Comal County Environmental Health
OSSF Inspection Sheet

Installer Name: Avila, Trinidad **OSSF Installer #:** OS0021674

1st Inspection Date: 10/17/25 **2nd Inspection Date:** _____ **3rd Inspection Date:** _____

Inspector Name: Hendry **Inspector Name:** _____ **Inspector Name:** _____

Permit#: 118867 **Address:** 8147 SWIFT BEAR

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	X	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)		X		
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	X	285.91(10) 285.30(b)(4) 285.31(d)		X		
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	X	285.32(a)(1)		X		
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	X	285.32(a)(3)		X		
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	X	285.32(a)(5)		X		
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(I)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

Inspector Notes: **10/17/25 CH: Tight line and tank good, operational, cover all, cover/ remove any rocks and debris from spray area, seed any bare spray area, require revision with actual location of spray heads**

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly 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) (II)285.32(b)(1)(E)(ii) (I)285.32(b)(1)(E) (i)285.32(b)(1) (D)285.32(b)(1)(C) (ii)285.32(b)(1)(C) (i)285.32(b)(1) (B)285.32(b)(1) (A)285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	X	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		X		
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system 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)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed	X			X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X		NuWater B-550; as per design	X X		
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

Comal County Environmental Health
OSSF Inspection Sheet

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

Comal County Environmental Health
OSSF Inspection Sheet

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

Comal County Environmental Health
OSSF Inspection Sheet

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

COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 118867

Issued This Date: 08/07/2025

This permit is hereby given to: SITTERLE HOMES LTD

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

8147 SWIFT BEAR
SAN ANTONIO, TX 78266

Subdivision: ENCHATED BLUFF (ENCLAVE)
Unit: 1
Lot: 20
Block: NA
Acreage: 1.2700

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.

RECEIVED
By Kathy Griffin at 2:07 pm, Jul 21, 2025

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date _____ Permit Number 118867

1. APPLICANT / AGENT INFORMATION

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

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

2. LOCATION

Subdivision Name: ENCHANTED BLUFF UNIT 1 (ENCLAVE) Unit: 1 Lot: 20 Block: _____
Survey Name / Abstract Number: _____ Acreage: 1.27
Address: 8147 SWIFT BEAR City: SAN ANTONIO State: TX Zip: 78266

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.): Residential Home
Number of Bedrooms: 4
Indicate Sq Ft of Living Area: < 4500

☐ Non-Single Family Residential

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

Type of Facility: _____
Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants: _____
Restaurants, Lounges, Theaters - Indicate Number of Seats: _____
Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds: _____
Travel Trailer/RV Parks - Indicate Number of Spaces: _____
Miscellaneous: _____

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

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Signature of Owner _____ Date 7-17-2025

COMAL COUNTY
ENGINEER'S OFFICE

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 Distribution

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

Tank Size(s) (Gallons) 600 GPD ATU Absorption/Application Area (Sq Ft) 6035

Gallons Per Day (As Per TCEQ Table III) 360

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

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

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

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

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

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

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

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

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

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

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

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

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

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

If yes, indicate the city: _____

By signing this application, I certify that:

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

Signature of Designer Date 7·15·25

2/c

AFFIDAVIT TO THE PUBLIC

202506022496 07/21/2025 08:43:56 AM 1/2

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

I

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

II

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

Lot 20 of the Enchanted Bluff - Unit 1 (Enclave) Sub. in Comal County Texas

The property is owned by (insert owner's full name): Sitterle Homes LTD - JEFFREY BUELL

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 17th DAY OF JULY, 20 25

Jeffrey Buell

Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 17th DAY OF JULY 20 25

Deborah L Bashton

Notary Public, State of Texas

DEBORAH L. BASHTON
NOTARY PUBLIC
ID# 10831745
State of Texas
Comm. Exp. 02-08-2026

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
07/21/2025 08:43:56 AM
MARY 2 Page(s)
202506022496

Bobbie Koepp

Maintenance Service Provider
15188 FM 306
Canyon Lake, TX 78133
Office (830)964-2365

AEROBIC SERVICES

SERVICE ADDRESS	***Installer***	***TERM***
8147 Swift Bear	**Hill Country Excavation**	**2 year**

Routine Maintenance and Inspection Agreement

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by and between Sitterle Homes (referred to as "Client") and Aerobic Services of South Texas (Thomas W. Hampton MP349) (hereinafter referred to as "Contractor") are located at 15188 FM 306, Canyon Lake, Texas 78133 (830) 964-2365. By this Agreement, the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein. This contract will provide for all required inspections, testing, and service for your Aerobic Treatment System. The policy will include the following:

1. 3 inspections a year (at least once every 4 months), this includes inspections of the entire aerobic system, adjustment, and servicing of the mechanical, electrical, and other applicable parts to ensure proper function. This includes inspecting the control panel, air pumps, air filters, and diffuser operation. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48-hour time frame. Repair work on non-warranty parts will include the price for parts & labor. The prices will be quoted before work is performed.

2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow, and examination for odors. A test for chlorine residual and pH will be taken and reported as necessary.

3. If any improper operation is observed that cannot be corrected during the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.

4. If the system is a spray field application, the Property Owner will be responsible for the chlorine. The chlorine must be filled before or during the service visit. Aerobic systems with a drip field do not require chlorine.

5. Any additional visits, inspections, or sample collection required by specific Municipalities, Water/River Authorities, and County Agencies, the TCEQ, or any other authorized regulatory agency in your jurisdiction will be covered by this policy. BOD and TSS testing is covered by this contract.

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

ACCESS BY CONTRACTOR

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

Termination of Agreement

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

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

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

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

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

Property Owner
Sitterle Homes

Name
Sitterle Homes

Email

Service Address
8147 Swift Bear

Phone

SERVICE PROVIDER

Aerobic Services of South Texas LLC.

15188 FM 306 Canyon Lake, TX 786133

(830) 964-2365

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

SIGNATURE

AEROBIC SERVICES

EFFECTIVE DATE: License to Operate Date

EXPIRED DATE: 2 yrs from License to Operate Date

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

OSSF Soil & Site Evaluation

Page 1 (Soil & Site Evaluation) **Date Performed:** 7/15/2025

Property Owner: SITTERLE HOMES LTD

Site Location: 8147 SWIFT BEAR SAN ANTONIO TX 78266 Proposed Excavation Depth: NA

REQUIREMENTS: PROPERTY ID: 468630

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

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

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

FEATURES OF SITE AREA

Presence of 100 year flood zone ☐ Yes ☒ No

Presence of upper water shed ☐ Yes ☒ No

Presence of adjacent ponds, streams, water impoundments ☐ Yes ☒ No

Existing or proposed water well in nearby area (within 150 feet) ☐ Yes ☒ No

Ground Slope 2-4 %

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

(Signature of person performing evaluation) 7/15/2025 (Date) OS0036987 Registration Number and Type

Form # PA3/2-2004-Revised-Final

Page 2 (Soil & Site Evaluation):

Date Performed: 7/15/2025

Site Location: 8147 SWIFT BEAR SAN ANTONIO TX 78266 ☐ Subsurface Disposal ☒ Surface Disposal

Schematic of Lot or Tract

Show:

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

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

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

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

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

Lot Size: _____ or Acreage: LOT NO. 20 1.27 ACRES

SITE DRAWING

See Design

Form # PA4/2-2004-Revised-Final

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

OSSF DESIGN

Owner: **SITTERLE HOMES LTD**
Location: **8147 SWIFT BEAR, SAN ANTONIO TX 78266**
Phone: **210-241-6948**
Date: **7/15/2025**

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

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

Minimum Size Aerobic Treatment Plant Required: **600 GPD**
System Type Designed: **Aerobic/Surface Application (600 GPD ATU, NuWater B550)**
Trash Tank: 353 gall Aerobic Tank: 560 gpd Pump Tank: 768 gall
Supply Line: **Sch 40, 1" purple (~169')** Check Valve Required: **NO**
Minimum Application Area (A): **= 5625 ft²** ($A = Q/R_i$)

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

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

STATE OF TEXAS
Nicholas Kolbe
5115
REGISTERED
PROFESSIONAL SANITARIAN
7·15·25

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

Pump Requirements: **GPM 6.8 @ 81.74ft TDH** Pump Used: **StaRite, 20 GPM ½ HP**

- **Elevation Head = 5ft**
- **Pressure Head = 30 psi x 2.30 = 69ft**
- **Friction Head of 169ft of 1" Sch 40 = 169ft x 0.0458 = 7.7402ft**
- **Total Dynamic Head (TDH) = 5 + 69 + 7.7402= 81.74 (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.

REVISED
12:13 pm, Jul 30, 2025

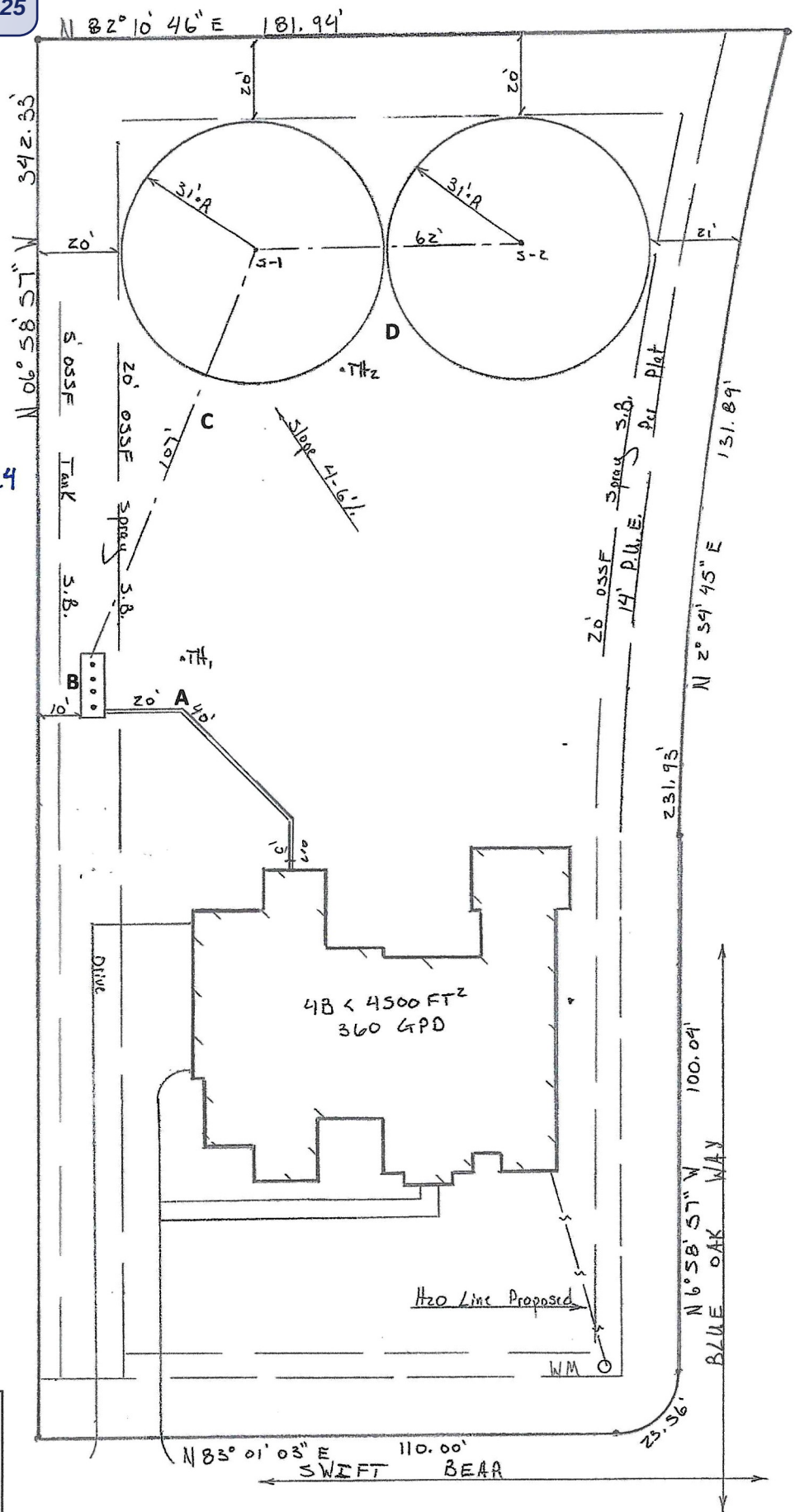
SITE PLAN & OSSF DESIGN:

Legal: LOT 20 OF THE ENCHANTED BLUFF UNIT 1 (ENCLAVE) SUBDIVISION IN COMAL COUNTY TEXAS

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

STATE OF TEXAS
Nicholas Kolbe
5115
REGISTERED PROFESSIONAL SANITARIAN

7-30-24



A = 3" or 4" SCH 40 PVC with 2way Clean Out, 60' from home.

B = 600 GPD ATU (NuWater B550)

C = 169' of Purple SCH 40, **1.00"** PVC Spray Distribution Line

D = TWO Number 4 spray distribution heads operating at 360 all at 3.4 Gallons Per minute each, 31' radiuses.

