

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

OS0036769

ENVIRONMENTAL HEALTH INSPECTOR

ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

staller Name:	OSSF Installer #:	
1st Inspection Date:	2nd Inspection Date:	3rd Inspection Date:
Inspector Name:	Inspector Name:	Inspector Name:

Perm	it#:		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)(E) 285.32(b)(1)(E) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(II)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

Inspector Notes:

N-	December 41	A may	Citotiana	Net	1 at 1	2 m d 1	7 mal 1
No.	Description SEPTIC TANK Tank(s) Clearly	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	Marked SEPTIC TANK IsingleTank, 2Compartments Provided withBaffle SEPTIC TANK Inlet Flowline Greater than3" and "T" Provided on Inlet and OutletSEPTIC TANK Septic Tank(s) MeetMinimum Requirements		285.32(b)(1) (E)285.91(2)285.32(b)(1) (F)285.32(b)(1)(E) (iii)285.32(b)(1)(E)(ii) (I)285.32(b)(1)(E) (i)285.32(b)(1)(E) (i)285.32(b)(1)(C) (ii)285.32(b)(1)(C) (ii)285.32(b)(1)(C) (ii)285.32(b)(1) (B)285.32(b)(1) (A)285.32(b)(1)(E)(iv)				
1	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
	SEPTIC TANK Secondary restraint system providedSEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
	SEPTIC TANK Tank Volume Installed						
12							
	PUMP TANK Volume Installed						
1	AEROBIC TREATMENT UNIT Size Installed						
14							
	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number						
15	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)				
18			203.33(a)(2)				

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
	DISPOSAL SYSTEM Drip Irrigation	Allowei	Citations	Notes	13t 1113p.	Ziiu iiisp.	Sid ilisp.
	DIST COAL STOTENT DITP ITTIGATION		20E 22(a)(2)(A) (E)				
			285.33(c)(3)(A)-(F)				
19	DISPOSAL SYSTEM Soil						
20	Substitution		285.33(d)(4)				
20	DISPOSAL SYSTEM Pumped						
	Effluent		285.33(a)(4) 285.33(a)(3)				
			285.33(a)(1)				
21			285.33(a)(2)				
	DISPOSAL SYSTEM Gravelless Pipe						
	·		285.33(a)(3)				
			285.33(a)(2)				
			285.33(a)(4)				
22			285.33(a)(1)				
22	DISPOSAL SYSTEM Mound		205 22/ 1/51				
			285.33(a)(3) 285.33(a)(1)				
			285.33(a)(1) 285.33(a)(2)				
23			285.33(a)(4)				
23	DISPOSAL SYSTEM Other						
	(describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
24			263.33(C)(4)				
	DRAINFIELD Absorptive Drainline 3" PVC						
	or 4" PVC						
25							
	DRAINFIELD Area Installed						
26	DRAINFIELD Level to within 1 inch						
	per 25 feet and within 3 inches						
	over entire excavation		285.33(b)(1)(A)(v)				
27							
	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth						
	DRAINFIELD Excavation Separation						
	DRAINFIELD Depth of Porous Media						
	DRAINFIELD Type of Porous Media						
28							
	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
29			(-/\-/\-/				
	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End						
	Plates w/Splash Plate, Inspection						
	Port & Closed End Plates in Place		285.33(c)(2)				
	(per manufacturers spec.)						
30							
	LOW PRESSURE DISPOSAL						
	SYSTEM Adequate Trench Length						
	& Width, and Adequate Separation Distance between		285.33(d)(1)(C)(i)				
	Trenches						
31							

	O331 Hispection Sheet										
No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.				
	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)								
	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										
	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										
	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried										

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.					
	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)(iii) 285.33(d)(2)(G)(iii)(I)									
	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)									
	APPLICATION AREA Area Installed											
	PUMP TANK Meets Minimum Reserve Capacity Requirements											
	PUMP TANK Material Type & Manufacturer											
	PUMP TANK Type/Size of Pump Installed											

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: M. Ke T-	Inspector Name:

Permit#: 110064

Address: 550 BUCKRUN PASS

Permit#: 110064			Address: 550 BUCKRUN PASS			
la. Description	Anwser	Citations	Notes	1st insp.	2nd Insp.	3rd Insp.
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)		х	3/3/20	
SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	X *	285.91(10) 285.30(b)(4) 285.31(d)		х		
SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	х	285.32(a)(1)		х		
SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	Х	285.32(a)(3)		х		
SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	Х	285.32(a)(5)		х		
PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G)285.32(b)(3)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(E) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C)(iii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(E) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(II)	11-23-2020 BMO: Need Revision on House size and Spray Area. Advised to talk to an Engineer and get new plan (Under Enforcement)			
PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

NOT ENOUGH WATER IN TANK. INSPECTION FAILS.

Call V. Castro

change pulpe to pumple pipe
Ready For Cover.

Changed to
pupple piper
Ready For Cova.

io.	Description	Anwser	Citations	Notes	1st Insp.	2nd Insp.	3rd insp.
15	SEPTIC TANK Tank(s) Clearly		285.32(b)(1)(E)				
1	Marked SEPTIC TANK If	į	285.91(2)				
S	SingleTank, 2		285.32(b)(1)(F)		1		
	Compartments Provided with		285.32(b)(1)(E)(iii)				
18	Saffle SEPTIC TANK Inlet Flowline		285.32(b)(1)(E)(ii)(ii)				
k	Greater than		285.32(b)(1)(E)(ii)(i)				
	3" and " T " Provided on Inlet and	•	285.32(b)(1)(E)(i)				
-	Outlet		285.32(b)(1)(D)				
1	SEPTIC TANK Septic Tank(s) Meet		285.32(b)(1)(C)(ii)		j		
	Minimum Requirements		285.32(b)(1)(C)(i)				
- 1	·		285.32(b)(1)(B)	,			
		1	285.32(b)(1)(A)				
1			285.32(b)(1)(E)(iv)				
			, , , , , , , , , , , , , , , , , , ,				
٠	ALL TANKS installed on 4" Sand						
ı	Cushion/ Proper Backfill Used	х	285.32(b)(1)(F)				
ı			285.32(b)(1)(G)		X		[
			285.34(b)				
9		 					
	SEPTIC TANK Inspection / Clean						
	Out Port & Risers Provided on						1
- 1	Tanks Buried Greater than 12"]	285.38(d)	•			}
1	Sealed and Capped			Ĺ			
10							
	SEPTIC TANK Secondary restraint						
	system provided		,				
	SEPTIC TANK Riser permanently					ļ	
1	fastened to lid or cast into tank						
1	SEPTIC TANK Riser cap protected		285.38(d)			1	
	against unauthorized intrusions		285.38(e)				ļ
11)					
_	SEPTIC TANK Tank Volume						
	Installed	1					
12		<u> </u>				<u> </u>	ļ
	PUMP TANK Volume Installed						
13	AEROBIC TREATMENT UNIT Size	 				 	-
, ,	Installed	ر ا		PRO flo	3/3/20	12/1/2	
	mstalleti			, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	7/3/60	31610	7
14							
	AEROBIC TREATMENT UNIT			1		1	
	Manufacturer		1	600			1
	AEROBIC TREATMENT UNIT	1				1 1	1
1	Model	1			·		
15	Number	1_					
	DISPOSAL SYSTEM Absorptive		265.35(d)(4)				
	,	-	285.33(a)(1)				
			285.33(a)(2)	(
16			285.33(a)(3)				
1	DISPOSAL SYSTEM Leaching		285.33(a)(1)				
1	Chamber		285.33(a)(3)				
1			285.33(a)(4)				
17			285.33(a)(2)				
۴	DISPOSAL SYSTEM Evapo-		(1)/ (20 200			1	
	transpirative		285.33(a)(4)				1
1			285.33(a)(1) 285.33(a)(2)				
1				•	1		

la.	. Description	Anwser	Citations	Notes	1st insp.	2nd Insp.	3rd Insp.
D	ISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)			•	
1		1			1		
-]		
9	FROM SYSTEM S. III				 		
	ISPOSAL SYSTEM Soil	İ	285.33(d)(4)				
<u> </u>	ubstitution						
	HSPOSAL SYSTEM Pumped		285.33(a)(3)	;			
EI	ffluent 3		285.33(a)(1)		Į		
21			285.33(a)(2)				
	ISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3)		 		
[]	con a signature of grantess ripe		285.33(a)(2)	1		,	
1			285.33(a)(4)	1		ļ	
1			285.33(a)(1)				
22	l			<u> </u>	1		
D	ISPOSAL SYSTEM Mound		285.33(a)(3)				
		4	285.33(a)(1)		})	· ·
	·		285.33(a)(2)			İ	1.
	*.		285.33(a)(4)		1		
23			<u> </u>		 		
	ISPOSAL SYSTEM Other		285.33(d)(6)			1	
(d	describe) (Approved Design)	1	285.33(c)(4)			1]
24	Í				1	ł	
	RAINFIELD Absorptive Drainline		-		1	 	
	* PVC						
1 1	r 4" PVC					1	1
	RAINFIELD Area Installed				 	 	
26	MAINTELL ALEA INSTAIRED					<u> </u>	<u></u>
	RAINFIELD Level to within 1 inch						
þ	er 25 feet and within 3 inches		985 98/LM4M-1/ 1			1	
1 1	wer entire excavation		285.33(b)(1)(A)(v)				
27	·						
	RAINFIELD Excavation Width					 	T
1 1	DRAINFIELD Excavation Depth				1	1	
	ORAINFIELD Excavation	200			1	1	
1 1	Separation DRAINFIELD Depth of)	Ţ		1
1 1	Porous Media	1			1	-[
1 1		}			-	1	
^c	DRAINFIELD Type of Porous Media				1		
		1 1			1	1	
		1			1	1	1
28	<u> </u>	<u> </u>				1	
	DRAINFIELD Pipe and Gravel -		205 224 141451				
	Geotextile Fabric in Place	1	285.33(b)(1)(E)]	
47]	DRAINFIELD Leaching Chambers	 					1
	DRAINFIELD Chambers - Open End	1 1			1	}	}
	Plates w/Splash Plate, Inspection	<u> </u>				1	1
	Port & Closed End Plates in Place	1 1			1	1	1
		1	285.33(c)(2)			1	1
1 1	(per manufacturers spec.)					1	
1 1				·		1	
30		1 _					
	LOW PRESSURE DISPOSAL						
1 1	SYSTEM Adequate Trench Length	1			l	1	
	& Width, and Adequate	[285.33(d)(1)(C)(i)		1	1	
	Separation Distance between		203.33(u)(1)(C)(I)		}	}	}
	Trenches	1]
			i	1	ı	1	

No.	Description	Anwser	Citations	Notes	1st insp.	2nd Insp.	3rd Insp.
	EFFLUENT DISPOSAL SYSTEM Utilized						
- 1	Only by Single Family Dwelling	1				i 1	
- 1	EFFLUENT DISPOSAL SYSTEM	ł			į		
	Topographic Slopes	1			1	1	
1	< 2.0% EFFLUENT DISPOSAL SYSTEM	1			1	1	
	Adequate Length of Drain Field (1000		285.33(b)(3)(A)		l	}	
	Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each	į	285.33(b)(3)(A)		}		
	additional bedroom)	-	285.33(b)(3)(B)		1		
	EFFLUENT DISPOSAL SYSTEM Lateral		285.91(13)			}	
	Depth of 18 inches to 3 ft. & Vertical		285.33(b)(3)(D)				
	Separation of 1ft on bottom and 2 ft. to	1	285.33(b)(3)(F)		Ì		
	restrictive horizon and ground water	l					
	respectfully	1			1		•
	EFFLUENT DISPOSAL SYSTEM Lateral	})			Ì
	Orain Pipe (1.25 - 1.5" dia.) & Pipe Holes	1				((
	(3/16 - 1/4" dia. Hole 5ize) 5 ft. Apart	1				1	!
32	ACROSIC TREATMENT MANY					+	
i i	AEROBIC TREATMENT UNIT IS	ا ر				- 4	
1 1	Aerobic Unit Installed According		285.32(c)(1)			3/3/20	3///20
	to Approved Guidelines.						010,0
33	AEROBIC TREATMENT UNIT		 			 	
							1 I
	Inspection/Clean Out Port &				}	1 1	1 1
	Risers Provided				1	1 1	1 1
	AEROBIC TREATMENT UNIT					. }	
	Secondary restraint system					1 1	{ }
(provided AEROBIC TREATMENT				·	1 1	1 1
	UNIT Riser permanently fastened						1 (
1	to lid or cast into tank				{		1 1
1	AEROBIC TREATMENT UNIT Riser			!		1 1	1 1
	cap protected against					1 1	1 1
34	unauthorized intrusions					1 1	1 1
	AEROBIC TREATMENT UNIT						
	Chlorinator Properly Installed with				1	1 1	1 1
35	Chlorine Tablets in Place.				Ì	1	1
۳	PUMP TANK Is the Pump Tank an						
	approved concrete tank or other	j		1		1	Į
	acceptable materials &						
	construction				ļ	· I	1
	PUMP TANK Sampling Port	ļ				1	
	Provided in the Treated Effluent					1	
1		İ					1
1	Line	1		1		[[
1	PUMP TANK Check Valve and/or	1			1	[1
	Anti- Siphon Device Present When	1			[
	Required	}	}	1	(
1	PUMP TANK Audible and Visual	1	}	1		ł	
1	High Water Alarm Installed on				1	1	1
36	Separate Circuit From Pump		<u> </u>			+	+
	PUMP TANK Inspection/Clean Out						
}	Port & Risers Provided	}			1	1	
	PUMP TANK Secondary restraint						
	system provided				ł	1	}
1	PUMP TANK Riser permanently	1					
	fastened to lid or cast into tank	1			ļ	1	
1	PUMP TANK Riser cap protected		1	\		1	1
١	against unauthorized intrusions				1		
37	1 -						
13.	PUMP TANK Secondary restraint	1	†				
la:	system provided	1	1				
۴	PUMP TANK Electrical	1	T				
1	Connections in Approved Junction	n l				}	1
	Boxes / Wiring Buried	1	1	1	1	}	

No.	Description	Anwser	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)285.3 3(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	V	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.

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	Anwser	Citations	 50 BUCKR		2nd lass	2mJ 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)	Notes	1st Insp.	2nd Insp. 3/3/20	3rd Insp
SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	X	285.91(10) 285.30(b)(4) 285.31(d)		X		
SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	Х	285.32(a)(1)		Х		
SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	Х	285.32(a)(3)		Х		
SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	Х	285.32(a)(5)		х		
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)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C) 285.32(b)(1)(E) 285.32(b)(1)(E) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(II)				
PRETREATMENT Grease Interceptors if required for		285.34(d)	· · · · · · · · · · · · · · · · · · ·	 		

NOT ENOUGH WATER IN TANK. INSPECTION FAILS.

change purple to pumple pipe
Ready Fox Cover.

Changed to
pupple piper
Ready For Cover.

