



# COMAL COUNTY

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## ENGINEER'S OFFICE

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

Permit Number: 118980  
Issued This Date: 10/20/2025  
This permit is hereby given to: PERRY HOMES, LLC

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

954 RAPIDAN LN  
CITY OF BULVERDE, TX 78163

Subdivision: GOLDSMITH  
Unit: 1  
Lot: 10  
Block: 1  
Acreage: 1.0000

#### APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic  
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.



**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

*Staff will complete shaded items*

|               |          |               |
|---------------|----------|---------------|
|               |          | 118980        |
| Date Received | Initials | Permit Number |

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

OSSF Permit

- ☒ Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- ☒ 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 Maintenance/Affidavit to the Public
  - ☒ Signed Maintenance Contract with Effective Date as Issuance of License to Operate

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

\_\_\_\_\_  
Signature of Applicant

8/13/2025  
\_\_\_\_\_  
Date

☒ **COMPLETE APPLICATION**

Check No. \_\_\_\_\_ Receipt No. \_\_\_\_\_

☐ **INCOMPLETE APPLICATION**  
(Missing Items Circled, Application Refused)



COMAL COUNTY  
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date 8/12/2025

Permit Number 118980

1. APPLICANT / AGENT INFORMATION

Owner Name PERRY HOMES, LLC  
Mailing Address 1921 SH 48  
City, State, Zip NEW BRAUNFELS, TX 78132  
Phone # 210-347-3348  
Email GIRAUD.WHEELER@PERRYHOMES.COM

Agent Name KYLE LENTS  
Agent Address 9451 SELMA PARKWAY  
City, State, Zip SELMA, TX 78154  
Phone # 210-632-0753  
Email KYLE@LSWASTEWATER.COM

2. LOCATION

Subdivision Name GOLDSMITH SUBDIVISION Unit 1 Lot 10 Block 1  
Survey Name / Abstract Number \_\_\_\_\_ Acreage 1.00  
Address 954 RAPIDAN LANE City BULVERDE State TX Zip 78163

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) HOUSE

Number of Bedrooms 4

Indicate Sq Ft of Living Area 4,226

☐ Non-Single Family Residential

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

Type of Facility \_\_\_\_\_

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants \_\_\_\_\_

Restaurants, Lounges, Theaters - Indicate Number of Seats \_\_\_\_\_

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds \_\_\_\_\_

Travel Trailer/RV Parks - Indicate Number of Spaces \_\_\_\_\_

Miscellaneous \_\_\_\_\_

Estimated Cost of Construction: \$ 300,000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Signature of Owner

Date

8/14/25



COMAL COUNTY  
ENGINEER'S OFFICE

## ON-SITE SEWAGE FACILITY APPLICATION

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

Planning Materials & Site Evaluation as Required Completed By KYLE LENTS, P.E.

System Description AEROBIC TREATMENT W/ SPRAY DISTRIBUTION

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

Tank Size(s) (Gallons) 600 GPD Absorption/Application Area (Sq Ft) 5,625

Gallons Per Day (As Per TCEQ Table III) 360

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

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

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

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

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

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

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

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

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

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

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

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

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

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

If yes, indicate the city: BULVERDE

-Submit a copy of the approved building permit or written verification from the City of Bulverde stating that the improvements on the referenced property do not require a building permit.

By signing this application, I certify that:

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

  
Signature of Designer

8/13/2025  
Date

1/BC



202506026016 08/15/2025 10:53:43 AM 1/1

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL  
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

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

II

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

LOT 10 BLOCK 1 OF THE GOLDSMITH SUBDIVISION PHASE 1, COMAL COUNTY, TX

The property is owned by (insert owner's full name): PERRY HOMES, 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.

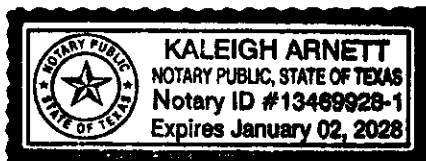
WITNESS BY HAND(S) ON THIS 14 DAY OF August, 2025

Girard Wheeler

Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 14 DAY OF August, 2025

[Signature]  
Notary Public, State of Texas



Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
08/15/2025 10:53:43 AM  
PRISCILLA 1 Page(s)  
202506026016



Bobbie Koepf

**Received**  
**Brandon Mark Olvera**  
10/20/2025 2:45:41 PM



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.

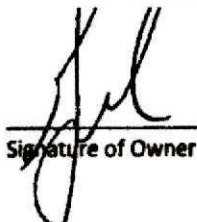
**REPAIRS:** The owner of the aerobic wastewater treatment system is responsible for any cost associated with the repair or replacement of the system's components. Any repairs and/or replacement costs will be discussed with and accepted by the owner prior to any work performed by LS Wastewater Solutions. 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.

**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 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 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 LICENSE TO OPERATE through 2 YEARS  
Manufacturer: AERIS AEROBICS Model: D-600 Serial Number: \_\_\_\_\_  
Owner's Name: PERRY HOMES, LLC Site Address: 954 RAPIDAN LANE, BULVERDE TX  
Mailing Address: 954 RAPIDAN LANE, BULVERDE TX  
Telephone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_  
Email: \_\_\_\_\_ Call or Text Before Each Visit? Yes No Gate Code: \_\_\_\_\_

  
Signature of Owner

8/22/25  
Date

  
Kyle Lents, MP

MP2789  
TCEQ License

OWNERS NAME: PERRY HOMES, LLC

PHYSICAL ADDRESS: 954 RAPIDAN LANE, COMAL COUNTY, TX

LEGAL DESCRIPTION: THE GOLDSMITH SUBDIVISION, PH 1 LOT 10 BLOCK 1

DATE PERFORMED: 8/12/2025

PROPOSED EXCAVATION DEPTH: 0-5'

REQUIREMENTS

- AT LEAST TWO SOIL EVALUATIONS MUST BE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. LOCATIONS OF SOIL EVALUATIONS MUST BE SHOWN ON THE APPLICATION SITE DRAWING OR DESIGNERS SITE DRAWING.
- FOR SUBSURFACE DISPOSAL, SOIL EVALUATIONS BUT BE PERFORMED TO A DEPTH OF AT LEAST 2 FEET BELOW THE PROPOSED EXCAVATION DEPTH. FOR SURFACE DISPOSAL, THE SURFACE HORIZON MUST BE EVALUTED.
- PLEASE DESCRIBE EACH SOIL HORIZON AND IDENTIFY ANY RESTRICTIVE FEATURES IN THE SPACE PROVIDED BELOW.