CONTRIBUTING ZONE PLAN NOTES

THIS DESIGN MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OUTLINED IN THE EXISTING CONTRIBUTING ZONE PLAN (CZP) ON FILE WITH TCEQ

REGULATED ENTITY NO.: RN111193454

ADDITIONAL PROGRAM ID NO.: 13001289

NOTES

1. ***Septic Design is to accommodate a 4 bedroom, <4500 sqft home with No More than 360 GPD Flow. Over-use of 360 GPD may result in System Failure.***
2. Install an Aerobic Treatment Plant (ATU) as noted on the design. ATU is A NuWater B550 GPD Aerobic Treatment Unit (B550).
3. Install a 2-way cleanout in a 3" or 4" tightline between the house and the tank, slope 1/8in/ft. Tightline shall be 3" or 4" SCH 40 PVC. 60' between home and tank. 2way clean out shall be located no further than 5' from the home.
4. Supply line to sprinklers is purple **1.00"** sch 40, 169'.
5. S1 & S2 are K-Rain Proplus low angle sprinklers with #4 nozzles operating @ 30psi, 31' radius, both operating at 360 degree rotation. All are operating at 3.4 GPM flow, total of 6.8 gallons per minute.
6. There shall be no obstructions within 10' of the sprinkler heads.
7. Audible & visual alarms, external disconnect within site of the pump tank, pump & alarms on separate breakers and external wiring in conduit are required.
8. Timer set to spray between 12:00 AM & 5:00 AM.
9. ***The reserve capacity (1/3) of the daily flow for this system is 120 gallons***
10. Liquid chlorinator required.
11. Any excavations and/or exposed rock in the disposal area shall be covered with topsoil and seasonal grasses shall be seeded over the disposal 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.***

STATE OF TEXAS
Nicholas Kolbe
5115
REGISTERED
PROFESSIONAL SANITARIAN

7·15·25

SITE PLAN & OSSF DESIGN:

Legal: LOT 20 OF THE ENCHANTED BLUFF UNIT 1 (ENCLAVE) SUBDIVISION IN COMAL COUNTY TEXAS

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

SITTERLE HOMES, LTD **8147 SWIFT BEAR** **SAN ANTONIO TX 78266**	
Nicholas Kolbe, R.S. #5115 1825 FM 2438 Seguin, TX 78155	Date: 7/15/2025 Scale: 1"= 60'

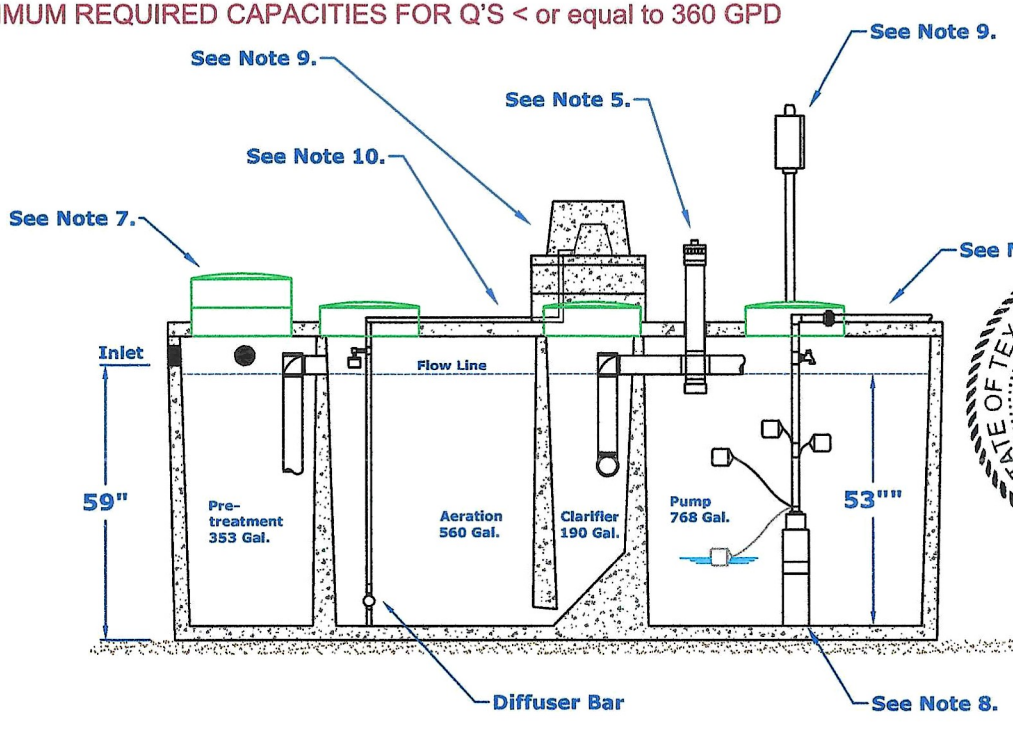
Assembly Details

OSSF

LIQUID DEPTH = 53" 14.49 GALL/IN

Pump Off: 8" (115.92 gallons)
Pump On: 16" (115.92 Gallons)
High Water Alarm On: 41" (362.25 Gallons)
Reserve Volume: 53" - 41" = 12" = 173.88 Gallons NEED: 120 Gallons

MINIMUM REQUIRED CAPACITIES FOR Q'S < or equal to 360 GPD



GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 14,900 lbs.
4. Treatment capacity is 600 GPD. Pump compartment set-up for a 360 GPD Flow Rate (4 beedroom, < 4,000 sq/ft living aera). Please specify for additional set-up requirements. BOD Loading = 1.62 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-550 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec)timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" Ø acess riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. HIBLOW Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
12. 4" min. compacted sand or gravel pad by Contractor

STATE OF TEXAS
Nicholas Kolbe
5115
REGISTERED PROFESSIONAL SANITARIAN
7.15.25

DIMENSIONS:
Outside Height: 67"
Outside Width: 63"
Outside Length: 164"

MINIMUM EXCAVATION DIMENSIONS:
Width: 76"
Length: 176"

NuWater B-550 (600 GPD) Aerobic Treatment Plant (Assembled)

Model: B-550-PC-400PT

March, 2012 - Rev 1
By: A.S.

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3

Advantage Wastewater Solutions llc

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

STA-RITE® ST.E.P Plus D Series

4" multi-stage submersible effluent pumps

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

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

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

APPLICATIONS

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

SPECIFICATIONS

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

Shell – Stainless steel (300 grade)

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

Discharge Bearing – Nylatron®

Impellers – Acetel

Diffusers – Polycarbonate

Suction Caps – Polycarbonate with stainless steel wear ring

Thrust Pads – Proprietary spec.

Shaft and Coupling – Stainless steel 300 grade

Intake – Fiberglass-reinforced thermoplastic

Intake Screen – Stainless steel

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

Agency Listing – CSA

FEATURES

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

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

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

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

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

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

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

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

Shell – Corrosion resistant 300-grade stainless steel.

ORDERING INFORMATION

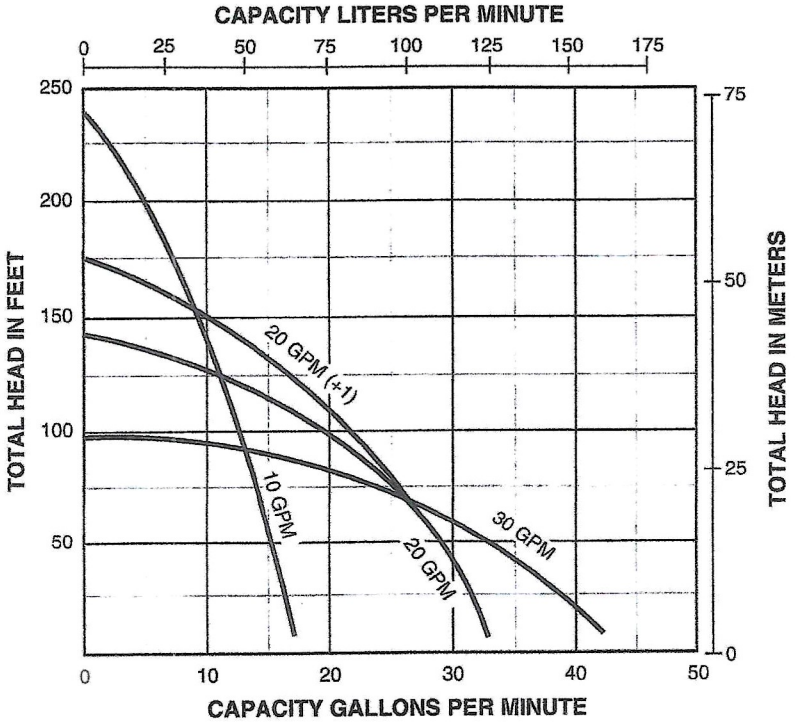
CATALOG NUMBER	HP	MAX. LOAD AMPS	VOLTS	PHASE/ CYCLES	CORD LENGTH	PALLET QUANTITY	WEIGHT (LBS.)
10DOM05221	1/2	5.5	230	1/60	10'	80	16
10DOM05121	1/2	11.0	115	1/60	10'	80	16
20DOM05221	1/2	4.6	230	1/60	10'	80	16
20DOM05121	1/2	9.5	115	1/60	10'	80	16
30DOM05221	1/2	4.6	230	1/60	10'	80	16
30DOM05121	1/2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

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

STA-RITE® ST.E.P Plus D Series

4" multi-stage submersible effluent pumps

PUMP PERFORMANCE



PUMP PERFORMANCE (CAPACITY IN GALLONS PER MINUTE)

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

PUMP PERFORMANCE (CAPACITY IN LITERS PER MINUTE)

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

ProPlus™ Gear Driven Sprinkler Setting Instructions

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

CHANGING A NOZZLE

1 ▶ REMOVING THE NOZZLE RETENTION SCREW

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

2 ▶ PULL UP THE RISER

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

3 ▶ REMOVING THE NOZZLE

With the nozzle retention screw removed, insert the K-Key into the slot directly under the nozzle "prongs" at the top of the 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.

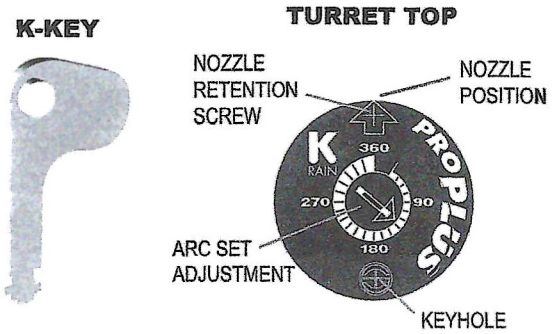
2 ▶ ORIENTING THE LEFT START POSITION

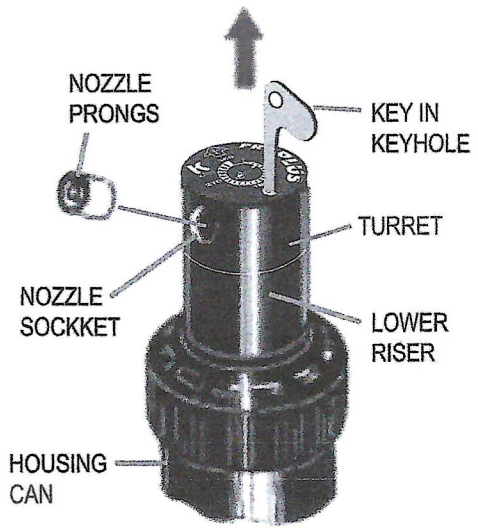
Insert the K-Key in the keyhole on the top of the nozzle turret and turn the key ¼ turn to insure that the key does not slip out of the keyhole when you pull it up. Being careful not to allow the nozzle turret to turn, firmly pull up the entire spring-loaded riser. Hold the lower riser assembly up with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

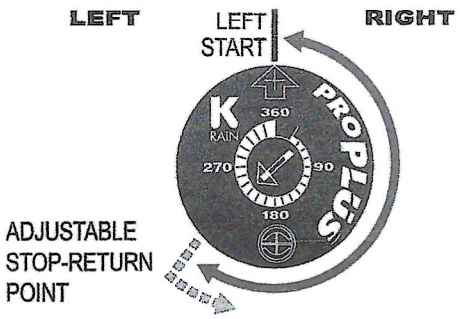
3 ▶ CHANGING THE ARC

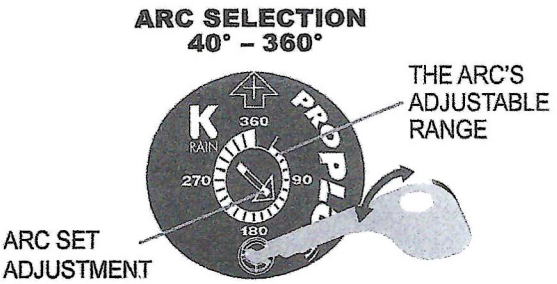
Insert the K-Key or a small flat blade screwdriver into the Arc Set Adjustment slot. Turn clockwise to increase the arc or counter-clockwise to decrease the arc.

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.

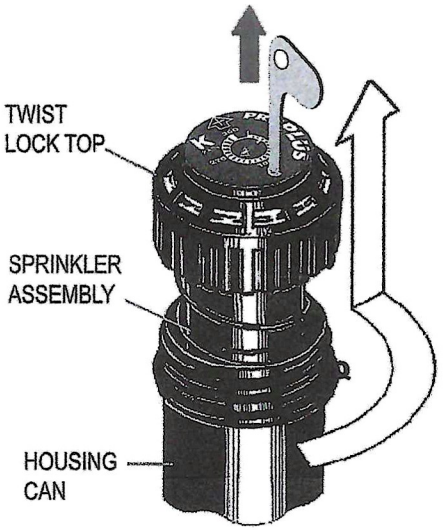
3 ▶ WINTERIZATION TIPS

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

a. Do not exceed 30 PSI.

b. 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.



