

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:

Address:

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials		285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)				
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards		285.91(10) 285.30(b)(4) 285.31(d)				
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)		285.32(a)(1)				
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot		285.32(a)(3)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)		285.32(a)(5)				
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(I)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

Inspector Notes:

**Comal County Environmental Health
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No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1) (E) 285.91(2) 285.32(b)(1) (F) 285.32(b)(1)(E) (iii) 285.32(b)(1)(E)(ii) (II) 285.32(b)(1)(E)(ii) (I) 285.32(b)(1)(E) (i) 285.32(b)(1) (D) 285.32(b)(1)(C) (ii) 285.32(b)(1)(C) (i) 285.32(b)(1) (B) 285.32(b)(1) (A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed						
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number						
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health
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No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(4) 285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3)(B) 285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.		285.32(c)(1)				
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions						
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(II) 285.33(d)(2)(G)(iii)(III) 285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)				
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed		285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed						
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



COMAL COUNTY

ENGINEER'S OFFICE

Permit of Authorization to Construct an On-Site Sewage Facility Permit Valid For One Year From Date Issued

Permit Number: 118202
Issued This Date: 01/13/2025
This permit is hereby given to: SITTERLE HOMES LTD

To start construction of a private, on-site sewage facility located at:

8013 BLUE OAK WAY
SAN ANTONIO, TX 78266

Subdivision: ENCHANTED BLUFF (ENCLAVE)
Unit: 1
Lot: 24
Block: NA
Acreage: 1.4700

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

This permit gives permission for the construction of the above referenced on-site facility to commence. Installation must be completed by an installer holding a valid registration card from the Texas Commission on Environmental Quality (TCEQ). Installation and inspection must comply with current TCEQ and Comal County requirements.

Call (830) 608-2090 to schedule inspections.

RECEIVED

By Kathy Griffin at 2:31 pm, Dec 18, 2024



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		118202
<i>Date Received</i>	<i>Initials</i>	<i>Permit Number</i>

Instructions:


Place a check mark next to all items that apply. For items that do not apply, place "N/A". This OSSF Development Application Checklist **must** accompany the completed application.

OSSF Permit

- ☒ Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- ☒ Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- ☒ Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.
- ☒ Required Permit Fee - See Attached Fee Schedule
- ☒ Copy of Recorded Deed
- ☒ Surface Application/Aerobic Treatment System
- ☒ Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
- ☒ Signed Maintenance Contract with Effective Date as Issuance of License to Operate

I affirm that I have provided all information required for my OSSF Development Application and that this application constitutes a completed OSSF Development Application.


Signature of Applicant


Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION
___ (Missing Items Circled, Application Refused)



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CCEO.ORG

Date _____

Permit Number 118202

1. APPLICANT / AGENT INFORMATION

Owner Name SITTERLE HOMES LTD
Mailing Address 2015 EVANS RD. SUITE 100
City, State, Zip SAN ANTONIO TX 78258-7462
Phone # 210-241-6948
Email lance@sitterlehomes.com

Agent Name Nicholas Kolbe
Agent Address 1825 FM 2438
City, State, Zip Seguin TX 78155
Phone # 830-708-9065
Email KolbeLandCo@Gmail.com

2. LOCATION

Subdivision Name ENCHANTED BLUFF UNIT 1 (ENCLAVE) Unit 1 Lot 24 Block _____
Survey Name / Abstract Number _____ Acreage 1.465
Address 8013 BLUE OAK WAY City SAN ANTONIO State TX Zip 78266

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) Residential Home

Number of Bedrooms 4

Indicate Sq Ft of Living Area < 4500

☐ Non-Single Family Residential

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)

Type of Facility _____

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ Approx. 500,000.00 (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?

☐ Yes ☒ No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities..
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Frank Sitterle
Signature of Owner

12-2-24
Date



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Nicholas Kolbe

System Description Aerobic Treatment with Spray Distribution

Size of Septic System Required Based on Planning Materials & Soil Evaluation

Tank Size(s) (Gallons) 800 GPD ATU Absorption/Application Area (Sq Ft) 6035

Gallons Per Day (As Per TCEQ Table III) 360

(Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.)

Is the property located over the Edwards Recharge Zone? ☐ Yes ☒ No

(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))

Is there an existing TCEQ approved WPAP for the property? ☐ Yes ☒ No

(If yes, the R.S. or P.E. shall certify that the OSSF design complies with all provisions of the existing WPAP.)

Is there at least one acre per single family dwelling as per 285.40(c)(1)? ☒ Yes ☐ No

If there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? ☐ Yes ☒ No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed WPAP. A Permit to Construct will not be issued for the proposed OSSF until the proposed WPAP has been approved by the appropriate regional office.)

Is the property located over the Edwards Contributing Zone? ☒ Yes ☐ No

Is there an existing TCEQ approval CZP for the property? ☐ Yes ☒ No

(If yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? ☐ Yes ☒ No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

Is this property within an incorporated city? ☐ Yes ☒ No

If yes, indicate the city: _____

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Designer

Date

12.2.24

2/c



202406038245 12/17/2024 11:16:39 AM 1/2

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities (OSSF's), this document is filed in the Deed Records of Comal County, Texas.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (commission) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety code, requires owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

II

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91 (12) will be installed on the property described as (insert legal description):

LOT 24 OF THE ENCHANTED BLUFF-UNIT 1 (ENCLAVE) SUBDIVISION IN COMAL COUNTY TEXAS

The property is owned by (insert owner's full name):

SITTERLE HOMES LTD

This OSSF must be covered by a continuous maintenance contract for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

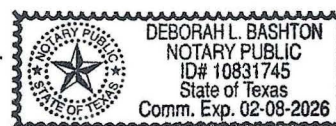
WITNESS BY HAND(S) ON THIS 13 DAY OF DECEMBER, 2024

FRANK SITTERLE

Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 13 DAY OF
DECEMBER 2024

Deborah L. Bashton
Notary Public, State of Texas





This page has been added to comply with the statutory requirements that the clerk shall stamp the recording information at the bottom of the last page.

This page becomes part of the document identified by the file clerk number affixed on preceding pages.

Created 7/27/15

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
12/17/2024 11:16:39 AM
MARY 2 Page(s)
202406038245



Bobbie Koepp

Maintenance Service Provider
145 FM 1441
Bastrop, TX 78602
Office (512) 303-6922



<u>SERVICE ADDRESS</u>	<u>INSTALLER</u>	<u>TERM</u>
8013 Blue Oak Way SA	Aerobic Services	2 Year

Routine Maintenance and Inspection Agreement

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by and between **Sitterle Homes**; (referred to as "Client") and Aerobic Services of South Texas (Thomas W. Hampton MP349) (hereinafter referred to as "Contractor") located at 15188 FM 306 Canyon Lake, Texas 78133 (830) 964-2365. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein.

This contract will provide for all required inspections, testing and service for your Aerobic Treatment System. The policy will include the following:

1. 3 inspections a year/services calls (at least one every 4 months), for a total of 6 over the two year period including inspection, adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting the control panel, air pumps, air filters, diffuser operation. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48-hour time frame. Repair work on non-warranty parts will include price for parts & labor. The prices will be quoted before work is performed.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and pH will be taken and reported as necessary.
3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.
4. The Property Owner is responsible for the chlorine; it must be filled before or during the service visit.
5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, and County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy. BOD and TSS testing is covered by this contract.

The Property Owner Manual must be strictly followed or warranties are subject to invalidation. Pumping of sludge build-up is not covered by this policy and will result in additional charges.

ACCESS BY CONTRACTOR

The Contractor or anyone authorized by the Contractor may enter the property at reasonable times without prior notice for the purpose of the above described Services. The contractor may access the System components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil Is to be replaced with the excavated material as best as possible.

Termination of Agreement

Either party may terminate this agreement within ten days with a written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this Agreement is so terminated, the Contractor will immediately notify the appropriate health authority of the termination.

Limit of Liability

In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the services described in this Agreement.

Dispute Resolution

If a dispute between the Client and the Contractor arises that cannot be settled in good faith negotiations then the parties shall choose a mutually acceptable arbitrator and shall share the cost of the arbitration services equally.

Entire Agreement

This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement either oral or written.

Severability

If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

Property Owner

Sitterle Homes

Name

Frank Sitterle

Email

R.Merz@SitterleHomes.com

Service Address

8013 Blue Oak Way, SA 78266

Phone

210-240-4369

Frank Sitterle
SIGNATURE

EFFECTIVE DATE (LTO) License To Operate Date
EXPIRED DATE 2yrs From LTO Date

SERVICE PROVIDER

Aerobic Services of South Texas LLC

145 FM 1441 Bastrop, TX 78602

(512) 303-6922

Thomas J. Hampton

Signature of Service Provider and License #
[Thomas Hampton, OS0024597 / MP0000349]



The effective date of this initial maintenance contract shall be the date license to operate is issued.

OSSF Soil & Site Evaluation

11/1/2024

Page 1 (Soil & Site Evaluation)

Date Performed: ____/____/____

Property Owner: SITTERLE HOMES LTD

Site Location: 8013 BLUE OAK WAY SAN ANTONIO TX 78266

Proposed Excavation Depth: NA

REQUIREMENTS: PROPERTY ID: 468834

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil borings or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed disposal field excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

Soil Boring Number: <u>1 & 2</u>					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 FT.	IA		WELL DRAINED	ROCK	AEROBIC TREAT. SPRAY DIST.
2 FT.	EXPOSED ROCK AT SURFACE TO 24"				
3 FT.					
4 FT.					
5 FT.					

Soil Boring Number:					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 FT.					
2 FT.					
3 FT.					
4 FT.					
5 FT.					

FEATURES OF SITE AREA

Presence of 100 year flood zone

☐ Yes ☒ No

Presence of upper water shed

☐ Yes ☒ No

Presence of adjacent ponds, streams, water impoundments

☐ Yes ☒ No


Existing or proposed water well in nearby area (within 150 feet)

☐ Yes ☒ No

Ground Slope

2-4 %

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.


(Signature of person performing evaluation)
Form # PA3/2-2004-Revised-Final

12/2/2024

(Date)

OS0036987

Registration Number and Type

Date Performed: 11/1/2024 / /

Site Location: 8013 BLUE OAK WAY SAN ANTONIO TX 78266 ☐ Subsurface Disposal ☒ Surface Disposal

Schematic of Lot or Tract

Show:

Compass North, adjacent streets, property lines, property dimensions, location of buildings, easements, swimming pools, water lines, and any other structures where known.

Location of existing or proposed water wells within 150 feet of the property.

Indicate slope or provide contour lines from the structure to the farthest location of the proposed disposal field.

Location of soil boring or excavation pits (show location with respect to a known reference point).

Location of natural, constructed, or proposed drainage ways (ditches, streams, ponds, lakes, rivers, etc.), water impoundment areas, cut or fill bank, sharp slopes and breaks.

