

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

Permit Number: 119095

Issued This Date: 10/30/2025

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

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

1114 CAPE MAY WARBLER NEW BRAUNFELS, TX 78132

Subdivision: WALDSANGER SUB.

Unit: NA
Lot: 101
Block: NA

Acreage: 1.0400

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.



Signature of Owner

ON-SITE SEWAGE FACILITY APPLICATION

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

Date 10/4/2025			Permit Num	nber119	9095
1. APPLICANT	/ AGENT INFORMATION				
Owner Name	ASHTON SAN ANTONIO RESIDENTIAL LL(Agent Name	Nicholas Kolb	е	
Mailing Address	17319 SAN PEDRO STE. 140	Agent Address			
City, State, Zip	SAN ANTONIO TX 78232	City, State, Zip			
Phone #	210-336-3414	Phone #	830-708-9065		
Email	DWAYNE.VADNAIS@ASHTONWOODS.CO	Email	KolbeLandCo	@Gmail.com	
2. LOCATION					
Subdivision Nar	ne WALDSANGER SUB.	L	nit NA	Lot 101	Block NA
Survey Name / /	Abstract Number			Acreage	
Address 1114 C	CAPE MAY WARBLER	City NEW BRAUI	NFELS	State TX	Zip 78132
3. TYPE OF DE	VELOPMENT			-	
⊠ Single Far	mily Residential				
Type of C	onstruction (House, Mobile, RV, Etc.) SINGLE F	AMILY HOUSE			
Number o	f Bedrooms 3				
Indicate S	q Ft of Living Area <3500				
Non-Single	e Family Residential				
(Planning m	naterials must show adequate land area for doubling t	he required land nee	ded for treatmen	nt units and disp	oosal area)
Type of Fa	acility				
Offices, Fa	actories, Churches, Schools, Parks, Etc Indica	te Number Of Occi	upants		
Restaurar	nts, Lounges, Theaters - Indicate Number of Sea	ts			
Hotel, Mot	tel, Hospital, Nursing Home - Indicate Number of				
	iller/RV Parks - Indicate Number of Spaces				
Miscellane	eous				
Estimated Cos	st of Construction: \$ 300,000.00 (Structure Only)			
Is any portion	of the proposed OSSF located in the United Star	tes Army Corps of	Engineers (US	ACE) flowage	e easement?
Yes X	No (If yes, owner must provide approval from USACE for	r proposed OSSF impro	vements within the	e USACE flowag	e easement)
Source of Wat	er 🔀 Public 🦳 Private Well 🦳 Rainwat	er			
4. SIGNATURE	OF OWNER				
 The completed a facts. I certify the property. Authorization is h site/soil evaluation. I understand that 	polication, I certify that: pplication and all additional information submitted doe at I am the property owner or I possess the appropriate mereby given to the permitting authority and designated on and inspection of private sewage facilities a permit of authorization to construct will not be issue unty Flood Damage Prevention Order.	e land rights necessard agents to enter upo	ry to make the p	permitted impro scribed property has performed t	vements on said for the purpose o

Date



Signature of Designer

ON-SITE SEWAGE FACILITY APPLICATION

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

Planning Materials & Site Evaluation as Required Completed By Nicholas Kolbe
System Description Aerobic Treatment with SPRAY DIST.
Size of Septic System Required Based on Planning Materials & Soil Evaluation
Tank Size(s) (Gallons) 600 GPD ATU Absorption/Application Area (Sq Ft) 4821 SQFT ABS.
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? X Yes No
(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))
Is there an existing TCEQ approved WPAP for the property? X Yes No
(If yes, the R.S. or P.E. shall certify that the OSSF design complies with all provisions of the existing WPAP.)
Is there at least one acre per single family dwelling as per 285.40(c)(1)? X Yes No
If there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? Yes X No
(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed WPAP. A Permit to Construct will not be issued for the proposed OSSF until the proposed WPAP has been approved by the appropriate regional office.)
Is the property located over the Edwards Contributing Zone? Yes No
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.
Hilla VIII 10.9-25

Date

AFFIDAVIT TO THE PUBLIC



THE COUNTY OF COMAL STATE OF TEXAS



202506032469 10/09/2025 10:06:35 AM 1/2

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

T

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

II

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

LOT 101 OF THE WALDSANGER SUBDIVISION LOCATED IN COMAL COUNTY TEXAS

The property is owned by (insert owner's full name):

ASHTON SAN ANTONIO RESIDENTIAL LLC

This OSSF must be covered by a continuous maintenance contract for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

Comai County Engineer's Oπice.			
WITNESS BY HAND(S) ON THISD.	ay of <u>0ct</u>	ober, 20	25_
Dwayne Vadnais			
Owner(s) signature(s)			illing.
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS	9+4	DAY OF	HARY

*HONThur Foshim

Notary Public, State of Texas

Heather Rebecca Fosheim

Exp. 7/8/2029

ID No.135522941



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
10/09/2025 10:06:35 AM
NANCY 2 Page(s)
202506032469

Bobbie Koepp



	Permit #:
ATER	

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

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 nonbiodegradable material, chemicals, solvents, thinners, fuels, grease, oils, etc. that can affect the system's performance and/or pollute the environment.
- The owner must have their system repaired or components replaced immediately by a Certified Provider as needed.
- The owner must have their Aerobic Treatment Unit pumped out by a licensed waste hauler when their system exceeds 65% sludge
- The owner should keep fire ants away from the Aerobic Treatment unit and its components. Any damage caused by fire ants is not covered under any warranty. LS Wastewater Solutions reserves the right to refuse service to systems infested by fire ants. A Travel charge shall be made for return visits, due to fire ant infestation or animals not restrained.

