

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date:

04/17/2025

Permit Number:

118308

Location Description:

10696 CHESTNUT WARBLER

NEW BRAUNFELS, TX 78132

Subdivision:

WALDSANGER SUB

Unit:

NA

Lot:

75

Block: Acreage: NA 1.0100

Type of System:

Aerobic

Surface Irrigation

Issued to:

ASHTON SAN ANTONIO RESIDENTIAL LLC

This license is authorization for the owner to operate and maintain a private facility at the location described in accordance to the rules and regulations for on-site sewerage facilities of Comal County, Texas, and the Texas Commission on Environmental Quality.

The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.

Alterations to this permit including, but not limited to:

- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system

may require a new permit. It is the responsibility of the owner to apply for a new permit, if applicable.

Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

Licensing Authority

Comal County Environmental Health

OS0036769

ENVIRONMENTAL HEALTH INSPECTOR

ENVIRONMENTAL HEALTH COORDINATOR

staller Name:	OSSF Installer #:	
1st Inspection Date:	2nd Inspection Date:	3rd Inspection Date:
Inspector Name:	Inspector Name:	Inspector Name:

Perm	it#:		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) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(II)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

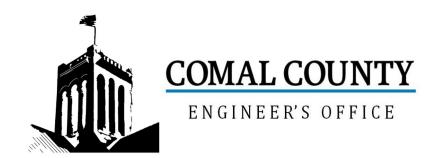
Inspector Notes:

AL.	Di-si	Δ	Citation	N-4	1,41,	2	2
No.	Description SEPTIC TANK Tank(s) Clearly	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	Marked SEPTIC TANK If SingleTank, 2Compartments Provided withBaffle SEPTIC TANK Inlet Flowline Greater than3" and "T" Provided on Inlet and OutletSEPTIC TANK Septic Tank(s) MeetMinimum 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) (I)285.32(b)(1)(E) (i)285.32(b)(1)(E) (i)285.32(b)(1) (D)285.32(b)(1)(C) (ii)285.32(b)(1)(C) (ii)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)				
	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 providedSEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
	SEPTIC TANK Tank Volume						
12	Installed						
	PUMP TANK Volume Installed						
13	AEROBIC TREATMENT UNIT Size						
14							
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)				

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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)				
	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)				
	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)				
	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)				
	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
	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)				

No.	Docorintian	Answer	Citations	Notes	1ct lease	2nd Inco	2rd Inco
NO.	Description EFFLUENT DISPOSAL SYSTEM Utilized	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	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)				
	AEROBIC TREATMENT UNIT IS Aerobic Unit Installed According to Approved Guidelines.		285.32(c)(1)				
	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						
	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						
	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

	1				T		
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)(iii) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iii)(I)				
	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)				
41	ADDITION ADDITION						
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						



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

Permit Number: 118308

Issued This Date: 03/17/2025

This permit is hereby given to: ASHTON SAN ANTONIO RESIDENTIAL LLC

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

10696 CHESTNUT WARBLER NEW BRAUNFELS, TX 78132

Subdivision: WALDSANGER SUB

NA

Unit: NA Lot: 75

Block:

Acreage: 1.0100

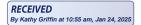
APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

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.





OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

118308

	Date	Received	Initials	Permit Number
Pla	Instructions: Place a check mark next to all items that apply. For items that do not checklist must accompany the completed application.	ot apply, place	"N/A". This	OSSF Development Application
os	OSSF Permit			
\geq	Completed Application for Permit for Authorization to Construction	ct an On-Site S	ewage Faci	lity and License to Operate
\geq	Site/Soil Evaluation Completed by a Certified Site Evaluator o	r a Professiona	l Engineer	
\times	Planning Materials of the OSSF as Required by the TCEQ Ru of a scaled design and all system specifications.	lles for OSSF C	chapter 285.	Planning Materials shall consis
\times	Required Permit Fee - See Attached Fee Schedule			
\times	Copy of Recorded Deed			
X	Surface Application/Aerobic Treatment System			
	Recorded Certification of OSSF Requiring Maintenance	/Affidavit to the	Public	
	Signed Maintenance Contract with Effective Date as Iss	uance of Licen	se to Opera	te
	I affirm that I have provided all information required for my OS constitutes a completed OSSF Development Application.	SF Developme	ent Applica	tion and that this application
	Mila IM		1.21.	25
	Signature of Applicant			Date
	COMPLETE APPLICATION Check No Receipt No	(Missi		ETE APPLICATION cled, Application Refeused)
				Revised: September 2019





ON-SITE SEWAGE FACILITY APPLICATION

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

Yes					
Date 9/24/2024	and the state of t		Permit Num	1183 hber	08
1. APPLICANT	/ AGENT INFORMATION				
Owner Name	ASHTON SAN ANTONIO RESIDENTIAL L	Agent Name	KYLE LENTS	<u> </u>	
Mailing Address	s 17319 SAN PEDRO STE, 140	Agent Address	9451 SELMA	PARKWAY	
City, State, Zip	SAN ANTONIO, TX 78232	City, State, Zip	SELMA, TX 7	78154	
Phone #	210-967-3883	Phone #	210-632-0753	3	
Email	DWAYNE.VADNAIS@ASHTONWOODS.Q	Email	KYLE@LSW	ASTEWATER.	COM
2. LOCATION					
Subdivision Na	me WALDSANGER SUBDIVISION		Init	Lot <u>75</u>	CONTRACTOR OF COLUMN ASSESSMENT OF COLUMN ASSESSMEN
Survey Name /	Abstract Number			Acreage	1.01
Address 10696	CHESTNUT WARBLER	City NEW BRAU	NFELS	State TX	Zip <u>78132</u>
3. TYPE OF DE	EVELOPMENT				
	mily Residential				
Type of C	Construction (House, Mobile, RV, Etc.) HOUSE			9944A-1711	
Number	of Bedrooms 4				
Indicate \$	Sq Ft of Living Area 4467				
	le Family Residential				
(Planning	materials must show adequate land area for doubling th	e required land nee	ded for treatme	nt units and disp	oosal area)
Type of F	Facility	· · · · · · · · · · · · · · · · · · ·			
Offices, F	Factories, Churches, Schools, Parks, Etc Indicat	e Number Of Occ	upants		
Restaura	ants, Lounges, Theaters - Indicate Number of Seat	S			
Hotel, Mo	otel, Hospital, Nursing Home - Indicate Number of	Beds			
Travel Tr	railer/RV Parks - Indicate Number of Spaces				
Miscellar	neous				
		Ctrustura Calul			
		Structure Only)	Engineers (11)	SACE) flower	a accoment?
	n of the proposed OSSF located in the United State				
_ Yes ⊠	·		ovements with t	He OSACE HOWAY	e easement)
	ater 🔀 Public 🔲 Private Well 📋 Rainwate) [
4. SIGNATURE					
 The completed facts. I certify the 	pplication, I certify that: application and all additional information submitted doe hat I am the property owner or I possess the appropriate	s not contain any fa land rights necess	ilse information arry to make the	and does not co permitted impro	nceal any material ovements on said
site/soil evalua	hereby given to the permitting authority and designated tion and inspection of private sewage facilities				
- I understand the	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				
- I anirmatively-c	purseur to the origine hostilidihanine release of this e-than	Didipated perimps		- approved to	
		$-\frac{1}{000}$	4118/2	24	Page 1 of 2
Signature of	Owner	Date			raya i Ol Z



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) 600 GPD ATU Absorption/Application Area (Sq Ft) 5784 SQFT ABS.					
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? X 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? X 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)? X Yes No					
If there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? X 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?					
(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?					
(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.					
NifofMu 1-21.25					
Signature of Designer Date					





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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.

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 OSSF's 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 maintenance contract, according to 30 Texas Administrative Code §285.91 (12) will be installed on the property described as (insert legal description):
LOT 75 WALDSANGER SUBDIVISION, COMAL COUNTY, TX
The property is owned by (insert owner's full name): _ASHTON SAN ANTONIO RESIDENTIAL, LL
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 STORY OF December 2024 Owner(s) signature(s)
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 18 DAY OF
December, 20 dy Rose Portillo My Commission Expires
Notary Public, State of Texas Notary Public, State of Texas Notary Public, State of Texas



This page has been added to comply with the statutory requirement 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
01/06/2025 04:08:06 PM
JESS 2 Page(s)
202506000396

Bobbie Koepp



TWO YEAR INITIAL SERVICE POLICY FOR AN ON SITE SEWAGE FACILITY TREATMENT SYSTEM

Two year service agreement starts the day the county issues the LTO (License to Operate).

System Owner: Ashton San Antonio Residential, LLC Brand No	me:	SN:
------------------------------------------------------------	-----	-----

HELOTES LAND & SEPTIC will inspect and service your aerobic system once every 4 (four) months for a period of 2 (two) years from the date that this OSSF is first used, at no additional charge to the customer, as required by state guidelines dated June 13, 2001. For a new single-family dwelling, this date is the date of sale by the builder. For an existing single-family dwelling, this date is the date of notice of approval issued by permitting authority.

Before this initial two-year service agreement expires, the owner of the OSSF is required to have a new maintenance agreement signed. A copy of the new agreement shall be submitted to the permitting authority at least 30 days before the current agreement expires. If the property owner or maintenance company desired to discontinue the maintenance agreement, the maintenance company shall notify, in writing, the permitting authority at least 30 days prior to the date service will cease. If a maintenance company discontinues business, the property owner shall sign an agreement with another approved maintenance company and provide the permitting authority with a copy of the newly signed maintenance agreement, within 30 days.

TESTING AND REPORTING

HELOTES LAND & SEPTIC shall test and report on the system as required by rule on the following:

- 1. An inspection/service call every four months which includes: Inspections, adjustment, and servicing of the mechanical and electrical component parts as necessary to ensure proper function.
- 2. An effluent quality inspection every 4 months, consisting of: visual check for color, turbidity, seum overflow, and an examination for odors.
- 3. If required, a sample shall be pulled from the aeration tank every 4 months to determine if there is an excess of solids in the treatment plant. If the test results determine a need for solids removal, user will bear the cost and responsibility for doing so.
- If any improper operation is observed, which cannot be corrected at the time, the user shall be notified immediately, in writing, of the conditions and the estimated date of correction.
- 5. If necessary, a chlorine residual test will be taken at each visit (BOD and TSS annually on commercial use, only,)

The owner is responsible for keeping chlorine (calcium hypochlorite properly labeled for wastewater disinfection) in the chlorinator, as well as the cost of the chlorine.

<u>David Wood</u>, whom has been certified by the manufacturer of your system, will be responsible for fulfilling the requirements of this maintenance agreement, as well as responding to any complaints and/or addressing any concerns by the owner of the system. Concerns and/or complaints will be addressed within <u>24 hours</u> of the initial contact. Upon expiration of the service agreement, our firm will offer a continuing service policy as mandated by state regulations.

