

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

Permit Number: 118221

Issued This Date: 11/06/2025

This permit is hereby given to: ALFONSO D. & NOEMI ORANTES

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

4514 FM 1863

BULVERDE, TX 78163

Subdivision: AGAPITA GAYTON SUR. ABS NO. 174

Unit: NA
Lot: NA
Block: NA

Acreage: 5.0000

### 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 County requirements.

Call (830) 608-2090 to schedule inspections.

## **Preliminary Field Check For Drip Systems**

Docusign Envelope ID: A9E9425F-8F08-4913-A4F1-0E3CF12A2526



Signature of wher

### **ON-SITE SEWAGE FACILITY APPLICATION**

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

Date <u>8/29/2024</u>	12/20/2024		Permit Num	118 ber	3221
1. APPLICANT	/ AGENT INFORMATION				
Owner Name	ALFONSO D. & NOEMI ORANTES	Agent Name	Nicholas Kolb	е	
Mailing Address	s 4514 FM 1863	Agent Address	1825 FM 2438	3	
City, State, Zip	BULVERDE TX 78163	City, State, Zip	SeguinTX 781	55	
Phone #	210-663-7377	Phone #	830-708-9065		
Email	GUATAMIMI@HOTMAIL.COM	Email	KolbeLandCo	@Gmail.com	and the second s
2. LOCATION					
Subdivision Na	me		Jnit	Lot	Block
Survey Name /	Abstract Number AGAPITA GAYTON SURVEY I		. 174	Acreage	5.00
Address 4514	FM 1863	City BULVERDE		State TX	Zip <u>78163</u>
3. TYPE OF DE					
Single Fa	mily Residential				
Type of C	Construction (House, Mobile, RV, Etc.) MOBILE H	IOME			
Number	of Bedrooms 3				
Indicate S	Sq Ft of Living Area <2500 SQFT				
Non-Singl	le Family Residential				
(Planning	materials must show adequate land area for doubling th	ne required land nee	eded for treatmen	it units and disp	osal area)
Type of F	<sup>-</sup> acility				
Offices, F	actories, Churches, Schools, Parks, Etc Indica	te Number Of Occ	upants		
Restaura	nnts, Lounges, Theaters - Indicate Number of Sea	ts			A. W. 504
Hotel, Mo	otel, Hospital, Nursing Home - Indicate Number of	Beds			
Travel Tr	ailer/RV Parks - Indicate Number of Spaces				
Miscellar	neous			VII. S. I.	
		- Language - Communication of the Communication of			30300
		Structure Only)			
Is any portion	n of the proposed OSSF located in the United Sta				
Yes X	No (If yes, owner must provide approval from USACE for	r proposed OSSF impr	ovements within th	e USACE flowag	e easement)
Source of Wa	ater 🗌 Public 🔀 Private Well 📗 Rainwat	er			
4. SIGNATURE	OF OWNER				
- The completed	pplication, I certify that: application and all additional information submitted doe hat I am the property owner or I possess the appropriat	es not contain any fa e land rights necess	lse information a ary to make the p	nd does not co permitted impro	nceal any materia vements on said
<ul><li>Authorization is site/soil evaluat</li><li>I understand the by the Comal C</li></ul>	hereby given to the permitting authority and designated tion and inspection of private sewage facilities at a permit of authorization to construct will not be issue County Flood Damage Prevention Order. onsent to the online posting/public release of my e-mail	ed until the Floodplai	in Administrator h	nas performed t	he reviews requir
,	ORANTES A. Chantes	12/20/202		20/24	
I I'V EIVL	1 ( W W 10 - 2		1 00/	1001001	

Date



### ON-SITE SEWAGE FACILITY APPLICATION

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

Planning Materials & Site Evaluation as Required Completed By Nicholas Kolbe
System Description Aerobic Treatment with SPRAY DIST.
Size of Septic System Required Based on Planning Materials & Soil Evaluation
Tank Size(s) (Gallons) 500 GPD ATU Absorption/Application Area (Sq Ft) 4534 SQFT
Gallons Per Day (As Per TCEQ Table III) 240
(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? X Yes No
Is there an existing TCEQ approval CZP for the property?
(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? X Yes No
If yes, indicate the city: CITY OF BULVERDE
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.
12.20.24
Signature of Designer Date

#### AFFIDAVIT TO THE PUBLIC



KARA PAIGE KOLBE

Notary Public, State of Texas Comm. Expires 01-06-2026 Notary ID 133519520

THE COUNTY OF COMAL STATE OF TEXAS

Notary Public, 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.

T

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.

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): 5.00 ACRES OF LAND OUT OF THE AGAPITA GAYTON SURVEY NO. 194, ABS NO. 174 IN COMAL COUNTY TEXAS The property is owned by (insert owner's full name): 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. 6 DAY OF December, 20 24 Owner(s) signature(s) 16 SWORN TO AND SUBSCRIBED BEFORE ME ON THIS \_\_ 20 7.4



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.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County Texas
12/17/2024 11:16:38 AM
MARY 2 Page(s)
202406038244

Bobbie Koepp

### Carter Septic Solutions LLC

2533 S. Hwy 80, Luling, TX 78648 Tel.: (512) 450-3066

Perm	#:
Regu	atory Agency:

### INSPECTION & MAINTENANCE AGREEMENT

Regular and continuing maintenance is the single most important key to the long-term safe and successful operation of surface application systems utilizing aerobic treatment plants. The OWNER of an aerobic wastewater treatment system is a VITAL KEY to its success or failure and thereby they must accept their responsibilities of its upkeep and maintenance. Carter Septic Solutions hereby enters this maintenance contract to assist the Owner in keeping his/her aerobic system operating properly and safely; and to keep the owner in compliance with the Texas Commission on Environmental Quality (TCEQ) regulations. (Title 30 Texas Administrative Code, Chapter 285)

INSPECTION OF ITEMS: Items to be inspected include aerators, alarms, chlorine supply and disinfection system, diffusers, distribution systems, drip emitters, sludge volume, chlorine residual, electrical circuitry, filters, and pumps.

FREQUENCY OF MAINENANCE INSPECTION: Carter Septic Solutions will perform maintenance inspections to the owner's aerobic wastewater treatment system three (3) times a year at approximately four (4) month intervals. On each report the owner receives, it will indicate when their next scheduled maintenance inspection will occur.

REPORTS: A report will be generated during each visit with one (1) copy submitted to the required regulatory agency, one (1) copy sent to the owner of the system and the original maintained in our files. The report will indicate the date the inspection was performed, owners name and address, the items inspected, sampling test results for chlorine residual, comments, recommendations, and/or repairs performed.

SAMPLING: A chlorine residual sample will be conducted during each maintenance inspection visit. Results will be recorded on each report. For commercial systems only, each year, one (1) Biological Oxygen Demand (BOD) and one (1) Total Suspended Solids (TSS) sample will be taken for laboratory analysis. The owner is responsible for the laboratory cost for these tests. The test results will be submitted to the required regulatory agency.