Licens	se to operate date		
	LTO	through	2 YEARS FROM LICENSE TO OPERATE DATE
Manufacturer: TONDRE TANK CO.		Serial Number:	
Owner's Name: <u>ASHTON WOODS</u>	RES. LLC Site Address:	1114 CAPE MAY W	ARBLER, NEW BRAUNFELS TX 78132
Mailing Address:17319 SAN PED	ORO STE 140, SAN ANTO	ONIO TX 78232	
Telephone: 210-336-3414	Cell Phone:	Work Phone:	
Email:		ch Visit?Yes X_No	Gate Code:
DWAYNE.VADNAIS@ASHTONWOO	DS.COM		
\bigcirc	- 110/2/2	5 Kul	MP2789

Signature of Owner

Date

Kyle Lents, MP

TCEQ License

OSSF Soil & Site Evaluation

n ()					8/12/2025
Page 1 (Soil	& Site Eva	aluation)	ID	ate Performed	d:/
Property Own	ner: ASHTC	ON SAN ANTONIO RESID	PENTIAL LLC		
G: , T , .		1114 CAPE MAY WARB	LER _	-	
Site Location	:	NEW BRAUNFELS TX 78	8132 P	roposed Excava	ation Depth: NA
REQUIREM At leas		vations must be performed on	the site at appacite ands	of the proposed di	emocal area. Tagetians of sail
borings or dug p	oits must be sho	own on the site drawing. For s	ubsurface disposal, soil e	valuations must be	sposal area. Locations of soil
least two feet be	low the propos	ed disposal field excavation d	epth. For surface disposa	l, the surface horiz	zon must be evaluated.
Describe each so	oil horizon and	identify any restrictive feature	es on this form. Indicate of	depths where featu	res appear.
Soil Boring	1 - 2				
Number:			T		
Depth	Texture	Gravel Analysis	Drainage	Restrictive	Observations
(Feet)	Class	(If Applicable)	(Mottles/ Water Table)	Horizon	
1 FT.	IA- ROCK	OVER 30%	WELL DRAINED	ROCK	AEROBIC SPRAY
2 FT.	@ 4"				
3 FT.					IN EDWARDS AQUIFE RECHARGE ZONE
4 FT.					
5 FT.			7:10	2000 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 2	
	<u> </u>				
Soil Boring					
Number: Depth	Texture	Gravel Analysis	Drainage	Restrictive	Observations
(Feet)	Class	(If Applicable)	(Mottles/	Horizon	Onscivations
(Peet)	Class	(11 11ppiicabie)	Water Table)	110112011	
1 FT.					
2 FT.					
3 FT.					
4 FT.					
5 FT.					
				3	
		FEATURI	ES OF SITE AREA		
Presence of 10	•				□ Yes 🛛 No
Presence of up	_				□ Yes ⋈ No
	-	s, streams, water impound			☐ Yes ☒ No
		r well in nearby area (wit	hin 150 feet)		☐ Yes ☒ No
Ground Slope				5	<u> </u>
I certify that the	he findings o	of this report are based on	my field observation	s and are accur	ate to the best of my
ability.	ne midnigs 0	i and report are based on	my note observation	and are accur	and to the book of my
1					
	1. 1/ 1/11.	_	1	USUUSEO0	7
h	12/M	forming evaluation)	/0·22·25 (Date)	OS003698	7 Number and Type

Page 2 (Soil &	Site Evaluation):		·	8/12/2025
. , .	1114 CADE MAY MADDI EE		Date Performed:	
Site Location:	1114 CAPE MAY WARBLEF NEW BRAUNFELS TX 7813		☐ Subsurface Disposal	V Cymfaga Digwagal
Die Boenion.	THE VIOLATION LES TA TOTAL		□ Suosuriace Disposar	■ Surface Disposal
	Schen	matic of Lot or	Tract	
Show:				
swimming pool Location of exist Indicate slope of field.	, adjacent streets, property lines, water lines, and any other string or proposed water wells or provide contour lines from the boring or excavation pits (she	tructures where within 150 feet he structure to t	known. of the property. the farthest location of the	e proposed disposal
Location of nati	ural, constructed, or proposed nent areas, cut or fill bank, sha	drainage ways	(ditches, streams, ponds,	lakes, rivers, etc.),
Lot Size:	or Acreage:	1.04 ITE DRAWIN	ſG	
		See Design		
				,

Nicholas Kolbe, R.S. 5115

1825 FM 2438

Seguin, Texas 78155

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

OSSF DESIGN

Owner: ASHTON SAN ANTONIO RESIDENTIAL LLC

Location: 1114 CAPE MAY WARBLER, NEW BRAUNFELS TX 78132

Phone:

Date: 10/4/2025

Development: Residence with water saving devices Bedrooms: 3 Sq. Ft living: <3500

GPD = 300

Q: 300 gpd Soil: Type IA R_i: 0.064 gall/ft²/day

Minimum Size Aerobic Treatment Plant Required: 480 GPD

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

Trash Tank: 478 gall Aerobic Tank: 461 gpd Pump Tank: 763 gall Supply Line: Sch 40, 1.00" purple (~177') Check Valve Required: NO

Minimum Application Area (A): = 4688 ft² (A = Q/R_i)

Sprinklers: K-Rain Super Pro 11003-RCW

Number	Nozzle	PSI	Pattern	Radius	Area/head	GPM/head	$\mathbf{R_{i}}$
S1	#3	40	180°	32 ft	1607 ft ²	3.1	0.064
S2	#3	40	180°	32 ft	1607 ft ²	3.1	0.064
S3	#3	40	180°	32 ft	1607 ft ²	3.1	0.064
Overlap Area:	0 SQFT	Α	ctual Appli	ication A	rea: 4821 ft ²	GPM:	9.3 GPM

Pump Requirements: GPM 9.3 @ 110.18ft TDH Pump Used: StaRite, 20 GPM ½ HP

- Elevation Head = 5ft
- Pressure Head = $40 \text{ psi } \times 2.30 = 93 \text{ ft}$
- Friction Head of 177ft of 1.00" Sch 40 = 177ft x 0.0688 = 12.18 ft
- Total Dynamic Head (TDH) = 5 + 93 + 12.18 = 110.18 (StaRite 20GPM ½ HP)
- Timer set to spray between 12:00 AM & 5:00 AM
- Liquid chlorinator required

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

Nicholas Kolbe

5115

0.9.75



A = 3" or 4" SCH 40 PVC with 2way Clean Out, 30' from home to tank.

