



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 12/19/2023 Permit Number: 110064

Location Description: 550 BUCK RUN PASS
CANYON LAKE, TX 78133

Subdivision: Deer Meadows
Unit: 4
Lot: 218
Block:
Acreage:

Type of System: Aerobic
Surface Irrigation

Issued to: Juan Manuel Ramirez & Rosa Maria Ramirez

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

ENVIRONMENTAL HEALTH INSPECTOR

OS0036769

ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#: _____

Address: _____

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)				
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)				

Inspector Notes:

**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)				
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						
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)				

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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)		285.33(d)(6) 285.33(c)(4)				
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)				

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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.		285.32(c)(1)				
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						
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
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						

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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 Environmental Health OSSF Inspection Sheet

Installer Name: CASTRO OSSF Installer #: OS0028417
 1st Inspection Date: 2/27/2020 2nd Inspection Date: 3/3/20 3rd Inspection Date: _____
 Inspector Name: CONNOR Inspector Name: Mike T. Inspector Name: _____
 Permit#: 110064 Address: 550 BUCKRUN PASS

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	3/3/20	
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)	11-23-2020 BMO: Need Revision on House size and Spray Area. Advised to talk to an Engineer and get new plan (Under Enforcement)			
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

NOT ENOUGH WATER IN TANK. INSPECTION FAILS.

MT- 3/3/20

change ~~purple~~ to purple pipe
Ready For Cover.

MT- 3/6/20

changed to purple pipe
Ready For Cover.

MT-5/20/20
Call V. Castro

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
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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 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	/		ProFlo	3/3/20	3/6/20	
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	/		600			
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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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)				
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)				

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OSSF Inspection Sheet**

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33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.	✓	285.32(c)(1)			3/3/20	3/6/20
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	✓					
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	✓					
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						
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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)			3/6/20	
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						

As far as your concern about the quick disconnect, if you look at my design we ran the wire in conduit from the main breaker box under the mobile home and fixed to the side opposite the tank. Normally, the wire would have come from the main breaker box inside the mobile home but there was no place for another 30 amp breaker.

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: CASTRO OSSF Installer #: OS0028417

1st Inspection Date: 2/27/2020 2nd Inspection Date: 3/3/20 3rd Inspection Date: _____

Inspector Name: CONNOR Inspector Name: MIKE T. Inspector Name: _____

Permit#: 110064 Address: 550 BUCKRUN PASS

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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)				

NOT ENOUGH WATER IN TANK. INSPECTION FAILS.

MT- 3/3/20

change ~~accepts~~ to purple pipe Ready For Cover.

MT- 3/6/20

changed to purple pipe Ready For Cover.

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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		
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OSSF Inspection Sheet**

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32	<p>EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling</p> <p>EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0%</p> <p>EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom)</p> <p>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</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & 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)			3/3/20	3/6/20
34	<p>AEROBIC TREATMENT UNIT Inspection/Clean Out Port & 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>	✓					
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 & 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 & 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**

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)			3/6/20 ↓	
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: CASTRO OSSF Installer #: OS0028417

1st Inspection Date: 2/27/2020 2nd Inspection Date: 3/3/20 3rd Inspection Date: _____

Inspector Name: CONNOR Inspector Name: mike T. Inspector Name: _____

Permit#: 110064 Address: 550 BUCKRUN PASS

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	3/3/20	
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)				

NOT ENOUGH WATER IN TANK. INSPECTION FAILS.

MT- 3/3/20

change ~~purple~~ to purple pipe
Ready For Cover.

**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	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 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	✓		Profilo	3/3/20		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		600			
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)(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)				
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.	✓	285.32(c)(1)			3/3/20	
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	✓					
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	✓					
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						
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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?		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 Environmental Health OSSF Inspection Sheet

Installer Name: CASTRO OSSF Installer #: OS0028417

1st Inspection Date: 2/27/2020 2nd Inspection Date: _____ 3rd Inspection Date: _____

Inspector Name: CONNOR Inspector Name: _____ Inspector Name: _____

Permit#: 110064 Address: 550 BUCKRUN PASS

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)				

NOT ENOUGH WATER IN TANK. INSPECTION FAILS.

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
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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 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)				
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16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
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**Comal County Environmental Health
OSSF Inspection Sheet**

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OSSF Inspection Sheet**

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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: 110064
Issued This Date: 02/25/2020
This permit is hereby given to: Juan Manuel Ramirez & Rosa Maria Ramirez

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

550 BUCK RUN PASS
CANYON LAKE, TX 78133

Subdivision: Deer Meadows
Unit: 4
Lot: 218
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.



ON-SITE SEWAGE FACILITY APPLICATION

REVISED
2:41 pm, Sep 17, 2021

Date _____

Permit Number _____

1. APPLICANT / AGENT INFORMATION

Owner Name William Robinson & wife Giselle Maldonado Agent Name Virginia Castro
 Mailing Address 550 Buck Run Pass Agent Address 2970 Rolling Hills RD
 City, State, Zip Canyon Lake TX 78133 City, State, Zip Blanco TX 78606
 Phone # 830 327 3819 Phone # 210 275-8523
 Email _____ Email vleedwards@yahoo.com

2. LOCATION

Subdivision Name Deer Meadows Unit Phase IV (four) Lot 218 Block -
 Survey Name / Abstract Number _____ Acreage .267
 Address 550 Buck Run Pass City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

Single Family Residential
 Type of Construction (House Mobile/RV, Etc.) mobile home
 Number of Bedrooms 4 (See attached notarized affidavit showing this home as a 3 bedroom structure)
 Indicate Sq Ft of Living Area under 2500

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: \$ 126,000 (Structure Only)
 Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?
 Yes No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)
 Source of Water Public Private Well

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.

William Robinson Signature of Owner Date 9/17/21

AFFIDAVIT

STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL §

I, William Robinson, Affiant, DO HEREBY SWEAR AND AFFIRM, that the real property located at:

550 Buck Run Pass, in Comal County, Texas, is a three (3) bedroom home.

IN WITNESS WHEREOF, I have executed this Affidavit.

EXECUTED in New Braunfels, Comal County, Texas, on this the 4 day of may, 2023.

(Signature) *William Robinson*

(Print Name) William Robinson, Affiant

County of Comal

Signed before me this 4th day of May, 2023
by William Robinson

Kathleen Griffin
Kathleen Griffin



STATE OF TEXAS §

COUNTY OF COMAL §

BEFORE ME, the undersigned authority, on this day personally appeared William Robinson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 4 day of May, 2023.



Judge Tom Clark
Justice of the Peace, Pct. 1
Comal County, Texas

*** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH ***
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

REVISED
9:47 am, Sep 15, 2021

Planning Materials & Site Evaluation as Required Completed By Virginia Castro

System Description proprietary: aerobic treatment with surface application

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

Tank Size(s) (Gallons) Proflo 600 Absorption/Application Area (Sq Ft) 41687.5 required

Gallons Per Day (As Per TCEQ Table III) 300

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

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

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

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

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

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: [Signature]

Date: 7/20/20 amk 9/1/21

12:45 pm, Jul 20, 2020
REVISED

REVISED
12:16 pm, Aug 05, 2020

COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH ***
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Date _____ Permit # 110064
Owner Name William Robinson Agent Name Virginia Castro
Mailing Address 550 Buck Run Pass Agent Address 2976 Rolling Hills
City, State, Zip Canyon Lake TX 78133 City, State, Zip Blanco TX 78606
Phone # 830 730 2719 Phone # 210 275 5523
Email _____ Email vleedwards@yahoo.com

VOID

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

Subdivision Name Pen Meadows Unit phase IV Lot 218 Block _____
Acreage/Legal .367
Street Name/Address 550 Buck Run Pass City Canyon Lake TX Zip 78133

Type of Development:

Single Family Residential
Type of Construction (House, Mobile, RV, Etc.) mobile home
Number of Bedrooms 3
Indicate Sq Ft of Living Area under 2500

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 _____

VOID

Estimated Cost of Construction: \$ 120,000 (Structure Only)

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

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

Source of Water Public Private Well

Are Water Saving Devices Being Utilized Within the Residence? 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. 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.

William Robinson Signature of Owner Date 7-22-20
Charles M...

* * * COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH * * *
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

12:45 pm, Jul 20, 2020
REVISED

VOID

Planning Materials & Site Evaluation as Required by Virginia Castro

System Description proprietary; aerobic treatment with surface application

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

Tank Size(s) (Gallons) Proflo 600 Absorption/Application Area (Sq Ft) 3750

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.))

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.)

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.)

VOID

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.

[Handwritten Signature]

7/20/20

Signature of Designer

Date



202006040755 09/21/2020 04:01:14 PM 1/1

1/co

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

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

II

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

Lot 218 Deer Meadows
subdivision phase IV

The property is owned by (insert owner's full name): William Robinson
and wife Giselle Maldonado

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.

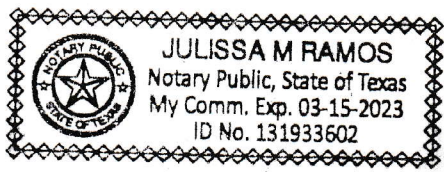
Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

WITNESS BY HAND(S) ON THIS 16 DAY OF September, 2020

William Robinson
Giselle Maldonado
Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 16 DAY OF September, 2020

J. M. Ramos
Notary Public, State of Texas



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
09/21/2020 04:01:14 PM
LAURA 1 Page(s)
202006040755
Bobbie Koepf

RECEIVED

By rabsah at 12:44 pm, Jul 20, 2020

Virginia Castro
J. Valdes Ins.
2/15/19

3025

Aerobic Services of South Texas
5188 FM 306
Canyon Lake, TX 78133



Date: 6/21/2019 William Robinson + wife Giselle ^{took over} contract

Phone: (830) 964-2365
Fax: (830) 964-2659
www.aerobicservices.com

to: ~~Juan Manuel and Rose Maria Remirez~~

Permit:

830 730 2719

Phone: ~~559 309 1670~~ Subdivision: Dear Meadows
Site: 55.0 Buck Run Pass
County: Comal
Installer: Virginia Castro
Agency: Comal County
Mfg/Brand: / SI Precast

Contract Period
Start Date: Auto LT 1/15/20
End Date: 2 years from that date

Aerobic Services of South Texas
3 visits per year - one every 4 months

Map Key: ID: 61115209

RECEIVED

Routine Maintenance and Inspection Agreement

DEC 03 2019

COUNTY ENGINEER

General

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by client named above, referred to as "Client") and Aerobic Services of South Texas (Thomas W Hampton MP349) (hereinafter referred to as Contractor") located at 15188 FM 306 Canyon Lake, Texas 7813 (830) 964-2365. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein. This contract will provide for all required inspections, testing and service for your Aerobic Treatment System. The policy will include the following:

1. 3 inspections a year/services calls (at least one every 4 months), for a total of 6 over the two year period including inspection, adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting control panel, air pumps, air filters, diffuser operation. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48-hour time frame. Repair work on non-warranty parts will include price for parts & labor. The prices will be quoted before work is performed.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and PH will be taken and reported as necessary.
3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.
4. The client is responsible for the chlorine; they must be filled before or during the service visit.
5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy.

The Homeowners Manual must be strictly followed or warranties are subject to invalidation. Pumping of sludge build-up is not covered by this policy and will result in additional charges.

ACCESS BY CONTRACTOR

The Contractor or anyone authorized by the Contractor may enter the property at reasonable times without prior notice for the purpose of the above described Services. The contractor may access the System components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil is to be replaced with the excavated material as best as possible.

REVISED

12:18 pm, Aug 05, 2020

2:16 pm, Feb 25, 2020

Termination of Agreement

Either party may terminate this agreement within ten days written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this Agreement is so terminated, the Contractor will immediately notify the appropriate health authority of the termination.

Limit of Liability

In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the services described in this Agreement.

Dispute Resolution

If a dispute between the Client and the Contractor arises that cannot be settled in good faith negotiations then the parties shall choose a mutually acceptable arbitrator and shall share the cost of the arbitration services equally.

Entire Agreement

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

Severability

If any provision of this Agreement 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 this 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.

OWNER

William Robinson
Signature
Printed William Robinson
(559) 730 2719
Phone/ Date

SERVICE PROVIDER

Aerobic Services of South Texas Inc.
15188 FM 306
Canyon Lake, Texas 78133
(830) 964-2365

TOM HAMPTON
Tom Hampton VP

OS0024597 / MP 349
License Number

RECEIVED

DEC 03 2019

COUNTY ENGINEER

The effective date of this initial maintenance contract shall be the date the license to operate is issued.

Owner initial WR RR

Maintenance provider initial TH

RECEIVED

OSSF SOIL EVALUATION

DEC 03 2019

Date Performed: 8/24/19


Property Location 550 Buck Run


Proposed Excavation Depth: Surface application
COUNTY ENGINEER

Name of Site Evaluator: Virginia Castro

Registration #: 12319

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 <u>1</u>					
Depth (feet)	Textural Class	Structure (if applicable)	Drainage (Mottles/Water Tables)	Restrictive Horizon	Observations
0					
1	Rock to surface in places			too much rock	aerobic Oxygen by humans
2					
3					
4					
5					

Soil Boring Number <u>2</u>					
Depth (feet)	Textural Class	Structure (if applicable)	Drainage (Mottles/Water Tables)	Restrictive Horizon	Observations
0					
1	Same				
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 and knowledge.

AE
Signature of Site Evaluator

8/24/19
Date

12:45 pm, Jul 20, 2020
REVISED

Wm. Robinson
-550 Buck Run Pass
Canyon Lake
-78133

PRO-FLO SPECIFICATIONS

AEROBIC UNIT: Pro-flo 600-SLPT

SPRINKLER: Pro-flo with pop-up, purple, non-potable lids

PUMP: Sta-rite

TIMER: Mechanical 24-hour clock with 15 min. increment settings set to spray between midnight and 5:00 a.m.

PUMP TANK and OTHER TANKS; 400 gallon trash tank; 500 gallon per day aerobic treatment tank; 342 gallon clarification chamber; 751 gallon pump tank (actual gallons in treatment tank 621)

ELECTRIC CONNECTION: 10-2 wire with ground, 30 amp circuit breaker, 110 household current to control box

DISTRIBUTION PIPE: 1" pvc schedule 40 purple pipe

EXCAVATION PIPE: 14' long, 5' deep and 7' wide

REQUIRED AREA 240 gallons of usage per day divided by .064 (application rate for San Antonio and surrounding areas) 3750 square feet of spray area required.

ACTUAL SPRAY AREA: $a = 3.14 \times r^2$ requires 3 sprinklers of the following radii:

$\frac{1}{2}$ 27' r	2289.06	} 3750.4
$\frac{1}{2}$ 22' r	759.88	
17' r	907.16	

NOTE: SPRAY AREA MUST BE SEEDED OR SODDED AND MAINTAINED WITH SUITABLE VEGETATION, EITHER GRASS OR LOW BUSHES. NO BARE GROUND OR ROCK MAY BE SHOWING. SPRAYHEAD MUST NOT BE CLOSER THAN 10 FEET TO A TREE TRUNK OR OTHER OBSTACLE THAT COULD CAUSE WATER TO HIT AND POOL BELOW.

2 of 380' $\frac{1}{2}$ 22

379.94
379.94
759.88
<u>3932.75</u>

Total 4692.69

3 Tank/1/2
19" = 1.58'
 $(1.58)^2 \times 3.14 = 7.8$
 $\times 3$
23.49
3956.24
23.49
3932.75
Actual 4692.63
4687.15

*for Wm Robinson
550 Buck Run Pass
438 ProFlo*

TANK NOTES:

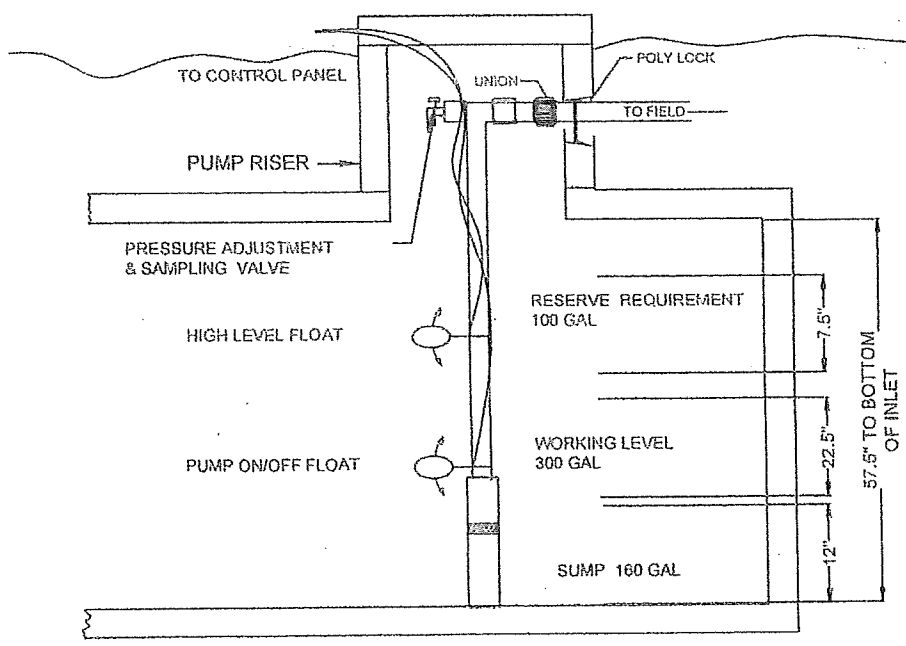
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

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



9/17/21

**TYPICAL PUMP TANK CONFIGURATION
PRO-FLO 768 GAL PUMP TANK**

VIRGINIA CASTRO
2970 ROLLING HILLS RD
BLANCO, TX, 78606
(210) 275-9523
vleedwards@yahoo.com

RECEIVED
DEC 03 2019
COUNTY ENGINEER

Comal County Engineer's Office
195 David Jonas Drive
New Braunfels TX 78132

re: 550 Buck Run
Juan & Adriana Ramirez

To Whom It May Concern:

I am requesting a variance for the placement of the spray disposal area ^{OVER} 10 feet from the property line in accordance in accordance with TCEQ rules Chapter 285 Table X) but less than 20 feet that Comal County Regulations require, because of limited space ^{AVAILABLE,} Equivalent protection will be maintained by including a battery backup to the timer clock to assure that sprayers only spray during predawn hours. In my professional opinion, this variance will not pose a threat to the environment or public healthy, nor the possibility that the wind will carry spray across property lines causing an inconvenience to neighbors while they are likely to be outside.

Sincerely,

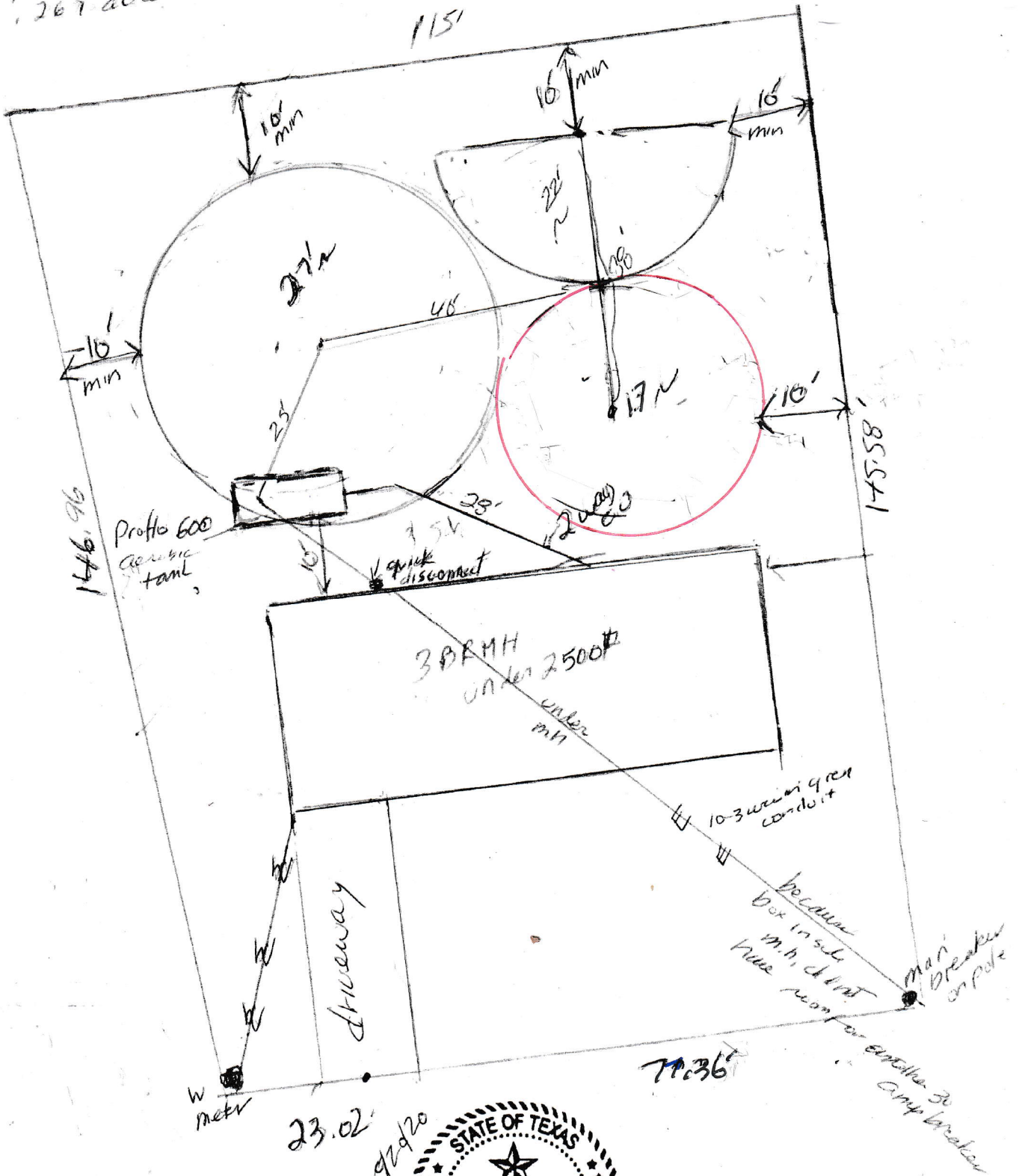


Virginia Castro R.S.

