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City of La Vernia

102 E. Chihuahua Street, La Vernia, Texas 78121

Phone: (830)779-4541 • Fax: (830) 253-1198

Residential Permit Application

Building Permit Number: 2024-0050 Valuation: 64,900.00

Project Address: 157 W Magnolia Cir La Vernia Tx 78121 Zoning District: _____

Lot: 1 Block: 7 Subdivision: Woodbridge Farms

Project Description: NEW SFR SFR REMODEL/ADDITION SPECIFY OTHER: _____
 PLUMBING MECHANICAL ELECTRICAL DEMO
 ACCESSORY BUILDING LAWN IRRIGATION SWIMMING POOL FENCE

Description of Work: Build in-ground residential swimming pool

Area Square Feet: _____ Covered _____
 Living: _____ Garage: _____ Porch: _____ Total: _____ Number of stories: _____

IS THIS PROPERTY IN A FLOODPLAIN: Yes No *If yes, provide Flood Plain Certificate*

Owner Information: Kinzel, Brent & Joanna

Name: Custom Pools by Reynolds Contact Person: Bobby Reynolds

Address: 157 W Magnolia Cir La Vernia Tx 78121

Phone Number: _____ Fax Number: _____ Mobile Number: 210-286-2192

General Contractor	Contact Person	Phone Number	Contractor License Number
Custom Pools by Reynolds	Bobby Reynolds	210-286-2192	<input type="checkbox"/>
Mechanical Contractor	Contact Person	Phone Number	Contractor License Number
			<input type="checkbox"/>
Electrical Contractor	Contact Person	Phone Number	Contractor License Number
Silco Electrical LLC	Chris Silva	210-274-5830	31093 <input type="checkbox"/>
Plumber/Irrigator	Contact Person	Phone Number	Contractor License Number
			<input type="checkbox"/>
TPO Energy Provider	Contact Person	Phone Number	Contractor License Number
			<input type="checkbox"/>

A permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All permits require final inspection.

A Certificate of Occupancy must be issued before any building is occupied

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant: Bobby Reynolds Date: 7-10-2024

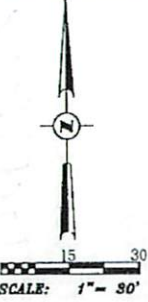
OFFICE USE ONLY:

Approved by:	Date approved:
Building Permit Fee: <u>\$550.00</u>	Total Permit Fees: <u>\$550.00</u>
Water Impact Fee: _____	Received By: <u>1-12-24</u>
Sewer Impact Fee: _____	Date: <u>1-12-24</u>
Water Meter Fee: _____	BV Project #: _____
Sewer Tap Fee: _____	

WOODBIDGE FARMS, UNIT 2

Kinzel Residence
 157 W Magnolia Cir
 La Vernia Tx 78121
**WOODBIDGE FARMS, BLOCK 7,
 LOT 1, (U-2), ACRES .3054**

- PLAT LEGEND**
- 1/2" IRON PIN FOUND WITH CAP
 - 1/2" IRON PIN SET WITH CAP STAMPED (RPLS 5482)
 - ⊗ IRON PIPE FOUND
 - DENOTES METAL FENCE POST
 - △ DENOTES HWY. R.O.W. MONUMENT
 - DENOTES CHAIN-LINK FENCE LINE
 - X- DENOTES BARB WIRE FENCE LINE
 - W- W DENOTES WOOD FENCE LINE
 - ◇- DENOTES STEEL FENCE LINE
 - DK- DENOTES OVER HEAD ELECTRIC LINE
 - PP DENOTES POWER POLE
 - MP DENOTES METER POLE
 - WM DENOTES WATER METER
 - TP DENOTES TELEPHONE PEDESTAL
 - PH DENOTES FIRE HYDRANT
 - EB DENOTES ELECTRIC BOX (GYEC)
 - CM DENOTES CONTROL MONUMENT