Lot Size: _____ or Acreage: LOT NO. 24
SITE DRAWING

See Design

Nicholas Kolbe, R.S. 5115
1825 FM 2438
Seguin, Texas 78155
Mobile (830) 708-9065 KolbeLandCo@Gmail.com

OSSF DESIGN

Owner: **SITTERLE HOMES LTD**
Location: **8013 BLUE OAK WAY SAN ANTONIO TX 78266**
Phone: **210-241-6948**
Date: **12/2/2024**

Development: **Residence with water saving devices** Bedrooms: **4** Sq. Ft living: **<4500**
GPD = 360

Q: 360 gpd Soil: **Type IA** **R_i: 0.064 gall/ft²/day**

Minimum Size Aerobic Treatment Plant Required: **600 GPD**
System Type Designed: **Aerobic/Surface Application (800 GPD ATU, NuWater B800)**
Trash Tank: 431 gall Aerobic Tank: 697 gpd Pump Tank: 854 gall
Supply Line: **Sch 40, 1" purple (~113')** Check Valve Required: **NO**
Minimum Application Area (A): = **5625 ft²** ($A = Q/R_i$)

Sprinklers: **K-Rain Super Pro 11003-RCW**

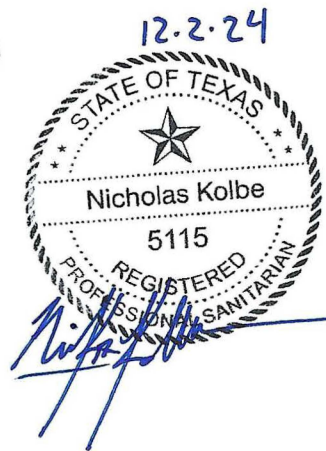
Number	Nozzle	PSI	Pattern	Radius	Area/head	GPM/head	R _i
S1	#4	30	360°	31 ft	3017.0 ft²	3.4	0.064
S2	#4	30	360°	31 ft	3017.0 ft²	3.4	0.064

Overlap Area: **NONE** Actual Application Area: **6034 ft²** GPM: **6.8 GPM**

Pump Requirements: **GPM 6.8 @ 79.18ft TDH** Pump Used: **StaRite, 20 GPM ½ HP**

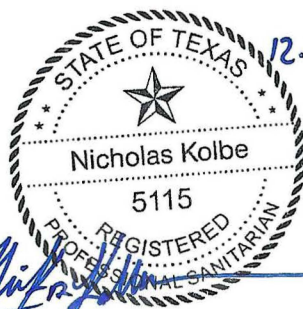
- **Elevation Head = 5ft**
- **Pressure Head = 30 psi x 2.30 = 69ft**
- **Friction Head of 113ft of 1" Sch 40 = 113ft x 0.0458 = 5.18ft**
- **Total Dynamic Head (TDH) = 5 + 69 + 5.18 = 79.18 (StaRite 20GPM ½ HP)**
- **Timer set to spray between 12:00 AM & 5:00 AM**
- **Liquid chlorinator required**

All design criteria are in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.



NOTES

1. ***Septic Design is to accommodate a 4 bedroom, <4500 sqft home with No More than 360 GPD Flow. Over-use of 360 GPD may result in System Failure.***
2. Install an Aerobic Treatment Plant (ATU) as noted on the design. ATU is A NuWater 800 GPD Aerobic Treatment Unit (B800).
3. Install a 2-way cleanout in a 3" or 4" tightline between the house and the tank, slope 1/8in/ft. Tightline shall be 3" or 4" SCH 40 PVC. 10' between home and tank. 2way clean out shall be located no further than 5' from the home.
4. Supply line to sprinklers is purple 1.00" sch 40, 175'.
5. S1 & S2 are K-Rain Proplus low angle sprinklers with #4 nozzles operating @ 30psi, 31' radius, both operating at 360 degree rotation. All are operating at 3.4 GPM flow, total of 6.8 gallons per minute.
6. There shall be no obstructions within 10' of the sprinkler heads.
7. Audible & visual alarms, external disconnect within site of the pump tank, pump & alarms on separate breakers and external wiring in conduit are required.
8. Timer set to spray between 12:00 AM & 5:00 AM.
9. ***The reserve capacity (1/3) of the daily flow for this system is 120 gallons***
10. Liquid chlorinator required.
11. Any excavations and/or exposed rock in the disposal area shall be covered with topsoil and seasonal grasses shall be seeded over the disposal area in order to minimize run-off & erosion. Erosion cloth is acceptable.
12. No part of the septic system absorption field is within 150' of any sensitive recharge feature. No part of the On-Site Sewage Facility treatment tank is within 50' of any sensitive recharge feature.
13. ***Potable waterline to be sleeved in sch 40 PVC to 10' of any element of the OSSF system in order to provide the equivalent protection of a 10' separation in compliance with TAC Chapter 290, Subchapter D, Rules for Public Drinking Water Systems.***
14. ***Waterline shall not run horizontal with any OSSF tightline or 1" purple SCH 40 Distribution line within 10'***
15. ***Septic tank shall stay a minimum of 10' from all potable waterlines or above ground storage tanks.***
16. ***Entirety of septic system is to stay within the setbacks and boundary lines of property as noted on design.***
17. ***Design and details written and drawn herein were prepared with the best available information provided to the Registered Sanitarian by the landowner and by ground truth/evaluation.***



SITE PLAN & OSSF DESIGN:

Legal: LOT 24 OF THE ENCHANTED BLUFF UNIT 1
(ENCLAVE) SUBDIVISION IN COMAL COUNTY TEXAS

Infrastructure drawn and Septic are Not located within 100YR
Flood Plain.

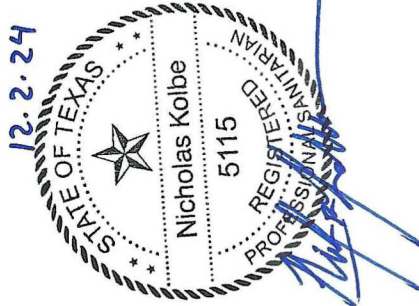
SITTERLE HOMES, LTD
8013 BLUE OAK WAY
SAN ANTONIO TX 78266

Nicholas Kolbe, R.S. #5115
1825 FM 2438
Seguin, TX 78155

Date: 10/28/2024
Scale: 1" = 60'

Assembly Details

OSSF

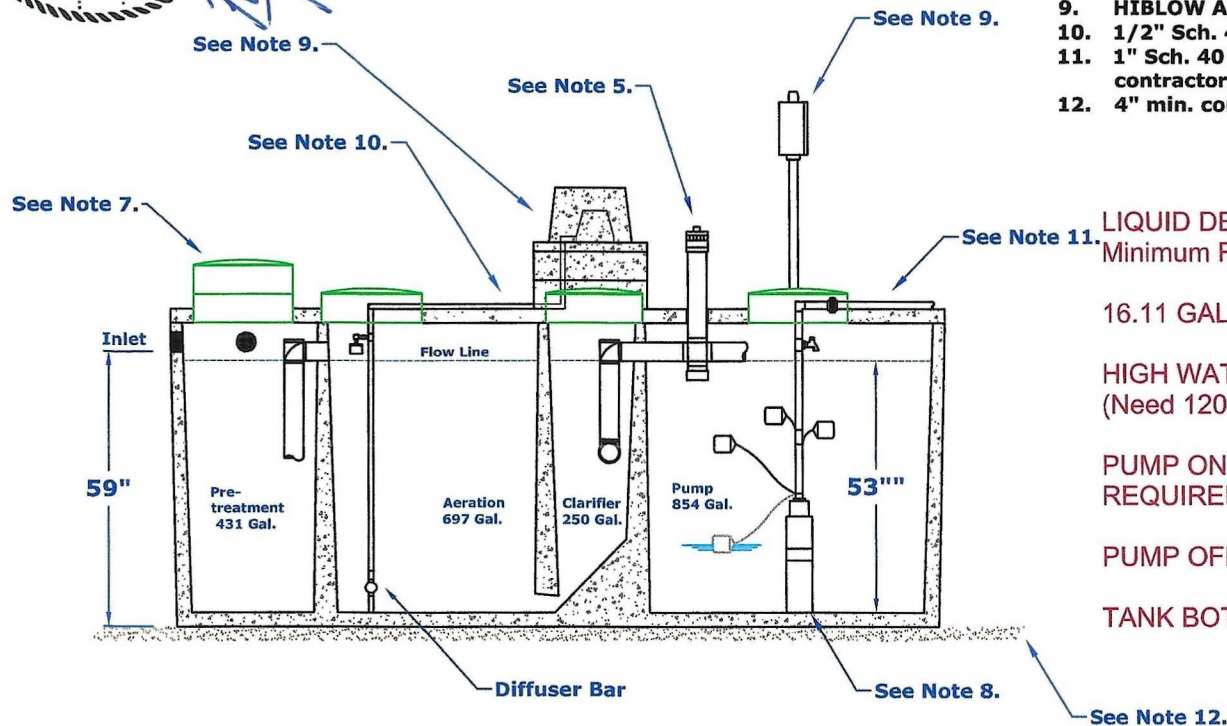


DIMENSIONS:

Outside Height: 67"
Outside Width: 75"
Outside Length: 164.5"

MINIMUM EXCAVATION DIMENSIONS:

Width: 87"
Length: 177"



GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 16,700 lbs.
4. Treatment capacity is 800 GPD. Pump compartment set-up for a 420 GPD Flow Rate (5 bedroom, < 4,501 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 2.60 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-800 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec) timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. HIBLOW Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
12. 4" min. compacted sand or gravel pad by Contractor

LIQUID DEPTH IS 53"

Minimum Required Capacities, Q < or equal to 420 GPD

16.11 GALL/IN

HIGH WATER ALARM ON - INLET: 53" - 39" = 14" = 225.54
(Need 120 minimum)

PUMP ON - HIGH WATER ALARM (1 DAY FLOW
REQUIRED: 23" needed = 16" + 23 (370.53 gallons) = 39"

PUMP OFF - PUMP ON: 128.88 GALL (16")

TANK BOTTOM - PUMP OFF: 128.88 GALL (8")

NuWater B-800
Aerobic Treatment Plant (Assembled)

Model: B-800

March, 2010
By: A.S.

Scale:
* All Dimensions subject to allowable specification tolerances.

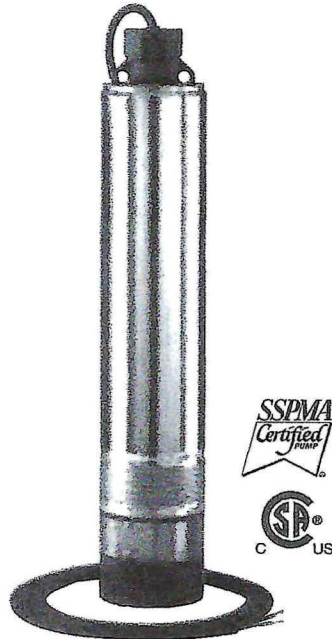
Dwg. #: ADV-B800-2

Advantage
Wastewater Solutions Inc.

Advantage Wastewater Solutions Inc.
444 A Old Hwy No 9
Comfort, TX 78013
830-995-3189
fax 830-995-4051

STA-RITE® ST.E.P Plus D Series

4" multi-stage submersible effluent pumps



The ST.E.P Plus D Series 4" submersible pump in 10, 20 and 30 GPM models dominate with superior "draw-down" capability.