SOIL BORING 1    SOIL BORING/BACKHOE PIT \_\_\_\_\_ SURFACE EVALUATION   X  

| DEPTH | TEXTURAL CLASS | GRAVEL ANALYSIS | DRAINAGE (MOTTLES/WATER TABLE) | RESTRICTIVE HORIZONS | OBSERVATIONS  |
|-------|----------------|-----------------|--------------------------------|----------------------|---------------|
| 1'    | 1A ROCK AT 4"  | OVER 30%        | WELL DRAINED                   | ROCK                 | AEROBIC SPRAY |
| 2'    |                |                 |                                |                      |               |
| 3'    |                |                 |                                |                      |               |
| 4'    |                |                 |                                |                      |               |
| 5'    |                |                 |                                |                      |               |

SOIL BORING 2    SOIL BORING/BACKHOE PIT \_\_\_\_\_ SURFACE EVALUATION   X  

| DEPTH | TEXTURAL CLASS | GRAVEL ANALYSIS | DRAINAGE (MOTTLES/WATER TABLE) | RESTRICTIVE HORIZONS | OBSERVATIONS  |
|-------|----------------|-----------------|--------------------------------|----------------------|---------------|
| 1'    | 1A ROCK AT 4"  | OVER 30%        | WELL DRAINED                   | ROCK                 | AEROBIC SPRAY |
| 2'    |                |                 |                                |                      |               |
| 3'    |                |                 |                                |                      |               |
| 4'    |                |                 |                                |                      |               |
| 5'    |                |                 |                                |                      |               |

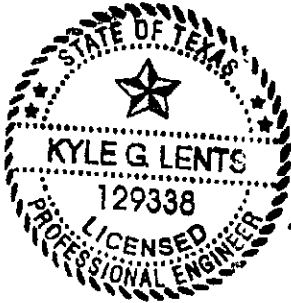
PRESENCE OF 100 YR FLOOD ZONE: NO

PRESENCE OF ADJACENT PONDS, STREAMS, WATER IMPOUNDMENTS: NO

EXISTING OR PROPOSED WATER WELL NEARBY: NO

RECHARGE FEATURE WITHIN 150': NO

I CERTIFY THAT THE FINDINGS OF THIS REPORT ARE BASED ON MY FIELD OBSERVATIONS AND ARE ACCURATE TO THE BEST OF MY ABILITY.



*Kyle G. Lents*  
8/13/2025

Kyle Lents, P.E. 129338

Mobile: (210) 632-0753

Email: [Kyle@LSWastewater.com](mailto:Kyle@LSWastewater.com)

**OSSF DESIGN**

Owner: PERRY HOMES, LLC  
Location: 954 RAPIDAN LANE, BULVERDE, TX  
Date: 8/7/2025

Development: 4 BEDROOM HOUSE W/ WATER SAVING DEVICES  
Q: 360 GPD (AVG) Soil: Type IA

Sq. Ft: 4,226  
Ra: 0.064 GAL/FT<sup>2</sup>/DAY

System Type: **AEROBIC/SURFACE APPLICATION**

Atu Treatment Plant: **AERIS 600 GPD**

Minimum Application Area (SF):

( $A=Q/R_i$ )

$A = 360 \text{ GPD} / 0.064$

**A = 5,625 SF**

Supply Line: **Sch 40, 1" Purple (~193')** Check Valve Required: **NO**

Sprinklers: **K-Rain Proplus Low Angle**

| Number | Nozzle | PSI | Pattern | Radius | Area/Head | GPM/Head | R <sub>i</sub> |
|--------|--------|-----|---------|--------|-----------|----------|----------------|
| S1     | #4     | 30  | 180     | 31 ft  | 1,508 sf  | 3.4      | .064           |
| S2     | #4     | 30  | 180     | 31 ft  | 1,508 sf  | 3.4      | .064           |
| S3     | #4     | 30  | 360     | 31 ft  | 3,017 sf  | 3.4      | .064           |

Overlap Area: 0

Actual Application Area: 6,033 sf

GPM: 10.2 GPM

Pump Requirements: 10.2 GPM @ 82.9 ft TDH

Pump Used Pump Tank: (Sta-Rite S.T.E.P Plus D Series 20 GPM )

- Elevation Head = 5ft
- Pressure Head= 30 psi X 2.30 = 69 ft
- Friction Head of 1" Sch 40 = 193 ft X 0.0452 = 8.7 ft
- Total Dynamic Head (TDH) = 5 + 69 + 8.7 = 82.7 ft
- Timer Set to spray between 12:00 AM & 5:00 AM
- Liquid Chlorinator

SPRAY FIELD SHALL NOT HAVE ANY EXPOSED ROCK. EXPOSED ROCK SHALL BE REMOVED OR COVERED WITH NATIVE DIRT. THE SPRAY FIELD SHALL BE SEEDED WITH NATIVE SEED TO ESTABLISH VEGETATION.

