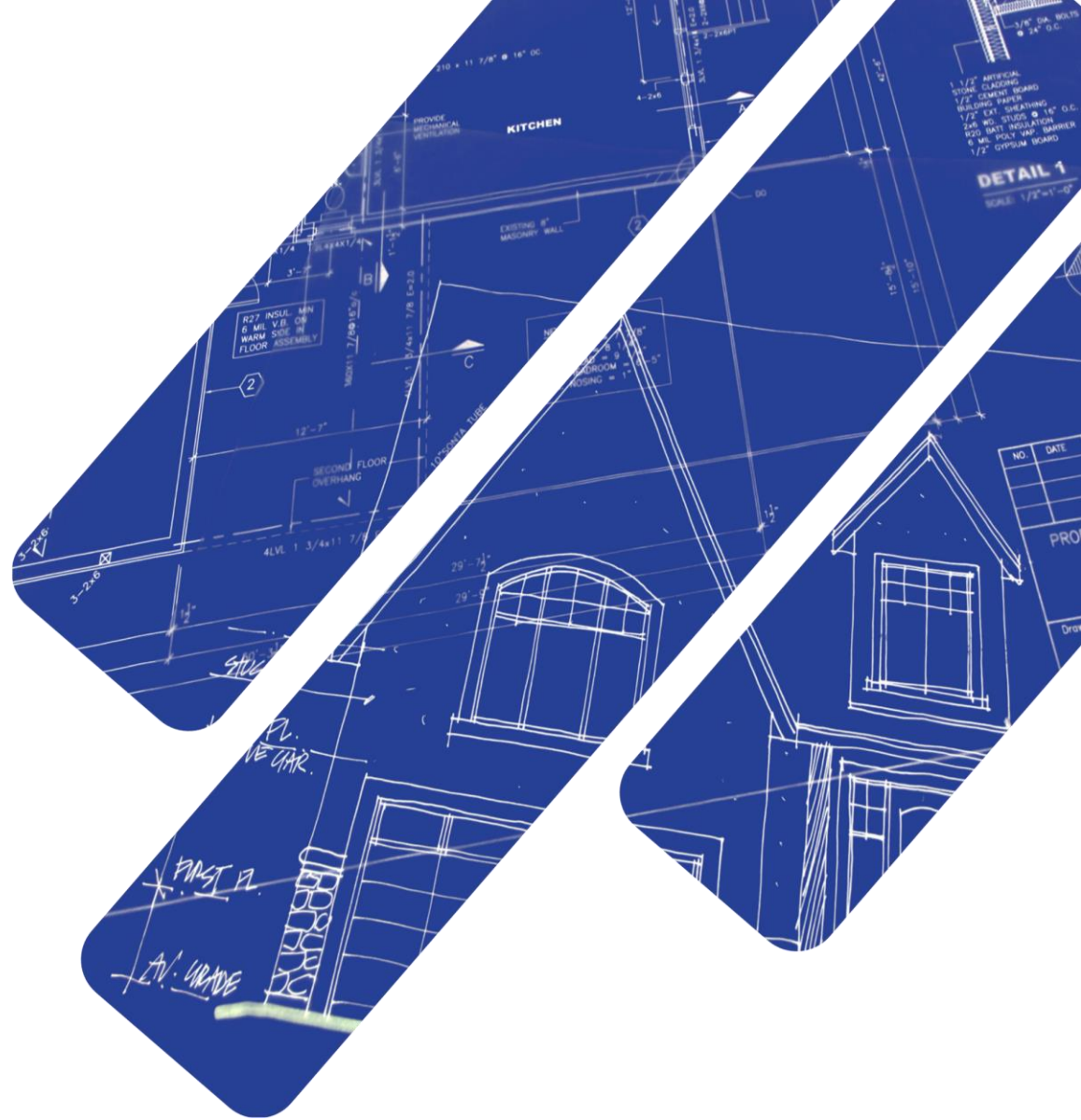




H&G
HOMES



**AVANCES TERCER TRIMESTRE 2023 HERON
VALLEY**



Clausura pozo de agua



Reporte de Clausura Pozo de agua

STATE OF TEXAS PLUGGING REPORT for Tracking #232066

Owner:	HYG Homes, LLC	Owner Well #:	No Data
Address:	c/o Adrian Tames 84 NE Loop 410 Ste 252 San Antonio, TX 78216	Grid #:	88-27-9
Well Location:	8800 Heath Circle Dr San Antonio, TX 78250	Latitude:	29° 30' 03.46" N
Well County:	Bexar	Longitude:	098° 38' 47.83" W
		Elevation:	743
Well Type:	Domestic		

Drilling Information

Company:	No Data	Date Drilled:	No Data
Driller:	No Data	License Number:	No Data

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	7	0	307

Plugging Information

Date Plugged:	3/25/2023	Pluggor:	James M Sotack
Plug Method:	gravel open bore, cement with tremie		

Casing Left in Well:			Plug(s) Placed in Well:		
Dia (in.)	Top (ft.)	Bottom (ft.)	Top (ft.)	Bottom (ft.)	Description (number of sacks & material)
7	0	274	0	280	Cement 103 Bags/Sacks
			280	307	Gravel 0.5 Yards

Certification Data: The driller certified that the driller plugged this well (or the well was plugged under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the reports(s) being returned for completion and resubmittal.

Company Information: Sotack's Done Well Service, LLC
7113 San Pedro Dr #389
San Antonio, TX 78216

Driller Name: James M Sotack **License Number:** 4988

Comments: SAWS# 156412; EAA# C200-754



Albany St. Easement

Project Name: Heron Valley II Enclave Subdivision
SAWS Parcel Number: P23-301

Sinclair Land Surveying, Inc.

3411 Magic Dr.
San Antonio, Texas 78229
210-341-4518
TBPELS Firm No. 10089000

August 7, 2025

0.001 acres out of
Lot 24, Block 4
New City Block 18873
Coral Springs Subdivision
City of San Antonio

THE STATE OF TEXAS
COUNTY OF BEXAR

Exhibit "A"

METES AND BOUNDS DESCRIPTION OF A SURVEY FOR A
0.001 Acre (37 Square Feet)
(Variable Width Permanent Water Easement)

0.001 acres out of Lot 24, Block 4, New City Block 18873, Coral Springs Subdivision, City of San Antonio, Bexar County, Texas as shown by plat of record in Volume 9560 at page 178 of the Plat Records of Bexar County, Texas, also being out of that tract of land described in deed of record in Document Number 20190119837 of the Official Public Records of Bexar County, Texas, said 0.001 acres being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an 1/2" iron bar with a blue cap marked "SLS ESM1" set in the ground in the south boundary line of Lot 24, Block 4, New City Block 18873, Coral Springs Subdivision, City of San Antonio, Bexar County, Texas as shown by plat of record in Volume 9560 at page 178 of the Plat Records of Bexar County, Texas, at Northing 13770083.7 and Easting 2080496.4, for the southwest corner of this tract:

Thence N 0°06'20" E crossing said Lot 24 a distance of 1.93 feet to an 1/2" iron bar with a blue cap marked "SLS ESM1" set in the ground in the arc of a curve having a radius of 51.00 feet, the cul-de-sac right-of-way line of Albany Ridge and the northwest boundary line of said Lot 24 for the northwest corner of this tract;

Thence curve left in a northeasterly direction along the arc of said curve having a radius of 51.00

Project Name: Heron Valley II Enclave Subdivision
SAWS Parcel Number: P23-301

feet, with the cul-de-sac right-of-way line of Albany Ridge and the northwest boundary line of said Lot 24, through a central angle 17°07'10", a chord bearing and distance of N 68°20'30" E - 10.79 feet, a distance of 10.79 feet to an 1/2" iron bar with a blue cap marked "SLS ESM1" set in the ground for the northeast corner of this tract, whence an 1/2" iron bar found set in the ground, the northwest corner of said Lot 24 and the southwest corner of Lot 23, said Block 4, bears N 25°40'09" W a distance of 63.63 feet;

Thence S 0°06'20" W crossing said Lot 24 a distance of 5.94 feet to an 1/2" iron bar with a blue cap marked "SLS ESM1" set in the ground in the south boundary line of said Lot 24 for the southeast corner of this tract, whence an 1/2" iron bar with a yellow cap marked "CASTILLA" found set in the ground, the southeast corner of said Lot 24 and the southwest corner of Lot 13, said Block 4, bears S 89°46'38" E a distance of 94.13 feet,

Thence N 89°46'38" W with the south boundary line of said Lot 13 a distance of 10.00 feet to the point of beginning.