The ST.E.P Plus D Series 4" submersible pump dominates with reduced amp draw.

The ST.E.P Plus D Series 4" submersible pump dominates with cooler and quieter operation.

APPLICATIONS

Clean and Gray Water... for residential, commercial, and agricultural use.

SPECIFICATIONS

Motor – Available in 115 or 230 volt versions. Dry-wound, double ball-bearing, double-seal and thermal overload protected, UL and CSA approved.

Shell – Stainless steel (300 grade)

Discharge – 1-1/4" Fiberglass-reinforced thermoplastic

Discharge Bearing – Nylatron®

Impellers – Acetel

Diffusers – Polycarbonate

Suction Caps – Polycarbonate with stainless steel wear ring

Thrust Pads – Proprietary spec.

Shaft and Coupling – Stainless steel 300 grade

Intake – Fiberglass-reinforced thermoplastic

Intake Screen – Stainless steel

Jacketed Cord – 600 Volt "SJOW" jacketed 10' leads, 2-wire with ground

Agency Listing – CSA

FEATURES

ST.E.P. Plus DOMINATES with a...

Proven Stage System – The proven SignaSeal staging system utilizes a patented ceramic wear surface. When incorporated with STA-RITE's "true" independent floating impellers, dominates with 1st-in-class performance, superior sand handling, and a thrust management staging system with industry exclusive "dry-run" capabilities.

Superior "draw-down" capability – The ST.E.P. Plus Dominates in this class with the lowest draw-down of 4-1/2" (a standard 4" NEMA submersible only draws-down to 13-1/2").

Reduced amp draw – The ST.E.P. Plus Dominates in this class with less energy consumption – over 25% less amp draw (9.5 amps vs. 12.7 amps, 115 volt) than a 4" NEMA submersible, reducing operating costs and extending the service life of float switch contacts.

Cooler and quieter operation – The ST.E.P. Plus Dominates by using the pumped liquid to cool the motor as it passes over the motor. The water passing over the motor dampens the motor noise, eliminating expensive "flow-inducer sleeves" required when using a standard 4" NEMA submersible.

Impellers – Precision molded for perfect balance... ultra smooth for the highest performance and efficiency. Allows for .080" solids.

Shaft – Positive drive, hexagonal 7/16" – 300-grade stainless steel shaft offers generous impeller drive surfaces.

Shaft bearing – Exclusive self-lubricating Nylatron® bearing resists wear surface from sand and abrasives.

Shell – Corrosion resistant 300-grade stainless steel.

ORDERING INFORMATION

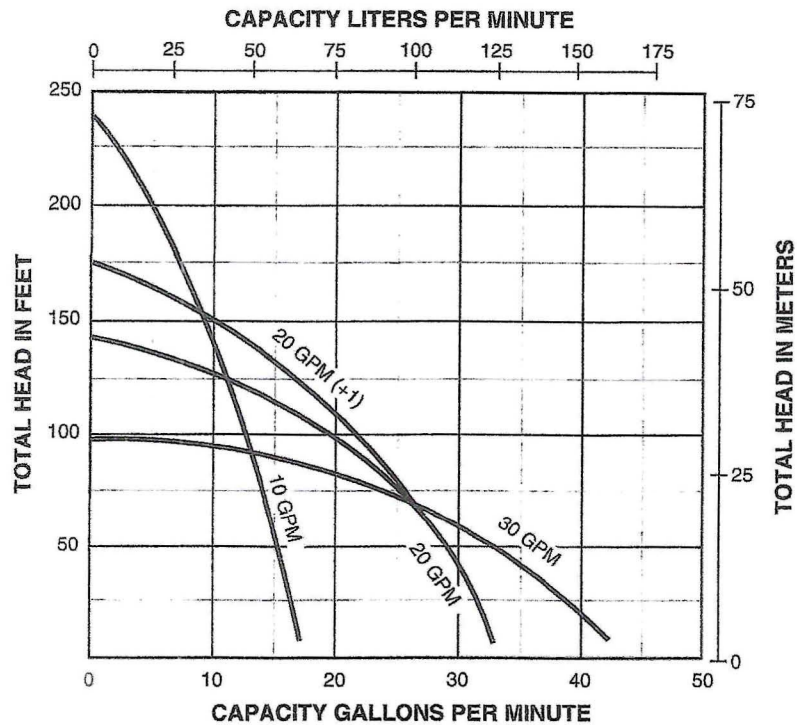
CATALOG NUMBER	HP	MAX. LOAD AMPS	VOLTS	PHASE/ CYCLES	CORD LENGTH	PALLET QUANTITY	WEIGHT (LBS.)
10DOM05221	1/2	5.5	230	1/60	10'	80	16
10DOM05121	1/2	11.0	115	1/60	10'	80	16
20DOM05221	1/2	4.6	230	1/60	10'	80	16
20DOM05121	1/2	9.5	115	1/60	10'	80	16
30DOM05221	1/2	4.6	230	1/60	10'	80	16
30DOM05121	1/2	9.5	115	1/60	10'	80	16
20DOM05221+1	1/2	5.3	230	1/60	10'	80	16
20DOM05121+1	1/2	10.6	115	1/60	10'	80	16

In order to provide the best products possible, specifications are subject to change.

STA-RITE® ST.E.P Plus D Series

4" multi-stage submersible effluent pumps

PUMP PERFORMANCE



PUMP PERFORMANCE (CAPACITY IN GALLONS PER MINUTE)

PUMP MODEL	FLOW RATE (GPM)	PSI											
		0	10	20	30	40	50	60	70	80	90	100	110
10DOM05221	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
10DOM05121	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
20DOM05221	20			30.0	26.0	21.5	14.2	4.4					
20DOM05121	20			30.0	26.0	21.5	14.2	4.4					
30DOM05221	30		38.5	33.3	25.8	16							
30DOM05121	30		38.5	33.3	25.8	16							
20DOM05221+1	20 + 1			30	27.5	24	20	13.5	6				
20DOM05121+1	20 + 1			30	27.5	24	20	13.5	6				

PUMP PERFORMANCE (CAPACITY IN LITERS PER MINUTE)

PUMP MODEL	FLOW RATE (LPM)	BAR											
		.69	1.38	2.07	2.76	3.45	4.13	4.82	5.51	6.20	6.89	7.58	110
10DOM05221	37.85			56.8	51.9	48.1	43.5	38.6	31.8	24.6	16.3	3.8	
10DOM05121	37.85			56.8	51.9	48.1	43.5	38.6	31.8	24.6	16.3	3.8	
20DOM05221	75.7			113.6	98.4	81.4	53.7	16.7					
20DOM05121	75.7			113.6	98.4	81.4	53.7	16.7					
30DOM05221	113.55		145.7	126.0	97.7	60.6							
30DOM05121	113.55		145.7	126.0	97.7	60.6							
20DOM05221+1	75.7 + 1			113.4	103.9	90.7	75.6	51.0	22.6				
20DOM05121+1	75.7 + 1			113.4	103.9	90.7	75.6	51.0	22.6				

ProPlus™ Gear Driven Sprinkler Setting Instructions

NOTE: The *ProPlus* is factory preset with a 90° arc setting, and includes a pre-installed #2.5 nozzle.

CHANGING A NOZZLE

1 ► REMOVING THE NOZZLE RETENTION SCREW

Use your K-Key or a small flat blade screwdriver to remove the nozzle retention screw by turning counter-clockwise to remove and clockwise to re-install.

2 ► PULL UP THE RISER

Insert the k-Key in the keyhole on the top of the nozzle turret and turn the key 1/4 turn to insure that the key does not slip out of the keyhole when you pull it up. Firmly pull up the entire spring-loaded riser to access the nozzle socket. Hold the riser assembly with one hand.

3 ► REMOVING THE NOZZLE

With the nozzle retention screw removed, insert the K-Key into the slot directly under the nozzle “prongs” at the top of the nozzle. Now, turn the key 1/4 turn to “hook” the nozzle and pull the nozzle out.

4 ► INSTALLING A NOZZLE

Press the desired nozzle into the nozzle socket. Make sure the nozzle number is visible and the nozzle “prongs” are up. Then, re-install the nozzle retention screw. **NOTE:** The nozzle retention screw is also a break-up screw and used to adjust the distance of the spray.

SETTING THE ARC ADJUSTMENT

1 ► FINDING THE LEFT START POSITION

Place your finger on the top center of the nozzle turret. Rotate the turret to the right until it stops and then back to the left until it stops. Notice the position of the nozzle arrow. This is the “Left Start” position. The sprinkler will begin spraying from this position and rotate clockwise until it reaches the right Adjustable Stop-Return Point.

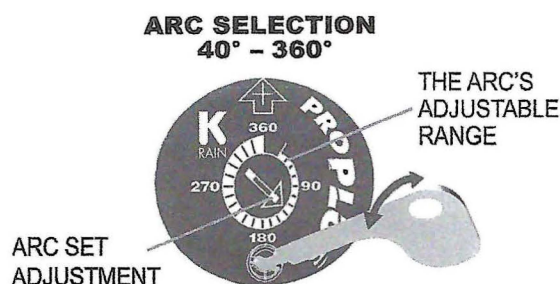
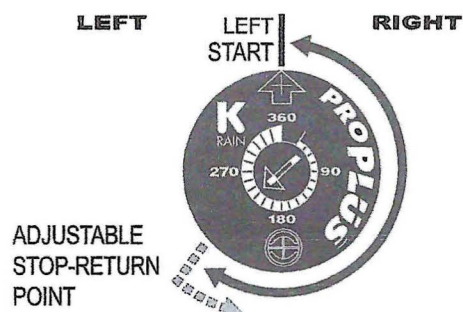
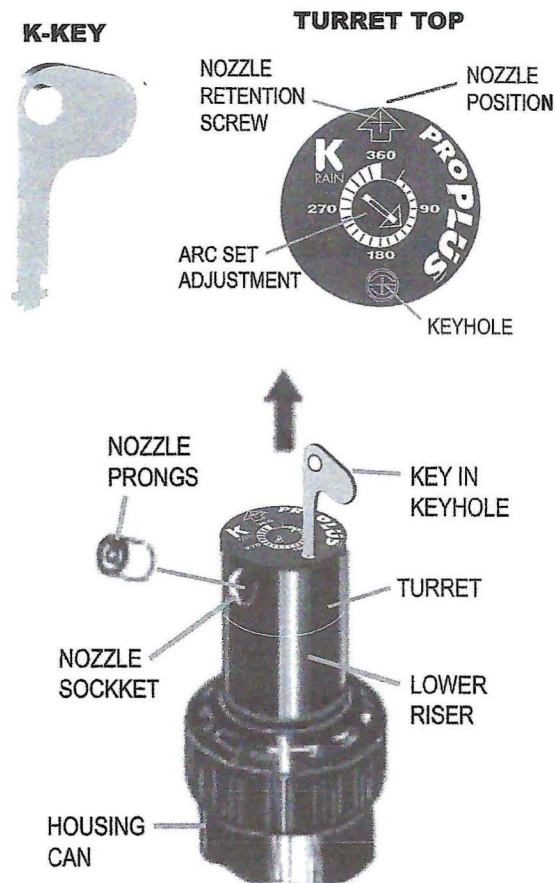
2 ► ORIENTING THE LEFT START POSITION

Insert the K-Key in the keyhole on the top of the nozzle turret and turn the key 1/4 turn to insure that the key does not slip out of the keyhole when you pull it up. Being careful not to allow the nozzle turret to turn, firmly pull up the entire spring-loaded riser. Hold the lower riser assembly up with one hand. Now turn only the lower riser clockwise or counter-clockwise until the nozzle arrow is pointing where you want the sprinkler to begin spraying.

