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APPLICATION TO CONVERT BASE IRRIGATION GROUNDWATER

UNDER SECTION 1.34(e) OF THE EAA ACT
(DEVELOPED LAND OR LAND NO LONGER
PRACTICABLE TO FARM)

This application is to be completed by anyone seeking to convert base irrigation groundwater to unrestricted irrigation groundwater pursuant to §§ 711.338 - 711.342 of the Edwards Aquifer Authority rules.

A FEE OF \$59 MUST ACCOMPANY THIS APPLICATION

(\$25 application processing fee; \$34 administrative fee for permit recording costs).

NO CASH, PLEASE

Payments can be made online at www.edwardsaquifer.org

FOR AUTHORITY USE ONLY

Permit No. _____

Fee Rec'd _____

County _____

Field Checked _____ Well No. _____

Edwards Aquifer Authority
900 E Quincy, San Antonio, TX 78215
210.222.2204 or (800) 292.1047
FAX 210.222.9869

Part 1



APPLICANT INFORMATION

This application must be completed, signed and notarized before it can be processed by the Authority. Partial applications will be returned to the applicant for completion. Please print or type legibly and submit all documentation requested. Keep a copy of this application for your records.

Use only BLACK or BLUE ink to fill out this application

For each person or entity who owns or co-owns the initial regular permit or regular permit for which this application is submitted, please provide the following information. (Attach additional pages if needed).

FULL NAME

Yellowstone Real Estate, Inc., a

Texas corporation

TELEPHONE NUMBER

PHYSICAL ADDRESS

STREET

CITY

STATE

ZIP CODE

MAILING ADDRESS - IF DIFFERENT FROM PHYSICAL ADDRESS

EMAIL ADDRESS

FOR THIRD PARTY DESIGNATION

If the applicant designates a **third party** as his/her authorized representative, please provide the following information about the authorized representative, and attach supporting documentation to this application demonstrating that the third party has been authorized to represent the applicant in this matter.

FULL NAME

Devin "Buck" Benson

RELATIONSHIP TO APPLICANT

Agent, attorney, etc.

Agent

TELEPHONE NUMBER

(210) 640-9146

PHYSICAL ADDRESS

1803 Broadway, Suite 840 San Antonio

STREET

CITY

Texas

78215

STATE

ZIP CODE

MAILING ADDRESS - IF DIFFERENT FROM PHYSICAL ADDRESS

Same as above

EMAIL ADDRESS

bbenson@bartonbensonjones.com

Part 1



APPLICANT INFORMATION CONT.

State the Initial Regular Permit No. or Regular Permit No. for which this Application to Convert Base Irrigation Groundwater is submitted:

Groundwater Withdrawal Permit No. P 100-179

1. Do you certify that all fees, including aquifer management fees have been paid in full?

YES NO

2. Do you certify that Applicant has filed all reports required by the Authority's rules to have been filed?

YES NO

Part 2

CONVERSIONS BASED ON SECTION 1.34(e) OF THE EAA ACT (DEVELOPED LAND OR LAND THAT IS NO LONGER PRACTICABLE TO FARM)

Base irrigation groundwater may be converted to unrestricted irrigation groundwater because land has been developed or is no longer practicable to farm under the criteria contained in the EAA Act and § 711.342 of the EAA rules. Any well used to irrigate the historically irrigated land and located on the land that is the subject of the application must have been plugged or capped in accordance with subchapter D, Chapter 713, unless it can be demonstrated that the well is to be used for a future purpose other than irrigation use.

3. Is there an Edwards Well located on the lands that are the subject of the application?

YES NO

4. Has the well been plugged or capped? **N/A**

YES NO

Part 2 Cont.

B. FOR A CONVERSION UNDER § 711.338(A)(2)(B) – LAND NO LONGER PRACTICABLE TO FARM:

Please provide supporting documentation that the historically irrigated land, or a portion of the historically irrigated land, is no longer practicable to farm as evidenced by:

(1) the historically irrigated land has not been irrigated for five (5) or more years; and

(2) because of development on land in close proximity to the historically irrigated land, agricultural activities performed on the land, including crop dusting or other applications of pesticides, have the potential to compromise the health and safety of a farm operator or of persons occupying or residing on property in close proximity to the land.

[See Attached Correspondence to EAA dated March 18, 2026](#)

Part 3

GENERAL INFORMATION

With respect to the land identified as the place of use in the initial regular permit or application for an initial regular permit for which this Application to Convert Base Irrigation Groundwater is submitted: State the total acreage, to the third decimal point, upon which you assert a change in land use has occurred that meets the requirements under § 711.342 of the EAA rules (the “Claimed Convertible Acreage”):

38.69 Acres. (48.80 ac.ft.)

Provide a legal description, survey plat or map, drawn to a scale of not greater than 100 feet to an inch (1” = 100’), showing: (a) the location of the Claimed Convertible Acreage, and (b) the location of any Edwards Aquifer well(s) remaining upon or servicing the land that is the subject of this application.