REVISED

8:14 am, Sep 22, 2020

Lot 218
.267 acres

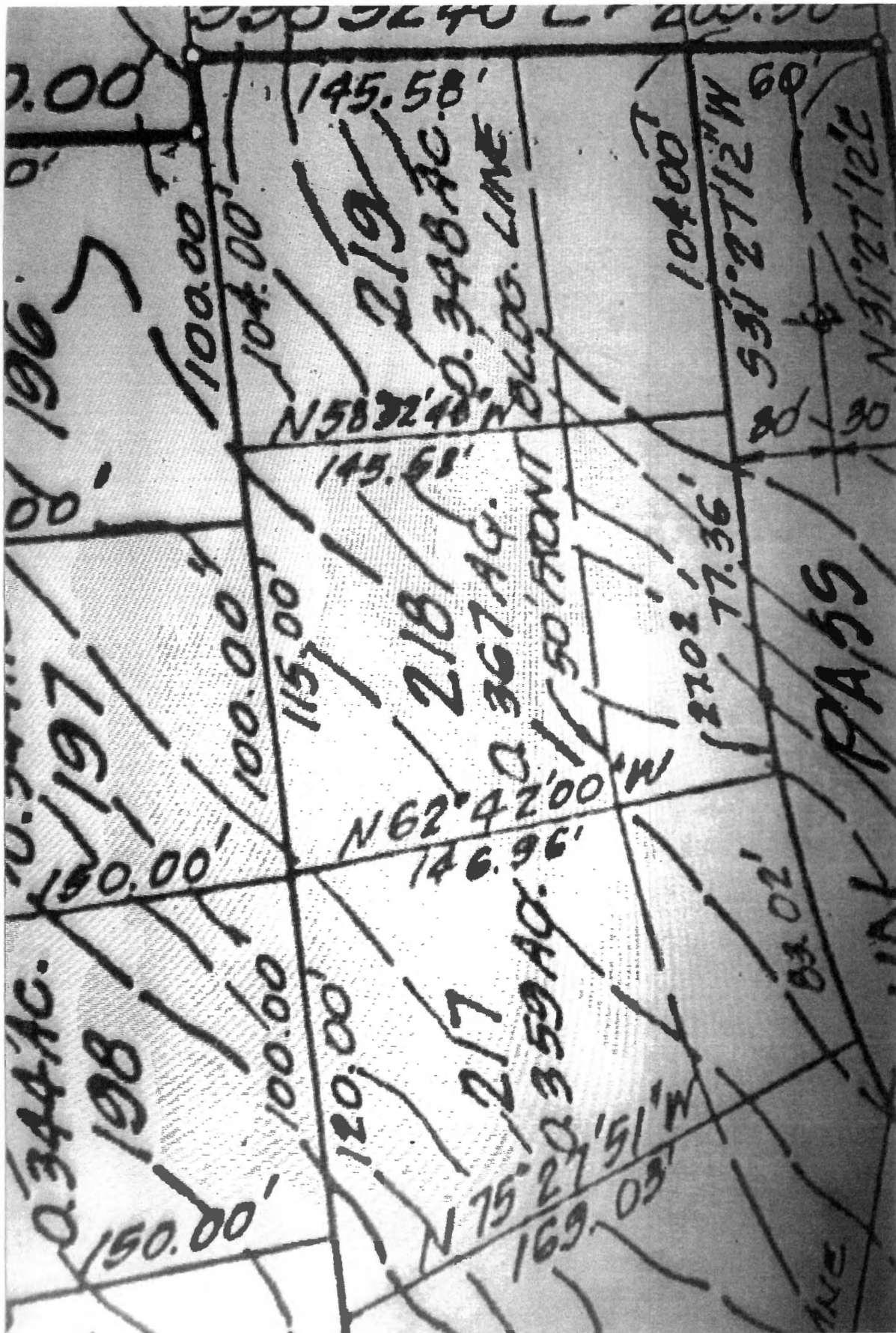


1" = 20'

23.02'
Revised 12/9/20





530 730 2719




RECEIVED
DEC 03 2019
COUNTY ENGINEER

RECEIVED
 By rabsah at 7:51 am, Jul 31, 2020

Search Results - Lots & Acreage

[← List View](#)
[← Refine Criteria](#)

One Page - Agent (Agent Custom) ▼
Show ▼




showing **46** of **362** listings

Search completed in 0.112 seconds

Agent Report



Addr: 550 Buck Run Pass **MLS #:** 1435460
Status: **Active** **Class:** LA
Area: 2603 **Grid:**
Int.St./Dir: FM 2673 TO CRANES MILL RD. LEFT ON W. CLARK, Enter Deer Meadows Subdivision **List Price:** \$49,900
Subdivision: DEER MEADOWS
City: Canyon Lake **Zip:** 78133 **Type:** RELOT
County: Comal **CAN#:** 160070021800 **AdSf:**
Legal: DEER MEADOWS PHASE 4, LOT 218 **Block:** NA **Lot:** 218
Lot Size: 0.367 **Lot Dimensions:**
Sch: Comal **Sale/Rent:** For Sale
Elem: Mountain Valley **Mo Lease:**
Middle: Mountain Valley **Currently Leased:**
High: Smithson Valley **Lease Expiration:**

Copyright 2020
 San Antonio Board of Realtors

Lot Description	Utility Suppliers	Assessments Mand/Mult HOA: Mandatory/No
Front Feet: 0	Gas: Blue Sky	HOA Name: DEAR MEADOWS
Depth Feet: 0	Electric: Pedernales	HOA Fee / Freq / Trans Fee: \$125 / Annually / \$125
Total Acres: 0.367	Garbage: Best Waste	Click here for additional details
Price/Acre:	Water: Aqua Tx	
Well Depth:	Sewer:	
	Other: GVTC	

Base Taxes		
County: \$0.29	Taxed by Mltpl Counties: No	Zoning: NA
City: \$0		
School: \$1.39		
Other: \$0.19	Financials	Preferred Title Co.: New Braunfels Title
Total: \$1.87	PrTerms: Conventional, Texas Vet, Cash, Investors OK	

Owner: Ramirez Juan	Owner LREA/LREB: No	
List Agent: Dee Banks	382278	(512) 847-1168
List Office: RE/MAX River Cities	REMR00	(830) 299-4524
Ph to Show: 512-847-1168	Lockbox	Showing Contact: Agent
	Type: None	SC/\$: 0%
		BC/\$: 4%
		Bonus:

AgentRmrks: Near Cranes mill boat launch.-Lot improvements;septic tank installed Dec 2019, Water meter/tap, electric pole and box..site cleared driveway in, base in..... nice area cleared for homesite..fenced on 3 sides.. right off cul de sac; 1450 Min sq ft - Mfg hm 3 yrs old or less only .. PRICE IS FIRM do not submit offers for less.

Remarks: Near Cranes mill boat launch.-Lot improvements;septic tank installed Dec 2019, Water meter/tap, electric pole and box..site cleared driveway in, base in..... nice area cleared for homesite..fenced on 3 sides.. right off cul de sac; 1450 Min sq ft - Mfg hm 3 yrs old or less only .. PRICE IS FIRM do not submit offers for less.



Description: Improved, Partial Cleared	Terrain: Level
Utility Avail: Water System, Electric, Telephone	Trees: Few, Mature
Utility On Site: Water on Site, Electric	Docs Avail: Area Plat
Site/Area Ft: Other - See Remarks	Green Features:
Improvements: Paved Roads	
Miscellaneous: No City Tax	
Septic: In Place	
Location: In Subdivision	
Frontage: County Road	
Restrictions: Manufactured Hms Allowed	

Contingent Info:	DOM/CDOM: 25 / 25	Sold Price:
Contract Date:	Sale Trms:	SQFT/Acre:
	Sell Points:	

From: Ritzen, Brenda
To: ["Virginia Edwards"](#)
Subject: Permit 110064, 550 Buck Run Pass
Date: Wednesday, September 15, 2021 10:05:00 AM
Attachments: [image001.png](#)

Virginia,

The following information is needed before I can continue processing the referenced revised planning materials:

1.  The Phase number on the permit application is incorrect.
2.  Submit a new pump tank detail for the 300 gpd flow rate.
3. Revise as needed and resubmit.

Thank you,



Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: Gros,Allyse <grosal@co.comal.tx.us>
Sent: Wednesday, September 15, 2021 9:45 AM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Subject: FW:

From: Helmke, Shelly K. <helmks@co.comal.tx.us>
Sent: Thursday, September 2, 2021 8:10 AM
To: Gros,Allyse <grosal@co.comal.tx.us>
Subject: FW:

From: Virginia Edwards <vleeedwards@yahoo.com>
Sent: Wednesday, September 1, 2021 5:01 PM



VOID

REVISED
9:46 am, Sep 15, 2021

Date _____

Permit Number _____

1. APPLICANT / AGENT INFORMATION

Owner Name William Robinson & wife Giselle Maldonado Agent Name Virginia Castro
 Mailing Address 550 Buck Run Pass Agent Address 2970 Rolling Hills RD
 City, State, Zip Canyon Lake TX 78133 City, State, Zip Blanco TX 78606
 Phone # 830 327 3819 Phone # 210 275-8523
 Email _____ Email vleedwards@yahoo.com

2. LOCATION

Subdivision Name Deer Meadows Unit Phase II Lot 218 Block -
 Survey Name / Abstract Number _____ Acreage .267
 Address 550 Buck Run Pass City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

Single Family Residential

Type of Construction (House/Mobile/RV, Etc.) mobile home
 Number of Bedrooms 4
 Indicate Sq Ft of Living Area under 2500

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 _____

VOID

Estimated Cost of Construction: \$ 126,000 (Structure Only)

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

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

Source of Water Public Private Well

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.

William Robinson
Signature of Owner

9/14/21
Date

Wm. Robinson
550 Buck Run Pass
Canyon Lake
78133

PRO-FLO SPECIFICATIONS

AEROBIC UNIT: Pro-flo 600

VOID

SPRINKLER: Pro-flo with pop-up, purple, non-potable lids

PUMP: Sta-rite

TIMER: Mechanical 24-hour clock with 15 min. increment settings, set to spray between midnight and 5:00 a.m.

PUMP TANK and OTHER TANKS; 400 gallon trash tank; 500 gallon per day aerobic treatment tank; 342 gallon clarification chamber; 751 gallon pump tank (actual gallons in treatment tank 621)

ELECTRIC CONNECTION: 10-2 wire with ground, 30 amp circuit breaker, 110 household current to control box

DISTRIBUTION PIPE: 1" pvc schedule 40 purple pipe

EXCAVATION PIPE: 14' long, 5' deep and 7' wide

REQUIRED AREA 240 gallons of usage per day divided by .064 (application rate for San Antonio and surrounding areas) 3750 square feet of spray area required.

ACTUAL SPRAY AREA: $a = 3.14 \times r^2$ requires 3 sprinklers of the following radii:

	27' r	2289.06	} 3956.4
1/2	22' r	759.88	
1/2	17' r	707.6	

VOID

NOTE: SPRAY AREA MUST BE SEED SOLODDED AND MAINTAINED WITH SUITABLE VEGETATION, EITHER GRASS OR LOW BUSHES. NO BARE GROUND OR ROCK MAY BE SHOWING. SPRAYHEAD MUST NOT BE CLOSER THAN 10 FEET TO A TREE TRUNK OR OTHER OBSTACLE THAT COULD CAUSE WATER TO HIT AND POOL BELOW.

3 Tank lids
 $19'' = 1.58$
 $(1.58)^2 \times 3.14 = 78.14$
 $\times 3$
 23.49
 3956.24
 23.49
 3932.75
 actual
 3750 required

2BR Pro-flo

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.

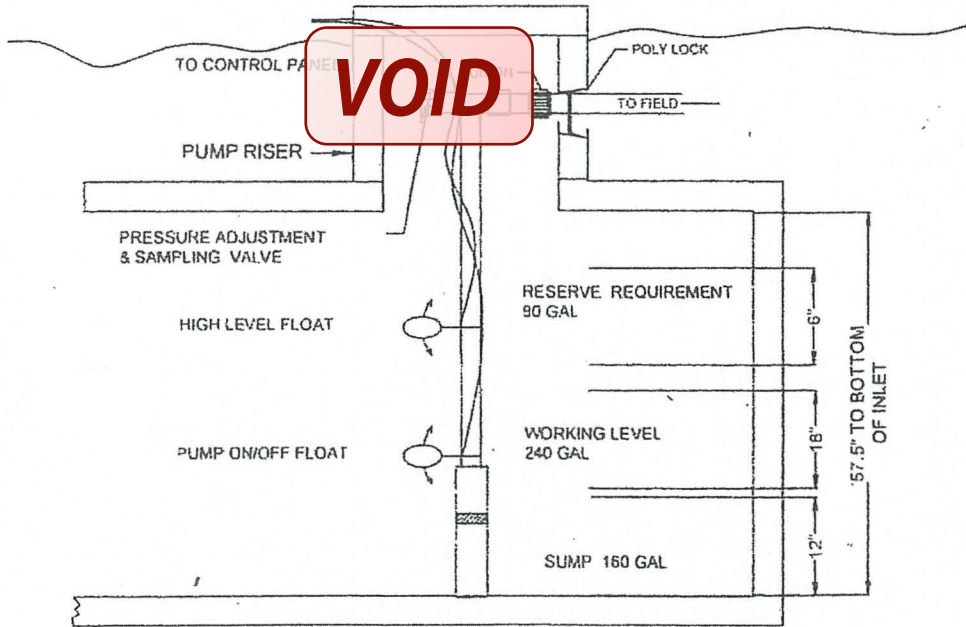
A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

RECEIVED

DEC 03 2019

COUNTY ENGINEER

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



TYPICAL PUMP TANK CONFIGURATION
PRO-FLO 600 GAL PUMP TANK

REVISED
2:16 pm, Feb 25, 2020

RECEIVED

By rabsah at 11:17 am, Jul 24, 2020

202006016002 04/30/2020 04:12:43 PM 1/4

NEW BRAUNFELS TITLE CO.
CANYON LAKE OFFICE
GF# 088185EA

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.

GENERAL WARRANTY DEED RESERVING VENDOR'S LIEN IN FAVOR OF THIRD PARTY

THE STATE OF TEXAS §
COUNTY OF COMAL § KNOW ALL MEN BY THESE PRESENTS:

THAT JUAN MANUEL RAMIREZ and wife, ROSA MARIA RAMIREZ, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by WILLIAM ROBINSON and wife, GISELLE MALDONADO, hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by Grantee of one certain Promissory Note in the principal sum of ONE HUNDRED THIRTY-NINE THOUSAND SEVEN HUNDRED SEVENTY-NINE AND NO/100 (\$139,779.00) DOLLARS payable to the order of SOUTHWEST STAGE FUNDING LLC, d/b/a CASCADE FINANCIAL SERVICES, hereinafter called Mortgagee, said Note being payable as therein provided, bearing interest at the rate therein specified, providing for attorney's fees and acceleration of maturity at the rate and in the events therein set forth, and payment of said Note being secured by a vendor's lien and superior title retained herein in favor of said Mortgagee and by Deed of Trust from Grantee to FREDRIC J. GOOCH, Attorney at Law, PLLC, Trustee, to which reference is hereby made for all purposes; and,

WHEREAS, Mortgagee has, at the special instance and request of said Grantee herein, paid to Grantor herein \$139,779.00 of the purchase money for the property hereinafter described as represented by the above described Note, said Note, together with the vendor's lien and Deed of Trust Lien against said property securing the payment of said Note is, without recourse upon the Grantor herein, hereby assigned, transferred and delivered to Mortgagee, the Grantor hereby conveying to the said Mortgagee the said superior title to said property, and subrogating the said Mortgagee unto all the rights and remedies of Grantor in the premises by virtue of said Note and liens; the indebtedness evidenced by said Note being due and payable as therein provided, both principal and interest being due and payable at the office of SOUTHWEST STAGE FUNDING, LLC, d/b/a CASCADE FINANCIAL SERVICES;

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee, the following described property, to-wit:

Lot 218, DEER MEADOWS, PHASE FOUR, Comal County, Texas, as recorded in Volume 7, Page 24, of the Map and Plat Records of Comal County, Texas.

This conveyance is made subject to, all and singular, the mortgages, restrictions, conditions, easements and covenants, if any, applicable to and enforceable against the above described property as reflected by the records of the County Clerk of Comal County, Texas.

Taxes for the current year have been prorated and are assumed by Grantee.

It is expressly agreed and stipulated that a vendor's lien is retained in favor of the payee in said Note against the above described property, premises and improvements,

RECEIVED

By rabsah at 11:17 am, Jul 24, 2020

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Taxes for the current year have been prorated and are assumed by Grantee.

It is expressly agreed and stipulated that a vendor's lien is retained in favor of the payee in said Note against the above described property, premises and improvements,

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Tulare

S.S.

On 4-24-2020 before me, M. Alvarado, Notary Public
Name of Notary Public, Fully

personally appeared Juan Manuel Ramirez +
Name of Signer (1)

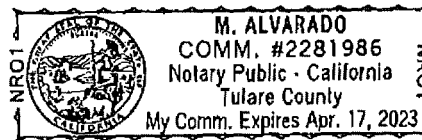
Rosa Maria Ramirez
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

M. Alvarado
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an (unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of General Warranty Deed Reserving Vendor's Lien In Favor of Third Party. containing pages, and dated .

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) Entity or Organization

Additional Information	
Method of Signer Identification	
Proved to me on the basis of satisfactory evidence:	
<input type="checkbox"/> form(s) of identification	<input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on:	
Page # _____	Entry # _____
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer	<input type="checkbox"/> Signer(s) Thumbprints(s)
<input type="checkbox"/> _____	

RECEIVED By rabsah at 11:17 am, Jul 24, 2020

until said Note, and all interest thereon, is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

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, Grantee's heirs and assigns forever.

Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators and successors to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof.

DATED this the 23rd day of April, 2020.

Juan Manuel Ramirez
JUAN MANUEL RAMIREZ

Rosa Maria Ramirez
ROSA MARIA RAMIREZ

STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of April, 2020, by JUAN MANUEL RAMIREZ and wife, ROSA MARIA RAMIREZ.

§ Sec. 6A
Acknowledgment

Notary Public, State of Texas

GRANTEE'S ADDRESS:

1329 S. I St.
Tulare, CA 93274

2188a9, DEEDS
Now Braunfels Title Co (AL)
GF# 88185NBT

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
04/30/2020 04:12:43 PM
TERRI 4 Pages(s)
202006016002

3



Bobbie Koepf

RECEIVED

By rabsah at 11:17 am, Jul 24, 2020

NEW BRAUNFELS TITLE CO.
CANYON LAKE OFFICE
GF# D88185EA

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 § KNOW ALL MEN BY THESE PRESENTS:
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RECEIVED
By rabsah at 12:47 pm, Jul 20, 2020

WHEREAS, Mortgagee has, at the special instance and request of said Grantee herein, paid to Grantor herein \$139,779.00 of the purchase money for the property hereinafter described as represented by the above described Note, said Note, together with the vendor's lien and Deed of Trust Lien against said property securing the payment of said Note is, without recourse upon the Grantor herein, hereby assigned, transferred and delivered to Mortgagee, the Grantor hereby conveying to the said Mortgagee the said superior title to said property, and subrogating the said Mortgagee unto all the rights and remedies of Grantor in the premises by virtue of said Note and liens; the indebtedness evidenced by said Note being due and payable as therein provided, both principal and interest being due and payable at the office of SOUTHWEST STAGE FUNDING, LLC, d/b/a CASCADE FINANCIAL SERVICES;

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Taxes for the current year have been prorated and are assumed by Grantee.





It is expressly agreed and stipulated that a vendor's lien is retained in favor of the payee in said Note against the above described property, premises and improvements,

From: Hernandez, Sandra
To: ["WILLIAM robinson"](#)
Cc: ["Virginia Edwards"](#)
Subject: RE: 550 Buck Run
Date: Wednesday, August 5, 2020 12:35:00 PM
Attachments: [Pages from 110064.pdf](#)

RE: Deer Meadows, Phase Four, Lot 218

Mr. Robinson,

We received revisions for the referenced property today, but still need the following information:

1.  The recorded plat indicates a different property dimension than what is shown on the site plan.
2.  The affidavit to the public form must be recorded at the Comal County Clerk's office, and a copy of the recorded form submitted to our office.
3.  Have your designer revise the property line dimension on the site plan.
4.  Have the designer deduct the spray area over the tank that will not contain soil and vegetation.

If you have any questions, you can email me or call the office.

Thank you,
Sandra

From: WILLIAM robinson <kingdomrichesllc@gmail.com>
Sent: Wednesday, August 5, 2020 10:51 AM
To: Hernandez, Sandra <rabsah@co.comal.tx.us>
Subject: Re: 550 Buck Run

This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.
- Comal IT

once again sorry for the delay.

On Fri, Jul 31, 2020 at 9:56 AM Hernandez, Sandra <rabsah@co.comal.tx.us> wrote:

RE: Deer Meadows, Phase Four, Lot 218

Mr. Robinson,

We received revisions for the referenced property today, but still need the following

From: Hernandez, Sandra
To: ["WILLIAM robinson"](#); ["Virginia Edwards"](#)
Subject: RE: 550 Buck Run
Date: Friday, July 31, 2020 9:56:00 AM

RE: Deer Meadows, Phase Four, Lot 218

Mr. Robinson,

We received revisions for the referenced property today, but still need the following information:

- 1 ✓ Submit a copy of the initial two year contract that includes the homeowner and service provider signatures.
2. The recorded plat indicates a different property dimension than what is shown on the site plan.
3. An Affidavit to the Public form must be completed, owner(s) signature notarized, recorded at the Comal County Clerk's office, and a copy of the recorded form submitted to our office.
- 4 ✓ Have the homeowner sign the permit application.
- 5 ✓ Revise the number of bedrooms on the permit application accordingly.
6. It appears that there is a discrepancy on the radius to be used for the spray area within your planning materials.
7. Deduct the spray area over the tank that will not contain soil and vegetation.
8. Revise accordingly and resubmit.

If you have any questions, you can email me or call the office.

If you have any questions, you can email me or call the office.

Thank you,
Sandra

From: WILLIAM robinson <kingdomrichesllc@gmail.com>
Sent: Thursday, July 30, 2020 4:49 PM
To: Hernandez, Sandra <rabsah@co.comal.tx.us>
Subject: Re: 550 Buck Run

This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

From: [Virginia Edwards](#)
To: [Hernandez, Sandra](#)
Subject: Re: 550 Buck Run
Date: Monday, July 27, 2020 1:47:12 PM

This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

yes, it is on the mobile home wall opposite the tank.