*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.*

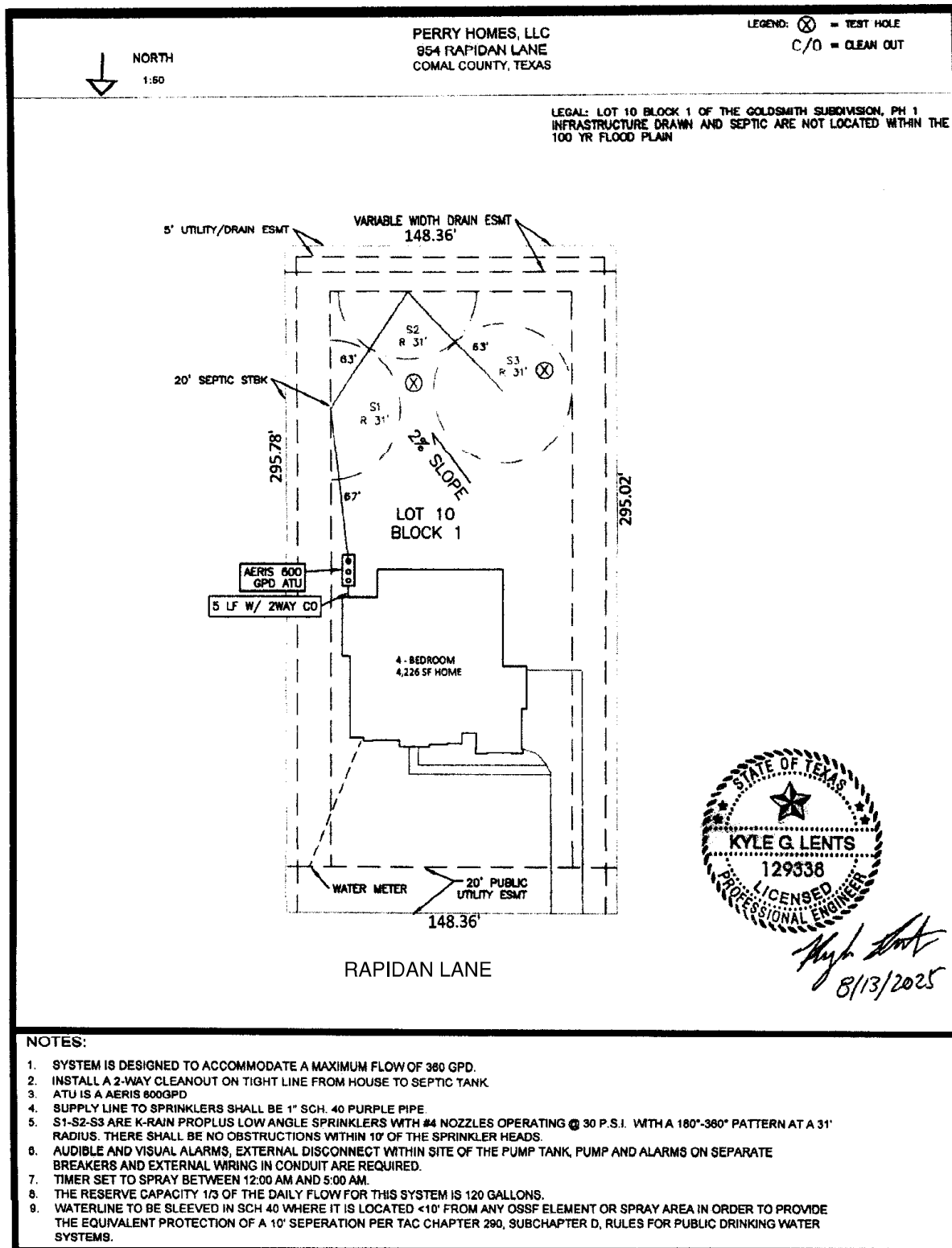


*Kyle Lents*  
8/13/2025

# Received

Brandon Mark Olvera

10/20/2025 2:46:26 PM



Bryan W. Shaw, Ph.D., P.E., *Chairman*  
Toby Baker, *Commissioner*  
Richard A. Hyde, P.E., *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

June 19, 2015

Messrs. Tommy, Matt and Clint Dulworth  
Aeris Aerobics  
5021 SE McKinney  
Rice, TX 75155

RE: Approval of Aeris Aerobics Models D-500-M, D-600-M, D-500-N-500PT, D-500-N-750PT

Gentlemen,

We have completed our review of the above referenced aerobic treatment units. The above referenced models are approved for use in Texas.

The treatment capacity (in gallons per day) of each unit is shown as the first three digits in the model number listed above. All of the listed units are provided with a pretreatment chamber and a pump chamber.

The D-500-M and D-600-M are provided with a 750 gallon pump chamber. The D-500-N-500PT is provided with a 500 gallon pump chamber and the D-500-N-750PT is provided with a 750 gallon pump chamber. Please note that while the pump chambers are not considered in the ANSI Standard 40 review, pump chambers are subject to the requirements shown in 30 TAC 285.34(b).

This letter will serve as proof of approval until your aerobic treatment units are listed on our web site. We request that you review the website listings of your products and advise us of any errors in the listings or company contact information.

If you have any questions concerning our review, please contact me by telephone at (512) 239-2150, by e-mail at [mike.price@tceq.texas.gov](mailto:mike.price@tceq.texas.gov) or by facsimile at (512) 239-6390. When responding by mail please use mail code MC-235.

