



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 119050
Issued This Date: 11/05/2025
This permit is hereby given to: ASHTON SAN ANTONIO RESIDENTIAL, LLC

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

10888 WALDSANGER
NEW BRAUNFELS, TX 78132

Subdivision: WALDSANGER
Unit: NA
Lot: 19RW
Block: NA
Acreage: 1.3000

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

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Date Received

Initials

119050

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

Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION (Missing Items Circled, Application Refused)
--



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date 9/23/2025

Permit Number 119050

1. APPLICANT / AGENT INFORMATION

Owner Name ASHTON SAN ANTONIO RESIDENTIAL L
Mailing Address 17319 SAN PEDRO STE, 140
City, State, Zip SAN ANTONIO, TX 78232
Phone # 210-967-3883
Email DWAYNE.VADNAIS@ASHTONWOODS.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 WALDSANGER SUBDIVISION Unit _____ Lot 19RW Block _____
Survey Name / Abstract Number _____ Acreage 1.30
Address 10888 WALDSANGER City NEW BRAUNFELS State TX Zip 78132

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 3125

☐ 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

9/23/25
Date



ON-SITE SEWAGE FACILITY APPLICATION

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) 4688

Gallons Per Day (As Per TCEQ Table III) 300

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

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

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

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

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

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

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

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

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

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

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

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

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

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

If yes, indicate the city: _____

By signing this application, I certify that:

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


Signature of Designer

9/23/2025
Date



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 19RW WALDSANGER SUBDIVISION, COMAL COUNTY, TX

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 23 DAY OF September, 2025

Dwayne Valderrama (VP)

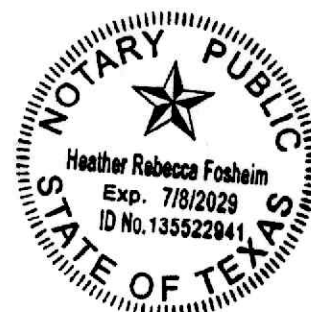
Owner(s) signature(s)

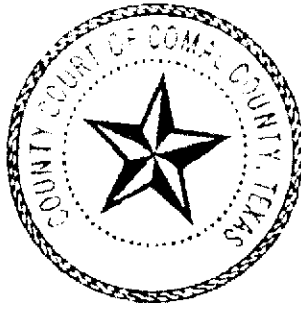
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 23 DAY OF

September, 2025

Heather Fosheim

Notary Public, State of Texas





This page has been added to comply with the statutory requirement that the clerk shall stamp the recording information at the bottom of the last page.

This page becomes part of the document identified by the file clerk number affixed on preceding pages.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
09/24/2025 09:39:56 AM
PRISCILLA 2 Page(s)
202506030831



Bobbie Koepp



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

Received
Brandon Mark Olvera
11/05/2025 12:45:26 PM

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.
- The effective date of this initial 2yr maintenance contract shall be the date the License to Operate is issued.

This contract is valid from THE LICENSE TO OPERATE _____ through _____ 2 YEARS FROM THE LICENSE TO OPERATE

Manufacturer: AERIS Model: AERIS D-600 Serial Number: _____

Owner's Name: ASHTON SAN ANTONIO RESIDENTIAL, LLC Site Address: 10888 WALDSANGER

Mailing Address: _____

Telephone: _____ Cell Phone: _____ Work Phone: _____

Email: _____ Call or Text Before Each Visit? Yes No Gate Code: _____

Signature of Owner

9/23/25

Date

Kyle Lents, MP

MP2789

TCEQ License

OWNERS NAME: ASHTON SAN ANTONIO RESIDENTIAL, LLC

PHYSICAL ADDRESS: 10888 WALDSANGER NEW BRAUNFELS, TX 78132

LEGAL DESCRIPTION: THE WALDSANGER SUBDIVISION, LOT 19RW

DATE PERFORMED: 9/23/2025

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 Lents
9/23/2025

Kyle Lents, P.E. 129338
Mobile: (210) 632-0753 Email: Kyle@LSWastewater.com

OSSF DESIGN

Owner: ASHTON SAN ANTONIO RESIDENTIAL LLC
Location: 10888 WALDSANGER, NEW BRAUNFELS, TX 78132
Phone: 210-336-3414 Dwayne.Vadnais@ashtonwoods.com
Date: 9/23/2025

