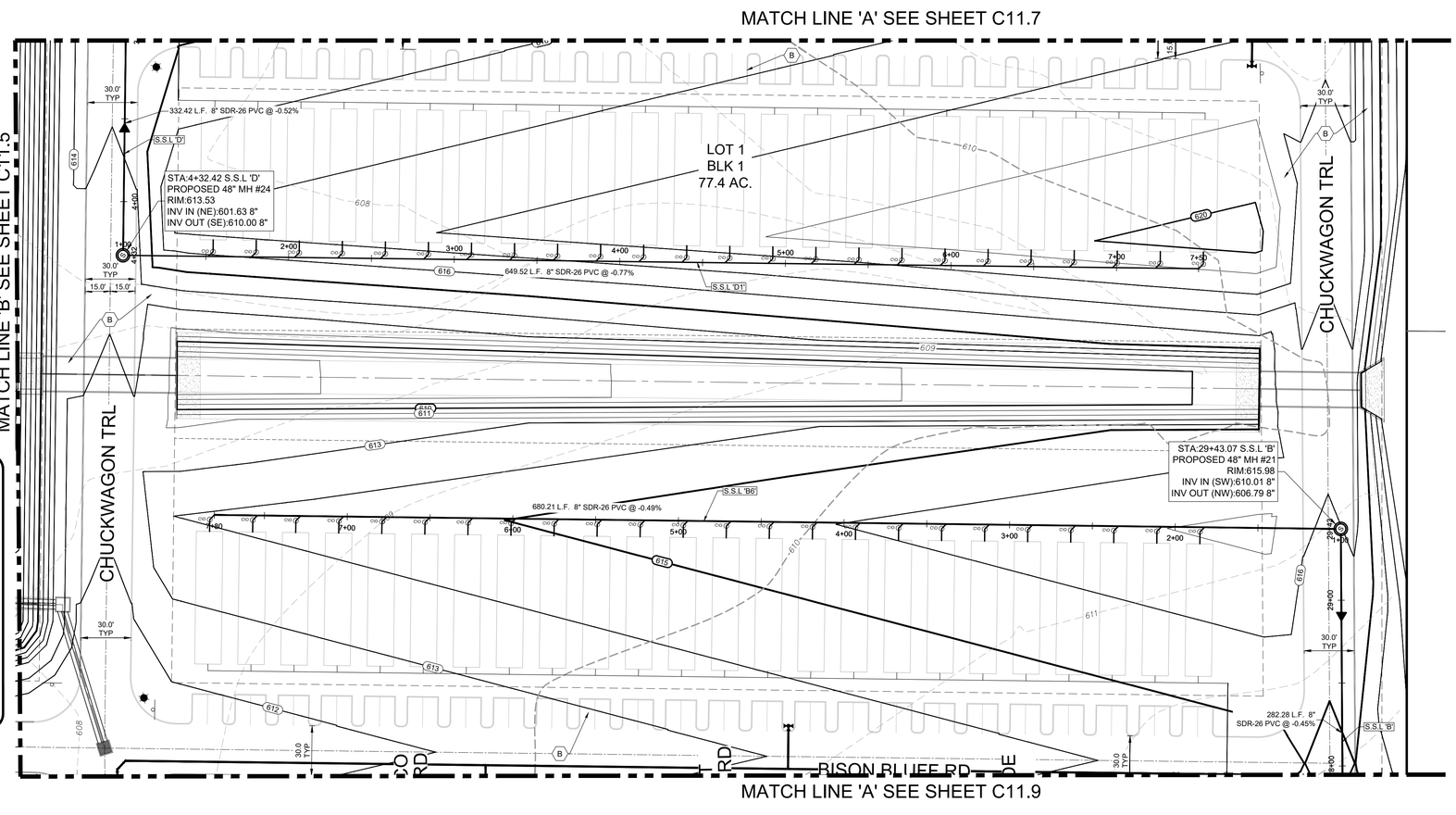
SCALE IN FEET
SCALE: 1"=30'

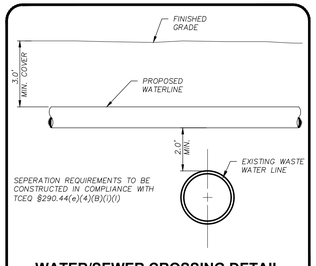
PLATTING TAGS

A	14' G.E.T.CA. ESM'T
B	50' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
C	46' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
D	30' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
E	VARIABLE WIDTH PRIVATE DRAINAGE ESM'T
F	10' CPS ELECTRICAL EASEMENT
G	10' SAWS WATER EASEMENT
H	20' BUILDING SETBACK

LEGEND

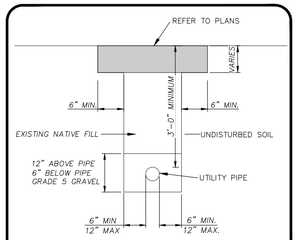
PROPOSED	EXISTING	
S	S	SANITARY SEWER MANHOLE
WW	WW	SANITARY SEWER LINE
	WL	WATER LINE
C/O	C/O	SANITARY SEWER LATERAL
		CLEAN OUT
		WATER VALVE
		SINGLE WATER SERVICE
		DUAL WATER SERVICE
		FIRE HYDRANT
		WATER METER
		GAS VALVE
G	G	GAS LINE
		CURB INLET
		POWER POLE
		STREET LIGHT (100 WATT LED)
		STREET LIGHT (250 WATT LED)
		GUY WIRE
	OU	OVERHEAD ELECTRIC
		BENCHMARK
	TMH	TOP OF MANHOLE
	EX.	EXISTING
	G,E,T,CA	GAS, ELEC, TELE & CABLE TV ESM'T.
	ESM'T.	EASEMENT
	VOL	VOLUME
	PG	PAGE
		3-6"(CPS) & 2-4"(ATT/SPECTRUM) PVC CONDUITS





WATER/SEWER CROSSING DETAIL

NTS



UTILITY TRENCH (PRIVATE) DETAIL

NTS

Last Modified: Jul 24, 26 – 12:19
File Location: J:\Projects\SA5758-2502\Civil\Plans\Utility Plan\SA5758-2502-C11.8.dwg

STAGECOACH MOBILE HOME & RV PARK

UTILITY PLAN (SHEET 9)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: Overall Utility Plan (SA5758-2502-C11.8.dwg)

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO. C11.8

CAUTION: CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

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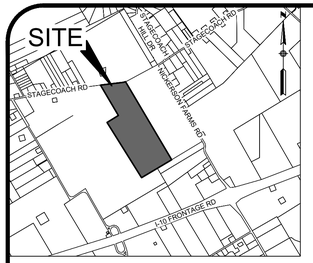
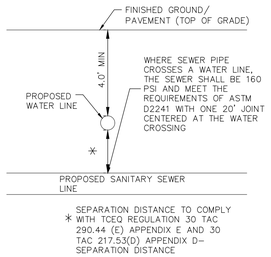


LOCATION MAP

N.T.S.



TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

N.T.S.

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40 20 0 40 80

SCALE IN FEET
SCALE: 1"=40'

PLATTING TAGS

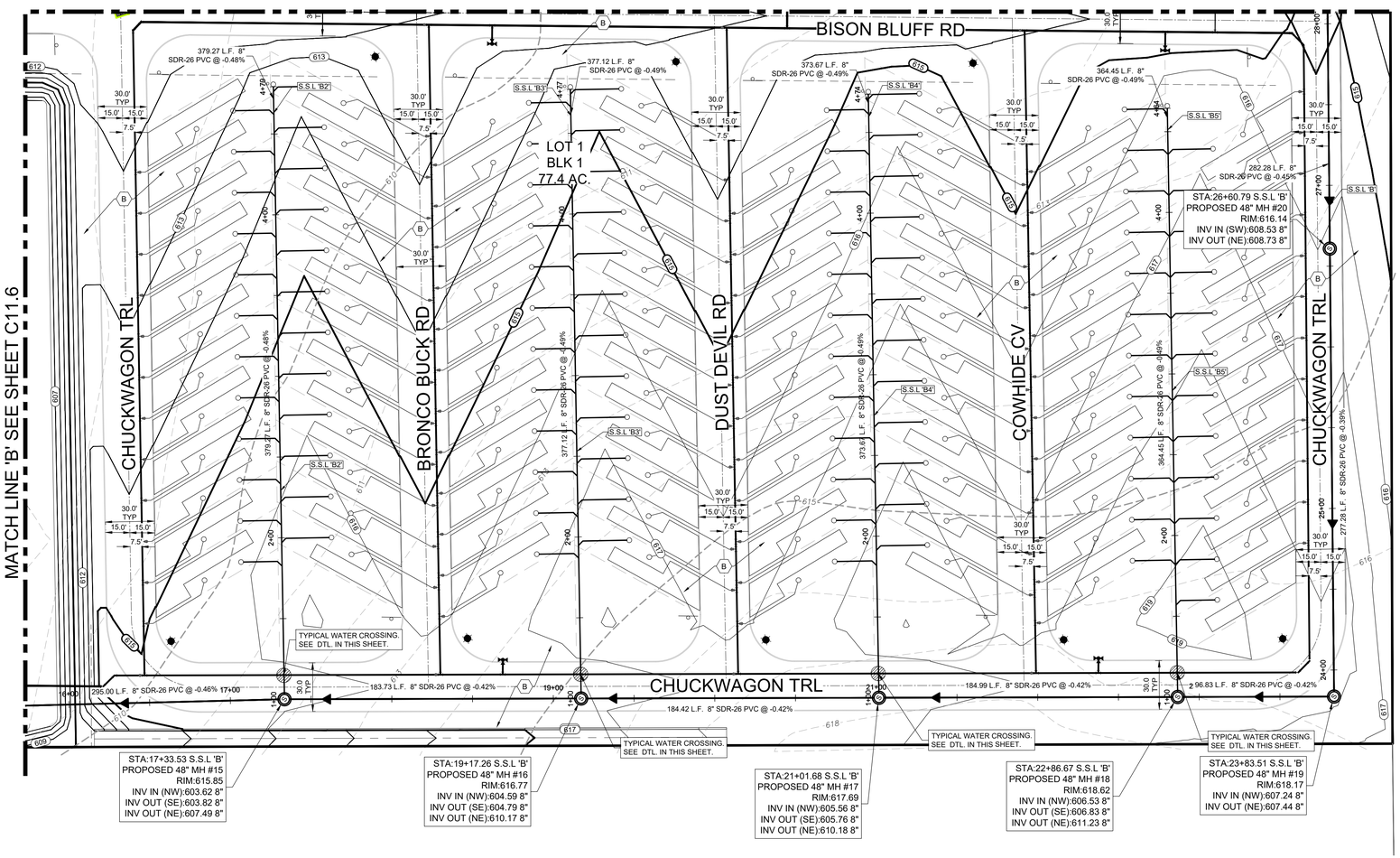
A	14' G.E.T.CA. ESM'T
B	50' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
C	46' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
D	30' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
E	VARIABLE WIDTH PRIVATE DRAINAGE ESM'T
F	10' CPS ELECTRICAL EASEMENT
G	10' SAWS WATER EASEMENT
H	20' BUILDING SETBACK

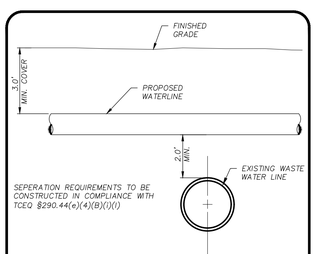
LEGEND

PROPOSED	EXISTING	
S	S	SANITARY SEWER MANHOLE
WW	WW	SANITARY SEWER LINE
	WL	WATER LINE
C/O	C/O	SANITARY SEWER LATERAL
		CLEAN OUT
		WATER VALVE
		SINGLE WATER SERVICE
		DUAL WATER SERVICE
		FIRE HYDRANT
		WATER METER
		GAS VALVE
G	G	GAS LINE
		CURB INLET
		POWER POLE
		STREET LIGHT (100 WATT LED)
		STREET LIGHT (250 WATT LED)
		GUY WIRE
	OU	OVERHEAD ELECTRIC
		BENCHMARK
	TMH	TOP OF MANHOLE
	EX.	EXISTING
	G,E,T,CA	GAS, ELEC, TELE & CABLE TV ESM'T.
	ESM'T.	EASEMENT
	VOL	VOLUME
	PG	PAGE
		3-6"(CPS) & 2-4"(ATT/SPECTRUM) PVC CONDUITS

MATCH LINE 'A' SEE SHEET C11.8

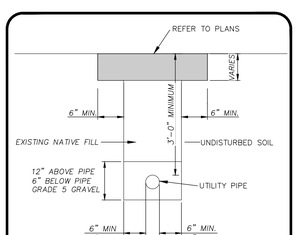
MATCH LINE 'B' SEE SHEET C11.6





WATER/SEWER CROSSING DETAIL

NTS



UTILITY TRENCH (PRIVATE) DETAIL

NTS

Last Modified: Jun. 26, 26 – 10:00
File: C:\SAT\Proj\SA758-2502\Dwg\SA758-2502-C11.dwg

CAUTION: CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

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811 Know what's below. Call before you dig.

STAGECOACH MOBILE HOME & RV PARK

UTILITY PLAN (SHEET 10)

REVISIONS

NO.	DESCRIPTION	BY	DATE

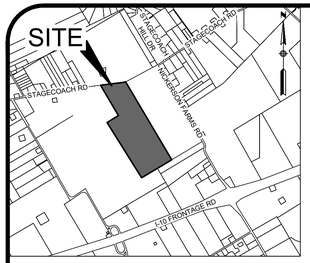
DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: C:\General Utility Plan-2505-2510-10.dwg

7/17/2026
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

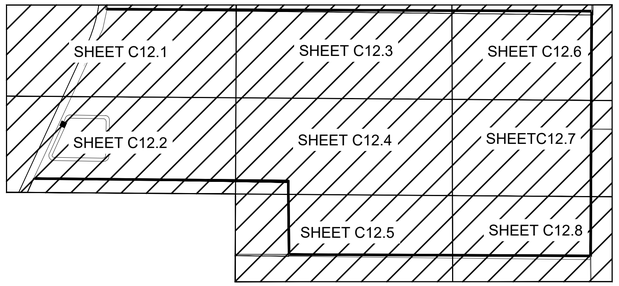
LJA Engineering, Inc.
9630 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO. C11.9



LOCATION MAP
N.T.S.

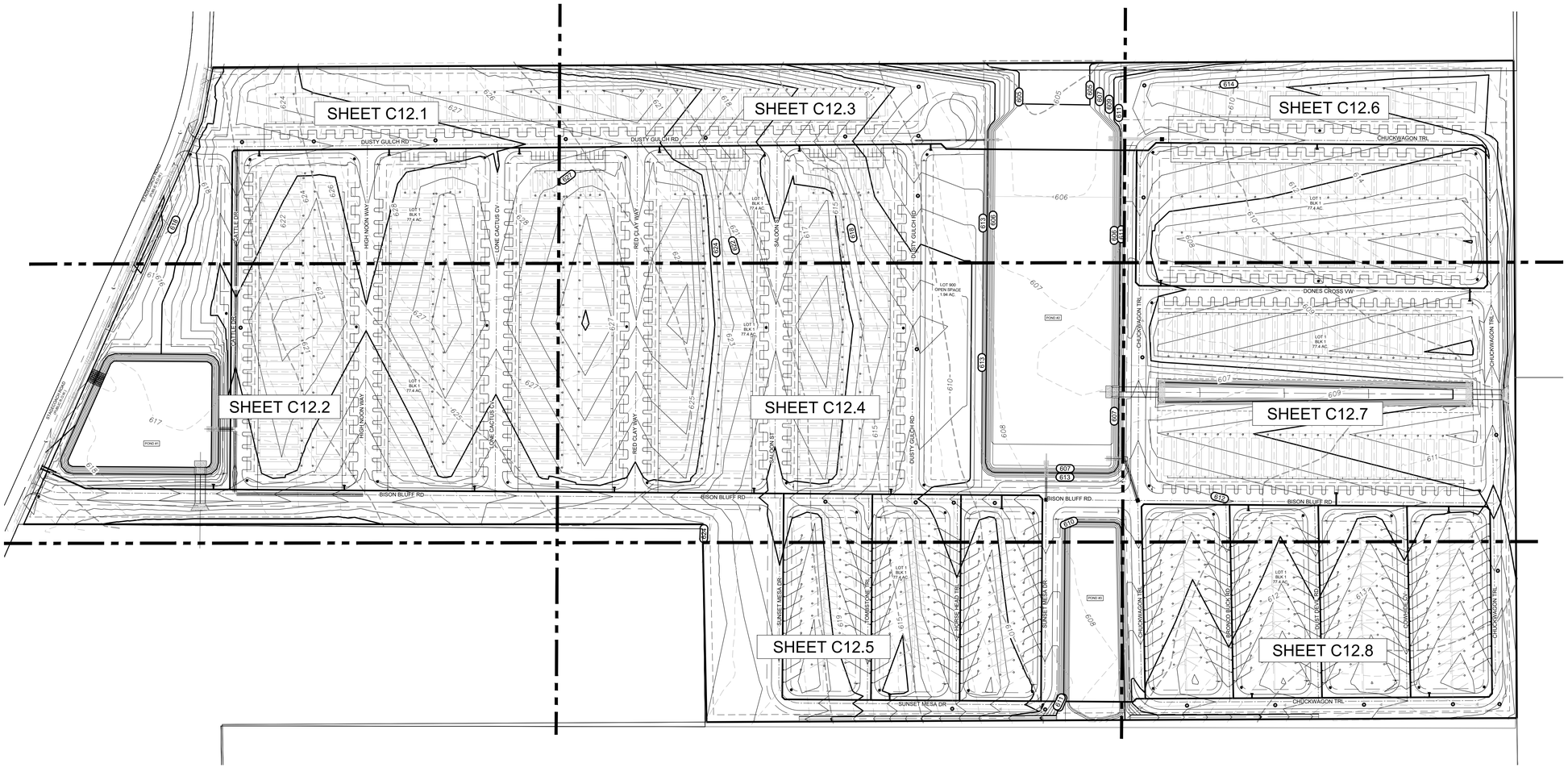


SHEET INDEX MAP
SCALE : 1" = 400'

120 60 0 120 240
SCALE IN FEET
SCALE: 1"=120'

GENERAL NOTES:

1. THE LOCATIONS OF THE STABILIZED CONST. ENTRANCE, STAGING AREA AND CONC. WASHOUT PIT MAY BE CHANGED. IF NECESSARY ANY CHANGES TO THESE LOCATIONS MAY BE REDLINED BY THE CONTRACTOR AND KEPT ONSITE WITH THE TPDES.



STAGECOACH MOBILE HOME
& RV PARK
OVERALL WATER LAYOUT PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: ...\Water Ext Plan (sh1-sh3)

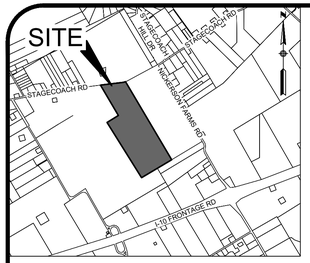
7/17/2026
STATE OF TEXAS
WILSON HERNANDEZ
140636
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

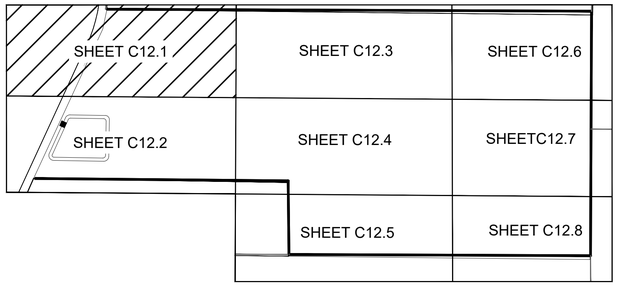
JOB NUMBER:
SA5758-2502

SHEET NO.
C12.0

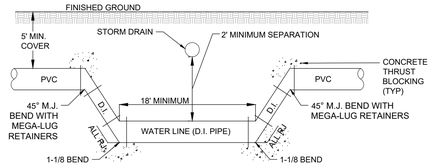
Last Mod Per: Jun 26, 26 - 10:46
Plot Date/Time: Jul 24, 26 - 12:30:06



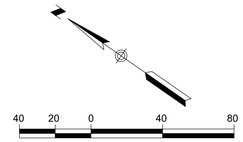
LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 400'



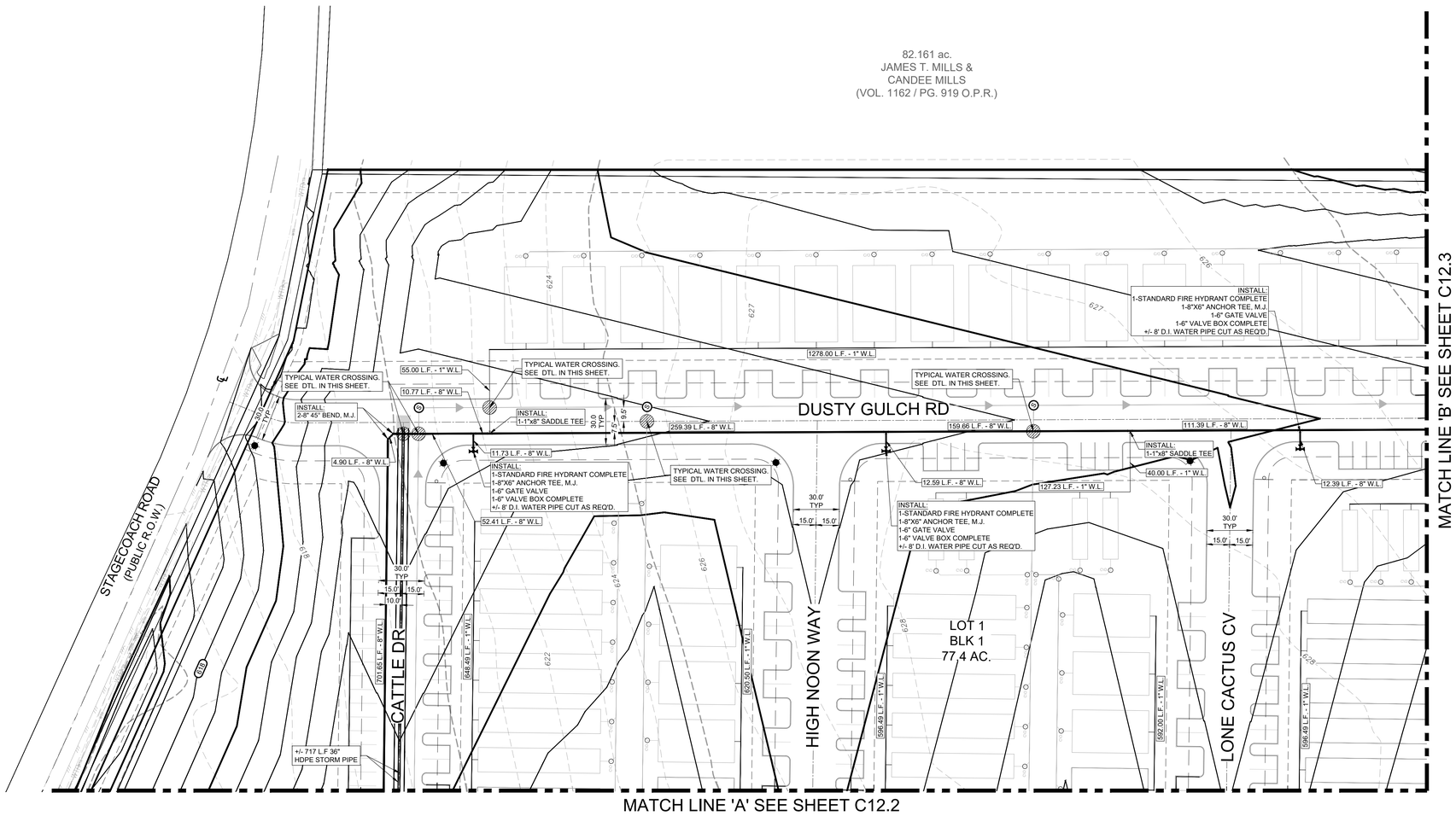
TYPICAL WATER CROSSING
NTS



SCALE IN FEET
SCALE: 1"=40'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY



STAGECOACH MOBILE HOME
& RV PARK
WATER EXT PLAN
(SHEET 1)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: 2502 Water Ext Plan (sht-s-h3)

7/17/2026

LJA Engineering, Inc.
9830 Colonnade Boulevard
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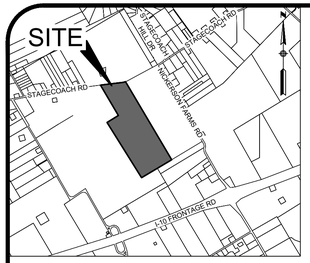
Fax 210.503.2749
TBPE No. F-1386

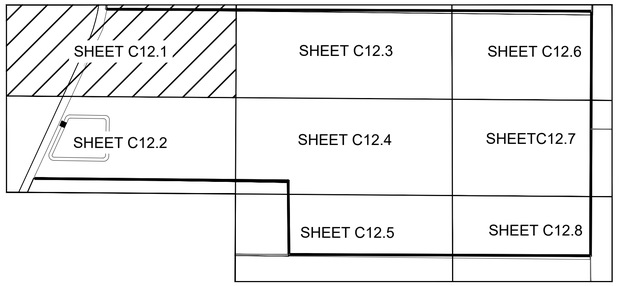
JOB NUMBER:
SA5758-2502

SHEET NO.
C12.1

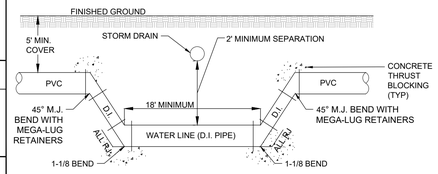
Last Modified: Jun 25, 26 - 10:46
Plot Date/Time: Jul 17, 26 - 13:56:41



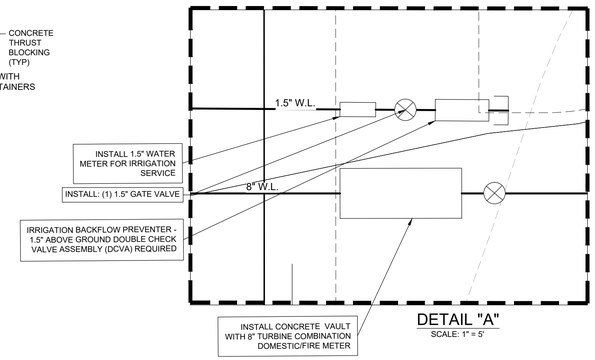
LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 400'



TYPICAL WATER CROSSING
NTS



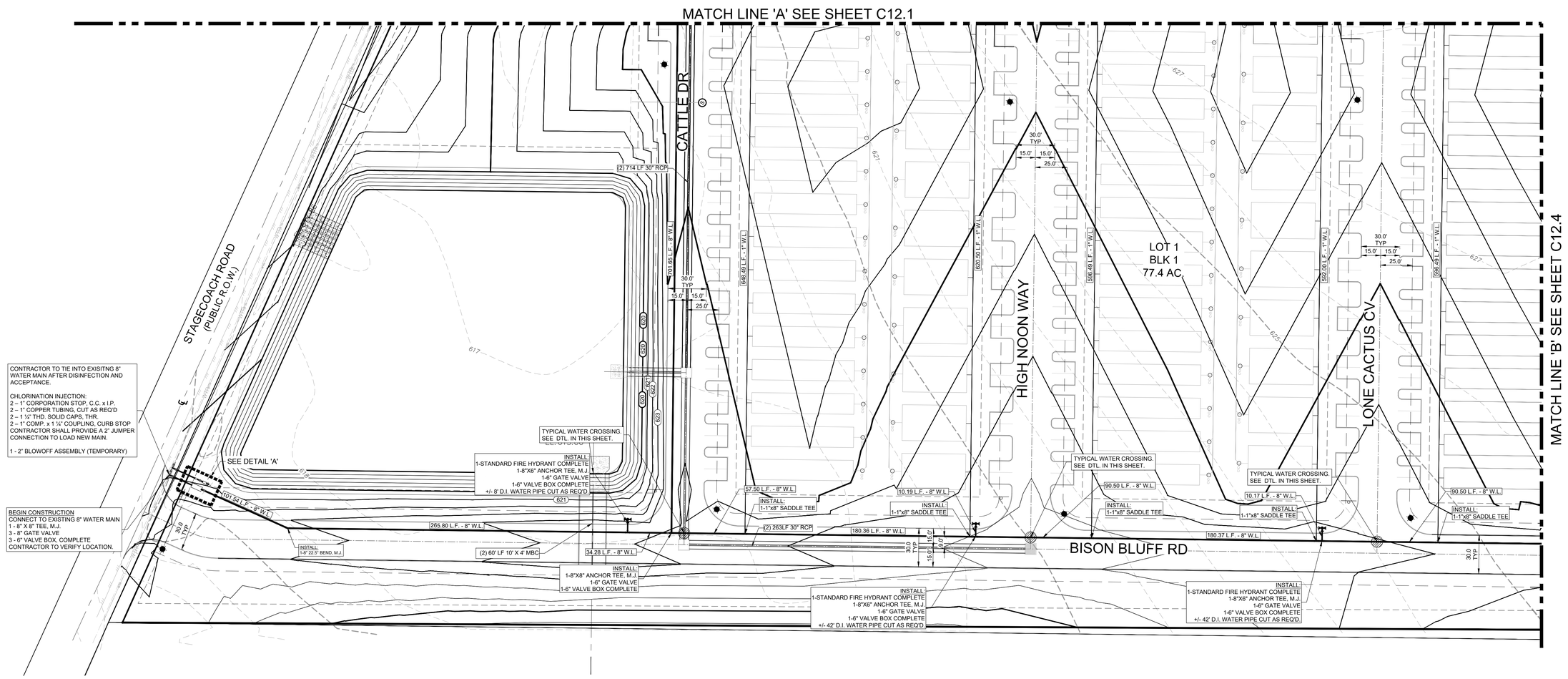
DETAIL "A"
SCALE: 1" = 5'

40 20 0 40 80

SCALE IN FEET
SCALE: 1"=40'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY



STAGECOACH MOBILE HOME & RV PARK
WATER EXT PLAN (SHEET 2)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: _Water Ext Plan (SH-SB3).dwg

7/17/2026
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

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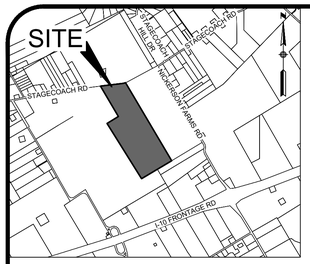
TBPE No. F-1386

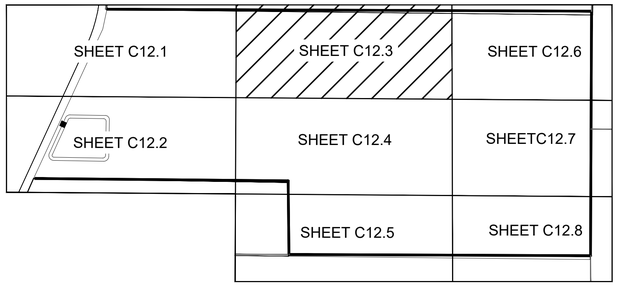
JOB NUMBER: SA5758-2502

SHEET NO.
C12.2

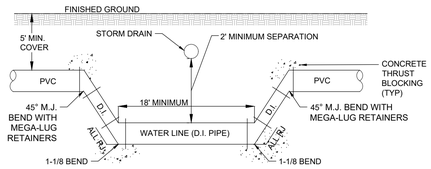
Last Mod Date: Jun. 26, 26 – 10:46
Plot Date/Time Jul. 17, 26 – 3:16:51



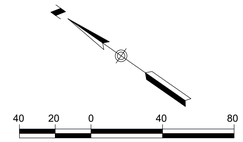
LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 400'



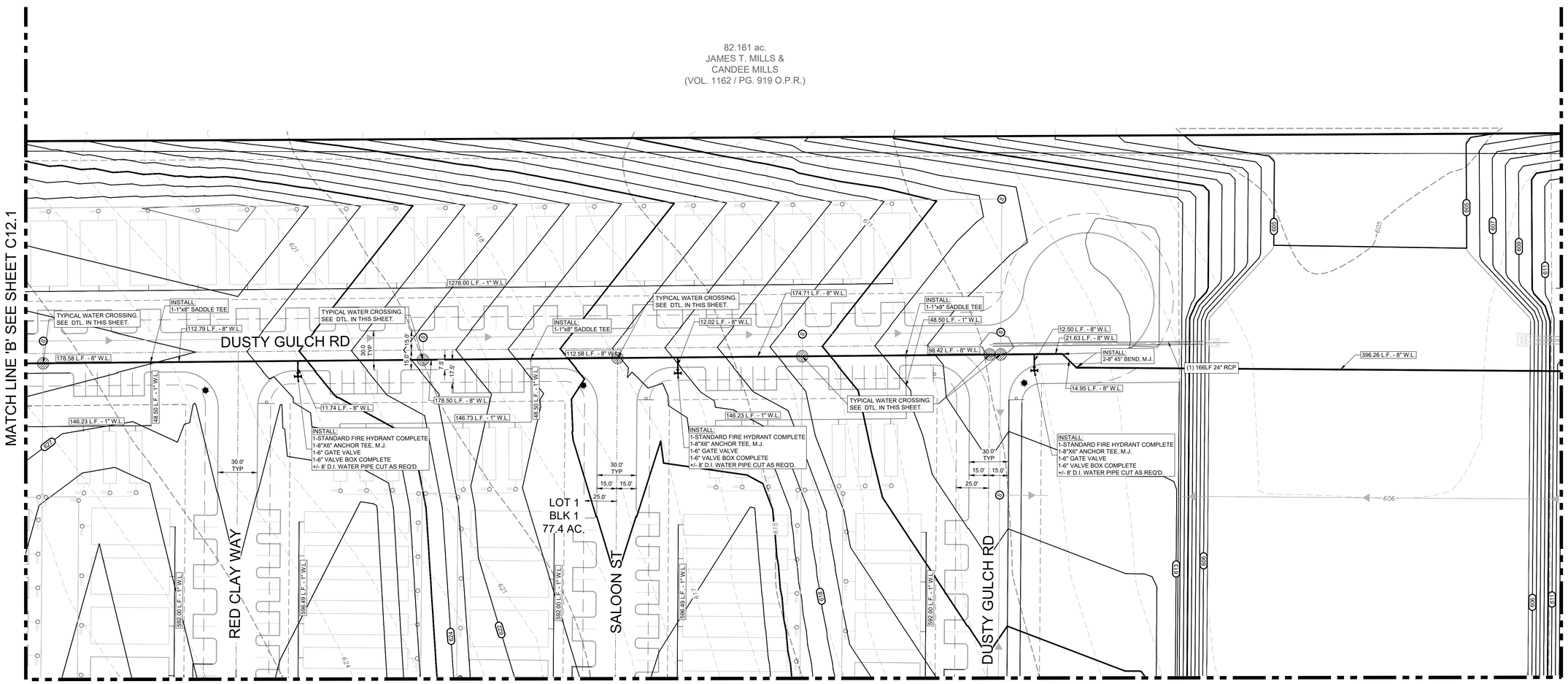
TYPICAL WATER CROSSING
NTS



SCALE IN FEET
SCALE: 1"=40'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY



STAGECOACH MOBILE HOME & RV PARK
WATER EXT PLAN (SHEET 3)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: JL_Water Ext Plan (SH-SD03).dwg

7/17/2026
STATE OF TEXAS
WILSON HERNANDEZ
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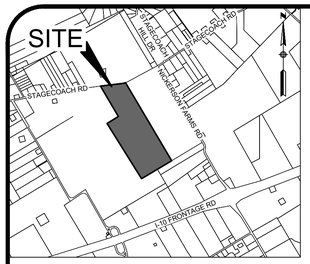
TBPE No. F-1386

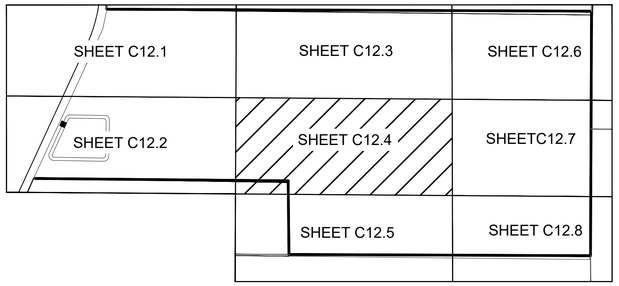
JOB NUMBER: SA5758-2502

SHEET NO.
C12.3

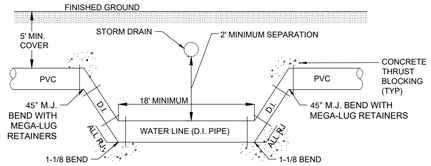
Last Modified: Jun. 26, 2026 – 10:46
File: SA5758-Phase 3A V2.dwg – Jul 17, 2026 – 3:09:56



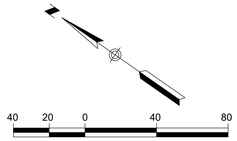
LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 400'



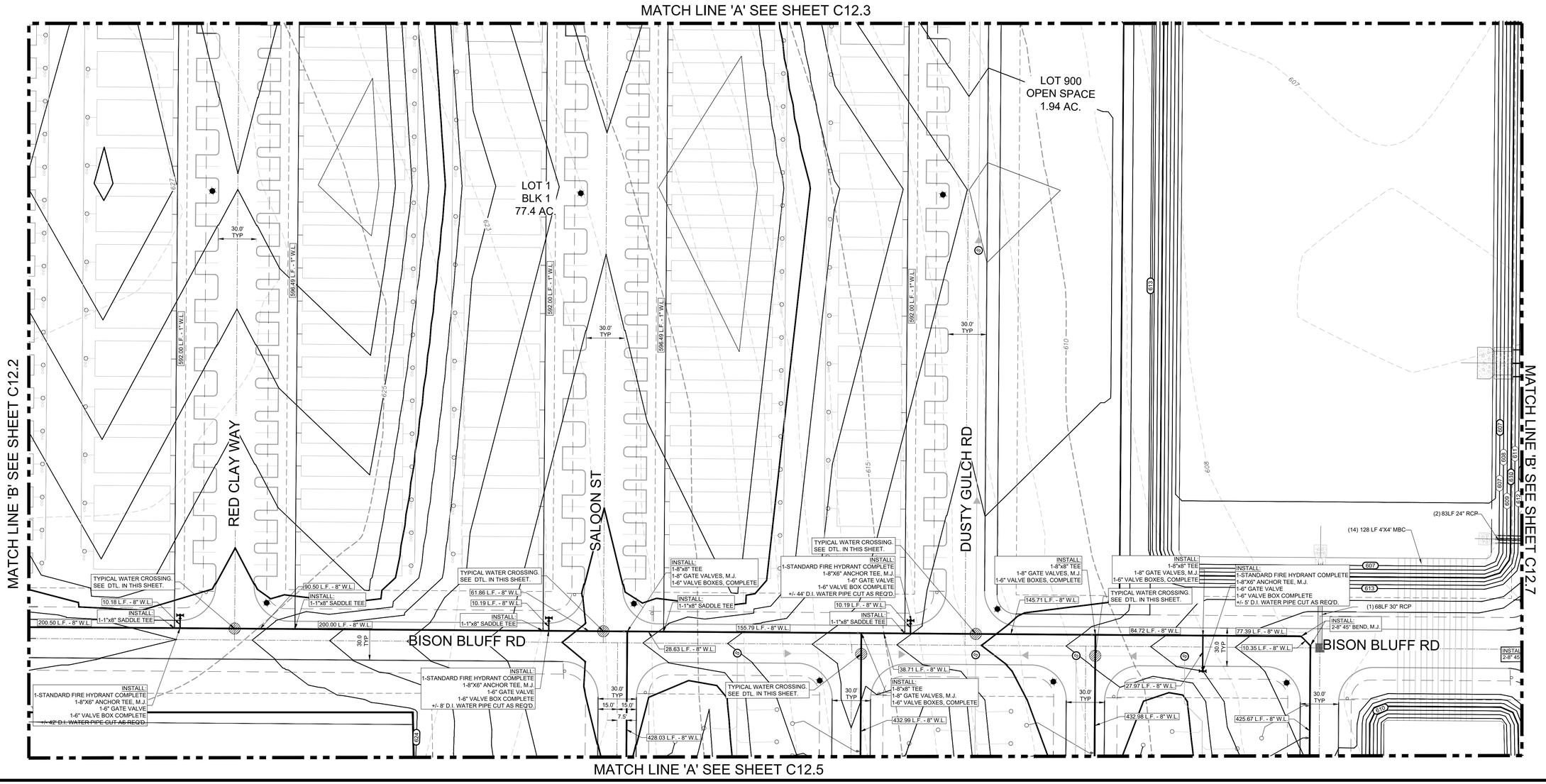
TYPICAL WATER CROSSING
NTS



SCALE IN FEET
SCALE: 1"=40'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY



STAGECOACH MOBILE HOME & RV PARK
WATER EXT. PLAN (SHEET 4)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: _Water Ext Plan (SH-SB33).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
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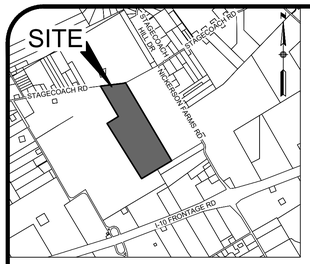
TBPE No. F-1386

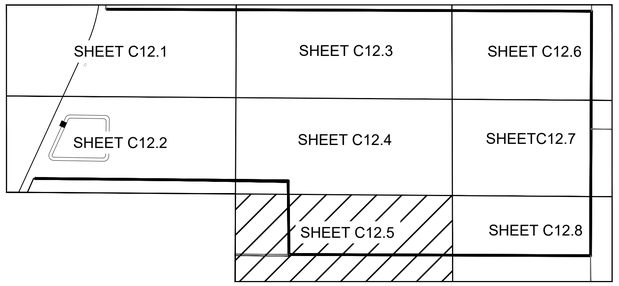
JOB NUMBER: SA5758-2502

SHEET NO.
C12.4

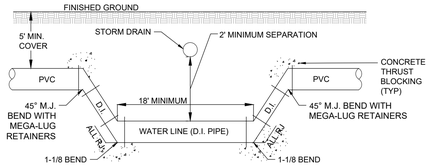
Last Modified: Jun. 25, 26 - 10:46
Plot Date/Time: Jul. 2, 26 - 09:03



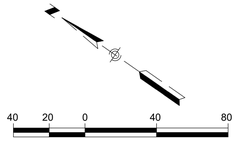
LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 400'



TYPICAL WATER CROSSING
NTS

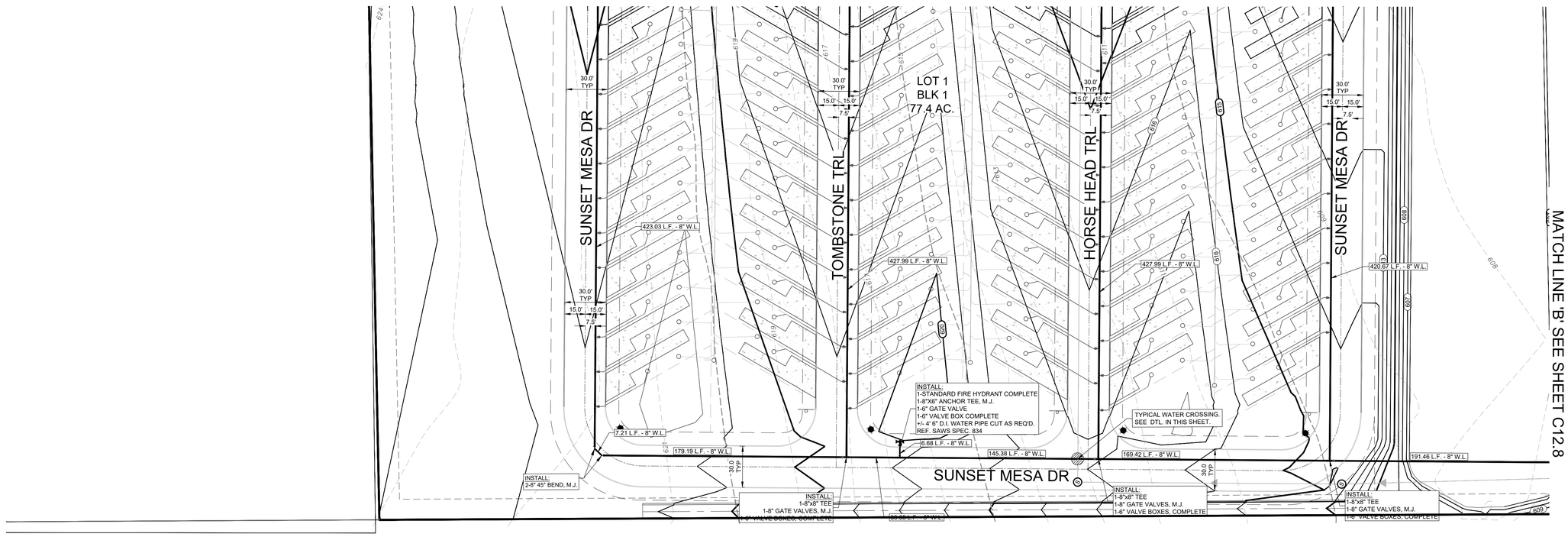


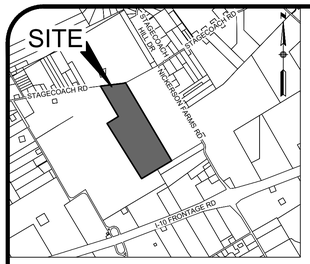
SCALE IN FEET
SCALE: 1"=40'

LEGEND

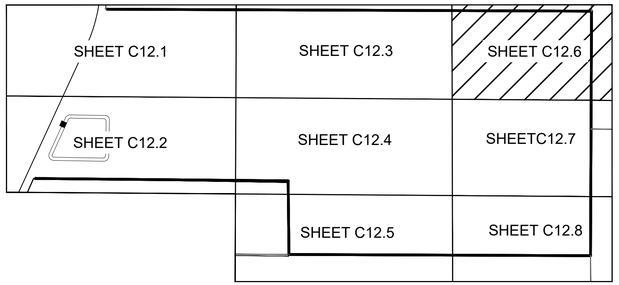
EXISTING	PROPOSED	DESCRIPTION
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY

MATCH LINE 'A' SEE SHEET C12.4

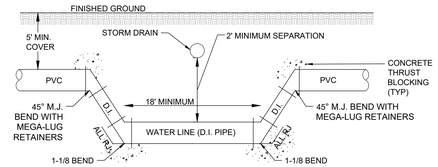

SUNSET MESA DR
TOMBSTONE TRL
HORSE HEAD TRL
SUNSET MESA DR
LOT 1
BLK 1
77.4 AC.
30.0' TYP
15.0'
15.0'
7.5'
423.03 L.F. - 8" W.L.
427.99 L.F. - 8" W.L.
427.99 L.F. - 8" W.L.
420.67 L.F. - 8" W.L.
7.21 L.F. - 8" W.L.
179.19 L.F. - 8" W.L.
6.68 L.F. - 8" W.L.
145.38 L.F. - 8" W.L.
169.42 L.F. - 8" W.L.
191.46 L.F. - 8" W.L.
INSTALL:
1-STANDARD FIRE HYDRANT COMPLETE
1-8"X6" ANCHOR TEE, M.J.
1-6" GATE VALVE
1-6" VALVE BOX COMPLETE
+/- 4' 6" D.I. WATER PIPE CUT AS REQ'D.
REF. SAWS SPEC. 834
TYPICAL WATER CROSSING.
SEE DTL. IN THIS SHEET.
INSTALL:
2-8" 45° BEND, M.J.
INSTALL:
1-8"x8" TEE
1-8" GATE VALVES, M.J.
1-6" VALVE BOXES, COMPLETE
INSTALL:
1-8"x8" TEE
1-8" GATE VALVES, M.J.
1-6" VALVE BOXES, COMPLETE
INSTALL:
1-8"x8" TEE
1-8" GATE VALVES, M.J.
1-6" VALVE BOXES, COMPLETE
30.0' TYP
30.0' TYP
30.0' TYP



LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 400'



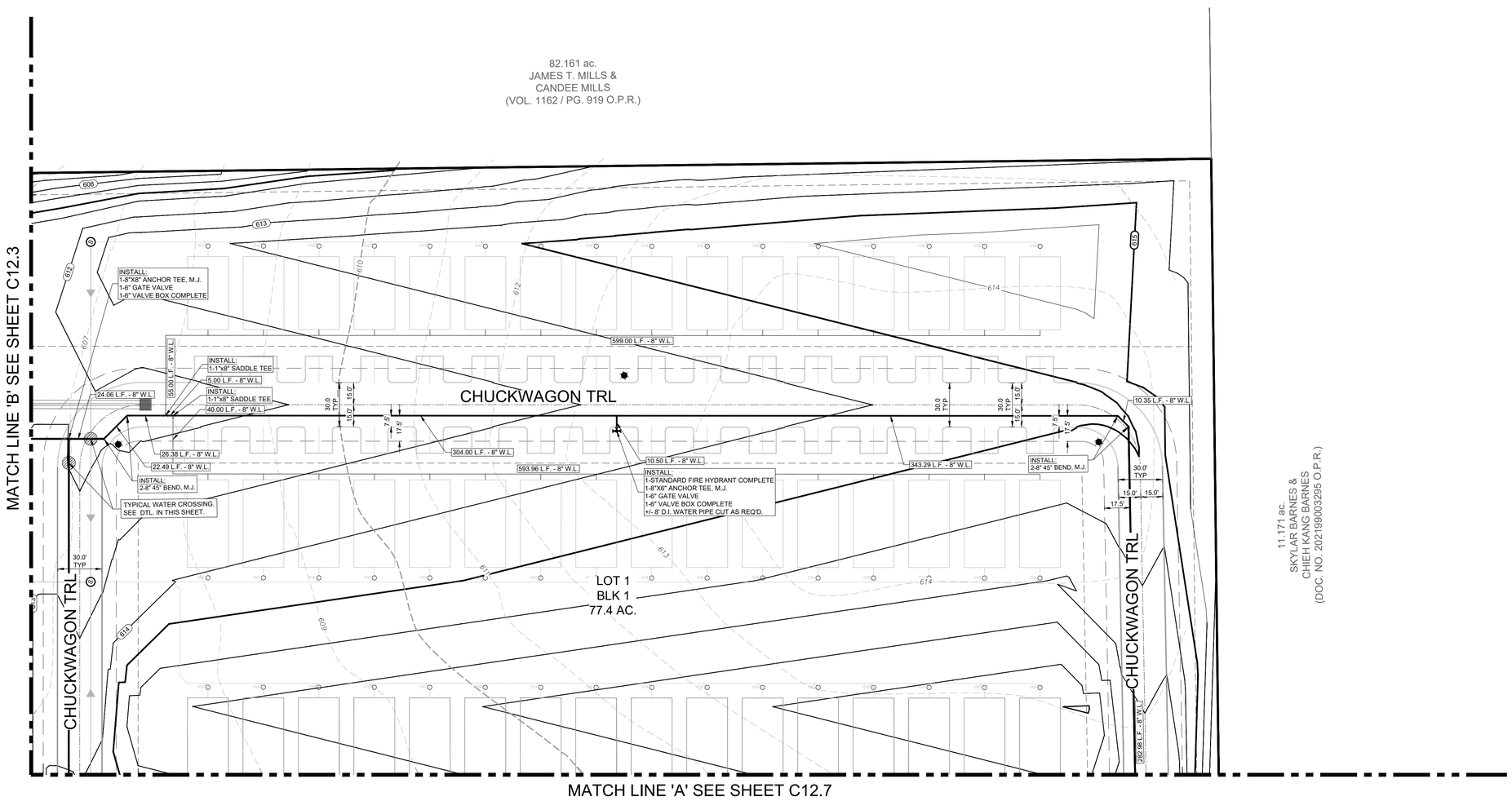
TYPICAL WATER CROSSING
NTS

40 20 0 40 80

SCALE IN FEET
SCALE: 1"=40'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY



STAGECOACH MOBILE HOME & RV PARK
WATER EXT PLAN
(SHEET 6 OF 8)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: J:\Water Ext Plan (SA-5758-2502).dwg

7/17/2026
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
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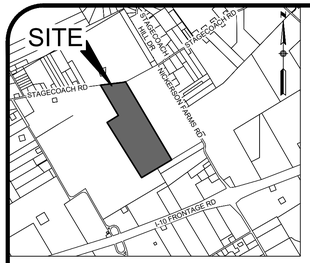
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

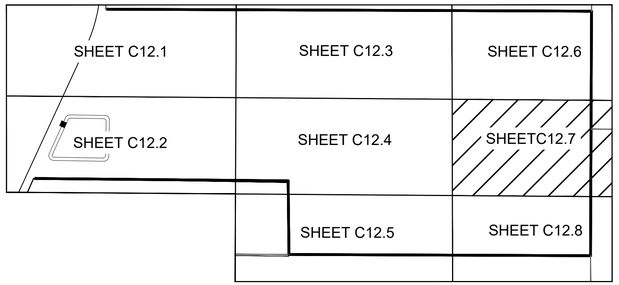
JOB NUMBER:
SA5758-2502

SHEET NO.
C12.6

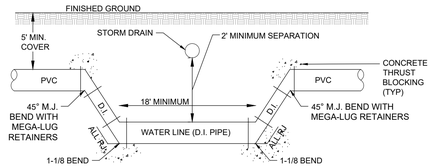
Last Modified: Jun. 29, 26 - 10:49
File Name/Plotted: 30 / 26 - 30 / 26



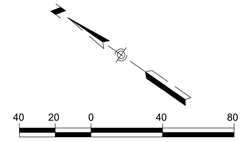
LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 400'



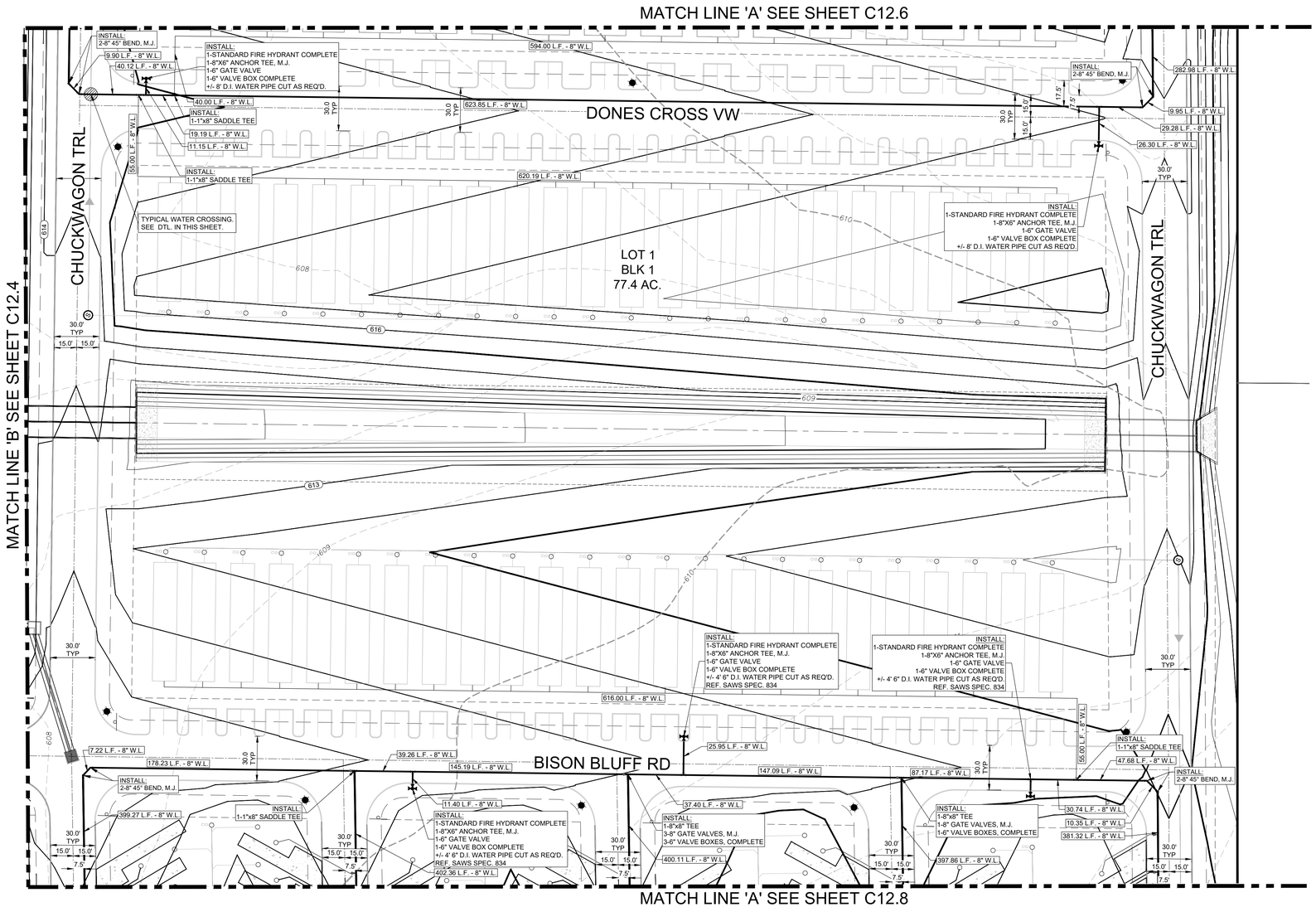
TYPICAL WATER CROSSING
NTS



SCALE IN FEET
SCALE: 1"=40'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
PP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
TP		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY



STAGECOACH MOBILE HOME & RV PARK
WATER EXT PLAN
(SHEET 7)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: _Water Ext Plan (SH-5-8)-(Ver)

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

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9830 Colonnade Boulevard
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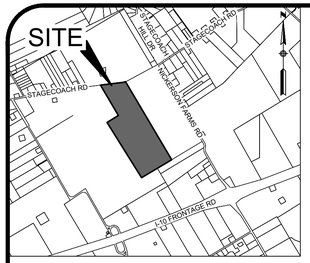
TBPE No. F-1386

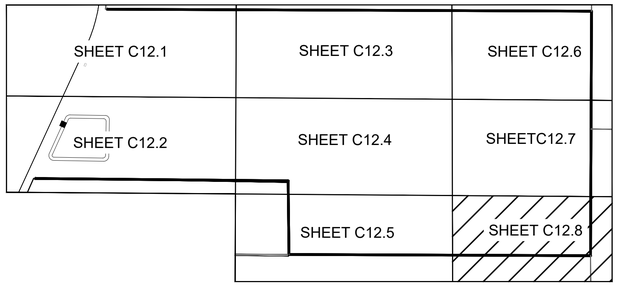
JOB NUMBER: SA5758-2502

SHEET NO.
C12.7

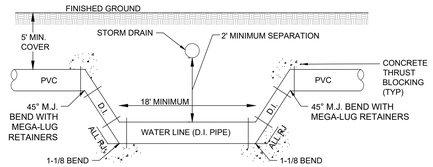
Last Modified: Jun 25, 26 – 10:19
Plot Date/Time: Jul 17, 26 – 13:12:05



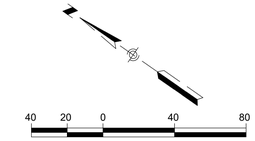
LOCATION MAP
N.T.S.



SHEET INDEX MAP
SCALE : 1" = 400'



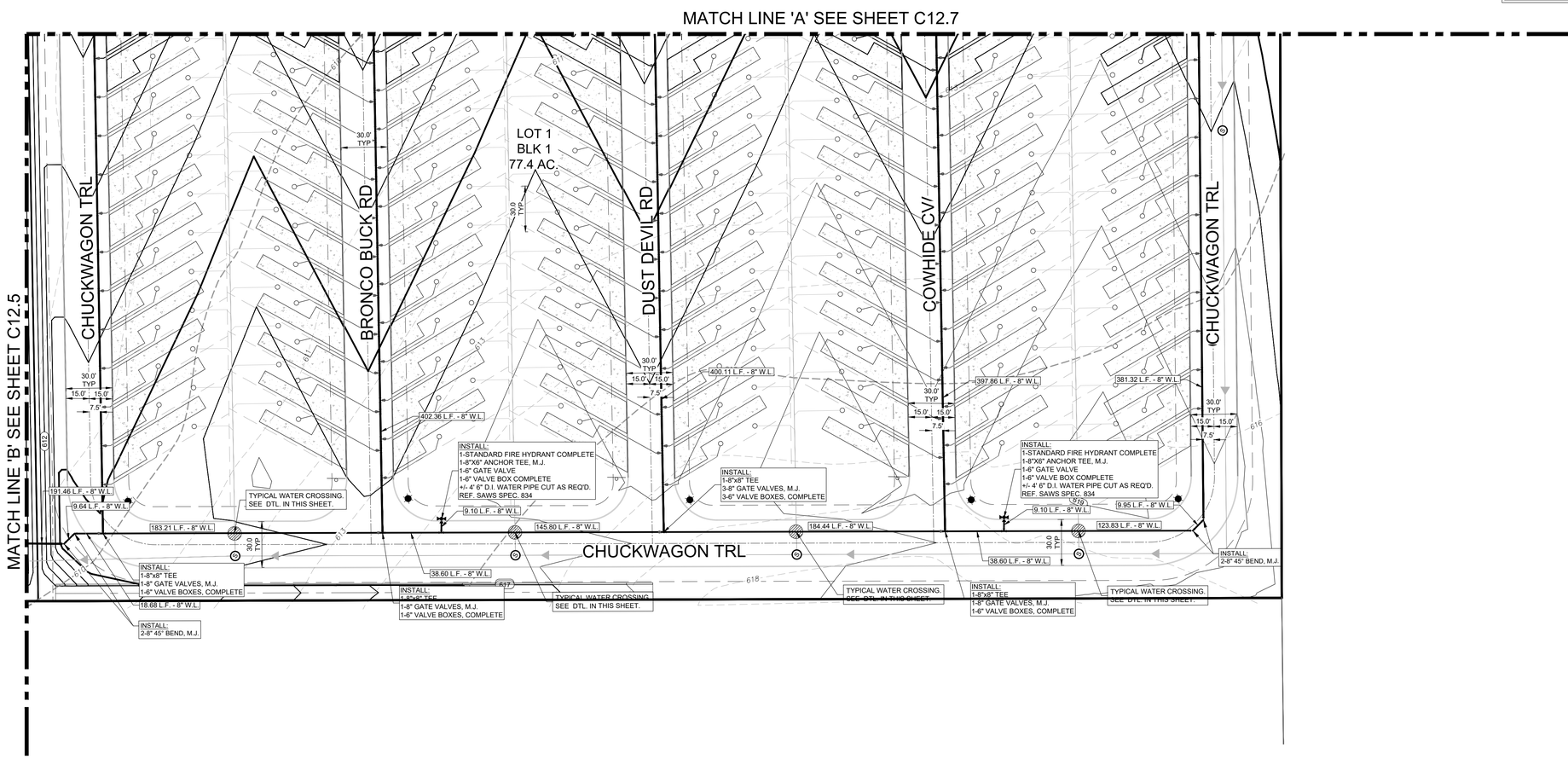
TYPICAL WATER CROSSING
NTS



SCALE IN FEET
SCALE: 1"=40'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
OP	PP	POWER POLE
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X		WIRE FENCE
TEL		TELEPHONE CABLE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY



REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAG, TJ
CHECKED BY: WH
DRAWING NAME: JO_Water Ext Plan (SHA-8)(8).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
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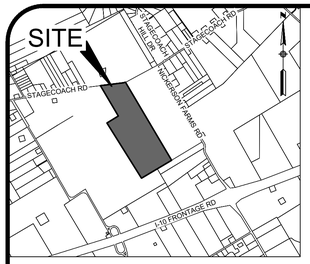
TBPE No. F-1386

JOB NUMBER:
SA5758-2502

SHEET NO.
C12.8

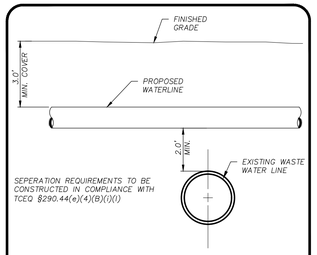
STAGECOACH MOBILE HOME & RV PARK
WATER EXT PLAN (SHEET 8)

Last Modified: Jun 25, 26 - 10:49
File Name/Time: SA 5758-2502 TP.dwg



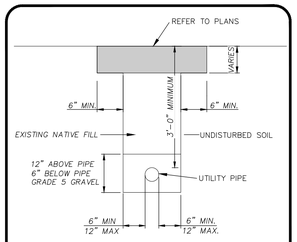
LOCATION MAP

N.T.S.



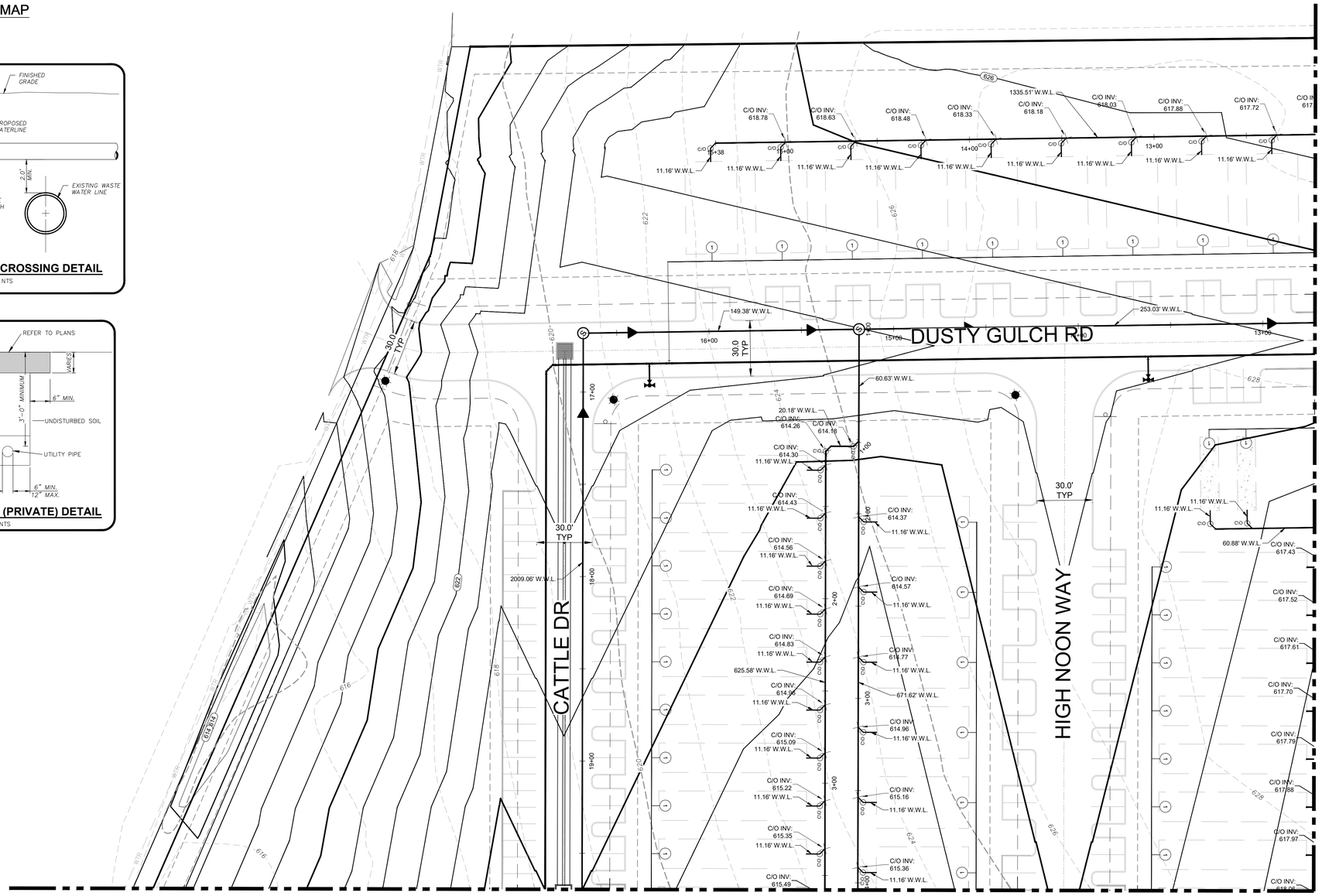
WATER/SEWER CROSSING DETAIL

NTS



UTILITY TRENCH (PRIVATE) DETAIL

NTS

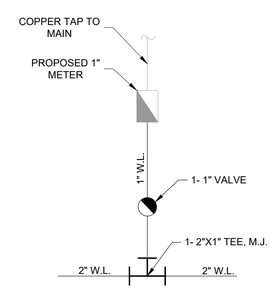


LEGEND

EXISTING	PROPOSED	DESCRIPTION
PP	PP	POWER POLE
WM		DUAL WATER SERVICE
WV		WATER VALVE
FH		FIRE HYDRANT
T		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
x	x	WIRE FENCE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY
	W.L.	WATER LINE
	S.S.	SANITARY SEWER
		SEWER DRIP FIELD AREA

30 15 0 30 60

SCALE IN FEET
SCALE: 1"=30'



1 1 PRIVATE WATER SERVICE DETAIL
SCALE: N.T.S.

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STAGECOACH MOBILE HOME & RV PARK

SANITARY SEWER PLAN (SHEET 1)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: _Sewer (Sh1-Sh4).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
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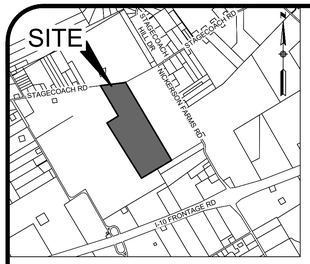
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.

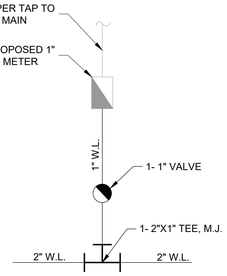
C13.0

Last Modified: Jul 23, 26 - 15:08
File Location: J:\SA_Projects\SA5758-2502\Drawings\Civil\Sewer\SA5758-2502-Sewer (Sh1-Sh4).dwg



LOCATION MAP

N.T.S.



1 PRIVATE WATER SERVICE DETAIL

SCALE: N.T.S.