Sincerely,

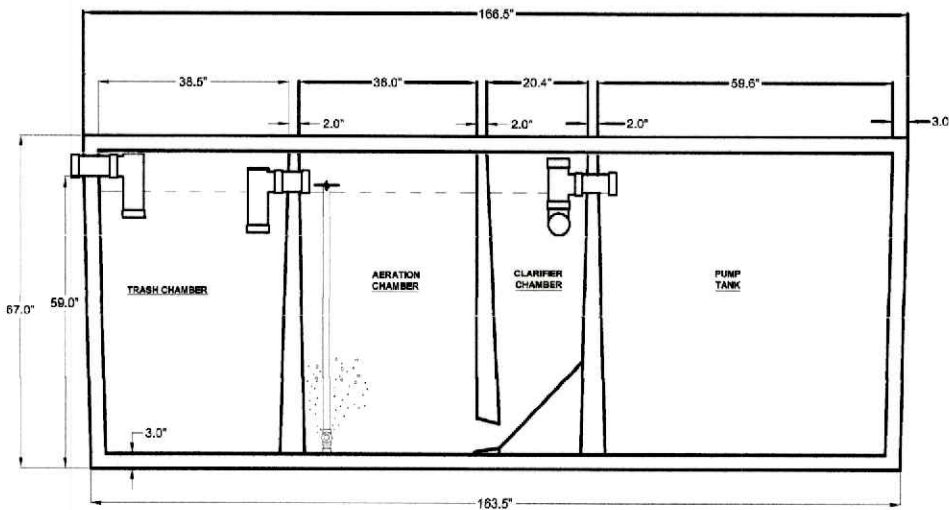
A handwritten signature in blue ink, appearing to read "Michael Price".

Michael Price  
On-Site Wastewater Program

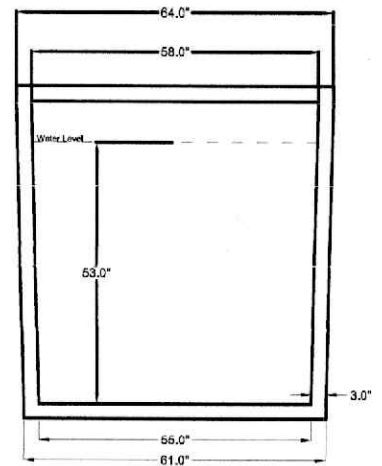
360 GPD FLOAT SETTINGS  
 LIQUID DEPTH = 53" (14.16 GAL/IN)  
 PUMP OFF: 8" (113.28 GAL)  
 PUMP ON: 12" (56.64 GAL)  
 HIGH WATER ALARM: 38" (368.16 GAL)  
 RESERVE VOLUME: 53" (212.4 GAL)



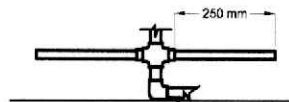
*Kyle Lents*  
 7/12/2025



**SIDE SECTION VIEW**

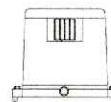


**END SECTION VIEW**



**DIFFUSER DETAIL**

2 diffusers per downpipe



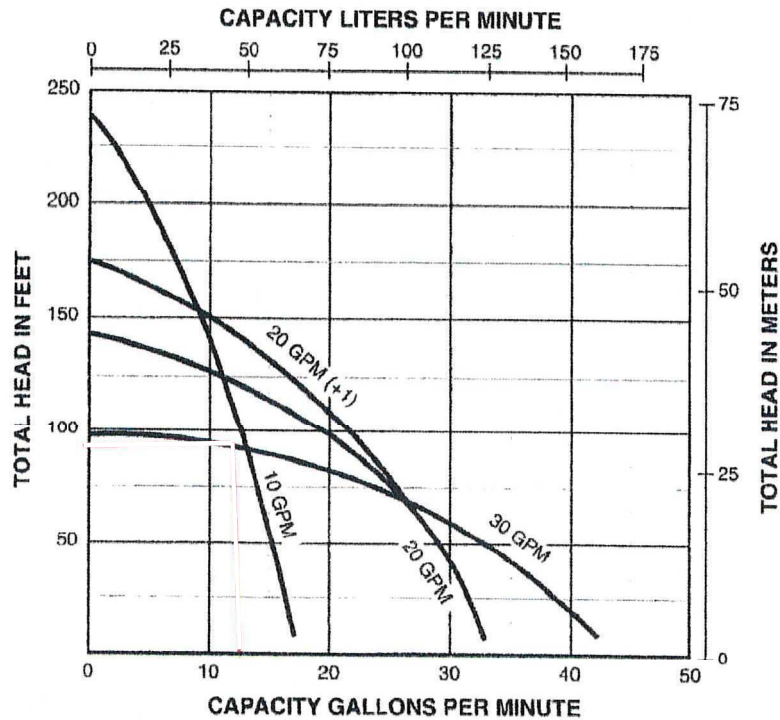
**Single-Port Aerator**

|        |                                                            |               |                      |       |          |
|--------|------------------------------------------------------------|---------------|----------------------|-------|----------|
| Title: | Model D-600-M<br>600 gallon per day Aerobic Treatment Unit | Company Name: | Aeris Aerobics, Inc. | Date: | 05-18-21 |
|--------|------------------------------------------------------------|---------------|----------------------|-------|----------|