PERFORMANCE DATA

NOZZLE	PRESSURE PSI	PRESSURE kPa	PRESSURE Bars	RADIUS Ft.	RADIUS M.	FLOW RATE GPM	FLOW RATE L/M	FLOW RATE M³/H	PRECIP in/hr / mm/hr ■	PRECIP in/hr / mm/hr ▲	PRECIP mm/hr ■	PRECIP mm/hr ▲
#0.5	30	207	2.1	28	8.5	0.5	1.9	0.11	0.12	0.14	3	4
	40	276	2.8	29	8.8	0.6	2.3	0.14	0.14	0.16	3	4
	50	345	3.5	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5
	60	414	4.1	30	9.1	0.8	3.0	0.18	0.17	0.20	4	5
#0.75	30	207	2.1	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5
	40	275	2.8	30	9.1	0.8	3.0	0.18	0.17	0.20	4	5
	50	344	3.4	31	9.4	0.9	3.4	0.20	0.18	0.21	5	5
	60	413	4.1	32	9.8	1.0	3.8	0.23	0.19	0.22	5	6
#1.0	30	207	2.1	32	9.8	1.3	4.9	0.30	0.24	0.28	6	7
	40	275	2.8	33	10.1	1.5	5.7	0.34	0.27	0.31	7	8
	50	344	3.4	34	10.4	1.6	6.1	0.36	0.27	0.31	7	8
	60	413	4.1	35	10.7	1.8	6.8	0.41	0.28	0.33	7	8
#2.0	30	207	2.1	37	11.3	2.4	9.1	0.55	0.34	0.39	9	10
	40	275	2.8	40	12.2	2.5	9.5	0.57	0.30	0.35	8	9
	50	344	3.4	42	12.8	3.0	11.4	0.68	0.33	0.38	8	10
	60	413	4.1	43	13.1	3.3	11.4	0.68	0.34	0.36	8	9
2.5 Pre-installed	30	207	2.1	38	11.6	2.5	9.5	0.57	0.33	0.38	8	10
	40	275	2.8	39	11.9	2.8	10.6	0.64	0.35	0.41	9	10
	50	344	3.4	40	12.2	3.2	12.1	0.73	0.39	0.44	10	11
	60	413	4.1	41	12.5	3.5	13.3	0.80	0.40	0.46	10	12
#3.0	30	207	2.1	38	11.6	3.6	13.6	0.82	0.48	0.55	12	14
	40	275	2.8	39	11.9	4.2	15.9	0.96	0.53	0.61	14	16
	50	344	3.4	41	12.5	4.6	17.4	1.05	0.53	0.61	13	15
	60	413	4.1	42	12.8	5.0	19.0	1.14	0.55	0.63	14	16
#4.0	30	207	2.1	43	13.1	4.4	16.7	1.00	0.46	0.53	12	13
	40	275	2.8	44	13.4	5.1	19.3	1.16	0.51	0.59	13	15
	50	344	3.4	46	14.0	5.6	21.2	1.27	0.51	0.59	13	15
	60	413	4.1	49	14.9	5.9	22.4	1.34	0.47	0.55	12	14
#6.0	40	276	2.8	45	13.7	5.9	22.4	1.34	0.56	0.65	14	16
	50	344	3.4	46	14.0	6.0	22.7	1.36	0.55	0.63	14	16
	60	413	4.1	48	14.6	6.3	23.9	1.43	0.53	0.61	13	15
	70	482	4.8	49	14.9	6.7	25.4	1.52	0.54	0.62	14	16
#8.0	40	276	2.8	42	12.8	8.0	30.3	1.82	0.87	1.01	22	26
	50	344	3.4	45	13.7	8.5	32.2	1.93	0.81	0.93	21	24
	60	413	4.1	49	14.9	9.5	36.0	2.16	0.76	0.88	19	22
	70	482	4.8	50	15.2	10.0	37.9	2.27	0.77	0.89	20	23

LOW ANGLE PERFORMANCE DATA

NOZZLE	PRESSURE PSI	PRESSURE kPa	PRESSURE Bars	RADIUS Ft.	RADIUS M.	FLOW RATE GPM	FLOW RATE L/M	FLOW RATE M³/H	PRECIP in/hr / mm/hr ■	PRECIP in/hr / mm/hr ▲	PRECIP mm/hr ■	PRECIP mm/hr ▲
#1.0	30	207	2.1	22	6.7	1.2	4.5	.27	0.48	0.55	12	14
	40	276	2.8	24	7.3	1.7	6.4	.39	0.57	0.66	14	17
	50	345	3.4	26	7.9	1.8	6.8	.41	0.51	0.59	13	15
	60	414	4.1	28	8.5	2.0	7.6	.45	0.49	0.57	12	14
#3.0	30	207	2.1	29	8.8	3.0	11.4	.68	0.69	0.79	17	20
	40	276	2.8	32	9.8	3.1	11.7	.70	0.58	0.67	15	17
	50	345	3.4	35	10.7	3.5	13.2	.80	0.55	0.64	14	16
	60	414	4.1	37	11.3	3.8	14.4	.86	0.53	0.62	14	16
#4.0	30	207	2.1	31	9.4	3.4	12.9	.77	0.68	0.79	17	20
	40	276	2.8	34	10.4	3.9	14.8	.89	0.65	0.75	17	19
	50	345	3.4	37	11.3	4.4	16.7	1.00	0.62	0.71	16	18
	60	414	4.1	38	11.6	4.7	17.8	1.07	0.63	0.72	16	18
#6.0	40	275	2.8	38	11.6	6.5	24.6	1.48	0.87	1.00	22	25
	50	344	3.4	40	12.2	7.3	27.7	1.66	0.88	1.01	22	26
	60	413	4.1	42	12.8	8.0	30.3	1.82	0.87	1.01	22	26
	70	482	4.8	44	13.4	8.6	32.6	1.96	0.86	0.99	22	25

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

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

© K-RAIN Manufacturing Corp.

Part Number: 1100519 Rev. 01

ITT

GOULDS PUMPS
Residential Water Systems

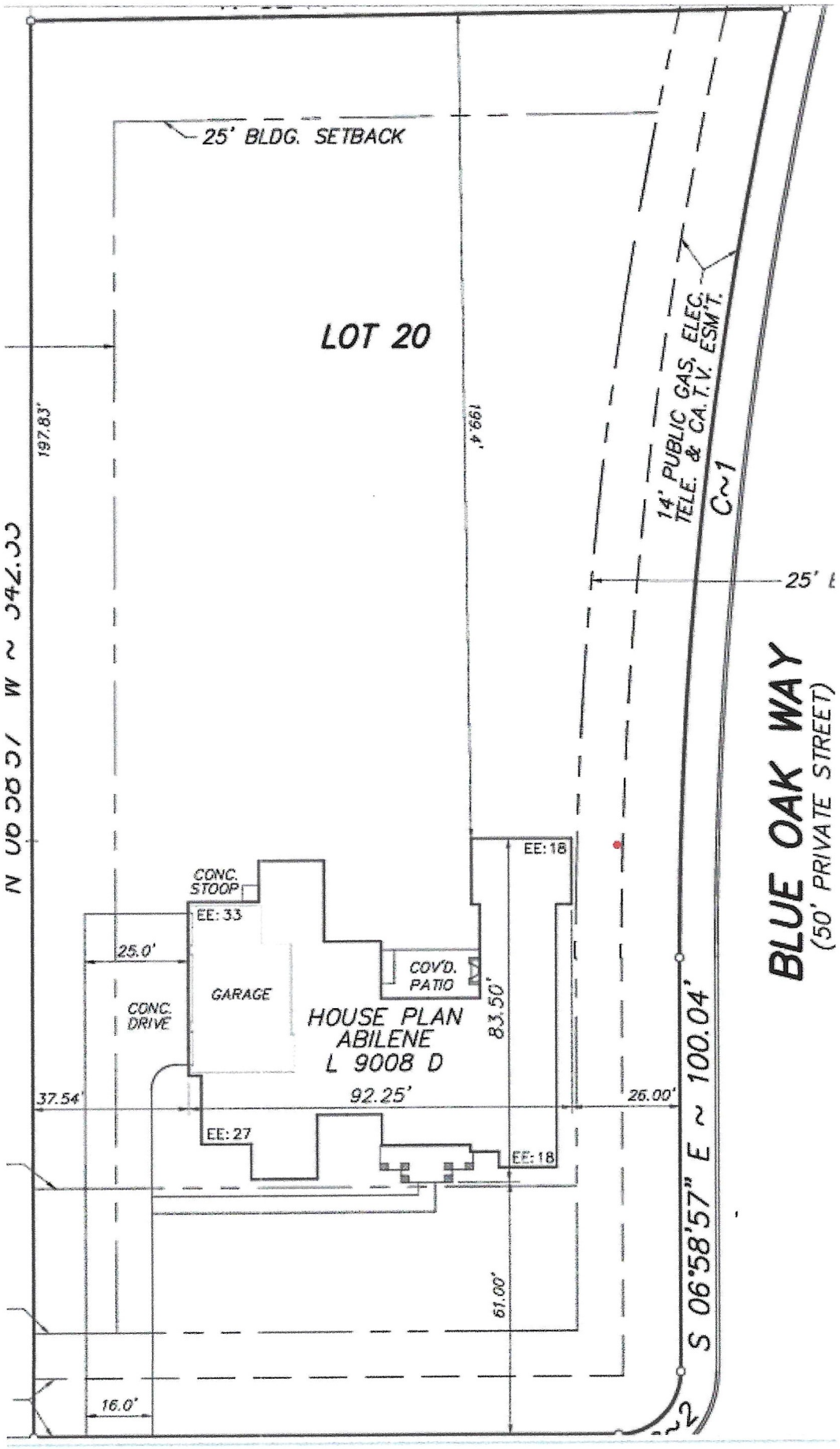
Friction Loss

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

GPM	GPH	⅜" ft.	½" ft.	¾" ft.	1" ft.	1¼" ft.	1½" ft.	2" ft.	2½" ft.	3" ft.	4" ft.	6" ft.	8" ft.	10" ft.
1	60	4.25	1.38	.356	.11									
2	120	15.13	4.83	1.21	.38	.10								
3	180	31.97	9.96	2.51	.77	.21	.10							
4	240	54.97	17.07	4.21	1.30	.35	.16							
5	300	84.41	25.76	6.33	1.92	.51	.24							
6	360		36.34	8.83	2.69	.71	.33	.10						
8	480		63.71	15.18	4.58	1.19	.55	.17						
10	600		97.52	25.98	6.88	1.78	.83	.25	.11					
15	900			49.68	14.63	3.75	1.74	.52	.22					
20	1,200			86.94	25.07	6.39	2.94	.86	.36	.13				
25	1,500				38.41	9.71	4.44	1.29	.54	.19				
30	1,800					13.62	6.26	1.81	.75	.26				
35	2,100					18.17	8.37	2.42	1.00	.35	.09			
40	2,400					23.55	10.70	3.11	1.28	.44	.12			
45	2,700					29.44	13.46	3.84	1.54	.55	.15			
50	3,000						16.45	4.67	1.93	.66	.17			
60	3,600						23.48	6.60	2.71	.93	.25			
70	4,200							8.83	3.66	1.24	.33			
80	4,800							11.43	4.67	1.58	.41			
90	5,400							14.26	5.82	1.98	.52			
100	6,000								7.11	2.42	.63	.08		
125	7,500								10.83	3.80	.95	.13		
150	9,000									5.15	1.33	.18		
175	10,500									6.90	1.78	.23		
200	12,000									8.90	2.27	.30		
250	15,000										3.36	.45	.12	
300	18,000										4.85	.63	.17	
350	21,000										6.53	.84	.22	
400	24,000											1.08	.28	
500	30,000											1.66	.42	.14
550	33,000											1.98	.50	.16
600	36,000											2.35	.59	.19
700	42,000												.79	.26
800	48,000												1.02	.33
900	54,000												1.27	.41
950	57,000													.46
1000	60,000													.50

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

14/20


25' BLDG. SETBACK
LOT 20
197.83'
199.4'
14' PUBLIC GAS, ELEC. TELE. & CA.T.V. ESM'T.
C~1
25'
N 06°58'57" W ~ 94.00'
BLUE OAK WAY
(50' PRIVATE STREET)
EE: 18
CONC. STOOP
EE: 33
25.0'
COV'D. PATIO
GARAGE
CONC. DRIVE
HOUSE PLAN
ABILENE
L 9008 D
83.50'
37.54'
92.25'
26.00'
EE: 27
EE: 18
S 06°58'57" E ~ 100.04'
61.00'
16.0'

SITE PLAN & OSSF DESIGN:

Legal: LOT 20 OF THE ENCHANTED BLUFF UNIT 1 (ENCLAVE) SUBDIVISION IN COMAL COUNTY TEXAS

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

STATE OF TEXAS
Nicholas Kolbe
5115
REGISTERED
PROFESSIONAL SANITARIAN

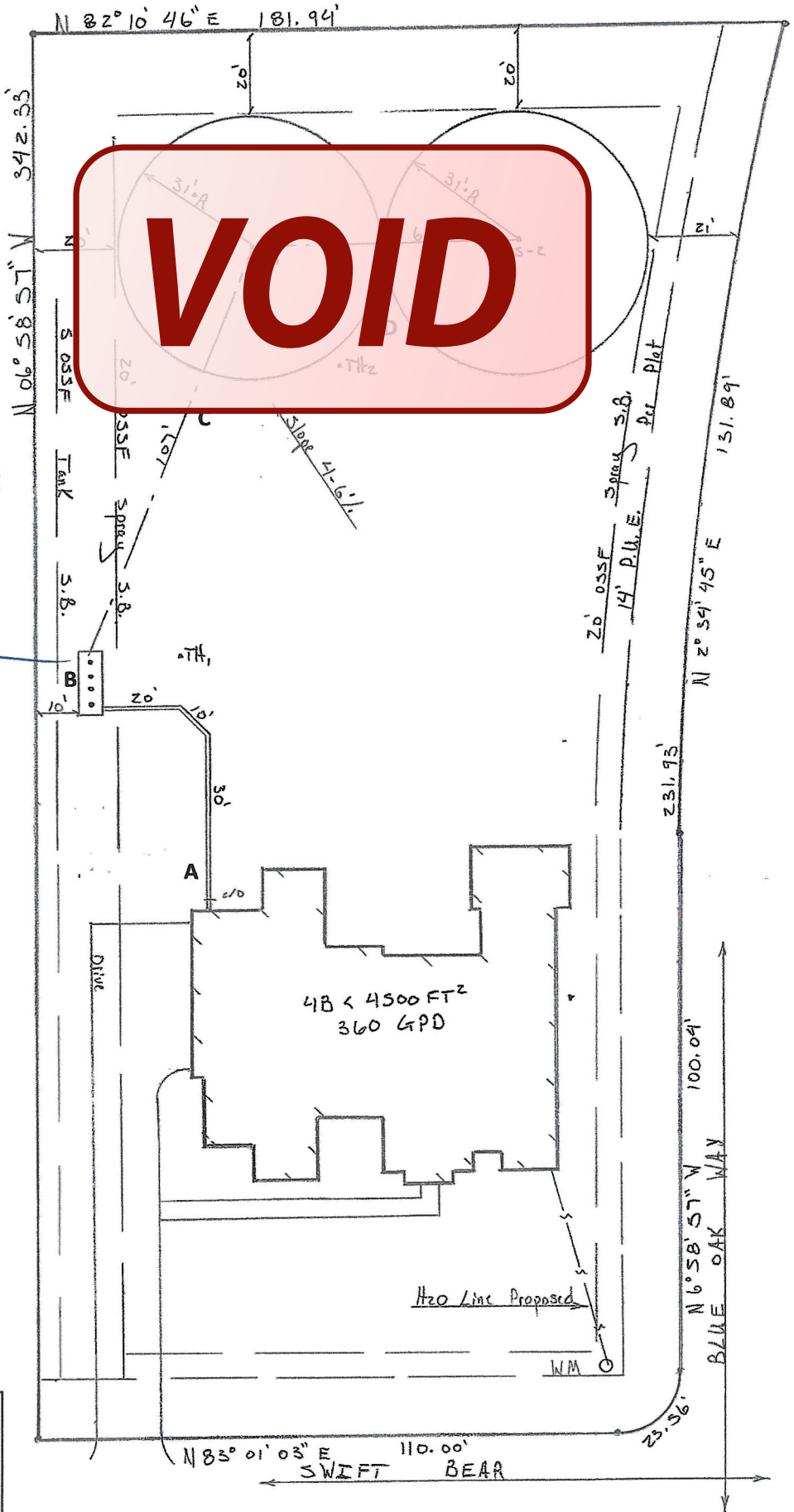
7·15·25

A = 3" or 4" SCH 40 PVC with 2way Clean Out, 60' from home.

