

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

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

Inspector Notes:

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

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

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 116955
Issued This Date: 12/18/2023
This permit is hereby given to: Guy and Jennifer Souheaver

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

457 EDEN RANCH DR
CANYON LAKE, TX 78133

Subdivision: Eden Ranch Section 7
Unit: -
Lot: 345
Block: -
Acreage: 5.0500

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

This permit gives permission for the construction of the above referenced on-site facility to commence. Installation must be completed by an installer holding a valid registration card from the Texas Commission on Environmental Quality (TCEQ). Installation and inspection must comply with current TCEQ and Comal County requirements.

Call (830) 608-2090 to schedule inspections.

RECEIVED**By Brenda Ritzen at 12:56 pm, Apr 03, 2024**

From: Drew Evans <Drew.Evans@tceq.texas.gov>

Sent: Monday, April 1, 2024 4:42 PM

To: Kara Posso <Kara@zaraenvironmental.com>

Cc: Monica Reyes <Monica.Reyes@tceq.texas.gov>; James Slone <james.slone@tceq.texas.gov>; Michael Jones <Michael@zaraenvironmental.com>; Ryan Pircher <Ryan.Pircher@tceq.texas.gov>

Subject: RE: Encountered Feature at 457 Eden Ranch Drive, New Braunfels, Tx

Kara:

Pleasure meeting you and Michael at the 457 Eden Ranch Road feature site. Below is a short message confirming your report and recommendations.

On March 20, 2024 the TCEQ Edwards Aquifer Protection Program, San Antonio region, was contacted that a possible encountered feature had been encountered at 457 Eden Ranch Road (RN105376644;EAPP ID# 13-089070602) during septic tank installation. Zara Environmental sent a report on March 29, 2024 and deemed the feature to be not sensitive and recommended that the feature and excavation be backfilled with native materials and that the septic system be moved 50 feet away from the feature.

On April 1, 2024 a site assessment was conducted by the EAPP and upon review, the EAPP is in agreement that the feature is not sensitive and agree that the recommendations for mitigation are acceptable.

Let us know if you have any questions,

Drew Evans, PG

Geoscientist I

Edwards Aquifer Protection Program

TCEQ - Region 13

14250 Judson Road

San Antonio, Texas 78233

Phone: (210)403-4053

Fax: (210)545-4329

Email:drew.evans@tceq.texas.gov

RECEIVED

By Brenda Ritzen at 8:37 am, Apr 03, 2024

29 March 2024

Texas Commission on Environment Quality
San Antonio Region
14250 Judson Road
San Antonio, Texas 78233-4880

Greetings,

A feature (ER-01) was encountered at a residential property during excavation for a septic system (OSSF permit 116955) on 20 March 2024 at 457 Eden Ranch Drive, New Braunfels, Texas. Zara Environmental LLC (Zara) geologists Michael Jones, P.G., and Kara Posso, P.G., conducted reconnaissance excavation and evaluation of the feature on 28 March 2024.

Feature Description

Feature ER-01 was encountered on the east side of an excavation that was 12.5 feet long by 5 feet wide by 7 feet tall (Figure 1 and Figure 2). The top of the feature was located 5 feet below the surface in epikarst bedrock. Geologists spent approximately 15 minutes performing hand excavation on the feature and ultimately measured as being 5.5 feet long by 2 feet tall and extended into bedrock beyond the excavation for 3 feet (Figure 3 and Figure 4). The feature was developed along a bedding plane and qualified as an “other natural bedrock feature”. It was an alteration zone of high porosity filled with leached “punk rock” (soft, powdery material) grading into hard, unaltered rock in the Dolomitic Member of the Kainer Formation (Kkd). The fine, powdery leached material was highly friable and easily excavated, indicating that it likely has a moderate relative infiltration rate. However, the feature appeared to be an isolated and there were no open void apertures, lateral mesocavernous conduits, or other downward trending conduits within the feature; therefore, geologists concluded that ER-01 does not qualify as a sensitive recharge feature. Below is a field sketch of the feature with photos of the interior, and an exhibit of the feature location on the property has been included as the final attachment.