VIOLATION OF WARRANTY includes shutting off the electric current to the system for more than 24 hours, disconnecting the alarm system, restricting ventilation to the aerator, overloading the system above its rated capacity, introducing excessive amounts of harmful matter into the system, or any other form of unusual abuse.

THIS AGREEMENT DOES NOT INCLUDE PUMPING SLUDGE FROM UNIT WHEN NECESSARY.

The service company and the owner agreed to abide by the service policy as stated above.

Maintenance Provider: Helotes Land and Septic 18690 Bandera Road Helotes, TX 78023

David Wood - License MP0002655

Customer:

Ashton San Antonio Residential
Address: 10696 CHESTNUT WARBLER

DWAYNE VADNAIS

12/11/2024

Date

12/18/24

Date

OSSF Soil & Site Evaluation

* * *					12/20/2024
Page 1 (Soil &	Site Eva	duation)	D	ate Performe	l:/
Property Owne	r: ASHTC	N SAN ANTONIO RESID	ENTIAL LLC	_	
Site Location: REQUIREME	NEW BRAI	ESTNUT WARBLER UNFELS TX 78132	P	roposed Excava	ation Depth: NA
At least t borings or dug pits least two feet belo	wo soil excaves must be show the propose	vations must be performed on a wn on the site drawing. For s ed disposal field excavation do identify any restrictive feature	ubsurface disposal, soil e epth. For surface disposa	valuations must be	e performed to a depth of at zon must be evaluated.
Soil Boring Number:	1 - 2				
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1	IA- ROCK	OVER 30%	WELL DRAINED	ROCK	AEROBIC SPRAY
ZFI.	@ 4"				IN EDWARDS AQUIFE
3 FT.					RECHARGE ZONE
4 FT. 5 FT.					*
311.					
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.					
Presence of 100		zone	ES OF SITE AREA		□ Yes ⊠ No
Presence of upp			l monts		□ Yes ☒ No □ Yes ☒ No
	-	s, streams, water impound well in nearby area (with			☐ Yes ⊠ No ☐ Yes ⊠ No
certify that the	e findings o	f this report are based on	my field observation	s and are accur	ate to the best of my
Mil	Min		1-21-25	OS003698	7
		orming evaluation)	(Date)	Registration	Number and Type
Form # PA3/2-200	4-Revised-Fi	nal			

Page 2 (Soil &	Site Evaluation):			12/20/2024
2 23			Date Performed:	
	10696 CHESTNUT WARB			
Site Location:	NEW BRAUNFELS TX 78	132	☐ Subsurface Disposal	■ Surface Disposal
	Sch	ematic of Lot or	Tract	
Show:	Sen	cmane of Lot of	ITacı	
	, adjacent streets, property li	nes, property dim	ensions, location of buildi	ings, easements.
	s, water lines, and any other			<i>G</i> -,,
	sting or proposed water wells			
Indicate slope o	r provide contour lines from	the structure to t	he farthest location of the	proposed disposal
field.				
	boring or excavation pits (sl			
	ural, constructed, or proposed			akes, rivers, etc.),
water impoundr	nent areas, cut or fill bank, s	harp slopes and b	reaks.	
r -+ G:	A	1.01		
Lot Size:	or Acreage:	SITE DRAWIN	C	
		SITE DIAWIN	0	
		See Design		
				8
		9		
				Se .

Nicholas Kolbe, R.S. 5115

1825 FM 2438

Seguin, Texas 78155

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

OSSF DESIGN

Owner: ASHTON SAN ANTONIO RESIDENTIAL LLC

Location: 10696 CHESTNUT WARBLER, NEW BRAUNFELS TX 78130

Phone: NA
Date: 1/21/2025

Development: Residence with water saving devices

Bedrooms: 4

Sq. Ft living: **<4500**

Nicholas Kolbe

 $\mathbf{GPD} = 360$

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 (AERIS 600 ATU, D-600-M)

Trash Tank: 478 gall Aerobic Tank: 461 gpd Pump Tank: 763 gall Supply Line: Sch 40, 1" purple (~144') 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	\mathbf{R}_{i}
S1	#4	30	360°	31 ft	3017 ft ²	3.4	0.064
S2	#4	30	360°	31 ft	3017 ft ²	3.4	0.064

Overlap Area: 250 SQFT

Actual Application Area: 5784 ft²

GPM: 6.8 GPM

Pump Requirements: GPM 6.8 @ 85.59ft TDH Pump Used: StaRite, 20 GPM ½ HP

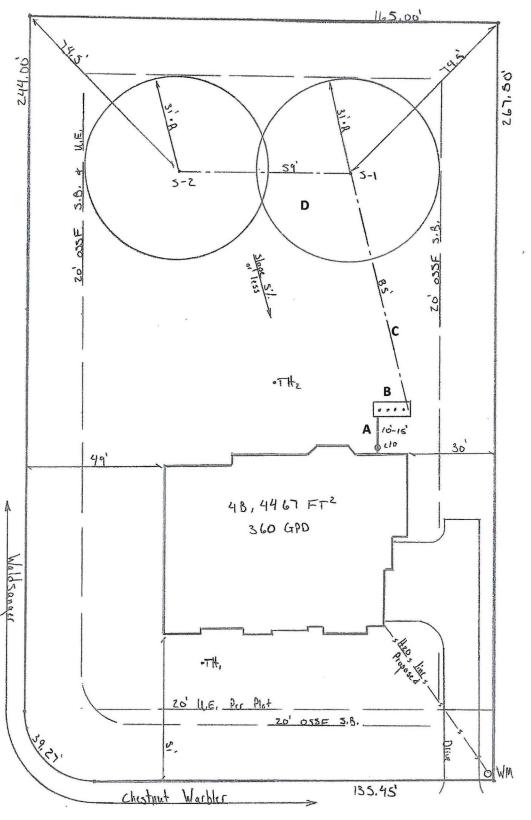
Elevation Head = 10ft

• Pressure Head = $30 \text{ psi } \times 2.30 = 69 \text{ft}$

• Friction Head of 144ft of 1" Sch 40 = 144ft x 0.0458 = 6.59 ft

- Total Dynamic Head (TDH) = 10 + 69 + 6.59 = 85.59 (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.



A = 3" or 4" SCH 40 PVC with 2way Clean Out, 10'-15' from home to tank.

B = 600 GPD ATU (AERIS D-600-M

C = 144' of Purple SCH 40 1" PVC Spray Distribution Line

D = Spray distribution area, TWO (2) Number 4 spray distribution heads. All are operating at 31' radiuses. All are operating at 360 degrees.





SITE PLAN & OSSF DESIGN:

Legal: LOT 75 OF THE WALDSANGER SUB. IN COMAL COUNTY TEXAS

THIS OSSF DESIGN MEETS
THE REQUIREMENTS
OUTLINED IN THE CURRENT
WPAP #202306024211

ASHTON SAN ANTONIO RESIDENTIAL LLC 10696 CHESTNUT WARBLER NEW BRAUNFELS TX 78132

Nicholas Kolbe, R.S. #5115 1825 FM 2438

Seguin, TX 78155

Date: 1/13/2025

Scale: 1"= 70'

INFRASTRUCTURE, OSSF SYSTEM AND HOME DRAWN ARE NOT WITHIN 100 YR FLOOD ZONE. PROPERTY IS IN THE EDWARDS AQUIFER RECHARGE ZONE.

NOTES

- Septic Design is to accommodate a 4 bedroom, less than 4500 saft home with water saving devices. Home to produce No More than 360 GPD Flow. Over-use of 360 GPD may result in System Failure.
- Install an Aerobic Treatment Plant (ATU) as noted on the design. ATU is a AERIS MODEL D-600-M 2. AEROBIC TREATMENT UNIT.
- Install a 2-way cleanout in a 3" or 4" tightline between the house and the tank, slope 1/8in/ft. Tightline 3. shall be 3" or 4" SCH 40 PVC. 10'-15' between home and tank. 2way clean out shall be located no further than 5' from the home.
- Supply line to sprinklers is purple 1" sch 40, 144'. 4.
- S1-S2 are K-Rain Proplus low angle sprinklers with #4 nozzles operating @ 30psi, 31' radius. S-1 AND S-2 are operating at 360 degree rotation.
- 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.
- Timer set to spray between 12:00 AM & 5:00 AM. 8.
- 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 rea 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.

Nicholas Kolbe

SITE PLAN & OSSF DESIGN:

Legal: LOT 75 OF THE WALDSANGER SUB. IN COMAL **COUNTY TEXAS**

ASHTON SAN ANTONIO RESIDENTIAL LLC **10696 CHESTNUT WARBLER NEW BRAUNFELS TX 78132**

Nicholas Kolbe, R.S. #5115

Date: 1/13/2025 1825 FM 2438

Seguin, TX 78155

1-21-25

Scale: 1"= 70'



Aeris Aerobics Gallon Per Chamber:

Aeris Systems Chambers:	Trash	Aeration	Clarifier	Pump
D-500m	568	371	197	763
D-600m (X)	478			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.

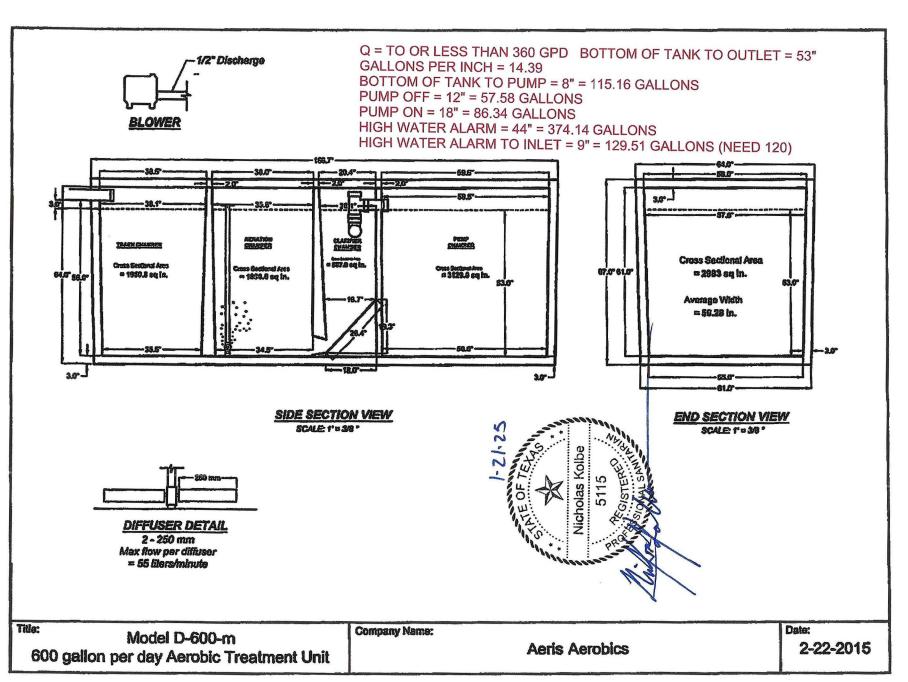
Sincerely yours,

Gulf Coast Testing, Inc.