B = 600 GPD ATU (NuWater B550)

C = 169' of Purple SCH 40, **1.00"** PVC Spray Distribution Line

D = TWO Number 4 spray distribution heads operating at 360 all at 3.4 Gallons Per minute each, 31' radiuses.



CONTRIBUTING ZONE PLAN NOTES

THIS DESIGN MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OUTLINED IN THE EXISTING CONTRIBUTING ZONE PLAN (CZP) ON FILE WITH TCEQ

REGULATED ENTITY NO.: RN111193454

ADDITIONAL PROGRAM ID NO.: 13001289

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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COMAL	§	

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

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

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

Grantor hereby expressly reserves and retains a vendor's lien and the superior title in, to, and against the Property in favor of Veritex Community Bank ("Veritex Bank"), to secure a portion of that certain Revolving Promissory Note dated March 28, 2022, in the principal amount of Twenty Million and No/100 Dollars ($20,000,000.00) executed by Grantee and payable to the order of Veritex Bank as provided therein (as renewed, extended, modified, amended, restated,

FILED BY
AYAMO TITLE
gf #1000024020847

or rearranged from time to time, collectively the "Note"). The Note is further secured by that certain Supplement to Master Deed of Trust dated October 28, 2024, conveying title to Curtis L. Anderson, the "Trustee", for the benefit of Veritex Bank securing the payment of the Note (the "Deed of Trust"). The vendor's lien against and superior title to the Property are retained (to the *extent of the purchase money for the Property represented by the Note) until the Note and all* other sums payable under the Deed of Trust shall have been paid in full in accordance with the terms thereof, when this deed shall become absolute, and said vendor's lien (to the extent of the purchase money for the Property represented by the Note) and superior title to the Property are hereby transferred and assigned to Veritex Bank without recourse on or against Grantor. Such vendor's lien herein retained and assigned shall be released automatically when the Deed of Trust *is released.*

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

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

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

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

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

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

[*THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK*]

EXECUTED as of the date set forth below, to be EFFECTIVE as of October 28, 2024.

GRANTOR:

2020 FI DIERKS, LLC,
a Texas limited liability company

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

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

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

By: _____
Name: Scott Teeter
Title: Manager

STATE OF TEXAS §
§
COUNTY OF Bexar §

This instrument was acknowledged before me on October 10, 2024, by Scott Teeter, the Manager of BITTERBLUE INVESTMENTS, LLC, a Texas limited liability company, Sole Member of BITTERBLUE 2020 FUND I GP, LLC, a Texas limited liability company, General Partner of BITTERBLUE 2020 FUND I, LP, a Texas limited partnership, Member-Manager of 2020 FI DIERKS, LLC, a Texas limited liability company, on behalf of said companies and said limited partnership.

[SEAL]

ETHAN KABBE
Notary ID #134846274
My Commission Expires
April 10, 2028

_____
Notary Public

EXHIBIT "A"
Legal Description

Lots 18, 20, and 29, of Enchanted Bluff-Unit 1 (Enclave), an addition in Comal County, Texas, according to the map or plat thereof recorded in Document 202306004954, Map and Plat Records, Comal County, Texas.

EXHIBIT "B"
Permitted Exceptions

1. Restrictive covenants of record set forth in Document No. 202306004954, Map and Plat Records, Comal County, Texas and Document No. 202306004956, Official Public Records, Comal County, Texas.

2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.

3. Visible or apparent easement(s) and/or rights of way on, over, under or across the Land.

4. Building setback line, 25 feet wide, along the front lot line, as shown on the above-mentioned plat. (All Lots)

5. Public gas, electric, telephone and cable TV easement, 14 feet wide, along the front lot line, as shown on the above-mentioned plat. (All Lots)

6. Private street, as shown on the above-mentioned plat.

7. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded at Document No. 202006057734, Official Public Records, Comal County, Texas.

8. Maintenance Agreement, as provided therein, recorded in Document No. 202306004955, Official Public Records, Comal County, Texas.

9. Easement(s), as provided therein, recorded in Document No. 202206049137, Official Public Records, Comal County, Texas.

10. Assessments, charges and liens as set forth in the document recorded as Document No. 202306004956, Official Public Records, Comal County, Texas.

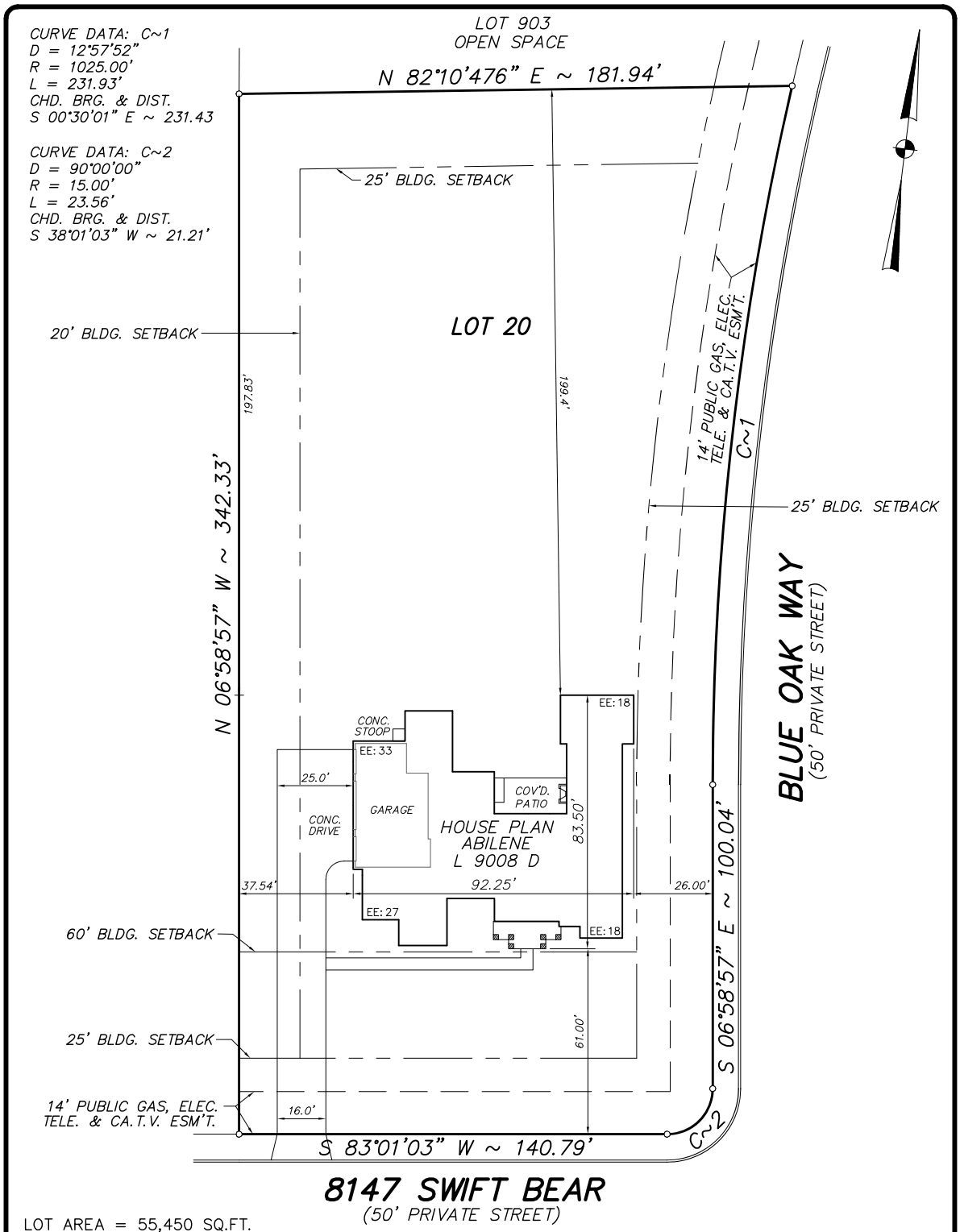
11. Memorandum of Resale Restriction, as provided therein, recorded in Document No. 20230604000, Official Public Records, Comal County, Texas.

12. That certain Memorandum of Resale Restriction entered into by and between Grantor and Grantee of even date herewith, recorded in the Real Property Records of Comal County, Texas, on or about the date hereof.

13. That certain Water and Sewer Notice entered into by and between Grantor and Grantee of even date herewith, recorded in the Real Property Records of Comal County, Texas, on or about the date hereof.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
10/28/2024 01:25:31 PM
TERRI 6 Pages(s)
202406032804

Bobbie Koepp



LOT AREA = 55,450 SQ.FT.
IMPERVIOUS COVERAGE = 8,221 SQ.FT.
EE = EXISTING EXPOSURE

ALL INFORMATION DESCRIBED HEREIN HAS BEEN OBTAINED FROM, OR IS BASED UPON ENGINEERING DRAWINGS PRODUCED BY PAPE-DAWSON ENGR.

I/WE HAVE WALKED THIS LOT AND ACCEPT THE PLACEMENT OF THIS HOME.

APPROVED BY_____

PLOT PLAN OF

LOT 20

ENCHANTED BLUFF

UNIT 1 (ENCLAVE)

COMAL COUNTY, TEXAS

Maverick Land Surveying Co.
1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213
(210) 342-9455, Fax 342-9524
© 1990-2025, Maverick Land Surveying Co.
TBPELS FIRM No. 10132700

SCALE: 1" = 40'
DATE: 05-28-25
JOB NO.: 59163-0038
DRN.: D.D. CKD.: RBB
APPROVED BY: RBB

202306004954 02/16/2023 03:16:34 PM 1/9

SUBDIVISION PLAT
(PLAT)

NAME OF SUBDIVISION:

ENCHANTED BLUFF U1 (ENCLAVE)

UNOFFICIAL

PLAT MAP IMAGE(S) LOCATED IN PLAT MAP RECORDS

PREPARED IN THE OFFICE OF THE COMAL COUNTY CLERK

BY: Tracy Ellis
Deputy Clerk

FOR RECORDING PURPOSES
Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
02/16/2023 03:16:34 PM
TRACY 9 Page(s)
202306004954

REV

Bobbie Koepp

Through Tax Year
2022

TAX CERTIFICATE

Certificate #
14768

Issued By:
Comal County Tax Office
PO Box 659480
San Antonio, TX 78265-9480

Property Information

Property ID: 73952 Geo ID: 740091000100
Legal Acres: 146.9100
Legal Desc: A- 91 SUR-747 H W BOEHM, ACRES 146.91, A-613 SUR-757 J THOMPSON, A-243 SUR-616 P HANKAMER
Situs: 0 TBD
DBA:
Exemptions:

Owner ID: 1034014 100.00%
2020 FI DIERKS LLC
11 LYNN BATTS LANE STE 100
SAN ANTONIO, TX 78218

For Entities	Value Information	
(ESD6) COMAL COUNTY EMERGEN	Improvement HS:	0
COMAL COUNTY	Improvement NHS:	0
COMAL COUNTY LATERAL ROAD	Land HS:	0
COMAL ISD	Land NHS:	0
Rural Fire #3	Productivity Market:	2,534,666
	Productivity Use:	13,070
	Assessed Value	13,070

Property is receiving Ag Use

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			**0.00**	**0.00**	**0.00**	**0.00**

Effective Date: 02/07/2023 Total Due if paid by: 02/28/2023 0.00

COMAL COUNTY TAX ASSESSOR-COLLECTOR

Tax Certificate Issued for:	Taxes Paid in 2022
COMAL COUNTY	32.54
COMAL COUNTY LATERAL ROAD	4.68
COMAL ISD	166.60
(ESD6) COMAL COUNTY EMERGEN	11.07

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

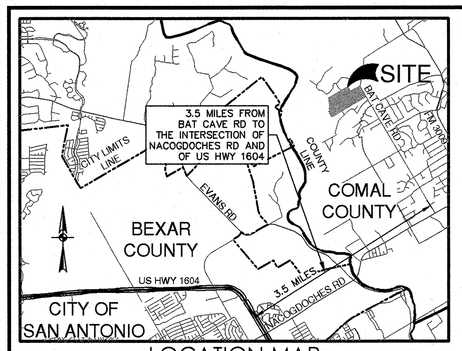
May Be Subject to Court Costs if Suit is Pending

Signature of Authorized Officer of Collecting Office

Date of Issue: 02/07/2023
Requested By: PAPE DAWSON ENG
Fee Amount: 10.00
Reference #:

UNOFFICIAL

#202306004954



LOCATION MAP

MAPSCO MAP GRID: 123X1
NOT-TO-SCALE

LEGEND

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

1140	EXISTING CONTOURS
1140	PROPOSED CONTOURS
℄	CENTERLINE
	FEMA FLOODPLAIN
1	14' PUBLIC GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
3	10' PUBLIC GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5	1' PUBLIC VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
11	25' BUILDING SETBACK
12	15' PUBLIC GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
13	5' PUBLIC WATER EASEMENT (0.036 OF AN ACRE TOTAL)
14	15' RIGHT-OF-WAY DEDICATION (0.385 OF AN ACRE)
15	50'X20' PUBLIC DRAINAGE, ACCESS & UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (OFF-LOT) (0.023 OF AN ACRE)(PERMEABLE)
16	12' PUBLIC WATER EASEMENT
17	VARIABLE WIDTH RESTRICTED BUILDING AREA (0.773 OF AN ACRE)
18	12' PUBLIC GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
19	5' PUBLIC GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
20	23' PUBLIC DRAINAGE EASEMENT
1	100' ELECTRIC LINE EASEMENT (VOL. 395, PG 756, D.R.C.C.T.)
2	VARIABLE WIDTH WATER LINE EASEMENT AGREEMENT (DOC # 201606041517, O.P.R.C.C.T.) (DOC # 201806041061, O.P.R.C.C.T.) (VOL. 18180, PG 1556, O.P.R.C.C.T.) (DOC # 20180205610, O.P.R.C.C.T.)
3	VARIABLE WIDTH PERMANENT WATER EASEMENT (DOC # 201706036229, O.P.R.C.C.T.) (VOL 18658, PG 2218, O.P.R.B.C.T.)