Please note, because this application is subject to a Contested Case Hearing, EAA staff will prepare a draft Notice Of Proposed Action On Application For Conversion Of Base Irrigation Groundwater To Unrestricted Irrigation Groundwater. Per § 707.525 of the EAA Rules, if the general manager proposes to partially grant, or deny, the application, then the EAA shall publish the notice at its cost. If the general manager proposes to grant the application in full, as proposed by the applicant, staff will prepare a draft notice and forward it to the applicant for publication at the applicant’s cost. Please be aware, publishing the notice in five publications can cost up to \$6,000 (or more) depending on the date and publication. Within seven days of publishing, the applicant shall file with the EAA the publisher’s affidavit. If the applicant fails to publish the notice within 30 days of receipt, the Authority may return the application to the applicant by mail.

Part 4

APPLICANT'S CERTIFICATION



I hereby certify that the information provided herein is true and accurate.

Printed Name of Applicant or Authorized Representative:

Eddie A. Miller

Signature:

Eddie A. Miller

Date:

Signature of Co-Applicant, if Applicable:

Date:

State of Texas

County of: BEXAR

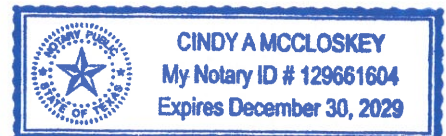
Before me, a notary public, on this day personally appeared