On Monday, July 27, 2020, 09:40:22 AM CDT, Hernandez, Sandra <rabsah@co.comal.tx.us> wrote:

Virginia,

Regarding the quick disconnect, is the electrical disconnect within direct vision from the place where the electrical device is being serviced?

Thank you,

Sandra

From: Virginia Edwards <vleeedwards@yahoo.com>
Sent: Friday, July 24, 2020 11:18 AM
To: Hernandez, Sandra <rabsah@co.comal.tx.us>
Subject: 550 Buck Run

This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

These are all my papers, after Mr. Robinson gets home he will scan and send the application sheet and the pump contract and sales contract in the afternoon.

If you want him to send a new recorded affidavit let him know he has to sign the form I left him in front of a notary so I can pick up the original and record it.

RECEIVED

By rabsah at 12:21 pm, Aug 05, 2020

AFFIDAVIT TO THE PUBLIC
VOID

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

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

II

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

Lot 218 Bee Meadows
Subdivision Phase IV

VOID

The property is owned by (insert owner's full name): William Robinson
and wife Giselle Maldonado

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 _____ DAY OF _____, 20____

X *William Robinson*
X *Giselle Maldonado*

Owner(s) signature(s)

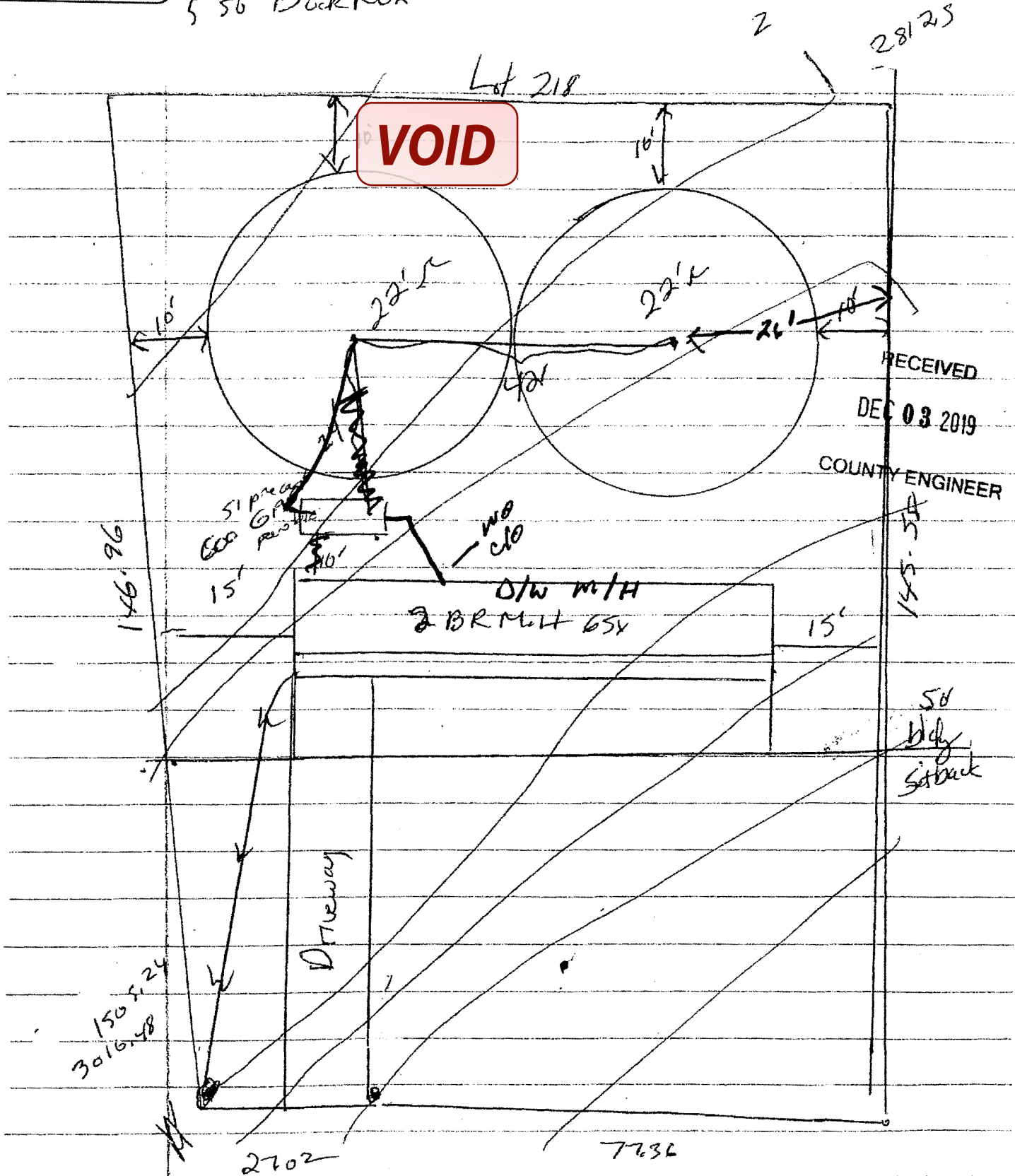
William Robinson
Giselle Maldonado

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS _____ DAY OF _____, 20____

Notary Public, State of Texas

REVISED
2:16 pm, Feb 25, 2020

Juan Ramirez
550 Buck Run



12/1/18

REGISTERED

VIRGINIA CAST.

3233

1" = 20'

VOID SPECIFICATIONS

Wm. Robinson
550 Buck Run Pass
Canyon Lake
78133

AEROBIC UNIT: Pro-flo 600-SLPT

SPRINKLER: Pro-flo with pop-up, purple, non-potable lids

PUMP: Sta-rite

TIMER: Mechanical 24-hour clock with 15 min. increment settings set to spray between midnight and 5:00 a.m.

PUMP TANK and OTHER TANKS; 400 gallon trash tank; 500 gallon per day aerobic treatment tank; 342 gallon clarification chamber; 751 gallon pump tank (actual gallons in treatment tank 621)

ELECTRIC CONNECTION: 10-2 wire with ground, 30 amp circuit breaker, 110 household current to control box

DISTRIBUTION PIPE: 1" pvc schedule 40 pipe

VOID

EXCAVATION PIPE: 14' long, 5' deep and 7' wide

REQUIRED AREA 240 gallons of usage per day divided by .064 (application rate for San Antonio and surrounding areas) 3750 square feet of spray area required.

ACTUAL SPRAY AREA: $a = 3.14 \times r^2$ requires 3 sprinklers of the following radii:

	27' r	2289.06	} 3755.44
1/2	22' r	759.88	
	15' r	706.50	

NOTE: SPRAY AREA MUST BE SEEDED OR SODDED AND MAINTAINED WITH SUITABLE VEGETATION, EITHER GRASS OR LOW BUSHES. NO BARE GROUND OR ROCK MAY BE SHOWING. SPRAYHEAD MUST NOT BE CLOSER THAN 10 FEET TO A TREE TRUNK OR OTHER OBSTACLE THAT COULD CAUSE WATER TO HIT AND POOL BELOW.

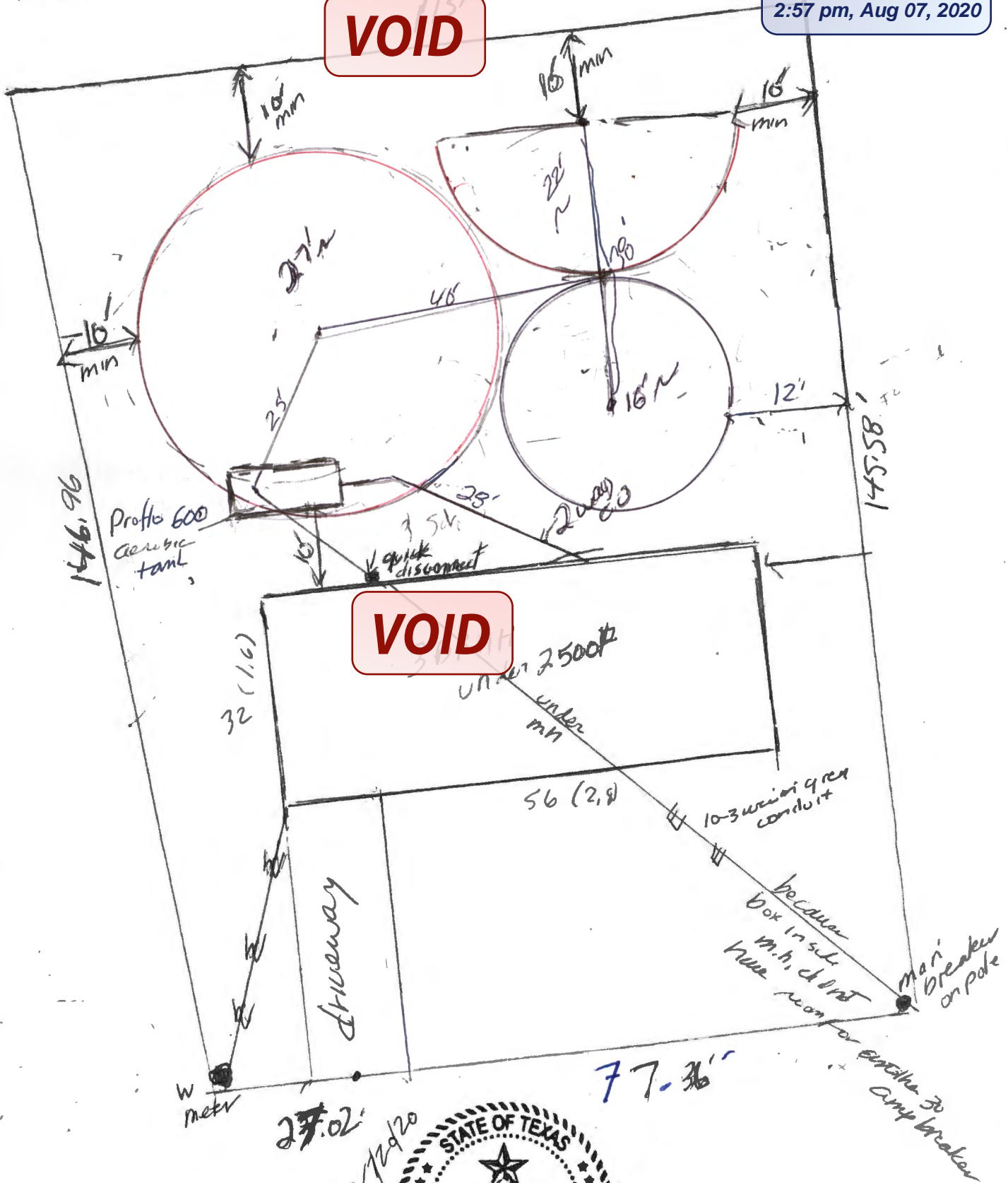
12:45 pm, Jul 20, 2020

REVISED

Lot 218 Deer Meadows phase four
267 acres

REVISED
2:57 pm, Aug 07, 2020

VOID



VOID



Revised 8/7/20

*** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT A
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

12:45 pm, Jul 20, 2020
REVISED

VOID

Date _____ Permit # 110067
Owner Name William Robinson and wife G Agent Name Virginia Castro
Mailing Address 550 Buck Run Pass Agent Address 2976 Rolling Hills
City, State, Zip Canyon Lake TX 78133 City, State, Zip Blanco TX 78606
Phone # 830 730 2719 Phone # 210 275 5523
Email _____ Email vleedwards@yahoo.com

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

Subdivision Name Pen Meadows Unit phase IV Lot 218 Block _____
Acreage/Legal _____
Street Name/Address 550 Buck Run Pass City Canyon Lake TX Zip 78133

Type of Development:

Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) mobile home

Number of Bedrooms 3

Indicate Sq Ft of Living Area under 2500

VOID

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: \$ 120,000 (Structure Only)

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

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

Source of Water Public Private Well

Are Water Saving Devices Being Utilized Within the Residence? 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. 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 information associated with this permit application, as applicable.

VOID

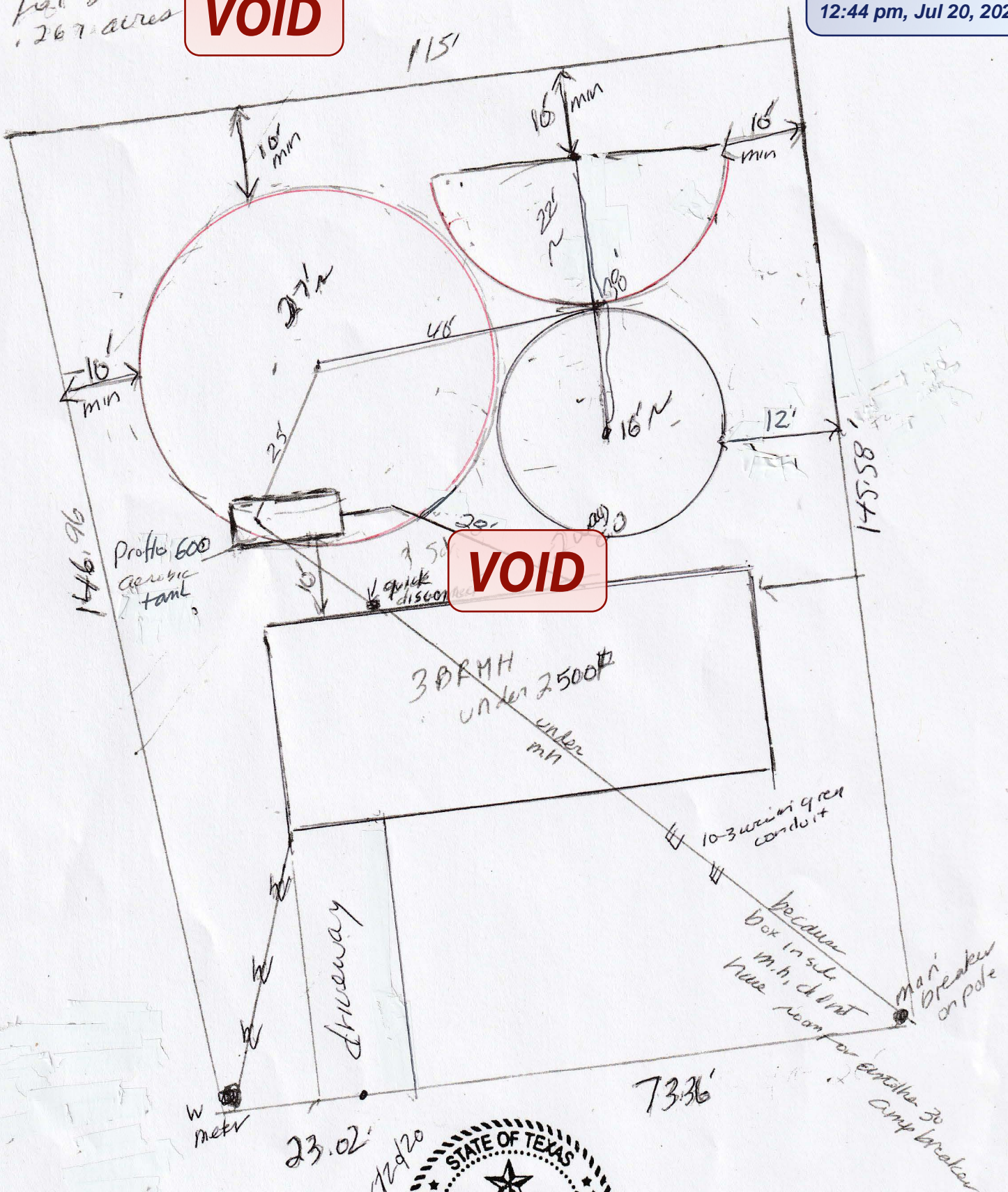
Signature of Owner _____

Date _____

Lot 213
.267 acres

VOID

REVISED
12:44 pm, Jul 20, 2020



VOID

VOID



2/20/20

Handwritten signature

From: Hernandez, Sandra
To: ["Virginia Edwards"](#)
Cc: ["kingdomrichesllc@gmail.com"](mailto:kingdomrichesllc@gmail.com)
Subject: 110064 deficiency comments
Date: Tuesday, July 21, 2020 11:24:00 AM

RE: Deer Meadows, Phase Four, Lot 218

Virginia,

We received revised planning materials for the referenced property on July 20, 2020, but found those revisions to be deficient. In order to continue processing this permit, we need the following:

- 1 ✓ Submit a copy of the recorded warranty deed.
- 2 ✓ Submit a copy of the contract of sale.
3. Submit a copy of the initial two year contract that includes both the homeowner and service provider signatures.
4. The recorded plat indicates a different property dimension than what is shown on the site plan.
5. An Affidavit to the Public form must be completed, owner(s) signature notarized, recorded at the Comal County Clerk's office, and a copy of the recorded form submitted to our office.
- 6 ✓ Have the homeowner sign the permit application.
7. Revise the number of bedrooms on the permit application accordingly.
8. It appears that there is a discrepancy on the radius to be used for the spray area within your planning materials.
9. Deduct the spray area over the tank that will not contain soil and vegetation.
- 10 ✓ Per TCEQ Rules and Regulations, §285.34(c)Electrical wiring. All electrical components shall have an electrical disconnect within direct vision from the place where the electrical device is being serviced. Electrical disconnects must be weatherproof (approved for outdoor use) and have maintenance lockout provisions.
11. Revise accordingly and resubmit.

If you have any questions, you can email me or call the office.

Thank you,

*Sandra Ann Hernandez
Environmental Health Asst.
Comal County Engineer's Office
cceo.org
830-608-2090 (Ext. 3156)*



201906030386 08/28/2019 03:07:09 PM 1/1

1/cb

VOID

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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VOID

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

Lot 218 Deer Meadows
Phase IV

The property is owned by (insert owner's full name):
Juan Manuel Ramirez and wife
Rosa Maria Ramirez

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 26th DAY OF August, 2019

Juan M Ramirez
Rosa M Ramirez
Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 26th DAY OF August, 2019

Dana Bradford
Notary Public, State of Texas

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
08/28/2019 03:07:09 PM
LAURA 1 Page(s)
201906030386



Bobbie Koepf

VOID
DANA BRADFELD
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 3/24/21
NOTARY ID 499331-4

RECEIVED
By rabsah at 12:47 pm, Jul 20, 2020

RECEIVED
DEC 03 2019
COUNTY ENGINEER

VOID

RECEIVED

DEC 03 2019

Date Performed: 8/24/19

Property Location 550 Buck Run

Name of Site Evaluator: Virginia Castro

Proposed Excavation Depth: Surface application

Registration #: 12319

COUNTY ENGINEER

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 <u>1</u>					
Depth (feet)	Textural Class	Structure (if applicable)	Drainage (Mottles/Water Tables)	Restrictive Horizon	Observations
0					
1	Rock to surface in places			too much rock	aerobic chosen by homeowner
2					
3					
4					
5					

VOID

Soil Boring Number <u>2</u>					
Depth (feet)	Textural Class	Structure (if applicable)	Drainage (Mottles/Water Tables)	Restrictive Horizon	Observations
0					
1	Same				
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 and knowledge.

8/24/19
Signature of Site Evaluator Date

VOID

REVISED

8:27 am, Dec 13, 2019

VOID SPECIFICATIONS

Jan Hernandez
550 Buck Run

AEROBIC UNIT: Pro-flo 500-SLPT
666

SPRINKLER: Pro-flo with pop-up, purple, non-potable lids

PUMP: Sta-rite

TIMER: Mechanical 24-hour clock with 15 min. increment settings set to spray between midnight and 5:00 a.m.

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DEC 03 2019

COUNTY ENGINEER

PUMP TANK and OTHER TANKS: 400 gallon trash tank; 500 gallon per day aerobic treatment tank; 342 gallon clarification tank; 751 gallon pump tank (actual gallons in treatment tank 621)

VOID

ELECTRIC CONNECTION: 10-2 wire with ground, 30 amp circuit breaker, 110 household current to control box

DISTRIBUTION PIPE: 1" pvc schedule 40 purple pipe

EXCAVATION PIPE: 14' long, 5' deep and 7' wide

REQUIRED AREA: $1/80$ gallons of usage per day divided by .064 (application rate for San Antonio and surrounding areas) = 2912.5 square feet of spray area required.

ACTUAL SPRAY AREA: $a = 3.14 \times r^2$ 22 requires 2 sprinklers of the following radii:

1505.24
1505.24 3016.48

NOTE: SPRAY AREA MUST BE SEEDED OR SODDED AND MAINTAINED WITH SUITABLE VEGETATION, EITHER GRASS OR LOW BUSHES. NO BARE GROUND OR ROCK MAY BE SHOWING. SPRAYHEAD MUST NOT BE CLOSER THAN 10 FEET TO A TREE TRUNK OR OTHER OBSTACLE THAT COULD CAUSE WATER TO HIT AND POOL BELOW.

Handwritten initials

PRO-FLO SPECIFICATIONS

Jan Hernandez
550 Buck Run

AEROBIC UNIT: Pro-flo 600 -SLPT

SPRINKLER: Pro-flo with pop-up, purple, non-potable lids

PUMP: Sta-rite

TIMER: Mechanical 24-hour clock with 15 min. increment settings set to spray between midnight and 5:00 a.m.

PUMP TANK and OTHER TANKS; 400 gallon trash tank; 500 gallon per day aerobic treatment tank; 342 gallon clarification chamber; 751 gallon pump tank (actual gallons in treatment tank 621)

ELECTRIC CONNECTION: 10-2 wire with ground, 30 amp circuit breaker, 110 household current to control box

DISTRIBUTION PIPE: 1" pvc schedule 40 purple pipe

EXCAVATION PIPE: 14' long, 5' deep and 7' wide

REQUIRED AREA: 180 gallons of usage per day divided by .064 (application rate for San Antonio and surrounding areas) = 2812.5 square feet of spray area required.

ACTUAL SPRAY AREA: $a = 3.14 \times r^2$ 22 required 2 sprinklers of the following radii:

1505
 1505 3016.48

VOID

VOID

THE SPRAY AREA MUST BE SEED OR SODDED AND MAINTAINED WITH SUITABLE VEGETATION, EITHER GRASS OR LOW BUSHES. NO BARE GROUND OR ROCK MAY BE SHOWING. SPRAYHEAD MUST NOT BE CLOSER THAN 10 FEET TO A TREE TRUNK OR OTHER OBSTACLE THAT COULD CAUSE WATER TO HIT AND POOL BELOW.