PLAT NOTES:

1. THIS PROPERTY DOES LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN ANTONIO.
2. THIS PROPERTY WILL BE SERVED BY A STATE-CERTIFIED PUBLIC WATER SUPPLY SYSTEM.
3. THIS PROPERTY WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
4. THIS PROPERTY DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. COMAL COUNTY REQUIRES A MINIMUM 25 FT BUILDING SET-BACK LINE FROM ROAD FRONTAGE.
6. A PORTION OF THIS PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE "A", THE 100-YEAR FLOOD ZONE, AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR COMAL COUNTY, TEXAS ON COMMUNITY PANEL NO. 48091C0415F, EFFECTIVE DATE SEPTEMBER 9, 2009, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E., NO STRUCTURES, SEPTIC TANK FIELDS, ETC.). GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
8. 0.385 OF AN ACRE, ARE BEING DEDICATED TO THE PUBLIC AS RIGHT-OF-WAY.
9. 73 LOTS, BEING 114.437 ACRES.
10. A DRAINAGE ANALYSIS HAS BEEN COMPLETED FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE COMAL COUNTY ENGINEERS OFFICE. AREAS IDENTIFIED BY THE STUDY AS BEING INUNDATED DURING CERTAIN STORM EVENTS HAVE BEEN PLACED WITHIN BUILDING SET-BACKS. THE CONSTRUCTION OF BUILDINGS WITHIN BUILDING SET-BACKS REQUIRES COMMISSIONERS COURT APPROVAL.
11. LOT 900 SHALL SERVE AS INGRESS AND EGRESS FOR THE PROPERTY OWNERS WITHIN THIS SUBDIVISION.
12. LOTS 900-906 SHALL BE MAINTAINED BY ENCHANTED BLUFF HOME OWNERS ASSOCIATION.
13. NO HABITABLE STRUCTURES OR SEWERAGE FACILITIES SHALL BE PERMITTED ON LOTS 900 - 906.
14. LOT(S) 18, 23, 24, 25, 40 & 41 WILL NOT MEET THE MINIMUM ROAD FRONTAGE REQUIREMENTS FOR RE-SUBDIVISION IN COMAL COUNTY, TEXAS, AND THE SUBDIVISION OF THIS LOT/THESE LOTS FOR THE PURPOSE OF FINANCING HOME CONSTRUCTION OR FOR ANY OTHER PURPOSE WILL COMPLY WITH CURRENT COMAL COUNTY SUBDIVISION REGULATIONS.
15. IT IS HEREBY UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ALL NECESSARY APPURTENANCES. WHETHER THESE IMPROVEMENTS ARE INSTALLED UNDERGROUND, OVERHEAD AND/OR ON THE SURFACE OF THE GROUND WITHIN THE PUBLIC UTILITY EASEMENTS DEDICATED ON THIS PLAT, NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN IN A PUBLIC UTILITY EASEMENT AREA WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SAID PUBLIC UTILITIES. THE PUBLIC UTILITY EASEMENT OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR PUBLIC UTILITY PURVEYOR IS RESPONSIBLE. PUBLIC UTILITY PURVEYORS AND THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS FROM PRIVATE ROADS AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ANY AND ALL TREES, UNDERGROWTH, AND OTHER OBSTRUCTIONS THAT MAY CAUSE INTERFERENCE WITH THE OPERATION OF SAID PUBLIC UTILITY FACILITIES.

    THE PROPERTY LIES WITHIN THE FOLLOWING PUBLIC UTILITY SERVICE AREA(S):

    - ELECTRIC: CPS ENERGY
    - TELEPHONE: SPECTRUM AND AT & T
    - WATER: SAWS (SAN ANTONIO WATER SYSTEMS)
    - SEWER: SEPTIC

16. LOT 901, 902, 903, 904, 905, & 906 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

DRAINAGE EASEMENT NOTES:

1. DRAINAGE EASEMENTS SHALL "REMAIN FREE OF ALL OBSTRUCTIONS."
2. MAINTENANCE OF DRAINAGE EASEMENT SHOWN OUTSIDE OF LOT LINES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE COMAL COUNTY.
3. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS AND COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SURVEYOR'S NOTES:

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DAVID CASSANOVA
REGISTERED PROFESSIONAL LAND SURVEYOR #4251
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

STATE OF TEXAS REGISTERED DAVID A. CASANOVA 4251 PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 15 DAY OF September 2022

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 01-07-2025
Notary ID 12081891

SUBDIVISION PLAT OF ENCHANTED BLUFF - UNIT 1 (ENCLAVE)

BEING 114.822 ACRES OF LAND OUT OF THE 146.910 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202006057734 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE H.W. BOEHM SURVEY NO. 747, ABSTRACT, 91 AND THE JOSEPH THOMPSON SURVEY NO. 757, ABSTRACT 613, COMAL COUNTY, TEXAS.

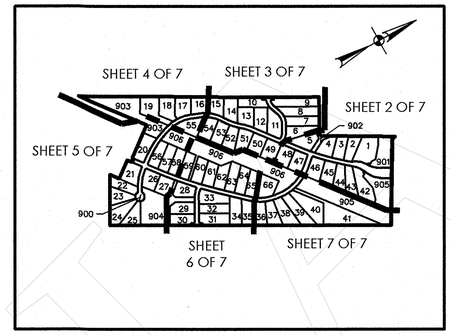
PRIVATE STREET DESIGNATION NOTES:

a. WITH HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION "ALL PRIVATE ROADS SHOWN HEREON, BLUE OAK WAY, SWIFT BEAR, HASTINGS MESA, CITADEL PT AND ALL SECURITY GATES AND DEVICES CONTROLLING ACCESS TO SUCH ROADS SHALL BE OWNED AND MAINTAINED BY THE ENCHANTED BLUFF PROPERTY OWNERS ASSOCIATION".
    AND
b. "THE PROPERTY OWNERS WITHIN THIS SUBDIVISION ARE HEREBY NOTIFIED THAT IF THE PRIVATE ROADS WITHIN THIS SUBDIVISION ARE DESIRED TO BECOME PUBLIC ROADS IN THE FUTURE, THE PROPERTY OWNERS ARE REQUIRED TO BRING THE ROADS INTO COMPLIANCE WITH PUBLIC ROAD STANDARDS OR MAY BE ASSESSED AN AMOUNT SUFFICIENT FOR ALL COSTS ASSOCIATED WITH THE CONVERSION OF SAID PRIVATE ROADS TO COUNTY-MAINTAINED ROADS. CONDITIONS FOR CONVERSION TO PUBLIC ROADS MAY INCLUDE NEW ROAD CONSTRUCTION, REPAIR/IMPROVEMENT OF EXISTING ROADS, CLEARING RIGHT-OF-WAY, RELOCATION OF UTILITIES, REMOVAL AND REPLACEMENT OF DRIVEWAYS AND MAILBOXES, REMOVAL OF ISLANDS AND DECORATIVE TREATMENTS, REMOVAL OF SIGNS, REMOVAL OF LANDSCAPING, REPLACEMENT OF SIGNS AND POSTS, AND ANY OTHER IMPROVEMENTS AS DEEMED NECESSARY BY COMAL COUNTY TO BRING EXISTING ROADS UP TO COUNTY ROAD DESIGN STANDARDS";
    AND
c. "THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE 114.822 ACRES OF LAND OUT OF SAID 146.910 ACRE TRACT IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS ENCHANTED BLUFF-UNIT 1 (ENCLAVE), SUBJECT TO COVENANTS AND RESTRICTIONS SHOWN HEREON, AND HEREBY DEDICATES THE USE OF ALL THE PRIVATE ROADS AND OTHER EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, TO THE OWNERS OF THE LOTS IN THE SUBDIVISION, THE PUBLIC UTILITIES SERVING THE SUBDIVISION, THE EMERGENCY SERVICES PROVIDERS WITH JURISDICTION, AND PUBLIC SERVICE AGENCIES, THE PAYMENT OF REAL PROPERTY TAXES ON SUCH PRIVATE ROADS IS THE RESPONSIBILITY OF THE OWNER(S) OF THE ROADS OR ANY DULY CONSTITUTED HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE ROADS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTIONS, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE GOVERNMENTAL AUTHORITY DEEMS NECESSARY";
    AND
d. "PRIVATE ROADS IDENTIFIED ON THIS PLAT SHALL SERVE AS ACCESS, DRAINAGE, AND PUBLIC UTILITY EASEMENTS TO SERVE THE PROPERTY OWNERS WITHIN THE SUBDIVISION."
e. PRIVATE ROADS IDENTIFIED ON THIS PLAT ACCOUNT FOR A TOTAL OF 7,657.87 FEET.

SEE SHEET 5 OF 7 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 1 OF 7 FOR PLAT NOTES,



SHEET INDEX

NOT-TO-SCALE

UTILITY PLAT NOTES:

1. CITY PUBLIC SERVICE (CPS) IS THE ELECTRIC SERVICE PROVIDER FOR THE PLATTED PROPERTY AND MAY BE CONTACTED AT 210-353-2222 FOR FURTHER ASSISTANCE.
2. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT, MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO UTILITY PROVIDERS. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITY PROVIDERS TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
3. PUBLIC UTILITY PROVIDERS WILL POSSESS A 5-FOOT WIDE PUBLIC UTILITY SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS SERVICE EASEMENT WILL VARY DEPENDING UPON THE LOCATION OF BUILDING STRUCTURE AND SERVICE.
4. PUBLIC UTILITY PROVIDERS SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD, AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
5. DO NOT COMBINE ANY NEW PUBLIC UTILITY EASEMENTS (PUE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN PUBLIC UTILITY EASEMENTS (UE) WITHOUT WRITTEN APPROVAL FROM THE UTILITY PROVIDERS.

COUNTY COURT OF COMAL COUNTY, TEXAS

SHEET 1 OF 7

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: September 14, 2022

STATE OF TEXAS
COUNTY OF COMAL

KNOWN ALL MEN BY THESE PRESENTS:
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY SUBDIVIDES THIS LAND ACCORDING TO THE DIMENSIONS AS SHOWN. ALL ROADS TO BE CONSTRUCTED BY THIS PLAT SHALL NOT BE DEDICATED TO ANY STATE, MUNICIPALITY OR OTHER GOVERNMENT ENTITY. THEY SHALL REMAIN PRIVATE ROADS.

OWNER: 2020 FI DIERKS, LLC
ADDRESS: 11 LYNN BATTS LANE SUITE 100
SAN ANTONIO, TEXAS 78218
(210) 826-6134

Lloyd A. Denton, Jr.

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Lloyd A. Denton Jr., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF September A.D.

Maria C. Trevino
NOTARY PUBLIC, STATE OF TEXAS

Maria C. Trevino
PRINTED NAME

MARIA C TREVINO
NOTARY PUBLIC - STATE OF TEXAS
NOTARY ID# 11468315
My Comm. Exp. May 18, 2024

THIS PLAT OF ENCHANTED BLUFF UNIT-1 ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COUNTY COURT OF COMAL COUNTY, TEXAS AND IS HEREBY APPROVED FOR FILING BY SAID COURT ON FEB. 16 20 23
DATED THIS 16th DAY OF February A.D. 20 23

BY: _____ COUNTY JUDGE

ATTEST: Bobbie Koepp COUNTY CLERK

COMMISSIONERS COURT COMAL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF COMAL

I, Bobbie Koepp, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 16th DAY OF February A.D., 2023 AT 3:16P M. AND DULY RECORDED THE 16th DAY OF February A.D., 2023 AT 3:16P M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT # 202306004954 IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 16th DAY OF February A.D., 2023

Bobbie Koepp
COUNTY CLERK, COMAL COUNTY, TEXAS

BY: Tracy Elks, DEPUTY

ENCHANTED BLUFF - UNIT 1 (ENCLAVE)

Civil Job No. 6388-23; Survey Job No. 9231-20

Date: Sep. 14, 2022, 2:07 PM – User ID: ddavis
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#20230600495 4

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SCALE: 1"= 100'

0' 100' 200' 300'