William B. Daniel IV

Program Manager

Correspondence-2015.06.04.8PE253 Oally Load 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

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	WEIGH
10D0M05221	1/2	5.5	230	1/60	10'	80	16
10DOM05121	1/2	11.0	115	1/60	10°	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

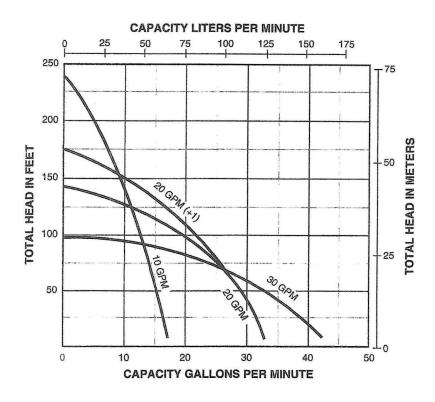
In order to provide the best products possible, specifications are subject to change.



STA-RITE ST.E.P Plus D Series

4" multi-stage submersible effluent pumps

PUMP PERFORMANCE



PUMP	FLOW RATE		PSI												
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						

PUMP	FLOW RATE		BAR												
MODEL	(LPM)	.69	1.38	2.07	2.76	3.45	4.13	4.82	5.51	6.20	6.89	7.58	110		
10D0M05221	37.85			56.8	51.9	48.1	43.5	38.6	31.8	24.6	16.3	3.8			
10D0M05121	37.85			56.8	51.9	48.1	43.5	38.6	31.8	24.6	16.3	3.8			
20D0M05221	75.7			113.6	98.4	81.4	53.7	16.7							
20D0M05121	75.7			113.6	98.4	81.4	53.7	16.7							
30D0M05221	113.55		145.7	126.0	97.7	60.6									
30D0M05121	113.55		145.7	126.0	97.7	60.6									
20D0M05221+1	75.7 + 1			113.4	103.9	90.7	75.6	51.0	22.6						
20D0M05121+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 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.

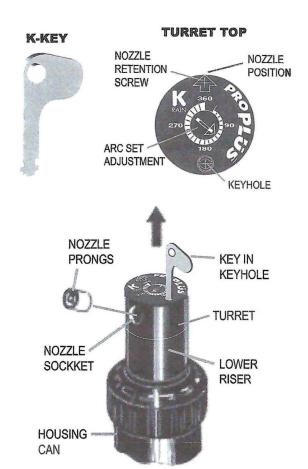
2 ▶ ORIENTING THE LEFT START POSITION

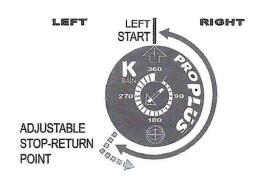
Insert the K-Key in the keyhole on the top of the nozzle turret and turn the key ¼ turn to insure that the key does not slip out of the keyhole when you pull it up. Being careful not to allow the nozzle turret to turn, firmly pull up the entire spring-loaded riser. Hold the lower riser assembly up with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

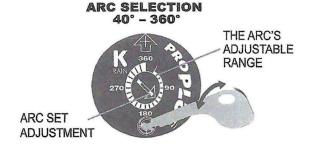
3 ► CHANGING THE ARC

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

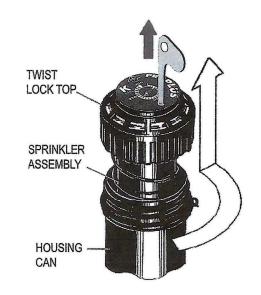
Unscrew the top and lift the complete sprinkler assembly out of the housing can. The filter is located on the bottom of the sprinkler assembly and can be easily pulled out, cleaned and re-installed.

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

	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M³/H		A	麠	A
#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
AND ADDRESS OF A ST	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
verces and a Automotive	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
	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	PRE	SSU	RE	RAI	DIUS	FLOV	V RATE	3	PREC	CIP in/h	r/mn	n/hr
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M³/H		\triangle		\triangle
#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

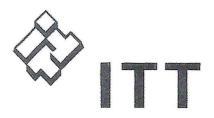
*All precipitation rates calculated for 180° operation. For the precipitation rate for a 360° sprinkler, divide by 2.



K-RAIN MANUFACTURING CORP. 1640 Australian Avenue

Hiviera 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



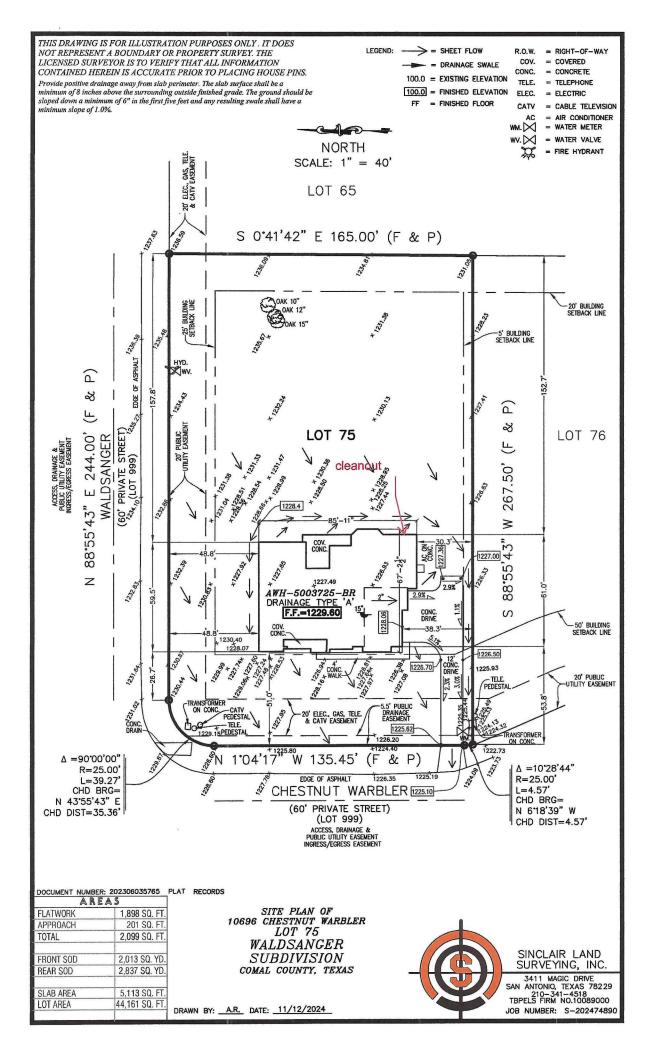
GOULDS PUMPS Residential Water Systems

Friction Loss

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

GPM	GPH	3/8"	1/2"	3/4"	1"	11/4"	11/2"	2"	21/2"	3"	4"	6"	811	10"
Ot 141	Gin	ft.	ft.	ft.	ft.	ft.	ft.							
1	60	4.25	1.38	.356	.11									
2	120	15.13	4.83	1.21	.38	.10						T		
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					1	
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		1		
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.





RE: 10696 Chestnut Warbler

Waldsanger Lot 75

Dear Property Owner & Agent,

Thank you for your submission. We have reviewed the planning materials for the referenced permit application, and unfortunately, they are insufficient. To proceed with processing this permit, we require the following:

Y. Can you point out in the deed which property Lot 75 falls under?

2. Revise accordingly and resubmit.

If you have any questions, you can email me or call the office.

Thank You,

Brandon Olvera Designated Representative OS0034792

Comal County | www.cceo.org | f: 830-608-2078 | e: olverb@co.comal.tx.us |

Olvera, Brandon

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

Sent: Friday, March 7, 2025 12:31 PM **To:** Kyle Lents; Olvera,Brandon

Subject: Re: 118308.pdf

Attachments: Recorded Stamped Deed - 9.15.22 purchase lots 7,8,9,75,76,79.pdf

R.S.#: 5115

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

Permit No. 118308 *10696 Chestnut Warbler*

This permit and property should fall under the 3.173 acre tract out of lot 1 and partially out of lot 2, Heritage Oaks Unit 1 Sub. Pages 4-6 in the attached deed

Respectfully,

Nicholas Kolbe

P: (830) 708-9065

E: KolbeLandCo@Gmail.com

×

TCEQ LIC#: OS0036987, OS0038595

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

THE STATE OF TEXAS §

COUNTY OF COMAL §

CW-BIGBEE, LLC, a Texas limited liability company ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor, in hand paid by ASHTON SAN ANTONIO RESIDENTIAL, L.L.C., a Texas limited liability company ("Grantee"), whose mailing address is 17319 San Pedro, Ste. 140, San Antonio, Texas 78232, the receipt and sufficiency of which are hereby acknowledged by Grantor, has GRANTED, SOLD, AND CONVEYED and, by these presents, does GRANT, SELL, AND CONVEY unto Grantee, subject to all of the reservations, exceptions, and other matters set forth or referred to herein, the following described real property, together with all improvements thereon, if any, and all appurtenances pertaining thereto, including but not limited to, all right, title, and interest of Grantor in and to adjacent streets, easements, and rights-of-way; strips and gores; rights of ingress and egress thereto; all permits, approvals, privileges, and entitlements appurtenant thereto; and utility capacities, including prepaid impact fees, associated therewith (collectively, the "Property"), to-wit:

The real property described on **Exhibit "A"** attached hereto and incorporated herein for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee's successors or assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's 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; provided, however, that this conveyance is made by Grantor and accepted by Grantee subject to (a) the validly existing and enforceable rights, interests, and estates of third parties in connection with the items described in Exhibit "B" attached hereto and made part hereof for all purposes; and (b) all liens securing the payment of taxes or assessments for the current and all subsequent years, except for any taxes or other assessments based on change in use or ownership, including, without limitation, rollback taxes, which remain the obligation of Grantor.

Ad valorem taxes with respect to the Property for the current year have been prorated as of the date hereof.

FILED BY: Texas Investors Title 116 Blanco Rd., Ste 101 Boerne, TX 78006

GF# 20210338A

EXECUTED AND DELIVERED to be effective September 15, 2022.

GRANTOR:

CW-BIGBEE, LLC,

a Texas limited liability company

CW-Trophy, LLC, By:

a Texas limited liability company,

its Manager

By: John Cork, President

COUNTY OF MANUAL

This instrument was acknowledged before me on the Mind day of September, 2022, by John Cork, President of CW-TROPHY, LLC, a Texas limited liability company and the Manager of CW-BIGBEE, LLC, a Texas limited liability company, on behalf of said entities.