No.	Description	Anwser	Citations	Notes	1st Insp.	2nd insp.	3rd Insp.
	SEPTIC TANK Tank(s) Clearly		285.32(b)(1)(E)				
1	Marked SEPTIC TANK If		285.91(2)				
	SingleTank, 2		285.32(b)(1)(F)		1		
	Compartments Provided with		285.32(b)(1)(E)(iii)				
	Baffle SEPTIC TANK Inlet Flowline		285.32(b)(1)(E)(ii)(II)				
	Greater than		285.32(b)(1)(E)(ii)(l)				
	3" and " T " Provided on Inlet and		285.32(b)(1)(E)(i)				
1 1	Outlet		285.32(b)(1)(D)				
	SEPTIC TANK Septic Tank(s) Meet		285.32(b)(1)(C)(ii)				
[[Minimum Requirements		285.32(b)(1)(C)(i)				
			285.32(b)(1)(B)				
			285.32(b)(1)(A)]		
1			285.32(b)(1)(E)(iv)				
8							
	ALL TANKS Installed on 4" Sand						
	Cushion/ Proper Backfill Used	Х	285.32(b)(1)(F)		X		
			285.32(b)(1)(G)		A		ĺ
			285.34(b)				
9	SEPTIC TANK Inspection / Clean				 		
1 1	Out Port & Risers Provided on						
1 1	Tanks Buried Greater than 12"		285.38(d)	1			
	Sealed and Capped		203.30(u)			ı	
10	CEDTIC TANK Coccades:				 		
1 1	SEPTIC TANK Secondary restraint		:#				
	system provided						
1 1	SEPTIC TANK Riser permanently						
	fastened to lid or cast into tank			•	-		
	SEPTIC TANK Riser cap protected		285.38(d)				
	against unauthorized intrusions		285.38(e)	l			
11		ļ			 		
	SEPTIC TANK Tank Volume						
12	Installed						
_	PUMP TANK Volume Installed	†					
13							
_	AEROBIC TREATMENT UNIT Size			0 41			
	Installed		1	PRO flo	3/2/20	3/6/2	
1				Fr. San San San San San San San San San San		201 00	1
14	AFRONIC TREATMENT (INIT	1			 		
	AEROBIC TREATMENT UNIT		****.**	600		1 1	
	Manufacturer AEROBIC TREATMENT UNIT	سز ا		600		1 1	1
1	Model				1 1) (
ſ]]]
140	Number		285.55(a)(4)		 		<u> </u>
	DISPOSAL SYSTEM Absorptive		285.33(a)(1)				
			285.33(a)(2)			1	
			285.33(a)(3)	1			
16			285.33(a)(1)		 	<u> </u>	
	DISPOSAL SYSTEM Leaching	1	285.33(a)(1) 285.33(a)(3)				
1	Chamber		285.33(a)(4)	1	1		
			285.33(a)(2)				
17			203.33(a)(3)		 		
	DISPOSAL SYSTEM Evapo-		285.33(a)(4)				
	transpirative		285.33(a)(1)				
			285.33(a)(2)				
18	1	1	1			J	1

No.	Description	Anwser	Citations		Notes		1st Insp. 2nd	insp. 3rd insp.
	DISPOSAL SYSTEM Drip Irrigation	1.00	285.33(c)(3)(A)-(F)	,59,7			Beau	Jiopi Jio Iliapi
				1 5776		-14		
		1					1	
	1	l i						
19								
	DISPOSAL SYSTEM Soil	1	285.33(d)(4)				1	
20	Substitution		203.33(u)(4)			ļ	1	
	DISPOSAL SYSTEM Pumped	7.7	285.33(a)(3)			*		7.4
	Effluent		285.33(a)(1)	5"	i.w			
		, .					5.8,4	·
21			285.33(a)(2) 285.33(a)(3)	 				
	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(2)	1		l		
	<u> </u>			}			j	
	ļ		285.33(a)(4)	1			l	1
22	1	[285.33(a)(1)				ł	
	DISPOSAL SYSTEM Mound		285.33(a)(3)		-: %		79.6	
	JUNE COMESTS LEGISTORIU		285.33(a)(1)		.*	4.		l Magic
		4	285.33(a)(2)	1			, yh. I	
		1	285.33(a)(4)	(je -	ra.	
23		1	203.33(8)(7)					R.
	DISPOSAL SYSTEM Other		285.33(d)(6)					
	(describe) (Approved Design)	1	285.33(c)(4)	1		J	}	
	, , , , , , , , , , , , , , , , , , , ,	1	203.33(0)(4)				l	
24			· · · · · · · · · · · · · · · · · · ·					
	DRAINFIELD Absorptive Drainline		i S		48			
	3" PVC			1				
25	or 4" PVC			1				<u> </u>
	DRAINFIELD Area Installed						(%) J	
26				 				
	DRAINFIELD Level to within 1 inch		***	1	ğu.		1	w -
	per 25 feet and within 3 inches	1	285.33(b)(1)(A)(v)	₩			, W.	
	over entire excavation		3				***	·
27	5/4-	70 To 1	·					
	DRAINFIELD Excavation Width					4,74		
	DRAINFIELD Excavation Depth			i .		779		
	DRAINFIELD Excavation			1			l	
	Separation DRAINFIELD Depth of			100				
	Porous Media					1	-	
	DRAINFIELD Type of Porous Media	1.00		Í		1	1	
'	The or rotous latedia	. 4-1				esa 📗		
l			₹.			- I	at the state of th	-
		i				YY I		
28	3 _{6.5}			1				
	DRAINFIELD Pipe and Gravel -		205 224-11-1					
29	Geotextile Fabric in Place		285.33(b)(1)(E)			. 1	1	1
2.7	DRAINFIELD Leaching Chambers	33.83		 				
	DRAINFIELD Chambers - Open End)			ч.	1
ĺ	Plates w/Splash Plate, Inspection	Sec. 24					Ì	
	Port & Closed End Plates in Place		224	1		7.	,	}
			285.33(c)(2)			<i>y</i> '		1
	(per manufacturers spec.)		;			l	N 1	
		4.			4.7° •		}	
30]	·					
٣	LOW PRESSURE DISPOSAL							
	SYSTEM Adequate Trench Length)	J	ļ
	& Width, and Adequate]	205 201 51414010	1		Ì)	.]
i	Separation Distance between		285.33(d)(1)(C)(i)			1	{	
1	I SELIATATION UNSTANCE DELWEEN	ı l	I	1		1	1	
	Trenches	1				ļ	j ,	1

No.	Description	Anwser	Citations	i anja	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 Orain 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 Unit Installed According to Approved Guidelines.		285.32(č)(1)			> 7	3/3/20	3/6/20
	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						· · · · · · · · · · · · · · · · · · ·	
34	cap protected against unauthorized intrusions AEROBIC TREATMENT UNIT		*		·.			
	Chlorinator Properly Installed with Chlorine Tablets in Place. 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 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							
37 38	PUMP TANK Secondary restraint system provided							
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried							

No.	Description	Anwser	Citations	77	Notes		1st Insp.	2nd insp.	3rd Insp.
	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(II)285.3 3(d)(2)(G)(iii)(III)285.33(d)(2)(G)(v)		· .		.%** 		
		2	285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i)			i di	A - 1	3/6/20	**; *:
40			285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(1)		.: } • *		·		
	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required								
	APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The	1	285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)		are Fee				
41	Landscape Plan is as Designed				ेख इ.स. - 28 है	. ₩ . ₩	13. 14. 18.		
42	APPLICATION AREA Area installed		** ** **	.pr		7.999 .389			ें देह देह _ा
43	PUMP TANK Meets Minimum Reserve Capacity Requirements								
44	PUMP TANK Material Type & Manufacturer								
45	PUMP TANK Type/Size of Pump Installed								

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: w.ke T.	Inspector Name:

Permit#: 110064

Address: 550 BUCKRUN PASS

o. Description	Anwser	Citations	Address: Storage Page 1997	1st Insp.	2nd Insp.	3rd Insp.
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)			3/3/20	
SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	X	285.91(10) 285.30(b)(4) 285.31(d)		X		
SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	X	285.32(a)(1)		х		
SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	Х	285.32(a)(3)		Х		
SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	Х	285.32(a)(5)		Х		
PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G)285.32(b)(1				
PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

NOT ENOUGH WATER IN TANK. INSPECTION FAILS.

change proper to pumple pipe
Ready Fox Cover.

No.	Description	Anwser	Citations		Notes		1st Insp.	2nd insp.	3rd Insp.
	SEPTIC TANK Tank(s) Clearly		285.32(b)(1)(E)						
	Marked SEPTIC TANK If		285.91(2)			ļ		j	
	SingleTank, 2		285.32(b)(1)(F)						
	Compartments Provided with		285.32(b)(1)(E)(iii)						
	Baffle SEPTIC TANK Inlet Flowline		285.32(b)(1)(E)(ii)(II)				1	i	
	Greater than		285.32(b)(1)(E)(ii)(l)						
	3" and " T " Provided on Inlet and		285.32(b)(1)(E)(i)			i			
	Outlet SEPTIC TANK Septic Tank(s) Meet		285.32(b)(1)(D)						
	Minimum Requirements		285.32(b)(1)(C)(ii)						
	Millimum kequitements		285.32(b)(1)(C)(i)			j			
			285.32(b)(1)(B) 285.32(b)(1)(A)						
			285.32(b)(1)(E)(iv)						
8			200:32(2)(1)(2)(1)						
\Box	ALL TANKS Installed on 4" Sand	***************************************	205 204 1/4 1/51						
	Cushion/ Proper Backfill Used	X	285.32(b)(1)(F)				Х		
			285.32(b)(1)(G)						
9			285.34(b)						
	SEPTIC TANK Inspection / Clean								
	Out Port & Risers Provided on								
ł	Tanks Buried Greater than 12"		285.38(d)				j		
	Sealed and Capped	E							
10	CERTIC TANKS	! 							
	SEPTIC TANK Secondary restraint		1.30						
	system provided SEPTIC TANK Riser permanently								
	fastened to lid or cast into tank	ļ							
ŀ	SEPTIC TANK Riser cap protected		205.204.13						
	against unauthorized intrusions		285.38(d)						
11			285.38(e)						
-	SEPTIC TANK Tank Volume								
	Installed								
12	PUMP TANK Volume Installed								
13	TOWN TANK VOIGHE HIStalled								
	AEROBIC TREATMENT UNIT Size			PROF	1				
	Installed			TRO T	10		3/3/20		
14		4,000							
	AEROBIC TREATMENT UNIT								
	Manufacturer	ر ا		600					
1	AEROBIC TREATMENT UNIT								
1	Model								
15	Number		263.33(a)(4)				•		
1	DISPOSAL SYSTEM Absorptive		285.33(a)(1)						
			285.33(a)(2)						
			285.33(a)(3)						}
16	DISPOSAL SYSTEM Leaching	 -	285.33(a)(1)	-					
	Chamber		285.33(a)(3)]		
			285.33(a)(4)						
17			285.33(a)(2)	1					
1	DISPOSAL SYSTEM Evapo-	<u> </u>	205.33(a)(3)						
	transpirative	Ì	285.33(a)(4) 285.33(a)(1)						
1			285.33(a)(1) 285.33(a)(2)	1]]
18			200.00(0)(2)						L

No.	Description	Anwser	105 3	itations		Notes		1st Insp	. []	2nd Insp.	3rd Insp	. 18
	DISPOSAL SYSTEM Drip Irrigation		285.3	3(c)(3)(A)-(F)				Taraba				
											1.5	
9	DISPOSAL SVSTELLE II		155 % - 1									
- 1	DISPOSAL SYSTEM Soil Substitution		28	5.33(d)(4)								
	DISPOSAL SYSTEM Pumped	0.232.33				- 2 .	- 1945 Jan 181	<u> </u>				
1	Effluent Effluent			5.33(a)(3) 5.33(a)(1)						a a a a a Tako da		
				5.33(a)(1) 5.33(a)(2)								
21	DISPOSAL SYSTEM Gravelless Pipe			5.33(a)(3)						<u> </u>		
				5.33(a)(2)								
				5.33(a)(4)							-	
22	***		28	5.33(a)(1)								
	DISPOSAL SYSTEM Mound			5.33(a)(3)						1. 1.04		
				5.33(a)(1)				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				i.
				5.33(a)(2) 5.33(a)(4)								
23												
	DISPOSAL SYSTEM Other			5.33(d)(6)	ļ		,					
	(describe) (Approved Design)		28	5.33(c)(4)								
24	DDAMESTED ALLEGE CONTROL			1.73%	- I didi		7782030					
	DRAINFIELD Absorptive Drainline 3" PVC							interior Ann		i. Va		
	or 4" PVC										CONTRACTOR OF THE PROPERTY OF	
23	DRAINFIELD Area Installed											
26								111 a.e. V 24 a.e.				
	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches											
	over entire excavation		285.3	3(b)(1)(A)(v)						12.31		
27			Maria M Name							Sale.	44	
	DRAINFIELD Excavation Width					7 - 00 promise 0. 00 - 90 pros. 0. 00 - 90 pros.						
	DRAINFIELD Excavation Depth	7000 2000 2000										
	DRAINFIELD Excavation Separation DRAINFIELD Depth of									2 (14 (1)) (2 (1))		
	Porous Media											٠.
	DRAINFIELD Type of Porous Media									i Hyas		
		775										
											1	
28			537							<u> </u>		
	DRAINFIELD Pipe and Gravel -		285	.33(b)(1)(E)								
29	Geotextile Fabric in Place											
	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End											
	Plates w/Splash Plate, Inspection	144								1286		
	Port & Closed End Plates in Place		28	5.33(c)(2)			YOUR T		1.	1904 1904	1	
	(per manufacturers spec.)											
								1. 1				
30										i Alaga		
	LOW PRESSURE DISPOSAL											
	SYSTEM Adequate Trench Length										1	
	& Width, and Adequate Separation Distance between		285.	33(d)(1)(C)(i)								
	Trenches											
31			<u></u>	······································				<u> </u>		· · · · · · · · · · · · · · · · · · ·	<u></u>	

No.	Description	Anwser	Citations		Notes	84.	1st Insp.	2nd Insp.	3rd Insp.
	EFFLUENT DISPOSAL SYSTEM Utilized								
	Only by Single Family Dwelling					[
	EFFLUENT DISPOSAL SYSTEM Topographic Slopes								
	< 2.0% EFFLUENT DISPOSAL SYSTEM					1			
	Adequate Length of Drain Field (1000		285.33(b)(3)(A)						
	Linear ft. for 2 bedrooms or Less		285.33(b)(3)(A)						
	& an additional 400 ft. for each additional bedroom)		285.33(b)(3)(B)			1			
	EFFLUENT DISPOSAL SYSTEM Lateral		285.91(13)						
	Depth of 18 inches to 3 ft. & Vertical		285.33(b)(3)(D)			ļ			
	Separation of 1ft on bottom and 2 ft. to		285.33(b)(3)(F)						
	restrictive horizon and ground water respectfully					ļ			
	EFFLUENT DISPOSAL SYSTEM Lateral								
	Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes								
	(3/16 - 1/4" dia. Hole Size) 5 ft. Apart								
32	AEROBIC TREATMENT UNIT IS								
	Aerobic Unit Installed According		205 22/4/41					3/3/20	
	to Approved Guidelines.		285.32(c)(1)					11-160	
33								— 1 —	
	AEROBIC TREATMENT UNIT					4 . 9			
	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	520.20		100					
	cap protected against	1.0							
34	unauthorized intrusions	3.4		4.00					
	AEROBIC TREATMENT UNIT	1							
1,-	Chlorinator Properly Installed with								
35	Chlorine Tablets in Place. PUMP TANK Is the Pump Tank an	<u> </u>							
	approved concrete tank or other								
	acceptable materials &								
	construction			1		1		1	
	PUMP TANK Sampling Port			1					Į
	Provided in the Treated Effluent			1					
	Line								
1	PUMP TANK Check Valve and/or					ĺ			1
	Anti- Siphon Device Present When								
	Required PUMP TANK Audible and Visual								
	High Water Alarm Installed on								
36	Separate Circuit From Pump								
۲	PUMP TANK Inspection/Clean Out								
	Port & Risers Provided								
	PUMP TANK Secondary restraint								
	system provided								
	PUMP TANK Riser permanently								
1	fastened to lid or cast into tank								
	PUMP TANK Riser cap protected against unauthorized intrusions								
37	against anauthorized inclusions		,						
12	PUMP TANK Secondary restraint	 						 	
38	system provided								
	PUMP TANK Electrical								
	Connections in Approved Junction								
39	Boxes / Wiring Buried	<u> </u>	L					<u> </u>	<u></u>

No.	Description	Anwser	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)285.3 3(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						

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

	Permit#:			Address:			
No.	Description	Anwser	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)		Х		
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	Х	285.91(10) 285.30(b)(4) 285.31(d)		Х		
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	Х	285.32(a)(1)		Х		
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	Х	285.32(a)(3)		Х		
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	Х	285.32(a)(5)		Х		
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)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(E) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(iii)(II) 285.32(b)(1)(E)(iii)(II)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

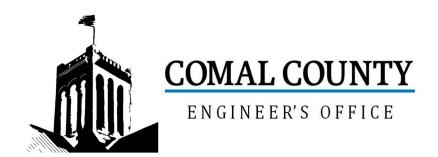
NOT ENOUGH WATER IN TANK. INSPECTION FAILS.