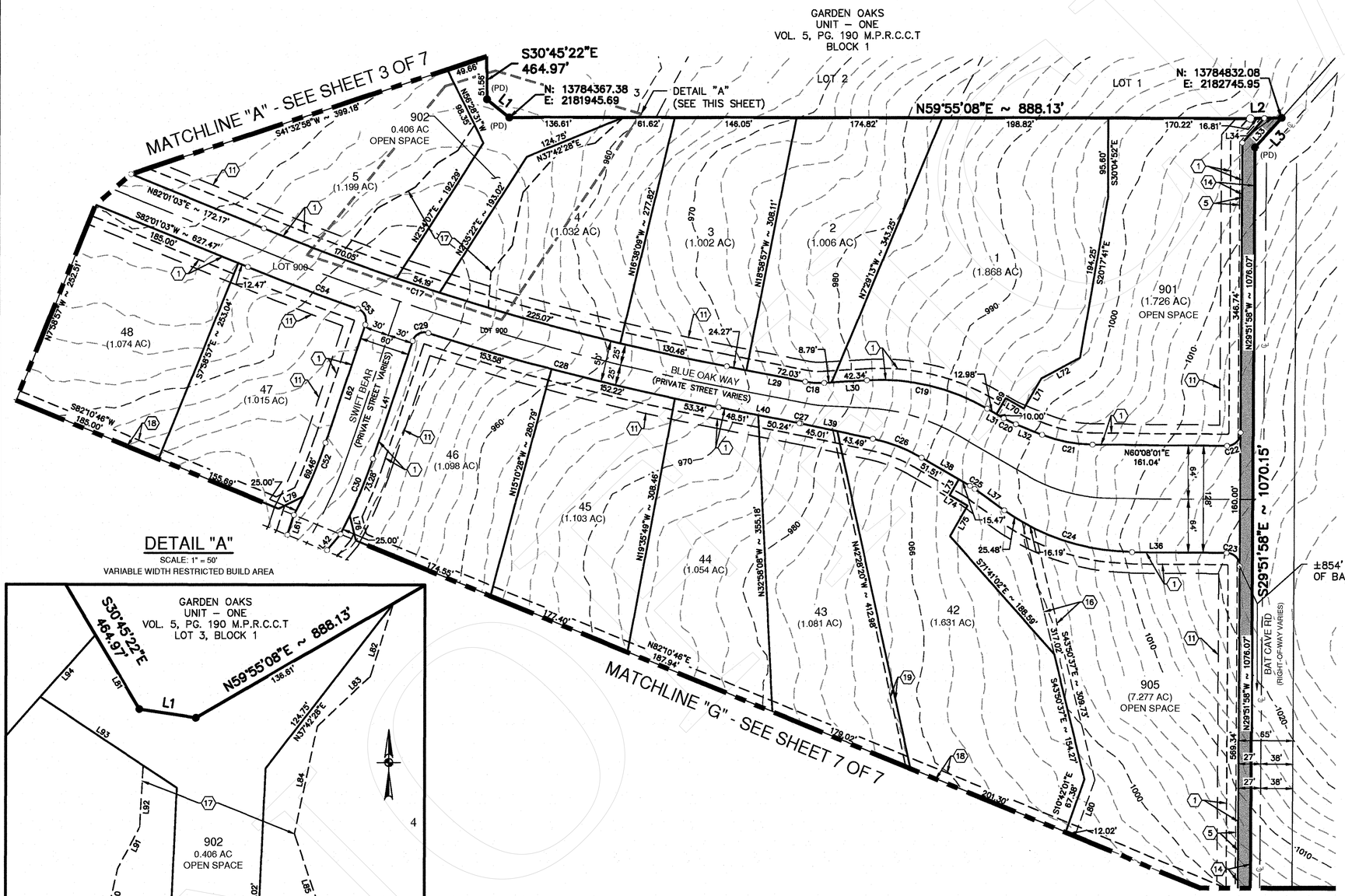
PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

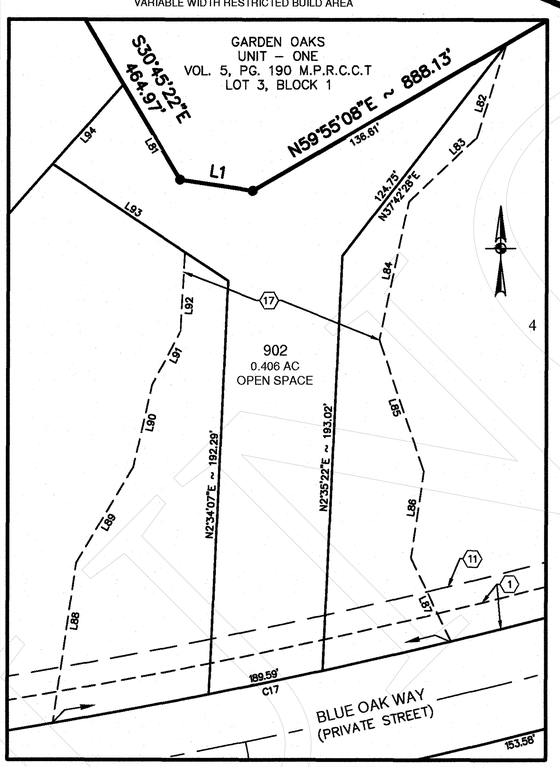
DATE OF PREPARATION: September 14, 2022



DETAIL "A"

SCALE: 1" = 50'

VARIABLE WIDTH RESTRICTED BUILD AREA



LEGEND

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

1140	EXISTING CONTOURS
1140	PROPOSED CONTOURS
℄	CENTERLINE
	FEMA FLOODPLAIN
1	14' PUBLIC GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
3	10' PUBLIC GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5	1' PUBLIC VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
11	25' BUILDING SETBACK
12	15' PUBLIC GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
13	5' PUBLIC WATER EASEMENT (0.036 OF AN ACRE TOTAL)
14	15' RIGHT-OF-WAY DEDICATION (0.385 OF AN ACRE)
15	50'X20' PUBLIC DRAINAGE, ACCESS & UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (OFF-LOT) (0.023 OF AN ACRE)(PERMEABLE)
16	12' PUBLIC WATER EASEMENT
17	VARIABLE WIDTH RESTRICTED BUILDING AREA (0.773 OF AN ACRE)
18	12' PUBLIC GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
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SEE SHEET 5 OF 7 FOR LINE AND CURVE TABLES
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ENCHANTED BLUFF - UNIT 1 (ENCLAVE)

Civil Job No. 6388-23; Survey Job No. 9231-20

202306004954

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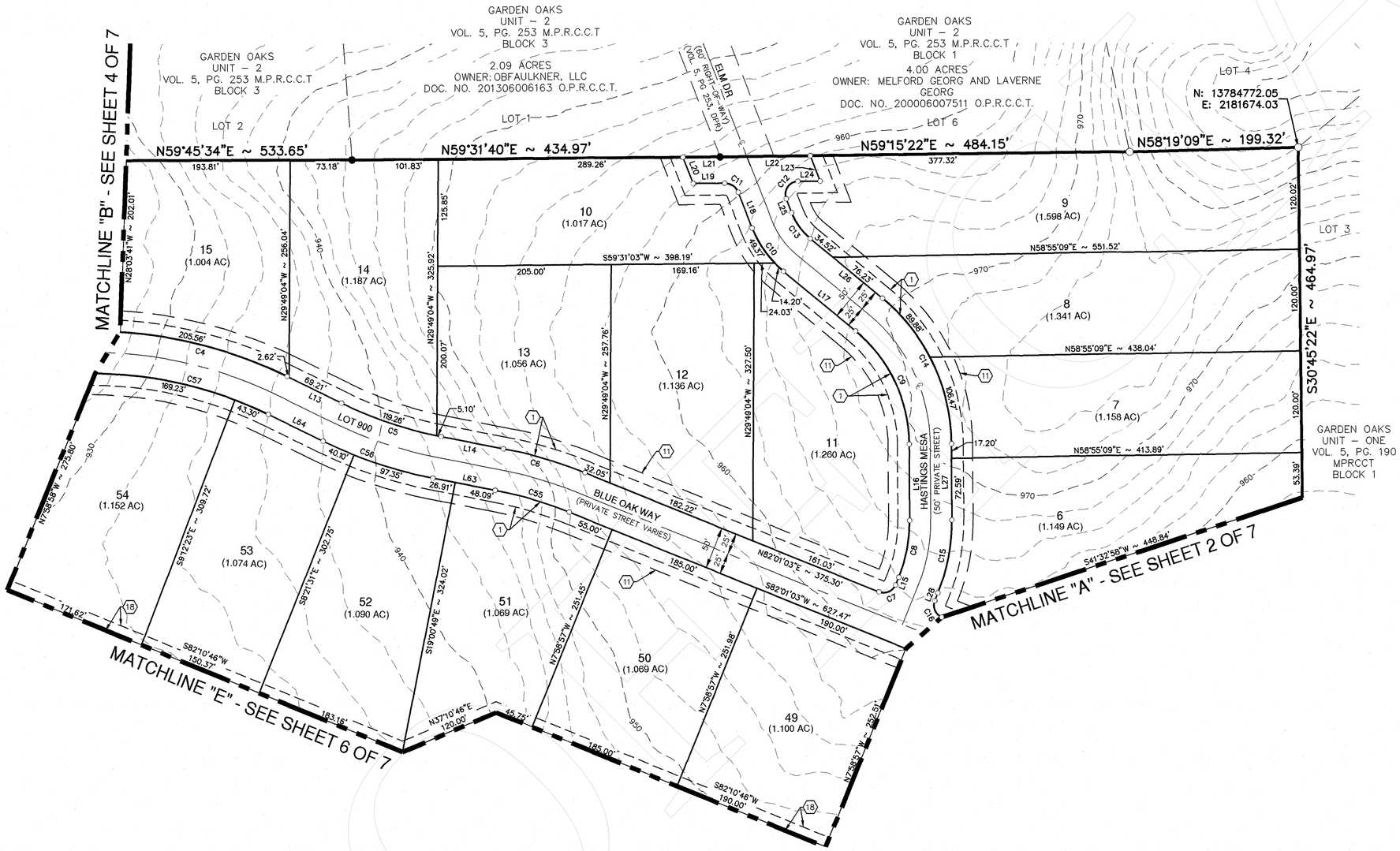

SCALE: 1"= 100'

0' 100' 200' 300'

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: September 14, 2022

LEGEND

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

1140	EXISTING CONTOURS
1140	PROPOSED CONTOURS
℄	CENTERLINE
	FEMA FLOODPLAIN
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ENCHANTED BLUFF - UNIT 1 (ENCLAVE)

Civil Job No. 6388-23; Survey Job No. 9231-20

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#202306004954

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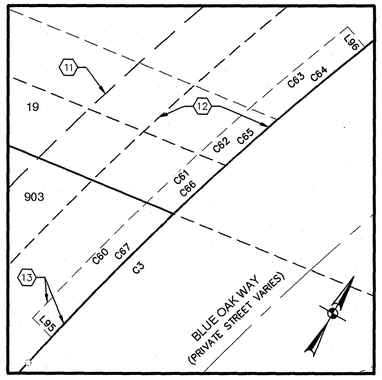

DETAIL "B"

SCALE: 1" = 20'
5' WATER EASEMENT

SCALE: 1"= 100'
0' 100' 200' 300'

PAPE-DAWSON ENGINEERS

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LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
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DOC	DOCUMENT NUMBER		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
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GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION		SET 1/2" IRON ROD (PD)-ROW
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		O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COMAL COUNTY, TEXAS
		M.P.R.C.C.T.	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS

- 1140 — EXISTING CONTOURS
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- ℄ — CENTERLINE
- FEMA FLOODPLAIN

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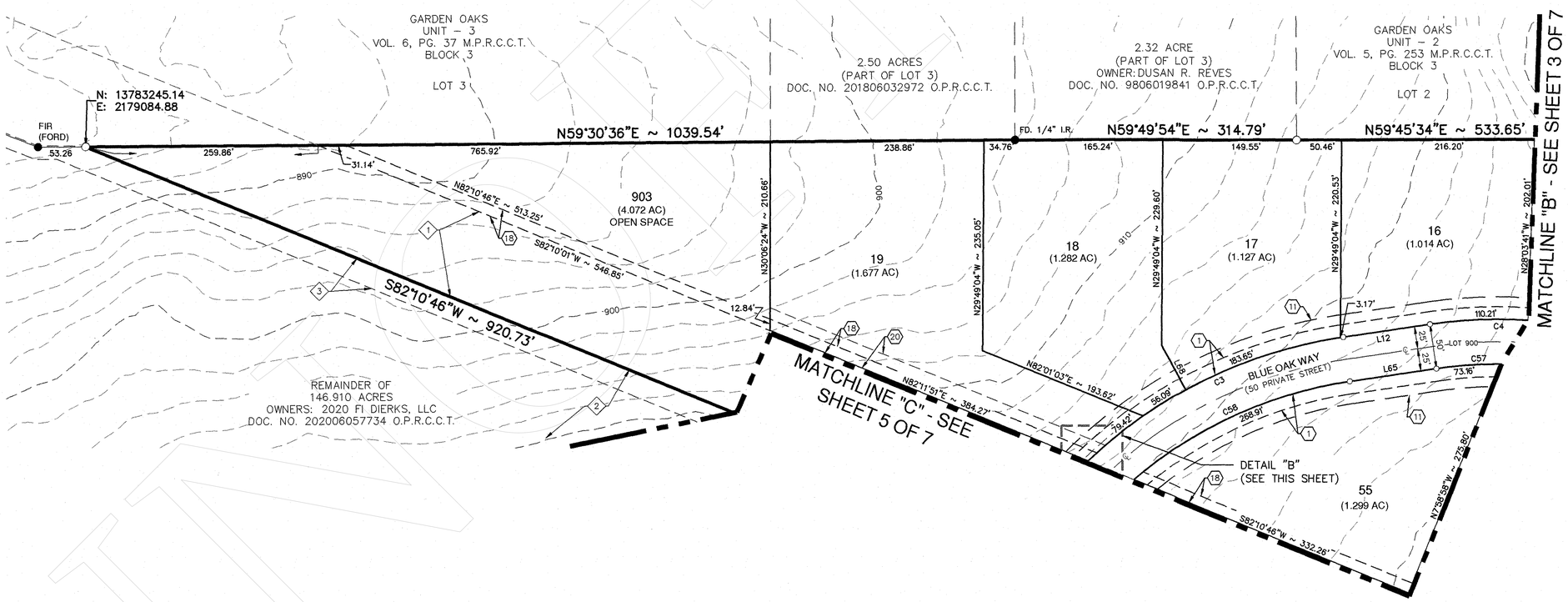

SEE SHEET 5 OF 7 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT
SEE SHEET 1 OF 7 FOR PLAT NOTES,

ENCHANTED BLUFF - UNIT 1 (ENCLAVE)

Civil Job No. 6388-23; Survey Job No. 9231-20

Date: Sep. 14, 2022, 2:08 PM – User ID: ddavis
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#20230600495 4

SUBDIVISION PLAT OF ENCHANTED BLUFF - UNIT 1 (ENCLAVE)

BEING 114.822 ACRES OF LAND OUT OF THE 146.910 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202006057734 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE H.W. BOEHM SURVEY NO. 747, ABSTRACT, 91 AND THE JOSEPH THOMPSON SURVEY NO. 757, ABSTRACT 613, COMAL COUNTY, TEXAS.