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.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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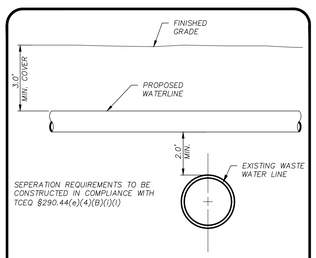
30 15 0 30 60

SCALE IN FEET
SCALE: 1"=30'

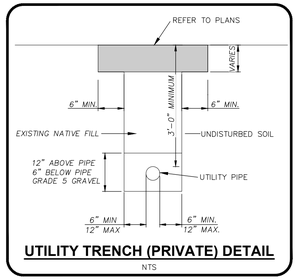
LEGEND

EXISTING	PROPOSED	DESCRIPTION
PP	PP	POWER POLE
WM		DUAL WATER SERVICE
WV		WATER VALVE
FH		FIRE HYDRANT
T		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
x	x	WIRE FENCE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY
	W.L.	WATER LINE
	S.S.	SANITARY SEWER
		SEWER DRIP FIELD AREA



WATER/SEWER CROSSING DETAIL

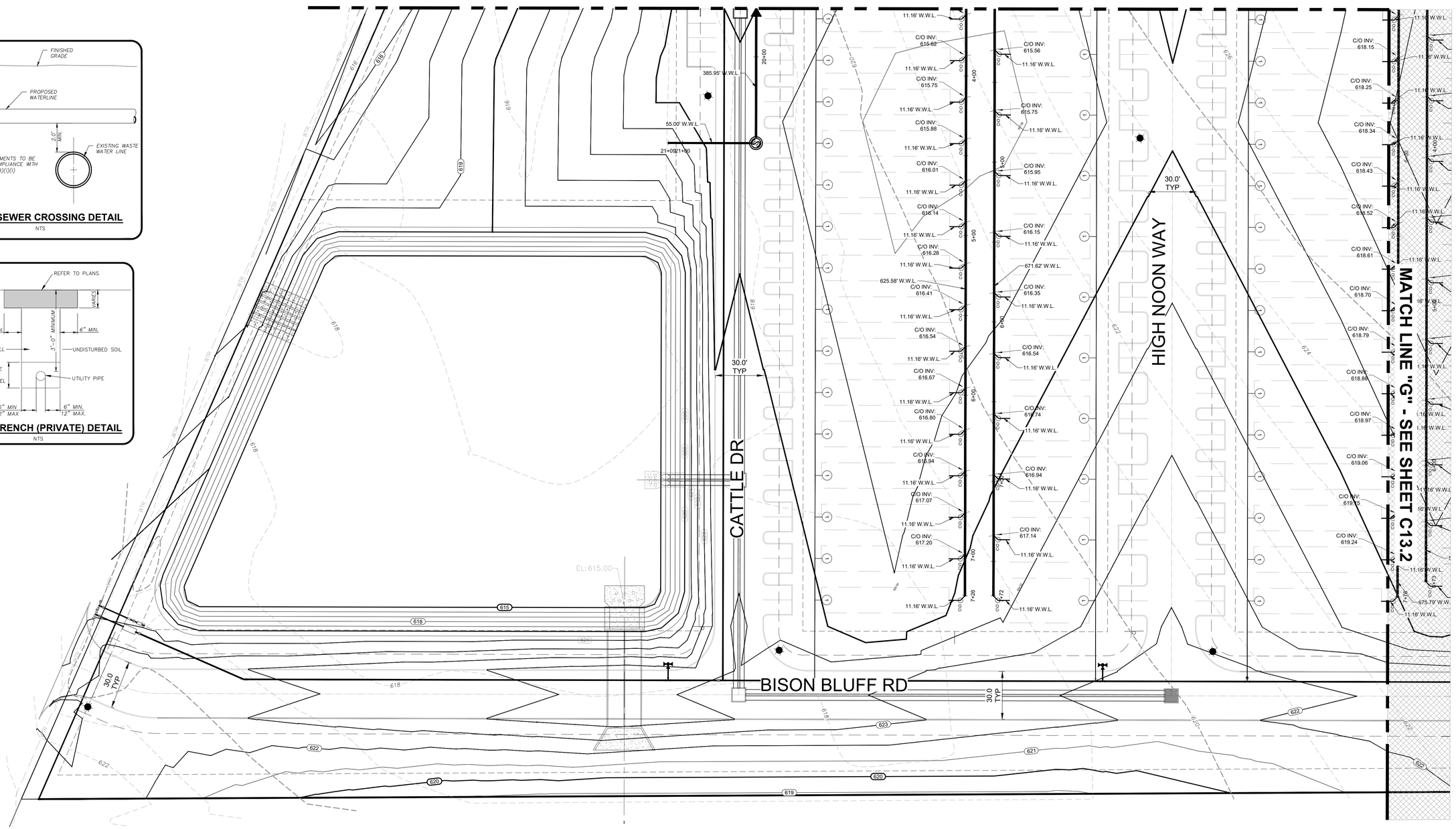
NTS



UTILITY TRENCH (PRIVATE) DETAIL

NTS

MATCH LINE "A" - SEE SHEET C13.0



STAGECOACH MOBILE HOME & RV PARK

SANITARY SEWER PLAN (SHEET 2)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: ..._Sewer (Sh1-Sh4).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
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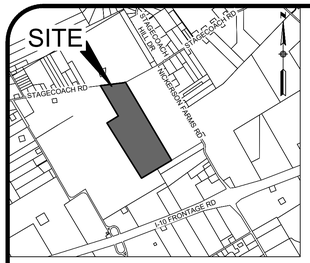
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.

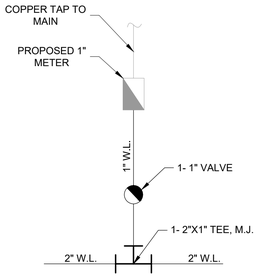
C13.1

Last Modified: Jul 23, 26 - 11:08
File: 2502 Plan Set - 24x36.dwg



LOCATION MAP

N.T.S.



1 PRIVATE WATER SERVICE DETAIL

SCALE: N.T.S.

TRENCH EXCAVATION SAFETY PROTECTION

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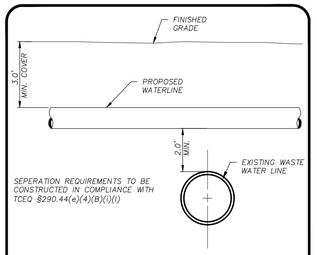
30 15 0 30 60

SCALE IN FEET
SCALE: 1"=30'

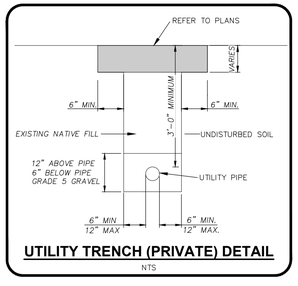
LEGEND

EXISTING	PROPOSED	DESCRIPTION
PP	PP	POWER POLE
DWM		DUAL WATER SERVICE
WV		WATER VALVE
FH		FIRE HYDRANT
		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X	X	WIRE FENCE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY
	W.L.	WATER LINE
	S.S.	SANITARY SEWER
		SEWER DRIP FIELD AREA



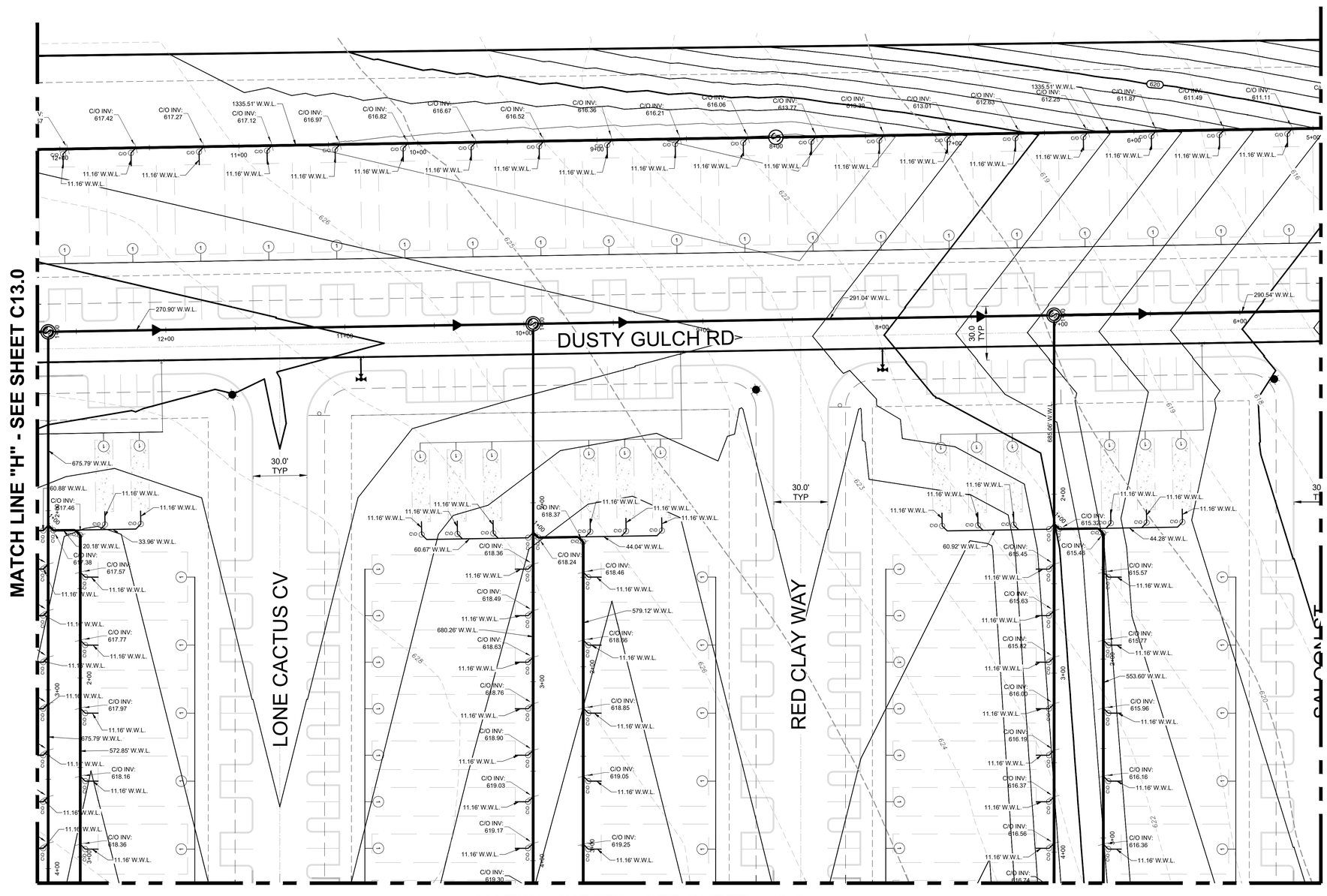
WATER/SEWER CROSSING DETAIL

NTS



UTILITY TRENCH (PRIVATE) DETAIL

NTS



STAGECOACH MOBILE HOME & RV PARK

SANITARY SEWER PLAN (SHEET 3)

NO.	DESCRIPTION	BY	DATE

REVISIONS

DATE: 6/24/2026
DESIGNED BY: VH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: VH
DRAWING NAME: P:_Sewer\Sht1-Sht3.dwg

7/17/2026
STATE OF TEXAS
WILSON HERNANDEZ
14063
LICENSED
PROFESSIONAL ENGINEER

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9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
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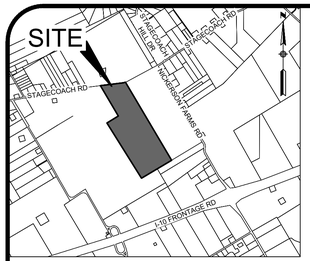
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.

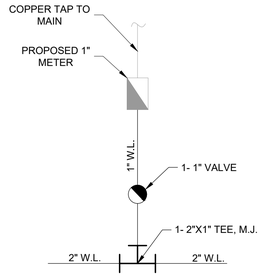
C13.3

Last Modified: Jul 23, 26 - 15:08
File: SA5758-2502-Sewer.dwg
Plot Date/Time: Jul 23, 26 - 11:03:02



LOCATION MAP

N.T.S.



1 PRIVATE WATER SERVICE DETAIL

SCALE: N.T.S.

TRENCH EXCAVATION SAFETY PROTECTION

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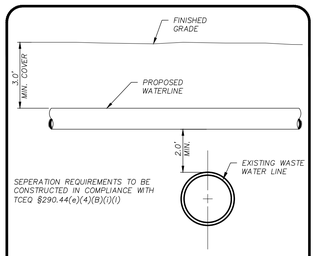
30 15 0 30 60

SCALE IN FEET
SCALE: 1"=30'

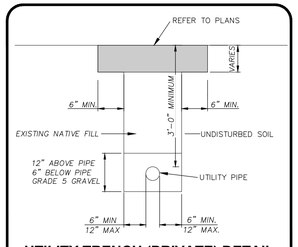
LEGEND

EXISTING	PROPOSED	DESCRIPTION
PP	PP	POWER POLE
WM		DUAL WATER SERVICE
WV		WATER VALVE
FH		FIRE HYDRANT
T		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X	X	WIRE FENCE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY
	W.L.	WATER LINE
	S.S.	SANITARY SEWER
		SEWER DRIP FIELD AREA



WATER/SEWER CROSSING DETAIL

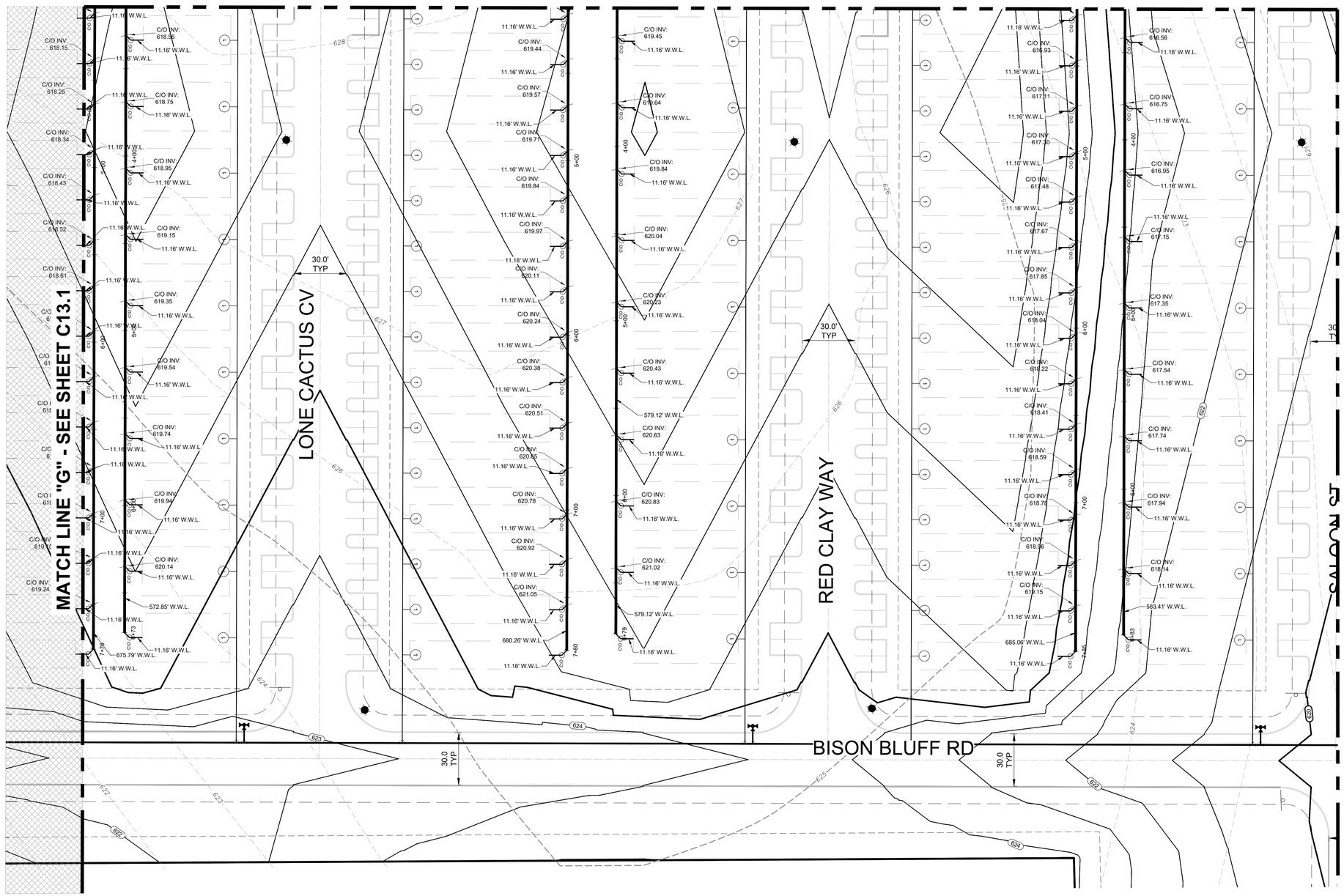
NTS



UTILITY TRENCH (PRIVATE) DETAIL

NTS

MATCH LINE "B" - SEE SHEET C13.3



STAGECOACH MOBILE HOME & RV PARK

SANITARY SEWER PLAN (SHEET 4)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: VH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: VH
DRAWING NAME: PD_Sewer (Sh1-Sh4).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
14063
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
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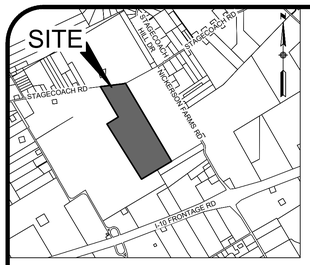
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.

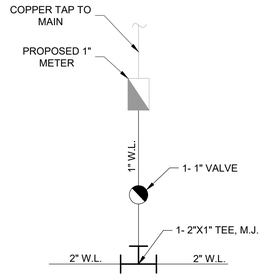
C13.2

Last Modified: Jul 23, 26 - 15:08
Plot Date/Time: Jul 23, 26 - 11:00:05



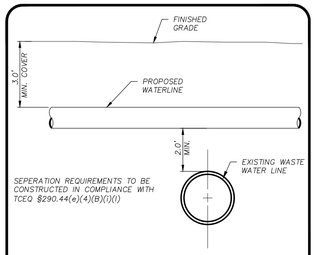
LOCATION MAP

N.T.S.



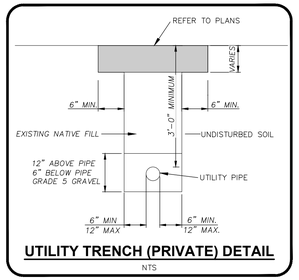
1 PRIVATE WATER SERVICE DETAIL

SCALE: N.T.S.



WATER/SEWER CROSSING DETAIL

NTS



UTILITY TRENCH (PRIVATE) DETAIL

NTS

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.

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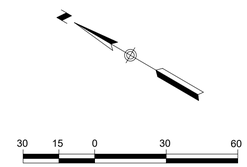
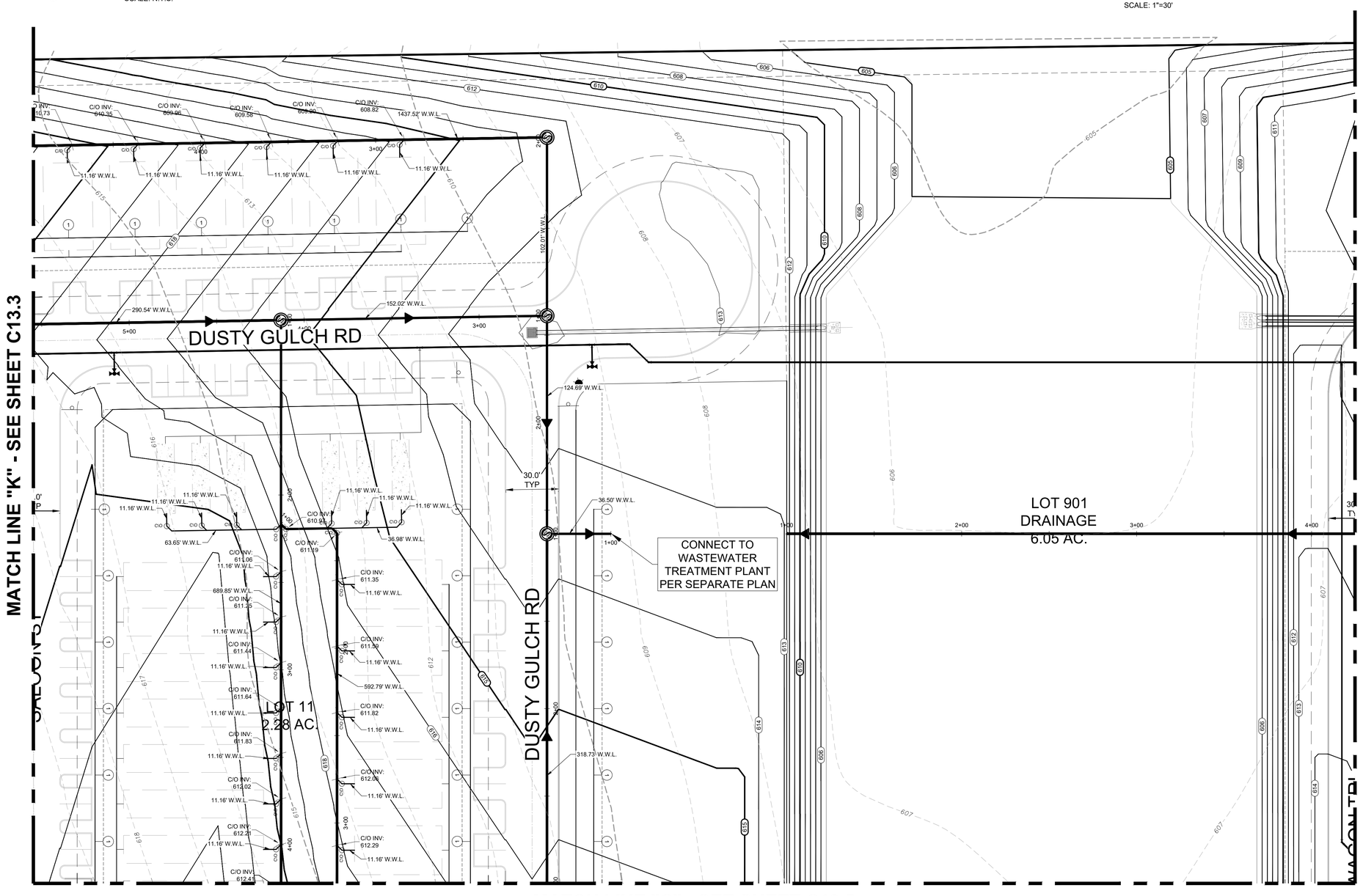


SCALE IN FEET

SCALE: 1"=30'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
PP	PP	POWER POLE
WM		DUAL WATER SERVICE
WV		WATER VALVE
FH		FIRE HYDRANT
		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
x	x	WIRE FENCE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY
	W.L.	WATER LINE
	S.S.	SANITARY SEWER
		SEWER DRIP FIELD AREA



REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026

DESIGNED BY: WH, MAS

DRAWN BY: MAS, TJ

CHECKED BY: WH

DRAWING NAME: ...n_Sewer (Sh5-Sh8).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

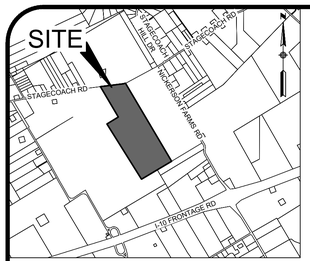
SHEET NO.

C13.4

STAGECOACH MOBILE HOME & RV PARK

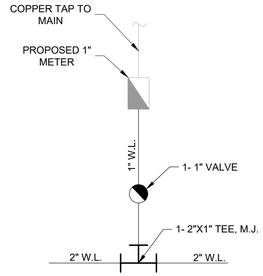
SANITARY SEWER PLAN (SHEET 5)

Last Modified: Jul 24, 26 – 11:36
File: ...\Plot Plan_v_24_26.dwg – 11/13/13



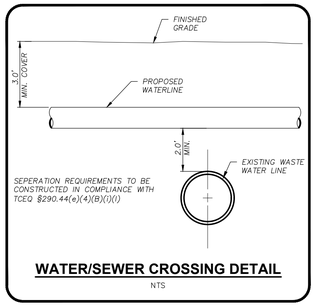
LOCATION MAP

N.T.S.



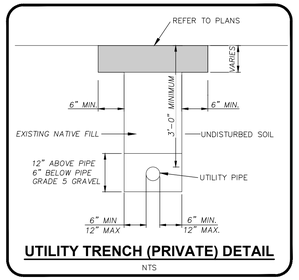
1 PRIVATE WATER SERVICE DETAIL

SCALE: N.T.S.



WATER/SEWER CROSSING DETAIL

NTS



UTILITY TRENCH (PRIVATE) DETAIL

NTS

TRENCH EXCAVATION SAFETY PROTECTION

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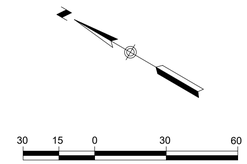


SCALE IN FEET
SCALE: 1"=30'

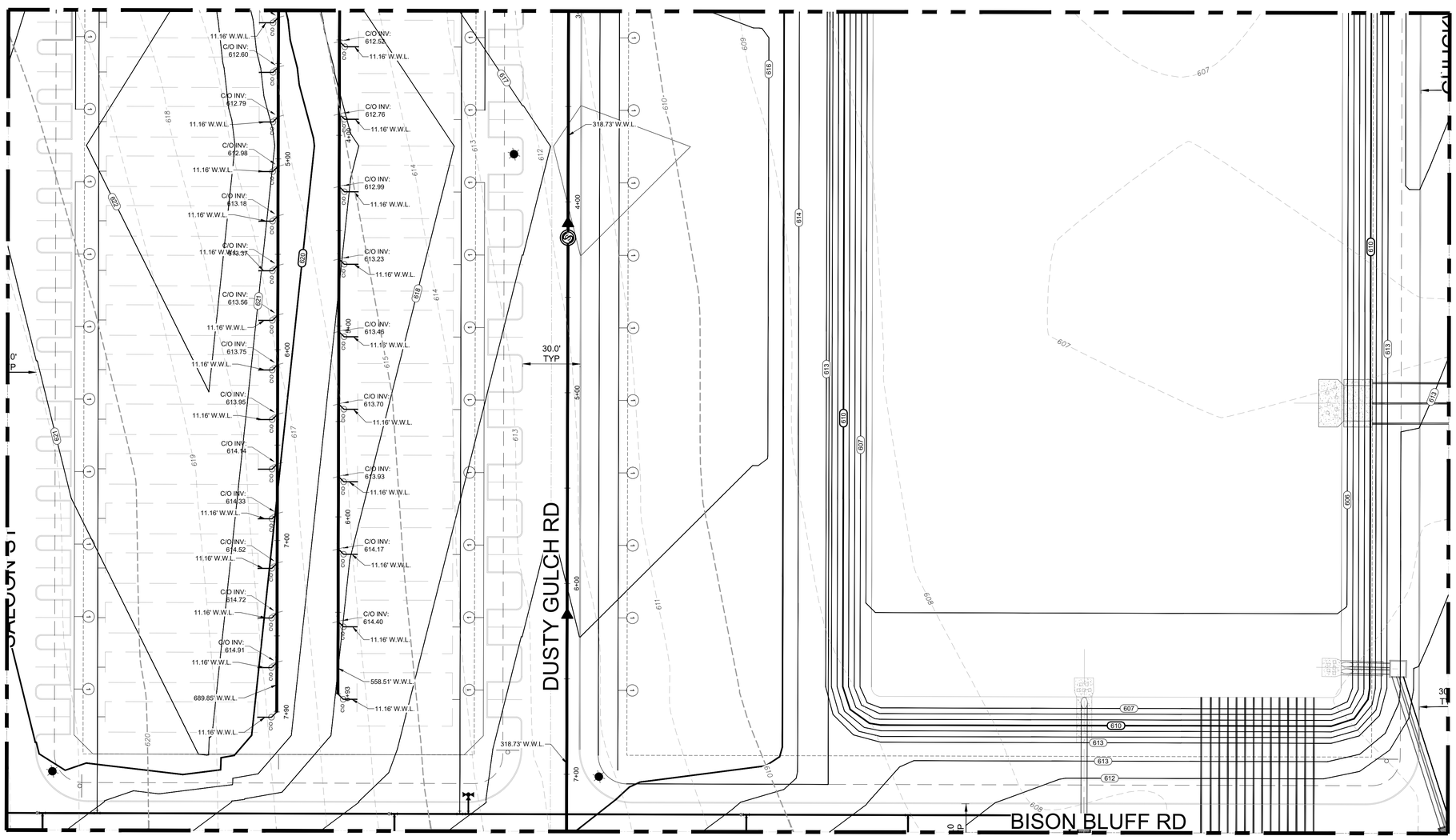
LEGEND

EXISTING	PROPOSED	DESCRIPTION
PP	PP	POWER POLE
WM		DUAL WATER SERVICE
WV		WATER VALVE
FH		FIRE HYDRANT
T		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
x	x	WIRE FENCE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY
	W.L.	WATER LINE
	S.S.	SANITARY SEWER
		SEWER DRIP FIELD AREA

STAGECOACH MOBILE HOME & RV PARK

SANITARY SEWER PLAN (SHEET 6)

MATCH LINE "C" - SEE SHEET C13.4



MATCH LINE "E" - SEE SHEET C13.6

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: _10_Sewer (Sht-Sht).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

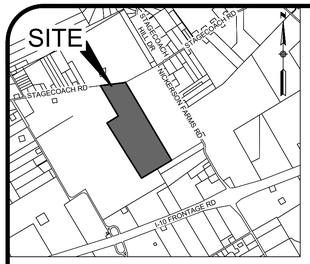
LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.

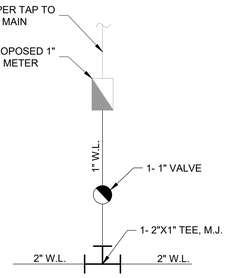
C13.5

Last Modified: Jul 24, 26 - 11:36
File: 10_Sewer (Sht-Sht).dwg
Plot by: WilliamHernandez



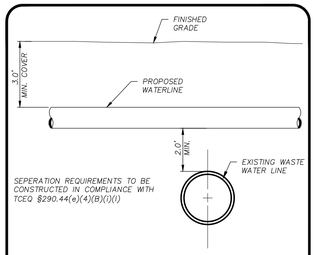
LOCATION MAP

N.T.S.



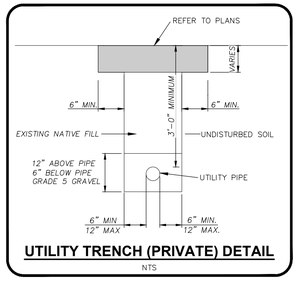
1 PRIVATE WATER SERVICE DETAIL

SCALE: N.T.S.



WATER/SEWER CROSSING DETAIL

NTS



UTILITY TRENCH (PRIVATE) DETAIL

NTS

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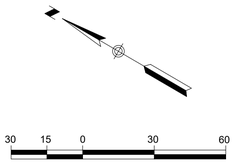


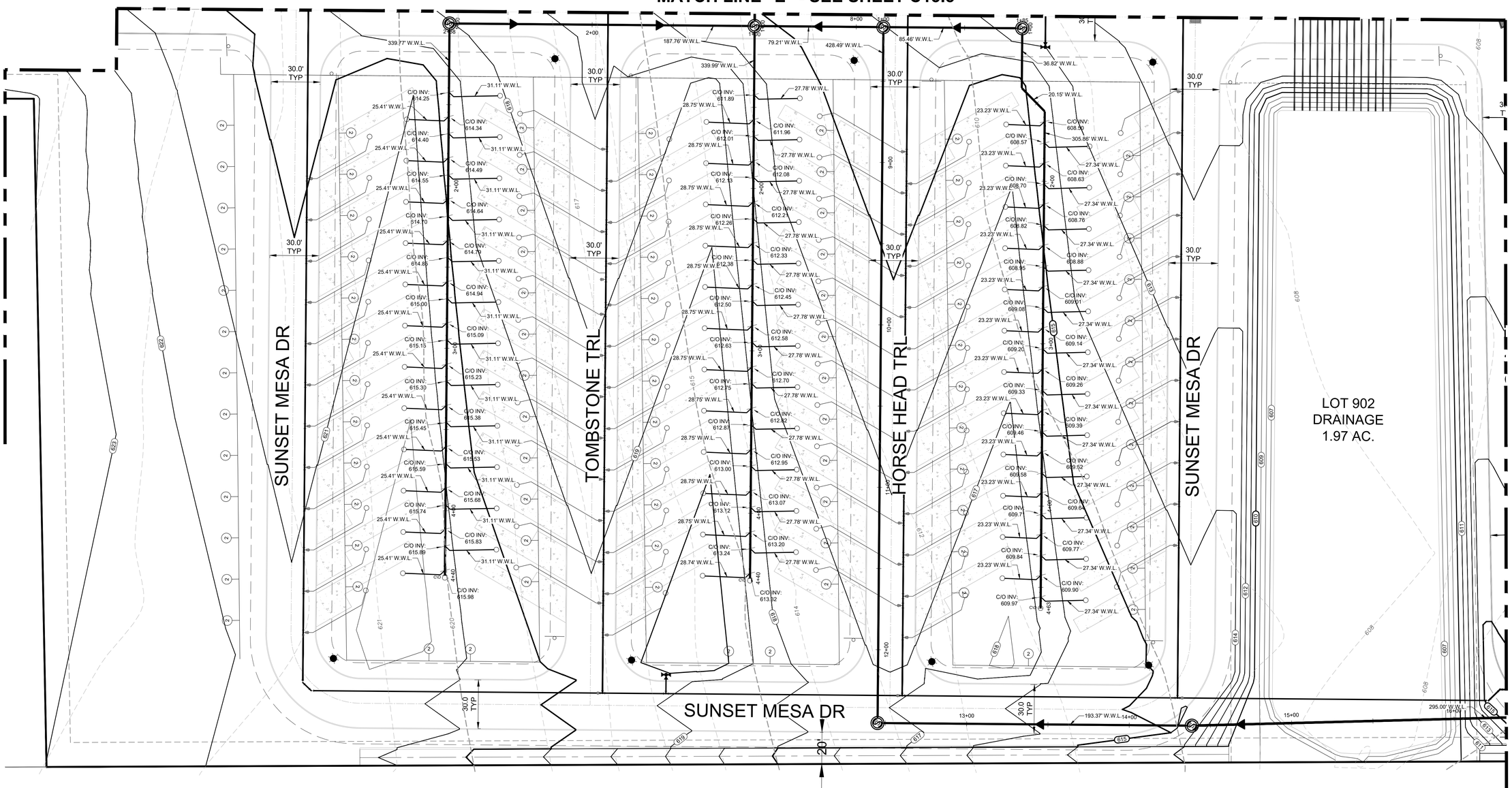
SCALE IN FEET
SCALE: 1"=30'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
PP	PP	POWER POLE
WM		DUAL WATER SERVICE
WV		WATER VALVE
FH		FIRE HYDRANT
T		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
x	x	WIRE FENCE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY
	W.L.	WATER LINE
	S.S.	SANITARY SEWER
		SEWER DRIP FIELD AREA

STAGECOACH MOBILE HOME & RV PARK

SANITARY SEWER PLAN (SHEET 7)



NO.	DESCRIPTION	BY	DATE

REVISIONS

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: ...ary_Sewer (Sht-Sht6).dwg

7/17/2026
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

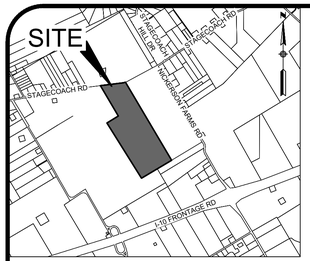
LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.

