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)				

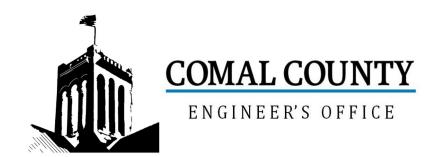
Inspector Notes:

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)				

	OSSI 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)		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			- 	<u> </u>	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: 118976

Issued This Date: 10/03/2025

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

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

10904 WALDSANGER

NEW BRAUNFELS, TX 78132

Subdivision: WALDSANGER

Unit: NA

Lot: 19RU

Block: NA

Acreage: 1.2100

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic

Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.





OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

118976

		100000							
	Date Received	Initials	Permit Number						
Instructions: Place a check mark next to all items that apply. For items Checklist <u>must</u> accompany the completed application.	s that do not apply, place	• "N/A". This	OSSF Development Application						
OSSF Permit									
Completed Application for Permit for Authorization t	o Construct an On-Site S	Sewage Fac	lity and License to Operate						
Site/Soil Evaluation Completed by a Certified Site E	Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer								
Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.									
Required Permit Fee - See Attached Fee Schedule									
Copy of Recorded Deed									
Surface Application/Aerobic Treatment System									
Recorded Certification of OSSF Requiring Ma	aintenance/Affidavit to the	e Public							
Signed Maintenance Contract with Effective D	Date as Issuance of Licer	nse to Opera	ite						
I affirm that I have provided all information required to constitutes a completed OSSF Development Applications.		ent Applica	tion and that this application						
Signature of Applicant		3-26-7	Z S Date						
COMPLETE APPLICATION Check No Receipt No	—— (Miss		ETE APPLICATION rcled, Application Refeused)						
		Take the Area	Revised: September 2019						



Signature of Owner

ON-SITE SEWAGE FACILITY APPLICATION

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

Date 8/25/2028	5		Permit Nur	mber1	18976
1. APPLICANT	/ AGENT INFORMATION				
Owner Name	ASHTON SAN ANTONIO RESIDENTIAL LLC	Agent Name	Nicholas Koll	he	
	s 17319 SAN PEDRO STE. 140				
	SAN ANTONIO TX 78232	City, State, Zip			
Phone #	210-336-3414	Phone #	830-708-906		
Email	DWAYNE.VADNAIS@ASHTONWOODS.CO	Email	KolbeLandCo		n
2. LOCATION			TOBOLANGO	ow Cinanioon	
	me WALDSANGER SUB.	u	Init NA	Lot 19RU	Block NA
	Abstract Number			Acreage	
	WALDSANGER	City NEW BRAU		State TX	Zip 78132
3. TYPE OF DE			11 220	177	
Single Fa	mily Residential				
<u> </u>	Construction (House, Mobile, RV, Etc.) SINGLE F.	AMILY HOUSE			
	of Bedrooms 5				
Indicate S	Gq Ft of Living Area <4500				
	e Family Residential				
	naterials must show adequate land area for doubling th	ne required land need	ded for treatme	nt units and dis	sposal area)
Type of F					,
Offices, F	actories, Churches, Schools, Parks, Etc Indica	— te Number Of Occı	upants		
	nts, Lounges, Theaters - Indicate Number of Sea				
	otel, Hospital, Nursing Home - Indicate Number of				
	ailer/RV Parks - Indicate Number of Spaces				
Miscellan	eous				
-					
Estimated Co	st of Construction: \$ 300,000.00	Structure Only)			
Is any portion	of the proposed OSSF located in the United Stat	es Army Corps of	Engineers (US	SACE) flowag	e easement?
Yes X	No (If yes, owner must provide approval from USACE for	proposed OSSF impro	vements within th	ne USACE flowa	ge easement)
Source of Wat	ter 🔀 Public 🗌 Private Well 📗 Rainwate	er			
4. SIGNATURE	OF OWNER				
The completed a facts. I certify the property. Authorization is I	plication, I certify that: application and all additional information submitted does at I am the property owner or I possess the appropriate hereby given to the permitting authority and designated on and inspection of private sewage facilities	e land rights necessa	ry to make the p	permitted impr	ovements on said
I understand that	t a permit of authorization to construct will not be issue punty Flood Damage Prevention Order.	d until the Floodplain	Administrator l	nas performed	the reviews required

- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

8/26/28



Signature of Designer

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? 🔀 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)? X 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.)						
ls 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.						
Milforfoller 8-76-75						

Date



AFFIDAVIT TO THE PUBLIC



THE COUNTY OF COMAL STATE OF TEXAS

202506027348 08/26/2025 11:23:38 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

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 19RU 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 Rusel from DAY	Y OF 8 / 2	25 , 20	23
Russel Grant			
Owner(s) signature(s)			
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS	25+h	_ DAY OF	A P
Notary Public, State of Texas		77	Heaths
		3	1164016



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 11:23:38 AM
TAMMY 2 Page(s)
202506027348

Bobbie Koepp



Permit #:	**************************************	

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

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.

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 chlorine (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 nonbiodegradable material, chemicals, solvents, thinners, fuels, grease, oils, etc. that can affect the system's performance and/or pollute the
- 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.

Kyle Lents, MP

TCEQ License

This contract is valid from	LTO	throu	gh2	YEARS	
Manufacturer: TONDRE TANK (CO. Model:	D-600	Serial Number:		
Owner's Name: <u>ASHTON WOO</u>	DS RES. LLC sit	e Address: 10904	WALDSANGER	R NEW BRAUNFELS	TX 78132
Mailing Address: <u>17319 SAN F</u>	PEDRO STE 140, S	SAN ANTONIO TX	78232		_
Telephone: <u>210-336-3414</u>	_ Cell Phone:		Work Phone:		
Email:	Call or Text	Before Each Visit?_	Yes _X_No	Gate Code:	
	8	20/25	Hyle I	lent: MF	2789
Signature of Owner	Date		Avia Lante A		0.1.

OSSF Soil & Site Evaluation

Page 1 (Soil & Site Evaluation) 8/25/2025 Date Performed: / /									
Page 1 (Soil	& Site Eva	lluation)	Ι	Date Performed	d:/				
Property Own	er: ASHTO	N SAN ANTONIO RESID	ENTIAL LLC	•					
Cita I anatinu		10904 WALDSANGER							
Site Location: REQUIREM		NEW BRAUNFELS TX 78	3132 P	roposed Excava	ation Depth: NA				
-		rations must be performed on	the site, at opposite ends	of the proposed di	sposal area. Locations of soil				
borings or dug p	its must be sho	wn on the site drawing. For s	ubsurface disposal, soil e	valuations must be	performed to a depth of at				
Describe each so	oil horizon and	ed disposal field excavation de identify any restrictive feature	epth. For surface disposates on this form. Indicate of	d, the surface horized the surface horized at	zon must be evaluated. res appear.				
				•	* *				
Soil Boring Number:	1 - 2								
Depth	Texture	Gravel Analysis	Drainage	Restrictive	Observations				
(Feet)	Class	(If Applicable)	(Mottles/ Water Table)	Horizon					
1 FT.	IA- ROCK	OVER 30%	WELL DRAINED	ROCK	AEROBIC SPRAY				
2 FT.	@ 4"				IN EDWARDS AQUIFE				
3 FT.					RECHARGE ZONE				
4 FT.									
5 FT.									
				1					
Soil Boring									
Number:	Ten . T								
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/	Restrictive Horizon	Observations				
(Teet)	Ciass	(11 Applicable)	Water Table)	HOHZOH					
1 FT.									
2 FT.									
3 FT.									
4 FT.									
5 FT.									
D	M voor flood		ES OF SITE AREA		□ Yes ⋈ No				
Presence of 10 Presence of up	-				☐ Yes ☒ No				
•	•	s, streams, water impound	dments		☐ Yes ☒ No				
		well in nearby area (wit			□ Yes XINo				
Ground Slope	-	(,	5	1-04				
	ne findings o	f this report are based on	my field observation	s and are accur	ate to the best of my				
ability.	/a ./								
Mil	La Mu-		8.26.25	OS003698					
(Signature of Form # PA3/2-20		orming evaluation)	(Date)	Registration	Number and Type				

