

## Comal County

OFFICE OF COMAL COUNTY ENGINEER

### License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **09/16/2019** Permit Number: **109373**

Location Description: 1778 CROSSBOW DR  
CANYON LAKE, TX 78133

Subdivision: El Dorado Heights  
Unit: 1  
Lot: 25RR  
Block:  
Acreage:

Type of System: Aerobic  
Surface Irrigation

Issued to: Joann Volkman & BJ Yelvington

This license is authorization for the owner to operate and maintain a private facility at the location described in accordance to the rules and regulations for on-site sewerage facilities of Comal County, Texas, and the Texas Commission on Environmental Quality.

The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.

Alterations to this permit including, but not limited to:

- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system

may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

Licensing Authority

Comal County Environmental Health

OS0034792

ENVIRONMENTAL HEALTH INSPECTOR

ENVIRONMENTAL HEALTH COORDINATOR

OS 0025599

Final

# Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Avila OSSF Installer #: 050021674  
 1st Inspection Date: 09-06-19 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: 09-16-19  
 Inspector Name: Connor / Olvera Inspector Name: \_\_\_\_\_ Inspector Name: B. Olvera  
 Permit#: 109373 Address: 1778 Crossbow / El Dorado Heights

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	✓	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)		✓		9-16-19
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	✓	285.91(10) 285.30(b)(4) 285.31(d)		✓		
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	✓	285.32(a)(1)		✓		
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	✓	285.32(a)(3)		✓		
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	✓	285.32(a)(5)		✓		
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)				

tank set level no leaks operational - cover all

9-16-19 BMO  
covered

**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 Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum 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	✓	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		✓		9-16-19
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 provided SEPTIC 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						
14	AEROBIC TREATMENT UNIT Size Installed	✓			✓		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		Muvata 3 550	✓		
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)(5) 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)(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)	/	285.33(d)(6) 285.33(c)(4)	<i>aerobic spray</i>	/		<i>9-15-89</i>
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	<p>EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling</p> <p>EFFLUENT DISPOSAL SYSTEM Topographic Slopes &lt; 2.0%</p> <p>EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field ( 1000 Linear ft. for 2 bedrooms or Less &amp; an additional 400 ft. for each additional bedroom )</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. &amp; Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) &amp; Pipe Holes ( 3/16 - 1/4" dia. Hole Size ) 5 ft. Apart</p>		<p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(B)</p> <p>285.91(13)</p> <p>285.33(b)(3)(D)</p> <p>285.33(b)(3)(F)</p>				
33	<p>AEROBIC TREATMENT UNIT is Aerobic Unit Installed According to Approved Guidelines.</p>	✓	285.32(c)(1)		✓		41619
34	<p>AEROBIC TREATMENT UNIT Inspection/Clean Out Port &amp; Risers Provided</p> <p>AEROBIC TREATMENT UNIT Secondary restraint system provided</p> <p>AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank</p> <p>AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>			<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>		
35	<p>AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.</p>	✓			✓		
36	<p>PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials &amp; construction</p> <p>PUMP TANK Sampling Port Provided in the Treated Effluent Line</p> <p>PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required</p> <p>PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump</p>						
37	<p>PUMP TANK Inspection/Clean Out Port &amp; Risers Provided</p> <p>PUMP TANK Secondary restraint system provided</p> <p>PUMP TANK Riser permanently fastened to lid or cast into tank</p> <p>PUMP TANK Riser cap protected against unauthorized intrusions</p>						
38	<p>PUMP TANK Secondary restraint system provided</p>						
39	<p>PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried</p>	✓			✓		✓

**Comal County Environmental Health  
OSSF Inspection Sheet**

*Final*

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?	✓	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)		✓		9-16-19
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	✓ ✓	285.33(d)(2)(G)(I) 285.33(d)(2)(A) 285.33(d)(2)(F)		✓ ✓		
42	APPLICATION AREA Area Installed	✓			✓		
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Avila OSSF Installer #: 050021674

1st Inspection Date: 04-06-19 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: \_\_\_\_\_

Inspector Name: CONNOR / Avila Inspector Name: \_\_\_\_\_ Inspector Name: \_\_\_\_\_

Permit#: 109373 Address: 1778 Crossbow / El Dorado Heights

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1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials	✓	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)		✓		
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	✓	285.91(10) 285.30(b)(4) 285.31(d)		✓		
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	✓	285.32(a)(1)		✓		
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	✓	285.32(a)(3)		✓		
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	✓	285.32(a)(5)		✓		
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)				

*tank set level no leaks operational - cover all*

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9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	✓	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		✓		
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
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14	AEROBIC TREATMENT UNIT Size Installed	✓			✓		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		<i>Muvata B 55D</i>	✓		
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)				
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33	<p>AEROBIC TREATMENT UNIT is Aerobic Unit Installed According to Approved Guidelines.</p>	✓	285.32(c)(1)		✓		
34	<p>AEROBIC TREATMENT UNIT Inspection/Clean Out Port &amp; Risers Provided</p> <p>AEROBIC TREATMENT UNIT Secondary restraint system provided</p> <p>AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank</p> <p>AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>			<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>		
35	<p>AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.</p>	✓			✓		
36	<p>PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials &amp; construction</p> <p>PUMP TANK Sampling Port Provided in the Treated Effluent Line</p> <p>PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required</p> <p>PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump</p>						
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38	<p>PUMP TANK Secondary restraint system provided</p>						
39	<p>PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried</p>	✓			✓		

**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?	✓	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)		✓		
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	✓ ✓	285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)		✓ ✓		
42	APPLICATION AREA Area Installed	✓			✓		
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



# Comal County

OFFICE OF COMAL COUNTY ENGINEER

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

Permit Number: 109373  
Issued This Date: 07/11/2019  
This permit is hereby given to: Joann Volkman & BJ Yelvington

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

1778 CROSSBOW DR  
CANYON LAKE, TX 78133

Subdivision: El Dorado Heights  
Unit: 1  
Lot: 25RR  
Block:  
Acreage:

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.

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

items Date Received	initials

Permit Number

Instructions:

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

OSSF Permit

Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate

Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer

Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.

RECEIVED

Required Permit Fee

JUL 08 2019

Copy of Recorded Deed

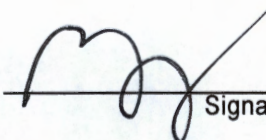
R

Surface Application/Aerobic Treatment System

Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public

Signed Maintenance Contract with Effective Date as Issuance of License to Operate

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

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

07/8/19  
\_\_\_\_\_  
Date

COMPLETE APPLICATION

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

INCOMPLETE APPLICATION

(Missing Items Circled, Application Refused)

\*\*\* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \*\*\*

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Date June 19, 2019

Permit # 109373

Owner Name JOANN VOLKMAN & BJ YELVINGTON
Mailing Address 1778 CROSSBOW DRIVE
City, State, Zip CANYON LAKE TEXAS 78133
Phone# 210-656-9363
Email sunshineinsulation2@gmail.com

Agent Name GREG W. JOHNSON, P.E.
Agent Address 170 HOLLOW OAK
City, State, Zip NEW BRAUNFELS, TX 78132
Phone # (830) 905-2778
Email gregjohnsonpe@yahoo.com

All correspondence should be sent to: [ ] Owner [X] Agent [ ] Both Method: [ ] Mail [X] Email

Subdivision Name EL DORADO HEIGHTS Unit/Phase/Section 1 Lot 25RR Block
Acreage/Legal
Street Name/Address 1778 CROSSBOW DRIVE City CANYON LAKE Zip 78133

Type of Development:

[X] Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1653

RECEIVED
JUL 08 2019
COUNTY ENGINEER

[ ] 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: \$ EXISTING (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 [X] Public [ ] Private Well

Are Water Saving Devices Being Utilized Within the Residence? [X] Yes [ ] No

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.
- 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 also 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 (Handwritten Signature)

Date 7-2-19

#109373

\*\*\* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

REVISED

1:50 pm, Sep 05, 2019

Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) NOWATER BSSO Absorption/Application Area (Sq Ft) 4825

Gallons Per Day (As Per TCEQ Table III) 240

(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 [X] 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 [X] No

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

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? [X] Yes [ ] No

Is there an existing TCEQ approval CZP for the property? [ ] Yes [X] 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 [X] No

(if yes, the P.E. or R.S. 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 [X] No

If yes, indicate the city:



FIRM #2585

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 (handwritten signature)