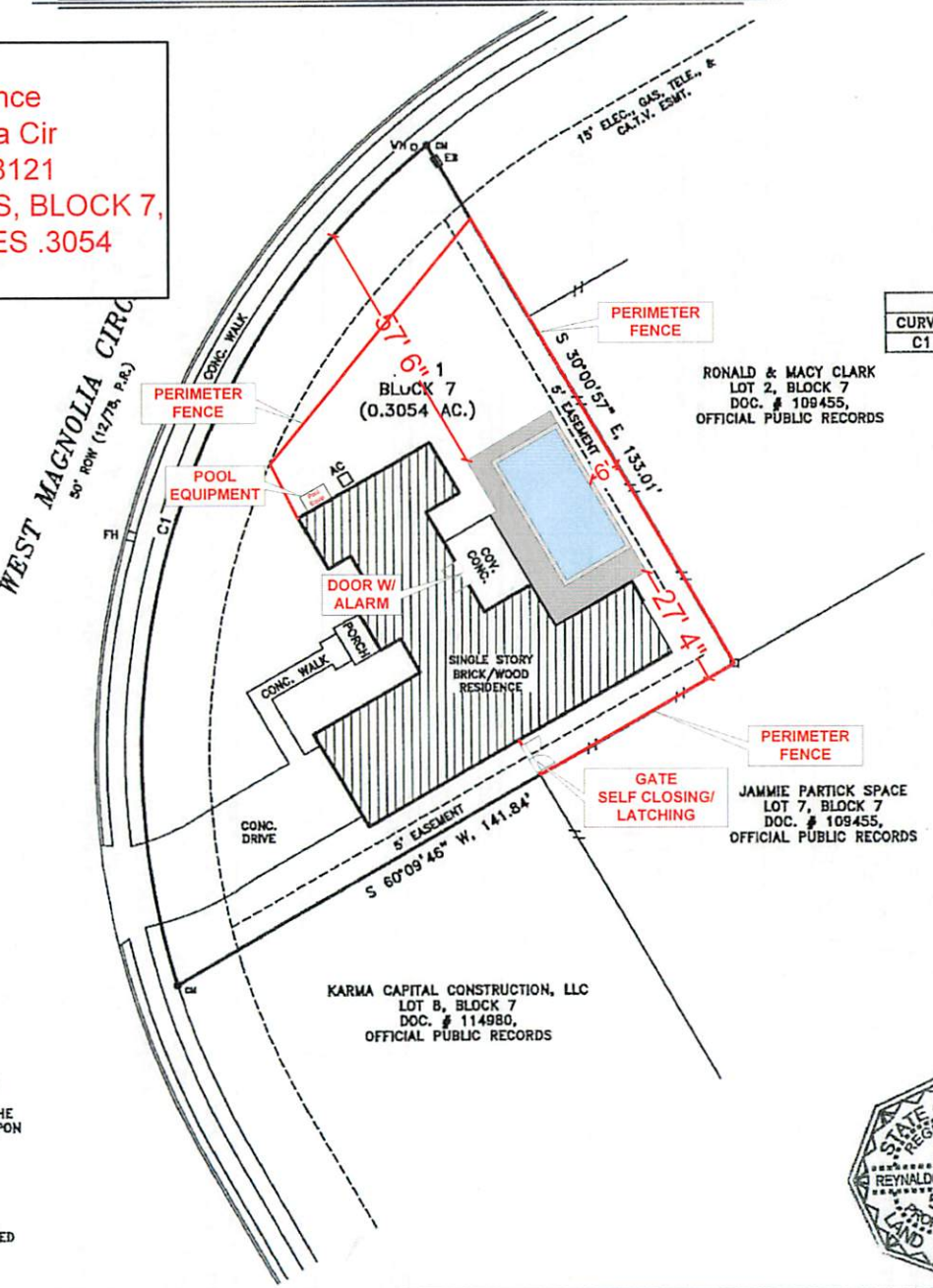
CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	175.00'	67°22'50"	205.80'

CHORD BEARING & DISTANCE
S 16°55'09" W, 194.15'
BEARING BASIS (12/78, P.R.)