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

C = 177' of Purple SCH 40 1.00" PVC Spray Distribution Line

D = Spray distribution area, THREE (3) Number 3 spray distribution heads operating at 32' radiuses. All heads are operating at 180 degrees, 3.1 Gallons per minute flow.

TH = Test Hole

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

UA 390 211 56" m #1. 294, THE 3 B < 3500 FTZ 300 GPD ZO' P.U.E N 36041'11" E N 50° 38' 04" E 115.871 Warbler Cape May Nicholas Kolbe

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

SITE PLAN & OSSF DESIGN:

Legal: LOT 101 OF THE WALDSANGER SUBDIVISION IN COMAL COUNTY TEXAS

ASHTON SAN ANTONIO RESIDENTIAL LLC 1114 CAPE MAY WARBLER NEW BRAUNFELS TX 78132

Nicholas Kolbe, R.S. #5115

1825 FM 2438

Date: 10/4/2025

Seguin, TX 78155

Scale: 1"= 70'

NOTES

- Septic Design is to accommodate a 3 bedroom, less than 3500 saft home with water saving devices. Home to produce No More than 300 GPD Flow. Over-use of 300 GPD may result in System Failure.
- 2. Install an Aerobic Treatment Plant (ATU) as noted on the design. ATU is a AERIS MODEL D-600-M AEROBIC TREATMENT UNIT.
- Install a 2-way cleanout in a 3" or 4" tightline between the house and the tank, slope 1/8in/ft. Tightline 3. shall be 3" or 4" SCH 40 PVC. 30' between home and tank. 2way clean out shall be located no further than 5' from the home.
- 4. Supply line to sprinklers is purple 1.00" sch 40, 177'.
- S-1 through S-3 are K-Rain Proplus low angle sprinklers with #3 nozzle operating @ 40psi, 32' radius, 180 degrees. All are operating at 180 degrees. All have a GPD flow of 3.1, 9.3 gallons per minute total.
- 6. There shall be no obstructions within 10' of the sprinkler heads.
- 7. Audible & visual alarms, external disconnect within site of the pump tank, pump & alarms on separate breakers and external wiring in conduit are required.
- 8. Timer set to spray between 12:00 AM & 5:00 AM.
- 9. The reserve capacity (1/3) of the daily flow for this system is 100 gallons
- 10. Liquid chlorinator required.
- 11. Any excavations and/or exposed rock in the disposal area shall be covered with topsoil and seasonal grasses shall be seeded over the disposal area in order to minimize run-off & erosion. Erosion cloth is acceptable.
- 12. No part of the septic system absorption field is within 150' of any sensitive recharge feature. No part of the On-Site Sewage Facility treatment tank is within 50' of any sensitive recharge feature.
- 13. Potable waterline to be sleeved in sch 40 PVC to 10' of any element of the OSSF system in order to provide the equivalent protection of a 10' separation in compliance with TAC Chapter 290, Subchapter D, Rules for Public Drinking Water Systems.
- 14. Waterline shall not run horizonal with any OSSF tightline or 1" purple SCH 40 Distribution line within 10'
- 15. Septic tank shall stay a minimum of 10' from all potable waterlines or above ground storage tanks.
- 16. Entirety of septic system is to stay within the setbacks and boundary lines of property as noted on design.
- 17. Design and details written and drawn herein were prepared with the best available information provided to the Registered Sanitarian by the landowner and by ground truth/evaluation.

Nicholas Kolbe

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

1114 CAPE MAY WARBLER

ASHTON SAN ANTONIO RESIDENTIAL LLC

1825 FM 2438

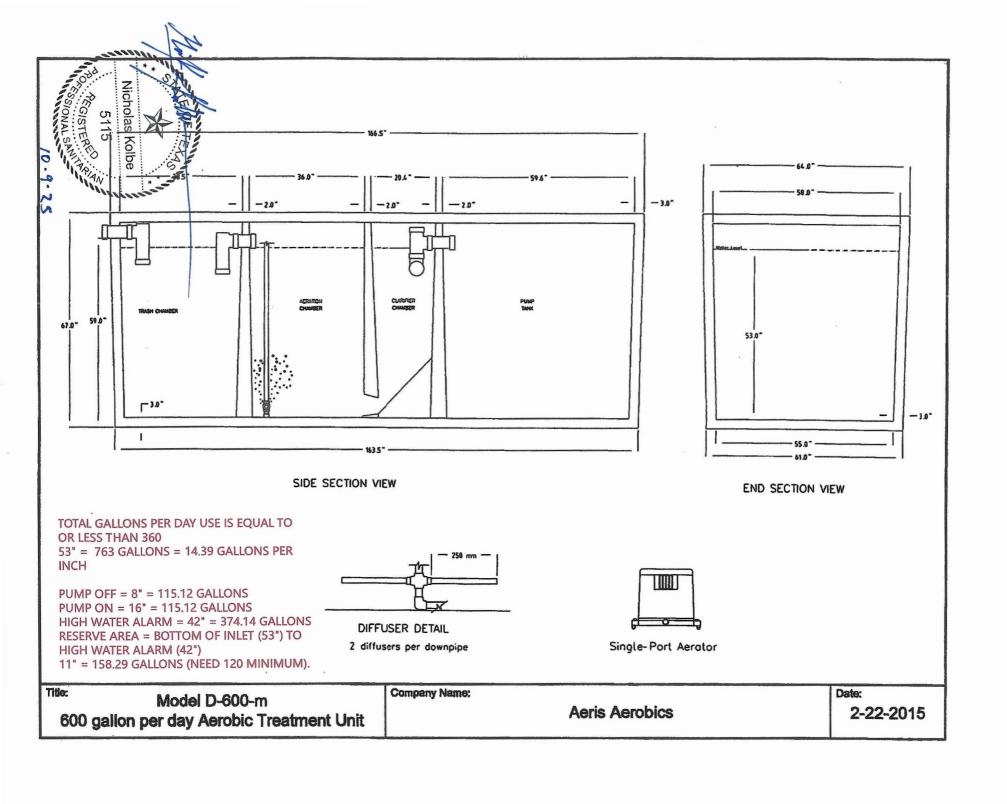
Seguin, TX 78155

Date: 10/4/2025

Scale: 1"= 60'