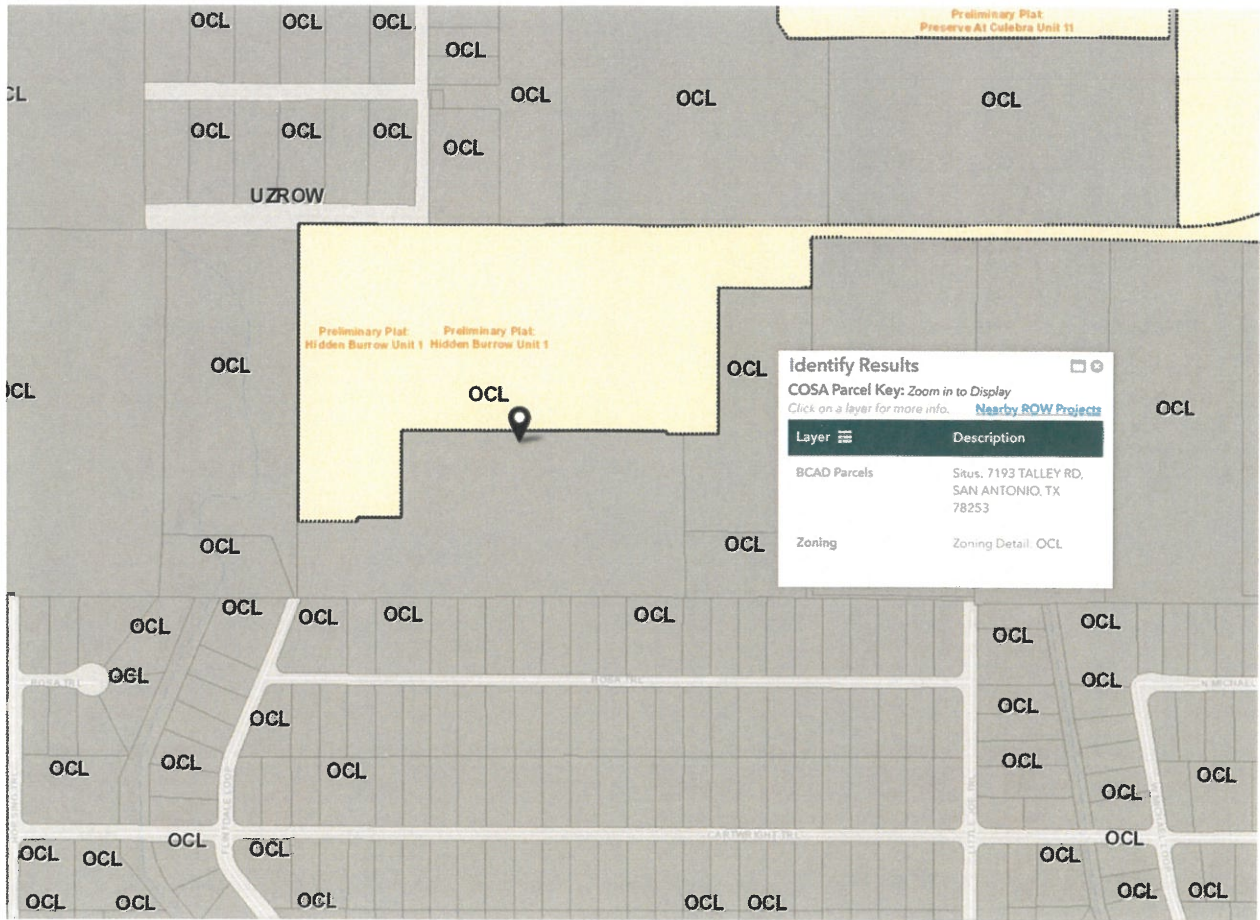
EDDIE A. MILLER

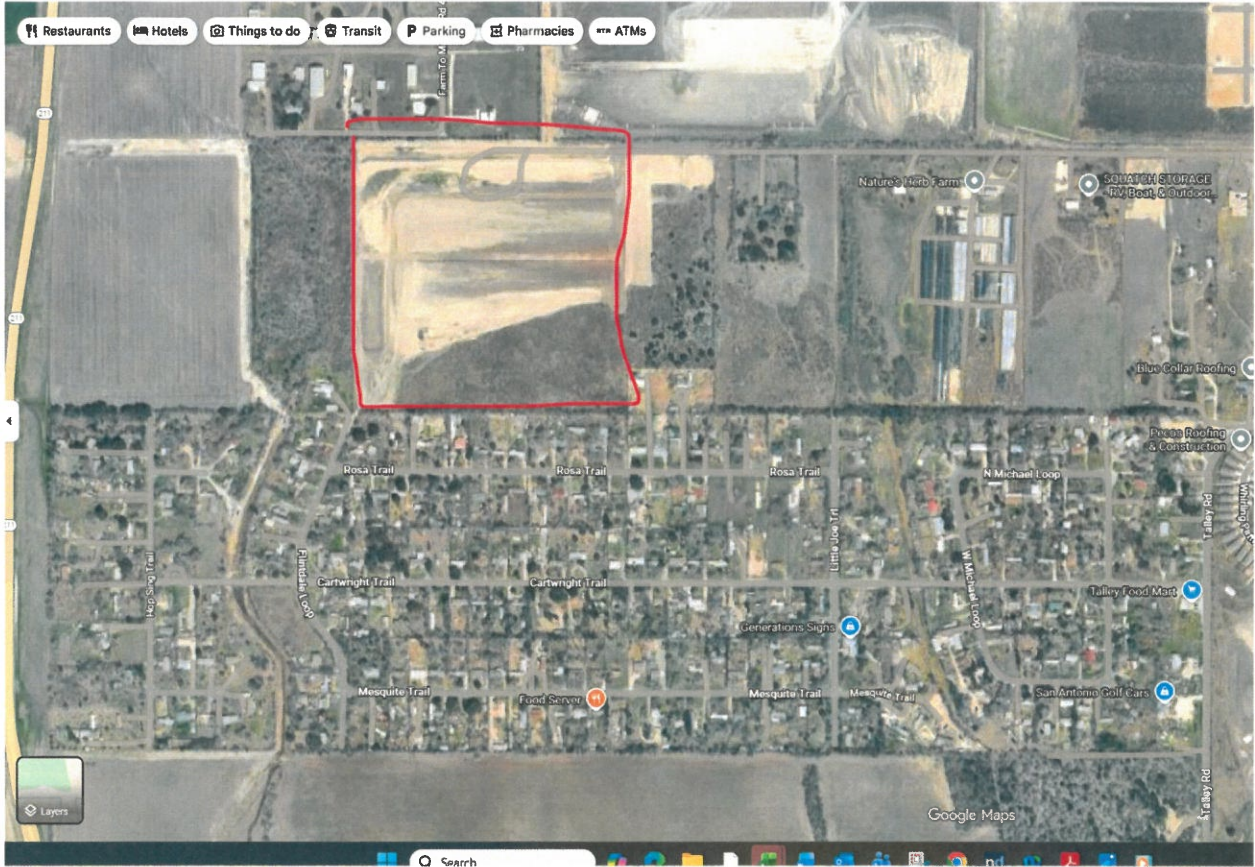
known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn declared that the statements herein contained are true and correct.

Sworn and subscribed before me on this 18th day of March, 20 26.

Cindy A. McCloskey
Notary Public's Signature







Evidence of development activities.