No.	Description	Anwser	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
	SEPTIC TANK Tank(s) Clearly		285.32(b)(1)(E)				
	Marked SEPTIC TANK If		285.91(2)				
	SingleTank, 2		285.32(b)(1)(F)				
	Compartments Provided with		285.32(b)(1)(E)(iii)				
	Baffle SEPTIC TANK Inlet Flowline		285.32(b)(1)(E)(ii)(II)				
	Greater than		285.32(b)(1)(E)(ii)(I)				
	3" and " T " Provided on Inlet and		285.32(b)(1)(E)(i)				
	Outlet		285.32(b)(1)(D)				
	SEPTIC TANK Septic Tank(s) Meet		285.32(b)(1)(C)(ii)				
	Minimum Requirements		285.32(b)(1)(C)(i)				
	·		285.32(b)(1)(B)				
			285.32(b)(1)(A)				
			285.32(b)(1)(E)(iv)				
8			203.32(8)(1)(1)(10)				
	ALL TANKS Installed on 4" Sand		205 22/5//4//5/				
	Cushion/ Proper Backfill Used	X	285.32(b)(1)(F)		X		
			285.32(b)(1)(G)				
9			285.34(b)				
	SEPTIC TANK Inspection / Clean						
	Out Port & Risers Provided on						
	Tanks Buried Greater than 12"		285.38(d)				
	Sealed and Capped						
10	SEPTIC TANK Secondary restraint						
	system provided						
	SEPTIC TANK Riser permanently						
	fastened to lid or cast into tank						
	SEPTIC TANK Riser cap protected		205.20/ 1)				
	against unauthorized intrusions		285.38(d)				
11			285.38(e)				
	SEPTIC TANK Tank Volume						
4.2	Installed						
12	PUMP TANK Volume Installed						
13							
	AEROBIC TREATMENT UNIT Size						
	Installed						
14							
	AEROBIC TREATMENT UNIT						
	Manufacturer						
	AEROBIC TREATMENT UNIT						
	Model						
15	Number		285.55(a)(4)				
	DISPOSAL SYSTEM Absorptive		285.33(a)(1)				
			285.33(a)(2)				
			285.33(a)(3)				
16	DISPOSAL SYSTEM Leaching		285.33(a)(1)				
	Chamber		285.33(a)(3)				
	Chamber		285.33(a)(4)				
17			285.33(a)(2)				
17	DISPOSAL SYSTEM Evapo-		203.33(a)(3)				
	transpirative		285.33(a)(4)				
	- r		285.33(a)(1)				
18			285.33(a)(2)				

No.	Description	Anwser	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)		201.110		
19							
13	DISPOSAL SYSTEM Soil						
20	Substitution		285.33(d)(4)				
20	DISPOSAL SYSTEM Pumped		285.33(a)(3)				
	Effluent		285.33(a)(1)				
21			285.33(a)(2)				
21	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3)				
			285.33(a)(2)				
			285.33(a)(4)				
			285.33(a)(1)				
22	DISPOSAL SYSTEM Mound		285.33(a)(3)				
	DISFOSAL STSTEIN MOUNT		285.33(a)(1)				
			285.33(a)(2)				
			285.33(a)(4)				
23							
	DISPOSAL SYSTEM Other		285.33(d)(6)				
	(describe) (Approved Design)		285.33(c)(4)				
24							
	DRAINFIELD Absorptive Drainline						
	3" PVC						
25	or 4" PVC						
26	DRAINFIELD Area Installed						
	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches						
	over entire excavation		285.33(b)(1)(A)(v)				
27	over entire excavation						
27	DRAINFIELD Excavation Width						
	DRAINFIELD Excavation Depth						
	DRAINFIELD Excavation						
	Separation DRAINFIELD Depth of						
	Porous Media						
	DRAINFIELD Type of Porous Media						
28							
	DRAINFIELD Pipe and Gravel -		205 22/51/41/51				
29	Geotextile Fabric in Place		285.33(b)(1)(E)				
	DRAINFIELD Leaching Chambers						
	DRAINFIELD Chambers - Open End						
	Plates w/Splash Plate, Inspection						
	Port & Closed End Plates in Place		285.33(c)(2)				
	(per manufacturers spec.)						
30							
	LOW PRESSURE DISPOSAL						
	SYSTEM Adequate Trench Length						
	& Width, and Adequate		285.33(d)(1)(C)(i)				
	Separation Distance between						
21	Trenches						
31				1			

No.	Description	Anwser	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
	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		285.33(b)(3)(A)				
	Linear ft. for 2 bedrooms or Less		285.33(b)(3)(A)				
	& an additional 400 ft. for each		285.33(b)(3)(B)				
	additional bedroom) EFFLUENT DISPOSAL SYSTEM Lateral		285.91(13)				
	Depth of 18 inches to 3 ft. & Vertical		285.33(b)(3)(D)				
	Separation of 1ft on bottom and 2 ft. to		285.33(b)(3)(F)				
	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						
32							
	AEROBIC TREATMENT UNIT IS						
	Aerobic Unit Installed According		285.32(c)(1)				
33	to Approved Guidelines.						
	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						
3.4	unauthorized intrusions						
34	AEROBIC TREATMENT UNIT						
	Chlorinator Properly Installed with						
35	Chlorine Tablets in Place.						
	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						
36	Separate Circuit From Pump						
	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						
37							
	PUMP TANK Secondary restraint						
38	system provided						
	PUMP TANK Electrical						
20	Connections in Approved Junction						
39	Boxes / Wiring Buried						

No.	Description	Anwser	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)285.3 3(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						



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.



William Rhi

Signature of Owner

ON-SITE SEWAGE FACILITY APPLICATION

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

Date		Permit Number	REVISED
1. APPLICANT / AGENT INFORMATION	Neldouds		2:41 pm, Sep 17, 202
1. APPLICANT / AGENT INFORMATION Owner Name /////am Robinson & wife Giselle Mailing Address SEO By In Rev. Dec.	Agent Name	16.	
Mailing Address 550 Buck Run Pass	Agent Name	2970 Rollin	astro
City, State, Zip Canyon Lake TX 78/33		Blance TX	•
Phone # \$30 327 3819	Phone #	216 275-852	
Email		Heeodwards Co	
2. LOCATION	•	Of (four)	y211007 20x
Subdivision Name Den Mendows	ť	Phase III (four)	2/8 Block -
Survey Name / Abstract Number		A	creage , 267
Address 550 Buck Run Pass	City Canux	Lake State	75 Zip 78/33
3. TYPE OF DEVELOPMENT			
Single Family Residential			
Type of Construction (House Mobile RV, Etc.)	ile home		
Number of Bedrooms (See attach	ed notarized affid	avit showing this h	ome as a 3 bedroom
Indicate Sq Ft of Living Area <u>Vader 2500</u> structure)			
Non-Single Family Residential			
(Planning materials must show adequate land area for doubling	the required land nee	ded for treatment units	and disposal area)
Type of Facility			
Offices, Factories, Churches, Schools, Parks, Etc Indic	ate Number Of Occ	upants	The state of the s
Restaurants, Lounges, Theaters - Indicate Number of Se	ats		
Hotel, Motel, Hospital, Nursing Home - Indicate Number of	of Beds		
Travel Trailer/RV Parks - Indicate Number of Spaces		NAME OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OWNER OWNER OF THE OWNER OWNE	
Miscellaneous			
Estimated Cost of Construction: \$ 126/00 &	(Structure Only)		
Is any portion of the proposed OSSF located in the United St	-		•
Yes No (If yes, owner must provide approval from USACE f	or proposed OSSF impro	ovements within the USAC	CE 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 do facts. I certify that I am the property owner or I possess the appropria property. 			
- Authorization is hereby given to the permitting authority and designat site/soil evaluation and inspection of private sewage facilities	ed agents to enter upo	on the above described	property for the purpose of
- I understand that a permit of authorization to construct will not be issued	ed until the Floodplai	n Administrator has per	formed the reviews required
by the Comal County Flood Damage Prevention Order I affirmatively consent to the online posting/public release of my e-ma	il address associated	with this permit applica	ation, as applicable.

AFFIDAVIT

STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COMAL I, William Robinson	§ 1	, Affiant, DO HEREBY SWEAR AND
AFFIRM, that the real property lo	cated	at:
550 Ruck Run Pas	S	, in Comal
County, Texas, is a three (3) bedro	om h	ome.
May , 2023. (Signature) Wi	nfels,	Comal County, Texas, on this the $\underline{4}$ day of
County of Comal		
Signed before me	Th IS	4th day of may, 2023
by william Robinson		
Karhleen bribbin		KATHLEEN GRIFFIN Notary Public, State of Texas Comm. Expires 06-16-2024 Notary ID 1043002-7

STATE OF TEXAS	
COUNTY OF COMAL	

	l authority, on this day personally appeared
nson	, known to me to be the person whose nam
egoing instrum	ent, and acknowledged to me that he executed the
and consideration	on therein expressed.
UNDER MY I	HAND AND SEAL OF OFFICE this the 4 day
, 2023.	
	and consideration

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
System Description proprietary: acrubic treatment with surface application
ize of Septic System Required Based on Planning Materials & Soil Evaluation
ank Size(s) (Gallons) Proflo 600 Absorption/Application Area (Sq Ft) required
∋allons Per Day (As Per TCEQ Table III) 300
Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.)
; the property located over the Edwards Recharge Zone? ☐ Yes ☑ No
f yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))
there an existing TCEQ approved WPAP for the property? Yes No
f yes, the R.S. or P.E. shall certify that the OSSF design complies with all provisions of the existing WPAP.)
there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? Yes No
f 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 a issued for the proposed OSSF until the proposed WPAP has been approved by the appropriate regional office.)
; the property located over the Edwards Contributing Zone? ☑ Yes ☐ No
there an existing TCEQ approval CZP for the property? Yes Mo
f yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)
there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? Yes X No
i 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 sued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)
this property within an incorporated city? Yes No
yes, indicate the city:

y signing this application, I certify that:

The information provided above is true and correct to the best of my knowledge.

affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

OZOZ 'OZ Inr 'wd 97:31 Si mature of Designer

ant 1/1/21

REVISED

Signature of Owner

L COUNTY OFFICE OF ENVIRONMENTAL HEALTH * * * CATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN

12:16 pm, Aug 05, 2020
Date
Owner Name William Repussing VOD Agent Name Vivaine Cas to
Mailing Address 550 Buck Run Fass Agent Address 2976 Rolling Halls
City, State, Zip Canyon Lake Tx 78/33 City, State, Zip Hance Tx 78606
Phone # 836 - 30 2719 Phone # 210 275 \$523
Email <u>Meedwards@yahoo.usm</u>
All correspondence should be sent to: Owner Agent Both Method: Mail Email
Subdivision Name Den Mendrys Unit Lot Block
Acreage/Legal 4367
Street Name/Address 550 Buck Pun Pass City Canyon Lake 7x Zip 78133
Type of Development:
Single Family Residential
Type of Construction (House, Mobile, RV, Etc.) Mahile home
Number of Bedrooms
Indicate Sq Ft of Living Area <u>Undor 25</u> 06
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: \$\(\frac{1ZO_1\circ_0}{00\circ}\) Since 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
 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 require by the Cornal County Flood Damage Prevention Order.
- Laffirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Page 1 of 2

* * * COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH * * OZOZ 'OZ INT 'WI SP:ZL

Planning Materials & Site Evaluation as Required By Castro
System Description proprietary: acrobic treatment with surface application
Size of Septic System Required Based on Planning Materials & Soil Evaluation
Tank Size(s) (Gallons) Profito 600 Absorption/Application Area (Sq Ft) 3750
Gallons Per Day (As Per TCEQ Table III) 246
(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 Contribution VOID 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.
1/20/20
Signature of Designer Date Page 2 of 2

REVISED 8:12 am, Sep 22, 2020

1/00



AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

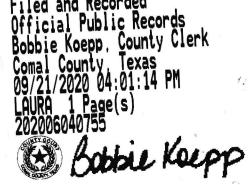
According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities (OSSF's), this document is filed in the Deed Records of Comal County, Texas.

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.

An OSSF requiring a maintenance contract, according to 30 Texas Admir	nistrative Code
§285.91(12) will be installed on the property described as (insert legal de	escription):
1 1 218 Don MR	advans
Sundingion Amase IV	-40000
plant of the state	
The property is owned by (insert owner's full name):	Robinson
and wife Cistle Maldinado	
This OSSF must be covered by a continuous maintenance contract for the initial two-year service policy, the owner of an aerobic treatment system residence shall either obtain a maintenance contract within 30 days or maintenancely.	n for a single family
Upon sale or transfer of the above-described property, the permit for the C transferred to the buyer or new owner. A copy of the planning materials fo obtained from the Comal County Engineer's Office.	OSSF shall be if the OSSF can be
WITHESS BY HAND(S) ON THIS ID DAY OF SEPTEMBEY	, 20 20
Comele Mullo Guselle Ptalden	rado
Owner(s) signature(s)	2 2
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS U DAY OF	
Dom Ramos	Filed and Recor
Notah Public, State of Texas	Official Publi

JULISSA M RAMOS

Notary Public, State of Texas
My Comm. Exp. 03-15-2023
ID No. 131933602



RECEIVED

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

V FRAULIOI WAYNO J. Valder Inst. austia.

Probic Services of South Texas 5188 FM 306 anyon Lake. TX 78133

Aerobic Services

William Robinson + With Giselle total act.

Phone: (830) 964-2365 Fax: (830) 964-2659

www.aerobicservices.com

Hanvel and Rose House Rome

830 730 2719

Phone: 559309 640 Subdivision: Dear Herdisus Site: 550 Buck Run Pass

Site: 555 6 County: 1 Cornel

Installer: Virginia Castro Comai Ciovata Agency:

Vlfg/Brand: / SI Precast

Contract Period

Start Date: LtoLTOIS .00

End Date: 2 year from that det

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

Map Key:

ID: 61115209

Routine Maintenance and Inspection Agreement

3eneral

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by client named above. COUNTY ENGINEER 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 nspection, adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper unction. 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, soum 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 mmediately 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

2:10 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.

SERVICE PROVIDER

Aerobic Services of South Texas Inc.

15188 FM 306

Canyon Lake, Texas 78133

(830) 964-2365

Printed

Printed

Robinson

Tom Hampton VP

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)R RR

Maintenance provider initial

OSSF SOIL EVALUATION

DEC 0 3 2019

Date I ci	iormea:	24/19	hiliping in in this barage are super rather or reserve constitutes		
Property Location 556 Bock Run Proposed Excavation Depth: Name of Site Evaluator: Virginia Coustro Registration #: 12313. Requirements: At least two soil excavations must be performed on the site at opposite ends of the proposed disposal area.					
Name of	Site Evaluator:	Vicymia C	Registration	#: /2319	
Locations o to a depth o	f soil boring or dug pits n f at least two feet below	nust be shown on the site the proposed excavation	performed on the site at opposite en- e drawing. For subsurface disposal, so on depth. For surface disposal, the su res on the form. Indicate depths whe	oil evaluations musurface horizon mus	st be performed st be evaluated.
Soil Bo	ring Number			***************************************	
Depth (feet)	Textural Class	Structure (if applicable)	Drainage (Mottles/Water Tables)	Restrictive Horizon	Observations
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0 1 2 3 4 5 I certify the and knowled	-	,	my field observations and are according 24/11 Date	curate to the best	of my ability

12:45 pm, Jul 20, 2020

REVISED 9:47 am, Sep 15, 2021

PRO-FILO 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 Autonio and surrounding reas) 3750 _square feet of spray area required.

ACTUAL SPRAY ARBA: a = 3.14 x r2 following radii:

requireds 3 sprinklers of the

17'2 3289.06 39-64 17'2 90716

NOTE: SPRAT AREA MUST BE SEEDED OR SODDED AND MAINTAINED WITH SUITABLE VEGETATION, EITHER GRASS OF 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.

759.55 3932175 Total 4/692.69

3 Tanklik 191=158 (1.58) \$3.14=780

REVISED2:47 pm, Sep 17, 2021

4BL Pro Flo

for Wm Robinson 550 Bude Run Paris

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

TO CONTROL PANEL

PUMP RISER

PRESSURE ADJUSTMENT
& SAMPLING VALVE

HIGH LEVEL FLOAT

PUMP ON/OFF FLOAT

WORKING LEVEL
300 GAL

SUMP 160 GAL

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TYPICAL PUMP TANK CONFIGURATION PRO-FLO 768 GAL PUMP TANK

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

RECEIVED

DEC 03 2019

COUNTY ENGINEER

Comal County Engineer's Office 195 David Jonas Drive New Braunfels TX 78132 Ne: 550 Buk Run Romerty

To Whom It May Concern:

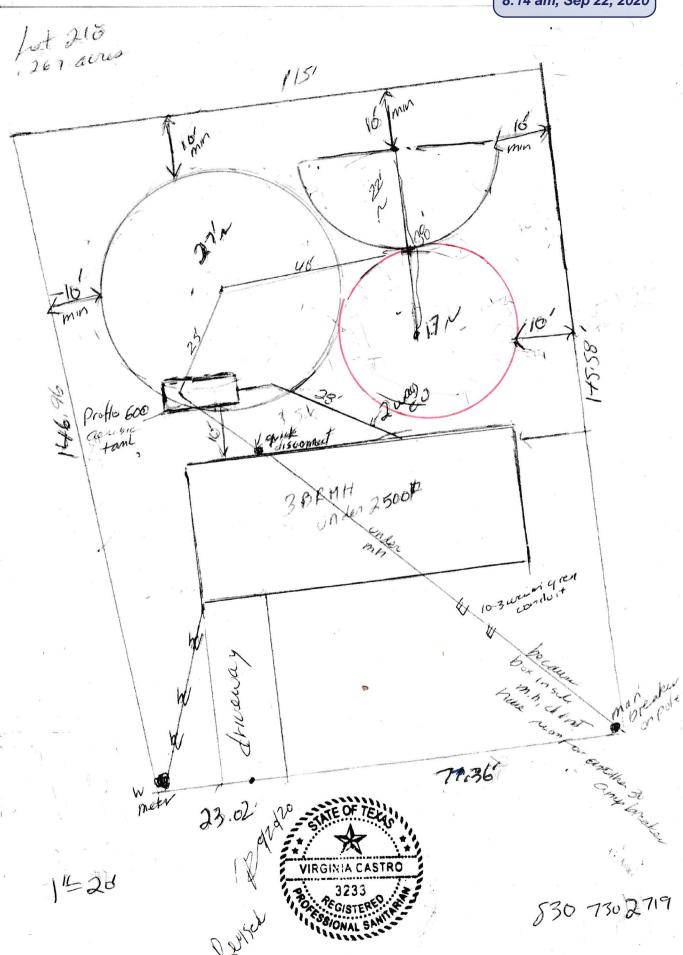
I am requesting a variance for the placement of the spray disposal area OVEL 10 feet from the property line in accordance in accordance with TCEQ rules Chapter 285 Table X) but less than 20 feet that Comal County Regulations require, because of limited space Require, Equivalent protection will be maintained 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



DEC 0 3 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



MLS #:

Lot:

Assessments Mand/Mult HOA: Mandatory/No

HOA Fee / Freq / Trans Fee: \$125 / Annually /

HOA Name: DEAR MEADOWS

Click here for additional details



1435460

218

Sale/Rent: For Sale

showing 46 of 362 listings

Search completed in 0.112 seconds



Agent Report

Addr: 550 Buck Run Pass Status: **Active** Class: LA

2603 Area: Grid:

List Price: \$49,900 Int.St./Dir:FM 2673 TO CRANES MILL RD. LEFT ON W. CLARK, Enter Deer Meadows

Subdivision

Subdivision: DEER MEADOWS

Zip: 78133 **CAN#:** 160070021800 City: Canyon Lake

Type: RELOT County: Comal AdSf:

Block: NA

DEER MEADOWS PHASE 4, LOT 218 Legal:

Lot Size: 0.367 Lot Dimensions: Sch: Comal

Mountain Valley Elem: Mo Lease:

Mountain Valley **Currently Leased:** Middle: Smithson Valley Lease Expiration: High:

Lot Description

Front Feet: 0

Total Acres: 0.367

Price/Acre: Well Depth:

Depth Feet: 0

Utility Suppliers Gas:

Electric: Garbage: Best Waste

Water:

Sewer:

Copyright 2020 San Antonio Board of Realtors

Blue Sky **Pedernales**

Aqua Tx

GVTC Other:

Base Taxes

\$0.29 County:

\$0 **Taxed by MItpl Counties:** City: School: \$1.39

Other: \$0.19

PrTerms: Conventional, Texas Vet, Cash, Investors OK Total: \$1.87

Owner: Ramirez Juan

List Agent: Dee Banks List Office: **RE/MAX River Cities** Owner LREA/LREB: No

382278 SC/\$: 0% (512) 847-1168 REMR00 (830) 299-4524 BC/\$: 4% Lockbox **Showing Contact:** Agent Bonus:

Preferred Title Co.: New Braunfels Title

Zoning: NA

Type: None

Ph to Show: 512-847-1168

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.