SITE PLAN & OSSF DESIGN:

Legal: LOT 101 OF THE WALDSANGER SUBDIVISION IN COMAL COUNTY TEXAS





Aeris Aerobics Gallon Per Chamber:

Aeris Systems Chambers:	Trash	Aeration	Clarifier	Pump
D-500m	568	371	197	763
D-600m	478	461	197	763
D-750	355	584	197	763
D-840	552	601	205	919
D-1100	807	836	300	
D-1500		1532	388	



June 4, 2015

Matt Dulworth Aeris Aerobics 5021 SE McKinney Rice, TX 75155

Re: Calculation of BOD Removal

Dear Matt,

Aeris Aerobics has requested the maximum amount of BOD removed from their units on a daily basis. NSF/ANSI Standard 40 requires the BOD to average 300 mg/day or less. Based on 300 mg/day, the maximum daily load removed by your units is set forth below:

300 mg/L								
Unit	Capacity gpd	lbs/day						
D-500	500	1.3						
D-600	600	1.5						
D-750	750	1.9						
D-840	840	2.1						
D-890	890	2.2						
D-1100	1100	2.8						
D-1250	1250	3.1						
D-1500	1500	3.8						

Should you have any questions in regard to this letter or require additional information, please do not hesitate to contact me.

Sincerely yours,

Gulf Coast Testing, Inc.

William B. Daniel IV Program Manager

Correspondence, 2015.06.04.8PE253 Daily Load Calculations

STA-RITE ST.E.P Plus D Series

4" multi-stage submersible effluent pumps



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

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

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

APPLICATIONS

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

SPECIFICATIONS

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

Shell - Stainless steel (300 grade)

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

Discharge Bearing - Nylatron®

Impellers - Acetel

Diffusers - Polycarbonate

Suction Caps - Polycarbonate with stainless steel wear ring

Thrust Pads - Proprietary spec.

Shaft and Coupling - Stainless steel 300 grade

Intake - Fiberglass-reinforced thermoplastic

Intake Screen - Stainless steel

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

Agency Listing - CSA

FEATURES

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

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

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

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

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

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

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

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

Shell – Corrosion resistant 300-grade stainless steel.

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

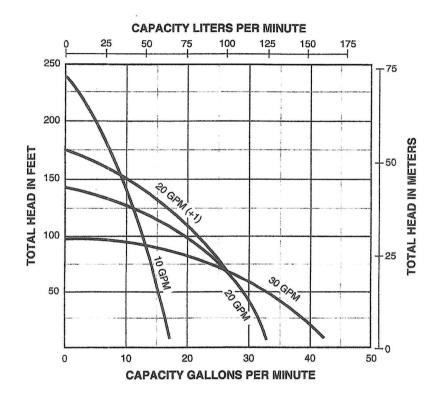
In order to provide the best products possible, specifications are subject to change.



STA-RITE ST.E.P Plus D Series

4" multi-stage submersible effluent pumps

PUMP PERFORMANCE



PUMP PERFO	RMANCE (CAI	PACITY	IN GALI	LONS P	ER MIN	UTE)							
PUMP	FLOW RATE		PSI										
MODEL	(GPM)	0	10	20	30	40	50	60	70	80	90	100	110
10D0M05221	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
10D0M05121	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
20D0M05221	20			30.0	26.0	21.5	14.2	4.4					
20D0M05121	20			30.0	26.0	21.5	14.2	4.4					
30D0M05221	30		38.5	33.3	25.8	16							
30D0M05121	30		38.5	33.3	25.8	16							
20D0M05221+1	20 + 1			30	27.5	24	20	13.5	6				
20D0M05121+1	20 + 1			30	27.5	24	20	13.5	6				
PUMP PERFO	RMANCE (CAF	PACITY	IN LITE	RS PER	MINUT	E)							
PUMP	FLOW RATE						B	AR					
MODEL	(LPM)	.69	1.38	2.07	2.76	3.45	4.13	4.82	5.51	6.20	6.89	7.58	110
10D0M05221	37.85			56.8	51.9	48.1	43.5	38.6	31.8	24.6	16.3	3.8	
10D0M05121	37.85			56.8	51.9	48.1	43.5	38.6	31.8	24.6	16.3	3.8	
20D0M05221	75.7			113.6	98.4	81.4	53.7	16.7			·		
20D0M05121	75.7			113.6	98.4	81.4	53.7	16.7					
30D0M05221	113.55		145.7	126.0	97.7	60.6							
30D0M05121	113.55		145.7	126.0	97.7	60.6							
20D0M05221+1	75.7 + 1			113.4	103.9	90.7	75.6	51.0	22.6				
20D0M05121+1	75.7 + 1			113.4	103.9	90.7	75.6	51.0	22.6				