Containing 0.001 acres (37 square feet) of land, more or less.

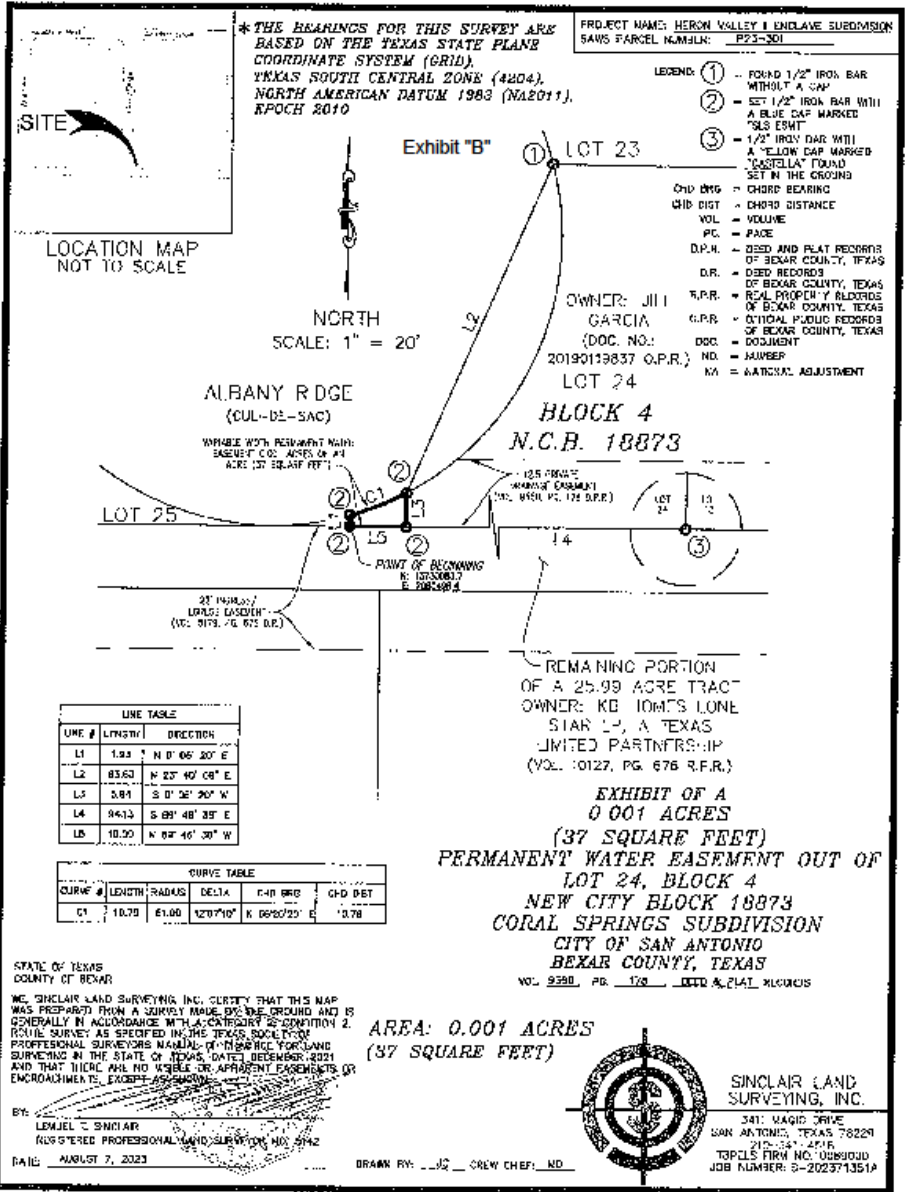
The bearings and coordinates for this survey are based on the Texas State Plane Coordinate System (Grid), Texas South Central Zone (4204), North American Datum of 1983 (NAD2011) epoch 2010.



lts/jc

SINCLAIR LAND SURVEYING - INC.

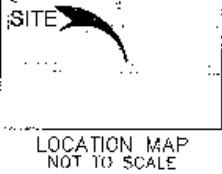
Lemuel T. Sinclair,
Registered Professional Land
Surveyor No. 5142



*THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRIS), YMKAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD2011), EPOCH 2010

PROJECT NAME: HERON VALLEY II ENCLAVE SUBDIVISION
 SAWS PARCEL NUMBER: P23-301

- LEGEND
- ① - FOUND 1/2" IRON BAR WITHOUT A CAP
 - ② - SET 1/2" IRON BAR WITH A BLUE CAP MARKED "SLS ESMT"
 - ③ - 1/2" IRON BAR WITH A "YELLOW CAP MARKED "CASTILLA" FOUND SET IN THE CROSSING
 - CHD BNG - CHORD BEARING
 - CHD DIST - CHORD DISTANCE
 - VOL - VOLUME
 - PC - FACE
 - D.P.H. - DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - D.R. - DEED RECORDS OF BEXAR COUNTY, TEXAS
 - R.P.R. - REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
 - C.P.R. - COUNCIL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - DOC. - DOCUMENT
 - NO. - NUMBER
 - KA - MATHEMATICAL ADJUSTMENT



NORTH
 SCALE: 1" = 20'

ALBANY R DGE
 (CUL-DE-SAC)

WARRANT WITH PERMANENT WATER EASEMENT C.O. ACRES 0.01 ACRES (27 SQ. FT. PER AC.)

OWNER: JILL GARCIA
 (DOC. NO.: 20190119837 C.P.R.)
 LOT 24

BLOCK 4
 N.C.B. 18873



REMAINING PORTION OF A 25.99 ACRE TRACT
 OWNER: KB HOME'S LONE STAR LP, A TEXAS LIMITED PARTNERSHIP
 (VOL. 10127, PG. 676 R.F.R.)