Date July 1, 2019

AFFIDAVIT



201606018148 05/04/2016 11:47:36 AM 1/1

Yes

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 \_\_\_\_\_ BLOCK 25RR LOT \_\_\_\_\_ ED DORADO HEIGHTS SUBDIVISION

IF NOT IN SUBDIVISION: \_\_\_\_\_ ACREAGE \_\_\_\_\_ SURVEY

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

BILLIE J. YELVINGTON, (aka B.J. Yelvington) &  
JOANN VOLKMAN

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 2 DAY OF MAY, 20 16

*B.J. Yelvington*  
Owner(s) signature(s)

BILLIE J. YELVINGTON  
Owner (s) Printed name (s)

BILLIE J. YELVINGTON

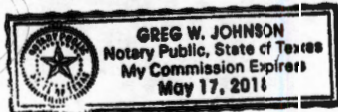
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 2 DAY OF

MAY, 20 16

*Greg Johnson*  
Notary Public, State of Texas

Notary's Printed Name: GREG W. JOHNSON

My Commission Expires: 05/17/2018



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JUL 08 2019

COUNTY ENGINEER

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
05/04/2016 11:47:36 AM  
TERRI 1 Page(s)  
201606018148



*Bobbie Koepf*



**Countryside Construction, Inc.**  
**300 Chapman Parkway, Canyon Lake, TX. 78133**  
**Phone: 830-899-2615 or 1-888-379-3721 Fax: 830-899-6662**  
**Septic System Service Agreement**

In consideration of payment for this service contract, we will abide by and agree to its terms and conditions:

Name: JO ANN VOLKMAN & BJ YELVINGTON Address: 1778 CROSSBOW DRIVE  
Sub-Div./County: EL DORADO HEIGHTS / COMAL City, State-Zip: CANYON LAKE, TX 78133  
Permit #: \_\_\_\_\_ Model #: CLEARSTREAM 600NC3T Serial #: \_\_\_\_\_  
Phone #: 210-656-9363

Initial Two Year Service Agreement & Two Year Limited Warranty       One Year Service Agreement

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

Legal Description: EL DORADO HEIGHTS, UNIT 1, LOT 25RR

This contract will be in effect FROM LTO TO \_\_\_\_\_ and will provide the following:

- A: An inspection/service call every (4) four months which will include: inspection, adjustments and servicing of the mechanical & electrical components as necessary to insure proper function of the system.
- B: An effluent quality inspection consisting of a visual check for color, turbidity, scum, overflow and odor.
- C: The property owner is responsible for "purchasing and keeping chlorine" in the chlorinator, (if applicable). If the chlorine test reveals "No Chlorine" in the system, the property owner may incur an additional cost.
- D: If any improper operation is observed (which cannot be corrected at that time) the property owner will be notified immediately of the conditions and the estimated cost.
- E: The response time to a complaint by the property owner regarding operation of the system, shall be within "48 hours," from the time of notification.
- F: ANY PARTS, WARRANTY OR NON-WARRANTY, OR FREIGHT CHARGES, LABOR OR SERVICE CALLS DUE NOT PAID FOR REMAIN THE PROPERTY OF COUNTRYSIDE CONSTRUCTION AND COULD RESULT IN REPOSSION OF PARTS BY COUNTRYSIDE CONSTRUCTION.
- G: THE SIGNING OF THIS SERVICE AGREEMENT AUTHORIZES COUNTRYSIDE CONSTRUCTION TO ENTER THE PROPERTY TO EXECUTE ALL TERMS OF THIS CONTRACT.

Countryside Construction, Inc., will warranty installation of the septic system to be according to state and county regulations and the designs approved by the county. **HOMEOWNER WILL BE RESPONSIBLE FOR SERVICE CALLS, LABOR AND SHIPPING COSTS ON ANY "WARRANTED PARTS" EXCHANGED DURING WARRANTY.** All other components will be according to manufacture's warranties.

**Important:** As Countryside Construction, Inc. **cannot control what or how much effluent goes into this septic system, we cannot warranty how the system will function.** Refer to manufacturers or installer's instructions, for suggestions on septic operation. This service agreement **does not** cover the cost of "Service Calls, Labor or Materials that are required or parts out of warranty, the failure to maintain electrical power to the system, sprinklers that are broken, leaking, stopped-up or otherwise mal-functioning; or sewage flows exceeding the hydraulic/organic design capabilities and the input of non-biodegradable materials (solvents, grease, oil, paints, etc.), or any usage contrary to the requirements as advised by authorized service representative. Laboratory test work is available at an additional cost. Chlorine, filters, or parts that are out of warranty are available at a reasonable cost.

This contract **does not** include the pumping of a tank or of any compartment of a tank, or settlement of soil on or around any part of the system regardless of reason: RECEIVED 8 2019

**Violations of the warranty** also include: Disconnecting the alarm, restricting ventilation to the aerator, over loading the system above its rated capacity; or flooding by external means. Rodent, insect or Fire Ant damage or any other form of unusual abuse is a violation. COUNTRYSIDE ENCL. 7

A renewal service contract **should be "Activated" (30) thirty days** before expiration of existing contract. We will contact property owner prior to expiration of existing contract.

Served by: *Countryside Construction Inc.*  
Walker Chapman - Operator Licensee #2929

Jo Volkman Print Name  JO ANN VOLKMAN Date: 7-2-19  
Property Owner Signature

Walker Chapman Date: 7-2-19 Authorized Service Representative (revised 10/9/09)

## ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: June 28, 2019

Site Location: 1778 CROSSBOW DRIVE / EL DORADO HEIGHTS, UNIT 1, LOT 25RR

Proposed Excavation Depth: n/a

**Requirements:**

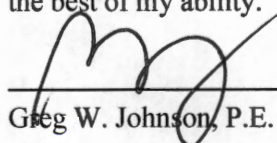
At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil boring or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

SOIL BORING NUMBER		SURFACE EVALUATION				
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	<b>III</b>	<b>CLAY LOAM</b>	<b>N/A</b>	<b>NONE OBSERVED</b>	<b>LIMESTONE @ 12"</b>	<b>BROWN</b>
12"						
1						
2						
3						
4						
5						

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COUNTY ENGINEER

SOIL BORING NUMBER		SURFACE EVALUATION				
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	<b>SAME</b>	<b>AS</b>	<b>ABOVE</b>			
1						
2						
3						
4						
5						

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

  
\_\_\_\_\_  
Greg W. Johnson, P.E. 67587-F2585, S.E. 11561

07/01/19  
\_\_\_\_\_  
Date



**FIRM #2585**

**OSSF SOIL EVALUATION REPORT INFORMATION**

**REVISED**  
1:51 pm, Sep 05, 2019

Date: July 01, 2019

**Applicant Information:**

Name: B.J. YELVINGTON & JOANN VOLKMAN  
Address: 1778 CROSSBOW DRIVE  
City: CANYON LAKE State: TX  
Zip Code: 78133 Phone: 210-656-9363

**Site Evaluator Information:**

Name: Greg W. Johnson, P.E., R.S., S.E. 11561  
Address: 170 Hollow Oak  
City: New Braunfels State: Texas  
Zip Code: 78132 Phone & Fax (830)905-2778

**Property Location:**

Lot 25RR Unit 1 Blk      Subd. EL DORADO HEIGHTS  
Street Address: 1778 CROSSBOW DRIVE  
City: CANYON LAKE Zip Code: 78133  
Additional Info.:     

**Installer Information:**

Name:       
Company:       
Address:       
City:      State:       
Zip Code:      Phone     

**Topography:** Slope within proposed disposal area: 4 %  
Presence of 100 yr. Flood Zone: YES      NO X  
Existing or proposed water well in nearby area. YES      NO X  
Presence of adjacent ponds, streams, water impoundments YES      NO X  
Presence of upper water shed YES      NO X  
Organized sewage service available to lot YES      NO X

**Design Calculations for Aerobic Treatment with Spray Irrigation:**

Commercial

Q =      GPD     

Residential Water conserving fixtures to be utilized? Yes X No     

Number of Bedrooms the septic system is sized for: 3 Total sq. ft. living area 1653

Q gal/day = (Bedrooms +1) \* 75 GPD - (20% reduction for water conserving fixtures)

Q = (3 +1)\*75-(20%)= 240

Trash Tank Size 323 Gal.

TCEQ Approved Aerobic Plant Size 600 G.P.D.

Req'd Application Area = Q/Ri = 240 / 0.064 = 3750 sq. ft.

Application Area Utilized = 4825 sq. ft.