**GENERAL CONSTRUCTION PERMIT
WATER SYSTEMS
(Rev. 03/12/10)**

SUBDIVISION: Hidden Burrow Unit 1 (Enclave)
PERMIT NUMBER: GCP-318852 **DEVELOPER:** Yellowstone Real Estate, Inc.
PLAT ID #: LAND-PLAT-24-11800461 **DESIGN ENGINEER:** Up Engineering
SAWS JOB #: 25-1018 **USA NAME:** Talley Road Residential Development
PLAN APPROVAL DATE: 8/26/2025 **USA NUMBER:** USA-29774

GUIDELINES:

1. This General Construction Permit (GCP) includes water services for a total of 123 equivalent dwelling units (EDUs) in accordance with the Talley Road Residential Development water commitment/Utility Service Agreement (USA). This development’s water system will tie into the existing 19-4004, 2826 water system. This GCP is required prior to commencing construction, and construction must commence within twelve months from the Plan Approval Date shown above. If no construction has occurred within twelve months, this GCP shall be void and the Developer must submit a new set of plans for approval. If construction has not received Field Acceptance from the SAWS Inspector within 18 months from the Plan Approval Date shown above, the project will be required to meet all current SAWS requirements and specifications in place at time of Field Acceptance. Any prior exemptions to the SAWS requirements and specifications will be void.
2. The Developer shall be solely responsible that this project is constructed in accordance with Title 30 Texas Administrative Code (TAC) Chapter 290 of the Texas Commission On Environmental Quality(TCEQ) Rules; all applicable ordinances, laws and regulations; the approved final design plans; SAWS Specifications for Water and Sanitary Sewer Construction (latest version at the time this GCP is issued); SAWS Backflow Prevention Program, and SAWS Material Specifications.
3. SAWS review or approval of the Plans shall not constitute an assumption of liability by SAWS for any inaccuracy of computation, deficiency of the design therein, or construction activities. Prior to SAWS approval of the WSAC, all work will be performed at the sole risk of the Developer, including activities performed prior to recordation of the subdivision plat by the City Planning Commission.
4. All work shall be performed by construction companies and/or individuals experienced in this kind of work. Developer shall require his Contractor to utilize only licensed and/or trained personnel to accomplish the work to ensure that work is done in accordance with the stipulations of this GCP. Failure to meet all requirements, poor safety practices, incomplete, or unacceptable quality of work may be grounds for termination of this permit and rejection of future permit applications until the problems are corrected.
5. The Developer shall require his Contractor to prevent the entry of construction debris into proposed or existing water systems. In order to control silt and debris runoff from the construction area, the Developer’s Consultant shall prepare the project Storm Water Pollution Prevention Plan (SWPPP) and the Contractor shall submit it to SAWS Surface Water Resource Protection Division for approval prior to start of work. The Contractor shall be responsible for implementation of the SWPPP.
6. The Developer shall require his Contractor to comply with TCEQ rules and regulations if significant geologic features such as solution cavities, caves or sinkholes are encountered. The Developer shall require his Contractor to contact the TCEQ at 210-490-3096 and SAWS Aquifer Studies at 210-233-3516 if the above are discovered. The Developer shall require his Consulting Engineer (Consultant) to submit a proposed Corrective Action Plan to the TCEQ for approval prior to resuming work.
7. The Developer shall require his Contractor to obtain and pay for all utility clearances, locates, and any permits required for pavement cutting, traffic control, etc. The Developer’s Consultant will submit a street cut permit application to the City of San Antonio Department of Public Works (City). Discussions on changes to the scope of work of this permit required by the City shall be resolved directly between the applicant and the City. Any costs / fees required by the City shall be paid by the applicant and are separate from any fees due SAWS.
8. The Contractor shall receive the Notice to Proceed from the SAWS in the following manner: When the approved plans are received by the SAWS Construction Inspection Division (CID), CID will notify the Consultant that the GCP has been approved by Emailing them a copy of the signed GCP. The Consultant shall notify the Contractor. The Contractor can then schedule the start date for the piping work. No later than 3 days after the inspectors notification, the Contractor shall arrange an on-site meeting with the Consultant and the SAWS Inspector to review the scope of work, estimated completion time, special requirements, etc. The Contractor shall not proceed with any pipe installation work until they obtain a copy of the approved GCP from the Consultant and notify SAWS.
9. The Developer’s Contractor is responsible for quality control of the work being accomplished. The Developer’s Consultant is responsible for quality assurance and construction inspection. SAWS CID will periodically inspect the job site as further quality assurance. Work completed by the Developer and/or Contractor where neither the Consultant nor SAWS CID has been afforded an adequate opportunity to inspect will be subject to removal and replacement by and at the expense of the Developer.

