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

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

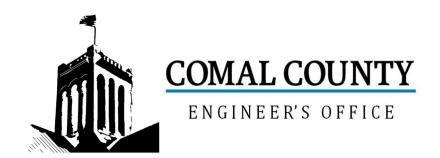
Inspector Notes:

N-	December 41	A may	Citotiana	Net	1 at 1	2 m d 1	7 mal 1
No.	Description SEPTIC TANK Tank(s) Clearly	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	Marked SEPTIC TANK IsingleTank, 2Compartments Provided withBaffle SEPTIC TANK Inlet Flowline Greater than3" and "T" Provided on Inlet and OutletSEPTIC TANK Septic Tank(s) MeetMinimum Requirements		285.32(b)(1) (E)285.91(2)285.32(b)(1) (F)285.32(b)(1)(E) (iii)285.32(b)(1)(E)(ii) (I)285.32(b)(1)(E) (i)285.32(b)(1)(E) (i)285.32(b)(1)(C) (ii)285.32(b)(1)(C) (ii)285.32(b)(1)(C) (ii)285.32(b)(1) (B)285.32(b)(1) (A)285.32(b)(1)(E)(iv)				
1	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
	SEPTIC TANK Secondary restraint system providedSEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
	SEPTIC TANK Tank Volume Installed						
12							
	PUMP TANK Volume Installed						
1	AEROBIC TREATMENT UNIT Size Installed						
14							
	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number						
15	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)				
18			203.33(a)(2)				

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

	I I			- 		I	I
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)				
	AEROBIC TREATMENT UNIT IS Aerobic Unit Installed According to Approved Guidelines.		285.32(c)(1)				
	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions						
	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump PUMP TANK Inspection/Clean Out						
37	Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided PUMP TANK Electrical						
	Connections in Approved Junction Boxes / Wiring Buried						

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



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

Permit Number: 118975

Issued This Date: 09/25/2025

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

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

10864 WALDSANGER NEW BRAUNFELS, TX 78132

Subdivision: WALDSANGER

Unit: NA

Lot: 19RZ

Block: NA

Acreage: 1.3500

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic

Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.



Signature of Owner

ON-SITE SEWAGE FACILITY APPLICATION

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

				<u>W</u>	WW.CCEO.ORG
Date 8/25/2025			Permit Num	nber11	8975
1. APPLICANT	/ AGENT INFORMATION				
Owner Name	ASHTON SAN ANTONIO RESIDENTIAL LLC	Agent Name	Nicholas Kolb	е	
Mailing Address	3 17319 SAN PEDRO STE. 140	Agent Address	1825 FM 2438	3	
City, State, Zip	SAN ANTONIO TX 78232	City, State, Zip	SeguinTX 781	155	
Phone #	210-336-3414	Phone #	830-708-9065		
Email	DWAYNE.VADNAIS@ASHTONWOODS.CO	Email	KolbeLandCo	@Gmail.com	1
2. LOCATION					
Subdivision Nan	me WALDSANGER SUB.	L	Init NA	Lot 19RZ	Block NA
Survey Name / /	Abstract Number			Acreage	
Address 10864	WALDSANGER	City NEW BRAU		State TX	Zip 78132
3. TYPE OF DEV	VELOPMENT				
⊠ Single Fan	nily Residential				
Type of Co	onstruction (House, Mobile, RV, Etc.) SINGLE FA	AMILY HOUSE			
Number of	f Bedrooms 4			_	
Indicate S	q Ft of Living Area <u><4500</u>				
Non-Single	e Family Residential				
(Planning m	naterials must show adequate land area for doubling th	e required land need	ded for treatment	t units and dis	posal area)
Type of Fa	acility				
Offices, Fa	actories, Churches, Schools, Parks, Etc Indicat	e Number Of Occu	ıpants		
Restauran	ts, Lounges, Theaters - Indicate Number of Seat	s			
Hotel, Mot	el, Hospital, Nursing Home - Indicate Number of	Beds			
Travel Tra	iler/RV Parks - Indicate Number of Spaces				
Miscellane	eous				
Estimated Cos	t of Construction: \$ 300,000.00 (S	Structure Only)			
Is any portion o	of the proposed OSSF located in the United State	es Army Corps of E	Engineers (USA	ACE) flowage	e easement?
Yes X	No (If yes, owner must provide approval from USACE for	proposed OSSF improv	vements within the	USACE flowag	e easement)
Source of Wate	er 🔀 Public 🗌 Private Well 📗 Rainwate	r			
4. SIGNATURE (OF OWNER				
 The completed ap facts. I certify that property. Authorization is he site/soil evaluation I understand that a by the Comal Coul 	lication, I certify that: oplication and all additional information submitted does t I am the property owner or I possess the appropriate ereby given to the permitting authority and designated a and inspection of private sewage facilities a permit of authorization to construct will not be issued unty Flood Damage Prevention Order. sent to the online posting/public release of my e-mail a	land rights necessar agents to enter upor I until the Floodplain	ry to make the pe n the above desc Administrator ha	ermitted impro cribed property as performed t	vements on said for the purpose of the reviews required

Date Page 1 of 2

Revised January 2021



Signature of Designe

ON-SITE SEWAGE FACILITY APPLICATION

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

Planning Materials & Site Evaluation as Required Completed By Nicholas Kolbe
System Description Aerobic Treatment with SPRAY DIST.
Size of Septic System Required Based on Planning Materials & Soil Evaluation
Tank Size(s) (Gallons) 600 GPD ATU Absorption/Application Area (Sq Ft) 5652 SQFT ABS.
Gallons Per Day (As Per TCEQ Table III) 360
(Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.)
Is the property located over the Edwards Recharge Zone? X Yes No
(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))
Is there an existing TCEQ approved WPAP for the property? X Yes No
(If yes, the R.S. or P.E. shall certify that the OSSF design complies with all provisions of the existing WPAP.)
Is there at least one acre per single family dwelling as per 285.40(c)(1)? X Yes No
If there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? Yes X 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
ls 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.)
s 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.
M. N. I land

Date



AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL STATE OF TEXAS



202506027349 08/26/2025 11:23:39 AM 1/2

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

T

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

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

LOT 19RZ OF THE WALDSANGER SUBDIVISION LOCATED IN COMAL COUNTY TEXAS
The property is owned by (insert owner's full name): ASHTON SAN ANTONIO RESIDENTIAL LLC
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 Lillyana Longoria DAY OF Avgust 25th, 20 25
Owner(s) signature(s)
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 25th DAY OF AUGUST 2025
Notary Public, State of Texas

Heather Rebecca Fosheir



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
08/26/2025 11:23:39 AM
TAMMY 2 Page(s)
202506027349

Bobbie Koepp



9451 Selma Pkwy Selma, TX

Ph: 210-640-2223

78154



	Permit #:
à	
1	
-	CONTROL CONTRO

COMMERCIAL INSPECTION & MAINTENANCE AGREEMENT

Regular and continuing Maintenance is the single most important key to the long-term safe and successful operation of surface application systems utilizing aerobic treatment plants. The OWNER of an aerobic wastewater treatment system is a VITAL KEY to its success or failure and thereby they must accept their responsibilities of its upkeep and maintenance. LS Wastewater Solutions hereby enters this maintenance contract to assist the owner in

keeping his/her aerobic system operating properly and safely; and, to keep the owner in compliance with the Texas Commission on Environmental Quality (TCEQ) regulations. (Title 30 Texas Administrative Code, Chapter 285)

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

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

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

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

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

FEES: The cost of a maintenance agreement for the system listed below is: \$______ and is valid for __2___year(s). Payment is due at the time of contract signing. Failure to make payment within three (3) days of the date of this contract constitutes a breach of contract, and the appropriate regulatory agency will be notified of the cancellation of the contract. This maintenance agreement does not cover the cost of customer-requested service calls,

materials or labor that are due to system or component failure. Non-scheduled visits and/or service calls requested by the owner will be at an additional charge. Invoices are due upon completion of the work performed and/or receipt of invoices.

OWNER'S RESPONSIBILITIES:

- . The owner of the Aerobic Treatment Unit must maintain sufficient chloring (tablets or liquid) in the disinfection system at all times.
- The owner must maintain an area free of overgrowth or vegetation around the Aerobic Treatment Unit and sprinklers.
- Make your property accessible (gate unlocked or key/combination provided), and dogs restrained during each visit.
- The owner must follow the manufacturer's recommendations for the system's proper operation, including restricting the disposal of non-biodegradable material, chemicals, solvents, thinners, fuels, grease, oils, etc. that can affect the system's performance and/or pollute the environment.
- The owner must have their system repaired or components replaced immediately by a Certified Provider as needed.
- The owner must have their Aerobic Treatment Unit pumped out by a licensed waste hauler when their system exceeds 65% sludge
- The owner should keep fire ants away from the Aerobic Treatment unit and its components. Any damage caused by fire ants is not
 covered under any warranty. LS Wastewater Solutions reserves the right to refuse service to systems infested by fire ants. A Travel charge
 shall be made for return visits, due to fire ant infestation or animals not restrained.

LICENS	E TO OPERATE DATE			
This contract is valid from		through	2 YEARS	OPPORTUNE AND ADDRESS OF THE PARTY OF THE PA
Manufacturer: TONDRE TANK Co				****
Owner's Name: ASHTON WOOL	S RES. LLC Site Address:	10864 WALDSANG	ER NEW BRAUNFE	LS TX 78132
Mailing Address: 17319 SAN PE	DRO STE 140, SAN ANTO	NIO TX 78232		_
Telephone: 210-336-3414	Cell Phone:	Work Phone:		
Email:	Call or Text Before Each	Visit?Yes X_No	Gate Code:	
DWAYNE.VADNAIS@ASHTONWO	ODS.COM			
	8/28/28	Hyle	Wint-	MP2 7 89
Signature of Owner	Date	Ayle Lents	MP T	CEO License

