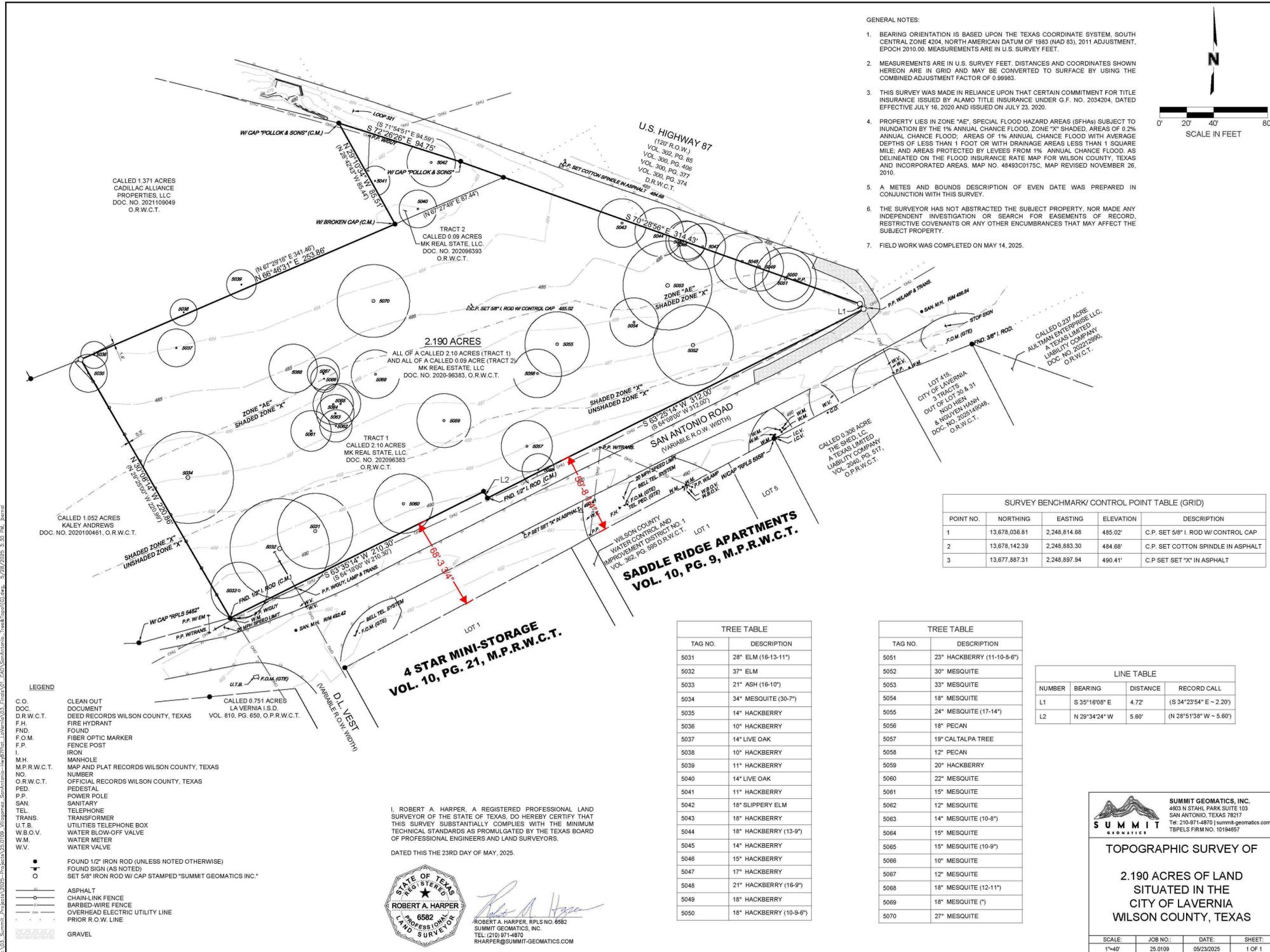
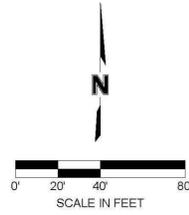


LA VERNIA RETAIL  
119 SAN ANTONIO ROAD, BLDG 1  
LA VERNIA, TEXAS 78121  
EXISTING CONDITIONS PLAN



GENERAL NOTES:

- BEARING ORIENTATION IS BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.00. MEASUREMENTS ARE IN U.S. SURVEY FEET.
- MEASUREMENTS ARE IN U.S. SURVEY FEET. DISTANCES AND COORDINATES SHOWN HEREON ARE IN GRID AND MAY BE CONVERTED TO SURFACE BY USING THE COMBINED ADJUSTMENT FACTOR OF 0.99983.
- THIS SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY ALAMO TITLE INSURANCE UNDER G.F. NO. 2034204, DATED EFFECTIVE JULY 16, 2020 AND ISSUED ON JULY 23, 2020.
- PROPERTY LIES IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE "X" SHADED AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WILSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48493C0175C, MAP REVISED NOVEMBER 26, 2010.
- A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.
- THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY, NOR MADE ANY INDEPENDENT INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, RESTRICTIVE COVENANTS OR ANY OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY.
- FIELD WORK WAS COMPLETED ON MAY 14, 2025.



POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	13,678,036.81	2,248,814.68	485.02'	C.P. SET 5/8" I. ROD W/ CONTROL CAP
2	13,678,142.39	2,248,883.30	484.68'	C.P. SET COTTON SPINDLE IN ASPHALT
3	13,677,887.31	2,248,897.94	490.41'	C.P. SET SET "X" IN ASPHALT

TAG NO.	DESCRIPTION
5031	28" ELM (16-13-11')
5032	37" ELM
5033	21" ASH (16-10')
5034	34" MESQUITE (30-7')
5035	14" HACKBERRY
5036	10" HACKBERRY
5037	14" LIVE OAK
5038	10" HACKBERRY
5039	11" HACKBERRY
5040	14" LIVE OAK
5041	11" HACKBERRY
5042	18" SLIPPERY ELM
5043	18" HACKBERRY
5044	18" HACKBERRY (13-9')
5045	14" HACKBERRY
5046	15" HACKBERRY
5047	17" HACKBERRY
5048	21" HACKBERRY (16-9')
5049	18" HACKBERRY
5050	18" HACKBERRY (10-9-6')

TAG NO.	DESCRIPTION
5051	23" HACKBERRY (11-10-8-6')
5052	30" MESQUITE
5053	33" MESQUITE
5054	18" MESQUITE
5055	24" MESQUITE (17-14')
5056	18" PECAN
5057	19" CALTALPA TREE
5058	12" PECAN
5059	20" HACKBERRY
5060	22" MESQUITE
5061	15" MESQUITE
5062	12" MESQUITE
5063	14" MESQUITE (10-8')
5064	15" MESQUITE
5065	15" MESQUITE (10-9')
5066	10" MESQUITE
5067	12" MESQUITE
5068	18" MESQUITE (12-11')
5069	18" MESQUITE (*)
5070	27" MESQUITE

NUMBER	BEARING	DISTANCE	RECORD CALL
L1	S 35°16'08" E	4.72'	(S 34°23'54" E ~ 2.20')
L2	N 29°34'24" W	5.60'	(N 28°51'38" W ~ 5.60')

- LEGEND
- C.O. CLEAN OUT
  - DOC. DEED RECORDS WILSON COUNTY, TEXAS
  - D.R.W.C.T. DOCUMENT
  - F.H. FIRE HYDRANT
  - FND FOUND
  - F.O.M. FIBER OPTIC MARKER
  - F.P. FENCE POST
  - I. IRON
  - M.H. MANHOLE
  - M.P.R.W.C.T. MAP AND PLAT RECORDS WILSON COUNTY, TEXAS
  - NO. NUMBER
  - O.R.W.C.T. OFFICIAL RECORDS WILSON COUNTY, TEXAS
  - PED. PEDESTAL
  - P.P. POWER POLE
  - SAN. SANITARY
  - TEL. TELEPHONE
  - TRANS. TRANSFORMER
  - U.T.B. UTILITIES TELEPHONE BOX
  - W.B.O.V. WATER SLOW-OFF VALVE
  - W.M. WATER METER
  - W.V. WATER VALVE
  - FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
  - FOUND SIGN (AS NOTED)
  - SET 5/8" IRON ROD W/ CAP STAMPED "SUMMIT GEOMATICS INC."
  - ASPHALT
  - CHAIN LINK FENCE
  - BARBED WIRE FENCE
  - OVERHEAD ELECTRIC UTILITY LINE
  - PRIOR R.O.W. LINE
  - GRAVEL

I, ROBERT A. HARPER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

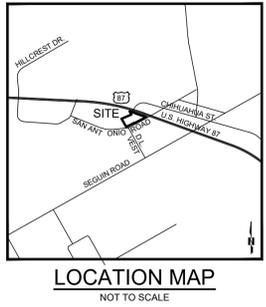
DATED THIS THE 23RD DAY OF MAY, 2025.

ROBERT A. HARPER, RPLS NO. 6582  
SUMMIT GEOMATICS, INC.  
TEL: (210) 971-4870  
RHARPER@SUMMIT-GEOMATICS.COM

SUMMIT GEOMATICS, INC.  
4603 N STAHL PARK SUITE 103  
SAN ANTONIO, TEXAS 78217  
Tel: 210-971-4870 | summit-geomatics.com  
TBPELS FIRM NO. 10194657

TOPOGRAPHIC SURVEY OF  
2.190 ACRES OF LAND  
SITUATED IN THE  
CITY OF LAVERNIA  
WILSON COUNTY, TEXAS

SCALE: 1"=40'  
JOB NO.: 25.0109  
DATE: 05/23/2025  
SHEET: 1 OF 1



REVISIONS:

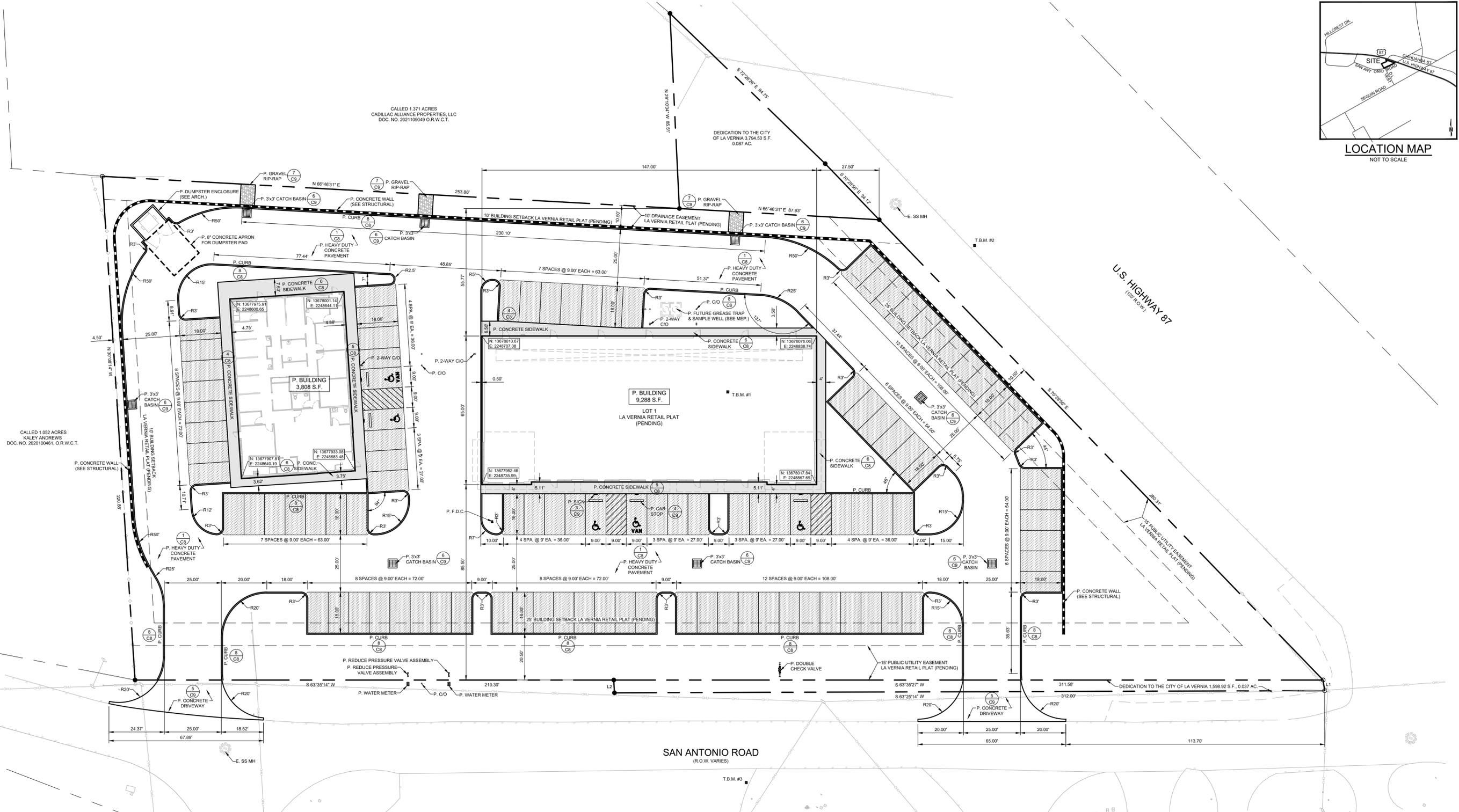
24165 IH-10W, SUITE 217-108  
SAN ANTONIO, TEXAS 78257  
PHONE: 214-343-4232  
FAX: 214-343-4232



LA VERNIA RETAIL  
119 SAN ANTONIO ROAD, BLDG 1  
LA VERNIA, TEXAS 78121  
DIMENSIONAL CONTROL PLAN



JOB NO.: 25-027  
DATE: 02/17/2026  
DESIGNER: J.V.  
DRAWN BY: V.R.  
SHEET NO.: C2

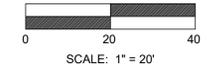


GENERAL NOTES:

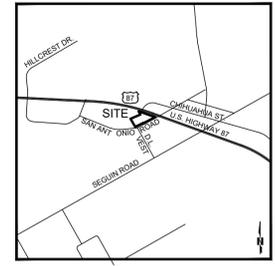
- ALL PHASES OF WORK UNDER THIS CONTRACT SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE ITEMS OF THE STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION SPECIFICATIONS AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION. FINAL DECISIONS OR JUDGMENTS ON MATTERS NOT SPECIFICALLY COVERED BY THE ABOVE DOCUMENTS SHALL BE MADE BY THE ENGINEER.
- CONTRACTOR SHALL COMPLY WITH ALL LOCAL BUILDING CODES AND REGULATIONS, AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THIS PROJECT.
- CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE 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. EXCEPTIONS FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, NATURAL GAS PURVEYOR MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
- BIDDERS ARE HEREBY NOTIFIED TO MAKE A THOROUGH REVIEW OF THE JOB SITE AND SOIL BORING INFORMATION PROVIDED BY OWNER. NO ADDITIONAL PAYMENT SHALL BE MADE FOR ROCK, SAND, GRAVEL, OR OTHER UNSTABLE CONDITIONS ENCOUNTERED IN ANY WORK PROVIDED BY THESE DRAWINGS.
- CONTRACTOR SHALL NOTIFY LINE LOCATOR FOR EACH RESPECTIVE UTILITY IN THE PROJECT AREA 48 HOURS PRIOR TO STARTING EXCAVATION.
- CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.
- FOR LOCATION OF UNDERGROUND ELECTRIC, GAS, TELEPHONE AND WATER FACILITIES, CALL THE LOCAL UTILITY LOCATOR 48 HOURS BEFORE BEGINNING ANY EXCAVATION.
- ALL WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE HIS SOLE RESPONSIBILITY TO DISPOSE OF THIS MATERIAL OFF THE LIMITS OF THE SITE TO PROPERTY WHERE THE CONTRACTOR HAS THE CONSENT OF THE OWNERS. NO WASTE MATERIALS SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER THE FLOW LIMITS OF EXISTING NATURAL DRAINAGE.
- CONTRACTOR IS REQUIRED TO VERIFY PROJECT ELEVATIONS. STARTING ANY WORK CONSTITUTES THE APPROVAL OF THE EXISTING CONDITIONS SHOWN.
- EXISTING ABOVE GROUND UTILITIES HAVE BEEN PLOTTED BY DIRECT FIELD INVESTIGATION (ON SURVEY PERFORMED BY OTHERS). UNDERGROUND UTILITIES HAVE BEEN COMPILED FROM VARIOUS SOURCES AND REQUIRE VERIFICATION BY THE CONTRACTOR TO ESTABLISH THEIR EXACT LOCATION AND DEPTH PRIOR TO SETTING ANY FINISH CONCRETE GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES, INCLUDING THOSE NOT SHOWN ON DRAWINGS. DEAD UTILITY LINES SHALL BE SUITABLY CAPPED.
- ANY EXISTING SITE IMPROVEMENT OR UTILITY REMOVED, DAMAGED OR UNDERCUT BY CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE OWNER AND APPROVED BY THE RESPECTIVE UTILITY AT THE CONTRACTOR'S EXPENSE.
- WHEN SEWER LINES ARE INSTALLED IN THE VICINITY OF WATER MAINS, SUCH INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE DEPARTMENT OF HEALTH "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEM." (LATEST REVISION)
- (A) HEAD-IN PARKING PLACES SHALL BE 9' X 18' WITH 4" WIDE WHITE LINE (B) PARALLEL PARKING PLACES SHALL BE 10' X 22' STRIPED WITH WHITE PAINT, UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS ARE TO BE MEASURED FROM FACE OF CURB. (UNLESS OTHERWISE SPECIFIED)
- BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND GENERALLY BE 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 CONSTRUCTION. THE SIGNS SHALL BE COORDINATED WITH SEQUENCE OF CONSTRUCTION AND DETOUR PLAN. DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF BUILDING DIMENSIONS AND INGRESS/EGRESS LOCATIONS.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND REPLACEMENT, IF NECESSARY, OF ALL DISTURBED PROPERTY CORNERS.
- CONTRACTOR SHALL COORDINATE CONSTRUCTION MATERIALS TESTING WITH THE SELECTED TESTING COMPANY. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE ALL TESTS ARE COMPLETED AS SPECIFIED IN THE AGREEMENT BETWEEN THE OWNER AND TESTING COMPANY.

LEGEND

OHU	EXISTING OVERHEAD ELECTRIC
UGE	EXISTING UNDERGROUND ELECTRIC
G	EXISTING GAS LINE
SD	EXISTING STORM DRAIN LINE
SS	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
WM	EXISTING WATER METER
WV	EXISTING WATER VALVE
EH	EXISTING FIRE HYDRANT
SS	EXISTING MANHOLE
CP	EXISTING POWER POLE
CO	EXISTING CLEAN OUT
EO	EXISTING WATER METER
E	PROPOSED FLOW LINE
P	PROPOSED CONCRETE FLATWORK
E	PROPOSED LIGHT-DUTY PAVEMENT



DIMENSIONAL CONTROL PLAN



LOCATION MAP  
NOT TO SCALE

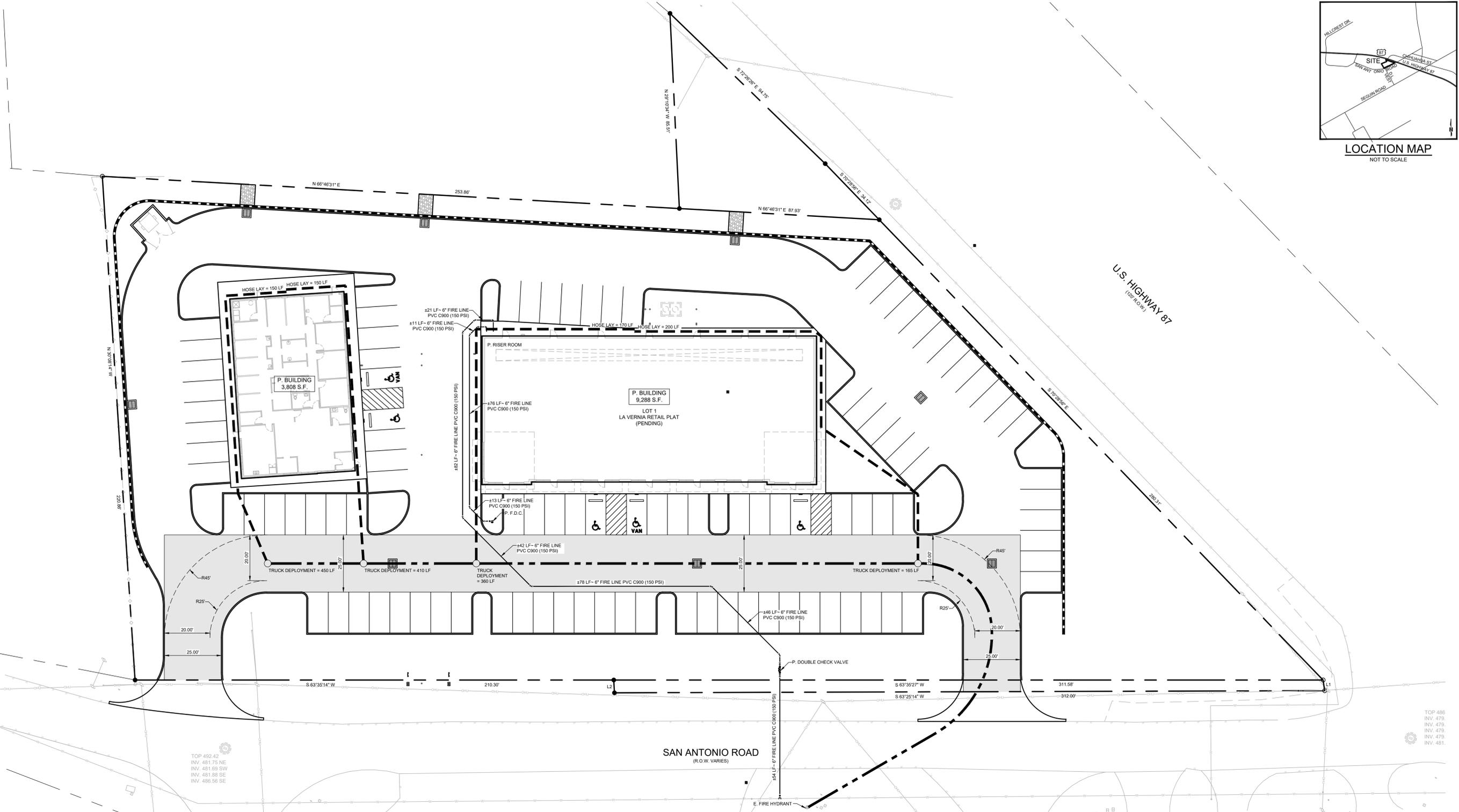
24165 IH-10W, SUITE 217-708  
SAN ANTONIO, TEXAS 78257  
PHONE: 214-353-1216  
FAX: 214-353-0232