Pump Requirement 9.3 Gpm @ 40 Psi (Redjacket 0.5 HP 18 G.P.M. series or equivalent)

Dosing Cycle:      ON DEMAND or X TIMED TO DOSE IN PREDAWN HOURS

Pump Tank Size = 168 Gal. 14.5 Gal/inch.

Reserve Requirement = 80 Gal. 1/3 day flow.

Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction

With Chlorinator

SCH-40 or SDR-26 3" or 4" sewer line to tank

Two way cleanout

Pop-up rotary sprinkler heads w/ purple non-potable lids

1" Sch-40 PVC discharge manifold

APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

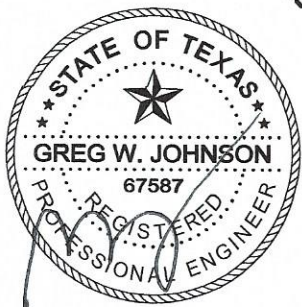
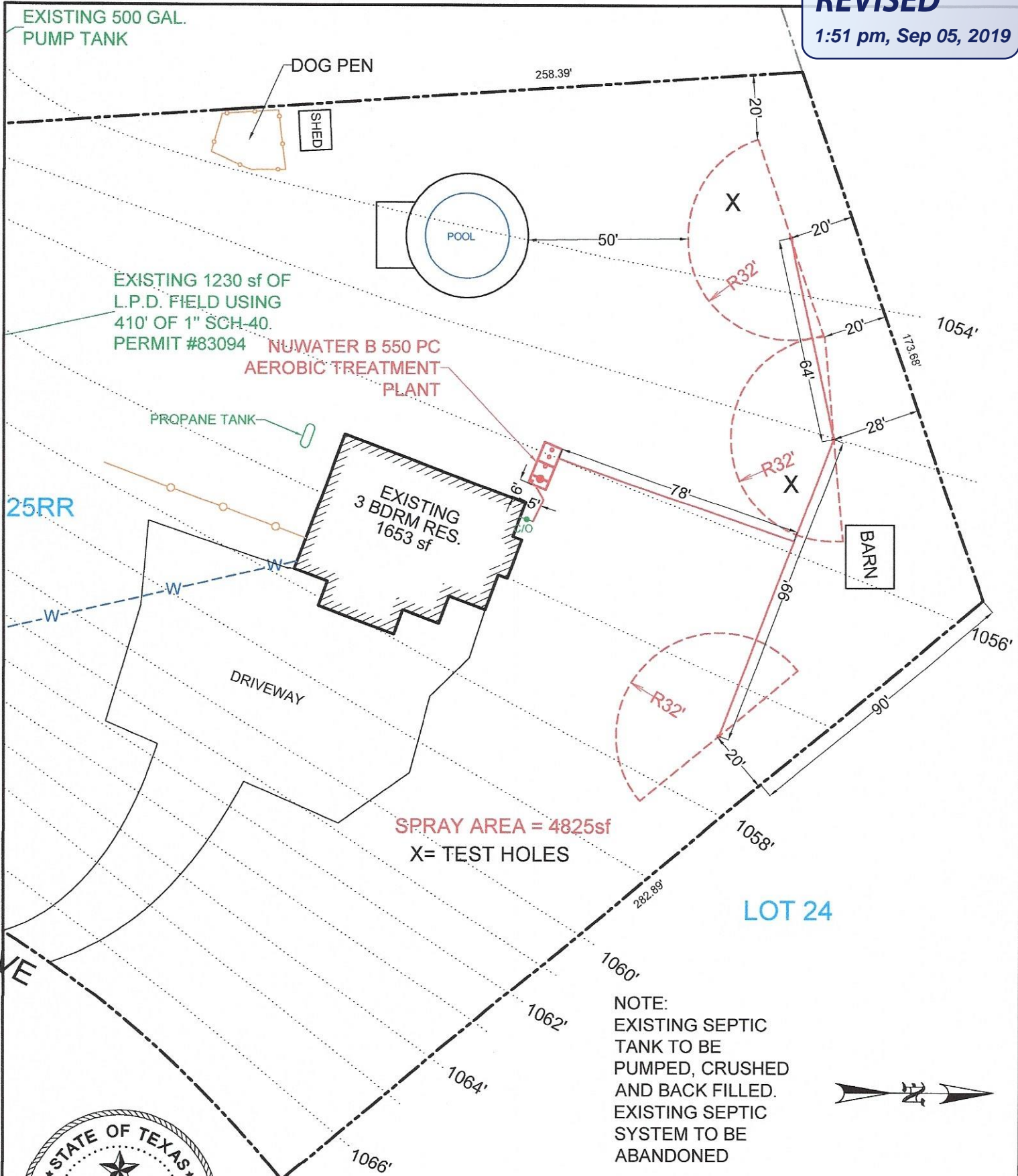
I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016)

      
GREG W. JOHNSON, P.E. F#002585 - S.E. 11561

07/01/19  
DATE



**REVISED**  
1:51 pm, Sep 05, 2019

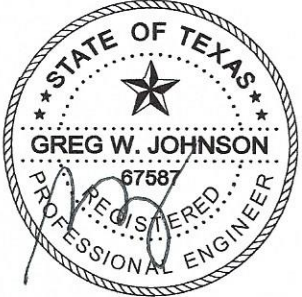
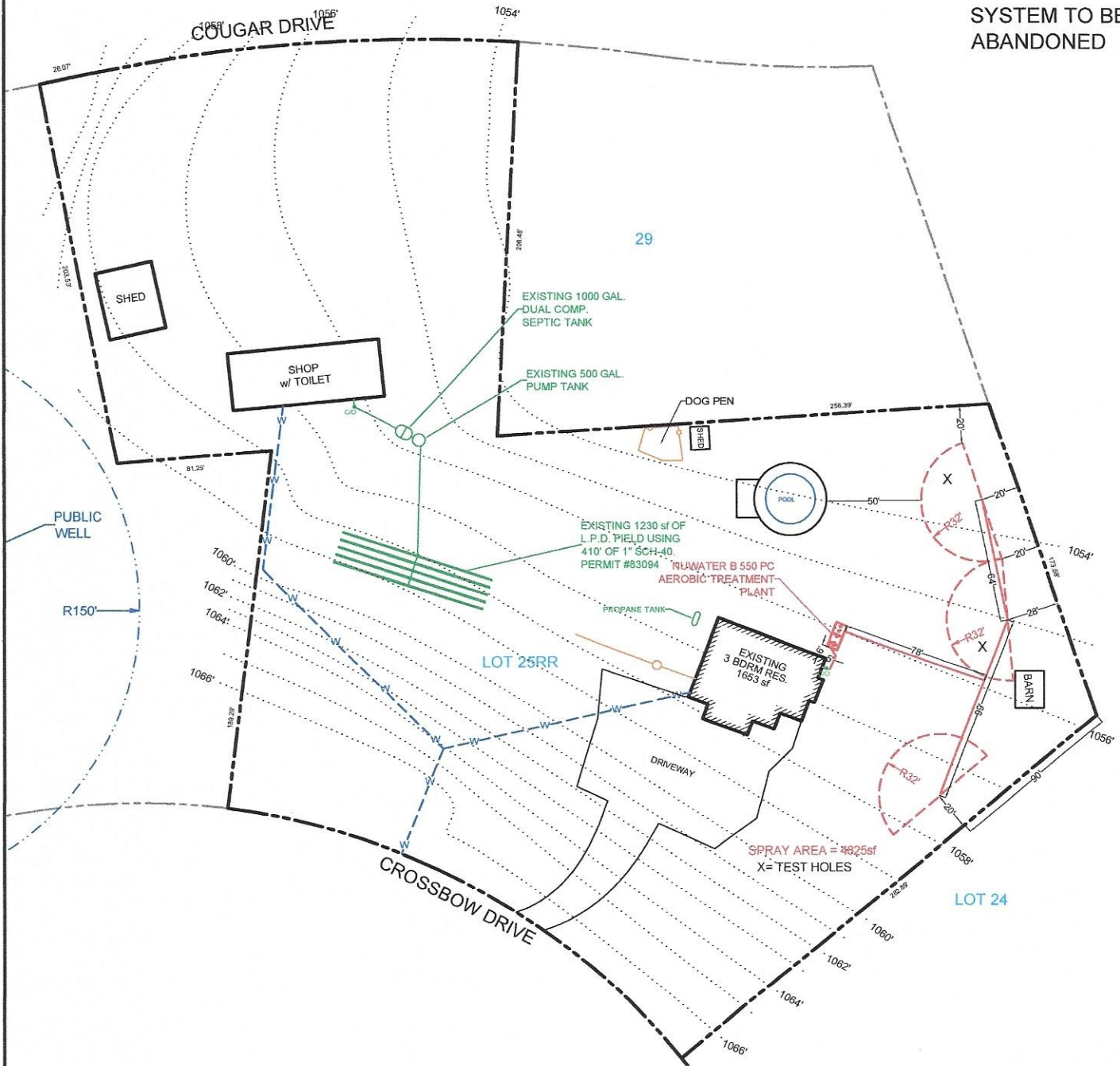