Improved, Partial Cleared **Description:**

Utility Avail: Water System, Electric, Telephone

Utility On Site: Water on Site, Electric Other - See Remarks Site/Area Ft:

Improvements: Paved Roads Miscellaneous: No City Tax

Septic: In Place Terrain: Level In Subdivision Few, Mature Location: Trees: Area Plat Frontage: County Road Docs Avail:

Restrictions: Manufactured Hms Allowed **Green Features:**

Contingent Info:

Contract Date: Sale Trms: DOM/CDOM: 25 / 25 **Sell Points:**

Sold Price: SQFT/Acre: From: Ritzen, Brenda

To: "Virginia Edwards"

Subject: Permit 110064, 550 Buck Run Pass

Date: Wednesday, September 15, 2021 10:05:00 AM

Attachments: <u>image001.png</u>

Virginia,

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



The Phase number on the permit application is incorrect. Submit a new pump tank detail for the 300 gpd flow rate.

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 <<u>vleeedwards@yahoo.com</u>>
Sent: Wednesday, September 1, 2021 5:01 PM



WAGE FACILITY APPLICATION

195 DAVID JONAS DR (830) 608-2090

NEW BRAUNFELS, TX 78132 WWW.CCEO.ORG

Date		Permit Nu	mber		ISED m, Sep 15, 2	<u> </u>
1. APPLICANT / AGENT INFORMATION	11 Moldendo		(9.40 a	ııı, sep 15, 2	<u> </u>
1. APPLICANT / AGENT INFORMATION Owner Name William Robinson & wife Giser Molling Address SSO B. In Ruy Doss	Agent Name	1/100	C		_	
Mailing Address 550 Bucker Pas	Agent Address	2970 \$	allina	1-61	V. 180	_
City, State, Zip Canyon / ake 78 78/33	City, State, Zip			•		_
Phone # \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \	Phone #	210 279		<u> </u>		_
Email	 Email	Vlegodin		(ia ho	6, 2000	
2. LOCATION	_			y=		_
Subdivision Name Den Mendous		Phase IT	Lot	2/8	Block	
Survey Name / Abstract Number			Acre	eage	,267	
Address 550 Buck Run Pass	City (any)	Late	State 7	<u></u>	Zip <u>78/33</u>	3_
3. TYPE OF DEVELOPMENT						
Single Family Residential						
Type of Construction (House Mobile RV, Etc.)	stile home					
Number of Bedrooms						
Indicate Sq Ft of Living Area						
Non-Single Family Residential						
(Planning materials must show adequate land area for doubli	ing the required land ne	eded for treatm	ent units ar	nd dispo	osal area)	
Type of Facility	VOID					
Offices, Factories, Churches, Schools, Parks, Etc In	Vo Oll er Of Oc	cupants				
Restaurants, Lounges, Theaters - Indicate Number or						
Hotel, Motel, Hospital, Nursing Home - Indicate Number	er of Beds					
Travel Trailer/RV Parks - Indicate Number of Spaces _			<u> </u>			
Miscellaneous					<u></u>	
		.			<u> </u>	_
Estimated Cost of Construction: \$ /26/00 8	(Structure Only)					
Is any portion of the proposed OSSF located in the United	l States Army Corps o	of Engineers (USACE) fl	owage	easement?	
Yes No (If yes, owner must provide approval from USAC	CE for proposed OSSF imp	provements 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 facts. I certify that I am the property owner or I possess the appropriately.	d does not contain any f opriate land rights песеs	alse information sary to make th	n and does ne permitted	not cor impro	iceal any materi vements on said	al I
 Authorization is hereby given to the permitting authority and desig site/soil evaluation and inspection of private sewage facilities I understand that a permit of authorization to construct will not be 						

- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

by the Comal County Flood Damage Prevention Order.

William Rhi

REVISED

8:16 am, Sep 22, 2020

Wm. Kobinson 550 Buck Run Pass Canyon Lake 18133

PRO-FLO SPECIFICATIONS

AEROBIC UNIT: Pro-flo 6



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 246 gallons of usage per day divided by .064 (application rate for San Autonio and surrounding reas) 3750 _square feet of spray area required.

ACTUAL SPRAY AREA: $a = 3.14 \times r2$

requireds 3 sprinklers of the

following radii:

12 27 VOID

NOTE: SPRATAREA MUST BY VOID ODDED AND MAINTAINED WITH SUITABLE VEGETATION, EIT 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.

10

3 Tank 1 12.

191 = 158

(1.58) \$3.14 = 78

23:49

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actual



TANK NOTES:

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

RECEIVED

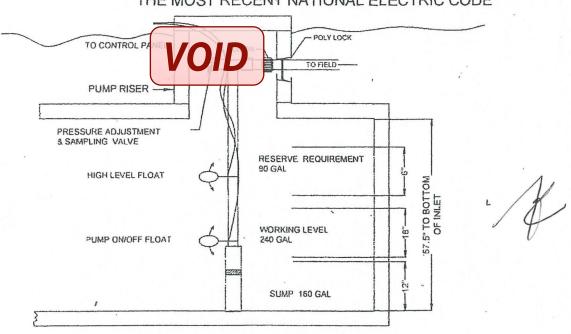
Tightlines to the tank shall be SCH-40 PVC.

DEC 03 2019

A two way sanitary tee is required between county ENGINEER 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



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

NEW BRAUNFELS TITLE CO. CANYON LAKE OFFICE GF# **DSS 185 EA**

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

L/AL

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

§

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

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	•

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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

representing:

<i></i>	A STATE OF THE STA
California All-Purpose Certificat	
A notary public or other officer completing this certificate verifies on document to which this certificate is attached, and not the truthfulne	ly the identity of the individual who signed the
State of California	
County of Tulue	S.S.
on <u>4-24-2020</u> before me, <u>M. Alva</u>	reido Notary fublic,
personally appeared <u>Juan Manu</u>	el Ramirez +
Rosy Maria Ran	nicel
who proved to me on the basis of satisfactory evidence s/are subscribed to the within instrument and acknowle he same in his/her/their authorized capacity(ies), and t instrument the person(s), or the entity upon behalf of with instrument.	edged to me that he/she/they executed hat by his/her/their signature(s) on the
certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is the and correct. WITNESS my hand and official sear.	COMM, #2281986 Z Notary Public · California O Tulare County
M. (Cluxuall) Signature of Kotziy Public	My Comm. Expires Apr. 17, 2023
OPTIONAL INFORMATION OPTIONAL INFORMATION OF THE IN	revent fraudulent removal and reattachment of
escription of Attached Document	. Additional information
e preceding Certificate of Acknowledgment is attached to a	Method of Signer Identification
cument titled/for the purpose of <u>General Warranty</u>	Proved to me on the basis of salisfactory evidence:
ed Reserving Vendor's Lien In Favor of	form(s) of identification credible witness(es)
taining pages, and dated	Notarial event is detailed in notary journal on:
e signer(s) capacity or authority is/are as:	Page # Entry #
Individual(s)	Notary contact:
Altorney-in-fact	
Corporate Officer(s)	Additional Signer Signer(s) Thumbprints(s)
Guardian/Conservator Parlner - Limited/General Trustee(s)	
Other:	

n*zantenendi tazem*inningingingingingagapakan namakata eziminnan*did*kelorindanda zolempinanena pzakitomestalezanpoan 2009-2015 Notary Learning Center - All Pights Reserving

Name(s) of Picampy Early years Seprents Presidenting

You can purchase copies of this form from our web site at www.TheNotarysStore.com

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 sald 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

ROSA MARIA RAMIREZ

ROSA MARIA RAMIREZ

STATE OF JEXAS COUNTY OF

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

4524.CA Acunosickment

Notary Rublic, State of Texas

GRANTEE'S ADDRESS:

2188as,DEED\$ Now Braunfele Trile Co (AL) GF# 80165NBT

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



NEW BRAUNFELS TITLE CO.
CANYON LAKE OFFICE
GF# D88 185 FA

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THE STATE OF TEXAS

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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;

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,

From: Hernandez, Sandra To: "WILLIAM robinson" "Virginia Edwards" Cc: RE: 550 Buck Run Subject:

Date: Wednesday, August 5, 2020 12:35:00 PM

Attachments: Pages from 110064.pdf

Deer Meadows, Phase Four, Lot 218 RE:

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.



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.



Have your designer revise the property line dimension on the site plan.



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.

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:

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.
- Have the homeowner sign the permit application.
- 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

- 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

THE COUNTY OF COMAL STATE OF TEXAS



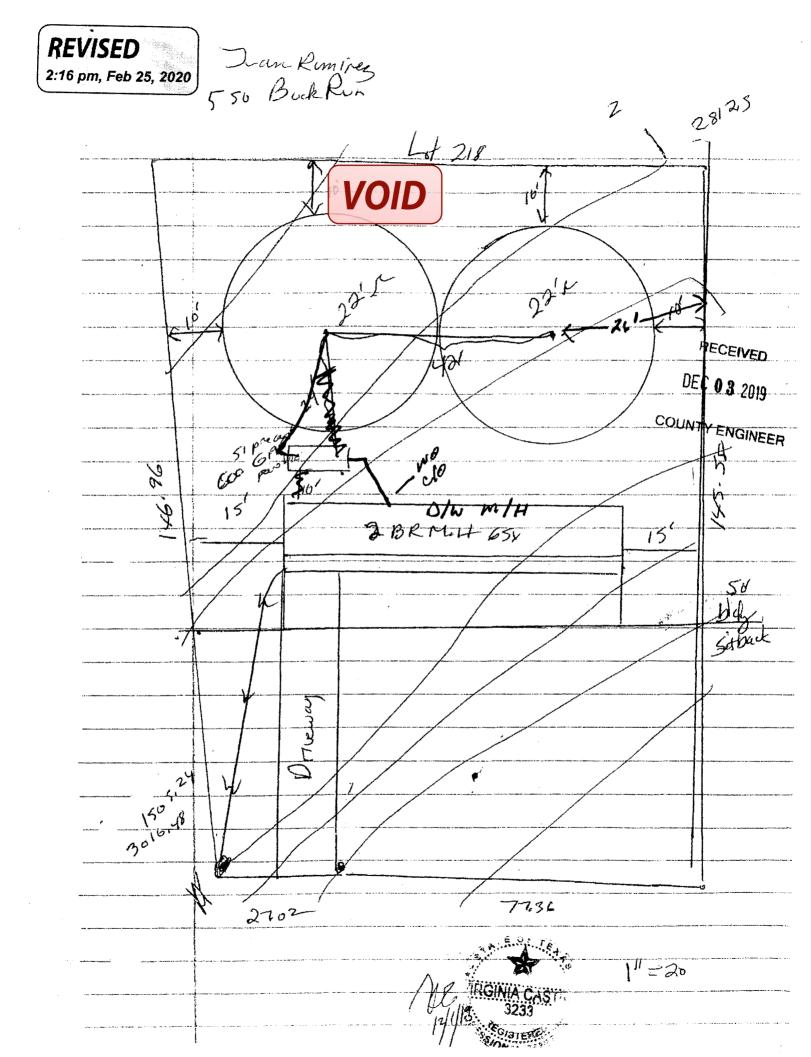
CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities (OSSF's), this document is filled 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 pleces 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.

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

1	261	718	Heer	" lead	O(w)
	5,5d141.	Gish f	nose	iv .	
		VOII			
		VOI		. 1	1
The property is own	ed by (insert ow	ners tull name	1: W/I	liam t	abin soro
	md wife	Ciste	Maldo	nado	
This OSSF must be	covered by a cor	ntinuous mainter	nanca contra	ct for the first tw	o vears: Afta
the initial two-year s	ervice policy, the	owner of an aer	obic treatme	nt system for a	single family
residence shall either personally.	ar obtain a mainte	nance contract	within 30 day	s or maintain th	e system
Upon sale or transfe	er of the above-de	scribed property	, the permit	for the OSSF st	all be
transferred to the bu	yer or new owner	. A copy of the			
obtained from the C	omal County Engi	ineer's Office.			
WITNESS BY HAN	O(S) ON THIS	DAY OF		. 20	
wellen whe	~				
· ·		will	km Ro	binson	
Comeles M	WWV6	0	Elle M	aldinado	
Owner(s) signature((8)		,		
SWORN TO AND S		FORE ME ON T	HIS	DAY OF	
-	. 20	-			
Notary Public, State	of Texas				





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 sq

VOID pipe

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

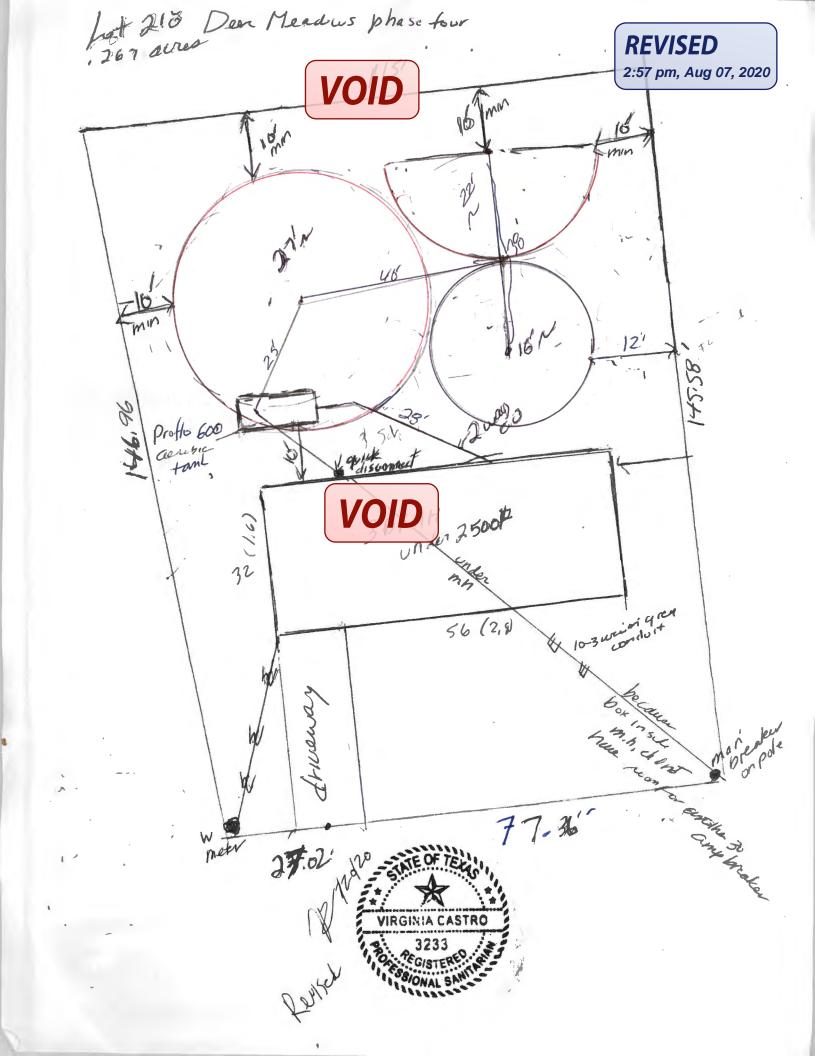
REQUIRED AREA 240 gallons of usage per day divided by .064 (application rate for San Autonio and surrounding reas) 3150 _square feet of spray area required.