3 ► CHANGING THE ARC

Insert the K-Key or a small flat blade screwdriver into the Arc Set Adjustment slot. Turn clockwise to increase the arc or counter-clockwise to decrease the arc.

WHEN SET AT 360°, THE *PROPLUS* WILL ROTATE CONTINUOUSLY IN A CLOCKWISE DIRECTION.



ProPlus™ Gear Driven Sprinkler Setting Instructions

SPRINKLER INSTALLATION

1► INSTALL AND BURY

Do not use pipe dope. Thread the sprinkler on the pipe. Bury the sprinkler flush to grade. **NOTE:** Gear driven sprinklers and pop-up sprays should not be installed on the same watering zone.

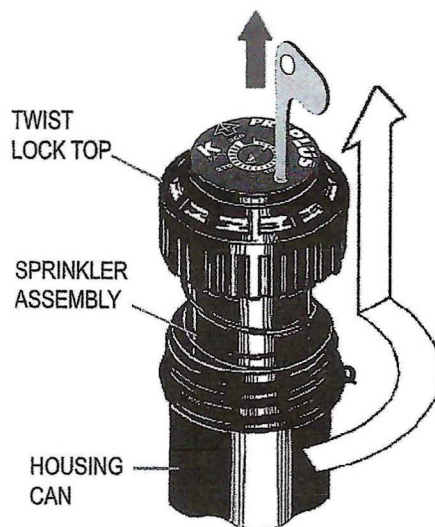
2► INSPECTING THE FILTER

Unscrew the top and lift the complete sprinkler assembly out of the housing can. The filter is located on the bottom of the sprinkler assembly and can be easily pulled out, cleaned and re-installed.

3► WINTERIZATION TIPS

When using an air compressor to remove water from the system please note the following:

- Do not exceed 30 PSI.
- Always introduce air into the system gradually to avoid air pressure surges. Sudden release of compressed air into the sprinkler can cause damage.
- Each zone should run no longer than 1 minute on air. Sprinklers turn 10 to 12 time faster on air than on water. Over spinning rotors on air can cause damage to the internal components.



PERFORMANCE DATA

NOZZLE	PRESSURE			RADIUS		FLOW RATE		PRECIP in/hr / mm/hr			
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M ³ /H	■	▲	■ ▲
#0.5	30	207	2.1	28	8.5	0.5	1.9	0.11	0.12	0.14	3 4
	40	276	2.8	29	8.8	0.6	2.3	0.14	0.14	0.16	3 4
	50	345	3.5	29	8.8	0.7	2.7	0.16	0.16	0.19	4 5
	60	414	4.1	30	9.1	0.8	3.0	0.18	0.17	0.20	4 5
#0.75	30	207	2.1	29	8.8	0.7	2.7	0.16	0.16	0.19	4 5
	40	275	2.8	30	9.1	0.8	3.0	0.18	0.17	0.20	4 5
	50	344	3.4	31	9.4	0.9	3.4	0.20	0.18	0.21	5 5
	60	413	4.1	32	9.8	1.0	3.8	0.23	0.19	0.22	5 6
#1.0	30	207	2.1	32	9.8	1.3	4.9	0.30	0.24	0.28	6 7
	40	275	2.8	33	10.1	1.5	5.7	0.34	0.27	0.31	7 8
	50	344	3.4	34	10.4	1.6	6.1	0.36	0.27	0.31	7 8
	60	413	4.1	35	10.7	1.8	6.8	0.41	0.28	0.33	7 8
#2.0	30	207	2.1	37	11.3	2.4	9.1	0.55	0.34	0.39	9 10
	40	275	2.8	40	12.2	2.5	9.5	0.57	0.30	0.35	8 9
	50	344	3.4	42	12.8	3.0	11.4	0.68	0.33	0.38	8 10
	60	413	4.1	43	13.1	3.3	11.4	0.68	0.34	0.36	8 9
2.5 Pre- installed	30	207	2.1	38	11.6	2.5	9.5	0.57	0.33	0.38	8 10
	40	275	2.8	39	11.9	2.8	10.6	0.64	0.35	0.41	9 10
	50	344	3.4	40	12.2	3.2	12.1	0.73	0.39	0.44	10 11
	60	413	4.1	41	12.5	3.5	13.3	0.80	0.40	0.46	10 12
#3.0	30	207	2.1	38	11.6	3.6	13.6	0.82	0.48	0.55	12 14
	40	275	2.8	39	11.9	4.2	15.9	0.96	0.53	0.61	14 16
	50	344	3.4	41	12.5	4.6	17.4	1.05	0.53	0.61	13 15
	60	413	4.1	42	12.8	5.0	19.0	1.14	0.55	0.63	14 16
#4.0	30	207	2.1	43	13.1	4.4	16.7	1.00	0.46	0.53	12 13
	40	275	2.8	44	13.4	5.1	19.3	1.16	0.51	0.59	13 15
	50	344	3.4	46	14.0	5.6	21.2	1.27	0.51	0.59	13 15
	60	413	4.1	49	14.9	5.9	22.4	1.34	0.47	0.55	12 14
#6.0	40	276	2.8	45	13.7	5.9	22.4	1.34	0.56	0.65	14 16
	50	344	3.4	46	14.0	6.0	22.7	1.36	0.55	0.63	14 16
	60	413	4.1	48	14.6	6.3	23.9	1.43	0.53	0.61	13 15
	70	482	4.8	49	14.9	6.7	25.4	1.52	0.54	0.62	14 16
#8.0	40	276	2.8	42	12.8	8.0	30.3	1.82	0.87	1.01	22 26
	50	344	3.4	45	13.7	8.5	32.2	1.93	0.81	0.93	21 24
	60	413	4.1	49	14.9	9.5	36.0	2.16	0.76	0.88	19 22
	70	482	4.8	50	15.2	10.0	37.9	2.27	0.77	0.89	20 23

LOW ANGLE PERFORMANCE DATA

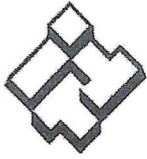
NOZZLE	PRESSURE			RADIUS		FLOW RATE		PRECIP in/hr / mm/hr			
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M ³ /H	■	▲	■ ▲
#1.0	30	207	2.1	22	6.7	1.2	4.5	.27	0.48	0.55	12 14
	40	276	2.8	24	7.3	1.7	6.4	.39	0.57	0.66	14 17
	50	345	3.4	26	7.9	1.8	6.8	.41	0.51	0.59	13 15
	60	414	4.1	28	8.5	2.0	7.6	.45	0.49	0.57	12 14
#3.0	30	207	2.1	29	8.8	3.0	11.4	.68	0.69	0.79	17 20
	40	276	2.8	32	9.8	3.1	11.7	.70	0.58	0.67	15 17
	50	345	3.4	35	10.7	3.5	13.2	.80	0.55	0.64	14 16
	60	414	4.1	37	11.3	3.8	14.4	.86	0.53	0.62	14 16
#4.0	30	207	2.1	31	9.4	3.4	12.9	.77	0.68	0.79	17 20
	40	276	2.8	34	10.4	3.9	14.8	.89	0.65	0.75	17 19
	50	345	3.4	37	11.3	4.4	16.7	1.00	0.62	0.71	16 18
	60	414	4.1	38	11.6	4.7	17.8	1.07	0.63	0.72	16 18
#6.0	40	275	2.8	38	11.6	6.5	24.6	1.48	0.87	1.00	22 25
	50	344	3.4	40	12.2	7.3	27.7	1.66	0.88	1.01	22 26
	60	413	4.1	42	12.8	8.0	30.3	1.82	0.87	1.01	22 26
	70	482	4.8	44	13.4	8.6	32.6	1.96	0.86	0.99	22 25

*All precipitation rates calculated for 180° operation.
For the precipitation rate for a 360° sprinkler, divide by 2.



K-RAIN MANUFACTURING CORP.
1640 Australian Avenue
Riviera Beach, FL 33404 USA
PH: 561.844.1002 / 1.800.735.7246
FAX: 561.842.9493
www.krain.com

© K-RAIN Manufacturing Corp.
Part Number: 1100519 Rev. 01



ITT

GOULDS PUMPS
Residential Water Systems

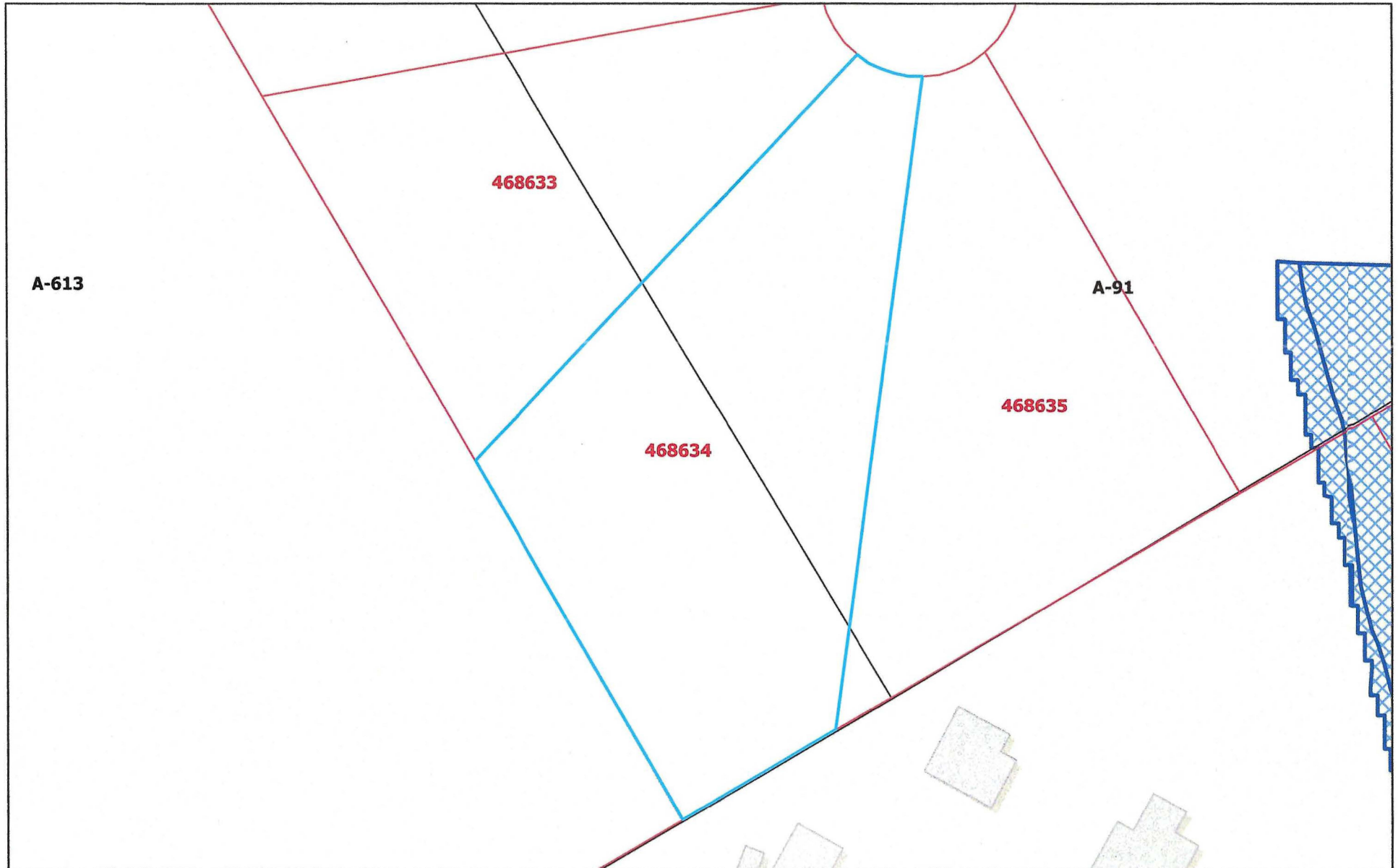
Friction Loss

SCH 40 – PLASTIC PIPE: FRICTION LOSS (IN FEET OF HEAD) PER 100 FT.