OSSF Soil & Site Evaluation

Page 1 (Soil	& Cita Ex	aluation)	T-		8/25/2025
rage I (SOII	or due en	aiuation)	L	late Performed	d:/
Property Own	er: ASHTO	ON SAN ANTONIO RESID	ENTIAL LLC	_	
Site Location:		10864 WALDSANGER			. ~
REQUIREM		NEW BRAUNFELS TX 78	3132 P	roposed Excava	ation Depth: NA
		vations must be performed on	the site at annosite ends	of the proposed di	macal area Tagatiana afaa:1
borings or dug p	its must be sho	own on the site drawing. For s	ubsurface disposal, soil e	valuations must be	performed to a depth of at
least two feet be	low the propos	sed disposal field excavation de	epth. For surface disposa	I, the surface horiz	on must be evaluated
Describe each so	oil horizon and	identify any restrictive feature	es on this form. Indicate	depths where featu	res appear.
Soil Boring	1 - 2				
Number:	1 - 2				
Depth	Texture	Gravel Analysis	Drainage	Restrictive	Observations
(Feet)	Class	(If Applicable)	(Mottles/	Horizon	
1 FT.	IA DOOL		Water Table)		
2 FT.	IA- ROCK	OVER 30%	WELL DRAINED	ROCK	AEROBIC SPRAY
					IN EDWARDS AQUIFE
3 FT.					RECHARGE ZONE
4 FT.		······································			,
5 FT.					
Soil Boring					
Number:	Texture	Coord Analysis	D	TD - / : /:	01 (*
Depth (Feet)	Class	Gravel Analysis (If Applicable)	Drainage (Mottles/	Restrictive Horizon	Observations
	Class	(11 Applicable)		HOLIZOH	
(Feet)			Water Table)	1	
1 FT.			Water Table)		
			water Table)		
1 FT.			water Table)		
1 FT. 2 FT.			water Table)		
1 FT. 2 FT. 3 FT.			water Table)		
1 FT. 2 FT. 3 FT. 4 FT.					
1 FT. 2 FT. 3 FT. 4 FT. 5 FT.			ES OF SITE AREA		
1 FT. 2 FT. 3 FT. 4 FT. 5 FT.	•	lzone			□ Yes ⊠ No
1 FT. 2 FT. 3 FT. 4 FT. 5 FT. Presence of 10 Presence of up	per water sh	l zone ned	ES OF SITE AREA		□ Yes ☒ No
1 FT. 2 FT. 3 FT. 4 FT. 5 FT. Presence of 10 Presence of ad	per water sh jacent pond	l zone ned s, streams, water impound	ES OF SITE AREA		☐ Yes ☒ No ☐ Yes ☒ No
1 FT. 2 FT. 3 FT. 4 FT. 5 FT. Presence of 10 Presence of ad Existing or pro	per water sh jacent pond	l zone ned	ES OF SITE AREA		☐ Yes ☒ No ☐ Yes ☒ No ☐ Yes ☒ No
1 FT. 2 FT. 3 FT. 4 FT. 5 FT. Presence of 10 Presence of ad	per water sh jacent pond	l zone ned s, streams, water impound	ES OF SITE AREA	5	☐ Yes ☒ No ☐ Yes ☒ No ☐ Yes ☒ No
1 FT. 2 FT. 3 FT. 4 FT. 5 FT. Presence of 10 Presence of ad Existing or pro Ground Slope	per water sh jacent ponds posed water	l zone ned s, streams, water impound	ES OF SITE AREA	***************************************	☐ Yes ☒ No ☐ Yes ☒ No ☐ Yes ☒ No ☐ Yes ☒ No
1 FT. 2 FT. 3 FT. 4 FT. 5 FT. Presence of 10 Presence of ad Existing or pro Ground Slope I certify that the	per water sh jacent ponds posed water	l zone ned s, streams, water impound r well in nearby area (with	ES OF SITE AREA Iments nin 150 feet) my field observation	***************************************	☐ Yes ☒ No ☐ Yes ☒ No ☐ Yes ☒ No ☐ Yes ☒ No
1 FT. 2 FT. 3 FT. 4 FT. 5 FT. Presence of 10 Presence of up Presence of ad Existing or pro Ground Slope I certify that the ability.	per water shipacent ponds oposed water the findings of	l zone ned s, streams, water impound r well in nearby area (with	ES OF SITE AREA	s and are accura	☐ Yes ☒ No ☐ Yes ☒ No ☐ Yes ☒ No ☐ Yes ☒ No% ate to the best of my

Page 2 (Soil &	Site Evaluation):		0./25./2025
a 6 20	,	Date Performed:	8/25/2025 / /
	10864 WALDSANGER	,	The second secon
Site Location:	NEW BRAUNFELS TX 78132	☐ Subsurface Disposal	
	Schematic o	of Lot or Tract	
Show:			
Location of exilindicate slope of field. Location of soil Location of nat	a, adjacent streets, property lines, property lines, and any other structure string or proposed water wells within or provide contour lines from the structure boring or excavation pits (show local ural, constructed, or proposed drainagement areas, cut or fill bank, sharp slop	es where known. 150 feet of the property. cture to the farthest location of the ation with respect to a known reference ways (ditches, streams, ponds, laterals).	proposed disposal
Lot Size:	or Acreage: 1.35	RAWING	
	See De	əsign	
			onice constituents

Nicholas Kolbe, R.S. 5115

1825 FM 2438

Seguin, Texas 78155

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

OSSF DESIGN

Owner: ASHTON SAN ANTONIO RESIDENTIAL LLC

Location: 10864 WALDSANGER, NEW BRAUNFELS TX 78132

Phone:

Date: 8/25/2025

Development: Residence with water saving devices

Bedrooms: 4

Sq. Ft living: <4500

 $\overline{GPD} = 360$

Q: 360 gpd

Soil: Type IA

R_i: 0.064 gall/ft²/day

Minimum Size Aerobic Treatment Plant Required: 600 GPD

System Type Designed: Aerobic/Surface Application (AERIS ATU, D-600-M)

Trash Tank: 478 gall Aerobic Tank: 461 gpd

Pump Tank: 763 gall

Supply Line: Sch 40, 1.00" purple (~166') Check Valve Required: YES

Minimum Application Area (A): $= 5625 \text{ ft}^2 \text{ (A = Q/R_i)}$

Sprinklers: K-Rain Super Pro 11003-RCW

Number	Nozzle	PSI	Pattern	Radius	Area/head	GPM/head	R _i
S1	#4	30	360°	30 ft	2826 ft ²	3.4	0.064
S2	#4	30	360°	30 ft	2826 ft ²	3.4	0.064

Overlap Area: 0 SQFT

Actual Application Area: 5652 ft²

GPM: **6.8 GPM**

Pump Requirements: GPM 6.2 @ 86.6ft TDH Pump Used: StaRite, 20 GPM ½ HP

- Elevation Head = 10ft
- Pressure Head = $30 \text{ psi } \times 2.30 = 69 \text{ft}$
- Friction Head of 166ft of 1.00" Sch 40 = 166ft x 0.0458 = 7.60 ft
- Total Dynamic Head (TDH) = 10 + 69 + 7.60 = 86.6 (StaRite 20GPM ½ HP)
- Timer set to spray between 12:00 AM & 5:00 AM
- Liquid chlorinator required

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



A = 3" or 4" SCH 40 PVC with 2way Clean Out, 8' from home to tank. 282

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

C = 166' of Purple SCH 40 1.00" PVC Spray Distribution Line

D = Spray distribution area, TWO (2) Number 4 spray distribution heads. Both heads are operating at 360 degrees, 3.4 Gallons per minute flow.

TH = Test Hole

INFRASTRUCTURE, OSSF SYSTEM AND HOME DRAWN ARE NOT WITHIN 100 YR FLOOD ZONE. PROPERTY IS IN THE EDWARDS AQUIFER RECHARGE ZONE. 516°17'25" \ 234.89 5' Non- Access Easnt 26 035 F S.B. + P.U.E 48 4 4500 FTZ 360 GPD N 200 46 52" E 112.38 8-26.25 Nicholas Kolbe

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

SITE PLAN & OSSF DESIGN:

Legal: LOT 19RZ OF THE WALDSANGER SUB. IN COMAL COUNTY TEXAS

ASHTON SAN ANTONIO RESIDENTIAL LLC 10864 WALDSANGER NEW BRAUNFELS TX 78132

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

Seguin, TX 78155

Date: 8/25/2025

Scale: 1"= 60'

NOTES

- 1. Septic Design is to accommodate a 4 bedroom, less than 4500 saft home with water saving devices.

 Home to produce No More than 360 GPD Flow. Over-use of 360 GPD may result in System Failure.
- 2. Install an Aerobic Treatment Plant (ATU) as noted on the design. ATU is a AERIS MODEL D-600-M AEROBIC TREATMENT UNIT.
- 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. 8' 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, 166'.
- 5. INSTALL A BACKFLOW PREVENTION VALVE IN THE PUMP TANK AFTER THE PUMP ON THE 1" PURPLE DISTRIBUTION LINE OR OUTSIDE OF THE TANK ON SAID LINE IN A SEPARATE VALVE BOX TO REMOVE THE RISK OF TREATED WASTEWATER FROM FLOWING BACK INTO THE TANK WHEN THE PUMP TURNS OFF.
- 6. S-1 AND S-2 are K-Rain Proplus low angle sprinklers with #4 nozzle operating @ 30psi, 30' radius, 180 degrees. Both are operating at 360 degrees. All have a GPD flow of 3.4, 6.8 gallons per minute total.
- 7. There shall be no obstructions within 10' of the sprinkler heads.
- 8. Audible & visual alarms, external disconnect within site of the pump tank, pump & alarms on separate breakers and external wiring in conduit are required.
- 9. Timer set to spray between 12:00 AM & 5:00 AM.
- 10. The reserve capacity (1/3) of the daily flow for this system is 120 gallons
- 11. Liquid chlorinator required.
- 12. Any excavations and/or exposed rock in the disposal area shall be covered with topsoil and seasonal grasses shall be seeded over the disposal area in order to minimize run-off & erosion. Erosion cloth is acceptable.
- 13. 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.
- 14. 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.
- 15. Waterline shall not run horizonal with any OSSF tightline or 1" purple SCH 40 Distribution line within 10'
- 16. Septic tank shall stay a minimum of 10' from all potable waterlines or above ground storage tanks.
- 17. Entirety of septic system is to stay within the setbacks and boundary lines of property as noted on design.
- 18. Design and details written and drawn herein were prepared with the best available information provided to the Registered Sanitarian by the landowner and by ground truth/evaluation.

Nicholas Kolbe

5115

Nicholas Kolbe

5108

Nicholas Kolbe

10864

NEW I

Nicholas Kolbe

1825 I

ASHTON-SAN ANTONIO RESIDENTIAL LLC 10864 WALDSANGER

NEW BRAUNFELS TX 78132

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

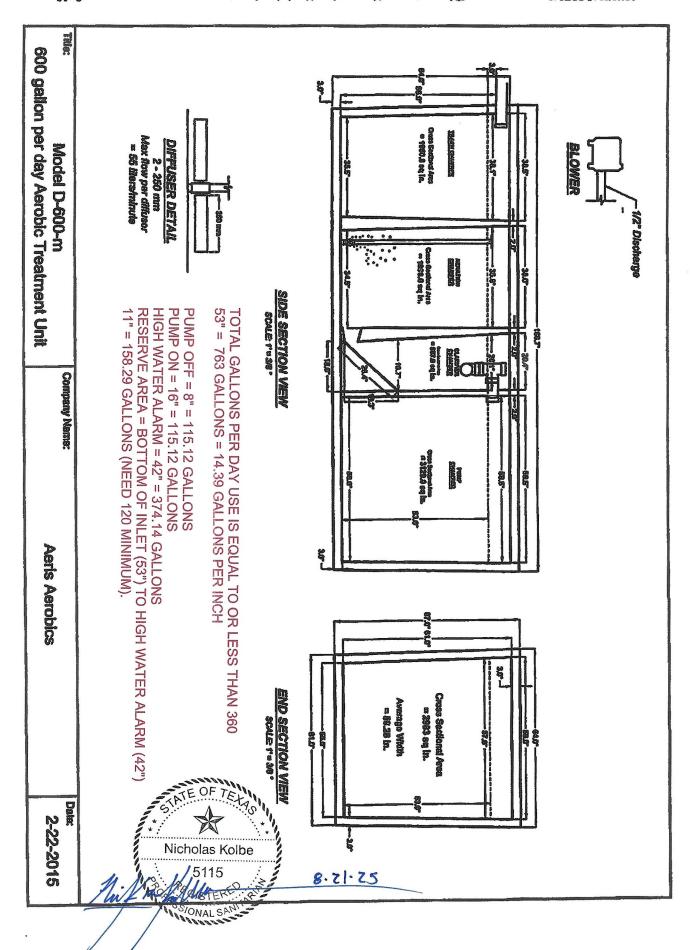
Seguin, TX 78155

Date: 8/25/2025

Scale: 1"= 60'

SITE PLAN & OSSF DESIGN:

Legal: LOT 19RZ OF THE WALDSANGER SUB. IN COMAL COUNTY TEXAS



STA-RITE ST.E.P Plus D Series

4" multi-stage submersible effluent pumps



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

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

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

APPLICATIONS

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

SPECIFICATIONS

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

Shell - Stainless steel (300 grade)

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

Discharge Bearing - Nylatron®

Impellers - Acetel

Diffusers - Polycarbonate

Suction Caps - Polycarbonate with stainless steel wear ring

Thrust Pads - Proprietary spec.