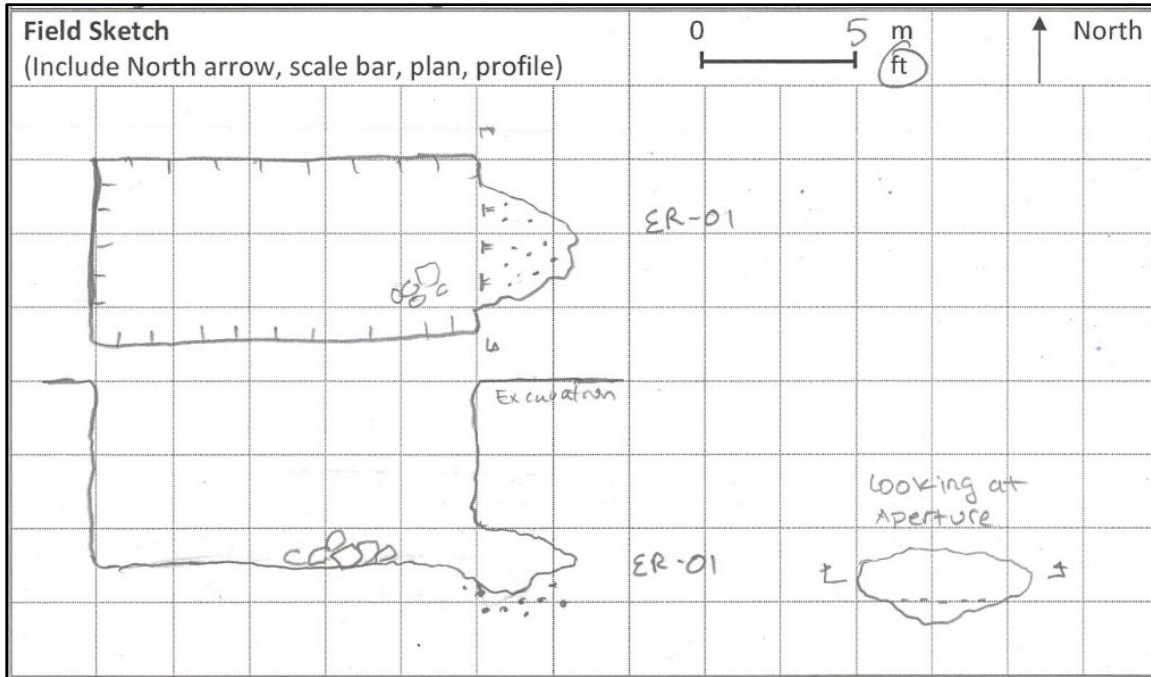


Figure 1. Field sketch of feature ER-01.



Figure 2. Overview of the excavation surrounding feature ER-01.

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By Brenda Ritzen at 8:37 am, Apr 03, 2024



Figure 3. Overview of feature ER-01 prior to hand excavation and evaluation.



Figure 4. Interior of feature ER-01 following hand excavation.

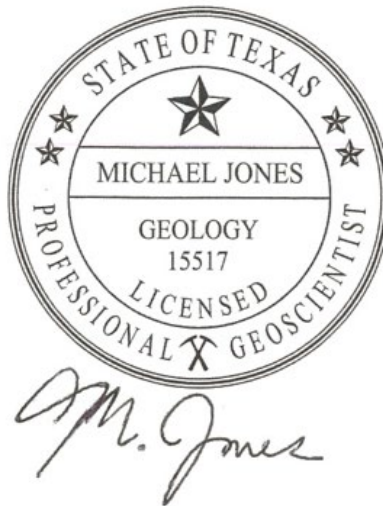
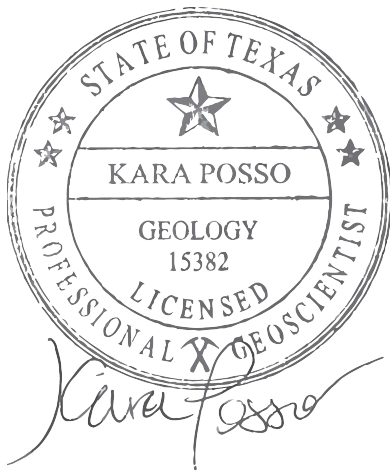
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By Brenda Ritzen at 8:37 am, Apr 03, 2024

Recommendations

Although feature ER-01 did not qualify as a sensitive feature per the TCEQ criteria, due to the inherent heterogeneous nature of karst hydrogeology in the Edwards Aquifer Recharge Zone and the potential for groundwater contamination to occur from leaking septic system infrastructure, it is recommended that existing excavation be backfilled with native materials and the septic system be relocated 50 feet away from feature ER-01 to maximize the success of the installation design and prevent potential groundwater contamination.