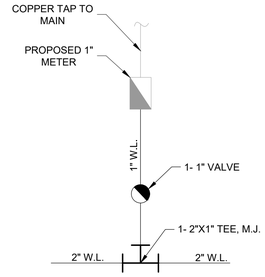
C13.6

Last Modified: Jul. 24, 26 - 11:56
Entry: SDWT Plan - Jul. 24, 26 - 11:52:25



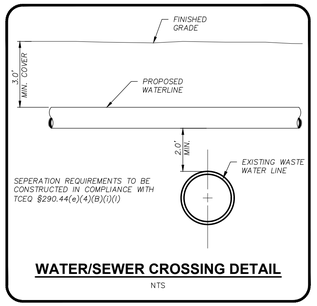
LOCATION MAP

N.T.S.



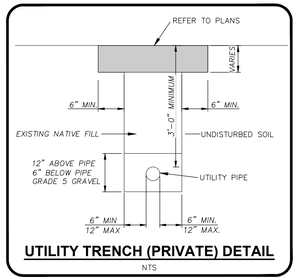
1 PRIVATE WATER SERVICE DETAIL

SCALE: N.T.S.



WATER/SEWER CROSSING DETAIL

NTS



UTILITY TRENCH (PRIVATE) DETAIL

NTS

TRENCH EXCAVATION SAFETY PROTECTION

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30 15 0 30 60

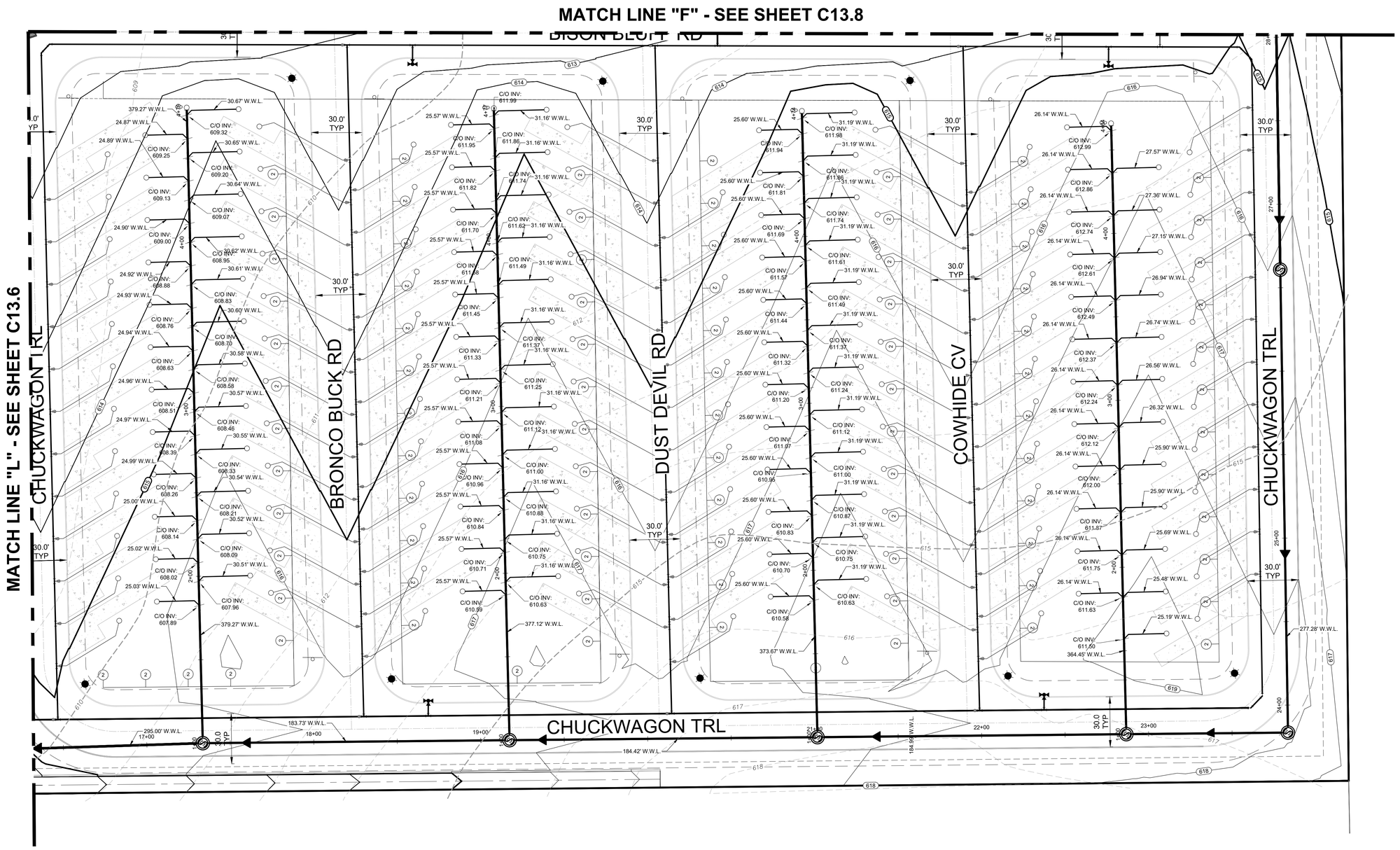
SCALE IN FEET
SCALE: 1"=30'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
PP	PP	POWER POLE
WM		DUAL WATER SERVICE
WV		WATER VALVE
FH		FIRE HYDRANT
		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
x	x	WIRE FENCE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY
	W.L.	WATER LINE
	S.S.	SANITARY SEWER
		SEWER DRIP FIELD AREA

STAGECOACH MOBILE HOME & RV PARK

SANITARY SEWER PLAN (SHEET 8)



REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: ...\B_Sewer (SH-SHB).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

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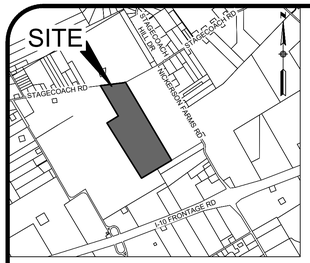
JOB NUMBER: SA5758-2502

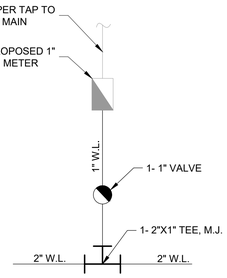
SHEET NO.

C13.7

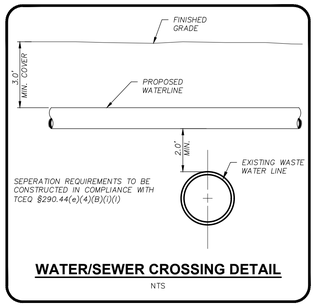
Last Modified: Jul 24, 26 - 11:56
Plot Date/Time: Jul 24, 26 - 11:57:39



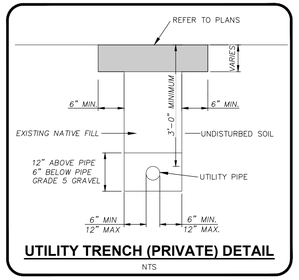
LOCATION MAP
N.T.S.



1 PRIVATE WATER SERVICE DETAIL
SCALE: N.T.S.



WATER/SEWER CROSSING DETAIL
NTS



UTILITY TRENCH (PRIVATE) DETAIL
NTS

TRENCH EXCAVATION SAFETY PROTECTION

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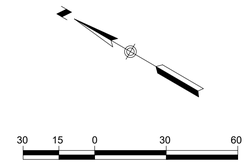
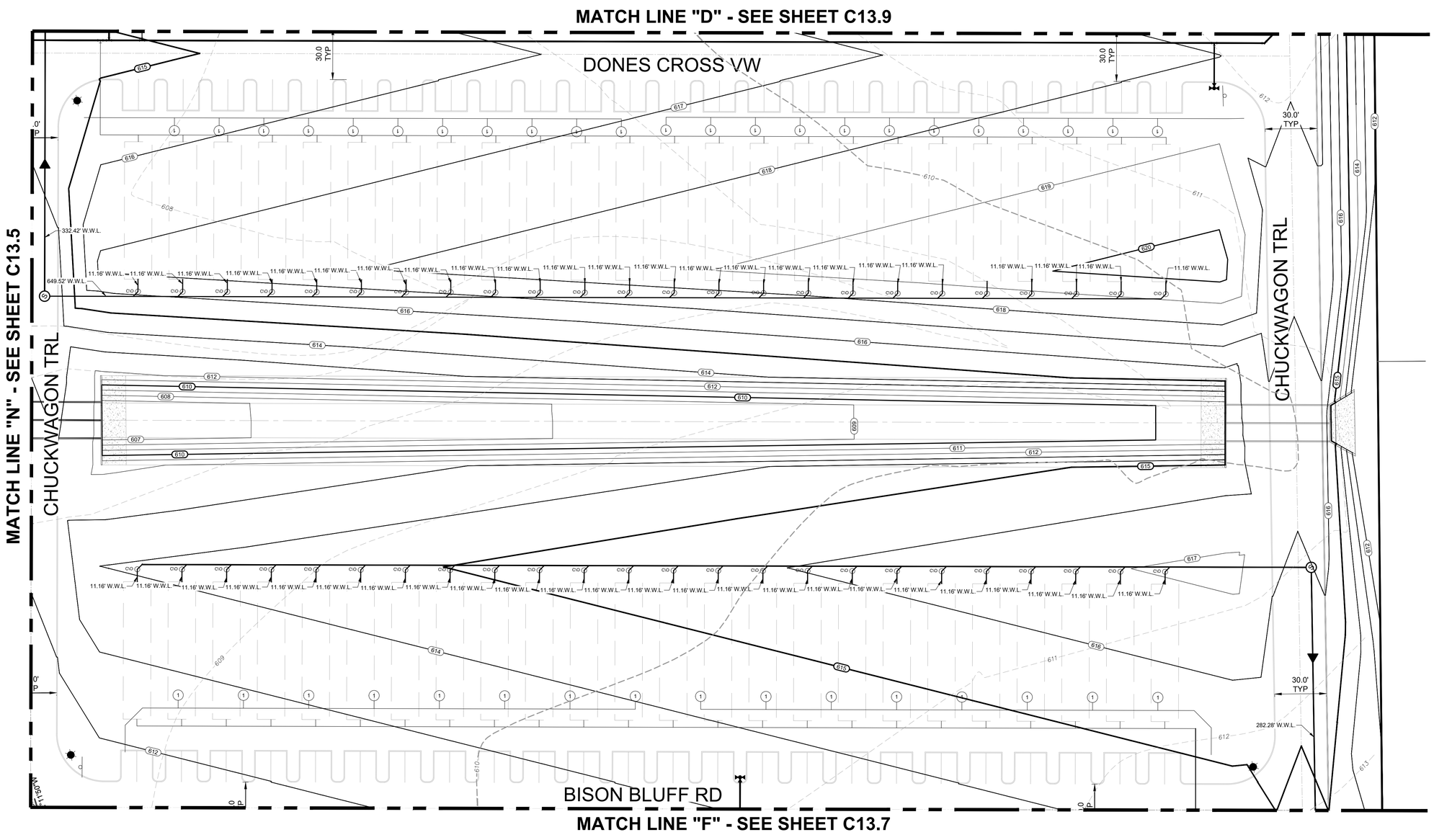


SCALE IN FEET
SCALE: 1"=30'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
PP	PP	POWER POLE
WM		DUAL WATER SERVICE
WV		WATER VALVE
FH		FIRE HYDRANT
TP		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
X	X	WIRE FENCE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY
	W.L.	WATER LINE
	S.S.	SANITARY SEWER
		SEWER DRIP FIELD AREA



STAGECOACH MOBILE HOME & RV PARK

SANITARY SEWER PLAN (SHEET 9)

NO.	DESCRIPTION	BY	DATE

REVISIONS

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: 05_Sewer (Sh9-Sh10).dwg

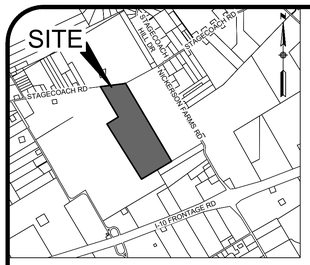
7/17/2026
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.
C13.8

Last Modified: Jul 23, 26 - 15:12
By: DWilliams - Jul 23, 26 - 11:32:46



LOCATION MAP
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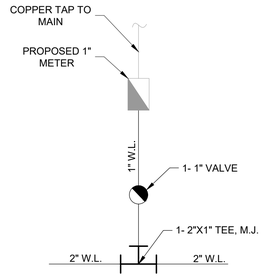
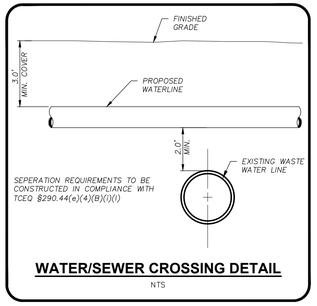
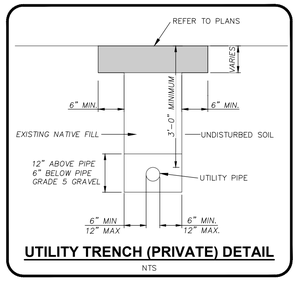


1 1 PRIVATE WATER SERVICE DETAIL
SCALE: N.T.S.



WATER/SEWER CROSSING DETAIL
NTS



UTILITY TRENCH (PRIVATE) DETAIL
NTS

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 LAS 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.

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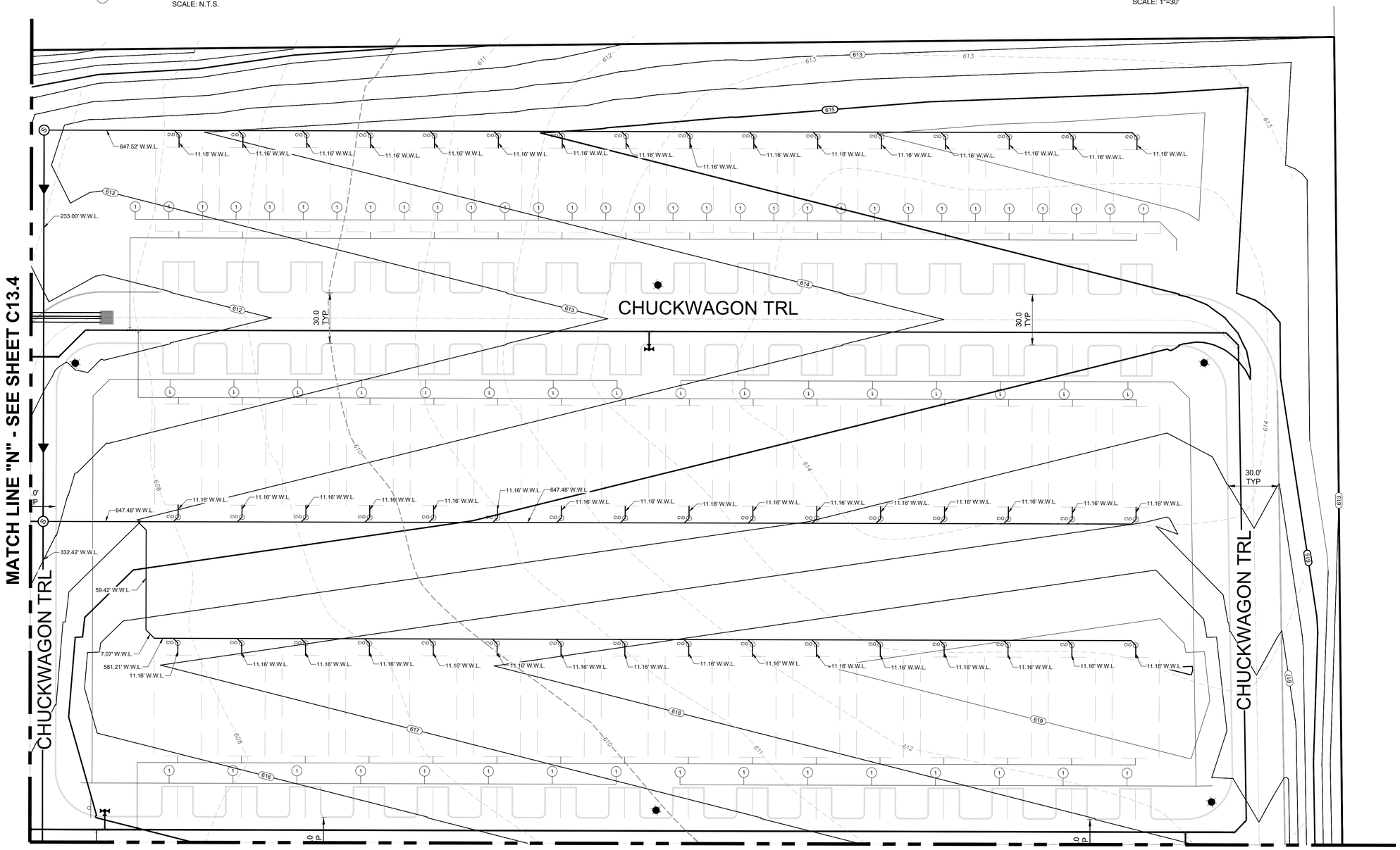
30 15 0 30 60

SCALE IN FEET
SCALE: 1"=30'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
PP	PP	POWER POLE
WM		DUAL WATER SERVICE
WV		WATER VALVE
FH		FIRE HYDRANT
		TELEPHONE PEDESTAL
OHE	OHE	OVERHEAD ELECTRIC
x	x	WIRE FENCE
800	800	CONTOUR
	ESM'T	EASEMENT
	VOL.	VOLUME
	PG.	PAGE
	R.O.W.	RIGHT OF WAY
	W.L.	WATER LINE
	S.S.	SANITARY SEWER
		SEWER DRIP FIELD AREA



STAGECOACH MOBILE HOME & RV PARK

SANITARY SEWER PLAN (SHEET 10)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: _Sewer (Sht-Sht10).dwg

7/17/2026
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER:
SA5758-2502

SHEET NO.
C13.9

Last Modified: Jul 23, 26 - 15:12
Plot Scale/Time: 24 x 36 - 11:00:49

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING AND TESTING THE SANITARY SEWER SYSTEM IN ACCORDANCE WITH 30 TAC 217 [AND 213.5 FOR PROJECTS IN THE ERZD], THE DESIGN PLANS AND TCEQ SPECIFICATIONS.
2. THE CONTRACTOR MUST PROVIDE CERTIFICATION UPON REQUEST OF THE ENGINEER THAT ALL MATERIALS FOR THE CONSTRUCTION OF THE SANITARY SEWER SYSTEM MEET TCEQ SPECIFICATIONS.
3. AFTER ALL SANITARY SEWER CONSTRUCTION HAS BEEN COMPLETED, FINAL STABILIZATION OF THE CONSTRUCTION AREA ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES SHALL BE COMPLETED BY EVENLY DISTRIBUTING SEEDING AND WATERING TO A MINIMUM OF 70% OF THE NATIVE BACKGROUND VEGETATIVE COVER.
4. ALL RESIDENTIAL SEWER SERVICE LATERALS ARE 6" DIA. UNLESS NOTED OTHERWISE.
5. ALL RESIDENTIAL SEWER SERVICE LATERALS SHALL BE CAPPED AND SEALED.
6. LATERALS TO MOBILE HOMES SHALL BE SLOPED @ MIN 2%.
11. CONTRACTOR TO FIELD VERIFY ALL MATCH EXISTING ELEVATIONS, SEWER MANHOLE INVERTS, STORM DRAIN INVERTS, AND ALL OTHER UTILITIES PRIOR TO UTILITY WORK AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.
12. REFER TO SHEET C10.0 - C10.6 FOR WATER, WASTEWATER, STORM DRAIN CROSSING DETAILS.
13. CONSTRUCTION OF THE SEWER LINES & SERVICE LATERALS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

TRENCH EXCAVATION SAFETY PROTECTION

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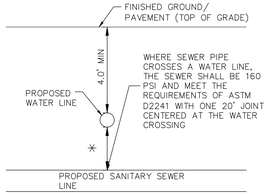
PLATTING TAGS

- (A) 14' G.E.T.CA. ESM'T
- (B) 50' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
- (C) 46' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
- (D) 30' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
- (E) VARIABLE WIDTH PRIVATE DRAINAGE ESM'T
- (F) 10' CPS ELECTRICAL EASEMENT
- (G) 10' SAWS WATER EASEMENT
- (H) 20' BUILDING SETBACK



* SEPARATION DISTANCE TO COMPLY WITH TCEQ REGULATION 30 TAC 290.44 (E) APPENDIX E AND 30 TAC 217.53(D) APPENDIX D– SEPARATION DISTANCE

TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

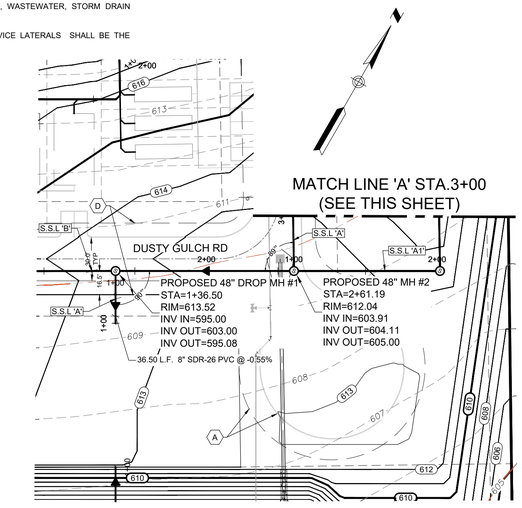
NTS

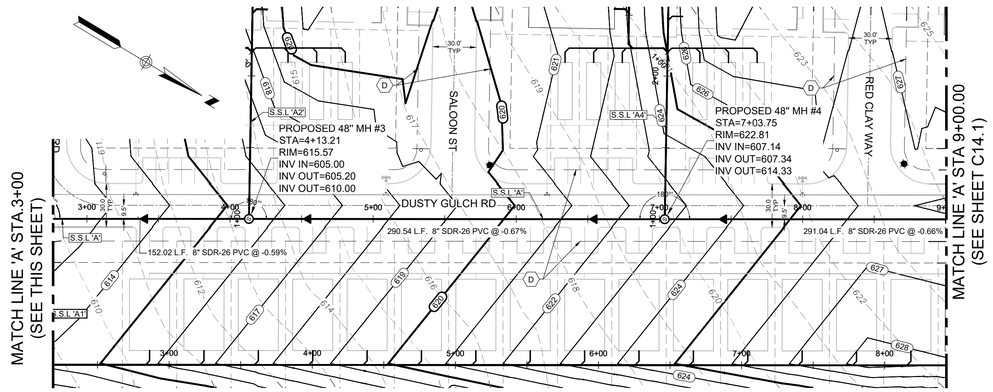
50 25 0 50 100

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

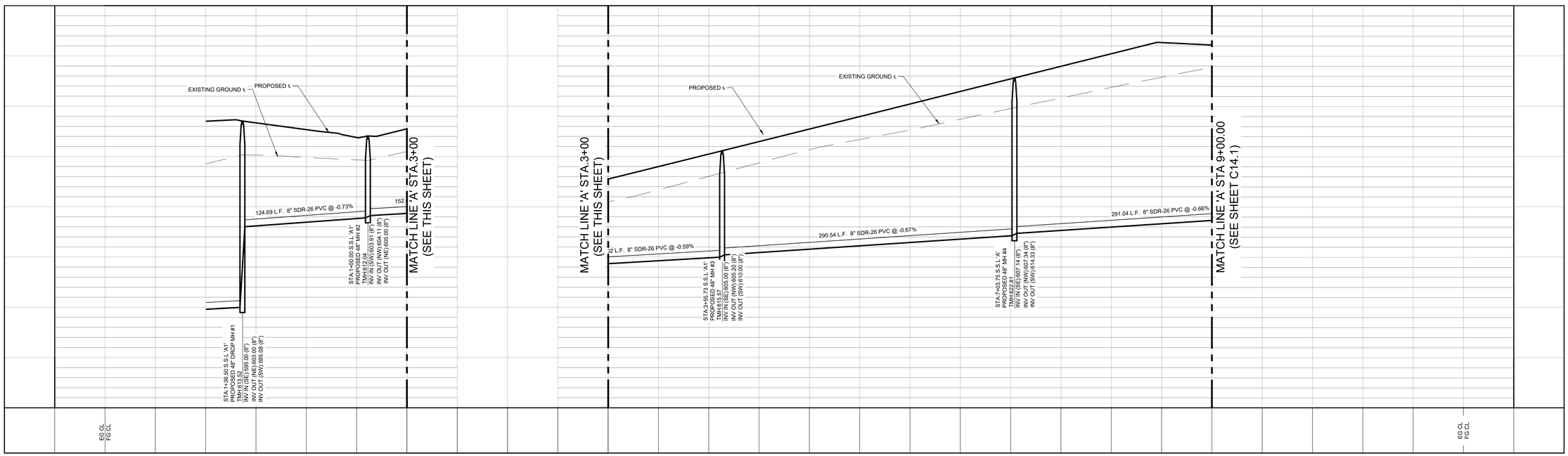
LEGEND

PROPOSED	EXISTING	
S	S	SANITARY SEWER MANHOLE
WW	WW	SANITARY SEWER LINE
	EX W	WATER LINE
C/O	C/O	SANITARY SEWER LATERAL CLEAN OUT
		WATER VALVE
		FIRE HYDRANT
		WATER METER
		STREET LIGHT (100 WATT LED)
	OU	OVERHEAD ELECTRIC
	TMH	TOP OF MANHOLE





WASTEWATER LINE 'A' STA. 1+00 TO 9+00



CAUTION: CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

STAGECOACH MOBILE HOME & RV PARK

WASTEWATER LINE "A" P&P (1+00 to 9+00)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY: WH
DRAWING NAME: S:\WVL A P&P (10+00 to 00+00).dwg

3/31/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.

C14.0

Last Modified: Jun 22, 26 – 13:18
Plot Date/Time: Jun 22, 26 – 13:18:49

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING AND TESTING THE SANITARY SEWER SYSTEM IN ACCORDANCE WITH 30 TAC 217 [AND 213.5 FOR PROJECTS IN THE ERZD], THE DESIGN PLANS AND TCEQ SPECIFICATIONS.
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12. REFER TO SHEET C10.0 - C10.6 FOR WATER, WASTEWATER, STORM DRAIN CROSSING DETAILS.
13. CONSTRUCTION OF THE SEWER LINES & SERVICE LATERALS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

TRENCH EXCAVATION SAFETY PROTECTION

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PLATTING TAGS

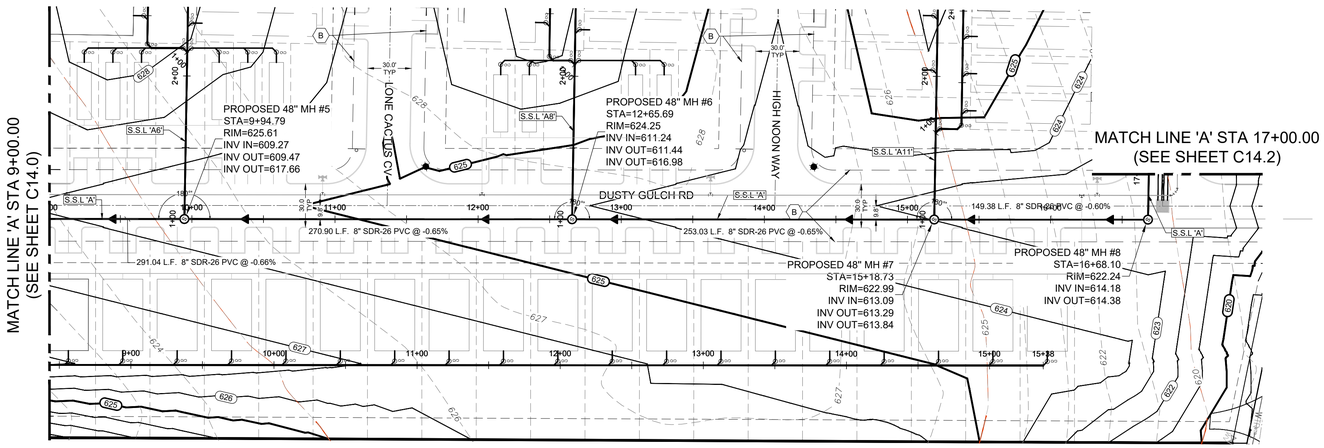
A	14' G.E.T.CA. ESM'T
B	50' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
C	46' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
D	30' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
E	VARIABLE WIDTH PRIVATE DRAINAGE ESM'T
F	10' CPS ELECTRICAL EASEMENT
G	10' SAWS WATER EASEMENT
H	20' BUILDING SETBACK

50 25 0 50 100

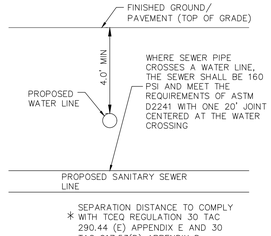
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

LEGEND

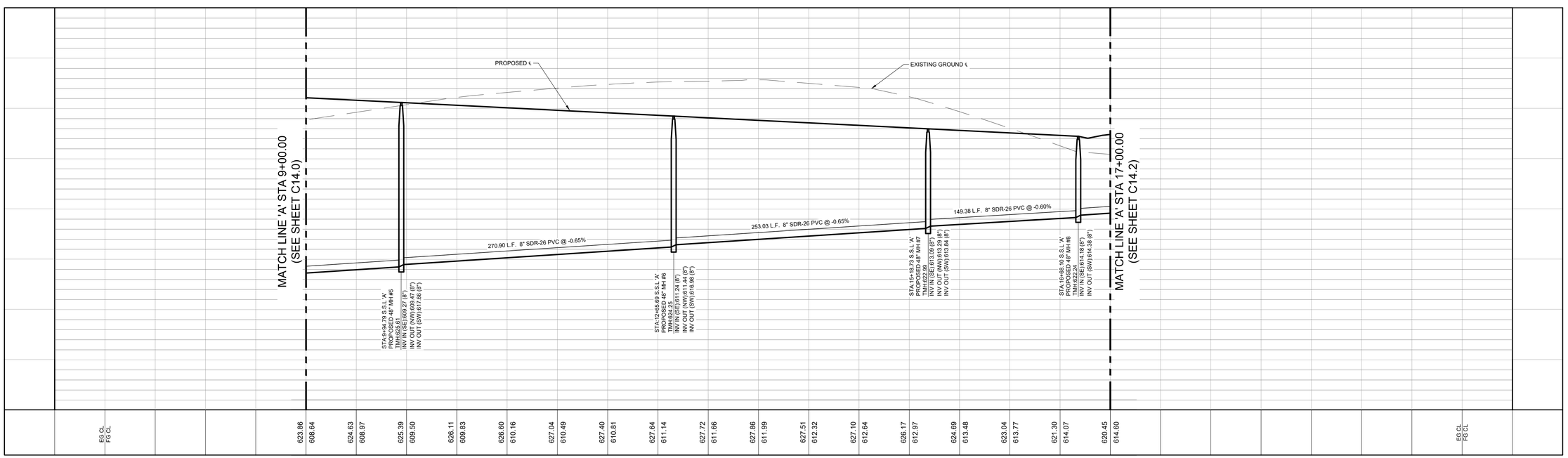
PROPOSED	EXISTING	
S	S	SANITARY SEWER MANHOLE
WW	WW	SANITARY SEWER LINE
	EX W	WATER LINE
C/O	C/O	SANITARY SEWER LATERAL CLEAN OUT
		WATER VALVE
		FIRE HYDRANT
		WATER METER
		STREET LIGHT (100 WATT LED)
	OU	OVERHEAD ELECTRIC
	TMH	TOP OF MANHOLE



WASTEWATER LINE 'A' STA. 9+00 TO 17+00



TYPICAL SANITARY SEWER/WATER CROSSING DETAIL
NTS



CAUTION:

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STAGECOACH MOBILE HOME & RV PARK

WASTEWATER LINE "A" P&P (9+00 TO 17+00)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DRAWING NAME: sh_WWL A P&P (1+00 to END).dwg

3/31/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.
C14.1

Last Modified: Jun 22, 26 – 13:18
Plot Date/Time: Jun 22, 26 – 13:19:55

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING AND TESTING THE SANITARY SEWER SYSTEM IN ACCORDANCE WITH 30 TAC 217 [AND 213.5 FOR PROJECTS IN THE ERZD], THE DESIGN PLANS AND TCEQ SPECIFICATIONS.
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PLATTING TAGS

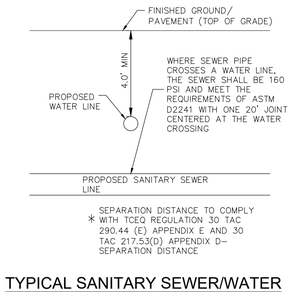
- (A) 14' G.E.T.CA. ESM'T
- (B) 50' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
- (C) 46' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
- (D) 30' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
- (E) VARIABLE WIDTH PRIVATE DRAINAGE ESM'T
- (F) 10' CPS ELECTRICAL EASEMENT
- (G) 10' SAWS WATER EASEMENT
- (H) 20' BUILDING SETBACK

50 25 0 50 100

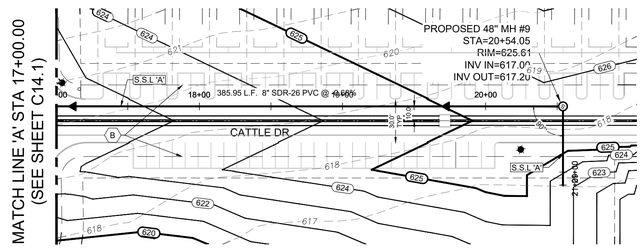
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

LEGEND

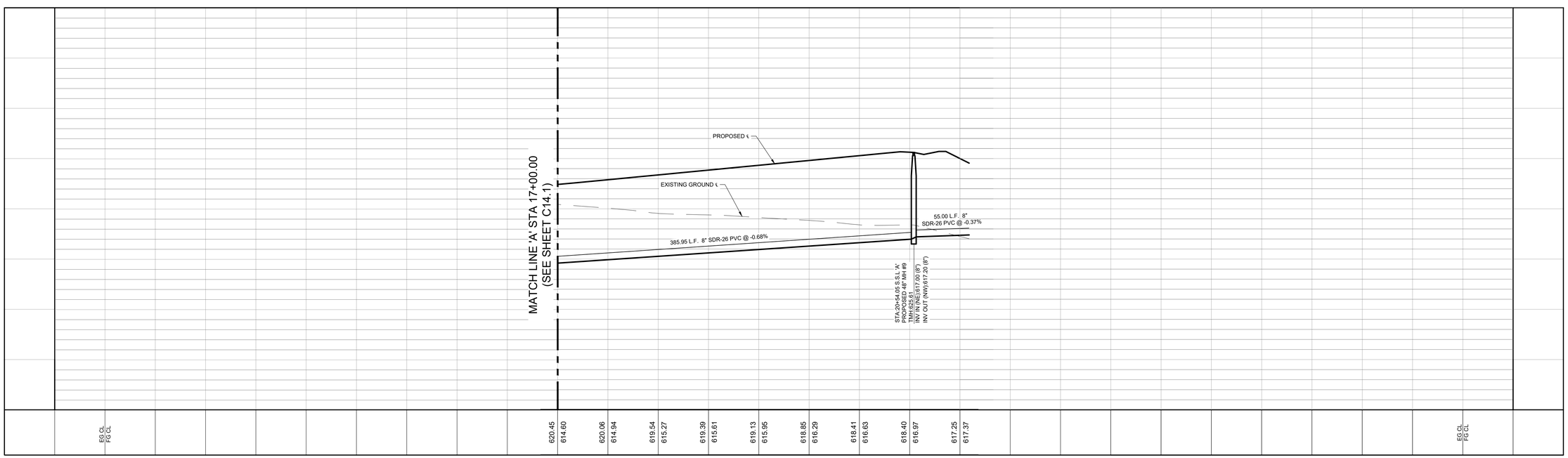
PROPOSED	EXISTING	
S	S	SANITARY SEWER MANHOLE
WW	WW	SANITARY SEWER LINE
	EX W	WATER LINE
C/O	C/O	SANITARY SEWER LATERAL CLEAN OUT
		WATER VALVE
		FIRE HYDRANT
		WATER METER
		STREET LIGHT (100 WATT LED)
	OU	OVERHEAD ELECTRIC
	TMH	TOP OF MANHOLE



TYPICAL SANITARY SEWER/WATER CROSSING DETAIL
NTS



WASTEWATER LINE 'A' STA. 17+00 TO END



CAUTION:

CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

STAGECOACH MOBILE HOME & RV PARK

WASTEWATER LINE "A" P&P (17+00 TO END)

NO.	DESCRIPTION	BY	DATE

REVISIONS

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DRAWING NAME: sh_WWL A P&P (1+00 to END).dwg

3/31/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.
C14.2

Last Modified: Jun 22, 26 - 13:58
Plot Date/Time: Jul 17, 26 - 12:00:00

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING AND TESTING THE SANITARY SEWER SYSTEM IN ACCORDANCE WITH 30 TAC 217 [AND 213.5 FOR PROJECTS IN THE ERZD], THE DESIGN PLANS AND TCEQ SPECIFICATIONS.
2. THE CONTRACTOR MUST PROVIDE CERTIFICATION UPON REQUEST OF THE ENGINEER THAT ALL MATERIALS FOR THE CONSTRUCTION OF THE SANITARY SEWER SYSTEM MEET TCEQ SPECIFICATIONS.
3. AFTER ALL SANITARY SEWER CONSTRUCTION HAS BEEN COMPLETED, FINAL STABILIZATION OF THE CONSTRUCTION AREA ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES SHALL BE COMPLETED BY EVENLY DISTRIBUTING SEEDING AND WATERING TO A MINIMUM OF 70% OF THE NATIVE BACKGROUND VEGETATIVE COVER.
4. ALL RESIDENTIAL SEWER SERVICE LATERALS ARE 6" DIA. UNLESS NOTED OTHERWISE.
5. ALL RESIDENTIAL SEWER SERVICE LATERALS SHALL BE CAPPED AND SEALED.
6. LATERALS TO MOBILE HOMES SHALL BE SLOPED @ MIN 2%.
11. CONTRACTOR TO FIELD VERIFY ALL MATCH EXISTING ELEVATIONS, SEWER MANHOLE INVERTS, STORM DRAIN INVERTS, AND ALL OTHER UTILITIES PRIOR TO UTILITY WORK AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.
12. REFER TO SHEET C10.0 - C10.6 FOR WATER, WASTEWATER, STORM DRAIN CROSSING DETAILS.
13. CONSTRUCTION OF THE SEWER LINES & SERVICE LATERALS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

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 AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION, SAFETY PROTECTION THAT COMPLIES 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.