REPAIRS: The owner of the aerobic wastewater treatment system is responsible for any cost associated with the repair or replacement of the system's components. Any repairs and/or replacement costs will be discussed with and accepted by the owner prior to any work performed by Carter Septic Solutions. CSS will respond to non-scheduled services within 24 hours. There is an additional fee for nonscheduled visits and/or service calls.

FEES: The cost of a maintenance agreement for the system listed below is \$ years. Payment is due at and is valid for the time of contract signing. Failure to make payment within ten (10) days of the date on the contract, constitutes a breach of contract. and the appropriate regulatory agency will be notified of the cancellation of the contract. This maintenance agreement does not cover the cost of customer-requested service calls, materials or labor that are due to system or component failure. Non-scheduled visits and/or service calls requested by the owner will be at an additional charge.

Invoices are due upon completion of the work performed and/or receipt of invoices.

### OWNER'S RESPONSIBILITIES:

- The owner of the Aerobic Treatment Unit must always maintain sufficient chlorine (tablets or liquid) in the disinfection system.
- The owner must maintain an area free of overgrowth or vegetation around the Aerobic Treatment Unit and sprinklers.
- Make your property accessible (gate unlocked or key/combination provided), and dogs restrained during each visit.
- The owner must follow the manufacturer's recommendations for the system's proper operation, including restricting the disposal of non-biodegradable material, chemicals, solvents, thinners, fuels, grease, oils, etc. that can affect the systems performance and/or pollute the environment
- The owner must have their system repaired or components replaced immediately by a Certified Provider as needed.
- The owner must have their Aerobic Treatment Unit pumped out by a licensed waste hauler when their system exceeds 65% sludge volume.
- CSS will advise you when this is necessary by conducting a free annual 30-minute settleometer test.
- The owner should keep fire ants away from the Aerobic Treatment Unit and its components. Any damage caused by fire ants is not covered under any warranty. CSS reserves the right to refuse service to systems infested by fire ants. A \$60.00 travel return visite due to fire ant infectation or animals not restrained

cnai	ige shall be madi	e loi teratti Alai	is, due to il	ic and intestation of	arminalo i	ot restrained.	
	LICE	NSE TO OPER	ATE DATE	2YRS FR	OM LICE	NSE TO OPERATE [	DATE
This contract	is valid from:	NSE TO OPER		through		**************************************	
Manufacturer	TONDRE TAN	NK CO.	_ Model: _	AERIS D-500-M		_ Serial Number:	
Owner's Nam	e: ALFONSO D	. & NOEMI OR		Site Address:	4514 FI	M 1863 BULVERDE	TX 78163
Mailing Addre	ess (if different):						
Telephone: _	210-663-7377	(	Cell Phone:	210-669-3845		Work Phone:	
Email: GUAT	AMIMI@HOTMA	IL.COM	Call o	or Text Before Each	Visit? _	XYesNo	Gate Code:
Signed by	n 1. <i>D</i> KNNTES	12/20	/2024	Mai	there	Conter	MP0002513

Mathew Carter, MP

TCEQ License #

### **OSSF Soil & Site Evaluation**

me i f					12/17/2024
Page 1 (Soil &	& Site Ev	aluation)	D	ate Performed:	//
Property Own	er: ALFON	NSO D. & NOEMI ORANTE	S		
Site Location:	4514 FM	1863 BULVERDE TX 7816	3 P <sub>1</sub>	roposed Excavati	on Depth: NA
		ROPERTY ID: 75103		1	1
At least	two soil exca	vations must be performed on t			
borings or dug pi	ts must be she	own on the site drawing. For st	ubsurface disposal, soil e	valuations must be p	erformed to a depth of at
least two feet belo	ow the propos	sed disposal field excavation de	epth. For surface disposa	I, the surface horizon	n must be evaluated.
Describe each soi	norizon and	l identify any restrictive feature	s on this form. Indicate t	depuis where leadure	s appear.
Soil Boring Number:	1 - 2				
Depth	Texture	Gravel Analysis	Drainage	Restrictive	Observations
(Feet)	Class	(If Applicable)	(Mottles/	Horizon	
(I cct)	Class	(11 Applicable)	Water Table)	110112011	
1 FT.	0-18"	LESS THAN 30%	WELL DRAINED		AEROBIC SPRAY
2 FT.	RED CLAY	<i>f</i>			
3 FT.		CK OVER 30%		ROCK	
4 FT.	SOLID RO AT 18" (IA			ROOK	
5 FT.					
· · · · · · · · · · · · · · · · · · ·		The state of the s			
Soil Boring					
Number:		4			
Depth	Texture	Gravel Analysis	Drainage	Restrictive	Observations
(Feet)	Class	(If Applicable)	(Mottles/	Horizon	
(1 000)		(	Water Table)		
1 FT.					
2 FT.					
3 FT.			Anna Carlon		
4 FT.					
5 FT.					
		FEATUR	ES OF SITE AREA		
Presence of 10	0 vear floo	d zone LOCATED ON PR			
Presence of up	-		O LITTION LITTO		☐ Yes ☒ No
	-	ds, streams, water impound	dments		☐ Yes ᢂNo
					Yes □ No
	oposed wat	er well in nearby area (wit	illii 150 icct)	3	%
Ground Slope					
I certify that the ability.	ne findings	of this report are based on	my field observation	ns and are accura	te to the best of my
11-11	I Sham		12/19/2024	OS0036987	
(Signature of	herson ner	forming evaluation)	(Date)	Registration N	Number and Type
	04-Revised-		(2 4,4)		

Page 2 (Soil & Site Evaluation):		12/19/2024
p. 9 N	Date Performed: _	
Site Location: 4514 FM 1863 BULVERDE TX 78163	☐ Subsurface Disposal	Surface Disposal      ■
PROPERTY ID: 75103		
Schematic of Lot of	or Tract	
Show:  Compass North, adjacent streets, property lines, property dissumming pools, water lines, and any other structures wher Location of existing or proposed water wells within 150 fee Indicate slope or provide contour lines from the structure to field.  Location of soil boring or excavation pits (show location we Location of natural, constructed, or proposed drainage ways water impoundment areas, cut or fill bank, sharp slopes and	re known.  The tof the property.  The the farthest location of the particular ith respect to a known refere to the control of the particular ith respect to a known refere to the control of the particular items.	proposed disposal ence point).
Lot Size: or Acreage:		
SITE DRAWI	NG	
See Design		

### Nicholas Kolbe, R.S. 5115

1825 FM 2438

Seguin, Texas 78155

Mobile (830) 708-9065 KolbeLandCo@Gmail.com

### **OSSF DESIGN**

Owner: ALFONSO D. & NOEMI ORANTES

Location: 4514 FM 1863 BULVERDE TX 78163

Phone: 210-669-3845 GUATAMIMI@HOTMAIL.COM

Date: 12/18/2024

Development: Residence with water saving devices

Bedrooms: 3

Sq. Ft living: **<2500** 

Nicholas Kolbe

GPD = 240Q: 240 gpd

Soil: Type IA

 $R_i$ : 0.064 gall/ft<sup>2</sup>/day

Minimum Size Aerobic Treatment Plant Required: 360 GPD

System Type Designed: Aerobic/Surface Application (AERIS D-500-M)