Shaft and Coupling - Stainless steel 300 grade

Intake – Fiberglass-reinforced thermoplastic

Intake Screen - Stainless steel

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

Agency Listing - CSA

FEATURES

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

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

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

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

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

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

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

Shaft bearing – Exclusive selflubricating Nylatron® bearing resists wear surface from sand and abrasives.

Shell - Corrosion resistant 300-grade stainless steel.

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

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

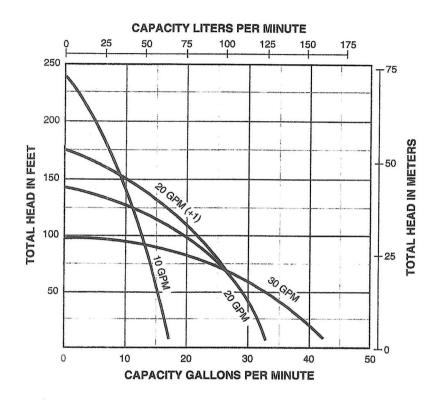


1

STA-RITE ST.E.P Plus D Series

4" multi-stage submersible effluent pumps

PUMP PERFORMANCE



PUMP PERFO	RMANCE (CAI	PACITY	IN GAL	LONS P	ER MIN	UTE)							
PUMP	FLOW RATE						P	SI					
MODEL	(GPM)	0	10	20	30	40	50	60	70	80	90	100	110
10D0M05221	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
10D0M05121	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
20D0M05221	20			30.0	26.0	21.5	14.2	4.4					
20D0M05121	20			30.0	26.0	21.5	14.2	4.4					
30D0M05221	30		38.5	33.3	25.8	16							
30D0M05121	30		38.5	33.3	25.8	16							
20D0M05221+1	20 + 1			30	27.5	24	20	13.5	6				
20D0M05121+1	20 + 1			30	27.5	24	20	13.5	6				
PUMP PERFO	RMANCE (CAF	PACITY	IN LITE	RS PER	MINUT	E)							
PUMP	FLOW RATE						BA	AR					
MODEL	(LPM)	.69	1.38	2.07	2.76	3.45	4.13	4,82	5.51	6.20	6.89	7.58	110
10D0M05221	37.85			56.8	51.9	48.1	43.5	38.6	31.8	24.6	16.3	3.8	
10D0M05121	37.85			56.8	51.9	48.1	43.5	38.6	31.8	24.6	16.3	3.8	
20D0M05221	75.7			113.6	98.4	81.4	53.7	16.7					
20D0M05121	75.7			113.6	98.4	81.4	53.7	16.7					
30D0M05221	113.55		145.7	126.0	97.7	60.6							
30D0M05121	113.55		145.7	126.0	97.7	60.6							
20D0M05221+1	75.7 + 1			113.4	103.9	90.7	75.6	51.0	22.6				
20D0M05121+1	75.7 + 1			113.4	103.9	90.7	75.6	51.0	22.6				

ProPlus™ Gear Driven Sprinkler Setting Instructions

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

CHANGING A NOZZLE

1 ▶ REMOVING THE NOZZLE RETENTION SCREW

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

2▶ PULL UP THE RISER

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

3▶ REMOVING THE NOZZLE

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

4 INSTALLING A NOZZLE

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

SETTING THE ARC ADJUSTMENT

1 ▶ FINDING THE LEFT START POSITION

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

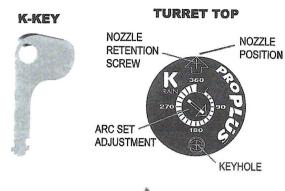
2 DRIENTING THE LEFT START POSITION

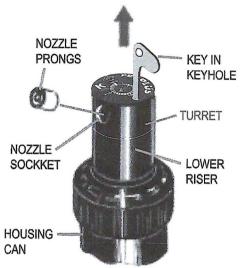
Insert the K-Key in the keyhole on the top of the nozzle turret and turn the key ¼ turn to insure that the key does not slip out of the keyhole when you pull it up. Being careful not to allow the nozzle turret to turn, firmly pull up the entire spring-loaded riser. Hold the lower riser assembly up with one hand. Now turn only the lower riser clockwise or counter-clockwise until the nozzle arrow is pointing where you want the sprinkler to begin spraying.

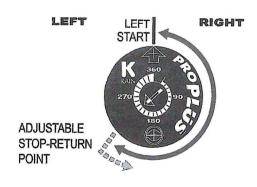
3 ► CHANGING THE ARC

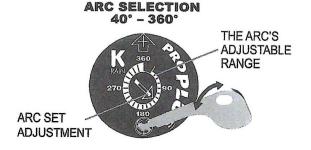
Insert the K-Key or a small flat blade screwdriver into the Arc Set Adjustment slot. Turn clockwise to increase the arc or counter-clockwise to decrease the arc.

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









ProPlus™ Gear Driven Sprinkler Setting Instructions

SPRINKLER INSTALLATION

1 ► INSTALL AND BURY

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

2 ► INSPECTING THE FILTER

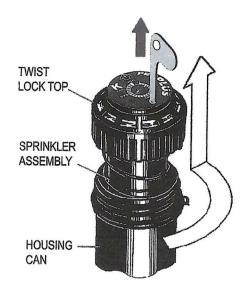
Unscrew the top and lift the complete sprinkler assembly out of the housing can. The filter is located on the bottom of the sprinkler assembly and can be easily pulled out, cleaned and re-installed.

3 ► WINTERIZATION TIPS

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

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

PRECIP in/hr / mm/hr



PERFORMANCE DATA

NOZZLE PRESSURE RADIUS FLOW RATE

WOZZLL	, , ,	LOUC	11 11-	Inm	DIUS	FLO	W DAI	C	FRE		Pin/nr/mm/i				
	PS	l kPa	Bars	Ft.	M.	GPM	I L/M	M³/H							
#0.5	30		2.1	28	8.5	0.5	1.9	0.11	0.12	0.14	3	4			
	40			29	8.8		2.3	0.14	0.14	0.16	3	4			
	50		-	29	8.8		2.7	0.16	0.16	0.19	4	5			
	60	414	4.1	30	9.1	8.0	3.0	0.18	0.17	0.20	4	5			
#0.75	30		2.1	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5			
	40		2.8	30	9.1	8.0	3.0	0.18	0.17	0.20	4	5			
	50	344	3.4	31	9.4	0.9	3.4	0.20	0.18	0.21	5	5			
VANCTURE OF THE PROPERTY OF THE	60		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			
DAY THE CONTROL	60	413	4.1	43	13.1	3.3	11.4	0.68	0.34	0.36	8	9			
2.5	30	207	2.1	38	11.6	2.5	9.5	0.57	0.33	0.38	8	10			
Pre-	40	275	2.8	39	11.9	2.8	10.6	0.64	0.35	0.41	9	10			
installed	50	344	3.4	40	12.2	3.2	12.1	0.73	0.39	0.44	10	11			
DESIGNATION OF STA	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			
erendigitables a desidence country	60	413	4.1	42	12.8	5.0	19.0	1.14	0.55	0.63	14	16			
#4.0	30	207	2.1	43	13.1	4.4	16.7	1.00	0.46	0.53	12	13			
	40	275	2.8	44	13.4	5.1	19.3	1.16	0.51	0.59	13	15			
	50	344	3.4	46	14.0	5.6	21.2	1.27	0.51	0.59	13	15			
	60	413	4.1	49	14.9	5.9	22.4	1.34	0.47	0.55	12	14			
#6.0	40	276	2.8	45	13.7	5.9	22.4	1.34	0.56	0.65	14	16			
	50	344	3.4	46	14.0	6.0	22.7	1.36	0.55	0.63	14	16			
	60	413	4.1	48	14.6	6.3	23.9	1.43	0.53	0.61	13	15			
	70	482	4.8	49	14.9	6.7	25.4	1.52	0.54	0.62	14	16			
#8.0	40	276	2.8	42	12.8	8.0	30.3	1.82	0.87	1.01	22	26			
	50	344	3.4	45	13.7	8.5	32.2	1.93	0.81	0.93	21	24			
	60	413	4.1	49	14.9	9.5	36.0	2.16	0.76	88.0	19	22			
	70	482	4.8	50	15.2	10.0	37.9	2.27	0.77	0.89	20	23			
	-	-										-			

LOW ANGLE PERFORMANCE DATA

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

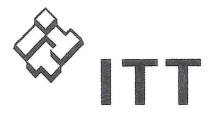
*All precipitation rates calculated for 180° operation. For the precipitation rate for a 360° sprinkler, divide by 2.



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

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www.krain.com



GOULDS PUMPS Residential Water Systems

Friction Loss

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

CDX4	CDU	3/811	1/2"	3/4"	1"	11/4"	11/2"	2"	21/2"	3"	4"	6"	811	10"
GPM	GPH	ft.	ft.	ft.	ft.	ft.	ft.	ft.						
1	60	4.25	1.38	.356	.11									
2	120	15.13	4.83	1.21	.38	.10								
3	180	31.97	9.96	2.51	.77	.21	.10							
4	240	54.97	17.07	4.21	1.30	.35	.16							
5	300	84.41	25.76	6.33	1.92	.51	.24							
6	360		36.34	8.83	2.69	.71	.33	.10						
8	480		63.71	15.18	4.58	1.19	.55	.17						
10	600		97.52	25.98	6.88	1.78	.83	.25	.11					
15	900			49.68	14.63	3.75	1.74	.52	.22					
20	1,200			86.94	25.07	6.39	2.94	.86	.36	.13				
25	1,500				38.41	9.71	4.44	1,29	.54	.19				
30	1,800					13,62	6.26	1.81	.75	.26				
35	2,100					18.17	8.37	2.42	1.00	.35	.09			
40	2,400					23.55	10.70	3.11	1.28	.44	.12			
45	2,700					29,44	13.46	3.84	1.54	.55	.15			
50	3,000						16.45	4.67	1.93	.66	.17			
60	3,600						23.48	6.60	2.71	.93	.25			
70	4,200							8.83	3.66	1.24	.33			
80	4,800							11.43	4.67	1.58	.41			
90	5,400				1			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		1							6.90	1.78	.23		
200	12,000							Market Market		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										1.27	.41
950	57,000			T										.46
1000	60,000	1		Ī										.50

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

SHEET SHEET NDEX CONTENT INDEX AND COVER SHEET

ELEVATION "S"

ELEVATION SPECIFIC SHEETS

SLAB FOUNDATION PLAN "S"
FRIST FLOOR PLAN "S"
RIGHT & LET ELEWITIONS "S"
REAR ELEWITION "S"
REAR ELEWITION "S"

A3-0 A3-5 A3-6

GENERAL SHEETS

S2-0 S2-2

WALL SECTIONS I - ONE STORY
TYPICAL DETAIL SHEET

STANDARD INTERIOR ELEVATIONS I STANDARD INTERIOR ELEVATIONS II STANDARD INTERIOR ELEVATIONS VI STANDARD INTERIOR ELEVATIONS VII

GENERAL NOTES:

- 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES APPLICABLE TO IRC 2009, NEC 2006, AND LOCAL SAN ANTONIO REGULATIONS.

- 5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERRED AND STAMPED BY M EVANER IN THE TABLE NORTH WHERE CONSTRUCTION IS OCCURRAN DUE TO A WIDE WARMING IN LOCAL CODES, SOIL BEARING COMPINION, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC.
- . MINOR FIELD ADJUSTMENTS MAY BE REQUIRED, BUT ONLY WITH PRIOR WRITTEN APPROVAL OF ASHTON WOODS HOMES.
- 10. DRAWINGS MAY BE REVISED AT ANY TIME WITHOUT NOTIFICATION. CONSULT JOB SPECIFIC PLANS FOR THE MOST CURRENT VERSION.