Handwritten initials

RECEIVED
DEC 03 2019
COUNTY ENGINEER

REVISED
2:16 pm, Feb 25, 2020

*** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE TREATMENT FACILITY AND LICENSE TO OPERATE

REVISED
8:27 am, Dec 13, 2019

VOID

Date _____ Permit # 110064
Owner Name Juan Manuel and Rosa Maria R... Agent Name Virginia Castro
Mailing Address 113 Pecan Way Pk Agent Address 2970 Rolling Hills Rd
City, State, Zip New Braunfels Tx 78130 City, State, Zip Blanco Tx 78606
Phone # 559 329 1640 Phone # (210) 25-2853
Email _____ Email vleedwards@ycheam

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

Subdivision Name Deer Meadows Unit phase four Lot 218 Block ---
Acreage/Legal _____
Street Name/Address 550 Buck Run Pass City Canyon Lake Zip 78133

Type of Development:

Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) mobile home

Number of Bedrooms 2

Indicate Sq Ft of Living Area under 1500

VOID

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DEC 03 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: \$ 5,000 (Structure Only)

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

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

Source of Water Public Private Well

Are Water Saving Devices Being Utilized Within the Residence? 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 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 information associated with this permit application, as applicable.

VOID

Rosa m Ramirez
Signature of Owner

8/26/19
Date

Planning Materials & Site Evaluation as Required Completed By Virginia Castro

System Description proprietary; aerolai treatment with air fan application

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

Tank Size(s) (Gallons) Pro flo 600 Absorption/Application Area (Sq Ft) 292.5

Gallons Per Day (As Per TCEQ Table III) 180

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

REVISED 2:16 pm, Feb 25, 2020

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.)

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.)

RECEIVED DEC 03 2019

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

COUNTY ENGINEER

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 you indicate the city: _____

VOID

VOID

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

Page 2 of 2



201906030386 08/28/2019 03:07:09 PM 1/1

1/cb

VOID

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

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

VOID

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

Lot 218 Pear Meadows
Phase IV

The property is owned by (insert owner's full name):
Jan Manuel Ramirez and wife
Rosa Maria Ramirez

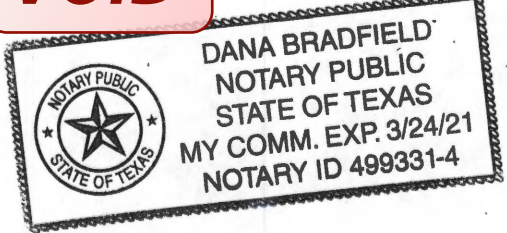
This OSSF must be covered by a continuous maintenance contract for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

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 26th DAY OF August, 2019
Juan M Ramirez
Rosa M Ramirez
Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 26th DAY OF August, 2019
Dana Bradford
Notary Public, State of Texas

VOID



RECEIVED
DEC 03 2019
COUNTY ENGINEER

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
08/28/2019 03:07:09 PM
LAURA 1 Page(s)
201906030386

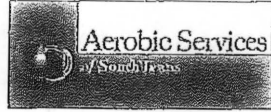
Bobbie Koepf

Virginia Castro
J. Valdez Inst.
2/15/19

Aerobic Services of South Texas
5188 FM 306
Canyon Lake, TX 78133

VOID

3025



Phone: (830) 964-2365
Fax: (830) 964-2659
www.aerobicservices.com

Date: 6/21/2019

To: Juan Manuel and Rosa Maria Ramirez

Permit:

Phone: 559 329 1640 Subdivision: Deer Meadows
Site: 550 Buck Run Pass
County: Comal
Installer: Virginia Castro
Agency: Comal County
Mfg/Brand: / SI Precast

Contract Period
Start Date: Auto LT to 11/15/20
End Date: 2 years from that date

VOID

Aerobic Services of South Texas
3 visits per year - one every 4 months

Map Key: ID: 61115209 RECEIVED

Routine Maintenance and Inspection Agreement

General

DEC 03 2019

COUNTY ENGINEER

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by client named above, referred to as "Client" and Aerobic Services of South Texas (Thomas W Hampton MP349) (hereinafter referred to as Contractor") located at 15188 FM 306 Canyon Lake, Texas 7813 (830) 964-2365. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein. This contract will provide for all required inspections, testing and service for your Aerobic Treatment System. The policy will include the following:

1. 3 inspections a year/services calls (at least one every 4 months), for a total of 6 over the two year period including inspection, adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting control panel, air pumps, air filters, diffuser operation. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48-hour time frame. Repair work on non-warranty parts will include price for parts & labor. The prices will be quoted before work is performed.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and PH will be taken and reported as necessary.
3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.
4. The client is responsible for the chlorine; they must be filled before or during the service visit.
5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy.

The Homeowners Manual must be strictly followed or warranties are subject to invalidation. Pumping of sludge build-up is not covered by this policy and will result in additional charges.

ACCESS BY CONTRACTOR

The Contractor or anyone authorized by the Contractor may enter the property at reasonable times without prior notice for the purpose of the above described Services. The contractor may access the System components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil is to be replaced with the excavated material as best as possible.

Termination of Agreement

Either party may terminate this agreement within ten days written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this Agreement is so terminated, the Contractor will immediately notify the appropriate health authority of the termination.

Limit of Liability

In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the services described in this Agreement.

Dispute Resolution

If a dispute between the Client and the Contractor arises that cannot be settled in good faith negotiations then the parties shall choose a mutually acceptable arbitrator and shall share the cost of the arbitration services equally.

Entire Agreement

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

Severability

If any provision of this Agreement 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 this 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.

OWNER

Signature Maria Ramirez
Printed Maria Ramirez
Phone 329 1640

VOID

SERVICE PROVIDER

Aerobic Services of South Texas Inc.
15188 FM 306
Canyon Lake, Texas 78133
(832) 964-2365

Town of MDTTON
Tolson VP

VOID

OS0024597 / MP 349
License Number

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DEC 03 2019
COUNTY ENGINEER

Revised effective date of this initial maintenance contract shall be the day the license to operate is issued.
Owner initial JR RR
Maintenance provider initial JH

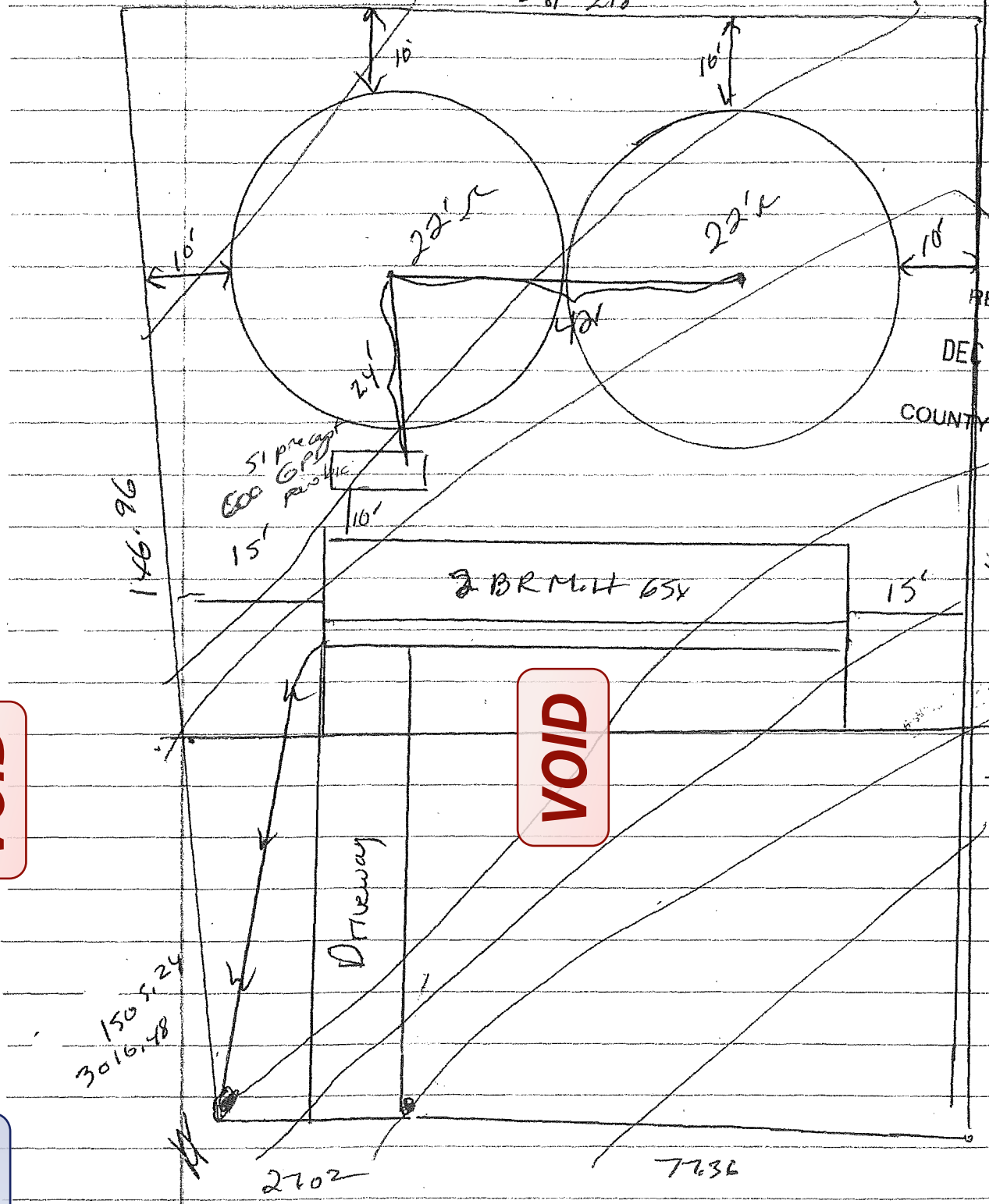
REVISED
2:16 pm, Feb 25, 2020

Juan Ramirez
550 Buck Run

Lot 218

2

281.25



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DEC 03 2019

COUNTY ENGINEER

VOID

VOID

50
Wdy
Setback

REVISED
2:16 pm, Feb 25, 2020

VIRGINIA CASTLE
 3233
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS

1" = 20'

Hernandez, Sandra

From: Hernandez, Sandra
Sent: Tuesday, December 3, 2019 12:37 PM
To: 'Virginia Edwards'
Subject: 110064 deficiency comments
Attachments: Pages from 110064-3.pdf

RE: Deer Meadows, Phase 4, Lot 218

Virginia,

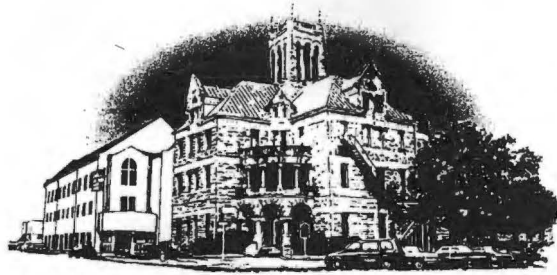
We received planning materials for the referenced permit application on December 03, 2019 and found those planning materials to be deficient. In order to continue processing this permit, we need the following:

- 1 ✓ Have the homeowner indicate the square feet of living area, and have him/her sign the permit application.
- 2 ✓ Identify the OSSF tank on your site plan.
- 3 ✓ Have the homeowner and maintenance provider initial the stamped area on the maintenance contract (see attachment).
4. It appears that there is a discrepancy on the tank size within your planning materials.
5. Revise accordingly and resubmit.

If you have any questions, you can email me or call the office.

Thank you,

*Sandra Ann Hernandez
Environmental Health Asst.
Comal County Engineer's Office
cceo.org
830-608-2090 (Ext. 3156)*



Comal County

OFFICE OF COMAL COUNTY ENGINEER

December 3, 2019

Juan Manuel & Rosa Maria Ramirez
113 Pecan Valley Path
New Braunfels, Texas 78130

Re: Deer Meadows, Phase 4, Lot 218, Permit #110064
Application for Permit of Authorization to Construct On-Site Sewage Facility (OSSF)
and License to Operate

Dear property owner,

We received planning materials for the referenced permit application on December 03, 2019 and found those planning materials to be deficient. In order to continue processing this permit, we need the following:

1. Have the homeowner indicate the square feet of living area, and have him/her sign the permit application.
2. Identify the OSSF tank on your site plan.
3. Have the homeowner and maintenance provider initial the stamped area on the maintenance contract (see attachment).
4. It appears that there is a discrepancy on the tank size within your planning materials.
5. Revise accordingly and resubmit.

If you have any questions, you can email me or call the office.

Sincerely,

Sandra Hernandez, OS0025599
Environmental Health Assistant

cc: Virginia Castro, R.S.

VOID

Termination of Agreement

Either party may terminate this agreement within ten days written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this Agreement is so terminated, the Contractor will immediately notify the appropriate health authority of the termination.

Limit of Liability

In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the services described in this Agreement.

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VOID

Entire Agreement

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

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OWNER

Rosa M Ramirez

Signature

Rosa Maria Ramirez

Printed

(559) 327 1640

Phone/ Date

SERVICE PROVIDER

Aerobic Services of South Texas Inc.

15188 FM 306

Canyon Lake, Texas 78133

(830) 964-2365 *JSB*

TOM HAMPTON

Tom Hampton VP

OS0024597 / MP 349

License Number

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DEC 03 2019

COUNTY ENGINEER

VOID

Planning Materials & Site Evaluation as Required Completed By Virginia Castro

System Description proprietary; aerobic **VOID** with surface application

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

Tank Size(s) (Gallons) Pro flo 600 Absorption/Application Area (Sq Ft) 2912.5

Gallons Per Day (As Per TCEQ Table III) 180

(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.)

If there is no existing WPAP, does the proposed development 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.)

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DEC 03 2019

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

COUNTY ENGINEER

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.

VOID

Signature of Designer

Date

8/20/19

VOID

PRO-FLO SPECIFICATIONS

Jan Hernandez
550 Buck Run

AEROBIC UNIT: Pro-flo 500 SLPT

SPRINKLER: Pro-flo with pop-up, purple, non-potable lids

PUMP: Sta-rite

TIMER: Mechanical 24-hour clock with 15 min. increment settings set to spray between midnight and 5:00 a.m.

PUMP TANK and OTHER TANKS; 400 gallon trash tank; 500 gallon per day aerobic treatment tank; 342 gallon clarification chamber; 751 gallon pump tank (actual gallons in treatment tank 621)

ELECTRIC CONNECTION: 10-2 wire with ground, 30 amp circuit breaker, 110 household current to control box

VOID

DISTRIBUTION PIPE: 1" pvc schedule 40 purple pipe

EXCAVATION PIPE: 14' long, 5' deep and 7' wide

REQUIRED AREA: 80 gallons of usage per day divided by .064 (application rate for San Antonio and surrounding areas) = 2812.5 square feet of spray area required.

ACTUAL SPRAY AREA: $a = 3.14 \times r^2$ 22 requireds 2 sprinklers of the following radii:

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1505.24 3016.48

NOTE: SPRAY AREA MUST BE SEEDED OR SODDED AND MAINTAINED WITH SUITABLE VEGETATION, EITHER GRASS OR LOW BUSHES. NO BARE GROUND OR ROCK MAY BE SHOWING. SPRAYHEAD MUST NOT BE CLOSER THAN 10 FEET TO A TREE TRUNK OR OTHER OBSTACLE THAT COULD CAUSE WATER TO HIT AND POOL BELOW.

VOID

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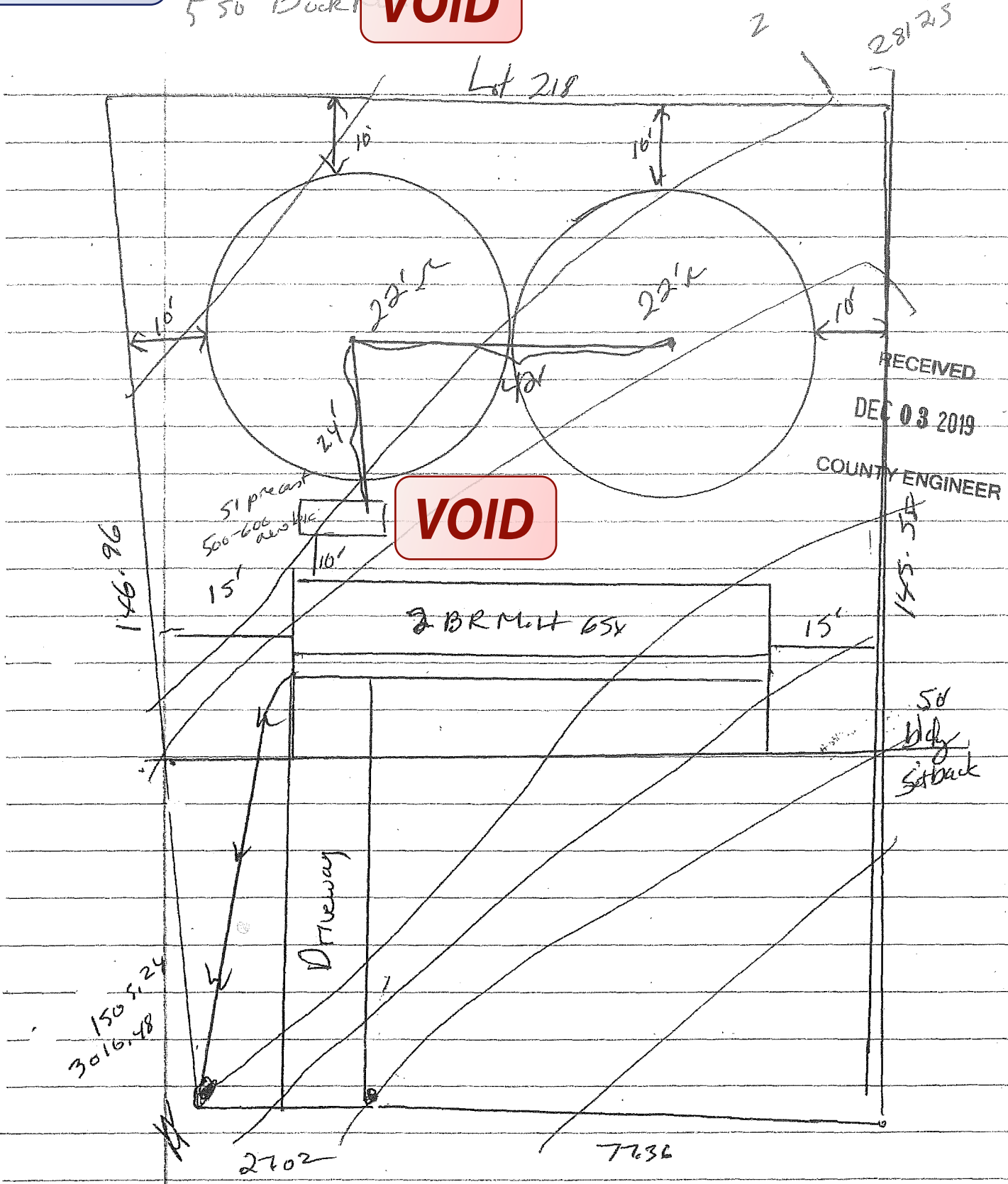
DEC 03 2019

COUNTY ENGINEER

REVISED
8:27 am, Dec 13, 2019

Juan Ramirez
550 Buckle

VOID



VOID

VOID

VR
12/1/19



1" = 20'

*** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH ***
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Date _____

VOID

Permit # 110064

Owner Name Juan Manuel and Rosa Maria
Mailing Address 113 Pecan Way Path
City, State, Zip New Braunfels Tx 78130
Phone # 559 329 1640
Email _____

Agent Name Virginia Castro
Agent Address 2970 Rolling Hills Rd
City, State, Zip Blanco Tx 78606
Phone # (210) 275-2855
Email vlecedwards@yche.com

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

Subdivision Name Deer Meadows Unit phase four Lot 218 Block ---

Acreage/Legal _____

Street Name/Address 550 Buck Run Pass City Canyon Lake Zip 78133

Type of Development:

Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) mobile home

Number of Bedrooms 2

Indicate Sq Ft of Living Area _____

VOID

RECEIVED
DEC 03 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: \$ 5,000 (Structure Only)

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

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

Source of Water Public Private Well

Are Water Saving Devices Being Utilized Within the Residence? 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 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.

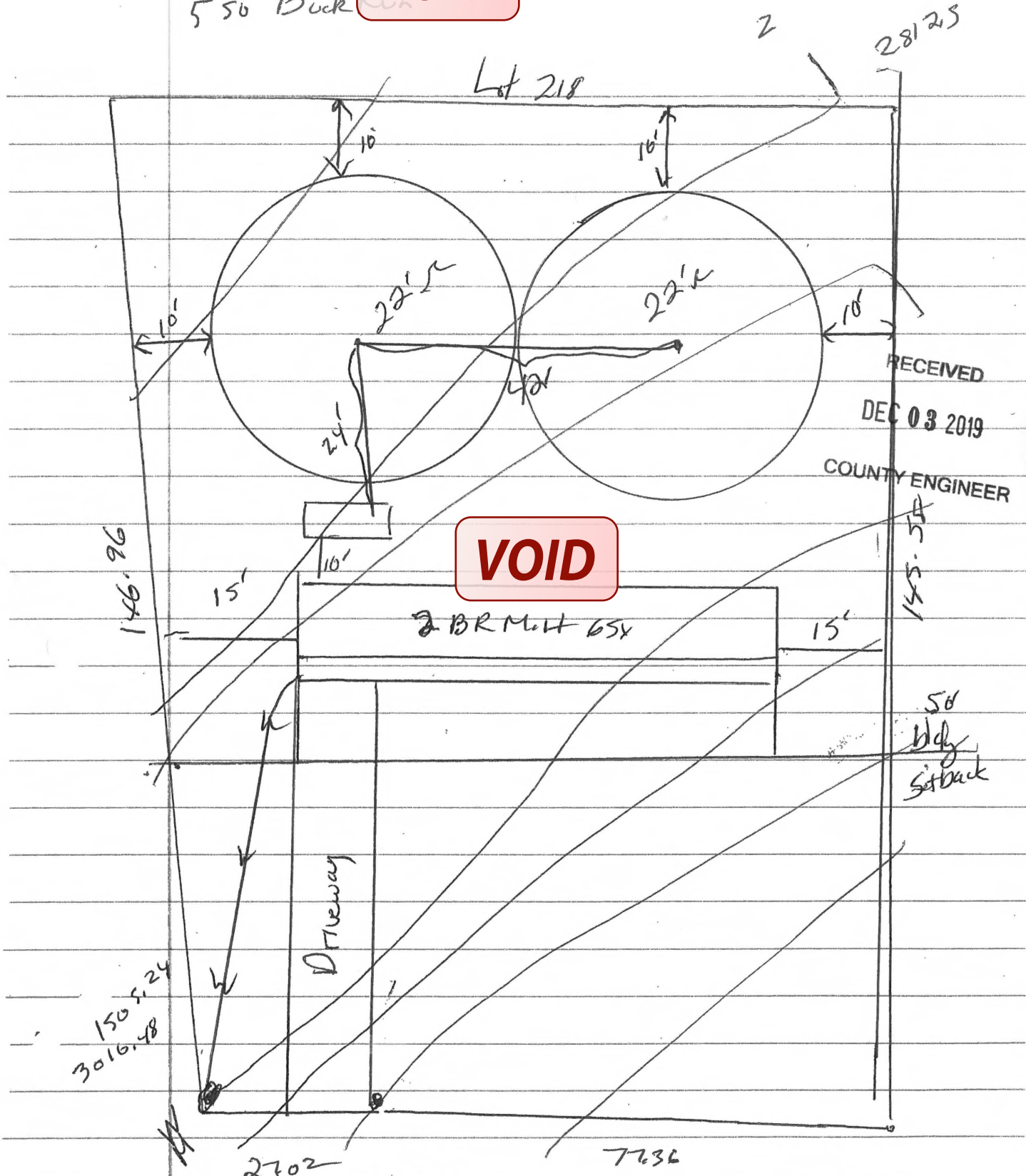
VOID

Signature of Owner _____

Date 8/26/19

Juan R...
550 Buck

VOID



RECEIVED
DEC 03 2019
COUNTY ENGINEER

VOID

[Signature]
12/1/18



1" = 20'

VOID

2BR Pro-Fl

TANK NOTES:

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

RECEIVED

Tightlines to the tank shall be SCH-40 PVC.