OWNER: B.J. YELVINGTON & JOANN VOLKMAN		DRAWN BY:	
STREET ADDRESS: 1778 CROSSBOW DRIVE			
LEGAL DESC: EL DORADO HEIGHTS	UNIT/SECTION/PHASE: 1	BLOCK:	LOT: 25RR
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=40'	DATE: 06/28/2019	REVISED: 09/04/2019

**REVISED**

1:51 pm, Sep 05, 2019

NOTE:  
EXISTING SEPTIC TANK TO BE PUMPED, CRUSHED AND BACK FILLED.  
EXISTING SEPTIC SYSTEM TO BE ABANDONED



OWNER: B.J. YELVINGTON & JOANN VOLKMAN		DRAWN BY:	
STREET ADDRESS: 1778 CROSSBOW DRIVE			
LEGAL DESC: EL DORADO HEIGHTS	UNIT/SECTION/PHASE: 1	BLOCK:	LOT: 25RR
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=80'	DATE: 6/28/2019	REVISED: 09/04/2019

**TANK NOTES:**

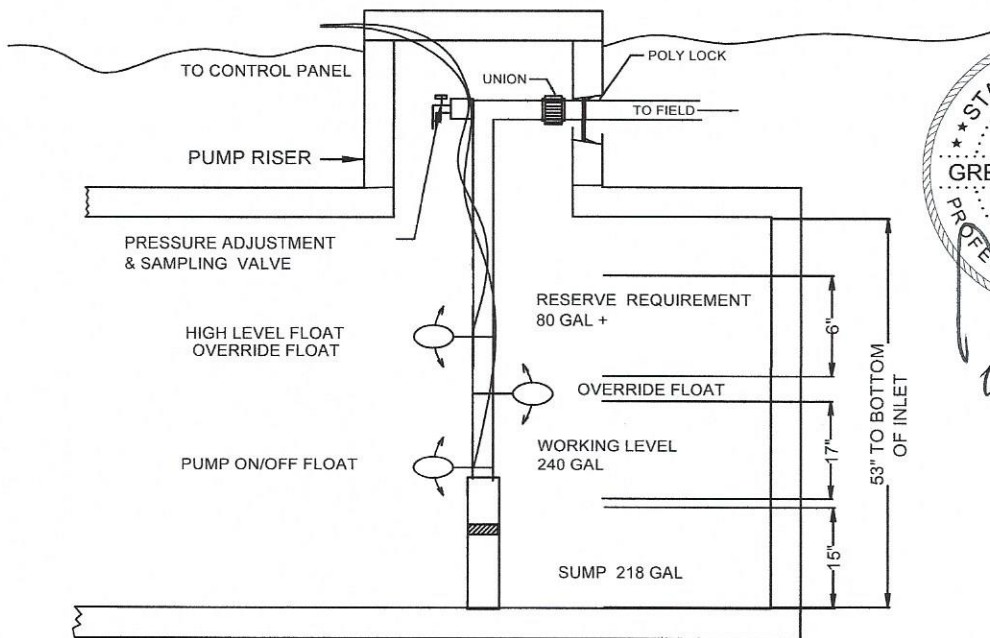
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

A two way sanitary tee is required between residence and tank.

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

ALL WIRING MUST BE IN COMPLIANCE WITH THE MOST RECENT NATIONAL ELECTRIC CODE

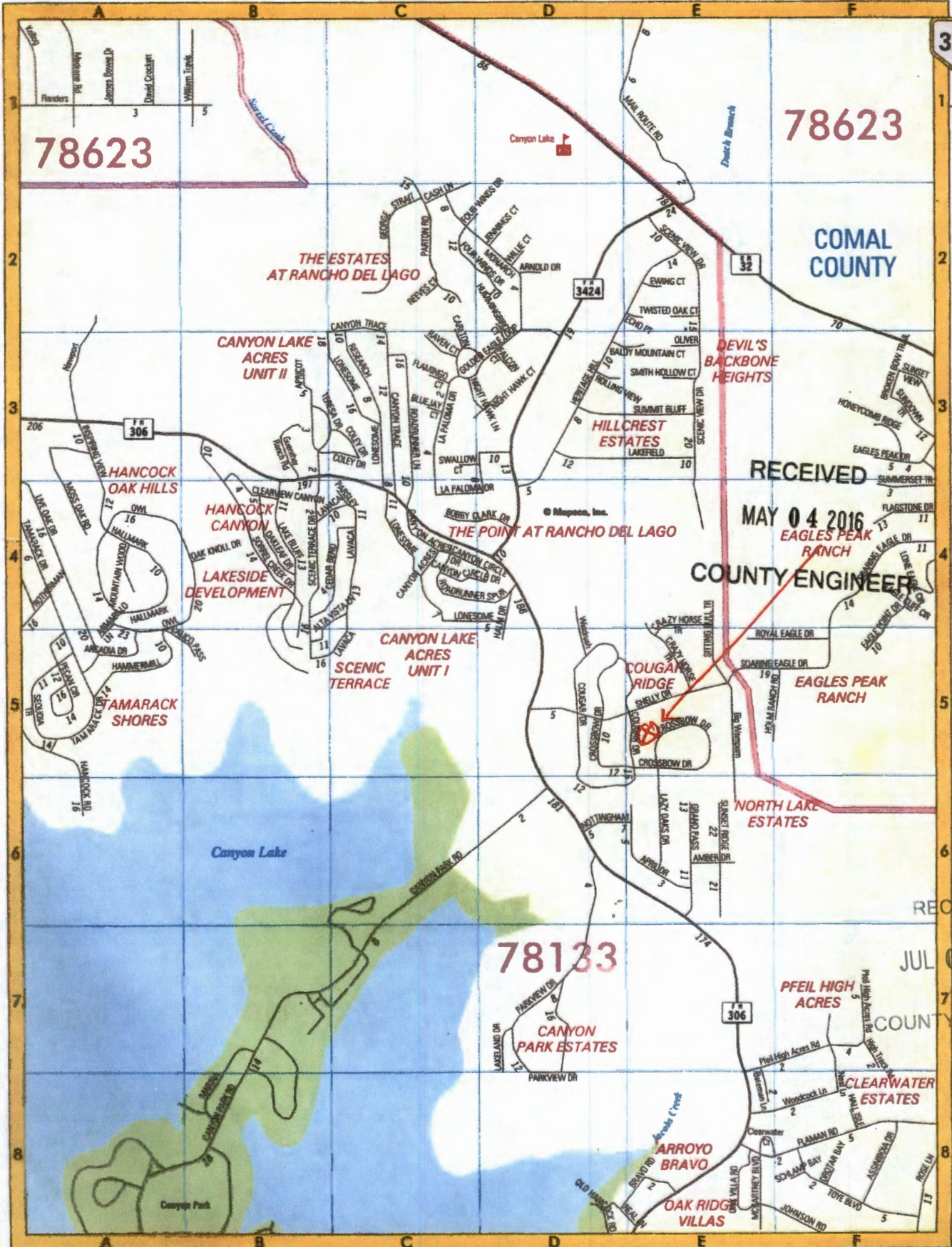


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09/04/19

**TYPICAL PUMP TANK CONFIGURATION  
NU-WATER 550PC -400PT 768 GAL PUMP TANK**

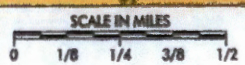
322



CONTINUED ON MAP 323

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MAY 04 2016  
EAGLES PEAK RANCH  
COUNTY ENGINEER

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JUL 08 2019  
COUNTY ENGINEER



\*\*\* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \*\*\*

APPLICATION FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE



Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) CLEARSTREAM 600NC3T Absorption/Application Area (Sq Ft) 4825

Gallons Per Day (As Per TCEQ Table III) 240

(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.))