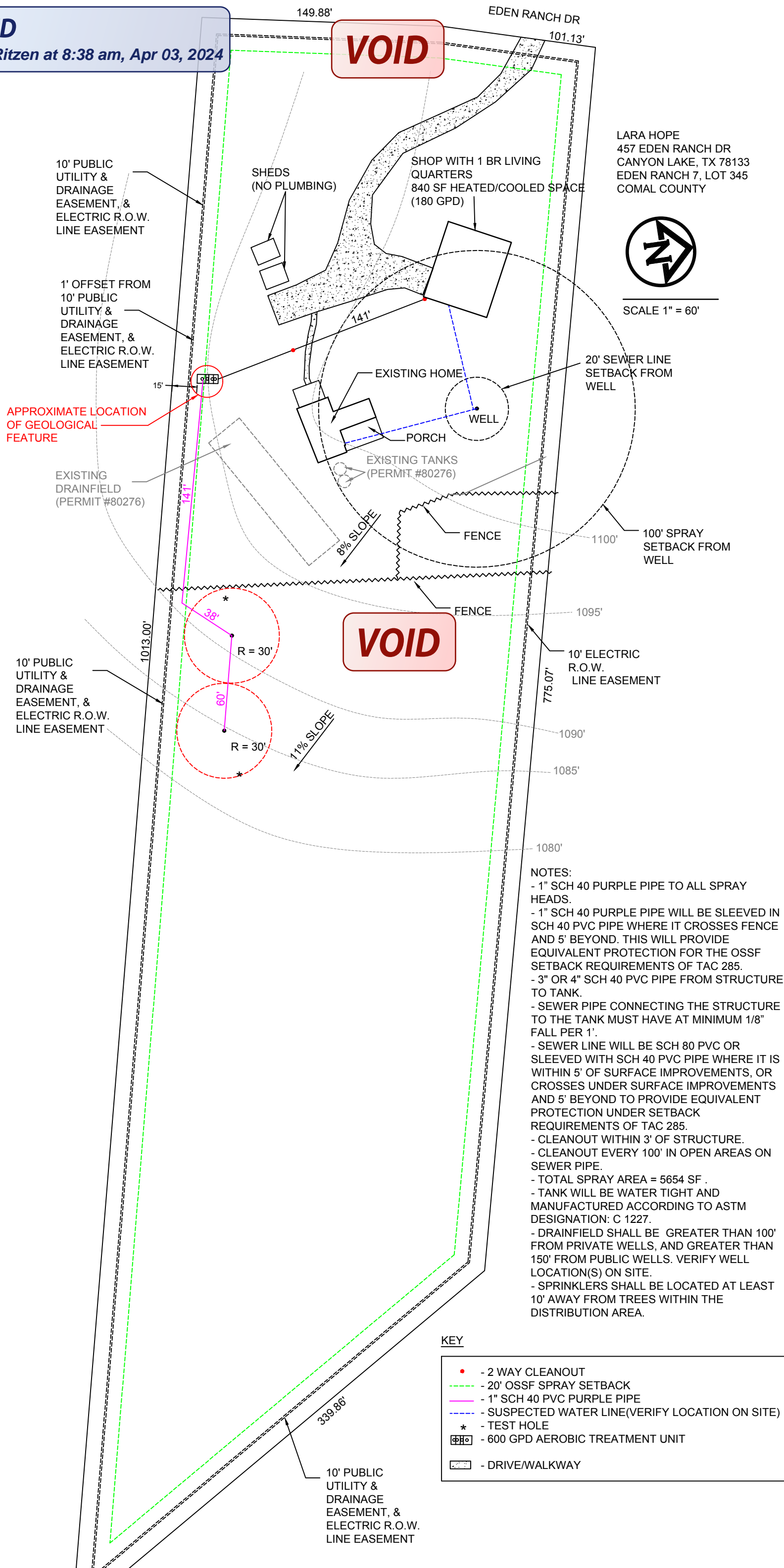
Sincerely,



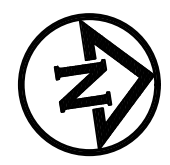
Kara Posso, PG and Michael Jones, PG
Geologists, Zara Environmental LLC

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By Brenda Ritzen at 8:38 am, Apr 03, 2024



LARA HOPE
 457 EDEN RANCH DR
 CANYON LAKE, TX 78133
 EDEN RANCH 7, LOT 345
 COMAL COUNTY



SCALE 1" = 60'

APPROXIMATE LOCATION
 OF GEOLOGICAL
 FEATURE

- NOTES:**
- 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
 - 1" SCH 40 PURPLE PIPE WILL BE SLEEVED IN SCH 40 PVC PIPE WHERE IT CROSSES FENCE AND 5' BEYOND. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE OSSF SETBACK REQUIREMENTS OF TAC 285.
 - 3" OR 4" SCH 40 PVC PIPE FROM STRUCTURE TO TANK.
 - SEWER PIPE CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
 - SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PVC PIPE WHERE IT IS WITHIN 5' OF SURFACE IMPROVEMENTS, OR CROSSES UNDER SURFACE IMPROVEMENTS AND 5' BEYOND TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.
 - CLEANOUT WITHIN 3' OF STRUCTURE.
 - CLEANOUT EVERY 100' IN OPEN AREAS ON SEWER PIPE.
 - TOTAL SPRAY AREA = 5654 SF .
 - TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
 - DRAINFIELD SHALL BE GREATER THAN 100' FROM PRIVATE WELLS, AND GREATER THAN 150' FROM PUBLIC WELLS. VERIFY WELL LOCATION(S) ON SITE.
 - SPRINKLERS SHALL BE LOCATED AT LEAST 10' AWAY FROM TREES WITHIN THE DISTRIBUTION AREA.