(seal)

Notary Public, State of Amore

ALISA R ROTUNDO Notary Public, State of Arizona Maricope County Commission #697154 My Commission Expires Merch 07, 2025

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

[ON FOLLOWING PAGES]



METES AND BOUNDS DESCRIPTION FOR

A 3.173 acre, more or less, tract of land partially out of Lot 1 and partially out of Lot 2, Heritage Oaks Unit One recorded in Volume 10, Page 260 of the Map and Plat Records of Comal County, Texas, in Comal County, Texas. Said 3.173 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING:

At the southeast corner of said Lot 1, the southwest corner of said Lot 2, on the north right-of-way line of State Highway 46, a 100-foot public right-of-way, from which a found ½" iron rod bears N 37°22′58" E, a distance of 0.46 feet, and from which a found TxDOT Right-of-Way Monument (Type II) bears southeasterly, along a non-tangent curve to the right, said curve having a radius of 5,817.92 feet, a central angle of 01°51′19", a chord bearing and distance of S 65°39′13" E, 188.37 feet, for an arc length of 188.38 feet;

THENCE:

N 00°18′31″ E, departing the north right-of-way line of said State Highway 46, over and across said Lot 1, a distance of 409.80 feet to a found ½″ iron rod with a yellow cap stamped "Pape-Dawson" and the POINT OF BEGINNING of the herein described tract;

THENCE:

Over and across said Lot 1 and said Lot 2, the following bearings and distances:

N 30°55'28" E, a distance of 332.94 feet to a found %" iron rod with a yellow cap stamped "Pape-Dawson";

S 74°09'09" E, a distance of 40.24 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 15°50'51" E, a distance of 244.50 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 370.00 feet, a central angle of $70^{\circ}05'54''$, a chord bearing and distance of $336^{\circ}07'14''$ E, 424.97 feet, for an arc length of 452.68 feet to a found %'' iron rod with a yellow cap stamped "Pape-Dawson";

S 01°04'17" E, a distance of 45.95 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

Page 1 of 2

3.173 Ac.

Job No.: 12782-01 Page 2 of 2

Southwesterly, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 43°55'43" W, 35.36 feet, for an arc length of 39.27 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

S 88°55'43" W, a distance of 144.78 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

Southwesterly, along a tangent curve to the left, said curve having a radius of 350.00 feet, a central angle of $49^{\circ}04'26''$, a chord bearing and distance of S $64^{\circ}23'30''$ W, 290.70 feet, for an arc length of 299.78 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

Southwesterly, along a reverse curve to the right, said curve having a radius of 25.00 feet, a central angle of 81°04'12", a chord bearing and distance of S 80°23'23" W, 32.50 feet, for an arc length of 35.37 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

THENCE:

N 59°04'32" W, a distance of 75.17 feet to the POINT OF BEGINNING and containing 3.173 acres in Comal County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12782-01 by Pape-Dawson Engineers, Inc.

NOTE: ½" iron rods with cap stamped "Pape-Dawson" will be set after construction of streets and utilities has been completed.

PREPARED BY:

Pape-Dawson Engineers, Inc.

DATE:

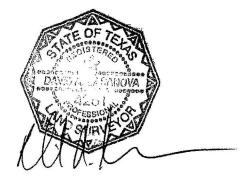
September 14, 2022

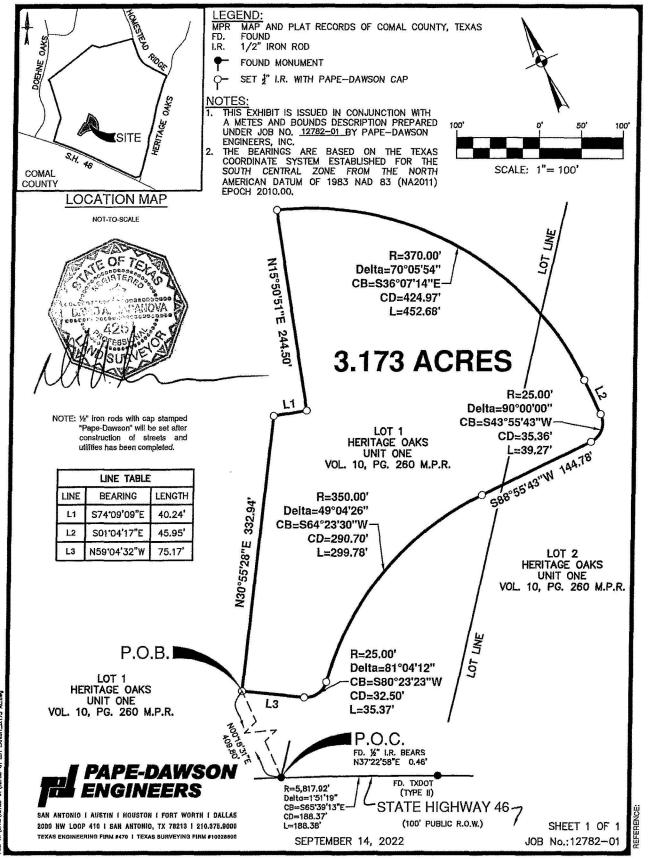
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METES AND BOUNDS DESCRIPTION FOR

A 2.064 acre, more or less, tract of land out of Lot 2, Heritage Oaks Unit One recorded in Volume 10, Page 260 of the Map and Plat Records of Comal County, Texas, in Comal County, Texas. Said 2.064 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING:

At the southeast corner of Lot 1 of said Heritage Oaks Unit One, the southwest corner of said Lot 2, on the north right-of-way line of State Highway 46, a 100-foot public right-of-way, from which a found ½" iron rod bears N 37°22′58" E, a distance of 0.46 feet, and from which a found TxDOT Right-of-Way Monument (Type II) bears southeasterly, along a non-tangent curve to the right, said curve having a radius of 5,817.92 feet, a central angle of 01°51′19", a chord bearing and distance of S 65°39′13" E, 188.37 feet, for an arc length of 188.38 feet;

THENCE:

N 73°40′50″ E, departing the north right-of-way line of said State Highway 46, over and across said Lot 2, a distance of 642.69 feet to a set ½″ iron rod with a yellow cap stamped "Pape-Dawson" and the POINT OF BEGINNING of the herein described tract;

THENCE:

Continuing over and across said Lot 1, the following bearings and distances:

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 57.00 feet, a central angle of 52°14'14", a chord bearing and distance of N 01°20'16" E, 50.19 feet, for an arc length of 51.97 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 24°46'52" W, a distance of 49.93 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

Northwesterly, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of 23°42'35", a chord bearing and distance of N 12°55'34" W, 10.27 feet, for an arc length of 10.35 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 01°04'17" W, a distance of 135.45 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

Page 1 of 2

2.064 Ac.

Job No.: 12782-01 Page 2 of 2

Northeasterly, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of $90^{\circ}00'00''$, a chord bearing and distance of N 43°55'43" E, 35.36 feet, for an arc length of 39.27 feet to a set 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

N 88°55'43" E, a distance of 244.00 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

S 00°41'42" E, a distance of 431.92 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

THENCE:

N 57°08'29" W, a distance of 296.58 feet to the POINT OF BEGINNING and containing 2.064 acres in Comal County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12782-01 by Pape-Dawson Engineers, Inc.

NOTE: 1/2" iron rods with cap stamped "Pape-Dawson" will be set after construction of streets and utilities has been completed.

PREPARED BY:

Pape-Dawson Engineers, Inc.

DATE:

September 14, 2022

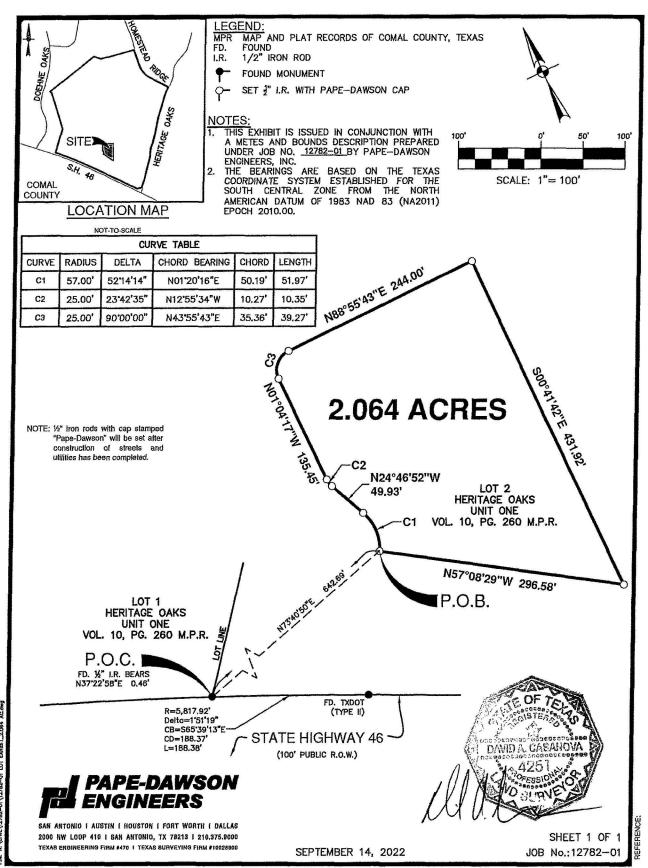
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METES AND BOUNDS DESCRIPTION FOR

A 1.561 acre, more or less, tract of land partially out of Lot 1 and partially out of Lot 2, Heritage Oaks Unit One recorded in Volume 10, Page 260 of the Map and Plat Records of Comal County, Texas, in Comal County, Texas. Said 1.561 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING:

At the southeast corner of said Lot 1, the southwest corner of said Lot 2, on the north right-of-way line of State Highway 46, a 100-foot public right-of-way, from which a found ½" iron rod bears N 37°22′58" E, a distance of 0.46 feet, and from which a found TxDOT Right-of-Way Monument (Type II) bears southeasterly, along a non-tangent curve to the right, said curve having a radius of 5,817.92 feet, a central angle of 01°51′19", a chord bearing and distance of S 65°39′13" E, 188.37 feet, for an arc length of 188.38 feet;

THENCE:

S 84°15'39" E, departing the north right-of-way line of said State Highway 46, over and across said Lot 2, a distance of 146.03 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" at the POINT OF BEGINNING of the herein described tract;

THENCE:

Over and across said Lot 2 and said Lot 1, the following bearings and distances:

N 25°07'14" W, a distance of 67.94 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 14°55'09" E, a distance of 156.01 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

Northeasterly, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of 10°51'19", a chord bearing and distance of N 20°20'49" E, 4.73 feet, for an arc length of 4.74 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 25°46'29" E, a distance of 74.29 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

N 84°21'32" E, a distance of 345.51 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

1.561 Ac. Job No.: 12782-01 Page 2 of 2

S 01°04'17" E, a distance of 17.98 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

Southwesterly, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of 23°42'35", a chord bearing and distance of 5 10°47'00" W, 10.27 feet, for an arc length of 10.35 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 22°38'18" W, a distance of 49.93 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

Southwesterly, along a tangent curve to the left, said curve having a radius of 57.00 feet, a central angle of 14°06'26", a chord bearing and distance of \$ 15°35'04" W, 14.00 feet, for an arc length of 14.03 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

THENCE:

S 57°45'32" W, a distance of 431.00 feet to the POINT OF BEGINNING and containing 1.561 acres in Comal County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12782-01 by Pape-Dawson Engineers, Inc.