GPM	GPH	3/8"	1/2"	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	4"	6"	8"	10"
		ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.
1	60	4.25	1.38	.356	.11									
2	120	15.13	4.83	1.21	.38	.10								
3	180	31.97	9.96	2.51	.77	.21	.10							
4	240	54.97	17.07	4.21	1.30	.35	.16							
5	300	84.41	25.76	6.33	1.92	.51	.24							
6	360		36.34	8.83	2.69	.71	.33	.10						
8	480		63.71	15.18	4.58	1.19	.55	.17						
10	600		97.52	25.98	6.88	1.78	.83	.25	.11					
15	900			49.68	14.63	3.75	1.74	.52	.22					
20	1,200			86.94	25.07	6.39	2.94	.86	.36	.13				
25	1,500				38.41	9.71	4.44	1.29	.54	.19				
30	1,800					13.62	6.26	1.81	.75	.26				
35	2,100					18.17	8.37	2.42	1.00	.35	.09			
40	2,400					23.55	10.70	3.11	1.28	.44	.12			
45	2,700					29.44	13.46	3.84	1.54	.55	.15			
50	3,000						16.45	4.67	1.93	.66	.17			
60	3,600						23.48	6.60	2.71	.93	.25			
70	4,200							8.83	3.66	1.24	.33			
80	4,800							11.43	4.67	1.58	.41			
90	5,400							14.26	5.82	1.98	.52			
100	6,000								7.11	2.42	.63	.08		
125	7,500								10.83	3.80	.95	.13		
150	9,000									5.15	1.33	.18		
175	10,500									6.90	1.78	.23		
200	12,000									8.90	2.27	.30		
250	15,000										3.36	.45	.12	
300	18,000										4.85	.63	.17	
350	21,000										6.53	.84	.22	
400	24,000											1.08	.28	
500	30,000											1.66	.42	.14
550	33,000											1.98	.50	.16
600	36,000											2.35	.59	.19
700	42,000												.79	.26
800	48,000												1.02	.33
900	54,000												1.27	.41
950	57,000													.46
1000	60,000													.50

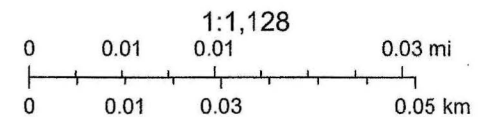
NOTE: See page 5 for website addresses for pipe manufacturers – there are many types of new plastic pipe available now.

Comal CAD Web Map



10/28/2024, 3:05:54 PM

-  Parcels
-  Abstracts
-  AE - The base floodplain where base flood elevations are provided.
- X - Area of minimal flood hazard



Esri Community Maps Contributors, BCAD, Comal County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin,

Comal County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Property Details

Account

Property ID: 468634 Geographic ID: 160235002400
Type: R Zoning:

Property Use:

Location

Situs Address: 8013 BLUE OAK WAY SAN ANTONIO, TX 78266
Map ID: 7F Mapsco:
Legal Description: ENCHANTED BLUFF 1 (ENCLAVE), LOT 24
Abstract/Subdivision: 160235
Neighborhood: (486B402) ENCLAVE ENCHANTED BLUFF

Owner

Owner ID: 201075
Name: SITTERLE HOMES LTD
Agent: 944154
Mailing Address: 2015 EVANS RD STE 100
SAN ANTONIO, TX 78258-7462
% Ownership: 100.0%
Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: N/A (+)
Improvement Non-Homesite Value: N/A (+)
Land Homesite Value: N/A (+)
Land Non-Homesite Value: N/A (+)
Agricultural Market Valuation: N/A (+)

Market Value: N/A (=)

Agricultural Value Loss:?

N/A (-)

HS Cap Loss: ?

N/A (-)

Circuit Breaker: ?

N/A (-)

Appraised Value:

N/A

Ag Use Value:

N/A

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: SITTERLE HOMES LTD %Ownership: 100.0%

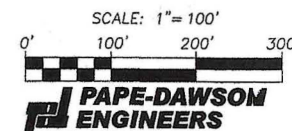
Entity	Description	Market Value	Taxable Value
046	COMAL COUNTY	\$196,530	\$196,530
046LR	COMAL COUNTY LATERAL ROAD	\$196,530	\$196,530
EDW	Edwards Water	\$196,530	\$196,530
SCIS	COMAL ISD	\$196,530	\$196,530
CAD	CAD	\$196,530	\$196,530
ZZZ	Credit	\$196,530	\$196,530
ES6	(ESD6) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 6	\$196,530	\$196,530

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	90°00'00"	N38°01'03"E	21.21'
C2	1025.00'	19°07'24"	N23°44'55"E	342.11'
C3	525.00'	39°24'55"	N31°50'54"E	354.05'
C4	525.00'	34°27'41"	N68°47'12"E	311.63'
C5	475.00'	19°00'00"	N78°31'03"E	124.00'
C6	525.00'	11°00'00"	N76°31'03"E	100.64'
C7	15.00'	90°00'00"	N37°01'03"E	21.21'
C8	175.00'	22°30'00"	N91°35'17"W	68.72'
C9	175.00'	50°00'00"	N55°28'57"W	147.92'
C10	125.00'	29°08'15"	N55°54'48"W	62.83'
C11	17.00'	69°19'53"	N05°00'36"W	16.34'
C12	15.00'	110°40'00"	S3°59'24"W	24.67'
C13	75.00'	29°08'15"	S55°54'48"E	37.73'
C14	225.00'	50°00'00"	S55°28'57"E	190.18'
C15	225.00'	22°30'00"	S19°35'07"E	87.79'
C16	15.00'	90°00'00"	S52°56'57"E	21.21'
C17	2975.00'	1°09'57"	N76°26'54"E	578.85'
C18	90.00'	14°33'22"	N63°34'28"E	22.89'
C19	256.00'	33°38'19"	N73°06'24"E	148.15'
C20	112.00'	81°03'59"	N65°47'36"E	16.19'
C21	166.00'	71°31'09"	N70°53'19"E	61.98'
C22	18.00'	70°00'00"	N15°08'01"E	22.63'
C23	18.00'	90°00'00"	N74°52'05"W	25.13'
C24	284.00'	35°28'32"	S77°52'06"W	160.85'
C25	98.00'	54°01'18"	N87°13'48"W	6.73'
C26	200.00'	18°03'01"	S89°54'33"W	62.75'
C27	90.00'	101°54'	S71°22'05"W	1.62'
C28	3025.00'	64°08'59"	S74°15'13"W	359.14'
C29	15.00'	87°02'07"	S33°04'14"W	21.05'
C30	810.00'	91°54'	S62°52'E	98.18'
C31	605.00'	41°44'08"	S20°54'46"W	431.02'
C32	525.00'	31°14'13"	S57°23'56"W	282.69'
C33	5020.00'	2°09'35"	S74°00'50"W	162.41'
C34	15.00'	89°32'43"	S20°47'16"W	21.13'
C35	75.00'	16°24'51"	S22°34'21"E	21.49'
C36	17.00'	89°56'36"	S75°51'42"E	24.03'
C37	17.00'	90°03'24"	N41°41'48"E	24.02'
C38	125.00'	16°24'51"	N22°34'21"E	35.69'
C39	15.00'	89°32'43"	N59°08'58"W	21.13'
C40	5025.00'	6°55'51"	S79°23'07"W	607.47'
C41	15.00'	90°00'00"	S38°01'03"W	21.21'
C42	475.00'	23°47'59"	S18°52'57"E	199.89'
C43	15.00'	S71°46'	S59°25'19"E	14.38'
C44	59.00'	294°33'33"	S59°15'04"W	63.78'
C45	15.00'	S71°46'	N2°08'33"W	14.38'
C46	525.00'	23°47'59"	N18°52'57"W	218.51'
C47	15.00'	90°00'00"	N51°56'57"W	21.21'
C48	15.00'	90°00'00"	S51°56'57"E	21.21'
C49	4975.00'	10°00'00"	N78°01'03"E	867.20'
C50	475.00'	31°14'13"	N57°23'56"E	255.77'
C51	395.00'	40°32'59"	N21°19'53"E	387.80'
C52	500.00'	9°30'24"	N64°42'38"W	84.34'
C53	15.00'	89°00'00"	N59°04'23"W	21.05'
C54	3025.00'	2°39'59"	S89°41'03"W	140.76'
C55	475.00'	11°00'00"	S76°31'03"W	91.25'
C56	525.00'	15°00'00"	S78°31'03"W	137.05'
C57	475.00'	34°27'41"	S68°47'12"E	281.41'
C58	475.00'	39°24'55"	S31°50'54"W	320.36'
C59	975.00'	19°07'24"	S23°44'55"W	325.42'
C60	530.00'	31°16'	S14°29'59"W	72.22'
C61	530.00'	1°25'39"	S16°50'57"W	66.89'
C62	930.00'	1°23'03"	S18°15'18"W	12.80'
C63	530.00'	2°34'03"	S20°13'51"W	23.75'
C64	525.00'	21°16'	S20°22'44"W	21.19'
C65	525.00'	124°01'	S18°31'21"W	12.83'
C66	525.00'	1°26'39"	S17°06'00"W	13.23'
C67	525.00'	7°32'04"	S14°36'39"W	32.38'
C68	4970.00'	0°00'55"	N77°25'44"E	10.00'
C69	4970.00'	7°20'45"	N77°11'59"E	30.00'
C70	4975.00'	0°20'44"	N77°11'58"E	30.00'
C71	4975.00'	0°09'55"	N77°25'44"E	10.00'
C72	4970.00'	0°37'40"	N73°53'08"E	40.00'
C73	470.00'	4°52'40"	N51°34'21"E	40.00'
C74	550.00'	41°04'	S35°10'23"W	40.00'

SEE SHEET 5 OF 7 FOR LINE AND CURVE TABLES
 PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT
 SEE SHEET 1 OF 7 FOR PLAT NOTES.