		~		
Page 2 (Soil & S	Site Evaluation):			8/25/2025
ge 9 30			Date Performed:	//
	10904 WALDSANGER			
Site Location:	NEW BRAUNFELS TX 781	32	☐ Subsurface Disposal	
	Sche	matic of Lot or T	^C ract	
Show:				
swimming pools, Location of exist Indicate slope or field. Location of soil t Location of natur water impoundment	adjacent streets, property ling, water lines, and any other sing or proposed water wells provide contour lines from tooring or excavation pits (sheal, constructed, or proposed ent areas, cut or fill bank, she	within 150 feet of the structure to the ow location with drainage ways (d arp slopes and bro	nown. f the property. e farthest location of the respect to a known referentithes, streams, ponds, la	proposed disposal
Lot Size:	or Acreage:	1.2 SITE DRAWING		
		See Design		

Nicholas Kolbe, R.S. 5115

1825 FM 2438

Seguin, Texas 78155

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

OSSF DESIGN

Owner: ASHTON SAN ANTONIO RESIDENTIAL LLC

Location: 10904 WALDSANGER, NEW BRAUNFELS TX 78132

Phone:

Date: 8/25/2025

Development: Residence with water saving devices

Bedrooms: 5

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 (AERIS ATU, D-600-M)

Trash Tank: 478 gall Aerobic Tank: 461 gpd Pump Tank: 763 gall Supply Line: Sch 40, 1.00" purple (~232') Check Valve Required: YES

Minimum Application Area (A): = 5625 ft^2 (A = Q/R_i)

Sprinklers: K-Rain Super Pro 11003-RCW

Number **PSI** Pattern Nozzle Radius Area/head GPM/head S₁ #4 30 360° 30 ft 2826 ft² 3.4 0.064 **S2** #4 30 180° 1413 ft² 30 ft 3.4 0.064 **S3** #4 30 180° 30 ft 1413 ft² 3.4 0.064

Overlap Area: 0 SQFT Actual Application Area: 5652 ft²

GPM: 10.2 GPM

Pump Requirements: GPM 10.2 @ 94.96ft 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 232ft of 1.00" Sch 40 = 232ft x 0.0688 = 15.96 ft
- Total Dynamic Head (TDH) = 10 + 69 + 15.96 = 94.96 (StaRite 20GPM ½ HP)
- Timer set to spray between 12:00 AM & 5:00 AM
- Liquid chlorinator required

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



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

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

C = 232' of Purple SCH 40 1.00" PVC Spray **Distribution Line**

D = Spray distribution area, three (3) Number 4 spray distribution heads. One is operating at 360 degrees, the other two at 180 degrees

TH = Test Hole

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

5' Non-Access Expente 30' R 21' 30' R 5-1 30' R 217,80 D OTH, ∞_{THz} 61' 58 < 4500 FTZ 360 GPD 51' 125.53 OMM 51.02 56.08 Nicholas Kolbe

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

SITE PLAN & OSSF DESIGN:

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

ASHTON SAN ANTONIO RESIDENTIAL LLC
10904 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 5 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. 10' between home and tank. 2way clean out shall be located no further than 5' from the home.
- 4. Supply line to sprinklers is purple 1.00" sch 40, 232'.
- 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. All sprinkler heads are K-Rain Proplus low angle sprinklers with #4 nozzle operating @ 30psi, 30' radius. S-1 is operating at 360 degrees and S-2 and S-3 are operating at 180 degrees. All have a GPD flow of 3.4, 10.2 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.

OF TEX

8-25-25

SITE PLAN & OSSF DESIGN:

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

ASHTON SAN ANTONIO RESIDENTIAL LLC 10904 WALDSANGER

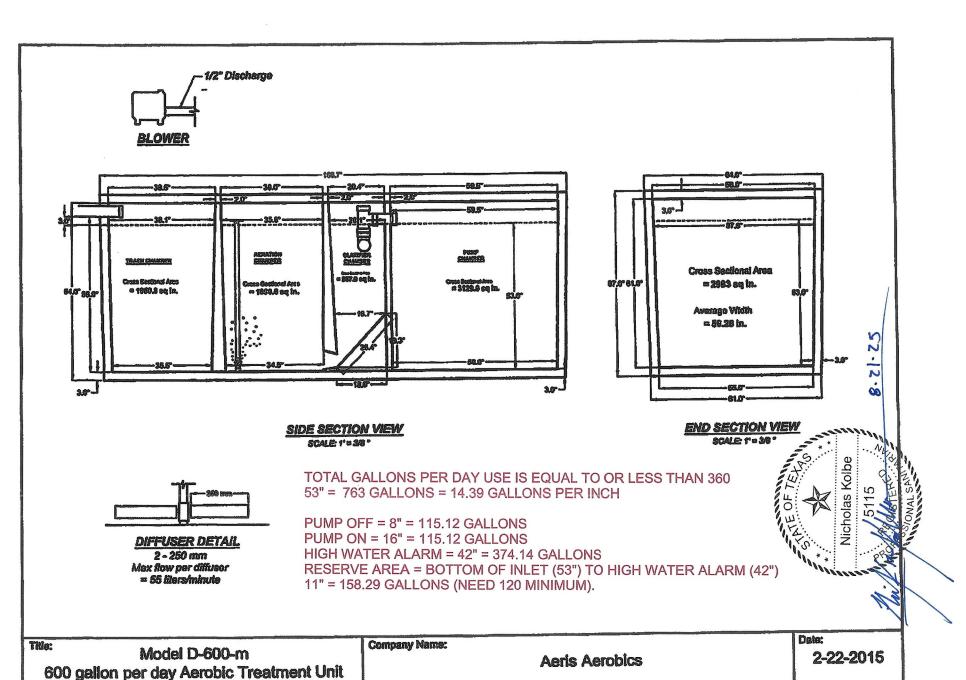
NEW BRAUNFELS TX 78132 Nicholas Kolbe, R.S. #5115

1825 FM 2438

Seguin, TX 78155

Date: 8/25/2025

Scale: 1"= 60'



STA-RITE ST.E.P Plus D Series

4" multi-stage submersible effluent pumps



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

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

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

APPLICATIONS

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

SPECIFICATIONS

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

Shell - Stainless steel (300 grade)

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

Discharge Bearing - Nylatron®

Impellers - Acetel

Diffusers - Polycarbonate

Suction Caps - Polycarbonate with stainless steel wear ring

Thrust Pads - Proprietary spec.

Shaft and Coupling - Stainless steel 300 grade

Intake - Fiberglass-reinforced thermoplastic

Intake Screen - Stainless steel

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

1

Agency Listing - CSA

FEATURES

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

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

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

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

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

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

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

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

Shell - Corrosion resistant 300-grade stainless steel.

ORDERING IN	FORM	MOITA	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							

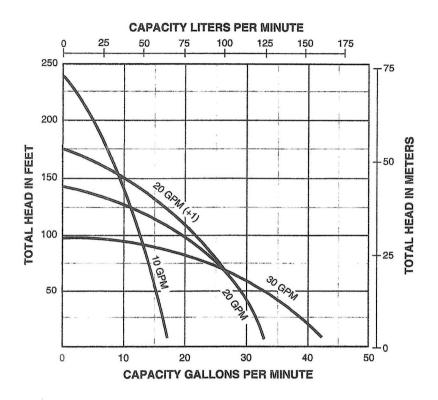
In order to provide the best products possible, specifications are subject to change."