NOTE: ½" iron rods with cap stamped "Pape-Dawson" will be set after construction of streets and utilities has been completed.

PREPARED BY:

Pape-Dawson Engineers, Inc.

DATE:

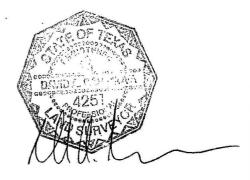
September 14, 2022

JOB NO.

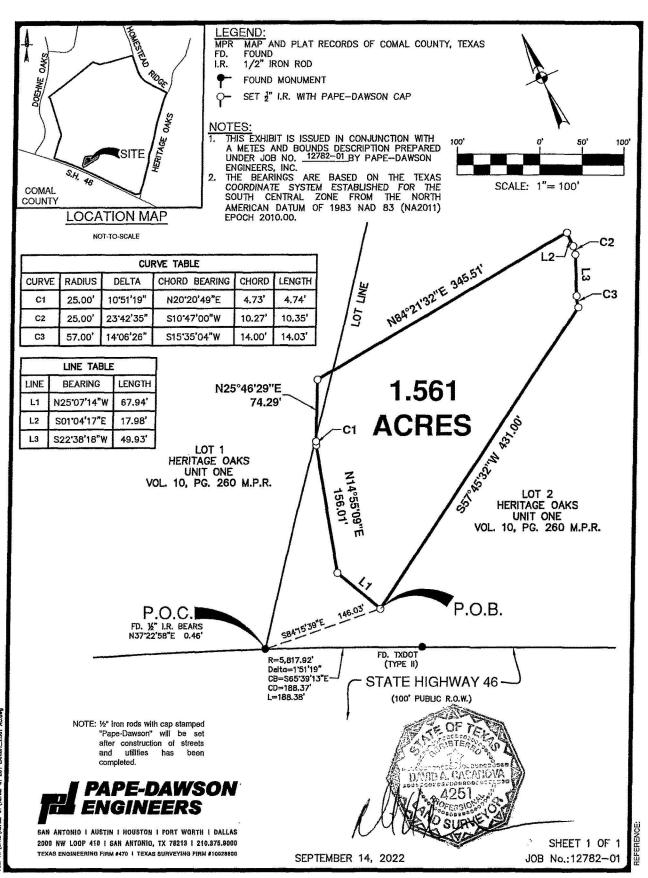
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EXHIBIT "B"

LIST OF PERMITTED EXCEPTIONS

- 1. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, referenced in Warranty Deed with Vendor's Lien dated June 14, 1985, recorded June 20, 2985, in Volume 453, Page 498, Deed Records of Comal County, Texas.
- 2. Electric Line Right-of-Way Agreement granted by Ron Bigbee and wife, Elaine Bigbee to New Braunfels Utilities Board of Trustees, dated February 28, 1995, recorded on April 17, 1995, under Document No. 464030, Official Public Records of Comal County, Texas.
- 3. Non-Access Easement executed by Smithson Valley Heritage Oaks Property Owner's Association, Inc., dated October 31, 1995, recorded November 13, 1995, under Document No. 9506479228, Official Public Records of Comal County, Texas.
- 4. Electric Line Right-of-Way Agreement granted by Ron Bigbee and wife, Elaine Bigbee, to New Braunfels Utilities Board of Trustees, dated February 12, 1996, recorded March 11, 1996, under Document No. 9606005224, Official Public Records of Comal County, Texas.
- 5. 20' Utility Easement along lot lines adjacent to a road as shown on Plat recorded in Volume 10, Page 260, Map and Plat Records of Comal County, Texas.
- 6. 25' Building Setback Line along lot lines as shown on Plat recorded in Volume 10, Page 260, Map and Plat Records of Comal County, Texas.
- 7. Channel Easement as shown on Plat recorded in Volume 10, Page 260, Map and Plat Records of Comal County, Texas.

Filed and Recorded Official Public Records Bobbie Koepp, County Clerk Comal County, Texas 09/15/2022 12:15:37 PM LAURA 13 Pages(s) 202206041226



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

THE STATE OF TEXAS \$

COUNTY OF COMAL \$

CW-BIGBEE, LLC, a Texas limited liability company ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor, in hand paid by ASHTON SAN ANTONIO RESIDENTIAL, L.L.C., a Texas limited liability company ("Grantee"), whose mailing address is 17319 San Pedro, Ste. 140, San Antonio, Texas 78232, the receipt and sufficiency of which are hereby acknowledged by Grantor, has GRANTED, SOLD, AND CONVEYED and, by these presents, does GRANT, SELL, AND CONVEY unto Grantee, subject to all of the reservations, exceptions, and other matters set forth or referred to herein, the following described real property, together with all improvements thereon, if any, and all appurtenances pertaining thereto, including but not limited to, all right, title, and interest of Grantor in and to adjacent streets, easements, and rights-of-way; strips and gores; rights of ingress and egress thereto; all permits, approvals, privileges, and entitlements appurtenant thereto; and utility capacities, including prepaid impact fees, associated therewith (collectively, the "Property"), to-wit:

The real property described on **Exhibit "A"** attached hereto and incorporated herein for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee's successors or assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's 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; provided, however, that this conveyance is made by Grantor and accepted by Grantee subject to (a) the validly existing and enforceable rights, interests, and estates of third parties in connection with the items described in Exhibit "B" attached hereto and made part hereof for all purposes; and (b) all liens securing the payment of taxes or assessments for the current and all subsequent years, except for any taxes or other assessments based on change in use or ownership, including, without limitation, rollback taxes, which remain the obligation of Grantor.

Ad valorem taxes with respect to the Property for the current year have been prorated as of the date hereof.

FILED BY: Texas Investors Title 116 Blanco Rd., Ste 101 Boerne, TX 78006

GF# 20210338A

EXECUTED AND DELIVERED to be effective September 15, 2022.

GRANTOR:

CW-BIGBEE, LLC,

a Texas limited liability company

By:

CW-Trophy, LLC,

a Texas limited liability company,

its Manager

By:

John Cork, President

ALISA R ROTUNDO Notary Public, State of Arizona Maricopa County Commission # 597154 My Commission Expires March 07, 2025

COUNTY OF Manufic

This instrument was acknowledged before me on the 14th day of September, 2022, by John Cork, President of CW-TROPHY, LLC, a Texas limited liability company and the Manager of CW-BIGBEE, LLC, a Texas limited liability company, on behalf of said entities.

(seal)

Notary Public, State of Amore

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

[ON FOLLOWING PAGES]



METES AND BOUNDS DESCRIPTION **FOR**

A 3.173 acre, more or less, tract of land partially out of Lot 1 and partially out of Lot 2, Heritage Oaks Unit One recorded in Volume 10, Page 260 of the Map and Plat Records of Comal County, Texas, in Comal County, Texas. Said 3.173 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING:

At the southeast corner of said Lot 1, the southwest corner of said Lot 2, on the north right-of-way line of State Highway 46, a 100-foot public right-of-way, from which a found 1/2" iron rod bears N 37°22'58" E, a distance of 0.46 feet, and from which a found TxDOT Right-of-Way Monument (Type II) bears southeasterly, along a non-tangent curve to the right, said curve having a radius of 5,817.92 feet, a central angle of 01°51′19", a chord bearing and distance of S 65°39′13" E, 188.37 feet, for an arc length of 188.38 feet;

THENCE:

N 00°18'31" E, departing the north right-of-way line of said State Highway 46, over and across said Lot 1, a distance of 409.80 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson" and the POINT OF BEGINNING of the herein described tract;

THENCE:

Over and across said Lot 1 and said Lot 2, the following bearings and distances:

N 30°55'28" E, a distance of 332.94 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

S 74°09'09" E, a distance of 40.24 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

N 15°50'51" E, a distance of 244.50 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 370.00 feet, a central angle of 70°05'54", a chord bearing and distance of S 36°07'14" E, 424.97 feet, for an arc length of 452.68 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 01°04'17" E, a distance of 45.95 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

3.173 Ac.

Job No.: 12782-01

Page 2 of 2

Southwesterly, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 43°55'43" W, 35.36 feet, for an arc length of 39.27 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 88°55'43" W, a distance of 144.78 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

Southwesterly, along a tangent curve to the left, said curve having a radius of 350.00 feet, a central angle of 49°04'26", a chord bearing and distance of S 64°23'30" W, 290.70 feet, for an arc length of 299.78 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

Southwesterly, along a reverse curve to the right, said curve having a radius of 25.00 feet, a central angle of $81^{\circ}04'12''$, a chord bearing and distance of S $80^{\circ}23'23''$ W, 32.50 feet, for an arc length of 35.37 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

THENCE:

N 59°04'32" W, a distance of 75.17 feet to the POINT OF BEGINNING and containing 3.173 acres in Comal County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12782-01 by Pape-Dawson Engineers, Inc.

NOTE: ½" iron rods with cap stamped "Pape-Dawson" will be set after construction of streets and utilities has been completed.

PREPARED BY:

Pape-Dawson Engineers, Inc.