ACTUAL SPRAY AREA: $a = 3.14 \times 12$ requireds 3 sprinklers of the following radii: 27/n 289.06 3755.44 3755.44 3755.44

NOTE: SPRATAREA MUST BE SEEDED OR SODDED AND MAINTAINED WITH SUITABLE VEGETATION, EITHER GRASS OF 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.

10

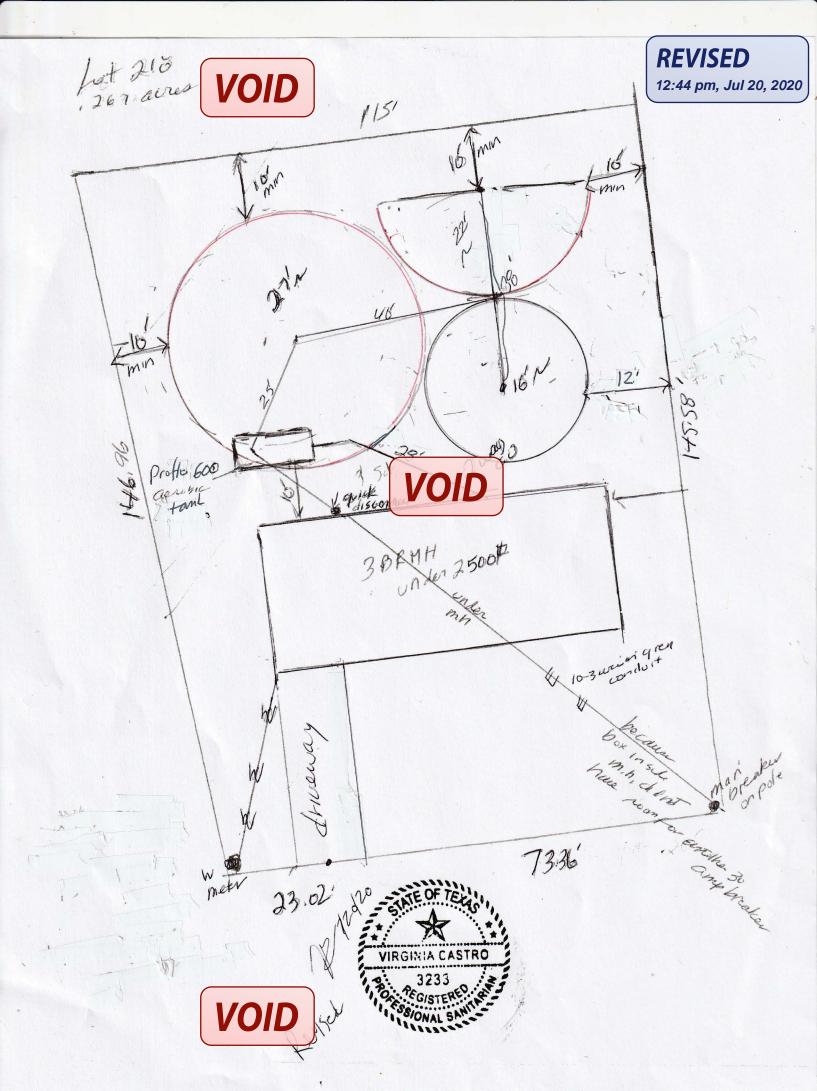
12:45 pm, Jul 20, 2020



Date Permit # Idonado Owner Name Agent Name Mailing Address Agent Address City, State, Zip City, State, Zip Phone # Phone # **Email Email** All correspondence should be sent to: ☐ Owner ☐ Agent ☐ Both Method: ▼ Email Acreage/Legal 550 Zip 75/33 Street Name/Address Type of Development: Single Family Residential Type of Construction (House, Mobile, RV, Etc.) Kn oh Number of Bedrooms Indicate Sq Ft of Living Area 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? (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 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 associated with this permit application, as applicable. Date Signature of Owner Page 1 of 2

* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEAL

12:45 pm, Jul 20, 2020



From: Hernandez, Sandra
To: "Virginia Edwards"

Cc: "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:

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.
- 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.
- 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)



030386 08/28/2019 03:07:09 PM 1/1

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 affidationally the winer must provide proof of the recording to the OSSF permitting authorized to the commission of the suitable of the commission of the commission of the suitable of the commission of

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):

Let 218 Don Herses House TV

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

by the commission that the appropriat

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 HANDIS) ON THIS ALL DAY OF

Ludna Ramires

Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME, ON THIS LE DAY OF

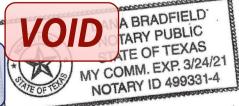
Notary Public, State of Texas

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

201906030386

Bobbie Koepp

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



RECEIVED

DEC 0 3 2019

COUNTY ENGINEER

DEC 03 2019

Date Performed: 8/24/19	
Property Location 550 Bock Run	Proposed Excavation Depth:
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 Bo	ring Number	1			
Depth	Textural Class	Structure	Drainage	Restrictive	Observations
(feet)		(if applicable)	(Mottles/Water Tables)	Horizon	
0				4	
1	rock to Surface in places			+00	aerbic
2	places			much pak	Chomeowner by
3			010		
4		V	OID		
5					

Depth (feet)	Textural Class	Structure (if applicable)	Drainage (Mottles/Water Tables)	Restrictive Horizon	Observations
0		(II applicable)	(Wottles/ Water Tables)	Horizon	
1					
2	Sa	me			
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.

Signature of Site Evaluator



REVISED 8:27 am, Dec 13, 2019



Lan Hirnandez 550 Buck Rus

AEROBIC UNIT: Pro-flo 500-SLPT

600

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

HECEIVED

DEC 03 21

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 clarificative VOID 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 | 80 gallons of usage per day divided by .064 (application rate for San Antonio and surrounding reas) = 2912, 5 square feet of spray area required.

ACTUAL SPRAY AREA: $a = 3.14 \times r2$ 22 requireds 2 sprinklers of the following radii: $\frac{1505.24}{1505.24}$ 3016, 48

NOTE: SPRATAREA MUST BE SEEDED OR SODDED AND MAINTAINED WITH SUITABLE VEGETATION, EITHER GRASS OF 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.

10

PRO-FLO SPECIFICATIONS

AEROBIC UNIT: Pro-fle 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 COUNTY ENGINEER

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)

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1505

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

SPRAY AREA MUST BE SEED ABLE VEGETATION, EITHER G

ODDED AND MAINTAINED WITH

ND OR ROCK MAY BE SHOWING. SPRAYHEAD MUST NOT BE CLOSER. 10 FEET TO A TREE TRUNK OR OTHER OBSTACLE THAT COULD E WATER TO HIT AND POOL BELOW.

* * * COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN

REVISED

8:27 am, Dec 13, 2019

Date	VOID	Permit #
Owner Name Juan Manyel and Mailing Address City, State, Zip Phone # State 329 [6] Email All correspondence should be sent to:	Agent Address City, State, Zip Phone # Email	
P Symposium		four Lot 218 Block
	Unit /	7 Lot 24 Y Block
Acreage/LegalStreet Name/AddressSS Buck Name/Address	Run Pass City (arryn Lake Zip 75/33
Type of Development:	City City	aryon fates 21 78/33
Single Family Residential Type of Construction (House, Mobile, RV, E	tc.) <u>Mulik homo</u>	RECEIVED
Number of Bedrooms	VOID	DEC 0 3 2019
Indicate Sq Ft of Living Area	500 VOID	COLINE
Non-Single Family Residential		COUNTY ENGINEER
(Planning materials must show adequate land area	for doubling the required land needs	d for treatment units and disposal area)
Type of Facility	tion doubling the required land heeds	u for treatment units and disposal area)
Offices, Factories, Churches, Schools, Parks	S Etc Indicate Number Of Occu	nants
Restaurants, Lounges, Theaters - Indicate N		
Hotel, Motel, Hospital, Nursing Home - Indic		
Travel Trailer/RV Parks - Indicate Number of	****	
Miscellaneous		
Estimated Cost of Construction: \$	n the United States Army Corps of	Engineers (USACE) flowage easement?
Source of Water Public Private Well	ovarion coact or proposed coor imp	overnents within the GOAGE howage easement,
Are Water Saving Devices Being Utilized Within	the Residence? ⊠ Yes □ N	0
By signing this application, I certify that:	THE INCIDENCE: M TES IN	
- The completed application and all additional informations. - Authorization is hereby given to the permitting authorization is hereby given to the permitting authorization is hereby given to the permitting authorization and inspection of private sewage. - I understand that a permit of authorization to construing by the Comal County Flood Damage Prevention Order. - I affirmatively consent to the online posting/public relationships and the properties of the private	rity and designated agents to enter up facilities act will not be issued until the Floodplader. lease of many and associated	in Administrator has performed the reviews required with this permit application, as applicable.
Signature of Owner	· Date /	Page 1 of 2

Planning Materials & Site Evaluation as Required Completed By Virginia Castro System Description propretory; accorda treatment with six face application
System Description propertiery; across treatment with six face application
Size of Septic System Required Based on Planning Materials & Soil Evaluation Tank Size(s) (Gallons) Absorption/Application Area (Sq Ft)
Gallons Per Day (As Per TCEQ Table III) \(\int \beta \to \) (Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.)
Is the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.)) an existing TCEQ approved WPAP for the property? Yes No R.S. or P.E. shall certify that the OSSF design complies with all provisions of the existing WPAP.) Is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? Yes No RECEIVED 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 COUNTY ENGINEER Is there an existing TCEQ approval CZP for the property?
(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
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







AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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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):

DEC 03 2019 COUNTY ENGINEER

RECEIVED

The property is owned by (insert owner's full name): 0 sa 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. Filed and Recorded

Owner(s) signature(s

SWORN TO AND SUBSCRIBED BEFORE ME, ON THIS

Notary Public, State of Texas

Official Public Records Bobbie Koepp, County Clerk Comal County, Texas 08/28/2019 03:07:09 PM





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

VINGWIO I WORKE

verobic Services of South Texas 5188 FM 306

anyon Lake, TX 78133







Date: 6/21/2019

Phone: (830) 964-2365 Fax: (830) 964-2659

www.aerobicservices.com

Permit:

Tran Manuel am Rosa Mourie 1

Phone: 5:519 329 1640 Subdivision: Dear Herdins

Buck Run Pags

Installer: Virginia Castro Agency: Cromai (

Vlfg/Brand: / SI Precast

Routine Maintenance and Inspection Agreement

Contract Period

Start Date: AutoLTOISS 00

End Date: 2 years from that

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

Map Key:

ID: 61115209

Beneral

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by client named above. COUNTY ENGINEER 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 lescribed herein. This contract will provide for all required inspections, testing and service for your Aerobic Treatment 3ystem. 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 nspection, adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper unction. 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.
- 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

Signa Raminy
Printe Phon 327 1640

SERVICE PROVIDER
Aerobic Services of South Texas Inc.

15188 FM 306 Canyon Lake, Texas 78133 (800) 964-2365

11010 # OS0024597 / MP 349

pton VP License Number RECEIVED

DEC 03 2010

COUNTY ENGINEER

enance contract shall be the days the license to operate is issued.

Dean Remires 550 Buck Rin 28125 2 Lot 218 2215 lq PECEIVED DE 0 3 2019 14 COUNTY ENGINEER 20 10' 2BRMIH 65X 15 50 30,018 2:16 pm, Feb 25, 2020 77.36 2702 REVISED 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:

Have the homeowner indicate the square feet of living area, and have him/her sign the permit application.

Identify the OSSF tank on your site plan.

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.



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 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

SERVICE PROVIDER

Aerobic Services of South Texas Inc.

15188 FM 306

Canyon Lake, Texas 78133

(830) 964-2365 SB

OS0024597 / MP 349

License Number RECEIVED Tom Hampton VP

COUNTY ENGINEER

ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE Planning Materials & Site Evaluation as Required Completed By System Description Size of Septic System Required Based on Planning Materials & Soil Evaluation Tank Size(s) (Gallons) Absorption/Application Area (Sq Ft) Gallons Per Day (As Per TCEQ Table III) (Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.) Is the property located over the Edwards Recharge Zone? Yes X No (If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.)) Is there an existing TCEQ approved WPAP for the property? \(\) Yes \(\) 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 deve quire a TCEQ approved WPAP? Yes visions of the proposed WPAP. A Permit to Construct will not (If yes, the R.S. or P.E. shall certify that the OSSF design v be issued for the proposed OSSF until the proposed WPAF been approved by the appropriate regional office.) DEC **0 3** 2019 Is the property located over the Edwards Contributing Zone? Ves COUNTY ENGINEER Is there an existing TCEQ approval CZP for the property? (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 (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? \(\square\) Yes \(\square\) If yes, indicate the city:

By s	igning	this	application,	I certify	that:
------	--------	------	--------------	-----------	-------

- The information provided above is true and correct to the

- I affirmatively consent to the online posting/public release

VOID

ge. ss associated with this permit application, as applicable.

8/26/19

Signature of Designer

Date

Page 2 of 2



AEROBIC UNIT: Pro-flo 500 SLPT

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

RECEIVED

Lan Arnander 55. Buck Run

PUMP: Sta-rite

DEC 03 2019

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 wit

household current to control box

VOID

circuit breaker, 110

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 reas) = 2812. 5 square feet of spray area required.

ACTUAL SPRAY AREA: a = 3.14 x r2 22 requireds 2 sprinklers of the following radii: 1505,241 3016,48

NOTE: SPRAY AREA MUST BE SEEDED OR SODDED AND MAINTAINED WITH SUITABLE VEGETATION, EITHER GRASS OF 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.

10

VOID

REVISED Jan Rung 550 Bock VOID 8:27 am, Dec 13, 2019 28123 2 19 EGEIVED DE 0 3 2019 水 COUNTY ENGINEER VOID 00 10' 3BRMIH 65X 15 50 77.36 2702 11/20

* * * COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH * * * APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN

ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE Date Permit # Owner Name Agent Name Mailing Address Agent Address New Braunkle Tx 78130 City, State, Zip City, State, Zip (210) 2-K- 2850 Phone # 559 329 1640 Phone # Email Vleeedwards@ychown **Email** Method: Mail All correspondence should be sent to: ☐ Owner ☐ Agent ☑ Both Email Subdivision Name Deer Mendows Acreage/Legal Street Name/Address Zip 78/33 Type of Development: Single Family Residential RECEIVED Type of Construction (House, Mobile, RV, Etc.) DEC 03 2019 Number of Bedrooms Indicate Sq Ft of Living Area 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? 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 ☐ 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 - 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. associated with this permit application, as applicable. - I affirmatively consent to the online posting/public release of

195 David Jonas Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078

Signature of Owner

Page 1 of 2

Jan Ru VOID
5 50 Buck VOID 28125 2 Lot 218 10 RECEIVED DEC 03 2019 COUNTY ENGINEER 36 VOID 10' 15 2 BRMIH 65x 15 56 3016.18 77.36 2702 1 = 20



2BR Pro- Tho

TANK NOTES:

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

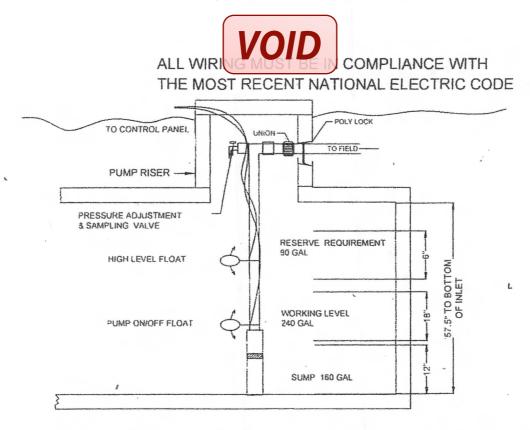
RECEIVED

Tightlines to the tank shall be SCH-40 PVC.

DEC 03 2019

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

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



TYPICAL PUMP TANK CONFIGURATION PRO-FLO 600 GAL PUMP TANK



REVISED 9:47 am, Sep 15, 2021

Lot 218 f_i^{ij} . • 115 100 1 phay 16 20 XM 4 22' H22 27' 1/230 @ 4 22' 4692.63 to actual W 4697.5 pequired ma 7136 23.02. new phone. 1420 2103320988 Mr. Robinson



COPYW BRAUNFELS TITLE CO. CANYON LAKE OFFICE GF# DISUSSEE

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

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

Transferce'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

Payce: 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,

TRANSFER OF LIEN B

CCEO COPY

2050569

2020, executed by and between WILLIAM ROBINSON and GISELLE MALDONADO as Owners, and MI CASA HOUSING (ATASCOSA), as Contractor, recorded in DOLLE 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)

RV.