STA-RITE ST.E.P Plus D Series

4" multi-stage submersible effluent pumps

PUMP PERFORMANCE



PUMP	FLOW RATE						P	SI					
MODEL	(GPM)	0	10	20	30	40	50	60	70	80	90	100	110
10D0M05221	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
10D0M05121	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
20D0M05221	20			30.0	26.0	21.5	14.2	4.4					
20D0M05121	20			30.0	26.0	21.5	14.2	4.4					
30D0M05221	30		38.5	33.3	25.8	16							
30D0M05121	30		38.5	33.3	25.8	16							
20D0M05221+1	20 + 1			30	27.5	24	20	13.5	6				
20D0M05121+1	20 + 1			30	27.5	24	20	13.5	6				
PUMP PERFO	RMANCE (CAI	PACITY	IN LITE	RS PER	MINUT	E)							
PUMP	FLOW RATE						B/	AR.					
PUMP MODEL	FLOW RATE (LPM)	.69	1.38	2.07	2.76	3.45	B/ 4.13	4.82	5.51	6.20	6.89	7.58	110
		.69	1.38	2.07 56.8	2.76 51.9	3.45 48.1			5.51 31.8	6.20 24.6	6.89 16.3	7.58 3.8	110
MODEL	(LPM)	.69	1.38				4.13	4.82					110
MODEL 10D0M05221	(LPM) 37.85	.69	1.38	56.8	51.9	48,1	4.13 43.5	4.82 38.6	31.8	24.6	16.3	3.8	110
MODEL 10DOM05221 10DOM05121	(LPM) 37.85 37.85	.69	1.38	56.8 56.8	51.9 51.9	48.1 48.1	4.13 43.5 43.5	4.82 38.6 38.6	31.8	24.6	16.3	3.8	110
MODEL 10D0M05221 10D0M05121 20D0M05221	(LPM) 37.85 37.85 75.7	.69	1.38	56.8 56.8 113.6	51.9 51.9 98.4	48.1 48.1 81.4	4.13 43.5 43.5 53.7	4.82 38.6 38.6 16.7	31.8	24.6	16.3	3.8	110
MODEL 10D0M05221 10D0M05121 20D0M05221 20D0M05121	(LPM) 37.85 37.85 75.7 75.7	.69		56.8 56.8 113.6 113.6	51.9 51.9 98.4 98.4	48.1 48.1 81.4 81.4	4.13 43.5 43.5 53.7	4.82 38.6 38.6 16.7	31.8	24.6	16.3	3.8	110
MODEL 10D0M05221 10D0M05121 20D0M05221 20D0M05121 30D0M05221	37.85 37.85 37.85 75.7 75.7 113.55	.69	145.7	56,8 56.8 113,6 113.6 126,0	51.9 51.9 98.4 98.4 97.7	48.1 48.1 81.4 81.4 60.6	4.13 43.5 43.5 53.7	4.82 38.6 38.6 16.7	31.8	24.6	16.3	3.8	110

ProPlus™ Gear Driven Sprinkler Setting Instructions

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

CHANGING A NOZZLE

1 ▶ REMOVING THE NOZZLE RETENTION SCREW

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

2 PULL UP THE RISER

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

3 ▶ REMOVING THE NOZZLE

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

4 INSTALLING A NOZZLE

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

SETTING THE ARC ADJUSTMENT

1 ▶ FINDING THE LEFT START POSITION

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

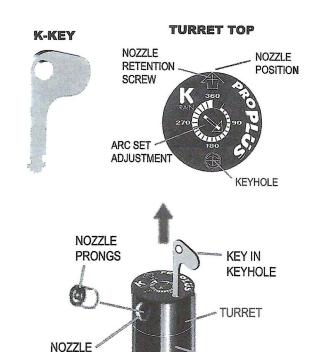
2 PORIENTING THE LEFT START POSITION

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

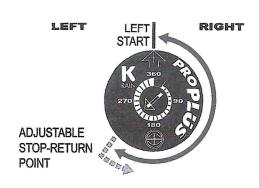
Insert the K-Key or a small flat blade screwdriver into the Arc Set Adjustment slot. Turn clockwise to increase the arc or counter-clockwise to decrease the arc.

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



LOWER

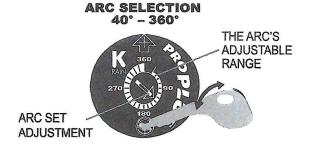
RISER



SOCKKET

HOUSING -

CAN



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

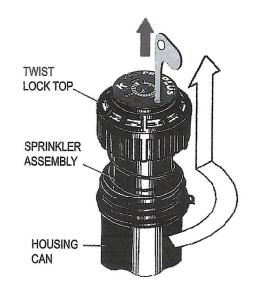
Unscrew the top and lift the complete sprinkler assembly out of the housing can. The filter is located on the bottom of the sprinkler assembly and can be easily pulled out, cleaned and re-installed.

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

			115	, 11	0,00	1	A I D CI I	-	1 1 11-	JH 111/1	11 / 1111	14111
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M³/H				
#0.5	30	207	2.1	28	8.5	0.5	1.9	0.11	0.12	0.14	3	4
	40	276	2.8	29	8.8	0.6	2.3	0.14	0.14	0.16	3	4
	50	345	3.5	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5
	60	414	4.1	30	9.1	8.0	3.0	0.18	0.17	0.20	4	5
#0.75	30	207	2.1	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5
	40	275	2.8	30	9.1	8.0	3.0	0.18	0.17	0.20	4	5
	50	344	3.4	31	9.4	0.9	3.4	0.20	0.18	0.21	5	5
V/ANTONIAN PROGRAMMON AND	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
Approximation and the contract of the contract	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
Description of the Property of	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
THE PROPERTY OF THE PARTY OF	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
employed and an experience	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
ENANTHACTACACACTACACTAC	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
was discussed by the same	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 70	413	4.1	49	14.9	9.5	36.0	2.16	0.76	88.0	19 20	22 23
	70	482	4.8	50	15.2	10.0	37.9	2.27	0.77	0.89	20	23

RADIUS FLOW RATE

LOW ANGLE PERFORMANCE DATA

NOZZLE	PRI	ESSU	RE	RA	DIUS	FLOV	V RATE		PREC	CIP in/h	r/mn	n/hr
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M³/H		A		
#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
annual control of the	70	482	4.8	44	13.4	8.6	32.6	1.96	0.86	0.99	22	25

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



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

FAX: 561.842.9493 www.krain.com

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



GOULDS PUMPS Residential Water Systems

Friction Loss

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

CDE	CDU	3/8"	1/2"	3/4"	1"	11/4"	11/2"	2"	21/2"	3"	4"	6 ¹¹	811	10"
GPM	GPH	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				(Northwestern Andrews Control			-
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	4-12		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			i -			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									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	.20
800	48,000		1										1.02	,33
900	54,000	1											1.27	.41
950	57,000		1											.46
1000	60,000			Î										.50

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

NDEX

SHEET ELEVATION SPECIFIC SHEETS CONTENT INDEX AND COVER SHEET

ELEVATION "B"
S1-1b
A1-1b
A1-2b
A2-0b
A2-1b
A2-2b
E1-1b
E1-2b SECOND FLOOR FLAM "B"
SECOND FLOOR PLAM "B"
SECOND FLOOR PLAM "B"
SECOND FLOOR PLAM "B"
SECOND FLOOR BLEVINGUA "B"
REAR ELEVATION "B"
REAR ELEVATION "B"
REAR ELEVATION "B"
SECOND FLOOR ELECTRICAL PLAM "B"

GENERAL SHEETS

A3-3 5-3 INTERIOR ELEVATIONS I INTERIOR ELEVATIONS II INTERIOR ELEVATIONS II INTERIOR ELEVATIONS IV FIREPLACE OPTIONS

WALL SECTIONS I

S2-0 S2-1

ENERAL NOTES:

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

- MINOR FIELD ADJUSTMENTS MAY BE REQUIRED, BUT ONLY WITH PRIOR WRITTEN APPROVAL OF ASHTON WOODS HOMES.

I. CONTRACTORS SHALL VERIEY ALL COMMITIONS AND DIMENSIONS AT 18TH BEFORE CONSTRUCTION, MY DISCREPANCES SHALL BE REPORTED 10 TO 'THE BILLIDER FOR JUSTIFICATION AND/OR CORRECTORS SHALL ASSUME RESPONSIBILITY FOR CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR PROCESS THAT ASSESSIVE RESPONSIBILITY FOR PROCESS THAT ARE NOT REPORTED TO THE BUILDER.

ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.

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

5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. ALL WOOD, CONNERTE, AND STEEL STRUCTURE AND UNLAUTY MAD MEET ALL NATIONAL STRIE, AND LOCAL BUILDING CODES WHERE APPLICABLE. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE YEARED AND STAURED BY AN EVANEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WISE WARMOC IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LIME DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC.