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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 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)

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

(if yes, the P.E. or R.S. 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: \_\_\_\_\_



FIRM #2585

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 (with handwritten signature)

Date July 1, 2019



**OSSF SOIL EVALUATION REPORT INFORMATION**

Date: July 01, 2019

**Applicant Information:**

Name: B.J. YELVINGTON & JOANN VOIK  
Address: 1778 CROSSBOW DRIVE  
City: CANYON LAKE State: TX  
Zip Code: 78133 Phone: 210-656-9363



**Site Evaluator Information:**

Name: Greg W. Johnson, P.E., R.S., S.E. 11561  
Address: 170 Hollow Oak  
City: New Braunfels State: Texas  
Zip Code: 78132 Phone & Fax (830)905-2778

**Property Location:**

Lot 25RR Unit 1 Blk      Subd. EL DORADO HEIGHTS  
Street Address: 1778 CROSSBOW DRIVE  
City: CANYON LAKE Zip Code: 78133  
Additional Info.:     

**Installer Information:**

Name:       
Company:       
Address:       
City:      State:       
Zip Code:      Phone     

**Topography:** Slope within proposed disposal area: 4 %  
Presence of 100 yr. Flood Zone: YES      NO X  
Existing or proposed water well in nearby area. YES      NO X  
Presence of adjacent ponds, streams, water impoundments YES      NO X  
Presence of upper water shed YES      NO X  
Organized sewage service available to lot YES      NO X

**Design Calculations for Aerobic Treatment with Spray Irrigation:**

Commercial

Q =      GPD     



Residential Water conserving fixtures to be utilized? Yes      No     

Number of Bedrooms the septic system is sized for: 3 Total sq. ft. living area 1653

Q gal/day = (Bedrooms +1) \* 75 GPD - (20% reduction for water conserving fixtures)

Q = (3 +1)\*75-(20%)= 240

Trash Tank Size 400 Gal.

TCEQ Approved Aerobic Plant Size 600 G.P.D.

Req'd Application Area = Q/Ri = 240 / 0.064 = 3750 sq. ft.

Application Area Utilized = 4825 sq. ft.

Pump Requirement 9.3 Gpm @ 40 Psi (Redjacket 0.5 HP 18 G.P.M. series or equivalent)

Dosing Cycle:      ON DEMAND or X TIMED TO DOSE IN PREDAWN HOURS

Pump Tank Size = 700 Gal. 12.28 Gal./inch.

Reserve Requirement = 80 Gal. 1/3 day flow.

Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction

With Chlorinator

SCH-40 or SDR-26 3" or 4" sewer line to tank

Two way cleanout

Pop-up rotary sprinkler heads w/ purple non-potable lids

1" Sch-40 PVC discharge manifold

APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016)

GREG W. JOHNSON, P.E. F#002585 - S.E. 11561

07/01/19  
DATE



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EXISTING 500 GAL. PUMP TANK

**VOID**

DOG PEN

258.39'

SHED

POOL

EXISTING 1230 sf OF L.P.D. FIELD USING 410' OF 1" SCH-40. PERMIT #83094

PROPANE TANK

CLEARSTREAM 600NC3T AEROBIC TREATMENT PLANT

EXISTING 3 BDRM RES. 1653 sf

**VOID**

BARN

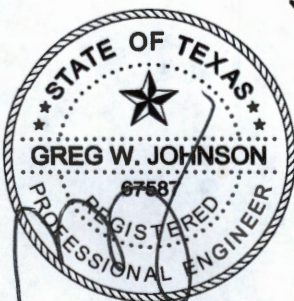
SPRAY AREA = 4825sf  
X= TEST HOLES

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JUL 08 2019

COUNTY ENGINEER

LOT 24

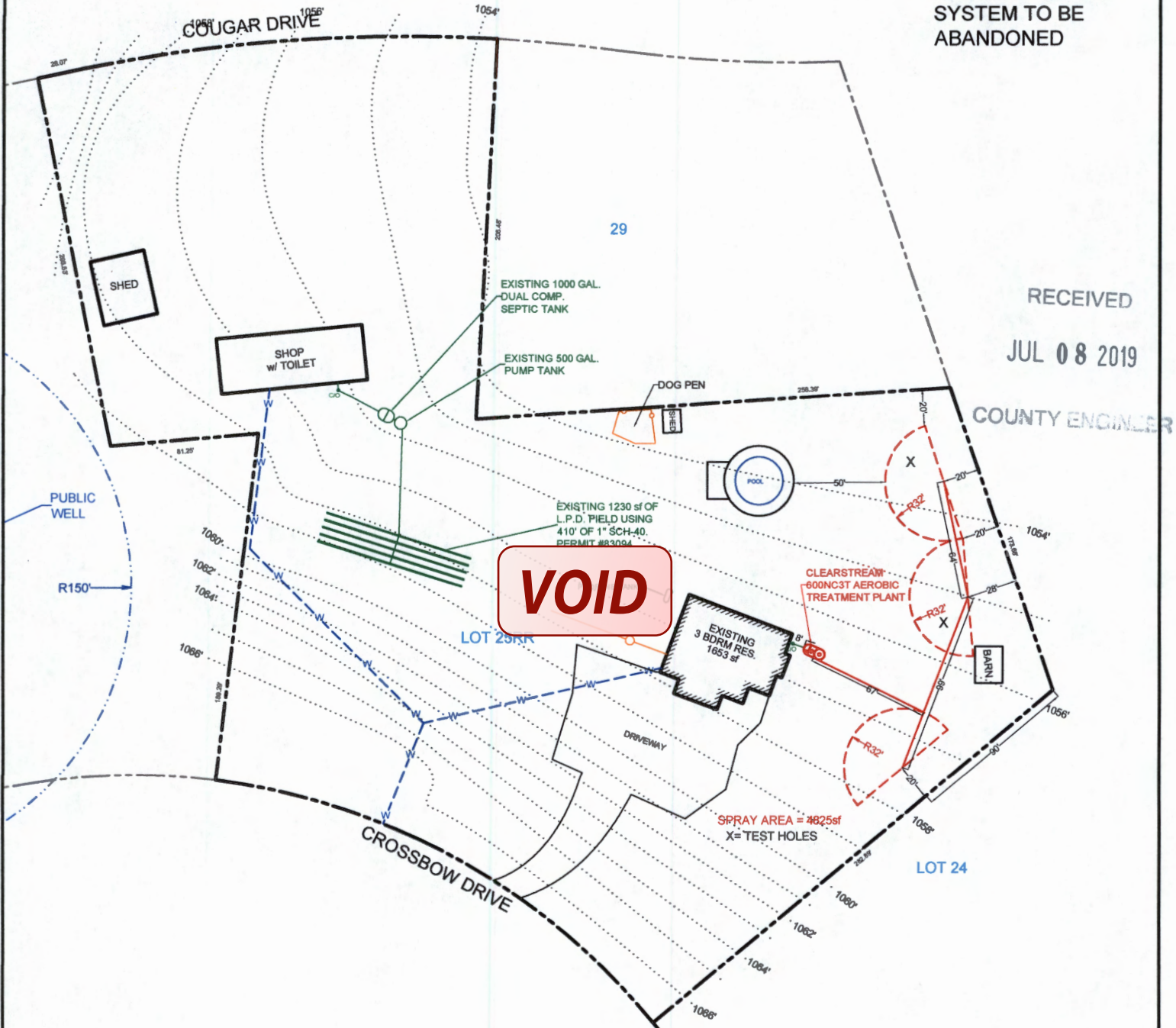
NOTE:  
EXISTING SEPTIC TANK TO BE PUMPED, CRUSHED AND BACK FILLED.  
EXISTING SEPTIC SYSTEM TO BE ABANDONED



OWNER: B.J. YELVINGTON & JOANN VOLKMAN		DRAWN BY:	
STREET ADDRESS: 1778 CROSSBOW DRIVE			
LEGAL DESC: EL DORADO HEIGHTS	UNIT/SECTION/PHASE: 1	BLOCK:	LOT: 25RR
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=40'	DATE: 06/28/2019	REVISED:

**VOID**

NOTE:  
EXISTING SEPTIC  
TANK TO BE  
PUMPED, CRUSHED  
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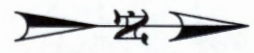


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JUL 08 2019

COUNTY ENGINEER

**VOID**



OWNER: B.J. YELVINGTON & JOANN VOLKMAN		DRAWN BY:	
STREET ADDRESS: 1778 CROSSBOW DRIVE			
LEGAL DESC: EL DORADO HEIGHTS	UNIT/SECTION/PHASE: 1	BLOCK:	LOT: 25RR
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=80'	DATE: 6/28/2019	REVISED:

**VOID**

**TANK NOTES:**

Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

A two way sanitary tee is required between residence and tank.

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

Tanks must be left uncovered and full of water for inspection by the permitting authority.