EXHIBIT OF A
 0.001 ACRES
 (37 SQUARE FEET)
 PERMANENT WATER EASEMENT OUT OF
 LOT 24, BLOCK 4
 NEW CITY BLOCK 18873
 CORAL SPRINGS SUBDIVISION
 CITY OF SAN ANTONIO
 BEXAR COUNTY, TEXAS
 VOL. 9388, PG. 178 DEED & PLAT RECORDS

LINE #	LENGTH	DIRECTION
L1	1.93	N 0° 05' 20" E
L2	83.63	N 23° 40' 08" E
L3	5.81	S 0° 26' 20" W
L4	84.12	S 89° 48' 39" E
L5	18.30	N 62° 46' 30" W

CURVE #	LENGTH/RADIUS	DELTA	CHD BNG	CHD DIST
C1	10.73	61.00	S 20° 10' 00" E	10.78

STATE OF TEXAS
 COUNTY OF BEXAR

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH CATEGORY 2 DEFINITION 2, PUBLIC SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER, 2021 AND THAT THERE ARE NO WRITTEN OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

AREA: 0.001 ACRES
 (37 SQUARE FEET)

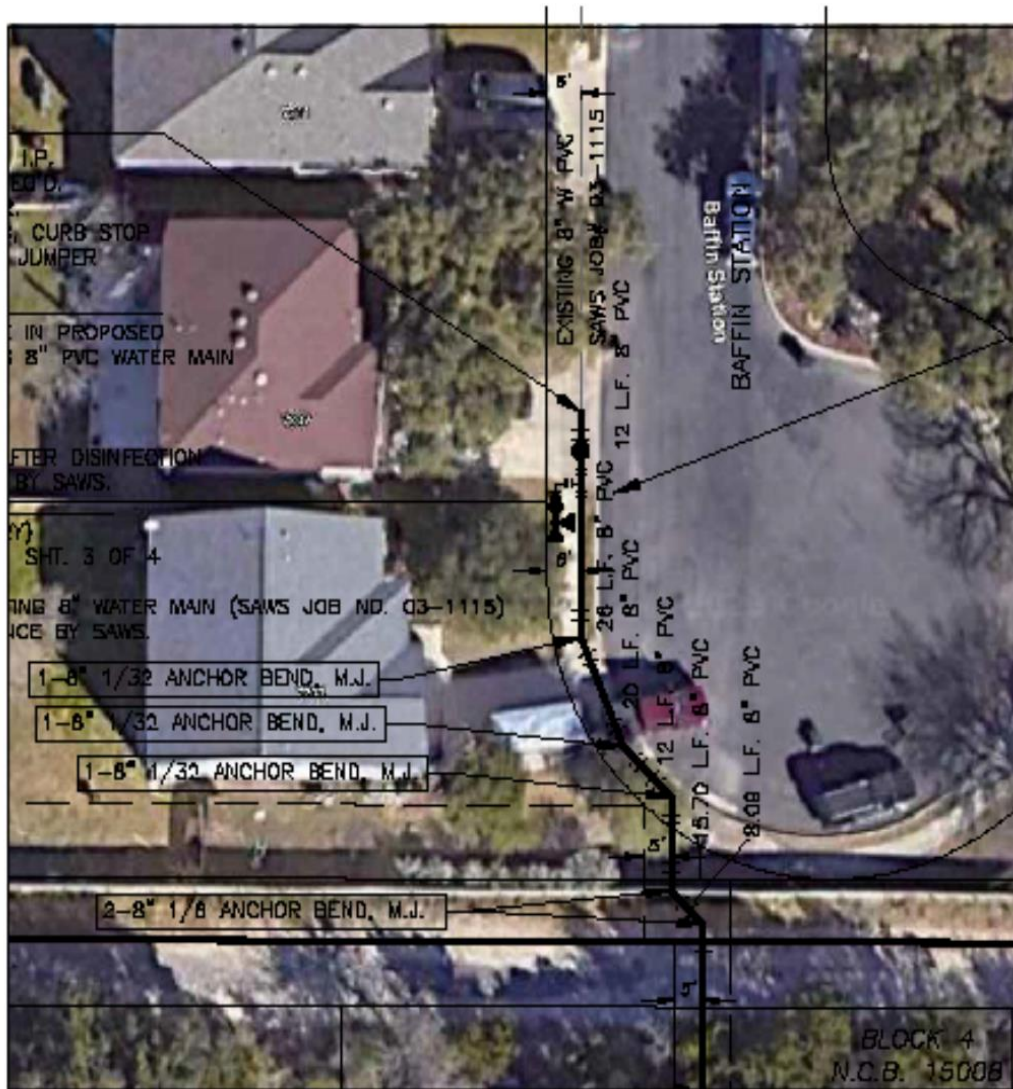


SINCLAIR LAND SURVEYING, INC.

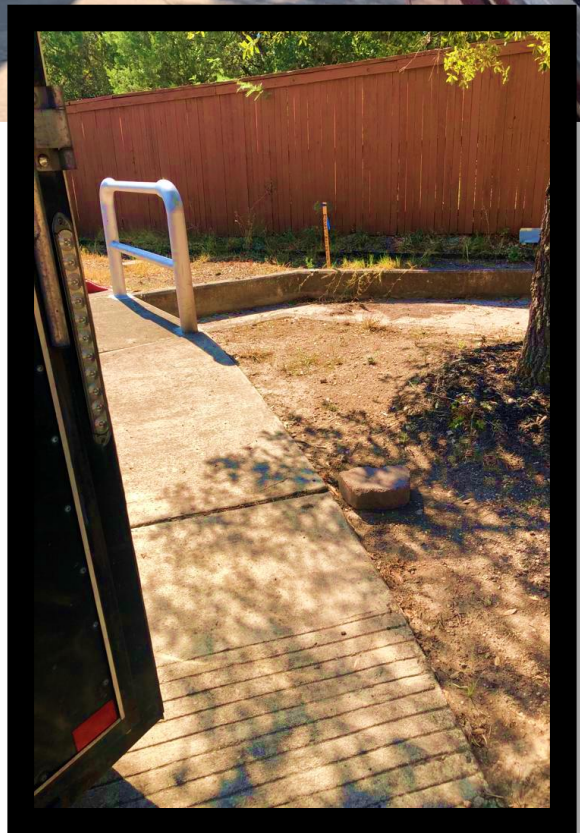
341 MAGUIE DRIVE
 SAN ANTONIO, TEXAS 78229
 210-341-4516
 TSPSLS FIRM NO. 0080030
 JOB NUMBER: S-202371351P

BY: LEMUEL C. SINCIAR
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142
 DATE: AUGUST 7, 2023

DRAWN BY: JJC CREW CHIEF, ND



Baffin St. Easement



Project Name: Heron Valley II Enclave Subdivision
SAWS Parcel Number: P23-300
Exhibit "A"

Sinclair Land Surveying, Inc.

3411 Magic Dr.
San Antonio, Texas 78229
210-341-4518
TBPELS Firm No. 10089000

August 7, 2023

0.002 acres out of
Lot 13, Block 4
New City Block 18873
Coral Springs Subdivision
City of San Antonio

THE STATE OF TEXAS
COUNTY OF BEXAR

METES AND BOUNDS DESCRIPTION OF A SURVEY FOR A
0.002 Acre (91 Square Foot)
(Variable Width Permanent Water Easement)

0.002 acres out of Lot 13, Block 4, New City Block 18873, Coral Springs Subdivision, City of San Antonio, Bexar County, Texas as shown by plat of record in Volume 9560 at page 178 of the Plat Records of Bexar County, Texas, also being out of that tract of land described in deed of record in Document Number 20210225135 of the Official Public Records of Bexar County, Texas, said 0.002 acres being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an 1/2" iron bar with a blue cap marked "SLS ESMT" set in the ground in the south boundary line of Lot 13, Block 4, New City Block 18873, Coral Springs Subdivision, City of San Antonio, Bexar County, Texas as shown by plat of record in Volume 9560 at page 178 of the Plat Records of Bexar County, Texas, at Northing 13730082.8 and Easting 2080744.7, for the southwest corner of this tract, whence an 1/2" iron bar with an orange cap marked "SAE 1776" found set in the ground, the southwest corner of said Lot 13 and the southeast corner of Lot 24, said Block 4, bears N 89°46'38" W a distance of 127.64 feet;