Development: 3 BEDROOM HOUSE W/ WATER SAVING DEVICES
Q: 300 GPD (AVG) Soil: Type IA

Sq. Ft: 3,125
Ra: 0.064 GAL/FT²/DAY

System Type: **AEROBIC/SURFACE APPLICATION**

Atu Treatment Plant: **AERIS 600 GPD**

Minimum Application Area (SF):

($A=Q/R_i$)

$A = 300 \text{ GPD} / 0.064$

A = 4,688 SF

Supply Line: **Sch 40, 1" Purple (~152')** Check Valve Required: **NO**

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

Number	Nozzle	PSI	Pattern	Radius	Area/Head	GPM/Head	R _i
S1	#3	30	360	29 ft	2,640 sf	3.0	.064
S2	#3	30	360	29 ft	2,640 sf	3.0	.064

Overlap Area: 0 Actual Application Area: 5,280 sf GPM: 6.0 GPM

Pump Requirements: 6.0 GPM @ 80.8 ft TDH

Pump Used Pump Tank: (Sta-Rite ST.E.P Pus D Series 20 GPM)

- Elevation Head = 5ft
- Pressure Head= 30 psi X 2.30 = 69 ft
- Friction Head of 1" Sch 40 = 152 ft X 0.0452 = 6.8 ft
- Total Dynamic Head (TDH) = 5 + 69 + 6.8 = 80.8 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.