Name:

LVOA'S

ACAS HU

2050569

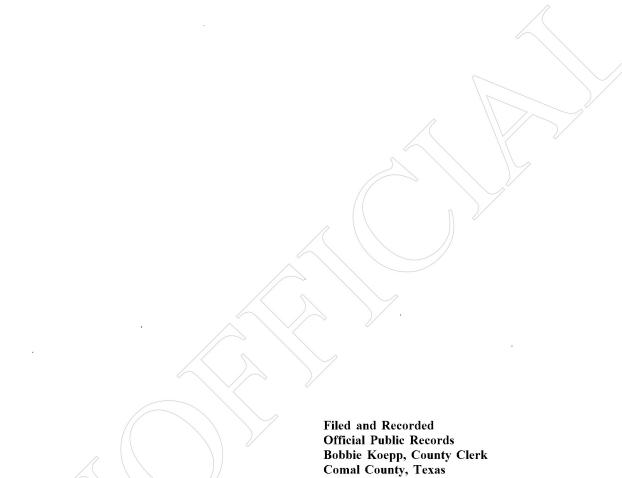
State of Artzona Texas	(Acknowledgment)	
County of Atase c Sa.	_	
This instrument was acknowledg Ataseesa, (ATASCOSA).	ed before me on April	of MI CASA HOUSING
	Cimel Notary Public	Cuz gen s
EMAD GUIRGUIS Notary ID # 130920592 My Commission Expires December 2, 2020	My Commission F	Expires: Picember 2, 2020
TRANSFER OF LIEN B EX 8781.12	Page 3 of 3	

Escrow File No.: 088185NBT

CCEO COPY

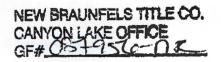
EXHIBIT "A"

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.



05/01/2020 08:06:18 AM
JESSICA 4 Pages(s)
202006016016







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.

DEC 0 3 2019

GENERAL WARRANTY DEED

COUNTY ENGINEER

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

hereby acknowledged:

Ş

THAT ERIC TEUTSCH, a VOID LARS (\$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

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 hand 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



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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 22 day of March, 2019.

TEUTSCH, a single man

VOID

STATE OF TEXAS
COUNTY OF OME

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 Recan way Path

New Braunfels, TX 78130

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



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 sue the Live to open the sed to some an example the Live to open the sed to some an example to
 - a. Are ection f be a benchmark can go and i

Thank You,

Brandon Olvera | Des presentative Cour Mw.cce

19! David Jonas Dr, New braunfels, TX-78132 | t: 032-2090 | f: 830-000-2078 | e. <u>bryer block.comal.tx.us</u>

RECEIVED

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

Search Results - Lots & Acreage



🗕 List View 👍 Refine Criteria 📗



One Page - Agent (Agent Custom)



Show





1435460

showing 46 of 362 listings

Search completed in 0.112 seconds



Agent Report

MLS #: Addr: 550 Buck Run Pass Status: **Active** Class: LA

2603 List Price: \$49,900 Area: Grid: Int.St./Dir:FM 2673 TO CRANES MILL RD. LEFT ON W. CLARK, Enter Deer Meadows

Subdivision

Subdivision: DEER MEADOWS

Zip: 78133 **CAN#:** 160070021800 Type: RELOT City: Canyon Lake County: Comal AdSf:

218 **Block: NA** Lot:

DEER MEADOWS PHASE 4, LOT 218 Legal:

Lot Size: 0.367 Lot Dimensions:

Sch: Comal Sale/Rent: For Sale Elem: Mo Lease:

Mountain Valley Mountain Valley **Currently Leased:**

Middle: Smithson Valley Lease Expiration: High:

Lot Description

Front Feet: 0

Depth Feet: 0 Total Acres: 0.367

Price/Acre:

Well Depth:

Utility Suppliers

Gas: Blue Sky

Garbage: Best Waste

Sewer:

GVTC Other:

Assessments Mand/Mult HOA: Mandatory/No

HOA Name: DEAR MEADOWS

HOA Fee / Freq / Trans Fee: \$125 / Annually /

Click here for additional details

Base Taxes

\$0.29 County:

\$0 City: School: \$1.39

Other: \$0.19

Total:

PrTerms: Conventional, Texas Vet, Cash, Investors OK \$1.87

Owner: Ramirez Juan

Dee Banks

List Office: **RE/MAX River Cities** Ph to Show: 512-847-1168

Electric: **Pedernales**

Water: Aqua Tx

Taxed by MItpl Counties: Zoning: NA

Preferred Title Co.: New Braunfels Title

Owner LREA/LREB: No

382278 List Agent:

SC/\$: 0% (512) 847-1168 REMR00 (830) 299-4524 BC/\$: 4% Lockbox **Showing Contact:** Agent Bonus:

Type: None

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.

Improved, Partial Cleared Description:

Utility Avail: Water System, Electric, Telephone

Utility On Site: Water on Site, Electric Other - See Remarks Site/Area Ft:

Improvements: Paved Roads Miscellaneous: No City Tax

Septic: In Place Terrain: Level In Subdivision Few, Mature Location: Trees: Area Plat Frontage: County Road Docs Avail:

Restrictions: Manufactured Hms Allowed **Green Features:**

Contingent Info:

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

RECEIVED

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

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

2-12-18

NOTICE: Not For Use For Condominium Transactions



-	CEASE MALE CONTROL OF THE CONTROL OF
١.	PARTIES: The parties to this contract are
	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, Block
	DEER MEADOWS PHASE 4, LOT 218 Addition, City of Canyon Lake , County of Comal
	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,
•	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. \$ 49,900.00
	C. Sales Price (Sum of A and B)
	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:
	the other party in whiting before entering into a contract of sale. Disclose it applicable.
	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(address). (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.
•	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:
	(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 offer the Title Company receives a conv. of this contract. Seller
	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 Doguments to Buyer at Buyer's address

Fax:

Contract	Concerning	550 Buck Run F	ass	Canyon Lake, T	X 78133	Page 2 of 9	2-12-18
	shown in F within the s days before are not de	aragraph 21. If the specified time, the the Closing Date livered within the	e Commitment time for deliv e, whichever is time required	t and Exception ery will be au s earlier. If th	utomatically e ne Commitme	extended up to ent and Except	15 days or 3 ion Documents
C.	SURVEY: T	e refunded to Buyer he survey must b	e made by a	registered pro	ofessional lar	nd surveyor acc	eptable to the
X	(1) Within Title Copromulg the ex	ompany Seller's ex ated by the Texa sting survey or	ys after the Effe isting survey o s Department affidavit with	ective Date of t If the Property of Insurance in the time	and a Resi (T-47 Affiday prescribed,	it). If Seller fa Buyer shall o	operty Áffidavit iils to furnish obtain a new
	survey	at Seller's exper or affidavit is not a vey at Seller's X days	acceptable to ⁻ Buyer's expens	Fille Company e no later than	or Buyer's I 3 days prior to	ender(s), Buyer	shall obtain a
	at Buye	er's expense. Buye specified in this par	r is deemed t	to receive the			
	(3) Within furnish a	days a new survey to Buy	after the Effecter.	tive Date of th		Seller, at Seller's	
D.	disclosed of Commitment a special Managemen	IS: Buyer may oten the survey of the survey of thems than items flood hazard areat Agency map; of Use for Manufactu	ther than ite 6A(1) throug a (Zone V o or (iii) any ex	ms 6A(1) thi h (9) above; r A) as sho ceptions whic	rough (7) a (ii) any por own on the ch prohibit t	above; or disc tion of the Pro current Feder he following u	closed in the operty lying in cal Emergency se or activity:
	Buyer must of Commitment allowed will Schedule C	Use for Manufactu bbject the earlier of (constitute a wa of the Commitmeller shall cure a	i) the Closing D ments, and t aiver of Buye ent are not v	ne survey. B r's right to waived. Provice	object; exce ded Seller is	e to object w pt that the re not obligated	equirements in to incur any
	necessary. Seller withir money will within the	Seller receives the If objections are no of 5 days after the be refunded to time required, E	ot cured within end of the C Buyer; or (ii) Buyer shall b	n the Cure P Cure Period: (waive the e deemed to	eriod, Buyer i) terminate objections. I o have wa	may, by delive this contract ar f Buyer does ived the obje	ering notice to nd the earnest not terminate ctions, If the
F	object to a Document(s)	or Survey is re any new matter r within the same Commitment, Survey	evealed in th time stated	e revised Co in this paragr	ommitment o aph to mak	r Survey or r e objections b	new Exception
Е.	(1) ABSTRA Property obtain	ACT OR TITLE PO examined by an a Title Policy. If d by an attorney	attorney of B a Title Polic	uyer's selection y is furnished	on, or Buyer d, the Com	should be furn mitment should	nished with or be promptly
	(2) MÉMBE mandate %5.012, identifie of the	RSHIP IN PROPER ory membership in ory membership i Texas Property C d in Paragraph 2 property owners	n a property n a property Code, that, as in which the f s association(owners asso owners ass a purchaser Property is loc s). Restrictive	ciation(s). If sociation(s), of property cated, you ar e covenants	the Property Seller notifies in the residente obligated to a governing t	is subject to Buyer under fial community be a member he use and
	mainten the Re- restrictiv <u>are ol</u>	acy of the Properation ance, and operation al Property Record ce covenants and bligated to pay	on of this res ds of the cou dedicatory inst assessment	idential comm inty in which ruments may s to the	unity have the Propert be obtained property o	been or will be by is located, of from the cour wners associated	e recorded in Copies of the nty clerk. <u>You</u> ation(s). The
	assessi	of the asses nents could res sure of the Property	<u>sult in enfo</u>				to pay the on and the
	Section governs	207.003, Property the establishmen	Code, entitle it, maintenanc	e, or operation	on of a su	ıbdivision, inclu	ding, but not
	owners' stateme	to, restrictions, byl association. A r nts specifying the	esale certificat amount and	e contains ir frequency of	nformation in regular ass	ncluding, but n essments and	ot limited to, the style and
	cause lawsuits These	number of lawsuits relating to unpa documents must b	s to which the id ad valorem e made availa	e property own taxes of a	vners' associ n individual	iation is a par member of th	ty, other than e association.
	If Buy	ion's agent on your i er is concerned y Subject to	about these	matters, the	ne TREC p in_ra Prod	romulgated A	ddendum for Association
		be used.			1 7 11 16)	

2-12-18 Contract Concerning ___ 550 Buck Run Pass Canyon Lake, TX 78133 Page 3 of 9 (Address of Property)

- (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.
- 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.
- 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 X is not located in a Texas Agricultural Development District. For additional information, contact the 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:

TXR 1607

- 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.
- ACCÉPTANCE 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, obs from terminating this contract during the Option Period, if any.

 Initialed for identification by Buyer DS.

Contra	act Concerning 550 Buck Run Pass Canyon Lake, TX 78133 Page 4 of 9 2-12-18
	(Address of Property) (Check one box only)
Σ	(1) Buyer accepts the Property As Is.
L	(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	C. COMPLETION OF REPAIRS: Unless otherwise agreed in writing: (i) Seller shall complete all
İ	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. Discrete treatments. Discrete treatments. Discrete treatments. Discrete treatments. Discrete treatments. Discrete treatments.
	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	STITUTE DE USEU. 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
0 5	(6) any threatened or endangered species or their habitat affecting the Property.
	ROKERS' FEES: All obligations of the parties for payment of brokers' fees are contained in eparate written agreements.
9. C	LOSING:
Α	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.
В	. 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.
	OSSESSIÓN:
А	. Buyer's Possession: Seller shall deliver to Buyer possession of the Property in its present or required condition upon closing and funding.
В	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
44 6	after the Effective Date of the contract. PECIAL PROVISIONS: (Insert only factual statements and business details applicable
ii. S	PECIAL PROVISIONS: (Insert only factual statements and business details applicable the sale. TREC rules prohibit license holders from adding factual statements or business details
	or which a contract addendum or other form has been promulgated by TREC for mandatory use.)

Contract Concerning 550 Buck Run Pass Cany (Address of Property) 2-12-18 Canyon Lake, TX 78133 Page 5 of 9

12. SETTLEMENT AND OTHER EXPENSES:

A. The following expenses must be paid at or prior to closing:

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 Selter 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:

TXR 1607

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.

EXPENSES: At closing, the earnest money must be applieds first to pany cash down payment, then to Buyer's Expenses and any excess refunded to Buyer. Iff no closing occurs, escrow Initialed for identification by Buyer. And Seller TREC NO.

	Contract Concerning 550 Buck Run Pass (Addr	Canyon Lake, TX 78133 Page 6 of 9 2-12-1	18
	agent may: (i) require a written re require payment of unpaid expenses the earnest money the amount of the earnest money. C. DEMAND: Upon termination of this release of earnest money to each release and deliver same to the esc party may make a written demand party makes written demand for the copy of the demand to the other the demand from the other party money to the party making demand behalf of the party receiving the eacreditors. If escrow agent complies	lease of liability of the escrow agent from all parties, (sincurred on behalf of a party, and (iii) only deduct frow unpaid expenses incurred on behalf of the party receiving contract, either party or the escrow agent may send party and the parties shall execute counterparts of the row agent. If either party fails to execute the release, either to the escrow agent for the earnest money. If only one earnest money, escrow agent shall promptly provide early. If escrow agent does not receive written objection within 15 days, escrow agent may disburse the earned reduced by the amount of unpaid expenses incurred cornest money and escrow agent may pay the same to the with the provisions of this paragraph, each party hereb	ng a he ne to est on he
	D. DAMAGES: Any party who wrongfully agent within 7 days of receipt of the (ii) the earnest money; (iii) reasonable at E. NOTICES: Escrow agent's notices w	laims related to the disbursal of the earnest money. fails or refuses to sign a release acceptable to the escro e request will be liable to the other party for (i) damage orney's fees; and (iv) all costs of suit. Il be effective when sent in compliance with Paragraph 2' deemed effective upon receipt by escrow agent.	es;
		representations and warranties in this contract Seller in this contract is untrue on the Closing Date ly prohibited by written agreement, Seller may continue to accept back up offers.	e,
	Revenue Code and its regulations, or inforeign status to Buyer that Seller is a sales proceeds an amount sufficient to a linternal Revenue Service together	Seller is a "foreign person," as defined by International Seller fails to deliver an affidavit or a certificate of normout a "foreign person," then Buyer shall withhold from the comply with applicable tax law and deliver the same to the vith appropriate tax forms. Internal Revenue Servicifications in excess of specified amounts is received in	n- ne ne ce
ļ	21. NOTICES: All notices from one part when mailed to, hand-delivered at, or transmit	to the other must be in writing and are effective ted by fax or electronic transmission as follows:	/e
ļ	To Buyer	To Seller	
	To Buyer at: <u>William Robinson</u>	·	
	at: <u>William Robinson</u> Giselle Maldonado	To Seller at: <u>Juan Ramirez</u>	
	at: William Robinson	To Seller	
	at: <u>William Robinson</u> Giselle Maldonado	To Seller at: Juan Ramirez Phone: Fax:	
	at: <u>William Robinson</u> <u>Giselle Maldonado</u> Phone:	To Seller at: Juan Ramirez Phone: Fax: adriaba62 aa.ag@gmail.com	
	at: William Robinson Giselle Maldonado Phone: Fax: E-mail: robinsongiselle93@gmail.com 22. AGREEMENT OF PARTIES: This c	To Seller at: Juan Ramirez Phone: Fax: adriaba62 aa.ag@gmail.com	
	at: William Robinson Giselle Maldonado Phone: Fax: E-mail: robinsongiselle93@gmail.com 22. AGREEMENT OF PARTIES: This cand cannot be changed except by the	To Seller at: Juan Ramirez Phone: Fax: E-mail: adriaba62.aa.ag@gmail.com pontract contains the entire agreement of the partie	
	at: William Robinson Giselle Maldonado Phone: Fax: E-mail: robinsongiselle93@gmail.com 22. AGREEMENT OF PARTIES: This cand cannot be changed except by the contract are (check all applicable boxes):	To Seller at: Juan Ramirez Phone: Fax: E-mail: adriaba62.aa.ag@gmail.com ontract contains the entire agreement of the partie agreement. Addenda which are a part of thi Addendum for Coastal Area Property Environmental Assessment, Threatened or	
	at: William Robinson Giselle Maldonado Phone: Fax: E-mail: robinsongiselle93@gmail.com 22. AGREEMENT OF PARTIES: This c and cannot be changed except by the contract are (check all applicable boxes): X Third Party Financing Addendum Seller Financing Addendum Addendum for Property Subject to Mandatory Membership in a Property	To Seller at: Juan Ramirez Phone: Fax: E-mail: adriaba62.aa.ag@gmail.com Pontract contains the entire agreement of the partie or written agreement. Addenda which are a part of thi Addendum for Coastal Area Property Environmental Assessment, Threatened or Endangered Species and Wetlands Addendum	
	at: William Robinson Giselle Maldonado Phone: Fax: E-mail: robinsongiselle93@gmail.com 22. AGREEMENT OF PARTIES: This cand cannot be changed except by the contract are (check all applicable boxes): X Third Party Financing Addendum Seller Financing Addendum Addendum for Property Subject to Mandatory Membership in a Property Owners Association	To Seller at: Juan Ramirez Phone: Fax: E-mail: adriaba62.aa.ag@gmail.com Pontract contains the entire agreement of the partie particular written agreement. Addenda which are a part of this Addendum for Coastal Area Property Environmental Assessment, Threatened or Endangered Species and Wetlands Addendum Addendum for Property Located Seaward	
	at: William Robinson Giselle Maldonado Phone: Fax: E-mail: robinsongiselle93@gmail.com 22. AGREEMENT OF PARTIES: This c and cannot be changed except by the contract are (check all applicable boxes): X Third Party Financing Addendum Seller Financing Addendum Addendum for Property Subject to Mandatory Membership in a Property Owners Association Buyer's Temporary Residential Lease	Phone: Fax: E-mail: Adriaba62.aa.ag@gmail.com Ontract contains the entire agreement of the partie agreement. Addenda which are a part of this entire written agreement. Addenda which are a part of this Addendum for Coastal Area Property Addendum for Coastal Area Property Environmental Assessment, Threatened or Endangered Species and Wetlands Addendum Addendum for Property Located Seaward of the Gulf Intracoastal Waterway	
	at: William Robinson Giselle Maldonado Phone: Fax: E-mail: robinsongiselle93@gmail.com 22. AGREEMENT OF PARTIES: This cand cannot be changed except by the contract are (check all applicable boxes): X 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	To Seller at: Juan Ramirez Phone: Fax: E-mail: adriaba62.aa.ag@gmail.com Pontract contains the entire agreement of the partie particular written agreement. Addenda which are a part of this Addendum for Coastal Area Property Environmental Assessment, Threatened or Endangered Species and Wetlands Addendum Addendum for Property Located Seaward	
	at: William Robinson Giselle Maldonado Phone: Fax: E-mail: robinsongiselle93@gmail.com 22. AGREEMENT OF PARTIES: This c and cannot be changed except by the contract are (check all applicable boxes): X 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	Phone: Fax: E-mail: Adriaba62.aa.ag@gmail.com Phone: Fax: E-mail: Adriaba62.aa.ag@gmail.com 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	
	at: William Robinson Giselle Maldonado Phone: Fax: E-mail: robinsongiselle93@gmail.com 22. AGREEMENT OF PARTIES: This cand cannot be changed except by the contract are (check all applicable boxes): X 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	To Seller at: Juan Ramirez Phone: Fax: E-mail: adriaba62.aa.ag@gmail.com Phone: Fax: E-mail: Adriaba62.aa.ag@gmail.com 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	
	at: William Robinson Giselle Maldonado Phone: Fax: E-mail: robinsongiselle93@gmail.com 22. AGREEMENT OF PARTIES: This c and cannot be changed except by the contract are (check all applicable boxes): X 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	Phone: Fax: E-mail: Adriaba62.aa.ag@gmail.com Phone: Fax: E-mail: Adriaba62.aa.ag@gmail.com 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	
	at: William Robinson Giselle Maldonado Phone: Fax: E-mail: robinsongiselle93@gmail.com 22. AGREEMENT OF PARTIES: This cand cannot be changed except by the contract are (check all applicable boxes): X 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	Phone: Fax: E-mail: Adriaba62.aa.ag@gmail.com Phone: Fax: E-mail: Adriaba62.aa.ag@gmail.com 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	
	at: William Robinson Giselle Maldonado Phone: Fax: E-mail: robinsongiselle93@gmail.com 22. AGREEMENT OF PARTIES: This cand cannot be changed except by the contract are (check all applicable boxes): X 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	Phone: Fax: E-mail: Adriaba62.aa.ag@gmail.com Phone: Fax: E-mail: Adriaba62.aa.ag@gmail.com 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	