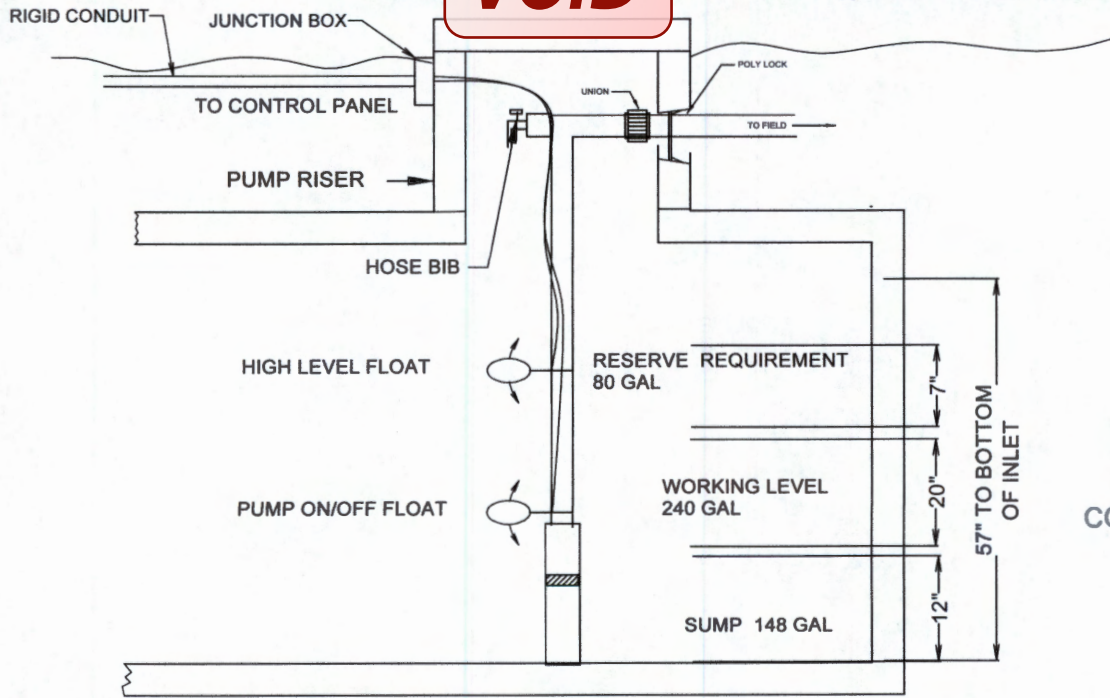


F-2585

06/28/19

ALL WIRING MUST BE IN COMPLIANCE WITH THE MOST RECENT NATIONAL ELECTRIC CODE

**VOID**



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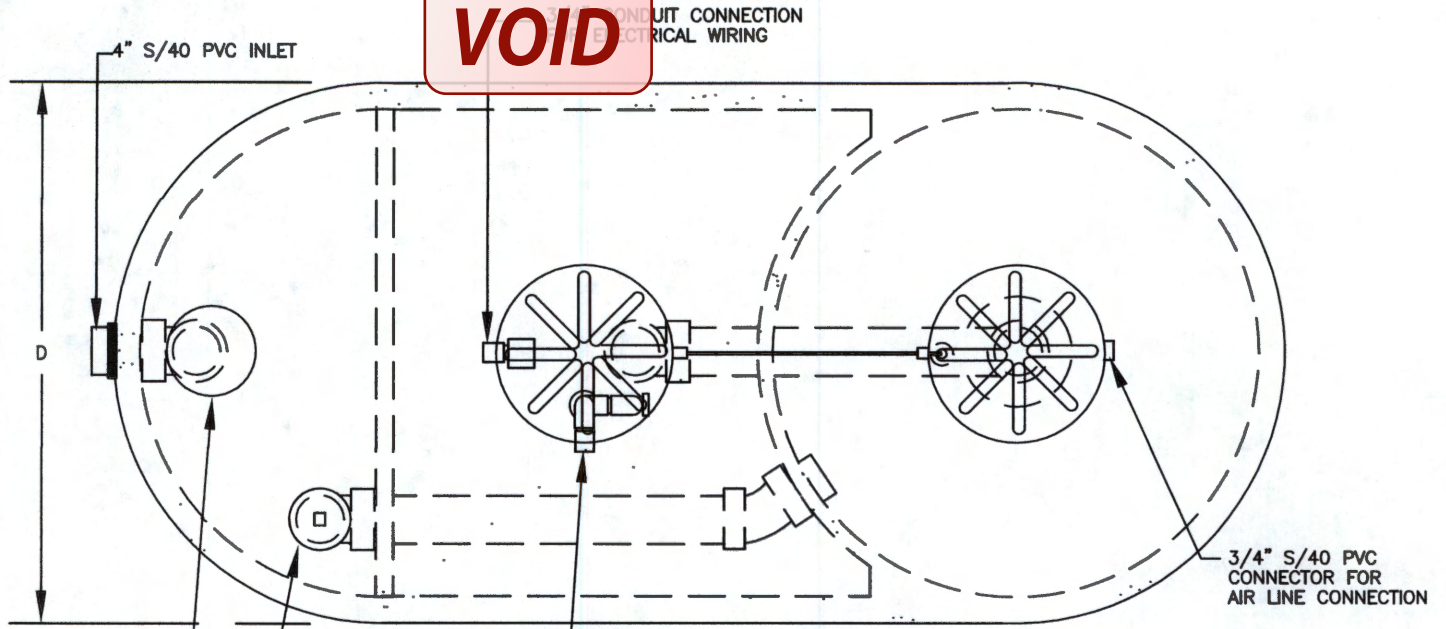
JUL 08 2019

COUNTY ENGINEER

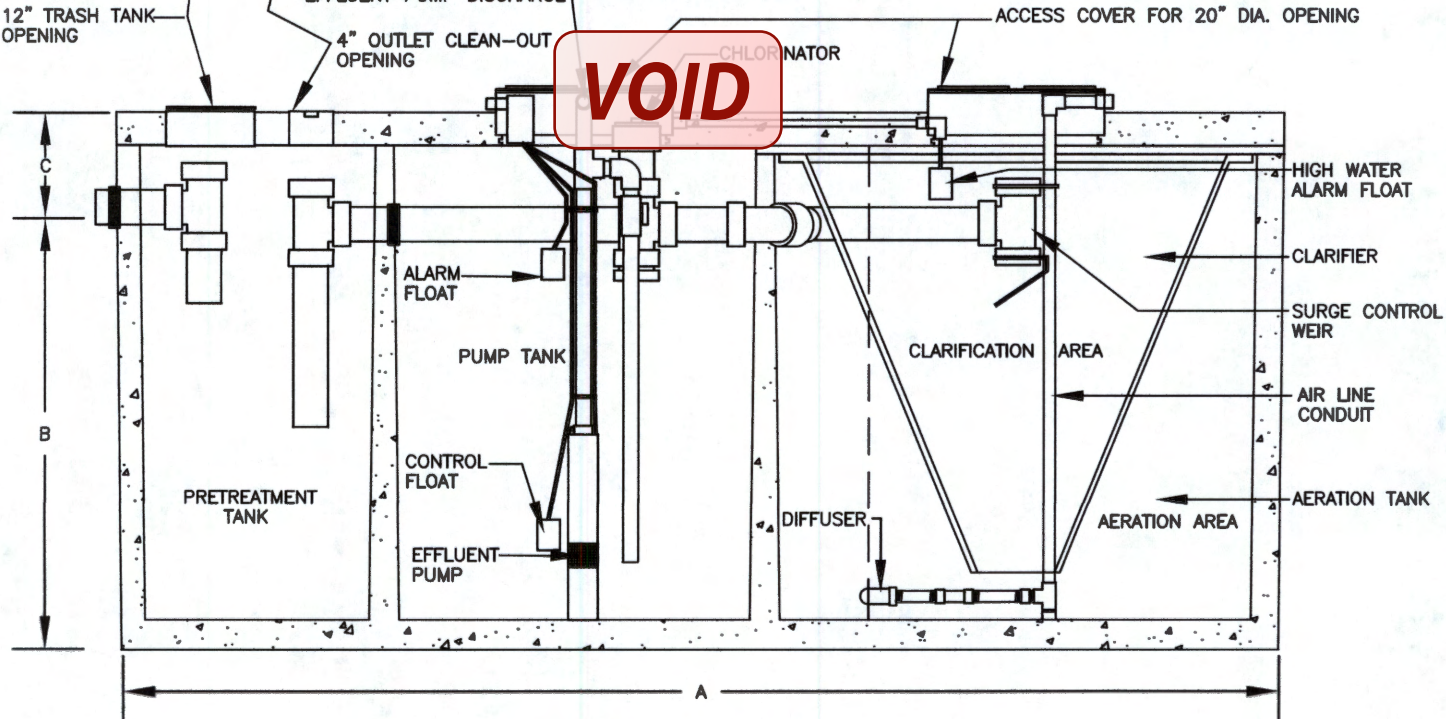
**TYPICAL PUMP TANK CONFIGURATION  
CLEARSTREAM 600NC3T W/ 700 GAL PUMP TANK**

DESIGN DRAWINGS

**VOID**



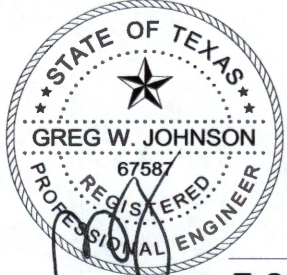
PLAN VIEW



MODEL NC3  
SECTION

DIMENSIONAL DATA

MODEL	A	B	C	D
500NC3-500	12'-2"	60"	10"	75"
500NC3-750	13'-5"	60"	10"	75"
600NC3	12'-7"	60"	10"	82"