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

10. DRAWINGS MAY BE REVISED AT ANY TIME WITHOUT NOTIFICATION. CONSULT JOB SPECIFIC PLANS FOR THE MOST CURRENT VERSION.

10904 WALDSANGER **BP5003725 COBE**

			06/06/2025	DM	CHANGE ATTIC ACCESS DOOR TO SWING IN @ OPT SECOND FLOOR	5
			03/24/2025	DM	ADDED OPTION FOR (4) 6X8 WHITE PINE WRAPPED BEAMS TO MSTR BEDRM CEILING	44.
~	۲	ALL	02/18/2025	CORP.	ADDED LINEN CLOSET TO STANDARD MASTER BATH LAYOUT.	43.
≺	۲	WLL	02/10/2025	CORP	WLET DETML DRAWING RENSON, MADE TIUD AT MASTER BATH & OFT, DELIXE MASTER BATH FREE STANDING TIUD ADDED TRADOX AND WINE FOR CHILD FAN" NOTE AT OPEN STUDY. CHANGED 3030 FG TO 3020 FG IN FRONT ELEVATION TO:	42.
~	~	ALL	01/17/2025	CORP.	REDESIGNED WASTER BATH LAYOUT.	41.
			12/11/2024	DM	CORRECT CLG HEIGHT NOTE IN 2 CAR BAY TO CALL OUT 10 CLG FOR THE 2 CAR GARAGE BAY	40.
			11/11/2024	DM	ADD STANDARD SPRINKLER OUTLET IN GARAGE	39.
			11/7/2024	DM	REVISED DETAIL FOR OPT. DELUXE MASTER SHOWER TO MAKE BOTH OPENINGS THE SAME SIZE	38.
z	z	E1-1b,1d,1e,1f,1h A4-2	11/04/2024	CORP.	CHANGED FLUGRESCENT LIGHT IN UTILITY TO LED DISC LIGHTS.	37.
			10/21/2024	DN	ADJUST MIRROR SIZE FOR BATH #4 & BATH #2 DETAIL	36.
			5/1/2024	DM	ADD DEFAILS FOR OPTIQNAL 12'YS' SILDING DOOR, DELETE OPTION FOR SHORT BILLT INS AT OFF MEDIA RM. MAKE MTR SHARK MUD SET PAN RECESSED BELOW FINISH FLOOR & DELETE CURB	35
			4/24/2024	DM	ADD TYPICAL DETAIL SHEET	34.
			4/9/2024	DM	REMOVE NOTE FOR OPTIONAL BEDRM 5A	33.
			3/26/2024	DM	REMOVE SLOPE LINE FROM BEIDHA 3 & BEIDRA 4 REAR WALL, CHANGE NOTE FOR MILEY ROOM OPENING TO BE 97T HIGH, ADD POD-UNES FOR ELEV, "E" DINING COL MAKE BEIDRA 2 ENTRY CLG TO BE FLAT 9", ADD SIZE FOR BUTLERS PANTRY OPING	32.
			3/19/2024	MO	CHANGE ALL ELEVATIONS TO BE 9FT SLOPE TO 10FT PLATE CORRECT CEILING TREATMENT FOR OPT BEDRM 6 DETAILS	31.
			1/30/2024	MG	CORRECT ROOF PLAN FOR ELEY. "E" - OPTIONAL 2 STORY VERSION	30.
			1/24/2024	CORP.	APPLIED DIVISION REDLINES & II	29.
			1/10/2024	MG	CORRECT FLOOR PLAN TO THE LATEST VERSION (CORRECT MSTR BATH SHOWER)	28.
			10/06/2022	WD	CORRECT ELEVATION AND ROOF PLAN FOR ELEVATION "E" SO OPT. SECOND FLOOR WORKS	27.
			06/14/2022	MG	CHANGE BRICK SILL ON ELEV "E" SIDES AND REAR TO BE STONE SILL	26.
			12/14/2021	CORP.	ADDED ELEVATIONS FROM AUSTIN VERSION OF THE COBE PLAN - C, D, E, F, H.	25.
			11/10/2021	MO	CORRECT COVERED PATIO LINE ON ELEV. "H" TO BE FLUSH WITH REAR WALL	24.
			07/26/2020	MG	EXTEND WIDTH OF MASONRY FIREPLACES TO LINE UP WITH EDGE OF CHASE	23.
			05/08/2020	RM	DELETE GABLE VENT ELEVATION "S"	22.
			2/25/2020	DM	ADD OPTIONAL DOOR TO BEDROOM 4	21.
NE GOING	in Carolina					
ENGINEERING	BROCHURE ENGINEERING	SHEETS AFFECTED	DATE	DRAWN BY	DESCRIPTION	REV.
					REVISION LOG	

SAN ANTONIO C1-0 INDEX AND COVER SHEET

BP5003725 COBE 10904 WALDSANGER

Last Saved By:

Danny 8/11/2025

Last Revision
43 2/18/2025

ISSUE DATE: 02/18/2025 FOR

REVISIONS: P&EPLAN DM - 8/11/2025

ASHTON WOODS.