# STA-RITE® ST.E.P Plus D Series

4" multi-stage submersible effluent pumps

## PUMP PERFORMANCE



### PUMP PERFORMANCE (CAPACITY IN GALLONS PER MINUTE)

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

### PUMP PERFORMANCE (CAPACITY IN LITERS PER MINUTE)

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

# ProPlus™ Gear Driven Sprinkler Setting Instructions

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

## CHANGING A NOZZLE

### 1► REMOVING THE NOZZLE RETENTION SCREW

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

### 2► PULL UP THE RISER

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

### 3► REMOVING THE NOZZLE

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

### 4► INSTALLING A NOZZLE

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

## SETTING THE ARC ADJUSTMENT

### 1► FINDING THE LEFT START POSITION

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

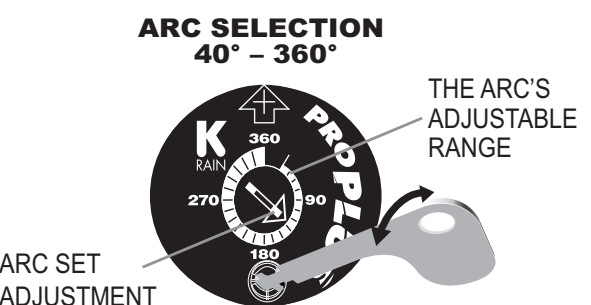
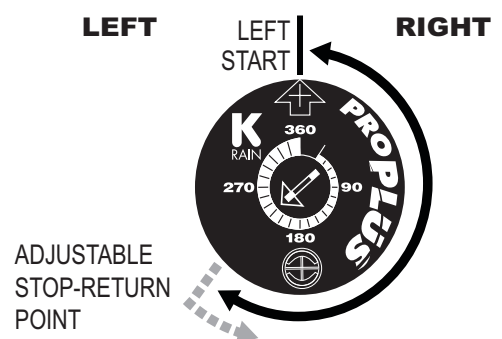
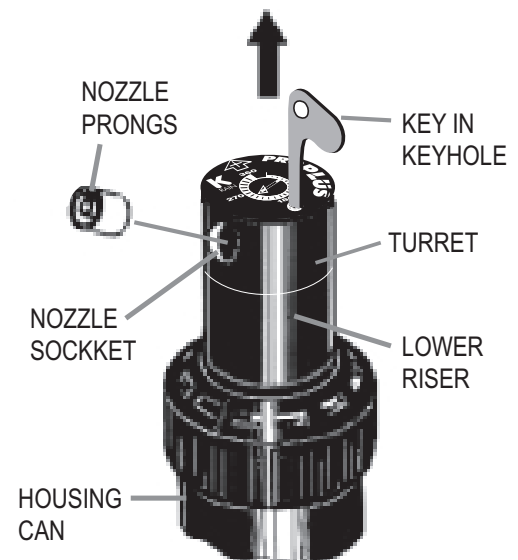
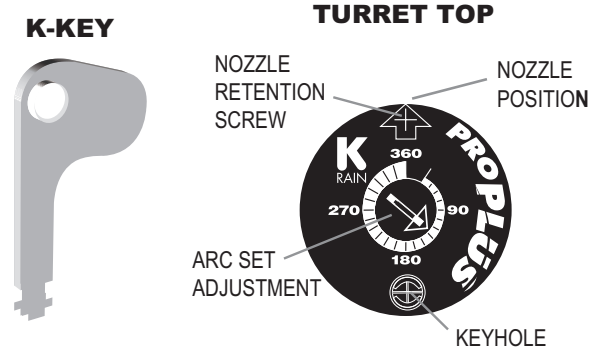
### 2► ORIENTING THE LEFT START POSITION

Insert the K-Key in the keyhole on the top of the nozzle turret and turn the key 1/4 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.

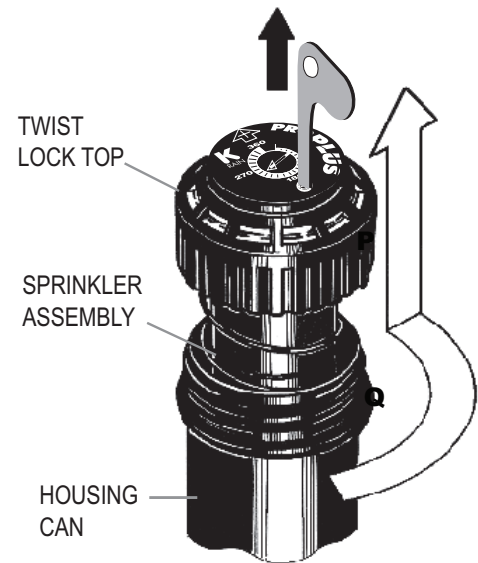
### 2► INSPECTING THE FILTER

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:

- 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.
- Each zone should run no longer than 1 minute on air. Sprinklers turn 10 to 12 time faster on air than on water. Over spinning rotors on air can cause damage to the internal components.



## PERFORMANCE DATA

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

## LOW ANGLE PERFORMANCE DATA

| NOZZLE | PRESSURE |     |      | RADIUS |      | FLOW RATE |      |                   | PRECIP in/hr / mm/hr |      |    |    |
|--------|----------|-----|------|--------|------|-----------|------|-------------------|----------------------|------|----|----|
|        | PSI      | kPa | Bars | Ft.    | M.   | GPM       | L/M  | M <sup>3</sup> /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  
www.krain.com

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



# COMAL COUNTY

## ENGINEER'S OFFICE

195 David Jonas Dr, New Braunfels, Texas 78132 (830)608-2090

Address: 954 RAPIDAN LN

Legal Description: GOLDSMITH 1, LOT 10 BLOCK 1

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:

## 118980.pdf Markup Summary 10-10-2025

Brandon Mark Olvera (3)



**Subject:** Group  
**Page Label:** 3  
**Checkmark:** Unchecked  
**Author:** Brandon Mark Olvera  
**Date:** 10/10/2025 3:02:10 PM



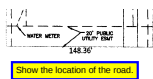
-Submit a copy of the approved building permit or written verification from the City of Bulverde stating that the improvements on the referenced property do not require a building permit.



**Subject:** Group  
**Page Label:** 5  
**Checkmark:** Unchecked  
**Author:** Brandon Mark Olvera  
**Date:** 10/10/2025 3:03:08 PM



Comal County does not accept the abbreviation for License to Operate.



SHOW THE LOCATION OF THE ROAD.  
10/10/2025 3:04:41 PM

**Subject:** Text Box  
**Page Label:** 8  
**Checkmark:** Unchecked  
**Author:** Brandon Mark Olvera  
**Date:** 10/10/2025 3:04:41 PM



Show the location of the road.

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



Permit #:

### 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:** 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, Chlorine Residual, and/or repairs performed.

