Comal County Environmental Health
OSSF Inspection Sheet

Installer Name: Swoyer **OSSF Installer #:** OS0026238

1st Inspection Date: 10/29/26 **2nd Inspection Date:** _____ **3rd Inspection Date:** _____

Inspector Name: Hendry **Inspector Name:** _____ **Inspector Name:** _____

Permit#: 119935 **Address:** 1145 ELM FOREST DR

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

Inspector Notes: 10/29/26 CH:

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If SingleTank, 2Compartments Provided withBaffle SEPTIC TANK Inlet Flowline Greater than3" and " T " Provided on Inlet and OutletSEPTIC TANK Septic Tank(s) MeetMinimum Requirements		285.32(b)(1) (E)285.91(2)285.32(b)(1) (F)285.32(b)(1)(E) (iii)285.32(b)(1)(E)(ii) (II)285.32(b)(1)(E)(ii) (I)285.32(b)(1)(E) (i)285.32(b)(1) (D)285.32(b)(1)(C) (ii)285.32(b)(1)(C) (i)285.32(b)(1) (B)285.32(b)(1) (A)285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	x	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		x		
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system providedSEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed	x		2086 gallon pump tank	x		
14	AEROBIC TREATMENT UNIT Size Installed	x			x		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	x x		MaxxAir 1000; as per design	x x		
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

Comal County Environmental Health
OSSF Inspection Sheet

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

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3) (B)285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.	X	285.32(c)(1)		X		
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions	X X X X			X X X X		
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	X			X		
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

Comal County Environmental Health
OSSF Inspection Sheet

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

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: 119935

Issued This Date: 9/10/2026 3:55:30 PM

Issued to: PERRY HOMES

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

Location Description: 1145 ELM FOREST DR
NEW BRAUNFELS TX 78132

Subdivision: THE PRESERVE AT ELM CREEK

Unit: 1

Lot: 38

Block: 2

Acreage: 1.00

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.

RECEIVED
By Kathy Griffin at 10:37 am, Aug 11, 2026

COUNTY OF COMAL **COUNTY ENGINEER'S OFFICE**

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

items Date Received *Initials*

119935

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
- ✓ 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.

Paul Swoyer Septics
Signature of Applicant

8-7-2026
Date

____COMPLETE APPLICATION

Check No._____ Receipt No. _____

____INCOMPLETE APPLICATION

(Missing Items Circled, Application Refused)

Revised: January 2015

RECEIVED
By Kathy Griffin at 10:37 am, Aug 11, 2026

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 _____ Permit Number 119935

1. APPLICANT / AGENT INFORMATION

Owner Name	PERRY HOMES	Agent Name	DAVE MCGHEE R.S.
Mailing Address	c/o 23011 FM 306	Agent Address	10700 TOLLESBORO COVE
City, State, Zip	Canyon Lake, TX 78133	City, State, Zip	AUSTIN, TX 78739
Phone #	830-935-4936	Phone #	210-347-1593
Email	traci@psseptics.com	Email	DAVE@PLANITSEPTIC.COM

2. LOCATION

Subdivision Name THE PRESERVE AT ELM CREEK Unit 1 Lot 38 Block 2

Survey Name / Abstract Number _____ Acreage _____

Address 1145 ELM FOREST City NEW BRAUNFELS State TX Zip 78132

3. TYPE OF DEVELOPMENT

[X] Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 4594

[ ] 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: $ 520000 (Structure Only)

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

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

Source of Water [✓] Public [ ] Private Well

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 7-23-26

Revised January 2021

COMAL COUNTY
ENGINEER'S OFFICE

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 Dave McGhee, RS 4206

System Description Aerobic Spray

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

Tank Size(s) (Gallons) 1000 GPD ATU Absorption/Application Area (Sq Ft) 6653 SF

Gallons Per Day (As Per TCEQ Table III) 420 GPD

(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 Date: 8-3-2026

AFFIDAVIT

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.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) 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):

1 UNIT/PHASE/SECTION 2 BLOCK 38 LOT THE PRESERVE AT ELM CREEK SUBDIVISION

IF NOT IN SUBDIVISION: _____ ACREAGE _____ SURVEY

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

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 7 DAY OF AUGUST .2026

Owner(s) signature(s)

Grant Gindy
Owner (s) Printed name (s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 7 DAY OF AUGUST ,20 26

Notary Public Signature

TRACI FIELD
Notary Public, State of Texas
Comm. Expires 04-29-2030
Notary ID 133734672

THIS AREA FOR COMAL COUNTY CLERK RECORDING PURPOSES ONLY

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
08/07/2026 11:48:11 AM
MARY 1 Pages(s)
202606023818

Bobbie Koepp

WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

Regulatory Authority_____
Block Creek Aerobic Services, LLC
444 A Old Hwy #9
Comfort, TX 78013
Off. (830) 995-3189
Fax. (830) 995-4051

Permit/License Number_____
Customer PERRY HOMES
Site Address 1145 ELM FOREST
City NEW BRAUNFELS **Zip** 78132
Mailing Address_____
County COMAL **Map #**_____
Phone_____
Email_____

I. General: This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between PERRY HOMES (hereinafter referred to as "Customer") and Block Creek Acrobic Services, LLC. By this agreement, Block Creek Acrobic Services, LLC and its employees (hereinafter inclusively referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein.

II. Effective Date:
This Agreement commences on DATE LICENSE TO OPERATE IS ISSUED and ends on 2 YEARS FROM DATE LICENSE TO OPERATE IS ISSUED for a total of two (2) years (initial agreement) or one (1) year (thereafter). If this is an initial agreement (new installation), the Customer shall notify the Contractor within two (2) business days of the system's first use to establish the date of commencement. If no notification is received by Contractor within ninety (90) days after completion of installation or where county authority mandates, the date of commencement will be the date the "License to operate" (Notice of Approval) was issued by the permitting authority. This agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty.

III. Termination of Agreement:
This Agreement may be terminated by either party for any reason, including for example, substantial failure of either party to perform in accordance with the terms of this Agreement, without fault or liability of the terminating party. The terminating party must provide written notice to the non-terminating party thirty (30) days prior to the termination of this Agreement. If this Agreement is terminated, Contractor will be paid at the rate of $75.00 per hour for any work performed and for which compensation has not been received. After the deduction of all outstanding charges, any remaining monies from prepayment for services will be refunded to customer within thirty (30) days of termination of this Agreement. Either party terminating this Agreement for any reason, including non-renewal, shall notify in writing the equipment manufacturer and the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination. Nonpayment of any kind shall be considered breach of contract and a termination of contract.

IV. Services:
Contractor will:

a. Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulation, for a total of three visits to site per year. The list of items checked at each visit shall be the: control panel, Electrical circuits, timer, Aeration including compressor and diffusers, CFM/PSI measured, lids safety pans, pump, compressor, sludge levels, and anything else required as per the manufacturer.

b. Provide a written record of visits to the site by means of an inspection tag attached to or contained in the control panel.

c. Repair or replace, if Contractor has the necessary materials at site, any component of the OSSF found to be failing or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and the service(s) cost less than $100.00, Customer hereby authorizes Contractor to perform the service(s) and bill Customer for said service(s). When service costs are greater than $100.00, or if contractor does not have the necessary supplies at the site, Contractor will notify Customer of the required service(s) and the associated cost(s). Customer must notify Contractor of arrangements to affect repair of system with in two (2) business days after said notification.

d. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only).

e. Forward copies of this Agreement and all reports to the regulatory agency and the Customer.

f. Visit site in response to Customer's request for unscheduled services within forty-eight (48) hours of the date of notification (weekends and holidays excluded) of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.

V. Disinfection:

GG

RC

© copyright all rights reserved

Customer's Initials

Contractor's Initials

____Not required; X required. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer.

VI. Electronic Monitoring:

Electronic Monitoring is not included in this Agreement.

VII. Performance of Agreement:

Commencement of performance by Contractor under this Agreement is contingent on the following conditions:

a. If this is an initial Agreement (new installation):

I. Contractor's receipt of a fully executed original copy or facsimile of this agreement and all documentation requested by Contractor.

If the above conditions are not met, Contractor is not obligated to perform any portion of this Agreement.

VIII. Customer's Responsibilities:

The customer is responsible for each and all of the following:

a. Provide all necessary yard or lawn maintenance and removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.

b. Protect equipment from physical damage including but not limited to that damage caused by insects.

c. Maintain a current license to operate, and abide by the conditions and limitations of that license, and all requirements for and OSSF from the State and/or local regulatory agency, whichever requirements are more stringent, as well as the proprietary system's manufacturer recommendations.

d. Notify Contactor immediately of any and all alarms, and/or any and all problems with, including failure of, the OSSF.

e. Provide, upon request by Contractor, water usage records for the OSSF so that the Contractor can perform a proper evaluation of the performance of the OSSF.

f. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluating the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section IV (d) above, Customer agrees to pay Contractor for the sample collection and transportation, portal to portal, at a rate of $35.00 per hour, plus the associated fees for laboratory testing.

g. Prevent the backwash or flushing of water treatment or conditioning equipment from entering the OSSF.

h. Prevent the condensation from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.

i. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contactor, at Customer's expense.

j. Maintain site drainage to prevent adverse effects on the OSSF.

k. Pay promptly and fully, all Contractor's fees, bills, or invoices as described herein.

IX. Access by Contractor:

Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the Services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. Tanks and treatment units shall be accessible by means of man ways, or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and the proprietary system manufacturer. It is Customers responsibility to keep lids exposed and accessible at all times.

X. Limit of Liability:

Contractor shall not be held liable for any incidental, consequential, or special damages, or for economic loss due to expense, or for loss of profits or income, or loss of use to Customer, whether in contract tort or any other theory. In no event shall Contractor be liable in an amount exceeding the total Fee for Services amount paid by Customer under this Agreement.

XI. Indemnification:

Customer (whether one or more) shall and does hereby agree to indemnify, hold harmless and defend Contractor and each of its successors, assigns, heirs, legal representatives, devisees, employees, agents and/or counsel (collectively "Indemnitees") from and against any and all liabilities, claims, damages, losses, liens, causes of action, suits, fines, judgments and other expenses (including, but not limited to, attorneys' fees and expenses and costs of investigation), of any kind, nature or description, (hereinafter collectively referred to as "Liabilities") arising out of, caused by, or resulting, in whole or in part, from this Agreement.

CG

RC

copyright
all rights reserved

Customer's Initials

Contractor's Initials

THIS INDEMNITIFCATION APPLIES EVEN IF SUCH LIABILITIES ARE CAUSED BY THE CONCURRENT OR CONTRIBUTORY NEGLIGENCE OR BY THE STRICT LIABILITY OF ANY INDEMNITEE.

Customer hereby waives its right of recourse as to any Indemnitee when Indemnification applies, and Customer shall require its insurer(s) to waive its/their right of subrogation to the extent such action is required to render such waiver of subrogation effective. Customer shall be subrogated to Indemnitees with respect to all rights Indemnitees may have against third parties with respect to matters as to which Customer provides indemnity and/or defense to Indemnitees. No Indemnification is provided to Indemnitees when the liability or loss results from (1) the sole responsibility of such Indemnitee; or, (2) the willful misconduct of such Indemnitee. Upon irrevocable acceptance of this Indemnification obligation, Customer, in its sole discretion, shall select and pay counsel to defend Indemnitees of and from any action that is subject to this Indemnification provision. Indemnitees hereby covenant not to compromise or settle any claim or cause of action for which Customer has provided Indemnification without the consent of Customer.

XII. Severability:

If any provision of the "Proposal and Contract" shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of the "Agreement" is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

XIII. Fee for Services:

The Fee for Services does not include any fees for equipment, material, labor necessary for non-warranty repairs, unscheduled inspections, or Customer requested visits to the site.

XIV. Payment:

Full payment is due upon execution of this Agreement (Required of new Customer). For any other service(s) or repair(s) provided by Contractor the Customer shall pay the invoice(s) for said service(s) or repair(s) within thirty (30) days of the invoice date. The Contractor shall mail all invoices on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a $29.00 late penalty and a 1.5% per month carrying charge, as well as any reasonable attorney's fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Contractor may terminate contract at any time for nonpayment for services. Any check returned to Contractor for any reason will be assessed a $30.00 return check fee.

XV. Application or Transfer of payment:

The fees paid for this agreement may be transferred to subsequent property owner(s); however, this Agreement is not transferable. Customer shall advise the subsequent property owner(s) of the State requirement that they sign a replacement agreement authorizing Contractor to perform the herein described Services, and accepting Customer's Responsibilities. This replacement Agreement must be signed and received in Contractor's offices within ten (10) business days of date of transfer of property ownership. Contractor will apply all funds received from Customer first to any past due obligation arising from this Agreement including late fees or penalties, return check fees, and/or charges for services or repairs not paid within thirty (30) days of invoice date. Any remaining monies shall be applied to the funding of the replacement Agreement. The consumption of funds in this manner may cause a reduction in the termination date of effective coverage per this Agreement. See Section IV.

XVI. Entire Agreement:

This agreement contains the entire Agreement of the parties, and there are no other conditions in any other agreement, oral or written.

Rudy Carson

Block Creek Aerobic Services, LLC, Date
Contractor
MP# 0002036

EG RC

copyright
all rights reserved

Customer's Initials Contractor's Initials

OSSF SOIL EVALUATION FORM

Owner's Name: Perry Homes

Physical Address: 1145 Elm Forest Drive

Legal Description: The PReserve at Elm Creek, Lot 38, Block 2

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 designer's site drawing.
- For subsurface disposal, soil evaluations must be performed to a depth of at least 2-ft. below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
- Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depth.

Soil Boring Number: 1

Depth	Textural Class	Gravel Analysis	Drainage (Mottles, Water Table)	Restrictive Horizon	Observations
0 1 0-4" 2 3 4 5	III	Less Than 30%	None	Rock @ 4"	Brown Sandy Clay

Soil Boring Number: 2

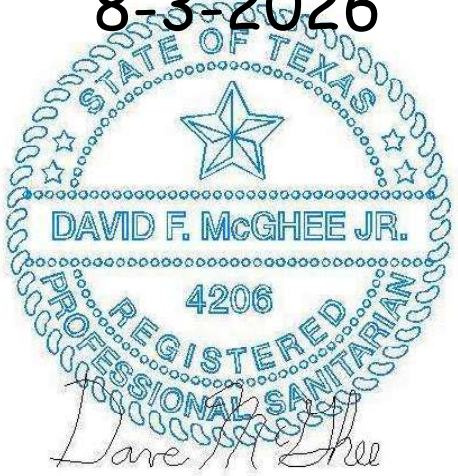
Depth	Textural Class	Gravel Analysis	Drainage (Mottles, Water Table)	Restrictive Horizon	Observations
0 1 0-4" 2 3 4 5	III	Less Than 30%	None	Rock @ 4"	Brown Sandy Clay

Features of Site Area

Presence of 100-year flood zone	No
Presence of adjacent ponds, streams, water impoundments	No
Existing or proposed water well in nearby area	No
Organized sewage available to lot or tract	No
Recharge feature within 150 feet	No

I certify that the above statements are true and are based on my own field observations.

8-3-2026



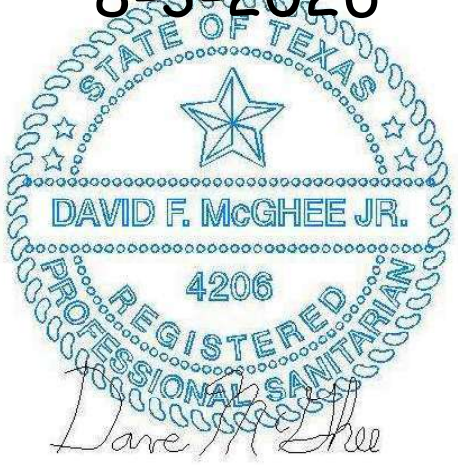
Signature of Site Evaluator _____ OS # 24422 _____

1145 ELM FOREST DRIVE
THE PRESERVE AT ELM CREEK
LOT 38, BLOCK 2

COMAL COUNTY, TX

PERRY HOMES

8-3-2026



AEROBIC SURFACE IRRIGATION

PLAN-IT CONTACT INFORMATION:
210-347-1593
DAVE@PLANITSEPTIC.COM

PLAN-IT SEPTIC

System Summary

This On-Site Sewage Facility (OSSF) was designed in conformance with Title 30, Texas Administrative Code, Chapter 285 (On-Site Sewage Facilities), as administered by the Texas Commission on Environmental Quality (TCEQ). The system employs aerobic treatment with disinfection followed by timed surface spray dispersal and is engineered for a design hydraulic loading of **420** gallons per day. The principal system components are enumerated below.

Component	Specification
Design Hydraulic Loading	**420** gallons per day (GPD)
Aerobic Treatment Unit	MaxxAir M1000, rated 1000 GPD
Pump Tank	2086-gallon single compartment - Block Creek Concrete Products
Control Panel	SPI 50B443-AAV-IN-PT
Chlorinator	NSF-approved LBC Manufacturing Model No. EZ-Tank liquid chlorinator
Distribution Piping	1.25” -inch purple Schedule 40 PVC
Spray Heads	K-Rain Pro Plus, 180° pattern, 31-ft radius (No. 4 LA nozzle) operating at 3.4 GPM at 40 PSI
Submersible Effluent Pump	Franklin C1 Series, Model 20XC1-05P4-2W115

Site Description and Site Evaluation

The site evaluation confirmed soils suitable for an aerobic surface irrigation system, with no evidence of shallow groundwater encountered during the evaluation. Any exposed rock within the proposed surface dispersal area shall be removed or covered with a minimum of 4 inches of suitable soil and seeded prior to final inspection (see landscape requirements for additional provisions).

The single-family residence is served by a public water supply. All system components maintain a minimum horizontal separation of 100 feet from all water wells. All portions of the spray radius shall maintain a minimum separation of 20 feet from all property lines. No portion of the system lies within 10 feet of a waterline. No recharge features were identified within 150 feet of the system, and no portion of the system is located within the 100-year floodplain. All minimum separation distances prescribed in 30 TAC §285.30 shall be maintained.

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PLAN-IT SEPTIC

Wastewater Design Flows

The system was designed for a less than 5500 square foot, 6 -bedroom single family residence utilizing low-flow fixtures. The total projected daily wastewater flow is 420 gallons per day, as-per TCEQ, On-Site sewage Facilities, effective July 6, 2023.

Proposed OSSF

Aerobic treatment with spray disposal. The wastewater treatment plant is a proprietary treatment plant approved by the TCEQ for use in Texas. A commercial irrigation timer Digi 20 will be used to cycle power to the pump. An NSF approved LBC Manufacturing Model #EZ-Tank Liquid chlorinator, will be installed for disinfection. The pump tank compartment serves as a chlorine contact chamber as well as a storage tank. The system is considered a “package system” and will be installed according to the manufacturer's instructions.

Design Specifications

Average Expected Flow: 420

Application Rate: 0.064 gal / ft2 / day

Minimum Application Area: A = Q/Ri A = 420 GPD / 0.064 = 6562 square feet

Actual Application Area: A = 3.14 (31)2 x 2.5 = 6,653 square feet (see overlap sheet)

Pump Float Settings

Pump Tank: 2086-gallon single compartment tank (63” usable – Plumbed into the outlet) – See Gallons Per Inch Chart

Setting Elevation Above Tank Bottom

Pump-off Position: 10 inches

Pump-on Position: 13 inches

Alarm-on Position: 26 inches

Daily Operating Capacity: 13” = 424 gallons

Reserve Capacity: 37” = 1269 gallons

8-3-2026



PLAN-IT SEPTIC

Flow , Dosing and Head Calculations

Flow Rate: 3.4 GPM/head x 5 heads = 17 GPM

Dosing Rate: 2 doses @ 210 gal/dose / 17 GPM = 13 min/dose

Total Head:

Elevation Head: 10ft

Pressure Head: 30 PSI x 2.31 ft/PSI = 69.3

Friction Head: 1.25” Sch. 40 PVC @ 17 GPM = 3.9 ft per 100ft

185ft (3.9/100) (1.2 SF) = 8.7

Total Dynamic Head: 10 + 69.3 +8.7 = [88ft (within the pump curve) 38.1 PSI

Notes:

* A commercial irrigation timer will be used to cycle power to the pump to irrigate twice per night, once at 2:00 a.m. and again at 4:00 a.m.

Construction and Installation Requirements

Component placement shall conform to the approved site plan, and all treatment-unit and aerator installation shall follow manufacturer specifications.
All materials and construction methods shall conform to the standards for private sewage facilities prescribed in 30 TAC Chapter 285.
The installer shall hold a current and valid Texas installer certificate, at a minimum an Installer II certification.
The installer shall notify the designer and the regulatory authority a minimum of 48 hours in advance to schedule all required inspections and verify conformance with the approved plans and specifications.
The installer shall not deviate from these approved plans without prior written authorization from the designer.
Should field conditions differ from those reflected in the approved design, the installer shall suspend construction and notify the designer.
Diversion berms shall be installed as required to protect the irrigation and tank areas from surface-water runoff.
The installer is responsible for maintaining the minimum setback distances prescribed in 30 TAC Chapter 285.
No component shall be located within 10 feet of a potable water line; where unavoidable, installation shall comply with 30 TAC §290.44(e)(4)(B).

8-3-2026

STATE OF TEXAS
DAVID F. McGHEE JR.
4206
REGISTERED
PROFESSIONAL SANITARIAN

PLAN-IT SEPTIC

Electrical Components

All electrical wiring shall conform to the National Electrical Code (1999 edition) or other standards approved by the executive director. All external conductors shall be installed in approved rigid non-metallic gray-coded electrical conduit, buried in accordance with NEC requirements and terminated at a main service panel or sub-panel. All connections shall be made within approved junction boxes. Each electrical component shall be provided with a disconnect within direct line of sight of the point of service. All disconnects shall be weatherproof (rated for outdoor use) and shall incorporate maintenance lockout provisions.

Tank Requirements

Tank excavations shall be level and free of large rock and debris.
All tanks shall be set level upon a minimum 4- to 6-inch bedding layer of sand, sandy loam, clay loam, or pea gravel.
Tanks shall be backfilled with sand, sandy loam, clay loam, or pea gravel free of clay and large rock.
Risers are required on all tank inspection ports in accordance with 30 TAC §285.38 (eff. 09/01/2023), including access-limitation provisions (lid under 65 lb or secured hardware) and a secondary plug, net, or mesh within the riser. All access ports 12 inches and larger shall have risers extended a minimum of 2 inches above final grade.
All tank penetrations and openings shall be sealed watertight to prevent exfiltration of wastewater and infiltration of groundwater.
All tanks shall be filled with water and held a minimum of 24 hours to verify watertightness and structural integrity.
Tanks shall be set to provide a minimum fall of 1/8 inch per foot from the structure to the tank.
Building sewer piping from the structure to the tank shall be a minimum of Schedule 40 PVC or SDR 26.
Tanks shall be installed per manufacturer specifications. The designer is not responsible for noting seasonal groundwater within the tank excavation.

Irrigation and Landscape Requirements

Irrigation lines shall be 1.25-inch Schedule 40 PVC. All supply lines, spray heads, and valve boxes shall be permanently colored purple.
Any piping crossing a roadway, driveway, or other improvement shall be sleeved in larger-diameter Schedule 40 PVC.
Supply lines shall be buried a minimum of 6 inches below finished grade.
Where established vegetation is absent in the irrigation area, a seed mixture of winter rye and Bermuda grass shall be applied to establish seasonal cover.
The installer shall notify the property owner prior to removal of any trees or vegetation that may obstruct system operation.
All exposed surface rock shall be covered with a minimum of 4 inches of suitable soil.

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Vegetation shall be established prior to placing the system into service.

Additional Requirements

Audio-visual alarms shall be provided for the aerator and effluent pump on separate circuits/breakers.
High-water and air-compressor alarms shall be audio-visual and mounted where they are readily visible and audible upon activation.
The chlorinator shall be configured to maintain a minimum chlorine residual of 0.1 mg/L in the pump tank throughout the interval between scheduled inspections.
Disinfected effluent shall comply with the standards prescribed in 30 TAC Chapter 285. Tablet-type disinfection shall use calcium hypochlorite properly labeled for wastewater disinfection.

Maintenance Requirements

The applicant shall furnish the regulatory authority a valid maintenance contract with a certified maintenance provider prior to issuance of a permit.
The maintenance provider shall verify proper system operation and provide ongoing maintenance of the installation.
The initial maintenance contract shall be a minimum term of two years.
The maintenance contract shall authorize the provider to maintain and repair the system as required.
The property owner shall continuously maintain an executed written contract with a valid maintenance provider and shall submit a copy to the permitting authority no fewer than 30 days prior to any lapse in service.

Affidavit

The applicant shall record a certified copy of an affidavit with the County Clerk, referenced to the real-property deed for the parcel on which the surface application system is installed. The affidavit shall provide that the property shall not be transferred without satisfaction of the following conditions:
The successor owner has been advised that the property contains a surface application system for wastewater disposal.
The permit issued to the prior owner is transferred to the successor owner in accordance with 30 TAC §285.20(5). OSSF permits transfer automatically upon legal conveyance of the facility; such transfer occurs upon actual conveyance of the property unless ownership of the OSSF has been severed from the property.
The successor owner has submitted a valid maintenance contract to the permitting authority.

Designer's Certification and Limitations

This OSSF has been designed in conformance with the minimum requirements of 30 TAC Chapter 285. The design is based upon information furnished by the homeowner/builder. The designer is a registered septic designer and not a licensed surveyor; all property lines and property pins shall be field-verified

8-3-2026



prior to installation. The site evaluation and resulting design reflect technical information available at the time of evaluation, during which no shallow groundwater, nor slopes conducive to seepage, were observed.

Performance of the OSSF cannot be guaranteed notwithstanding full compliance with the applicable standards. In the event of failure, augmentation of the OSSF may be required. By accepting this design, the homeowner/builder acknowledges that the designer/site evaluator's liability shall not exceed the agreed design fee.