Thence N 0°06'20" E crossing said Lot 13 a distance of 12.88 feet to an 1/2" iron bar with a blue cap marked "SLS ESMT" set in the ground in the arc of a curve having a radius of 51.00 feet, the cul-de-sac right-of-way line of Baffin Station and the northeast boundary line of said Lot 13, for the northwest corner of this tract;

Project Name: Heron Valley II Enclave Subdivision
SAWS Parcel Number: P23-300

Thence curve left in a southeasterly direction along the arc of said curve having a radius of 51.00 feet, with the cul-de-sac right-of-way line of Baffin Station and the northeast boundary line of said Lot 13, through a central angle 13°43'38", a chord bearing and distance of S 55°01'00" E - 12.22 feet, a distance of 12.22 feet to an 1/2" iron bar with a blue cap marked "SLS ESMT" set in the ground for the northeast corner of this tract;

Thence S 0°06'20" W crossing said Lot 13 a distance of 5.93 feet to an 1/2" iron bar with a blue cap marked "SLS ESMT" set in the ground in the south boundary line of said Lot 13 for the southeast corner of this tract, whence an 1/2" iron bar with a yellow cap marked "CASTELLA" found set in the ground, the southeast corner of Lot 12, said Block 4, the south corner of Lot 2, said Block 4 and the southwest corner of Lot 1, said Block 4, bears S 89°46'38" E a distance of 202.12 feet;

Thence N 89°46'38" W with the south boundary line of said Lot 13 a distance of 10.00 feet to the point of beginning.

Containing 0.002 acres (91 square feet) of land, more or less.

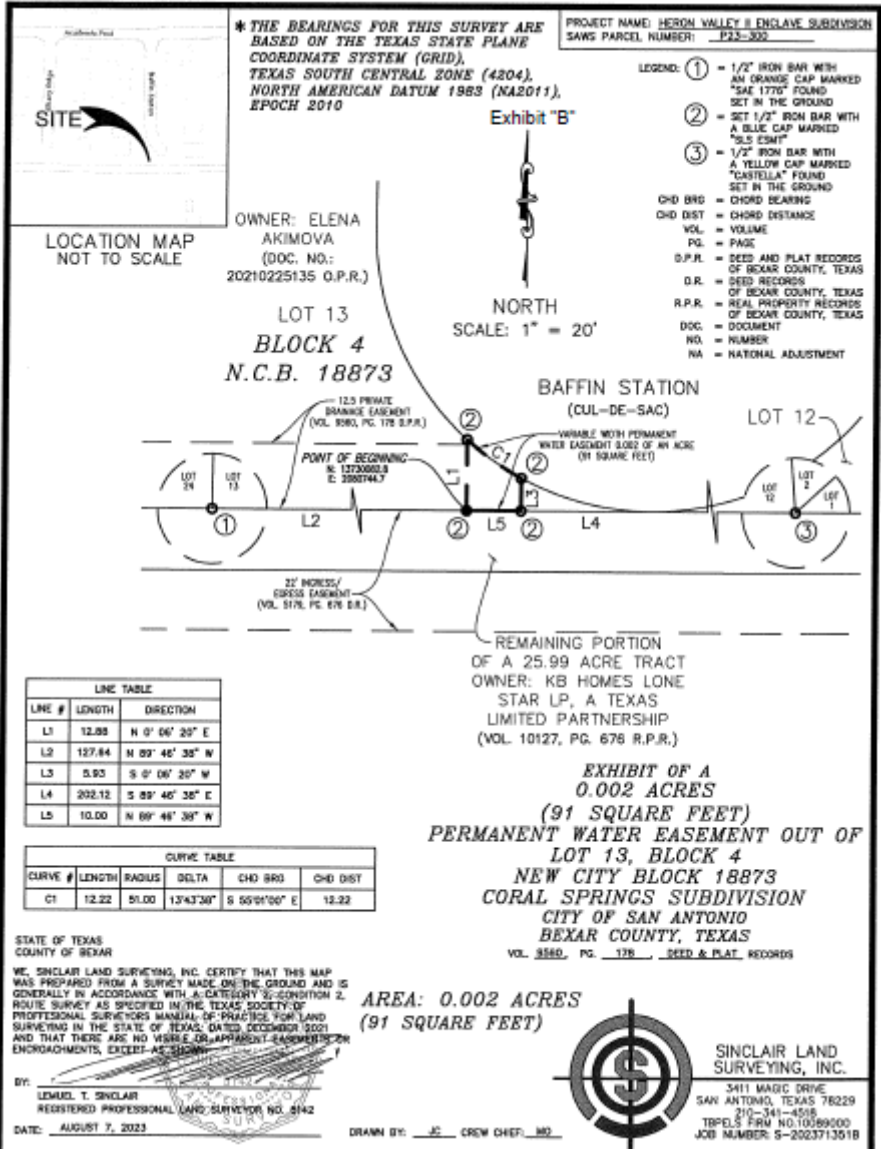
The bearings and coordinates for this survey are based on the Texas State Plane Coordinate System (Grid), Texas South Central Zone (4204), North American Datum of 1983 (NA2011) epoch 2010.



lts/jc

SINCLAIR LAND SURVEYING, INC.

Lemuel T. Sinclair,
Registered Professional Land
Surveyor No. 5142



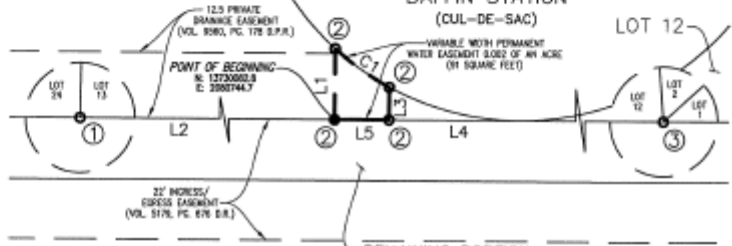
* THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

PROJECT NAME: HERON VALLEY II ENCLAVE SUBDIVISION
SAWS PARCEL NUMBER: P22-302

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SAC 1770" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH A BLUE CAP MARKED "SLS 15M"
 - ③ = 1/2" IRON BAR WITH A YELLOW CAP MARKED "CASTILLA" FOUND SET IN THE GROUND
 - CHD BRG = CHORD BEARING
 - CHD DIST = CHORD DISTANCE
 - VOL. = VOLUME
 - PG. = PAGE
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
 - R.P.R. = REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
 - DSC. = DOCUMENT NO.
 - NO. = NUMBER
 - NA = NATIONAL ADJUSTMENT

OWNER: ELENA AKIMOVA
(DOC. NO.: 20210225135 O.P.R.)

LOT 13
BLOCK 4
N.C.B. 18873



REMAINING PORTION OF A 25.99 ACRE TRACT
OWNER: KB HOMES LONE STAR LP, A TEXAS LIMITED PARTNERSHIP
(VOL. 10127, PG. 676 R.P.R.)