SCALE: 1"= 100'

0' 100' 200' 300'

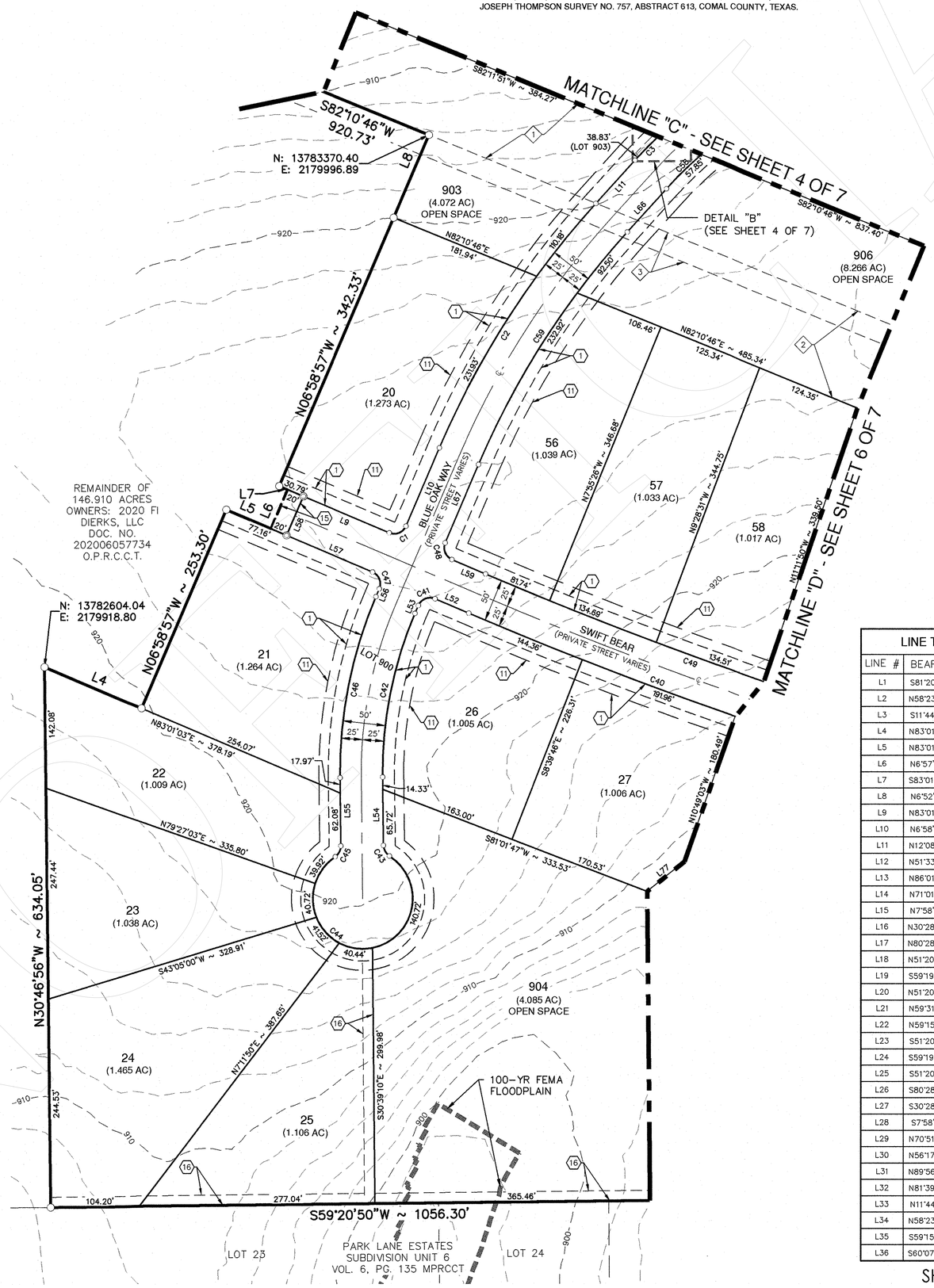
PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: September 14, 2022



LEGEND

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

- 1140 — EXISTING CONTOURS
- 1140 — PROPOSED CONTOURS
- ℄ — CENTERLINE
- FEMA FLOODPLAIN

1. 14' PUBLIC GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
3. 10' PUBLIC GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5. 1' PUBLIC VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
11. 25' BUILDING SETBACK
12. 15' PUBLIC GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
13. 5' PUBLIC WATER EASEMENT (0.036 OF AN ACRE TOTAL)
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15. 50'X20' PUBLIC DRAINAGE, ACCESS & UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (OFF-LOT) (0.023 OF AN ACRE)(PERMEABLE)
16. 12' PUBLIC WATER EASEMENT
17. VARIABLE WIDTH RESTRICTED BUILDING AREA (0.773 OF AN ACRE)
18. 12' PUBLIC GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
19. 5' PUBLIC GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
20. 23' PUBLIC DRAINAGE EASEMENT
1. 100' ELECTRIC LINE EASEMENT (VOL. 395, PG 756, D.R.C.C.T.)
2. VARIABLE WIDTH WATER LINE EASEMENT AGREEMENT (DOC # 201606041517, O.P.R.C.C.T.) (DOC # 201806041061, O.P.R.C.C.T.) (VOL. 18180, PG 1556, O.P.R.C.C.T.) (DOC # 20180205610, O.P.R.C.C.T.)
3. VARIABLE WIDTH PERMANENT WATER EASEMENT (DOC # 201706036229, O.P.R.C.C.T.) (VOL 18658, PG 2218, O.P.R.B.C.T.)

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	90°00'00"	N38°01'03"E	21.21'	23.56'
C2	1025.00'	19°07'24"	N2°34'45"E	340.53'	342.11'
C3	525.00'	39°24'55"	N31°50'54"E	354.08'	361.16'
C4	525.00'	34°27'41"	N68°47'12"E	311.03'	315.77'
C5	475.00'	15°00'00"	N78°31'03"E	124.00'	124.35'
C6	525.00'	11°00'00"	N76°31'03"E	100.64'	100.79'
C7	15.00'	90°00'00"	N37°01'03"E	21.21'	23.56'
C8	175.00'	22°30'00"	N19°13'57"W	68.28'	68.72'
C9	175.00'	50°00'00"	N55°28'57"W	147.92'	152.72'
C10	125.00'	29°08'18"	N65°54'48"W	62.89'	63.57'
C11	17.00'	69°19'53"	N86°00'36"W	19.34'	20.57'
C12	15.00'	110°40'07"	S3°59'24"W	24.67'	28.97'
C13	75.00'	29°08'18"	S65°54'48"E	37.73'	38.14'
C14	225.00'	50°00'00"	S55°28'57"E	190.18'	196.35'
C15	225.00'	22°30'00"	S19°13'57"E	87.79'	88.36'
C16	15.00'	90°00'00"	S52°58'57"E	21.21'	23.56'
C17	2975.00'	11°09'57"	N76°26'04"E	578.85'	579.77'
C18	90.00'	14°33'22"	N63°34'25"E	22.80'	22.86'
C19	256.00'	33°38'19"	N73°06'54"E	148.15'	150.30'
C20	112.00'	8°16'55"	N85°47'36"E	16.18'	16.19'
C21	166.00'	21°31'06"	N70°53'35"E	61.98'	62.34'
C22	16.00'	90°00'00"	N15°08'01"E	22.63'	25.13'
C23	16.00'	90°00'00"	N74°52'05"W	22.63'	25.13'
C24	264.00'	35°28'23"	S77°52'06"W	160.85'	163.45'
C25	68.00'	5°40'15"	N87°13'49"W	6.73'	6.73'
C26	200.00'	18°03'01"	S80°54'33"W	62.75'	63.01'
C27	90.00'	1°01'54"	S71°22'05"W	1.62'	1.62'
C28	3025.00'	6°48'09"	S74°15'13"W	358.93'	359.14'
C29	15.00'	89°09'07"	S33°04'44"W	21.06'	23.34'
C30	610.00'	9°13'54"	S6°52'52"E	98.18'	98.28'
C31	605.00'	41°44'08"	S20°54'46"W	431.02'	440.70'
C32	525.00'	31°14'13"	S57°23'56"W	282.69'	286.22'
C33	5025.00'	2°09'35"	S74°05'50"W	189.41'	189.42'
C34	15.00'	89°32'43"	S30°24'16"W	21.13'	23.44'
C35	75.00'	16°24'51"	S22°34'31"E	21.41'	21.49'
C36	17.00'	89°56'36"	S75°45'14"E	24.03'	26.69'
C37	17.00'	90°03'24"	N14°14'46"E	24.05'	26.72'
C38	125.00'	16°24'51"	N22°34'31"W	35.69'	35.81'
C39	15.00'	89°32'43"	N59°08'26"W	21.13'	23.44'
C40	5025.00'	6°55'51"	S79°33'07"W	607.47'	607.85'
C41	15.00'	90°00'00"	S38°01'03"W	21.21'	23.56'
C42	475.00'	23°47'59"	S18°52'57"E	195.89'	197.31'
C43	15.00'	57°16'46"	S59°25'19"E	14.38'	15.00'
C44	59.00'	294°33'33"	S59°13'04"W	63.78'	303.32'
C45	15.00'	57°16'46"	N2°08'33"W	14.38'	15.00'
C46	525.00'	23°47'59"	N18°52'57"W	216.51'	218.08'
C47	15.00'	90°00'00"	N51°58'57"W	21.21'	23.56'
C48	15.00'	90°00'00"	S51°58'57"E	21.21'	23.56'
C49	4975.00'	10°00'00"	N78°01'03"E	867.20'	868.30'
C50	475.00'	31°14'13"	N57°23'56"E	255.77'	258.96'
C51	555.00'	40°53'50"	N21°19'55"E	387.80'	396.15'
C52	550.00'	9°50'24"	N6°34'38"W	94.34'	94.46'
C53	15.00'	89°09'07"	N56°04'23"W	21.06'	23.34'
C54	3025.00'	2°39'59"	S80°41'03"W	140.76'	140.77'
C55	475.00'	11°00'00"	S76°31'03"W	91.05'	91.19'
C56	525.00'	15°00'00"	S78°31'03"W	137.05'	137.44'
C57	475.00'	34°27'41"	S68°47'12"W	281.41'	285.70'
C58	475.00'	39°24'55"	S31°50'54"W	320.36'	326.76'
C59	975.00'	19°07'24"	S2°34'45"W	323.91'	325.42'
C60	530.00'	3°16'16"	S14°29'59"W	72.22'	30.26'
C61	530.00'	1°25'39"	S16°50'57"W	66.89'	13.21'
C62	530.00'	1°23'03"	S18°15'18"W	12.80'	12.80'
C63	530.00'	2°34'03"	S20°13'51"W	23.75'	23.75'
C64	525.00'	2°18'46"	S20°22'44"W	21.19'	21.19'
C65	525.00'	1°24'01"	S18°31'21"W	12.83'	12.83'
C66	525.00'	1°26'39"	S17°06'00"W	13.23'	13.23'
C67	525.00'	3°32'04"	S14°36'39"W	32.38'	32.39'
C68	4970.00'	0°06'55"	N77°25'49"E	10.00'	10.00'
C69	4970.00'	0°20'45"	N77°11'59"E	30.00'	30.00'
C70	4975.00'	0°20'44"	N77°11'58"E	30.00'	30.00'
C71	4975.00'	0°06'55"	N77°25'47"E	10.00'	10.00'
C72	4970.00'	0°27'40"	N73°53'06"E	40.00'	40.00'
C73	470.00'	4°52'40"	N51°54'21"E	40.00'	40.01'
C74	550.00'	4°10'04"	S35°10'23"W	40.00'	40.01'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S81°20'14"E	34.32'
L2	N58°23'08"E	37.44'
L3	S11°44'11"W	47.73'
L4	N83°01'03"E	124.12'
L5	N83°01'03"E	57.16'
L6	N6°57'42"W	50.00'
L7	S83°01'03"W	10.79'
L8	N6°52'15"W	105.67'
L9	N83°01'03"E	110.00'
L10	N6°58'57"W	100.04'
L11	N12°08'27"E	68.58'
L12	N51°33'22"E	98.09'
L13	N86°01'03"E	71.83'
L14	N71°01'03"E	75.00'
L15	N7°58'57"W	10.00'
L16	N30°28'57"W	89.80'
L17	N80°28'57"W	110.76'
L18	N51°20'40"W	45.43'
L19	S59°19'27"W	37.41'
L20	N51°20'40"W	33.18'
L21	N59°31'40"E	43.88'
L22	N59°15'22"E	106.83'
L23	S51°20'40"E	32.08'
L24	S59°19'27"W	26.41'
L25	S51°20'40"E	17.70'
L26	S80°28'57"E	110.76'
L27	S30°28'57"E	89.80'
L28	S7°58'57"E	10.00'
L29	N70°51'06"E	96.30'
L30	N56°17'44"E	51.13'
L31	N89°56'03"E	22.98'
L32	N81°39'08"E	33.73'
L33	N11°44'11"E	39.27'
L34	N58°23'08"E	20.63'
L35	S59°15'01"W	15.00'
L36	S60°07'55"W	113.21'

LINE TABLE

LINE #	BEARING	LENGTH
L37	N84°23'42"W	43.95'
L38	S89°56'03"W	66.99'
L39	S71°53'02"W	88.50'
L40	S70°51'08"W	98.75'
L41	S11°29'49"E	148.71'
L42	S10°25'28"W	25.00'
L43	S41°46'50"W	52.54'
L44	S14°22'05"E	45.74'
L45	N59°16'28"E	29.02'
L46	S30°46'56"E	31.00'
L47	S59°15'01"W	101.00'
L48	S59°20'50"W	41.00'
L49	N30°46'56"W	30.99'
L50	N59°16'28"E	28.98'
L51	N14°22'05"W	45.74'
L52	S83°01'03"W	43.10'
L53	S6°58'57"E	10.00'
L54	S30°46'56"E	80.05'
L55	N30°46'56"W	80.05'
L56	N6°58'57"W	10.00'
L57	S83°01'03"W	110.02'
L58	N6°57'42"W	50.00'
L59	N83°01'03"E	43.10'
L60	N41°46'50"E	52.54'
L61	N11°55'16"W	25.00'
L62	N11°29'49"W	148.71'
L63	S71°01'03"W	75.00'
L64	S86°01'03"W	71.83'
L65	S51°33'22"W	98.09'
L66	S12°08'27"W	68.58'
L67	S6°58'57"E	100.04'
L68	S58°49'56"E	56.15'
L69	S0°03'57"E	22.01'
L70	S89°56'03"W	25.00'
L71	S0°03'57"E	42.00'
L72	S31°55'02"W	52.41'