VILLAGOMEZ  
ENGINEERING  
COMPANY



TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 13986

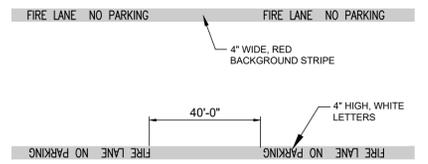
LA VERNIA RETAIL  
119 SAN ANTONIO ROAD, BLDG 1  
LA VERNIA, TEXAS 78121  
FIRE PROTECTION PLAN



TOP 486  
INV. 479  
INV. 479  
INV. 479  
INV. 479  
INV. 481

TOP 492.42  
INV. 481.75 NE  
INV. 481.89 SW  
INV. 481.98 SE  
INV. 486.56 SE

- NOTES:
- FOR ALL DESIGNATED FIRE LANES, "FIRE LANE - NO PARKING AT ANY TIME" SIGNS ARE TO BE POSTED AT THE EXPENSE OF THE OWNER. SUCH SIGNS SHALL BE STANDARD SIZE AND COLOR, OF STANDARD LETTERING AND MOUNTING, CONFORMING TO SPECIFICATIONS ESTABLISHED BY THE DIRECTOR OF PUBLIC WORKS. SIGNS SHOULD HAVE RED LETTERS AND BORDER ON A WHITE BACKGROUND. FOR A DESIGNATED FIRE LANE LESS THAN FORTY (40) FEET, ONE (1) SIGN WITH A DOUBLE ARROW SHALL BE INSTALLED. FOR A DESIGNATED FIRE LANE FROM FORTY (40) FEET TO NINETY (90) FEET, TWO (2) SIGNS WITH RIGHT AND LEFT ARROWS SHALL BE INSTALLED. FOR A DESIGNATED FIRE LANE OF ONE HUNDRED (100) FEET OR MORE, THREE (3) SIGNS WITH RIGHT, LEFT AND DOUBLE ARROWS SHALL BE INSTALLED.
  - IN ADDITION TO THE SIGNS, ALL REQUIRED FIRE LANES SHALL BE PROVIDED AND MAINTAINED WITH FIRE LANE STRIPING THAT CONSIST OF A FOUR INCH (4") WIDE RED BACKGROUND STRIPE WITH FOUR INCH (4") HIGH WHITE LETTERS STATING "FIRE LANE NO PARKING" TO BE PAINTED UPON THE RED STRIPE EVERY FORTY FEET (40) ALONG THE ENTIRE LENGTH OF THE FIRE LANE SHOWING THE EXACT BOUNDARY OF THE FIRE LANE. FIRE LANE MARKINGS SHALL BE UPON THE VERTICAL SURFACE OF THE CURB, UNLESS OTHERWISE APPROVED BY THE CHIEF OR AUTHORIZED REPRESENTATIVE.
  - ALL SIGNS AND DESIGNATED FIRE LANES SHALL BE MAINTAINED AND KEPT IN A STATE OF GOOD REPAIR AT ALL TIMES BY THE OWNER OR PERSON IN CONTROL OF THE PREMISES.



FIRE LANE STRIPING  
NOT TO SCALE

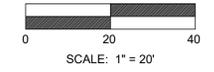
- NOTES:
- SIGNS SHALL BE STANDARD SIZE 12"x18" AND HAVE RED LETTERS AND BORDER ON A WHITE BACKGROUND.
  - SIGNS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE SIGN AT LEAST SEVEN (7) FEET ABOVE GRADE AND AT LEAST TWO (2) FEET FROM CURB EDGE.



FIRE LANE SIGNAGE  
NOT TO SCALE

LEGEND

	TRUCK DEPLOYMENT
	HOSE LAY
	EXISTING C.A.T.V. LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING GAS LINE
	EXISTING STORM DRAIN LINE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE
	EXISTING POWER POLE
	EXISTING CLEAN OUT
	EXISTING
	PROPOSED
	FLOW LINE



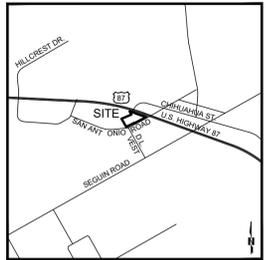
SCALE: 1" = 20'

FIRE PROTECTION PLAN

JOB NO.: 25-027  
DATE: 02/17/2026  
DESIGNER: J.V.  
DRAWN BY: V.R.  
SHEET NO.: C3



*Jose L. Villagomez*  
02-17-2026



LOCATION MAP  
NOT TO SCALE

REVISIONS:

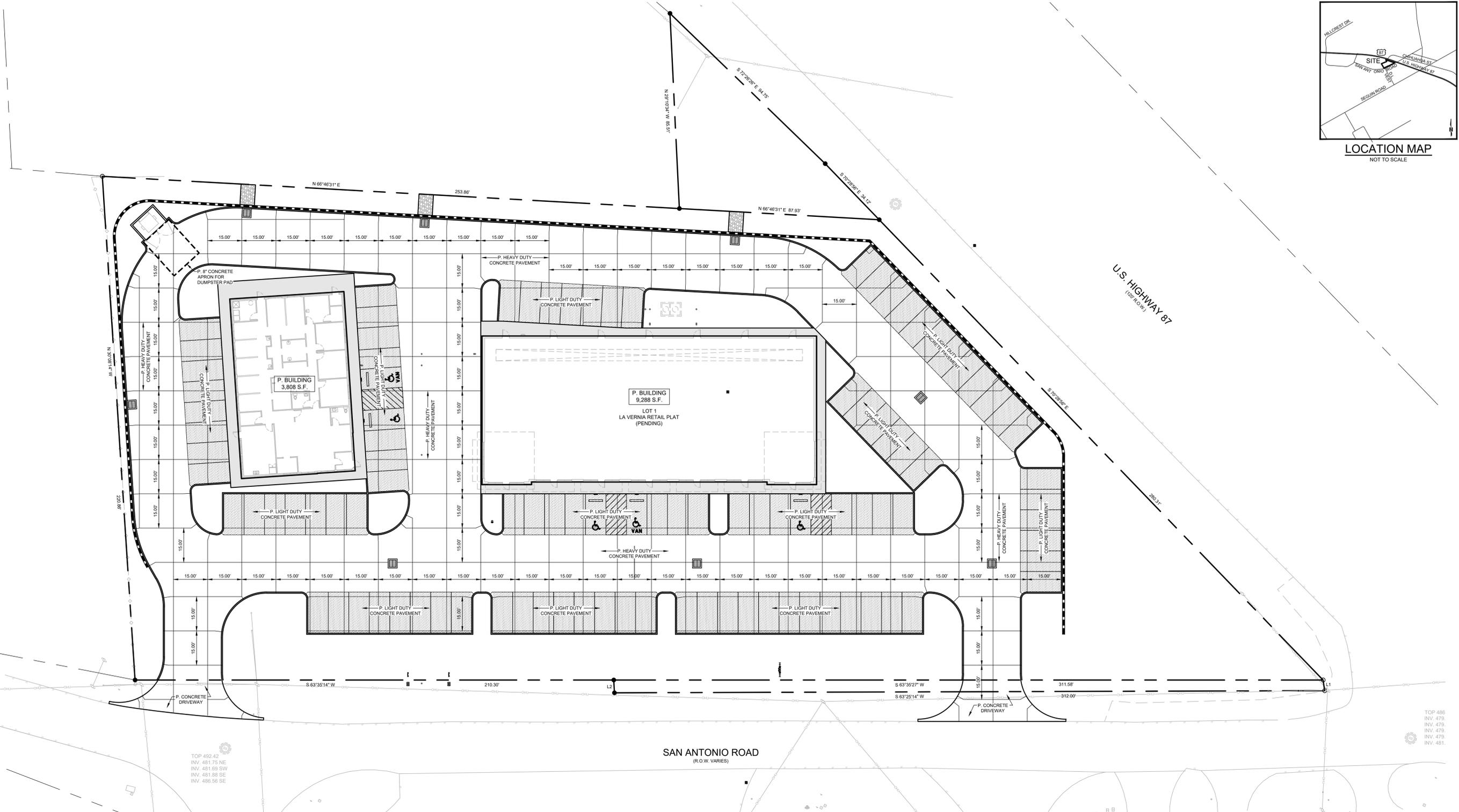
24165 IH-10W, SUITE 217-708  
SAN ANTONIO, TEXAS 78257  
PHONE: 214-343-4226  
FAX: 214-343-4232

VILLAGOMEZ  
ENGINEERING  
COMPANY



TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 13986

LA VERNIA RETAIL  
119 SAN ANTONIO ROAD, BLDG 1  
LA VERNIA, TEXAS 78121  
PAVEMENT SITE PLAN

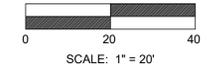


TOP 492.42  
INV. 481.75 NE  
INV. 481.69 SW  
INV. 481.88 SE  
INV. 486.56 SE

TOP 486  
INV. 479  
INV. 475  
INV. 479  
INV. 479  
INV. 481

LEGEND

- OHU — EXISTING OVERHEAD ELECTRIC
- UGE — EXISTING UNDERGROUND ELECTRIC
- G — EXISTING GAS LINE
- SD — EXISTING STORM DRAIN LINE
- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- W — EXISTING WATER METER
- W — EXISTING WATER VALVE
- W — EXISTING FIRE HYDRANT
- SS — EXISTING MANHOLE
- P.O. — EXISTING POWER POLE
- C.O. — EXISTING CLEAN OUT
- E — EXISTING FLOW LINE
- P — PROPOSED FLOW LINE
- E — PROPOSED CONCRETE FLATWORK
- P — PROPOSED LIGHT-DUTY PAVEMENT



PAVEMENT SITE PLAN



*Jose L. Villagomez*  
02-17-2026

JOB NO.: 25-027  
DATE: 02/17/2026  
DESIGNER: J.V.  
DRAWN BY: V.R.  
SHEET NO.: C4

24165 IH-10W, SUITE 217-708  
SAN ANTONIO, TEXAS 78257  
PHONE: 214-343-0216  
FAX: 214-343-0232

VILLAGOMEZ  
ENGINEERING  
COMPANY



TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 13986

LA VERNIA RETAIL  
119 SAN ANTONIO ROAD, BLDG 1  
LA VERNIA, TEXAS 78121  
GRADING PLAN



*Jose L. Villagomez*  
02-17-2026

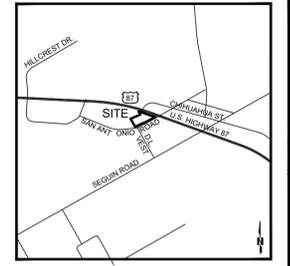
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DATE: 02/17/2026

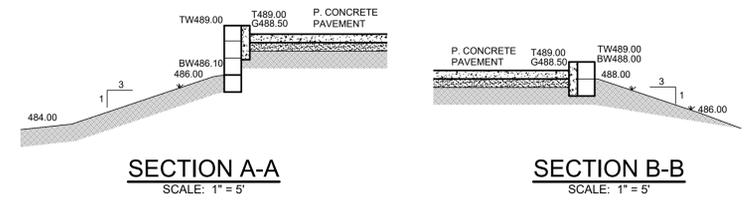
DESIGNER: J.V.