8-3-2026



SPRAY APPLICATION CALCULATIONS

Permit Number:

Property Owner:

Property Location:

Flow (Q) (GPD): 420 **Ri (Figure I, 285.90):** 0.064

420 **GPD /** 0.064 **Ri =** 6,563 **sq. ft. (Total Spray Application Area Required)**

Number of Heads	Degree of Coverage Example(90)	Radius of Head (Ft.)	Square Footage Obtained
5	180	31	7,548

	Overlap C-1	Overlap C-2	Overlap C-3	Overlap C-4
Radius Circle 1	31	31		
Radius Circle 2	31	31		
Between Centers	42	51		
Overlap:	631	264		

	Overlap C-5	Overlap C-6	Overlap C-7	Overlap C-8
Radius Circle 1				
Radius Circle 2				
Between Centers				
Overlap:				

894 **Total Overlap**

6,653 **sq. ft. (Actual Spray Application Area to be Installed)**

6,563 **sq. ft. (Total Spray Application Area Required)**

8-3-2026

STATE OF TEXAS
DAVID F. McGHEE JR.
4206
REGISTERED
PROFESSIONAL SANITARIAN

System Components

A. 4" Sch. 40 PVC pipe
with 2-way cleanout

B. MaxxAir MI000 (1000 GPD)
with a 2086 Pump Tank
and a Liquid Chlorinator

C. 1.25" Sch. 40 purple PVC
distribution pipe

D. 5 - 180 degree K-Rain Pro
Plus Low Angle Spray Heads
with 31' radius #4 Nozzle

X = Profile Holes

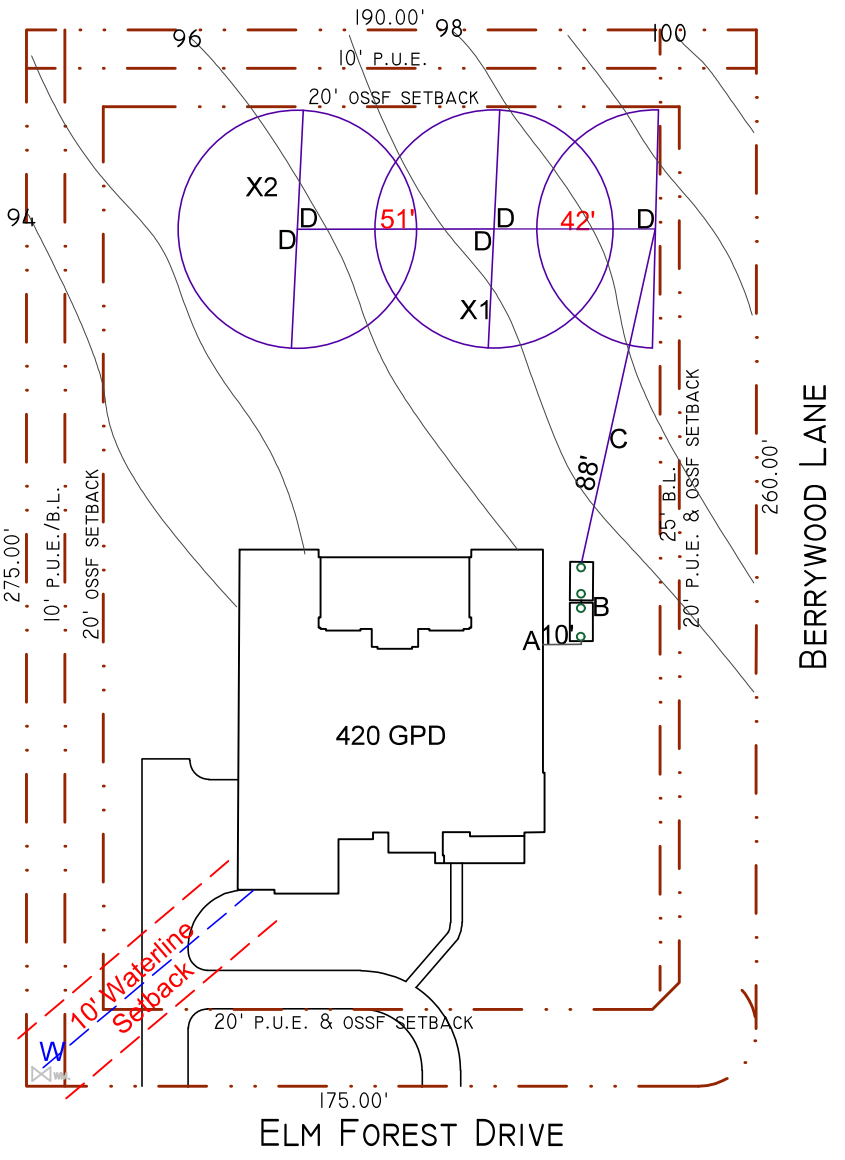
8-3-2026

STATE OF TEXAS
DAVID F. McGHEE JR.
4206
REGISTERED
PROFESSIONAL SANITARIAN

Dave McGhee

1' OSSF Setback to
all easments

5' Tank setback to
house and all flatwork



All piping shall be bedded with 4" of Class IB, II or Class III soil with less than 30% organic material and free of any rocks or grains larger than ½"

Refer to tank detail and design notes for more information

Surface rock in spray area must be excavated, or covered with a minimum of 4" of suitable soil

Trim trees in application area to maintain a minimum 10' setback from spray heads

All separation and setback requirements as stated in chapter 285, TCEQ, On-Site Sewage Facilities, must be maintained

Perry Homes 1145 Elm Forest Drive The Preserve at Elm Creek Lot 38, Block 2	Scale 1" = 50'	Drawing No.: 01

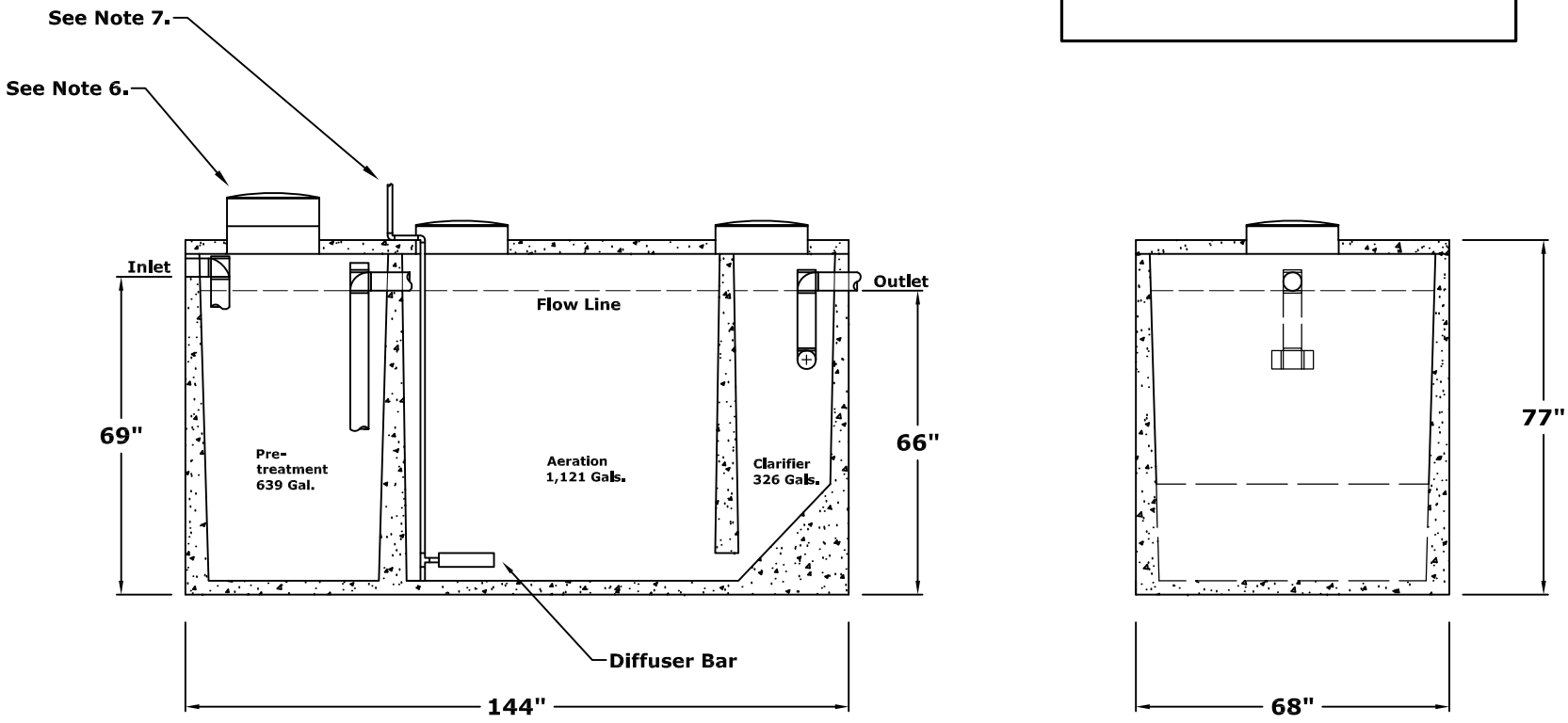
•Risers are required on all tank inspection ports as per 30 TAC 285.38 (September 1, 2023). This includes access limitation (<65lbs lid or hardware secured lid) and secondary plug, net, or mesh in riser. All Risers will be a minimum 2" above final grade.

GENERAL NOTES:

1. **Plant structure material to be precast concrete and steel.**
2. **Maximum burial depth is 30" from slab top to grade.**
3. **Weight = 16,600 lbs.**
4. **Treatment capacity is 1,000 GPD.**
5. **BOD Loading = 3.00 lbs. per day.**
6. **20" Ø acess riser w/ lid (Typical 3). Optional extension risers available.**
7. **Sch. 40 PVC Air Line to Maxx Air M-1000 Air Compressor (Max. 50 Lft from Plant).**

Inlet and outlet T's will extend .25 to .50 of the depth of tank as shown on Figures 6 and 7 of Title 30 T.A.C. 285

MINIMUM EXCAVATION DIMENSIONS:
Width: 80"
Length: 156"



MAXX AIR M-1000
Aerobic Treatment Plant (Assembled)

Model: M-1000

Jan, 2019
By: A.S.

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-M1000-2

Advantage Wastewater Solutions llc
444 A Old Hwy No 9
Comfort, TX 78013
830-995-3189
fax 830-995-4051

Advantage
Wastewater Solutions llc

Pump Tank: 2086-gallon single compartment tank
(63" usable – Plumbed into the outlet) –
See Gallons Per Inch Chart

Pump-off Position: 10 inches above tank bottom
Pump-on Position: 13 inches above tank bottom
Alarm-on Position: 26 inches above tank bottom

Daily Operating Capacity: 12" = 424 gallons
Reserve Capacity: 38" = 1269 gallons

GENERAL NOTES:

1. Tank structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 16,600 lbs.
4. Tank capacity is 2,086 Gal.
5. 20" Ø acess riser w/ lid (Typical 3). Optional extension risers available.
6. 4" min. compacted sand or gravel pad by Contractor

Inlet and outlet T's will extend .25 to .50 of the depth of the tank as shown on Figures 6 & 7 of Title 30 T.A.C. 285

MINIMUM EXCAVATION DIMENSIONS:
Width: 80"
Length: 156"

CERTIFICATIONS:

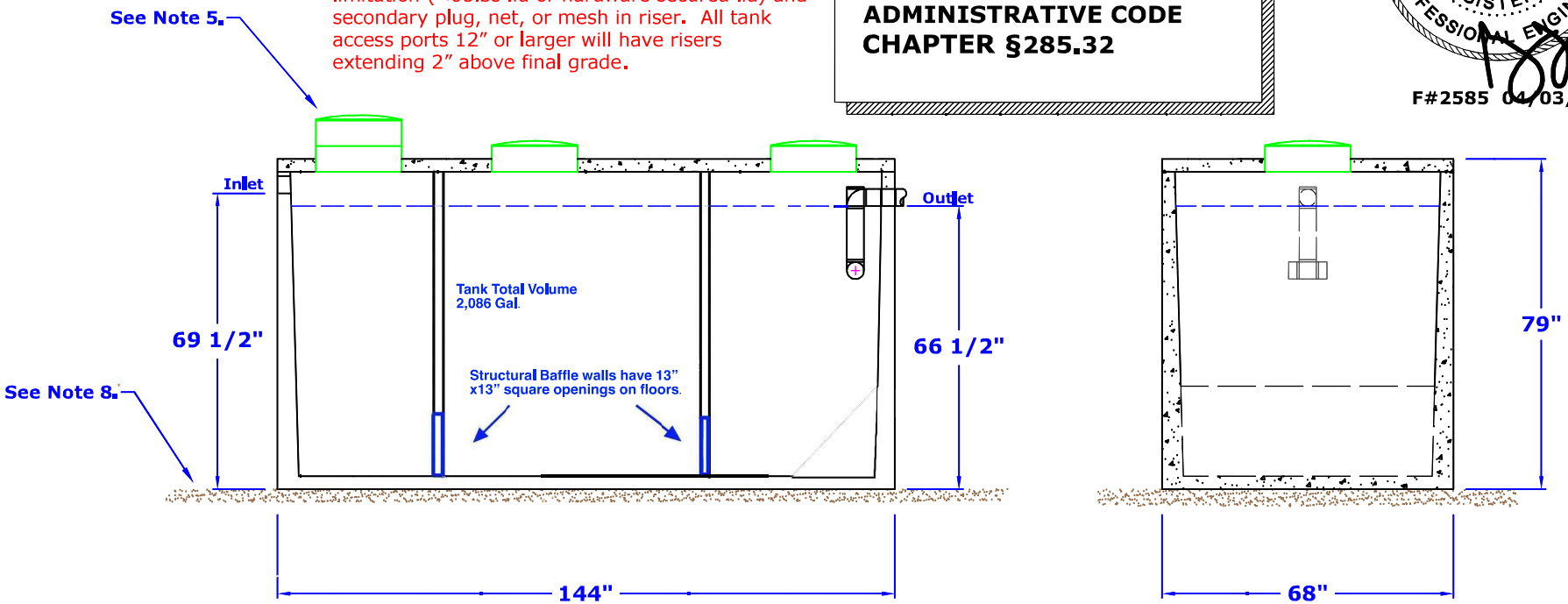
*** ANALYSIS AND DESIGN IN ACCORDANCE WITH ASTM STANDARD C 1227**

*** COMPLIES WITH 30 TEXAS ADMINISTRATIVE CODE CHAPTER §285.32**

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

F#2585 04/03/2019

Risers are required on tank inspection ports as per 30 TAC 285.38 (9/1/2023). This includes access limitation (<65lbs lid or hardware secured lid) and secondary plug, net, or mesh in riser. All tank access ports 12" or larger will have risers extending 2" above final grade.



2086 gallon tank

Model: 2086 gallon

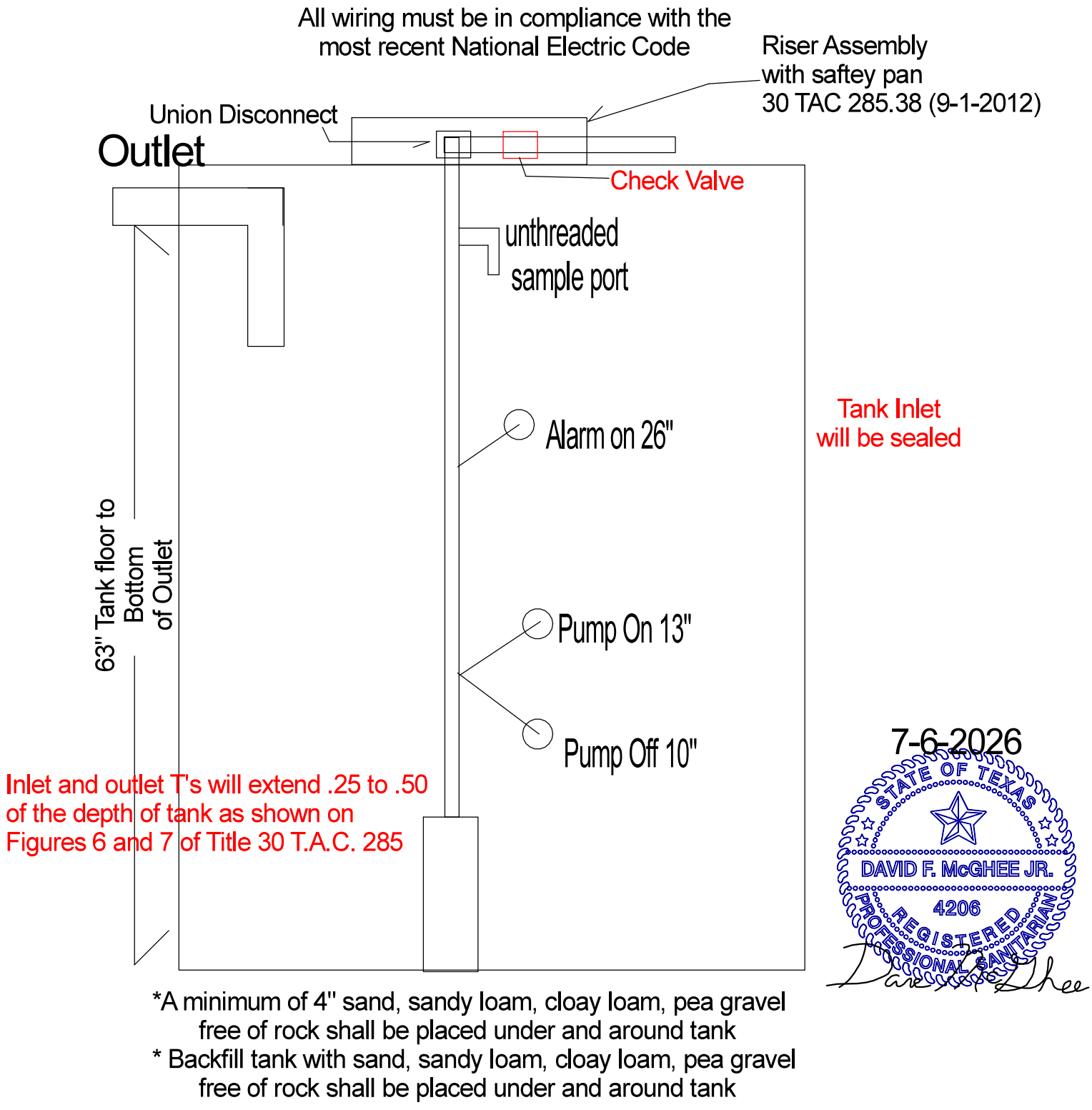
November 2011
By: gwj

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: 2086 tank

Advantage
Wastewater Solutions llc
Advantage Wastewater Solutions llc.
444 A Old Hwy No 9
Comfort, TX 78013
830-995-3189
fax 830-995-4051

2086 Gallon Pump Tank



*A minimum of 4" sand, sandy loam, cloay loam, pea gravel free of rock shall be placed under and around tank

* Backfill tank with sand, sandy loam, cloay loam, pea gravel free of rock shall be placed under and around tank

- Risers are required on all tank inspection ports as per 30 TAC 285.38 (September 1, 2023). This includes access limitation (<65lbs lid or hardware secured lid) and secondary plug, net, or mesh in riser. All risers will be a minimum 2” above final grade.

C1 SERIES
CISTERN PUMPS

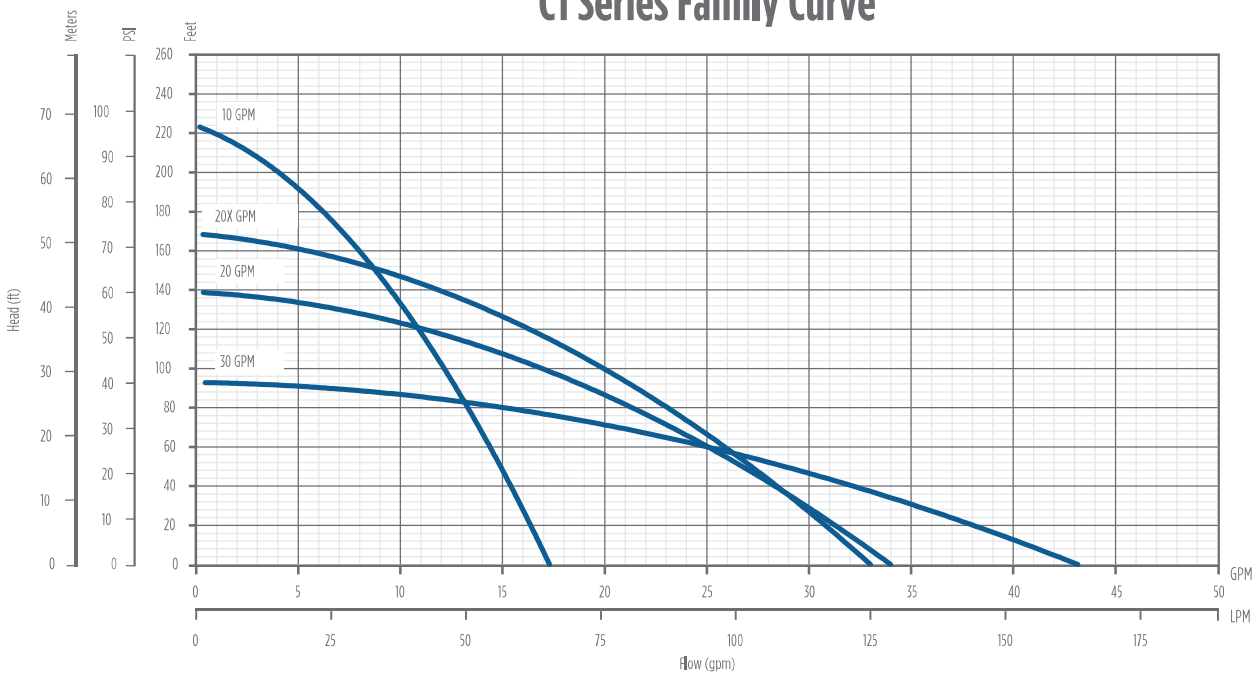


Designed for use in gray water / filtered effluent service applications, the C1 Series cistern pump provides high performance and long life in less than ideal water conditions. The C1 Series pump is able to pass solids up to 1/8" without having a negative effect on the internal hydraulic components.

The pump's unique bottom suction design allows for maximum fluid drawdown without compromising durability or overall life, and it does not require the use of a flow induction sleeve. Intended specifically for use in a cistern or tank, C1 Series pumps are suitable for use in agricultural, residential, and commercial installations.

Franklin Electric

C1 Series Family Curve



FEATURES

- Supplied with a removable 5" base for secure and reliable mounting
- Bottom suction design
- Robust thermoplastic discharge head design resists breakage during installation and operation
- Single shell housing design provides a compact unit while ensuring cool and quiet operation
- Hydraulic components molded from high quality engineered thermoplastics
- Optimized hydraulic design allows for increased performance and decreased power usage
- All metal components are made of high grade stainless steel for corrosion resistance
- Available with a high quality 115 V or 230 V, ½ hp motor
- Fluid flows of 10, 20, and 30 gpm, with a max shut-off pressure of over 100 psi
- Heavy duty 600 V 10 foot SJOOW jacketed lead

APPLICATIONS

- Gray water pumping
- Filtered effluent service water pumping
- Water reclamation projects such as pumping from rain catchment basins
- Aeration and other foundation or pond applications
- Agriculture and livestock water pumping

ORDERING INFORMATION

C1 Series Pumps							
GPM	HP	Volts	Stage	Model No.	Order No.	Length (in)	Weight (lbs)
10	1/2	115	7	10C1-05P4-2W115	90301005	26	17
		230	7	10C1-05P4-2W230	90301010	26	17
20		115	5	20C1-05P4-2W115	90302005	25	16
		230	5	20C1-05P4-2W230	90302010	25	16
20X		115	6	20XC1-05P4-2W115	90302015	26	17
		230	6	20XC1-05P4-2W230	90302020	26	17
30		115	4	30C1-05P4-2W115	90303005	25	16
		230	4	30C1-05P4-2W230	90303010	25	16

Note: All units have 10 foot long SJOOW leads.

Pro*Plus* Performance Data

Model Numbers: 11003, 11003-HP, 11003-SH, 11003-RCW • **Arc Adjust:** 40-360 • **Drive Type:** Gear • **Warranty**: 5 years

Standard Performance Data:

26 degree trajectory

Nozzle	Pressure (PSI)	Radius (ft)	Flow (GPM)	Precip (IN/HR) ■	Precip (IN/HR) ▲
0.5	30	28	0.5	0.06	0.07
	40	**29**	**0.6**	**0.07**	**0.08**
	50	29	0.7	0.08	0.09
	60	30	0.8	0.09	0.10
0.75	30	29	0.7	0.08	0.09
	40	**30**	**0.8**	**0.09**	**0.10**
	50	31	0.9	0.09	0.10
	60	32	1.0	0.09	0.11
1	30	32	1.3	0.12	0.14
	40	**33**	**1.5**	**0.13**	**0.15**
	50	34	1.6	0.13	0.15
	60	35	1.8	0.14	0.16
2	30	37	2.4	0.17	0.19
	40	**40**	**2.5**	**0.15**	**0.17**
	50	42	3.0	0.16	0.19
	60	43	3.3	0.17	0.20
2.5 Pre-Installed	30	38	2.5	0.17	0.19
	40	**39**	**2.8**	**0.18**	**0.20**
	50	40	3.2	0.19	0.22
	60	41	3.5	0.20	0.23
3	30	38	3.6	0.24	0.28
	40	**39**	**4.2**	**0.27**	**0.31**
	50	41	4.6	0.26	0.30
	60	42	5.0	0.27	0.32
4	30	43	4.4	0.23	0.26
	40	**44**	**5.1**	**0.25**	**0.29**
	50	46	5.6	0.25	0.29
	60	49	5.9	0.24	0.27
6	**40**	**45**	**5.9**	**0.28**	**0.32**
	50	46	6.0	0.27	0.32
	60	48	6.3	0.26	0.30
	70	49	6.7	0.27	0.31
8	**40**	**42**	**8.0**	**0.44**	**0.50**
	50	45	8.5	0.40	0.47
	60	49	9.5	0.38	0.44
	70	50	10.0	0.39	0.44

Metric Performance Data:

26 degree trajectory

Nozzle	Pressure (bar)	Radius (meter)	Flow (l/m)	Precip (mm/hr) ■	Precip (mm/hr) ▲
0.5	2.0	8.5	1.9	1.6	1.8
	3.0	**8.8**	**2.3**	**1.7**	**2.0**
	3.5	8.8	2.6	2.0	2.3
	4.0	9.1	3.0	2.2	2.5
0.75	2.0	8.8	2.6	2.0	2.3
	3.0	**9.1**	**3.0**	**2.2**	**2.5**
	3.5	9.4	3.4	2.3	2.6
	4.0	9.8	3.8	2.4	2.8
1	2.0	9.8	4.9	3.1	3.6
	3.0	**10.1**	**5.7**	**3.4**	**3.9**
	3.5	10.4	6.1	3.4	3.9
	4.0	10.7	6.8	3.6	4.1
2	2.0	11.3	9.1	4.3	4.9
	3.0	**12.2**	**9.5**	**3.8**	**4.4**
	3.5	12.8	11.4	4.2	4.8
	4.0	13.1	12.5	4.4	5.0
2.5 Pre-Installed	2.0	11.6	9.5	4.2	4.9
	3.0	**11.9**	**10.6**	**4.5**	**5.2**
	3.5	12.2	12.1	4.9	5.6
	4.0	12.5	13.2	5.1	5.9
3	2.0	11.6	13.6	6.1	7.0
	3.0	**11.9**	**15.9**	**6.8**	**7.8**
	3.5	12.5	17.4	6.7	7.7
	4.0	12.8	18.9	6.9	8.0
4	2.0	13.1	16.7	5.8	6.7
	3.0	13.4	19.3	6.4	7.4
	3.5	14.0	21.2	6.5	7.5
	4.0	14.9	22.3	6.0	6.9
6	**3.0**	**13.7**	**22.3**	**7.1**	**8.2**
	3.5	14.0	22.7	6.9	8.0
	4.0	14.6	23.8	6.7	7.7
	5.0	14.9	25.4	6.8	7.9
8	**3.0**	**12.8**	**30.3**	**11.1**	**12.8**
	3.5	13.7	32.2	10.3	11.8
	4.0	14.9	36.0	9.7	11.2
	5.0	15.2	37.9	9.8	11.3

Low Angle Standard Performance Data

12 degree trajectory

Nozzle	Pressure (PSI)	Radius (ft)	Flow (GPM)	Precip (IN/HR) ■	Precip (IN/HR) ▲
1	30	22	1.2	0.24	0.28
	40	**24**	**1.7**	**0.28**	**0.33**
	50	26	1.8	0.26	0.30
	60	28	2.0	0.25	0.28
3	30	29	3.0	0.34	0.40
	40	**32**	**3.1**	**0.29**	**0.34**
	50	35	3.5	0.28	0.32
	60	37	3.8	0.27	0.31
4	30	31	3.4	0.34	0.39
	40	**34**	**3.9**	**0.32**	**0.37**
	50	37	4.4	0.31	0.36
	60	38	4.7	0.31	0.36
6	**40**	**38**	**6.5**	**0.43**	**0.50**
	50	40	7.3	0.44	0.51
	60	42	8.0	0.44	0.50
	70	44	8.6	0.43	0.49

Low Angle Metric Performance Data

12 degree trajectory

Nozzle	Pressure (bar)	Radius (meter)	Flow (l/m)	Precip (mm/hr) ■	Precip (mm/hr) ▲
1	2.0	6.7	4.5	6.1	7.0
	3.0	**7.3**	**6.4**	**7.2**	**8.3**
	3.5	7.9	6.8	6.5	7.5
	4.0	8.5	7.6	6.2	7.2
3	2.0	8.8	11.4	8.7	10.1
	3.0	**9.8**	**11.7**	**7.4**	**8.5**
	3.5	10.7	13.2	7.0	8.1
	4.0	11.3	14.4	6.8	7.8
4	2.0	9.4	12.9	8.6	10.0
	3.0	**10.4**	**14.8**	**8.2**	**9.5**
	3.5	11.3	16.7	7.9	9.1
	4.0	11.6	17.8	8.0	9.2
6	**3.0**	**11.6**	**24.6**	**11.0**	**12.7**
	3.5	12.2	27.6	11.2	12.9
	4.0	12.8	30.3	11.1	12.8
	5.0	13.4	32.6	10.9	12.5

All precipitation rates are calculated at 360 degrees. For precipitation rates at 180 degrees, multiply by 2. Data represents test results in zero wind. Adjust for local conditions. Radius may be reduced with nozzle retention screw.