KEY

- 2 WAY CLEANOUT
- 20' OSSF SPRAY SETBACK
- 1" SCH 40 PVC PURPLE PIPE
- SUSPECTED WATER LINE(VERIFY LOCATION ON SITE)
- TEST HOLE
- 600 GPD AEROBIC TREATMENT UNIT
- DRIVE/WALKWAY

10' PUBLIC
 UTILITY &
 DRAINAGE
 EASEMENT, &
 ELECTRIC R.O.W.
 LINE EASEMENT

10' PUBLIC
 UTILITY &
 DRAINAGE
 EASEMENT, &
 ELECTRIC R.O.W.
 LINE EASEMENT

1' OFFSET FROM
 10' PUBLIC
 UTILITY &
 DRAINAGE
 EASEMENT, &
 ELECTRIC R.O.W.
 LINE EASEMENT

10' PUBLIC
 UTILITY &
 DRAINAGE
 EASEMENT, &
 ELECTRIC R.O.W.
 LINE EASEMENT

COMAL COUNTY

ENGINEER'S OFFICE

Installer- Baker Septic and Designer- D.A.D. Services called our office stating a possible recharge feature was discovered on 457 Eden Ranch permit 116955. Brandon Olvera informed them to stop all construction and call TCEQ for further guidance on what should be done.

NO INSPECTIONS UNTIL WE HAVE VERIFICATION FROM TCEQ



ON-SITE SEWAGE FACILITY APPLICATION

Date 11/21/2023

Permit Number 116955

1. APPLICANT / AGENT INFORMATION

Owner Name <u>Guy A. Souheaver and Jennifer Leigh Souheaver</u>	Agent Name <u>Doug Dowlearn R.S.</u>
Mailing Address <u>457 Eden Ranch Drive</u>	Agent Address <u>703 Oak Dr.</u>
City, State, Zip <u>Canyon Lake, TX 78133</u>	City, State, Zip <u>Blanco, TX 78606</u>
Phone # <u>713-446-6580</u>	Phone # <u>210-878-8100</u>
Email <u>gsouheaver@yahoo.com</u>	Email <u>TXSEPTIC@GMAIL.COM</u>

2. LOCATION

Subdivision Name Eden Ranch Section 7 Unit _____ Lot 345 Block _____

Survey Name / Abstract Number _____ Acreage 5.05

Address 457 Eden Ranch Dr City Canyon Lake State _____ Zip 78133

3. TYPE OF DEVELOPMENT

Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) Shop with 1 bedroom

Number of Bedrooms 1

Indicate Sq Ft of Living Area 840

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: \$ 400,000 (Structure Only)

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

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

Source of Water Public Private Well Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities..
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Owner _____

Date 11/21/2023

***** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH *****
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
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 No

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

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

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

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

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed WPAP. A Permit to Construct will not be issued for the proposed OSSF until the proposed WPAP has been approved by the appropriate regional office.)

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

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

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

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

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

Is this property within an incorporated city? Yes No

If yes, indicate the city: _____

By signing this application, I certify that:

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

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



Signature of Designer

Date

Page 2 of 2

CS

COUNTY OF COMAL
STATE OF TEXAS



202306036880 11/22/2023 09:44:43 AM 1/1

AFFIDAVIT TO THE PUBLIC

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

I
The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, give 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 owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

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

Guy A. Souheaver and Jennifer Leigh Souheaver

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

EDEN RANCH, SECTION 7, LOT 345

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 OSSF may be obtained from **Comal County Engineer's Office**.

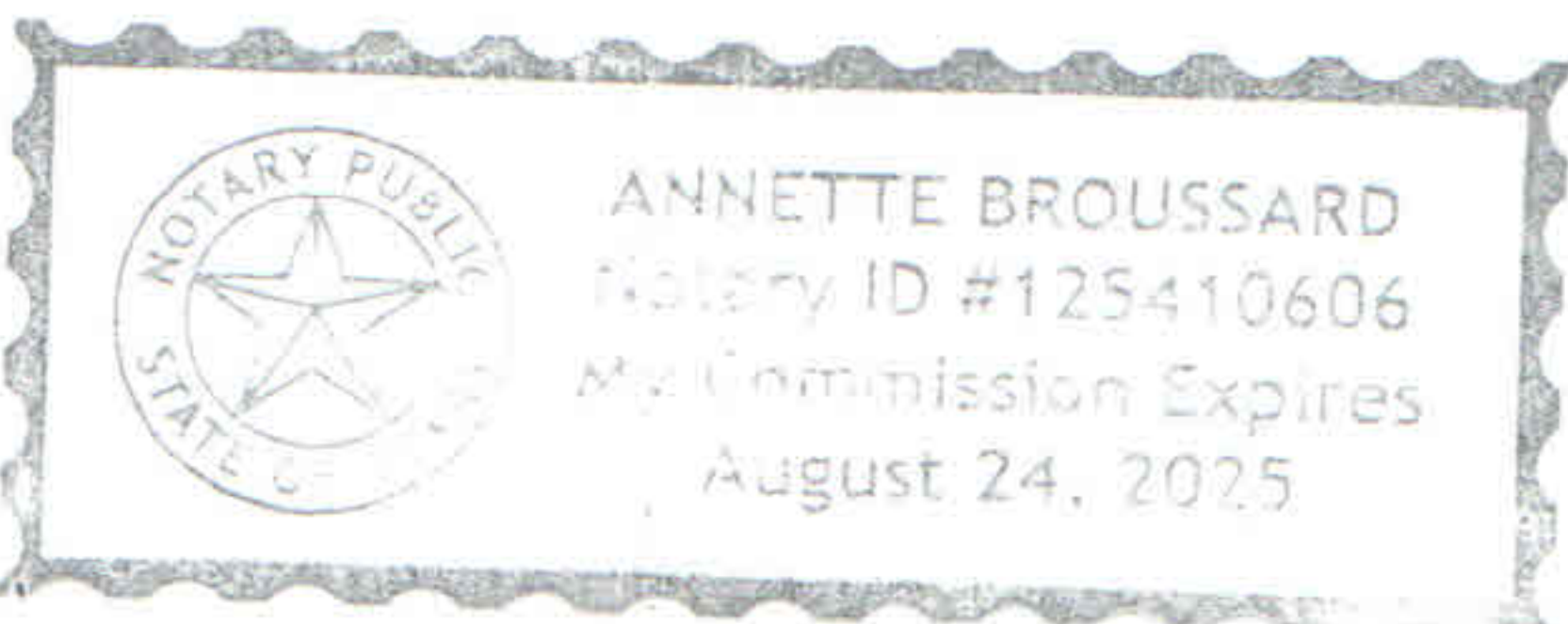
WITNESS BY HAND(S) ON THIS 22nd DAY OF November, 2023