Trash Tank: 568 gall Aerobic Tank: 371 gpd Pump Tank: 763 gall Supply Line: Sch 40, 1.00" purple (~105') Check Valve Required: NO

Minimum Application Area (A): = 3750 ft<sup>2</sup> (A =  $Q/R_i$ )

Sprinklers: K-Rain Super Pro 11003-RCW

Number Nozzle **PSI** Pattern Radius Area/head GPM/head Ri S<sub>1</sub> #6 40 360° 38 ft 4534 ft<sup>2</sup> 6.5 0.064

Overlap Area: NONE Actual Application Area: 4534 ft<sup>2</sup> GPM: 6.5 GPM

Pump Requirements: GPM 6.5 @ 102.81ft TDH Pump Used: StaRite, 20 GPM ½ HP

• Elevation Head = 5ft

• Pressure Head =  $40 \text{ psi } \times 2.30 = 93 \text{ ft}$ 

- Friction Head of 105ft of 1.00" Sch 40 = 105ft x 0.0458 = 4.81ft
- Total Dynamic Head (TDH) = 5 + 93 + 4.81 = 102.81 (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 3 bedroom, <2500 sqft home with No More than 240 GPD Flow. Over-use of 240 GPD may result in System Failure.
- 2. Install an Aerobic Treatment Plant (ATU) as noted on the design. ATU is a 500 gpd AERIS MODEL D-500-M ATU.
- 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. 15' 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, 105'.
- 5. S1 is a K-Rain Proplus low angle sprinklers with #6 nozzle operating @ 40psi, 38' radius, operating at 360 degree rotation. operating at 6.5 GPM flow, total of 6.5 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 80 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 horizonal 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.

12.20.24

Nicholas Kolbe

5115

SITE PLAN & OSSF DESIGN:

Legal: 5.00 acres out of the agapita gayton survey no. 194, abs no. 174 in comal county Texas.

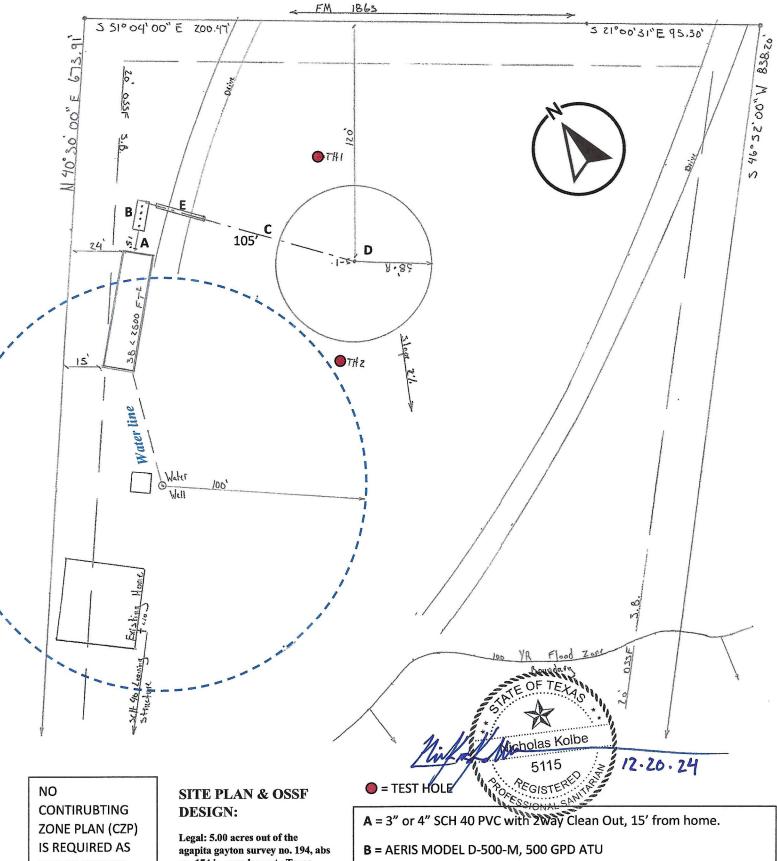
Infrastructure drawn and Septic are Not located within 100YR Flood Plain. FLOOD PLAIN IS PRESENT ON THE PROPERTY ALFONSO D. & NOEMI ORANTES

4514 FM 1863 BULVERDE TX 78163

Nicholas Kolbe, R.S. #5115

1825 FM 2438 Seguin, TX 78155 Date: 12/18/2024

Scale: 1"= 60'



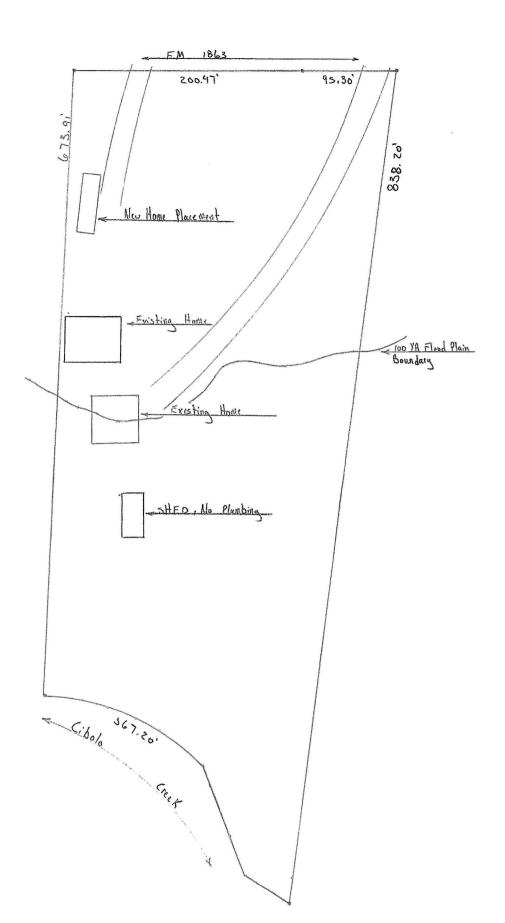
THE PROPERTY HAS LESS THAN 20% IMPERVIOUS **COVER** 

no. 174 in comal county Texas.

Infrastructure drawn and Septic are Not located within 100YR Flood Plain. FLOOD PLAIN IS PRESENT ON THE PROPERTY C = 105' of Purple SCH 40, 1.00" PVC Spray Distribution Line

**D** = ONE Number 6 spray distribution head operating at 360 degree rotation, 6.5 Gallons Per minute, 38' radius.

E = SCH 40 sleeve over 1.00" distribution line where line crosses drive. Sleeve to a minimum of 5' to each side of drive.





# SITE PLAN & OSSF DESIGN:

Legal: 5.00 acres out of the agapita gayton survey no. 194, abs no. 174 in comal county Texas.