Issued by  _____

General Construction Permit - Water Systems Subdivision, SAWS Job# 25-1018

10. The Developer shall be responsible for payment of overtime costs for SAWS CID and/or Consultant Inspection services performed outside of SAWS regular business hours. Work shall be performed during normal business hours Monday through Friday. Testing and/or acceptance inspections shall be done only during normal business hours unless other acceptable arrangements are made. Saturday and night work must be approved by written request to the SAWS CID (fax 210-233-5112 and telephone number 210-233-3500) submitted no later than two working days before work. Work on Sundays and holidays is not permitted.

11. The Developer shall require his Consultant to conduct, review, and approve all tests prior to submittal of the reports to SAWS CID. Test reports must be in the format specified in the SAWS Standard Specifications or an acceptable alternative. Test reports are due to CID before the final acceptance inspection. Air tests must be conducted in accordance with SAWS Specifications and TCEQ requirements. Field acceptance inspections shall be conducted jointly by the Contractor, Consultant, and SAWS CID. SAWS Water System Field Acceptance Checklist will be used with all parties signing at the bottom. The parties will also coordinate the information on the Contractor's "red-line" drawings with the SAWS Inspector's "marked-up" drawings. All parties will sign on the "red-line" drawings to show that the drawings are accurate prior to being submitted to the Consultant for preparation of the "Plan of Record" drawings.

12. Significant changes to the project scope of work will require approval from SAWS Development Engineering Division prior to field implementation. Items constituting significant changes will be defined by the SAWS Inspector and will include items such as modifications to water services, alignment of mains, and/or cost increases greater than 25% of the project cost. SAWS will review proposed changes as expeditiously as possible. Field alterations and/or site adjustments shall be coordinated through the Developer's Consultant prior to implementation.

13. The applicant is required to warranty their work for a period of 12 months following the installation acceptance by the Construction Inspector. This warranty shall include the utility systems, as well as any trench and / or paving work within public right-of-ways. Warranty repairs shall be accomplished in accordance with any state, county, or city requirements.

14. Upon completion of this project, Developer's Consultant shall send project closure submittals to SAWS. The following items must be submitted concurrently for final acceptance of the system by SAWS: 1) project "Plan of Record" submittals, 2) warranty assignment or bond, 3) Developer Customer's and Contractors Payment and Receipt Affidavit, 4) copy of the approved SAWS Water System Field Acceptance Checklist, 5) four Water System Acceptance Certificates (WSAC) signed by the Developer's Consultant, and 6) Proof of impact fee payment and/or copy of Letter Of Certification if deferred. If closure documentation has not been submitted within 120 calendar days of project completion, SAWS reserves the right to use monies secured by the Developer's plat performance guarantee to pay for any Consulting engineering services necessary to prepare closure documentation.

- The final Plan of Record submittals shall include one set of reproducible Plan of Record drawings, Contractor redline drawings, and electronic copies of the Planning Commission approved plat and Plan of Record drawings.
- The Developer shall require his Contractor to guarantee the construction work performed in connection with this permit for a period of one-year commencing immediately upon field acceptance of the project work by SAWS. The one-year guarantee shall be in the form of a warranty assignment, or warranty bond or similar instrument that is acceptable to SAWS, for 10% of the total project cost.
- The WSAC shall include the following signed statement by the Developer's Consulting Engineer: "The system was constructed and tested to be substantially in accordance with the final design drawings, 30 TAC 290, and SAWS Specifications". All five items listed in Item 14 must be submitted in order for SAWS to approve the WSAC. SAWS will assume ownership and maintenance of the system upon approval of the WSAC for this project.
- All digital drawings provided to the Water System must conform to the SAWS microstation standards as found on the Water System webpage. All digital utility layouts, including project record drawings, must be ready to electronically integrate into the Water System Block Maps.

15. No meters will be set prior to 1) payment of impact fees, 2) issuance of tap numbers, 3) SAWS approval of the WSAC, and 4) SAWS approval of the Sanitary Sewer Acceptance System for projects connecting to SAWS sewer system. Exceptions due to extenuating circumstances will be considered and subject to SAWS Engineering approval.

16. Division Valves: Division Valves shown on plans or not shown on plans but found in the field shall only be operated by SAWS Distribution and Collection staff and only **with prior written approval of the SAWS Director of Production and Operations** and proper coordination with all SAWS departments. Contractor shall provide written notification to the inspector a minimum of two weeks in advance to start the coordination process and will be informed by the Inspector when the division valve will be operated by the SAWS Distribution and Collection staff. The Division Valve can only be operated by SAWS Distribution and Collection staff member not the inspector or the contractor. Operation of a Division Valve without the express prior written approval of the SAWS Distribution and Collection staff will constitute a material breach of any written SAWS contract or permit in addition to subjecting the Contractor to liability for any and all fines, fees, or other damages, direct or consequential, that may arise from or be caused by the operation of the valve without prior written permission. Please be informed that the approval of the operation or opening or closing of a division valve can take several weeks for approval. Division Valves will also have a valve lid labeled Division Valve and a locking mechanism installed with a key. The lock and key mechanism will be paid for by the contractor but will be installed by SAWS Distribution and Collection staff.