[Signature]
Owner(s) signature(s)

Guy Souheaver
(PRINTED NAME) /TITLE

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 22nd DAY OF Nov., 2023

Annette Broussard
Notary Public, State of Texas
Notary's Printed Name: Annette Broussard
My Commission Expires: 8/24/2025



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
11/22/2023 09:44:43 AM
TERRI 1 Page(s)
202306036880

Bobbie Koepf

Baker Septic Service, LLC
15375 Cranes Mill Rd., Canyon Lake, TX 78133
830-899-2971

Septic System Service Agreement

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

Name: Cory Souheaver Address: 457 Eden Ranch Drive
Subdivision/County: Comal County City, State, Zip: Canyon Lake, TX 78133
Permit # _____ Model # _____ Serial # _____

Phone: 713-446-6580

Initial Two Year Service Agreement
& Two Year Limited Warranty

One Year Service Agreement

RENEWAL _____ NAME TRANSFER _____ ANALYSIS _____

Legal Description:

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

For \$ Just call this contract will be in effect FROM LITIO - 2/1/15 and will provide the following:

1. An inspection/service call every (4) four months which will include: inspection, adjustments and servicing of the mechanical & electrical components as necessary to insure proper function of the system.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum, overflow an odor.
3. **THE PROPERTY OWNER IS RESPONSIBLE FOR PURCHASING AND KEEPING CHLORINE IN THE CHLORINATOR (IF APPLICABLE). IF THE CHLORINE TEST REVELS "NO CHLORINE" IN THE SYSTEM, THE PROPERTY OWNER MAY INCURE AN ADDITIONAL COST.**
4. If any improper operation is observed (which cannot be corrected at that time) the property owner will be notified immediately of the conditions and the estimated cost.
5. The response time to a complaint by the property owner regarding operation of the system, shall be within 48 hours, from the time of notification. One service call a year, if needed, will be provided with no cost to property owner.
6. **ANY PARTS, WARRANTY OR NON-WARRANTY, FREIGHT CHARGES, LABOR OR SERVICE CALLS DUE NOT PAID FOR REMAIN THE PROPERTY OF BAKER SEPTIC SERVICE, LLC AND COULD RESULT IN REPOSSESSION OF PARTS BY BAKER SEPTIC SERVICE, LLC.**
7. **THE SINGING OF THIS SERVICE AGREEMENT QUTHORIZES BAKER SEPTIC SERVICE, LLC TO ENTER THE PROPETY TO EXECUTE ALL TERMS OF THIS CONTRACT.**

BAKER SEPTIC SERVICE, LLC, WILL WARRANTY INSTALLAION of the septic system according to state and county regulations and the designs approved by the county. HOMEOWNER WILL BE RESPONSIBE FOR SERVICE CALL, LABOR, AND SHIPPING COSTS ON ANY "WARRANTED PARTS" EXCHANGED DURING WARRANTY. All other component will be according to manufacturer's warranties. **IMPORTANT:** As Baker Septic Service, LLC cannot control what or how much effluent goes into this septic system, we cannot warranty how the system will function. Refer to manufacturers or installers instructions for suggestions on septic operation. This service agreement does not cover the cost of service call, labor or materials that are required or parts out of warranty, the failure to maintain electrical power to the system, sprinklers that are broken, leaking, stopped-up or otherwise mal-functioning; or sewage flows exceeding the hydraulic/organic design capabilities and the input of non-biodegradable materials (solvent, grease, oil, paints, etc.), or any usage contrary to the requirements as advised by authorized service representative. Laboratory test work is available at an additional coast. Chlorine, filters, or parts that are out of warranty are available at a reasonable cost.