DATE:

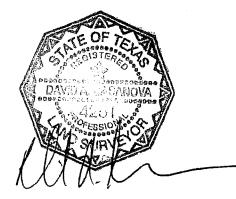
September 14, 2022

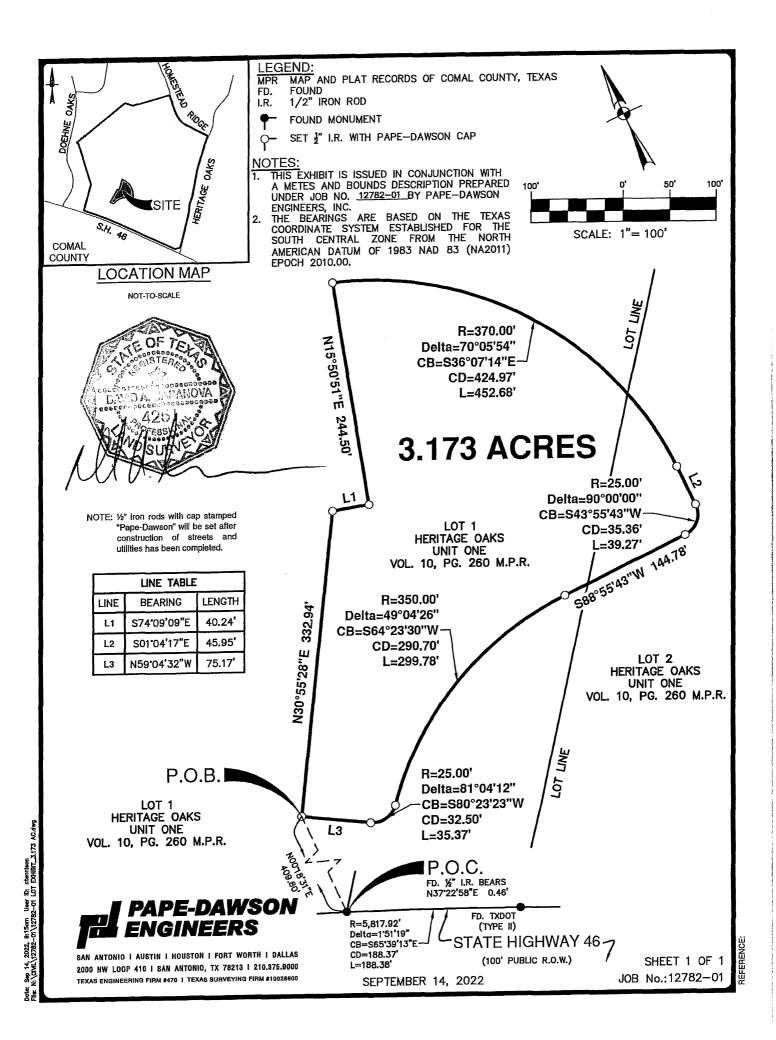
JOB NO.

12782-01

DOC. ID.

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METES AND BOUNDS DESCRIPTION FOR

A 2.064 acre, more or less, tract of land out of Lot 2, Heritage Oaks Unit One recorded in Volume 10, Page 260 of the Map and Plat Records of Comal County, Texas, in Comal County, Texas. Said 2.064 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING:

At the southeast corner of Lot 1 of said Heritage Oaks Unit One, the southwest corner of said Lot 2, on the north right-of-way line of State Highway 46, a 100-foot public right-of-way, from which a found ½" iron rod bears N 37°22′58" E, a distance of 0.46 feet, and from which a found TxDOT Right-of-Way Monument (Type II) bears southeasterly, along a non-tangent curve to the right, said curve having a radius of 5,817.92 feet, a central angle of 01°51′19", a chord bearing and distance of S 65°39′13" E, 188.37 feet, for an arc length of 188.38 feet;

THENCE:

N 73°40′50″ E, departing the north right-of-way line of said State Highway 46, over and across said Lot 2, a distance of 642.69 feet to a set ½″ iron rod with a yellow cap stamped "Pape-Dawson" and the POINT OF BEGINNING of the herein described tract;

THENCE:

Continuing over and across said Lot 1, the following bearings and distances:

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 57.00 feet, a central angle of 52°14'14", a chord bearing and distance of N 01°20'16" E, 50.19 feet, for an arc length of 51.97 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 24°46'52" W, a distance of 49.93 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

Northwesterly, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of $23^{\circ}42'35"$, a chord bearing and distance of N $12^{\circ}55'34"$ W, 10.27 feet, for an arc length of 10.35 feet to a set %" iron rod with a yellow cap stamped "Pape-Dawson";

N 01°04'17" W, a distance of 135.45 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

2.064 Ac.

Job No.: 12782-01

Page 2 of 2

Northeasterly, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 43°55'43" E, 35.36 feet, for an arc length of 39.27 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 88°55'43" E, a distance of 244.00 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 00°41'42" E, a distance of 431.92 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

THENCE: N 57°08'29" W, a distance of 296.58 feet to the POINT OF BEGINNING and containing

2.064 acres in Comal County, Texas. Said tract being described in conjunction with an

exhibit prepared under job number 12782-01 by Pape-Dawson Engineers, Inc.

NOTE: ½" iron rods with cap stamped "Pape-Dawson" will be set after construction of streets and utilities

has been completed.

PREPARED BY:

Pape-Dawson Engineers, Inc.

DATE:

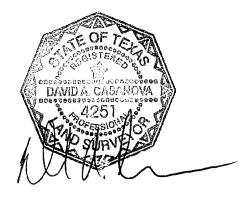
September 14, 2022

JOB NO.

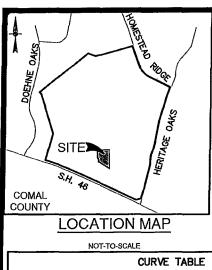
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LEGEND:

MPR MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS

. FOUND

I.R. 1/2" IRON ROD

FOUND MONUMENT

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>- SET ½" I.R. WITH PAPE-DAWSON CAP

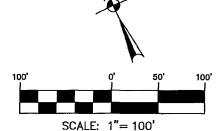
NOTES:

I. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 12782-01 BY PAPE-DAWSON ENGINEERS, INC.

2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

N88° 55' 43"E 244.00'

2.064 ACRES



CURVE TABLE								
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH			
C1	57.00'	52'14'14"	N01°20'16"E	50.19'	51.97'			
C2	25.00'	23'42'35"	N12*55'34"W	10.27	10.35'			
СЗ	25.00'	90'00'00"	N43°55′43″E	35.36'	39.27			

NOTE: ½" iron rods with cap stamped "Pape-Dawson" will be set after construction of streets and

SEPTEMBER 14, 2022

SHEET 1 OF 1

JOB No.:12782-01

utilities has been completed. N24°46'52"W LOT 2 HERITAGE OAKS 49.93' UNIT ONE VOL. 10, PG. 260 M.P.R. N57°08'29"W 296.58' P.O.B. LOT 1 HERITAGE OAKS UNIT ONE VOL. 10, PG. 260 M.P.R. P.O.C. 1 FD. ½" I.R. BEARS N37'22'58"E 0.46' FD. TXDOT R=5,817.92 (TYPE II) Delta=1'51'19" CB=S65'39'13"E STATE HIGHWAY 46 CD=188.37 L=188.38 (100' PUBLIC R.O.W.)

Sep 14, 2022, B:15cm Uber ID: chemiten H:\GML\Z782-ch\j2782-ch LOT BotiatT_2.084 AC.dwg

Delta=1'51'19"
CB=S65'39'13"E
CD=188.37'
L=188.38'
STATE HIGHWAY 46
(100' PUBLIC R.O.W.)

FIRE PAPE-DAWSON
ENGINEERS

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.8000
TEXAS ENGINEERING FIRM 4770 I TEXAS SURVEYING FIRM #10028800

ELECTRICE:



METES AND BOUNDS DESCRIPTION FOR

A 1.561 acre, more or less, tract of land partially out of Lot 1 and partially out of Lot 2, Heritage Oaks Unit One recorded in Volume 10, Page 260 of the Map and Plat Records of Comal County, Texas, in Comal County, Texas. Said 1.561 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING:

At the southeast corner of said Lot 1, the southwest corner of said Lot 2, on the north right-of-way line of State Highway 46, a 100-foot public right-of-way, from which a found ½" iron rod bears N 37°22′58" E, a distance of 0.46 feet, and from which a found TxDOT Right-of-Way Monument (Type II) bears southeasterly, along a non-tangent curve to the right, said curve having a radius of 5,817.92 feet, a central angle of 01°51′19", a chord bearing and distance of S 65°39′13" E, 188.37 feet, for an arc length of 188.38 feet;

THENCE:

S 84°15′39″ E, departing the north right-of-way line of said State Highway 46, over and across said Lot 2, a distance of 146.03 feet to a set $\frac{1}{2}$ ″ iron rod with a yellow cap stamped "Pape-Dawson" at the POINT OF BEGINNING of the herein described tract;

THENCE:

Over and across said Lot 2 and said Lot 1, the following bearings and distances:

N 25°07'14" W, a distance of 67.94 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

N 14°55'09" E, a distance of 156.01 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

Northeasterly, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of $10^{\circ}51'19"$, a chord bearing and distance of N $20^{\circ}20'49"$ E, 4.73 feet, for an arc length of 4.74 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

N 25°46'29" E, a distance of 74.29 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

N 84°21'32" E, a distance of 345.51 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

1.561 Ac.

Job No.: 12782-01

Page 2 of 2

S $01^{\circ}04'17''$ E, a distance of 17.98 feet to a set $\frac{1}{2}$ iron rod with a yellow cap stamped "Pape-Dawson";

Southwesterly, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of 23°42'35", a chord bearing and distance of S $10^{\circ}47'00$ " W, 10.27 feet, for an arc length of 10.35 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

S 22°38'18" W, a distance of 49.93 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

Southwesterly, along a tangent curve to the left, said curve having a radius of 57.00 feet, a central angle of $14^{\circ}06'26''$, a chord bearing and distance of S $15^{\circ}35'04''$ W, 14.00 feet, for an arc length of 14.03 feet to a set 1/2'' iron rod with a yellow cap stamped "Pape-Dawson";

THENCE:

S 57°45'32" W, a distance of 431.00 feet to the POINT OF BEGINNING and containing 1.561 acres in Comal County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12782-01 by Pape-Dawson Engineers, Inc.

NOTE: ½" iron rods with cap stamped "Pape-Dawson" will be set after construction of streets and utilities has been completed.

PREPARED BY:

Pape-Dawson Engineers, Inc.

DATE:

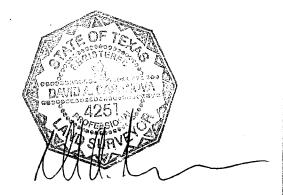
September 14, 2022

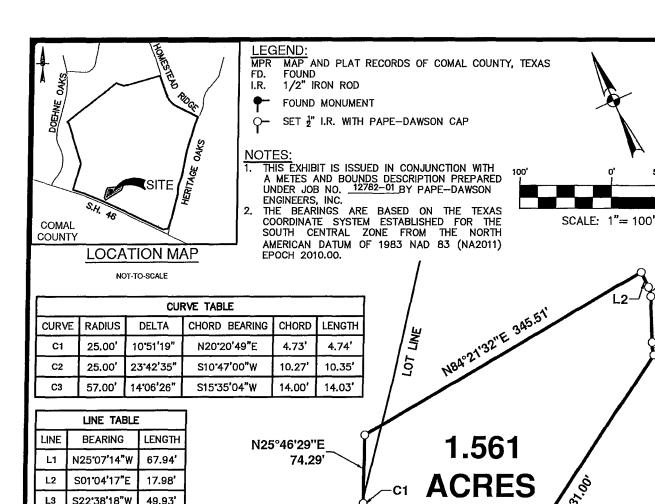
JOB NO.

12782-01

DOC. ID.