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5	11.
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I CONTRACTORS SHALL VERRY ALL CONDITIONS AND DIMERSIONS A SITE BEFORE CONSTRUCTION, MY DISCREPANCIES SHALL BE REPORTED TO TO THE BHILDER FOR LIBERTORATION AND DISCREPANCIES SHALL BEFORE CONTINUING WITH WORK, CONTRACTORS SHALL ASSUAR RESPONSIBILITY FOR BRIGHTS THAT ARE NOT REPORTED TO THE BHILDER.

ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.

ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOAD, CONSULT LOCAL, DIGNEER FOR PROPER FOOTING AND REINFORCING SIZES.

6. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND GUALITY AND MEET ALL MATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.

8. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND MERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES TO INSURE A QUALITY AND SAFE STRUCTURE.

10864 WALDSANGER BP5003298- KYLIE

PERMIT & ENGINEERING PLAN

ASHTON WOODS,

ISSUE DATE: FOR

P&E PLAN DM - 7/23/2025

REVISIONS: 02/10/25

29.	28.	27.	26.	25	24.	23.	123	21.	20,	10	16.	17.	6.	is	7	13.	12.	==	10.	9	çœ	7.	60	Ċı.		REV.	
REMOVE METAL ROOF NOTE FROM ROOF PLAN - ELEVATION "H" FRONT PORCH ROOF	REVISE DETAILS FOR OPTIONAL GAMEROOM ELEVATIONS	VALET DETAIL DRAWING REVISION, MADE TUB AT MASTER BATH & OPT. DELUXE MASTER BATH FREE STANDING TUB.	CHANGE CLG IN OPT DELUXE MSTR SHOWER TO BE FLAT SFT. SLOPE CLS 9' TO 10' IN DMB	CHANGED FLUORESCENT LIGHT IN UTILITY TO LED DISC LIGHTS.	CHANGED MASTER BEDROOM PATIO DOOR FROM STANDARD TO OPTIONAL	REMOVE DETAIL FOR FIREPLACE "Q" - NO LONGER AVAILABLE	CHANGE MSTR SHOWER & DELUXE MSTR SHOWER TO RECESS THE MUD SET PAN BELOW FINISH FLOOR, AND DETMLS FOR OPTIONAL 12"X9" SLIDING GLASS DOOR	ADD TYPICAL DETAIL SHEET	ADD NOTE FOR CLARIFICATION TO BEDRM #2 ENTRY DOOR AT SECOND FLR. OPTIONS	CHANGE CEILING TREATMENT AT ELEVATION "T" TO BE BOX CLG INSTEAD OF SLOPE CLG	UPDATED BRICK ON SIDES AND REAR ELEVATIONS IN ALL ELEVATIONS, REPLACED EXISTING "S" ELEVATION MITH. JUN'S "N" ELEVATION, ALSO UPDATED FLOOR PLANS AND SIDES ELEVATIONS ACCORDINGLY; JAPPLED DIVISION REDLINES & 2.	DELETE GABLE VENT ELEVATION "H"	ADJUST MEDIA RM OPTION TO SHOW A POWDER INSTEAD OF FULL BATH	ELIMINATE ELEVATION "F"	REMOVE NOTE FOR TRANSON WINDOW ON ELEVATION "H"	ADD HOSE BIB TO REAR OF HOME	CHANGE FIREPLACE DETAIL "D"	REMOVE BOXED SHELF IN UTILITY, SHELF/ROD ONLY	CORRECT BRICK, STUCCO & STONE LOCATIONS ON ELEVATIONS	CHANGED SEB OPEN SHELF BASE CABINET TO SQUARE CORNER	REMOVED ENTRY CLOSET AND MADE KIT. PANTRY BIGGER	CHANGED ALL EXHAUST FAN LIGHT COMBO TO SEPARATE EXHAUST AND CEILING LIGHT	REMOVED WING WALLS FROM FRONT "F" ELEVATION	PRI CHANGED PATIO DOOR SWING TO INSIDE OF BREAKFAST (RIGHT HAND SWING IN)		DESCRIPTION	REVISION LOG
DM	DM	CORP.	DM	CORP.	CORP.	D.	DM	NO	MG	DM	CORP.	RM	DM	RM	DM	MO	RM	RN	NG	P	긔	FI	FT	긔		DRAWN BY	
04/08/2025	02/26/2025	02/10/2025	11/08/2024	11/04/2024	09/23/2024	6/10/2024	5/1/2024	4/24/2024	03/07/2024	03/07/2024	02/07/2024	05/08/2020	04/27/2020	12/26/19	10/17/18	09/6/18	08/26/18	07/23/18	02/02/18	05/03/17	02/17/16	07/06/16	06/24/16	02/11/16		DATE	
		A1-1b, A3-0, A3-1, A3-2, A4-0		E1-1b,1t,1h,1s A4-2	S1-18,TH,S A1-18,TH,S E1-18,TH,S A2-18,TH,S A4-0 & A4-1						ALL															SHEETS AFFECTED	
		z		z	z						~														REGOIRED	BROCHURE	
		z		z	z						≺														KENDIKED	BROCHURE ENGINEERING	

NEED SELECTS

C1-0

SAN ANTONIO

ELEV."S" OPTIONS

INSIDE AD INTOTAL OUTSIDE OF OUTSIDE OF FRAME OUTSIDE OF INTOTAL OUTSIDE OF OUTSIDE OUTSIDE

OUTSIDE OF LIVING AREA
PORCH/PATIO MARKETING
FRAME WITH BRICK

615

3352

4638 TOTAL SLAB

** CALCULATIONS INCLUDE REAR BRICK LUG **

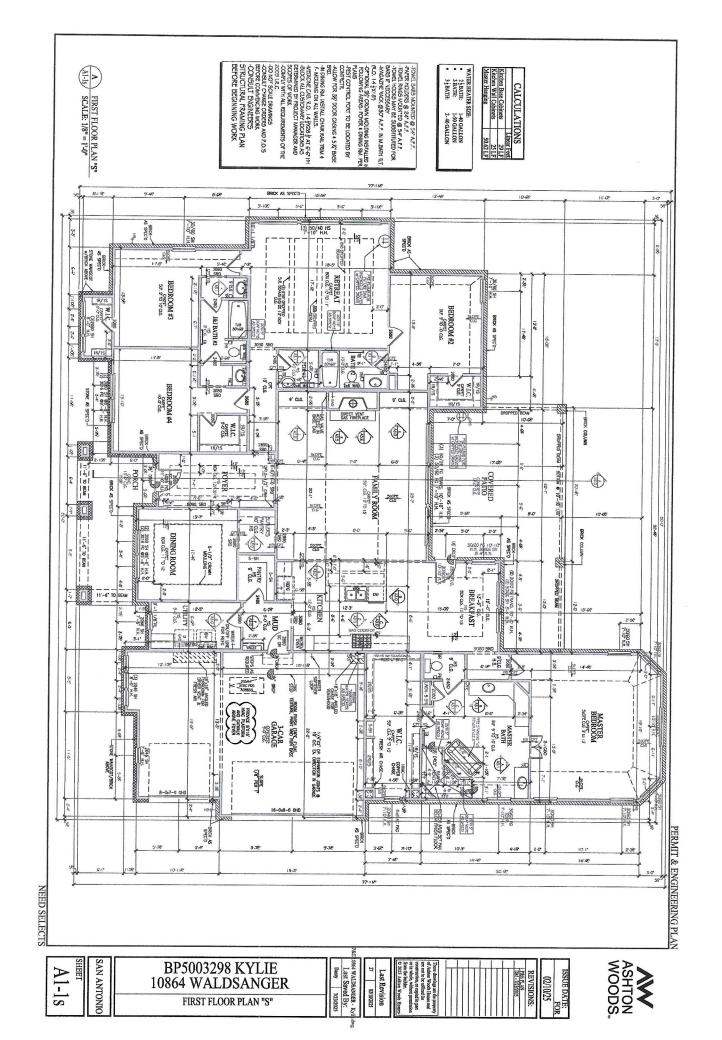
AREA TABULATIONS (SQ. FT.)

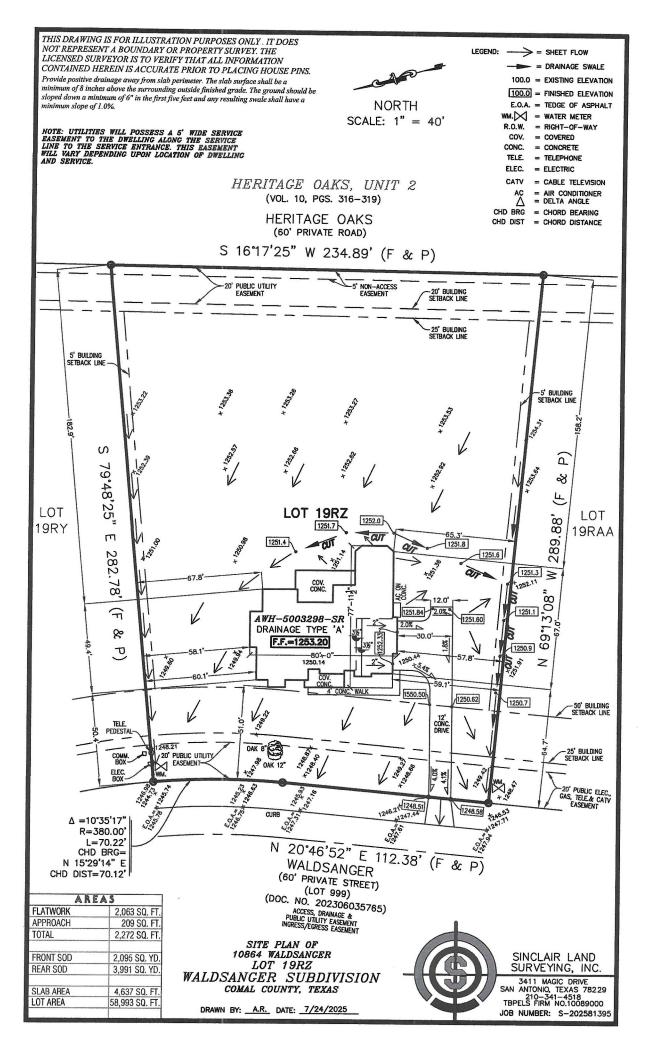
BP5003298 KYLIE 10864 WALDSANGER

INDEX AND COVER SHEET

Last Saved By:

Danny 7/23/2025 Last Revision
27 02/10/2025





Market Value:

Agricultural Value Loss: @

Comal AD Property Search

Property Detai	ls	
Account		
Property ID:	489810	Geographic ID: 560191001925
Туре:	R	Zoning:
Property Use:		
Location		
Situs Address:	10864 WALDSANGER	NEW BRAUNFELS, TX 78132
Map ID:	5G	Mapsco:
Legal Description:	WALDSANGER, LOT 19	PRZ
Abstract/Subdivision:	560191	
Neighborhood:	(420D201) WALDSANG	ER
Owner		
Owner ID:	993171	
Name:	ASHTON SAN ANTONIO	RESIDENTIAL LLC
Agent:		
Mailing Address:	17319 SAN PEDRO AVE SAN ANTONIO, TX 7823	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not a	all exemptions are shown online.
Property Values		
mprovement Homesite \	/alue:	N/A (+)
mprovement Non-Home	site Value:	N/A (+)
and Homesite Value:		N/A (+)
and Non-Homesite Valu	e:	N/A (+)
gricultural Market Valua	ation:	N/A (+)

N/A (=)

N/A (-)

HS Cap Loss: ②	N/A (-)
Circuit Breaker: 2	N/A (-)
Appraised Value:	N/A

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

■ Property Taxing Jurisdiction

Owner: ASHTON SAN ANTONIO RESIDENTIAL LLC %Ownership: 100.0%

Entity	Description	Market Value	Taxable Value	Estimated Tax
046	COMAL COUNTY	N/A	N/A	N/A
046LR	COMAL COUNTY LATERAL ROAD	N/A	N/A	N/A
ES1	(ESD1) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 1 (EMS)	N/A	N/A	N/A
ES4	(ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)	N/A	N/A	N/A
SCIS	COMAL ISD	N/A	N/A	N/A

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

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §

COUNTY OF COMAL §

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

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

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee's successors or assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise; provided, however, that this conveyance is made by Grantor and accepted by Grantee subject to (a) the validly existing and enforceable rights, interests, and estates of third parties in connection with the items described in Exhibit "B" attached hereto and made part hereof for all purposes; and (b) all liens securing the payment of taxes or assessments for the current and all subsequent years, except for any taxes or other assessments based on change in use or ownership, including, without limitation, rollback taxes, which remain the obligation of Grantor.