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Contract Concerning 550 Buck Run Pass (Address of	<u>Canyon Lake, TX 78133</u> Page 7 of 9 2-12-18 Property)
acknowledged by Seller, and Buyer's agreement to within 3 days after the Effective Date of to terminate this contract by giving notice of terminate the Contract (Option Perioduce) of p.m. (local time where the Property is stated as the Option Fee or if Buyer to prescribed, this paragraph will not be a unrestricted right to terminate this contract, prescribed, the Option Fee will not be refured buyer. The Option Fee will will will not be	consideration, the receipt of which is hereby to pay Seller \$ (Option Fee) this contract, Seller grants Buyer the unrestricted right nation to Seller within days after the iod). Notices under this paragraph must be given by is located) by the date specified. If no dollar amount fails to pay the Option Fee to Seller within the time part of this contract and Buyer shall not have the If Buyer gives notice of termination within the time inded; however, any earnest money will be refunded to credited to the Sales Price at closing. Time is of the compliance with the time for performance is
24. CONSULT AN ATTORNEY BEFORE SIGN from giving legal advice, READ THIS CONTRACT	ING: TREC rules prohibit real estate license holders CAREFULLY.
Buyer's Attorney is:	Seller's Attorney is:
Phone:	Phone:
Fax:	Fax:
E-mail:	E-mail:
EXECUTED the day of (BROKER: FILL IN THE DATE OF FINAL ACCEPTAN	(Effective Date).
Docusigned by: When Representations are stated by: Bryggessylded by: Bryggessylded by: Bryggessylded and addonado	Docusigned by: JUON HOMEN FOWNING SEMEPREBEASES Juan Ramirez Docusigned by: Res & Remile? Sellog FESEASBS



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
	(Ad	dress of Property)		

	IFORMATION 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 X Buyer only as Buyer's agent	represents Seller and Buyer as an intermediary
Seller as Listing Broker's subagent	X 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 682 <u>150</u>	
Licensed Supervisor of Associate License No. 23110 Fossil Peak	Licensed Supervisor of Listing Associate License No.
(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 _ when the Listing Broker's fee is received. Escrow age Listing Broker's fee at closing.	3.000% of the total sales price ent is authorized and directed to pay Other Broker from
	<u> </u>

Contract Concerning	550 Buck Run Pass Ca (Address of Prope	nyon Lake, TX 78133	Page 9 of 9	2-12-18
	(Address diff tope	•••		
	OPTION FEI	E RECEIPT		
Receipt of \$	(Option Fee) in the	e form of		
is acknowledged.				
Seller or Listing Broker				Date
	EARNEST MON	NEY RECEIPT		
Receipt of \$is acknowledged.	Earnest Money in th	e form of		
Escrow Agent	Received by	Email Address	D	ate/Time
Address		<u> </u>		Phone
City	State	Zip		Fa
	CONTRACT	RECEIPT		
Receipt of the Contrac	t is acknowledged.			
Escrow Agent	Received by	Email Address		Date
Address	·			Phone
City	State	Zip		Fax
	ADDITIONAL EARNES	ST MONEY RECEIPT		
Receipt of \$is acknowledged.	additional Earnest M	loney in the form of		_
Escrow Agent	Received by	Email Address	Da	ate/Time
Address				Phone
Cily	State	Zip		Fax



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

2-12-18

UNIMPROVED PROPERTY CONTRACT

NOTICE: Not For Use For Condominium Transactions



	y y lint year y
1.	PARTIES: The parties to this contract are
	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 ,
	PROPERTY: Lot 218 , Block Addition, 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
	City of Canyon Lake County of Comai
	Texas, known as 550 Buck Run Pass /8133
	(address/zip code), or as described on all articled exhibit together with all lights, 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).
	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:
٥.	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)
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 \$
	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:
	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
	\square (ii) will be amended to read, "shortages in area" at the expense of \square Buyer \square 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 <u>Documents</u> to Buyer at Buyer's address
	Company to deliver the Commitment and Exception Doguments to buyer at buyers address

Fax:

Contract	Concerning	550 Buck Run P	ass (Address	Canyon Lake, 1 s of Property)	TX 78133	Page 2 of 9	2-12-18
	within the spec days before th are not deliver money will be re	offied time, the e Closing Date red within the funded to Buyer.	e Commitmen time for deliv , whichever i time required	nt and Exceptivery will be and searlier. If the dispersion of the	utomatically ne Commitm terminate	extended up the sent and Exce this contract is	elivered to Buyer to 15 days or 3 ption Documents and the earnest
C.	SURVEY: The Title Company a	survey must be nd Buver's lende	e made by a er(s) (Check o	registered pro	ofessional la	ind surveyor a	cceptable to the
X	(1) Within Title Comp promulgated the existin survey at survey or a	day any Seller's exi d by the Texas ng survey or Seller's exper	ys after the Eff sting survey of s Department affidavit with use no later acceptable to	ective Date of to the Property of Insurance nin the time than 3 days	/ and a Res (T-47 Affida prescribed, s prior to or Buyer's	sidential Real vit). If Seller Buyer shall Closing Date lender(s), Buy	nish to Buyer and Property Affidavit fails to furnish obtain a new . If the existing er shall obtain a
	(2) Within at Buyer's	days	after the Effect r is deemed	ctive Date of the to receive the	is contract, l	Buyer shall obta	ain a new survey actual receipt or
	(3) Within	days	after the Effect		nis contract,	Seller, at Selle	r's expense shall
D.	OBJECTIONS:	w survey to Buye Buyer may ob	ject in writing	g to (i) defec	ts, exceptio	ns, or encum	brances to title:
5.	disclosed on Commitment of a special floor Management A Residential Use	the survey ot her than items d hazard area gency map; o o for Manufactur	ther than ite 6A(1) throug (Zone V c r (iii) any ex red Home.	ms 6Å(1) th gh (9) above; or A) as sho xceptions whice	rough (7) (ii) any po own on the ch prohibit	above; or di ention of the F e current Fed the following	sclosed in the Property lying in leral Emergency use or activity:
	allowed will co Schedule C of expense, Seller days after Selle necessary. If o	onstitute a wa the Commitm shall cure ar er receives the bjections are n	liver of Buye ent are not ny timely obj objections (C ot cured withi	er's right to waived. Provid ections of Bu Cure Period) a in the Cure P	object; exce ded Seller i yer or any nd the Clos 'eriod, Buyel	ept that the s not obligate third party le ing Date will r may, by deli	uyer receives the within the time requirements in ed to incur any ender within 15 be extended as ivering notice to and the earnest
E.	money will be within the tim Commitment or object to any	refunded to e required, B Survey is removed matter rethin the same mitment, Survey	Buyer; or (ii) uyer shall b vised or any evealed in th time stated) waive the be deemed to new Exceptione revised Co in this paragi	objections. o have wan on Documer ommitment or raph to mal	If Buyer does aived the ob nt(s) is deliver or Survey or ke objections	s not terminate jections. If the red, Buyer may new Exception beginning when
	(1) ABSTRACT Property ex obtain a 1 reviewed b object.	OR TITLE PO camined by an Title Policy, If y an attorney	attorney of E a Title Polic of Buyer's c	Buyer's selection by is furnishe hoice due to	on, or Buyer d, the Con the time li	r should be funditment shou mitations on	itle covering the urnished with or Ild be promptly Buyer's right to
	mandatory mandatory §5.012, Ter identified in of the pr occupancy maintenance the Real F restrictive coare obliga amount o assessmen foreclosure	membership in membership in membership it kas Property C Paragraph 2 in operaty owners of the Property Record overants and overants and the assessible could resort the Property	a property n a property ode, that, as in which the a association or and all on of this res dedicatory ins assessment sments is ult in enfo	owners asso o owners ass a purchaser Property is loc (s). Restrictive dedicatory in sidential community in which truments may as to the subject to reement of	ciation(s). If sociation(s), of property cated, you are covenant astruments aunity have the Proper be obtained property change.	the Property Seller notifies in the residence obligated to s governing governing the been or will ty is located. if from the co- owners assoc Your failure iation's lien	on and the
	governs the limited to, owners' as statements cause num lawsuits rel These docuassociation's	e establishmen restrictions, byla sociation. A re specifying the ber of lawsuits lating to unpailments must be agent on your r	t, maintenance aws, rules and esale certifical amount and to which the d ad valoren e made availa equest.	ee, or operations, te contains in frequency of e property own taxes of a sole to you by	on of a si and a resa nformation in regular ass vners' assoo n individual / the proper	ubdivision, incole certificate of certificate of certificate of certificate of certification is a part of certification is a part of certification is a part of certification is a part of certification is a part of certification is a part of certification is a part of certification in the certification is a part of certification in the certification is a part of certification in the certification is a part of certification in the certification in the certification is a part of certification in the certification in the certification is a part of certification in the certification in the certification in the certification is a part of certification in the	document that luding, but not from a property not limited to, the style and larty, other than the association.
		Subject to I		/lembership		persy Owner	Addendum for s Association

Contract Concerning 550 Buck Run Pass Canyon Lake, TX 78133 Page 3 of 9 2-12-18 (Address of Property)

- (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 X 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:

satisfy Buyer's needs.

- 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
- B. ACCÉPTÁNCE 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, obs from terminating this contract during the Ontion Period if any

Cont	ract	Concerning 550 Buck Run Pass Canyon Lake, TX 78133 Page 4 of 9 2-12- (Address of Property)	-18
	<u></u>	(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 following specific repairs and treatments: 	the
		(Do not insert general phrases, such as "subject to inspections" that do not identify spectropairs and treatments.)	ific
	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 obtained, and repairs and treatments must be performed by persons who are licensed provide such repairs or treatments or, if no license is required by law, are commercial engaged in the trade of providing such repairs or treatments. At Buyer's election, a	to ally any
		transferable warranties received by Seller with respect to the repairs and treatments will transferred to Buyer at Buyer's expense. If Seller fails to complete any agreed repairs a	
		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 a treatments.	na
		ENVIRONMENTAL MATTERS: Buyer is advised that the presence of wetlands, toxic substance including asbestos and wastes or other environmental hazards, or the presence of a threaten	
		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 part should be used.	ies
	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 t	he
		Property; (2) any pending or threatened litigation, condemnation, or special assessment affecting to Property;	he
		(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;	he
		(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.	
	BRC	DKERS FEES: All obligations of the parties for payment of brokers' fees are contained arate written agreements.	in
9.	CĽO	OSING:	
•		The closing of the sale will be on or before March 31, 2020, or within 7 da after objections made under Paragraph 6D have been cured or waived, whichever date is la (Closing Date). If either party fails to close the sale by the Closing Date, the non-defaulti	ter
		party may exercise the remedies contained in Paragraph 15. At closing:	
,		(1) Seller shall execute and deliver a general warranty deed conveying title to the Property Buyer and showing no additional exceptions to those permitted in Paragraph 6 and furnitax 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, affidavi 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 r	
		be satisfied out of the sales proceeds unless securing the payment of any loans assumed Buyer and assumed loans will not be in default.	by
		SSESSIÓN:	
,		Buyer's Possession: Seller shall deliver to Buyer possession of the Property in its present required condition upon closing and funding.	or
1	В.	Leases:	
		(1) After the Effective Date, Seller may not execute any lease (including but not limited 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 Buy	
		copies of the lease(s) and any move-in condition form signed by the tenant within 7 da	
		after the Effective Date of the contract. ECIAL PROVISIONS: (Insert only factual statements and business details applicable	
		the sale. TREC rules prohibit license holders from adding factual statements or business deta which a contract addendum or other form has been promulgated by TREC for mandatory use.)	

TXR 1607

Contract Concerning 550 Buck Run Pass

Canyon Lake, TX 78133 Page 5 of 9 (Address of Property)

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12. SETTLEMENT AND OTHER EXPENSES:

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.

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.

EXPENSES: At closing, the earnest money must be applieds first to pany cash down payment, then to Buyer's Expenses and any excess refunded to Buyer. Iff no closing occurs, escrow Initialed for identification by Buyer and Seller TREC NO.