DEVELOPER APPROVAL:

Developer's Points of Contact (include firm name, contact person, address, phone number, & e-mail for both):

Consulting Engineer to perform quality assurance inspection services: Bowman Consulting

Ryan Plagens, ryan.plagens@bowman.com, 210-774-5508

111 Tower Drive, Suite 325, San Antonio, TX 78232

Contractor: Yantis Company, 18015 Yantis Way, San Antonio, TX 78247

Francisco Sandoval, fsandoval@yantiscountry.com

210-857-8963

Signature: 
Ryan Plagens (Aug 27, 2025 08:14:28 CDT)

Email: ryan.plagens@bowman.com

I/we agree to comply with the conditions outlined in this GCP:

<u></u> <small>Jaime Rodriguez (Aug 27, 2025 08:16:50 CDT)</small>	<u>President</u> <u>Jaime Rodriguez</u> Name and Title	<u>08/27/2025</u> Date
--	--	---------------------------

2104094761
Phone Number

SAN ANTONIO WATER SYSTEM APPROVAL:

<u><i>Michael Nguyen</i></u> <small>Michael Nguyen (Aug 27, 2025 08:21:04 CDT)</small>	<u>Engineer Tech.</u> <u>Michael Nguyen</u> Name and Title	<u>08/27/2025</u> Date
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SAWS Construction Inspector & phone number assigned to this GCP: _____












ESIGN 25-1018 HIDDEN BURROW UNIT 1

Final Audit Report

2025-08-27

Created:	2025-08-26
By:	Marisa Lopez (Marisa.Lopez@saws.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAqwXZPBiVYnGkyYT_vdxNZbasye-ojyTe


"ESIGN 25-1018 HIDDEN BURROW UNIT 1" History

-  Document created by Marisa Lopez (Marisa.Lopez@saws.org)
2025-08-26 - 9:51:41 PM GMT- IP address: 146.112.45.53
-  Document emailed to ryan.plagens@bowman.com for signature
2025-08-26 - 9:56:34 PM GMT
-  Email viewed by ryan.plagens@bowman.com
2025-08-26 - 9:56:37 PM GMT- IP address: 52.44.135.122
-  Signer ryan.plagens@bowman.com entered name at signing as Ryan Plagens
2025-08-27 - 1:14:26 PM GMT- IP address: 162.231.116.177
-  Document e-signed by Ryan Plagens (ryan.plagens@bowman.com)
Signature Date: 2025-08-27 - 1:14:28 PM GMT - Time Source: server- IP address: 162.231.116.177
-  Document emailed to jaime@yellowstonedevelopers.com for signature
2025-08-27 - 1:14:30 PM GMT
-  Email viewed by jaime@yellowstonedevelopers.com
2025-08-27 - 1:14:49 PM GMT- IP address: 35.147.60.52
-  Signer jaime@yellowstonedevelopers.com entered name at signing as Jaime Rodriguez
2025-08-27 - 1:16:48 PM GMT- IP address: 35.147.60.52
-  Document e-signed by Jaime Rodriguez (jaime@yellowstonedevelopers.com)
Signature Date: 2025-08-27 - 1:16:50 PM GMT - Time Source: server- IP address: 35.147.60.52
-  Document emailed to michael.nguyen@saws.org for signature
2025-08-27 - 1:16:51 PM GMT
-  Email viewed by michael.nguyen@saws.org
2025-08-27 - 1:20:10 PM GMT- IP address: 104.47.58.126



Powered by
Adobe
Acrobat Sign

 Signer michael.nguyen@saws.org entered name at signing as Michael Nguyen
2025-08-27 - 1:21:02 PM GMT- IP address: 146.112.44.248

 Document e-signed by Michael Nguyen (michael.nguyen@saws.org)
Signature Date: 2025-08-27 - 1:21:04 PM GMT - Time Source: server- IP address: 146.112.44.248

 Document emailed to Marisa Lopez (Marisa.Lopez@saws.org) for signature
2025-08-27 - 1:21:06 PM GMT

 Document e-signed by Marisa Lopez (Marisa.Lopez@saws.org)
Signature Date: 2025-08-27 - 1:55:03 PM GMT - Time Source: server- IP address: 146.112.245.207