S11410WS

ProPlus™ Gear Driven Sprinkler Setting Instructions

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

CHANGING A NOZZLE

1 ▶ REMOVING THE NOZZLE RETENTION SCREW

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

2▶ PULL UP THE RISER

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

3▶ REMOVING THE NOZZLE

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

4 ► INSTALLING A NOZZLE

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

SETTING THE ARC ADJUSTMENT

1 ▶ FINDING THE LEFT START POSITION

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

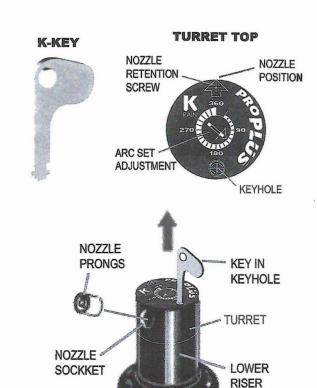
2 ORIENTING THE LEFT START POSITION

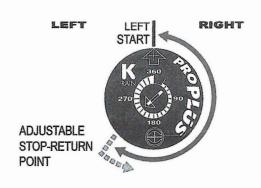
Insert the K-Key in the keyhole on the top of the nozzle turret and turn the key ¼ turn to insure that the key does not slip out of the keyhole when you pull it up. Being careful not to allow the nozzle turret to turn, firmly pull up the entire spring-loaded riser. Hold the lower riser assembly up with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

3 ► CHANGING THE ARC

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

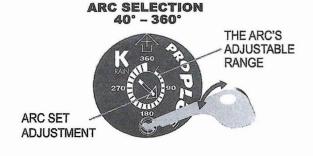
WHEN SET AT 360°, THE PROPLUS WILL ROTATE CONTINUOUSLY IN A CLOCKWISE DIRECTION.





HOUSING :

CAN



ProPlus™ Gear Driven Sprinkler Setting Instructions

SPRINKLER INSTALLATION

1 ► INSTALL AND BURY

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

2 ► INSPECTING THE FILTER

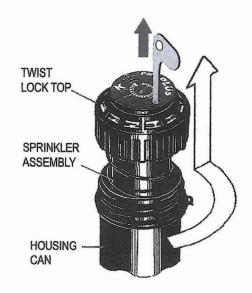
Unscrew the top and lift the complete sprinkler assembly out of the housing can. The filter is located on the bottom of the sprinkler assembly and can be easily pulled out, cleaned and re-installed.

3 ► WINTERIZATION TIPS

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

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

PRECIP in/hr / mm/hr



PERFORMANCE DATA

NOZZLE PRESSURE RADIUS FLOW RATE

	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M³/H		A		
#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	8.0	3.0	0.18	0.17	0.20	4	5
	50	344	3.4	31	9.4	0.9	3.4	0.20	0.18	0.21	5	5
MANAGEMENT CONTRACT	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
CARACTER CHICAGO	60	413	4.1	35	10.7	1.8	6.8		Table of Photogram Cont.	Common of Charles and Australia	entabel-bluce	Alternational des
#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 9
-	60	413	4.1	43	13.1	3.3	11.4	0.68	sarthermaters investiga	0.36	CONTRACTOR OF THE PARTY OF THE	MACOTO CONTROL
2.5	30	207	2.1	38	11.6	2.5	9.5	0.57	0.33	0.38	8	10
Pre-	40	275	2.8	39	11.9	2.8	10.6	0.64	0.35	0.41	9	10
installed	50	344	3.4	40	12.2	3.2	12.1	0.73	0.39	0.44	10	11
section in the control of the contro	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
Security Mail Section	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	PRE	ESSU	RE	RAI	DIUS	FLOV	V RATE		PREC	CIP in/h	r/mn	n/hr
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M³/H		A		\triangle
#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



GOULDS PUMPS Residential Water Systems

Friction Loss

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

GPM	GPH	3/8,11	1/2"	3/4"	1"	11/4"	11/2"	2"	2½"	3 ¹¹	4"	6 ¹¹	8 ⁿ	10"
GFW		ft.	ft.	ft.	ft.	ft,	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.
1	60	4.25	1.38	.356	.11									
2	120	15.13	4.83	1.21	.38	.10								
3	180	31.97	9.96	2.51	.77	.21	.10				1			
4	240	54.97	17.07	4.21	1.30	.35	.16							
5	300	84.41	25.76	6.33	1.92	.51	.24	1	1					
6	360		36.34	8.83	2.69	.71	.33	.10						
8	480		63.71	15.18	4,58	1.19	.55	.17						
10	600		97.52	25.98	6.88	1.78	.83	.25	.11					
15	900			49.68	14.63	3.75	1.74	.52	.22					
20	1,200			86.94	25.07	6.39	2.94	.86	.36	.13				
25	1,500				38.41	9.71	4.44	1.29	.54	.19				
30	1,800					13.62	6,26	1.81	.75	.26				
35	2,100					18.17	8.37	2.42	1.00	.35	.09			
40	2,400	-				23.55	10.70	3.11	1.28	.44	.12			
45	2,700					29,44	13.46	3.84	1.54	.55	.15			
50	3,000						16.45	4.67	1.93	.66	.17			
60	3,600	-					23,48	6.60	2.71	.93	.25			
70	4,200							8.83	3,66	1.24	,33			
80	4,800							11.43	4.67	1.58	.41			
90	5,400							14.26	5.82	1.98	.52			
100	6,000								7.11	2.42	.63	.08		
125	7,500								10.83	3.80	.95	.13		
150	9,000									5.15	1.33	.18		
175	10,500							1		6.90	1.78	.23		
200	12,000									8.90	2.27	.30		
250	15,000										3.36	.45	.12	
300	18,000										4.85	.63	.17	
350	21,000										6.53	.84	.22	
400	24,000											1.08	.28	
500	30,000											1.66	.42	.14
550	33,000											1.98	.50	.16
600	36,000											2.35	.59	.19
700	42,000												.79	.26
800	48,000												1.02	.33
900	54,000												1.27	.41
950	57,000													.46
1000	60,000													.50