**SAMPLING:** A Chlorine Residual sample will be conducted during each maintenance inspection visit. Reports will be included in each report. For commercial systems only, each visit one Biological Oxygen Demand (BOD) sample (1) will be suspended (5 minutes) and one sample will be taken for laboratory analysis. The owner is responsible for the laboratory costs 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 and all costs associated with the repair or replacement of the system's components. Any and/or replacement costs will be billed to the owner prior to any work performed by LS Wastewater Solutions. LS Wastewater Solutions will respond to non-scheduled service calls within 24 hours. There is an additional fee for non-scheduled and/or service calls.

**PAID:** The cost of a maintenance agreement for the system is valid for one year. Payment is due at the time of contract signing. Payment is due within 30 days of the end of this 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 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.
- 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.
- The owner must have their Aerobic Treatment Unit pumped out by a licensed waste pump out service.
- 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.

Comal County does not accept the abbreviation for License to Operate.

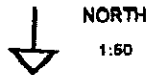
This contract is valid from LTO through 2 YEARS  
Manufacturer: \_\_\_\_\_ Model: \_\_\_\_\_ Serial Number: \_\_\_\_\_  
Owner's Name: PERRY HOMES, LLC Site Address: 954 RAPIDAN LANE, BULVERDE TX  
Mailing Address: 954 RAPIDAN LANE, BULVERDE TX  
Telephone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_  
Email: \_\_\_\_\_ Call or Text Before Each Visit? Yes No Gate Code: \_\_\_\_\_

  
Signature of Owner

8/22/25  
Date

  
Kyle Lents, MP

MP2789  
TCEQ License



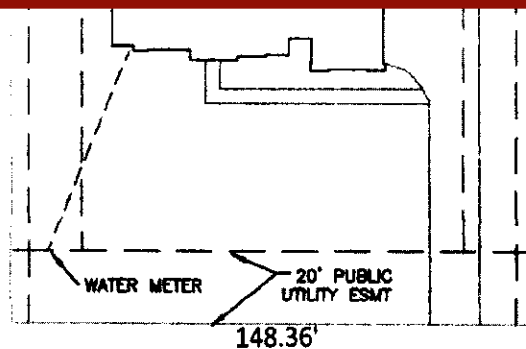
PERRY HOMES, LLC  
954 RAPIDAN LANE  
COMAL COUNTY, TEXAS

LEGEND: ⊗ = TEST HOLE  
C/O = CLEAN OUT

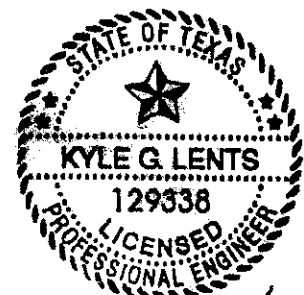
LEGAL: LOT 10 BLOCK 1 OF THE GOLDSMITH SUBDIVISION, PH 1  
INFRASTRUCTURE DRAWN AND SEPTIC ARE NOT LOCATED WITHIN THE  
100 YR FLOOD PLAIN

5' UTILITY/DRAIN ESMT  
VARIABLE WIDTH DRAIN ESMT  
148.36'

VOID



Show the location of the road.



*Kyle G. Lents*  
8/13/2025

NOTES:

1. SYSTEM IS DESIGNED TO ACCOMMODATE A MAXIMUM FLOW OF 360 GPD.
2. INSTALL A 2-WAY CLEANOUT ON TIGHT LINE FROM HOUSE TO SEPTIC TANK.
3. ATU IS A AERIS 600GPD
4. SUPPLY LINE TO SPRINKLERS SHALL BE 1" SCH. 40 PURPLE PIPE.
5. S1-S2-S3 ARE K-RAIN PROPLUS LOW ANGLE SPRINKLERS WITH #4 NOZZLES OPERATING @ 30 P.S.I. WITH A 180°-360° PATTERN AT A 31' RADIUS. THERE SHALL BE NO OBSTRUCTIONS WITHIN 10' OF THE SPRINKLER HEADS.
6. AUDIBLE AND VISUAL ALARMS, EXTERNAL DISCONNECT WITHIN SITE OF THE PUMP TANK, PUMP AND ALARMS ON SEPARATE BREAKERS AND EXTERNAL WIRING IN CONDUIT ARE REQUIRED.
7. TIMER SET TO SPRAY BETWEEN 12:00 AM AND 5:00 AM.
8. THE RESERVE CAPACITY 1/3 OF THE DAILY FLOW FOR THIS SYSTEM IS 120 GALLONS.
9. WATERLINE TO BE SLEEVED IN SCH 40 WHERE IT IS LOCATED <10' FROM ANY OSSF ELEMENT OR SPRAY AREA IN ORDER TO PROVIDE THE EQUIVALENT PROTECTION OF A 10' SEPERATION PER TAC CHAPTER 290, SUBCHAPTER D, RULES FOR PUBLIC DRINKING WATER SYSTEMS.

# PERMIT

**PERMIT #:** 2025-345

**PROJECT ADDRESS:** 954 Rapidan Lane NSFR

**DESIGNATION:** Residential

**OWNER NAME:** Perry Homes

**PERMIT TYPE:** New Single Family  
(Residential)



**ISSUED TO (CONTRACTOR):** Giraud Wheeler  
3200 Southwest Fwy, Ste 2800 (210) 236-3004  
Giraud.Wheeler@perryhomes.com

Issued Date: September 15, 2025

Expiration Date: March 14, 2026

---

STIPULATIONS IF ANY:

**THIS PERMIT MUST BE POSTED IN A CONSPICUOUS PLACE ON CONSTRUCTION SITE**

# Received

Brandon Mark Olvera

10/20/2025 2:44:39 PM

## PERMIT

### INSPECTION INFORMATION

- TO SCHEDULE INSPECTIONS PLEASE REQUEST ONLINE VIA <https://mgoconnect.org/cp/portal>. Please schedule by 2pm for next day inspections.