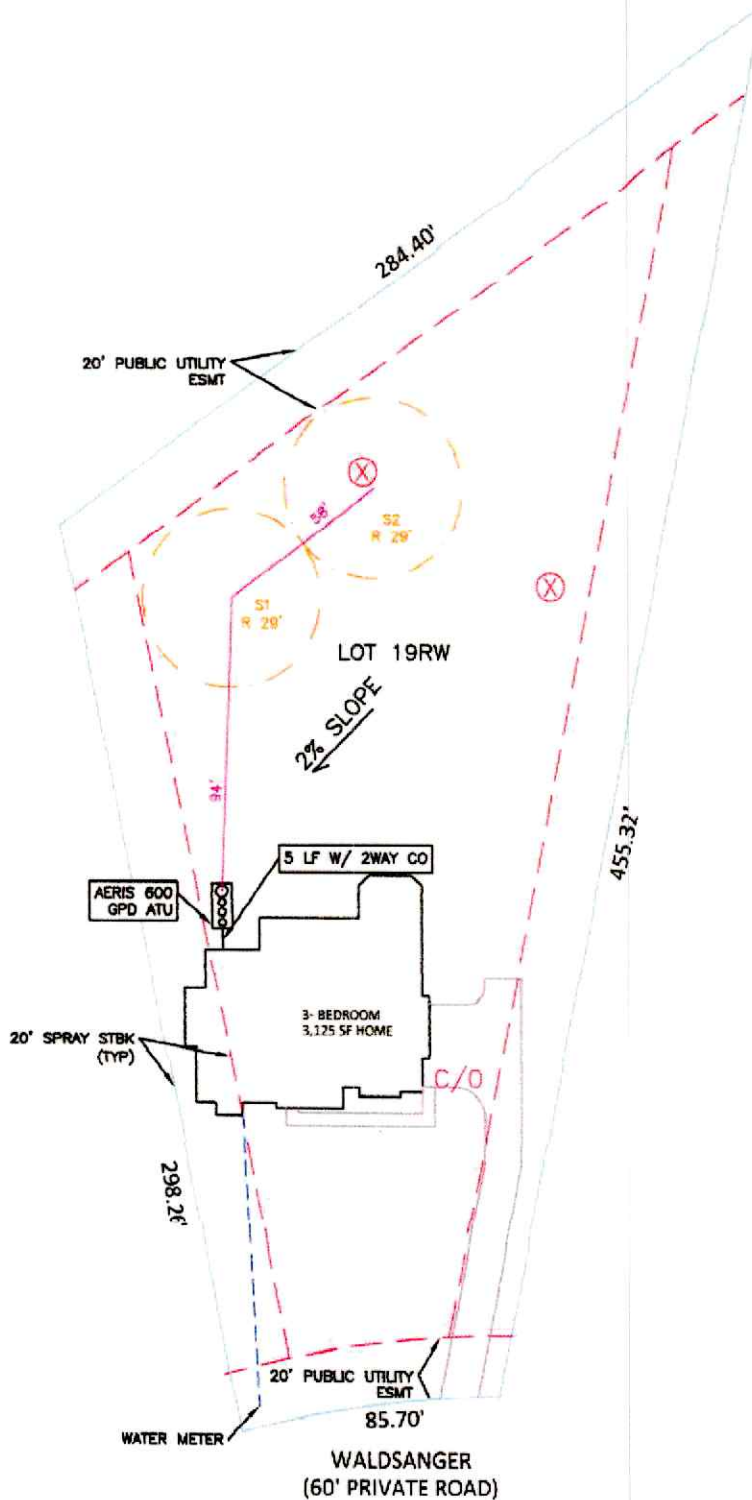
Kyle Lents
9/23/2025



ASHTON SAN ANTONIO RESIDENTIAL LLC
10888 WALDSANGER
COMAL COUNTY, TEXAS

LEGEND: (X) = TEST HOLE
C/O = CLEAN OUT

LEGAL: LOT 19RW OF THE WALDSANGER
SUBDIVISION
INFRASTRUCTURE DRAWN AND SEPTIC ARE NOT
LOCATED WITHIN THE 100 YR FLOOD PLAIN



Kyle G. Lents
9/23/2025

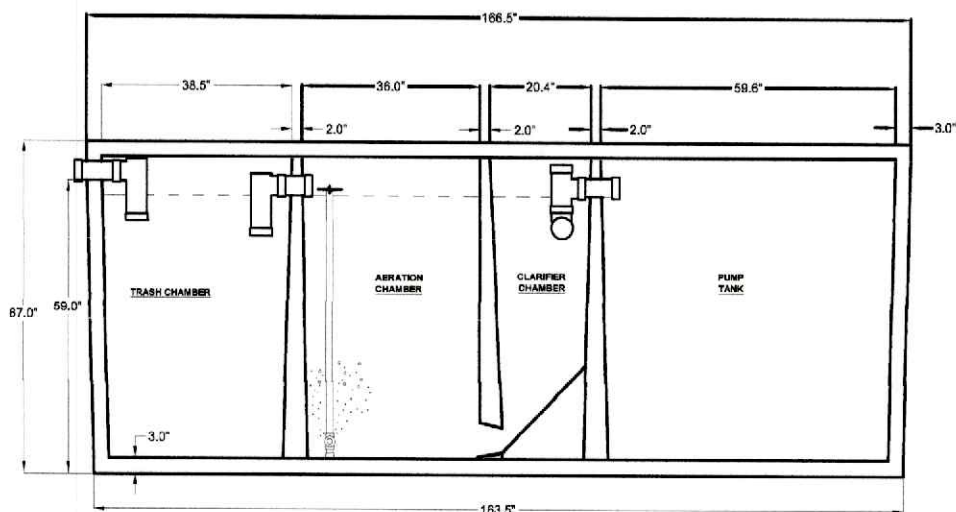
NOTES:

1. SYSTEM IS DESIGNED TO ACCOMMODATE A MAXIMUM FLOW OF 300 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 ARE K-RAIN PROPLUS LOW ANGLE SPRINKLERS WITH #3 NOZZLES OPERATING @ 30 P.S.I. WITH A 360° PATTERN AT A 29' 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 100 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.

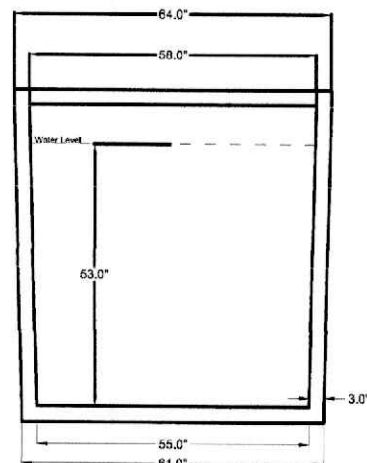
300 GPD FLOAT SETTINGS
 LIQUID DEPTH = 53" (14.16 GAL/IN)
 PUMP OFF: 8" (113.28 GAL)
 PUMP ON: 12" (56.64 GAL)
 HIGH WATER ALARM: 34" (311.52 GAL)
 RESERVE VOLUME: 53" (269.04 GAL)



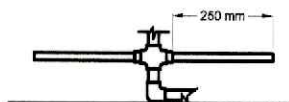
Kyle Lents
7/12/2025



SIDE SECTION VIEW

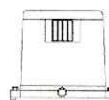


END SECTION VIEW



DIFFUSER DETAIL

2 diffusers per downpipe



Single-Port Aerator

Title: Model D-600-M
 600 gallon per day Aerobic Treatment Unit

Company Name: Aeris Aerobics, Inc.