-300 AMP SERVICE
-RUN RO LINE FROM MAIN KITCHEN FRIDGE AND PREP KITCHEN FRIDGE TO UNDER SINK FOR FUTURE RO SYSTEM
-DINING AREA CABINETS BEECH STAINED J-KRAFT: DRIFTWOOD
-KITCHEN CABINETS - ALL LOWERS AND ISLAND CABINETS TO BE BEECH STAINED AND UPPER PERIMETER CABINETS PAINTED ISLAND&LOWERS STAINED JKRAFT - DRIRFTWOOD / UPPERS PAINTED EIDER WHITE
-FRIDGE OPENING TO BE 48"
GUTTERS ALL SIDES
SOAP DISPENSER CONTEMPORARY

PERRY HOMES

3200 Southwest Fwy
Suite 2800
Houston, TX 77027
TEL.: 800.247.3779
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6/17/2026 10:27:46 AM

REGISTERED ARCHITECT CHARLES C. DICKSON No. 8938 STATE OF TEXAS

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ISSUE/REVISION SCHEDULE

DATE	#	DESCRIPTION	INITIAL
01.26.26	1	ADD NOREX WINDLOADS	SG
01.26.26	2	SLABS COMPLETE	SG
01.26.26		FINAL	SG
02.05.26	3	REVISE ATTIC ACCESS @ E1 FROM 30X54X132 TO 30X63X132	DM
	4	REVISE FRAMING @ E1 FOR ATTIC ACCESS CHANGE	
	5	REVISE ATTIC ACCESS @ E-30 FROM 30X54X132 TO 30X63X132	
	6	REVISE FRAMING @ E-30 FOR ATTIC ACCESS CHANGE	
	7	REVISE ATTIC ACCESS @ E-31 FROM 30X54X132 TO 30X63X132	
	8	REVISE FRAMING @ E-31 FOR ATTIC ACCESS CHANGE	
02.13.26	9	REVISED NOREX WINDLOADS 02.11.26	SG
02.13.26		FINAL	SG
05.04.26	10	NEW ELEVATION E-32	DM
	11	NEW ELEVATION E-70	
	12	ESTIMATING	
	13	RELOCATED UPPER ENTRY WALLS FROM BASE TO STRIP FOR CEILING HEIGHTS	
05.08.26	14	REVISE E1 FRONT ELEVATION PER DESIGN	DM
	15	ADD DORMER ABOVE BEDROOM #5 WITH (3) 2036 PWDL	
	16	ADD BRICK GABLE ABOVE FRONT PORCH WITH (3) 2046 PWDL	
	17	ADD 8"X30" FALSE VENT TO GARAGE GABLE IN LEU OF BRICK SOLDIERS	
	18	ADD 8"X30" FALSE VENT TO NEW ENTRY GABLE	
	19	REVISE ROOF PROFILE	
	20	REVISE ROOF FRAMING	
	21	REVISE CEILING FRAMING @ E1	
	22	UPDATE 3D DWF @ E1	
	23	UPDATE BROCHURE	
	24	UPDATE ROOF VENTING @ E1	
	25	UPDATE SIDE ELEVATIONS @ E1	
	26	REVISE PATI2 ROOF @ E1	
05.14.26	27	RENUMBER E-70 TO E-33	DM
05.20.26	28	ADD E32 ELEVATION	DM
05.20.26	29	ADD E33 ELEVATION	DM
05.20.26	30	REVISED NOREX WINDLOADS 05.19.26 PER REVS. 14, 28-29	SG
05.20.26	31	SLABS COMPLETE PER REVS. 28-29	SG
05.20.26		FINAL	SG

ISSUE/REVISION SCHEDULE

DATE	#	DESCRIPTION	INITIAL

COVER SHEET
CLASSIC SERIES

9HSB4, 9HSB5, HSHWR, PATI2, PDRC, CKUPP

1145 ELM FOREST DRIVE

NOTE: STACK PLATE FOR RAFTERS @ 14/12 OR GREATER

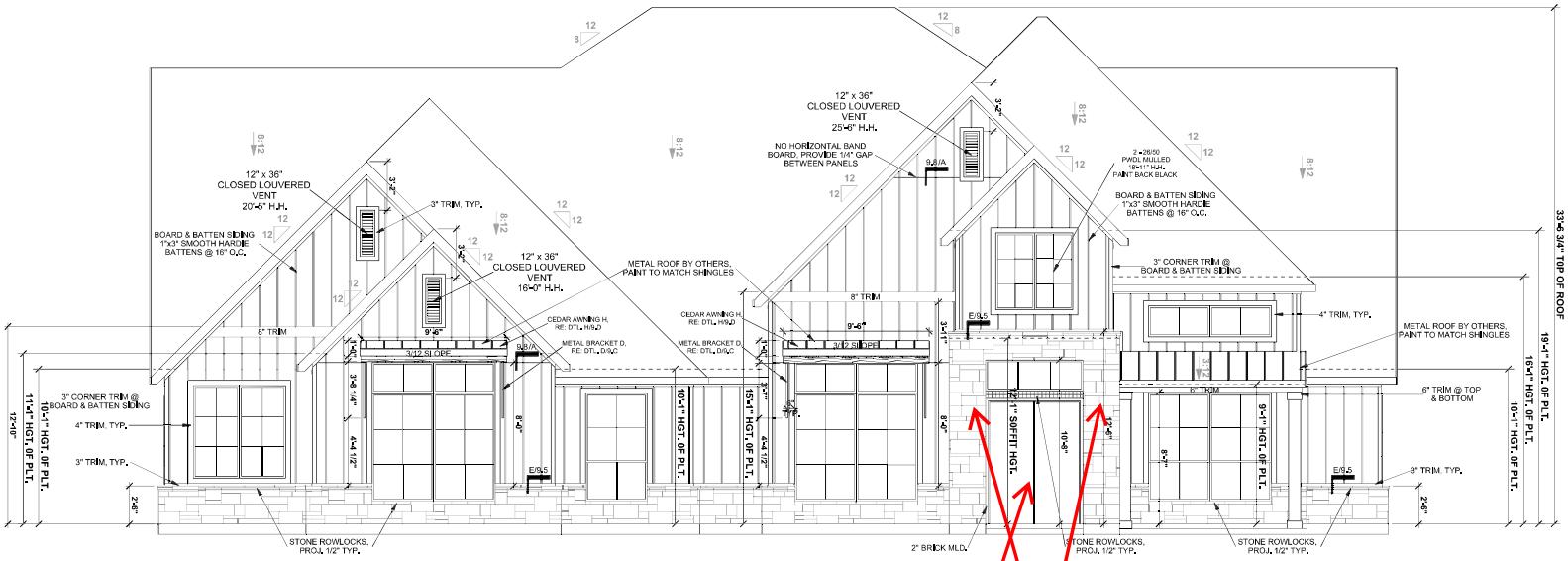
FIRST FLOOR SQUARE FOOTAGE	4594 SQ.FT.
SECOND FLOOR SQUARE FOOTAGE	0 SQ.FT.
THIRD FLOOR SQUARE FOOTAGE	0 SQ.FT.
PORCH/PATIO/BALCONY SQUARE FOOTAGE	856 SQ.FT.
PORTE-COCHERE SQUARE FOOTAGE	SQ.FT.
GARAGE SQUARE FOOTAGE	832 SQ.FT.
TOTAL AREA	6282 SQ.FT.

PLAN NO.: 4594A
SHEET NO.: 0.1
DATE: 12.12.25
DRAWN BY: DM
DRAWN IN REVIT

6/17/2026 10:28:12 AM

Stucco Wall Color: SNOWBOUND (SW 7004)
Fascia/Soffit Color: TRICORN BLACK (SW 6258)
UPGRADE WINDOWS TO BLACK FRAME
Sliding Door Color: Black Capstock
Shingle Color: SHADOW BLACK

REGISTERED ARCHITECT CHARLES C. DICKSON 8938 STATE OF TEXAS



FRONT ELEVATION @ E-33
1/8" = 1'-0"

NOTE: 3 1/2" X 3 1/2" X 1/4" STEEL LINTEL TYP. U.N.O.

NOTE: ROOF PITCH CHANGES AT THIS ELEVATION

NOTE: REFER TO AWNING DETAIL PAGE 9.A AND 9.B FOR BLOCKING LOCATIONS

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PERRY HOMES™
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TEL. 800.247.2779
3200 SOUTHWEST FWY STE. 2800 HOUSTON, TX 77027

SQUARE FOOTAGE:
FIRST FLOOR:
SECOND FLOOR:
THIRD FLOOR:
TOTAL:

1145 ELM FOREST DRIVE

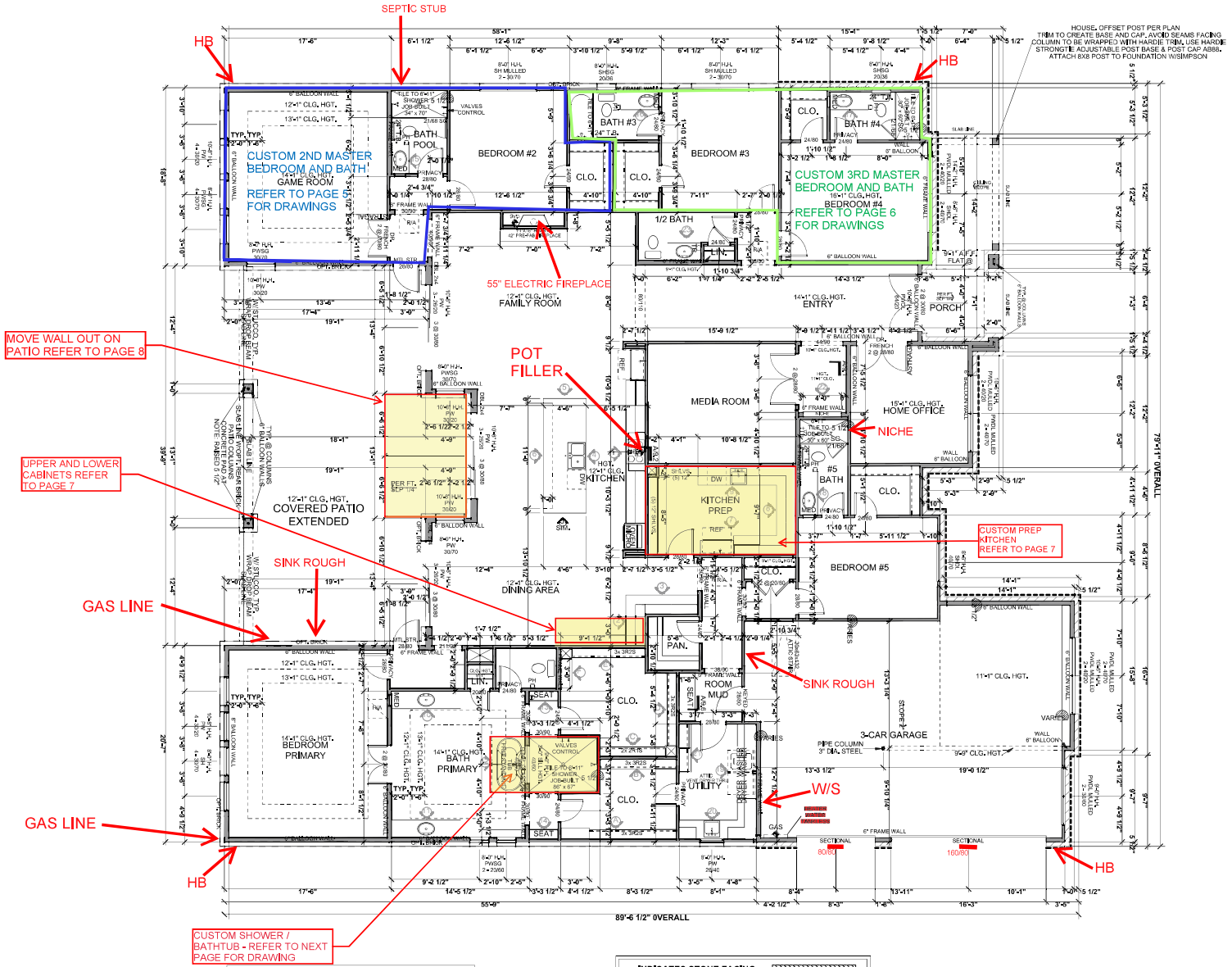
FRONT ELEVATION @ E-33

PLAN NO.
4594A
SHEET NO.
8.33.00
DATE: 12.12.25
DRAWN BY: DM
DRAWN IN REVIT

SQUARE SHEETROCK CORNERS

6/17/2026 10:28:17 AM





SCALE: 3/32" = 1'-0"

NOTE: STACK PLATE FOR RAFTERS @ 14/12 OR GREATER

INDICATES STONE FACING

INDICATES STONE WAINSCOT

NOTE: 6" MINIMUM SPACING BETWEEN WINDOWS INCLUDING TRANSOMS U.N.O.

MEDICINE CABINET LOCATIONS SHOWN ARE OPTIONAL

NOTE: RELOCATE TOWEL BAR AS NEEDED TO AVOID CONFLICT, RE: B/9.5

CLG. HGT. 10' - 1" U.N.O.

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3200 SOUTHWEST FWY. STE. 2800 HOUSTON, TX. 77027

SQUARE FOOTAGE:	
FIRST FLOOR:	4594
SECOND FLOOR:	0
THIRD FLOOR:	0
TOTAL:	4594

1145 ELM FOREST DRIVE

FIRST FLOOR PLAN @ E-33

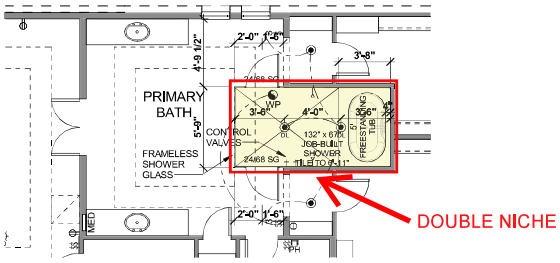
PLAN NO. 4594A

SHEET NO. 8.33.01

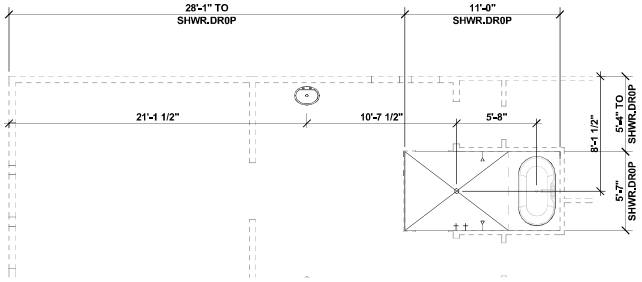
DATE: 12.12.25

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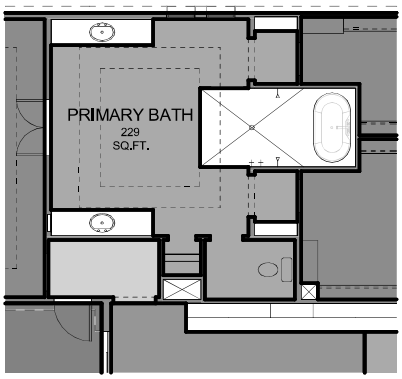
DRAWN IN REVIT



PARTIAL FIRST FLOOR



PARTIAL FIRST FLOOR



*COP REVISION BEING DONE WITH SALES

SP

PARTIAL FIRST FLOOR

NOTE:
- THESE CHANGES WILL REQUIRE MODIFICATIONS TO ALL CONSTRUCTION DOCUMENTS.
- ENGINEERING APPROVAL REQUIRED.
- IF SKETCH IS APPROVED, PLEASE SUBMIT FOR ECO.

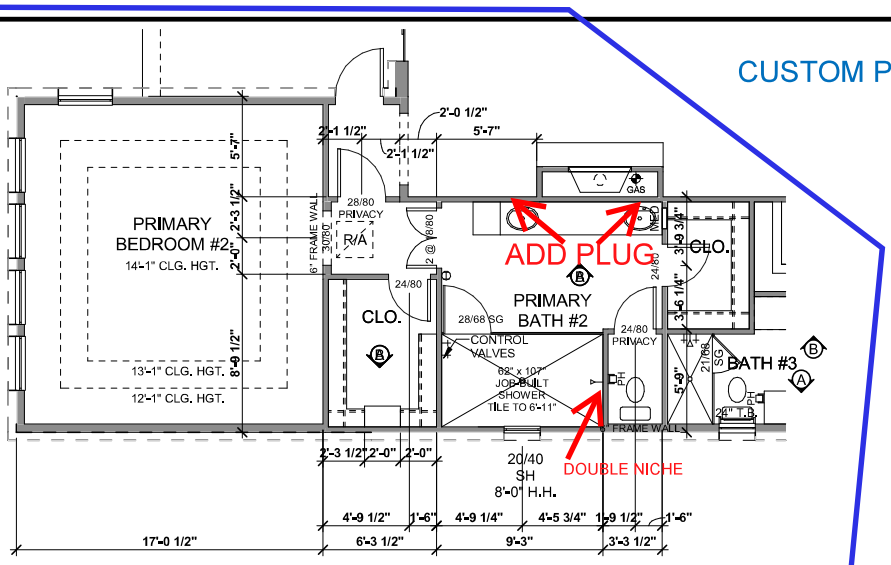
4594A, E-1
217 BERRYWOOD LANE

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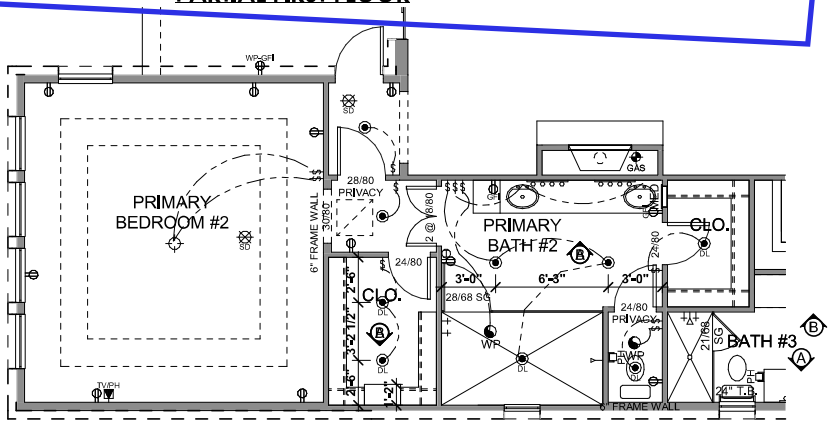
PERRY HOMES

MW - 04.14.26

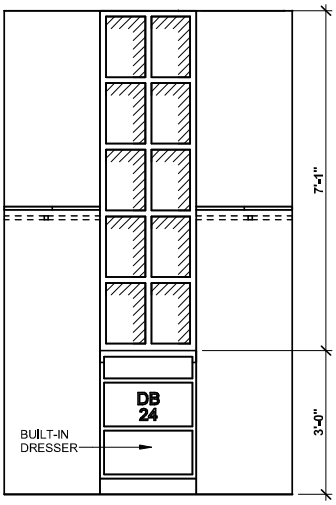
CUSTOM PRIMARY BEDROOM AND BATHROOM #2



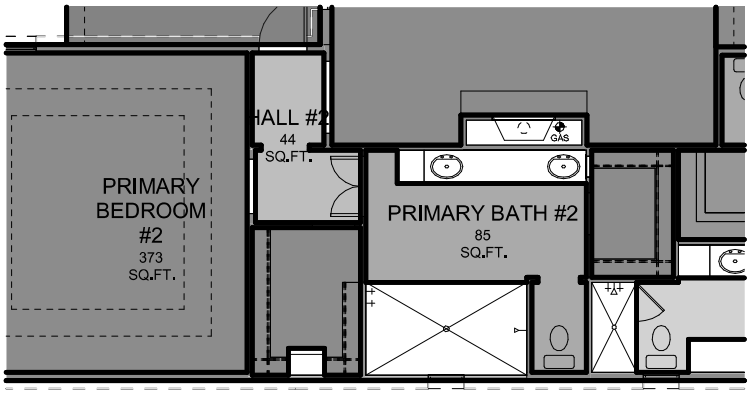
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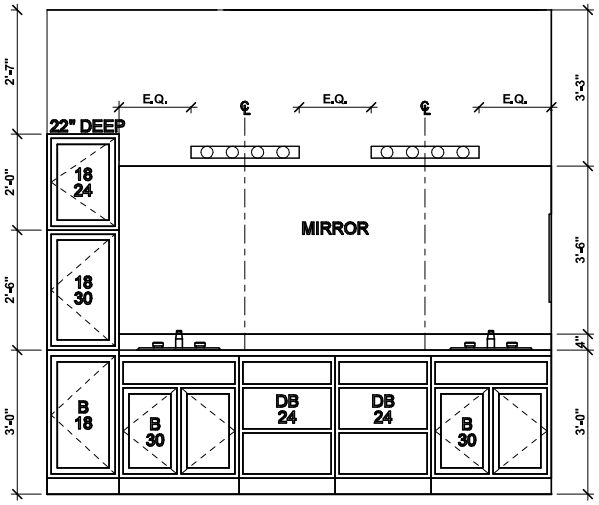
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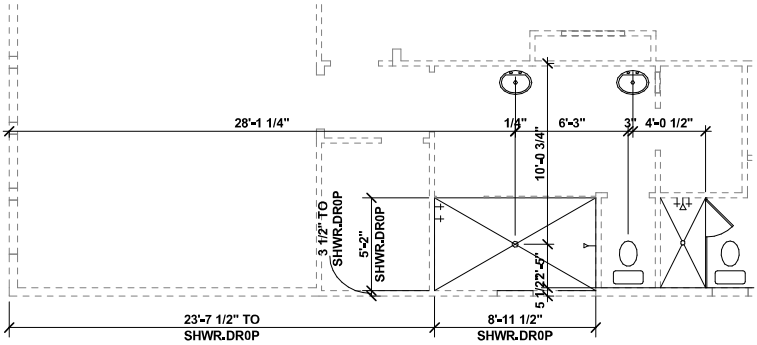
A DRESSER
1/4" = 1'-0"



PARTIAL FIRST FLOOR

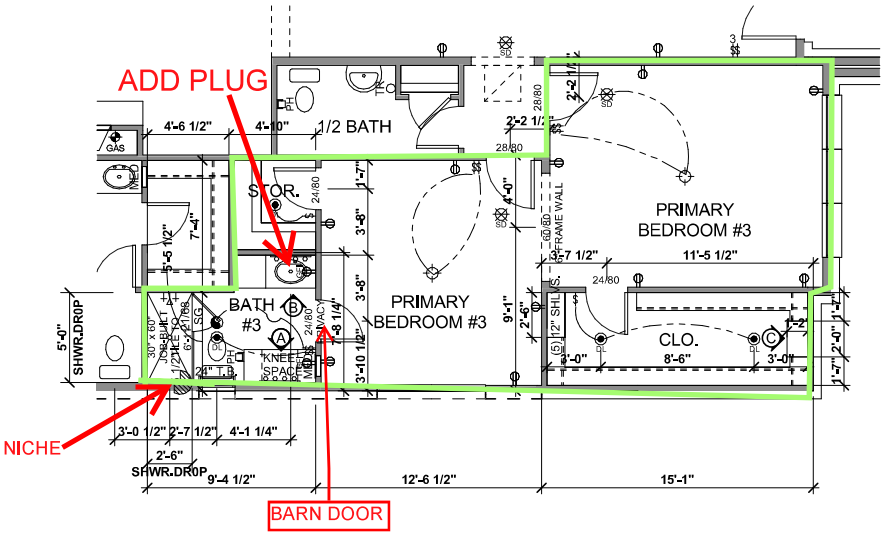


B PRIMARY BATH #2
1/4" = 1'-0"

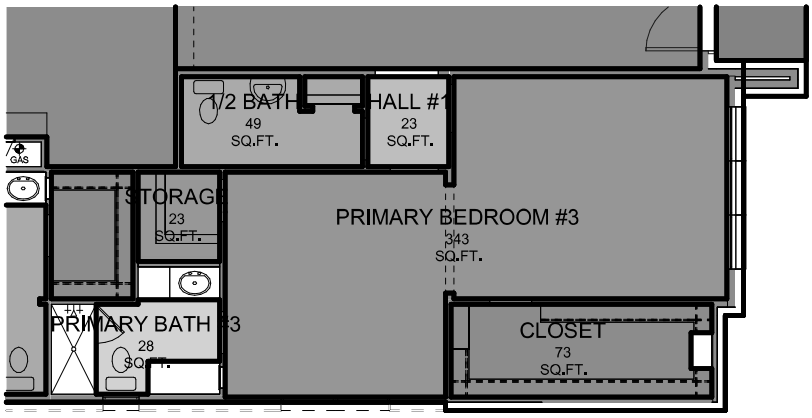


PARTIAL FIRST FLOOR

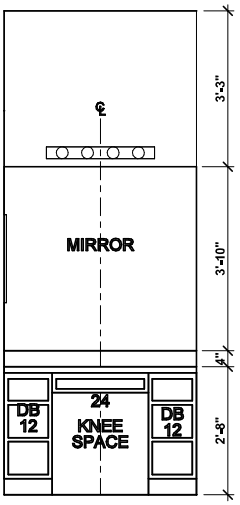
NOTE:



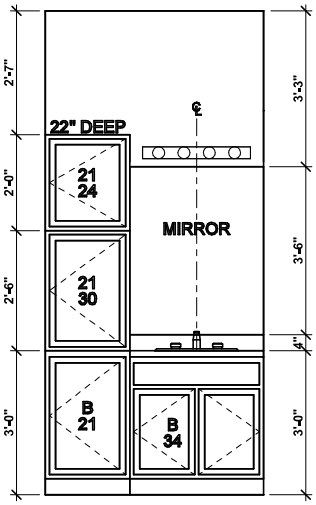
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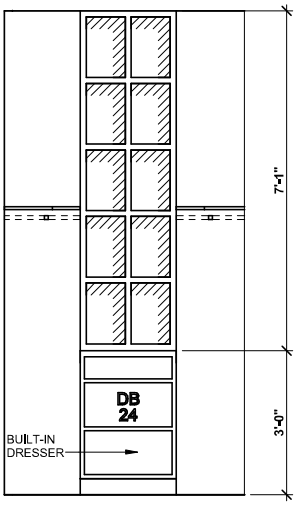
PARTIAL FIRST FLOOR



A BATH #3
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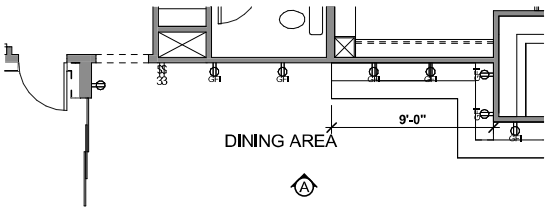


B BATH #3
1/4" = 1'-0"

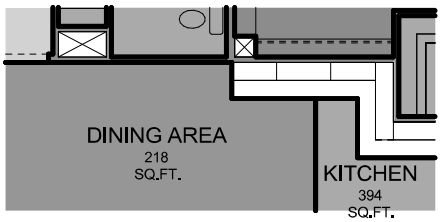


C DRESSER
1/4" = 1'-0"