Infrastructure drawn and Septic are Not located within 100YR Flood Plain. FLOOD PLAIN IS PRESENT ON THE PROPERTY

ALFONSO D. & NOEMI ORANTES

4514 FM 1863
BULVERDE TX 78163

Nicholas Kolbe, R.S. Date: 12/18/2024

1825 FM 2438 Scale: 1"= 60'

Seguin, TX 78155





# Aeris Aerobics Gallon Per Chamber:

Aeris Systems Chambers:	Trash	Aeration	Clarifier	Pump
D-500m	568	371	197	763
D-600m	478	461	197	763
D-750	355	584	197	763
D-840	552	601	205	919
D-1100	807	836	300	
D-1500		1532	388	



June 4, 2015

Matt Dulworth Aeris Aerobics 5021 SE McKinney Rice, TX 75155

Re: Calculation of BOD Removal

Dear Matt,

Aeris Aerobics has requested the maximum amount of BOD removed from their units on a daily basis. NSF/ANSI Standard 40 requires the BOD to average 300 mg/day or less. Based on 300 mg/day, the maximum daily load removed by your units is set forth below:

300 mg/L									
Unit	Capacity gpd	lbs/day							
D-500	500	1.3							
D-600	600	1.5							
D-750	750	1.9							
D-840	840	2.1							
D-890	890	2.2							
D-1100	1100	2.8							
D-1250	1250	3.1							
D-1500	1500	3.8							

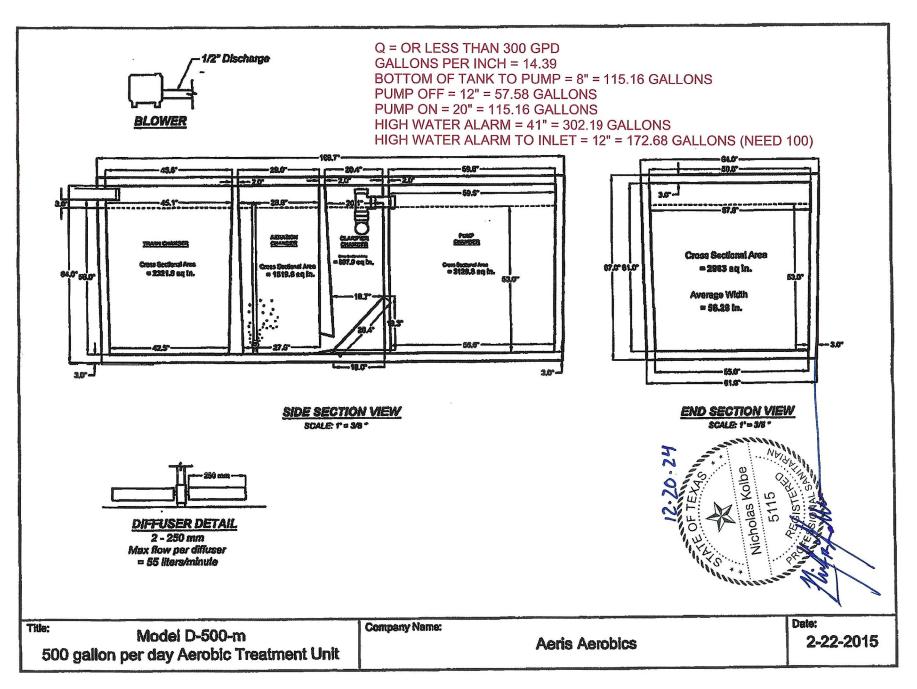
Should you have any questions in regard to this letter or require additional information, please do not hesitate to contact me.

Sincerely yours,

Gulf Coast Testing, Inc.

William B. Daniel IV Program Manager

Correspondence 2015.06.04.8PE253 Only Lead Calculations



# 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

1

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 "dryrun" 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 selflubricating Nylatron® bearing resists wear surface from sand and abrasives.

**Shell –** Corrosion resistant 300-grade stainless steel.

ORDERING IN	FORM	ATION					
CATALOG NUMBER	НР	MAX. LOAD AMPS	VOLTS	PHASE/ CYCLES	CORD LENGTH	PALLET QUANTITY	WEIGHT (LBS.)
10D0M05221	1/2	5.5	230	1/60	10'	80	16
10D0M05121	1/2	11.0	115	1/60	10 <sup>-</sup>	80	16
20D0M05221	1/2	4.6	230	1/60	10'	80	16
20D0M05121	1/2	9.5	115	1/60	10'	80	16
30D0M05221	1/2	4.6	230	1/60	10'	80	16
30D0M05121	1/2	9.5	115	1/60	10'	80	16
20D0M05221+1	1/2	5.3	230	1/60	10'	80	16
20D0M05121+1	1/2	10.6	115	1/60	10'	80	16

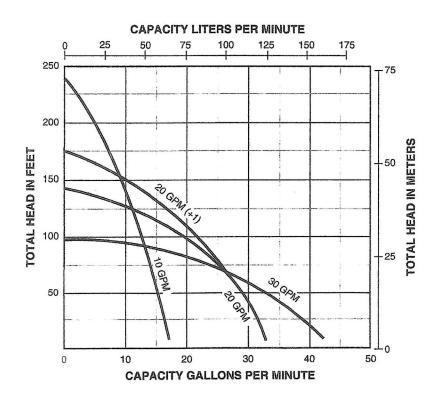
In order to provide the best products possible, specifications are subject to change.



# STA-RITE ST.E.P Plus D Series

4" multi-stage submersible effluent pumps

### PUMP PERFORMANCE



PUMP	FLOW RATE						P	SI					
MODEL	(GPM)	0	10	20	30	40	50	60	70	80	90	100	110
10D0M05221	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
10D0M05121	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
20D0M05221	20			30.0	26.0	21.5	14.2	4.4					
20D0M05121	20			30.0	26.0	21.5	14.2	4.4					
30D0M05221	30		38.5	33.3	25.8	16							
30D0M05121	30		38.5	33.3	25.8	16							
20D0M05221+1	20 + 1			30	27.5	24	20	13.5	6				
20D0M05121+1	20 + 1			30	27.5	24	20	13.5	6				
			1										
PUMP PERFO	RMANCE (CAF	PACITY	IN LITE	RS PER	MINUT	E)		20,00					
	RMANCE (CAF	PACITY	IN LITE	RS PER	MINUT	E)	3	AR					
PUMP PERFO PUMP MODEL		PACITY	IN LITE	RS PER	MINUT	E) 3.45	B/ 4.13	AR 4.82	5.51	6.20	6.89	7.58	110
PUMP	FLOW RATE								<b>5.51</b> 31.8	<b>6.20</b> 24.6	<b>6.89</b> 16.3	3.8	110
PUMP MODEL	FLOW RATE (LPM)			2.07	2.76	3.45	4.13	4.82					110
<b>PUMP</b> <b>MODEL</b> 10D0M05221	FLOW RATE (LPM) 37.85			<b>2.07</b> 56.8	<b>2.76</b> 51.9	<b>3.45</b> 48.1	<b>4.13</b> 43.5 43.5 53.7	38.6 38.6 16.7	31.8	24.6	16.3	3.8	110
PUMP MODEL 10D0M05221 10D0M05121	FLOW RATE (LPM) 37.85 37.85			2.07 56.8 56.8	<b>2.76</b> 51.9 51.9	<b>3.45</b> 48.1 48.1	<b>4.13</b> 43.5 43.5	<b>4.82</b> 38.6 38.6	31.8	24.6	16.3	3.8	110
PUMP MODEL 10D0M05221 10D0M05121 20D0M05221	FLOW RATE (LPM) 37.85 37.85 75.7			2.07 56.8 56.8 113.6	2.76 51.9 51.9 98.4	3.45 48.1 48.1 81.4	<b>4.13</b> 43.5 43.5 53.7	38.6 38.6 16.7	31.8	24.6	16.3	3.8	110
PUMP MODEL 10D0M05221 10D0M05121 20D0M05221 20D0M05121	FLOW RATE (LPM) 37.85 37.85 75.7 75.7		1.38	2.07 56.8 56.8 113.6 113.6	2.76 51.9 51.9 98.4 98.4	3.45 48.1 48.1 81.4 81.4	<b>4.13</b> 43.5 43.5 53.7	38.6 38.6 16.7	31.8	24.6	16.3	3.8	110
PUMP MODEL 10D0M05221 10D0M05121 20D0M05221 20D0M05121 30D0M05221	FLOW RATE (LPM) 37.85 37.85 75.7 75.7 113.55		1.38	2.07 56.8 56.8 113.6 113.6 126,0	2.76 51.9 51.9 98.4 98.4 97.7	3.45 48.1 48.1 81.4 81.4 60.6	<b>4.13</b> 43.5 43.5 53.7	38.6 38.6 16.7	31.8	24.6	16.3	3.8	110