PERMIT & ENGINEERING PLAN

NEEDS SELECTS

PLAN

OUTSIDE OF FRAMING 5331

OUTSIDE OF OUTSIDE OF 1 ST FLOOR 2ND FLOOR FRAME

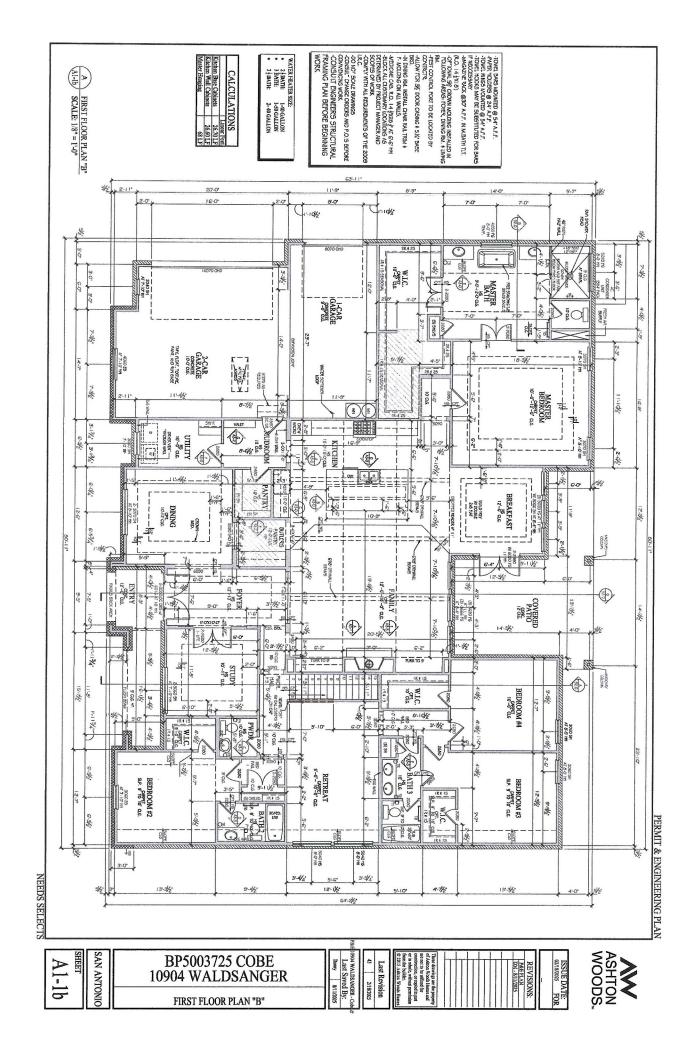
531

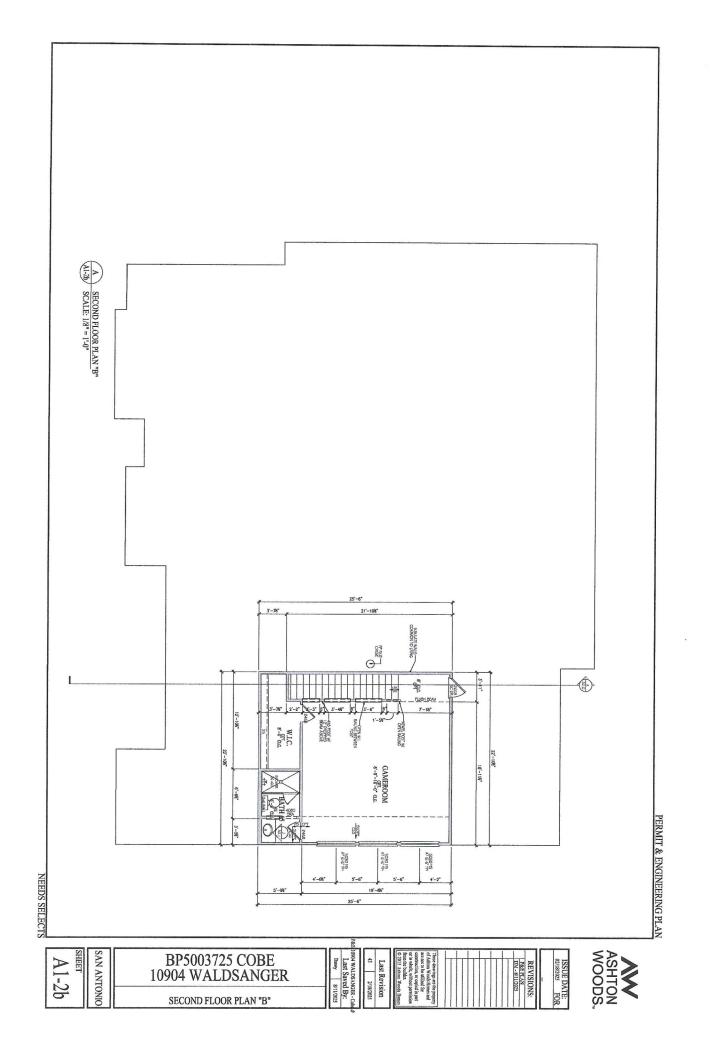
UNNG AREA LUNNG AREA
O MARKETING MARKETING
O ST FLOOR 2ND FLOOR
ST24
531

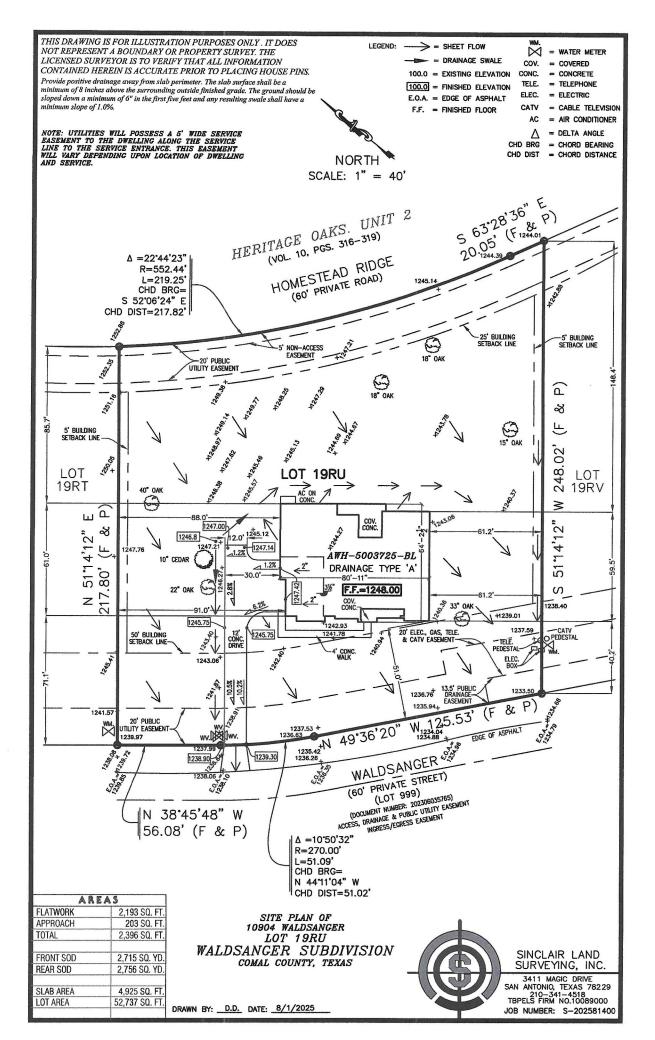
MARKETING TOTAL 4255

TOTAL SLAB 4924

CALCULATIONS INCLUDEREAR BRICK LUG & GAMERN w/ BATH 5 **







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

§

8

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# Z0210338T

EXECUTED AND DELIVERED to be effective August 14, 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

COUNTY OF Maricola

This instrument was acknowledged before me on the <u>\lambda lability</u> 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: 72/15

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. 202406001603, and as amended under Document No. 202406012335, all of the Official Public Records of Comal County, Texas.
- 4. 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

Signature of Authorized Officer of Collecting Office

Page: 1

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:

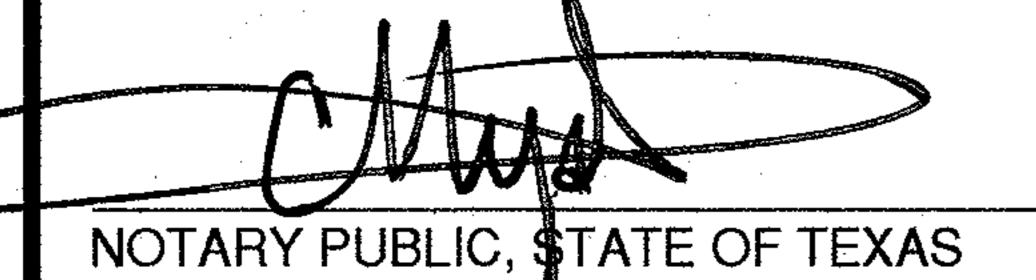
Page: 1

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)