 Agreement completed.
2025-08-27 - 1:55:03 PM GMT



**GENERAL CONSTRUCTION PERMIT
WATER SYSTEMS
(Rev. 03/12/10)**

SUBDIVISION: Hidden Burrow Unit 1 (Enclave)
PERMIT NUMBER: GCP-318852 **DEVELOPER:** Yellowstone Real Estate, Inc.
PLAT ID #: LAND-PLAT-24-11800461 **DESIGN ENGINEER:** Up Engineering
SAWS JOB #: 25-1018 **USA NAME:** Talley Road Residential Development
PLAN APPROVAL DATE: 8/26/2025 **USA NUMBER:** USA-29774

GUIDELINES:

1. This General Construction Permit (GCP) includes water services for a total of 123 equivalent dwelling units (EDUs) in accordance with the Talley Road Residential Development water commitment/Utility Service Agreement (USA). This development’s water system will tie into the existing 19-4004, 2826 water system. This GCP is required prior to commencing construction, and construction must commence within twelve months from the Plan Approval Date shown above. If no construction has occurred within twelve months, this GCP shall be void and the Developer must submit a new set of plans for approval. If construction has not received Field Acceptance from the SAWS Inspector within 18 months from the Plan Approval Date shown above, the project will be required to meet all current SAWS requirements and specifications in place at time of Field Acceptance. Any prior exemptions to the SAWS requirements and specifications will be void.
2. The Developer shall be solely responsible that this project is constructed in accordance with Title 30 Texas Administrative Code (TAC) Chapter 290 of the Texas Commission On Environmental Quality(TCEQ) Rules; all applicable ordinances, laws and regulations; the approved final design plans; SAWS Specifications for Water and Sanitary Sewer Construction (latest version at the time this GCP is issued); SAWS Backflow Prevention Program, and SAWS Material Specifications.
3. SAWS review or approval of the Plans shall not constitute an assumption of liability by SAWS for any inaccuracy of computation, deficiency of the design therein, or construction activities. Prior to SAWS approval of the WSAC, all work will be performed at the sole risk of the Developer, including activities performed prior to recordation of the subdivision plat by the City Planning Commission.
4. All work shall be performed by construction companies and/or individuals experienced in this kind of work. Developer shall require his Contractor to utilize only licensed and/or trained personnel to accomplish the work to ensure that work is done in accordance with the stipulations of this GCP. Failure to meet all requirements, poor safety practices, incomplete, or unacceptable quality of work may be grounds for termination of this permit and rejection of future permit applications until the problems are corrected.
5. The Developer shall require his Contractor to prevent the entry of construction debris into proposed or existing water systems. In order to control silt and debris runoff from the construction area, the Developer’s Consultant shall prepare the project Storm Water Pollution Prevention Plan (SWPPP) and the Contractor shall submit it to SAWS Surface Water Resource Protection Division for approval prior to start of work. The Contractor shall be responsible for implementation of the SWPPP.
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Issued by MN

General Construction Permit - Water Systems Subdivision, SAWS Job# 25-1018

10. The Developer shall be responsible for payment of overtime costs for SAWS CID and/or Consultant Inspection services performed outside of SAWS regular business hours. Work shall be performed during normal business hours Monday through Friday. Testing and/or acceptance inspections shall be done only during normal business hours unless other acceptable arrangements are made. Saturday and night work must be approved by written request to the SAWS CID (fax 210-233-5112 and telephone number 210-233-3500) submitted no later than two working days before work. Work on Sundays and holidays is not permitted.

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14. Upon completion of this project, Developer's Consultant shall send project closure submittals to SAWS. The following items must be submitted concurrently for final acceptance of the system by SAWS: 1) project "Plan of Record" submittals, 2) warranty assignment or bond, 3) Developer Customer's and Contractors Payment and Receipt Affidavit, 4) copy of the approved SAWS Water System Field Acceptance Checklist, 5) four Water System Acceptance Certificates (WSAC) signed by the Developer's Consultant, and 6) Proof of impact fee payment and/or copy of Letter Of Certification if deferred. If closure documentation has not been submitted within 120 calendar days of project completion, SAWS reserves the right to use monies secured by the Developer's plat performance guarantee to pay for any Consulting engineering services necessary to prepare closure documentation.