# **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 mozzle. 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.

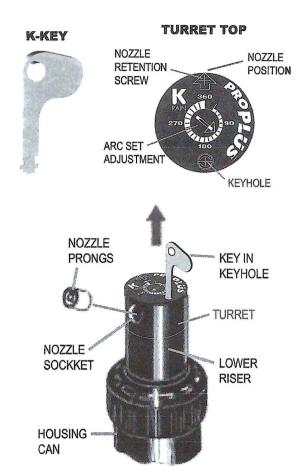
### **2** ▶ ORIENTING THE LEFT START POSITION

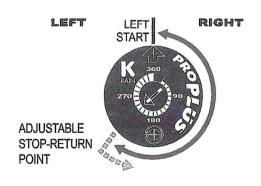
Insert the K-Key in the keyhole on the top of the nozzle turret and turn the key ¼ turn to insure that the key does not slip out of the keyhole when you pull it up. Being careful not to allow the nozzle turret to turn, firmly pull up the entire spring-loaded riser. Hold the lower riser assembly up with 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.

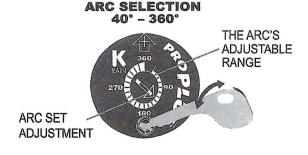
### **3** ► CHANGING THE ARC

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

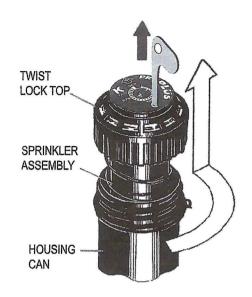
Unscrew the top and lift the complete sprinkler assembly out of the housing can. The filter is located on the bottom of the sprinkler assembly and can be easily pulled out, cleaned and re-installed.

#### **3** ▶ WINTERIZATION TIPS

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

- a. 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.
- c. 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.

PRECIP in/hr / mm/hr



#### **PERFORMANCE DATA**

NOZZLE PRESSURE RADIUS FLOW RATE

IVOZZLL	1 1 11	_000			JIF 111/1	HALL A HALLANA						
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M³/H				$\triangle$
#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	8.0	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	8.0	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	30	207	2.1	38	11.6	2.5	9.5	0.57	0.33	0.38	8	10
Pre-	40	275	2.8	39	11.9	2.8	10.6	0.64	0.35	0.41	9	10
installed	50	344	3.4	40	12.2	3.2	12.1	0.73	0.39	0.44	10	11
DETAILS TO ANALYSIS OF S	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
entablication of the second	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	88.0	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	PRE	ESSU	RE	RAI	DIUS	FLOV	V RATE	=	PREC	n/hr		
	PSI	kPa	Bars	Ft.	M.	<b>GPM</b>	L/M	M³/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
printer moved ventures	70	482	4.8	44	13.4	8.6	32.6	1.96	0.86	0.99	22	25

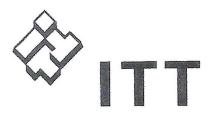
\*All precipitation rates calculated for 180° operation. For the precipitation rate for a 360° sprinkler, divide by 2.



### 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



# **GOULDS PUMPS**Residential Water Systems

### Friction Loss

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

		3/8"	1/2"	3/4"	1"	11/4"	11/2"	2"	21/2"	3"	4"	6 <sup>n</sup>	8 <sub>n</sub>	10"
GPM	GPH	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								<u></u>
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	,			ATTENDED TO 1000 ATTENDED
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			1	1	23.55	10.70	3.11	1.28	.44	.12			
45	2,700			<b> </b>		29,44	13.46	3.84	1.54	.55	.15			
50	3,000						16.45	4.67	1.93	.66	.17			
60	3,600		1				23.48	6.60	2.71	.93	.25			
70	4,200		-					8.83	3.66	1.24	.33			
80	4,800	<del> </del>		1				11.43	4.67	1.58	.41			
90	5,400	<b> </b>	<del>                                     </del>					14.26	5.82	1.98	.52			
100	6,000	<del> </del>		<b>†</b>					7.11	2.42	.63	.08		
125	7,500	<del>                                     </del>	1				1		10.83	3.80	.95	.13		
150	9.000		<del> </del>	1						5.15	1.33	.18		
175	10,500	-	1	-						6.90	1.78	.23		
200	12,000			<b>†</b>						8.90	2.27	.30		-
250	15,000										3.36	.45	.12	
300	18,000										4.85	.63	.17	,
350	21,000	1									6.53	.84	.22	
400	24,000											1.08	.28	
500	30,000		1	T			and the same of th					1.66	.42	.14
550	33,000									<u> </u>		1.98	.50	.10
600	36,000	1	1			-						2.35	.59	.19
700	42,000		1										.79	.20
800	48,000	1		1	1								1.02	.3:
900	54,000	1	1	1									1.27	.4
950	57,000	-												.4
1000	60,000	-			T					-		<u> </u>		.50

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

### ■ Property Details

Account

**Property ID:** 

75103

Geographic ID: 740174004601

Type:

R

Zoning:

**Property Use:** 

Location

**Situs Address:** 

4514 FM 1863 BULVERDE, TX 78163

Map ID:

6E-A174-TR 54

Mapsco:

**Legal Description:** 

A-174 SUR-194 A GAYTAN, ACRES 5.