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

Comal AD Property Search

Property Detail	s					
Account						
Property ID: 472576 Geographic ID: 560191004400						
Type:	R Zoning:					
Property Use:						
Location						
Situs Address:	1114 CAPE MAY WARBL	ER NEW BRAUNFELS, TX 78132				
Map ID:	5G	Mapsco:				
Legal Description:	WALDSANGER, LOT 101					
Abstract/Subdivision:	560191					
Neighborhood:	(420D201) WALDSANGE	2				
Owner						
Owner ID: 993171						
Name: ASHTON SAN ANTONIO RESIDENTIAL LLC						
Agent:	ELLIOTT-WELLMAN					
Mailing Address:	17319 SAN PEDRO AVE SAN ANTONIO, TX 78232					
% Ownership:	100.0%					
Exemptions:	For privacy reasons not a	exemptions are shown online.				
■ Property Values						
Improvement Homesite	Value:		N/A (+)			
Improvement Non-Home		N/A (+)				
Land Homesite Value:						
Land Non-Homesite Value:						
Agricultural Market Valu	ation:		N/A (+)			
Market Value:			N/A (=)			
Agricultural Value Loss:	3		N/A (-)			

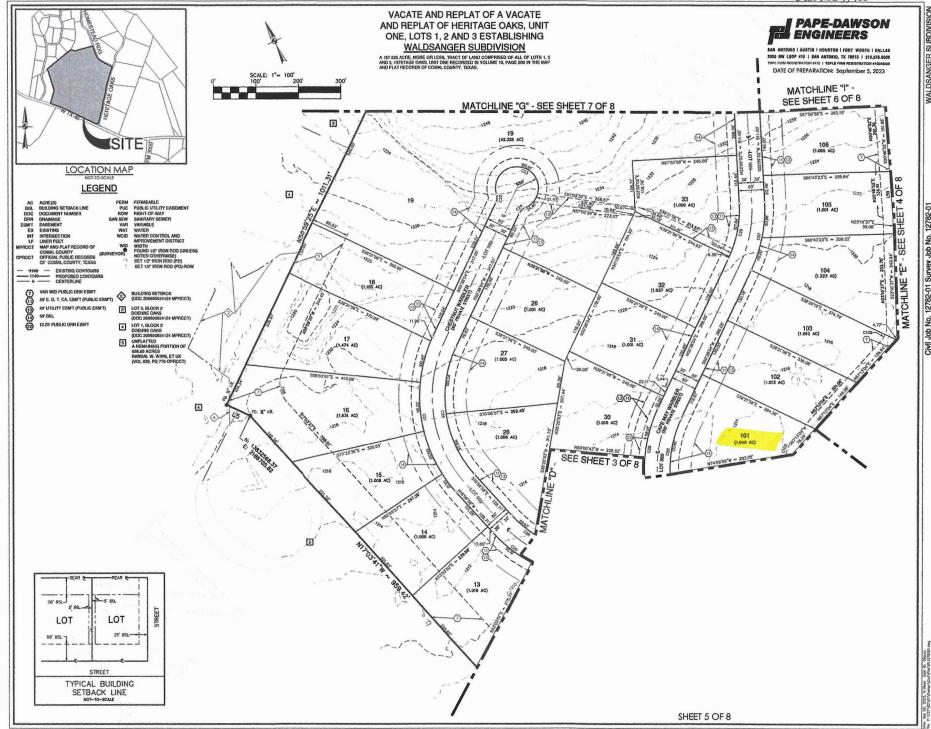
HS Cap Loss: @	N/A (-)
Circuit Breaker: 2	N/A (-)
Appraised Value:	N/A
Ag Use Value:	N/A

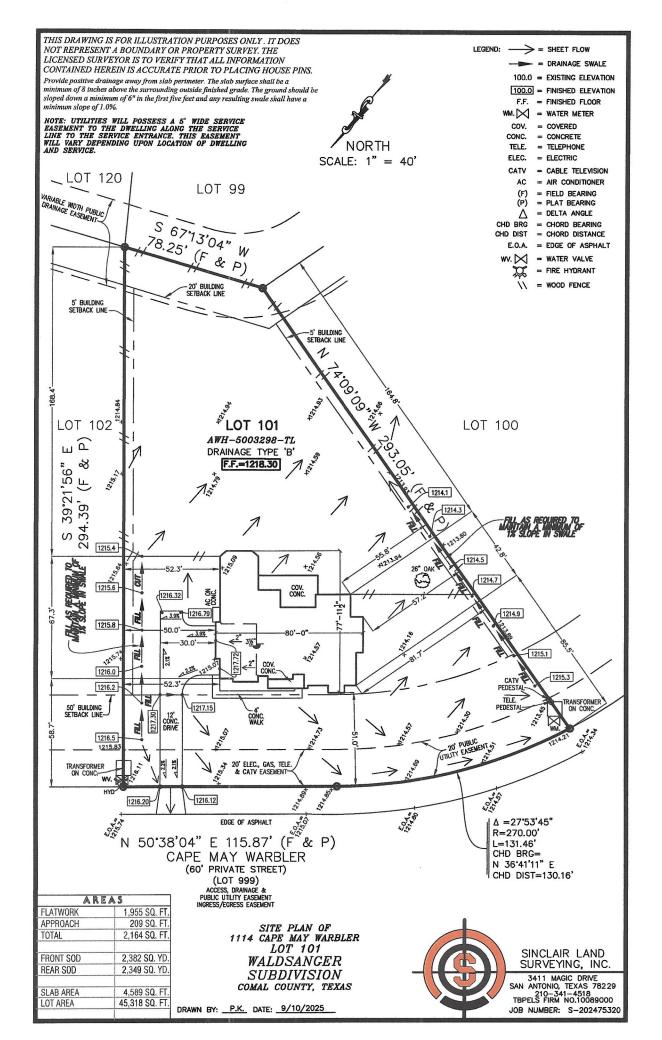
Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

■ Property Taxing Jurisdiction

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

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





INDEX

CONTENT INDEX AND COVER SHEET

ELEVATION SPECIFIC SHEETS

ELEVATION "T"

SLAB FOUNDATION PLAN "T" A1-16 FIRST FLOOR PLAN "T"

A2-0 FRONT ELEVATION AND ROOF PLAN "T" A2-1t RIGHT & LEFT ELEVATIONS "T"

A2-2t REAR ELEVATION "T"

FIRST FLOOR ELECTRICAL PLAN "T"