PLATTING TAGS

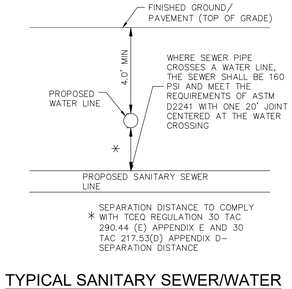
A	14' G.E.T.CA. ESM'T
B	50' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
C	46' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
D	30' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
E	VARIABLE WIDTH PRIVATE DRAINAGE ESM'T
F	10' CPS ELECTRICAL EASEMENT
G	10' SAWS WATER EASEMENT
H	20' BUILDING SETBACK

50 25 0 50 100

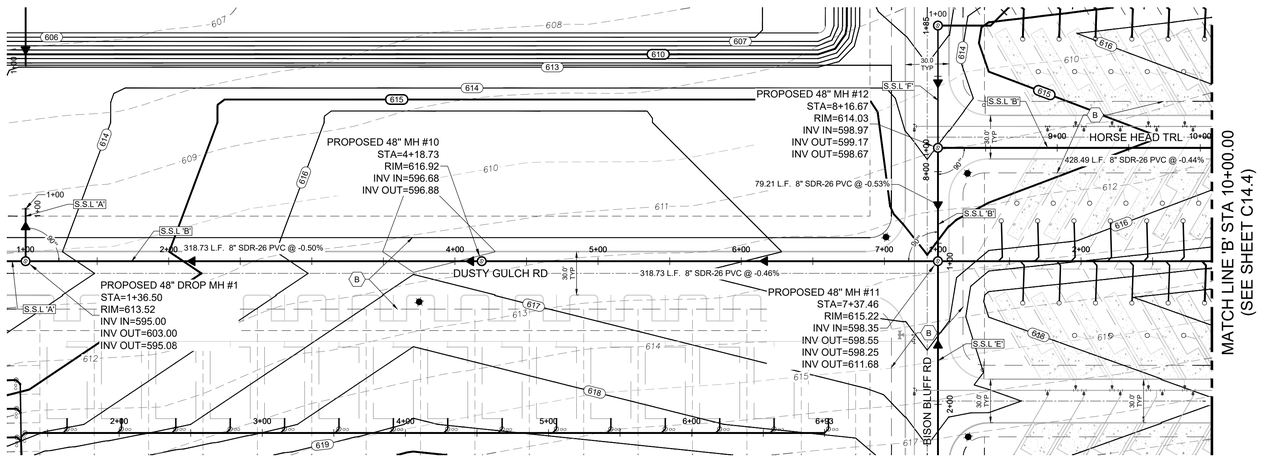
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

LEGEND

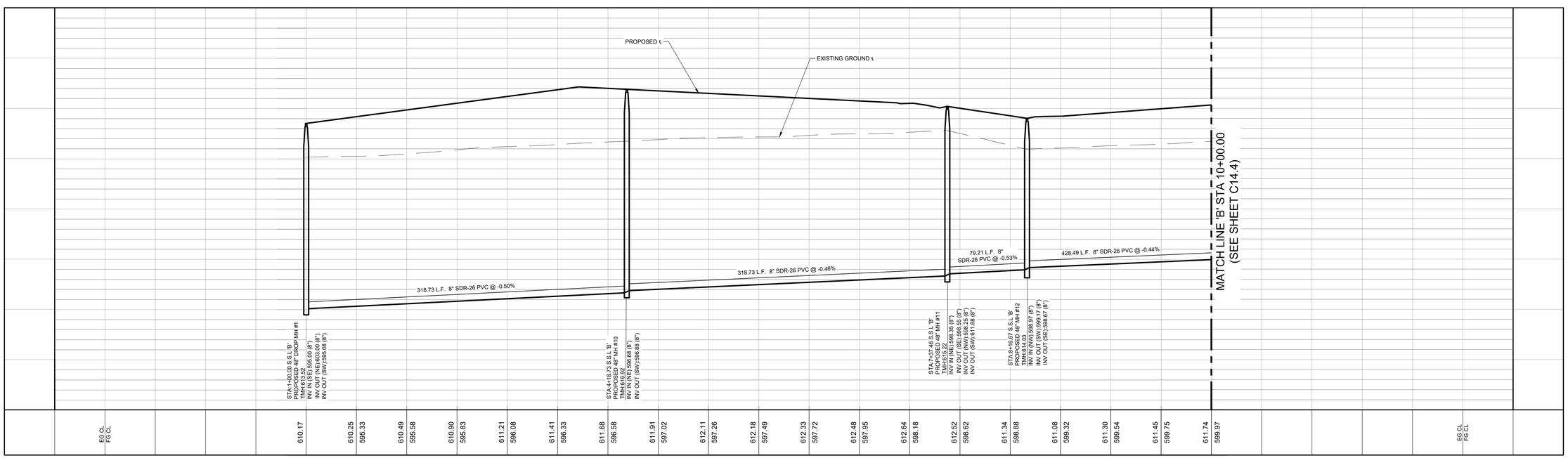
PROPOSED	EXISTING	
S	S	SANITARY SEWER MANHOLE
WW	WW	SANITARY SEWER LINE
	EX W	WATER LINE
		SANITARY SEWER LATERAL
C/O	C/O	CLEAN OUT
		WATER VALVE
		FIRE HYDRANT
		WATER METER
		STREET LIGHT (100 WATT LED)
	OU	OVERHEAD ELECTRIC
	TMH	TOP OF MANHOLE



TYPICAL SANITARY SEWER/WATER CROSSING DETAIL
NTS



WASTEWATER LINE 'B' STA. 1+00 TO 10+00



CAUTION:

CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

STAGECOACH MOBILE HOME & RV PARK

WASTEWATER LINE "B" P&P (1+00 TO 10+00)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DRAWING NAME: sh_WWL B P&P (1+00 to END).dwg

3/31/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.
C14.3

Last Modified: Jun 22, 26 – 11:31
Plot Date/Time: Jun 17, 26 – 12:23:26

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING AND TESTING THE SANITARY SEWER SYSTEM IN ACCORDANCE WITH 30 TAC 217 [AND 213.5 FOR PROJECTS IN THE ERZD], THE DESIGN PLANS AND TCEQ SPECIFICATIONS.
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12. REFER TO SHEET C10.0 - C10.6 FOR WATER, WASTEWATER, STORM DRAIN CROSSING DETAILS.
13. CONSTRUCTION OF THE SEWER LINES & SERVICE LATERALS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

TRENCH EXCAVATION SAFETY PROTECTION

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PLATTING TAGS

A	14' G.E.T.CA. ESM'T
B	50' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
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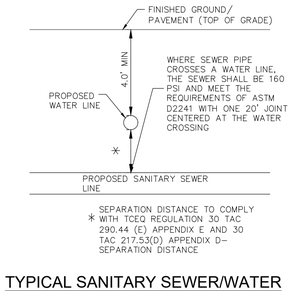
E	VARIABLE WIDTH PRIVATE DRAINAGE ESM'T
F	10' CPS ELECTRICAL EASEMENT
G	10' SAWS WATER EASEMENT
H	20' BUILDING SETBACK

LEGEND

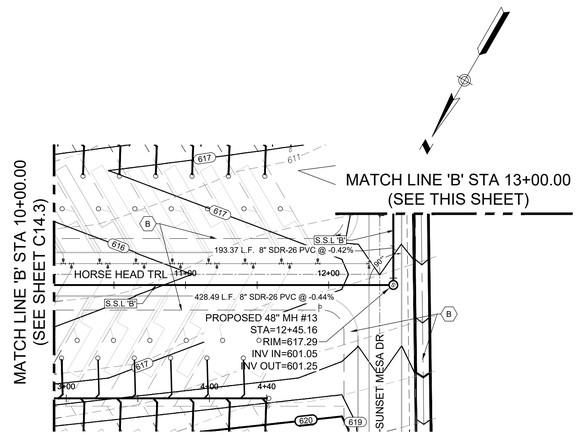
PROPOSED	EXISTING	
S	S	SANITARY SEWER MANHOLE
WW	WW	SANITARY SEWER LINE
	EX W	WATER LINE
C/O	C/O	SANITARY SEWER LATERAL CLEAN OUT
		WATER VALVE
		FIRE HYDRANT
		WATER METER
		STREET LIGHT (100 WATT LED)
	OU	OVERHEAD ELECTRIC
	TMH	TOP OF MANHOLE

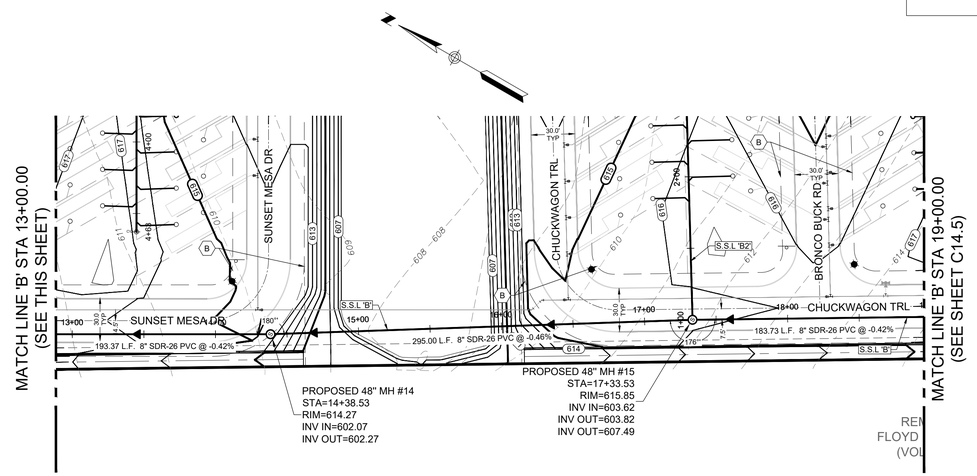
50 25 0 50 100

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

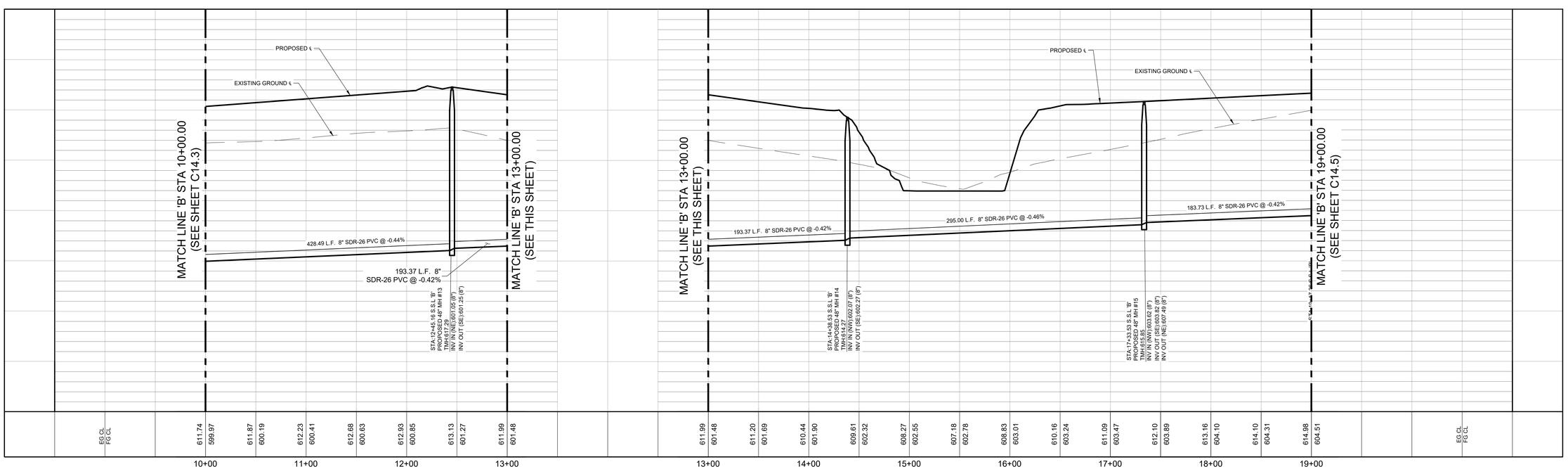


TYPICAL SANITARY SEWER/WATER CROSSING DETAIL
NTS





WASTEWATER LINE 'B' STA. 10+00 TO 19+00



STAGECOACH MOBILE HOME & RV PARK

WASTEWATER LINE "B" P&P (10+00 TO 19+00)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DRAWING NAME: sh_WWL B P&P (1+00 to END).dwg

3/31/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.
C14.4

CAUTION: CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

Last Modified: Jun 22, 26 - 11:31
Plot Date/Time: Jul 17, 26 - 12:25:41

GENERAL NOTES

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B	50' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
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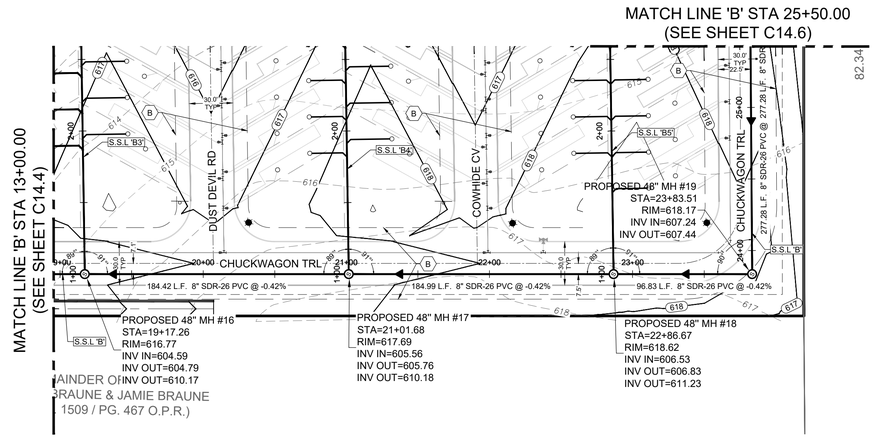
E	VARIABLE WIDTH PRIVATE DRAINAGE ESM'T
F	10' CPS ELECTRICAL EASEMENT
G	10' SAWS WATER EASEMENT
H	20' BUILDING SETBACK

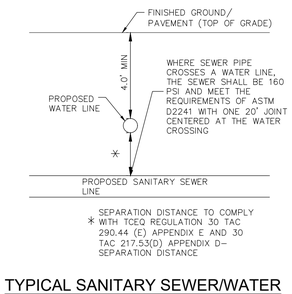
50 25 0 50 100

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

LEGEND

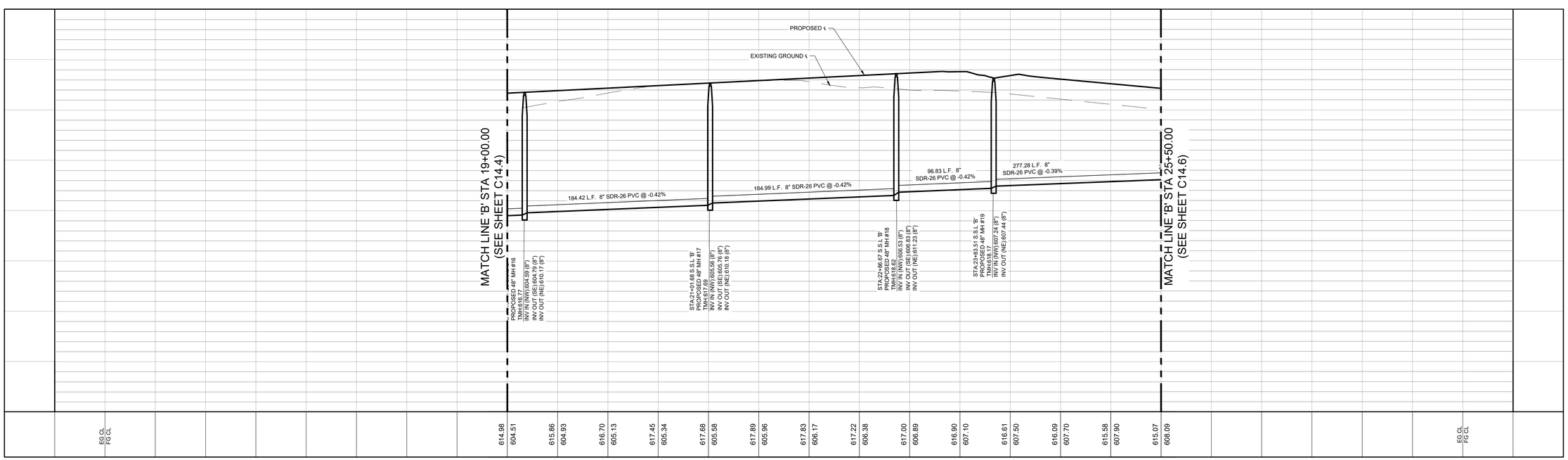
PROPOSED	EXISTING	
S	S	SANITARY SEWER MANHOLE
WW	WW	SANITARY SEWER LINE
	EX W	WATER LINE
c/o	c/o	SANITARY SEWER LATERAL CLEAN OUT
		WATER VALVE
		FIRE HYDRANT
		WATER METER
		STREET LIGHT (100 WATT LED)
	OU	OVERHEAD ELECTRIC
	TMH	TOP OF MANHOLE





TYPICAL SANITARY SEWER/WATER CROSSING DETAIL
NTS

WASTEWATER LINE 'B' STA. 19+00 TO 25+50.00



CAUTION:

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STAGECOACH MOBILE HOME & RV PARK

WASTEWATER LINE "B" P&P (19+00 TO 25+50)

NO.	DESCRIPTION	BY	DATE

REVISIONS

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DRAWING NAME: sh_WWL B P&P (1+00 to END).dwg

3/31/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.
C14.5

Last Modified: Jun 22, 26 – 11:31
Plotted By: Hernandez, Wilson – Jun 22, 26 – 11:33:54

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING AND TESTING THE SANITARY SEWER SYSTEM IN ACCORDANCE WITH 30 TAC 217 [AND 213.5 FOR PROJECTS IN THE ERZD], THE DESIGN PLANS AND TCEQ SPECIFICATIONS.
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PLATTING TAGS

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50 25 0 50 100

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

LEGEND

PROPOSED	EXISTING	
S	S	SANITARY SEWER MANHOLE
WW	WW	SANITARY SEWER LINE
	EX W	WATER LINE
C/O	C/O	SANITARY SEWER LATERAL CLEAN OUT
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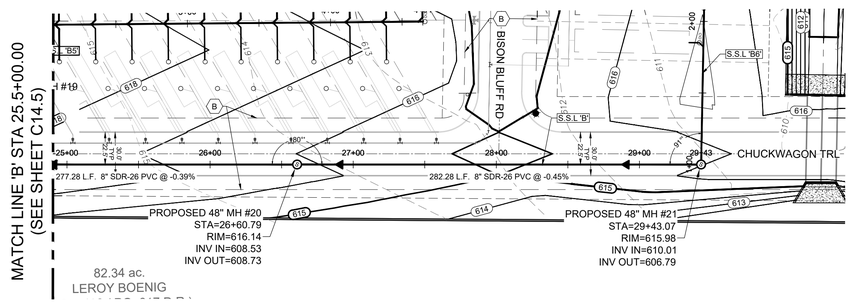
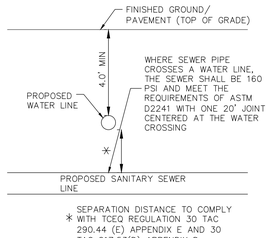
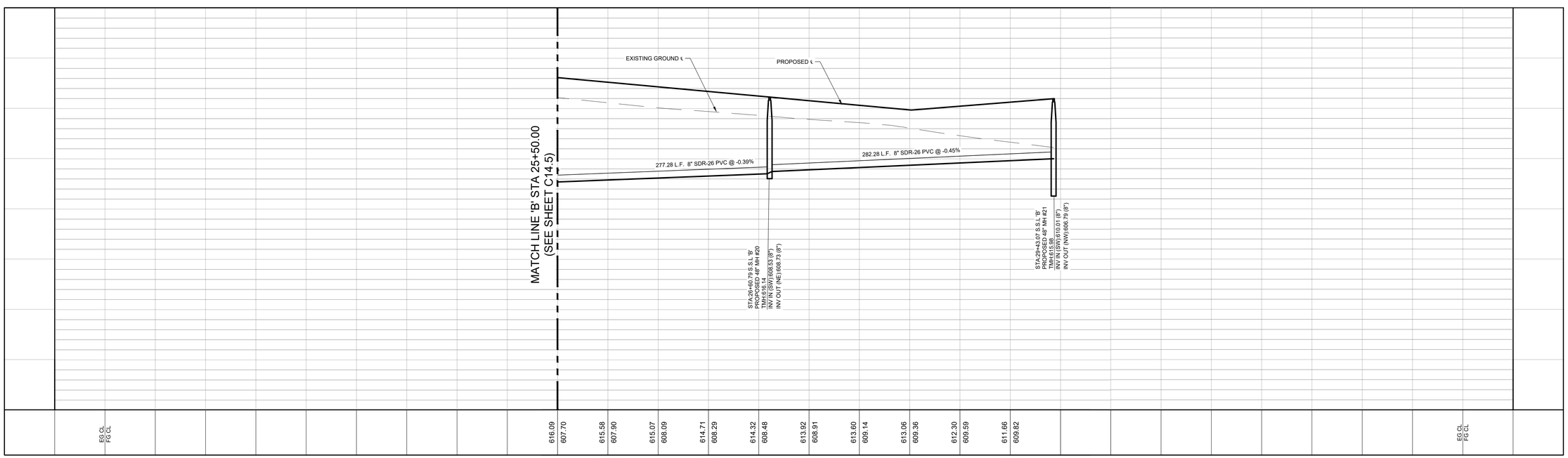
		FIRE HYDRANT
		WATER METER
		STREET LIGHT (100 WATT LED)
	OU	OVERHEAD ELECTRIC
	TMH	TOP OF MANHOLE





TYPICAL SANITARY SEWER/WATER CROSSING DETAIL
NTS

WASTEWATER LINE 'B' STA. 25+50 TO END



CAUTION: CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

STAGECOACH MOBILE HOME & RV PARK
WASTEWATER LINE "B" P&P (25+50 TO END)

NO.	DESCRIPTION	BY	DATE

REVISIONS

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DRAWING NAME: sh_WWL B P&P (1+00 to END).dwg

3/31/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.
C14.6

Last Modified: Jun 22, 26 - 11:31
Plot Date/Time: Jul 17, 26 - 12:21:01

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING AND TESTING THE SANITARY SEWER SYSTEM IN ACCORDANCE WITH 30 TAC 217 [AND 213.5 FOR PROJECTS IN THE ERZD], THE DESIGN PLANS AND TCEQ SPECIFICATIONS.
2. THE CONTRACTOR MUST PROVIDE CERTIFICATION UPON REQUEST OF THE ENGINEER THAT ALL MATERIALS FOR THE CONSTRUCTION OF THE SANITARY SEWER SYSTEM MEET TCEQ SPECIFICATIONS.
3. AFTER ALL SANITARY SEWER CONSTRUCTION HAS BEEN COMPLETED, FINAL STABILIZATION OF THE CONSTRUCTION AREA ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES SHALL BE COMPLETED BY EVENLY DISTRIBUTING SEEDING AND WATERING TO A MINIMUM OF 70% OF THE NATIVE BACKGROUND VEGETATIVE COVER.
4. ALL RESIDENTIAL SEWER SERVICE LATERALS ARE 6" DIA. UNLESS NOTED OTHERWISE.
5. ALL RESIDENTIAL SEWER SERVICE LATERALS SHALL BE CAPPED AND SEALED.
6. LATERALS TO MOBILE HOMES SHALL BE SLOPED @ MIN 2%.
11. CONTRACTOR TO FIELD VERIFY ALL MATCH EXISTING ELEVATIONS, SEWER MANHOLE INVERTS, STORM DRAIN INVERTS, AND ALL OTHER UTILITIES PRIOR TO UTILITY WORK AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.
12. REFER TO SHEET C10.0 - C10.6 FOR WATER, WASTEWATER, STORM DRAIN CROSSING DETAILS.
13. CONSTRUCTION OF THE SEWER LINES & SERVICE LATERALS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

TRENCH EXCAVATION SAFETY PROTECTION

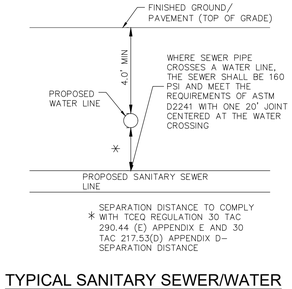
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION, SAFETY PROTECTION THAT COMPLIES 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.

PLATTING TAGS

A	14' G.E.T.CA. ESM'T
B	50' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
C	46' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
D	30' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
E	VARIABLE WIDTH PRIVATE DRAINAGE ESM'T
F	10' CPS ELECTRICAL EASEMENT
G	10' SAWS WATER EASEMENT
H	20' BUILDING SETBACK

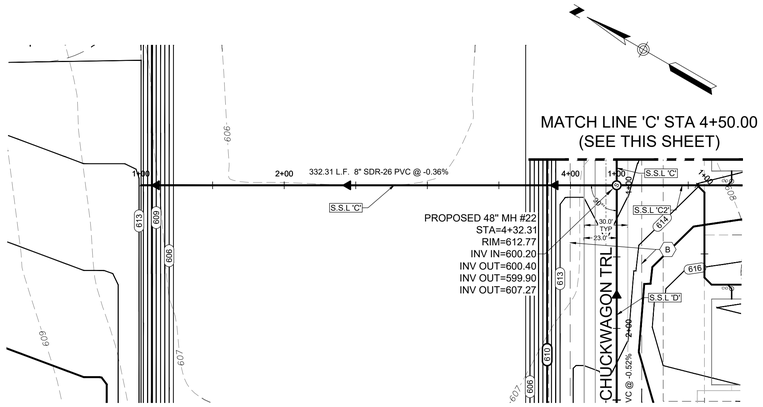
LEGEND

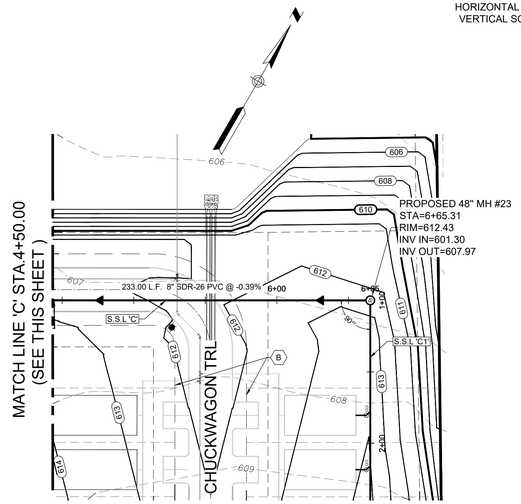
PROPOSED	EXISTING	
S	S	SANITARY SEWER MANHOLE
WW	WW	SANITARY SEWER LINE
	EX W	WATER LINE
		SANITARY SEWER LATERAL
C/O	C/O	CLEAN OUT
		WATER VALVE
		FIRE HYDRANT
		WATER METER
		STREET LIGHT (100 WATT LED)
	OU	OVERHEAD ELECTRIC
	TMH	TOP OF MANHOLE



TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

NTS

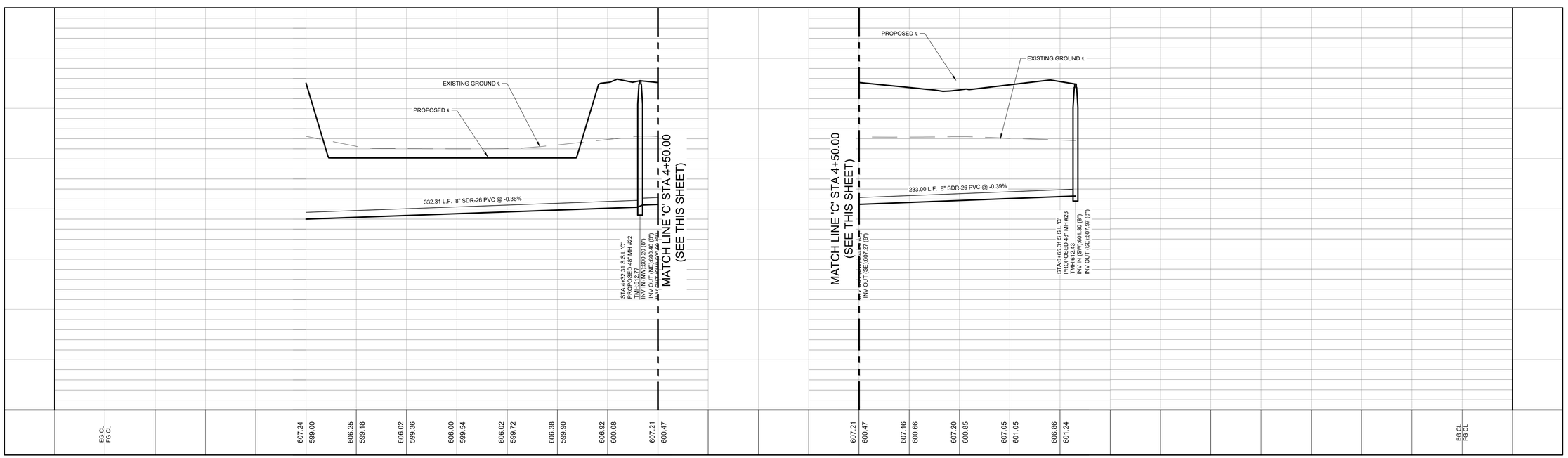




50 25 0 50 100

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

WASTEWATER LINE 'C' STA. 1+00 TO END



CAUTION:

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STAGECOACH MOBILE HOME & RV PARK

WASTEWATER LINE "C" P&P (1+00 TO END)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DRAWING NAME: sh_WWL C P&P (1+00 to END).dwg

3/31/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO. C14.7

Last Modified: Jun 22, 26 - 11:31
Plotted On:Tue Jul 07, 26 - 12:21:30

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING AND TESTING THE SANITARY SEWER SYSTEM IN ACCORDANCE WITH 30 TAC 217 [AND 213.5 FOR PROJECTS IN THE ERZD], THE DESIGN PLANS AND TCEQ SPECIFICATIONS.
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13. CONSTRUCTION OF THE SEWER LINES & SERVICE LATERALS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

TRENCH EXCAVATION SAFETY PROTECTION

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PLATTING TAGS

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B	50' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
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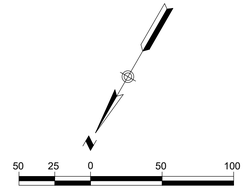
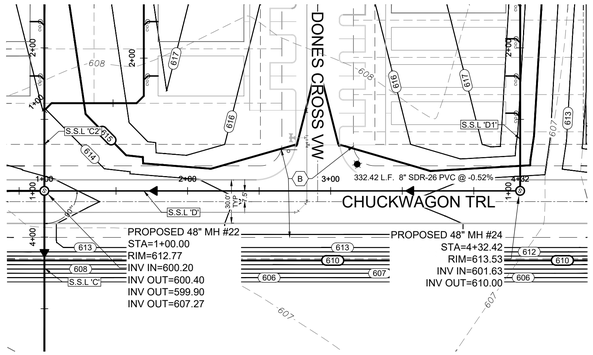
F	10' CPS ELECTRICAL EASEMENT
G	10' SAWS WATER EASEMENT
H	20' BUILDING SETBACK