RONALD & MACY CLARK
 LOT 2, BLOCK 7
 DOC. # 109455,
 OFFICIAL PUBLIC RECORDS

JAMMIE PARTICK SPACE
 LOT 7, BLOCK 7
 DOC. # 109455,
 OFFICIAL PUBLIC RECORDS

KARMA CAPITAL CONSTRUCTION, LLC
 LOT 8, BLOCK 7
 DOC. # 114980,
 OFFICIAL PUBLIC RECORDS



Custom Pools by Reynolds
 101 S Parkway Dr
 La Vernia Tx 78121
 830-279-3475

MARTINEZ
 SURVEYING & MAPPING, CO
 FIRM # 101822-00
 P.O. BOX 17971
 SAN ANTONIO, TX, 78217
 (210) 829-4244

STATE OF TEXAS
 COUNTY OF WILSON

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible encroachments or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all pins have been located as indicated above on the date on this plat.



This 30TH day of JUNE, 20 23 A.D.

Reynaldo Martinez Jr.

REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 5482

JOB No. 23-6-23

A KINZEL

DIVISION, AT RECORD E

REFERENCE RECORDS RECORDS

IND TO RECORD 2

COMPANY OF THE SOUTHWEST

S

ALLEY ELECTRIC COOPERATIVE INC. PUBLIC RECORDS

PUBLIC RECORDS

SOCIATION, INC. DS

DRS

DRS

UMENTS DRDS

DRS

DRS

DRS

UMENTS DRDS

DRS

DRS

SOLAR SHINGLES DRDS

DRS:

ILE TV EASEMENT (SHOWN)

ILE TV EASEMENT (DOES NOT AFFECT THIS TRACT)

(DOES NOT AFFECT THIS TRACT)

EASEMENT (DOES NOT AFFECT THIS TRACT)

AFFECT THIS TRACT)

DOES NOT AFFECT THIS TRACT)

& CABLE TV EASEMENT (DOES NOT AFFECT THIS TRACT)

ES NOT AFFECT THIS TRACT)

UTILIZED GVEC WILL POSSESS A 5' WIDE EASEMENT TO THE

TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING UPON

CT)

METER LOCATIONS FROM THE FRONT YARDS WITH METER

I A FENCED AREA. (AFFECTS TRACT)

20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR

IT BE WITHIN A FENCE AREA. (NOTED ON PLAT - DOES

CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED

ISTRUCTIONS), READING OF METERS AND REPAIR OF ALL

S. (NOTED ON PLAT)



Respectfully prepared for: **Kinzel Residence**
157 W Magnolia Cir
La Vernia Tx

Swimming Pool Specifications (Rev 1)
Price: \$69,900.00 **Date: 7-3-2024**

Swimming Pool Vessel

Straight-line 30x15
Water surface area: 450 sft, Perimeter: 90'
Gallons: approx 13,300 , Depth: 3.5'x 6'
Sun Shelf, Bench, Swim-out
Pre-grade site as needed
Haul off un-used excavated material
= R&R needed fence sections by Homeowner or TBD
= HOA permission for access/egress over curb/sidewalk
TBD

Decking 440 sft

Rebar reinforced concrete deck formed & poured
8" turn down beams on deck perimeter
Deck drain as noted

Finishes

Pool finish: Marbelite Plaster (white)
Deck finish: Textured deck spray
Tile: 6" pool tile (standard allowance)
Coping: Travertine (Ivory - standard allowance)

Equipment

1 Hayward Tristar 900 2hp variable speed pump *
1 Hayward S244T 300lb sand filter*
1 Hayward Sharkvac XL robotic pool vacuum*
1 In-line Chlorinator
3 year warranty on primary pool equipment *

Vessel Construction 100% Gunit

12" bond beam, 9" walls, 10" floors
#4 1/2" rebar 8" centers
Lifetime limited warranty