GENERAL SHEETS

STANDARD INTERIOR ELEVATIONS I A3-5 A3-6 STANDARD INTERIOR ELEVATIONS VI TYPICAL STANDARD INTERIOR DETAILS

WALL SECTIONS I - ONE STORY S2-0 S2-2 TYPICAL DETAIL SHEET

GENERAL NOTES:

- CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE CONSTRUCTION. ANY DISCREPANCES SHALL BE REPORTED TO TO THE BULDER FOR JUSTIFICATION AND/OR CORRECTION BEFORE CONTROLLING WITH WORK, CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED TO THE BULDER.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES APPLICABLE TO IRC 2009, NEC 2006, AND LOCAL SAN ANTONIO REGULATIONS.
- ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- 4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOAD. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND
- 5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- 6. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL
 MEMBERS SHALL BE OF A GOOD GRADE AND
 QUALITY AND MEET ALL NATIONAL, STATE, AND
 LOCAL BUILDING CODES WHERE APPLICABLE.
- 7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC.
- 8, THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFTING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES TO INSURE A QUALITY AND SAFE STRUCTURE.
- 9. MINOR FIELD ADJUSTMENTS MAY BE REQUIRED, BUT ONLY WITH PRIOR WRITTEN APPROVAL OF ASHTON WOODS HOMES.
- 10. DRAWINGS MAY BE REVISED AT ANY TIME WITHOUT NOTIFICATION. CONSULT JOB SPECIFIC PLANS FOR THE MOST CURRENT VERSION.

BP5003298- KYLIE 1114 CAPE MAY WARBLER

REV.	DESCRIPTION	DRAWN BY	DATE	SHEETS AFFECTED	BROCHURE	ENGINEERING
	Description 194	Divinit Di	DAIL	GILLIO AT LOTES	REQUIRED	REQUIRED
5.	PRI CHANGED PATIO DOOR SWING TO INSIDE OF BREAKFAST (RIGHT HAND SWING IN)	FT	02/11/16			
6.	REMOVED WING WALLS FROM FRONT "F" ELEVATION	FT	06/24/16			
7.	CHANGED ALL EXHAUST FAN LIGHT COMBO TO SEPARATE EXHAUST AND CEILING LIGHT	FT	07/06/16			
8.	REMOVED ENTRY CLOSET AND MADE KIT. PANTRY BIGGER	FT	02/17/16			
9.	CHANGED SEB OPEN SHELF BASE CABINET TO SQUARE CORNER	FT	05/03/17			
10.	CORRECT BRICK, STUCCO & STONE LOCATIONS ON ELEVATIONS	DM	02/02/18			
11.	REMOVE BOXED SHELF IN UTILITY, SHELF/ROD ONLY	RM	07/23/18			
12.	CHANGE FIREPLACE DETAIL "D"	RM	08/26/18			
13.	ADD HOSE BIB TO REAR OF HOME	DM	09/6/18			
14.	REMOVE NOTE FOR TRANSOM WINDOW ON ELEVATION "H"	DM	10/17/18			
15.	ELIMINATE ELEVATION "F"	RM	12/26/19			
16.	ADJUST MEDIA RM OPTION TO SHOW A POWDER INSTEAD OF FULL BATH	DM	04/27/2020			
17.	DELETE GABLE VENT ELEVATION "H"	RM	05/08/2020			
18.	UPDATED BRICK ON SIDES AND REAR ELEVATIONS IN ALL ELEVATIONS. REPLACED EXISTING "S" ELEVATION WITH JUY'S "W" ELEVATION, ALSO UPDATED FLOOR PLANS AND SIDES ELEVATIONS ACCORDINGLY, APPLIED DIMISON REDILINES 1 & 2.	CORP.	02/07/2024	ALL	Y	Y
19.	CHANGE CEILING TREATMENT AT ELEVATION "T" TO BE BOX CLG INSTEAD OF SLOPE CLG	DM	03/07/2024			
20.	ADD NOTE FOR CLARIFICATION TO BEDRM #2 ENTRY DOOR AT SECOND FLR. OPTIONS	DM	03/07/2024			
21.	ADD TYPICAL DETAIL SHEET	DM	4/24/2024			
22.	CHANGE MSTR SHOWER & DELUXE MSTR SHOWER TO RECESS THE MUD SET PAN BELOW FINISH FLOOR, ADD DETAILS FOR OPTIONAL 12'Y9' SLIDING GLASS DOOR	DM	5/1/2024			
23.	REMOVE DETAIL FOR FIREPLACE "Q" - NO LONGER AVAILABLE	DM	6/10/2024	1		
24.	CHANGED MASTER BEDROOM PATIO DOOR FROM STANDARD TO OPTIONAL	CORP.	09/23/2024	\$1-18,T,H,S A1-18,T,H,S E1-18,T,H,S A2-18,T,H,S A4-0 & A4-1	N	N
25.	CHANGED FLUORESCENT LIGHT IN UTILITY TO LED DISC LIGHTS.	CORP.	11/04/2024	E1-1b,1t,1h,1s A4-2	N	N
26.	CHANGE CLG IN OPT DELUXE MSTR SHOWER TO BE FLAT 9FT, SLOPE CLG 9' TO 10' IN DMB	DM	11/08/2024			
27.	VALET DETAIL DRAWING REVISION, MADE TUB AT MASTER BATH & OPT. DELUXE MASTER BATH FREE STANDING TUB.	CORP.	02/10/2025	A1-1b, A3-0, A3-1, A3-2, A4-0	N	N
28.	REVISE DETAILS FOR OPTIONAL GAMEROOM ELEVATIONS	DM	02/26/2025			
29.	REMOVE METAL ROOF NOTE FROM ROOF PLAN - ELEVATION "H" FRONT PORCH ROOF	DM	04/08/2025			1

ASHTON
WOODS.