DRAWN BY: V.R.

SHEET NO.: C5

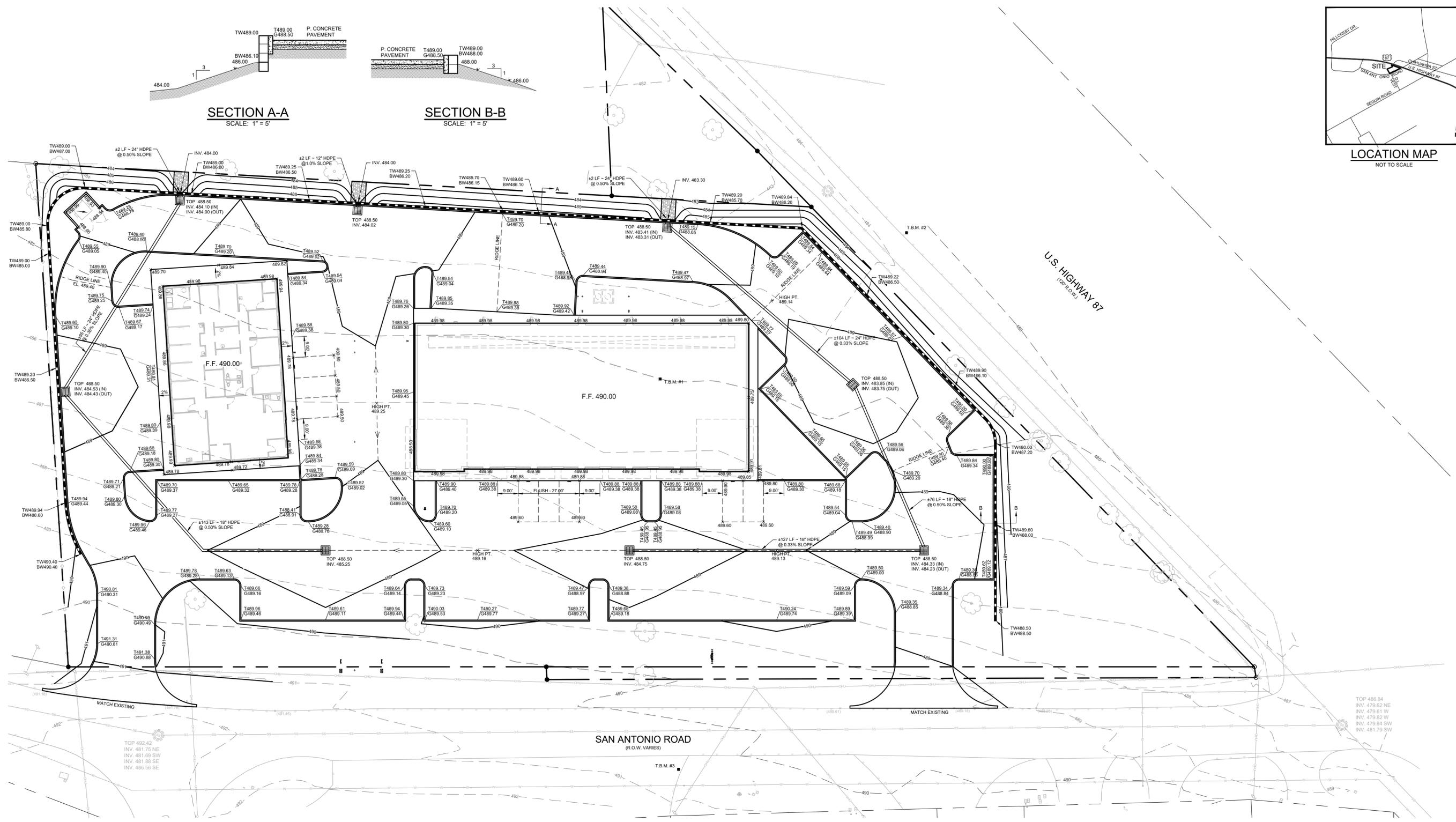


LOCATION MAP  
NOT TO SCALE



SECTION A-A  
SCALE: 1" = 5'

SECTION B-B  
SCALE: 1" = 5'



- GRADING NOTES:**
- MAXIMUM GRADE AT SIDEWALK RAMPS IS 8.33% WITH A CROSS SLOPE OF 2.0% OR LESS AND SHALL COMPLY WITH ADA.
  - ACCESSIBLE PATH SHALL HAVE A RUNNING SLOPE OF NO GREATER THAN 5.0% WITH A CROSS SLOPE OF 2.0% OR LESS.
  - ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE CONSTRUCTION DOCUMENTS SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL CONDITION ANY DAMAGE DONE TO EXISTING IMPROVEMENTS OR UTILITIES.
  - WORK FOR THE BUILDING FOUNDATION, CONCRETE SLABS AND CONCRETE AND ASPHALT PAVEMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
  - ADJUST PAVEMENT, CURB ELEVATIONS AND/OR SIDEWALK ELEVATIONS AS NECESSARY TO ENSURE A CONTINUOUS GRADE WITH EXISTING ELEVATIONS.
  - EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT ONE FOOT (1")
  - ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL.

**UTILITY LOCATE NOTES:**

THE EXISTENCE AND LOCATION OF UNDERGROUND CABLE INDICATED ON THE PLANS ARE TAKEN FROM THE BEST RECORDS AVAILABLE AND ARE NOT GUARANTEED TO BE ACCURATE. CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48 HOURS PRIOR TO EXCAVATION AT 1-800-545-6005. CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT AND SUPPORT TELEPHONE COMPANY PLANT DURING CONSTRUCTION.

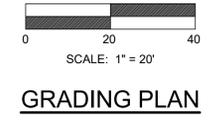
DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181 GAS COMPANIES MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA. THE CONTRACTOR SHALL NOTIFY THE GAS COMPANY LOCATOR AT 1-800-545-6005, 48 HOURS BEFORE BEGINNING ANY EXCAVATION.

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGNER/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 DEVELOP THE CONTRACTOR'S PLANS TO IMPLEMENT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S PLANS SHALL PROVIDE FOR ADEQUATE TRENCH SAFETY SYSTEMS THAT COMPLY WITH AS A MINIMUM O.S.H.A. STANDARDS FOR TRENCH EXCAVATIONS SPECIFICALLY. CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL DEVELOP AND IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH O.S.H.A. STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

- BENCHMARK 1: 5/8" IRON ROD**  
N.E. CORNER OF SITE  
N: 13678036.81  
E: 2248814.68  
ELEV.: 485.02
- BENCHMARK 2: COTTON SPINDLE**  
IN ASPHALT OFF OF U.S. HWY. 87  
N: 13678142.39  
E: 2248883.30  
ELEV.: 484.68
- BENCHMARK 3: SET "X"**  
IN ASPHALT OFF OF SAN ANTONIO ROAD  
N: 13677887.31  
E: 2248897.94  
ELEV.: 490.41

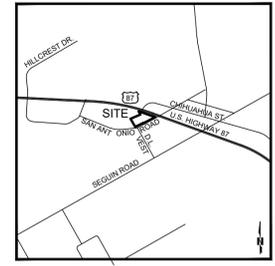
**LEGEND**

	CATV	EXISTING C.A.T.V. LINE
	OHU	EXISTING OVERHEAD ELECTRIC
	UGE	EXISTING UNDERGROUND ELECTRIC
	G	EXISTING GAS LINE
	SD	EXISTING STORM DRAIN LINE
	SS	EXISTING SANITARY SEWER LINE
	W	EXISTING WATER LINE
	600	EXISTING CONTOUR
	603	PROPOSED CONTOUR
	22.22	EXISTING WATER METER
	23.75	EXISTING WATER VALVE
	36.25	EXISTING FIRE HYDRANT
	P	EXISTING MANHOLE
	E	EXISTING POWER POLE
	P	EXISTING CLEAN OUT
	E	EXISTING ELEVATION
	P	PROPOSED ELEVATION
	E	TOP OF CURB ELEVATION
	P	GUTTER ELEVATION
	E	EXISTING FLOW LINE
	P	PROPOSED FLOW LINE