- REQUIRED INSPECTIONS:

Required inspections are subject to change at the discretion of the Jurisdiction.

- o Electric Trench
- o Gas Rough In
- o Sewer Yard Line
- o Shear Wall/Exterior Sheathing
- o TML (Electrical - Temporary Meter Loop)
- o Water Service
- o Plumbing Rough
- o Foundation Pre Pour
- o Electrical Rough
- o Framing
- o Mechanical Rough
- o Plumbing Top Out
- o Insulation
- o Shower Pan
- o TOPS (Electrical - Temporary on Permanent Set
- o Gas Final
- o Building Final
- o Electrical Final
- o Mechanical Final
- o Plumbing Final

# PERMIT

**Received**  
**Brandon Mark Olvera**  
10/20/2025 2:44:42 PM

- For all other questions regarding building & permitting please contact:
  - o Claudia Cardenas, [ccardenas@bulverdetx.gov](mailto:ccardenas@bulverdetx.gov)
  - o Bailey Dorn, [bdorn@bulverdetx.gov](mailto:bdorn@bulverdetx.gov)
  - o Heath Edwards, [hedwards@bulverdetx.gov](mailto:hedwards@bulverdetx.gov)

**CHICAGO TITLE GF# 4360122518534 PJM**

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

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF COMAL

§

BBi GOLDSMITH 2021, LP, a Texas limited partnership ("**Grantor**"), for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, has GRANTED, SOLD, and CONVEYED, and by these presents does hereby GRANT, SELL, AND CONVEY, unto PERRY HOMES, LLC, a Texas limited liability company ("**Grantee**"), whose mailing address is 3200 Southwest Freeway, Suite 2800, Houston, Texas 77027, that certain real property in Comal County, Texas, described in Exhibit A which is attached hereto and incorporated herein for all purposes (the "**Property**"), and hereby transfers to Grantee all of Grantor's right, title and interest, if any, in and to all improvements, structures, fixtures, and other installations located on the Property as of the date hereof, and appurtenances thereto.

This conveyance is made and accepted expressly subject to Mineral Reservation hereinafter set forth, to all applicable zoning laws, regulations, and ordinances of municipal and/or governmental authorities, and is further made subject to all restrictions, covenants, conditions, agreements, assessments, maintenance charges, leases, easements, and previously conveyed or reserved mineral and royalty interests, if any, relating to the hereinabove described property set forth on Exhibit B which is attached hereto and incorporated herein for all purposes (the "**Permitted Exceptions**"), but only to the extent such Permitted Exceptions are still in effect and shown of record in the hereinabove mentioned County and State.

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

**GRANTEE HEREBY ACCEPTS THE PROPERTY "AS IS", "WHERE IS", AND "WITH ALL FAULTS", AND NOT IN RELIANCE ON ANY REPRESENTATION OR**

WARRANTY BY GRANTOR, EXCEPT THOSE EXPRESS REPRESENTATIONS AND WARRANTIES SET FORTH IN THAT CERTAIN BUILDER AGREEMENT FOR PURCHASE AND SALE OF RESIDENTIAL LOTS DATED OCTOBER 8, 2021, BY AND BETWEEN GRANTOR, AS DEVELOPER, AND GRANTEE, AS BUILDER (THE "*EXPRESS REPRESENTATIONS*"). GRANTEE ACKNOWLEDGES THAT, EXCEPT FOR THE EXPRESS REPRESENTATIONS, GRANTEE IS NOT RELYING UPON THE ACCURACY OR COMPLETENESS OF ANY REPRESENTATION, BROCHURE, RENDERING, PROMISE, STATEMENT, OR OTHER ASSERTION OR INFORMATION WITH RESPECT TO THE LOTS MADE OR FURNISHED BY OR ON BEHALF OF, OR OTHERWISE ATTRIBUTED TO, GRANTOR OR ANY OF ITS AGENTS, EMPLOYEES, OR REPRESENTATIVES, ANY AND ALL SUCH RELIANCE BEING HEREBY EXPRESSLY AND UNEQUIVOCALLY DISCLAIMED, BUT IS RELYING SOLELY AND EXCLUSIVELY UPON ITS OWN EXPERIENCE AND ITS INDEPENDENT JUDGMENT, EVALUATION, AND EXAMINATION OF THE LOTS. GRANTEE FURTHER UNEQUIVOCALLY DISCLAIMS (I) THE EXISTENCE OF ANY DUTY TO DISCLOSE ON THE PART OF GRANTOR OR ANY OF ITS AGENTS, EMPLOYEES, OR REPRESENTATIVES AND (II) ANY RELIANCE BY GRANTEE ON THE SILENCE OR ANY ALLEGED NONDISCLOSURE OF GRANTOR OR ANY OF ITS AGENTS, EMPLOYEES, OR REPRESENTATIVES. GRANTEE EXPRESSLY WARRANTS AND REPRESENTS THAT NO PROMISE OR AGREEMENT HAS BEEN MADE TO IT AND HEREBY DISCLAIMS ANY RELIANCE UPON ANY SUCH ALLEGED PROMISE OR AGREEMENT. THIS PROVISION WAS FREELY NEGOTIATED AND IS A MATERIAL PART OF THE CONSIDERATION ACKNOWLEDGED FOR THIS DEED, AND EXCEPT AS OTHERWISE PROVIDED IN THE EXPRESS REPRESENTATIONS, GRANTEE HAS AGREED TO DISCLAIM RELIANCE ON GRANTOR AND TO ACCEPT THE PROPERTY "AS IS", "WHERE IS", AND "WITH ALL FAULTS" WITH FULL AWARENESS THAT THE LOTS' PRIOR USE OR OTHER MATTERS COULD AFFECT THEIR CONDITION, VALUE, SUITABILITY, OR FITNESS, AND GRANTEE CONFIRMS THAT GRANTEE IS HEREBY ASSUMING ALL RISK ASSOCIATED THEREWITH. TO THE FULLEST EXTENT PERMITTED BY LAW, GRANTEE DOES AND WILL INDEMNIFY AND HOLD HARMLESS GRANTOR AND GRANTOR'S OFFICERS, DIRECTORS, OWNERS, EMPLOYEES, REPRESENTATIVES, AND AGENTS (COLLECTIVELY, "*GRANTOR PARTIES*") FOR, FROM, AND AGAINST ANY INJURIES, LOSSES, LIENS, CLAIMS, DEMANDS, JUDGMENTS, LIABILITIES, DAMAGES, COSTS, AND EXPENSES (INCLUDING BUT NOT LIMITED TO COURT COSTS AND REASONABLE ATTORNEY'S FEES AND EXPENSES), THAT RESULT FROM OR ARISE OUT OF OR IN CONNECTION WITH ANY DESIGN DEFECT, CONSTRUCTION DEFECT, OR SUBSTANDARD WORKMANSHIP IN ANY HOMES OR OTHER IMPROVEMENTS CONSTRUCTED BY GRANTEE ON THE PROPERTY, AND ANY COVENANT, REPRESENTATION, STATEMENT, OR WARRANTY MADE BY GRANTEE OR ANY OF GRANTEE'S AGENTS OR EMPLOYEES TO ANY THIRD PARTY PERTAINING TO THE PROPERTY OR ANY PORTION OF ANY OF SAME. GRANTEE UNDERSTANDS THAT THE DISCLAIMERS OF RELIANCE AND OTHER PROVISIONS CONTAINED HEREIN COULD LIMIT ANY LEGAL RECOURSE OR REMEDY GRANTEE OTHERWISE MIGHT HAVE. GRANTEE ACKNOWLEDGES THAT IT HAS SOUGHT AND HAS RELIED UPON THE ADVICE OF ITS OWN LEGAL COUNSEL CONCERNING THIS PROVISION.