F-2585

06/28/15

4

AMENDMENT TO PLAT

OWNER: BILLIE JOE YELVINGTON and JOANN VOLKMAN  
OWNER'S ADDRESS (Including County): 1778 CROSSBOW, CANYON LAKE,  
TX 78133

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APR 13 2007

LEGAL DESCRIPTION OF PROPERTY:

NAME OF RECORDED SUBDIVISION PLAT AND UNIT NUMBER, if any: El Dorado Heights, Unit 1 COUNTY ENGINEER

COMAL COUNTY MAP AND PLAT RECORDS ~~RECORDS~~ DOCUMENT# 9706004673  
LOTS OR TRACTS TO BE COMBINED: 25 and 26  
RESULTING LOT NUMBER: 25R

The signatures affixed below will certify that the owner of the described property does hereby amend the plat of the property so as to combine the referenced lots or tracts into a single lot or tract. The property owner acknowledges that this Amendment to Plat will not dissolve or alter any existing easements or other property interests that may exist within the boundaries of this property and that obtaining releases or permission from any owner or beneficiary of easements or other property interests affected by this process shall be the responsibility of the property owner. The owner also certifies that any and all lienholders have acknowledged this Amendment to Plat as per the attached Lienholder's Acknowledgment(s), if applicable.

Billie Joe Yelvington  
(OWNER'S SIGNATURE)  
Billie Joe Yelvington  
(NAME PRINTED)

Joann Volkman  
(OWNER'S SIGNATURE)  
Joann Volkman  
(NAME PRINTED)

COUNTY ENGINEER

STATE OF TEXAS  
COUNTY OF Comal

SWORN TO AND SUBSCRIBED before me by Billie Joe Yelvington & Joann Volkman  
on the 13<sup>th</sup> day of April, 2007.



Betty Lien  
NOTARY PUBLIC

APPROVED BY COMMISSIONERS' COURT ON

THE 26 DAY OF April, 2007.  
Donna Schmitt  
COUNTY JUDGE  
ATTEST:  
Joy Streater  
COUNTY CLERK

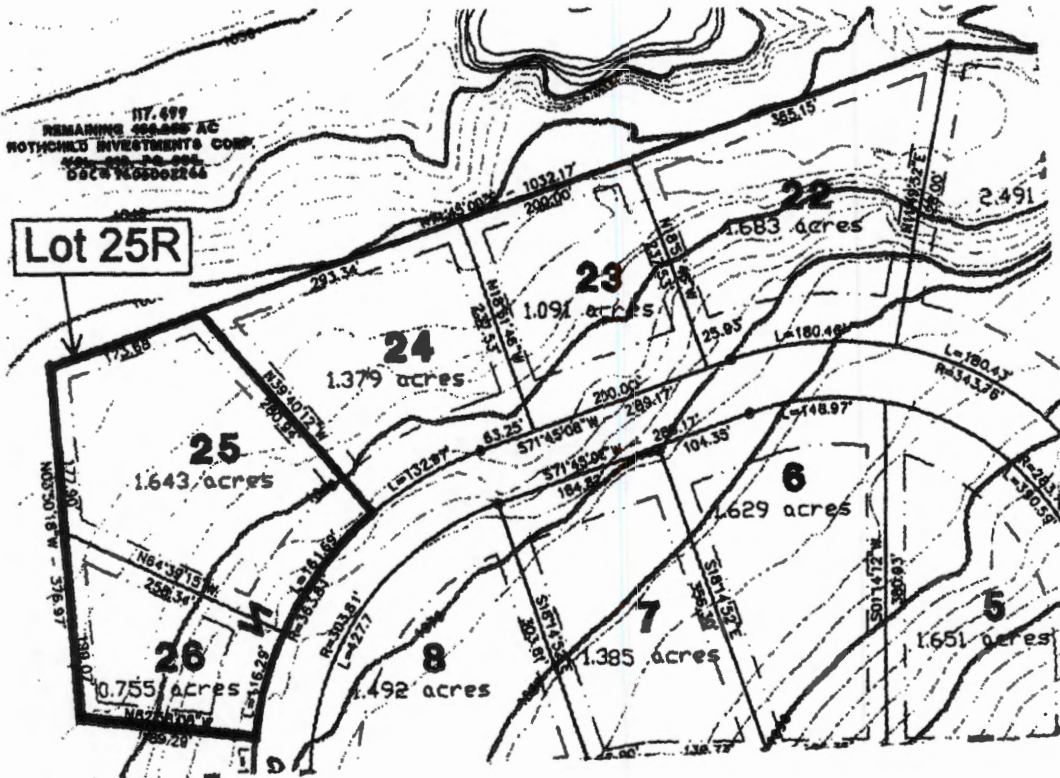


FOR RECORDING PURPOSES ONLY  
Doc# 200706017752  
Pages 4  
04/26/2007 1:50PM  
Official Records of  
COMAL COUNTY  
JOY STREATER  
COUNTY CLERK  
Fees \$119.00  
Joy Streater  
Rev 12/99

# EL DORADO HEIGHTS, UNIT 1 Combining Lots 25 and 26 into Lot 25R

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COUNTY ENGINEER



DOCUMENT # 9706004673

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO A SHEET HEREON IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT.

By: Clinton L. Kanak  
 CLINTON L. KANAK, R.P.L.S.  
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REG. 4499



SHOWN TO AND SUBSCRIBED BEFORE ME ON THIS 11 DAY OF FEB, A.D. 2009

NOTARY PUBLIC Justine Mae Armstrong and Justine Mae Armstrong  
 MY COMMISSION EXPIRES Dec 22, 2012



STATE OF TEXAS  
 COUNTY OF COMAL

THIS PLAT OF A VACATE AND REPLAT OF LOT 25R, EL DORADO HEIGHTS, UNIT 1 AND LOT 26, EL DORADO HEIGHTS, UNIT 2 ESTABLISHING LOT 25RR, EL DORADO HEIGHTS, UNIT 1, COMAL COUNTY, TEXAS HAS BEEN SUBMITTED AND CONSENTED TO BY THE COMMISSIONERS COURT OF COMAL COUNTY, TEXAS AND CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE COUNTY AS TO WHICH APPROVAL IS REQUIRED, AND IS HEREBY APPROVED BY SUCH COURT.