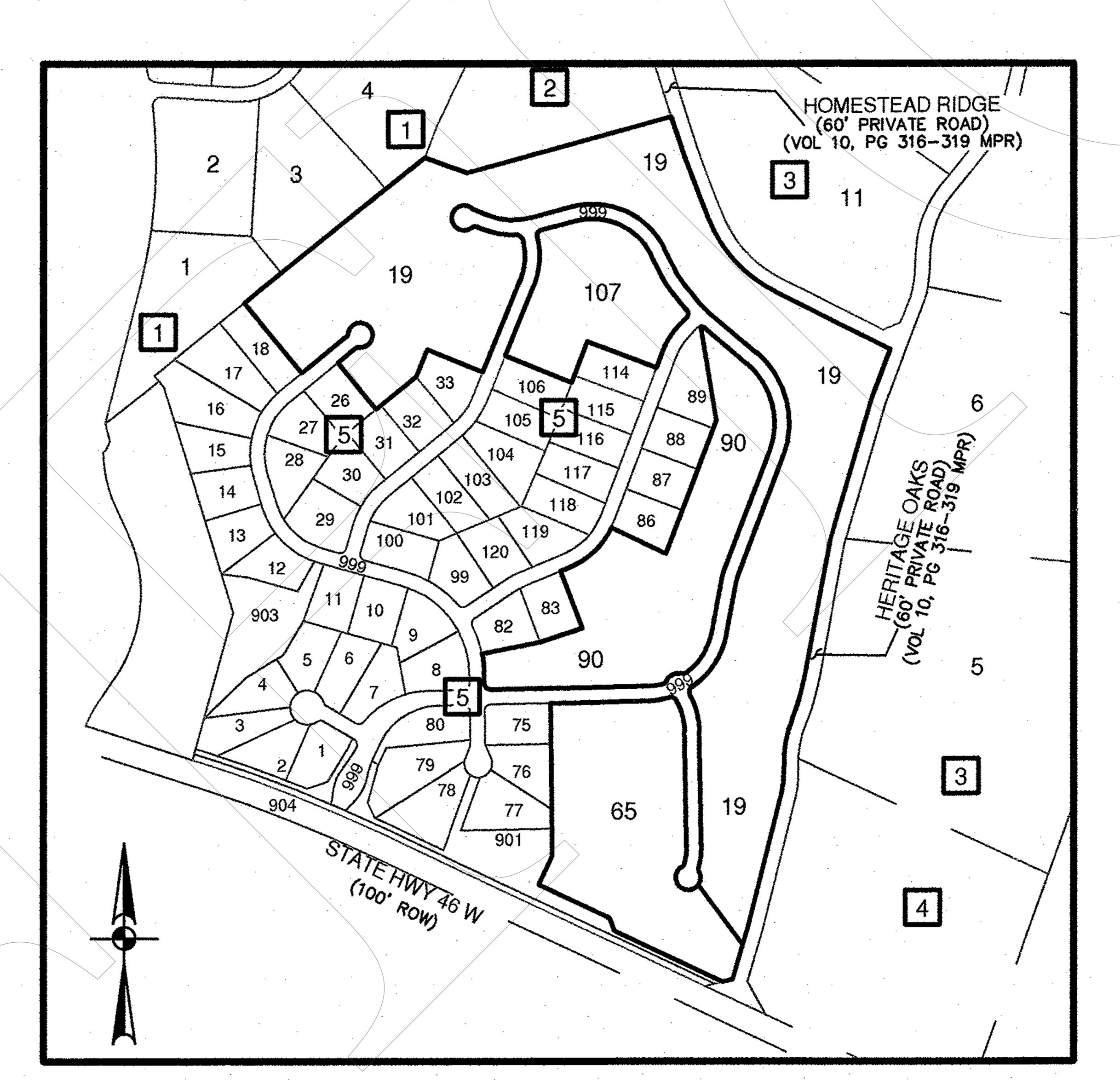
PUE PUBLIC UTILITY EASEMENT ROW RIGHT-OF-WAY INT INTERSECTION

PAPE-DAWSON BNGINEERS

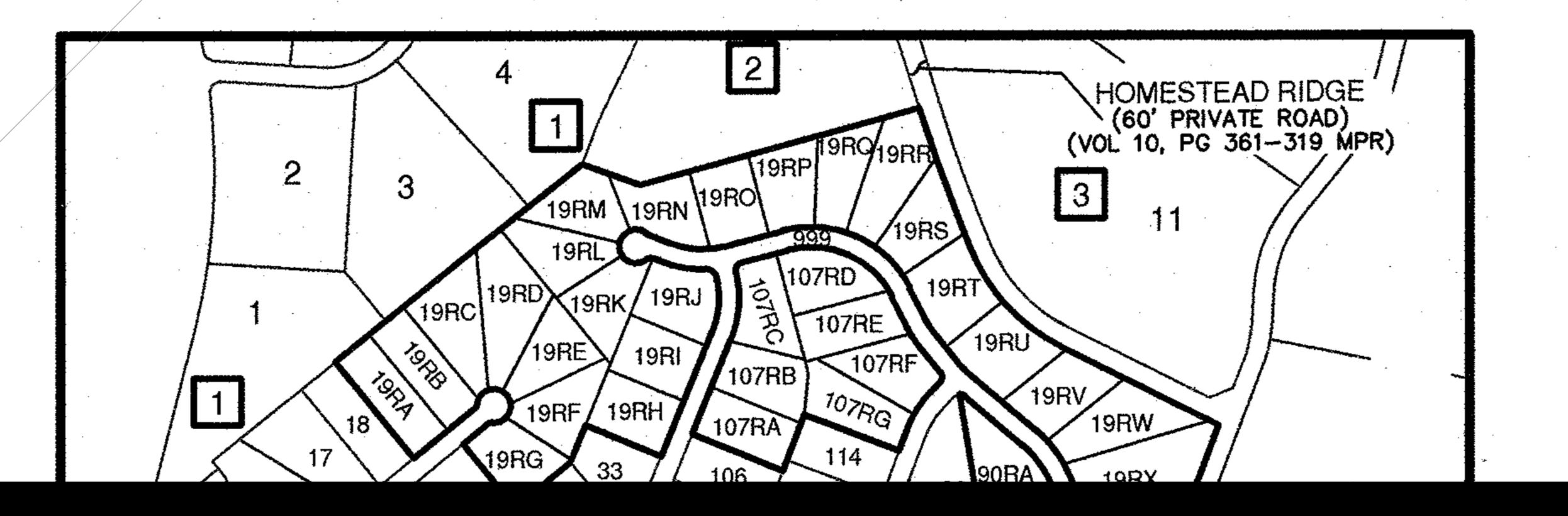
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800 DATE OF PREPARATION: March 14, 2025

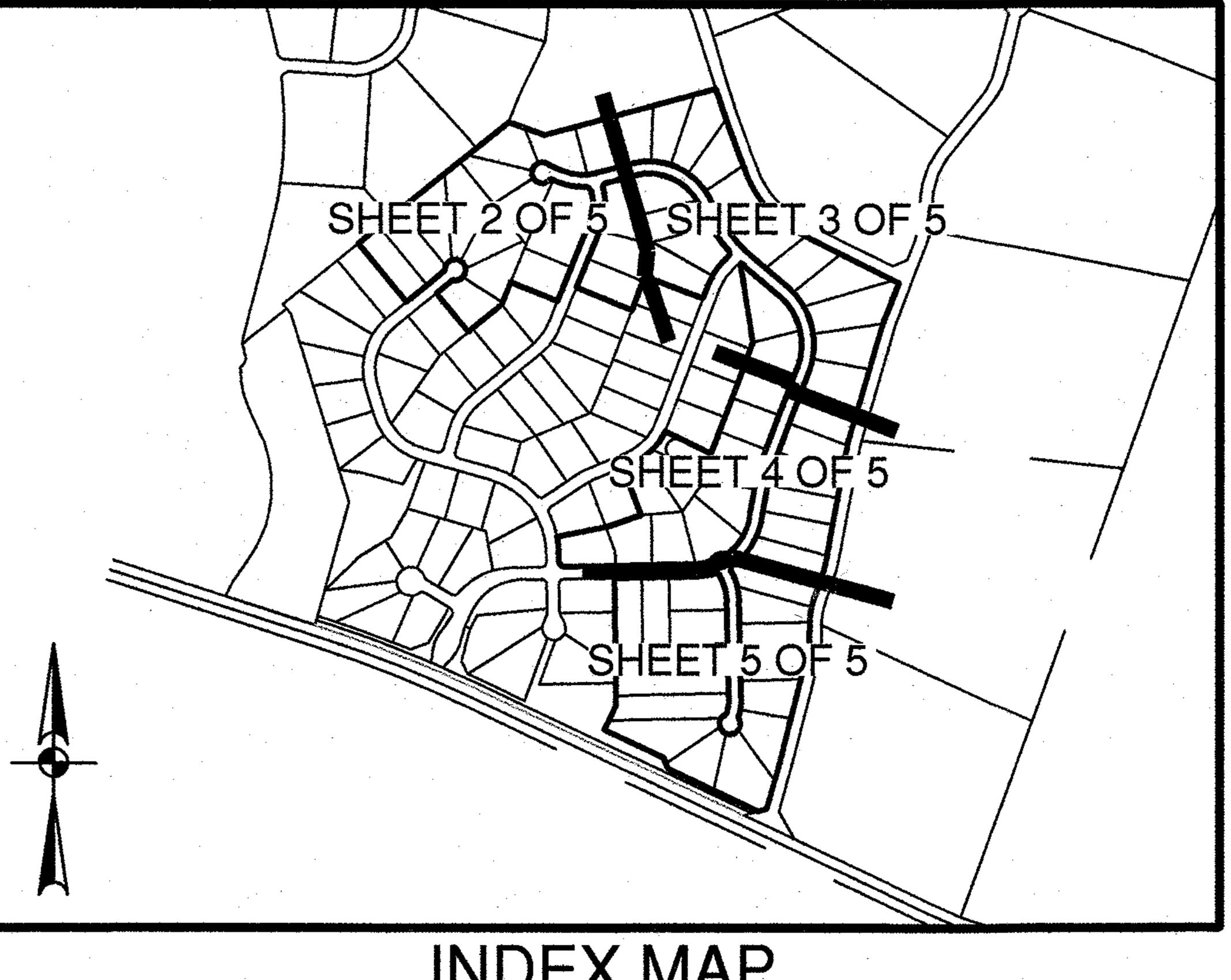


LOTS 19, 65, 90, AND 107, WALDSANGER SUBDIVISION AS DESCRIBED IN DOCUMENT NUMBER 202306035765, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