DEC 03 2019

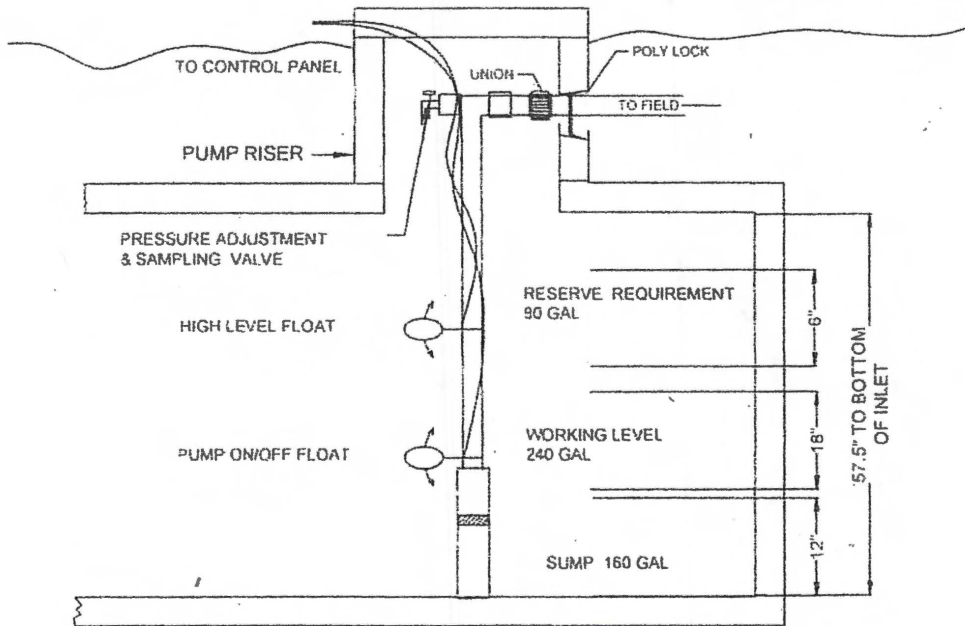
A two way sanitary tee is required between residence and tank.

COUNTY ENGINEER

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

VOID

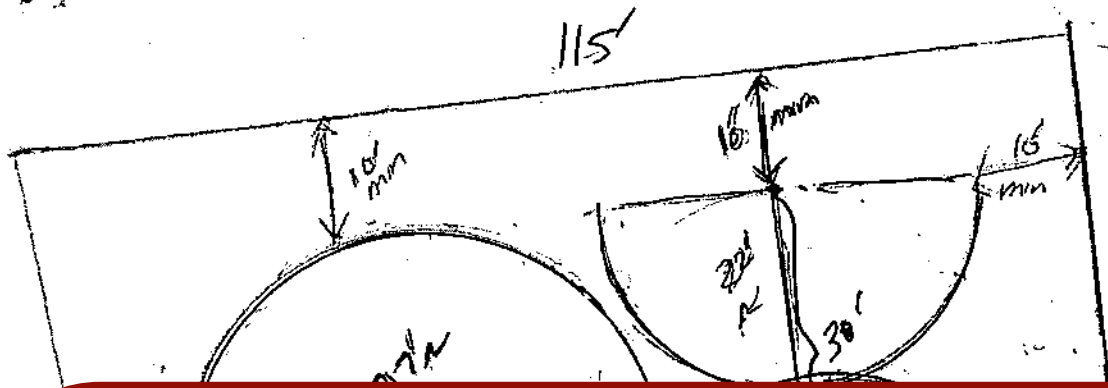
ALL WIRING MUST BE IN COMPLIANCE WITH THE MOST RECENT NATIONAL ELECTRIC CODE



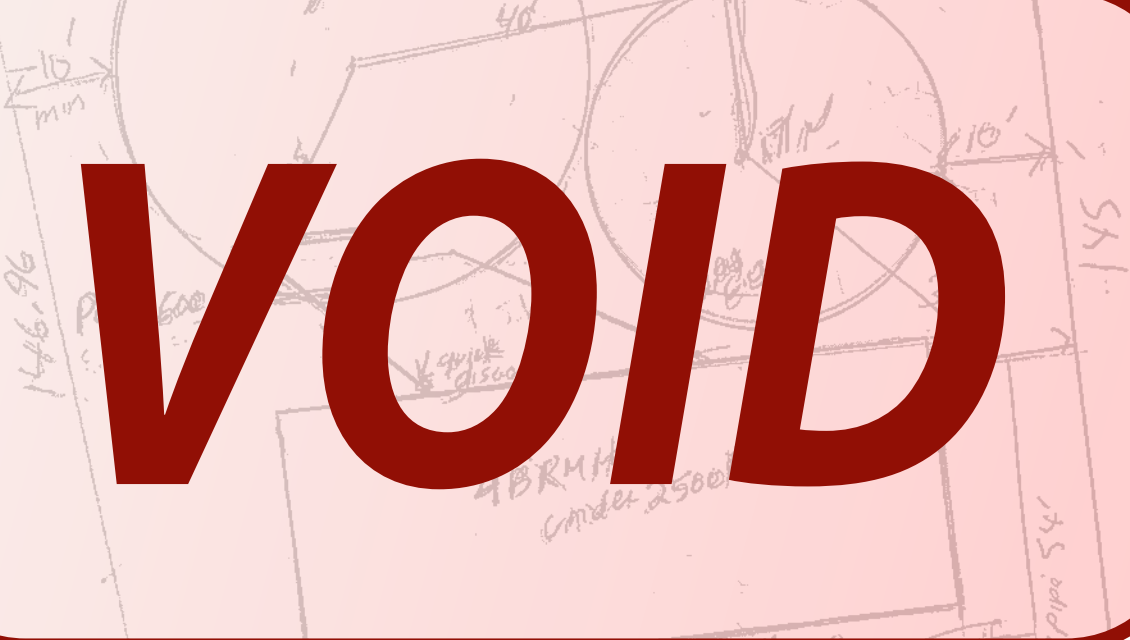
TYPICAL PUMP TANK CONFIGURATION
PRO-FLO 500 GAL PUMP TANK

VOID

Lot 218



VOID



27'
1/2 30'
17'
② 4' 22'

4692.63' actual
4687.5' required

1/4 = 28

23.02'
Revised 9/1/21



New phone
2103320988
Mr. Robinson

main
drain
box

COPY

NEW BRAUNFELS TITLE CO.
CANYON LAKE OFFICE
CF# DR8185EA

AFTER RECORDING RETURN TO:
SOUTHWEST STAGE FUNDING, LLC DBA CASCADE FINANCIAL SERVICES
2701 E. RYAN ROAD, STE 150
CHANDLER, AZ 85286
(480) 539-5230
ATTN: SUZY DINKINS

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.

TRANSFER OF LIEN

ROBINSON
Loan #: 2050569
MIN: 100605750001475828
PIN: 23681

Date: APRIL 23, 2020

Holder of Note and Lien: MI CASA HOUSING (ATASCOSA)

Holder's Mailing Address: 17281 IH 35 SOUTH
ATASCOSA, TX 78002

Transferee: SOUTHWEST STAGE FUNDING, LLC DBA CASCADE FINANCIAL SERVICES, an Arizona limited liability company

Transferee's Mailing Address (including county): 2701 E. RYAN ROAD, STE 150, CHANDLER, Mesa Maricopa County, Arizona 85286

Note:

Date: APRIL 23, 2020

Original principal amount: ONE HUNDRED TWO THOUSAND TWO HUNDRED AND 00/100 DOLLARS (\$102,200.00)

Maker: WILLIAM ROBINSON
GISELLE MALDONADO

Payee: MI CASA HOUSING (ATASCOSA)

Unpaid principal and interest: ONE HUNDRED TWO THOUSAND TWO HUNDRED AND 00/100 DOLLARS (\$102,200.00)

Maturity date: As provided in the Note.

Note and Lien Are Described in the Following Documents: A mechanic's lien contract dated APRIL 23,

**CCEO
COPY**

2050569

2020, executed by and between WILLIAM ROBINSON and GISELLE MALDONADO as Owners, and MI CASA HOUSING (ATASCOSA), as Contractor, recorded in ~~DL#~~ 202006010004 of the Official Public Records, COMAL County, Texas.

Property (including any improvements):
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

For value received Holder of Note and Lien transfers them to Transferee, warrants that the Lien is valid against the Property, and represents that the unpaid principal and interest on the Note are correctly stated.

This transfer is without recourse on Holder of Note and Lien.

Holder of Note and Lien expressly waives and releases any and all present and future rights to establish or enforce the liens described in this instrument as security for payment of any future or other indebtedness.

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

MI CASA HOUSING (ATASCOSA)

BY: 

Name: Lucas Huckelberg

Title: General Manager

**CCEO
COPY**

2050569

(Acknowledgment)

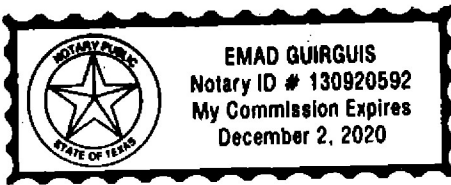
^{66.}
State of ~~ARIZONA~~ TEXAS

County of Atascosa

This instrument was acknowledged before me on April 24, 2020 by
~~66. Atascosa~~, Lucas Hockenberg of MI CASA HOUSING
(ATASCOSA).

Emad Guirgis
Notary Public

My Commission Expires: December 2, 2020



TRANSFER OF LIEN B
EX 8781.12

Page 3 of 3

CCEO
COPY

EXHIBIT "A"

**Lot 218, DEER MEADOWS, PHASE FOUR, COMAL COUNTY, TEXAS, as recorded in
Volume 7, Page 24 of the Map and Plat Records of Comal County, Texas.**

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
05/01/2020 08:06:18 AM
JESSICA 4 Pages(s)
202006016016



Bobbie Koepp

VOID

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.

RECEIVED
DEC 03 2019
COUNTY ENGINEER

GENERAL WARRANTY DEED

THE STATE OF TEXAS §
COUNTY OF COMAL §

KNOW ALL MEN BY THESE PRESENTS:

THAT ERIC TEUTSCH, a single man, hereinafter called Grantor, for and in consideration of the sum of TEN A **VOID** DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by JUAN MANUEL RAMIREZ and wife ROSA MARIA RAMIREZ, hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged;

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee the following described property situated in Comal County, Texas, to-wit:

Lot 218, DEER MEADOWS, PHASE FOUR, Comal County, Texas, as recorded in Volume 7, page 24, of the Map and Plat Records of Comal County, Texas.

This conveyance is made subject to all and singular, the restrictions, conditions, easements and covenants, if any, applicable to and enforceable against the above described property as reflected by the records of the County Clerk of Comal County, Texas.

Taxes for the current year h **VOID** ed and are thereafter assumed by Grantee.

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

VOID

RECEIVED

DEC 03 2019

COUNTY ENGINEER

Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and assigns against any person whomsoever claiming or to claim the same or any part thereof.

DATED this the 28 day of March, 2019.



ERIC TEUTSCH, a single man

VOID

STATE OF TEXAS
COUNTY OF Comal

This instrument was acknowledged before me on this the 28 day of March, 2019, by ERIC TEUTSCH, a single man.





Notary Public in and for the State of Texas

GRANTEE'S MAILING ADDRESS:
113 Pecan way Path
New Braunfels, TX 78130

9989.deeds
New Braunfels Title Co. CL
GF #87956nbt

VOID

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas

Olvera,Brandon

From: Olvera,Brandon
Sent: Thursday, July 21, 2022 11:06 AM
To: Virginia Edwards; Ritzen, Brenda; Massie,Cassandra S
Subject: 110064

Virginia,
Permit Number: 110064

PRO-FLO SPECIFICATIONS page:

- a. Revise your required area to match what is shown on the application.
 - i. 300 GPD
 - ii. Show all the sprinklers that are on the design

2. Before we issue the License to operate, you are required to schedule an inspection

- a. A re-inspection fee will be assessed before we can go forward and issue the License to operate.

VOID





Thank You,

Brandon Olvera | Design Representative | Comal County | www.cce.comal.tx.us

195 David Jonas Dr, New Braunfels, TX-78132 | t: 830-666-2090 | f: 830-666-2078 | e: olvera@co.comal.tx.us

RECEIVED
 By rabsah at 7:51 am, Jul 31, 2020

Search Results - Lots & Acreage

[← List View](#)
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One Page - Agent (Agent Custom) ▼
Show ▼




showing **46** of **362** listings

Search completed in 0.112 seconds

Agent Report



Copyright 2020
 San Antonio Board of Realtors

Addr: 550 Buck Run Pass **MLS #:** 1435460
Status: **Active** **Class:** LA
Area: 2603 **Grid:**
Int.St./Dir: FM 2673 TO CRANES MILL RD. LEFT ON W. CLARK, Enter Deer Meadows Subdivision **List Price:** \$49,900
Subdivision: DEER MEADOWS
City: Canyon Lake **Zip:** 78133 **Type:** RELOT
County: Comal **CAN#:** 160070021800 **AdSf:**
Legal: DEER MEADOWS PHASE 4, LOT 218 **Block:** NA **Lot:** 218
Lot Size: 0.367 **Lot Dimensions:**
Sch: Comal **Sale/Rent:** For Sale
Elem: Mountain Valley **Mo Lease:**
Middle: Mountain Valley **Currently Leased:**
High: Smithson Valley **Lease Expiration:**

Lot Description	Utility Suppliers	Assessments Mand/Mult HOA: Mandatory/No
Front Feet: 0	Gas: Blue Sky	HOA Name: DEAR MEADOWS
Depth Feet: 0	Electric: Pedernales	HOA Fee / Freq / Trans Fee: \$125 / Annually / \$125
Total Acres: 0.367	Garbage: Best Waste	Click here for additional details
Price/Acre:	Water: Aqua Tx	
Well Depth:	Sewer:	
	Other: GVTC	

Base Taxes		
County: \$0.29	Taxed by Mltpl Counties: No	Zoning: NA
City: \$0		
School: \$1.39		
Other: \$0.19	Financials	Preferred Title Co.: New Braunfels Title
Total: \$1.87	PrTerms: Conventional, Texas Vet, Cash, Investors OK	

Owner: Ramirez Juan	Owner LREA/LREB: No	
List Agent: Dee Banks	382278	(512) 847-1168
List Office: RE/MAX River Cities	REMR00	(830) 299-4524
Ph to Show: 512-847-1168	Lockbox	Showing Contact: Agent
	Type: None	SC/\$: 0%
		BC/\$: 4%
		Bonus:

AgentRmrks: Near Cranes mill boat launch.-Lot improvements;septic tank installed Dec 2019, Water meter/tap, electric pole and box..site cleared driveway in, base in..... nice area cleared for homesite..fenced on 3 sides.. right off cul de sac; 1450 Min sq ft - Mfg hm 3 yrs old or less only .. PRICE IS FIRM do not submit offers for less.

Remarks: Near Cranes mill boat launch.-Lot improvements;septic tank installed Dec 2019, Water meter/tap, electric pole and box..site cleared driveway in, base in..... nice area cleared for homesite..fenced on 3 sides.. right off cul de sac; 1450 Min sq ft - Mfg hm 3 yrs old or less only .. PRICE IS FIRM do not submit offers for less.

Description: Improved, Partial Cleared	Terrain: Level
Utility Avail: Water System, Electric, Telephone	Trees: Few, Mature
Utility On Site: Water on Site, Electric	Docs Avail: Area Plat
Site/Area Ft: Other - See Remarks	Green Features:
Improvements: Paved Roads	
Miscellaneous: No City Tax	
Septic: In Place	
Location: In Subdivision	
Frontage: County Road	
Restrictions: Manufactured Hms Allowed	

Contingent Info:	DOM/CDOM: 25 / 25	Sold Price:
Contract Date:	Sale Trms:	SQFT/Acre:
	Sell Points:	

088185nbt

RECEIVED

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

2-12-18

By rabsah at 7:51 am, Jul 31, 2020



UNIMPROVED PROPERTY CONTRACT



NOTICE: Not For Use For Condominium Transactions

1. PARTIES: The parties to this contract are Juan Ramirez (Seller) and William Robinson, Giselle Maldonado (Buyer). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.

2. PROPERTY: Lot 218, Block DEER MEADOWS PHASE 4, LOT 218 Addition, City of Canyon Lake, County of Comal, Texas, known as 550 Buck Run Pass 78133 (address/zip code), or as described on attached exhibit together with all rights, privileges and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements, and cooperative or association memberships (the Property). RESERVATIONS: Any reservation for oil, gas, or other minerals, water, timber, or other interests is made in accordance with an attached addendum.

3. SALES PRICE: A. Cash portion of Sales Price payable by Buyer at closing. B. Sum of all financing described in the attached: [X] Third Party Financing Addendum, [] Loan Assumption Addendum, [] Seller Financing Addendum. C. Sales Price (Sum of A and B) 49,900.00

4. LICENSE HOLDER DISCLOSURE: Texas law requires a real estate license holder who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the license holder owns more than 10%, or a trust for which the license holder acts as a trustee or of which the license holder or the license holder's spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable:

5. EARNEST MONEY: Within 3 days after the Effective Date, Buyer must deliver \$ 500.00 as earnest money to New Braunfels Title, as escrow agent, at 1435 FM 2673, Canyon Lake, Tx. 78133 (address). Buyer shall deposit additional earnest money of \$ to escrow agent within days after the effective date of this contract. If Buyer fails to deliver the earnest money within the time required, Seller may terminate this contract or exercise Seller's remedies under Paragraph 15, or both, by providing notice to Buyer before Buyer delivers the earnest money. If the last day to deliver the earnest money falls on a Saturday, Sunday, or legal holiday, the time to deliver the earnest money is extended until the end of the next day that is not a Saturday, Sunday, or legal holiday. Time is of the essence for this paragraph.

6. TITLE POLICY AND SURVEY: A. TITLE POLICY: Seller shall furnish to Buyer at [X] Seller's [] Buyer's expense an owner's policy of title insurance (Title Policy) issued by New Braunfels Title (Title Company) in the amount of the Sales Price, dated at or after closing, insuring Buyer against loss under the provisions of the Title Policy, subject to the promulgated exclusions (including existing building and zoning ordinances) and the following exceptions: (1) Restrictive covenants common to the platted subdivision in which the Property is located. (2) The standard printed exception for standby fees, taxes and assessments. (3) Liens created as part of the financing described in Paragraph 3. (4) Utility easements created by the dedication deed or plat of the subdivision in which the Property is located. (5) Reservations or exceptions otherwise permitted by this contract or as may be approved by Buyer in writing. (6) The standard printed exception as to marital rights. (7) The standard printed exception as to waters, tidelands, beaches, streams, and related matters. (8) The standard printed exception as to discrepancies, conflicts, shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements: [X] (i) will not be amended or deleted from the title policy; or [] (ii) will be amended to read, "shortages in area" at the expense of [] Buyer [] Seller. (9) The exception or exclusion regarding minerals approved by the Texas Department of Insurance.

B. COMMITMENT: Within 20 days after the Title Company receives a copy of this contract, Seller shall furnish to Buyer a commitment for title insurance (Commitment) and, at Buyer's expense, legible copies of restrictive covenants and documents evidencing exceptions in the Commitment (Exception Documents) other than the standard printed exceptions. Seller authorizes the Title Company to deliver the Commitment and Exception Documents to Buyer at Buyer's address

TXR 1607

Initialed for identification by Buyer

Handwritten initials: WRG

and Seller

Handwritten initials: WR

TREC NO. 9-13

shown in Paragraph 21. If the Commitment and Exception Documents are not delivered to Buyer within the specified time, the time for delivery will be automatically extended up to 15 days or 3 days before the Closing Date, whichever is earlier. If the Commitment and Exception Documents are not delivered within the time required, Buyer may terminate this contract and the earnest money will be refunded to Buyer.

C. SURVEY: The survey must be made by a registered professional land surveyor acceptable to the Title Company and Buyer's lender(s). (Check one box only)

- (1) Within 10 days after the Effective Date of this contract, Seller shall furnish to Buyer and Title Company Seller's existing survey of the Property and a Residential Real Property Affidavit promulgated by the Texas Department of Insurance (T-47 Affidavit). If Seller fails to furnish the existing survey or affidavit within the time prescribed, Buyer shall obtain a new survey at Seller's expense no later than 3 days prior to Closing Date. If the existing survey or affidavit is not acceptable to Title Company or Buyer's lender(s), Buyer shall obtain a new survey at Seller's Buyer's expense no later than 3 days prior to Closing Date.
- (2) Within _____ days after the Effective Date of this contract, Buyer shall obtain a new survey at Buyer's expense. Buyer is deemed to receive the survey on the date of actual receipt or the date specified in this paragraph, whichever is earlier.
- (3) Within _____ days after the Effective Date of this contract, Seller, at Seller's expense shall furnish a new survey to Buyer.