ISSUE DATE: 02/10/25

REVISIONS: P&E PLAN DM - 9/8/2025 JS PLAN DM - 9/26/2025

These drawings are the proper of Ashton Woods Homes and construction, or copied in part or in whole, without permission from the builder, D 2023 Ashton Woods Ho

Last Revision 27 02/10/2025

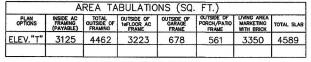
CAPE MAY WARBLER - Kyli Last Saved By: anayMarkgraf 9/26/2025

BP5003298 KYLIE CAPE MAY WARBLER SHEET INDEX AND COVER

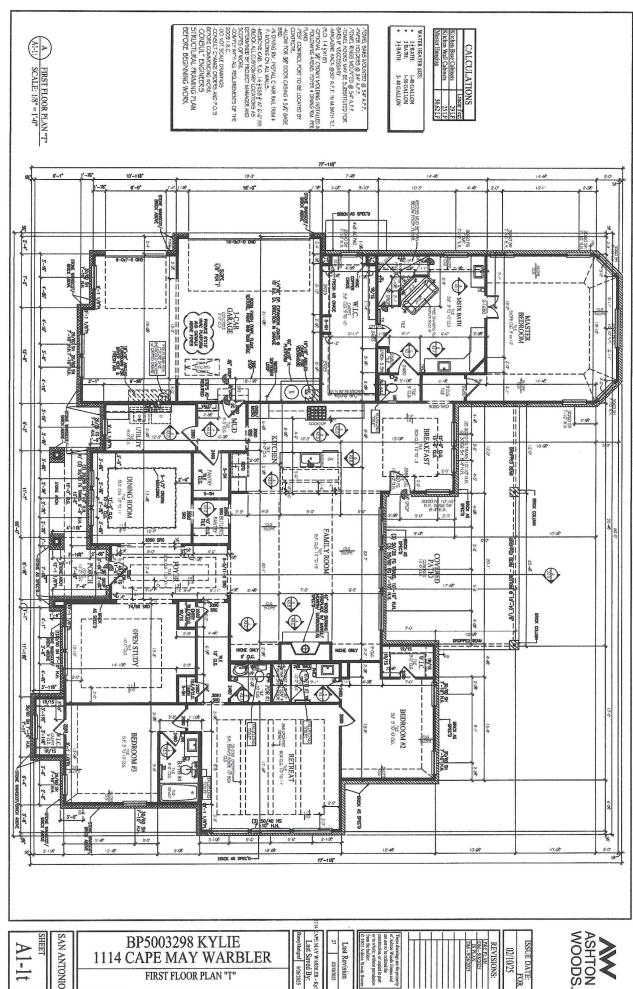
SAN ANTONIO

14

SHEET



^{**} CALCULATIONS INCLUDE REAR BRICK LUG **



ASHTON WOODS.

SAN ANTONIO

1114 CAPE MAY WARBLER FIRST FLOOR PLAN "T"

nyMarkgraf 9/26/2025

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	Filed By:
		iexas Investors Title
THE STATE OF TEXAS	§ 8	Boerne, TX 78006
COUNTY OF COMAL	§ G	F# 202103386

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 December 16, 2024.

GRANTOR:

CW-BIGBEE, LLC,

a Texas limited liability company

By: CW-Trophy, LLC,

a Texas limited liability company,

John Cork/President

its Manager

By:

STATE OF ACTOM

COUNTY OF MELCOM

This instrument was acknowledged before me on the 12 day of December, 2024, 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)

Burton Winnard Notary Public Maricopa County, Arizona My Comm. Expires 12-01-27 Commission No. 657512

Notary Public, State of ARIGNA

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

Lots 12, 28, 31, 99, 101, 102, 105, 106, 114, and 118, WALDSANGER, a subdivision in Comal County, Texas, according to the plat thereof recorded under Document No. 202306035765, 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 and 202406021784, 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. 202306035765, Official Public Records of Comal County.
- Terms, conditions, stipulations, easements and assessments contained in Declaration of Covenants, Conditions and Restrictions for Waldsanger, recorded under Document No. 202306035766, as amended and restated under Document No. 202406001603, and as amended under Document No. 202406012335, all of the Official Public Records of Comal County, Texas.
- 4. Terms, conditions, stipulations and provisions contained in Maintenance Agreement dated November 9, 2023, recorded on November 9, 2023, under Document No. 202306035768, Official Public Records of Comal County, Texas.
- 5. Deed Recordation Affidavits recorded on July 31, 2023, under Document Nos. 202306024210 and 202306024211, Official Public Records of Comal County, Texas.

Filed and Recorded Official Public Records Bobbie Koepp, County Clerk Comal County, Texas 12/16/2024 03:56:00 PM MARY 4 Pages(s) 202406038046







OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

Milin				119095
		Date Received	Initials	Permit Number
Plac	ructions: se a check mark next to all items that apply. For items cklist <u>must</u> accompany the completed application.	s that do not apply, place	e "N/A". This	OSSF Development Application
oss	6F Permit			
\times	Completed Application for Permit for Authorization t	o Construct an On-Site	Sewage Faci	lity and License to Operate
\times	Site/Soil Evaluation Completed by a Certified Site E	valuator or a Professior	al Engineer	
\times	Planning Materials of the OSSF as Required by the of a scaled design and all system specifications.	TCEQ Rules for OSSF	Chapter 285.	Planning Materials shall consis
\times	Required Permit Fee - See Attached Fee Schedule			
\times	Copy of Recorded Deed			
\times	Surface Application/Aerobic Treatment System			
	Recorded Certification of OSSF Requiring Ma	intenance/Affidavit to th	e Public	
	Signed Maintenance Contract with Effective D	ate as Issuance of Lice	nse to Opera	te
	irm that I have provided all information required f stitutes a completed OSSF Development Applicat		nent Applica	tion and that this application
	Signature of Applicant			7/25 Date
	COMPLETE APPLICATION Check No Receipt No	—— (Mis		ETE APPLICATION cled, Application Refeused)
				D : 10 (1 00/0