Abstract/Subdivision:

A0174

Neighborhood:

(RURAL1) Rural Ac. Area 1

**Owner** 

**Owner ID:** 

150784

Name:

**ORANTES ALFONSO D & NOEMI** 

Agent:

**Mailing Address:** 

4514 FM 1863

BULVERDE, TX 78163-2439

% Ownership:

100.0%

**Exemptions:** 

HS -

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

アルズムラム

Agricultural Value Loss: 2	N/A (-)
HS Cap Loss: ②	N/A (-)
Circuit Breaker: 2	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: ORANTES ALFONSO D & NOEMI %Ownership: 100.0%

Entity	Description	Market Value	Taxable Value
046	COMAL COUNTY	\$369,900	\$22,346
046LR	COMAL COUNTY LATERAL ROAD	\$369,900	\$19,346
CBUL	CITY OF BULVERDE	\$369,900	\$18,375
SCIS	COMAL ISD	\$369,900	\$0
ES1	(ESD1) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 1 (EMS)	\$369,900	\$96,326
ES5	(ESD5) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 5 (FIRE)	\$369,900	\$96,326
CAD	CAD	\$369,900	\$96,326
ZZZ	Credit	\$369,900	\$96,326

LICENSE NO. 70422

# **CCEO COPY**



n 10/31/88

# Comal County

### OFFICE OF ENVIRONMENTAL HEALTH

### LICENSE TO OPERATE A PRIVATE SEWAGE FACILITY

WINER Ke	vin T. Kyan				•
ROPERTY LC	CATION Kappelman				
TREET	. <u> </u>	M 1863	UNIT	BLOCK_	rot
	SE IS AUTHORIZATION F SCRIBED IN ACCORDANC (RULES).				
eration c	GRANTS PERMISSION TO OR SATISFACTORY SERVI C FACILITY IN A SATIS	CE. IT IS THE RE			
NIMUM REC	AND LICENSING OF A F OUIREMENTS. IT DOES OR CONTROL POLLUTION	NOT IMPEDE ANY GO	VERNMENTAL ENTI	TY IN TAKING	THE PROPER STEPS
ERIOD. II	SE TO OPERATE ISSUED SHALL BE TRANSFERRE OQUEST OF THE NEW OWN	D TO A SUCCEEDING	OWNER. THE LI	CENSE SHALL I	BE TRANSFERRED
E FACILIT	Y IS LICENSED FOR:				
	SINGLE FAM	ILY RESIDENCE WIT	H BEDROOMS A	.ND	SQUARE FEET
××××××	<u> </u>	N Office with employee	5 (xx) Le	ss than 500 g	gallons per day 00 gallons per da
	OTHER ALTE	RNATIVE SYSTEMS_	· · · · · · · · · · · · · · · · · · ·		
E FACILIT	Y CONSISTS OF:	<u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>			
1000	Gallon Tank Drainfield Size	330	Switching Va	lve Yes	No Bed
pecial Con	nditions:			· · · · · · · · · · · · · · · · · · ·	
nnic	Inspector	<u>.                                    </u>		Sanitari	an an
	TINDOCCAT				

# Comal AD Property Search

# CCEO

# Property ID: 75103 For Year 2025

# ■ Property Details

Account					
Property ID:	75103	<b>Geographic ID</b> : 740174004601			
Type:	R	Zoning:			
Property Use:					
Location					
Situs Address: 4514 FM 1863 BULVERDE, TX 78163					
Map ID:	6E-A174-TR 54	Mapsco:			
Legal Description:	A-174 SUR-194 A GAYTAN, ACRES 5.				
Abstract/Subdivision:	A0174				
Neighborhood:	(RURAL1) Rural Ac. Area 1				
Owner					
Owner ID:	150784				
Name:	ORANTES ALFONSO D & NOEMI				
Agent:					
Mailing Address: 4514 FM 1863 BULVERDE, TX 78163-2439					
% Ownership:	100.0%				
Exemptions:  HS -  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:	COPY	N/A (=)
Agricultural Value Loss: <b>②</b>	COPT	N/A (-)
HS Cap Loss: <b>②</b>		N/A (-)
Circuit Breaker: 2		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: ORANTES ALFONSO D & NOEMI

Entity	Description	Market Value	Taxable Value
046	COMAL COUNTY	N/A	N/A
046LR	COMAL COUNTY LATERAL ROAD	N/A	N/A
CBUL	CITY OF BULVERDE	N/A	N/A
SCIS	COMAL ISD	N/A	N/A
ES1	(ESD1) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 1 (EMS)	N/A	N/A
ES5	(ESD5) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 5 (FIRE)	N/A	N/A
CAD	CAD	N/A	N/A
ZZZ	Credit	N/A	N/A

### ■ Property Improvement - Building

Description: RESIDENTIAL Type: RESIDENTIAL Value: N/A

Туре	Description	Class CD	Year Built	SQFT
RES	Residential 1 Story	LOW	1990	960
PC	Covered Porch (attached)	*	1990	240

PC	Covered Porch (attached)	*	1990	32
WEL1	Water Well	*	<b>OPY</b> 1988	1

# **■** Property Land

Туре	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RES	Residential	5.00	217,800.00	0.00	0.00	N/A	N/A

# ■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2025	N/A	N/A	N/A	N/A	N/A
2024	\$95,440	\$275,630	\$0	\$283,501	\$87,569
2023	\$97,550	\$250,250	\$0	\$268,192	\$79,608
2022	\$70,700	\$227,500	\$0	\$225,829	\$72,371
2021	\$57,130	\$150,000	\$0	\$141,338	\$65,792
2020	\$55,560	\$150,000	\$0	\$145,749	\$59,811
2019	\$66,980	\$172,840	\$0	\$185,446	\$54,374
2018	\$57,970	\$172,840	\$0	\$181,379	\$49,431
2017	\$60,690	\$63,750	\$0	\$79,503	\$44,937
2016	\$62,320	\$63,750	\$0	\$85,218	\$40,852

# ■ Property Deed History

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
1/9/2002	WD	WARRANTY DEED			200206001014		200206001014

### **■** ARB Data

Hearing Date	Board	Owner's Opinion	Cad	Board's Determination	ARB
And Time	Members	Of Value	Value	Of Value	Determination

TICOR TITLE AGENCY BULVERDE OFFICE TICORTITLE - NB

GF# 01075 /116606 TTN'S DEED WITH VENDOR'S LIEN

Doc# 200206001014

WAR OF HARD

Date:

January 3, 2002

Grantor:

ENGRAVE TECH, INC.

Grantor's Mailing Address:

4520 FM 1863 Bulverde, TR. 78163

Grantee:

ALFONSO D. ORANTES and wife, NOEMI ORANTES

Grantee's Mailing Address:

4514 FM 1863

Bulverde, TX 78163

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration and a note of even date in the principal amount of Forty Four Thousand and no/100 DOLLARS (\$44,000.00) executed by Grantee payable to the order of SOUTHTRUST MORTGAGE CORPORATION. The note is secured by a vendor's lien retained in favor of SOUTHTRUST MORTGAGE CORPORATION in this deed and by a deed of trust of even date from Grantee to Robert D. Gardner, Jr., Trustee.