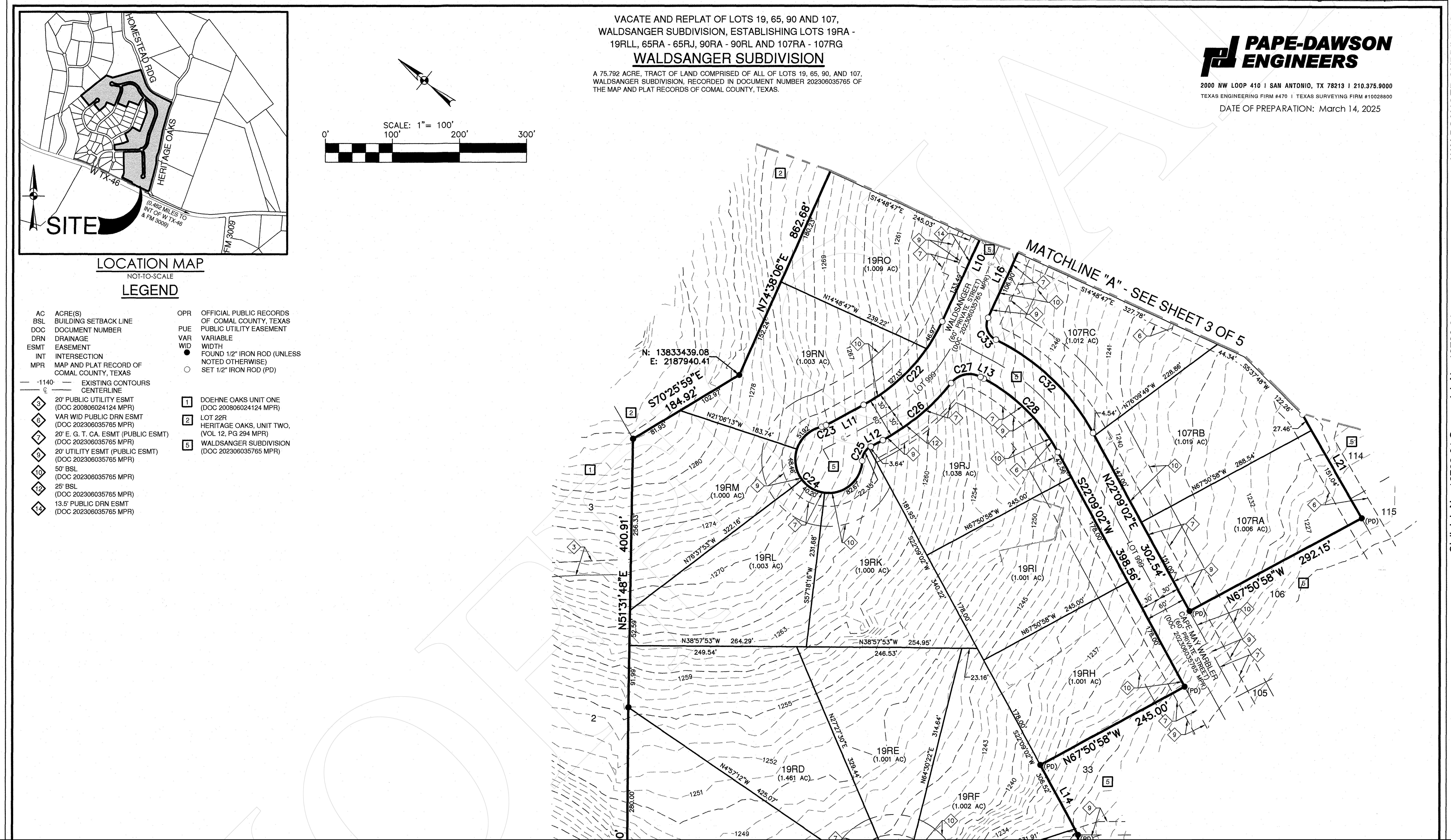
ESTABLISHING LOTS 19RA-19RLL, 65RA-65RJ, 90RA-90RL, AND 107RA-107RG, WALDSANGER SUBDIVISION