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S22'38'18"W 49.93' LOT 1 HERITAGE OAKS UNIT ONE N14°55'09"E 156.01' VOL. 10, PG. 260 M.P.R. LOT 2 HERITAGE OAKS UNIT ONE VOL. 10, PG. 260 M.P.R. 146.03 P.O.B. P.O.C. FD. 1/2" I.R. BEARS N37'22'58"E 0.46' FD. TXDOT R=5,817.92 (TYPE II) Delta=1'51'19" CB=S65'39'13"E-STATE HIGHWAY 46. CD=188.37'

L=188.38'

SEPTEMBER 14, 2022

NOTE: ½" iron rods with cap stamped "Pape-Dawson" will be set after construction of streets and utilities has been completed.

PAPE-DAWSON ENGINEERS

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375,9000 TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800 OF Topic of the Control of the Contr

(100' PUBLIC R.O.W.)

SHEET 1 OF 1

100'

C2

C3

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JOB No.:12782-01

EXHIBIT "B"

LIST OF PERMITTED EXCEPTIONS

- 1. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, referenced in Warranty Deed with Vendor's Lien dated June 14, 1985, recorded June 20, 2985, in Volume 453, Page 498, Deed Records of Comal County, Texas.
- 2. Electric Line Right-of-Way Agreement granted by Ron Bigbee and wife, Elaine Bigbee to New Braunfels Utilities Board of Trustees, dated February 28, 1995, recorded on April 17, 1995, under Document No. 464030, Official Public Records of Comal County, Texas.
- 3. Non-Access Easement executed by Smithson Valley Heritage Oaks Property Owner's Association, Inc., dated October 31, 1995, recorded November 13, 1995, under Document No. 9506479228, Official Public Records of Comal County, Texas.
- 4. Electric Line Right-of-Way Agreement granted by Ron Bigbee and wife, Elaine Bigbee, to New Braunfels Utilities Board of Trustees, dated February 12, 1996, recorded March 11, 1996, under Document No. 9606005224, Official Public Records of Comal County, Texas.
- 5. 20' Utility Easement along lot lines adjacent to a road as shown on Plat recorded in Volume 10, Page 260, Map and Plat Records of Comal County, Texas.
- 6. 25' Building Setback Line along lot lines as shown on Plat recorded in Volume 10, Page 260, Map and Plat Records of Comal County, Texas.
- 7. Channel Easement as shown on Plat recorded in Volume 10, Page 260, Map and Plat Records of Comal County, Texas.

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

THE STATE OF TEXAS \$

COUNTY OF COMAL \$

CW-BIGBEE, LLC, a Texas limited liability company ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor, in hand paid by ASHTON SAN ANTONIO RESIDENTIAL, L.L.C., a Texas limited liability company ("Grantee"), whose mailing address is 17319 San Pedro, Ste. 140, San Antonio, Texas 78232, the receipt and sufficiency of which are hereby acknowledged by Grantor, has GRANTED, SOLD, AND CONVEYED and, by these presents, does GRANT, SELL, AND CONVEY unto Grantee, subject to all of the reservations, exceptions, and other matters set forth or referred to herein, the following described real property, together with all improvements thereon, if any, and all appurtenances pertaining thereto, including but not limited to, all right, title, and interest of Grantor in and to adjacent streets, easements, and rights-of-way; strips and gores; rights of ingress and egress thereto; all permits, approvals, privileges, and entitlements appurtenant thereto; and utility capacities, including prepaid impact fees, associated therewith (collectively, the "Property"), to-wit:

The real property described on **Exhibit "A"** attached hereto and incorporated herein for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee's successors or assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's 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; provided, however, that this conveyance is made by Grantor and accepted by Grantee subject to (a) the validly existing and enforceable rights, interests, and estates of third parties in connection with the items described in Exhibit "B" attached hereto and made part hereof for all purposes; and (b) all liens securing the payment of taxes or assessments for the current and all subsequent years, except for any taxes or other assessments based on change in use or ownership, including, without limitation, rollback taxes, which remain the obligation of Grantor.

Ad valorem taxes with respect to the Property for the current year have been prorated as of the date hereof.

FILED BY: Texas Investors Title 116 Blanco Rd., Ste 101 Boerne, TX 78006

GF# 20210338A

EXECUTED AND DELIVERED to be effective September 15, 2022.

GRANTOR:

CW-BIGBEE, LLC,

a Texas limited liability company

By:

CW-Trophy, LLC,

a Texas limited liability company,

its Manager

By:

John Cork, President

ALISA R ROTUNDO Notary Public, State of Arizona Maricopa County Commission # 597154 My Commission Expires March 07, 2025

COUNTY OF Manufic

This instrument was acknowledged before me on the 14th day of September, 2022, by John Cork, President of CW-TROPHY, LLC, a Texas limited liability company and the Manager of CW-BIGBEE, LLC, a Texas limited liability company, on behalf of said entities.

(seal)

Notary Public, State of Amore

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

[ON FOLLOWING PAGES]



METES AND BOUNDS DESCRIPTION **FOR**

A 3.173 acre, more or less, tract of land partially out of Lot 1 and partially out of Lot 2, Heritage Oaks Unit One recorded in Volume 10, Page 260 of the Map and Plat Records of Comal County, Texas, in Comal County, Texas. Said 3.173 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING:

At the southeast corner of said Lot 1, the southwest corner of said Lot 2, on the north right-of-way line of State Highway 46, a 100-foot public right-of-way, from which a found 1/2" iron rod bears N 37°22'58" E, a distance of 0.46 feet, and from which a found TxDOT Right-of-Way Monument (Type II) bears southeasterly, along a non-tangent curve to the right, said curve having a radius of 5,817.92 feet, a central angle of 01°51′19", a chord bearing and distance of S 65°39′13" E, 188.37 feet, for an arc length of 188.38 feet;

THENCE:

N 00°18'31" E, departing the north right-of-way line of said State Highway 46, over and across said Lot 1, a distance of 409.80 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson" and the POINT OF BEGINNING of the herein described tract;

THENCE:

Over and across said Lot 1 and said Lot 2, the following bearings and distances:

N 30°55'28" E, a distance of 332.94 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

S 74°09'09" E, a distance of 40.24 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

N 15°50'51" E, a distance of 244.50 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 370.00 feet, a central angle of 70°05'54", a chord bearing and distance of S 36°07'14" E, 424.97 feet, for an arc length of 452.68 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 01°04'17" E, a distance of 45.95 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

3.173 Ac.

Job No.: 12782-01

Page 2 of 2

Southwesterly, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 43°55'43" W, 35.36 feet, for an arc length of 39.27 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 88°55'43" W, a distance of 144.78 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

Southwesterly, along a tangent curve to the left, said curve having a radius of 350.00 feet, a central angle of 49°04'26", a chord bearing and distance of S 64°23'30" W, 290.70 feet, for an arc length of 299.78 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

Southwesterly, along a reverse curve to the right, said curve having a radius of 25.00 feet, a central angle of 81°04'12", a chord bearing and distance of S 80°23'23" W, 32.50 feet, for an arc length of 35.37 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

THENCE:

N 59°04'32" W, a distance of 75.17 feet to the POINT OF BEGINNING and containing 3.173 acres in Comal County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12782-01 by Pape-Dawson Engineers, Inc.

NOTE: ½" iron rods with cap stamped "Pape-Dawson" will be set after construction of streets and utilities has been completed.

PREPARED BY:

Pape-Dawson Engineers, Inc.

DATE:

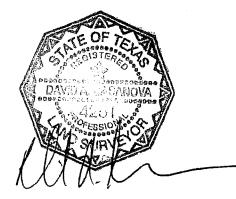
September 14, 2022

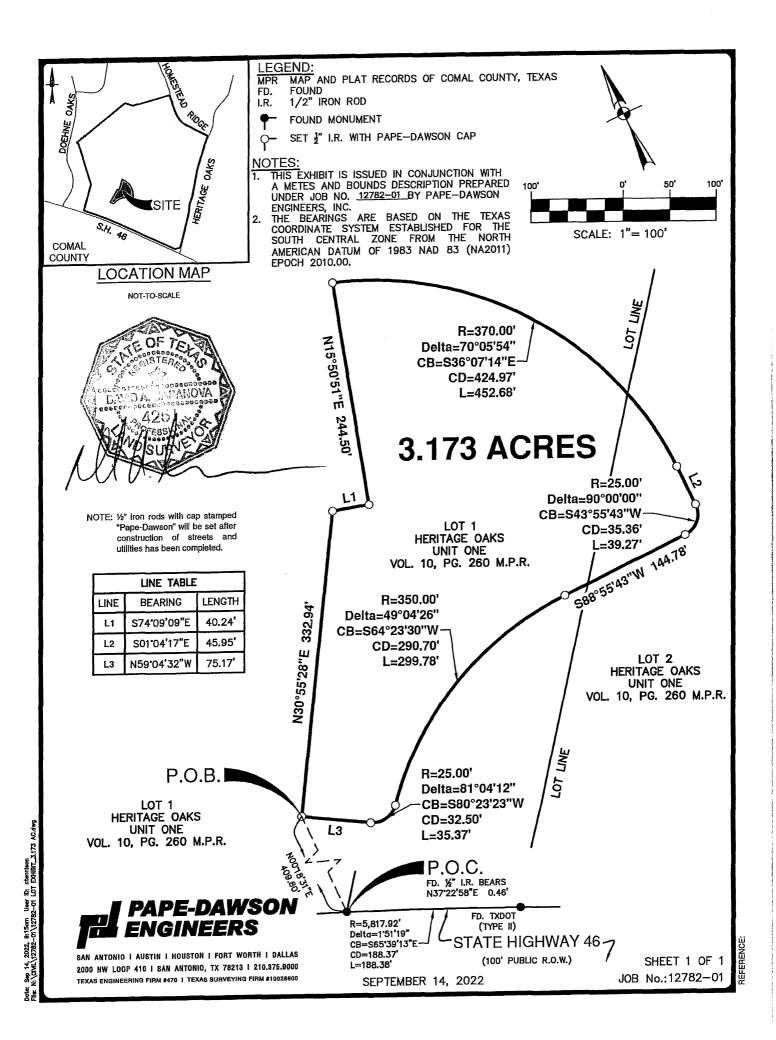
JOB NO.

12782-01

DOC. ID.