Contract Concerning 550 Buck Run Pass	Canyon Lake, TX 78133 Page 6 of 9 2-12-18
agent may: (i) require a written require payment of unpaid expens the earnest money the amount of the earnest money. C. DEMAND: Upon termination of the release of earnest money to ear release and deliver same to the exparty may make a written demand party makes written demand for copy of the demand to the other the demand from the other party money to the party making demand behalf of the party receiving the creditors. If escrow agent complies	release of liability of the escrow agent from all parties, (ii es incurred on behalf of a party, and (iii) only deduct from f unpaid expenses incurred on behalf of the party receiving is contract, either party or the escrow agent may send and the parties shall execute counterparts of the scrow agent. If either party fails to execute the release, either dotnot the escrow agent for the earnest money. If only one the earnest money, escrow agent shall promptly provide a party. If escrow agent does not receive written objection to within 15 days, escrow agent may disburse the earnest not reduced by the amount of unpaid expenses incurred or earnest money and escrow agent may pay the same to the swith the provisions of this paragraph, each party hereby
D. DAMAGES: Any party who wrongfu agent within 7 days of receipt of (ii) the earnest money; (iii) reasonable at E. NOTICES: Escrow agent's notices	will be effective when sent in compliance with Paragraph 21.
Notice of objection to the demand will be 19. REPRESENTATIONS: All covenants	e deemed effective upon receipt by escrow agent.
	ssly prohibited by written agreement, Seller may continue to
Revenue Code and its regulations, or foreign status to Buyer that Seller is sales proceeds an amount sufficient to Internal Revenue Service together	Seller is a "foreign person," as defined by Internal if Seller fails to deliver an affidavit or a certificate of non-not a "foreign person," then Buyer shall withhold from the comply with applicable tax law and deliver the same to the with appropriate tax forms. Internal Revenue Services if currency in excess of specified amounts is received in
	rty to the other must be in writing and are effective nitted by fax or electronic transmission as follows:
To Buyer	To Seller
at: William Robinson	at: Juan Ramirez
Giselle Maldonado	
Phone:	Phone:
Fax:	Fax:
E-mail: robinsongiselle93@gmail.co	m E-mail: adriaba62.aa.ag@gmail.com
22. AGREEMENT OF PARTIES: This and cannot be changed except by t contract are (check all applicable boxes):	contract contains the entire agreement of the parties heir written agreement. Addenda which are a part of this
X Third Party Financing Addendum	Addendum for Coastal Area Property
Seller Financing Addendum	Environmental Assessment, Threatened or
 Addendum for Property Subject to Mandatory Membership in a Property Owners Association 	Endangered Species and Wetlands Addendum
	 Addendum for Property Located Seaward of the Gulf Intracoastal Waterway
Buyer's Temporary Residential LeaseSeller's Temporary Residential Lease	Addendum for Sale of Other Property by
Addendum for Reservation of Oil, Gas	Buyer Addendum for Properly in a Propane Gas
and Other Minerals	System Service Area
	System Service Area Other (list): TAR 1506

Contract Concerning 550 Buck Run Pass (Address o	Canyon Lake, TX 78133 Page 7 of 9 2-12-18 f Property)
acknowledged by Seller, and Buyer's agreement within 3 days after the Effective Date of to terminate this contract by giving notice of termi Effective Date of this contract (Option Per 5:00 p.m. (local time where the Property is stated as the Option Fee or if Buyer prescribed, this paragraph will not be a unrestricted right to terminate this contract prescribed, the Option Fee will not be reful Buyer. The Option Fee will will not be	consideration, the receipt of which is hereby to pay Seller \$
24. CONSULT AN ATTORNEY BEFORE SIGN from giving legal advice. READ THIS CONTRACT	NING: TREC rules prohibit real estate license holders
Buyer's Attorney is:	Seller's Attorney is:
Phone:	Phone:
	Fax:
Fax:	гах.
E-mail:	E-mail:
EVECUTED 41	/20/20
EXECUTED the day of (BROKER: FILL IN THE DATE OF FINAL ACCEPTA	NCE.) (Effective Date).
<u> </u>	
	DocuSigned by:
Docusigned by:	UNON MANUA FORMIN
Bthyeressardered	SETTOPFEREA4H8
William Robinson	Juan Ramirez — DoouSigned by:
Consult Metal	Risq W. Arrate?
Btry exessar Device	Sellar EBEA4BB
Giselle Maldonado	



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
Contract Contechning			rage out	2-12-10
	(Addres	ss of Property)		

(FORMATION only. Do not sign)			
Tallgrass Real Estate, LLC	9008002	Re/Max River C	Cities		540114
Other Broker Firm	License No.	Listing Broker F		L	icense No.
represents X Buyer only as Buyer's	agent	represents	Seller and Buye	r as an int	ermediary
☐ Seller as Listing Broke	r's subagent		X Seller only as S	eller's age	nt
Gina Boutsis	682149	Dee Banks			382278
Associate's Name	License No.	Listing Associat	e's Name	L	icense No.
gina@tallgrassrealestate.com _(210):	393- <u>818</u> 8	calldeebanks@	namail com	(512	9)847-1168
Associate's Email Address	Phone		e's Email Address	(012	Phone
Shawn Cunningham	682150				
Licensed Supervisor of Associate 23110 Fossil Peak	License No.	Licensed Super	visor of Listing Asso	ciate L	icense No.
	10)849-5558	142 W. San Ant	tonio	(830)299	9-4524
Other Broker's Address	Phone	Listing Broker's		1000)20	Phone
San Antonio TX	78261	New Braunfels		ΤX	78130
City State	Zip	City		State	Zip
		Selling Associat	te's Name te's Email Address	L	icense No.
		Licensed Super	visor of Selling Asso	ciate Li	cense No.
		Selling Associat	e's Office Address		
		City		State	Zip
Listing Broker has agreed to pay Oth when the Listing Broker's fee is received Listing Broker's fee at closing.		3,000% nt is authorized	·		sales price Broker from

550 Buck Run Pass

Contract Concerning ___

	OPTION FEE	RECEIPT	
Receipt of \$	(Option Fee) in the	form of	
s acknowledged.			
Seller or Listing Broker			Date
	EARNEST MONE	EY RECEIPT	
Receipt of \$	Earnest Money in the	form of	
s acknowledged.			
Escrow Agent	Received by	Email Address	Date/Time
Address			Phone
City	State	Zip	Fax
	CONTRACT	RECEIPT	
Receipt of the Contract is ackno			
	Received by	Email Address	THE CON
1435 FM	2673		34242-2
Address	Ke, TX 18	· · · · · · · · · · · · · · · · · · ·	Phone
ity CALCO	State	Zip	Fax
	ADDITIONAL EARNEST	MONEY RECEIPT	
Receipt of \$	additional Earnest Mo	ney in the form of	
s acknowledged.	 -		
scrow Agent	Received by	Email Address	Date/Time
G			
Address			Phone

Canyon Lake, TX 78133 Page 9 of 9 (Address of Property)

2-12-18

11-19-19



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

THIRD PARTY FINANCING ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

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:
Δ,	(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 or 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.
I	B. TEXAS VETERANS LOAN: A loan(s) from the Texas Veterans Land Board o \$ for a period in the total amount of years at the interest rate established by the Texas Veterans Land Board.
	\$ (excluding any financed MIP), amortizable monthly for not less than years, with interest not to exceed % per annum for the firs year(s) of the loan with Origination Charges as shown on Buyer's Loan Estimate for
	the loan not to exceed % of the loan.
∐ [O. VA GUARANTEED FINANCING: A VA guaranteed loan of not less than \$\\ (excluding any financed Funding Fee), amortizable monthly for not less than \text{years, with interest not to exceed \text{\tex{\tex
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
	
	Approval, Buyer may give written notice to Seller within <u>20</u> 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

Fax

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.
- 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.		— pocusigned by,	
Warn Ram	2/19/2020	unon manual forming	
Buyer William Robinson		Seller Juan Ramirez Docusigned by:	
Could Mall	2/19/2020	Riss N Aprolles	
Bulver Giselle Maldonado		Seller 7957040FE8EA4B8	



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.

TR TEXAS REALTORS

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.

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CC	ONCERNING THE PROPERTY AT	550 Buck Run Pass Canyon Lake, TX	
	DESCRIPTION OF ON-SITE SEWER FACILITY ON PR	•	
	(1) Type of Treatment System: X Septic Tank X As X see attached documents from Comal County or		Unknown
	(2) Type of Distribution System:		Unknown
	(3) Approximate Location of Drain Field or Distribution S	/stem: 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
В.	MAINTENANCE INFORMATION:		
	(1) Is Seller aware of any maintenance contract in effect If yes, name of maintenance contractor:		☐Yes ☐No
	If yes, name of maintenance contractor: Phone: Contract exp Maintenance contracts must be in effect to operate as	ration date:	a-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- lf yes, explain:		Yes No
	(4) Does Seller have manufacturer or warranty information	n available for review?	Yes X No
C.	PLANNING MATERIALS, PERMITS, AND CONTRACTS	3 :	
	(1) The following items concerning the on-site sewer faci planning materials X permit for original installati maintenance contract manufacturer information Continued See Addendum Othe Info. 1	on X final inspection when O	SSF was installed obic Services of
	(2) "Planning materials" are the supporting materials submitted to the permitting authority in order to obtain		
	(3) It may be necessary for a buyer to have the transferred to the buyer.	permit to operate an on-s	ite sewer facility
т∨	(R-1407) 1-7-04 Initialed for Identification by Buyer	and Sallar J M R [Ens	Page 1 of 2
	initiated for identification by buyer	, and object E	rage rorz

550 Buck Run Pass	
Canyon Lake, TX	

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.

Facility	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- <u>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:		DocuSigned by:	
JUON JANUA POWIN 2/20/202	0	Risgral Bensile 2 2/20/	/2020
Signature of Seller	Date	Signature of Seller	Date
JUAN M RAMIREZ		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,	<u>TX</u>	
1) Othe Info.		
South Texas Inc.	-	
5188 FM 306		
Canyon Lake, Texas 78133		
	·	
		
		
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		<u>-</u>
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Date:	Date:	
Jaie.		
	•	
Signature	Signature	
ongriataro e e e e e e e e e e e e e e e e e e e	oignataro	
Date:	Date:	
— DocuSigned by:	— DocuSigned by:	
Juan Manuel Romany 2/20/2020	Res 4 Bonus 7	2/20/2020
Signature	Signature	
Signaturo	oignatato	

A2AD2F40-8CA5-4480-BF33-454C536F69C2 RECEIVED

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

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED. ©Texas Association of REALTORS®, Inc., 2004

CO	550 Buck Run Pass Canyon Lake, TX	
A.	DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:	
	(1) Type of Treatment System: X Septic Tank X Aerobic Treatment X see attached documents from Comal County office of Environmental Health	Unknown
	(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
В.	MAINTENANCE INFORMATION:	
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? If yes, name of maintenance contractor: Phone: contract expiration date:	
	Maintenance contracts must be in effect to operate aerobic treatment and certain non- sewer facilities.)	standard" on-site
	(2) Approximate date any tanks were last pumped? installed 2019 - never u	ised
	(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? If yes, explain:	Yes No
	(4) Does Seller have manufacturer or warranty information available for review?	Yes X No
C.	PLANNING MATERIALS, PERMITS, AND CONTRACTS:	
	(1) The following items concerning the on-site sewer facility are attached: planning materials X permit for original installation X final inspection when OS x maintenance contract manufacturer information x warranty information x Aero Continued See Addendum Othe Info. 1	
	(2) "Planning materials" are the supporting materials that describe the on-site sewe submitted to the permitting authority in order to obtain a permit to install the on-site sex	
	(3) It may be necessary for a buyer to have the permit to operate an on-sit transferred to the buyer.	te sewer facility
(TX	(R-1407) 1-7-04 Initialed for Identification by Buyer, and Seller	Page 1 of 2

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

ADDENDUM

PROPERTY: 550 Buck Ru	n Pass, Canyon Lake, T	X	
1) Othe Info.			
South Texas Inc.			
15188 FM 306			
Canyon Lake, Texas 781	33	1970-1 - 5-	parada Liverage de la company
			7
			A 60-60
	T		10.000
2273			
		1000	
	•		
1 (0) 100		- 111 m 10m 10m	
Date:		Date:	
Date.		Date.	
Signature	400,000	Signature	1000
Signature		Signature	
Date:		Date:	
Date		DateDocuSigned by:	7.24.
UUM NAME ROWN	2/20/2020		2/20/2020
Signature		Signature ⁸⁸	- *
oignature		Signature	

Addendum

Information about On-Site Sewer Facility concerning

550 Buck Run Pass Canyon Lake, TX

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.

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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.

UUM NAME POWNE 2/20/2020		DocuSigned by:	2/20/2020	
Signature of Seller JUAN M RAMIREZ	Date	Signature of Seller Rosa M Ramirez		Date
Receipt acknowledged by:				
Signature of Buyer	Date	Signature of Buyer), es es	Date

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



Serviced

165732		10/10/23				
Customer Name and Site Address		Contact	Cus	stomer Email Address		
William F	Robinson		William Robinson		Main Phone	
550 Buck	Run Pass		Secondary Phone		(210) 392-1003	3
Canyon	Lake, TX			_	. ,	
Mailing: 550 Buck Run Pa	ss, Canyon Lake 1	TX 78133				
System Permit #	Brand of Sys	stem				
110064	Pro Flo					
Work Order Type	Assigned Tech	nician	HEALTH	I DEPT		
Repair	Chris		Cor	nal		
DESCRIPTION OF THE WO	ORK ORDER (REA	SON OF C	CALL)			
In Alarm						
RESULTS OF WORK ORD	ER					
500 Repair kit for comp	ressor					
DIRECTIONS / INSTRUCTI	ONS FOR THE TE	CHNICIAN				
					_	
					C.	
			Date: 10/11/23		O	
Customer's Signature				-	Employee's Sig	nature



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

9242

273938

12/08/2023

LICENSE

MP349 / OS24597

DUE DATE (NET 0 TERMS)

Upon Receipt

AMOUNT DUE

\$0.00

William Robinson (Acct #: 165732)

Additional Notes 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. PRICE SUBTOTAL Taxes \$0.00 Invoice Total Amount Paid \$0.00 Amount Paid \$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	ITEM	QUANTITY	PRICE	SUBTOTAL
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. Amount Paid \$0.00	Alarm Call - Non-Contract	0	\$0.00	\$0.00
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. Amount Paid \$0.00				
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. Invoice Total \$0.00 Amount Paid \$0.00	Additional Notes		Taxes	\$0.00
invoices older than 30 days. Amount Paid \$0.00	thereafter. This excludes service contract payment pl	ans.	Invoice Total	\$0.00
Amount Due \$0.00			Amount Paid	\$0.00
			Amount Due	\$0.00



Temperature

Customer Information

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

County 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

8:00 am - 8:00 pm 1:44 pm 2:19 pm 0 mph 0.00 °F

Invoice Items

Subtotal	\$0.00
Tax 8.250 %	\$0.00
Service Total:	\$0.00

Service Instructions

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!

Customer

Account # Invoice # Address

Phone:

N/A

Tech Signature:

BILLING INFORMATION 110064 William Robinson 165732 CustomerID 9242 273938 550 Buck Run Pass Canyon Lake, TX 78133 US Service Date Service Description Service Time 12/08/2023 Alarm Call - Non-Contract

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

ACCOUNT STATEMENT:							
Service Total Amount paid	\$0.00 \$0.00						
Service Amount Due	\$0.00						
Current Account Balance	\$0.00						

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

Amount Included

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



Serviced

165732		12/8/23						
Customer Name and Site Address			Contact	Cus	tomer Email Address			
William Robinson			William Robinson	ma	assic@co.comal.tx.us			
550 Buck Run Pass			Main Phone		Secondary Phone			
Canyon	Lake, TX		(210) 392-1003			_		
Mailing: 550 Buck Run Pas	•	X 78133						
System Permit #	Brand of Sys	tem						
110064								
Work Order Type	Assigned Tech	nician	HEAL	TH DEPT				
Repair	Seth		С	omal				
DESCRIPTION OF THE WO	ORK ORDER (REA	SON OF C	ALL)					
Homeowner needs 2 flo covered by ASSTBES		d onto sy	stem in order to pass i	nspectio	n for LTO. Floats and la	abor will be free,		
RESULTS OF WORK ORDI	ER							
System is fully operatio	nal. Did not nee	d floats.	All floats are working a	s design	ed.			
DIRECTIONS / INSTRUCTION	ONS FOR THE TE	CHNICIAN						
See above.								
			Date: 12/8/23					
Customer's Signature Employee's Signature								

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



Serviced

165732			10/10/23			
Customer Name and Site Address		Contact	Customer Er	nail Address		
William Robinson			William Robinson	Main Pho	ne	Į
550 Buck	Run Pass		Secondary Phone	((210) 392-1003	1
	Lake, TX			<u></u>	· · · · · · · · · · · · · · · · · · ·	
Mailing: 550 Buck Run Pa	ss, Canyon Lake T	X 78133				
System Permit #	Brand of Sys	stem				
110064	Pro Flo					
Work Order Type	Assigned Tech	nician	HEALTH	I DEPT		
Repair	Chris		Cor	nal		
DESCRIPTION OF THE WO	ORK ORDER (REA	SON OF C	ALL)			
In Alarm						
RESULTS OF WORK ORD	ER					
500 Repair kit for comp	ressor					
DIRECTIONS / INSTRUCTIONS	ONS FOR THE TEC	CHNICIAN				
					_	
				$\overline{}$		
			Date: 10/11/23	\sim		
Customer's	s Signature			-	Employee's Signatu	re

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



Serviced

165732			12/8/23					
Customer Name and Site Address			Contact	Cus	tomer Email Address			
William Robinson			William Robinson	ma	assic@co.comal.tx.us	1		
550 Buck	Run Pass		Main Phone		Secondary Phone			
Canyon	Lake, TX		(210) 392-1003			1		
Mailing: 550 Buck Run Pa	,	X 78133						
System Permit #	Brand of Sys	stem						
110064								
Work Order Type	Assigned Tech	nician	HEAL	TH DEPT				
Repair	Seth		C	omal				
DESCRIPTION OF THE WO	ORK ORDER (REA	SON OF C	CALL)					
Homeowner needs 2 flo covered by ASSTBES		d onto sy	stem in order to pass in	nspectio	n for LTO. Floats and la	bor will be free,		
RESULTS OF WORK ORD	ER							
System is fully operation	nal. Did not nee	d floats.	All floats are working a	s design	ed.			
DIRECTIONS / INSTRUCTI	ONS FOR THE TE	CHNICIAN	l					
See above.								
M								
			Date: 12/8/23					
Customaria Circatura								