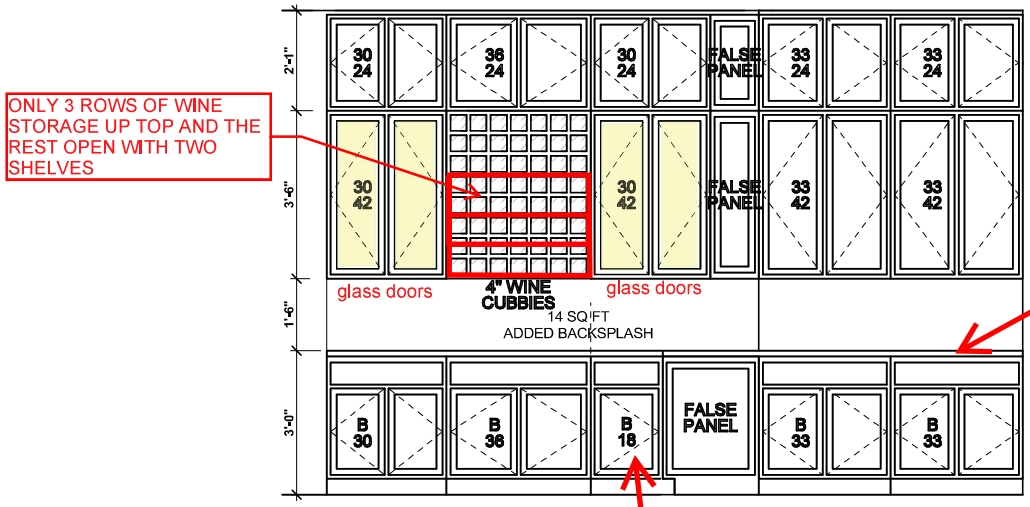
NOTE:



PARTIAL FIRST FLOOR



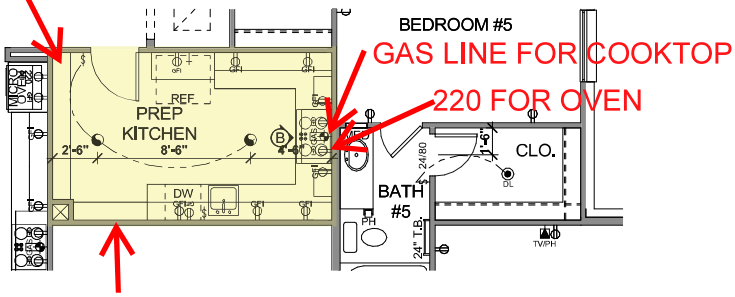
PARTIAL FIRST FLOOR



A DINING
1/4" = 1'-0"

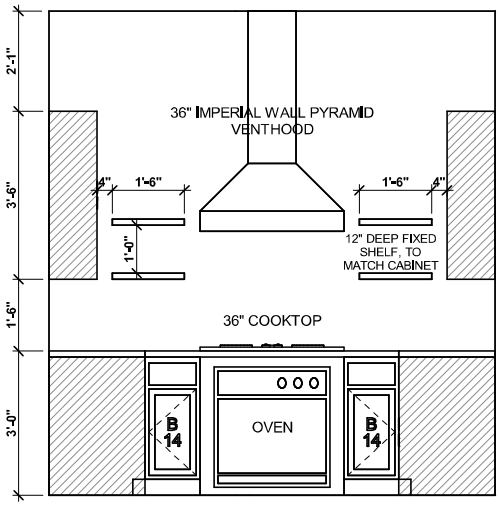
18" APPLIANCE OPENING

16" SHELVES

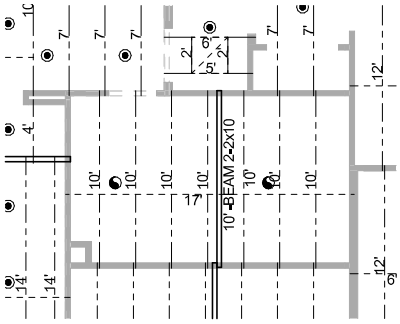


12" SHELVES

PARTIAL FIRST FLOOR

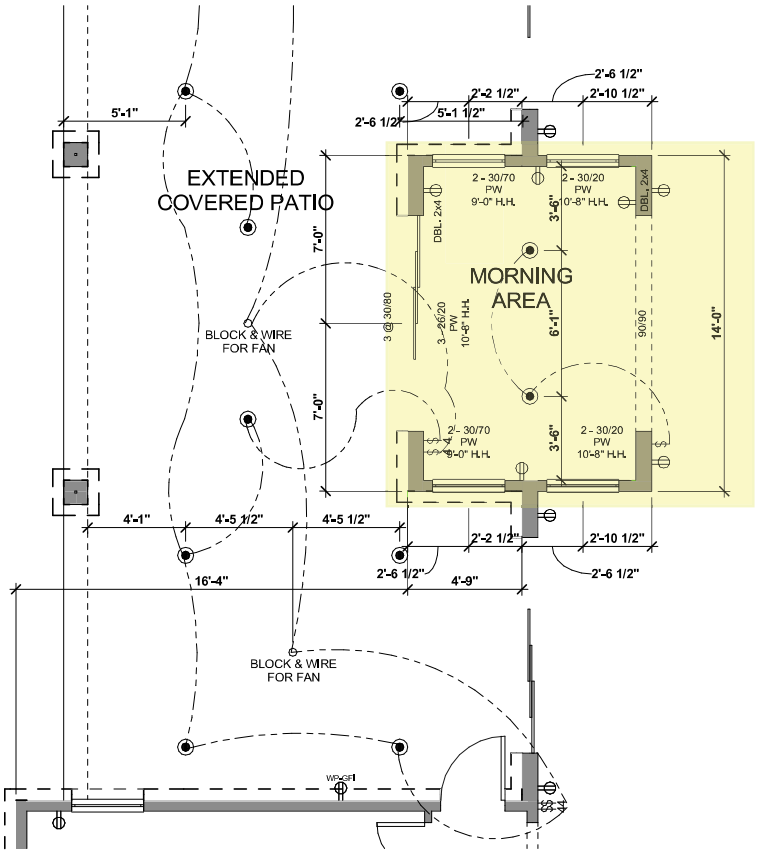


B PREP KITCHEN
1/4" = 1'-0"

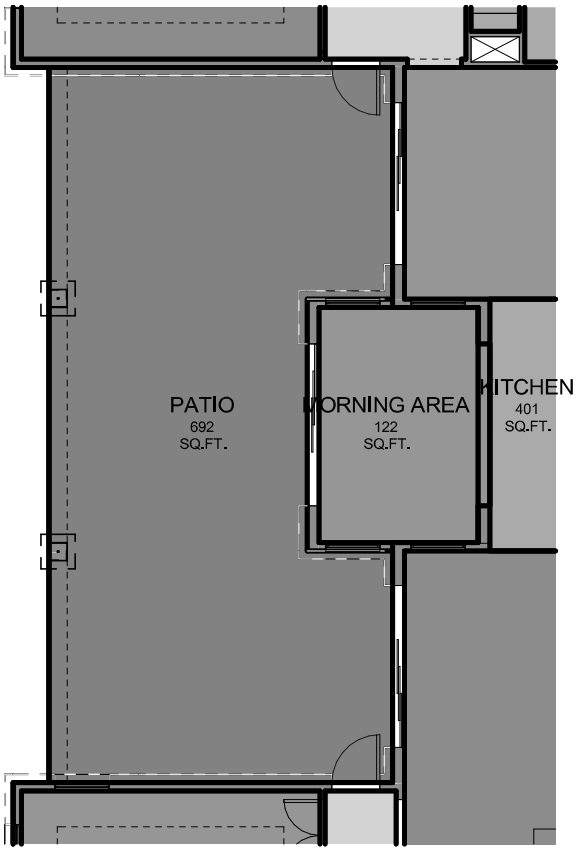


PARTIAL FIRST FLOOR

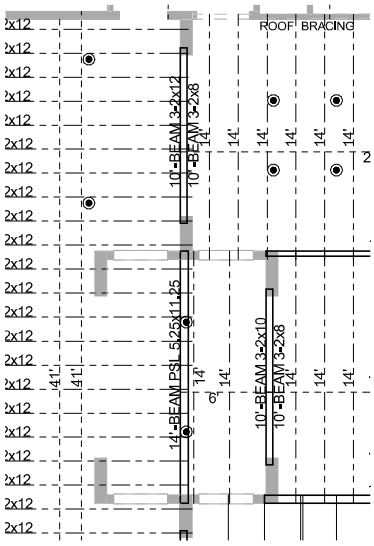
NOTE:



PARTIAL FIRST FLOOR



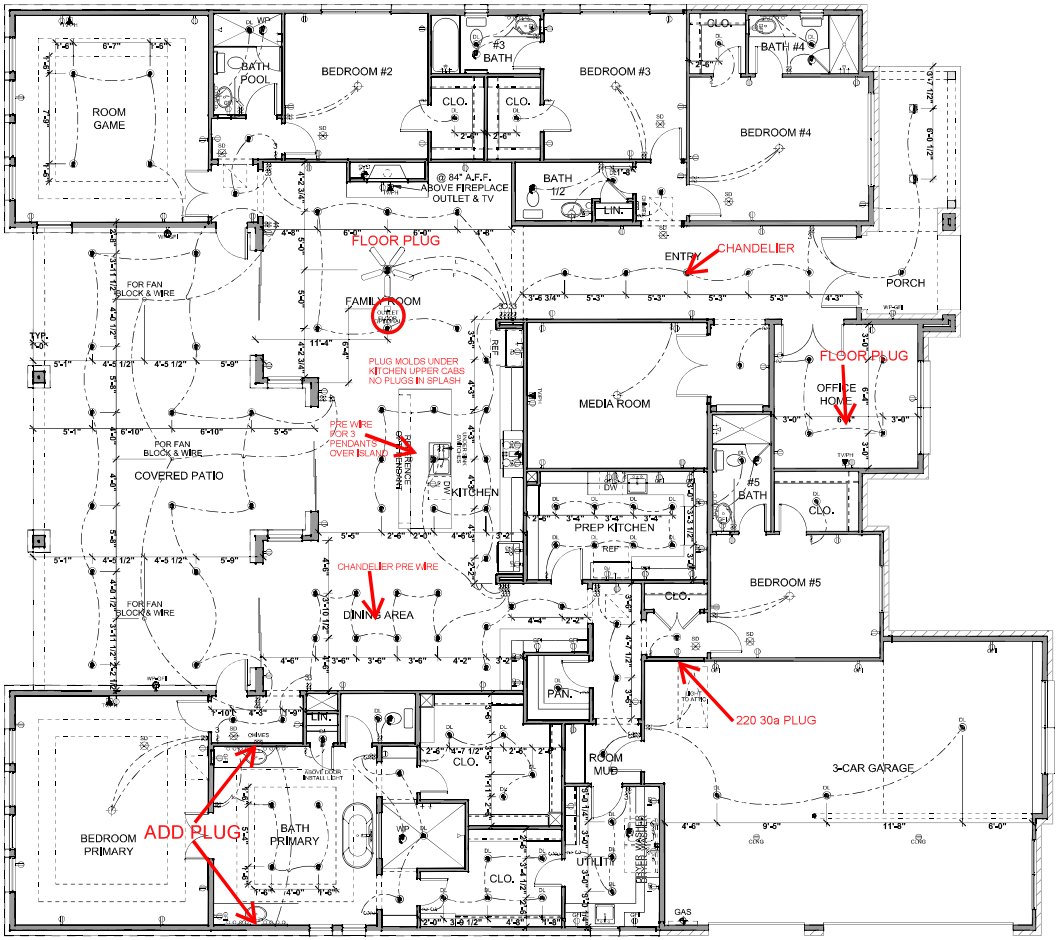
PARTIAL FIRST FLOOR



PARTIAL FRAMING PLAN

NOTE:

6/17/2026 10:27:59 AM



SCALE: 3/32" = 1'-0"

ELECTRICAL LEGEND

LIGHTING

- 6" RECESSED CAN
- DISC LIGHT (LED)
- WET AREA RECESSED CAN
- EYEBALL RECESSED CAN
- 4" RECESSED CAN
- SURFACE MOUNT FIXTURE
- REAR PORCH FIXTURE
- FRONT PORCH FIXTURE
- 48" FLUORESCENT
- 24" FLUORESCENT
- WALL SCONCE
- MORNING AREA CHANDELIER
- DINING ROOM CHANDELIER (NUMBER REFERENCE CEILING HEIGHT, ROUNDED UP, TYP, MAY VARY PER PLAN)
- HIGH ENTRY CHANDELIER
- VANITY LIGHT FIXTURE
- CEILING FAN WITH LIGHT
- WIRING

POWER

- DUPLEX RECEPTACLE
- GFI DUPLEX RECEPTACLE
- 220 DUPLEX RECEPTACLE
- WEATHERPROOF GFI DUPLEX RECEPTACLE
- CEILING DUPLEX RECEPTACLE
- FLOOR DUPLEX RECEPTACLE

SWITCHES

- SINGLE POLE SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- CONTROL SWITCH
- DIMMER SWITCH

COMMUNICATION

- TV COAXIAL
- PHONE LINE
- DATA / ETHERNET
- TV/PHONE COMBINATION

OTHER

- EXHAUST FAN
- WET AREA EXHAUST FAN
- DOORBELL CHIMES
- SMOKE/CARBON MONOXIDE DETECTOR

REGISTERED ARCHITECT
CHARLES C. DICKSON
8938
STATE OF TEXAS

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TEL: 800.247.2779
3200 SOUTHWEST FWY STE. 2800 HOUSTON, TX 77027

SQUARE FOOTAGE:
FIRST FLOOR:
SECOND FLOOR:
THIRD FLOOR:
TOTAL:

1145 ELM FOREST DRIVE

FIRST FLOOR ELECTRICAL @ E-33

PLAN NO. 4594A
SHEET NO. 8.33.03
DATE: 12.12.25
DRAWN BY: DM
DRAWN IN REVIT

Docusign Envelope ID: 2F5EEBB1-34A7-89C9-8360-AEE079B933C8

This drawing is approximate for illustration purposes only and will vary from the home as built.

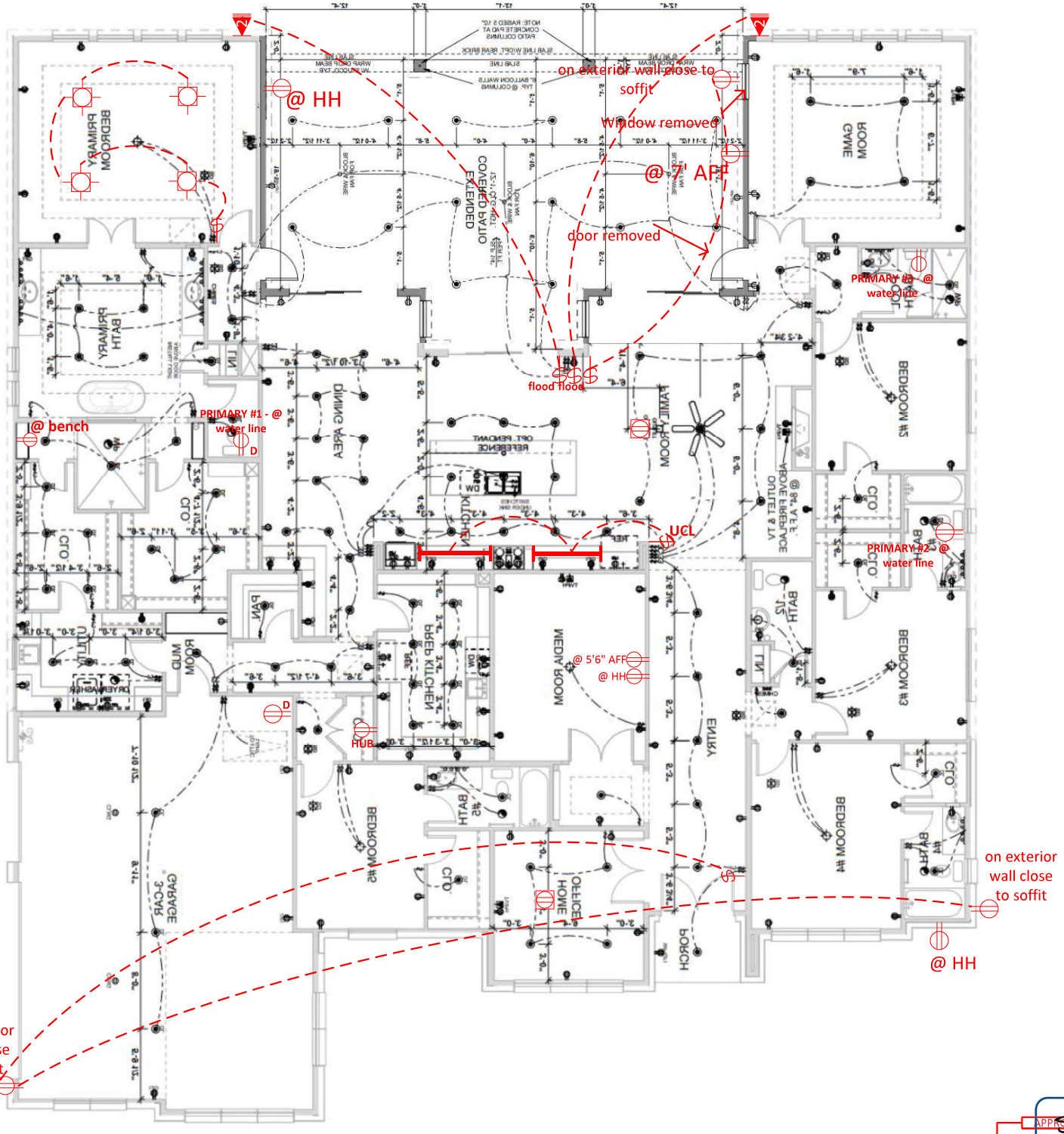
Prewire Diagram Only

PERRY HOMES

Address: 217 Berrywood Lane
Community: The preserve at Elm Creek
Plan: 4594A – E1
Homeowner: Ami Patel

HOMEPRO

LOW VOLTAGE



* All markings are PREWIRED ONLY. Please consult your sales paperwork for equipment included with your home.

DS
APPROVED
INITIAL
DATE: 5/15/2026

INTERNAL USE ONLY

Demarc : 1CAT_1RG6_Con	Security Level : None	Tape : None
CAT Type : CAT6	RG6 Type : RG6QS	Speaker Wire : 16/2
Market : SAN	SF Size : 4001-5000	

CREATED BY: Kim Vanderborg DATE: 5/15/2026

Docusign Envelope ID: 2F5EEBB1-34A7-89C9-8360-AEE079B933C8

HOMEPRO
HOME TECHNOLOGIES

ELECTRICAL MARKING TOOL LEGEND

RECEPTACLES

- Standard Receptacle
- Switched Receptacle
- 220V Outlet
- Soffit / X-Mas Receptacle
- Water Proof Receptacle
- GFCI Receptacle
- USB Receptacle
- Quad Receptacle
- Plugmold
- Floor Receptacle
- Dedicated Receptacle

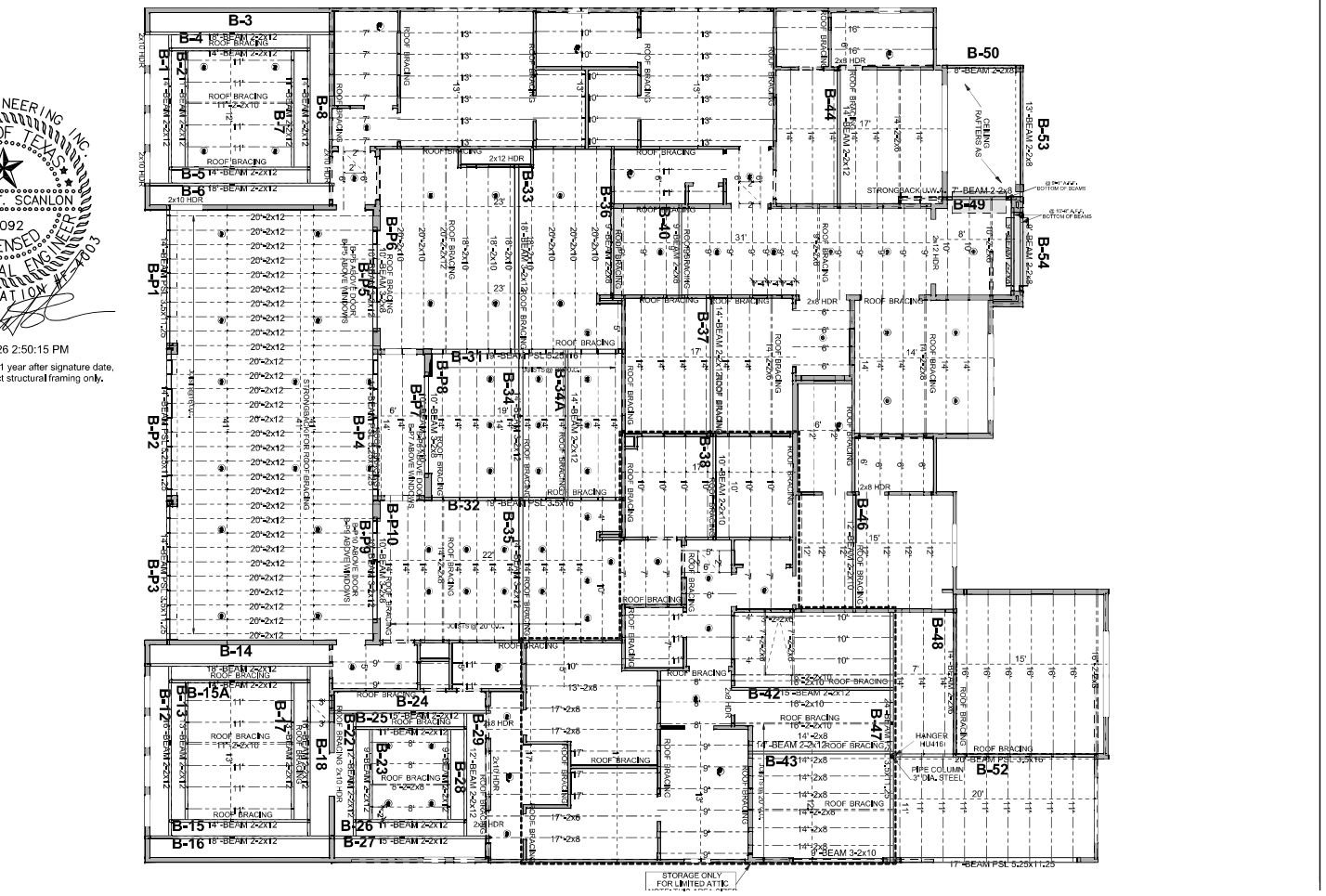
SWITCHES

- $ - Switch
- $2 - 2-Way Switch
- $3 - 3-Way Switch
- $4 - 4-Way Switch
- $D - Dimmer
- $ - Digital Timer
- $SA - SAVANT Switch
- $CA - CLARE Switch

LIGHT OPENINGS

- Surface Can
- Recessed Can
- Recessed Wallwasher
- WP - Weatherproof Recessed Can
- EYE - Recessed Eyeball
- SL - Slope Recessed Can
- LED - LED Retrofit
- LED - LED Surface Mount
- Tape Light
- Fluorescent Fixture / UCL
- Ceiling Fan
- Puck Light
- C - Coach Lighting
- U - Uplight
- P - Pendant Light
- 1 - Flood Light (Single)
- 2 - Flood Light (Double)
- M - Flood Light (Motion)

6/17/2026 10:28:03 AM



06/17/2026 2:50:15 PM

Seal valid for permitting 1 year after signature date, for this address/project structural framing only.

SCALE: 3/32" = 1'-0"

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PERRY HOMES™

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3200 SOUTHWEST FWY STE. 2800 HOUSTON, TX 77027

SQUARE FOOTAGE:

FIRST FLOOR:

SECOND FLOOR:

THIRD FLOOR:

TOTAL:

1145 ELM FOREST DRIVE

#2 S.Y.P. FRAMING PLAN @ E-33

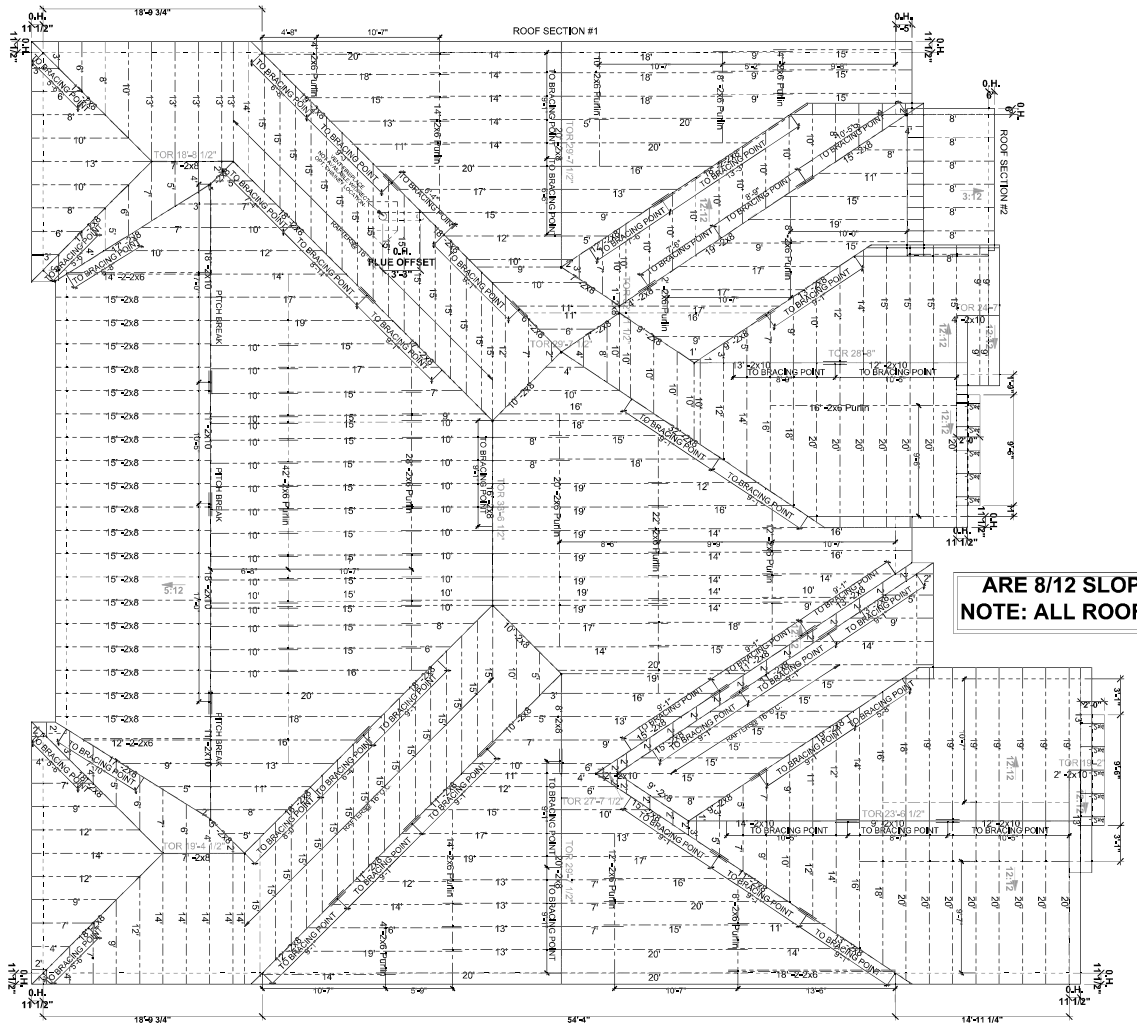
PLAN NO. 4594A

SHEET NO. 8.33.05

DATE: 12.12.25

DRAWN BY: DM

DRAWN IN REVIT



OPT. EXTENDED COVERED PATIO @ E-33

3/32" = 1'-0"

SCALE: 3/32" = 1'-0"

FOR ROOF SLOPES UNDER 4/12 USE PEEL AND STICK ROOFING UNDERLAYMENT, APPLY PER MANUFACTURER'S GUIDELINES

NOTE: STACK PLATE FOR RAFTERS @ 14/12 OR GREATER

NOREX ENGINEERING, INC.
STATE OF TEXAS
MICHAEL T. SCANLON
72092
LICENSED PROFESSIONAL ENGINEER
FIRM REGISTRATION #F-4703

06/17/2026 2:51:00 PM

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SQUARE FOOTAGE:
FIRST FLOOR:
SECOND FLOOR:
THIRD FLOOR:
TOTAL:

1145 ELM FOREST DRIVE

#2 S.Y.P. ROOF FRAMING @ E-33

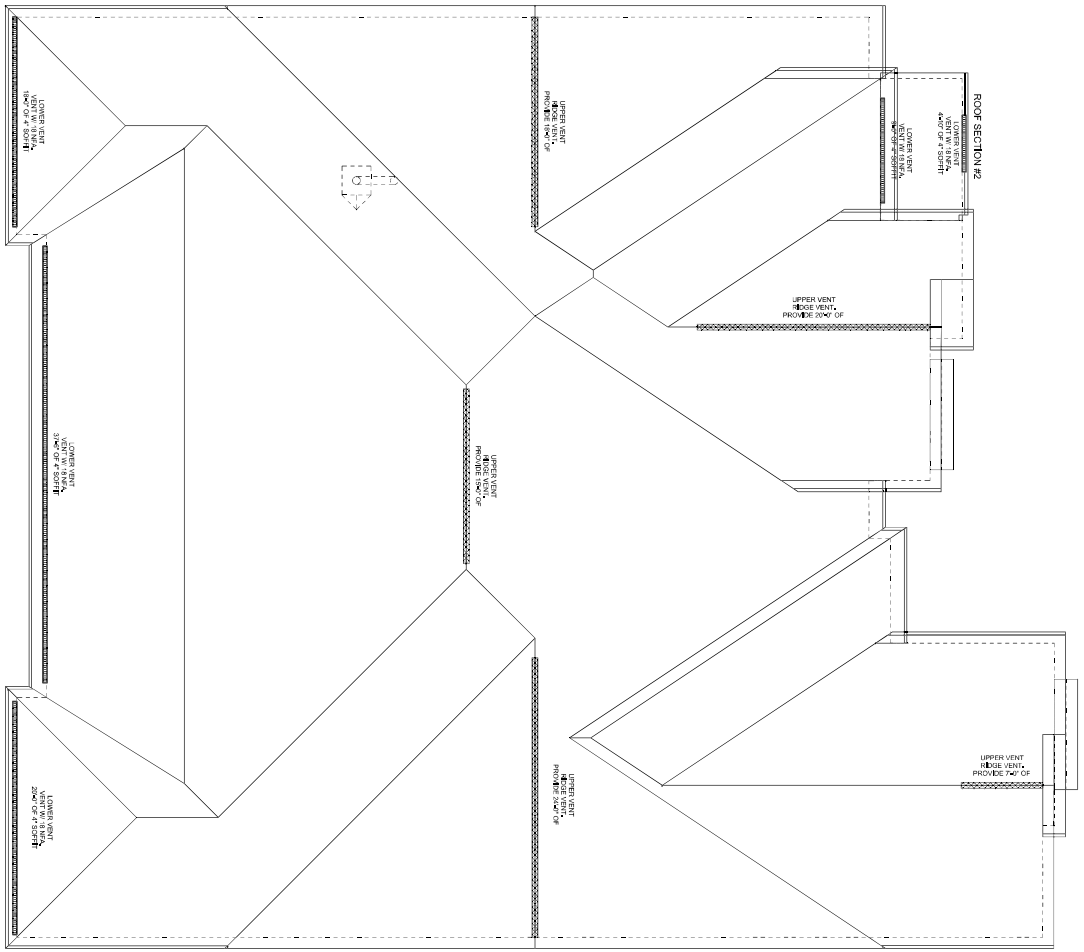
PLAN NO.
4594A

SHEET NO.
8.33.07

DATE: 12.12.25
DRAWN BY: DM

DRAWN IN REVIT

6/17/2026 10:28:18 AM



SCALE: 3/32" = 1'-0"

UPPER AIR HAWKS TO BE PLACED ON SIDE/REAR ROOF PLANES ADJACENT TO UNVENTED RIDGES	LOWER AIR HAWKS MUST BE 3 FT. ABOVE EAVE MIN. LOCATE AT SIDE OR REAR ROOF PLANES

LEGEND:

- SOFFIT VENT
- RIDGE VENT
- AIR HAWK

Elevation: 33	Attic Ventilation Calculations			
Option:	Ratio	Attic SF	Required SF of NFA	
Roof Section: 70	1/ 300	6664	22.21	
Description	UOM	Quantity	NFA	% of Total
Ridge Vent	LF	87	10.9	49%
Upper Air Hawk	EA	0	0.0	0%
4" Soffit Vent	LF	87	11.4	51%
Lower Air Hawk	EA	0	0.0	0%
Total			22.2	100%

Elevation: 33	Attic Ventilation Calculations			
Option:	Ratio	Attic SF	Required SF of NFA	
Roof Section: 2	1/ 150	95	0.63	
Description	UOM	Quantity	NFA	% of Total
Ridge Vent	LF	0	0.0	0%
Upper Air Hawk	EA	0	0.0	0%
4" Soffit Vent	LF	4.85	0.6	100%
Lower Air Hawk	EA	0	0.0	0%
Total			0.6	100%

REGISTERED ARCHITECT
CHARLES C. DICKSON
8938
STATE OF TEXAS

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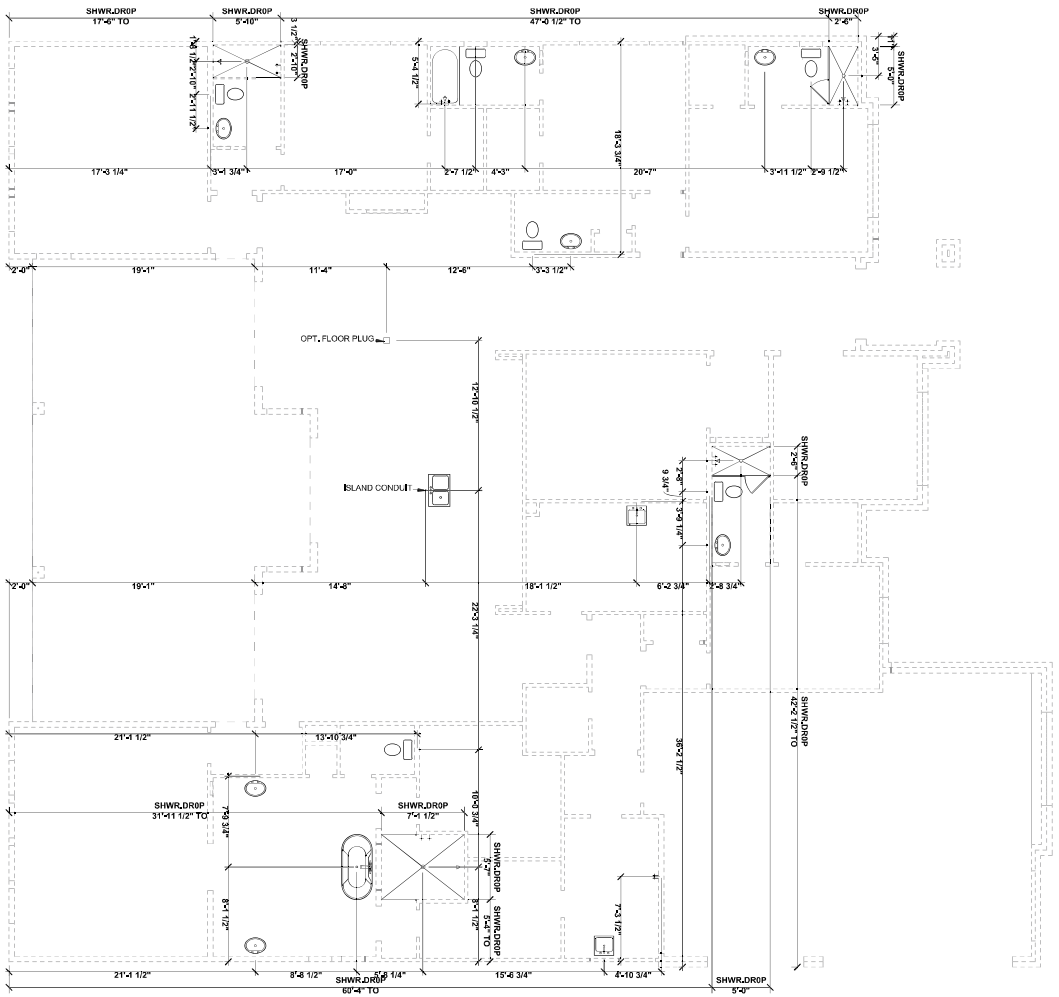
SQUARE FOOTAGE:
FIRST FLOOR:
SECOND FLOOR:
THIRD FLOOR:
TOTAL:

1145 ELM FOREST DRIVE

ROOF VENTING @ E-33

PLAN NO.
4594A
SHEET NO.
8.33.07A
DATE: 12.12.25
DRAWN BY: DM
DRAWN IN REVIT

6/17/2026 10:27:48 AM



SCALE: 3/32" = 1'-0"

REGISTERED ARCHITECT
CHARLES C. DICKSON
8938
STATE OF TEXAS

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SQUARE FOOTAGE:
FIRST FLOOR:
SECOND FLOOR:
THIRD FLOOR:
TOTAL:

1145 ELM FOREST DRIVE

PLUMBING PLAN

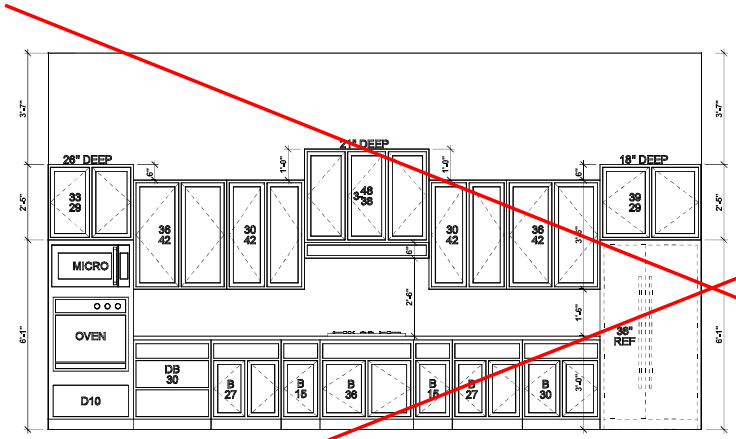
PLAN NO.
4594A

SHEET NO.
3.1

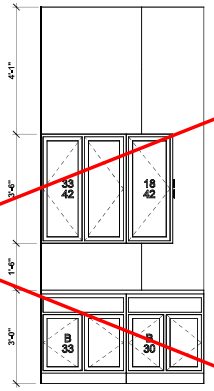
DATE: 12.12.25
DRAWN BY: DM

DRAWN IN REVIT

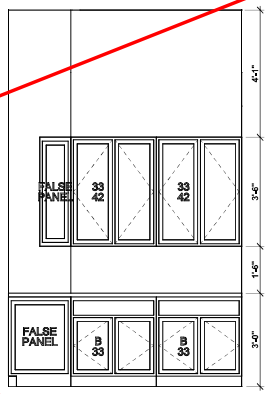
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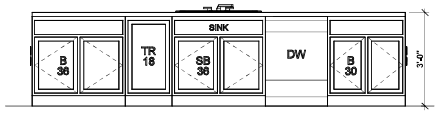
1 KITCHEN
1/4" = 1'-0"



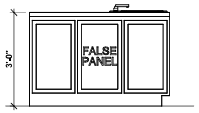
2 KITCHEN
1/4" = 1'-0"



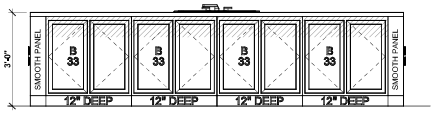
3 KITCHEN
1/4" = 1'-0"



4 ISLAND
1/4" = 1'-0"

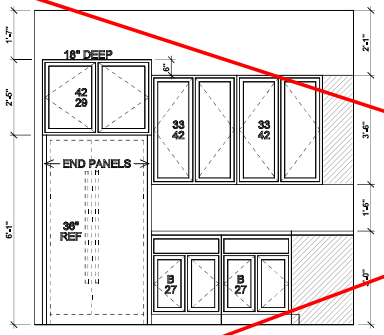


5 ISLAND
1/4" = 1'-0"

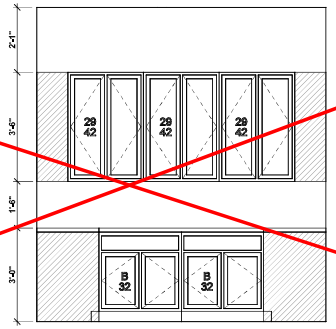


6 ISLAND
1/4" = 1'-0"

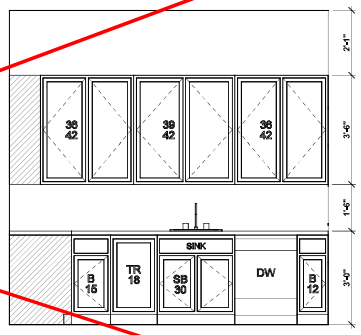
*ISLAND CABINETS STAINED DRIFTWOOD



7 PREP KITCHEN
1/4" = 1'-0"



8 PREP KITCHEN
1/4" = 1'-0"



9 PREP KITCHEN
1/4" = 1'-0"

COP DONE WITH SALES FOR SPICE KITCHEN

PRIMARY BATH MIRROR & SCONCE OPTION REFER TO DETAIL SHEETS 9.01 & 9.02

ISLAND SINK CABINET DEPTH TO BE 24" U.N.O.

NOTE: ACTUAL CABINET SIZES MAY VARY DEPENDING UPON MATERIAL & FIELD CONDITIONS

REGISTERED ARCHITECT CHARLES C. DIXON 8938 STATE OF TEXAS

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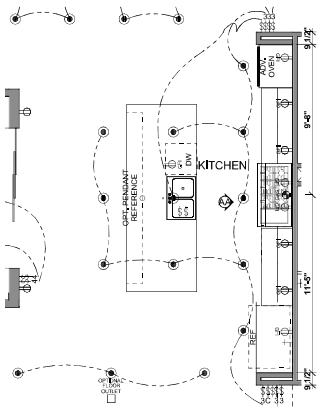
SQUARE FOOTAGE:
FIRST FLOOR:
SECOND FLOOR:
THIRD FLOOR:
TOTAL:

INTERIOR ELEVATIONS

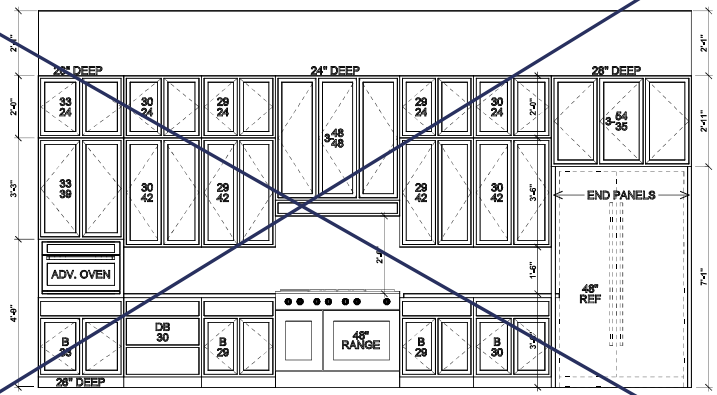
PLAN NO. 4594A
SHEET NO. 5.1
DATE: 12.12.25
DRAWN BY: DM
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1/22/2026 3:44:43 PM

REGISTERED ARCHITECT CHARLES C. DICKERSON 8938 STATE OF TEXAS



OPT. CHEFS KITCHEN
1/8" = 1'-0"



AA OPT. CHEFS KITCHEN
1/4" = 1'-0"

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SQUARE FOOTAGE:
FIRST FLOOR:
SECOND FLOOR:
THIRD FLOOR:
TOTAL:

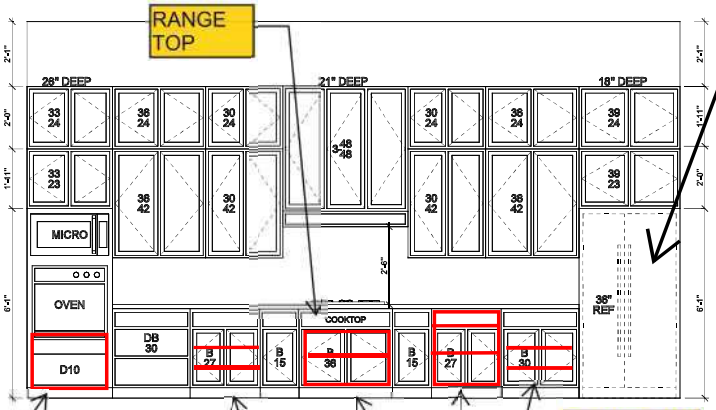
OPTIONAL KITCHENS

PLAN NO. 4594A
SHEET NO. B-3.0
DATE: 12.12.25
DRAWN BY: DM
DRAWN IN REVIT

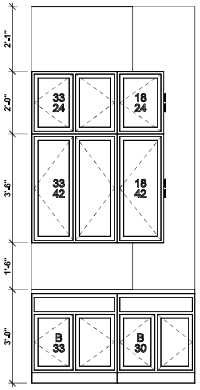
OPTION CODE CKUPP
OPTION CODE CHEFS
NOTE: ACTUAL CABINET SIZES MAY VARY DEPENDING UPON MATERIAL & FIELD CONDITIONS
ISLAND SINK CABINET DEPTH TO BE 24" U.N.O.

COP Done with Sales for 48" fridge opening

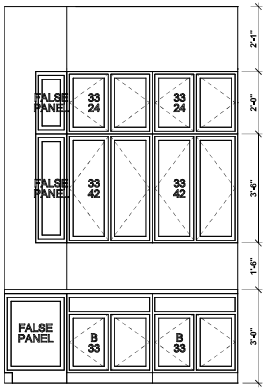
SP



A KITCHEN
1/4" = 1'-0"



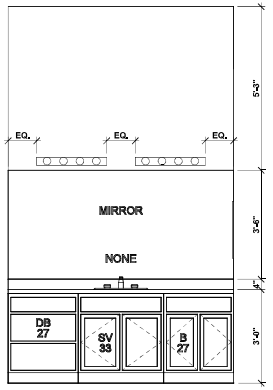
B KITCHEN
1/4" = 1'-0"



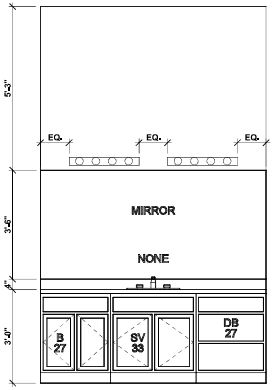
C KITCHEN
1/4" = 1'-0"

NOTE: ACTUAL CABINET SIZES MAY VARY DEPENDING UPON MATERIAL & FIELD CONDITIONS
ISLAND SINK CABINET DEPTH TO BE 24" U.N.O.
OPTION CODE CKUPP

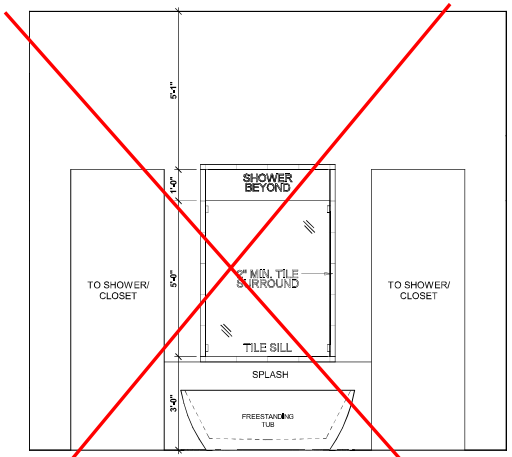
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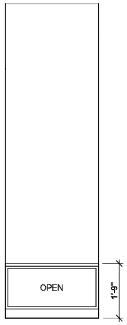
10 PRIMARY BATH
1/4" = 1'-0"



11 PRIMARY BATH
1/4" = 1'-0"



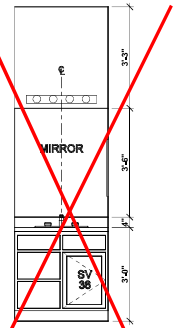
12 PRIMARY BATH
1/4" = 1'-0"



13 BENCH
1/4" = 1'-0"

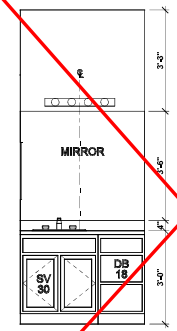


14 BENCH
1/4" = 1'-0"

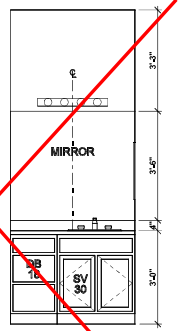


15 POOL BATH
1/4" = 1'-0"

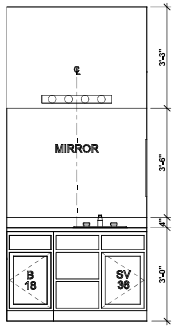
SP
SP



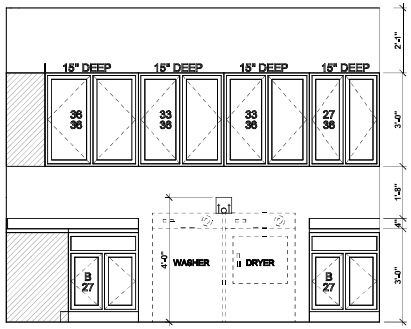
16 BATH #3
1/4" = 1'-0"



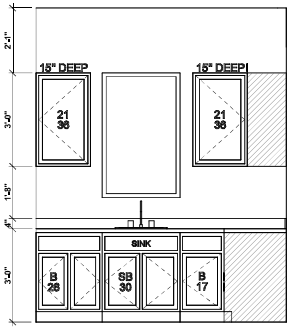
17 BATH #4
1/4" = 1'-0"



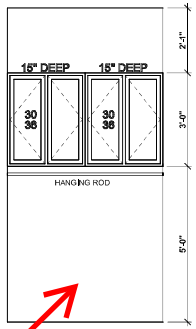
18 BATH #5
1/4" = 1'-0"



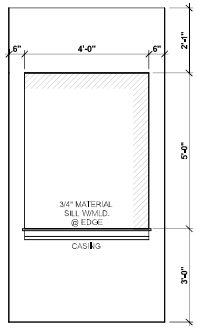
19 UTILITY
1/4" = 1'-0"



20 UTILITY
1/4" = 1'-0"



21 UTILITY
1/4" = 1'-0"



22 NICHE
1/4" = 1'-0"

ADD PLUG

PRIMARY BATH MIRROR & SCONCE OPTION REFER TO DETAIL SHEETS 9.01 & 9.02

ISLAND SINK CABINET DEPTH TO BE 24" U.N.O.

NOTE: ACTUAL CABINET SIZES MAY VARY DEPENDING UPON MATERIAL & FIELD CONDITIONS

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3200 SOUTHWEST FWY STE. 2800 HOUSTON, TX 77027

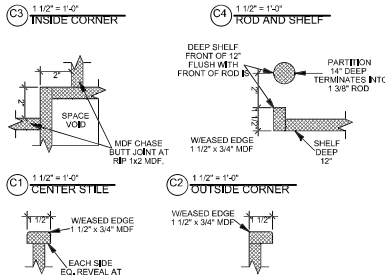
SQUARE FOOTAGE:
FIRST FLOOR:
SECOND FLOOR:
THIRD FLOOR:
TOTAL:

INTERIOR ELEVATIONS

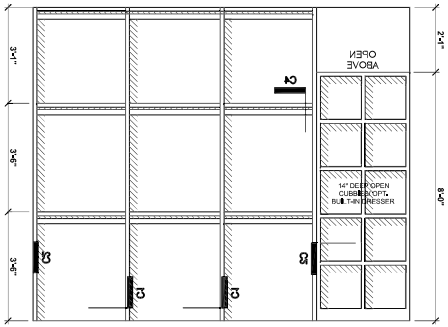
PLAN NO.: 4594A
SHEET NO.: 5.2
DATE: 12.12.25
DRAWN BY: DM
DRAWN IN REVIT

6/17/2026 10:28:30 AM

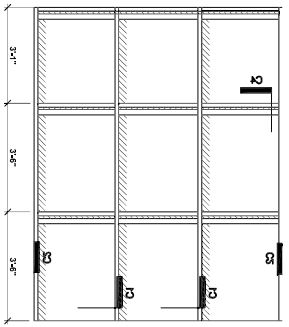




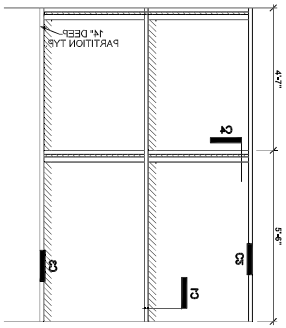
Upgrade Closet Interiors
1/4" = 1'-0"



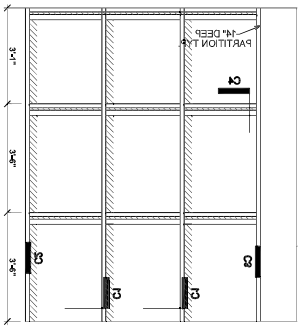
A PRIMARY CLOSET
1/4" = 1'-0"



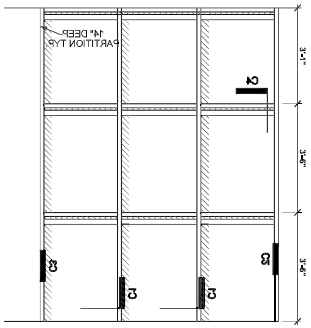
B PRIMARY CLOSET
1/4" = 1'-0"



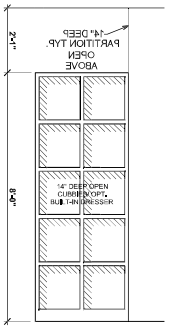
C PRIMARY CLOSET
1/4" = 1'-0"



D PRIMARY CLOSET
1/4" = 1'-0"



E PRIMARY CLOSET
1/4" = 1'-0"



F PRIMARY CLOSET
1/4" = 1'-0"

PRIMARY BATH MIRROR & SCONCE OPTION REFER TO DETAIL SHEETS 9.01 & 9.02

ISLAND SINK CABINET DEPTH TO BE 24" U.N.O.