Plumbing

32" channel drain commercial grade (2" plumbed)
1 Skimmer (2" plumbed)
4 pool return inlets (2" plumb fully looped)
Automatic Water Leveler w/ check valve
Homeowner responsible for check valve inspection
All under vessel plumbing sched80 PVC

Electrical

1 Hayward CrystaLogic 12v LED pool light (white)*
Intermatic 100w LV transformer
1 110v GFCI Convenience Outlet
Vessel & pool deck bonded
Assumes adequate electrical service at pool equipment location

Maintenance

Pool pole, leaf rake, brush, backwash hose, thermometer, and test kit

Post Completion

- Clean-up and immediate pool construction area grading
- Pool School
- One year warranty on workmanship and material
- Homeowner responsible for initial water balance

Optional Upgrades:

 Two (2) conduit stub-ups & 18" finished concrete bases with 100ft wire for Owner provided post lights for area lighting: \$1,100

 Texture & color/seal existing patio/steps: \$790
Top coat only. Does not include turn down beams

 Upgrade plaster color Kona Blue: \$780 ^

 Upgrade Mariner Blue Quartz interior finish: \$4,100 ^

^Includes modifier to help mitigate scaling & calcium hydroxide dust

Final Design – Homeowner Approval	
X <u> </u> <u> </u>	Date: 7/2/2024

^{DS}
 Note 1: Unless noted otherwise all un-used excavated spoils will be removed from the site. If additional or more suitable soil and back-fill is needed additional cost will apply.

^{DS}
 Note 2: Homeowner required to call 811 prior to start for all utility locations (electrical, water, sewer, cable, internet).

This custom swimming pool construction quote includes all necessary materials (except where noted), equipment, and workmanship for the above referenced swimming pool per the Swimming Pool Specifications and diagram(s) shown on the attached Swimming Pool Site Plan. No other changes are valid unless agreed upon in writing by both parties. This quote does ; does not X include the costs for applicable municipal building permits and inspections.

Custom Pools by Reynolds will endeavor to complete the pool within 90-120 days from the date of initial excavation barring weather delays or other unforeseen delays beyond the control of Custom Pools by Reynolds. Contractor reserves the right to adjust and reflect any cost changes prior to the start of the work performed and during the construction interval only on an as needed basis.

This quote assumes normal excavation of the pool site unless noted otherwise in the Specifications above. In the event unusual substrate or rock is encountered additional costs will apply. Unusual groundwater encounters or cave-ins resulting from unstable soil conditions during excavation that results in additional costs will be addressed and resolved in an agreed upon manner between Contractor and Buyer.

All construction to be performed to meet or exceed ANSI and PHTA construction standards for in-ground residential swimming pools