SUBDIVISION PLAT OF ENCHANTED BLUFF - UNIT 1 (ENCLAVE)

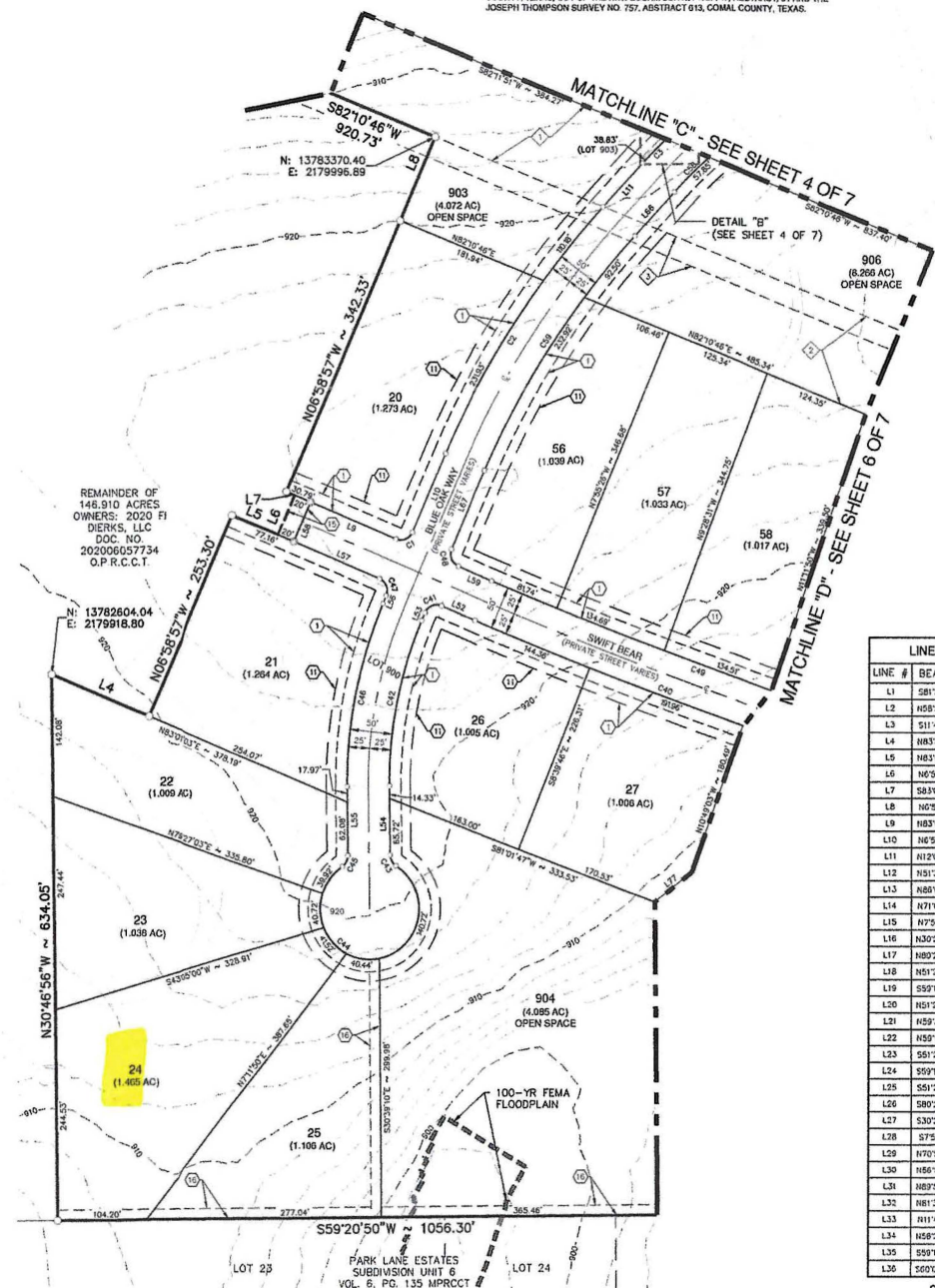
BEING 114.822 ACRES OF LAND OUT OF THE 148.910 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202006057734 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE H.W. BOEHM SURVEY NO. 747, ABSTRACT 91 AND THE JOSEPH THOMPSON SURVEY NO. 757, ABSTRACT 913, COMAL COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78210 | 210.375.9900
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10000

DATE OF PREPARATION: September 14, 2022

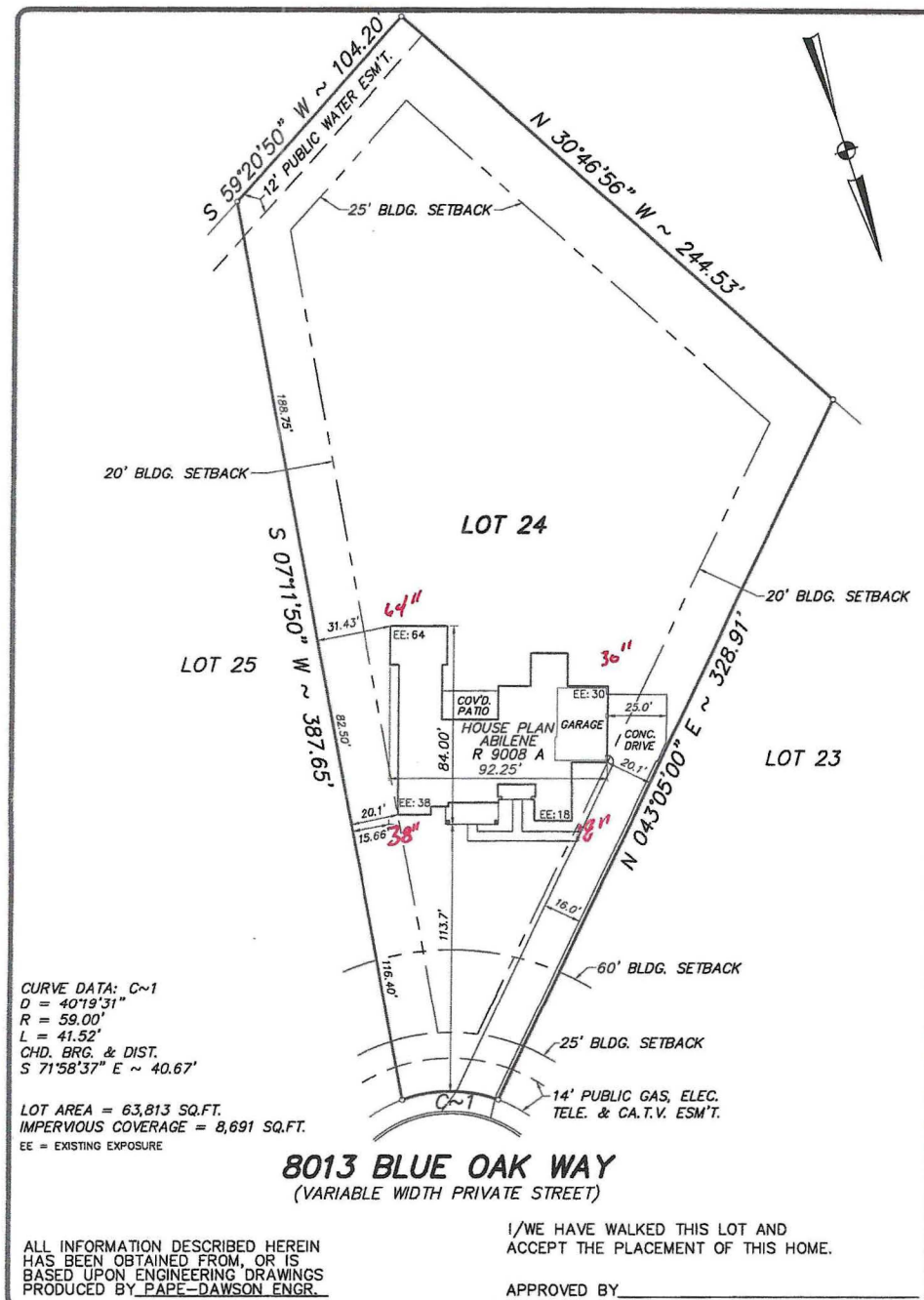
LEGEND	
AC	ACRE(S)
BLK	BLOCK
RBL	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER
OPR	DEED AND PLAT RECORDS (SURVEYOR)
GETTY	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
OPR	OFFICIAL PUBLIC RECORDS
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
M.P.A.C.C.T.	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
VOL	VOLUME
PG	PAGE(S)
ROW	RIGHT-OF-WAY
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)	
SET 1/2" IRON ROD (PD)	
SET 1/2" IRON ROD (PD) ROW	
INTERSECTION POINT OF	
OFFICIAL PUBLIC RECORDS	
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	
M.P.A.C.C.T.	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S81°20'14"E	34.32'
L2	S89°53'08"E	37.44'
L3	S11°44'11"W	47.73'
L4	N83°01'03"E	124.12'
L5	N83°01'03"E	57.16'
L6	N6°57'42"W	50.00'
L7	S83°01'03"E	10.79'
L8	N6°52'10"W	105.67'
L9	N83°01'03"E	110.00'
L10	N6°56'57"E	100.04'
L11	N12°08'27"E	68.58'
L12	N51°33'22"E	98.09'
L13	N80°01'03"E	71.83'
L14	N71°01'03"E	75.02'
L15	N75°57'57"W	10.09'
L16	N30°28'57"W	89.80'
L17	N80°28'57"E	110.76'
L18	N51°20'40"W	45.43'
L19	S59°19'27"W	37.41'
L20	N51°20'40"W	33.18'
L21	S59°19'40"E	43.88'
L22	N59°15'22"E	106.83'
L23	S61°20'40"E	32.68'
L24	S59°19'27"W	26.41'
L25	S51°20'40"E	17.70'
L26	S80°28'57"E	110.76'
L27	S30°28'57"E	88.80'
L28	S75°57'57"W	10.00'
L29	N70°31'06"E	96.30'
L30	N61°17'44"E	51.13'
L31	N89°56'03"E	22.98'
L32	N81°28'08"E	33.73'
L33	N11°44'11"E	39.27'
L34	N58°23'08"E	20.63'
L35	S59°15'01"W	15.00'
L36	S50°07'55"W	113.21'