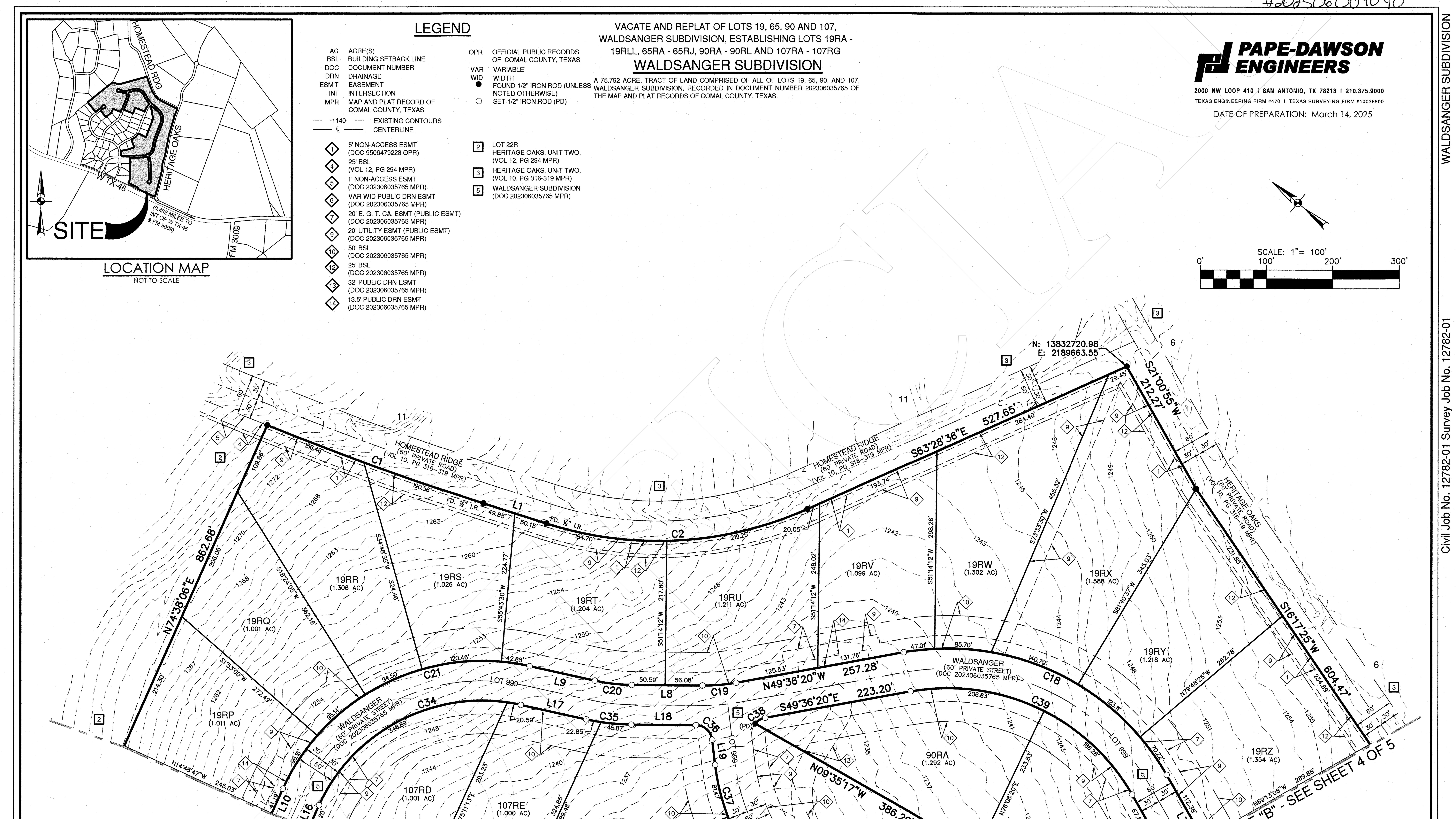


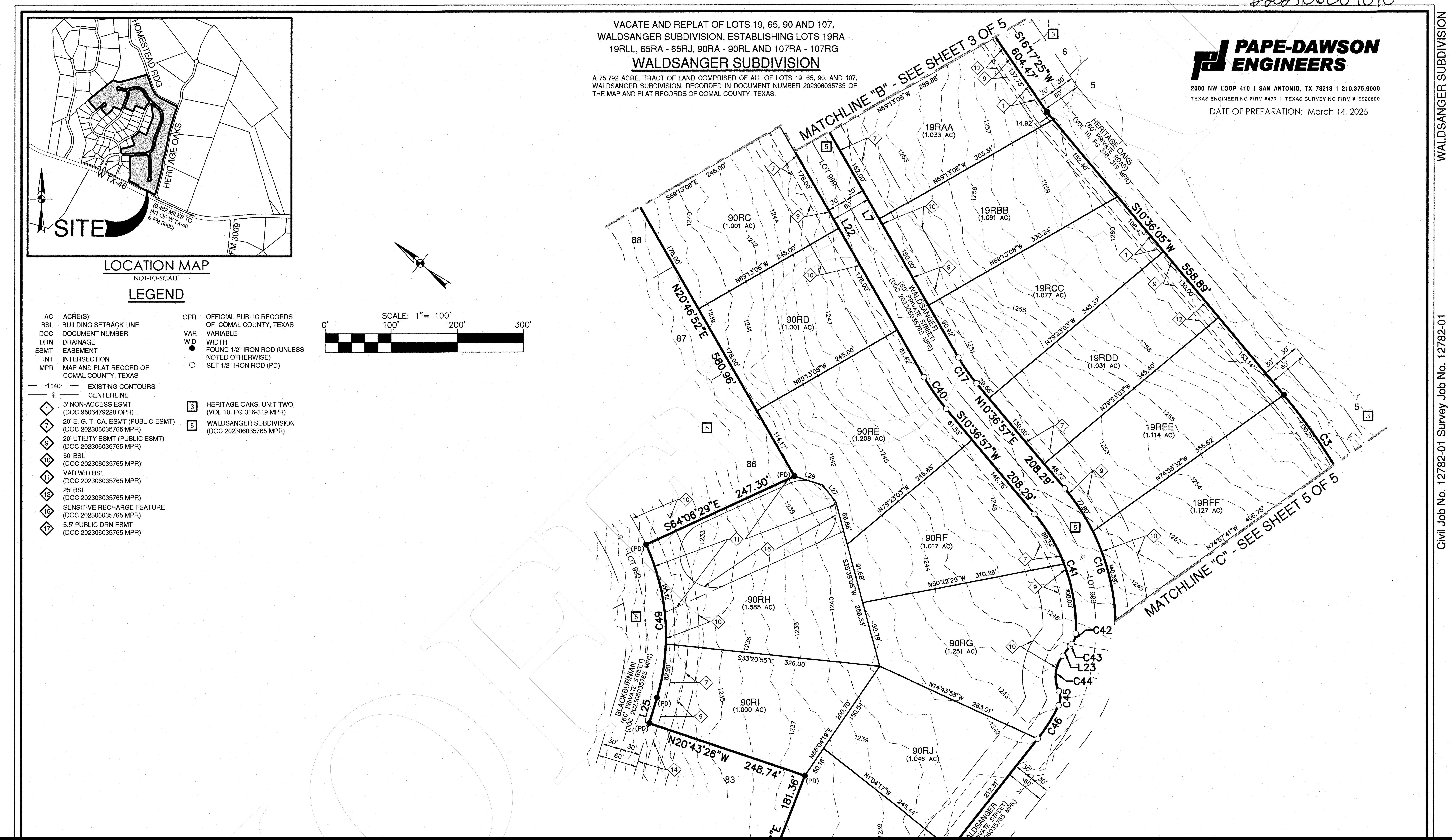


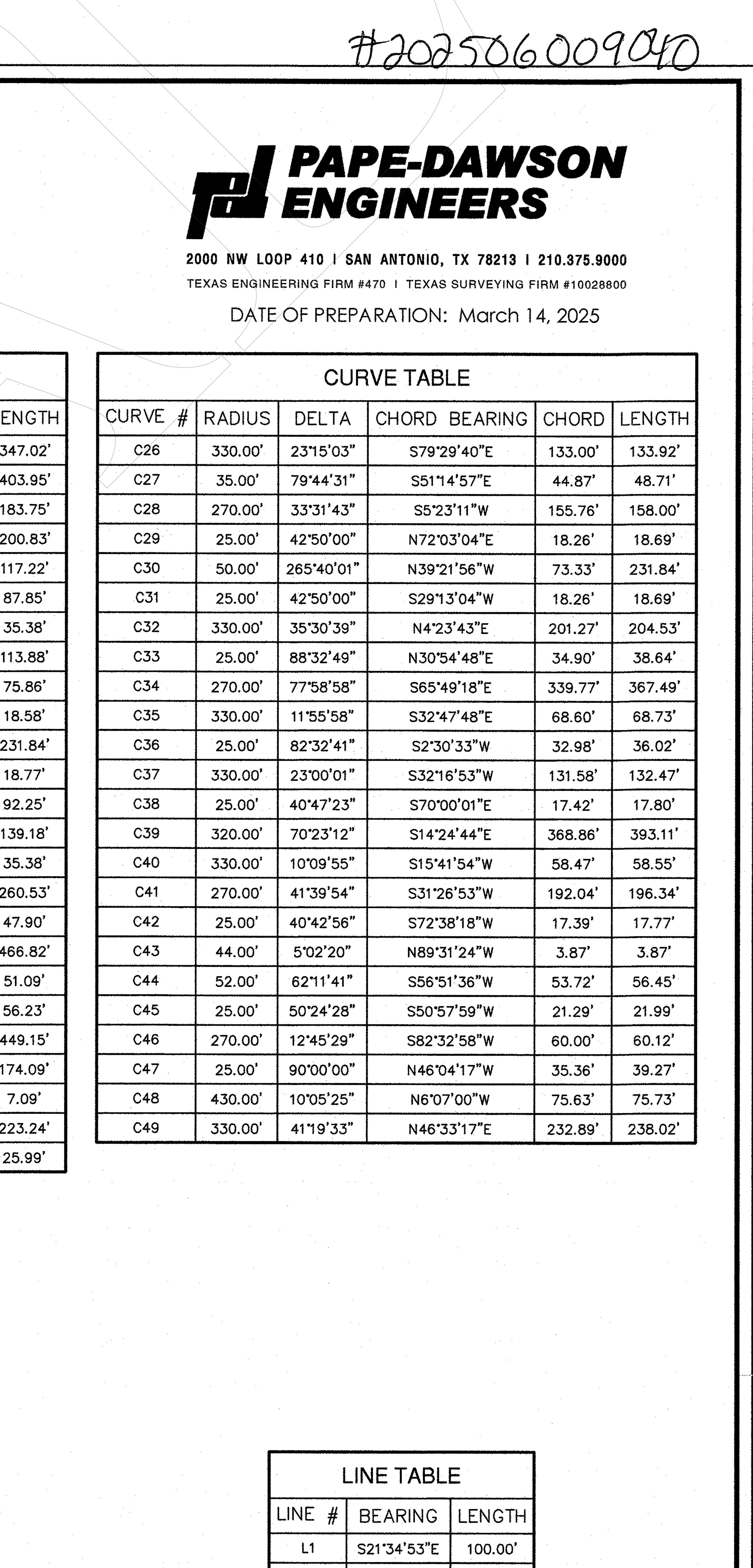
INDEX MAP SCALE: 1"= 1500"

- . 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
- 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)