LINE #	LENGTH	DIRECTION
L1	12.88	N 0° 06' 29" E
L2	127.84	N 09° 46' 38" W
L3	5.93	S 0° 06' 35" W
L4	202.12	S 09° 46' 38" E
L5	10.00	N 09° 46' 38" W

CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD DIST
C1	12.22	51.00	13°43'30"	S 05°01'00" E	12.22

EXHIBIT OF A
0.002 ACRES
(91 SQUARE FEET)
PERMANENT WATER EASEMENT OUT OF
LOT 13, BLOCK 4
NEW CITY BLOCK 18873
CORAL SPRINGS SUBDIVISION
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS
VOL. 8580, PG. 128, DEED & PLAT RECORDS

STATE OF TEXAS
COUNTY OF BEXAR

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 2, CONDITION 2, ROUTE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2001 AND THAT THERE ARE NO VISIBLE OR APPARENT ENCROACHMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: 
LEMAUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6142

DATE: AUGUST 7, 2023

AREA: 0.002 ACRES
(91 SQUARE FEET)



SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4558
TPELS FIRM NO. 10089000
JOB NUMBER: S-2023713518

DRAWN BY: JC CREW CHIEF: MD



Cotizaciones de Urbanizacion

AMERICAN SC.

1343 SW. 35th Street San Antonio, Texas 78237

210-797-3323 office garzaemilio@att.net

August 21, 2023

RE: Adrian Tames
HYG Project LLC.
8880 Health Circle San Antonio, Texas 78250
210-966-2025

First and foremost, American SC. Would like to express its appreciation in submitting a bid for Services to. Adrian Tames (8880 Health Circle Drive., SATX 78250 Sewer & Water tap services.)

THE SCOPE OF WORK:

1. Will saw cut street and remove spoils as per COSA code for 3 sewer manholes in City Street.
2. Will install approximately 11 manholes inside project.
3. Will install 21- 1" inch bull horns for 42 water meters.
4. Will install 41- 6" sewer combo Tee Wye clean outs.
5. Will install 4- Fire hydrants as per plans.
6. Will install approximately 2000' linear feet of 8" sewer main SDR 26.
7. Will install approximately 2000' linear feet of 8"m water main C-900.
8. Will provide street closures while the street as per COSA code.
9. Will provide street plates and shoring for the street work as per SAWS, COSA code.
10. Will provide New hot asphalt type D as per City of San Antonio Right of Way code.

Will comply with all federal, State & local laws and all necessary permits will be obtained.

BID PRICE: \$787,800.00

BID PRICE: \$28,000.00 Contingency on Asphalt Mill & Overlay if Applicable by the COSA Right of Way.

PAYMENT: 1st draw of \$0.00 for the commencement of contract and purchase of all materials along with permits. 2nd draw of \$0.00 for the completion of project and payment made in full with **NO RETAINAGE**. If a commencement deal is reach with price and schedule of work a formal Contract will be issued. Again, Thank You for the opportunity to submit a bid proposal for any questions you can reach Emilio Garza by Email at garzaemilio@att.net or by cell phone at 210-797-3323 Thank You

American SC.
\$787,800.00



To: HYG Homes LLC	Contact: Adrian Tames
Address: San Antonio	Phone:
	Fax:
Project Name: Heron Valley II Enclave	Bid Number: 2023-0076 R-1
Project Location: 8830 Heath Cir Drive, San Antonio, TEXAS	Bid Date:

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Site Work Improvements					
1	Sitework Mobilization	1.00	LS	\$11,636.12	\$11,636.12
2	Excavation Paving Areas	3,186.00	CY	\$14.88	\$47,407.68
3	Onsite Embankment	3,186.00	CY	\$5.67	\$18,064.62
4	Subgrade Preparation	6,950.00	SY	\$2.06	\$14,317.00
5	6" Lime Stabilization	6,950.00	SY	\$6.63	\$46,078.50
6	7.5" Flex Base	2,896.00	TON	\$24.87	\$72,023.52
7	Fine Grade Flex Base	6,950.00	SY	\$0.97	\$6,741.50
8	2" Type D HMA	6,243.00	SY	\$13.43	\$83,843.49
9	6" Concrete Curb	3,822.00	LF	\$11.80	\$45,099.60
10	Silt Fence	1,000.00	LF	\$3.08	\$3,080.00
11	Construction Entrance	1.00	EACH	\$1,965.94	\$1,965.94
12	Mill And 2" Overlay Heath Circle	1,618.00	SY	\$27.96	\$45,239.28
13	6' Sidewalk	247.00	SY	\$64.29	\$15,879.63
14	Street Signage	1.00	LS	\$5,894.97	\$5,894.97
Total Price for above Site Work Improvements Items:					\$417,271.85

Sewer Improvements					
1	Utility Mobilization	1.00	LS	\$5,818.06	\$5,818.06
2	8" PVC SDR 26 (6-8)	1,996.00	LF	\$76.34	\$152,374.64
3	6" PVC SDR 26 Laterals	1,622.00	LF	\$52.40	\$84,992.80
4	Sanitary Manholes	14.00	EACH	\$8,574.18	\$120,038.52
5	Extra Depth Manhole	28.00	VF	\$346.62	\$9,705.36
6	Cleanout	41.00	EACH	\$764.88	\$31,360.08
7	CC T.V.	1,996.00	LF	\$3.49	\$6,966.04
8	Trench Safety	3,658.00	LF	\$2.33	\$8,523.14
9	On Site Embankment	1,150.00	CY	\$5.67	\$6,520.50
Total Price for above Sewer Improvements Items:					\$426,299.14

Water Improvements					
1	2" Copper	123.00	LF	\$85.05	\$10,461.15
2	8" PVC DR 18	1,913.00	LF	\$59.25	\$113,345.25
3	8" Water Tie-in	2.00	EACH	\$2,860.18	\$5,720.36
4	Joint Restraints	1.00	LS	\$13,059.39	\$13,059.39
5	8" Gate Valve	13.00	EACH	\$2,552.78	\$33,186.14
6	Fire Hydrants	6.00	EACH	\$6,773.76	\$40,642.56
7	Cast Iron Fittings	1.11	TON	\$17,593.82	\$19,529.14

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
8	2" Temporary Blowoff	2.00	EACH	\$1,601.05	\$3,202.10
9	Hydrostatic Testing	1.00	LS	\$3,420.06	\$3,420.06
10	Chlorination Injection	1.00	LS	\$1,579.61	\$1,579.61
11	Trench Safety	1,650.00	LF	\$2.33	\$3,844.50
12	On Site Embankment	360.00	CY	\$5.67	\$2,041.20
13	1" Dual Short Service	8.00	EACH	\$983.67	\$7,869.36
14	1" Dual Long Service	41.00	EACH	\$938.84	\$38,492.44
15	Water Boxes	41.00	EACH	\$403.97	\$16,562.77
16	2" Perm Blowoff	1.00	EACH	\$3,035.14	\$3,035.14
17	Sidewalk Repair For Water Tie-ins	6.00	SY	\$142.06	\$852.36
Total Price for above Water Improvements Items:					\$316,843.53

Administration & Contingencies: \$58,020.72

Total Bid Price: \$1,218,435.24

Notes:

- * P & P Bond Not Included
- * Exclusions: 4 foot sidewalk in the unit. Tree protection, clearing, haul off of spoils generated from site excavation.
- * Revised bid includes: Removal of: Demolition of existing house, Clearing the site, we changed export of spoils to onsite embankment, we add the alternate items to base bid.

ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted.	CONFIRMED: D&D Contractors Inc
Buyer: _____	Authorized Signature: _____
Signature: _____	Estimator: Toby Martinez
Date of Acceptance: _____	

D&D
\$1,218,435.24

Drako Construction Management Services, LLC
 19230 Stone Oak Parkway, Suite 302
 San Antonio, Texas 78256
 phone (210) 454-4686, fax (210) 632-9615



To:	Adrian Tamez	Date:	6/3/2023
Attention:		Project:	Heron Valley
Address:		Location:	San Antonio, Texas
Email:		Ref #:	
Telephone:	210-866-2025	Job #:	2022-017

Item	Description	Quantity	Unit	Unit Cost	Total Cost
10	SITE WORK IMPROVEMENTS				
20	EARTH WORK MOBILIZATION & GENERAL CONDITIONS	1.00	LS	\$ 48,000.00	\$ 48,000.00
30	EXCAVATION PAVING AREAS	3,186.00	CY	\$ 5.32	\$ 16,951.27
40	TRUCKING EXPORT	3,186.00	CY	\$ 12.27	\$ 39,109.05
50	SUBPREP PAVING AREAS	6,950.00	SY	\$ 4.50	\$ 31,283.07
60	6" LIME STABILIZATION	6,950.00	SY	\$ 10.46	\$ 72,676.92
70	7.5" FLEXBASE @ HD HMAC	2,896.00	TN	\$ 28.03	\$ 81,171.25
80	FINISH FLEXBASE @ 7.5" HMAC AREAS	6,950.00	SY	\$ 4.50	\$ 31,283.07
90	HMAC @ 2" HD HMAC	6,243.00	SY	\$ 23.65	\$ 147,663.34
100	6" CONCRETE CURB	3,822.00	LF	\$ 23.65	\$ 90,400.33
110	SILT FENCE	1,000.00	LF	\$ 2.49	\$ 2,489.75
120	CONSTRUCTION ENTRANCE	1.00	EA	\$ 2,738.73	\$ 2,738.73
130	TOTAL SITE WORK IMPROVEMENT				\$ 563,777.77
140	UTILITIES MOBILIZATION & GENERAL CONDITIONS	1.00	LS	\$ 65,000.00	\$ 65,000.00
150	SEWER IMPROVEMENTS				
160	8" PVC SDR 26 (6-8)	1,996.00	LF	\$ 82.02	\$ 163,703.25
170	8" PVC SDR 26 LATERALS	1,622.00	LF	\$ 73.18	\$ 118,700.57
180	SANITARY MANHOLES	14.00	EA	\$ 8,206.09	\$ 114,885.30
190	EXTRA DEPTH MANHOLES	28.00	VF	\$ 2,556.16	\$ 71,572.61
200	CLEANOUT	41.00	EA	\$ 1,690.85	\$ 69,325.05
210	SEWER T.V. INSPECTION	1,996.00	LF	\$ 3.13	\$ 6,245.43
220	TRENCH SAFETY	3,658.00	LF	\$ 3.37	\$ 12,311.96
230	SPOILS HULL OFF	1,150.00	CY	\$ 12.50	\$ 14,375.00
240	SUBTOTAL SANITARY SEWER IMPROVEMENTS				\$ 571,119.16
250	WATER IMPROVEMENTS				
260	2" COPPER	123.00	LF	\$ 68.50	\$ 8,425.45
260	8" PVC DR 18	1,913.00	LF	\$ 130.74	\$ 250,098.95
270	12" X 8" TAPPING SLEVE AND VALVE	1.00	EA	\$ 4,003.22	\$ 4,003.22
280	JOINT RESTRAINTS	1.00	LS	\$ 16,143.76	\$ 16,143.76
290	8" GATE VALVE	13.00	EA	\$ 940.80	\$ 12,230.44
300	FIRE HYDRANTS	6.00	EA	\$ 7,390.35	\$ 44,342.08
310	IRON FITTINGS	1.11	TN	\$ 25,582.78	\$ 28,396.89
320	2" TEMPORARY BLOWOFF	2.00	EA	\$ 2,416.99	\$ 4,833.99
330	HYDROSTATIC TEST	1.00	LS	\$ 2,346.86	\$ 2,346.86
340	CHLORINATION INJECTION	1.00	LS	\$ 2,259.17	\$ 2,259.17
350	SERVICE & METER BOX	41.00	EA	\$ 280.51	\$ 11,500.81
360	TRENCH SAFETY	1,650.00	LF	\$ 3.21	\$ 5,288.65
370	SPOILS HULL OFF	360.00	CY	\$ 13.38	\$ 4,815.48
380	SUBTOTAL WATER IMPROVEMENTS				\$ 394,685.75
390	UTILITY IMPROVEMENTS GRAND TOTAL				\$ 1,030,804.92
400	GRAND TOTAL				\$ 1,594,582.69

Accepted By: Owner/Engineer/GC

Signature _____

Printed Name/Title _____

Date Signed _____

Drako Construction Management

Signature _____

Printed Name/Title _____

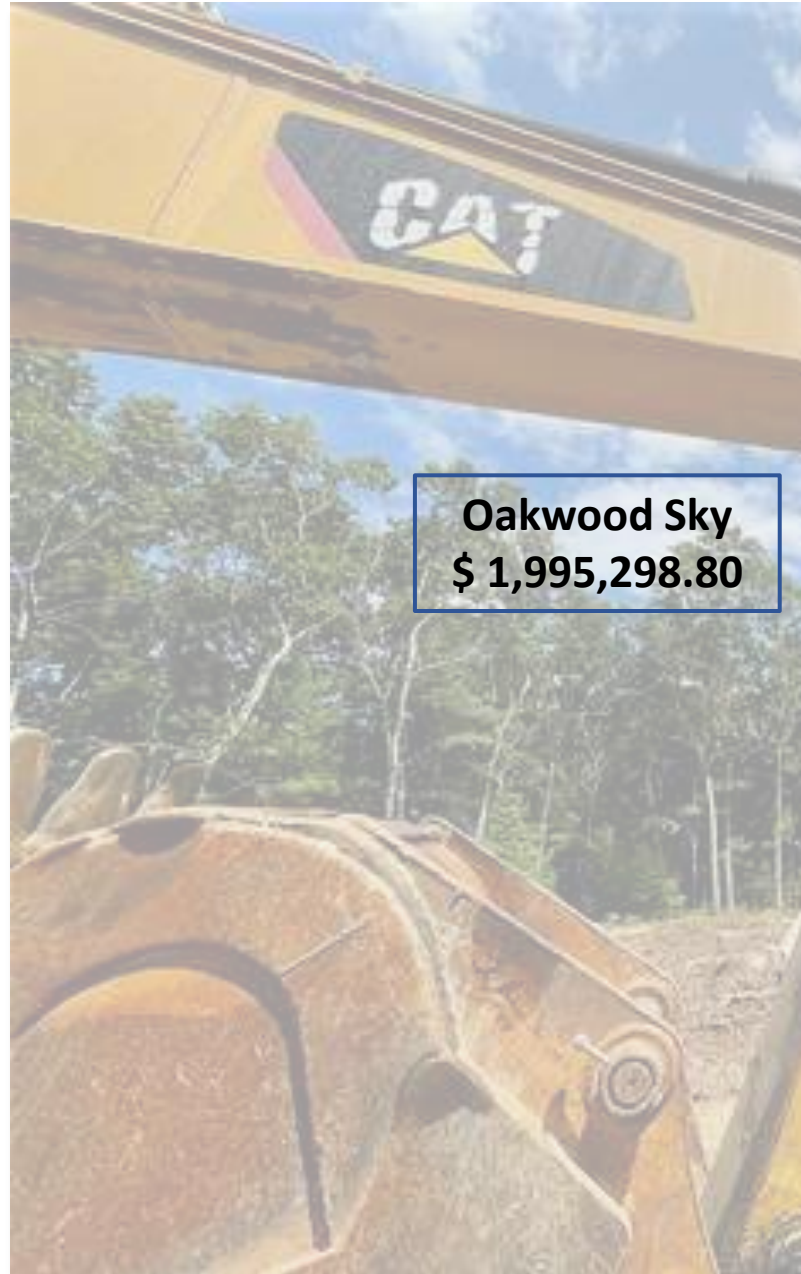
Date Signed _____

Note:

Price is good for 30 days.
 PROPOSAL PRICE CONTINGEN TO CHANGE IF PRICE OF DIESEL GOES ABOVE \$5.00/GAL FUEL SURCHARGES WILL BE APPLY. PRICESES SUBJET TO CHANGE DUE TO CURRENT MARKET VOLATILITY
 PRIOR TO START TOPO WILL BE TAKEN TO VERIFY VOLUMES OF EXCAVATION

EXCLUSIONS INCLUDING BUT NOT LIMITED TO: Tree protection, clearing, geotechnical testing, staking, bonds, registered survey, testing or retesting of work by others, permits fees, saw cutting or any work on right of way, traffic control, signs, barricades, striping and seal coat, sand cushions or capillary fill, structural or retaining wall excavation back fill, plumbing or concrete overruns, hand racking, respreading or screening topsoil, imported top soil, slope protection, shoring, clearing for utility assessment, hand clearing, pruning, saw cutting root zone around trees, hiring arborist or geologist for our activities, hazardous or contaminated materials handling or hauling, haul off of existing spoils, haul off or handling off other trades spoils, asphalt repair for utility trenches or hauling operation.

DRAKO
\$ 1,594,582.69



Oakwood Sky
\$ 1,995,298.80

Project	Heron Valley
Location:	8980 Heath Circle Dr, San Antonio TX 78250
Builder:	Oakwood Sky LLC
Address:	1846 N Loop 1604 W Suite 205, San Antonio TX 78248
Email:	ccastillo@oakwoodsky.com
Telephone:	(210) 970 8180



Item	Description:	Quantity	Unit	Unit Cost	Cost Total
10	SITE WORK IMPROVEMENTS				
20	EARTH WORK MOBILIZATION & GENERAL CONDITIONS	1.00	LS	\$ 37,000.00	\$ 37,000.00
30	EXCAVATION PAVING AREAS	3,186.00	CY	\$ 19.00	\$ 60,534.00
40	TRUCKING EXPORT	3,186.00	CY	\$ 12.00	\$ 38,232.00
50	SUBPREP PAVING AREAS	6,950.00	SY	\$ 31.00	\$ 215,450.00
60	6" LIME STABILIZATION	6,950.00	SY	\$ 15.00	\$ 104,250.00
70	7.5" FLEXBASE @ HD HMAC	2,896.00	TN	\$ 73.00	\$ 211,408.00
80	FINISH FLEXBASE @ 7.5" HMAC AREAS	6,950.00	SY	\$ 13.00	\$ 90,350.00
90	HMAC @ 2" HD HMAC	6,243.00	SY	\$ 15.00	\$ 93,645.00
100	6" CONCRETE CURB	3,822.00	LF	\$ 18.00	\$ 68,796.00
110	SILT FENCE	1,000.00	LF	\$ 6.00	\$ 6,000.00
120	CONSTRUCTION ENTRANCE	1.00	EA	\$ 3,200.00	\$ 3,200.00
130	TOTAL SITE WORK IMPROVEMENT				\$ 928,865.00
140	UTILITIES MOBILIZATION & GENERAL CONDITIONS	1.00	LS	\$ 174,000.00	\$ 174,000.00
150	SEWER IMPROVEMENTS				
160	8" PVC SDR 26 (6-8)	1,996.00	LF	\$ 68.00	\$ 135,728.00
170	6" PVC SDR 26 LATERALS	1,622.00	LF	\$ 42.00	\$ 68,124.00
180	SANITARY MANHOLES	14.00	EA	\$ 8,200.00	\$ 114,800.00
190	EXTRA DEPTH MANHOLES	28.00	VF	\$ 585.00	\$ 16,380.00
200	CLEANOUT	41.00	EA	\$ 315.00	\$ 12,915.00
210	SEWER T.V. INSPECTION	1,996.00	LF	\$ 8.00	\$ 15,968.00
220	TRENCH SAFETY	3,658.00	LF	\$ 6.00	\$ 21,948.00
230	SPOILS HAUL OFF	1,150.00	CY	\$ 33.00	\$ 37,950.00
240	SUBTOTAL SANITARY SEWER IMPROVEMENTS				\$ 423,813.00
250	WATER IMPROVEMENTS				
260	2" COPPER	123.00	LF	\$ 59.00	\$ 7,257.00
260	8" PVC DR 18	1,913.00	LF	\$ 68.00	\$ 130,084.00
270	12" X 8" TAPPING SLEVE AND VALVE	1.00	EA	\$ 4,000.00	\$ 4,000.00
280	JOINT RESTRAINTS	1.00	LS	\$ 2,400.00	\$ 2,400.00
290	8" GATE VALVE	13.00	EA	\$ 2,400.00	\$ 31,200.00
300	FIRE HYDRANTS	6.00	EA	\$ 5,900.00	\$ 35,400.00
310	IRON FITTINGS	1.11	TN	\$ 1,900.00	\$ 2,109.00
320	2" TEMPORARY BLOWOFF	2.00	EA	\$ 715.00	\$ 1,430.00
330	HYDROSTATIC TEST	1.00	LS	\$ 1,900.00	\$ 1,900.00
340	CHLORINATION INJECTION	1.00	LS	\$ 450.00	\$ 450.00
350	SERVICE & METER BOX	41.00	EA	\$ 1,120.00	\$ 45,920.00
360	TRENCH SAFETY	1,650.00	LF	\$ 8.00	\$ 13,200.00
370	SPOILS HAUL OFF	360.00	CY	\$ 33.00	\$ 11,880.00
380	SUBTOTAL WATER IMPROVEMENTS				\$ 287,230.00
390	UTILITY IMPROVEMENTS GRAND TOTAL				\$ 711,043.00
	TOTAL				\$ 1,813,908.00
	CONTINGENCY			10%	\$ 181,390.80
400	GRAND TOTAL				\$ 1,995,298.80

Accepted By: Owner/Engineer/GC

Signature _____
 Printed Name/Title _____
 Date Signed _____

DocuSigned by:


 Signature
 Carlos A Castillo (CEO)
 Printed Name/Title
 25/09/2023
 Date Signed

Note:

Price is good for 30 days.
 PROPOSAL PRICE CONTINGEN TO CHANGE IF PRICE OF DIESEL GOES ABOVE \$5.00/GAL FUEL SURCHARGES WILL BE APPLY. PRICES SUBJET TO CHANGE DUE TO CURRENT MARKET VOLATILITY
 PRIOR TO START TOPO WILL BE TAKEN TO VERIFY VOLUMES OF EXCAVATION

EXCLUSIONS, INCLUDING BUT NOT LIMITED TO: Tree protection, clearing, geotechnical testing, staking, bonds, registered survey, testing or retesting of work by others, permits fees, saw cutting or any work on right of way, traffic control, signs, barricades, striping and seal coat, sand cushions or capillary fill, structural or retaining wall excavation back fill, plumbing or concrete overruns, hand racking, respreading or screening topsoil, imported top soil, slope protection, shoring, clearing for utility easement, hand clearing, pruning, saw cutting root zone around trees, hiring arborist or geologist for our activities, hazardous or contaminated materials handling or hauling, haul off of existing spoils, haul off or handing off other trades spoils, asphalt repair for utility trenches or hauling operation.