D. OBJECTIONS: Buyer may object in writing to (i) defects, exceptions, or encumbrances to title: disclosed on the survey other than items 6A(1) through (7) above; or disclosed in the Commitment other than items 6A(1) through (9) above; (ii) any portion of the Property lying in a special flood hazard area (Zone V or A) as shown on the current Federal Emergency Management Agency map; or (iii) any exceptions which prohibit the following use or activity: **Residential Use for Manufactured Home.**

Buyer must object the earlier of (i) the Closing Date or (ii) 3 days after Buyer receives the Commitment, Exception Documents, and the survey. Buyer's failure to object within the time allowed will constitute a waiver of Buyer's right to object; except that the requirements in Schedule C of the Commitment are not waived. Provided Seller is not obligated to incur any expense, Seller shall cure any timely objections of Buyer or any third party lender within 15 days after Seller receives the objections (Cure Period) and the Closing Date will be extended as necessary. If objections are not cured within the Cure Period, Buyer may, by delivering notice to Seller within 5 days after the end of the Cure Period: (i) terminate this contract and the earnest money will be refunded to Buyer; or (ii) waive the objections. If Buyer does not terminate within the time required, Buyer shall be deemed to have waived the objections. If the Commitment or Survey is revised or any new Exception Document(s) is delivered, Buyer may object to any new matter revealed in the revised Commitment or Survey or new Exception Document(s) within the same time stated in this paragraph to make objections beginning when the revised Commitment, Survey, or Exception Document(s) is delivered to Buyer.

E. TITLE NOTICES:

(1) ABSTRACT OR TITLE POLICY: Broker advises Buyer to have an abstract of title covering the Property examined by an attorney of Buyer's selection, or Buyer should be furnished with or obtain a Title Policy. If a Title Policy is furnished, the Commitment should be promptly reviewed by an attorney of Buyer's choice due to the time limitations on Buyer's right to object.

(2) MEMBERSHIP IN PROPERTY OWNERS ASSOCIATION(S): The Property is is not subject to mandatory membership in a property owners association(s). If the Property is subject to mandatory membership in a property owners association(s), Seller notifies Buyer under §5.012, Texas Property Code, that, as a purchaser of property in the residential community identified in Paragraph 2 in which the Property is located, you are obligated to be a member of the property owners association(s). Restrictive covenants governing the use and occupancy of the Property and all dedicatory instruments governing the establishment, maintenance, and operation of this residential community have been or will be recorded in the Real Property Records of the county in which the Property is located. Copies of the restrictive covenants and dedicatory instruments may be obtained from the county clerk. **You are obligated to pay assessments to the property owners association(s). The amount of the assessments is subject to change. Your failure to pay the assessments could result in enforcement of the association's lien on and the foreclosure of the Property.**

Section 207.003, Property Code, entitles an owner to receive copies of any document that governs the establishment, maintenance, or operation of a subdivision, including, but not limited to, restrictions, bylaws, rules and regulations, and a resale certificate from a property owners' association. A resale certificate contains information including, but not limited to, statements specifying the amount and frequency of regular assessments and the style and cause number of lawsuits to which the property owners' association is a party, other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association. These documents must be made available to you by the property owners' association or the association's agent on your request.

If Buyer is concerned about these matters, the TREC promulgated Addendum for Property Subject to Mandatory Membership in a Property Owners Association should be used.

- (3) **STATUTORY TAX DISTRICTS:** If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, Chapter 49, Texas Water Code, requires Seller to deliver and Buyer to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fee of the district prior to final execution of this contract.
- (4) **TIDE WATERS:** If the Property abuts the tidally influenced waters of the state, §33.135, Texas Natural Resources Code, requires a notice regarding coastal area property to be included in the contract. An addendum containing the notice promulgated by TREC or required by the parties must be used.
- (5) **ANNEXATION:** If the Property is located outside the limits of a municipality, Seller notifies Buyer under §5.011, Texas Property Code, that the Property may now or later be included in the extraterritorial jurisdiction of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and extraterritorial jurisdiction. To determine if the Property is located within a municipality's extraterritorial jurisdiction or is likely to be located within a municipality's extraterritorial jurisdiction, contact all municipalities located in the general proximity of the Property for further information.
- (6) **PROPERTY LOCATED IN A CERTIFICATED SERVICE AREA OF A UTILITY SERVICE PROVIDER:** Notice required by §13.257, Water Code: The real property, described in Paragraph 2, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned Buyer hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property described in Paragraph 2 or at closing of purchase of the real property.
- (7) **PUBLIC IMPROVEMENT DISTRICTS:** If the Property is in a public improvement district, §5.014, Property Code, requires Seller to notify Buyer as follows: As a purchaser of this parcel of real property you are obligated to pay an assessment to a municipality or county for an improvement project undertaken by a public improvement district under Chapter 372, Local Government Code. The assessment may be due annually or in periodic installments. More information concerning the amount of the assessment and the due dates of that assessment may be obtained from the municipality or county levying the assessment. The amount of the assessments is subject to change. Your failure to pay the assessments could result in a lien on and the foreclosure of your property.
- (8) **TEXAS AGRICULTURAL DEVELOPMENT DISTRICT:** The Property is is not located in a Texas Agricultural Development District. For additional information, contact the Texas Department of Agriculture.
- (9) **TRANSFER FEES:** If the Property is subject to a private transfer fee obligation, §5.205, Property Code requires Seller to notify Buyer as follows: The private transfer fee obligation may be governed by Chapter 5, Subchapter G of the Texas Property Code.
- (10) **PROPANE GAS SYSTEM SERVICE AREA:** If the Property is located in a propane gas system service area owned by a distribution system retailer, Seller must give Buyer written notice as required by §141.010, Texas Utilities Code. An addendum containing the notice approved by TREC or required by the parties should be used.
- (11) **NOTICE OF WATER LEVEL FLUCTUATIONS:** If the Property adjoins an impoundment of water, including a reservoir or lake, constructed and maintained under Chapter 11, Water Code, that has a storage capacity of at least 5,000 acre-feet at the impoundment's normal operating level, Seller hereby notifies Buyer: "The water level of the impoundment of water adjoining the Property fluctuates for various reasons, including as a result of: (1) an entity lawfully exercising its right to use the water stored in the impoundment; or (2) drought or flood conditions."

7. PROPERTY CONDITION:

A. ACCESS, INSPECTIONS AND UTILITIES: Seller shall permit Buyer and Buyer's agents access to the Property at reasonable times. Buyer may have the Property inspected by inspectors selected by Buyer and licensed by TREC or otherwise permitted by law to make inspections. Seller at Seller's expense shall immediately cause existing utilities to be turned on and shall keep the utilities on during the time this contract is in effect.

NOTICE: Buyer should determine the availability of utilities to the Property suitable to satisfy Buyer's needs.

B. ACCEPTANCE OF PROPERTY CONDITION: "As Is" means the present condition of the Property with any and all defects and without warranty except for the warranties of title and the warranties in this contract. Buyer's agreement to accept the Property As Is under Paragraph 7B (1) or (2) does not preclude Buyer from inspecting the Property under Paragraph 7A, from negotiating repairs or treatments in a subsequent amendment, or from terminating this contract during the Option Period, if any.

[Handwritten Signature]

[Handwritten Signature]
DS
P.M.R.

(Check one box only)

- (1) Buyer accepts the Property As Is.
- (2) Buyer accepts the Property As Is provided Seller, at Seller's expense, shall complete the following specific repairs and treatments: _____

(Do not insert general phrases, such as "subject to inspections" that do not identify specific repairs and treatments.)

- C. **COMPLETION OF REPAIRS:** Unless otherwise agreed in writing: (i) Seller shall complete all agreed repairs and treatments prior to the Closing Date; and (ii) all required permits must be obtained, and repairs and treatments must be performed by persons who are licensed to provide such repairs or treatments or, if no license is required by law, are commercially engaged in the trade of providing such repairs or treatments. At Buyer's election, any transferable warranties received by Seller with respect to the repairs and treatments will be transferred to Buyer at Buyer's expense. If Seller fails to complete any agreed repairs and treatments prior to the Closing Date, Buyer may exercise remedies under Paragraph 15 or extend the Closing Date up to 5 days, if necessary, for Seller to complete repairs and treatments.
- D. **ENVIRONMENTAL MATTERS:** Buyer is advised that the presence of wetlands, toxic substances, including asbestos and wastes or other environmental hazards, or the presence of a threatened or endangered species or its habitat may affect Buyer's intended use of the Property. If Buyer is concerned about these matters, an addendum promulgated by TREC or required by the parties should be used.
- E. **SELLER'S DISCLOSURES:** Except as otherwise disclosed in this contract, Seller has no knowledge of the following:
- (1) any flooding of the Property which has had a material adverse effect on the use of the Property;
 - (2) any pending or threatened litigation, condemnation, or special assessment affecting the Property;
 - (3) any environmental hazards that materially and adversely affect the Property;
 - (4) any dumpsite, landfill, or underground tanks or containers now or previously located on the Property;
 - (5) any wetlands, as defined by federal or state law or regulation, affecting the Property; or
 - (6) any threatened or endangered species or their habitat affecting the Property.
8. **BROKERS' FEES:** All obligations of the parties for payment of brokers' fees are contained in separate written agreements.
9. **CLOSING:**
- A. The closing of the sale will be on or before March 31, 2020, or within 7 days after objections made under Paragraph 6D have been cured or waived, whichever date is later (Closing Date). If either party fails to close the sale by the Closing Date, the non-defaulting party may exercise the remedies contained in Paragraph 15.
 - B. At closing:
 - (1) Seller shall execute and deliver a general warranty deed conveying title to the Property to Buyer and showing no additional exceptions to those permitted in Paragraph 6 and furnish tax statements or certificates showing no delinquent taxes on the Property.
 - (2) Buyer shall pay the Sales Price in good funds acceptable to the escrow agent.
 - (3) Seller and Buyer shall execute and deliver any notices, statements, certificates, affidavits, releases, loan documents and other documents reasonably required for the closing of the sale and the issuance of the Title Policy.
 - (4) There will be no liens, assessments, or security interests against the Property which will not be satisfied out of the sales proceeds unless securing the payment of any loans assumed by Buyer and assumed loans will not be in default.
10. **POSSESSION:**
- A. **Buyer's Possession:** Seller shall deliver to Buyer possession of the Property in its present or required condition upon closing and funding.
 - B. **Leases:**
 - (1) After the Effective Date, Seller may not execute any lease (including but not limited to mineral leases) or convey any interest in the Property without Buyer's written consent.
 - (2) If the Property is subject to any lease to which Seller is a party, Seller shall deliver to Buyer copies of the lease(s) and any move-in condition form signed by the tenant within 7 days after the Effective Date of the contract.
11. **SPECIAL PROVISIONS:** (Insert only factual statements and business details applicable to the sale. TREC rules prohibit license holders from adding factual statements or business details for which a contract addendum or other form has been promulgated by TREC for mandatory use.)

12. SETTLEMENT AND OTHER EXPENSES:

- A. The following expenses must be paid at or prior to closing:
- (1) Expenses payable by Seller (Seller's Expenses):
 - (a) Releases of existing liens, including prepayment penalties and recording fees; release of Seller's loan liability; tax statements or certificates; preparation of deed; one-half of escrow fee; and other expenses payable by Seller under this contract.
 - (b) Seller shall also pay an amount not to exceed \$ _____ to be applied in the following order: Buyer's Expenses which Buyer is prohibited from paying by FHA, VA, Texas Veterans Land Board or other governmental loan programs, and then to other Buyer's Expenses as allowed by the lender.
 - (2) Expenses payable by Buyer (Buyer's Expenses): Appraisal fees; loan application fees; origination charges; credit reports; preparation of loan documents; interest on the notes from date of disbursement to one month prior to dates of first monthly payments; recording fees; copies of easements and restrictions; loan title policy with endorsements required by lender; loan-related inspection fees; photos; amortization schedules; one-half of escrow fee; all prepaid items, including required premiums for flood and hazard insurance, reserve deposits for insurance, ad valorem taxes and special governmental assessments; final compliance inspection; courier fee; repair inspection; underwriting fee; wire transfer fee; expenses incident to any loan; Private Mortgage Insurance Premium (PMI), VA Loan Funding Fee, or FHA Mortgage Insurance Premium (MIP) as required by the lender; and other expenses payable by Buyer under this contract.
- B. If any expense exceeds an amount expressly stated in this contract for such expense to be paid by a party, that party may terminate this contract unless the other party agrees to pay such excess. Buyer may not pay charges and fees expressly prohibited by FHA, VA, Texas Veterans Land Board or other governmental loan program regulations.

13. PRORATIONS AND ROLLBACK TAXES:

- A. PRORATIONS: Taxes for the current year, interest, maintenance fees, assessments, dues and rents will be prorated through the Closing Date. The tax proration may be calculated taking into consideration any change in exemptions that will affect the current year's taxes. If taxes for the current year vary from the amount prorated at closing, the parties shall adjust the prorations when tax statements for the current year are available. If taxes are not paid at or prior to closing, Buyer shall pay taxes for the current year.
- B. ROLLBACK TAXES: If this sale or Buyer's use of the Property after closing results in the assessment of additional taxes, penalties or interest (Assessments) for periods prior to closing, the Assessments will be the obligation of Buyer. If Assessments are imposed because of Seller's use or change in use of the Property prior to closing, the Assessments will be the obligation of Seller. Obligations imposed by this paragraph will survive closing.

14. CASUALTY LOSS: If any part of the Property is damaged or destroyed by fire or other casualty after the Effective Date of this contract, Seller shall restore the Property to its previous condition as soon as reasonably possible, but in any event by the Closing Date. If Seller fails to do so due to factors beyond Seller's control, Buyer may (a) terminate this contract and the earnest money will be refunded to Buyer (b) extend the time for performance up to 15 days and the Closing Date will be extended as necessary or (c) accept the Property in its damaged condition with an assignment of insurance proceeds, if permitted by Seller's insurance carrier, and receive credit from Seller at closing in the amount of the deductible under the insurance policy. Seller's obligations under this paragraph are independent of any other obligations of Seller under this contract.

15. DEFAULT: If Buyer fails to comply with this contract, Buyer will be in default, and Seller may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money as liquidated damages, thereby releasing both parties from this contract. If Seller fails to comply with this contract Seller will be in default and Buyer may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money, thereby releasing both parties from this contract.

16. MEDIATION: It is the policy of the State of Texas to encourage resolution of disputes through alternative dispute resolution procedures such as mediation. Any dispute between Seller and Buyer related to this contract which is not resolved through informal discussion will be submitted to a mutually acceptable mediation service or provider. The parties to the mediation shall bear the mediation costs equally. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.

17. ATTORNEY'S FEES: A Buyer, Seller, Listing Broker, Other Broker, or escrow agent who prevails in any legal proceeding related to this contract is entitled to recover reasonable attorney's fees and all costs of such proceeding.

18. ESCROW:

- A. ESCROW: The escrow agent is not (i) a party to this contract and does not have liability for the performance or nonperformance of any party to this contract, (ii) liable for interest on the earnest money and (iii) liable for the loss of any earnest money caused by the failure of any financial institution in which the earnest money has been deposited unless the financial institution is acting as escrow agent.
- B. EXPENSES: At closing, the earnest money must be applied first to any cash down payment, then to Buyer's Expenses and any excess refunded to Buyer. If no closing occurs, escrow

agent may: (i) require a written release of liability of the escrow agent from all parties, (ii) require payment of unpaid expenses incurred on behalf of a party, and (iii) only deduct from the earnest money the amount of unpaid expenses incurred on behalf of the party receiving the earnest money.

C. DEMAND: Upon termination of this contract, either party or the escrow agent may send a release of earnest money to each party and the parties shall execute counterparts of the release and deliver same to the escrow agent. If either party fails to execute the release, either party may make a written demand to the escrow agent for the earnest money. If only one party makes written demand for the earnest money, escrow agent shall promptly provide a copy of the demand to the other party. If escrow agent does not receive written objection to the demand from the other party within 15 days, escrow agent may disburse the earnest money to the party making demand reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and escrow agent may pay the same to the creditors. If escrow agent complies with the provisions of this paragraph, each party hereby releases escrow agent from all adverse claims related to the disbursement of the earnest money.

D. DAMAGES: Any party who wrongfully fails or refuses to sign a release acceptable to the escrow agent within 7 days of receipt of the request will be liable to the other party for (i) damages; (ii) the earnest money; (iii) reasonable attorney's fees; and (iv) all costs of suit.

E. NOTICES: Escrow agent's notices will be effective when sent in compliance with Paragraph 21. Notice of objection to the demand will be deemed effective upon receipt by escrow agent.

19. REPRESENTATIONS: All covenants, representations and warranties in this contract survive closing. If any representation of Seller in this contract is untrue on the Closing Date, Seller will be in default. Unless expressly prohibited by written agreement, Seller may continue to show the Property and receive, negotiate and accept back up offers.

20. FEDERAL TAX REQUIREMENTS: If Seller is a "foreign person," as defined by Internal Revenue Code and its regulations, or if Seller fails to deliver an affidavit or a certificate of non-foreign status to Buyer that Seller is not a "foreign person," then Buyer shall withhold from the sales proceeds an amount sufficient to comply with applicable tax law and deliver the same to the Internal Revenue Service together with appropriate tax forms. Internal Revenue Service regulations require filing written reports if currency in excess of specified amounts is received in the transaction.

21. NOTICES: All notices from one party to the other must be in writing and are effective when mailed to, hand-delivered at, or transmitted by fax or electronic transmission as follows:

To Buyer

at: William Robinson

Giselle Maldonado

Phone: _____

Fax: _____

E-mail: robingsongiselle93@gmail.com

To Seller

at: Juan Ramirez

Phone: _____

Fax: _____

E-mail: adriaba62.aa.ag@gmail.com

22. AGREEMENT OF PARTIES: This contract contains the entire agreement of the parties and cannot be changed except by their written agreement. Addenda which are a part of this contract are (check all applicable boxes):

- Third Party Financing Addendum
- Seller Financing Addendum
- Addendum for Property Subject to Mandatory Membership in a Property Owners Association
- Buyer's Temporary Residential Lease
- Seller's Temporary Residential Lease
- Addendum for Reservation of Oil, Gas and Other Minerals
- Addendum for "Back-Up" Contract
- Addendum Concerning Right to Terminate Due to Lender's Appraisal
- Addendum for Coastal Area Property
- Environmental Assessment, Threatened or Endangered Species and Wetlands Addendum
- Addendum for Property Located Seaward of the Gulf Intracoastal Waterway
- Addendum for Sale of Other Property by Buyer
- Addendum for Property in a Propane Gas System Service Area
- Other (list): TAR 1506

23. TERMINATION OPTION: For nominal consideration, the receipt of which is hereby acknowledged by Seller, and Buyer's agreement to pay Seller \$ _____ (Option Fee) within 3 days after the Effective Date of this contract, Seller grants Buyer the unrestricted right to terminate this contract by giving notice of termination to Seller within _____ days after the Effective Date of this contract (Option Period). Notices under this paragraph must be given by 5:00 p.m. (local time where the Property is located) by the date specified. If no dollar amount is stated as the Option Fee or if Buyer fails to pay the Option Fee to Seller within the time prescribed, this paragraph will not be a part of this contract and Buyer shall not have the unrestricted right to terminate this contract. If Buyer gives notice of termination within the time prescribed, the Option Fee will not be refunded; however, any earnest money will be refunded to Buyer. The Option Fee will will not be credited to the Sales Price at closing. Time is of the essence for this paragraph and strict compliance with the time for performance is required.

24. CONSULT AN ATTORNEY BEFORE SIGNING: TREC rules prohibit real estate license holders from giving legal advice. READ THIS CONTRACT CAREFULLY.

Buyer's Attorney is: _____ Seller's Attorney is: _____

Phone: _____ Phone: _____

Fax: _____ Fax: _____

E-mail: _____ E-mail: _____


EXECUTED the _____ day of _____, 02/20/20____ (Effective Date).
(BROKER: FILL IN THE DATE OF FINAL ACCEPTANCE.)

DocuSigned by:
William Robinson
Buyer
593F0848D
William Robinson

DocuSigned by:
Juan Ramirez
Seller
705704DFE8EA4B8...
Juan Ramirez

DocuSigned by:
Giselle Maldonado
Buyer
593F0848D
Giselle Maldonado

DocuSigned by:
Rosa H. Ramirez
Seller
F8EA4B8...
Rosa H. Ramirez

 The form of this contract has been approved by the Texas Real Estate Commission. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>) TREC NO. 9-13. This form replaces TREC NO. 9-12.

Contract Concerning 550 Buck Run Pass Canyon Lake, TX 78133 Page 8 of 9 2-12-18
 (Address of Property)

BROKER INFORMATION
 (Print name(s) only. Do not sign)

Tallgrass Real Estate, LLC 9008002 Re/Max River Cities 540114
 Other Broker Firm License No. Listing Broker Firm License No.

represents Buyer only as Buyer's agent represents Seller and Buyer as an intermediary
 Seller as Listing Broker's subagent Seller only as Seller's agent

Gina Boutsis 682149 Dee Banks 382278
 Associate's Name License No. Listing Associate's Name License No.

gina@tallgrassrealestate.com (210)393-8188 calldeebanks@gmail.com (512)847-1168
 Associate's Email Address Phone Listing Associate's Email Address Phone

Shawn Cunningham 682150
 Licensed Supervisor of Associate License No. Licensed Supervisor of Listing Associate License No.

23110 Fossil Peak (210)849-5558 142 W. San Antonio (830)299-4524
 Other Broker's Address Phone Listing Broker's Office Address Phone

San Antonio TX 78261 New Braunfels TX 78130
 City State Zip City State Zip

 Selling Associate's Name License No.

 Selling Associate's Email Address Phone

 Licensed Supervisor of Selling Associate License No.

 Selling Associate's Office Address

 City State Zip

Listing Broker has agreed to pay Other Broker 3.000% of the total sales price when the Listing Broker's fee is received. Escrow agent is authorized and directed to pay Other Broker from Listing Broker's fee at closing.