Property (including any improvements):

BEING A 5.00 ACRE TRACT OF LAND OUT OF THE AGAPITA GAYTON SURVEY NO. 194, ABSTRACT 174, COMAL COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED TRACT 11, OAK VILLAGE NORTH, UNRECORDED, AND BEING THAT SAME 5.00 ACRE TRACT I CONVEYED BY KEVIN RYAN A/K/A KEVIN T. R.AND WIFE, WELTA RYAN A/K/A WELTA W. RYAN TO ENGRAVE-TECH, INC. BY DEED DATED SEPTEMBER 7, 1994 AND RECORDED IN VOLUME 993 ON PAGES 683-686 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, SAID 5.00 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" WHICH IS ATTACHED TO THIS INSTRUMENT AND MADE A PART OF IT BY REFERENCE FOR ALL PURPOSES.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made subject to all ad valorem taxes for the current and all subsequent years, zoning ordinances and utility district assessments, if any, applicable to and enforceable against the Property and all conditions, covenants, options, restrictions, easements, charges and liens for assessments, setbacks, encroachments, reservations, and mineral reservations effecting the Property that are shown in the Real Property Records of COMAL County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

SOUTHTRUST MORTGAGE CORPORATION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described above. The vendor's lien and superior title to the property are retained for the benefit of SOUTHTRUST MORTGAGE CORPORATION and are transferred to that party without recourse on Grantor.

Current ad valorem taxes have been prorated and Grantee assumes payment of same.

When the context requires, singular nouns and pronouns include the plural.

Page I of 2

(5-92)

### Doc# 200206001014

ENGRAVETECH, INC.

STATE OF TEXAS
COUNTY OF OFF

This instrument was acknowledged before me on the of Engrave Tech, IN

[SEAL]

AFTER RECORDING RETURN TO:

ALFONSO D. ORANTES 4514 FM 1863 Bulverde TX 78163

ETTA DAWN ROUQUETTE
Notary Public, State of Texas
My Commission Expires
11-04-2004

### WILLIAM J. KOLODZIE SURVEY

EXHIBIT A

REGISTERED PROFESSIONAL LAND SURVEYORS

197 EAST MILE STREET

NEW BRAUNFELS, TEXAS 78130

830-625-6484

830-625-6484

WILLIAM J. KOLODZIE, R.P.L.S. 1462

GERARD S. SCHOLLER, R.P.L.S. 1876

December 26, 2001

Description of a 5.00 acre tract of land, Comal County, Texas.

Being a 5.00 acre tract of land out of the Agapita Gayton Survey No. 194, Abstract 174, Comal County, Texas, and being all of that certain called Tract 11, OAK VILLAGE NORTH, UNRECORDED, and being that same 5.00 acre Tract I conveyed by Kevin Ryan a/k/a Kevin T. Ryan, Jr. and wife, Welta Ryan a/k/a Welta W. Ryan to Engrave-Tech, Inc. by deed dated September 7, 1994 and recorded in Volume 993 on pages 683-686 of the Official Fublic Records of Comal County, Texas, said 5.00 acre tract described more particularly by metes and bounds as follows:

BEGINNING at a 1/2" re-bar rod found in the Southwest R.O.W. line of F. M. Road 1863, for the East corner of a 10.632 acre tract conveyed to Robert R. & Maxine Cole by deed recorded in Volume 833 on pages 100-104 of the Official Public Records of Comal County, Texas, for the North corner of the Engrave-Tech, Inc. 5.00 acre tract, for the North corner of the herein described 5.00 acre tract;

THENCE with the Southwest R.O.W. line of F. M. Road 1863, the Northeast line of the Engrave-Tech, Inc. 5.00 acre tract, as follows: s. 51° 04' 00" E. 200.47 feet to a concrete R.O.W. monument,

- 5. 51° 04' 00" E. 200.47 feet to a concrete R.O.W. monument,
  5. 21° 00' 31" E. 95.30 feet to a 1/2" re-bar rod found, and
  5. 53° 45' 00" E. 58.60 feet to a fence corner post for the North corner of a 4.940 acre tract conveyed to Engrave-Tech, Inc. by deed recorded in Volume 993 on pages 683-686 of the Official Public Records of Comal County, Texas, for the East corner of the Engrave-Tech, Inc. 5.00 acre tract, for the East corner of this 5.00 acre tract;

THENCE with the Northwest line of the Engrave-Tech, Inc. 4.940 acre tract and the Southeast line of the Engrave-Tech, Inc. 5.00 acre tract, S. 46° 52' 00" W. 838.20 fee to a point in the center of the Cibolo Creek, the common boundary line between Comal and Bexar Counties, in the Northeast line of that certain tract conveyed to Stephen J. Wagner by deed dated September 24, 1998 and recorded in Volume 7648 on page 866 of the Official Public Records of Bexar County, Texas, for the West corner of the Engrave-Tech, Inc. 4.940 acre tract, for the South corner of the Engrave-Tech, Inc. 5.00 acre tract, for the South corner of this 5.00 acre tract;

THENCE with the center line of Cibolo Creek, the common boundary line between Comal and Bexar Counties, the Northeast line of the Stephen J. Wagner tract, the Southwest line of the Engrave-Tech, Inc. 5.00 acre tract, N. 18° 14' 00" the Southwest line of the Engrave-Tech, Inc. 5.00 acre tract, N. 18° 14' CE. 187.20 feet and N. 42° 38' 00" W. 180.00 feet to a point for the South corner of the aforesaid Cole 10.632 acre tract, the West corner of the Engrave-Tech, Inc. 5.00 acre tract, for the West corner of this 5.00 acre tract;

PAGE 2 OF 2

5.00 ACRE TRACT, PAGE 2.

THENCE with the Southeast line of the Cole 10.632 acre tract, the Northwest line of the Engrave-Tech, Inc. 5.00 acre tract, N. 40° 30' 00" E. 673.91 feet to the Place of Beginning.

I hereby state that this survey was made on the ground and completed on December 20, 2001, and is true and correct to the best of my knowledge and belief.

GERARD S. SCHOLLER

R.P.L.S. 1876

Dock 200206001014
# Dages 4
# 01/09/2002 11:49:48 AM
Filed & Recorded in
Official Records of
COMAL COUNTY
JOY STREATER
COUNTY CLERK
Fees \$15.00

Doc# 200206001014

CCEO COPY

064643 0217

FILED FOR RECORD

WARRANTY DEED WITH VENDOR'S LIEN

1988 AUG 25 PN 2: 56 COUNTY CLERK COMA! COUNTY

DATE:

**AUGUST 18, 1988** 

GRANTOR:

Lee Miles Livingston and wife,

Sharon Lynn Livingston

GRANTEE:

Kevin Ryan and wife,

Welta Ryan

GRANTEE'S MAILING ADDRESS (including County):

Rt. 1, Box 1277 Bulverde, Texas 78163

### CONSIDERATION:

Ten and No/100 Dollars and two Notes of even date hereof as follows:

FIRST LIEN NOTE: Original Principal amount of \$28,000.00, executed by Kevin Ryan and wife, Welta Ryan, payable to the order of NCNB TEXAS NATIONAL BANK-FORT SAM HOUSTON. This First Lien Note is secured by the first and superior vendor's lien and superior title retained in this deed, and is also secured by a first and superior Deed of Trust of even date from Grantee to GEORGE A. OLSON, Trustee.

SECOND LIEN NOTE: Original Principal amount of \$12,000.00, executed by Kevin Ryan and wife, Welta Ryan, payable to the order of Lee Miles Livingston and wife, Sharon Lynn Livingston. The Second Lien Note is secured by the second and inferior vendor's lien retained in this deed, and by an Hely, Trustee.