NOTE: ACTUAL CABINET SIZES MAY VARY DEPENDING UPON MATERIAL & FIELD CONDITIONS

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SQUARE FOOTAGE:
FIRST FLOOR:
SECOND FLOOR:
THIRD FLOOR:
TOTAL:

1145 ELM FOREST DRIVE

INTERIOR ELEVATIONS

PLAN NO. 4594A
SHEET NO. 5.3
DATE: 12.12.25
DRAWN BY: DM
DRAWN IN REVIT

6/17/2026 10:28:10 AM



SCALE: 3/32" = 1'-0"

REGISTERED ARCHITECT
CHARLES C. DICKSON
8938
STATE OF TEXAS

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SQUARE FOOTAGE:
FIRST FLOOR:
SECOND FLOOR:
THIRD FLOOR:
TOTAL:

1145 ELM FOREST DRIVE

FLOOR FINISHES @ E-33

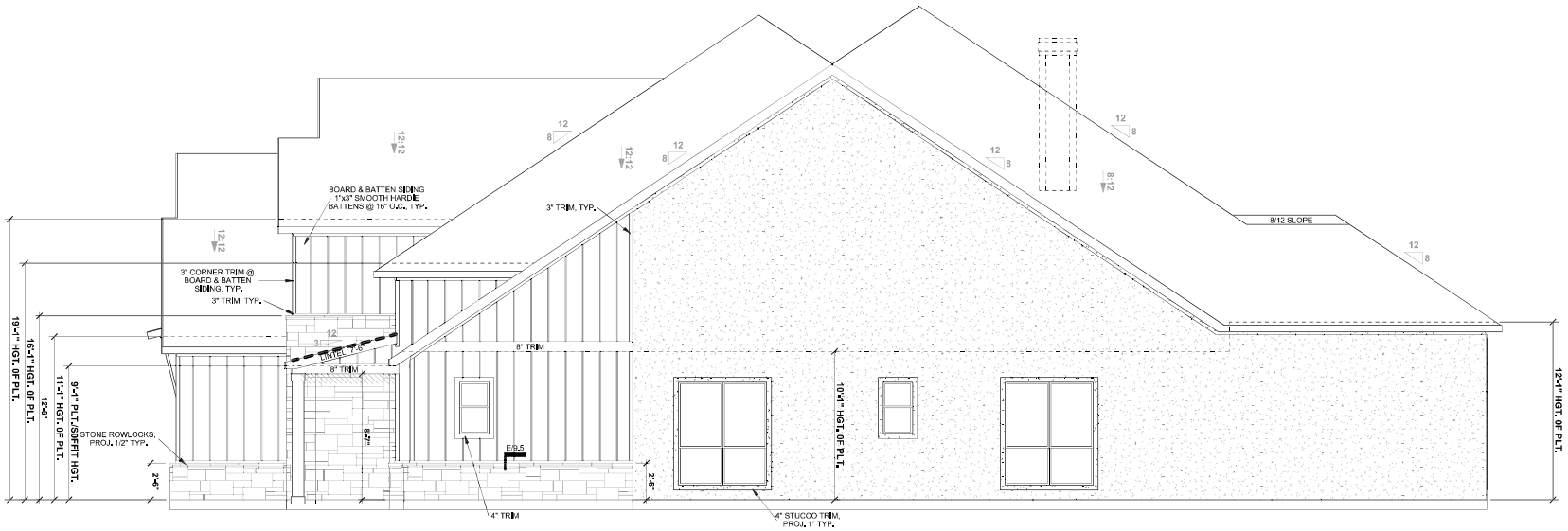
PLAN NO.
4594A

SHEET NO.
8.33.08

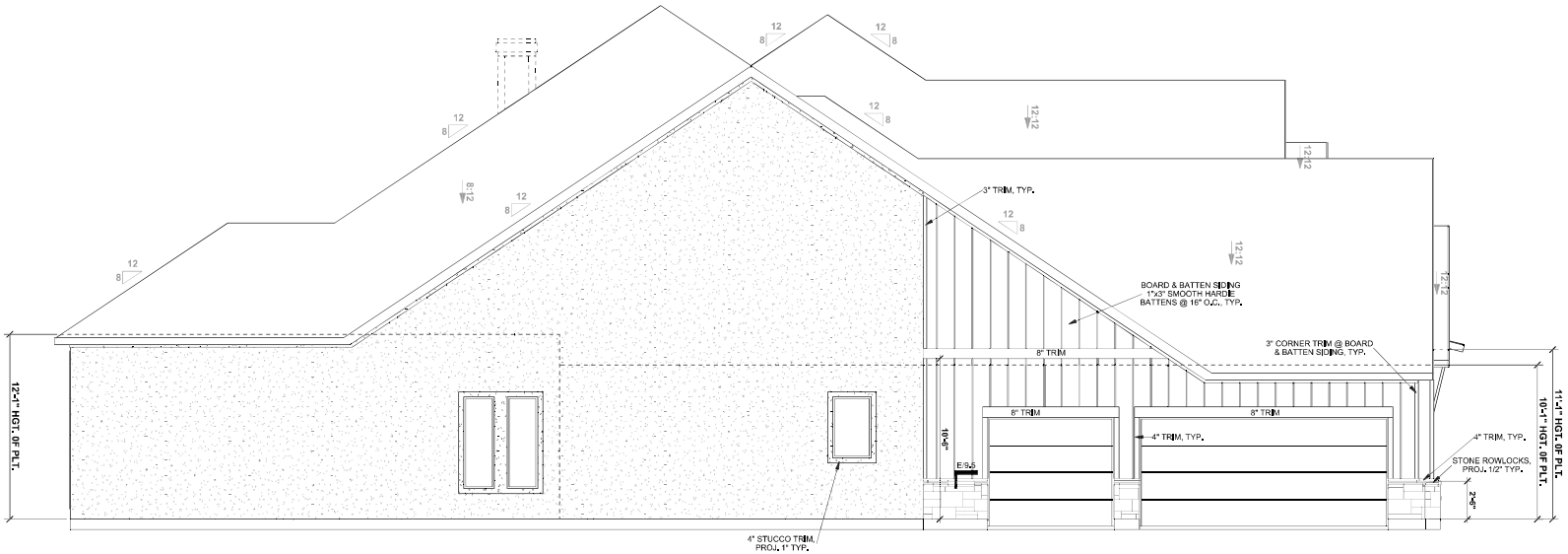
DATE: 12.12.25
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6/17/2026 10:28:21 AM



EXTERIOR ELEVATION
1/8" = 1'-0"



EXTERIOR ELEVATION
1/8" = 1'-0"

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SQUARE FOOTAGE:
FIRST FLOOR:
SECOND FLOOR:
THIRD FLOOR:
TOTAL:

1145 ELM FOREST DRIVE

EXTERIOR ELEVATIONS @ E-33

PLAN NO.
4594A

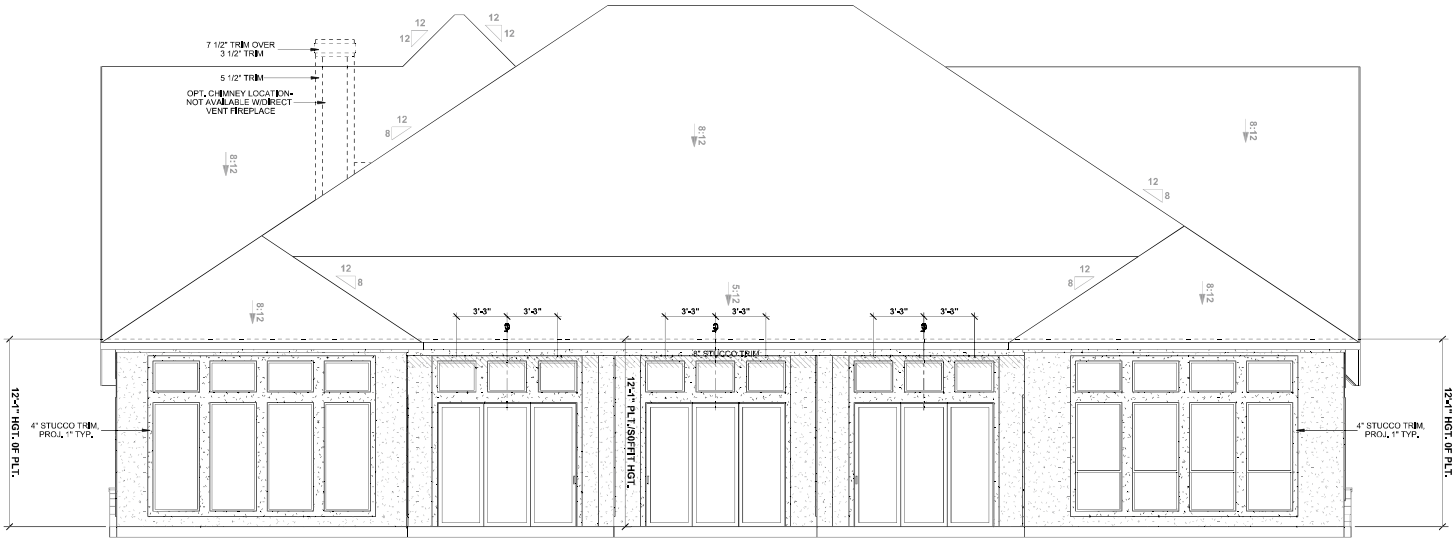
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8.33.0A

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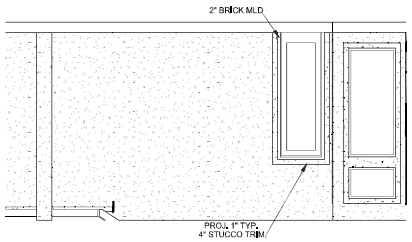
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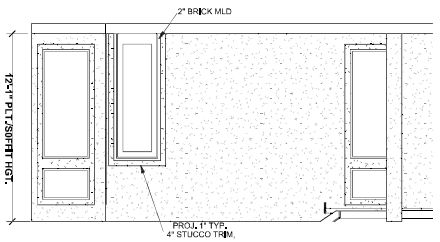




REAR ELEVATION
1/8" = 1'-0"



PATIO ELEVATION
1/8" = 1'-0"



PATIO ELEVATION
1/8" = 1'-0"

NOTE: 3 1/2" X 3 1/2" X 1/4" STEEL LINTEL TYP. U.N.O.

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SQUARE FOOTAGE:
FIRST FLOOR:
SECOND FLOOR:
THIRD FLOOR:
TOTAL:

1145 ELM FOREST DRIVE

EXTERIOR ELEVATIONS @ E-33

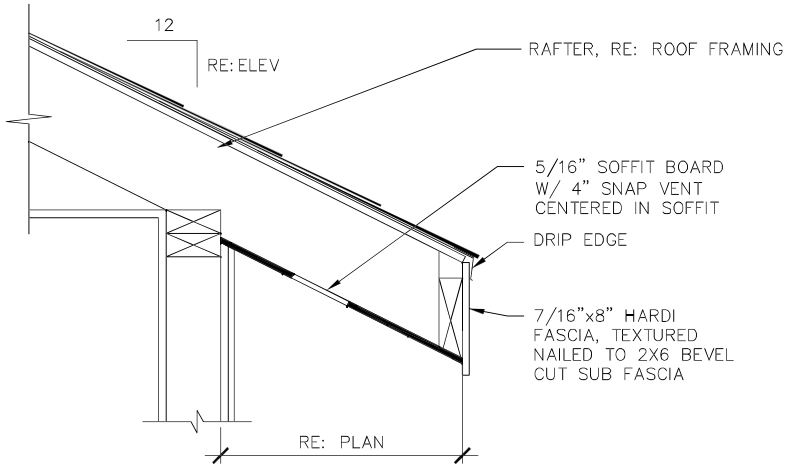
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SHEET NO.
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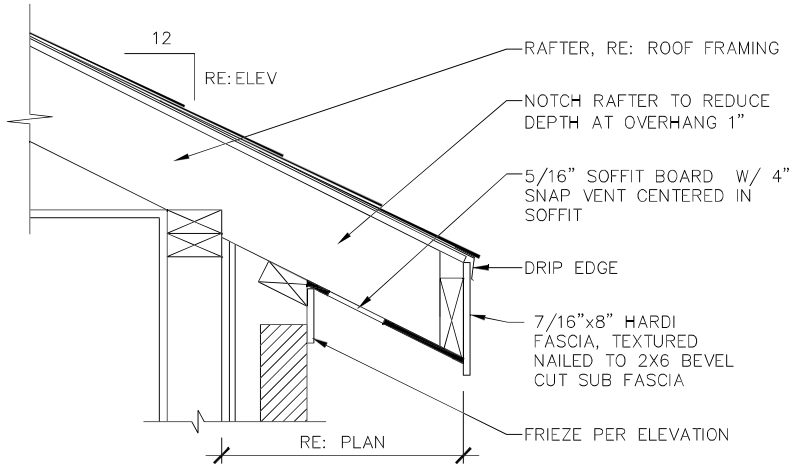
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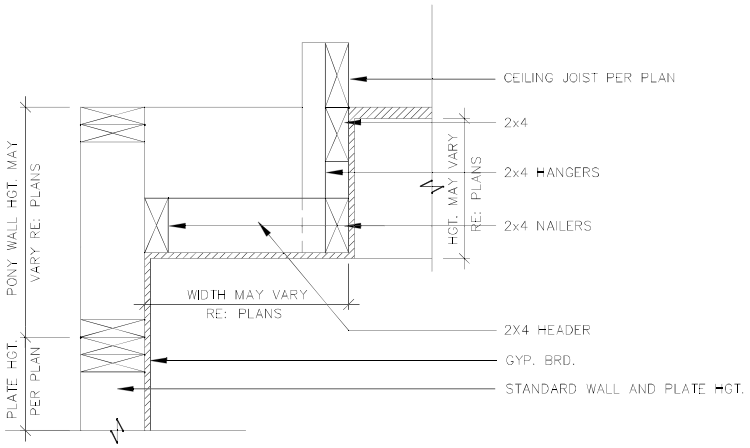
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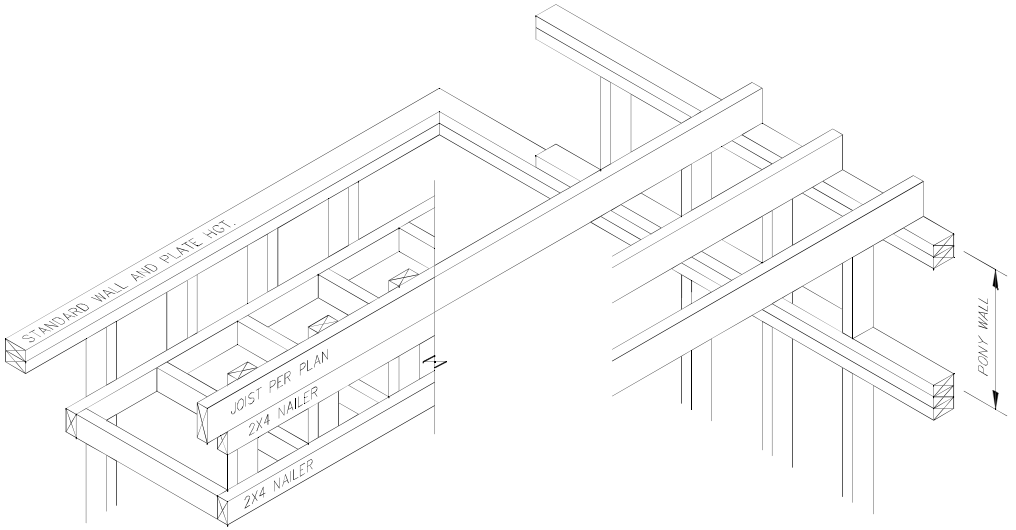


B SLOPED SOFFIT
SCALE 1 1/2" = 1'-0"
02.16.15
DRAWN BY: DM



C SLOPED SOFFIT
SCALE 1 1/2" = 1'-0"
12.20.16
DRAWN BY: JT





ISO OF FRAMING – NOT TO SCALE

MS033

A HANGING FURR DOWN DETAIL
SCALE: N.T.S.
DATE: 5/03/06
DRAWN BY: BMS

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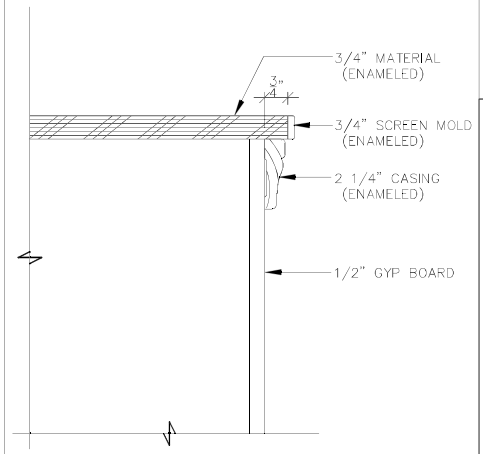
TEL. 8662412778
3200 SOUTHWEST FWY STE. 2800 HOUSTON, TX 77027

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FIRST FLOOR:
SECOND FLOOR:
THIRD FLOOR:
TOTAL:
DRAWN BY:
DESIGNED BY:

DETAILS

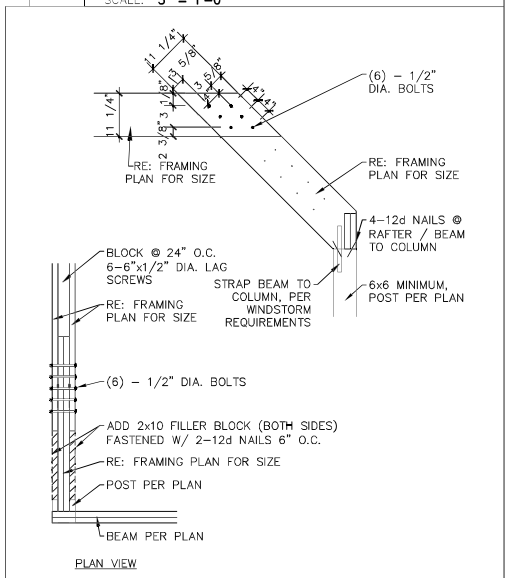
PLAN NO.
4594A
SHEET NO.
9.1
DATE:
12/15/25

12/15/2025 11:04 AM



C WOOD CAP DETAIL

SCALE: 3" = 1'-0"



PLAN VIEW

MS064

B PATIO CONNECTION DTL.

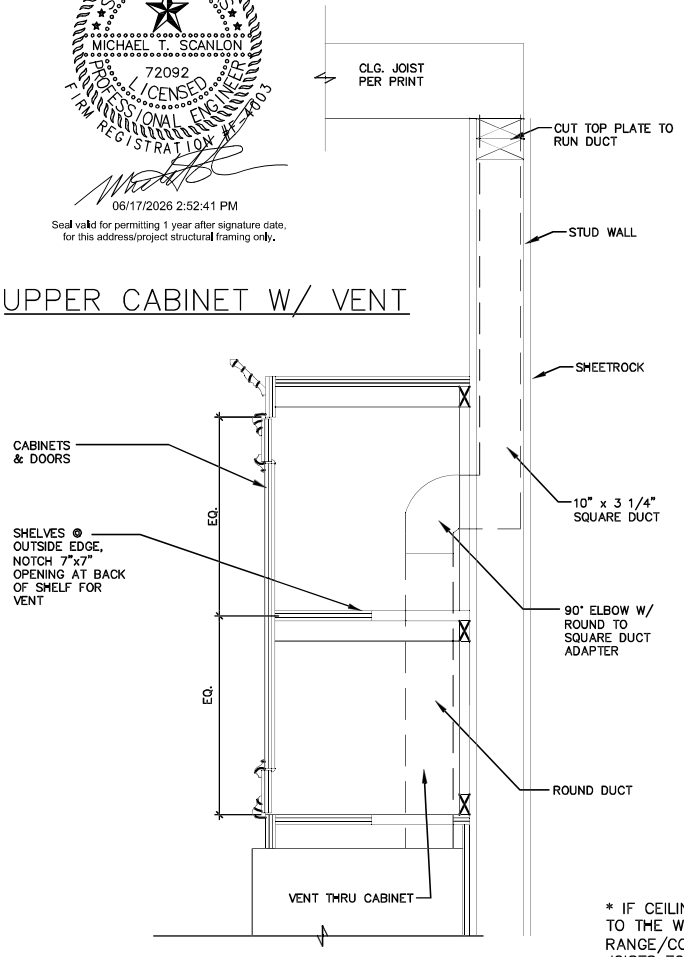
SCALE: N.T.S. 07/03/19

NOREX ENGINEERING, INC.
STATE OF TEXAS
MICHAEL T. SCANLON
72092
LICENSED
PROFESSIONAL ENGINEER
FIRM REGISTRATION # F-1003

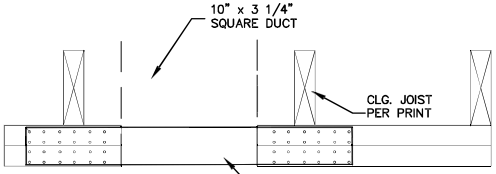
06/17/2026 2:52:41 PM

Seal valid for permitting 1 year after signature date, for this address/project structural framing only.

UPPER CABINET W/ VENT



* IF CEILING JOISTS ARE PARALLEL TO THE WALL WITH THE RANGE/COOKTOP; RUN FINGER JOISTS TO WALL



DUCT THRU TOP PLATE

A

DRAWN BY: DH
DATE: 09/03/19
SCALE: NTS

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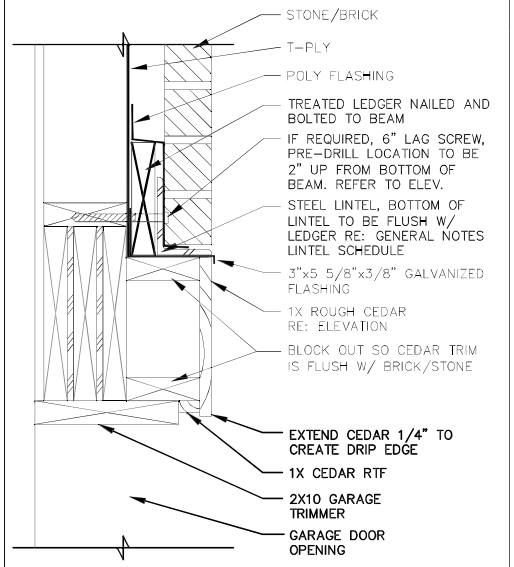
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DESIGNED BY:

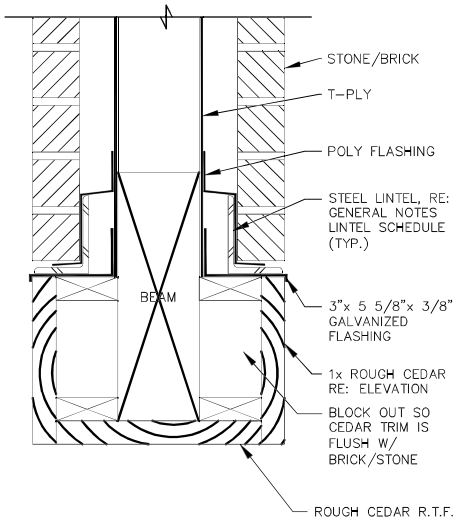
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4594A
SHEET NO.
9.2
DATE:
12/15/25

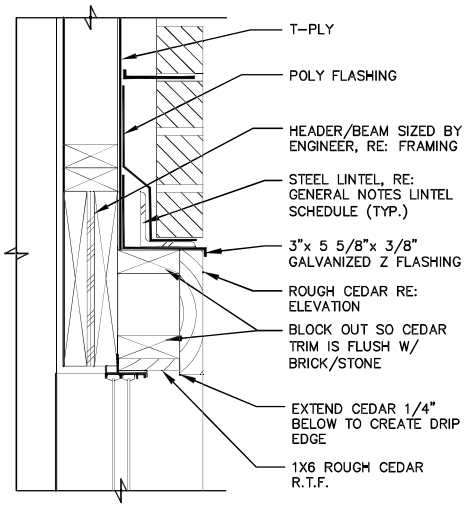
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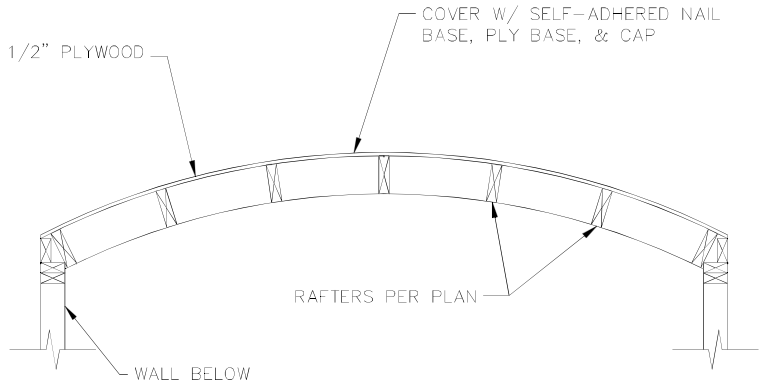
A CEDAR HDR @ GARAGE
SCALE: 1 1/2"=1'-0" 11.16.23



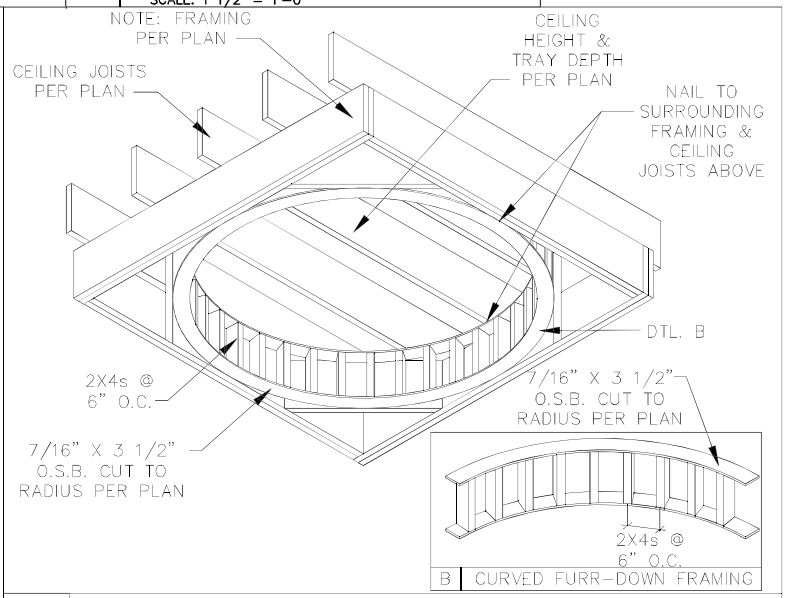
B CEDAR BEAM @ PORCH OPENING
SCALE: 1 1/2" = 1'-0"



C CEDAR HEADER
SCALE: 1 1/2' = 1'-0"



D ARCHED DORMER
SCALE: N.T.S.



E CIRCULAR TRAY CEILING
SCALE: NOT TO SCALE

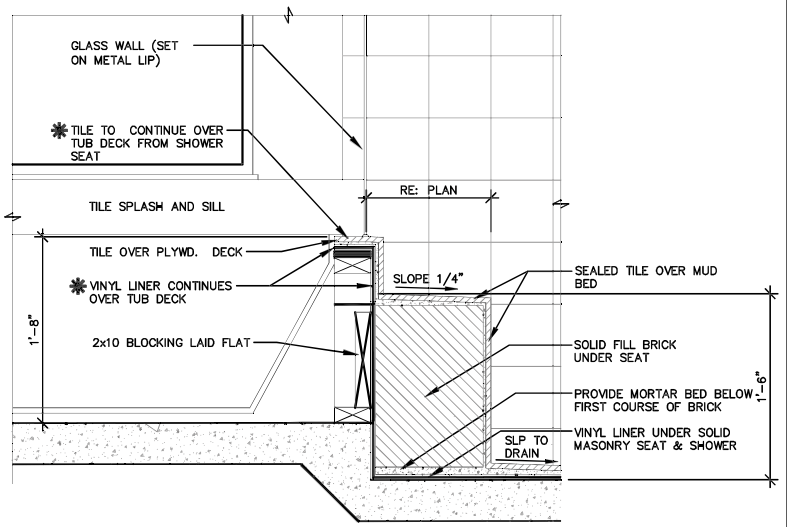
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TOTAL:
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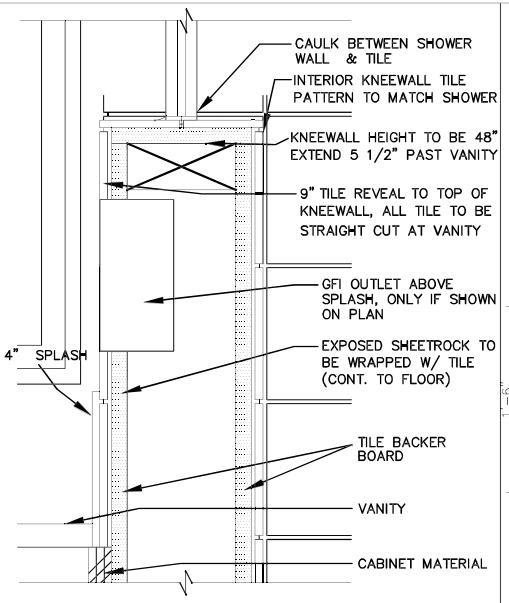
DETAILS

PLAN NO.
4594A
SHEET NO.
9.3
DATE:
12/15/25



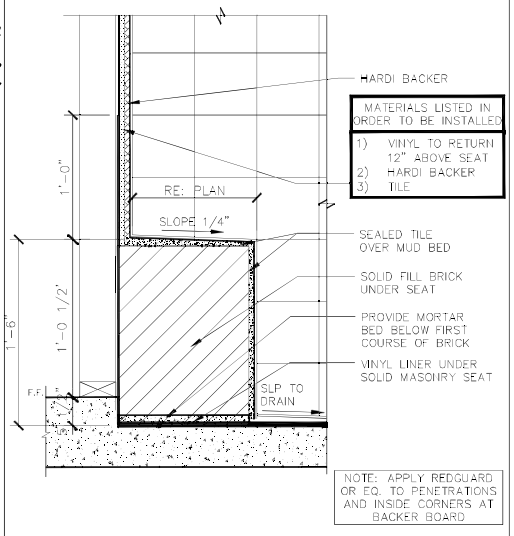
D SHOWER SEAT @ DROP-IN TUB

SCALE: 1" = 1'-0"



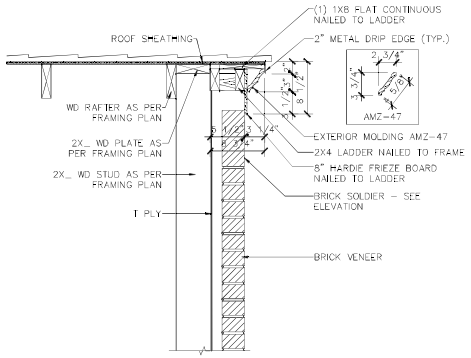
C TILE @ VANITY/SHOWER

SCALE: 3" = 1'-0"

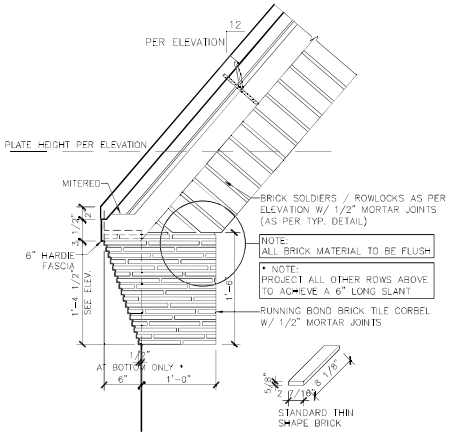


B SHOWER SEAT @ WALL

SCALE: N.T.S.