LINE TABLE

LINE #	BEARING	LENGTH
L73	S0°03'57"E	22.01'
L74	N89°56'03"E	25.00'
L75	S0°03'57"E	42.00'
L76	N43°45'23"W	30.78'
L77	S21°26'47"W	56.17'
L78	S77°30'57"E	49.02'
L79	S33°44'51"W	33.29'
L80	S10°42'01"E	71.56'
L81	N30°45'22"W	51.56'
L82	N17°30'43"E	45.73'
L83	N46°42'19"E	43.39'
L84	N11°51'04"E	65.86'
L85	N18°48'21"W	64.59'
L86	N8°20'16"E	40.60'
L87	N25°47'13"W	42.98'
L88	S8°11'53"W	75.36'
L89	S30°49'23"W	51.84'
L90	S12°50'10"W	39.23'
L91	S27°44'29"W	28.42'
L92	S3°08'05"W	36.56'
L93	S56°28'31"E	74.15'
L94	S41°32'58"W	49.66'
L95	S74°58'23"E	5.00'
L96	S70°38'29"E	5.00'
L97	N12°58'24"W	5.00'
L98	N16°20'44"W	5.00'
L99	N16°58'57"W	5.00'
L100	N73°01'03"E	45.00'
L101	N35°39'19"W	5.00'
L102	S40°31'59"E	5.00'
L103	S52°44'34"E	5.00'
L104	N56°54'39"W	5.00'

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0' 100' 200' 300'

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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

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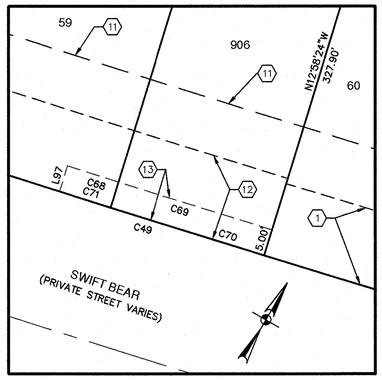
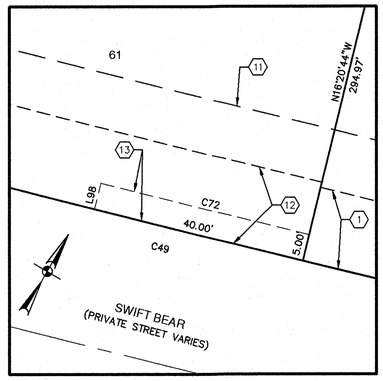


DETAIL "C"

SCALE: 1" = 20'

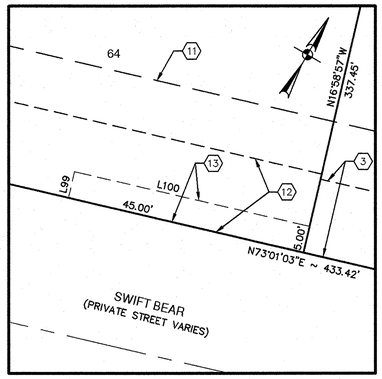
5' WATER EASEMENT



DETAIL "D"

SCALE: 1" = 20'

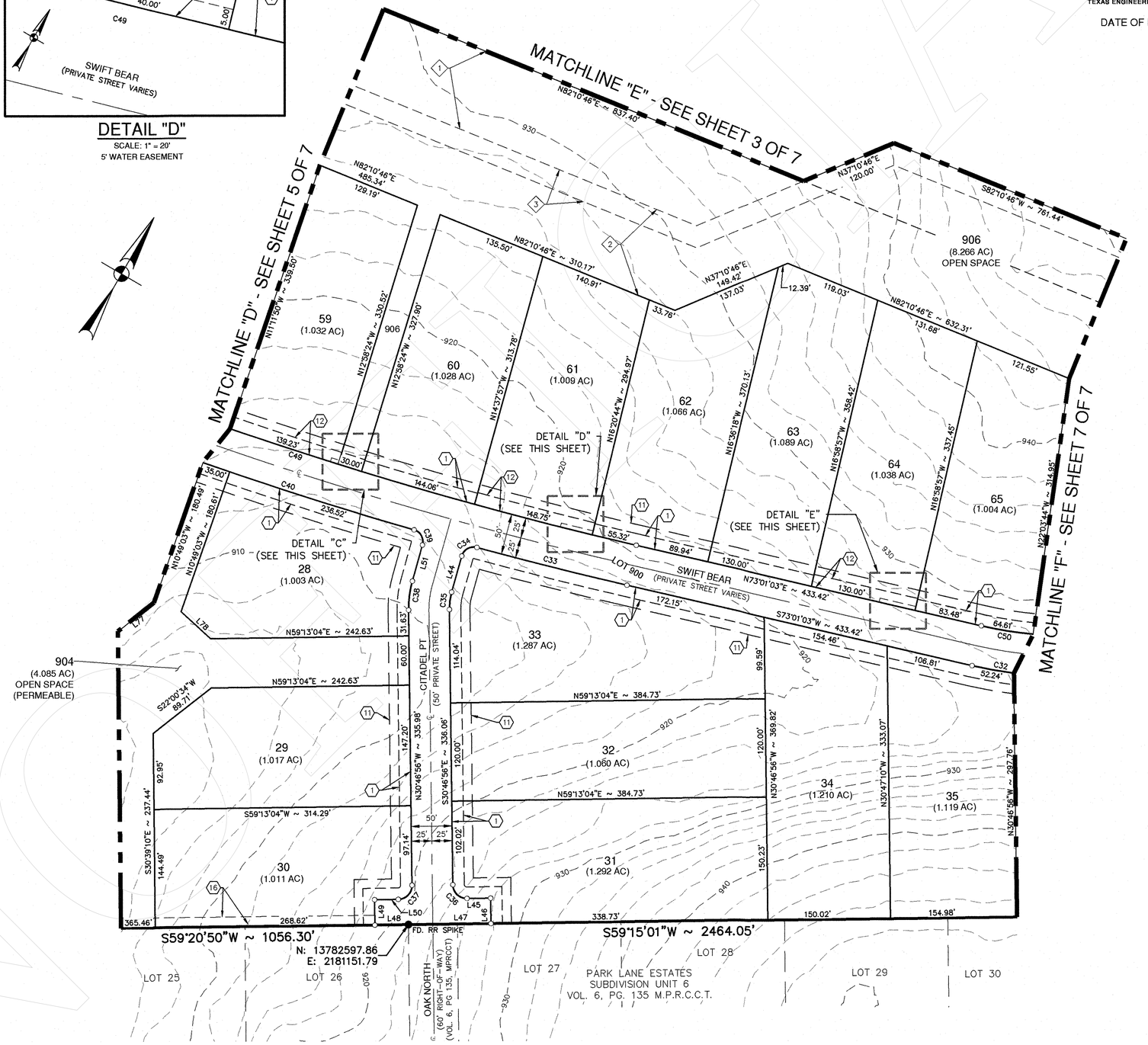
5' WATER EASEMENT



DETAIL "E"

SCALE: 1" = 20'

5' WATER EASEMENT



LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
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(20) 23' PUBLIC DRAINAGE EASEMENT

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#20230600495U

SUBDIVISION PLAT OF ENCHANTED BLUFF - UNIT 1 (ENCLAVE)

BEING 114.822 ACRES OF LAND OUT OF THE 146.910 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202006057734 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE H.W. BOEHM SURVEY NO. 747, ABSTRACT, 91 AND THE JOSEPH THOMPSON SURVEY NO. 757, ABSTRACT 613, COMAL COUNTY, TEXAS.

SCALE: 1"= 100'

0' 100' 200' 300'

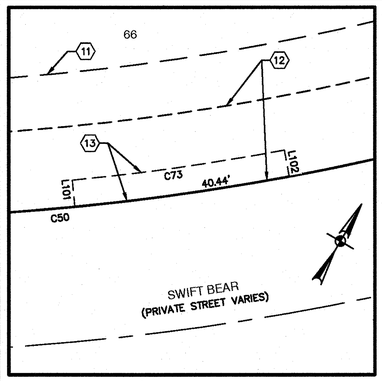
PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

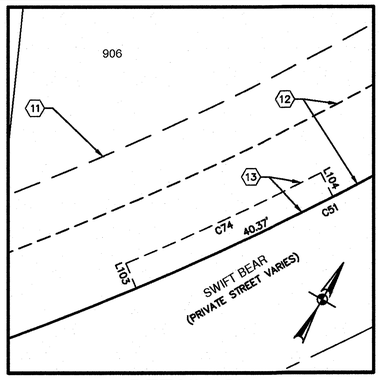
DATE OF PREPARATION: September 14, 2022



DETAIL "F"

SCALE: 1" = 20'

5' WATER EASEMENT



DETAIL "G"

SCALE: 1" = 20'

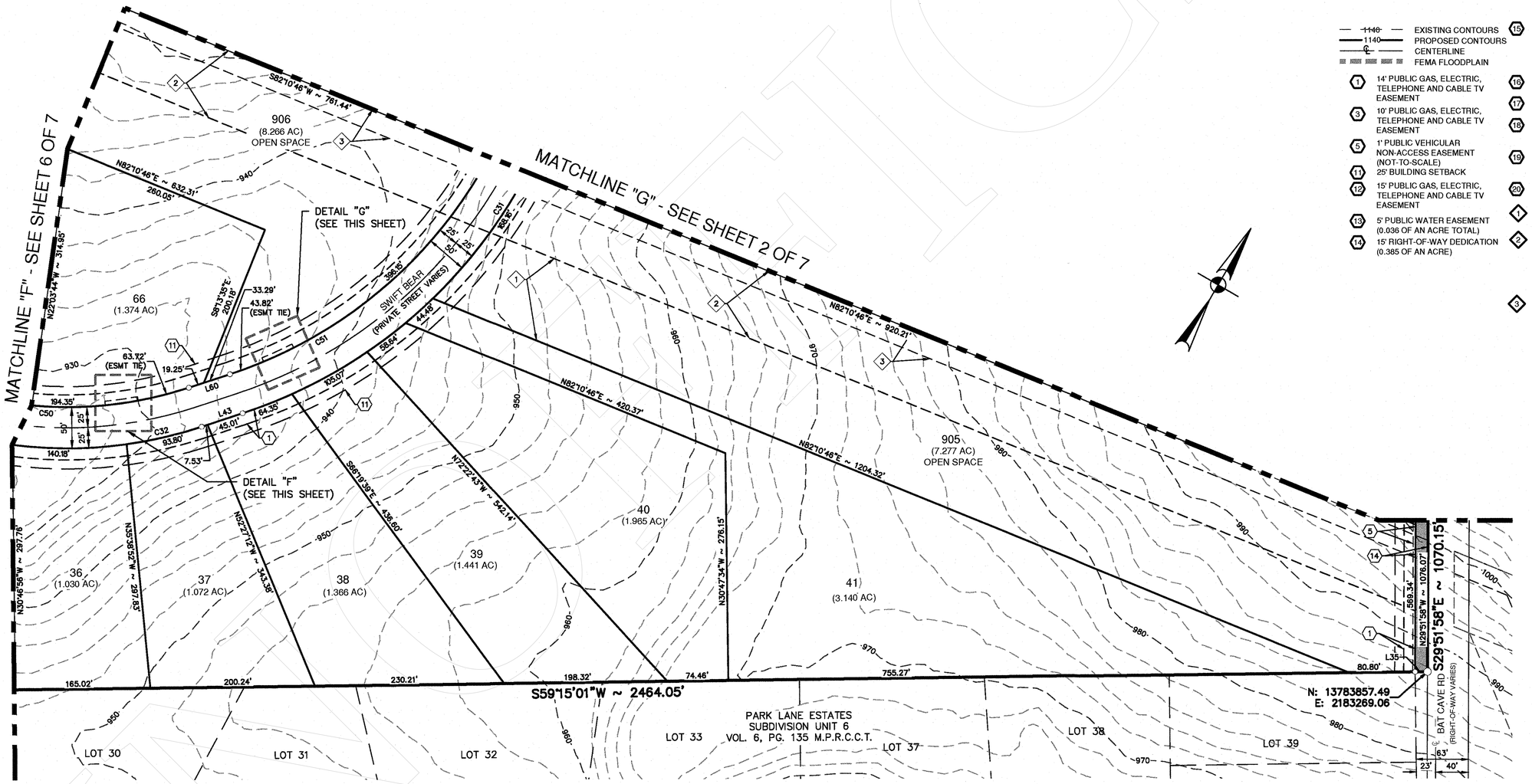
5' WATER EASEMENT

LEGEND

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

1140	EXISTING CONTOURS
1140	PROPOSED CONTOURS
℄	CENTERLINE
	FEMA FLOODPLAIN

1. 14' PUBLIC GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
3. 10' PUBLIC GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5. 1' PUBLIC VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
11. 25' BUILDING SETBACK
12. 15' PUBLIC GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
13. 5' PUBLIC WATER EASEMENT (0.036 OF AN ACRE TOTAL)
14. 15' RIGHT-OF-WAY DEDICATION (0.385 OF AN ACRE)
15. 50'X20' PUBLIC DRAINAGE, ACCESS & UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (OFF-LOT) (0.023 OF AN ACRE)(PERMEABLE)
16. 12' PUBLIC WATER EASEMENT
17. VARIABLE WIDTH RESTRICTED BUILDING AREA (0.773 OF AN ACRE)
18. 12' PUBLIC GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
19. 5' PUBLIC GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
20. 23' PUBLIC DRAINAGE EASEMENT
4. 100' ELECTRIC LINE EASEMENT (VOL. 395, PG 756, D.R.C.C.T.)
2. VARIABLE WIDTH WATER LINE EASEMENT AGREEMENT (DOC # 201606041517, O.P.R.C.C.T.) (DOC # 201806041061, O.P.R.C.C.T.) (VOL. 18180, PG 1556, O.P.R.C.C.T.) (DOC # 20180205610, O.P.R.C.C.T.)
3. VARIABLE WIDTH PERMANENT WATER EASEMENT (DOC # 201706036229, O.P.R.C.C.T.) (VOL 18658, PG 2218, O.P.R.B.C.T.)



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

ENCHANTED BLUFF - UNIT 1 (ENCLAVE)

Civil Job No. 6388-23; Survey Job No. 9231-20

Date: Sep. 14, 2022, 2:04 PM – User ID: ddavis
File: P:\SAWS\CD\Design\Civil\Plat\PLAT6388-23.dwg

RECEIVED
By Kathy Griffin at 2:07 pm, Jul 21, 2025

COMAL COUNTY
ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

Date Received	Initials	Permit Number
		118867

Instructions:

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

OSSF Permit

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

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

Signature of Applicant

7-17-2025
Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No._____

INCOMPLETE APPLICATION
___ (Missing Items Circled, Application Refused)

Revised: September 2019