To: HYG Homes LLC	Contact: Adrian Tames
Address: San Antonio, TX	Phone: (214) 433-2227
	Fax:
Project Name: Heron Valley II Endave	Bid Number: 23-135
Project Location: Heath Circle Dr, San Antonio, TX	Bid Date: 8/17/2023
Addendum #: 0	

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
20	Earthwork Mobilization & General Conditions	1.00	LS	\$12,236.51	\$12,236.51
30	Excavation For Paving Areas	3,186.00	CY	\$5.56	\$17,714.16
40	Trucking Export	3,186.00	CY	\$13.99	\$44,572.14
50	Subgrade Preparation For Paving Areas	6,950.00	SY	\$2.16	\$15,012.00
60	6" Lime Stabilization	6,950.00	SY	\$5.63	\$39,128.50
70	7.5" Flexbase @ HD HMAC	2,896.00	TON	\$23.25	\$67,332.00
80	Finish Flexbase @ 7.5" HMAC Areas	6,950.00	SY	\$4.51	\$31,344.50
90	HMAC @ 2" HD HMAC	6,243.00	SY	\$21.45	\$133,912.35
100	6" Concrete Curb	3,822.00	LF	\$18.38	\$70,248.36
110	SIR Fence	1,000.00	LF	\$3.98	\$3,980.00
120	6" Sidewalk	247.00	SY	\$66.25	\$16,363.75
120	Mil & Overlay (Heath Circle)	1,618.00	SY	\$29.00	\$46,922.00

Total Site Work Improvements: \$498,766.27

Notes:

SPECIFIC EXCLUSIONS:

- Bond Excluded.
- Any Rock Encountered is excluded from our bid.
- Haul Off of unsuitable and waste material is excluded from our bid.
- Excludes any damages done by other contractors.
- Excludes any and all items not specifically noted above in our line items.
- Dewatering of jobsite is excluded from our proposal.
- Staking of Project and Testing of Material is excluded from our proposal.

The above quantities are estimates. 7 Site & Utility to be paid on actual installed units at the corresponding unit prices.

This proposal, including the exclusions and notes, are to become a part of the contractual agreement between the Owner and 7 Site & Utility, LLC. If there are conflicts between the contract and any notes, the notes shall govern. Prior to the start of construction, the Owner shall provide a Tax Exemption Certificate. If no certificate is provided, applicable sales tax shall be added to the value of the contract. Contract Time shall be extended day for day for delays due to inclement weather, permitting, engineering, platting, surveying, and late payment by the Owner. Additionally, Force Majeure shall apply and relieve the contractor from performance of the work. The topography of the site at time of agreement shall be verified by 7 Site & Utility. Any discrepancies that exist between the site topography and the contract documents will be the responsibility of the Owner, not 7 Site & Utility, LLC. Unless otherwise noted in the contract documents, all embankment on the site is priced to TxDOT Specification Item 132. Any deviation from this specification will result in price adjustments. Further, the site fill shall be of on-site material or imported general fill not conforming to any PL, LL, or gradation criteria. All topsoil to be native on-site material, not screened nor modified, unless specifically noted in the contract documents. 2023.



To: Mint Development	Contact: Ricardo Tumblates
Address: San Antonio, TX	Phone: 1-757-528-3734
	Fax:
Project Name: Heron Valley II Endave - Utilities	Bid Number: 23-135
Project Location: Heath Circle Dr, San Antonio, TX	Bid Date: 8/17/2023
Addendum #: 0	

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
UTILITY Mobilization & General Conditions					
Mobilization					
140	Utilities Mobilization & General Conditions & Admin	1.00	LS	\$77,608.21	\$77,608.21
Total Price for above Mobilization Items:					\$ 77,608.21
Total Price for above Utility Mobilization & General Conditions Items:					\$77,608.21

Sewer Improvements

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
160	8" PVC SDR-26 (6-8)	1,996.00	LF	\$48.44	\$96,686.24
170	6" PVC SDR-26 Laterals	1,622.00	LF	\$49.99	\$81,083.78
180	Sanitary Manhole	14.00	EACH	\$11,813.18	\$165,394.52
190	Extra Depth Manholes	28.00	EACH	\$388.56	\$10,879.68
200	Cleanout	41.00	EACH	\$432.42	\$17,729.22
210	Sewer T.V. Inspection And Testing	1,996.00	LF	\$7.68	\$15,329.28
220	Trench Safety	3,658.00	LF	\$3.08	\$11,266.64
230	Spots Haul Off	1,150.00	CY	\$14.60	\$16,790.00
Total Price for above Sewer Items:					\$415,149.36
Total Price for above Sewer Improvements Items:					\$415,149.36

Water Improvements

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
260	2" Copper	123.00	LF	\$59.36	\$7,301.28
260	8" PVC DR-18	1,913.00	LF	\$58.50	\$111,910.50
270	1.2"x8" Tapping Sleeve And Valve	2.00	EACH	\$13,107.91	\$26,215.82
280	Joint Restraints	1.00	LS	\$6,017.78	\$6,017.78
290	8" Gate Valve	13.00	EACH	\$2,353.87	\$30,600.31
300	Fire Hydrants	6.00	EACH	\$6,431.71	\$38,590.26
310	Iron Fittings	1.11	TON	\$15,175.74	\$16,845.07
320	2" Temporary Blowoff	2.00	EACH	\$760.58	\$1,521.16
330	Hydrostatic Testing	1.00	LS	\$1,900.92	\$1,900.92
340	Chlorination Injection	1.00	LS	\$6,186.02	\$6,186.02
350	Service & Meter Box	41.00	EACH	\$1,649.89	\$67,645.49
360	Trench Safety	1,650.00	LF	\$1.73	\$2,854.50
370	Spots Haul Off	360.00	CY	\$14.60	\$5,256.00
Total Price for above Water Items:					\$322,845.11
Total Price for above Water Improvements Items:					\$322,845.11

Total Bid Price: \$1,314,368.95

Notes:

• **SPECIFIC EXCLUSIONS:**

- Bond Excluded.*
- Any Rock Encountered is excluded from our bid.*
- Removal of unsuitable and waste material is excluded from our bid.*
- Excludes any damages done by other contractors.*
- Excludes any and all items not specifically noted above in our line items.*
- Dewatering of jobsite is excluded from our proposal.*
- Staking of Project and Testing of Material is excluded from our proposal.*

The above quantities are estimates, 7 Site & Utility to be paid on actual installed units at the corresponding unit prices.

This proposal, including the exclusions and notes, are to become a part of the contractual agreement between the Owner and 7 Site & Utility, LLC. If there are conflicts between the contract and any notes, the notes shall govern.

Prior to the start of construction, the Owner shall provide a Tax Exemption Certificate. If no certificate is provided, applicable sales tax shall be added to the value of the contract.

Contract Time shall be extended day for day for delays due to inclement weather, permitting, engineering, platting, surveying, and late payment by the Owner. Additionally, Force Majeure shall apply and relieve the contractor from performance of the work.

The topography of the site at time of agreement shall be verified by 7 Site & Utility. Any discrepancies that exist between the site topography and the contract documents will be the responsibility of the Owner, not 7 Site & Utility, LLC.

Unless otherwise noted in the contract documents, all embankment on the site is priced to TxDOT Specification Item 132. Any deviation from this specification will result in price adjustments. Further, the site fill shall be of on-site material or imported general fill not conforming to any PI, LL, or gradation criteria.

All topsoil to be native on-site material, not screened nor modified, unless specifically noted in the contract documents. 2023.

Site & Utility
\$ 1,314,368.95

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

7 Site & Utility

Authorized Signature: _____

Estimator: *WILLIAM*