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

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

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

Serviced by: Baker Septic Service, LLC
Maintenance Provider M150002099
(x) [Signature] Print Name (X) Cory Souheaver Date: 11/21/2023
Property Owner Signature
(x) [Signature] Date: 11-28-23 Authorized Service Representative

OSSF SOIL EVALUATION REPORT INFORMATION

Date: 11/30/2023

Applicant Information:

Name: Guy A. Souheaver and Jennifer Leigh Souheaver

Address: 457 Eden Ranch Dr

City, State & Zip Code: Canyon Lake, TX 78133

Phone:

Email:

Site Evaluator Information:

Name: Douglas R. Dowlearn

Company: D.A.D. Services, Inc.

Address: 703 Oak Drive

City, State & Zip: Blanco, TX 78606

Phone: (210)240-2101 **Fax:** (866)260-7687

Email: txseptic@gmail.com

Subdivision: Eden Ranch Section 7 **Lot:** 345

Street/Road Address: 457 Eden Ranch Dr

City, State & Zip Code: Canyon Lake, TX 78133

Additional Info: Comal County

Installer Information:

Name:

Company:

Address:

City, State & Zip:

Phone:

Depth	Texture Class	Soil Texture	Structure (For Class III – blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-12" Clay Loam 12"+ Limestone	Blocky	<30% Gravel	12"+ Limestone	None
Soil Boring #2 60"		Same as above				

DESIGN SPECIFICATIONS

Application Rate (RA): 0.064

OSSF is designed for: Shop with 1 bedroom 840 Sq. Ft heated/cooled space

180 gallons per day

An aerobic treatment/spray disposal system is to be utilized based on the site evaluation.

2813 sq. ft. disposal area required

600 gallon/day aerobic tank required

Calculations: Absorption Area: $Q/RA = 180/0.064 = 2813$ Sq. Ft.

FEATURES OF SITE AREA

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: YES

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability. The site evaluation and OSSF design are subject to approval by the TCEQ or the local authorized agent. The planning materials and the OSSF design should not be considered final until a permit to construct has been issued.

Site Evaluator:

NAME: Douglas R. Dowlearn, R.S.

Signature:



License No. OS9902 – Exp. 6/30/2026

TDH: #2432 – Exp. 2/28/2025

D.A.D SERVICES, INC.
DOUG DOWLEARN
PO BOX 212, BULVERDE, TX 78163

Designed for:

GUY A. SOUHEAVER AND JENNIFER LEIGH SOUHEAVER

The installation site is at lot 345 of the Eden Ranch 7 subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from a shop with 1 bedroom(840 sf of heated/cooled space). The proposed method of wastewater treatment is aerobic treatment with spray irrigation. This method was chosen because of unsuitable soil conditions.

PROPOSED SYSTEM:

A 3" or 4" PVC pipe will discharge from the structure to a pre-treatment tank, which flows into a 600 gpd aerobic treatment plant. The aerobic tank effluent flows to a 796 gallon storage/pump tank containing a liquid chlorinator and a single 20 gpm submersible pump. Distribution is through 2 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying at 40 psi. Each sprinkler will spray at 30' radii, and will spray 360 degrees of arc. An audio and visual alarm monitoring both high water and aerator failure will be placed in a noticeable location.

DESIGN SPECIFICATIONS:

Daily Waste Flow: 180 gpd
Application rate: 0.064
Application area required: $180/.064 = 2813$ ft. sq.
Application area utilized: 5654 sq. ft.
Pump tank reserve capacity: 60 gal minimum



A handwritten signature in blue ink, appearing to read "Douglas R. Dowlearn", located below the professional seal.

SYSTEM COMPONENTS:

SCH 40 PVC sewer line
Pro Flo 600 SLPT
 447-gallon Pretreatment tank
 600 GPD Aerobic Treatment Unit 796-gallon Pump tank with manual controls
 C-1 20X, Model no. 20XC1-05P4-2W115 (or equivalent) submersible pump
Liquid chlorinator
1" purple PVC supply line
2 K-Rain Gear Driven pop-up sprinklers

LANDSCAPING:

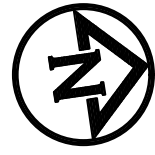
The entire surface application area must consist of an area with vegetation capable of growth, before system start up. In the event the surface application area does not have vegetation capable of growth, the bare area shall be seeded or sodded.