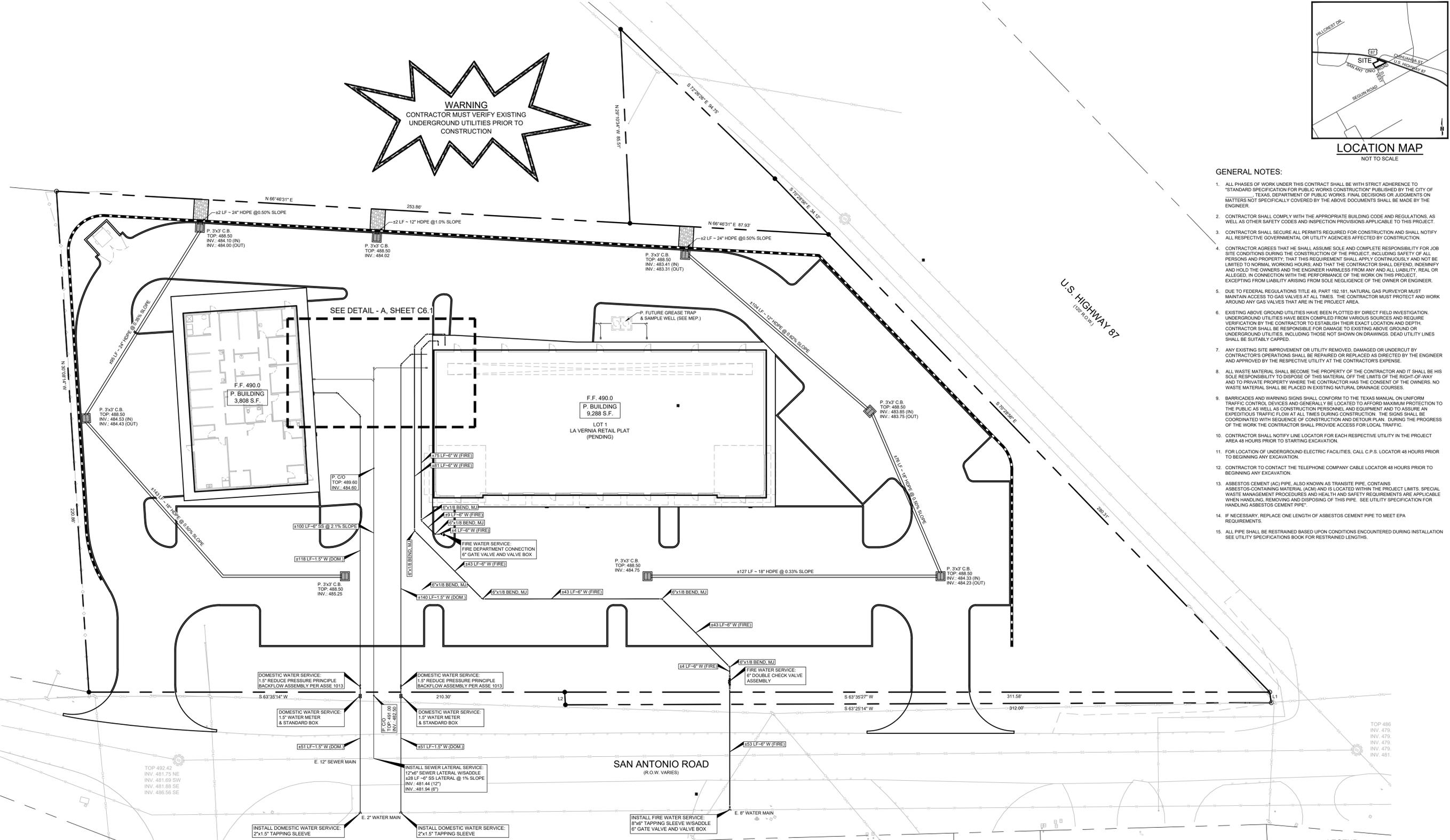


SCALE: 1" = 20'

GRADING PLAN



**WARNING**  
CONTRACTOR MUST VERIFY EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION



- GENERAL NOTES:**
- ALL PHASES OF WORK UNDER THIS CONTRACT SHALL BE WITH STRICT ADHERENCE TO "STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION" PUBLISHED BY THE CITY OF TEXAS, DEPARTMENT OF PUBLIC WORKS. FINAL DECISIONS OR JUDGMENTS ON MATTERS NOT SPECIFICALLY COVERED BY THE ABOVE DOCUMENTS SHALL BE MADE BY THE ENGINEER.
  - CONTRACTOR SHALL COMPLY WITH THE APPROPRIATE BUILDING CODE AND REGULATIONS, AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THIS PROJECT.
  - CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION.
  - 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 OWNERS 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.
  - DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, NATURAL GAS PURVEYOR MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
  - EXISTING ABOVE GROUND UTILITIES HAVE BEEN PLOTTED BY DIRECT FIELD INVESTIGATION. UNDERGROUND UTILITIES HAVE BEEN COMPILED FROM VARIOUS SOURCES AND REQUIRE VERIFICATION BY THE CONTRACTOR TO ESTABLISH THEIR EXACT LOCATION AND DEPTH. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES, INCLUDING THOSE NOT SHOWN ON DRAWINGS. DEAD UTILITY LINES SHALL BE SUITABLY CAPPED.
  - ANY EXISTING SITE 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.
  - ALL WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE HIS SOLE RESPONSIBILITY TO DISPOSE OF THIS MATERIAL OFF THE LIMITS OF THE RIGHT-OF-WAY AND TO PRIVATE PROPERTY WHERE THE CONTRACTOR HAS THE CONSENT OF THE OWNERS. NO WASTE MATERIAL SHALL BE PLACED IN EXISTING NATURAL DRAINAGE COURSES.
  - BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND GENERALLY BE 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 CONSTRUCTION. THE SIGNS SHALL BE COORDINATED WITH SEQUENCE OF CONSTRUCTION AND DETOUR PLAN. DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.
  - CONTRACTOR SHALL NOTIFY LINE LOCATOR FOR EACH RESPECTIVE UTILITY IN THE PROJECT AREA 48 HOURS PRIOR TO STARTING EXCAVATION.
  - FOR LOCATION OF UNDERGROUND ELECTRIC FACILITIES, CALL C.P.S. LOCATOR 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.
  - CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.
  - ASBESTOS CEMENT (AC) PIPE, ALSO KNOWN AS TRANSITE PIPE, CONTAINS ASBESTOS-CONTAINING MATERIAL (ACM) AND IS LOCATED WITHIN THE PROJECT LIMITS. SPECIAL WASTE MANAGEMENT PROCEDURES AND HEALTH AND SAFETY REQUIREMENTS ARE APPLICABLE WHEN HANDLING, REMOVING AND DISPOSING OF THIS PIPE. SEE UTILITY SPECIFICATION FOR HANDLING ASBESTOS CEMENT PIPE.
  - IF NECESSARY, REPLACE ONE LENGTH OF ASBESTOS CEMENT PIPE TO MEET EPA REQUIREMENTS.
  - ALL PIPE SHALL BE RESTRAINED BASED UPON CONDITIONS ENCOUNTERED DURING INSTALLATION. SEE UTILITY SPECIFICATIONS BOOK FOR RESTRAINED LENGTHS.

**TRENCH EXCAVATION SAFETY PROTECTION:**  
CONTRACTOR AND/OR CONTRACTORS 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. 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 CONTRACTORS 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.

**UTILITY LOCATE NOTES:**  
THE EXISTENCE AND LOCATION OF UNDERGROUND CABLE INDICATED ON THE PLANS ARE TAKEN FROM THE BEST RECORDS AVAILABLE AND ARE NOT GUARANTEED TO BE ACCURATE. CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48 HOURS PRIOR TO EXCAVATION AT 1-800-545-6005. CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT AND SUPPORT TELEPHONE COMPANY PLANT DURING CONSTRUCTION.

DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181 GAS COMPANIES MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA. THE CONTRACTOR SHALL NOTIFY THE GAS COMPANY LOCATOR AT 1-800-545-6005, 48 HOURS BEFORE BEGINNING ANY EXCAVATION.

CONTRACTOR AND/OR CONTRACTORS 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 DEVELOP THE CONTRACTOR'S PLANS TO IMPLEMENT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S PLANS SHALL PROVIDE FOR ADEQUATE TRENCH SAFETY SYSTEMS THAT COMPLY WITH AS A MINIMUM O.S.H.A. STANDARDS FOR TRENCH EXCAVATIONS SPECIFICALLY, CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL DEVELOP AND IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH O.S.H.A. STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

**LEGEND**

— CATV —	EXISTING C.A.T.V. LINE
— OHU —	EXISTING OVERHEAD ELECTRIC
— UGE —	EXISTING UNDERGROUND ELECTRIC
— G —	EXISTING GAS LINE
— SD —	EXISTING STORM DRAIN LINE
— SS —	EXISTING SANITARY SEWER LINE
— W —	EXISTING WATER LINE
— 600 —	EXISTING CONTOUR
— 603 —	PROPOSED CONTOUR
— [Symbol] —	EXISTING WATER METER
— [Symbol] —	EXISTING WATER VALVE
— [Symbol] —	EXISTING FIRE HYDRANT
— [Symbol] —	EXISTING MANHOLE
— [Symbol] —	EXISTING POWER POLE
— [Symbol] —	EXISTING CLEAN OUT
— [Symbol] —	EXISTING ELEVATION
— [Symbol] —	PROPOSED ELEVATION
— [Symbol] —	TOP OF CURB ELEVATION
— [Symbol] —	GUTTER ELEVATION
— [Symbol] —	EXISTING
— [Symbol] —	PROPOSED
— [Symbol] —	FLOW LINE

SCALE: 1" = 20'

**UTILITY PLAN**

LA VERNIA RETAIL  
119 SAN ANTONIO ROAD, BLDG 1  
LA VERNIA, TEXAS 78121  
UTILITY PLAN

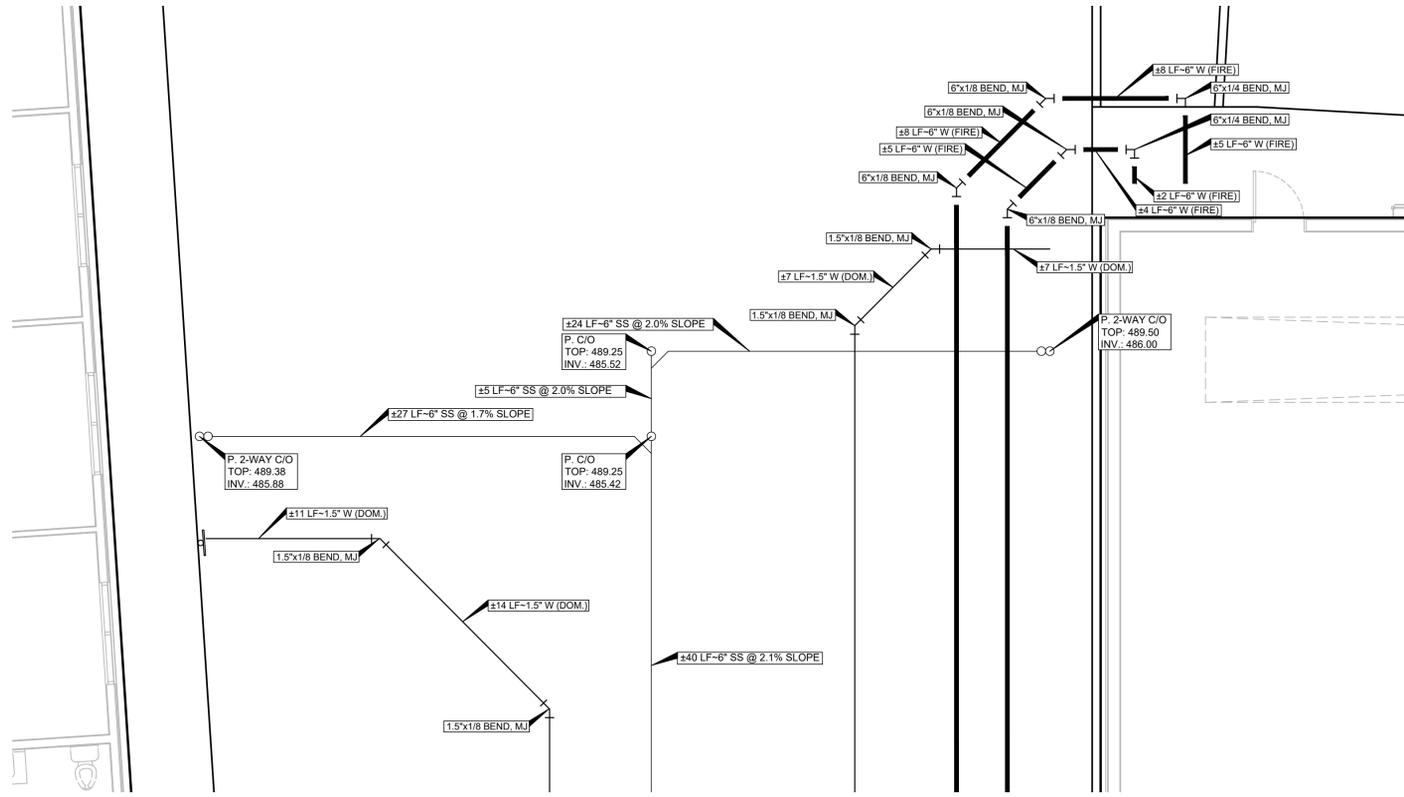


JOB NO.: 25-027  
DATE: 02/17/2026  
DESIGNER: J.V.  
DRAWN BY: V.R.  
SHEET NO.: C6

24165 IH-10W, SUITE 217-708  
SAN ANTONIO TEXAS 78257  
TEL: 210-483-0216  
FAX: 210-483-0232

VILLAGOMEZ  
ENGINEERING  
COMPANY

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 13986



**DETAIL A**  
SCALE: 1" = 5'

**WARNING**  
CONTRACTOR MUST VERIFY EXISTING  
UNDERGROUND UTILITIES PRIOR TO  
CONSTRUCTION

REVISIONS:

24165 IH-10W, SUITE 217-708  
SAN ANTONIO, TEXAS 78257  
TEL: 210-485-4226  
FAX: 210-485-4232

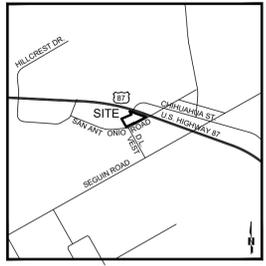
**VILLAGOMEZ  
ENGINEERING  
COMPANY**

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 13886

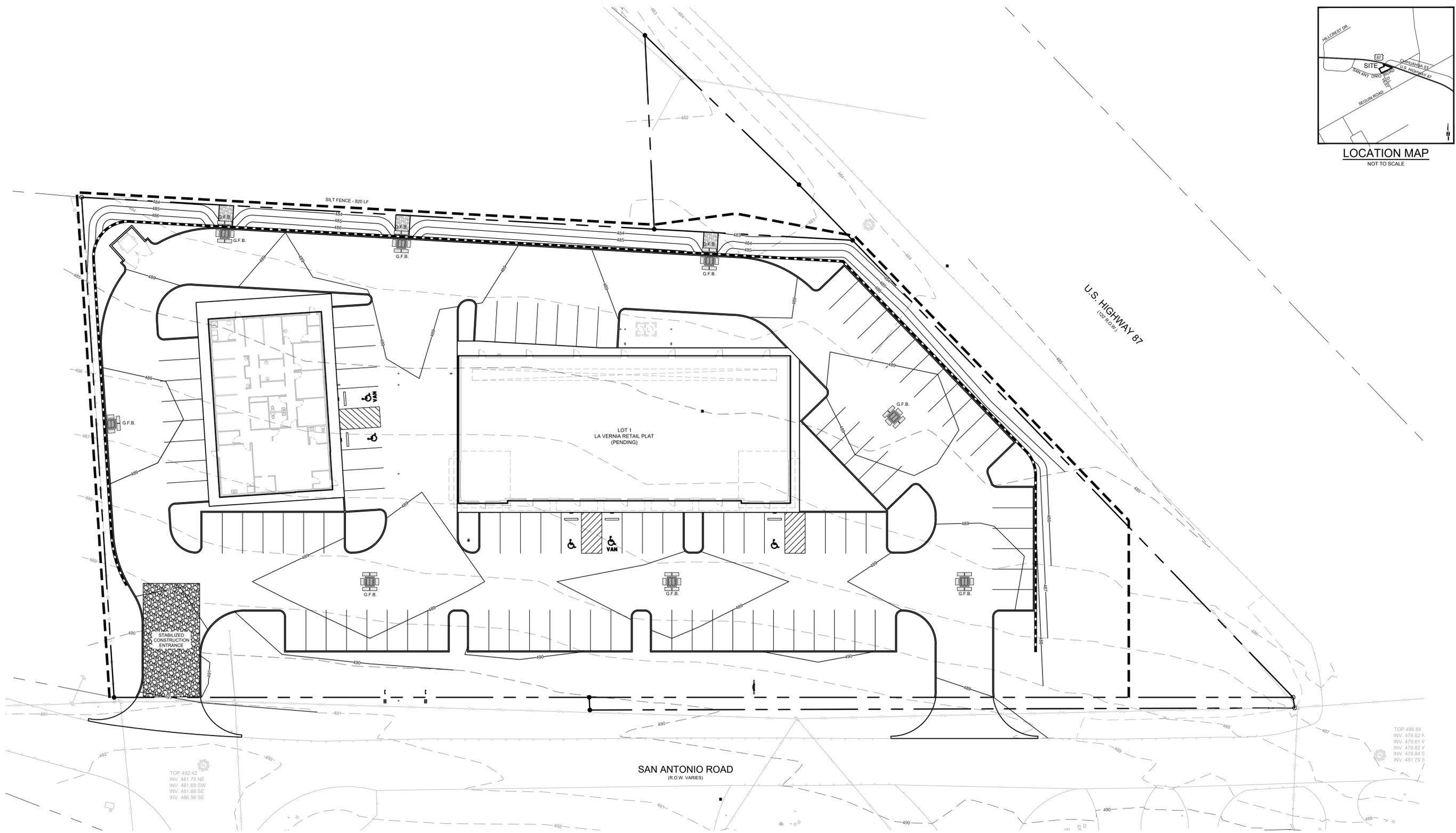
**LA VERNIA RETAIL  
119 SAN ANTONIO ROAD, BLDG 1  
LA VERNIA, TEXAS 78121  
UTILITY PLAN**



JOB NO.: 25-027  
DATE: 02/17/2026  
DESIGNER: J.V.  
DRAWN BY: V.R.  
SHEET NO.: C6.1



LOCATION MAP  
NOT TO SCALE



TOP 492.42  
INV. 481.75 NE  
INV. 481.69 SW  
INV. 481.88 SE  
INV. 486.56 SE

TOP 486.84  
INV. 479.62 N  
INV. 479.61 W  
INV. 479.82 V  
INV. 479.84 S  
INV. 481.79 S

SAN ANTONIO ROAD  
(R.O.W. VARIES)

U.S. HIGHWAY 87  
(100' R.O.W.)

LOT 1  
LA VERNIA RETAIL PLAT  
(PENDING)

STABILIZED  
CONSTRUCTION  
ENTRANCE

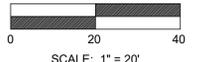
**SEQUENCE OF CONSTRUCTION:**

1. PLACE SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE AS SHOWN.
2. PERFORM DEMOLITION, CLEARING, GRUBBING, AND EARTHWORK FOR THE SITE.
3. PERFORM INITIAL SITE GRADING AND BUILDING SUBGRADE PAD PREPARATION PER PLANS.
4. CONSTRUCTION OF PROPOSED BUILDING, WALKWAYS, DRIVEWAYS, AND PAVEMENT.
5. REMOVE TEMPORARY BMP'S AFTER PAVING IS IN PLACE AND/OR AFTER ESTABLISHING VEGETATION.

**NOTE:** IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE TEMPORARY BMP'S ARE IN PLACE AND FUNCTIONING AT ALL TIMES. NOTIFY ENGINEER IF CITY OF SAN ANTONIO OR SAWS INSPECTION OFFICIALS REQUEST REVISIONS OR MODIFICATIONS TO THE PLAN.

**LEGEND**

---	SILT FENCE
---	EXISTING C.A.T.V. LINE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING GAS LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING WATER LINE
---	EXISTING WATER METER
---	EXISTING WATER VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING MANHOLE
---	EXISTING POWER POLE
---	EXISTING CLEAN OUT
---	EXISTING ELEVATION
---	PROPOSED ELEVATION
---	TOP OF CURB ELEVATION
---	GUTTER ELEVATION
---	EXISTING FLOW LINE
---	PROPOSED FLOW LINE



**EROSION CONTROL PLAN**

REVISIONS:

24165 IH-00W, SUITE 217-708  
SAN ANTONIO, TEXAS 78257  
TEL: 214-343-1216  
FAX: 214-343-0232

VILLAGOMEZ  
ENGINEERING  
COMPANY



TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 13898

LA VERNIA RETAIL  
119 SAN ANTONIO ROAD, BLDG 1  
LA VERNIA, TEXAS 78121  
EROSION CONTROL PLAN



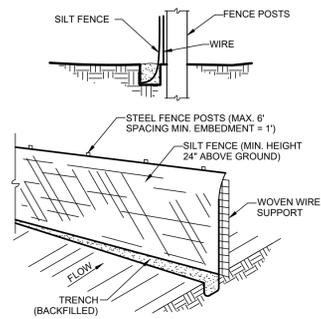
Job No.: 25-027

DATE: 02/17/2026

DESIGNER: J.V.

DRAWN BY: V.R.

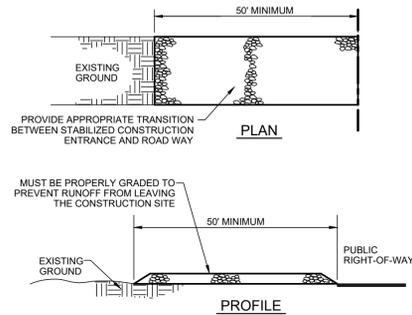
SHEET NO.: C7



**STANDARD SILT FENCE**  
NOT TO SCALE

**GENERAL NOTES:**

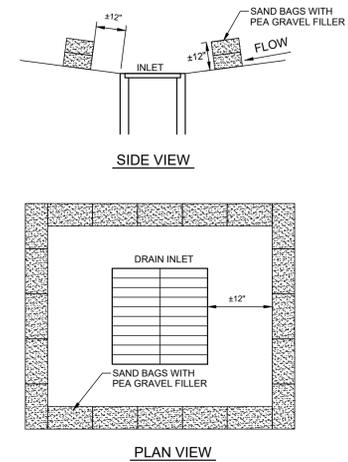
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF THE FLOW.
3. THE TRENCH SHOULD BE A MINIMUM OF 6 INCHES DEEP AND A MINIMUM OF 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE TRENCH AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 7 ABOVE.



**STABILIZED CONSTRUCTION ENTRANCE AND EXIT (SCE)**  
NOT TO SCALE

**GENERAL NOTES:**

1. STONE SIZE - 4 TO 8 INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.
2. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN 8 INCHES.
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.