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

Filed By: Texas investors Title 116 W Blanco Rd., Ste 101 Boerne, TX 78006

GF# 20210338T

EXECUTED AND DELIVERED to be effective August //4, 2025.

GRANTOR:

CW-BIGBEE, LLC,

a Texas limited liability company

By: CW-Trophy, LLC,

a Texas limited liability company,

its Manager,

By:

John Cork, President

STATE OF Aciron

This instrument was acknowledged before me on the \(\frac{12}{\tau}\) day of August, 2025, by John Cork, President of CW-TROPHY, LLC, a Texas limited liability company and the Manager of CW-BIGBEE, LLC, a Texas limited liability company, on behalf of said entities.

(seal)

DAYTON MCCANN
Notary Public - Maricopa County
Commission No. 683115
My Commission Expires
4/2/2029

Notary Public, State of Ar : 72/5

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

Lots 107RA, 19RU and 19RZ, WALDSANGER, a subdivision in Comal County, Texas, according to the plat thereof recorded under Document No. 202506009040, Official Public Records of Comal County, Texas.

EXHIBIT "B"

LIST OF PERMITTED EXCEPTIONS

- The following restrictive covenants of record: Document Nos 202306035765, 202306035766, 202306035767, 202406001603, 202406012335, 202406016829, 202406017497, 202406021784 and 202506009040 Official Public Records of Comal County, Texas.
- Building setback lines, easements and other matters as set out and/or created as shown on the Plat recorded under Document No. 202506009040, Official Public Records of Comal County.
- Terms, conditions, stipulations, easements and assessments contained in Declaration of Covenants, Conditions and Restrictions for Waldsanger, recorded under Document No. 202306035766, as amended and restated under Document No. 20240601603, and as amended under Document No. 202406012335, all of the Official Public Records of Comal County, Texas.
- Terms, conditions, stipulations and provisions contained in Maintenance Agreement dated November 9, 2023, recorded on November 9, 2023, under Document No. 202306035768, Official Public Records of Comal County, Texas.
- 5. Deed Recordation Affidavits recorded on July 31, 2023, under Document Nos. 202306024210 and 202306024211, Official Public Records of Comal County, Texas.

Filed and Recorded Official Public Records Bobbie Koepp, County Clerk Comal County, Texas 08/14/2025 01:02:36 PM JESS 4 Pages(s) 202506025864



VACATE AND REPLAT

(PLVR)

NAME OF SUBDIVISION:

LOTS 19, 65, 90 AND 107 WALDSANGER

INTO

LOTS 19RA-19RLL, 65RA-65RJ, 90RA-90RL AND 107RA-107RG MALDSANGER

Recorded in 202306035765

PLAT MAP IMAGE(S) LOCATED IN PLAT MAP RECORDS PREPARED IN THE OFFICE OF THE COMAL COUNTY CLERK

Deputy Clerk

FOR RECORDING PURPOSES Otticial Public Records Bobbie Koepp, County Cle County Clerk



Certificate # 15743

Issued By:

Comal County Tax Office PO Box 659480

San Antonio, TX 78265-9480

Property Information

Property ID: 472550 Geo ID: 560191001900

Legal Acres: 0.0000

Legal Desc: WALDSANGER, LOT 19

Situs: CHESTNUT WARBLER NEW BRAUNFELS, TX 78132

DBA:

Exemptions:

Owner ID: 1042392

CW-BIGBEE LLC

8655 SOUTH PRIEST DRIVE

TEMPE, AZ 85284

For Entities Va

(ESD1) COMAL COUNTY EMERGEN (ESD4) COMAL COUNTY EMERGEN

COMAL COUNTY

COMAL COUNTY LATERAL ROAD COMAL ISD

Credit

Walue Information
Improvement HS:
Improvement NHS:
Land HS:
Land NHS:
965,440

Productivity Market:
Productivity Use:
Assessed Value

965,440

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

0.00

Totals:

Totals:

Effective Date: 12/12/2024 Total Due if paid by: 12/31/2024

100.00%

0.00

Tax Certificate Issued for:

COMAL COUNTY

COMAL COUNTY LATERAL ROAD

COMAL ISD

(ESD1) COMAL COUNTY EMERGEN

(ESD4) COMAL COUNTY EMERGEN

Taxes Paid in 2024

2,188.80

362.18

10,493.37

674.13

645.22

2024 PROPERTY TAXES WILL BE CALCULATED IN OCTOBER 2024 AND ARE DUE WHEN RENDERED. THE LAST DAY TO PAY BEFORE PENALTY AND INTEREST START TO ACCRUE IS JANUARY 31,2025.

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

Date of Issue: Requested By:

12/12/2024

PAPE-DAWSON ENGINEERS

Fee Amount: 10.00

Reference #:

Page: 1

Signature of Authorized Officer of Collecting Office

Certificate # 15746

Issued By:

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

Property Information

Property ID: 472560 Geo ID: 560191002800

Legal Acres: 0.0000

Legal Desc: WALDSANGER, LOT 65

FALLOW NEW BRAUNFELS, TX 78132

DBA:

Exemptions:

Situs:

Owner ID: 1042392

100.00%

CW-BIGBEE LLC

8655 SOUTH PRIEST DRIVE

TEMPE, AZ 85284

For Entities

Value Information

(ESD1) COMAL COUNTY EMERGEN (ESD4) COMAL COUNTY EMERGEN

COMAL COUNTY

COMAL COUNTY LATERAL ROAD COMAL ISD

Credit

Improvement HS: 0
Improvement NHS: 0
Land HS: 0

Land NHS: 476,280
Productivity Market: 0
Productivity Use: 0

Assessed Value 476,280

0.00

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 Control of the Cont

Effective Date: 12/12/2024 Total Due if paid by: 12/31/2024

Tax Certificate Issued for:

COMAL COUNTY

COMAL COUNTY LATERAL ROAD

1,079.80

178.68

COMAL ISD

5,176.69

(ESD1) COMAL COUNTY EMERGEN

(ESD4) COMAL COUNTY EMERGEN

2024 PROPERTY TAXES WILL BE CALCULATED IN OCTOBER 2024 AND ARE DUE WHEN RENDERED. THE LAST DAY TO PAY BEFORE PENALTY AND INTEREST START TO ACCRUE IS JANUARY 31,2025.

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)].

332.57

318.31

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

Date of Issue: Requested By: 12/12/2024

Fee Amount:

PAPE-DAWSON ENGINEERS 10.00

Reference #:

Page: 1

Signature of Authorized Officer of Collecting Office

Certificate # 15745

Issued By:

Comal County Tax Office PO Box 659480

San Antonio, TX 78265-9480

Property Information

Geo ID: 560191004100 Property ID: 472573

Legal Acres: 0.0000

Legal Desc: WALDSANGER, LOT 90

Situs:

WALDSANGER NEW BRAUNFELS, TX 78132

DBA:

Exemptions:

Owner ID: 1042392

100.00%

CW-BIGBEE LLC

8655 SOUTH PRIEST DRIVE

TEMPE, AZ 85284

For Entities

Value Information

Improvement HS:

Improvement NHS:

(ESD1) COMAL COUNTY EMERGEN (ESD4) COMAL COUNTY EMERGEN COMAL COUNTY

COMAL COUNTY LATERAL ROAD

COMAL ISD Credit

Productivity Market: **Productivity Use:**

Land NHS:

Land HS:

486,978

Assessed Value

486,978

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):

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

Total Due if paid by: 1/2/31/2024 Effective Date: 12/12/2024

0.00

Taxes Paid in 2024 Tax Certificate Issued for: COMAL COUNTY 1,104.05 182.69 COMAL COUNTY LATERAL ROAD 5,292.96 COMAL ISD 340.04 (ESD1) COMAL COUNTY EMERGEN 325.46 (ESD4) COMAL COUNTY EMERGEN

2024 PROPERTY TAXES WILL BE CALCULATED IN OCTOBER 2024 AND ARE DUE WHEN RENDERED. THE LAST DAY TO PAY BEFORE PENALTY AND INTEREST START TO ACCRUE IS JANUARY 31,2025.

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

Date of Issue: Requested By:

12/12/2024 PAPE-DAWSON ENGINEERS

10.00

Fee Amount: Reference #:

Page: 1

Signature of Authorized Officer of Collecting Office

Certificate # 15744

Issued By:

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

Property Information

Property ID: 472582 Geo ID: 560191005000

Legal Acres: 0.0000

Legal Desc: WALDSANGER, LOT 107

Situs:

CAPE MAY WARBLER NEW BRAUNFELS, TX 78132

DBA:

Exemptions:

Owner ID: 1042392

100.00%

CW-BIGBEE LLC

8655 SOUTH PRIEST DRIVE

TEMPE, AZ 85284

For Entities (ESD1) COMAL COUNTY EMERGEN (ESD4) COMAL COUNTY EMERGEN

COMAL COUNTY COMAL COUNTY LATERAL ROAD

COMAL ISD

Credit

Value Information

Improvement HS: Improvement NHS: Land HS:

Land NHS: 376,120 Productivity Market: Productivity Use:

Assessed Value 376,120

Current/Delinguent 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 Disc./P&I Taxable Tax Due **Attorney Fee Total Due** Totals: 0.00 0.00 0.00 0.00 Effective Date: 12/12/2024 Total Due if paid by: 12/31/2024 0.00

Tax Certificate Issued for: COMAL COUNTY COMAL COUNTY LATERAL ROAD COMAL ISD	Taxes Paid in 2024 852.72 141.10 4,088.05	2024 PROPERTY TAXES WILL BE CALCULATED IN OCTOBER 2024 AND ARE DUE WHEN RENDERED. THE LAST DAY TO PAY BEFORE PENALTY AND INTEREST START TO ACCRUE IS JANUARY 31,2025.
(ESD1) COMAL COUNTY EMERGEN	262.63	
(ESD4) COMAL COUNTY EMERGEN	251.37	

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

Date of Issue: Requested By:

12/12/2024 PAPE-DAWSON ENGINEERS

10.00

Reference #:

Fee Amount:

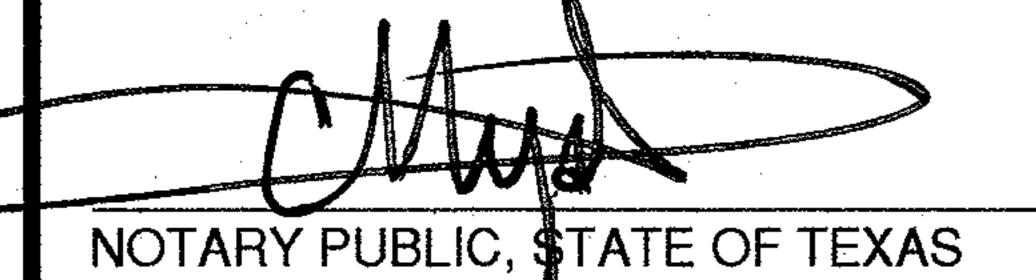
Page: 1

NOT-TO-SCALE

STATE OF TEXAS COUNTY OF COMAL

KNOWN ALL MEN BY THESE PRESENTS: THE OWNER OF 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.