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METES AND BOUNDS DESCRIPTION FOR

A 2.064 acre, more or less, tract of land out of Lot 2, Heritage Oaks Unit One recorded in Volume 10, Page 260 of the Map and Plat Records of Comal County, Texas, in Comal County, Texas. Said 2.064 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING:

At the southeast corner of Lot 1 of said Heritage Oaks Unit One, the southwest corner of said Lot 2, on the north right-of-way line of State Highway 46, a 100-foot public right-of-way, from which a found ½" iron rod bears N 37°22′58" E, a distance of 0.46 feet, and from which a found TxDOT Right-of-Way Monument (Type II) bears southeasterly, along a non-tangent curve to the right, said curve having a radius of 5,817.92 feet, a central angle of 01°51′19", a chord bearing and distance of S 65°39′13" E, 188.37 feet, for an arc length of 188.38 feet;

THENCE:

N 73°40′50″ E, departing the north right-of-way line of said State Highway 46, over and across said Lot 2, a distance of 642.69 feet to a set ½″ iron rod with a yellow cap stamped "Pape-Dawson" and the POINT OF BEGINNING of the herein described tract;

THENCE:

Continuing over and across said Lot 1, the following bearings and distances:

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 57.00 feet, a central angle of 52°14'14", a chord bearing and distance of N 01°20'16" E, 50.19 feet, for an arc length of 51.97 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 24°46'52" W, a distance of 49.93 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

Northwesterly, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of $23^{\circ}42'35"$, a chord bearing and distance of N $12^{\circ}55'34"$ W, 10.27 feet, for an arc length of 10.35 feet to a set %" iron rod with a yellow cap stamped "Pape-Dawson";

N 01°04'17" W, a distance of 135.45 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

2.064 Ac.

Job No.: 12782-01

Page 2 of 2

Northeasterly, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 43°55'43" E, 35.36 feet, for an arc length of 39.27 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 88°55'43" E, a distance of 244.00 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 00°41'42" E, a distance of 431.92 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

THENCE: N 57°08'29" W, a distance of 296.58 feet to the POINT OF BEGINNING and containing

2.064 acres in Comal County, Texas. Said tract being described in conjunction with an

exhibit prepared under job number 12782-01 by Pape-Dawson Engineers, Inc.

NOTE: ½" iron rods with cap stamped "Pape-Dawson" will be set after construction of streets and utilities

has been completed.

PREPARED BY:

Pape-Dawson Engineers, Inc.

DATE:

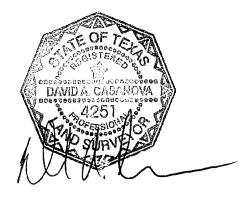
September 14, 2022

JOB NO.

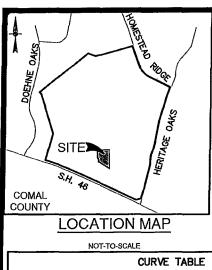
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LEGEND:

MPR MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS

. FOUND

I.R. 1/2" IRON ROD

FOUND MONUMENT

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>- SET ½" I.R. WITH PAPE-DAWSON CAP

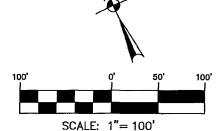
NOTES:

I. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 12782-01 BY PAPE-DAWSON ENGINEERS, INC.

2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

N88° 55' 43"E 244.00'

2.064 ACRES



CURVE TABLE								
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH			
C1	57.00'	52'14'14"	N01°20'16"E	50.19'	51.97'			
C2	25.00'	23'42'35"	N12*55'34"W	10.27	10.35'			
СЗ	25.00'	90'00'00"	N43°55′43″E	35.36'	39.27			

NOTE: ½" iron rods with cap stamped "Pape-Dawson" will be set after construction of streets and

SEPTEMBER 14, 2022

SHEET 1 OF 1

JOB No.:12782-01

utilities has been completed. N24°46'52"W LOT 2 HERITAGE OAKS 49.93' UNIT ONE VOL. 10, PG. 260 M.P.R. N57°08'29"W 296.58' P.O.B. LOT 1 HERITAGE OAKS UNIT ONE VOL. 10, PG. 260 M.P.R. P.O.C. 1 FD. ½" I.R. BEARS N37'22'58"E 0.46' FD. TXDOT R=5,817.92 (TYPE II) Delta=1'51'19" CB=S65'39'13"E STATE HIGHWAY 46 CD=188.37 L=188.38 (100' PUBLIC R.O.W.)

Sep 14, 2022, B:15cm Uber ID: chemiten H:\GML\Z782-ch\j2782-ch LOT BotiatT_2.084 AC.dwg

Delta=1'51'19"
CB=S65'39'13"E
CD=188.37'
L=188.38'
STATE HIGHWAY 46
(100' PUBLIC R.O.W.)

FIRE PAPE-DAWSON
ENGINEERS

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.8000
TEXAS ENGINEERING FIRM 4770 I TEXAS SURVEYING FIRM #10028800

ELECTRICE:



METES AND BOUNDS DESCRIPTION FOR

A 1.561 acre, more or less, tract of land partially out of Lot 1 and partially out of Lot 2, Heritage Oaks Unit One recorded in Volume 10, Page 260 of the Map and Plat Records of Comal County, Texas, in Comal County, Texas. Said 1.561 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING:

At the southeast corner of said Lot 1, the southwest corner of said Lot 2, on the north right-of-way line of State Highway 46, a 100-foot public right-of-way, from which a found ½" iron rod bears N 37°22′58" E, a distance of 0.46 feet, and from which a found TxDOT Right-of-Way Monument (Type II) bears southeasterly, along a non-tangent curve to the right, said curve having a radius of 5,817.92 feet, a central angle of 01°51′19", a chord bearing and distance of S 65°39′13" E, 188.37 feet, for an arc length of 188.38 feet;

THENCE:

S 84°15′39″ E, departing the north right-of-way line of said State Highway 46, over and across said Lot 2, a distance of 146.03 feet to a set $\frac{1}{2}$ ″ iron rod with a yellow cap stamped "Pape-Dawson" at the POINT OF BEGINNING of the herein described tract;

THENCE:

Over and across said Lot 2 and said Lot 1, the following bearings and distances:

N 25°07'14" W, a distance of 67.94 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

N 14°55'09" E, a distance of 156.01 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

Northeasterly, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of $10^{\circ}51'19"$, a chord bearing and distance of N $20^{\circ}20'49"$ E, 4.73 feet, for an arc length of 4.74 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

N 25°46'29" E, a distance of 74.29 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

N 84°21'32" E, a distance of 345.51 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

1.561 Ac.

Job No.: 12782-01

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S $01^{\circ}04'17''$ E, a distance of 17.98 feet to a set $\frac{1}{2}$ iron rod with a yellow cap stamped "Pape-Dawson";

Southwesterly, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of 23°42'35", a chord bearing and distance of S $10^{\circ}47'00$ " W, 10.27 feet, for an arc length of 10.35 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

S 22°38'18" W, a distance of 49.93 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

Southwesterly, along a tangent curve to the left, said curve having a radius of 57.00 feet, a central angle of $14^{\circ}06'26''$, a chord bearing and distance of S $15^{\circ}35'04''$ W, 14.00 feet, for an arc length of 14.03 feet to a set 1/2'' iron rod with a yellow cap stamped "Pape-Dawson";

THENCE:

S 57°45'32" W, a distance of 431.00 feet to the POINT OF BEGINNING and containing 1.561 acres in Comal County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12782-01 by Pape-Dawson Engineers, Inc.

NOTE: ½" iron rods with cap stamped "Pape-Dawson" will be set after construction of streets and utilities has been completed.

PREPARED BY:

Pape-Dawson Engineers, Inc.

DATE:

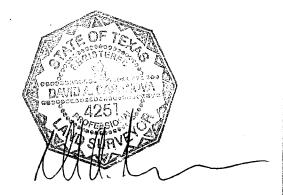
September 14, 2022

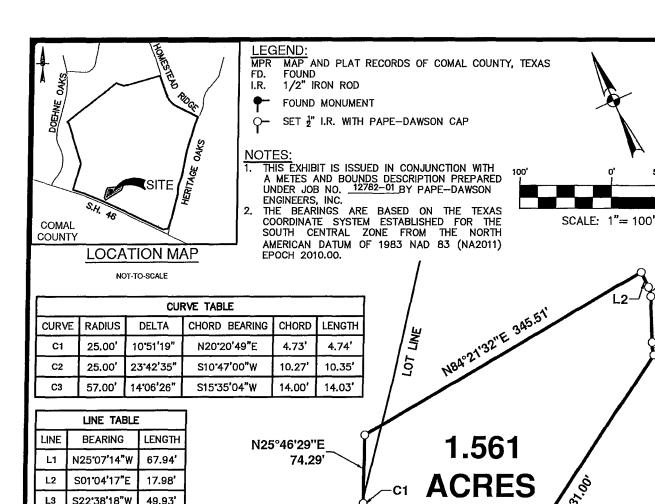
JOB NO.

12782-01

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S22'38'18"W 49.93' LOT 1 HERITAGE OAKS UNIT ONE N14°55'09"E 156.01' VOL. 10, PG. 260 M.P.R. LOT 2 HERITAGE OAKS UNIT ONE VOL. 10, PG. 260 M.P.R. 146.03 P.O.B. P.O.C. FD. 1/2" I.R. BEARS N37'22'58"E 0.46' FD. TXDOT R=5,817.92 (TYPE II) Delta=1'51'19" CB=S65'39'13"E-STATE HIGHWAY 46. CD=188.37'

L=188.38'

SEPTEMBER 14, 2022

NOTE: ½" iron rods with cap stamped "Pape-Dawson" will be set after construction of streets and utilities has been completed.

PAPE-DAWSON ENGINEERS

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375,9000 TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800 OF Topic of the Control of the Contr

(100' PUBLIC R.O.W.)

SHEET 1 OF 1

100'

C2

C3

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JOB No.:12782-01

EXHIBIT "B"

LIST OF PERMITTED EXCEPTIONS

- 1. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, referenced in Warranty Deed with Vendor's Lien dated June 14, 1985, recorded June 20, 2985, in Volume 453, Page 498, Deed Records of Comal County, Texas.
- 2. Electric Line Right-of-Way Agreement granted by Ron Bigbee and wife, Elaine Bigbee to New Braunfels Utilities Board of Trustees, dated February 28, 1995, recorded on April 17, 1995, under Document No. 464030, Official Public Records of Comal County, Texas.
- 3. Non-Access Easement executed by Smithson Valley Heritage Oaks Property Owner's Association, Inc., dated October 31, 1995, recorded November 13, 1995, under Document No. 9506479228, Official Public Records of Comal County, Texas.
- 4. Electric Line Right-of-Way Agreement granted by Ron Bigbee and wife, Elaine Bigbee, to New Braunfels Utilities Board of Trustees, dated February 12, 1996, recorded March 11, 1996, under Document No. 9606005224, Official Public Records of Comal County, Texas.
- 5. 20' Utility Easement along lot lines adjacent to a road as shown on Plat recorded in Volume 10, Page 260, Map and Plat Records of Comal County, Texas.
- 6. 25' Building Setback Line along lot lines as shown on Plat recorded in Volume 10, Page 260, Map and Plat Records of Comal County, Texas.
- 7. Channel Easement as shown on Plat recorded in Volume 10, Page 260, Map and Plat Records of Comal County, Texas.