**GRAVEL FILTER BAG DETAIL (G.F.B.)**  
NOT TO SCALE

**GENERAL NOTES:**

1. THE SANDBAGS SHALL BE FILLED WITH WASHED PEA GRAVEL AND STACKED TO FORM A CONTINUOUS BARRIER APPROX. 12" HIGH AROUND INLETS.
2. THE SANDBAGS SHALL BE PLACED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING IN BETWEEN INDIVIDUAL BAGS. FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF THE FLOW.
3. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. CONTRACTOR IS RESPONSIBLE FOR REPAIRS AS REQUIRED.
4. REMOVE SEDIMENT WHEN BUILDUP REACHES 3 INCHES. REMOVED SEDIMENT SHOULD BE DISPOSED OF IN A SUITABLE AREA ACCORDING EPA AND LOCAL REGULATIONS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

REVISIONS:

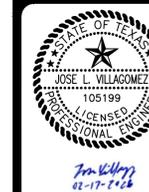
24105 IH-10W, SUITE 217-708  
SAN ANTONIO TEXAS 78257  
PHONE: 210-483-4236  
FAX: 210-483-4232

**VILLAGOMEZ**  
ENGINEERING  
COMPANY



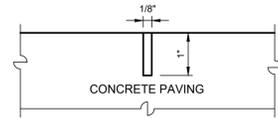
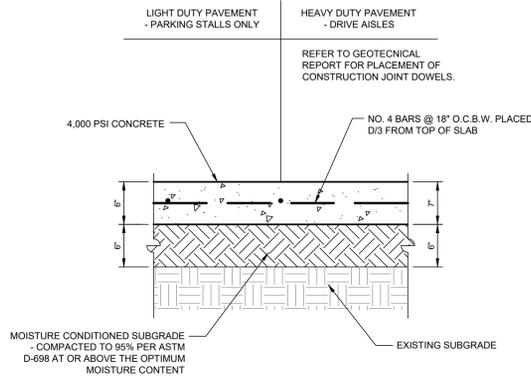
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION # 13886

LA VERNIA RETAIL  
119 SAN ANTONIO ROAD, BLDG 1  
LA VERNIA, TEXAS 78121  
EROSION CONTROL DETAILS



JOB NO.: 25-027  
DATE: 02/17/2026  
DESIGNER: J.V.  
DRAWN BY: V.R.  
SHEET NO.: C7.1

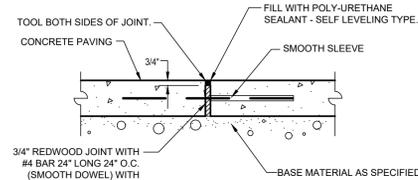
REFER TO GEOTECHNICAL REPORT NO. 125011, BY LONE STAR ENGINEERING & TESTING LABORATORY, LLC, DATED NOVEMBER 12, 2025 FOR SUITABLE MATERIALS AND TESTING REQUIREMENTS.



NOTES: SAW JOINTS SHOWN @ 15' SPACING. EXPANSION JOINTS ONLY USED AT INTERFACE WITH EXISTING CONCRETE GUTTER AT DRIVEWAY.

SAW CUT JOINTS BETWEEN 18 AND 30 HOURS AFTER CONCRETE POUR.

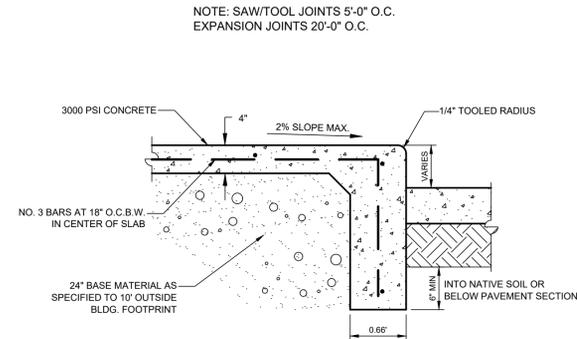
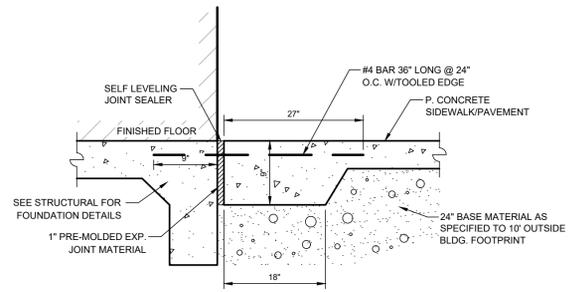
SAWCUT JOINT



NOTES: SAW JOINTS SHOWN @ 15' SPACING.

EXPANSION JOINTS ONLY USED AT INTERFACE WITH EXISTING CONCRETE GUTTER AT DRIVEWAY.

EXPANSION JOINT



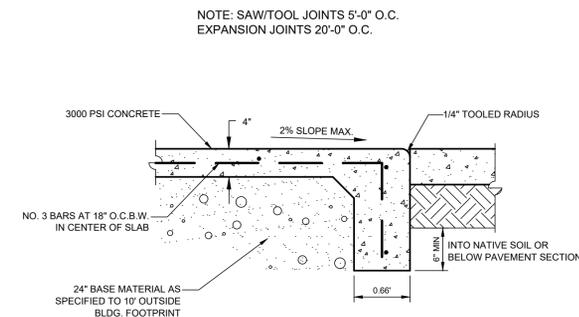
NOTE: SAW/TOOL JOINTS 5'-0\"/>

1  
C8  
CONCRETE PAVEMENT  
NOT TO SCALE

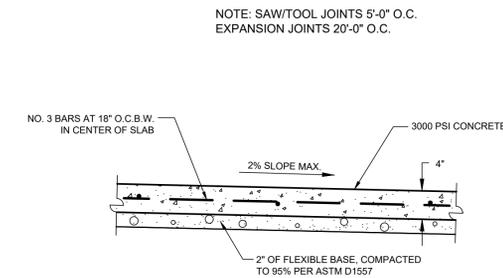
2  
C8  
JOINT DETAILS  
NOT TO SCALE

3  
C8  
EXPANSION JOINT AT BUILDING  
NOT TO SCALE

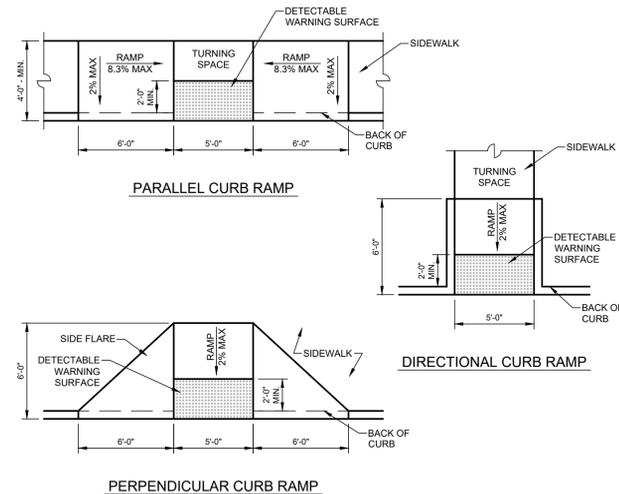
4  
C8  
SIDEWALK AT PAVEMENT  
NOT TO SCALE



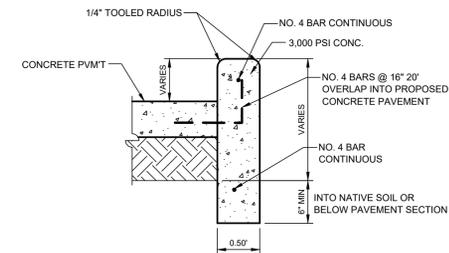
NOTE: SAW/TOOL JOINTS 5'-0\"/>



NOTE: SAW/TOOL JOINTS 5'-0\"/>



NOTE: SAW JOINTS 10' ON CENTER AND EXP. JOINTS AT 40' ON CENTER. WHERE CURB ABUTS SIDEWALK JOINTS SHALL MATCH.

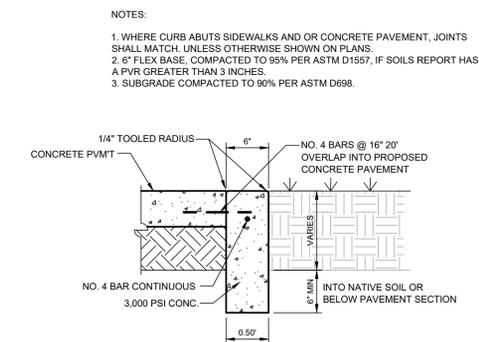


5  
C8  
SIDEWALK AT PAVEMENT  
NOT TO SCALE

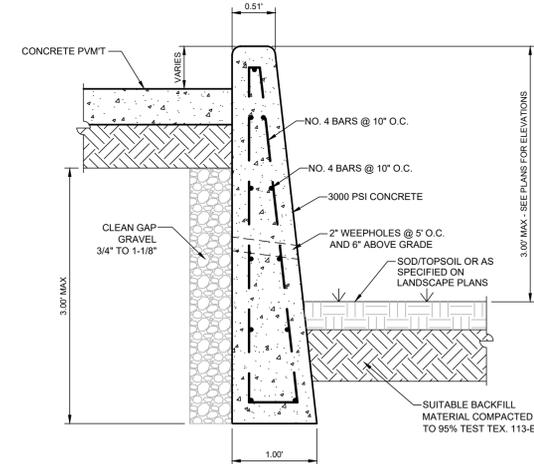
6  
C8  
CONCRETE SIDEWALK  
NOT TO SCALE

7  
C8  
CURB RAMP DETAILS  
NOT TO SCALE

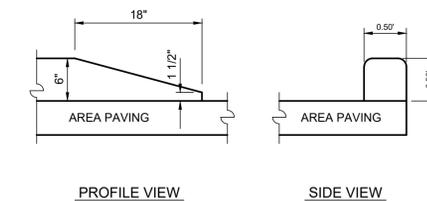
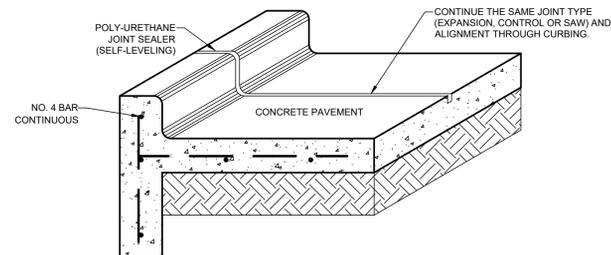
8  
C8  
RAISED CURB  
NOT TO SCALE



NOTES:  
1. WHERE CURB ABUTS SIDEWALKS AND OR CONCRETE PAVEMENT, JOINTS SHALL MATCH, UNLESS OTHERWISE SHOWN ON PLANS.  
2. 2\"/>



NOTE: JOINTS THROUGH CURBING SHALL MAINTAIN DEPTHS FOR EACH JOINT TYPE AS SHOWN ON THIS DETAIL SHEET. ADEQUATE DEPTH SHALL BE MAINTAINED TO ACCOMMODATE SEALANT (MIN. 3/4\"/>