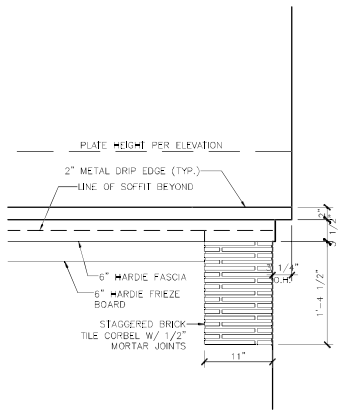


SECTION - STUDS GABLE END WALL



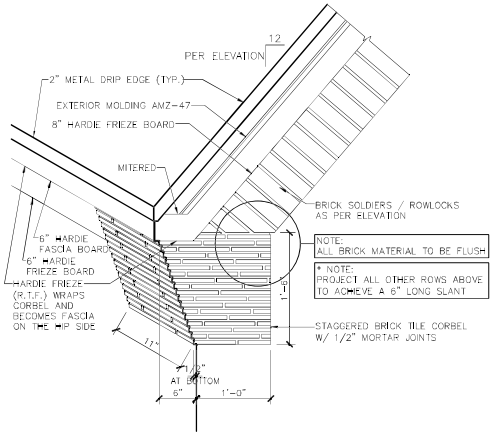
FRONT ELEVATION

* NOTE: FASCIA/FRIEZE/DRIP EDGE ARE PER ELEVATION



SIDE ELEVATION

* NOTE: FASCIA/FRIEZE/DRIP EDGE ARE PER ELEVATION



AXONOMETRIC

* NOTE: FASCIA/FRIEZE/DRIP EDGE ARE PER ELEVATION

A STANDARD BRICK TILE CORBEL & EXT. CROWN MOLDING

SCALE: N.T.S.

JT – 11/17/25

12/15/2025 11:04 AM

REGISTERED ARCHITECT CHARLES C. PERRY 8936 STATE OF TEXAS

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SQUARE FOOTAGE:

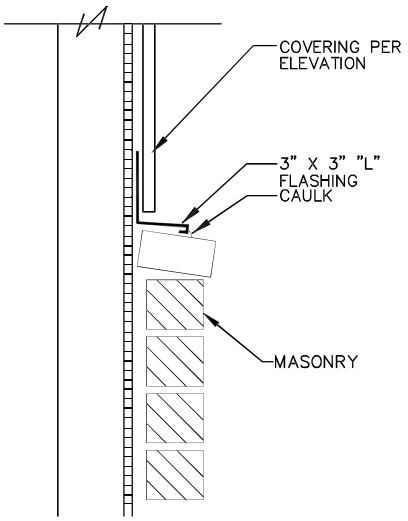
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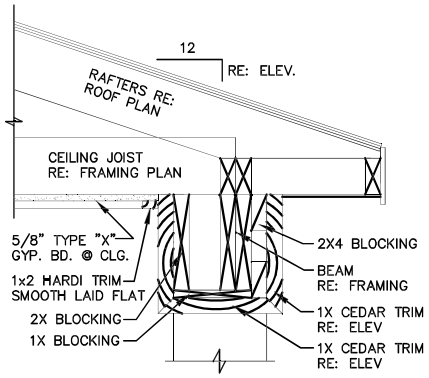
DETAILS

PLAN NO.
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SHEET NO.
9.4
DATE:
12/15/25

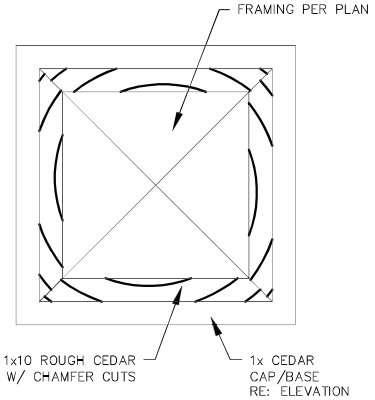
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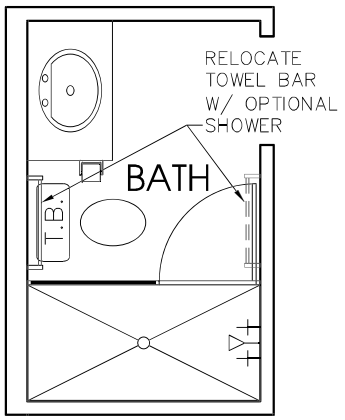
E WAINSCOT FLASHING @ MASONRY
SCALE: 1 1/2"=1'-0"



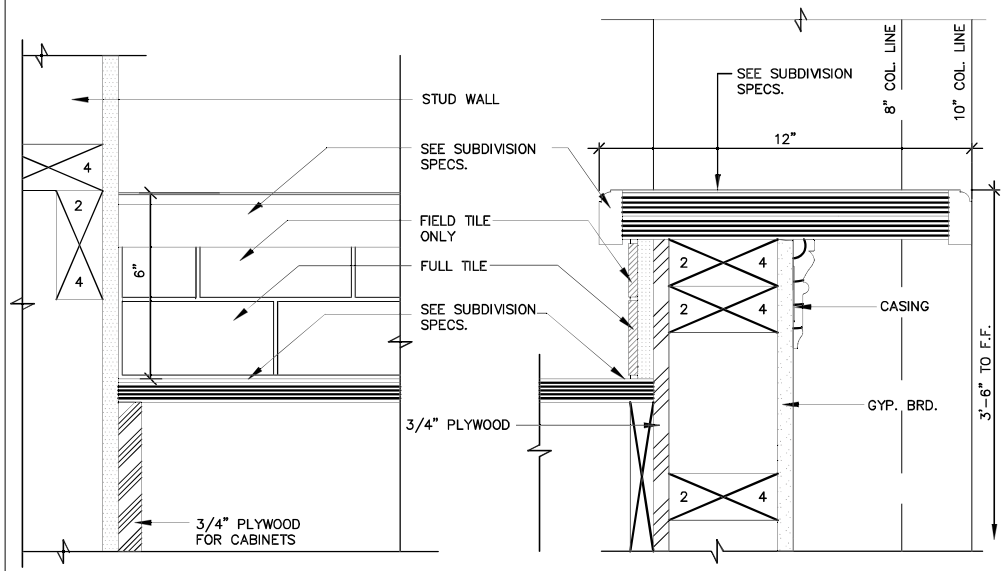
D CEDAR DROP BEAM
SCALE: 1"=1'-0"



C CEDAR CLAD POST
SCALE 3" = 1'-0"



B TOWEL BAR RELOCATION
SCALE: N.T.S.



DETAIL: K032

A RAISED COUNTERTOP DETAIL
SCALE: 3"=1'-0"

DRAWN BY: SC
DATE: 06/30/05



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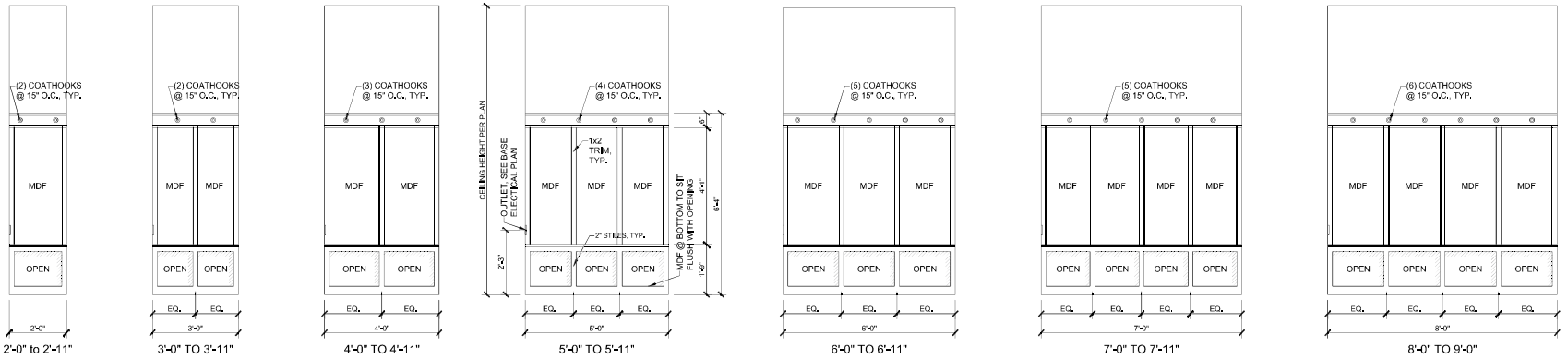
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DETAILS

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SHEET NO.
9.5
DATE:
12/15/25

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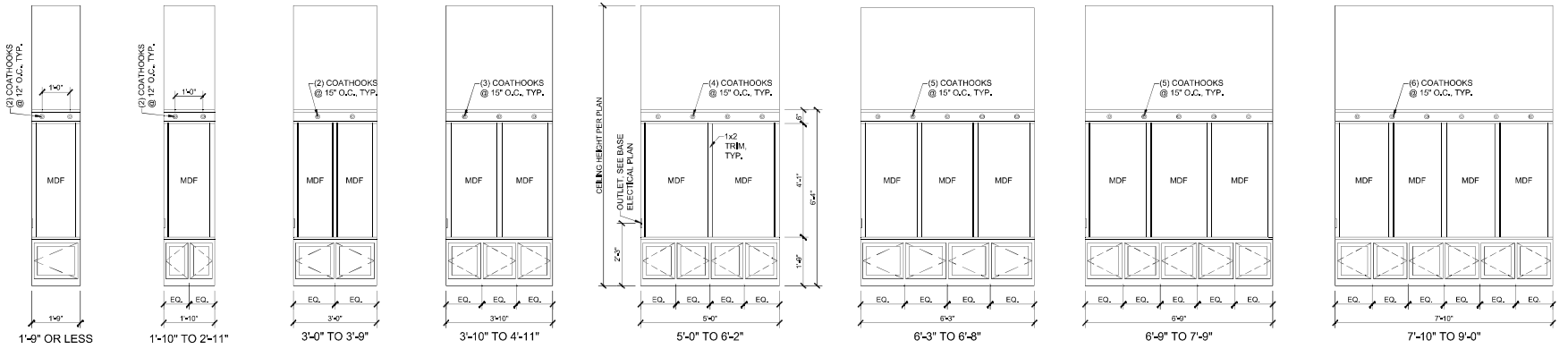
NOTE:
USE CLOSEST WIDTH DISTANCE TO PLAN FOR MUD ROOM BENCH CONFIGURATION.
MILL WORK TO BE BUILT BY TRIM CARPENTER



A MUD ROOM BENCH WITH CUBBIES

SCALE: 1/4" = 1'-0"

NOTE:
USE CLOSEST WIDTH DISTANCE TO PLAN FOR MUD ROOM BENCH CONFIGURATION.
MILL WORK TO BE BUILT BY TRIM CARPENTER
JOB BUILT CABINETS ENAMELED



B MUD ROOM BENCH WITH CABINET

SCALE: 1/4" = 1'-0"

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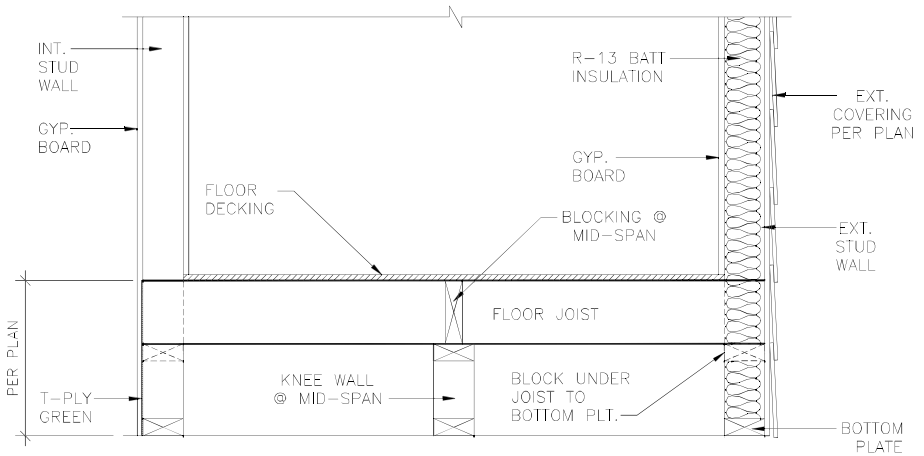
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SQUARE FOOTAGE:
FIRST FLOOR:
SECOND FLOOR:
THIRD FLOOR:
TOTAL:
DRAWN BY:
DESIGNED BY:

DETAILS

PLAN NO.
4594A
SHEET NO.
9.6
DATE:
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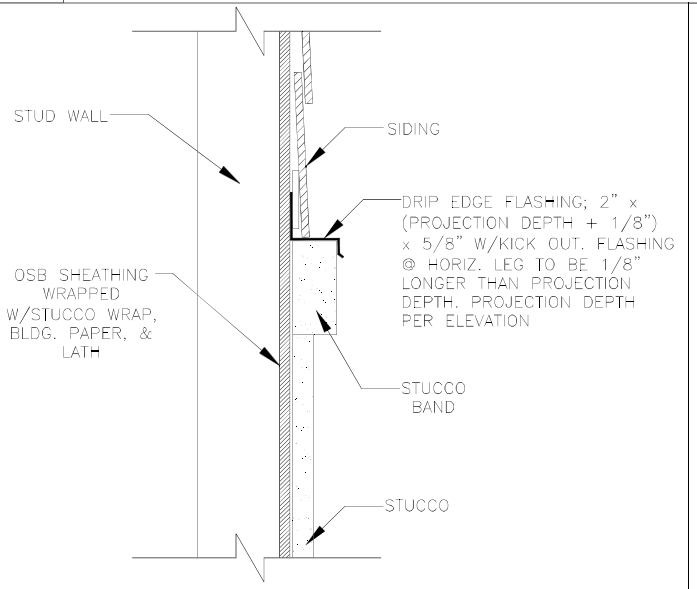


A

RAISED FLOOR SECTION

N.T.S.

AJ 10.18.22

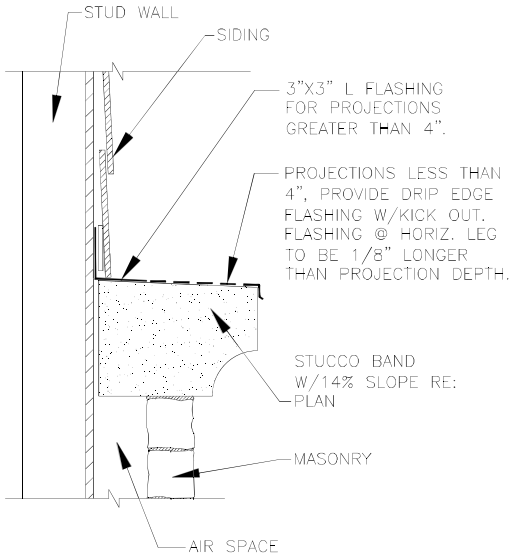


B

STUCCO BAND W/SIDING ABOVE

SCALE: N.T.S.

AJ 04.01.24



C

STUCCO-BAND

SCALE: NTS

BL 05.30.24

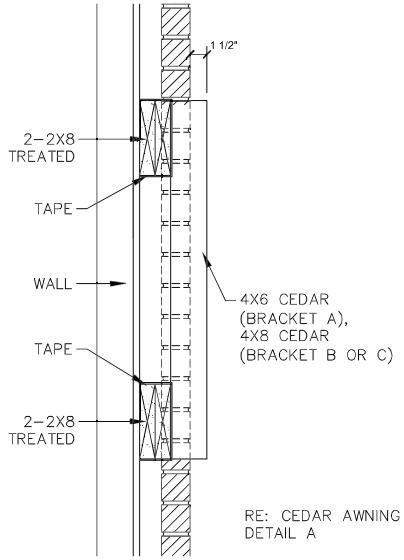
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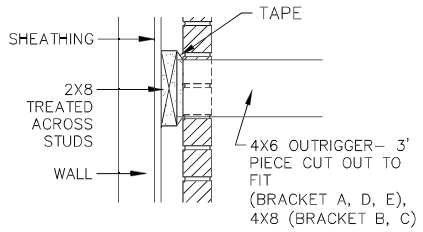
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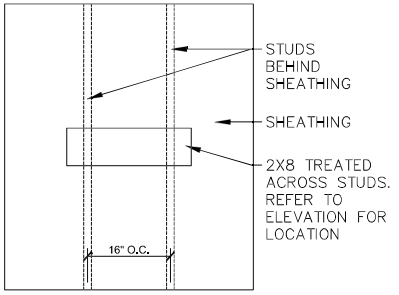
D CEDAR BACKPLATE ATTM. @ BRICK
SCALE: 1" = 1'-0"



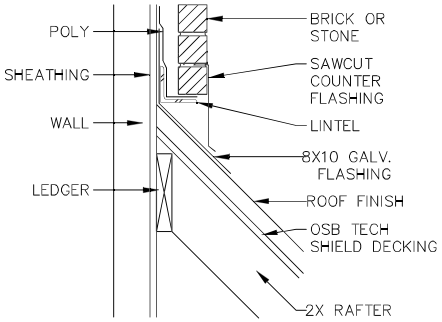
E OUTRIGGER ATTACHMENT @ BRICK
SCALE: 1" = 1'-0"

TYPICAL NOTES:

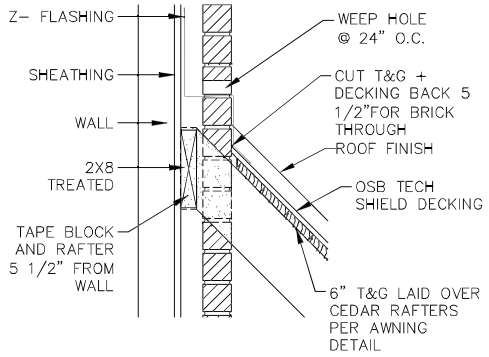
- BLOCKING MUST BE NAILED TO A STUD
- GALVANIZED NAILS OR BETTER AS FASTENERS.
- FILL NAILS HEADS @ VISIBLE AREAS.
- PAINT AND STAIN PER SELECTION.



A TREATED BLOCKING ELEV.
SCALE: 1/2" = 1'-0"

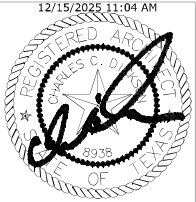


B LINTEL @ AWNING HEADWALL
SCALE: 1" = 1'-0"



C BRICK THRU @ AWNING
SCALE: 1" = 1'-0"

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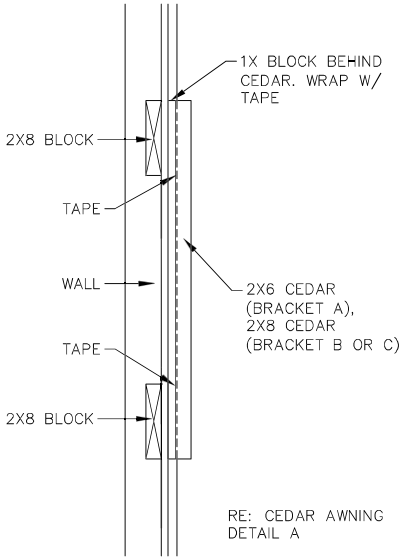
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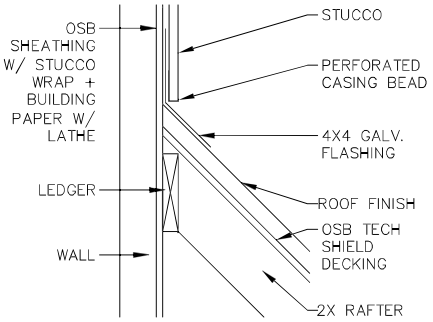
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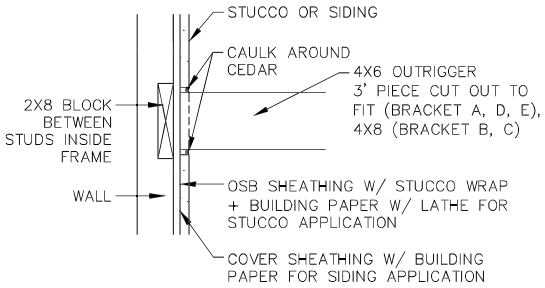
- BLOCKING MUST BE NAILED TO A STUD
- GALVANIZED NAILS OR BETTER AS FASTENERS.
- FILL NAILS HEADS @ VISIBLE AREAS.
- PAINT AND STAIN PER SELECTION.



C CEDAR BACKPLATE ATTM. @ STUCCO/SIDING
SCALE: 1" = 1'-0"



A STUCCO @ AWNING HEADWALL
SCALE: 1" = 1'-0"



B OUTRIGGER ATTM. @ STUCCO/SIDING
SCALE: 1" = 1'-0"

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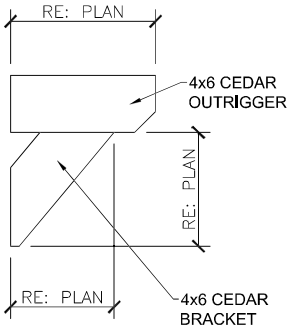
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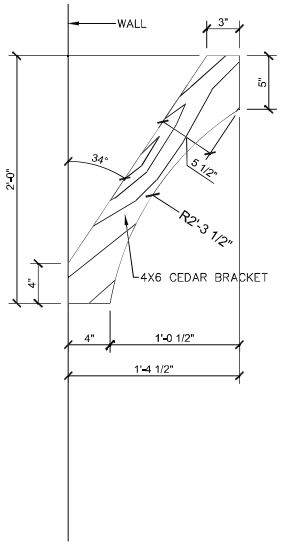
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DATE:
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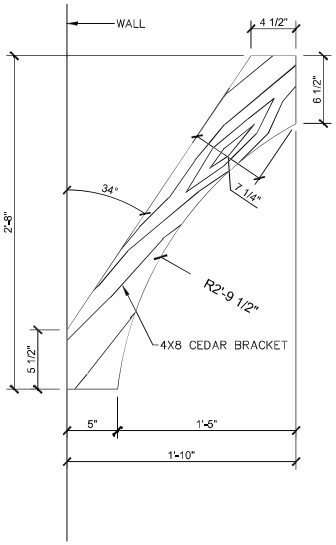
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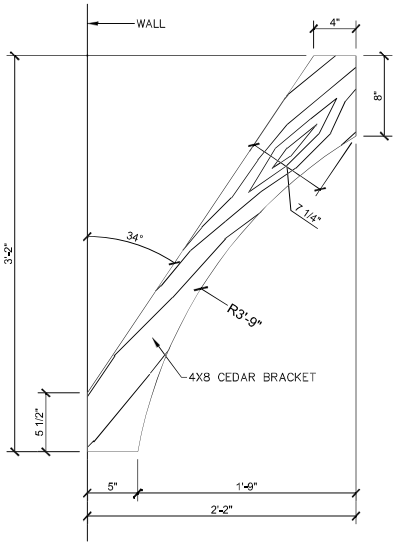
G | CEDAR BRACKET | 09.24.19
SCALE: N.T.S. | DRAWN BY: ME



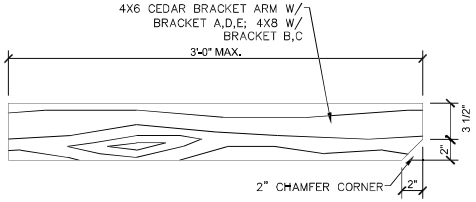
CEDAR BRACKET A



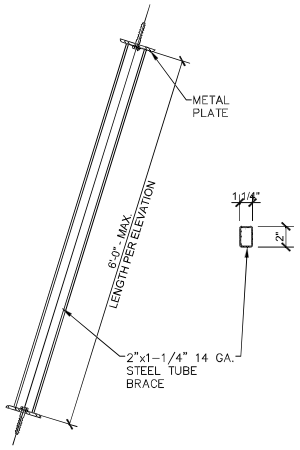
CEDAR BRACKET B



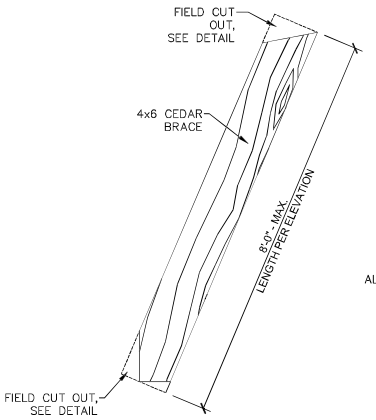
CEDAR BRACKET C



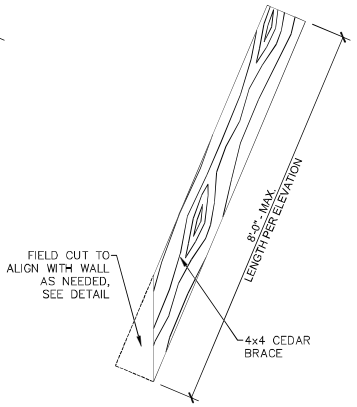
CEDAR BRACKET – OUTRIGGER
SCALE= NTS



METAL BRACKET D
SCALE= NTS



CEDAR BRACKET E
SCALE= NTS



CEDAR BRACKET F
SCALE= NTS

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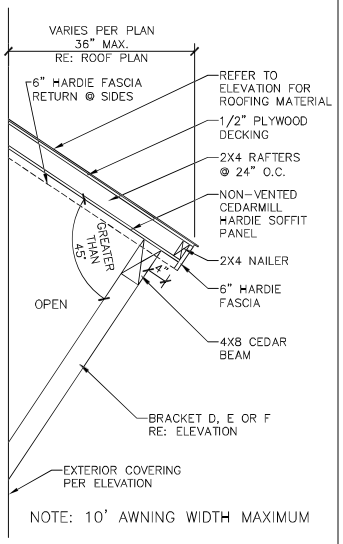
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12/15/25

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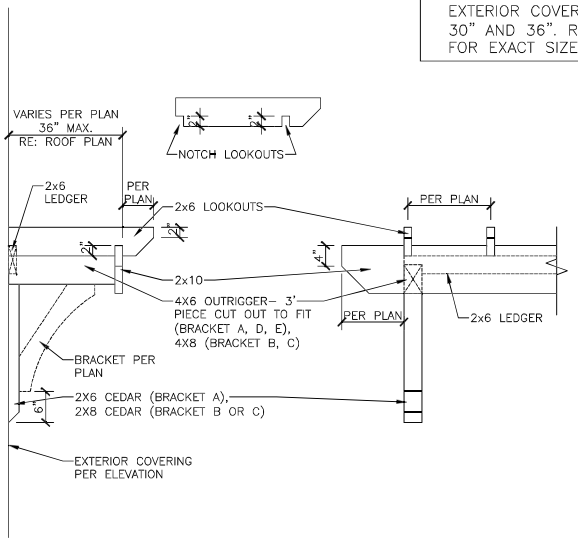
– ROOF OVERALL DEPTH FROM EXTERIOR COVERING TO BE 24", 30" AND 36". RE: ROOF PLAN FOR EXACT SIZE.