COUNTY OF COMAL



GENERAL PLATTING NOTES

67 LOTS, BEING 75.792 ACRES.

- THIS PROPERTY DOES NOT LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY. . THIS PROPERTY WILL BE SERVED BY A STATE-CERTIFIED PUBLIC WATER
- SUPPLY SYSTEM. THIS PROPERTY WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES. THIS PROPERTY DOES LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- ALL DEVELOPABLE LOTS TO HAVE A 50' FRONT SETBACK, 20' REAR SETBACK, 5 SIDE SETBACK AND 25' SIDE SETBACK WHEN ADJACENT TO ROADWAY. ALL DEVELOPABLE LOTS TO HAVE A 20' FRONT P.U.E. WHEN ADJACENT TO
- COMAL COUNTY REQUIRES A MINIMUM 25' BUILDING SETBACK LINE FROM ROAD
- THIS PROPERTY LIES WITHIN "ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR COMAL COUNTY, TEXAS ON COMMUNITY PANEL NO. 48091C0245F, EFFECTIVE DATE SEPTEMBER 2, 2009, AS PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.
- O. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENT ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR 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
- 11. A DRAINAGE ANALYSIS HAS BEEN COMPLETED FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE COMAL COUNTY ENGINEER'S 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
- 12. LOT(S) 19RC-19RF, 19RL-19RM, & 65RB-65RC 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 NOT COMPLY WITH CURRENT COMAL COUNTY SUBDIVISION REGULATIONS.
- 13. A WATER POLLUTION ABATEMENT PLAN (WPAP) HAS BEEN CREATED FOR THIS PLAT. SEE WPAP LETTER(S) OF APPROVAL FROM TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RECORDED DOCUMENT # 202306024211, COMAL COUNTY OFFICIAL PUBLIC RECORDS. LOT OWNERS SHOULD REFER TO THE WPAP ON FILE AT THE COMAL COUNTY ENGINEER'S OFFICE FOR ADDITIONAL INFORMATION AND RESTRICTIONS.
- 14. 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 THESI IMPROVEMENTS AND 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 AREA 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

THIS PROPERTY LIES WITHIN THE FOLLOWING PUBLIC UTILITY SERVICE

- WATER: TXWATERCO

VACATE AND REPLAT OF LOTS 19, 65, 90 AND 107, WALDSANGER SUBDIVISION, ESTABLISHING LOTS 19RA -19RLL, 65RA - 65RJ, 90RA - 90RL AND 107RA - 107RG

WALDSANGER SUBDIVISION

A 75.792 ACRE, TRACT OF LAND COMPRISED OF ALL OF LOTS 19, 65, 90, AND 107, WALDSANGER SUBDIVISION, RECORDED IN DOCUMENT NUMBER 202306035765 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

LEGEND

BSL BUILDING SETBACK LINE DOC DOCUMENT NUMBER MPR MAP AND PLAT RECORD OF COMAL COUNTY, TEXAS

DOEHNE OAKS UNIT ONE (DOC 200806024124 MPR)

LOT 22R
HERITAGE OAKS, UNIT TWO, (VOL 12, PG 294 MPR)

HERITAGE OAKS, UNIT TWO, (VOL 10, PG 316-319 MPR)

HERITAGE OAKS, UNIT ONE, (VOL 10, PG 260 MPR) 5 WALDSANGER SUBDIVISION (DOC 202306035765 MPR)

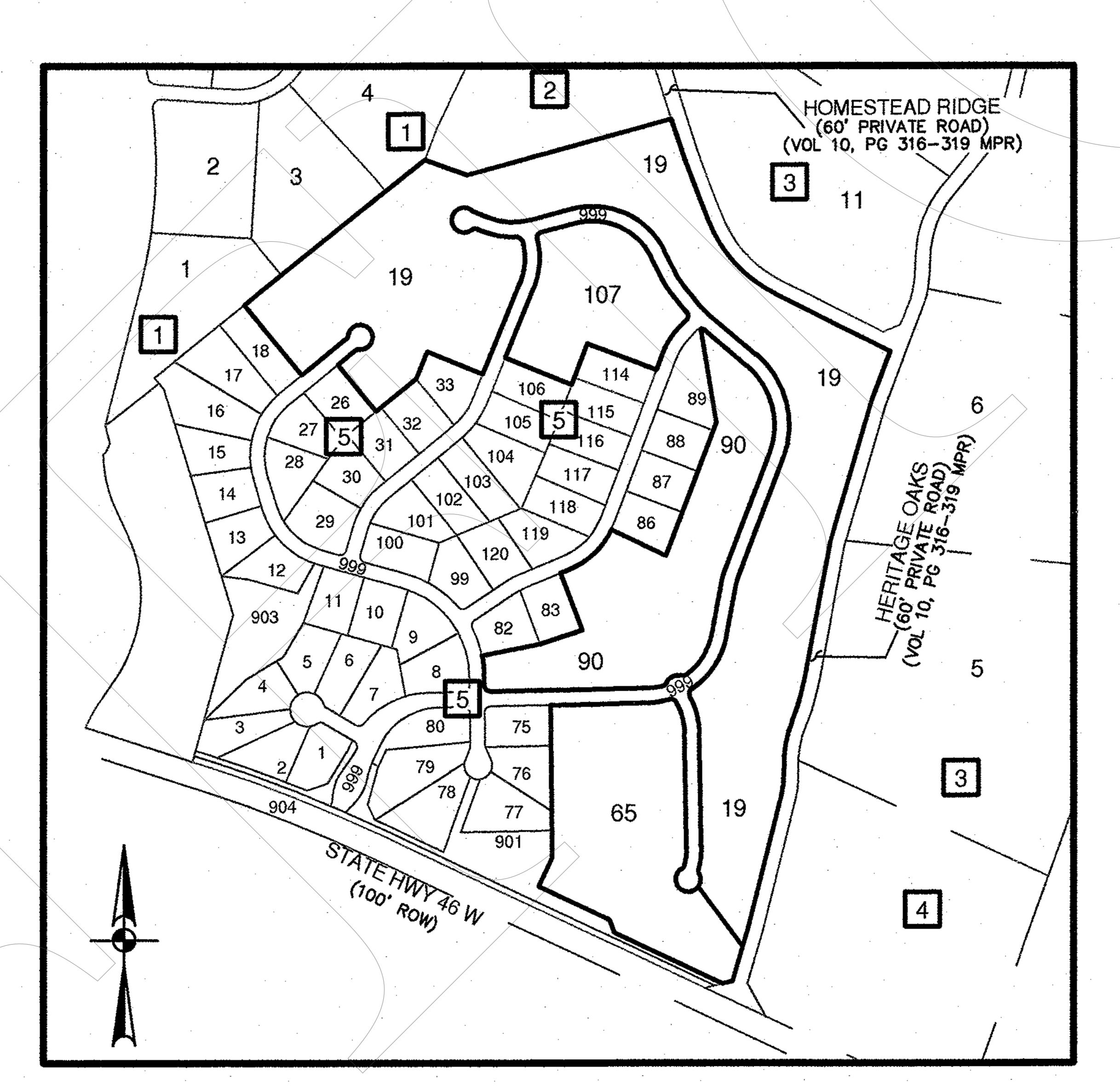
PUE PUBLIC UTILITY EASEMENT ROW RIGHT-OF-WAY INT INTERSECTION

PAPE-DAWSON BNGINEERS

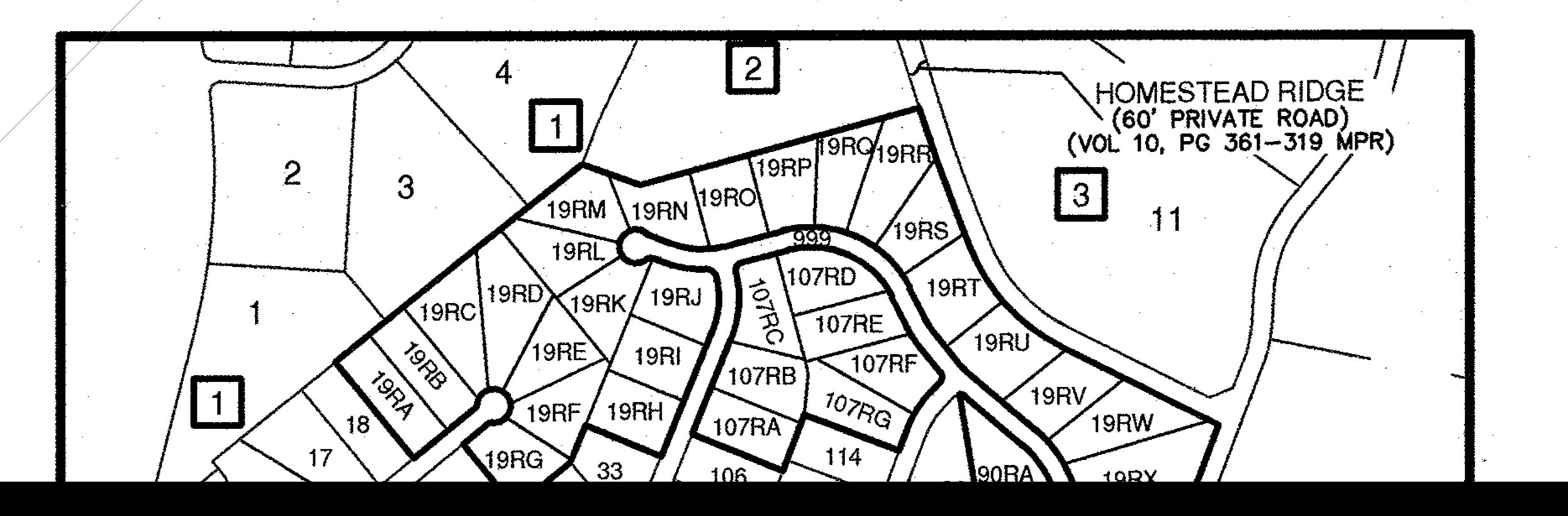
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800 DATE OF PREPARATION: March 14, 2025