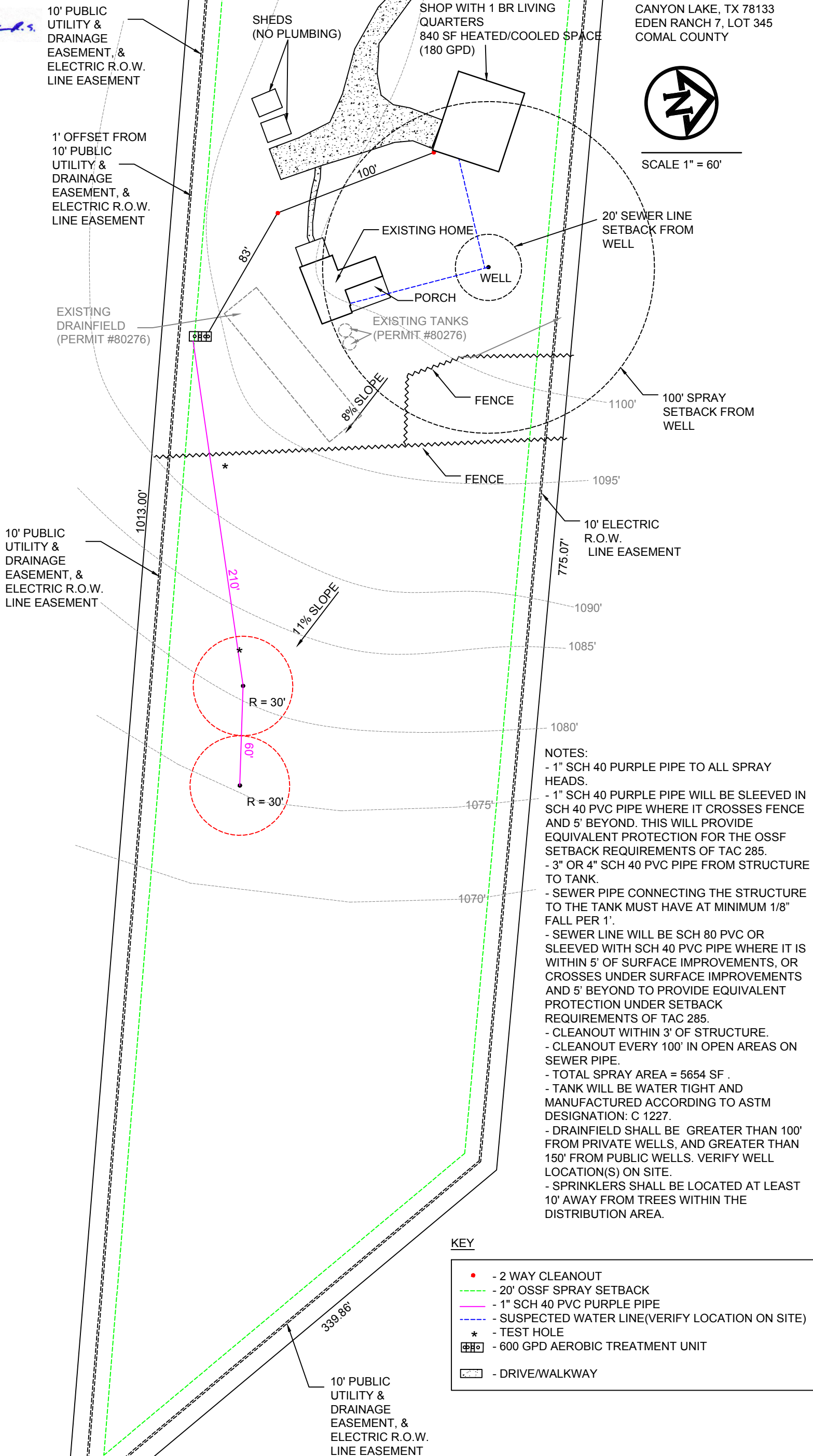
Douglas R. Dowlearn

REVISED
12:39 pm, Apr 18, 2024

LARA HOPE
457 EDEN RANCH DR
CANYON LAKE, TX 78133
EDEN RANCH 7, LOT 345
COMAL COUNTY



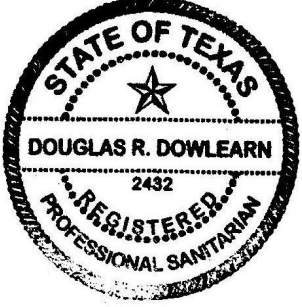
SCALE 1" = 60'



- NOTES:**
- 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
 - 1" SCH 40 PURPLE PIPE WILL BE SLEEVED IN SCH 40 PVC PIPE WHERE IT CROSSES FENCE AND 5' BEYOND. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE OSSF SETBACK REQUIREMENTS OF TAC 285.
 - 3" OR 4" SCH 40 PVC PIPE FROM STRUCTURE TO TANK.
 - SEWER PIPE CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
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 - DRAINFIELD SHALL BE GREATER THAN 100' FROM PRIVATE WELLS, AND GREATER THAN 150' FROM PUBLIC WELLS. VERIFY WELL LOCATION(S) ON SITE.
 - SPRINKLERS SHALL BE LOCATED AT LEAST 10' AWAY FROM TREES WITHIN THE DISTRIBUTION AREA.