LINE TABLE		
LINE #	BEARING	LENGTH
L37	N84°23'42"W	43.95'
L38	S89°53'08"E	66.99'
L39	S71°53'02"W	88.50'
L40	S59°15'08"W	95.75'
L41	S11°29'49"E	148.71'
L42	S10°25'28"W	25.00'
L43	S41°46'50"W	52.54'
L44	S14°23'02"E	45.74'
L45	N59°16'28"E	29.02'
L46	N50°46'56"E	31.00'
L47	S59°15'01"W	41.00'
L48	S25°28'59"W	101.00'
L49	N30°46'56"E	39.99'
L50	N59°16'28"E	28.98'
L51	N47°22'05"W	45.74'
L52	N30°28'57"W	43.10'
L53	S65°56'57"E	10.00'
L54	S30°46'56"E	80.05'
L55	N30°46'56"E	80.05'
L56	N59°16'28"E	10.00'
L57	S63°01'03"E	110.02'
L58	N6°57'42"W	50.00'
L59	N83°01'03"E	43.10'
L60	N41°46'50"E	52.54'
L61	N41°55'16"W	25.00'
L62	N11°29'49"E	148.71'
L63	S71°01'03"E	75.00'
L64	S86°01'03"E	71.83'
L65	S51°33'22"E	98.09'
L66	S12°08'27"E	68.58'
L67	S6°56'57"E	100.04'
L68	S28°49'56"E	56.15'
L69	S03°03'57"E	22.01'
L70	S89°56'03"W	25.00'
L71	S59°15'01"W	42.00'
L72	S31°55'02"W	52.41'

LINE TABLE		
LINE #	BEARING	LENGTH
L73	S00°33'57"E	22.01'
L74	N89°56'03"E	25.00'
L75	S00°33'57"E	42.00'
L76	N43°45'23"W	30.78'
L77	S21°28'47"W	56.17'
L78	S77°30'57"E	46.02'
L79	S33°44'51"W	33.28'
L80	S10°42'20"E	71.56'
L81	N30°46'56"E	51.56'
L82	N17°30'43"E	45.73'
L83	N46°42'12"E	43.30'
L84	N11°51'04"E	65.88'
L85	N18°58'27"W	54.59'
L86	N87°01'03"E	10.00'
L87	N25°47'13"W	42.88'
L88	S61°53'19"W	75.38'
L89	S30°49'23"W	51.84'
L90	S12°01'07"W	38.23'
L91	S27°44'28"W	26.42'
L92	S33°08'05"W	35.56'
L93	S56°28'31"E	74.15'
L94	S41°32'58"W	49.66'
L95	S74°58'23"E	5.00'
L96	S70°28'21"E	5.00'
L97	N12°28'24"W	5.00'
L98	N18°20'44"W	5.00'
L99	N16°58'57"W	5.00'
L100	N73°01'03"E	45.00'
L101	N13°39'19"W	5.00'
L102	S40°31'59"E	5.00'
L103	S22°44'34"E	5.00'
L104	N56°54'39"W	5.00'



PLOT PLAN OF

LOT 24

ENCHANTED BLUFF
UNIT 1 (ENCLAVE)

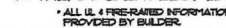
COMAL COUNTY, TEXAS

Maverick
Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213
(210) 342-9455, Fax 342-9524
© 1990-2024, Maverick Land Surveying Co.
TBPELS FIRM No. 10132700

SCALE: 1" = 50'
DATE: 08-29-24
JOB NO.: 59163-0020
DRN.: D.D. CKD.: EM
APPROVED BY: RBB

ELEVATION A - RIGHT
NOTES & DETAIL SHEET
LEGEND SERIES

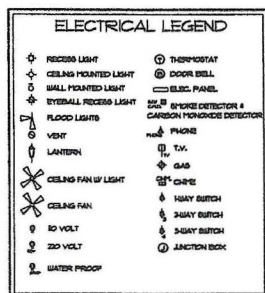


LAUREN EDWARDS GROUP HOLDS ON THE BLADE TO VERIFY ANY CORRECTIONS FOR SITE SPECIFIC PLANS HAVE BEEN INCORPORATED ACCURATELY FROM AND PROVIDED THE BLADES DALL, ASSUME THE RESPONSIBILITY FOR THAT VERIFICATION AND WILL BE INFORMED OF ANY

$$\frac{A|B}{B|D}$$

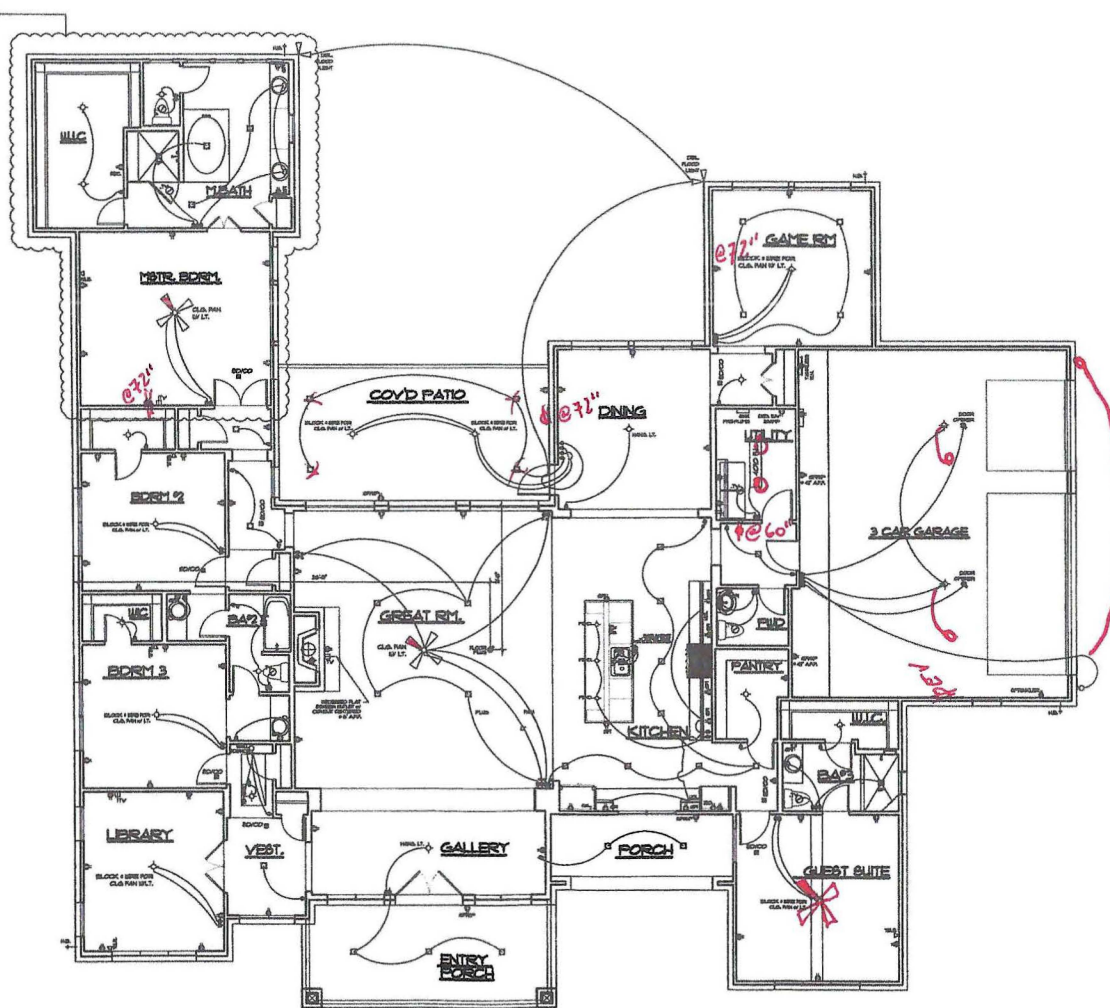
- ISLAND POP UP PLUG (BN)
- MASTER VANITY FIXTURES
IN MIRROR
- DISC ON UTILITY

"ELECTRICAL LOCATIONS ON THIS DIAGRAM ARE SUBJECT TO CHANGE. LOCATIONS AND QUANTITY MAY DIFFER FROM PLAN DETAIL DEPENDING ON CODE/FRAMING RESTRICTIONS AND SERIES SPECIFICATIONS. OUTLETS REQUIRED BY CODE CANNOT BE MOVED OR DELETED."



FLOOR
PLAN

3/52" = 1-0"

[illegible]

LANDCON DESIGN GROUP IS A PROFESSIONAL, BUSINESS COMPANY, NOT AN ENVIRONMENTAL FIRM AND IS NOT QUALIFIED TO DESIGN ENVIRONMENTAL, PLANNING OR RECREATION. LANDCON DESIGN GROUP, INC. DOES NOT ATTRACT, COLLECT, OR HOLD ANY OF THE INFORMATION OR INFORMATION THAT IS PROVIDED TO LANDCON. LANDCON DESIGN GROUP, INC. DOES NOT HOLD ANY INFORMATION THAT IS PROVIDED TO LANDCON DESIGN GROUP, INC. BY ANY OTHER PERSONS OR ANY OTHER PERSONS.

dg Lavender Design Group
www.lavenderdesign.com
San Antonio, TX

Contact

$$\frac{A|0}{0}$$

Sitterle
H O M E S

2015 EVANS RD. ST. 100
SAN ANTONIO, TEXAS 78258

STERILE HOMES, AT BUILDERS
DISCRETION, CAN CHANGE OR MODIFY
ANY CONSTRUCTION DETAIL COMPONENT
OR NOTE PERTAINING TO THIS PLAN AS
NEEDED TO ACCOMMODATE A UNIQUE OR
ADVANCED BUILDING COMPONENT OR
CODE.

9008.ABILENE

SHEET NUMBER:

1.0E

1/8" SCALE - NOT PAPER UNLESS NOTED OTHERWISE

1

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

§

§

COUNTY OF COMAL

§

KNOW ALL MEN BY THESE PRESENTS:

2020 FI DIERKS, LLC, a Texas limited liability company, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, has GRANTED, SOLD, and CONVEYED, and by these presents does hereby GRANT, SELL, AND CONVEY, unto **SITTERLE HOMES, LTD.**, a Texas limited partnership whose mailing address is 2015 Evans Road, Suite 100, San Antonio, Texas 78258, that certain real property in Comal County, Texas, described in Exhibit A which is attached hereto and incorporated herein for all purposes (the "**Property**"), and hereby transfers to Grantee all of Grantor's right, title and interest, if any, in and to all improvements, structures, fixtures, and other installations located on the Property as of the date hereof, and appurtenances thereto.

This conveyance is made and accepted expressly subject to Mineral Reservation hereinafter set forth, to all applicable zoning laws, regulations, and ordinances of municipal and/or governmental authorities, and is further made subject to the permitted exceptions set forth on Exhibit B which is attached hereto and incorporated herein for all purposes (the "**Permitted Exceptions**"), but only to the extent such Permitted Exceptions are still in effect and shown of record in the hereinabove mentioned County and State.

Grantor reserves and retains for itself and excepts from this conveyance all of the oil, gas, and other minerals in, on, or under or that may be produced from the Property that are not currently outstanding in other parties as of the date hereof (the "Mineral Reservation"); provided, however, that the Mineral Reservation will not include and Grantor waives and relinquishes any right to use the surface of the Property for any reason, including, without limitation, the right to enter upon the Property for the exploration and/or removal of oil, gas, and other minerals and the right to place or maintain any structures, improvements, fixtures, equipment or pipelines in, on, under or across the Property. Notwithstanding the foregoing, such surface use waiver will not prohibit subterranean underground directional drilling activities that begin upon and are conducted from the surface of real property other than the Property, provided that such drilling activities at all times penetrate the Property sufficiently below the surface as to not interfere with or disturb in any manner the present or future use to which the owner(s) of the Property or their successors and assigns may desire to devote such Property, and in no event will the directional drilling or subsurface activities intersect the boundaries of the Property at depths less than 500' below the overlying surface of the Property.