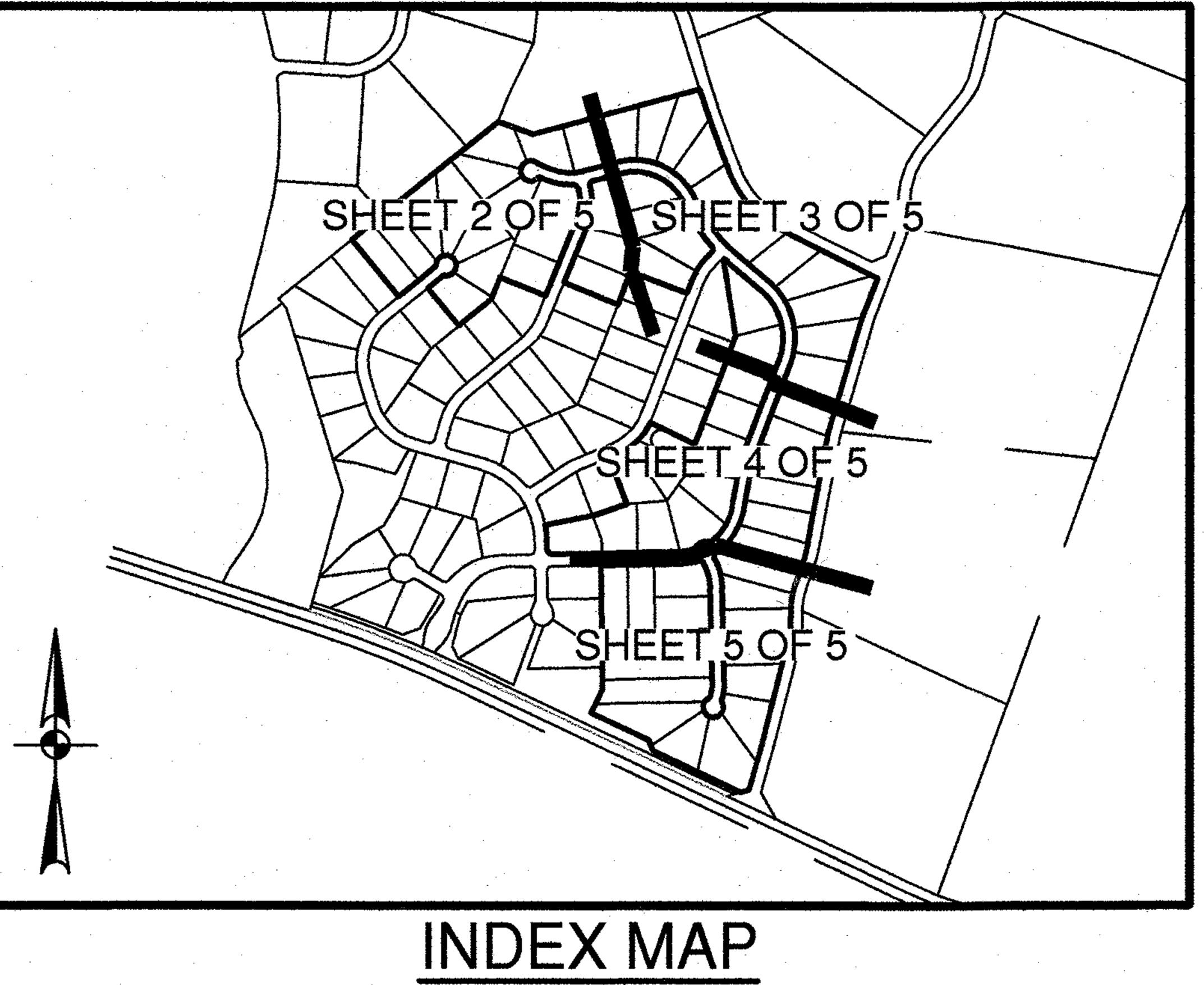


LOTS 19, 65, 90, AND 107, WALDSANGER SUBDIVISION AS DESCRIBED IN DOCUMENT NUMBER 202306035765, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