EXCEPT FOR THE EXPRESS REPRESENTATIONS, GRANTOR MAKES NO REPRESENTATIONS AS TO COMPLIANCE WITH LAWS RELATING TO HEALTH, SAFETY OR

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

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

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

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

[Signatures on next page]

EXECUTED to be effective this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**BBI GOLDSMITH 2021, LP,**  
a Texas limited partnership

By: **BBI GOLDSMITH 2021 GP, LLC,**  
a Texas limited liability company,  
its general partner

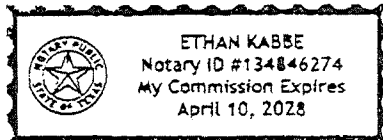
By:   
Name: **Scott Teeter**  
Title: Authorized Person

STATE OF TEXAS           §  
                                     §  
COUNTY OF BEXAR       §

This instrument was acknowledged before me on the 18<sup>th</sup> day of June, 2025, by **Scott Teeter**, the Authorized Person of BBI Goldsmith 2021 GP, LLC, a Texas limited liability company, the general partner of BBI Goldsmith 2021, LP, a Texas limited partnership, on behalf of said limited partnership.

(seal)

  
Notary Public Signature



**EXHIBIT "A"**  
**Legal Description**

Lots 6, 7, and 10, Block 1; and Lots 8, 54, and 58, Block 2, of GOLDSMITH, PHASE I, a subdivision in Comal County, Texas, according to the plat thereof recorded in Document No. 202506014855, Official Public Records of Comal County, Texas.

**EXHIBIT "B"**  
**Permitted Exceptions**

1. Restrictive covenants of record recorded as Volume 302, Page 335; Volume 307, Page 179; and Volume 314, Page 402, Deed Records, Comal County, Texas, and Volume 7, Page 130, Map Records; Document Nos. 202506014855, 202506018206, and 202506018207 Official Public Records, Comal County, Texas.
2. Matters set forth and delineated on the plat recorded in Document No. 202506014855, Official Public Records of Comal County, Texas, as follows:
  - a. 5' wide utility and drainage easements along rear and side lot lines;
  - b. 50' wide building setback lines along the front lot lines;
  - c. 25' wide building setback lines along the side lot lines;
  - d. 30' wide building setback lines along the rear lot lines;
  - e. 20' wide public utility easements along the front lot lines; and
  - f. Private street rights-of-way.
3. Easement and Right of Way granted to Comal Power Company, recorded in Volume 52, Page 594, Deed Records, Comal County, Texas.
4. Terms, conditions, and stipulations in Ammann Hills Ranch & Bulverde Point Ranch Agreements and Petitions for Annexation, recorded in Clerk's File No(s) 201506051048 and 201606017213, Official Public Records, Comal County, Texas, as affected by those Amendments recorded in Document Nos. 201806035064, 201906035065, and 202106001536, Official Public Records, Comal County, Texas.
5. Easement granted to Pedernales Electric Cooperative, Inc., recorded in Volume 341, Page 505, Deed Records, Comal County, Texas.
6. Easements, as provided therein, granted to South Comal Water Supply, recorded in Document No. 201806036022, Official Public Records, Comal County, Texas (Lots 6, 7 & 10, Block 1).
7. Easements, as provided there, granted to Canyon Lake Water Service Company, recorded in Document No. 202406006349, as amended in Document No. 202506015263, Official Public Records, Comal County, Texas (Lots 6, 7, & 10, Block 1).
8. Assessments, charges, costs and fees, together with a lien securing payment of same, as set forth in the Declaration of Covenants, Conditions and Restrictions recorded in Document No. 202506018206, Official Public Records of Comal County, Texas.

Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
06/23/2025 03:34:49 PM  
TAMMY 6 Pages(s)  
202506018926



*Bobbie Koepp*