Grantor hereby expressly reserves and retains a vendor's lien and the superior title in, to, and against the Property in favor of Lone Star Capital Bank, N.A. ("Lone Star Capital"), to secure a portion of that certain Promissory Note dated March 27, 2024, in the principal amount of Four Hundred Sixty Three Thousand and No/100 Dollars (\$463,000.00) executed by Grantee and payable to the order of Lone Star Capital as provided therein (as renewed, extended, modified,

FILED BY
ALAMO TITLE
4000362400401 TV

amended, restated, or rearranged from time to time, collectively the "Note"). The Note is further secured by that certain Deed of Trust dated March 27, 2024, conveying title to Danny L. Buck, the "Trustee", for the benefit of Lone Star Capital securing the payment of the Note (the "Deed of Trust"). The vendor's lien against and superior title to the Property are retained (to the extent of the purchase money for the Property represented by the Note) until the Note and all other sums payable under the Deed of Trust shall have been paid in full in accordance with the terms thereof, when this deed shall become absolute, and said vendor's lien (to the extent of the purchase money for the Property represented by the Note) and superior title to the Property are hereby transferred and assigned to Lone Star Capital without recourse on or against Grantor. Such vendor's lien herein retained and assigned shall be released automatically when the Deed of Trust is released.

GRANTEE HEREBY ACCEPTS THE PROPERTY "AS IS", "WHERE IS", AND "WITH ALL FAULTS", AND NOT IN RELIANCE ON ANY REPRESENTATION OR WARRANTY BY GRANTOR, EXCEPT THOSE EXPRESS REPRESENTATIONS AND WARRANTIES SET FORTH IN THAT CERTAIN BUILDER AGREEMENT FOR PURCHASE AND SALE OF RESIDENTIAL LOTS DATED NOVEMBER 30, 2023, BY AND BETWEEN GRANTOR, AS DEVELOPER, AND GRANTEE, AS BUILDER (THE "EXPRESS REPRESENTATIONS"). GRANTEE ACKNOWLEDGES THAT, EXCEPT FOR THE EXPRESS REPRESENTATIONS, GRANTEE IS NOT RELYING UPON THE ACCURACY OR COMPLETENESS OF ANY REPRESENTATION, BROCHURE, RENDERING, PROMISE, STATEMENT, OR OTHER ASSERTION OR INFORMATION WITH RESPECT TO THE LOTS MADE OR FURNISHED BY OR ON BEHALF OF, OR OTHERWISE ATTRIBUTED TO, GRANTOR OR ANY OF ITS AGENTS, EMPLOYEES, OR REPRESENTATIVES, ANY AND ALL SUCH RELIANCE BEING HEREBY EXPRESSLY AND UNEQUIVOCALLY DISCLAIMED, BUT IS RELYING SOLELY AND EXCLUSIVELY UPON ITS OWN EXPERIENCE AND ITS INDEPENDENT JUDGMENT, EVALUATION, AND EXAMINATION OF THE LOTS. GRANTEE EXPRESSLY WARRANTS AND REPRESENTS THAT NO PROMISE OR AGREEMENT HAS BEEN MADE TO IT AND HEREBY DISCLAIMS ANY RELIANCE UPON ANY SUCH ALLEGED PROMISE OR AGREEMENT. THIS PROVISION WAS FREELY NEGOTIATED AND IS A MATERIAL PART OF THE CONSIDERATION ACKNOWLEDGED FOR THIS DEED, AND GRANTEE HAS AGREED TO DISCLAIM RELIANCE ON GRANTOR AND TO ACCEPT THE PROPERTY "AS IS", "WHERE IS", AND "WITH ALL FAULTS" WITH FULL AWARENESS THAT THE LOTS' PRIOR USE OR OTHER MATTERS COULD AFFECT THEIR CONDITION, VALUE, SUITABILITY, OR FITNESS, AND GRANTEE CONFIRMS THAT GRANTEE IS HEREBY ASSUMING ALL RISK ASSOCIATED THEREWITH. TO THE FULLEST EXTENT PERMITTED BY LAW, GRANTEE DOES AND WILL INDEMNIFY AND HOLD HARMLESS GRANTOR AND GRANTOR'S OFFICERS, DIRECTORS, OWNERS, EMPLOYEES, REPRESENTATIVES, AND AGENTS (COLLECTIVELY, "GRANTOR PARTIES") FOR, FROM, AND AGAINST ANY INJURIES, LOSSES, LIENS, CLAIMS, DEMANDS, JUDGMENTS, LIABILITIES, DAMAGES, COSTS, AND EXPENSES (INCLUDING BUT NOT LIMITED TO COURT COSTS AND REASONABLE ATTORNEY'S FEES AND EXPENSES), THAT RESULT FROM OR ARISE OUT OF OR IN CONNECTION WITH ANY DESIGN DEFECT, CONSTRUCTION DEFECT, OR SUBSTANDARD WORKMANSHIP IN ANY HOMES OR OTHER IMPROVEMENTS CONSTRUCTED BY GRANTEE ON THE PROPERTY, AND ANY COVENANT, REPRESENTATION, STATEMENT, OR WARRANTY MADE BY GRANTEE OR ANY OF GRANTEE'S AGENTS OR EMPLOYEES TO ANY THIRD PARTY PERTAINING TO THE PROPERTY OR ANY PORTION OF ANY OF SAME. GRANTEE UNDERSTANDS THAT THE DISCLAIMERS OF RELIANCE AND OTHER PROVISIONS CONTAINED

HEREIN COULD LIMIT ANY LEGAL RECOURSE OR REMEDY GRANTEE OTHERWISE MIGHT HAVE. GRANTEE ACKNOWLEDGES THAT IT HAS SOUGHT AND HAS RELIED UPON THE ADVICE OF ITS OWN LEGAL COUNSEL CONCERNING THIS PROVISION.

GRANTOR MAKES NO REPRESENTATIONS AS TO COMPLIANCE WITH LAWS RELATING TO HEALTH, SAFETY OR THE ENVIRONMENT, AND GRANTOR MAKES NO WARRANTIES OR REPRESENTATIONS WITH RESPECT TO THE SUBSURFACE CONDITION OF THE PROPERTY OR THE PRESENCE OR ABSENCE THEREIN OF ANY TOXIC OR HAZARDOUS WASTES OR MATERIALS OF ANY KIND OR NATURE WHATSOEVER.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto said Grantee, its successors and assigns, forever. And Grantor does hereby bind itself and its successors to WARRANT and FOREVER DEFEND all and singular the said premises unto Grantee, its successors, and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

The obligation to pay taxes for the current year and subsequent years is assumed by Grantee.

Grantor expressly reserves the right, until the date which is one hundred twenty (120) days following the date hereof, to dedicate easements for utility purposes over, under, and across the property hereby conveyed; provided, however, that any easement created by Grantor pursuant to this provision shall affect only the portion of such property which is adjacent to a property line and shall not materially adversely affect the ability of Grantee to construct a residence on such property.

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EXECUTED as of the date set forth below, to be EFFECTIVE as of March 27, 2024.

GRANTOR:

2020 FI DIERKS, LLC,
a Texas limited liability company

By: **BITTERBLUE 2020 FUND I, LP,**
a Texas limited partnership
its Member-Manager

By: **BITTERBLUE 2020 FUND I GP,**
LLC, a Texas limited liability company
its General Partner

By: **BITTERBLUE INVESTMENTS,**
LLC, a Texas limited liability company
its Sole Member

By: [Signature]
Name: Scott Teeter
Title: Manager

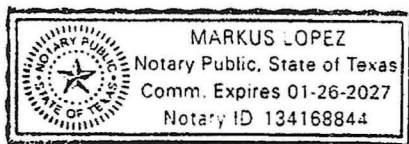
STATE OF TEXAS §

§

COUNTY OF Bexar §

This instrument was acknowledged before me on March 26, 2024, by Scott Teeter, the Manager of BITTERBLUE INVESTMENTS, LLC, a Texas limited liability company, Sole Member of BITTERBLUE 2020 FUND I GP, LLC, a Texas limited liability company, General Partner of BITTERBLUE 2020 FUND I, LP, a Texas limited partnership, Member-Manager of 2020 FI DIERKS, LLC, a Texas limited liability company, on behalf of said companies and said limited partnership.

[SEAL]



[Signature]
Notary Public

EXHIBIT "A"
Legal Description

Lots 24, 63, and 64, of Enchanted Bluff-Unit 1 (Enclave), an addition in Comal County, Texas, according to the map or plat thereof recorded in Document 202306004954, Map and Plat Records, Comal County, Texas.

EXHIBIT "B"
Permitted Exceptions

1. Restrictive covenants of record set forth in Document No. 202306004954, Map and Plat Records, Comal County, Texas and Document Nos. 202306004956 and 202306040000, Official Public Records, Comal County, Texas.
2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
3. Rights of parties in possession.
4. Visible or apparent easement(s) and/or rights of way on, over, under or across the Land.
5. Building setback line, 25 feet wide, along the front lot line, as shown on the above-mentioned plat (All lots).
6. Public gas, electric, telephone and cable TV easement, 14 feet wide, along the front lot line, as shown on the above-mentioned plat (Lots 24, 63).
7. Public gas, electric, telephone and cable TV easement, 12 feet wide, along the rear lot line, as shown on the above-mentioned plat (Lot 24).
8. Public gas, electric, telephone and cable TV easement, 15 feet wide, along the front lot line, as shown on the above-mentioned plat (Lot 64).
9. Public water easement, 5 feet wide, along the front portion of the lot line, as shown on the above-mentioned plat (Lot 64).
10. Private street, as shown on the above-mentioned plat.
11. Amended and Restated Memorandum of Agreement Regarding Easements, as provided therein, recorded in Document No. 202106017942, Official Public Records, Comal County, Texas.
12. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded at Document No. 202006057734, Official Public Records, Comal County, Texas.
13. Maintenance Agreement, as provided therein, recorded in Document No. 202306004955, Official Public Records, Comal County, Texas.
14. Easement(s), as provided therein, recorded in Document No. 202206049137, Official Public Records, Comal County, Texas.

15. Assessments, charges and liens as set forth in the document recorded as Document No. 202306004956, Official Public Records, Comal County, Texas.
16. That certain Memorandum of Resale Restriction entered into by and between Grantor and Grantee of even date herewith, recorded in the Real Property Records of Comal County, Texas, on or about the date hereof.
17. That certain Water and Sewer Notice entered into by and between Grantor and Grantee of even date herewith, recorded in the Real Property Records of Comal County, Texas, on or about the date hereof.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
03/27/2024 04:06:03 PM
TERRI 7 Pages(s)
202406009165



Bobbie Koepp