ESTABLISHING LOTS 19RA-19RLL, 65RA-65RJ, 90RA-90RL, AND 107RA-107RG, WALDSANGER SUBDIVISION

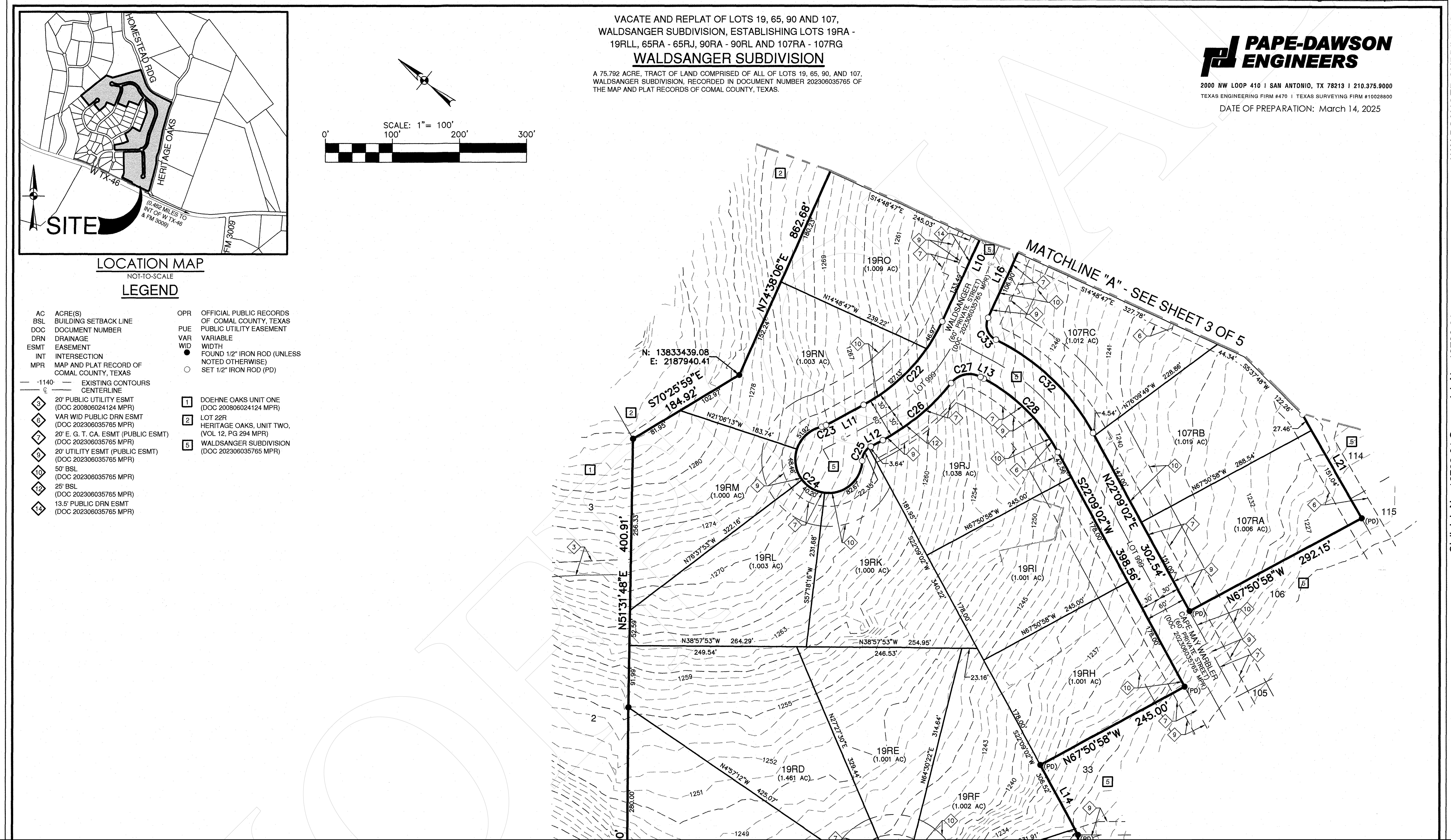


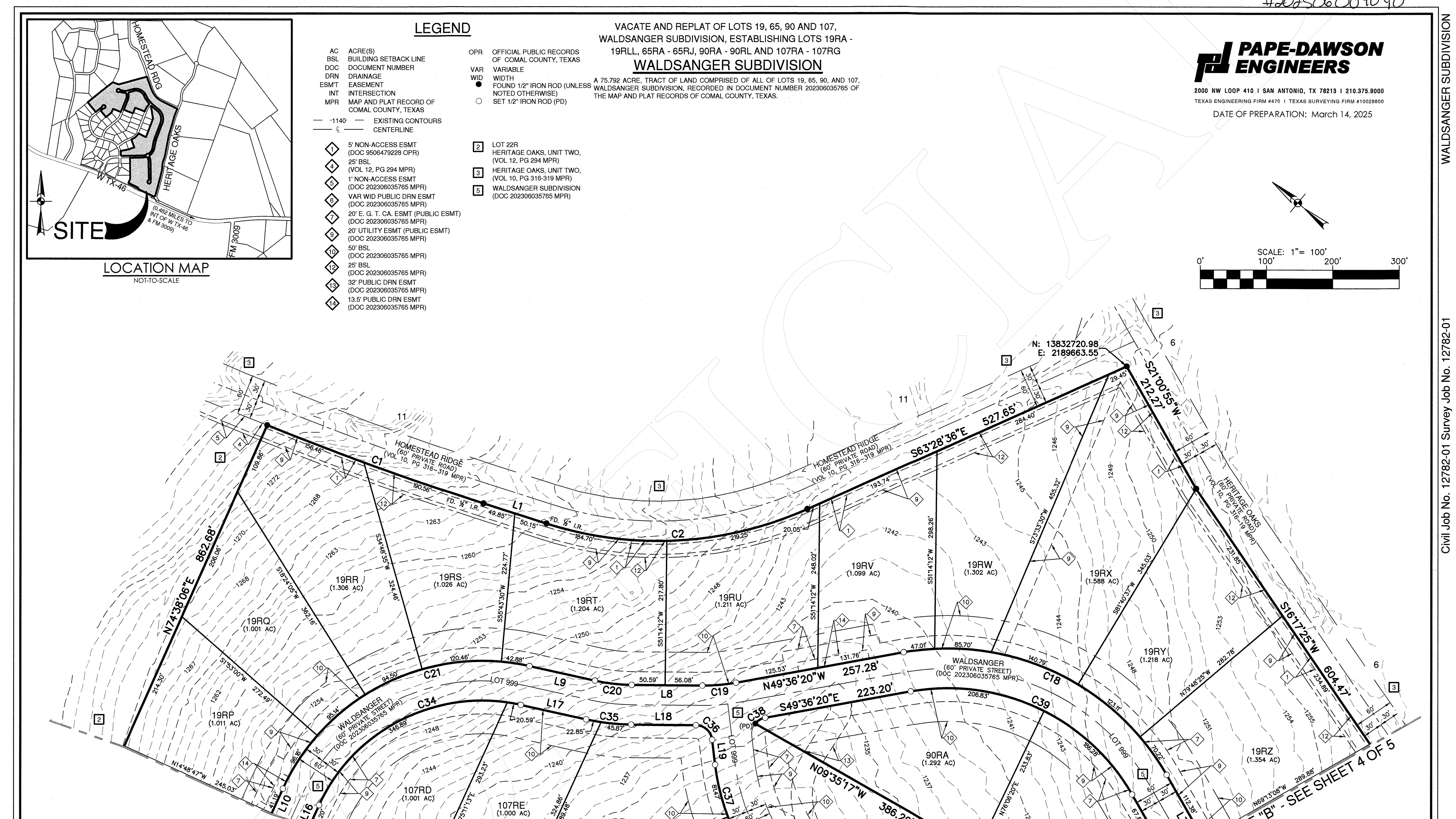


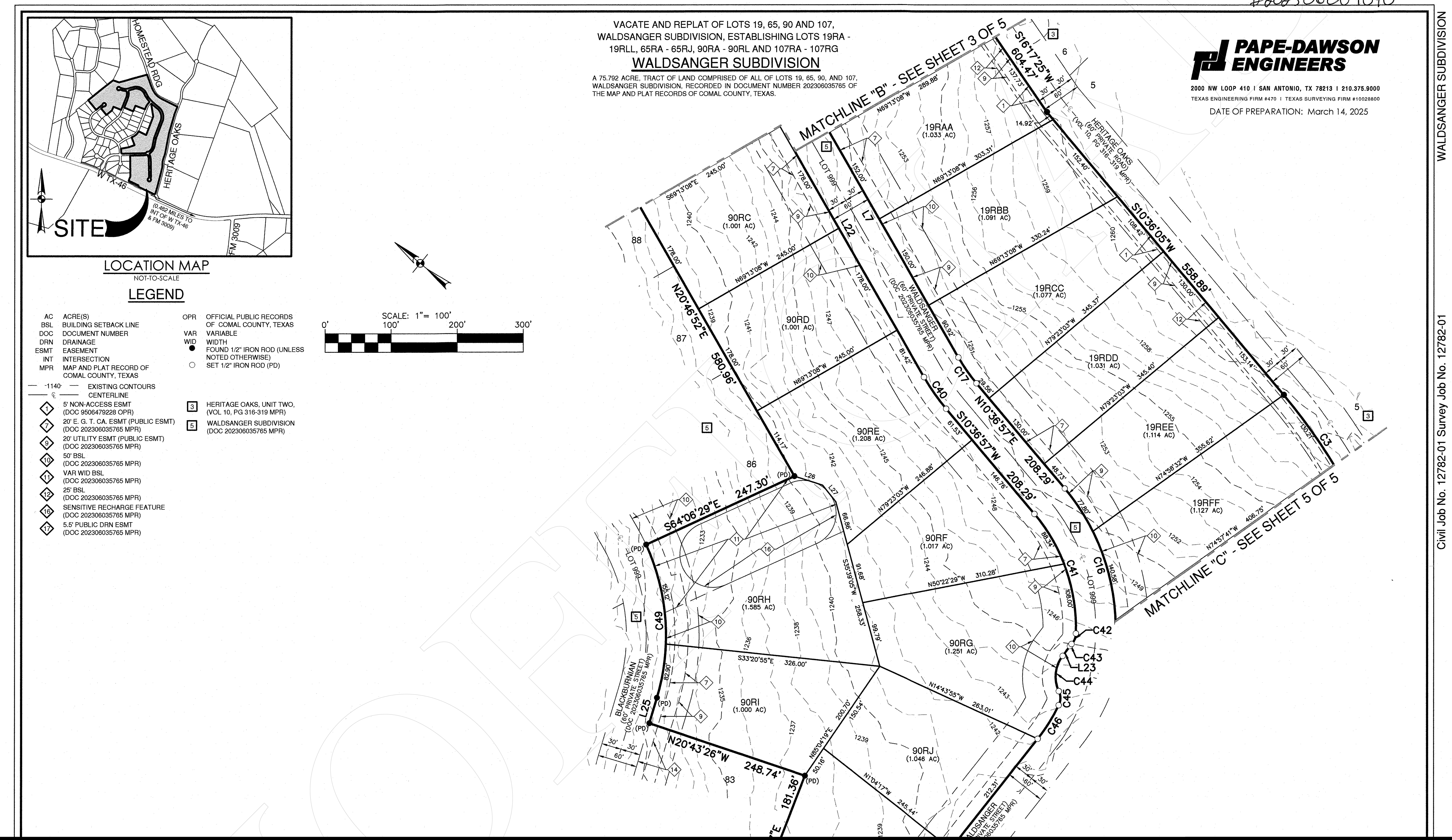
. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH A 1 IRON ROD WITH A CAP MARKED "PAPE-DAWSON" OR A MAG NAIL WITH A DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED

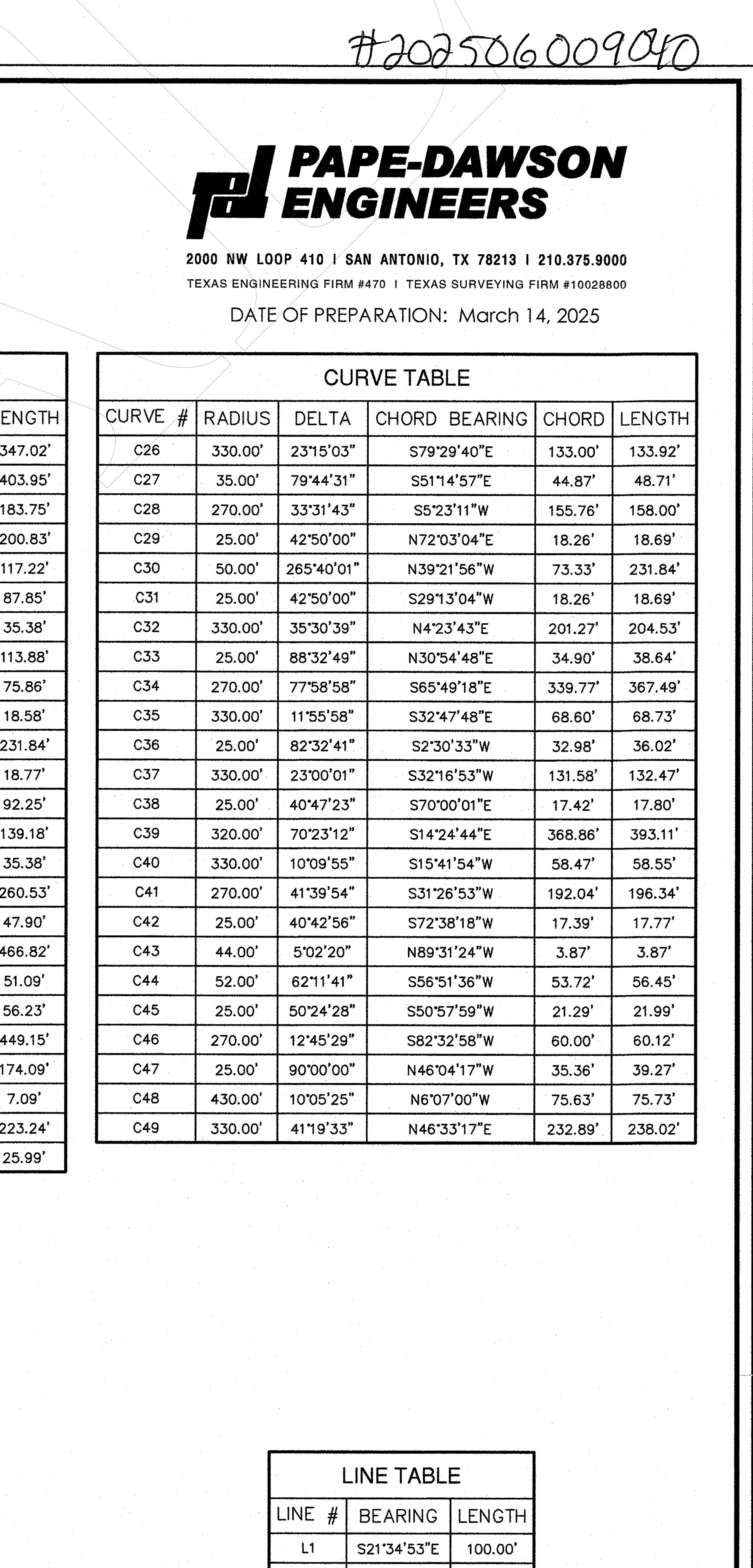
SCALE: 1"= 1500"

- 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.
- 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.
- 5. CONTOURS SHOWN ARE BASED ON WALDSANGER SUBDIVISION, DOCUMENT NUMBER 202306035765 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY,
- VACATE AND REPLAT OF LOTS 19, 65, 90 AND 107, WALDSANGER SUBDIVISION,
- ESTABLISHING LOTS 19RA 19RLL, 65RA 65RJ, 90RA 90RL AND 107RA 107RG HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONER'S COURT OF COMAL COUNTY, TEXAS AND IS HEREBY APPROVED FOR FILING BY SAID COURT ON










N26°49'49"W 101.09'

L12 S67°52'09"E 20.17'

S11°22'41"E

L16 N75°11'13"E



65RÉ (1.518 AC) VOD

Permit #:	
	-

9451 Selma Pkwy Selma 78154 Ph: 210-640-2223

DMMERCIAL INSPECTION & MAINTENANCE AGREEMENT

Regular and continuing Maintenance is the single most important key to the long-term safe and successful operation of surface application systems utilizing aerobic treatment plants. The **OWNER** of an aerobic wastewater treatment system is a **VITAL KEY** to its success or failure and thereby they must accept their responsibilities of its upkeep and maintenance. LS Wastewater Solutions hereby enters this maintenance contract to assist the owner in

keeping his/her aerobic system operating properly and safely; and, to keep the owner in compliance with the Texas Commission on Environmental Quality (TCEQ) regulations. (Title 30 Texas Administrative Code, Chapter 285)

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

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

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

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

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

FEES: The cost of a maintenance agreement for the system listed below is: \$_____ and is valid for __2__year(s). Payment is due at the time of contract signing. Failure to make payment within three (3) days of the date of this contract constitutes a breach of contract, and the appropriate regulatory agency will be notified of the cancellation of the contract. This maintenance agreement does not cover the cost of customer-requested service calls,

materials or labor that are due to system or component failure. Non-scheduled visits and/or service calls requested by the owner will be at an additional charge. Invoices are due upon completion of the work performed and/or receipt of invoices.

OWNER'S RESPONSIBILITIES:

- The owner of the Aerobic Treatment Unit <u>must maintain sufficient chlorine</u> (tablets or liquid) in the disinfection system <u>at all times.</u>
- The owner must maintain an area free of overgrowth or vegetation around the Aerobic Treatment Unit and sprinklers.
- Make your property accessible (gate unlocked or key/combination provided), and dogs restrained during each visit.
- The owner must follow the manufacturer's recommendations for the system's proper operation, including restricting the disposal of non-biodegradable material, chemicals, solvents, thinners, fuels, grease, oils, etc. that can affect the system's performance and/or pollute the environment.
- The owner must have their system repaired or components replaced immediately by a Certified Provider as needed.
- The owner must have their Aerobic Treatment Unit pumped out by a licensed waste hauler when their system exceeds 65% sludge volume.
- The owner should keep fire ants away from the Aerobic Treatment unit and its components. Any damage caused by fire ants is not
 covered under any warranty. LS Wastewater Solutions reserves the right to refuse service to systems infested by fire ants. A Travel charge
 shall be made for return visits, due to fire ant infestation or animals not restrained.

This contract is valid from	LTO =	through	YEARS	
Manufacturer: TONDRE TANK (O. Model: D-600	Serial Number:	- 12/11/0	- Province Constant
Owner's Name: <u>ASHTON WOO</u>	DS RES. LLC Site Address:	10864 WALDSANGE	R NEW BRAUNE	FLS TX 78132
Mailing Address: <u>17319 SAN P</u>	EDRO STE 140, SAN ANT	ONIO TX 78232		
Telephone: <u>210-336-3414</u>	_ Cell Phone:	Work Phone:		_
Email: DWAYNE.VADNAIS@ASHTONWO	Call or Text Before Fa	ch Visit?Yes X_No	Gate Code:	
	8/28/2	Kul :	de-	MP2789
Signature of Owner	Date	Kyle Lents,	MP	TCFO License



Address:		
Legal Description:		

Dear Property Owner & Agent,

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

118975.pdf Markup Summary

Efrain Gallegos (1)





Subject: Note Page Label: 5

Author: Efrain Gallegos Date: 9/25/2025 11:10:14 AM

Status: Color: Layer: Space:

Maintenance Contract start date must state "License To

Operate".





OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

118975

		Date Received	Initials	Permit Number	
Plac	ructions: se a check mark next to all items that apply. For items tha cklist <u>must</u> accompany the completed application.	it do not apply, place	"N/A". This OSSI	F Development Application	
oss	SF Permit				
\times	Completed Application for Permit for Authorization to Co	onstruct an On-Site S	Sewage Facility ar	nd License to Operate	
\times	Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer				
\times	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.				
\times	Required Permit Fee - See Attached Fee Schedule				
\times	Copy of Recorded Deed				
\times	Surface Application/Aerobic Treatment System				
	Recorded Certification of OSSF Requiring Mainte	nance/Affidavit to the	Public		
	Signed Maintenance Contract with Effective Date	as Issuance of Licen	se to Operate		
	irm that I have provided all information required for n stitutes a completed OSSF Development Application.		ent Application a	and that this application	
	Signature of Applicant		76 75 Date		
	COMPLETE APPLICATION Check No Receipt No	—— (Miss	INCOMPLETE / ing Items Circled,	APPLICATION Application Refeused)	
				Revised: September 2019	