Contract Concerning 550 Buck Run Pass Canyon Lake, TX 78133 Page 9 of 9
(Address of Property)

2-12-18

OPTION FEE RECEIPTReceipt of \$ _____ (Option Fee) in the form of _____
is acknowledged.

Seller or Listing Broker _____ Date _____

EARNEST MONEY RECEIPTReceipt of \$ _____ Earnest Money in the form of _____
is acknowledged.

Escrow Agent _____ Received by _____ Email Address _____ Date/Time _____

Address _____ Phone _____

City _____ State _____ Zip _____ Fax _____

CONTRACT RECEIPT

Receipt of the Contract is acknowledged.

Escrow Agent _____ Received by _____ Email Address _____ Date _____

Address _____ Phone _____

City _____ State _____ Zip _____ Fax _____

ADDITIONAL EARNEST MONEY RECEIPTReceipt of \$ _____ additional Earnest Money in the form of _____
is acknowledged.

Escrow Agent _____ Received by _____ Email Address _____ Date/Time _____

Address _____ Phone _____

City _____ State _____ Zip _____ Fax _____



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

2-12-18

UNIMPROVED PROPERTY CONTRACT
NOTICE: Not For Use For Condominium Transactions



1. **PARTIES:** The parties to this contract are Juan Ramirez (Seller) and William Robinson, Giselle Maldonado (Buyer). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.

2. **PROPERTY:** Lot 218, Block _____, Addition _____, City of Canyon Lake, County of Comal, Texas, known as DEER MEADOWS PHASE 4, LOT 218, (address/zip code), or as described on attached exhibit together with all rights, privileges and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements, and cooperative or association memberships (the Property). **RESERVATIONS:** Any reservation for oil, gas, or other minerals, water, timber, or other interests is made in accordance with an attached addendum.

3. **SALES PRICE:**
A. Cash portion of Sales Price payable by Buyer at closing. \$ _____
B. Sum of all financing described in the attached: Third Party Financing Addendum, Loan Assumption Addendum, Seller Financing Addendum. \$ 49,900.00
C. Sales Price (Sum of A and B) \$ 49,900.00

4. **LICENSE HOLDER DISCLOSURE:** Texas law requires a real estate license holder who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the license holder owns more than 10%, or a trust for which the license holder acts as a trustee or of which the license holder or the license holder's spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable: _____

5. **EARNEST MONEY:** Within 3 days after the Effective Date, Buyer must deliver \$ 500.00 as earnest money to New Braunfels Title, as escrow agent, at 1435 FM 2673, Canyon Lake, Tx. 78133 (address). Buyer shall deposit additional earnest money of \$ _____ to escrow agent within _____ days after the effective date of this contract. If Buyer fails to deliver the earnest money within the time required, Seller may terminate this contract or exercise Seller's remedies under Paragraph 15, or both, by providing notice to Buyer before Buyer delivers the earnest money. If the last day to deliver the earnest money falls on a Saturday, Sunday, or legal holiday, the time to deliver the earnest money is extended until the end of the next day that is not a Saturday, Sunday, or legal holiday. **Time is of the essence for this paragraph.**

6. **TITLE POLICY AND SURVEY:**
A. **TITLE POLICY:** Seller shall furnish to Buyer at Seller's Buyer's expense an owner's policy of title insurance (Title Policy) issued by New Braunfels Title (Title Company) in the amount of the Sales Price, dated at or after closing, insuring Buyer against loss under the provisions of the Title Policy, subject to the promulgated exclusions (including existing building and zoning ordinances) and the following exceptions:
(1) Restrictive covenants common to the platted subdivision in which the Property is located.
(2) The standard printed exception for standby fees, taxes and assessments.
(3) Liens created as part of the financing described in Paragraph 3.
(4) Utility easements created by the dedication deed or plat of the subdivision in which the Property is located.
(5) Reservations or exceptions otherwise permitted by this contract or as may be approved by Buyer in writing.
(6) The standard printed exception as to marital rights.
(7) The standard printed exception as to waters, tidelands, beaches, streams, and related matters.
(8) The standard printed exception as to discrepancies, conflicts, shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements:
 (i) will not be amended or deleted from the title policy; or
 (ii) will be amended to read, "shortages in area" at the expense of Buyer Seller.
(9) The exception or exclusion regarding minerals approved by the Texas Department of Insurance.
B. **COMMITMENT:** Within 20 days after the Title Company receives a copy of this contract, Seller shall furnish to Buyer a commitment for title insurance (Commitment) and, at Buyer's expense, legible copies of restrictive covenants and documents evidencing exceptions in the Commitment (Exception Documents) other than the standard printed exceptions. Seller authorizes the Title Company to deliver the Commitment and Exception Documents to Buyer at Buyer's address

TXR 1607 Initialed for identification by Buyer WRM and Seller JMR

TREC NO. 9-13

shown in Paragraph 21. If the Commitment and Exception Documents are not delivered to Buyer within the specified time, the time for delivery will be automatically extended up to 15 days or 3 days before the Closing Date, whichever is earlier. If the Commitment and Exception Documents are not delivered within the time required, Buyer may terminate this contract and the earnest money will be refunded to Buyer.

C. SURVEY: The survey must be made by a registered professional land surveyor acceptable to the Title Company and Buyer's lender(s). (Check one box only)

- (1) Within 10 days after the Effective Date of this contract, Seller shall furnish to Buyer and Title Company Seller's existing survey of the Property and a Residential Real Property Affidavit promulgated by the Texas Department of Insurance (T-47 Affidavit). If Seller fails to furnish the existing survey or affidavit within the time prescribed, Buyer shall obtain a new survey at Seller's expense no later than 3 days prior to Closing Date. If the existing survey or affidavit is not acceptable to Title Company or Buyer's lender(s), Buyer shall obtain a new survey at Seller's Buyer's expense no later than 3 days prior to Closing Date.
- (2) Within _____ days after the Effective Date of this contract, Buyer shall obtain a new survey at Buyer's expense. Buyer is deemed to receive the survey on the date of actual receipt or the date specified in this paragraph, whichever is earlier.
- (3) Within _____ days after the Effective Date of this contract, Seller, at Seller's expense shall furnish a new survey to Buyer.

D. OBJECTIONS: Buyer may object in writing to (i) defects, exceptions, or encumbrances to title: disclosed on the survey other than items 6A(1) through (7) above; or disclosed in the Commitment other than items 6A(1) through (9) above; (ii) any portion of the Property lying in a special flood hazard area (Zone V or A) as shown on the current Federal Emergency Management Agency map; or (iii) any exceptions which prohibit the following use or activity: Residential Use for Manufactured Home.

Buyer must object the earlier of (i) the Closing Date or (ii) 3 days after Buyer receives the Commitment, Exception Documents, and the survey. Buyer's failure to object within the time allowed will constitute a waiver of Buyer's right to object; except that the requirements in Schedule C of the Commitment are not waived. Provided Seller is not obligated to incur any expense, Seller shall cure any timely objections of Buyer or any third party lender within 15 days after Seller receives the objections (Cure Period) and the Closing Date will be extended as necessary. If objections are not cured within the Cure Period, Buyer may, by delivering notice to Seller within 5 days after the end of the Cure Period: (i) terminate this contract and the earnest money will be refunded to Buyer; or (ii) waive the objections. If Buyer does not terminate within the time required, Buyer shall be deemed to have waived the objections. If the Commitment or Survey is revised or any new Exception Document(s) is delivered, Buyer may object to any new matter revealed in the revised Commitment or Survey or new Exception Document(s) within the same time stated in this paragraph to make objections beginning when the revised Commitment, Survey, or Exception Document(s) is delivered to Buyer.

E. TITLE NOTICES:

- (1) ABSTRACT OR TITLE POLICY: Broker advises Buyer to have an abstract of title covering the Property examined by an attorney of Buyer's selection, or Buyer should be furnished with or obtain a Title Policy. If a Title Policy is furnished, the Commitment should be promptly reviewed by an attorney of Buyer's choice due to the time limitations on Buyer's right to object.
- (2) MEMBERSHIP IN PROPERTY OWNERS ASSOCIATION(S): The Property is is not subject to mandatory membership in a property owners association(s). If the Property is subject to mandatory membership in a property owners association(s), Seller notifies Buyer under §5.012, Texas Property Code, that, as a purchaser of property in the residential community identified in Paragraph 2 in which the Property is located, you are obligated to be a member of the property owners association(s). Restrictive covenants governing the use and occupancy of the Property and all dedicatory instruments governing the establishment, maintenance, and operation of this residential community have been or will be recorded in the Real Property Records of the county in which the Property is located. Copies of the restrictive covenants and dedicatory instruments may be obtained from the county clerk. You are obligated to pay assessments to the property owners association(s). The amount of the assessments is subject to change. Your failure to pay the assessments could result in enforcement of the association's lien on and the foreclosure of the Property.

Section 207.003, Property Code, entitles an owner to receive copies of any document that governs the establishment, maintenance, or operation of a subdivision, including, but not limited to, restrictions, bylaws, rules and regulations, and a resale certificate from a property owners' association. A resale certificate contains information including, but not limited to, statements specifying the amount and frequency of regular assessments and the style and cause number of lawsuits to which the property owners' association is a party, other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association. These documents must be made available to you by the property owners' association or the association's agent on your request.

If Buyer is concerned about these matters, the TREC promulgated Addendum for Property Subject to Mandatory Membership in a Property Owners Association should be used.

- (3) **STATUTORY TAX DISTRICTS:** If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, Chapter 49, Texas Water Code, requires Seller to deliver and Buyer to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fee of the district prior to final execution of this contract.
- (4) **TIDE WATERS:** If the Property abuts the tidally influenced waters of the state, §33.135, Texas Natural Resources Code, requires a notice regarding coastal area property to be included in the contract. An addendum containing the notice promulgated by TREC or required by the parties must be used.
- (5) **ANNEXATION:** If the Property is located outside the limits of a municipality, Seller notifies Buyer under §5.011, Texas Property Code, that the Property may now or later be included in the extraterritorial jurisdiction of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and extraterritorial jurisdiction. To determine if the Property is located within a municipality's extraterritorial jurisdiction or is likely to be located within a municipality's extraterritorial jurisdiction, contact all municipalities located in the general proximity of the Property for further information.
- (6) **PROPERTY LOCATED IN A CERTIFICATED SERVICE AREA OF A UTILITY SERVICE PROVIDER:** Notice required by §13.257, Water Code: The real property, described in Paragraph 2, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned Buyer hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property described in Paragraph 2 or at closing of purchase of the real property.
- (7) **PUBLIC IMPROVEMENT DISTRICTS:** If the Property is in a public improvement district, §5.014, Property Code, requires Seller to notify Buyer as follows: As a purchaser of this parcel of real property you are obligated to pay an assessment to a municipality or county for an improvement project undertaken by a public improvement district under Chapter 372, Local Government Code. The assessment may be due annually or in periodic installments. More information concerning the amount of the assessment and the due dates of that assessment may be obtained from the municipality or county levying the assessment. The amount of the assessments is subject to change. Your failure to pay the assessments could result in a lien on and the foreclosure of your property.
- (8) **TEXAS AGRICULTURAL DEVELOPMENT DISTRICT:** The Property is is not located in a Texas Agricultural Development District. For additional information, contact the Texas Department of Agriculture.
- (9) **TRANSFER FEES:** If the Property is subject to a private transfer fee obligation, §5.205, Property Code requires Seller to notify Buyer as follows: The private transfer fee obligation may be governed by Chapter 5, Subchapter G of the Texas Property Code.
- (10) **PROPANE GAS SYSTEM SERVICE AREA:** If the Property is located in a propane gas system service area owned by a distribution system retailer, Seller must give Buyer written notice as required by §141.010, Texas Utilities Code. An addendum containing the notice approved by TREC or required by the parties should be used.
- (11) **NOTICE OF WATER LEVEL FLUCTUATIONS:** If the Property adjoins an impoundment of water, including a reservoir or lake, constructed and maintained under Chapter 11, Water Code, that has a storage capacity of at least 5,000 acre-feet at the impoundment's normal operating level, Seller hereby notifies Buyer: "The water level of the impoundment of water adjoining the Property fluctuates for various reasons, including as a result of: (1) an entity lawfully exercising its right to use the water stored in the impoundment; or (2) drought or flood conditions."

7. PROPERTY CONDITION:

A. **ACCESS, INSPECTIONS AND UTILITIES:** Seller shall permit Buyer and Buyer's agents access to the Property at reasonable times. Buyer may have the Property inspected by inspectors selected by Buyer and licensed by TREC or otherwise permitted by law to make inspections. Seller at Seller's expense shall immediately cause existing utilities to be turned on and shall keep the utilities on during the time this contract is in effect.

NOTICE: Buyer should determine the availability of utilities to the Property suitable to satisfy Buyer's needs.

B. **ACCEPTANCE OF PROPERTY CONDITION:** "As Is" means the present condition of the Property with any and all defects and without warranty except for the warranties of title and the warranties in this contract. Buyer's agreement to accept the Property As Is under Paragraph 7B (1) or (2) does not preclude Buyer from inspecting the Property under Paragraph 7A, from negotiating repairs or treatments in a subsequent amendment, or from terminating this contract during the Option Period, if any.

(Check one box only)

- (1) Buyer accepts the Property As Is.
- (2) Buyer accepts the Property As Is provided Seller, at Seller's expense, shall complete the following specific repairs and treatments: _____

(Do not insert general phrases, such as "subject to inspections" that do not identify specific repairs and treatments.)

- C. **COMPLETION OF REPAIRS:** Unless otherwise agreed in writing: (i) Seller shall complete all agreed repairs and treatments prior to the Closing Date; and (ii) all required permits must be obtained, and repairs and treatments must be performed by persons who are licensed to provide such repairs or treatments or, if no license is required by law, are commercially engaged in the trade of providing such repairs or treatments. At Buyer's election, any transferable warranties received by Seller with respect to the repairs and treatments will be transferred to Buyer at Buyer's expense. If Seller fails to complete any agreed repairs and treatments prior to the Closing Date, Buyer may exercise remedies under Paragraph 15 or extend the Closing Date up to 5 days, if necessary, for Seller to complete repairs and treatments.
- D. **ENVIRONMENTAL MATTERS:** Buyer is advised that the presence of wetlands, toxic substances, including asbestos and wastes or other environmental hazards, or the presence of a threatened or endangered species or its habitat may affect Buyer's intended use of the Property. If Buyer is concerned about these matters, an addendum promulgated by TREC or required by the parties should be used.
- E. **SELLER'S DISCLOSURES:** Except as otherwise disclosed in this contract, Seller has no knowledge of the following:
 - (1) any flooding of the Property which has had a material adverse effect on the use of the Property;
 - (2) any pending or threatened litigation, condemnation, or special assessment affecting the Property;
 - (3) any environmental hazards that materially and adversely affect the Property;
 - (4) any dumpsite, landfill, or underground tanks or containers now or previously located on the Property;
 - (5) any wetlands, as defined by federal or state law or regulation, affecting the Property; or
 - (6) any threatened or endangered species or their habitat affecting the Property.
- 8. **BROKERS' FEES:** All obligations of the parties for payment of brokers' fees are contained in separate written agreements.
- 9. **CLOSING:**
 - A. The closing of the sale will be on or before March 31, 2020, or within 7 days after objections made under Paragraph 6D have been cured or waived, whichever date is later (Closing Date). If either party fails to close the sale by the Closing Date, the non-defaulting party may exercise the remedies contained in Paragraph 15.
 - B. At closing:
 - (1) Seller shall execute and deliver a general warranty deed conveying title to the Property to Buyer and showing no additional exceptions to those permitted in Paragraph 6 and furnish tax statements or certificates showing no delinquent taxes on the Property.
 - (2) Buyer shall pay the Sales Price in good funds acceptable to the escrow agent.
 - (3) Seller and Buyer shall execute and deliver any notices, statements, certificates, affidavits, releases, loan documents and other documents reasonably required for the closing of the sale and the issuance of the Title Policy.
 - (4) There will be no liens, assessments, or security interests against the Property which will not be satisfied out of the sales proceeds unless securing the payment of any loans assumed by Buyer and assumed loans will not be in default.
- 10. **POSSESSION:**
 - A. **Buyer's Possession:** Seller shall deliver to Buyer possession of the Property in its present or required condition upon closing and funding.
 - B. **Leases:**
 - (1) After the Effective Date, Seller may not execute any lease (including but not limited to mineral leases) or convey any interest in the Property without Buyer's written consent.
 - (2) If the Property is subject to any lease to which Seller is a party, Seller shall deliver to Buyer copies of the lease(s) and any move-in condition form signed by the tenant within 7 days after the Effective Date of the contract.
- 11. **SPECIAL PROVISIONS:** (Insert only factual statements and business details applicable to the sale. TREC rules prohibit license holders from adding factual statements or business details for which a contract addendum or other form has been promulgated by TREC for mandatory use.)

WDFM

DS DS
JMR

12. SETTLEMENT AND OTHER EXPENSES:

- A. The following expenses must be paid at or prior to closing:
- (1) Expenses payable by Seller (Seller's Expenses):
 - (a) Releases of existing liens, including prepayment penalties and recording fees; release of Seller's loan liability; tax statements or certificates; preparation of deed; one-half of escrow fee; and other expenses payable by Seller under this contract.
 - (b) Seller shall also pay an amount not to exceed \$ _____ to be applied in the following order: Buyer's Expenses which Buyer is prohibited from paying by FHA, VA, Texas Veterans Land Board or other governmental loan programs, and then to other Buyer's Expenses as allowed by the lender.
 - (2) Expenses payable by Buyer (Buyer's Expenses): Appraisal fees; loan application fees; origination charges; credit reports; preparation of loan documents; interest on the notes from date of disbursement to one month prior to dates of first monthly payments; recording fees; copies of easements and restrictions; loan title policy with endorsements required by lender; loan-related inspection fees; photos; amortization schedules; one-half of escrow fee; all prepaid items, including required premiums for flood and hazard insurance, reserve deposits for insurance, ad valorem taxes and special governmental assessments; final compliance inspection; courier fee; repair inspection; underwriting fee; wire transfer fee; expenses incident to any loan; Private Mortgage Insurance Premium (PMI), VA Loan Funding Fee, or FHA Mortgage Insurance Premium (MIP) as required by the lender; and other expenses payable by Buyer under this contract.
- B. If any expense exceeds an amount expressly stated in this contract for such expense to be paid by a party, that party may terminate this contract unless the other party agrees to pay such excess. Buyer may not pay charges and fees expressly prohibited by FHA, VA, Texas Veterans Land Board or other governmental loan program regulations.

13. PRORATIONS AND ROLLEBACK TAXES:

- A. PRORATIONS: Taxes for the current year, interest, maintenance fees, assessments, dues and rents will be prorated through the Closing Date. The tax proration may be calculated taking into consideration any change in exemptions that will affect the current year's taxes. If taxes for the current year vary from the amount prorated at closing, the parties shall adjust the prorations when tax statements for the current year are available. If taxes are not paid at or prior to closing, Buyer shall pay taxes for the current year.
- B. ROLLEBACK TAXES: If this sale or Buyer's use of the Property after closing results in the assessment of additional taxes, penalties or interest (Assessments) for periods prior to closing, the Assessments will be the obligation of Buyer. If Assessments are imposed because of Seller's use or change in use of the Property prior to closing, the Assessments will be the obligation of Seller. Obligations imposed by this paragraph will survive closing.

14. CASUALTY LOSS: If any part of the Property is damaged or destroyed by fire or other casualty after the Effective Date of this contract, Seller shall restore the Property to its previous condition as soon as reasonably possible, but in any event by the Closing Date. If Seller fails to do so due to factors beyond Seller's control, Buyer may (a) terminate this contract and the earnest money will be refunded to Buyer (b) extend the time for performance up to 15 days and the Closing Date will be extended as necessary or (c) accept the Property in its damaged condition with an assignment of insurance proceeds, if permitted by Seller's insurance carrier, and receive credit from Seller at closing in the amount of the deductible under the insurance policy. Seller's obligations under this paragraph are independent of any other obligations of Seller under this contract.

15. DEFAULT: If Buyer fails to comply with this contract, Buyer will be in default, and Seller may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money as liquidated damages, thereby releasing both parties from this contract. If Seller fails to comply with this contract Seller will be in default and Buyer may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money, thereby releasing both parties from this contract.

16. MEDIATION: It is the policy of the State of Texas to encourage resolution of disputes through alternative dispute resolution procedures such as mediation. Any dispute between Seller and Buyer related to this contract which is not resolved through informal discussion will be submitted to a mutually acceptable mediation service or provider. The parties to the mediation shall bear the mediation costs equally. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.

17. ATTORNEY'S FEES: A Buyer, Seller, Listing Broker, Other Broker, or escrow agent who prevails in any legal proceeding related to this contract is entitled to recover reasonable attorney's fees and all costs of such proceeding.

18. ESCROW:

- A. ESCROW: The escrow agent is not (i) a party to this contract and does not have liability for the performance or nonperformance of any party to this contract, (ii) liable for interest on the earnest money and (iii) liable for the loss of any earnest money caused by the failure of any financial institution in which the earnest money has been deposited unless the financial institution is acting as escrow agent.
- B. EXPENSES: At closing, the earnest money must be applied first to any cash down payment, then to Buyer's Expenses and any excess refunded to Buyer. If no closing occurs, escrow

agent may: (i) require a written release of liability of the escrow agent from all parties, (ii) require payment of unpaid expenses incurred on behalf of a party, and (iii) only deduct from the earnest money the amount of unpaid expenses incurred on behalf of the party receiving the earnest money.

C. DEMAND: Upon termination of this contract, either party or the escrow agent may send a release of earnest money to each party and the parties shall execute counterparts of the release and deliver same to the escrow agent. If either party fails to execute the release, either party may make a written demand to the escrow agent for the earnest money. If only one party makes written demand for the earnest money, escrow agent shall promptly provide a copy of the demand to the other party. If escrow agent does not receive written objection to the demand from the other party within 15 days, escrow agent may disburse the earnest money to the party making demand reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and escrow agent may pay the same to the creditors. If escrow agent complies with the provisions of this paragraph, each party hereby releases escrow agent from all adverse claims related to the disbursement of the earnest money.

D. DAMAGES: Any party who wrongfully fails or refuses to sign a release acceptable to the escrow agent within 7 days of receipt of the request will be liable to the other party for (i) damages; (ii) the earnest money; (iii) reasonable attorney's fees; and (iv) all costs of suit.