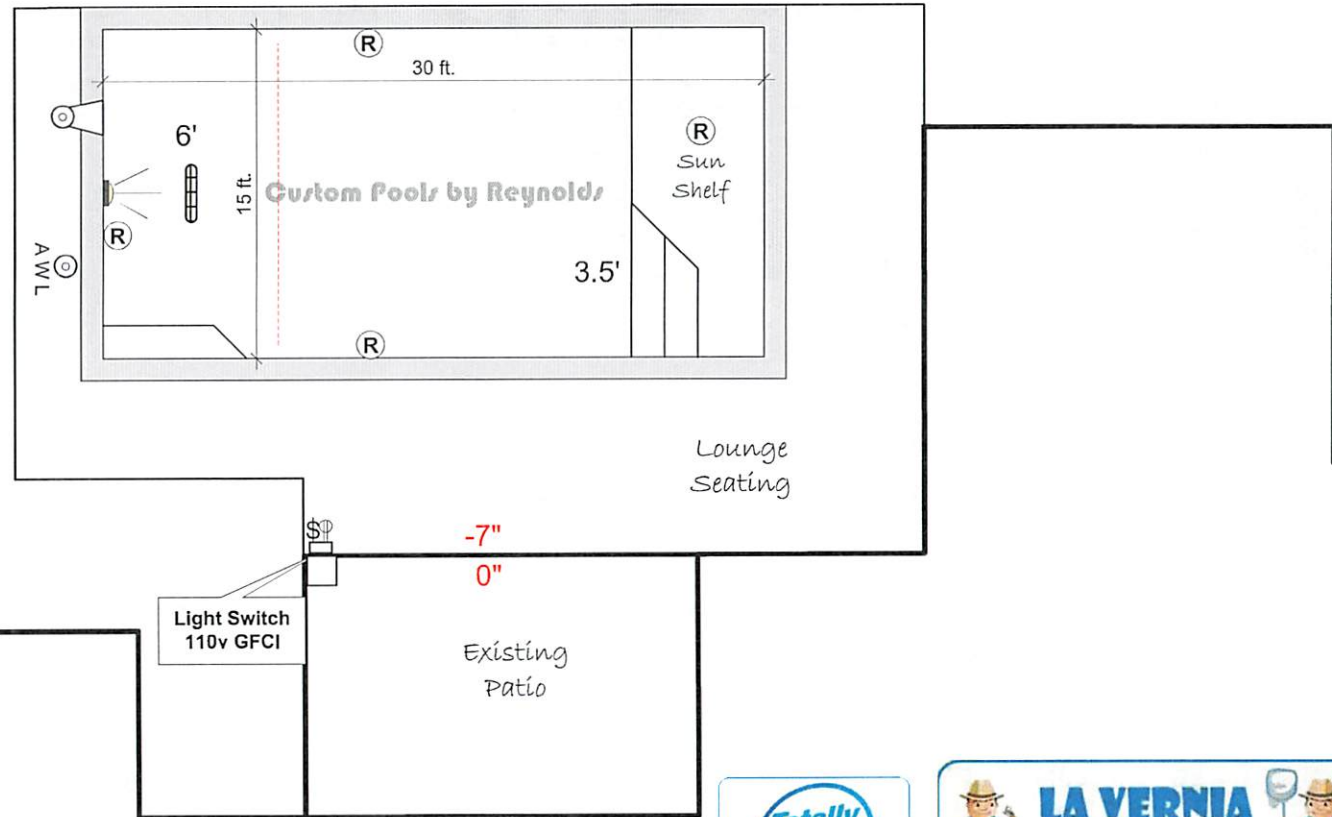
“Thank You for allowing us to provide you this quote. We want to be your pool builder. We will work hard to earn and maintain your trust and confidence.” - Bobby Reynolds

Kinzel Residence
Site Plan Rev1
7-2-2024
Scale: 1/8" = 1'

Final Design - Homeowner Approval:
X ^{DS} Bk Date: 7/2/2024

General Specifications

Pool: 450 sft
Perimeter: 90'
Pool decking: 440 sft



CUSTOM POOLS
by Reynolds

Do not duplicate - This drawing is the property of Custom Pools by Reynolds. No duplication allowed.



PAYMENT DETAIL

REPORT CREATED: 07/11/2024 12:47:58 PM

9243624 // City of La Vernia, TX Misc Gov WEB

Payment Detail		Credit Card Payment	
Payment ID	100301854104	Card Type	Master Card
Date/Time	7/11/2024 7:05:18 AM	Auth Response	211374
Amount	\$550.00	Origination	Internet
Conv. Fee	\$12.93	Outcome	Complete
Flow	Payment	Card Number (last 4)	2102
Billing Information		Payor Information	
First Name	Robert	Payment Type	Building Permits
Middle Name		Account, Permit, or Citation Number	2024-0050
Last Name	Reynolds	First Name	Robert
Name Suffix		Middle Name	
Address	101 S Parkway Dr	Last Name	Reynolds
		Name Suffix	
City	LA VERNIA	Address	101 S Parkway Dr
State	TX		
Postal Code	78121	City	LA VERNIA
Country	US	State	TX
Telephone	2102862192	Postal Code	78121
Email Address	bobby@reynoldspools.com	Country	US
		Telephone	2102862192
		Comments	KInzel permit

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