- The final Plan of Record submittals shall include one set of reproducible Plan of Record drawings, Contractor redline drawings, and electronic copies of the Planning Commission approved plat and Plan of Record drawings.
- The Developer shall require his Contractor to guarantee the construction work performed in connection with this permit for a period of one-year commencing immediately upon field acceptance of the project work by SAWS. The one-year guarantee shall be in the form of a warranty assignment, or warranty bond or similar instrument that is acceptable to SAWS, for 10% of the total project cost.
- The WSAC shall include the following signed statement by the Developer's Consulting Engineer: "The system was constructed and tested to be substantially in accordance with the final design drawings, 30 TAC 290, and SAWS Specifications". All five items listed in Item 14 must be submitted in order for SAWS to approve the WSAC. SAWS will assume ownership and maintenance of the system upon approval of the WSAC for this project.
- All digital drawings provided to the Water System must conform to the SAWS microstation standards as found on the Water System webpage. All digital utility layouts, including project record drawings, must be ready to electronically integrate into the Water System Block Maps.

15. No meters will be set prior to 1) payment of impact fees, 2) issuance of tap numbers, 3) SAWS approval of the WSAC, and 4) SAWS approval of the Sanitary Sewer Acceptance System for projects connecting to SAWS sewer system. Exceptions due to extenuating circumstances will be considered and subject to SAWS Engineering approval.

16. **Division Valves:** Division Valves shown on plans or not shown on plans but found in the field shall only be operated by SAWS Distribution and Collection staff and only **with prior written approval of the SAWS Director of Production and Operations** and proper coordination with all SAWS departments. Contractor shall provide written notification to the inspector a minimum of two weeks in advance to start the coordination process and will be informed by the Inspector when the division valve will be operated by the SAWS Distribution and Collection staff. The Division Valve can only be operated by SAWS Distribution and Collection staff member not the inspector or the contractor. Operation of a Division Valve without the express prior written approval of the SAWS Distribution and Collection staff will constitute a material breach of any written SAWS contract or permit in addition to subjecting the Contractor to liability for any and all fines, fees, or other damages, direct or consequential, that may arise from or be caused by the operation of the valve without prior written permission. Please be informed that the approval of the operation or opening or closing of a division valve can take several weeks for approval. Division Valves will also have a valve lid labeled Division Valve and a locking mechanism installed with a key. The lock and key mechanism will be paid for by the contractor but will be installed by SAWS Distribution and Collection staff.

DEVELOPER APPROVAL:

Developer's Points of Contact (include firm name, contact person, address, phone number, & e-mail for both):

Consulting Engineer to perform quality assurance inspection services: Bowman Consulting

Ryan Plagens, ryan.plagens@bowman.com, 210-774-5508

111 Tower Drive, Suite 325, San Antonio, TX 78232

Contractor: Yantis Company, 18015 Yantis Way, San Antonio, TX 78247

Francisco Sandoval, fsandoval@yantiscountry.com

210-857-8963

Signature: 
Ryan Plagens (Aug 27, 2025 08:14:28 CDT)

Email: ryan.plagens@bowman.com

I/we agree to comply with the conditions outlined in this GCP:

<u></u> <small>Jaime Rodriguez (Aug 27, 2025 08:16:50 CDT)</small>	<u>President Jaime Rodriguez</u>	<u>08/27/2025</u>
Signature of Developer	Name and Title	Date

2104094761
Phone Number

SAN ANTONIO WATER SYSTEM APPROVAL:

<u><i>Michael Nguyen</i></u> <small>Michael Nguyen (Aug 27, 2025 08:21:04 CDT)</small>	<u>Engineer Tech. Michael Nguyen</u>	<u>08/27/2025</u>
Signature of SAWS Engineering Representative	Name and Title	Date

SAWS Construction Inspector & phone number assigned to this GCP: _____












ESIGN 25-1018 HIDDEN BURROW UNIT 1

Final Audit Report

2025-08-27

Created:	2025-08-26
By:	Marisa Lopez (Marisa.Lopez@saws.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAqwxZPBiVYnGkyYT_vdxNZbasye-ojyTe

"ESIGN 25-1018 HIDDEN BURROW UNIT 1" History

-  Document created by Marisa Lopez (Marisa.Lopez@saws.org)
2025-08-26 - 9:51:41 PM GMT- IP address: 146.112.45.53
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-  Signer ryan.plagens@bowman.com entered name at signing as Ryan Plagens
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-  Signer jaime@yellowstonedevelopers.com entered name at signing as Jaime Rodriguez
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 Signer michael.nguyen@saws.org entered name at signing as Michael Nguyen
2025-08-27 - 1:21:02 PM GMT- IP address: 146.112.44.248

 Document e-signed by Michael Nguyen (michael.nguyen@saws.org)
Signature Date: 2025-08-27 - 1:21:04 PM GMT - Time Source: server- IP address: 146.112.44.248

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2025-08-27 - 1:21:06 PM GMT

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 Agreement completed.
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