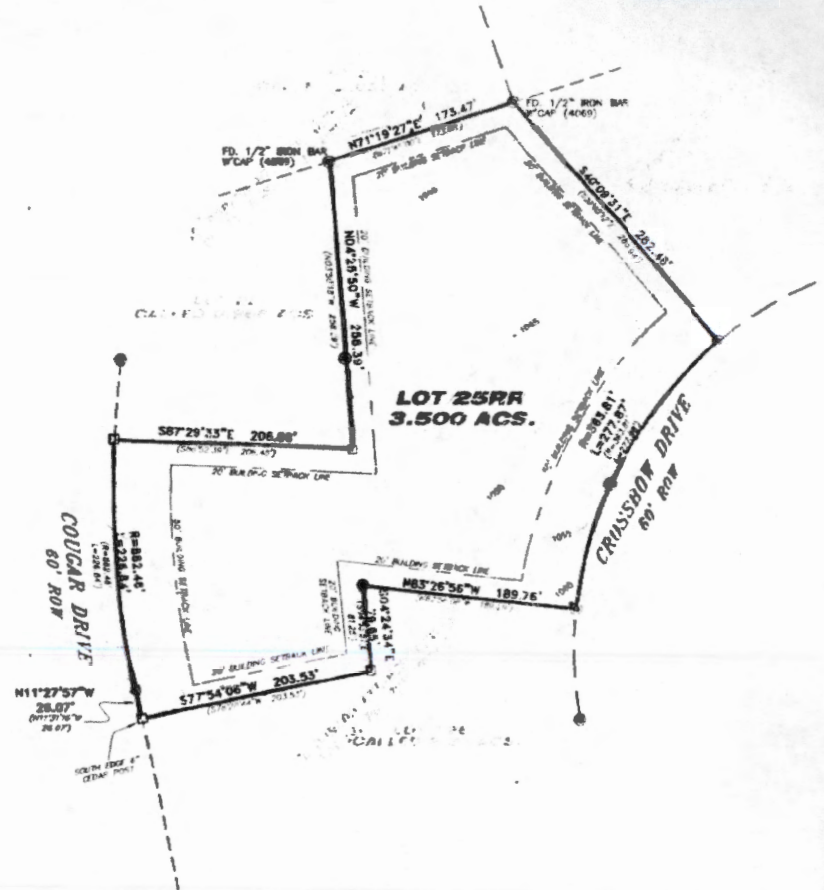
DATED THIS 11th DAY OF February, A.D. 2009  
 COUNTY CLERK Donna Schuel  
 ATTEST: Joy Straker by Sheri Comas  
 COUNTY CLERK, COMAL COUNTY, TEXAS deputy



STATE OF TEXAS  
 COUNTY OF COMAL

I, JOY STRAKER, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 19th DAY OF February, A.D. 2009, AT 2:13 P M., AND DULY RECORDED THE 19th DAY OF February, A.D. 2009, AT 2:13 P.M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE OF SAID COUNTY, IN DOCUMENT NO. 200902600915

IN TESTIMONY WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE THIS 19th DAY OF February, A.D. 2009  
 COUNTY CLERK Joy Straker  
 COMAL COUNTY, TEXAS  
 BY: Sheri Comas DEPUTY



REPLAT

VACATE AND REPLAT OF LOT 25R, EL DORADO HEIGHTS UNIT 1, AND LOT 26, EL DORADO HEIGHTS, UNIT 2, ESTABLISHING LOT 25RR, EL DORADO HEIGHTS, UNIT 1

COUNTY  
 JUL 08 2019  
 RECEIVED



# WARRANTY DEED WITH VENDOR'S LIEN

2/m

2

DOC# 9806023826

THE STATE OF TEXAS  
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:

COUNTY ENGINEER

THAT, ROTHCHILD INVESTMENT CORPORATION, a Texas Corporation, of P.O. Box 2202, Canyon Lake, Comal County, Texas 78130, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable cash consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of one certain promissory note of even date herewith in the principal amount of Sixteen thousand nine hundred fifteen dollars and 00/100 DOLLARS (\$16,915.00), payable to the order of ROTHCHILD INVESTMENT CORPORATION, a Texas Corporation, as therein provided and bearing interest at the rate therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to EDWIN K. NOLAN, TRUSTEE, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto:

B.J. Yelvington and JoAnn Volkman, 14080 Nacogdoches #267, San Antonio, Bexar County, Texas 78247, all of the following described real property in COMAL County, Texas to-wit:

All that certain tract or parcel of land lying and being situated in COMAL County, Texas, known and designated as Lot 25, ELDORADO HEIGHTS, PHASE 1, a subdivision, according to map or plat recorded in Volume 12, Pages 91-92, of the Map and Plat Records of COMAL County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee(s), their heirs and assigns forever; and it does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee(s) their, heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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MAY 04 2016

COUNTY ENGINEER

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JUL 08 2019

COUNTY ENGINEER

But is expressly agreed that the Vendor's Lien, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantees.

This conveyance is made and accepted subject to the following:

- 1.) Any and all restrictions, reservations, assessments, maintenance charges, covenants, conditions and easements, if they are still in effect, shown of record in the hereinabove mentioned County and State, including restrictions for the subdivision.
- 2.) A water assessment of \$600.00 per lot for the purpose of installing a water system to bring water to the lot; said water assessment shall be due and payable to ROTHCHILD INVESTMENT CORPORATION or its assigns on or before six (6) months after the lot is conveyed by ROTHCHILD INVESTMENT CORPORATION.

EXECUTED this 18th day of September, 1998.

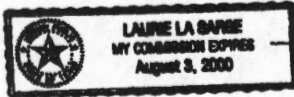
ROTHCHILD INVESTMENT CORPORATION  
A Texas Corporation

By: *Lee R. Roper*  
LEE R. ROPER, PRESIDENT

STATE OF TEXAS

COUNTY OF COMAL

This instrument was acknowledged before me on September 28, 1998 by LEE R. ROPER, President of ROTHCHILD INVESTMENT CORPORATION, a Texas Corporation, in the capacity therein stated and as the act and deed of said Corporation.



*Laurie LaSage*  
NOTARY PUBLIC, STATE OF TEXAS

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MAY 04 2016  
COUNTY ENGINEER

AFTER RECORDING RETURN TO:

EDWIN K. NOLAN  
P.O. Box 2017  
Canyon Lake, TX 78130  
(830) 907-3007  
(830) 907-3004 FAX

Loc# 9806023826  
# Pages: 2  
Date : 09-30-1998  
Time : 08:16:25 A.M.  
Filed & Recorded in  
Official Records  
of COMAL County, TX.  
JOY STREATER  
COUNTY CLERK  
Rec. \$ 11.00

DOC# 9806023826

Doc# 200606041095

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

**WARRANTY DEED WITH VENDOR'S LIEN RECEIVED**

Date: September 13, 2006

APR 13 2007

Grantor: ROBERT L. MILLER and wife, AUDREY M. MILLER COUNTY ENGINEER

Grantor's Mailing Address (including county): 1624 Vine Wood St.  
Fort Worth, Texas 76112  
(Tarrant County)

Grantee: JO VOLKMAN and BILLIE J. YELVINGTON

Grantee's Mailing Address (including county): 14080 Nacogdoches, #267  
San Antonio, Texas 78247  
(Bexar County)

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantees herein of their one certain promissory note of even date herewith in the principal sum of FORTY-FIVE THOUSAND NINETY-NINE AND NO/100 DOLLARS (\$45,099.00), payable to the order of BROADWAY NATIONAL BANK, as therein provided and bearing interest at the rate therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by deed of trust of even date herewith to D' Layne Rhynsburger, Trustee.

Property (including any improvements):

Tract I:  
Lot 26, El Dorado Heights, Unit 1, situated in Comal County, Texas, according to the map or plat recorded in Volume 12, Page 91, Map and Plat Records of Comal County, Texas.

Tract II:  
Lot 28, El Dorado Heights, Unit 2, situated in Comal County, Texas, according to the map or plat recorded in Volume 13, Page 12, Map and Plat Records of Comal County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all conditions, restrictions, mineral and royalty reservations, and easements, if any, relating to the hereinabove-described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Comal County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

BROADWAY NATIONAL BANK, at the instance and request of the Grantee herein, having advanced and paid cash to Grantor herein that portion of the purchase price of the herein described property as is evidenced by the herein described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of Grantor and the same are hereby TRANSFERRED and ASSIGNED to BROADWAY NATIONAL BANK, without recourse.

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Perin Bellel

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MAY 04 2016  
COUNTY ENGINEER

When the context requires, singular nouns and pronouns include the plural.

*Robert L. Miller*  
ROBERT L. MILLER

*Audrey M. Miller*  
AUDREY M. MILLER

STATE OF TEXAS  
COUNTY OF BEXAR *Tarrant (HAM)*

This instrument was acknowledged before me on the 13 day of September, 2006,  
by ROBERT L. MILLER and AUDREY M. MILLER.

*Heleen Louise Miller*  
Notary Public, State of Texas  
Notary's Name (printed): *Heleen Louise Miller*  
Notary's Commission Expires: *8/29/07*



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JUL 08 2019

COUNTY ENGINEER

Doc# 200606041095  
4 Pages 2  
09/23/2006 3:07PM  
Official Records of  
COUNTY CLERK  
JOY STREETER  
COUNTY CLERK  
Fees \$20.00

*Joy Streeter*

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MAY 04 2016

COUNTY ENGINEER

Doc# 200606041095

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICES OF:  
BLICK & BECK  
4300 Broadway, Suite 313  
San Antonio, Texas 78209