NOTE: 10' AWNING WIDTH MAXIMUM

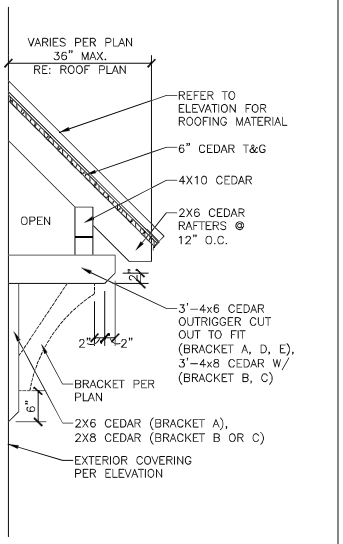
CEDAR AWNING–H

SCALE: 1/2" = 1'–0"



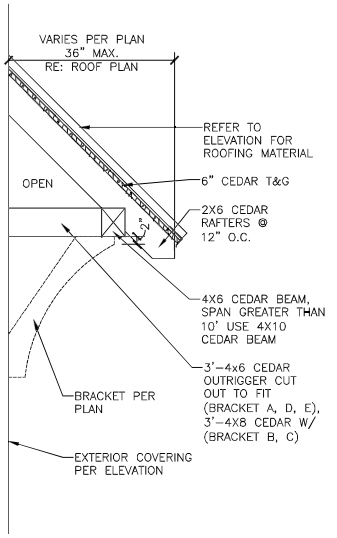
CEDAR TRELLIS–G

SCALE: 1/2" = 1'–0"



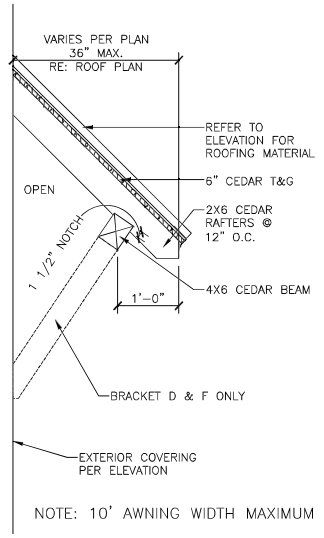
CEDAR AWNING–A

SCALE: 1/2" = 1'–0"



CEDAR AWNING–B

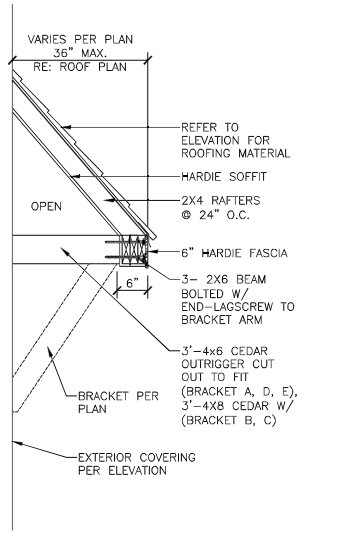
SCALE: 1/2" = 1'–0"



NOTE: 10' AWNING WIDTH MAXIMUM

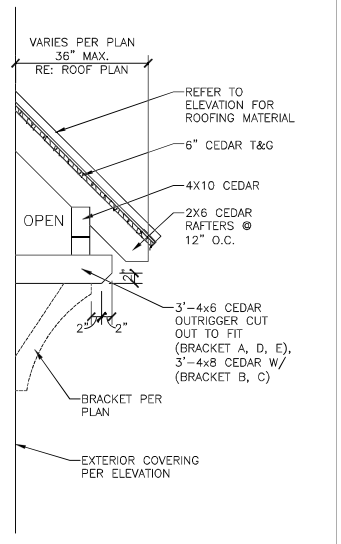
CEDAR AWNING–C

SCALE: 1/2" = 1'–0"



AWNING–D

SCALE: 1/2" = 1'–0"



CEDAR AWNING–E

SCALE: 1/2" = 1'–0"

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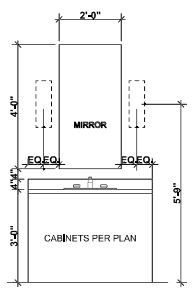
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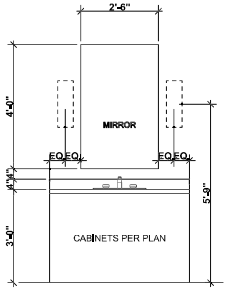
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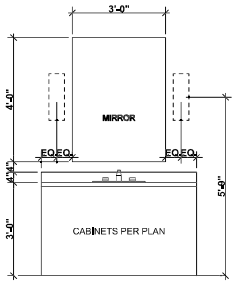
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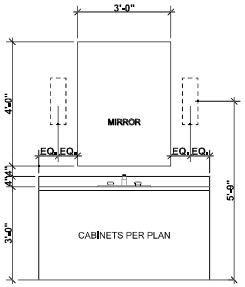
A1 4'-0" TO 4'-5"
1/4" = 1'-0"



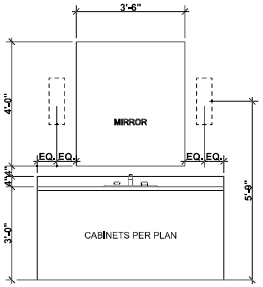
B1 4'-6" TO 4'-11"
1/4" = 1'-0"



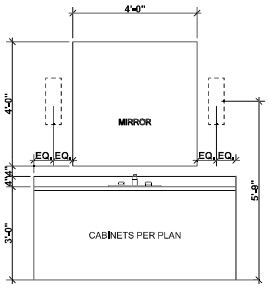
C1 5'-0" TO 5'-5"
1/4" = 1'-0"



D1 5'-6" TO 5'-11"
1/4" = 1'-0"



E1 6'-0" TO 6'-5"
1/4" = 1'-0"



F1 6'-6" TO 6'-11"
1/4" = 1'-0"

NOTE: ACTUAL CABINET SIZES MAY VARY DEPENDING UPON MATERIAL & FIELD CONDITIONS

SCONCE OPTION - SINGLE VANITY

SCALE: 1/4" = 1'-0"

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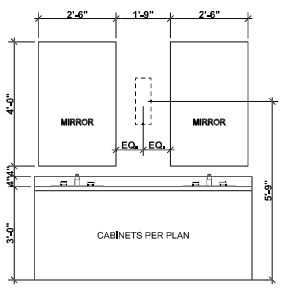
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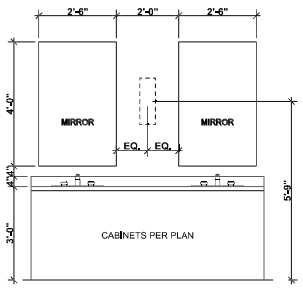
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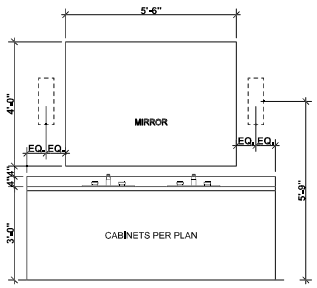
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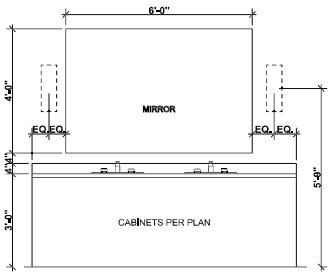
A2 7'-0" TO 7'-5"
1/4" = 1'-0"



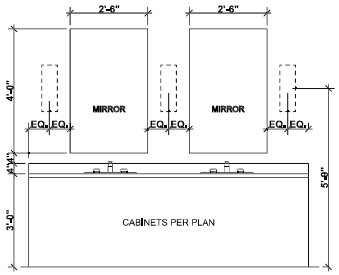
B2 7'-6" TO 7'-11"
1/4" = 1'-0"



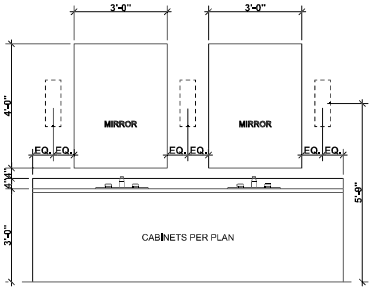
C2 8'-0" TO 8'-5"
1/4" = 1'-0"



D2 8'-6" TO 8'-11"
1/4" = 1'-0"



E2 9'-0" TO 9'-11"
1/4" = 1'-0"



F2 10'-0"
1/4" = 1'-0"

NOTE: ACTUAL CABINET SIZES MAY VARY DEPENDING UPON MATERIAL & FIELD CONDITIONS

SCONCE OPTION - DOUBLE VANITY

SCALE: 1/4" = 1'-0"

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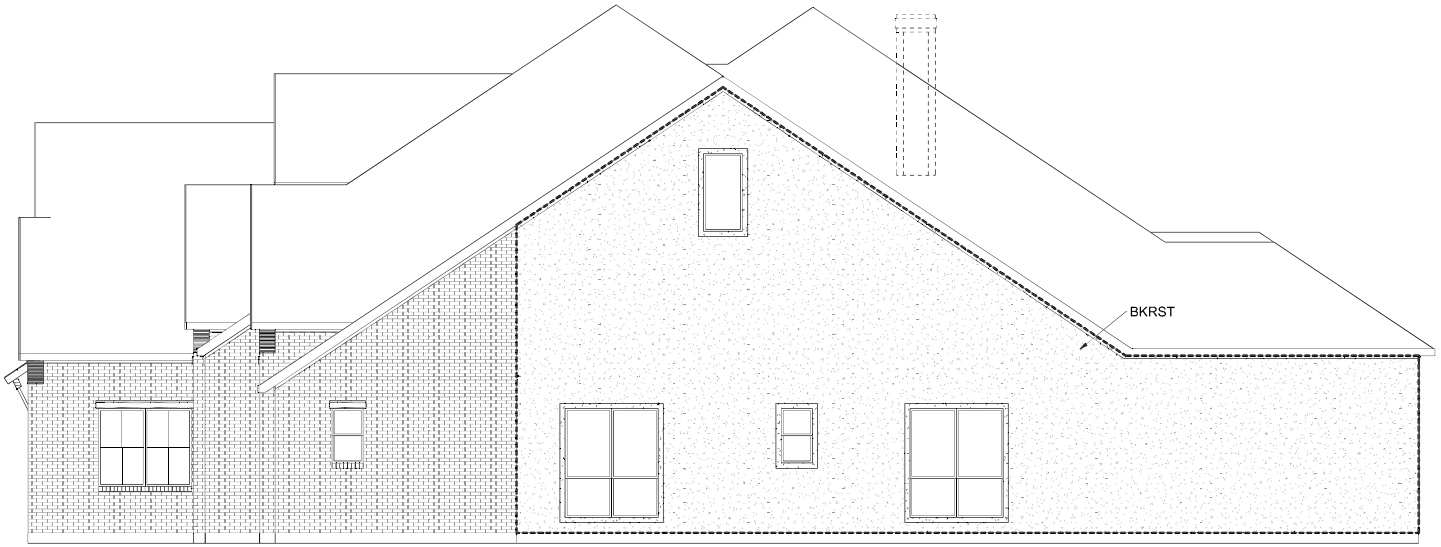
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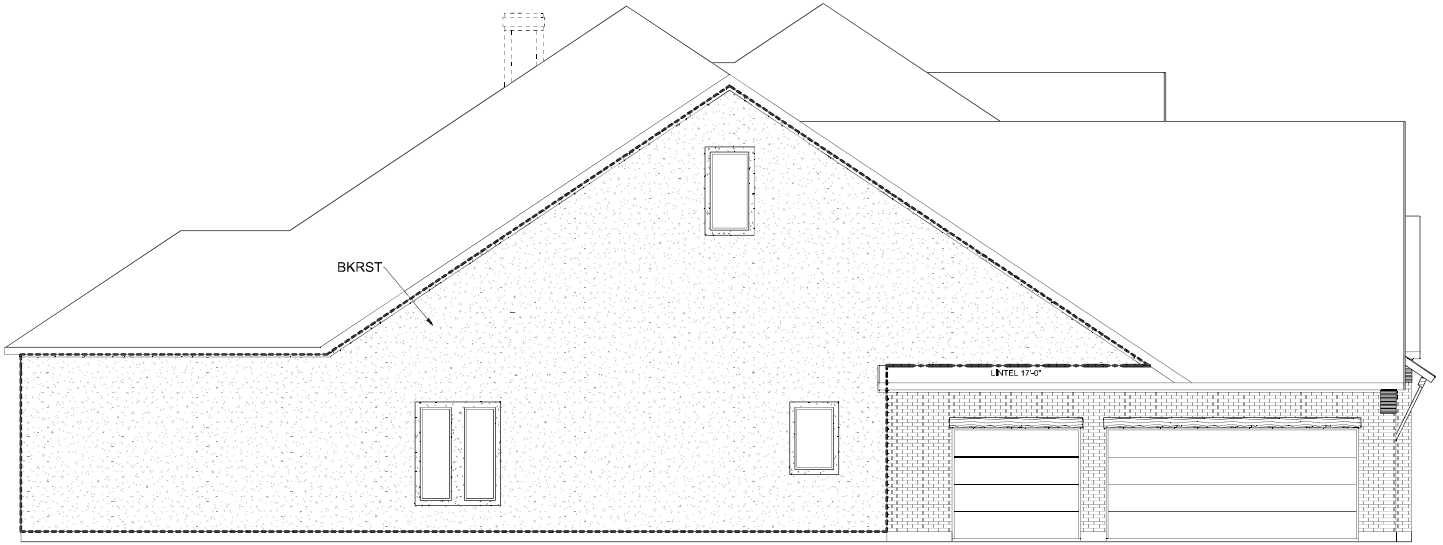
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12/15/25

6/17/2026 10:27:55 AM



EXTERIOR ELEVATION
1/8" = 1'-0"



EXTERIOR ELEVATION
1/8" = 1'-0"

LINTEL LEGEND:
OPTIONAL BRICK LINTEL
ALL LINTEL SIZES TO BE 3 1/2" x 3 1/2" x 1/4" STEEL LINTEL TYP. U.N.O.

NOTE: BKRST INDICATES STUCCO WILL BE REPLACED WITH BRICK

NOTE: REPLACE TRIM WITH BRICK AT THE SELECTED OPTION

REGISTERED ARCHITECT
CHARLES C. DICKSON
8938
STATE OF TEXAS

THIS DRAWING NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION UNLESS SEAL, DATE AND SIGNATURE IS SHOWN ABOVE.

PERRY HOMES™

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TEL: 800.247.2779

3200 SOUTHWEST FWY STE. 2800 HOUSTON, TX 77027

SQUARE FOOTAGE:
FIRST FLOOR:
SECOND FLOOR:
THIRD FLOOR:
TOTAL:

1145 ELM FOREST DRIVE

OPTIONAL BRICK ELEVATIONS

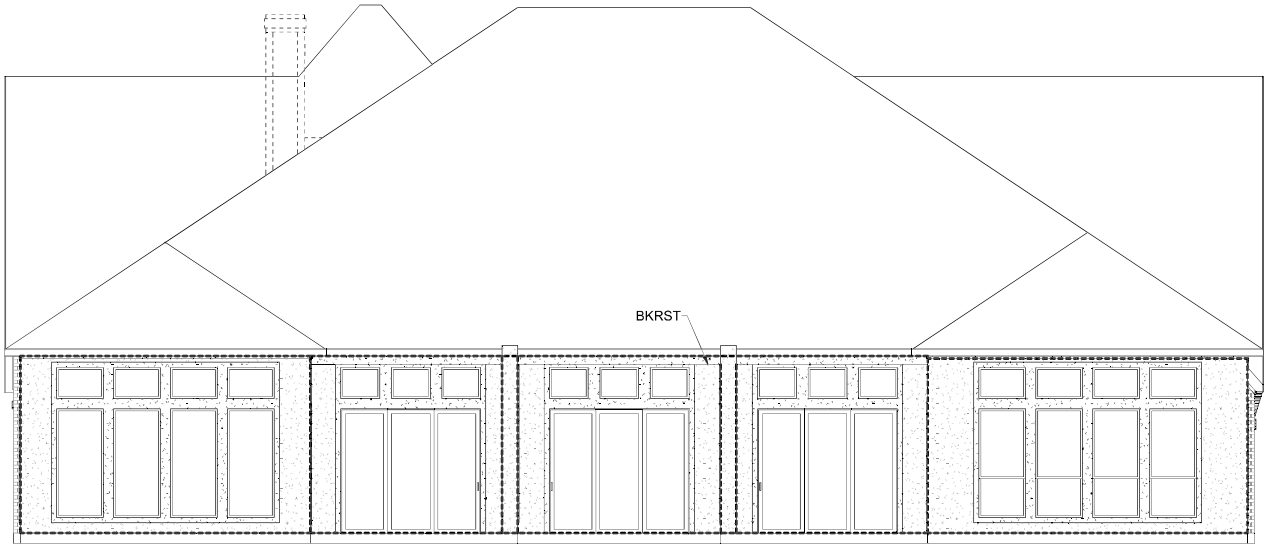
PLAN NO.
4594A

SHEET NO.
B-1.0A

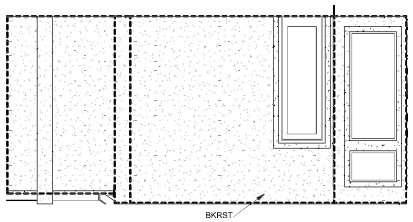
DATE: 12.12.25
DRAWN BY: DM

DRAWN IN REVIT

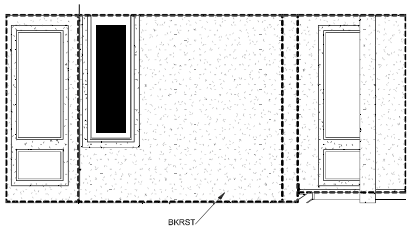
6/17/2026 10:27:52 AM



REAR ELEVATION
1/8" = 1'-0"



PATIO ELEVATION
1/8" = 1'-0"



PATIO ELEVATION
1/8" = 1'-0"

LINTEL LEGEND:
OPTIONAL BRICK LINTEL
ALL LINTEL SIZES TO BE 3 1/2" x 3 1/2" x 1/4" STEEL LINTEL TYP. U.N.O.

NOTE: BKRST INDICATES STUCCO WILL BE REPLACED WITH BRICK

NOTE: REPLACE TRIM WITH BRICK AT THE SELECTED OPTION

REGISTERED ARCHITECT
CHARLES C. DICKSON
8938
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3200 SOUTHWEST FWY STE. 2800 HOUSTON, TX 77027

SQUARE FOOTAGE:
FIRST FLOOR:
SECOND FLOOR:
THIRD FLOOR:
TOTAL:

1145 ELM FOREST DRIVE

OPTIONAL BRICK ELEVATIONS

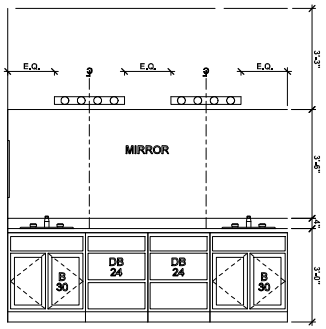
PLAN NO.
4594A

SHEET NO.
B-1.0B

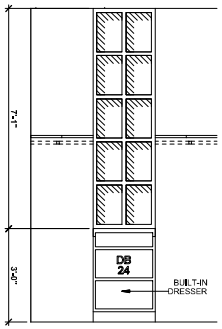
DATE: 12.12.25
DRAWN BY: DM

DRAWN IN REVIT

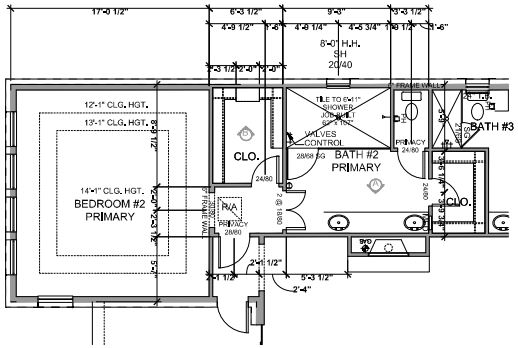
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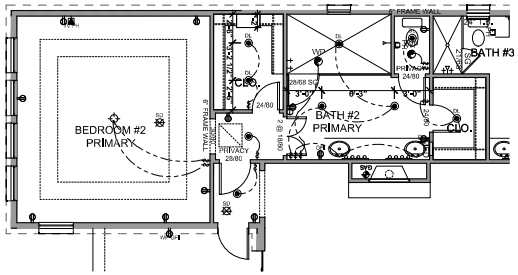


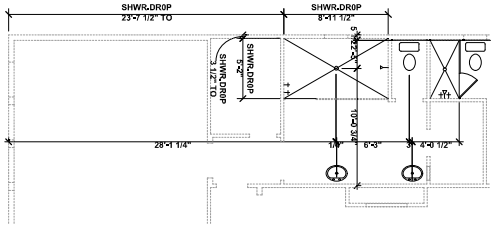
A PRIMARY BATH #2
1/4" = 1'-0"

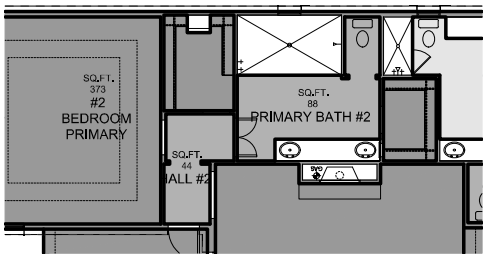


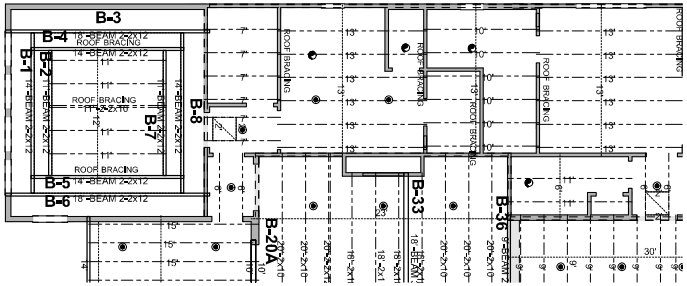
B DRESSER
1/4" = 1'-0"

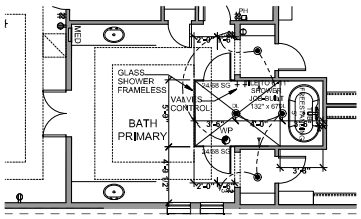




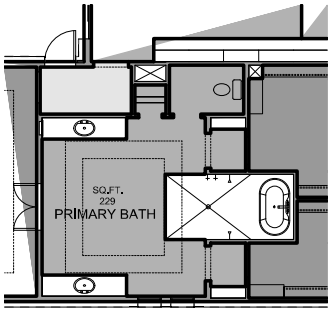


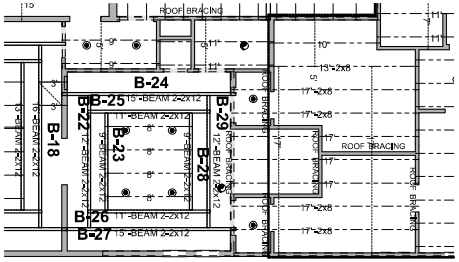


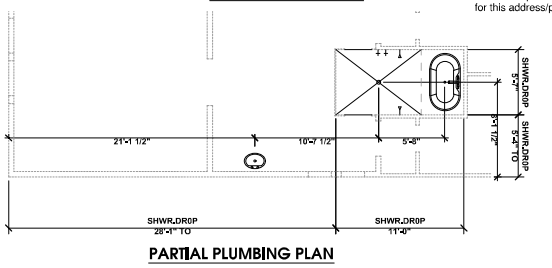




NOREX ENGINEERING INC.
STATE OF TEXAS
MICHAEL T. SCANLON
72092
LICENSED PROFESSIONAL ENGINEER
FIRM REGISTRATION #: 4903
05/22/2026 10:02:13 AM
Seal valid for permitting 1 year after signature date, for this address/project structural framing only.







REGISTERED ARCHITECT
CHARLES C. DICKSON
STATE OF TEXAS
8938

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PERRY HOMES™
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TEL. 800.247.2779
3200 SOUTHWEST FWY STE. 2800 HOUSTON, TX 77027

SQUARE FOOTAGE:
FIRST FLOOR:
SECOND FLOOR:
THIRD FLOOR:
TOTAL:

217 BERRYWOOD LANE

CUSTOM OPTION

PLAN NO. 4594A
SHEET NO. B-0.0
DATE: 12.12.25
DRAWN BY: DM
DRAWN IN REVIT

SPECIAL WARRANTY DEED

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

THAT **JHJ LAND AND CATTLE DEVELOPMENT COMPANY, INC.,** a **Texas Corporation,** hereinafter called "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 **PERRY HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called "Grantee", whose mailing address is **3200 SOUTHWEST FRWY, HOUSTON, TX 77027**, the receipt and sufficiency of which is hereby acknowledged, Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto said Grantee, the following described Property located in **COMAL** County, Texas, to-wit:

LOTS 36, 37 AND 38, BLOCK 2, THE PRESERVE AT ELM CREEK, UNIT 1, A SUBDIVISION IN COMAL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 202306007856, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

Together with Grantor's right, title and interest in all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems serving said Property.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereunto in anywise belonging to said Grantee, Grantee's heirs and assigns, forever, AND Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT and FOREVER DEFEND all and singular the said Property unto said Grantee, Grantee's heirs 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.

This conveyance is made subject to all and singular the restrictions, easements, exceptions, conditions and covenants, if any, applicable to and enforceable against the above-described Property whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property, as well as ad valorem taxes for current and subsequent years which Grantee assumes and agrees to pay. When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns".

This instrument was prepared based on information furnished by the parties, and no independent title search has been made by Robertson Anschutz Vetters, LLC.

Executed date: to be Effective as of March 18, 2026.

EXECUTIVE TITLE COMPANY

GF: ETX2600613-L

UNOFFICIAL

JHJ LAND AND CATTLE DEVELOPMENT COMPANY, INC., A TEXAS CORPORATION

By: _____

Name: **SHELLEY LEDYARD**

Title: **President**

State of TEXAS

County of WILLIAMSON

This instrument was acknowledged before me on [Date] March 16, 2026 by **SHELLEY LEDYARD**, **President** of **JHJ LAND AND CATTLE DEVELOPMENT COMPANY, INC., A TEXAS CORPORATION**, a **Texas Corporation**, on behalf of said **Corporation**.

BRIANNA BRITTANY MCCALLA
Notary Public, State of Texas
Comm. Expires 05-25-2026
Notary ID 133781031

(Official Seal or Stamp)

_____,
Notary Public (Signature of Notarial Officer)
(Signature is a tangible symbol)

Brianna McCalla
(Printed Name of Notarial Officer)

My commission expires: 05/25/2026

AFTER RECORDING MAIL TO:
PERRY HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY
3200 SOUTHWEST FRWY
HOUSTON, TX 77027

Prepared By:
Robertson Anschutz Vetters, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042
Settlement Agent File Number: ETX2600613-L

UNOFFICIAL

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
03/18/2026 03:27:25 PM
TERRI 2 Pages(s)
202606007785

Bobbie Koepp