E. NOTICES: Escrow agent's notices will be effective when sent in compliance with Paragraph 21. Notice of objection to the demand will be deemed effective upon receipt by escrow agent.

19. REPRESENTATIONS: All covenants, representations and warranties in this contract survive closing. If any representation of Seller in this contract is untrue on the Closing Date, Seller will be in default. Unless expressly prohibited by written agreement, Seller may continue to show the Property and receive, negotiate and accept back up offers.

20. FEDERAL TAX REQUIREMENTS: If Seller is a "foreign person," as defined by Internal Revenue Code and its regulations, or if Seller fails to deliver an affidavit or a certificate of non-foreign status to Buyer that Seller is not a "foreign person," then Buyer shall withhold from the sales proceeds an amount sufficient to comply with applicable tax law and deliver the same to the Internal Revenue Service together with appropriate tax forms. Internal Revenue Service regulations require filing written reports if currency in excess of specified amounts is received in the transaction.

21. NOTICES: All notices from one party to the other must be in writing and are effective when mailed to, hand-delivered at, or transmitted by fax or electronic transmission as follows:

To Buyer

at: William Robinson

Giselle Maldonado

Phone: _____

Fax: _____

E-mail: robinsongiselle93@gmail.com

To Seller

at: Juan Ramirez

Phone: _____

Fax: _____

E-mail: adriaba62.aa.ag@gmail.com

22. AGREEMENT OF PARTIES: This contract contains the entire agreement of the parties and cannot be changed except by their written agreement. Addenda which are a part of this contract are (check all applicable boxes):

- Third Party Financing Addendum
- Seller Financing Addendum
- Addendum for Property Subject to Mandatory Membership in a Property Owners Association
- Buyer's Temporary Residential Lease
- Seller's Temporary Residential Lease
- Addendum for Reservation of Oil, Gas and Other Minerals
- Addendum for "Back-Up" Contract
- Addendum Concerning Right to Terminate Due to Lender's Appraisal
- Addendum for Coastal Area Property
- Environmental Assessment, Threatened or Endangered Species and Wetlands Addendum
- Addendum for Property Located Seaward of the Gulf Intracoastal Waterway
- Addendum for Sale of Other Property by Buyer
- Addendum for Property in a Propane Gas System Service Area
- Other (list): TAR 1506

23. **TERMINATION OPTION:** For nominal consideration, the receipt of which is hereby acknowledged by Seller, and Buyer's agreement to pay Seller \$ _____ (Option Fee) within 3 days after the Effective Date of this contract, Seller grants Buyer the unrestricted right to terminate this contract by giving notice of termination to Seller within _____ days after the Effective Date of this contract (Option Period). Notices under this paragraph must be given by 5:00 p.m. (local time where the Property is located) by the date specified. If no dollar amount is stated as the Option Fee or if Buyer fails to pay the Option Fee to Seller within the time prescribed, this paragraph will not be a part of this contract and Buyer shall not have the unrestricted right to terminate this contract. If Buyer gives notice of termination within the time prescribed, the Option Fee will not be refunded; however, any earnest money will be refunded to Buyer. The Option Fee will will not be credited to the Sales Price at closing. Time is of the essence for this paragraph and strict compliance with the time for performance is required.

24. **CONSULT AN ATTORNEY BEFORE SIGNING:** TREC rules prohibit real estate license holders from giving legal advice. READ THIS CONTRACT CAREFULLY.

Buyer's Attorney is: _____

Seller's Attorney is: _____

Phone: _____

Phone: _____

Fax: _____

Fax: _____

E-mail: _____

E-mail: _____

EXECUTED the _____ day of _____, 02/20/20 _____ (Effective Date).
(BROKER: FILL IN THE DATE OF FINAL ACCEPTANCE.)

DocuSigned by:
William Robinson
Buyer
503FD848D...
William Robinson

DocuSigned by:
Juan Ramirez
Seller
F8EA4B8...
Juan Ramirez

DocuSigned by:
Giselle Maldonado
Buyer
503FD848D...
Giselle Maldonado

DocuSigned by:
Rosa H Ramirez
Seller
F8EA4B8...
Rosa H Ramirez



The form of this contract has been approved by the Texas Real Estate Commission. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>) TREC NO. 9-13. This form replaces TREC NO. 9-12.

Contract Concerning 550 Buck Run Pass Canyon Lake, TX 78133 Page 8 of 9 2-12-18
 (Address of Property)

BROKER INFORMATION

(Print name(s) only. Do not sign)

Tallgrass Real Estate, LLC 9008002 Re/Max River Cities 540114
 Other Broker Firm License No. Listing Broker Firm License No.

represents Buyer only as Buyer's agent represents Seller and Buyer as an intermediary
 Seller as Listing Broker's subagent Seller only as Seller's agent

Gina Boutsis 682149 Dee Banks 382278
 Associate's Name License No. Listing Associate's Name License No.

gina@tallgrassrealestate.com (210)393-8188 calldeebanks@gmail.com (512)847-1168
 Associate's Email Address Phone Listing Associate's Email Address Phone

Shawn Cunningham 682150
 Licensed Supervisor of Associate License No. Licensed Supervisor of Listing Associate License No.

23110 Fossil Peak (210)849-5558 142 W. San Antonio (830)299-4524
 Other Broker's Address Phone Listing Broker's Office Address Phone

San Antonio TX 78261 New Braunfels TX 78130
 City State Zip City State Zip

Selling Associate's Name License No.

Selling Associate's Email Address Phone

Licensed Supervisor of Selling Associate License No.

Selling Associate's Office Address

City State Zip

Listing Broker has agreed to pay Other Broker 3.000% of the total sales price when the Listing Broker's fee is received. Escrow agent is authorized and directed to pay Other Broker from Listing Broker's fee at closing.

OPTION FEE RECEIPT

Receipt of \$ _____ (Option Fee) in the form of _____
is acknowledged.

Seller or Listing Broker _____ Date _____

EARNEST MONEY RECEIPT

Receipt of \$ _____ Earnest Money in the form of _____
is acknowledged.

Escrow Agent _____ Received by _____ Email Address _____ Date/Time _____

Address _____ Phone _____

City _____ State _____ Zip _____ Fax _____

CONTRACT RECEIPT

Receipt of the Contract is acknowledged.

Nancy Romine _____ EA callen@nbtitle.com
Escrow Agent _____ Received by _____ Email Address _____ Date _____

1435 FM 2673 _____ 830 907 3424 2-22-2020
Address _____ Phone _____

CANYON LAKE, TX 78133 _____
City _____ State _____ Zip _____ Fax _____

ADDITIONAL EARNEST MONEY RECEIPT

Receipt of \$ _____ additional Earnest Money in the form of _____
is acknowledged.

Escrow Agent _____ Received by _____ Email Address _____ Date/Time _____

Address _____ Phone _____

City _____ State _____ Zip _____ Fax _____



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



THIRD PARTY FINANCING ADDENDUM

TO CONTRACT CONCERNING THE PROPERTY AT

550 Buck Run Pass

Canyon Lake

(Street Address and City)

1. **TYPE OF FINANCING AND DUTY TO APPLY AND OBTAIN APPROVAL:** Buyer shall apply promptly for all financing described below and make every reasonable effort to obtain approval for the financing, including but not limited to furnishing all information and documents required by Buyer's lender. (Check applicable boxes):

A. **CONVENTIONAL FINANCING:**

(1) A first mortgage loan in the principal amount of \$ 157,319.00 (excluding any financed PMI premium), due in full in 23 year(s), with interest not to exceed 8.500 % per annum for the first 23 year(s) of the loan with Origination Charges as shown on Buyer's Loan Estimate for the loan not to exceed 3.000 % of the loan.

(2) A second mortgage loan in the principal amount of \$ _____ (excluding any financed PMI premium), due in full in _____ year(s), with interest not to exceed _____ % per annum for the first _____ year(s) of the loan with Origination Charges as shown on Buyer's Loan Estimate for the loan not to exceed _____ % of the loan.

B. **TEXAS VETERANS LOAN:** A loan(s) from the Texas Veterans Land Board of \$ _____ for a period in the total amount of _____ years at the interest rate established by the Texas Veterans Land Board.

C. **FHA INSURED FINANCING:** A Section _____ FHA insured loan of not less than \$ _____ (excluding any financed MIP), amortizable monthly for not less than _____ years, with interest not to exceed _____ % per annum for the first _____ year(s) of the loan with Origination Charges as shown on Buyer's Loan Estimate for the loan not to exceed _____ % of the loan.

D. **VA GUARANTEED FINANCING:** A VA guaranteed loan of not less than \$ _____ (excluding any financed Funding Fee), amortizable monthly for not less than _____ years, with interest not to exceed _____ % per annum for the first _____ year(s) of the loan with Origination Charges as shown on Buyer's Loan Estimate for the loan not to exceed _____ % of the loan.

E. **USDA GUARANTEED FINANCING:** A USDA-guaranteed loan of not less than \$ _____ (excluding any financed Funding Fee), amortizable monthly for not less than _____ years, with interest not to exceed _____ % per annum for the first _____ year(s) of the loan with Origination Charges as shown on Buyer's Loan Estimate for the loan not to exceed _____ % of the loan.

F. **REVERSE MORTGAGE FINANCING:** A reverse mortgage loan (also known as a Home Equity Conversion Mortgage loan) in the original principal amount of \$ _____ (excluding any financed PMI premium or other costs), with interest not to exceed _____ % per annum for the first _____ year(s) of the loan with Origination Charges as shown on Buyer's Loan Estimate for the loan not to exceed _____ % of the loan. The reverse mortgage loan will will not be an FHA insured loan.

2. **APPROVAL OF FINANCING:** Approval for the financing described above will be deemed to have been obtained when Buyer Approval and Property Approval are obtained. **Time is of the essence for this paragraph and strict compliance with the time for performance is required.**

A. **BUYER APPROVAL:** (Check one box only):

This contract is subject to Buyer obtaining Buyer Approval. If Buyer cannot obtain Buyer Approval, Buyer may give written notice to Seller within 20 days after the effective date of this contract and this contract will terminate and the earnest money will be refunded to Buyer. If Buyer does not terminate the contract under this provision, the

Initialed for identification by Buyer

W B G M

and Seller

J M R M R

TREC NO. 40-9
TXR 1901

Third Party Financing Addendum Concerning

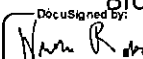
550 Buck Run Pass, Canyon Lake, TX 78133

(Address of Property)

contract shall no longer be subject to the Buyer obtaining Buyer Approval. Buyer Approval will be deemed to have been obtained when (i) the terms of the loan(s) described above are available and (ii) lender determines that Buyer has satisfied all of lender's requirements related to Buyer's assets, income and credit history.

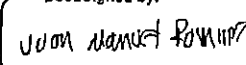
This contract is not subject to Buyer obtaining Buyer Approval.

- B. **PROPERTY APPROVAL:** If Buyer's lender determines that the Property does not satisfy lender's underwriting requirements for the loan (including but not limited to appraisal, insurability, and lender required repairs) Buyer, not later than 3 days before the Closing Date, may terminate this contract by giving Seller: (i) notice of termination; and (ii) a copy of a written statement from the lender setting forth the reason(s) for lender's determination. If Buyer terminates under this paragraph, the earnest money will be refunded to Buyer. If Buyer does not terminate under this paragraph, Property Approval is deemed to have been obtained.
3. **SECURITY:** Each note for the financing described above must be secured by vendor's and deed of trust liens.
4. **FHA/VA REQUIRED PROVISION:** If the financing described above involves FHA insured or VA financing, it is expressly agreed that, notwithstanding any other provision of this contract, the purchaser (Buyer) shall not be obligated to complete the purchase of the Property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise: (i) unless the Buyer has been given in accordance with HUD/FHA or VA requirements a written statement issued by the Federal Housing Commissioner, Department of Veterans Affairs, or a Direct Endorsement Lender setting forth the appraised value of the Property of not less than \$ _____ or (ii) if the contract purchase price or cost exceeds the reasonable value of the Property established by the Department of Veterans Affairs. The 3-day notice of termination requirements in 2.B. does not apply to his Paragraph 4.
- A. The Buyer shall have the privilege and option of proceeding with consummation of the contract without regard to the amount of the appraised valuation or the reasonable value established by the Department of Veterans Affairs.
- B. If FHA financing is involved, the appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban Development will insure. HUD does not warrant the value or the condition of the Property. The Buyer should satisfy himself/herself that the price and the condition of the Property are acceptable.
- C. If VA financing is involved and if Buyer elects to complete the purchase at an amount in excess of the reasonable value established by the VA, Buyer shall pay such excess amount in cash from a source which Buyer agrees to disclose to the VA and which Buyer represents will not be from borrowed funds except as approved by VA. If VA reasonable value of the Property is less than the Sales Prices, Seller may reduce the Sales Price to an amount equal to the VA reasonable value and the sale will be closed at the lower Sales Price with proportionate adjustments to the down payment and the loan amount.
5. **AUTHORIZATION TO RELEASE INFORMATION:**
- A. Buyer authorizes Buyer's lender to furnish to Seller or Buyer or their representatives information relating to the status of the approval for the financing.
- B. Seller and Buyer authorize Buyer's lender, title company, and escrow agent to disclose and furnish a copy of the closing disclosures and settlement statements provided in relation to the closing of this sale to the parties' respective brokers and sales agents provided under Broker Information.

DocuSigned by:

2/19/2020
Buyer William Robinson

DocuSigned by:

2/19/2020
Buyer Giselle Maldonado

DocuSigned by:

7957040FE8EA4B8...
Seller Juan Ramirez
DocuSigned by:
Rose H. Bowler
7957040FE8EA4B8...
Seller



This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>) TREC No. 40-9. This form replaces TREC No. 40-8.

TREC NO. 40-9
TXR 1901
ROBINSON



INFORMATION ABOUT ON-SITE SEWER FACILITY

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550 Buck Run Pass
Canyon Lake, TX

CONCERNING THE PROPERTY AT

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown
 see attached documents from Comal County office of Environmental Health
- (2) Type of Distribution System: _____ Unknown
- (3) Approximate Location of Drain Field or Distribution System: see attached diagram Unknown

- (4) Installer: Aerobic Services of South Texas Inc. 15188 FM 306 Canyon Lake, Texas 78133 Unknown
- (5) Approximate Age: 2019 Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? Yes No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard" on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? installed 2019 - never used
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? Yes No
If yes, explain: _____

- (4) Does Seller have manufacturer or warranty information available for review? Yes No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
 planning materials permit for original installation final inspection when OSSF was installed
 maintenance contract manufacturer information warranty information Aerobic Services of
Continued... See Addendum Othe Info. 1
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) **It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.**

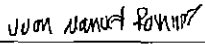
550 Buck Run Pass
Canyon Lake, TX

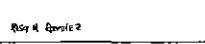
Information about On-Site Sewer Facility concerning _____

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

DocuSigned by:

2/20/2020
Signature of Seller _____ Date
JUAN M RAMIREZ

DocuSigned by:

2/20/2020
Signature of Seller _____ Date
Rosa M Ramirez

Receipt acknowledged by:

Signature of Buyer _____ Date

Signature of Buyer _____ Date

RECEIVED

By rabsah at 8:35 am, Jul 31, 2020

ADDENDUM

PROPERTY: 550 Buck Run Pass, Canyon Lake, TX

1) Othe Info.

South Texas Inc.

15188 FM 306

Canyon Lake, Texas 78133

Date: _____

Date: _____

Signature _____

Signature _____

Date: _____

Date: _____

DocuSigned by:
Juan Manuel Rivas
 2/20/2020
 Signature

DocuSigned by:

 2/20/2020
 Signature

Addendum

RECEIVED

By rabsah at 9:05 am, Jul 31, 2020



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT

550 Buck Run Pass
Canyon Lake, TX

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown
 see attached documents from Comal County office of Environmental Health
- (2) Type of Distribution System: _____ Unknown
- (3) Approximate Location of Drain Field or Distribution System: see attached diagram Unknown

- (4) Installer: Aerobic Services of South Texas Inc. 15188 FM 306 Canyon Lake, Texas 78133 Unknown
- (5) Approximate Age: 2019 Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? Yes No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? _____ installed 2019 - never used
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? Yes No
If yes, explain: _____

- (4) Does Seller have manufacturer or warranty information available for review? Yes No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
 planning materials permit for original installation final inspection when OSSF was installed
 maintenance contract manufacturer information warranty information Aerobic Services of
Continued... See Addendum Othe Info. 1
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

(TXR-1407) 1-7-04

Initialed for Identification by Buyer _____, _____ and Seller JMR ENC

Page 1 of 2

RECEIVED
By rabsah at 9:05 am, Jul 31, 2020

ADDENDUM

PROPERTY: **550 Buck Run Pass, Canyon Lake, TX**

1) Othe Info.

South Texas Inc.

15188 FM 306

Canyon Lake, Texas 78133

Multiple horizontal lines for additional information or notes.

Date: _____

Date: _____

Signature _____

Signature _____

Date: _____

Date: _____

DocuSigned by:
Juan Manuel Roman 2/20/2020
Signature

DocuSigned by:
[Signature] 2/20/2020
Signature

Addendum

RECEIVED
By rabsah at 9:05 am, Jul 31, 2020


550 Buck Run Pass
Canyon Lake, TX

Information about On-Site Sewer Facility concerning _____


D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water-saving devices</u>	<u>Usage (gal/day) with water-saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

DocuSigned by:


 Signature of Seller Date
 JUAN M RAMIREZ

DocuSigned by:


 Signature of Seller Date
 Rosa M Ramirez

Receipt acknowledged by:

 Signature of Buyer Date

 Signature of Buyer Date

WORK ORDER

Aerobic Services of South Texas
15188 FM 306, Canyon Lake, TX 78133
Canyon Lake: (830) 964-2365 | Bastrop:
(512) 303-6922
www.aerobicservices.com



Customer ID	Scheduled	Serviced
165732	10/10/23	
Customer Name and Site Address	Contact	Customer Email Address
William Robinson 550 Buck Run Pass Canyon Lake, TX Mailing: 550 Buck Run Pass, Canyon Lake TX 78133	William Robinson	Main Phone
	Secondary Phone	(210) 392-1003
System Permit #	Brand of System	
110064	Pro Flo	
Work Order Type	Assigned Technician	HEALTH DEPT
Repair	Chris	Comal
DESCRIPTION OF THE WORK ORDER (REASON OF CALL)		
In Alarm		
RESULTS OF WORK ORDER		
500 Repair kit for compressor		
DIRECTIONS / INSTRUCTIONS FOR THE TECHNICIAN		

Customer's Signature

Date: 10/11/23

Employee's Signature



Aerobic Services of South Texas

15188 FM 306
Canyon Lake, TX 78133
(830) 964-2365

Attn: William Robinson
110064
550 Buck Run Pass
Canyon Lake, TX
78133

Invoice
550 Buck Run Pass

INVOICE NO. ACCOUNT NUMBER
273938 9242
INVOICE DATE
12/08/2023
LICENSE
MP349 / OS24597

DUE DATE (NET 0 TERMS)
Upon Receipt
AMOUNT DUE
\$0.00

William Robinson (Acct #: 165732)

ITEM	QUANTITY	PRICE	SUBTOTAL
Alarm Call - Non-Contract	0	\$0.00	\$0.00

Additional Notes

A finance charge of 5% will be assessed on unpaid balances after 30 days, and every 30 days thereafter. This excludes service contract payment plans.
Aerobic Services of South Texas LLC reserves the right to file a mechanic's lien on outstanding invoices older than 30 days.

Taxes	\$0.00
Invoice Total	\$0.00
Amount Paid	\$0.00
Amount Due	\$0.00

Service Notification
 Aerobic Services of South Texas
 15188 FM 306
 Canyon Lake, TX 78133
 United States
 MP349 / OS24597



Customer Service
 (830) 964-2365
<https://aerobicservices.com>
info@aerobicservices.com

Customer Information

Customer 110064
 William Robinson
CustomerID 165732
Account # 9242
Invoice # 273938
Address 550 Buck Run Pass
 Canyon Lake, TX 78133
 United States
County Comal
Phone:



Service Information

Tech Seth McDonald
License # OS0036831 / MT0001045
Supervisor Tom Hampton
Supervisor Lic. # OSSF 24597, MP 349, TCEQ 24271
Date 12/08/2023
Service Alarm Call - Non-Contract
Description
Service Time 8:00 am - 8:00 pm
Time In 1:44 pm
Time Out 2:19 pm
Wind 0 mph
Temperature 0.00 °F

Service Instructions

Invoice Items

Alarm Call - Non-Contract	\$0.00
Subtotal	\$0.00
Tax 8.250 %	\$0.00
Service Total:	\$0.00

Equipment Summary

Appointment notes

Homeowner needs 2 float trees installed onto system in order to pass inspection for LTO. Floats and labor will be free, covered by ASST.

Technician Comments:

We've completed a visit to your septic facility.
 If you haven't received it already, be expecting a report back detailing our visit within the next business day.
 We appreciate you!

N/A

Tech Signature:

BILLING INFORMATION

Customer 110064
 William Robinson
CustomerID 165732
Account # 9242
Invoice # 273938
Address 550 Buck Run Pass
 Canyon Lake, TX 78133 US
Phone:
Service Date 12/08/2023
Service Alarm Call - Non-Contract
Description
Service Time 8:00 am - 8:00 pm

Please pay from this invoice

Please pay online or remit payment to:

15188 FM 306
 Canyon Lake, TX 78133

(830) 964-2365
<https://aerobicservices.com>
info@aerobicservices.com
 MP349 / OS24597

ACCOUNT STATEMENT:

Service Total	\$0.00
Amount paid	\$0.00
Service Amount Due	\$0.00
Current Account Balance	\$0.00

Amount Included

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	Main Phone	Secondary Phone
	(210) 392-1003	
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110064		
Work Order Type	Assigned Technician	HEALTH DEPT
Repair	Seth	Comal
DESCRIPTION OF THE WORK ORDER (REASON OF CALL)		

Homeowner needs 2 float trees installed onto system in order to pass inspection for LTO. Floats and labor will be free, covered by ASST. -BES

RESULTS OF WORK ORDER

System is fully operational. Did not need floats. All floats are working as designed.

DIRECTIONS / INSTRUCTIONS FOR THE TECHNICIAN

See above.

Date: 12/8/23

Customer's Signature

Employee's Signature

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