Date: 05-18-21



COMAL COUNTY

ENGINEER'S OFFICE

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

Address: _____

Legal Description: _____

Dear Property Owner & Agent,

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

119050.pdf Markup Summary 10-28-2025

Brandon Mark Olvera (1)



Subject: Group
Page Label: 6
Checkmark: Unchecked
Author: Brandon Mark Olvera
Date: 10/28/2025 12:34:29 PM



Comal county does not accept solely the abbreviation for License to operate.

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



Permit #:

COMMERCIAL INSPECTION & MAINTENANCE AGREEMENT

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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.

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FEES: The cost of a maintenance agreement for the system listed below is \$_____. The agreement is valid for _____ 2_____ year(s). Payment is due at the time of contract signing. Payment is due within three (3) days of the date of the contract. The contract constitutes a binding contract, and the appropriate regulatory agency will be notified of the cancellation of the contract. The maintenance agreement does not cover the cost of customer-requested services, materials or labor that are not part of the system or component failure. Materials and/or services requested by the owner will be at an additional charge. Invoice due upon completion of work performed for repairs.

VOID

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.
- The owner must have their system repaired or components replaced immediately by a Certified Provider as needed.
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- The effective date of this initial 2yr maintenance contract shall be the date the License to Operate is issued.

This contract is valid from THE DATE OF LTO through 2 YRS AFTER LTO ISSUANCE

Manufacturer: AERIS Model: AERIS D-600 Serial Number: _____

Owner's Name: ASHTON SAN ANTONIO RESIDENTIAL LLC Site Address: 10888 WALDSANGER

Mailing Address: _____

Telephone: _____ Cell Phone: _____ Work Phone: _____

Email: _____ Call or Text Before Each Visit? ☐ Yes ☐ No Gate Code: _____

Signature of Owner

9/23/25

Date

Kyle Lents, MP

MP2789

TCEQ License

Comal county does not accept solely the abbreviation for License to operate.

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

SPECIAL WARRANTY DEED

THE STATE OF TEXAS

§

§

COUNTY OF COMAL

§

Filed By:
Texas Investors Title
116 W. Blanco Rd., Ste 101
Boerne, TX 78006
GF# 20210338 K

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.

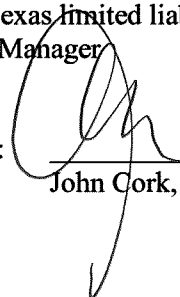
Ad valorem taxes with respect to the Property for the current year have been prorated as of the date hereof.

EXECUTED AND DELIVERED to be effective September 19, 2025.

GRANTOR:

CW-BIGBEE, LLC,
a Texas limited liability company

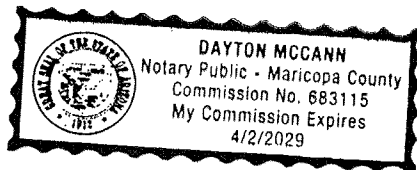
By: CW-Trophy, LLC,
a Texas limited liability company,
its Manager

By: 
John Cork, President

STATE OF Arizona §
COUNTY OF Maricopa §
§

This instrument was acknowledged before me on the 16th day of September, 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)




Notary Public, State of Arizona

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

Lots 19RP, 19RY, 19RAA, 19RBB, 19RCC, 19RDD, 19REE, 19RFF, 19RGG, 19RW, 90RC, 90RD, 90RE, 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

1. The following restrictive covenants of record: Document Nos. 202306035765, 202306035766, 202306035767, 202406001603, 202406012335, 202406016829, 202406017497, 202406021784, 202506009040, and 202506025423 Official Public Records of Comal County, Texas.
2. 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.
3. 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, and under Document No. 202506025423 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
09/19/2025 03:23:28 PM
PRISCILLA 4 Pages(s)
202506030263**



Bobbie Koepp