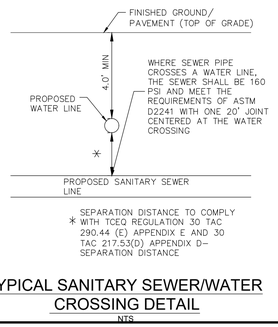


HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

LEGEND

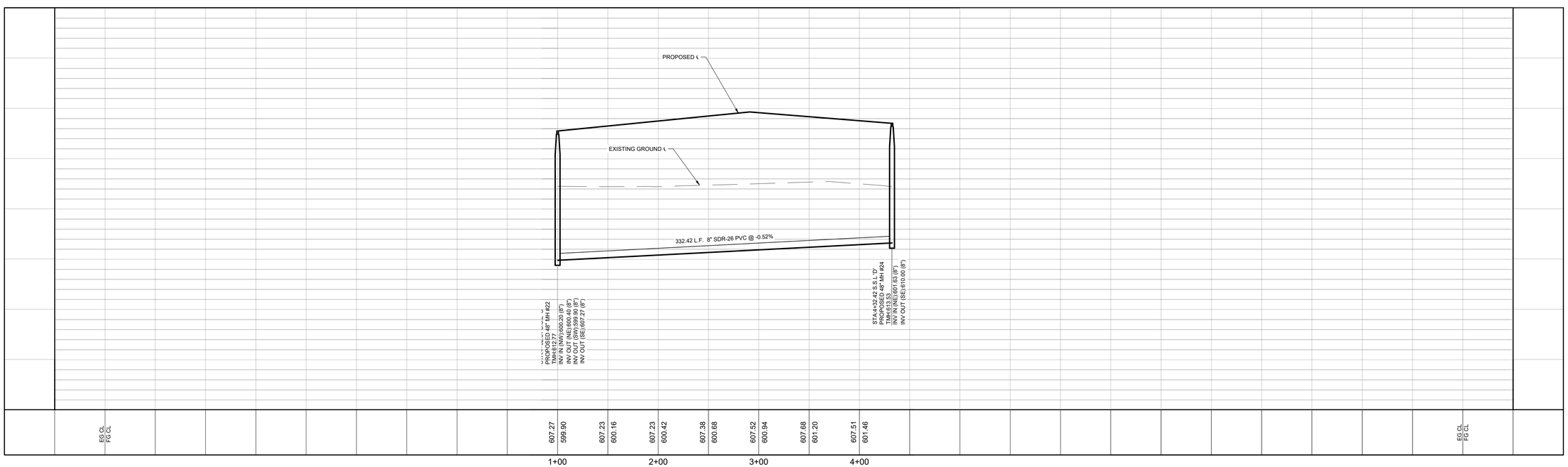
PROPOSED	EXISTING	
S	S	SANITARY SEWER MANHOLE
WW	WW	SANITARY SEWER LINE
	EX W	WATER LINE
		SANITARY SEWER LATERAL
C/O	C/O	CLEAN OUT
		WATER VALVE
		FIRE HYDRANT
		WATER METER
		STREET LIGHT (100 WATT LED)
	OU	OVERHEAD ELECTRIC
	TMH	TOP OF MANHOLE





TYPICAL SANITARY SEWER/WATER CROSSING DETAIL
NTS

WASTEWATER LINE 'D' STA. 1+00 TO END



CAUTION:

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STAGECOACH MOBILE HOME & RV PARK

WASTEWATER LINE "D" P&P (1+00 TO END)

NO.	DESCRIPTION	BY	DATE

REVISIONS

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DRAWING NAME: sh_WWL D P&P (1+00 to END).dwg

3/31/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.
C14.8

Last Modified: Jun 22, 26 – 11:31
Plotted By(WilsonHernandez): Jul 17, 26 – 12:21:53

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING AND TESTING THE SANITARY SEWER SYSTEM IN ACCORDANCE WITH 30 TAC 217 [AND 213.5 FOR PROJECTS IN THE ERZD], THE DESIGN PLANS AND TCEQ SPECIFICATIONS.
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TRENCH EXCAVATION SAFETY PROTECTION

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PLATTING TAGS

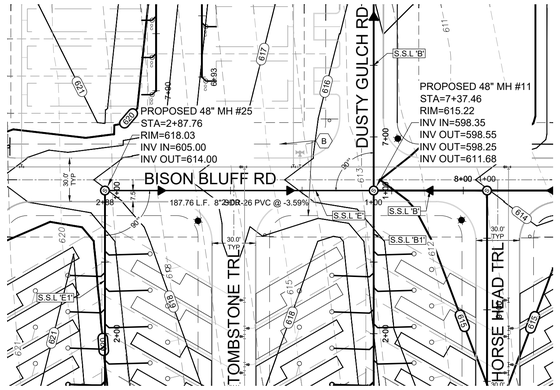
A	14' G.E.T.CA. ESM'T
B	50' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
C	46' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
D	30' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
E	VARIABLE WIDTH PRIVATE DRAINAGE ESM'T
F	10' CPS ELECTRICAL EASEMENT
G	10' SAWS WATER EASEMENT
H	20' BUILDING SETBACK

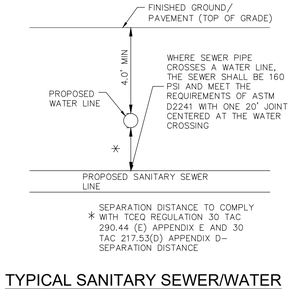
50 25 0 50 100

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

LEGEND

PROPOSED	EXISTING	
S	S	SANITARY SEWER MANHOLE
WW	WW	SANITARY SEWER LINE
	EX W	WATER LINE
		SANITARY SEWER LATERAL
C/O	C/O	CLEAN OUT
		WATER VALVE
		FIRE HYDRANT
		WATER METER
		STREET LIGHT (100 WATT LED)
	OU	OVERHEAD ELECTRIC
	TMH	TOP OF MANHOLE



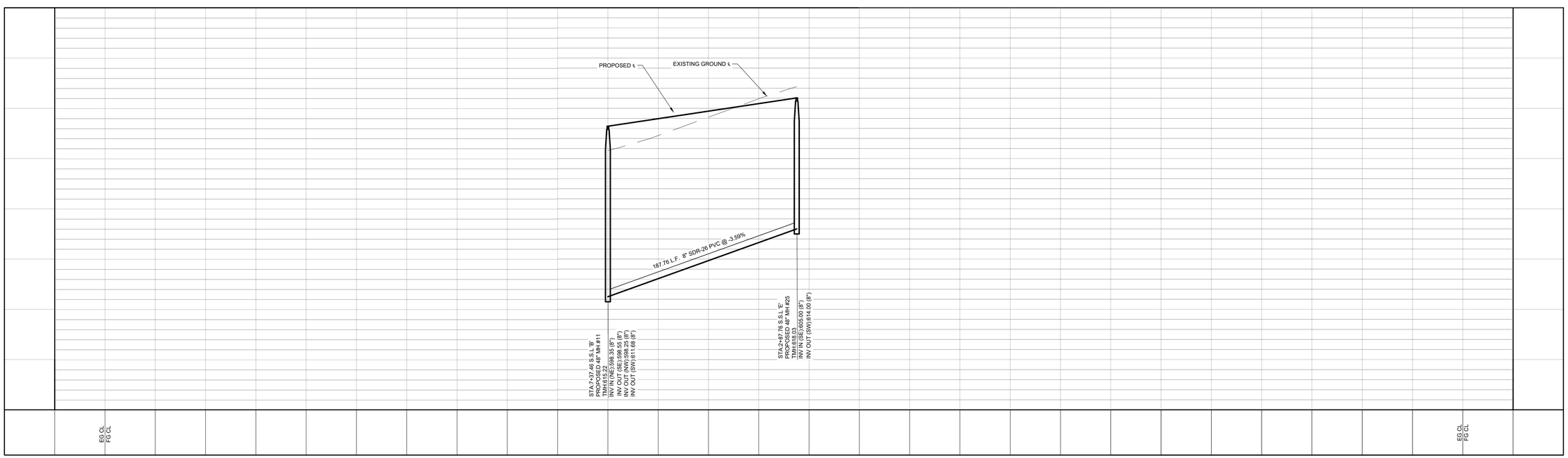


TYPICAL SANITARY SEWER/WATER CROSSING DETAIL
NTS

CAUTION:

CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

WASTEWATER LINE 'E' STA. 1+00 TO END



STAGECOACH MOBILE HOME & RV PARK
WASTEWATER LINE "E" P&P (1+00 TO END)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DRAWING NAME: ah_WWL E P&P (1+00 to END).dwg

3/31/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER:
SA5758-2502

SHEET NO.
C14.9

Last Modified: Jun 22, 26 – 11:33
Plot Date/Time: Jun 17, 26 – 12:25:15

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING AND TESTING THE SANITARY SEWER SYSTEM IN ACCORDANCE WITH 30 TAC 217 [AND 213.5 FOR PROJECTS IN THE ERZD], THE DESIGN PLANS AND TCEQ SPECIFICATIONS.
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PLATTING TAGS

A	14' G.E.T.CA. ESM'T
B	50' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
C	46' GAS, ELEC., TEL., CaTV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS ESM'T
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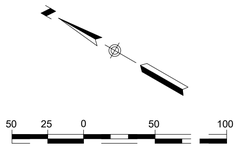
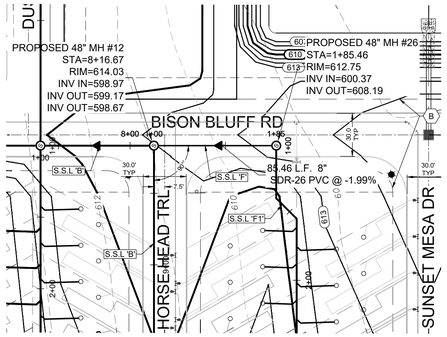
G	10' SAWS WATER EASEMENT
H	20' BUILDING SETBACK

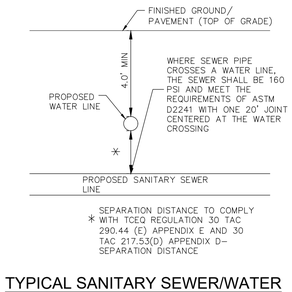


HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

LEGEND

PROPOSED	EXISTING	
S	S	SANITARY SEWER MANHOLE
WW	WW	SANITARY SEWER LINE
	EX W	WATER LINE
		SANITARY SEWER LATERAL
C/O	C/O	CLEAN OUT
		WATER VALVE
		FIRE HYDRANT
		WATER METER
		STREET LIGHT (100 WATT LED)
	OU	OVERHEAD ELECTRIC
	TMH	TOP OF MANHOLE





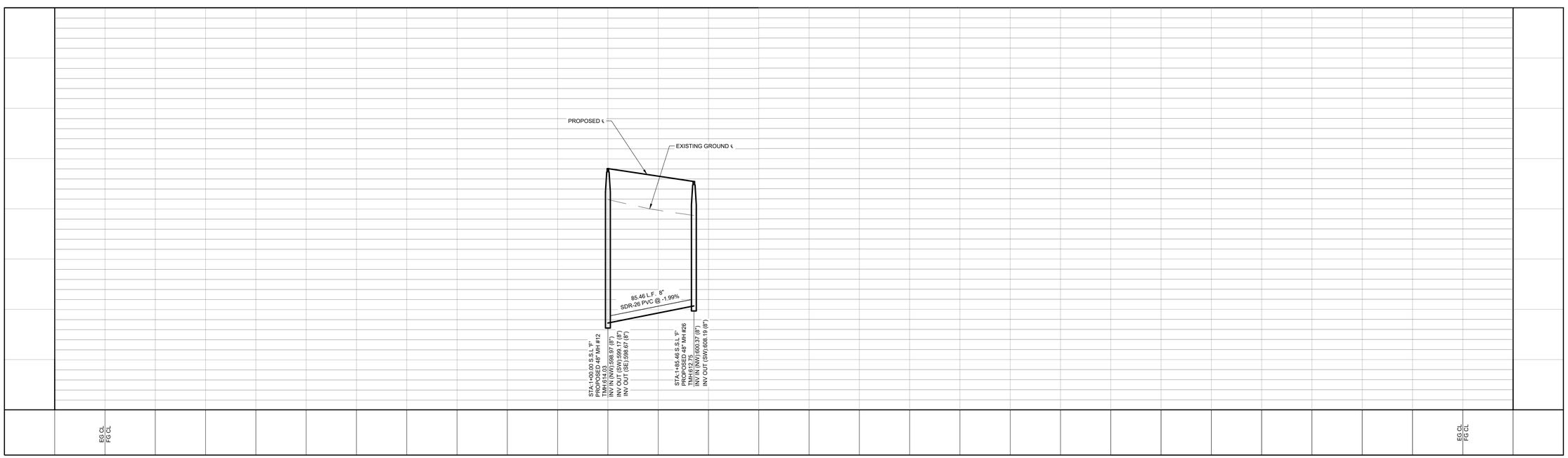
TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

NTS

CAUTION:

CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

WASTEWATER LINE 'F' STA. 1+00 TO END



STAGECOACH MOBILE HOME & RV PARK

WASTEWATER LINE "F" P&P (1+00 TO END)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DRAWING NAME: sh_WWL_F P&P (1+00 to END).dwg

3/31/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

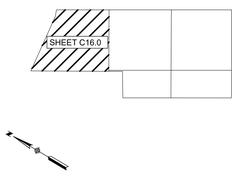
SHEET NO.

C14.10

Last Modified: Jun 22, 26 – 11:34
Plot Date/Time: Jul 17, 26 – 12:25:42

LOCATION MAP

N.T.S.

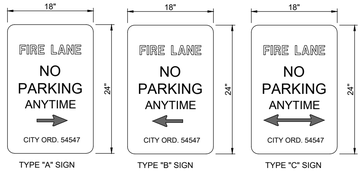


INDEX MAP

NOT TO SCALE

LEGEND

●	FOUND 3/8" IRON ROD (UNLESS NOTED)
○	SET 5/8" IRON ROD WITH YELLOW CAP
AC	ACRES
DOC NO.	DOCUMENT NUMBER
OPR	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
MPR	MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE(S)
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT (NTS)
ESM'T	EASEMENT
ETJ	EXTRATERRITORIAL JURISDICTION
NCB	NEW CITY BLOCK
BLK	BLOCK
(A)	70' WIDE PUBLIC R.O.W ACCESS
(B)	30' WIDE PRIVATE ACCESS, PRIVATE DRAINAGE & UTILITY EASEMENT
(C)	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
(D)	10' R.O.W. DEDICATION (0.2367-AC.)
(E)	15' W.L.E. (10 FT) (1191 / 383 OPR)



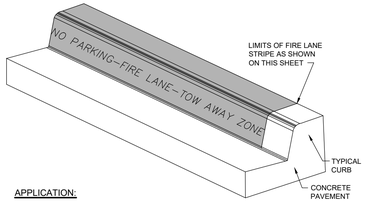
NOTES:

1. LETTERS AND BORDER IN RED ON WHITE BACKGROUND.
2. STANDARD SIZE OF SIGN SHALL BE 18"x24" AS SPECIFIED BY THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (R7-35)
3. FIRE PLAN REVIEWER OR FIRE INSPECTOR WILL MAP OUT THE LOCATIONS AND NUMBER OF SIGNS REQUIRED.
4. BOTTOM OF EDGE OF THE SIGN MUST BE AT LEAST SEVEN (7) FEET ABOVE GRADE WHERE THE SIGN IS INSTALLED AND AT LEAST TWO (2) FEET FROM THE BACK OF CURB.

FIRE LANE SIGN DETAIL

NOT TO SCALE

NO PARKING - FIRE LANE - TOW AWAY ZONE

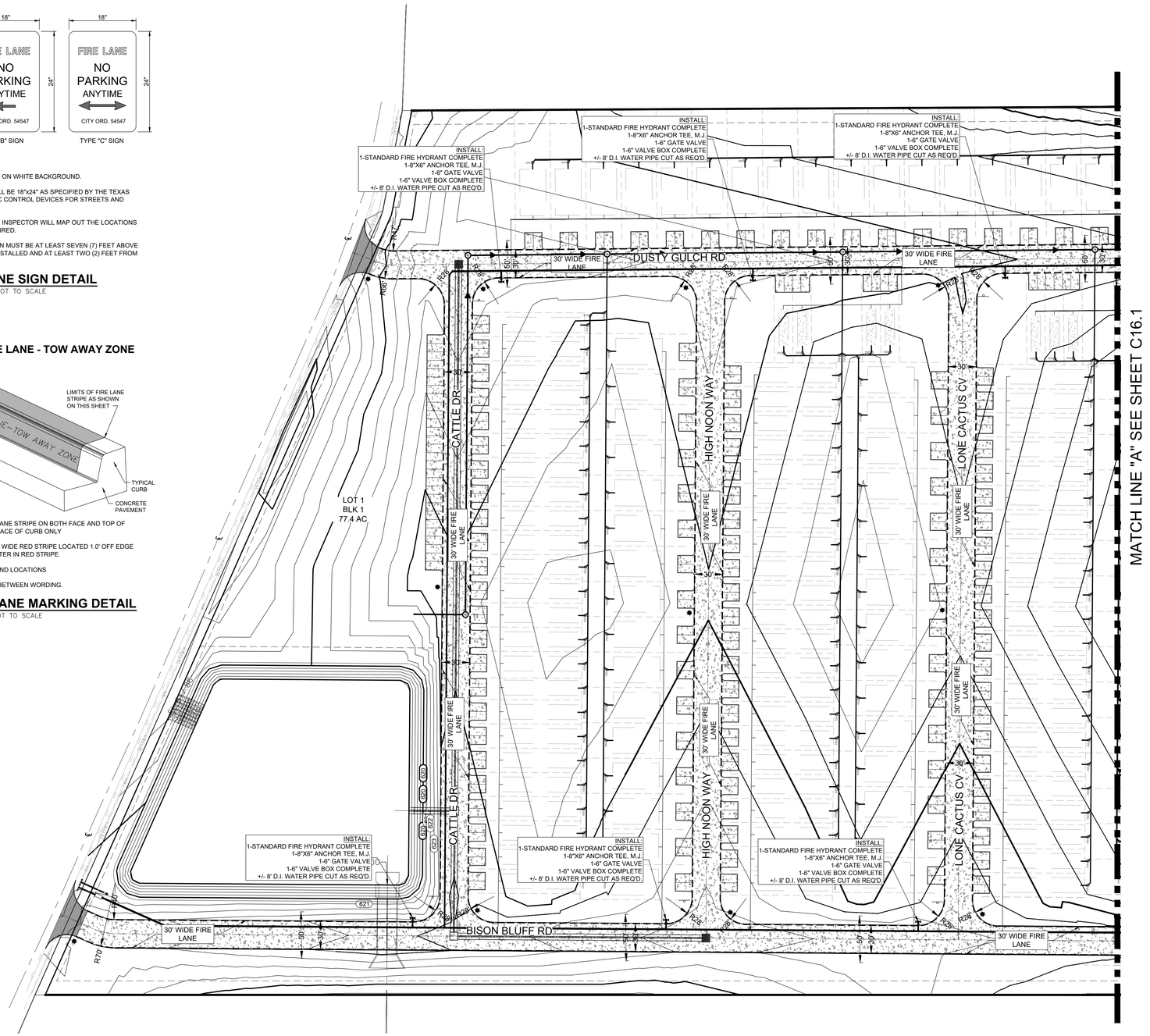


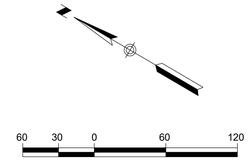
APPLICATION:

1. ON EXISTING 6" CURB: PAINT RED LANE STRIPE ON BOTH FACE AND TOP OF CURB PAINT WHITE LETTERS ON FACE OF CURB ONLY
2. WHERE NO CURB EXIST: PAINT A 6" WIDE RED STRIPE LOCATED 1.0' OFF EDGE OF PAVEMENT WITH 4" WHITE LETTER IN RED STRIPE.
3. SEE SITE PLAN FOR CURB TYPES AND LOCATIONS
4. NO MORE THAN 40 FEET SPACING BETWEEN WORDING.

TYPICAL FIRE LANE MARKING DETAIL

NOT TO SCALE





STAGECOACH MOBILE HOME & RV PARK

FIRE PROTECTION PLAN (SHEET 1)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: 9h_Fire Protection Plan (Sh 1-Sh 2).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

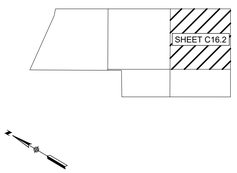
SHEET NO.

C16.0

Last Modified: Jun 25, 26 - 13:40
Plot Date/Time: Jul 17, 26 - 13:23:09

LOCATION MAP

N.T.S.

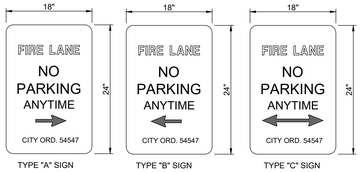


INDEX MAP

NOT TO SCALE

LEGEND

●	FOUND 3/8" IRON ROD (UNLESS NOTED)
○	SET 5/8" IRON ROD WITH YELLOW CAP
AC	ACRES
DOC NO.	DOCUMENT NUMBER
OPR	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
MPR	MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE(S)
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT (NTS)
ESM'T	EASEMENT
ETJ	EXTRATERRITORIAL JURISDICTION
NCB	NEW CITY BLOCK
BLK	BLOCK



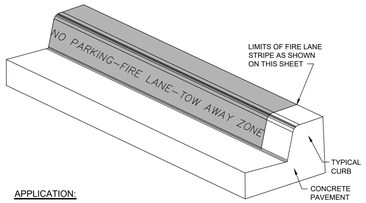
NOTES:

1. LETTERS AND BORDER IN RED ON WHITE BACKGROUND.
2. STANDARD SIZE OF SIGN SHALL BE 18"x24" AS SPECIFIED BY THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (R7-35)
3. FIRE PLAN REVIEWER OR FIRE INSPECTOR WILL MAP OUT THE LOCATIONS AND NUMBER OF SIGNS REQUIRED.
4. BOTTOM OF EDGE OF THE SIGN MUST BE AT LEAST SEVEN (7) FEET ABOVE GRADE WHERE THE SIGN IS INSTALLED AND AT LEAST TWO (2) FEET FROM THE BACK OF CURB.

FIRE LANE SIGN DETAIL

NOT TO SCALE

NO PARKING - FIRE LANE - TOW AWAY ZONE



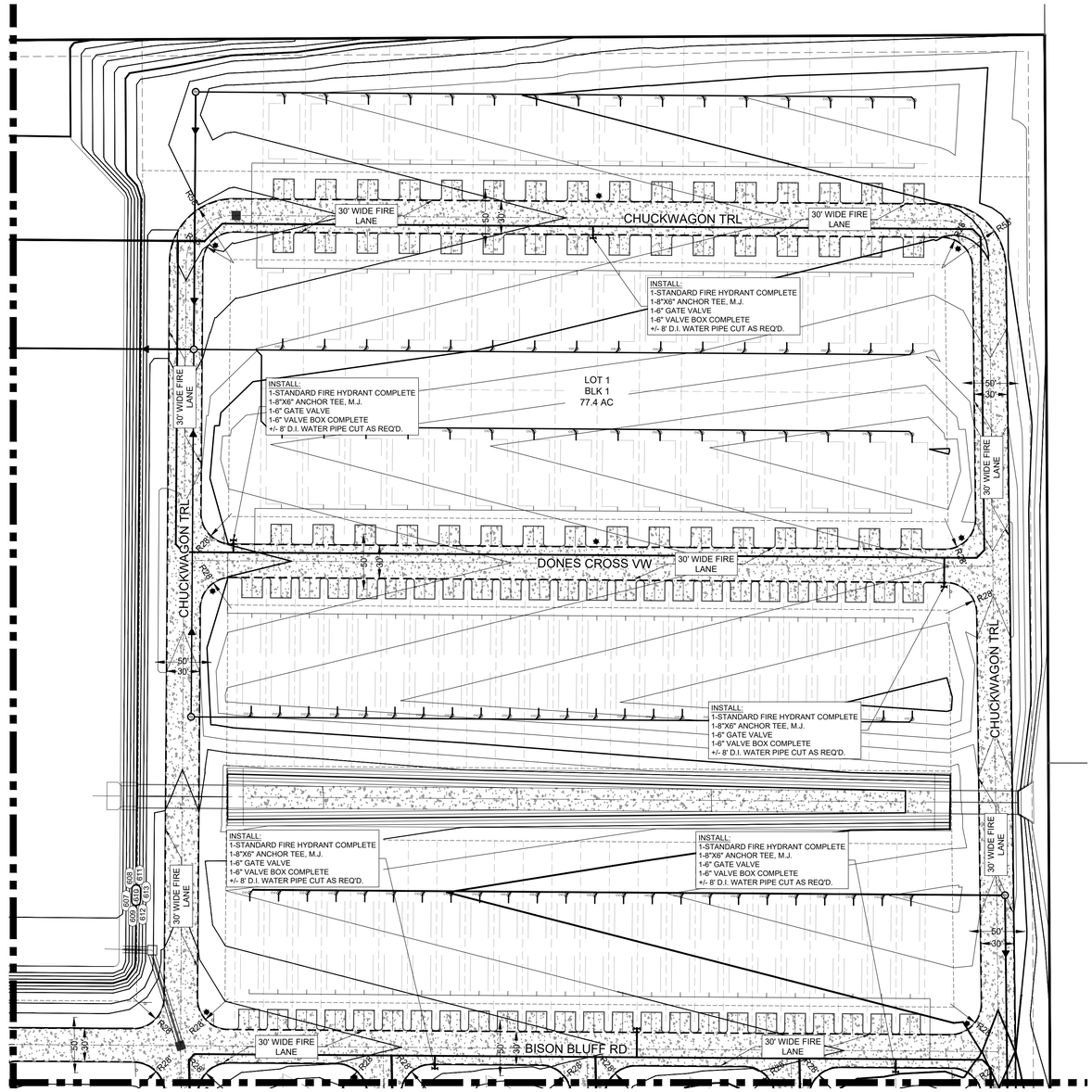
APPLICATION:

1. ON EXISTING 6" CURB: PAINT RED LANE STRIPE ON BOTH FACE AND TOP OF CURB PAINT WHITE LETTERS ON FACE OF CURB ONLY
2. WHERE NO CURB EXIST: PAINT A 6" WIDE RED STRIPE LOCATED 1.0' OFF EDGE OF PAVEMENT WITH 4" WHITE LETTER IN RED STRIPE.
3. SEE SITE PLAN FOR CURB TYPES AND LOCATIONS
4. NO MORE THAN 40 FEET SPACING BETWEEN WORDING.

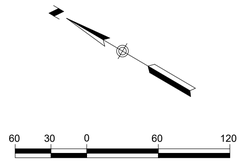
TYPICAL FIRE LANE MARKING DETAIL

NOT TO SCALE

MATCH LINE "B" SEE SHEET C16.2



MATCH LINE "D" SEE SHEET C16.4



SCALE IN FEET
SCALE: 1"=60'

STAGECOACH MOBILE HOME & RV PARK

FIRE PROTECTION PLAN (SHEET 3)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: p:\Fire Protection Plan\SA\SA-2\dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

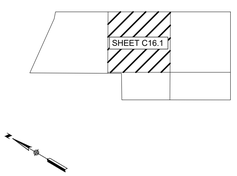
SHEET NO.

C16.2

Last Modified: Jun 25, 26 - 13:40
Plot Date/Time: Jul 17, 26 - 13:03

LOCATION MAP

N.T.S.

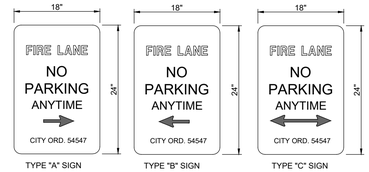


INDEX MAP

NOT TO SCALE

LEGEND

●	FOUND 3/8" IRON ROD (UNLESS NOTED)
○	SET 5/8" IRON ROD WITH YELLOW CAP
AC	ACRES
DOC NO.	DOCUMENT NUMBER
OPR	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
MPR	MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE(S)
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT (NTS)
ESM'T	EASEMENT
ETJ	EXTRATERRITORIAL JURISDICTION
NCB	NEW CITY BLOCK
BLK	BLOCK



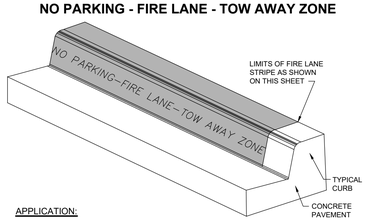
NOTES:

1. LETTERS AND BORDER IN RED ON WHITE BACKGROUND.
2. STANDARD SIZE OF SIGN SHALL BE 18"x24" AS SPECIFIED BY THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (R7-35)
3. FIRE PLAN REVIEWER OR FIRE INSPECTOR WILL MAP OUT THE LOCATIONS AND NUMBER OF SIGNS REQUIRED.
4. BOTTOM OF EDGE OF THE SIGN MUST BE AT LEAST SEVEN (7) FEET ABOVE GRADE WHERE THE SIGN IS INSTALLED AND AT LEAST TWO (2) FEET FROM THE BACK OF CURB.

FIRE LANE SIGN DETAIL

NOT TO SCALE

NO PARKING - FIRE LANE - TOW AWAY ZONE

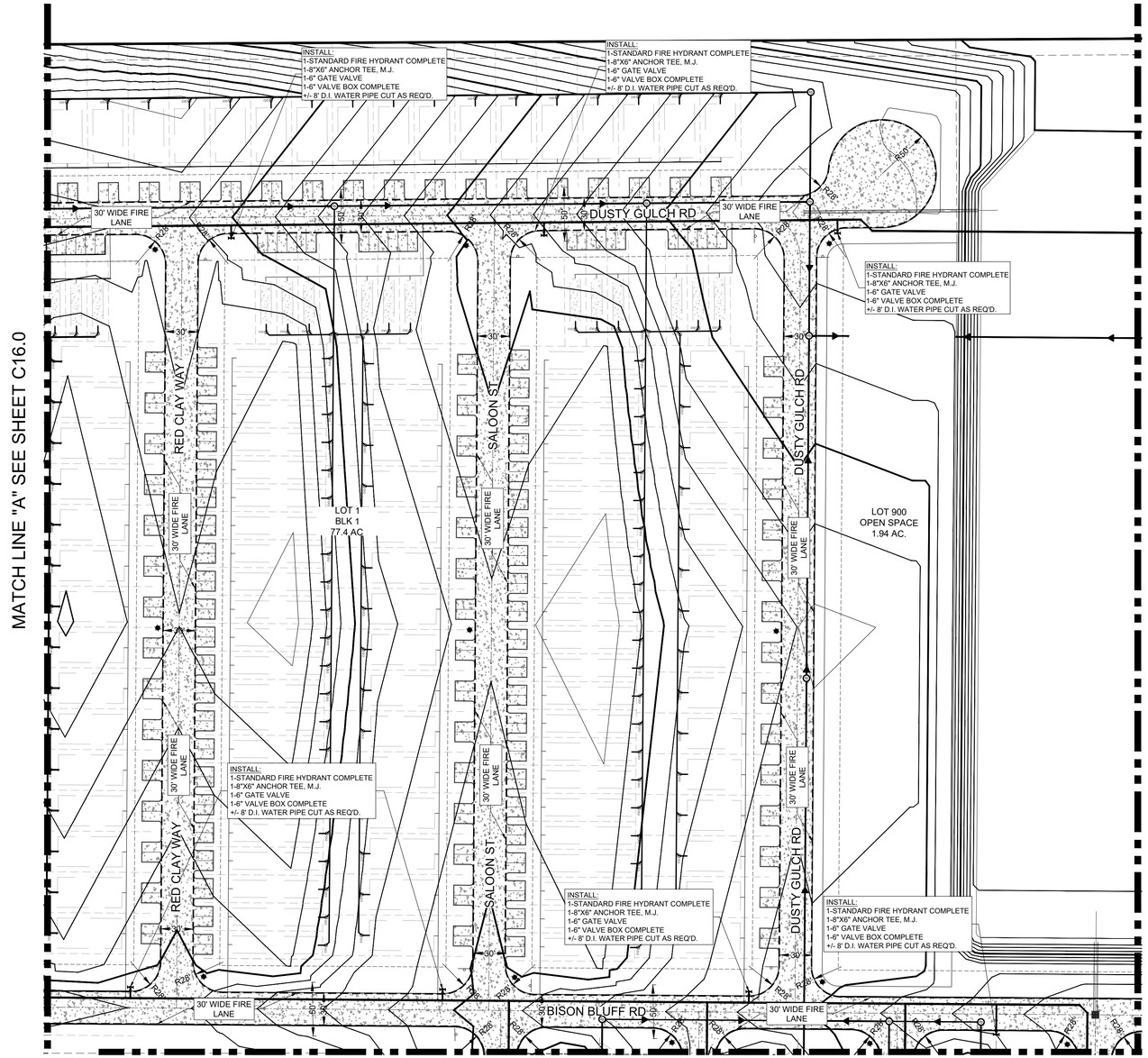


APPLICATION:

1. ON EXISTING 6" CURB: PAINT RED LANE STRIPE ON BOTH FACE AND TOP OF CURB PAINT WHITE LETTERS ON FACE OF CURB ONLY
2. WHERE NO CURB EXIST: PAINT A 6" WIDE RED STRIPE LOCATED 1.0' OFF EDGE OF PAVEMENT WITH 4" WHITE LETTER IN RED STRIPE.
3. SEE SITE PLAN FOR CURB TYPES AND LOCATIONS
4. NO MORE THAN 40 FEET SPACING BETWEEN WORDING.

TYPICAL FIRE LANE MARKING DETAIL

NOT TO SCALE



STAGECOACH MOBILE HOME & RV PARK

FIRE PROTECTION PLAN (SHEET 2)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: Fire Protection Plan (Sh 0-Sh 2).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

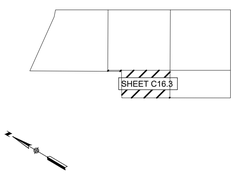
SHEET NO.

C16.1

Last Modified: Jun. 25, 26 – 13:40
Entry Date/Time: Jul. 17, 26 – 09:32:04

LOCATION MAP

N.T.S.

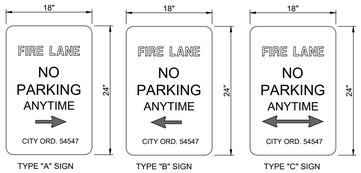


INDEX MAP

NOT TO SCALE

LEGEND

●	FOUND 3/8" IRON ROD (UNLESS NOTED)
○	SET 5/8" IRON ROD WITH YELLOW CAP
AC	ACRES
DOC NO.	DOCUMENT NUMBER
OPR	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
MPR	MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE(S)
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT (NTS)
ESM'T	EASEMENT
ETJ	EXTRATERRITORIAL JURISDICTION
NCB	NEW CITY BLOCK
BLK	BLOCK



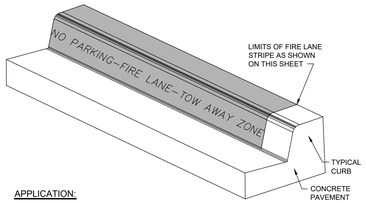
NOTES:

1. LETTERS AND BORDER IN RED ON WHITE BACKGROUND.
2. STANDARD SIZE OF SIGN SHALL BE 18"x24" AS SPECIFIED BY THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (R7-35)
3. FIRE PLAN REVIEWER OR FIRE INSPECTOR WILL MAP OUT THE LOCATIONS AND NUMBER OF SIGNS REQUIRED.
4. BOTTOM OF EDGE OF THE SIGN MUST BE AT LEAST SEVEN (7) FEET ABOVE GRADE WHERE THE SIGN IS INSTALLED AND AT LEAST TWO (2) FEET FROM THE BACK OF CURB.