# PROPERTY (including any improvements):

All that certain tract, piece or parcel of land being 5.00 acres of land out of the Agapita Gaytan Survey No. 194, Abstract No. 174 (Tract 11) and being a part of that 143.3 acre tract of land designated as "Tract Three" in deed that was conveyed from Ida Kappelmann, et al to Canyon Lake Shores, Inc., by Deed dated June 10, 1968, and recorded in Volume 163, Pages 624-631, Comal County Texas Deed Records, and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made subject to the rights of any parties in possession and to any restrictions, reservations, easements and covenants of record, including but not limited to:

- Restrictions recorded in Volume 290, Page 647, Deed Records of Comal County, Texas;
- Channel Easement granted to State of Texas as recorded in Volume 114, Page 106, Deed Records of Comal County,
- Reservation of all oil, gas and other minerals as set out in Volume 290, Page 647, Deed Records of Comal County, Texas;

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The Vendor's Lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

NCNB TEXAS NATIONAL BANK-FORT SAM HOUSTON has advanced and paid to Grantor in cash that portion of the purchase price of the property that is evidenced by the first lien note. In consideration of that payment, Grantor retains a first and superior vendor's lien against and superior title to the property and transfers them to NCNB TEXAS NATIONAL BANK-FORT SAM HOUSTON without recourse on Grantor. Grantor retains a second and inferior vendor's lien against and to the property to secure the second-lien note and agrees that this second lien is and shall remain subordinate and inferior to all liens securing the first-lien note, regardless of the frequency or manner of renewal, extension of alteration of any part of the first-lien note or the liens securing it.

Lee Miles Livingston

<u>-</u>/

Sharon Lynn Livingston

2

This instrument was acknowledged before me on the of August, 1988, by Lee Miles Livingston and wife, Sharon Lynn Livingston.

Motary Public, State of Texas:

Notary's printed name: MARY WEEKS

Notary's commission expires on: 1-3-29

AFTER RECORDING RETURN TO: Mr. & Mrs. Kevin Ryan Rt 1 Box 1277 Bulverde, Texas 78163

TITLE USA COMPANY OF SAN ANTONIO

PREPARED IN THE LAW OFFICE OF:

J. W. HELY, P.C. 625 MILAM BUILDING SAN ANTONIO, TEXAS 78205 0644 0220

EXHIBIT "A"

BEGINNING at a steel bar set in the center of Cibolo River, being a point 686.0 Feet South 0 Degrees 04' E. 180.8 Feet South 71 Degrees 59' E. and 295.2 Feet South 42 Degrees 38' E. from the N.N.W. corner of the aforesaid mentioned 143.3 acre tract of land that was conveyed to Canyon Lake Shores, Inc., from the S.W. corner of this tract;

THENCE North 40 Degrees 30' E. 673.1 Feet to a steel bar set in the S.W. right-of-way line of F.M. Highway No. 1863 for the N.W. corner of this tract of land;

THENCE with the S.W. line of said highway, South 51 Degrees 04' E. 200.0 Feet to a steel bar set for corner; South 21 Degrees 31' E. 95.3 Feet to a steel bar set for corner; South 53 Degrees 45' E. 58.6 Feet to a steel bar set for the N.E. corner of this tract;

THENCE South 46 Degrees 52' W 838.2 Feet to a steel bar set in the center of Cibolo River for the S.E. Corner of this tract;

THENCE up the Center of Cibolo River, North 18 Degrees 14' E. 187.2 Feet to a steel bar set for corner, North 42 Degrees 38' W. 180.0 Feet to the place of beginning.



# OSSF DEVELOPMENT APPLICATION CHECKLIST

	ENGINEER'S OFFICE	Staff will complete shaded items				
A. Kill				118221		
		Date Received	Initials	Permit Number		
Instructions: Place a check m Checklist must	nark next to all items that apply. For item accompany the completed application.	s that do not apply, plac	e "N/A". Thi	s OSSF Development Application		
OSSF Permit						
Completed	Application for Permit for Authorization	to Construct an On-Site	Sewage Fa	cility and License to Operate		
Site/Soil Ev	valuation Completed by a Certified Site E	Evaluator or a Profession	nal Enginee	r		
Planning M of a scaled	laterials of the OSSF as Required by the design and all system specifications.	TCEQ Rules for OSSF	Chapter 28	5. Planning Materials shall consist		
Required P	ermit Fee - See Attached Fee Schedule	(				
Copy of Re	corded Deed					
Surface App	plication/Aerobic Treatment System					
Reco	rded Certification of OSSF Requiring Ma	aintenance/Affidavit to th	ne Public			
Signe	ed Maintenance Contract with Effective I	Date as Issuance of Lice	ense to Ope	rate		
	ive provided all information required to impleted OSSF Development Application		nent Applic	ation and that this application		
Signed by:  NOEM  050B981525B2	OKUNTES A. Ownter. 248ASignature of Applicant	12/20/2	024	12/20/24 Date		
Check No.	_ COMPLETE APPLICATION Receipt No	(Mis		LETE APPLICATION Circled, Application Refeused)		

Revised: September 2019

From: Ritzen, Brenda

To: <a href="mailto:guatamimi@hotmail.com">guatamimi@hotmail.com</a>; <a href="mailto:Kolbe Land Company">Kolbe Land Company</a>

**Subject:** Permit 118221

**Date:** Friday, January 17, 2025 4:37:00 PM

Attachments: <u>image001.png</u>

Re: Alfonso D. & Noemi Orantes

5.00 acres, 4514 FM 1863

Application for Permit for Authorization to Construct an On-Site Sewage Facility (OSSF)

### Owner / Agent :

The following information is needed before I can continue processing the referenced permit submittal:

**✓ Provide permit information for existing home.** See Permit 118408

2. Revise as needed and resubmit.

### Thank you,



### Brenda Ritzen

Environmental Health Coordinator 195 David Jonas Dr. New Braunfels, TX 78132 DR:OS00007722 830-608-2090 www.cceo.org

Suellis Moore Appraisal District 626-4868 Call when more info. received.

 From:
 Ritzen,Brenda

 To:
 Kolbe Land Company

 Cc:
 guatamimi@hotmail.com

 Subject:
 RE: Permit 118221

**Date:** Wednesday, January 22, 2025 8:40:00 AM

Attachments: <u>image001.png</u>

### Nicholas,

Correct. According to the Comal County Appraisal District the existing improvement was added in 1990, therefore is subject to a permit. How will the property owner be handling this unpermitted structure?

Thank you,



### Brenda Ritzen

Environmental Health Coordinator 195 David Jonas Dr. New Braunfels, TX 78132 DR:OS00007722 830-608-2090 www.cceo.org

From: Kolbe Land Company <kolbelandco@gmail.com>

**Sent:** Saturday, January 18, 2025 7:09 AM **To:** Ritzen, Brenda < rabbjr@co.comal.tx.us>

**Cc:** guatamimi@hotmail.com **Subject:** Re: Permit 118221

# This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

Comal County OSSF permit Portal does not show an existing permit for existing ossf system servicing the existing structures on the property.

Respectfully,

### **Nicholas Kolbe**

P: (830) 708-9065

E: KolbeLandCo@Gmail.com

TCEQ LIC#: OS0036987, OS0038595 R.S.#: 5115