9  
C8  
FLUSH CURB  
NOT TO SCALE

10  
C8  
DEEP BEAM CURB  
NOT TO SCALE

11  
C8  
CONTINUOUS JOINT AT CURB  
NOT TO SCALE

12  
C8  
CURB TERMINAL  
NOT TO SCALE

REVISIONS:

24165 IH-10W, SUITE 217-708  
SAN ANTONIO TEXAS 78257  
TEL: 210-481-1616  
FAX: 210-481-0232

VILLAGOMEZ  
ENGINEERING  
COMPANY

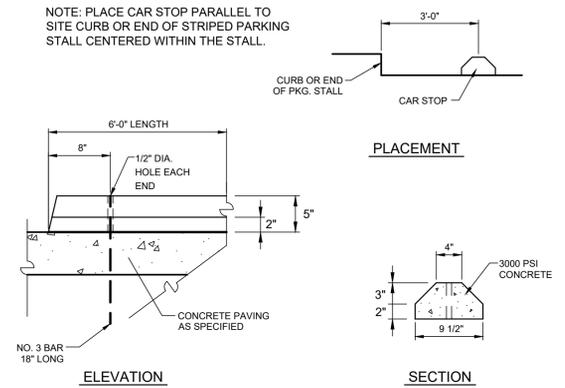
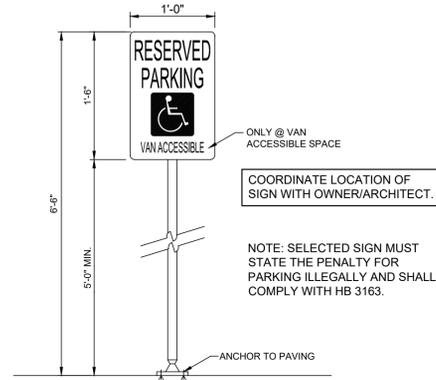
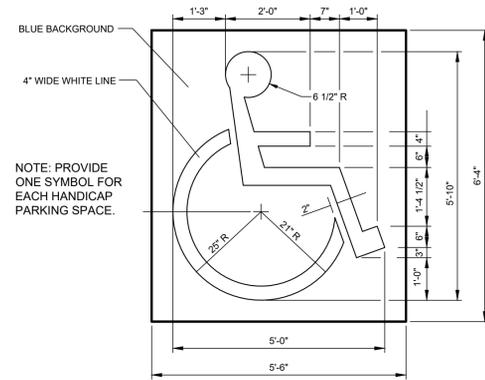
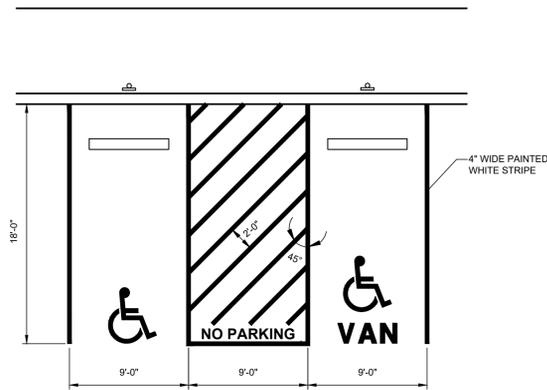


TEXAS BOARD OF PROFESSIONAL ENGINEERS: FIRM REGISTRATION # 13886

LA VERNIA RETAIL  
119 SAN ANTONIO ROAD, BLDG 1  
LA VERNIA, TEXAS 78121  
CIVIL DETAILS



JOB NO.: 25-027  
DATE: 02/17/2026  
DESIGNER: J.V.  
DRAWN BY: V.R.  
SHEET NO.: C8

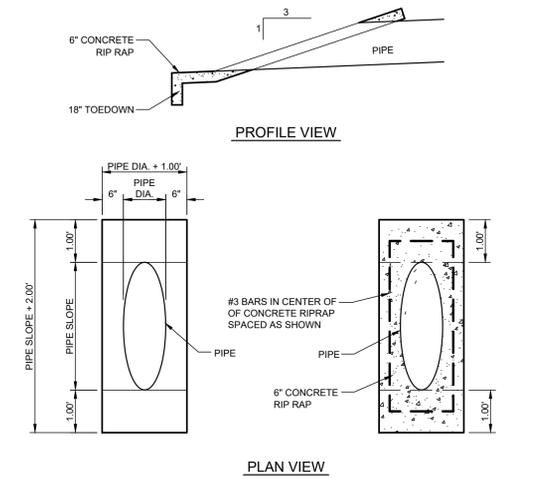
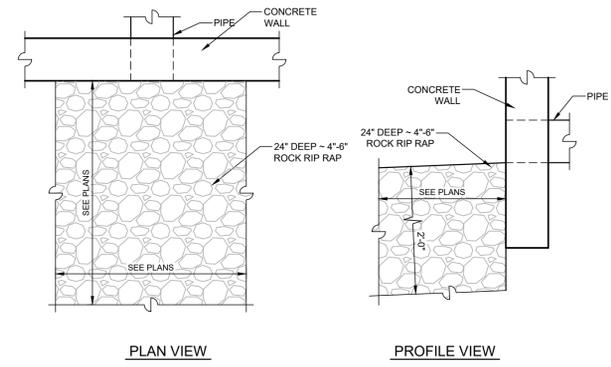
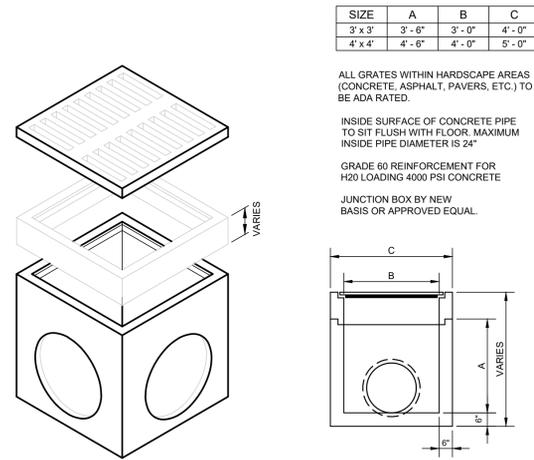
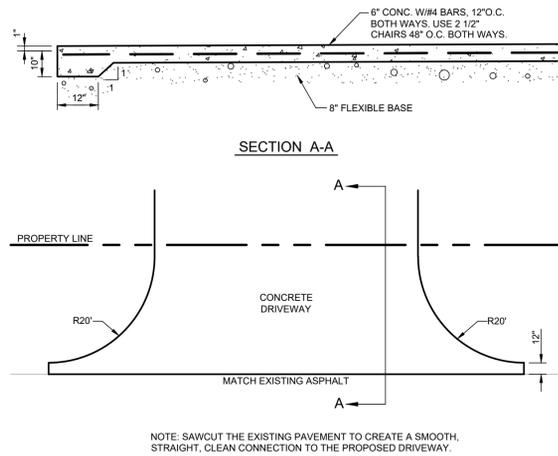


1 C9 ACCESSIBLE PARKING LAYOUT NOT TO SCALE

2 C9 PAINTED HANDICAP SYMBOL NOT TO SCALE

3 C9 RESERVED PARKING SIGN NOT TO SCALE

4 C9 CAR STOP NOT TO SCALE

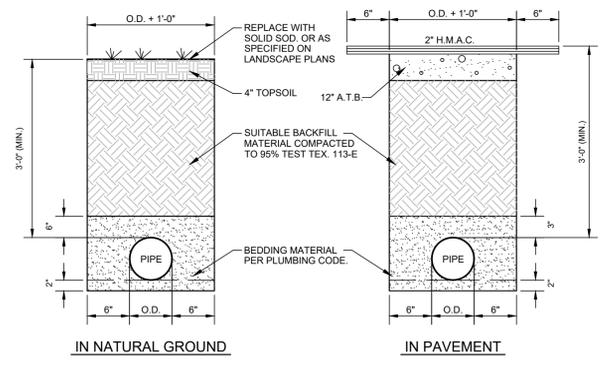
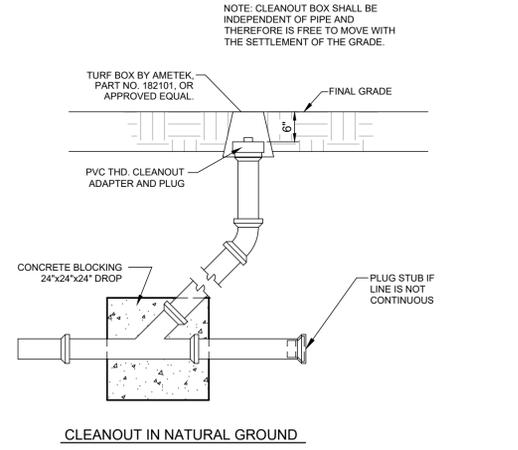
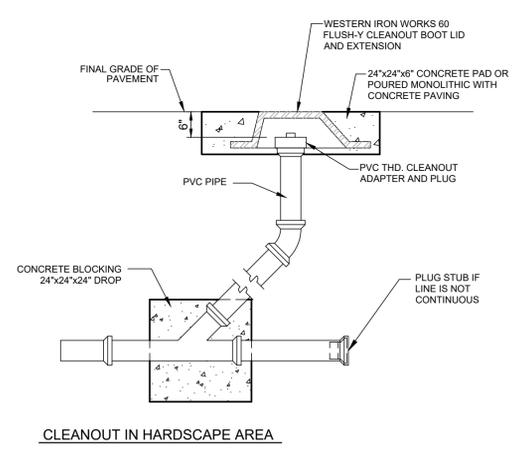
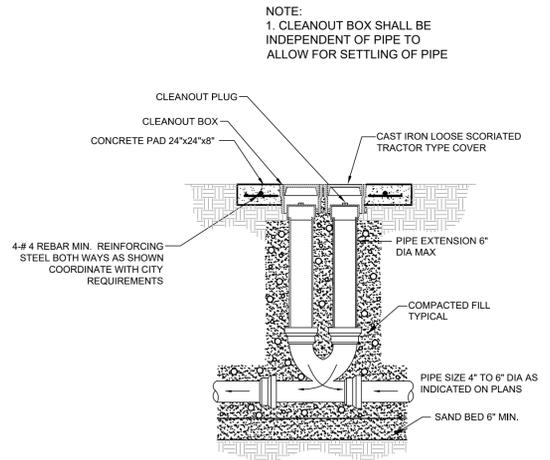


5 C9 DRIVEWAY DETAIL NOT TO SCALE

6 C9 CATCH BASIN WITH ADJUSTABLE HEADROOM NOT TO SCALE

7 C9 GRAVEL RIP RAP AT OUTFALL NOT TO SCALE

8 C9 SLOPED HEADWALL NOT TO SCALE



9 C9 TWO WAY CLEANOUT NOT TO SCALE

10 C9 ONE WAY CLEANOUT NOT TO SCALE

11 C9 PIPE TRENCH NOT TO SCALE

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JOB NO.: 25-027  
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DESIGNER: J.V.  
DRAWN BY: V.R.  
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