FIRE LANE SIGN DETAIL

NOT TO SCALE

NO PARKING - FIRE LANE - TOW AWAY ZONE

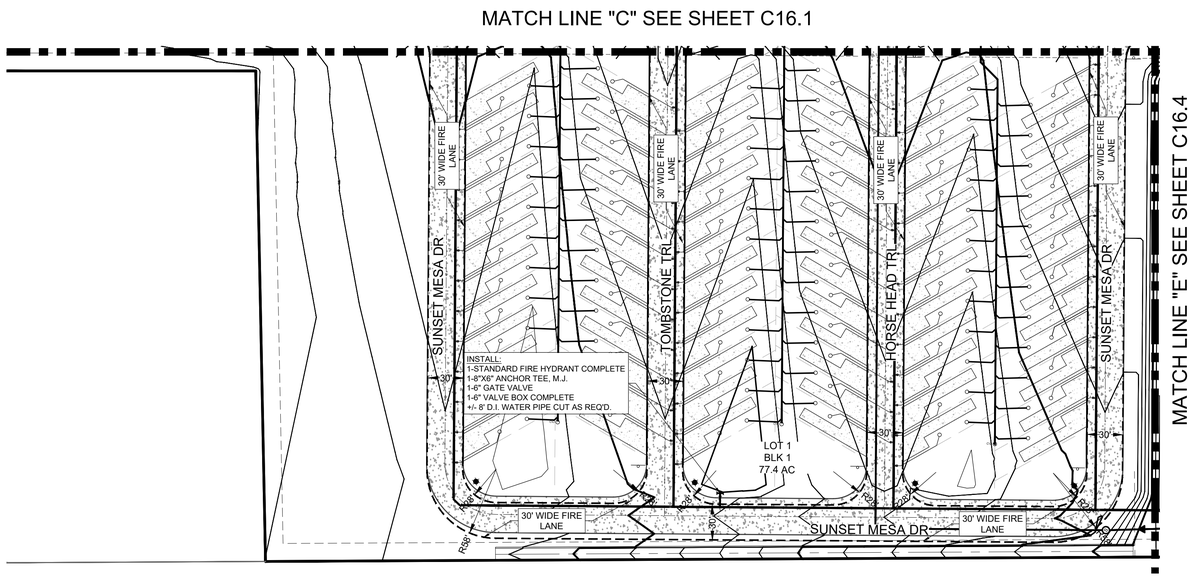


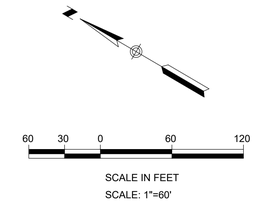
APPLICATION:

1. ON EXISTING 6" CURB: PAINT RED LANE STRIPE ON BOTH FACE AND TOP OF CURB PAINT WHITE LETTERS ON FACE OF CURB ONLY
2. WHERE NO CURB EXIST: PAINT A 6" WIDE RED STRIPE LOCATED 1.0' OFF EDGE OF PAVEMENT WITH 4" WHITE LETTER IN RED STRIPE.
3. SEE SITE PLAN FOR CURB TYPES AND LOCATIONS
4. NO MORE THAN 40 FEET SPACING BETWEEN WORDING.

TYPICAL FIRE LANE MARKING DETAIL

NOT TO SCALE





STAGECOACH MOBILE HOME & RV PARK

FIRE PROTECTION PLAN (SHEET 3)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: 6b. Fire Protection Plan (Sh 0-Sh 3).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

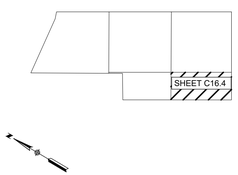
SHEET NO.

C16.3

Last Mod Date: Jun. 25, 26 - 13:40
Plot Date/Time: Jul. 17, 26 - 16:23:08

LOCATION MAP

N.T.S.

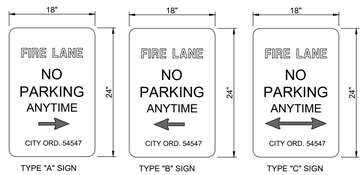


INDEX MAP

NOT TO SCALE

LEGEND

●	FOUND 3/8" IRON ROD (UNLESS NOTED)
○	SET 5/8" IRON ROD WITH YELLOW CAP
AC	ACRES
DOC NO.	DOCUMENT NUMBER
OPR	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
MPR	MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE(S)
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT (NTS)
ESM'T	EASEMENT
ETJ	EXTRATERRITORIAL JURISDICTION
NCB	NEW CITY BLOCK
BLK	BLOCK



NOTES:

1. LETTERS AND BORDER IN RED ON WHITE BACKGROUND.
2. STANDARD SIZE OF SIGN SHALL BE 18"x24" AS SPECIFIED BY THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (R7-35)
3. FIRE PLAN REVIEWER OR FIRE INSPECTOR WILL MAP OUT THE LOCATIONS AND NUMBER OF SIGNS REQUIRED.
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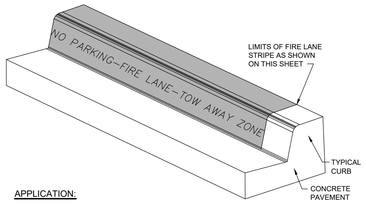
FIRE LANE SIGN DETAIL

NOT TO SCALE

NO PARKING - FIRE LANE - TOW AWAY ZONE



APPLICATION:

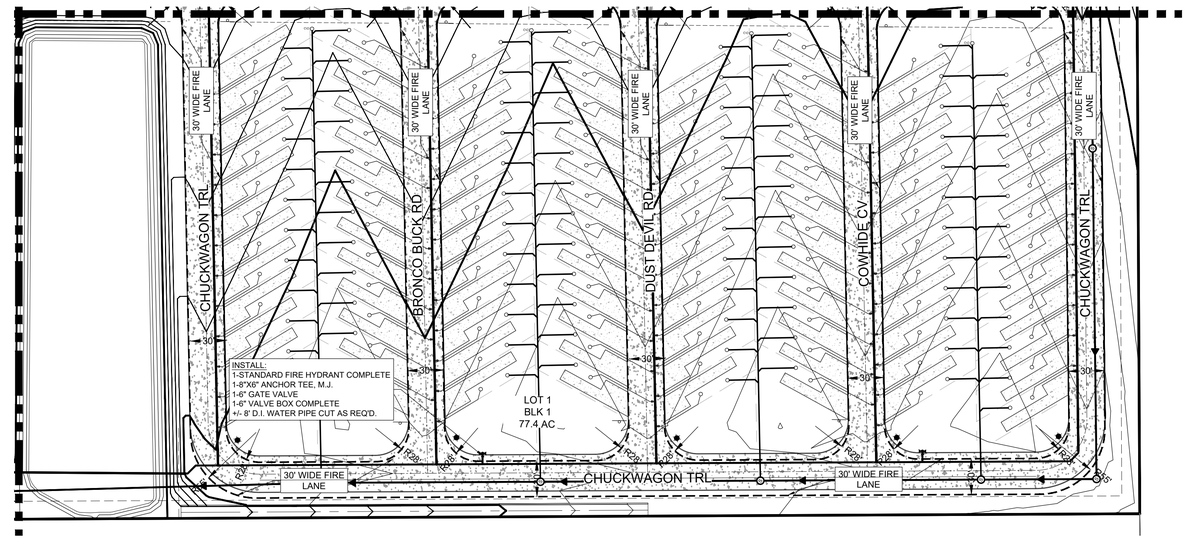
1. ON EXISTING 6" CURB: PAINT RED LANE STRIPE ON BOTH FACE AND TOP OF CURB PAINT WHITE LETTERS ON FACE OF CURB ONLY
2. WHERE NO CURB EXIST: PAINT A 6" WIDE RED STRIPE LOCATED 1.0' OFF EDGE OF PAVEMENT WITH 4" WHITE LETTER IN RED STRIPE.
3. SEE SITE PLAN FOR CURB TYPES AND LOCATIONS
4. NO MORE THAN 40 FEET SPACING BETWEEN WORDING.

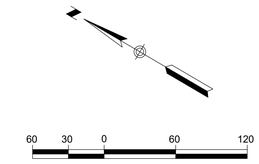
TYPICAL FIRE LANE MARKING DETAIL

NOT TO SCALE

MATCH LINE "D" SEE SHEET C16.2

MATCH LINE "E" SEE SHEET C16.3





STAGECOACH MOBILE HOME & RV PARK

FIRE PROTECTION PLAN (SHEET 3)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: By Fire Protection Plans (Sh 0-Sh 3).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

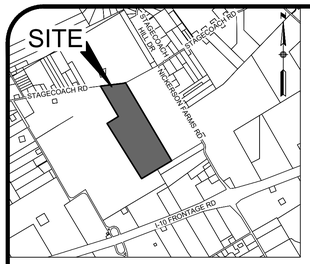
LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO.

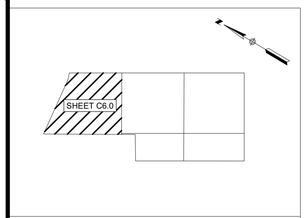
C16.4

Last Modified: Jun. 25, 26 - 13:40
Plot Date/Time: Jul. 17, 26 - 16:21



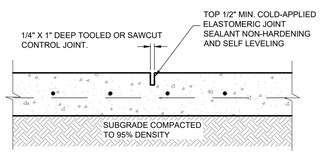
LOCATION MAP

N.T.S.



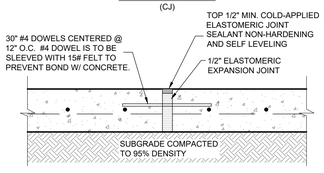
INDEX MAP

NOT TO SCALE



CONTROL JOINT

(CJ)



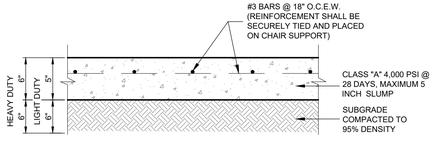
EXPANSION JOINT

(EJ)

NOTE:
A GEOTECHNICAL REPORT WAS NOT DONE AT TIME OF CONSTRUCTION DRAWINGS. RED & BLACK ENGINEERING GROUP, LLC STRONGLY RECOMMENDS THAT A GEOTECHNICAL REPORT BE PROVIDED FOR THIS SITE FOR PAVEMENT AND FOUNDATION DESIGN. PAVEMENT DESIGN BY OTHERS.

EXPANSION AND CONTROL JOINTS

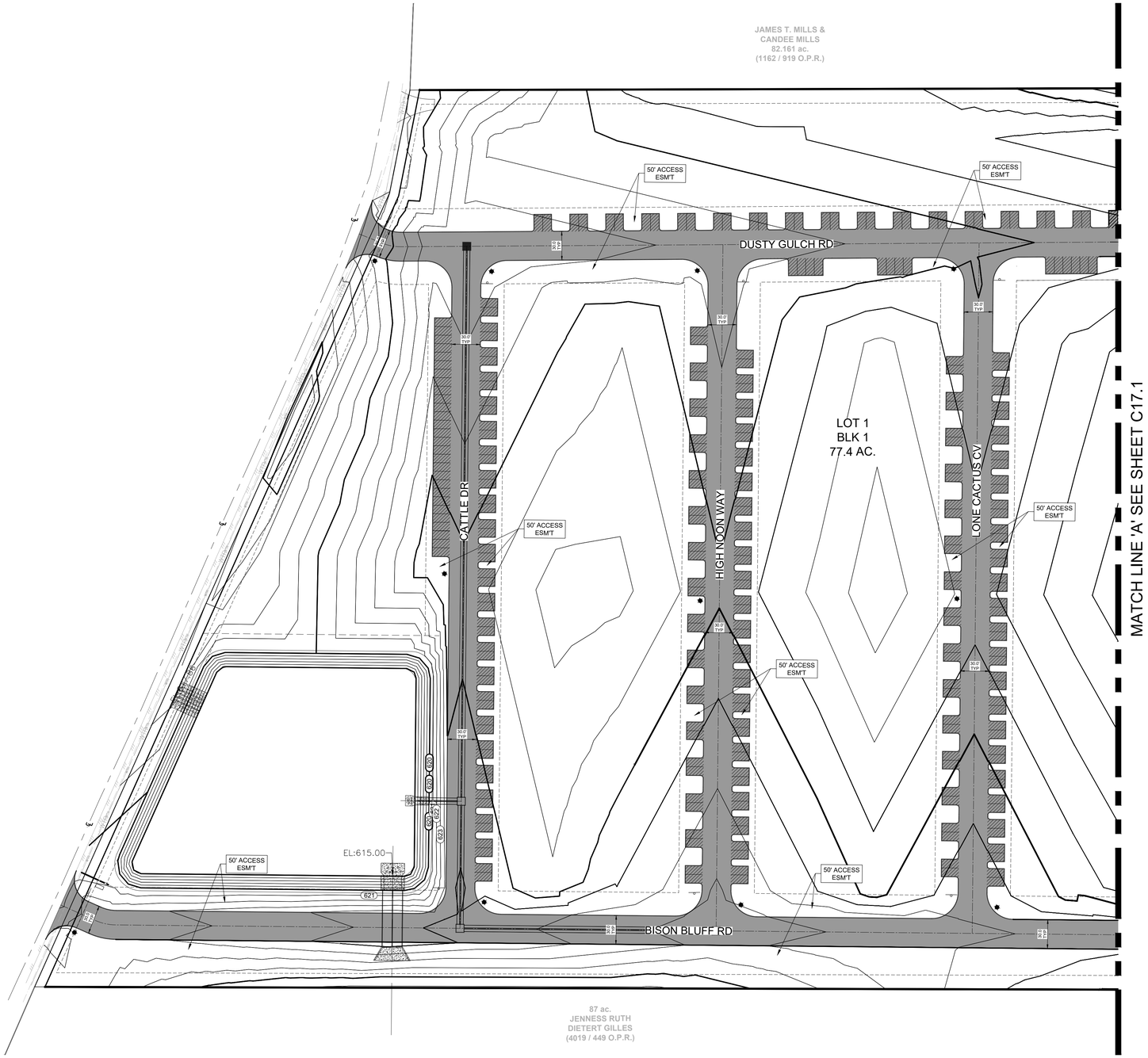
NOT TO SCALE

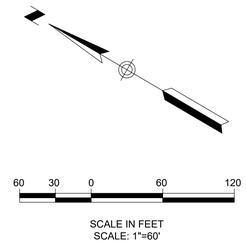


CONCRETE PAVEMENT SECTION

PAVEMENT SECTIONS

NOT TO SCALE





PAVEMENT LEGEND

▓	TOTAL HEAVY DUTY CONCRETE DRIVE AREA - 6" IN DEPTH 637550.937 SQ. FT.
▨	TOTAL LIGHT DUTY CONCRETE PARKING AREAS - 5" IN DEPTH 124302.710 SQ. FT.

STAGECOACH MOBILE HOME & RV PARK

PAVING AND JOINTING PLAN

(SHEET 1 OF 5)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_Paving Plan.dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
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LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
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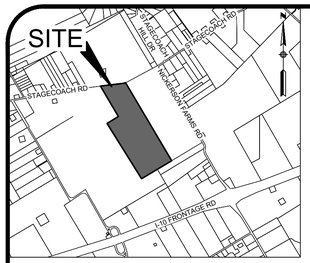
Fax 210.503.2749
TBPE No. F-1386

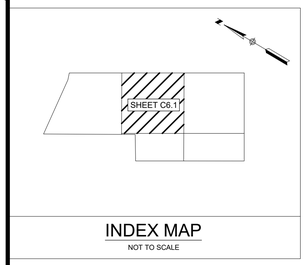
JOB NUMBER: SA5758-2502

SHEET NO. C17.0

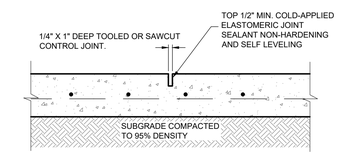
Last Modified: Jun. 29, 26 – 10:29
File Name: Jun. 29, 26 – 10:23:56



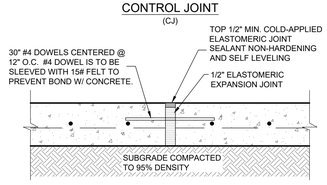
LOCATION MAP
N.T.S.



INDEX MAP
NOT TO SCALE



CONTROL JOINT
(CJ)

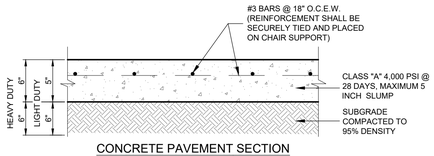


EXPANSION JOINT
(EJ)

NOTE:
A GEOTECHNICAL REPORT WAS NOT DONE AT TIME OF CONSTRUCTION DRAWINGS. RED & BLACK ENGINEERING GROUP, LLC STRONGLY RECOMMENDS THAT A GEOTECHNICAL REPORT BE PROVIDED FOR THIS SITE FOR PAVEMENT AND FOUNDATION DESIGN. PAVEMENT DESIGN BY OTHERS.

EXPANSION AND CONTROL JOINTS

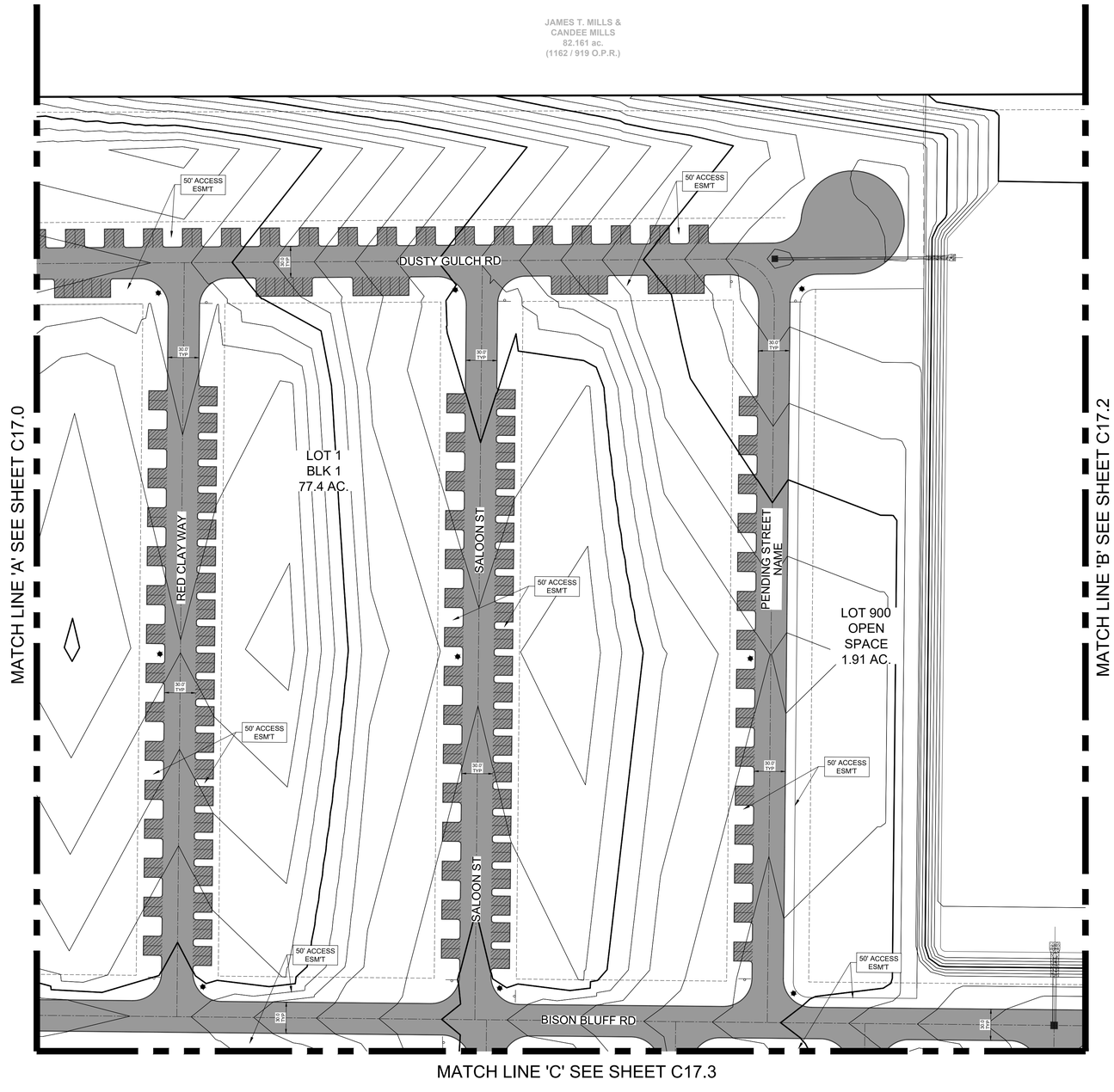
NOT TO SCALE

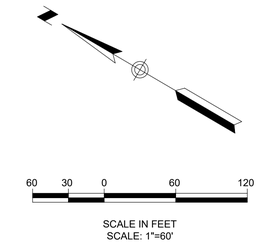


CONCRETE PAVEMENT SECTION

PAVEMENT SECTIONS

NOT TO SCALE





PAVEMENT LEGEND	
	TOTAL HEAVY DUTY CONCRETE DRIVE AREA - 6" IN DEPTH 637550.937 SQ. FT.
	TOTAL LIGHT DUTY CONCRETE PARKING AREAS - 5" IN DEPTH 124302.710 SQ. FT.

STAGECOACH MOBILE HOME & RV PARK

PAVING AND JOINTING PLAN
(SHEET 2 OF 5)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: VH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: VH
DRAWING NAME: sh_Paving Plan.dwg

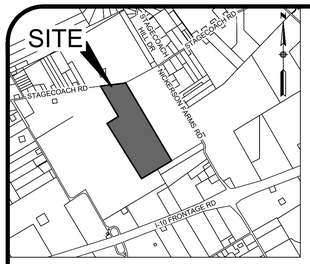
7/17/2026
STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER:
SA5758-2502

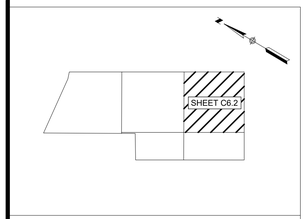
SHEET NO.
C17.1

Last Modified: Jun. 26, 26 – 10:29
File: SA5758-Ph1 Jul 17, 26 – 12:23:28



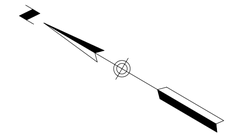
LOCATION MAP

N.T.S.



INDEX MAP

NOT TO SCALE



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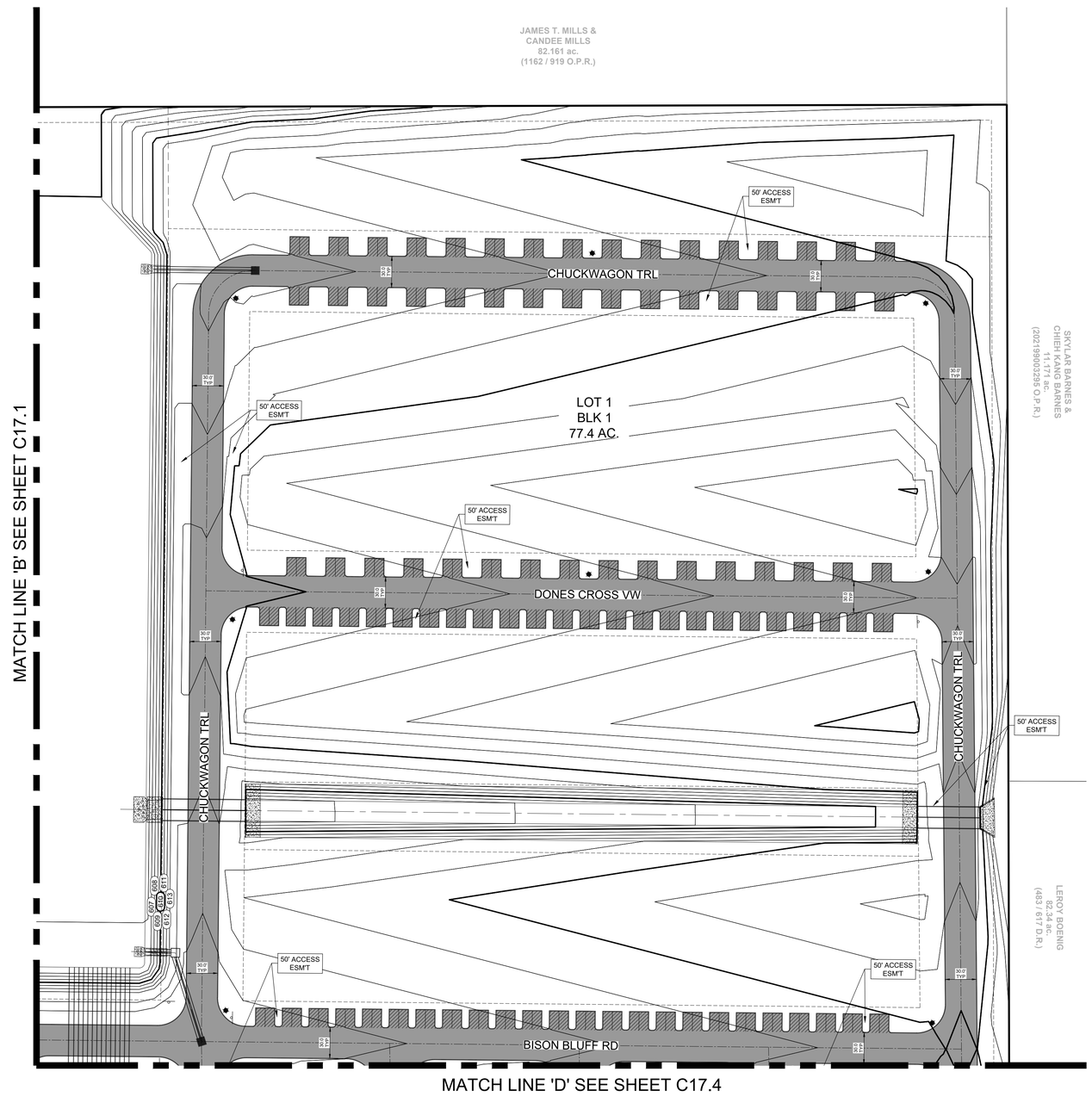
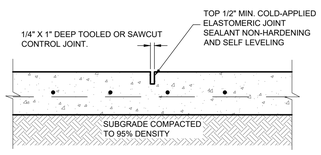
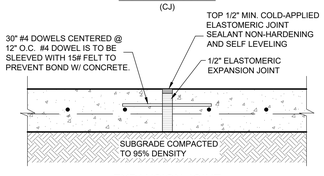




CONTROL JOINT
(CJ)



EXPANSION JOINT
(EJ)

NOTE:
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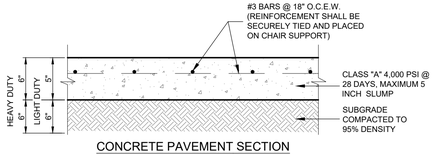
EXPANSION AND CONTROL JOINTS

NOT TO SCALE



CONCRETE PAVEMENT SECTION

PAVEMENT SECTIONS

NOT TO SCALE

PAVEMENT LEGEND

- TOTAL HEAVY DUTY CONCRETE DRIVE AREA - 6" IN DEPTH 637550.937 SQ. FT.
- TOTAL LIGHT DUTY CONCRETE PARKING AREAS - 5" IN DEPTH 124302.710 SQ. FT.

STAGECOACH MOBILE HOME & RV PARK

PAVING AND JOINTING PLAN
(SHEET 3 OF 5)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_Paving Plan.dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
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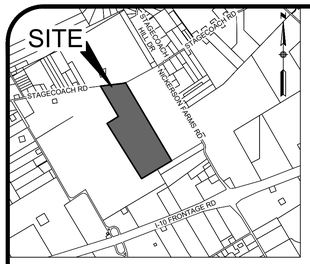
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

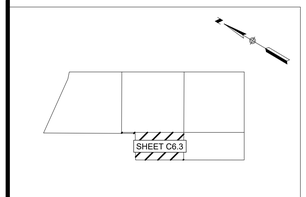
SHEET NO. C17.2

Last Modified: Jun. 26, 26 – 10:29
File Name: Jun. 26, 26 – 10:23:31



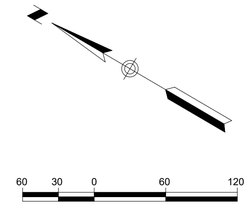
LOCATION MAP

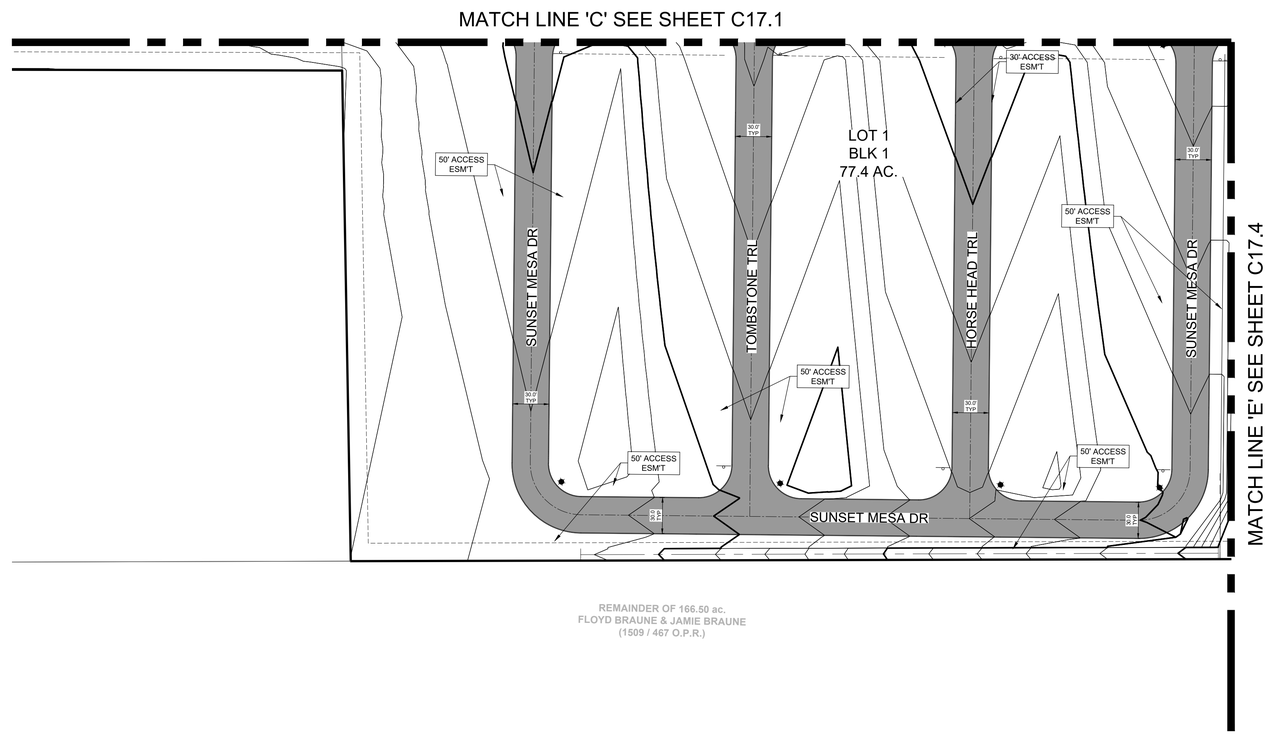
N.T.S.

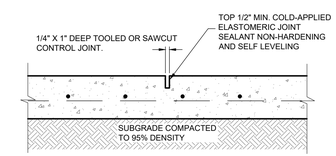


INDEX MAP

NOT TO SCALE

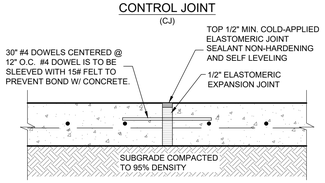






CONTROL JOINT

(CJ)



EXPANSION JOINT

(EJ)

NOTE:
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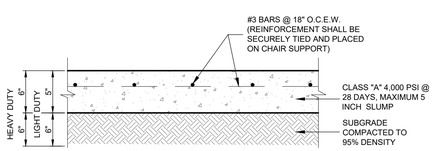
EXPANSION AND CONTROL JOINTS

NOT TO SCALE



CONCRETE PAVEMENT SECTION

PAVEMENT SECTIONS

NOT TO SCALE

PAVEMENT LEGEND

- TOTAL HEAVY DUTY CONCRETE DRIVE AREA - 6" IN DEPTH 637550.937 SQ. FT.
- TOTAL LIGHT DUTY CONCRETE PARKING AREAS - 5" IN DEPTH 124302.710 SQ. FT.

STAGECOACH MOBILE HOME & RV PARK

PAVING AND JOINTING PLAN
(SHEET 4 OF 5)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_Paving Plan.dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
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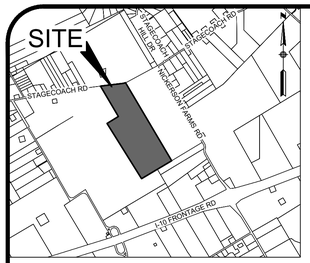
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

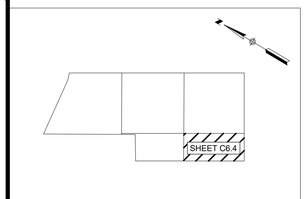
JOB NUMBER: SA5758-2502

SHEET NO.
C17.3

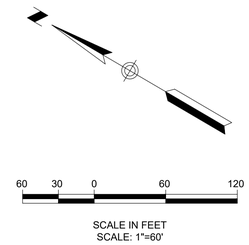
Last Modified: Jun 25, 26 - 10:29
Plot Date/Time: Jun 27, 26 - 13:33

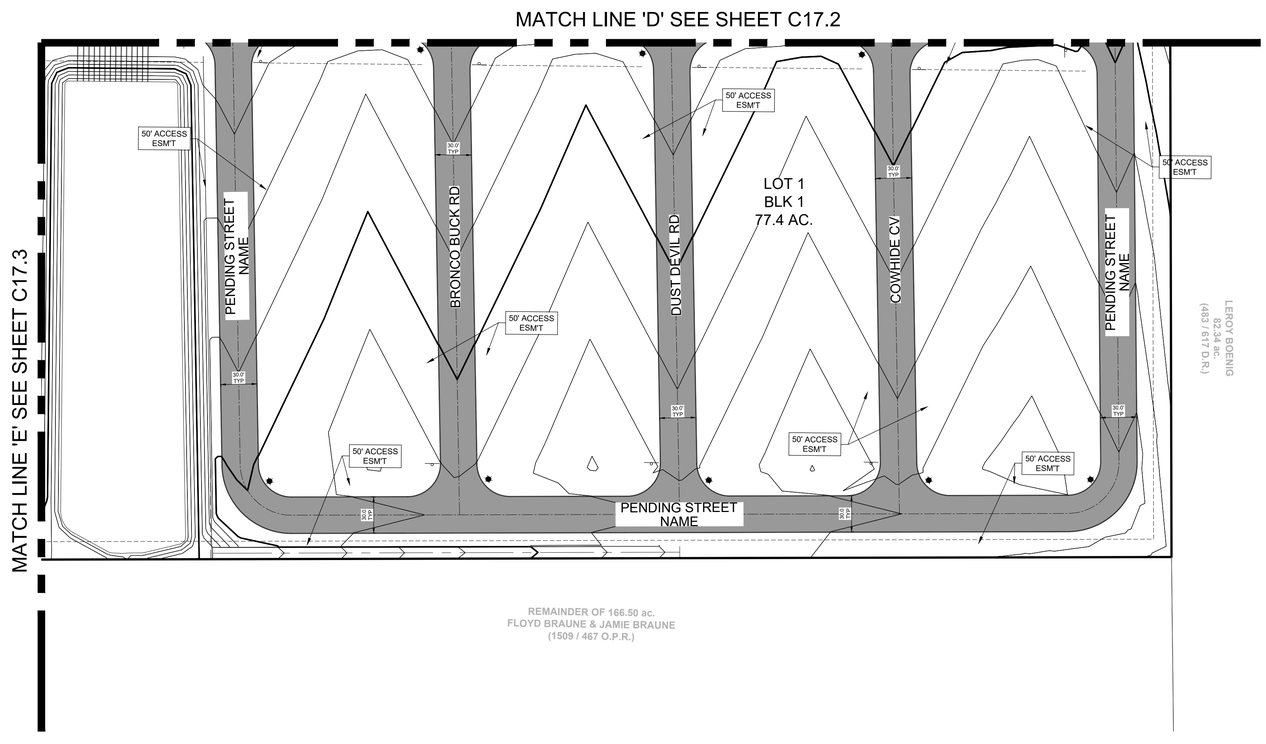


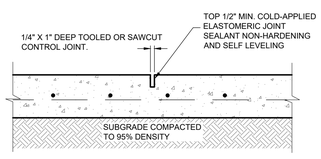
LOCATION MAP
N.T.S.



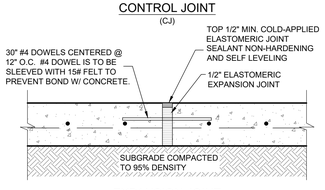
INDEX MAP
NOT TO SCALE







CONTROL JOINT
(CJ)



EXPANSION JOINT
(EJ)

NOTE:
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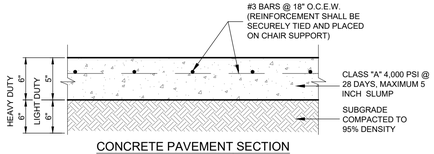
EXPANSION AND CONTROL JOINTS

NOT TO SCALE



CONCRETE PAVEMENT SECTION

PAVEMENT SECTIONS

NOT TO SCALE

PAVEMENT LEGEND

- TOTAL HEAVY DUTY CONCRETE DRIVE AREA - 6" IN DEPTH 637550.937 SQ. FT.
- TOTAL LIGHT DUTY CONCRETE PARKING AREAS - 5" IN DEPTH 124302.710 SQ. FT.

STAGECOACH MOBILE HOME & RV PARK

PAVING AND JOINTING PLAN
(SHEET 5 OF 5)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: sh_Paving Plan.dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
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Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA5758-2502

SHEET NO. C17.4

Last Modified: Jun 26, 26 - 10:29
File Date/Time: Jun 17, 26 - 15:23:35

LOCATION MAP
N.T.S.

INDEX MAP
NOT TO SCALE

STAGECOACH MOBILE HOME & RV PARK

MARKING & SIGNAGE PLAN
(SHEET 1)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: J:\Stakeway and Signage Plan (SA1-SA3).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
140636
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
9830 Colonnade Boulevard
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San Antonio, Texas 78230
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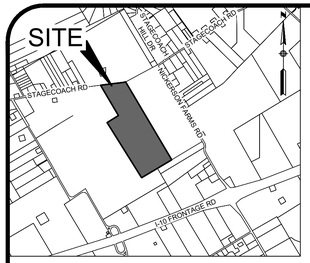
TBPE No. F-1386

JOB NUMBER:
SA5758-2502

SHEET NO.
C18.0

Last Modified: Jun. 29, 26 – 09:05
File Name/Time: Jul. 17, 26 – 15:23:55



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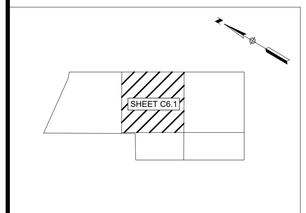

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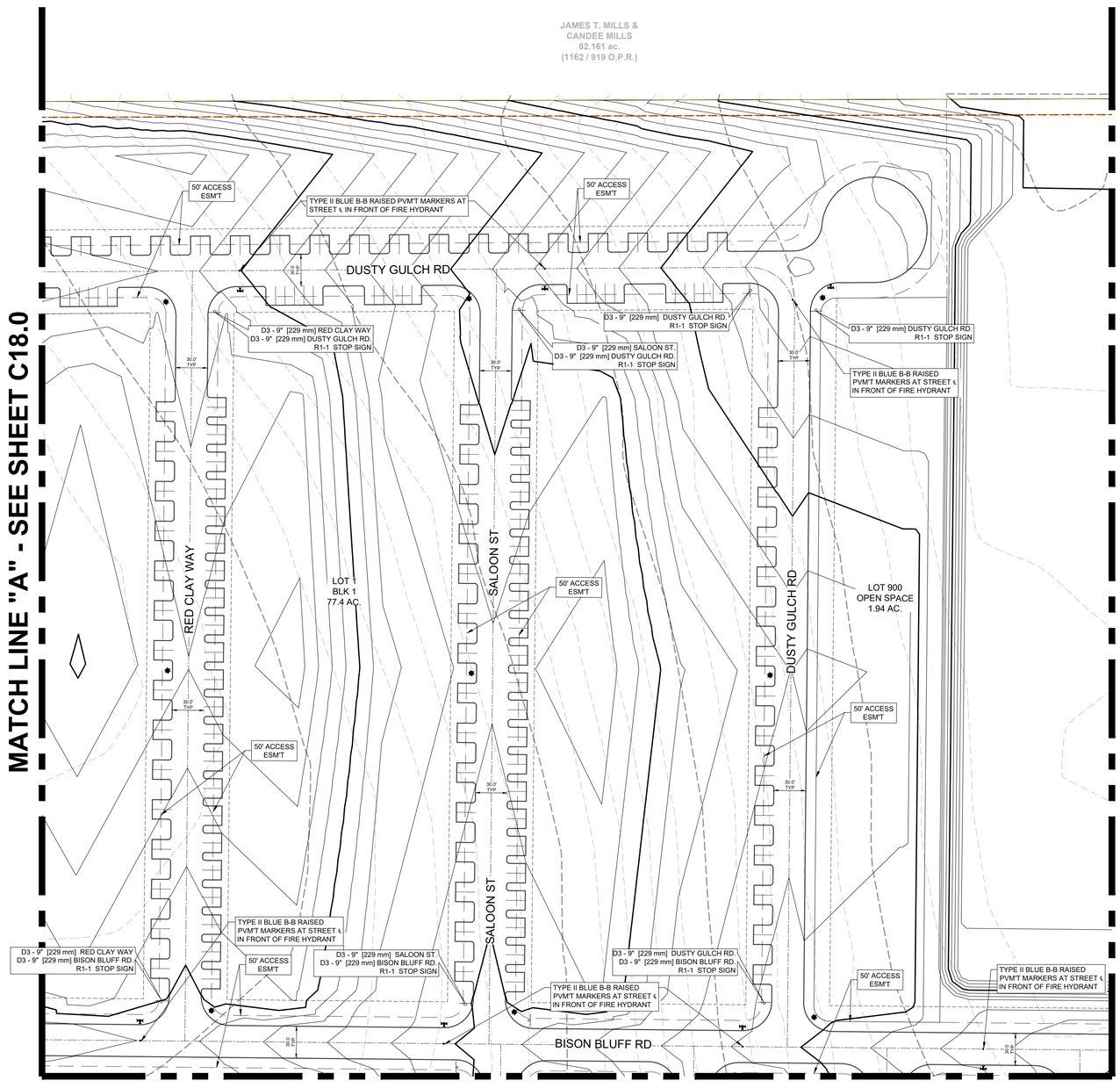

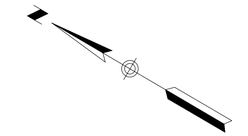

SCALE IN FEET
SCALE: 1"=60'

STAGECOACH MOBILE HOME & RV PARK

MARKING & SIGNAGE PLAN
(SHEET 2)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: 01 Marking and Signage Plan (SH 2-6).dwg

7/17/2026

STATE OF TEXAS
WILSON HERNANDEZ
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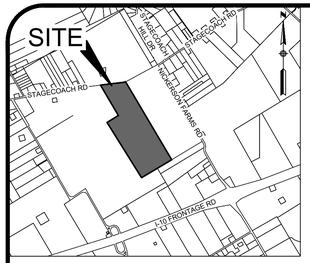
JOB NUMBER:
SA5758-2502

SHEET NO.
C18.1

Last Modified: Jun. 29, 26 – 09:05
File Name/Time: 26_25 – 09:05



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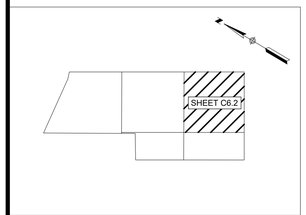

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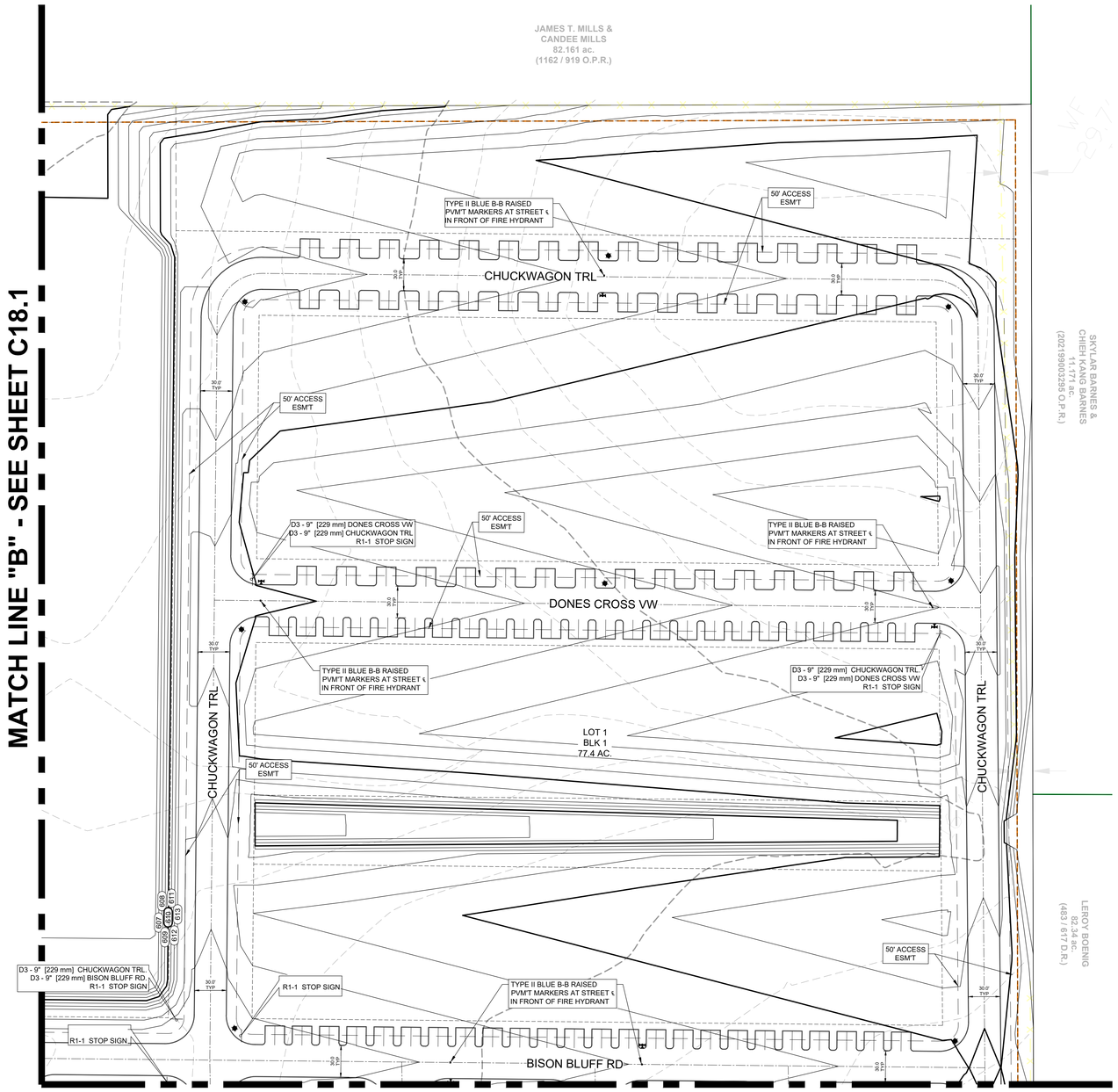

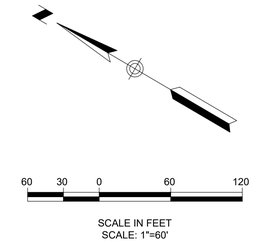

STAGECOACH MOBILE HOME & RV PARK

MARKING & SIGNAGE PLAN
(SHEET 3)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: Marking and Signage Plan (SA5758-2502).dwg

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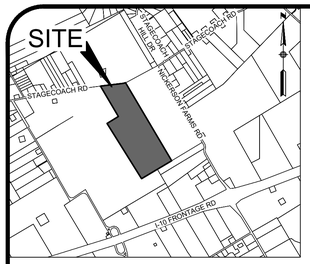
SHEET NO.
C18.2

Last Modified: Jun. 29, 26 – 09:05
Plot Date/Time: Jul 17, 26 – 13:34:00



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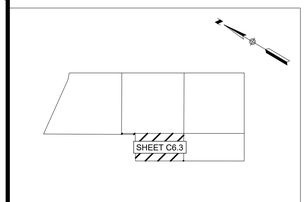

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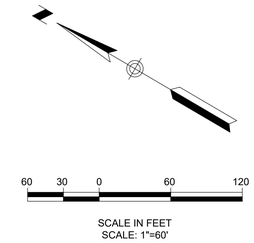

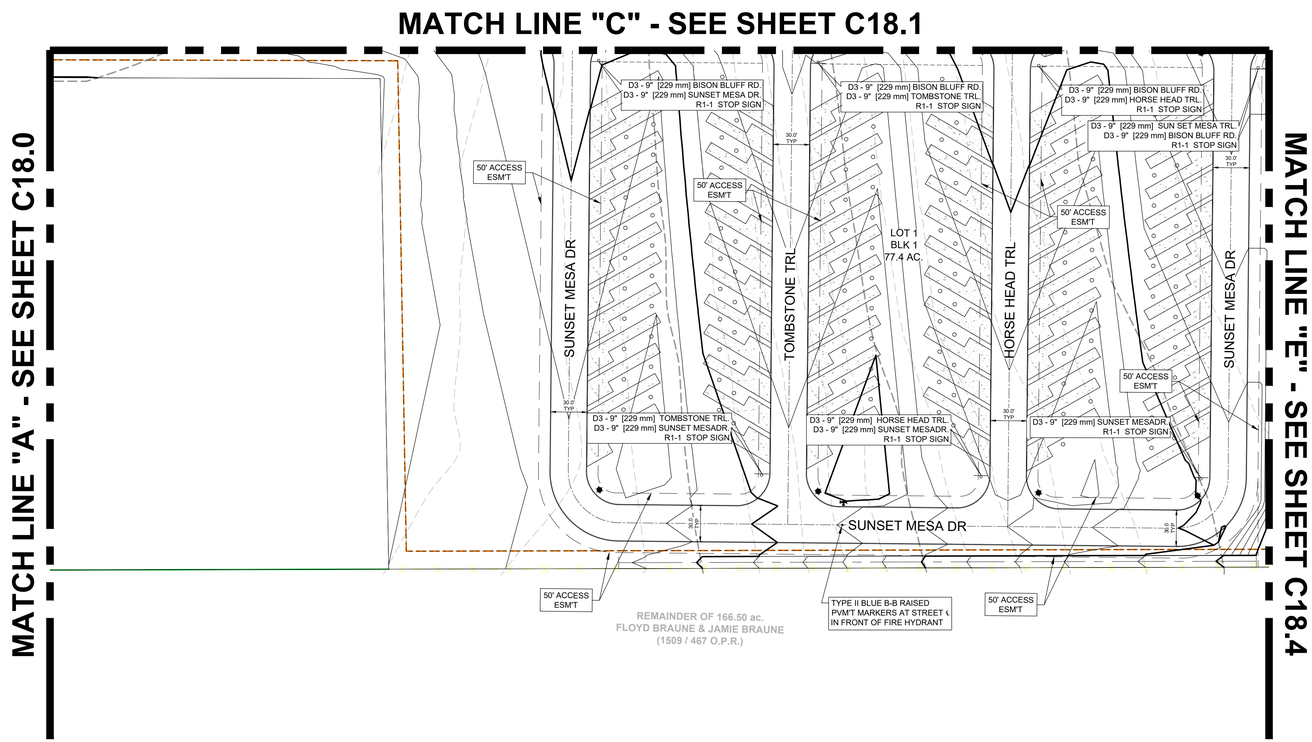

STAGECOACH MOBILE HOME & RV PARK

MARKING & SIGNAGE PLAN (SHEET 4)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: Marking and Signage Plan (SH-0830).dwg

7/17/2026

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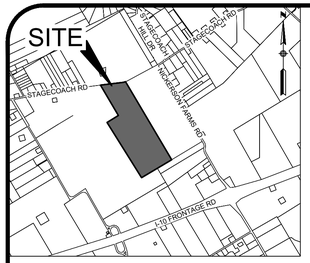
JOB NUMBER:
SA5758-2502

SHEET NO.
C18.3

Last Modified: Jun. 29, 26 – 09:05
Plot Date/Time: Jul 17, 26 – 13:34:05



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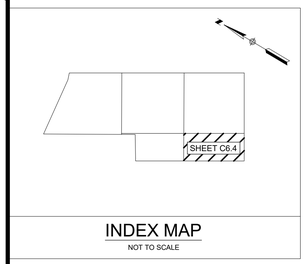

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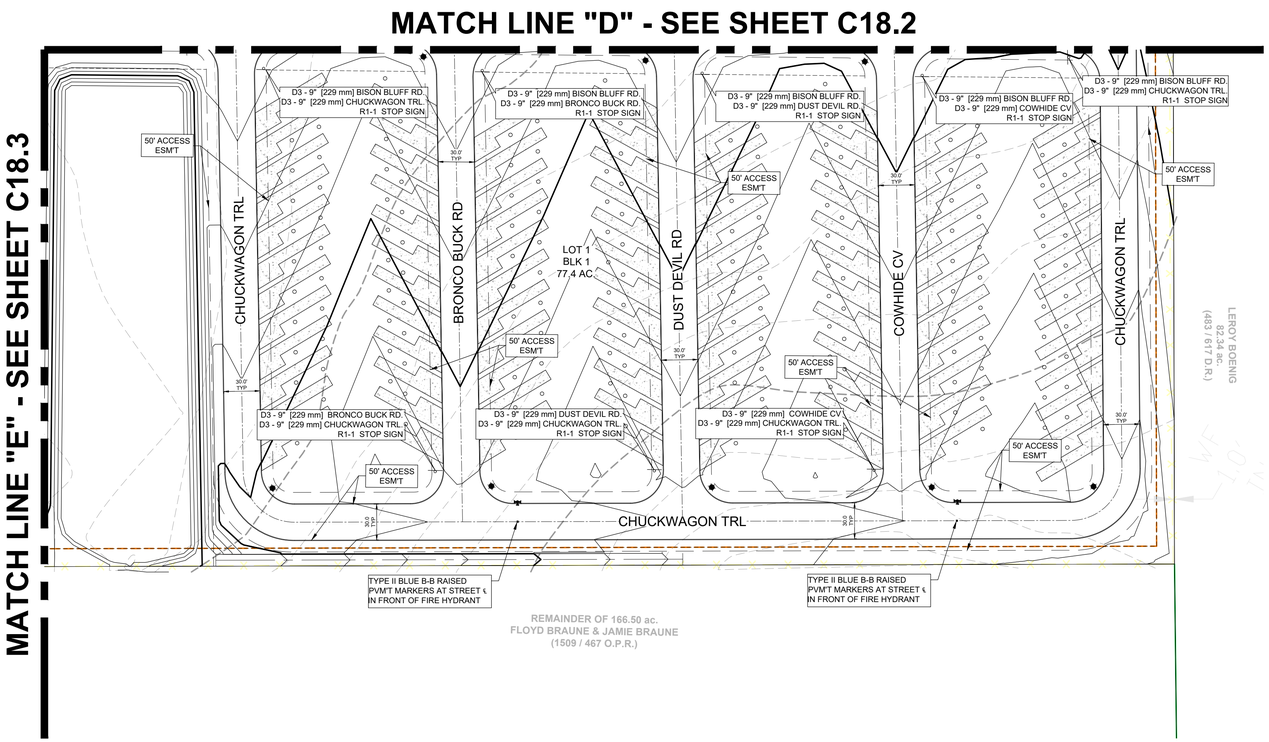

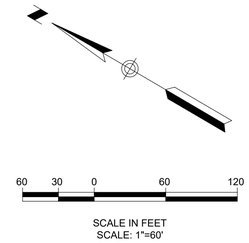

STAGECOACH MOBILE HOME & RV PARK

MARKING & SIGNAGE PLAN (SHEET 5)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
DRAWN BY: MAS, TJ
CHECKED BY: WH
DRAWING NAME: ...\Marking and Signage Plan (SH-05).dwg

7/17/2026

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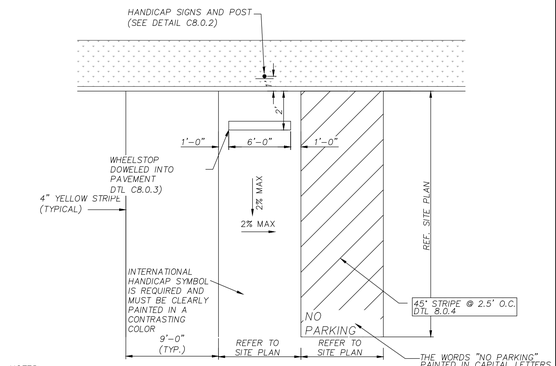
JOB NUMBER:
SA5758-2502

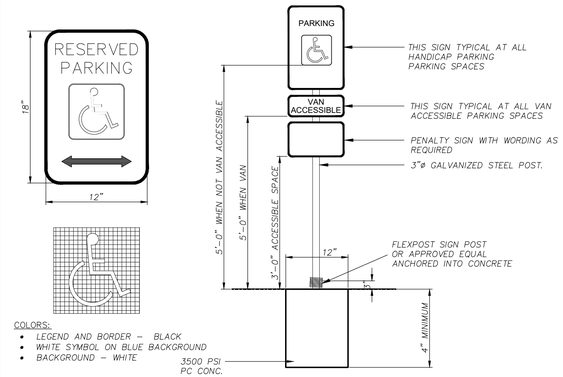
SHEET NO.
C18.4

Last Modified: Jun. 23, 26 – 09:05
File Size/Time: 37.28 – 15.8 kb



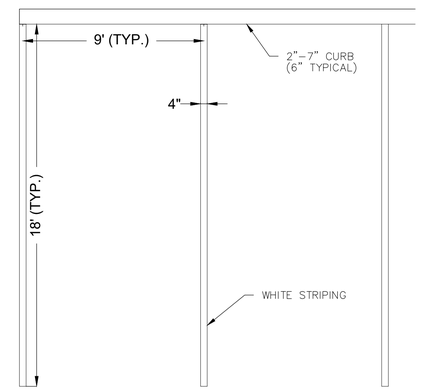
NOTES:
1. ALL WALKWAYS, RAMPS AND HANDICAP PARKING SIGNAGE, ETC. SHALL MEET CURRENT ADA & TAS RULES.
2. 2% MAXIMUM SLOPE IN ALL DIRECTIONS IN AREAS OF HANDICAP PARKING SPACES.
3. UPON COMPLETION OF CONSTRUCTION OF THE SITE AND BUILDING, OWNER MUST SCHEDULE AN INSPECTION FOR TAS COMPLIANCE.

C11.9 HANDICAP PARKING LAYOUT
NOT TO SCALE



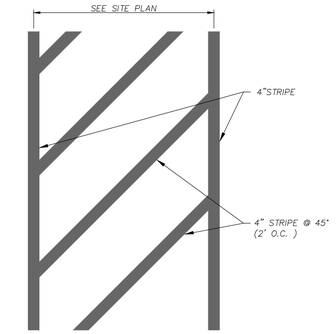
COLORS:
- LEGEND AND BORDER – BLACK
- WHITE SYMBOL ON BLUE BACKGROUND
- BACKGROUND – WHITE

C11.6 HANDICAP SIGN DETAIL
NOT TO SCALE



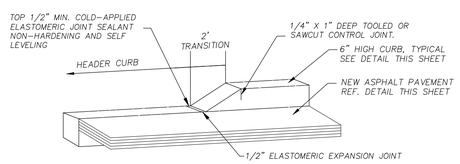
NOTE: REFER TO SITE PLAN FOR ACTUAL PARKING SPACE DIMENSIONS WHICH MAY VARY FROM THIS STANDARD DETAIL.

C11.3 PARKING STRIPE TYPICAL DETAIL
NOT TO SCALE



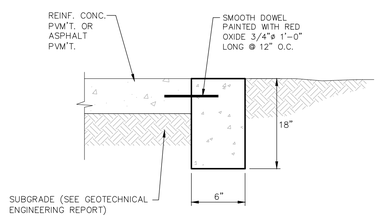
NOTE:
1. ACCESSIBLE ROUTE SHALL BE 2% MAX. CROSS SLOPE & 5% MAX. SLOPE IN DIRECTION OF TRAVEL, TYP. NOTIFY ENGINEER IMMEDIATELY IF MAXIMUM GRADES ARE EXCEEDED.
2. ALL STRIPING SHALL BE WHITE FOR ASPHALT PAVING AND YELLOW FOR CONCRETE PAVING

C11.1 PAINTED CROSSWALK STRIPING
NOT TO SCALE



C11.10 CROSSWALK STRIPING DETAIL
NOT TO SCALE

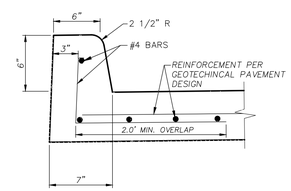
NOTE:
ALL CONCRETE SHALL BE CLASS 'C' "3,600 PSI @ 28 DAY" MAXIMUM WATER TO CEMENT RATIO 6.0, MINIMUM SACKS CEMENT/ CUBIC YARD 6.0, SLUMP RANGE 2-5 INCHES, SHALL CONFORM TO ASTM C-94



NOTE: DOWEL NOT REQUIRED WITH ASPHALT PAVEMENT

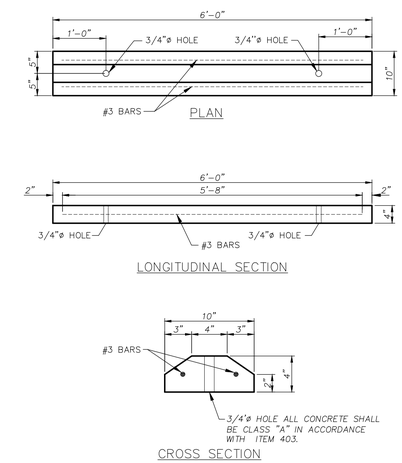
FLUSH CURB
N.T.S.

C11.7 FLUSH CURB
NOT TO SCALE

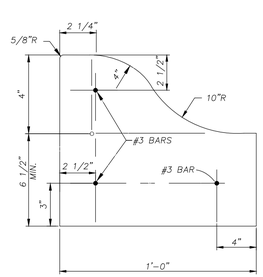


NOTES:
1. INSTALL 1/2" PREMOLDED EXPANSION JOINT MATERIAL AT 40.0' INTERVALS & AT BEGINNING & END OF ALL CURB RETURNS & DRIVE APPROACHES.
2. INSTALL 5/8"ø x 2.0' LONG, SMOOTH DOWEL BARS AT ALL EXPANSION JOINTS & AT BEGINNING & END OF ALL CURB RETURNS. EXTEND BARS 1.0' INTO EACH SIDE OF JOINT & WRAP ONE END W/ 147.3 LBS FELT, 1.25' LONG.
3. ALL CURB TO BE 3000 PSI CONCRETE.

C11.4 6" INTEGRAL CONCRETE CURB
NOT TO SCALE



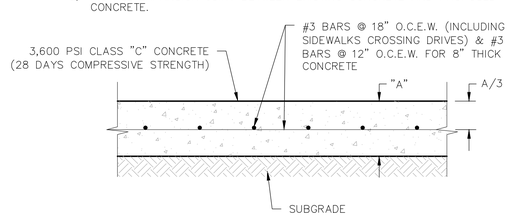
C11.2 WHEEL STOP DETAIL
NOT TO SCALE



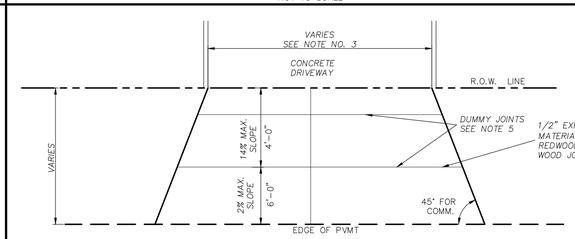
C11.11 MOUNTABLE CURB DETAIL
NOT TO SCALE

PROPOSED PAVEMENT SECTION (DRIVE AND PARKING ISLES)		
MATERIALS	DRIVE AREAS	PARKING AREAS
REINFORCED CONCRETE	6"	4"
SUBGRADE	12" MOISTURE CONDITIONED	12" MOISTURE CONDITIONED

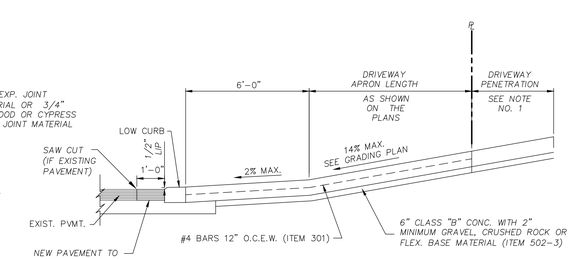
NOTES:
1) REFER TO GEOTECHNICAL ENGINEERING REPORT TITLED "PROPOSED MATHIS MH & RV PARK STREETS" BY MEG ENGINEERS DATED APRIL 25, 2025.
2) SAWCUT JOINTS AT 15' MAX. SEPARATION, EACH WAY, UNLESS OTHERWISE DIRECTED BY ENGINEER OR GEOTECHNICAL REPORT.
3) INSTALL EXPANSION JOINT BETWEEN EXISTING CONCRETE AND PROPOSED CONCRETE.



C11.8 CONCRETE PAVEMENT SECTION
NOT TO SCALE



TYPICAL COMMERCIAL DRIVEWAY PLAN
NOT TO SCALE



TYPICAL COMMERCIAL DRIVEWAY SECTION
NOT TO SCALE

DRIVEWAY NOTES:

1. DRIVEWAY PENETRATION REFERS TO A PORTION OF THE DRIVEWAY THAT MAY BE NECESSARY TO RECONSTRUCT WITHIN PRIVATE PROPERTY TO COMPLY WITH A MAXIMUM DRIVEWAY SLOPE. THIS PORTION OF THE DRIVEWAY SHALL BE PAID FOR UNDER THE FOLLOWING ITEMS AS MAY APPLY:
   A. CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO. 502-2
   B. ASPHALTIC CONCRETE DRIVEWAY PAID FOR UNDER NO. 503-1 (1" ASPHALT TYPE "D" & 6" FLEXIBLE BASE)
   C. GRAVEL DRIVEWAY PAID FOR UNDER ITEM NO. 503-2 (6" FLEXIBLE BASE)
2. 7" MINIMUM HEIGHT WILL NOT NECESSARILY OCCUR AT THE PROPERTY LINE. IT MAY OCCUR WITHIN THE RIGHT OF WAY OR WITHIN THE DRIVEWAY PENETRATION ON PRIVATE PROPERTY.
3. PROPOSED DRIVEWAYS ARE TO MATCH EXISTING SIZES, BUT ARE NOT TO EXCEED 30 FT. AT THE PROPERTY LINE UNLESS AUTHORIZED BY THE CITY TRAFFIC ENGINEER.
4. FOR LOCATION OF THE PROPOSED SIDEWALK, SEE PLANS. FOR THE STREETS OTHER THAN LOCAL TYPE "A" STREETS, THE EDGE OF THE SIDEWALK MUST BE LOCATED A MINIMUM OF (2) FEET AWAY FROM THE BACK OF THE CURB.
5. DUMMY JOINTS TO BE PLACED AT 4' INTERVALS FROM THE BACK OF THE CURB AND ONE DUMMY JOINT PLACED PERPENDICULAR TO THE CURB AND BEING IN THE CENTER OF THE DRIVEWAY AS SHOWN.

C11.5 CONCRETE DRIVEWAY DETAIL
NOT TO SCALE

STAGECOACH MOBILE HOME & RV PARK
CIVIL DETAILS
(SHEET 1)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 6/24/2026
DESIGNED BY: WH, MAS
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CHECKED BY: WH
DRAWING NAME: sh_Civil Details.dwg

7/17/2026
STATE OF TEXAS
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JOB NUMBER:
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SHEET NO.
C19.0

Last Modified: Jun 22, 26 - 13:57
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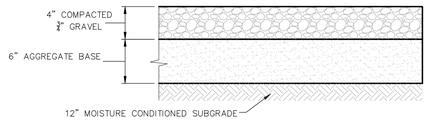
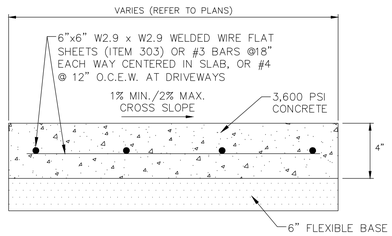


C11.12 **GRAVEL PARKING DETAIL**

NOT TO SCALE



GENERAL NOTES FOR CONCRETE SLAB:

1. ALL SLABS SHALL BE A MINIMUM 3,600 PSI CONCRETE WITH NO. 3 BARS AT 18" INCHES ON CENTER.
2. SLOPE SLABS AWAY FROM BLDG. AS INDICATED ON DRAWINGS OR AT 2% MAX.
3. PROVIDE SLABS WITH A HORIZONTAL (CROSS) BRUSH FINISH ON ALL SURFACES.
4. GROOVE CONTRACTION JOINTS SHALL BE SPACED 5 FT. ON CENTER.
5. PROVIDE A 1/2" ELASTOMERIC ISOLATION JOINT ALONG NEW BUILDING BETWEEN ALL NEW SLABS

C11.13 **CONCRETE SLAB TYPICAL DETAIL**

NOT TO SCALE

STAGECOACH MOBILE HOME & RV PARK

CIVIL DETAILS
(SHEET 1)

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