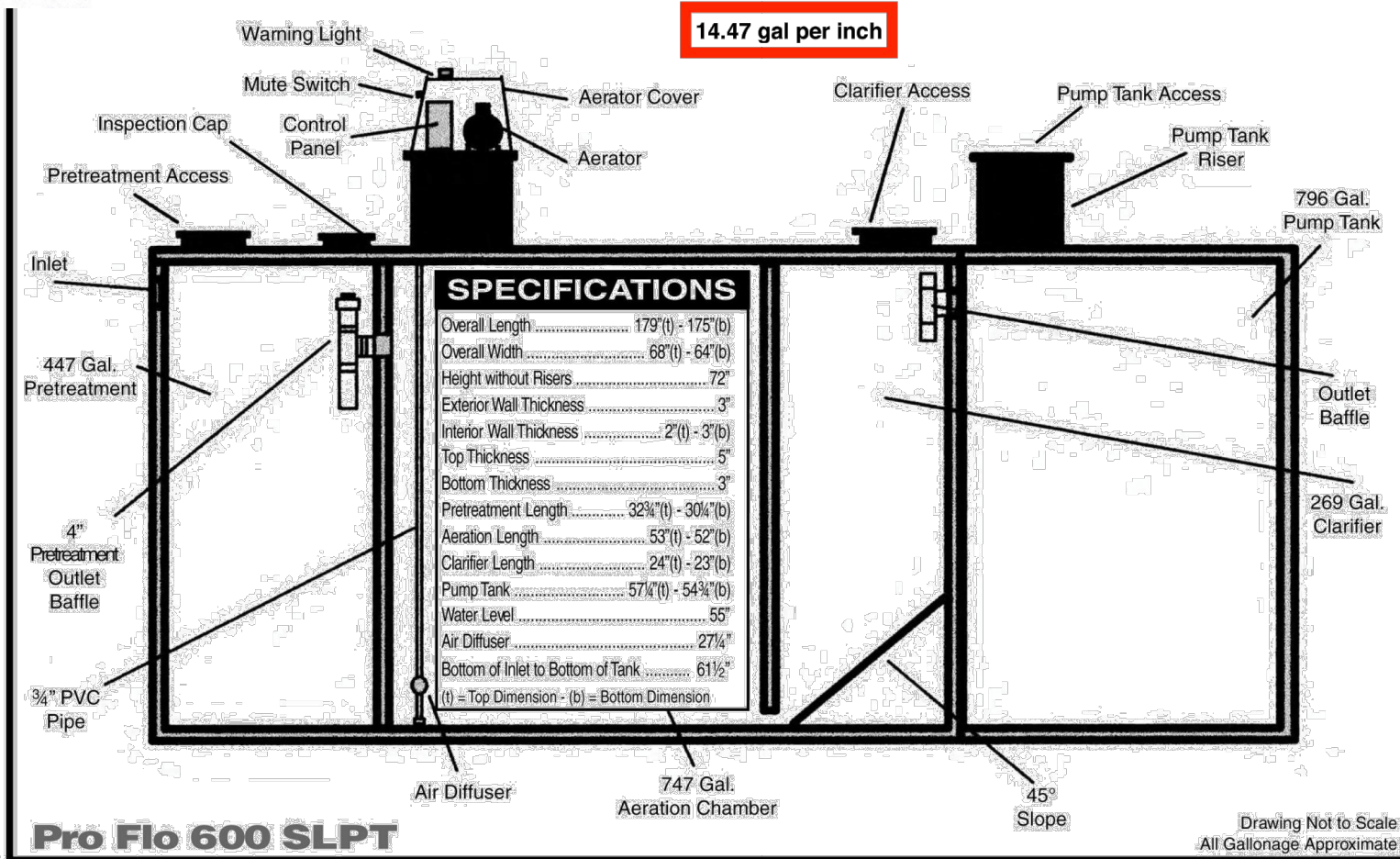
KEY

- - 2 WAY CLEANOUT
- - 20' OSSF SPRAY SETBACK
- - 1" SCH 40 PVC PURPLE PIPE
- - SUSPECTED WATER LINE(VERIFY LOCATION ON SITE)
- * - TEST HOLE
- ☒ - 600 GPD AEROBIC TREATMENT UNIT
- ▭ - DRIVE/WALKWAY



Douglas R. Dowlearn

Configurations may vary.



Pro Flo 600 SLPT System Diagram

NOTES:

- NOT TO SCALE.
- SET TO ACTIVATE ON DEMAND.

14.47 GALLONS PER INCH
 29" - 55" = RESERVE(376.22 GALLONS)
 29" = ALARM ON
 12" - 27" = PUMP OFF TO PUMP ON(217.05 GALLONS)
 0" - 12" = SUMP (173.64 GALLONS)

Drawing Not to Scale
 All Gallonage Approximate

C1 SERIES

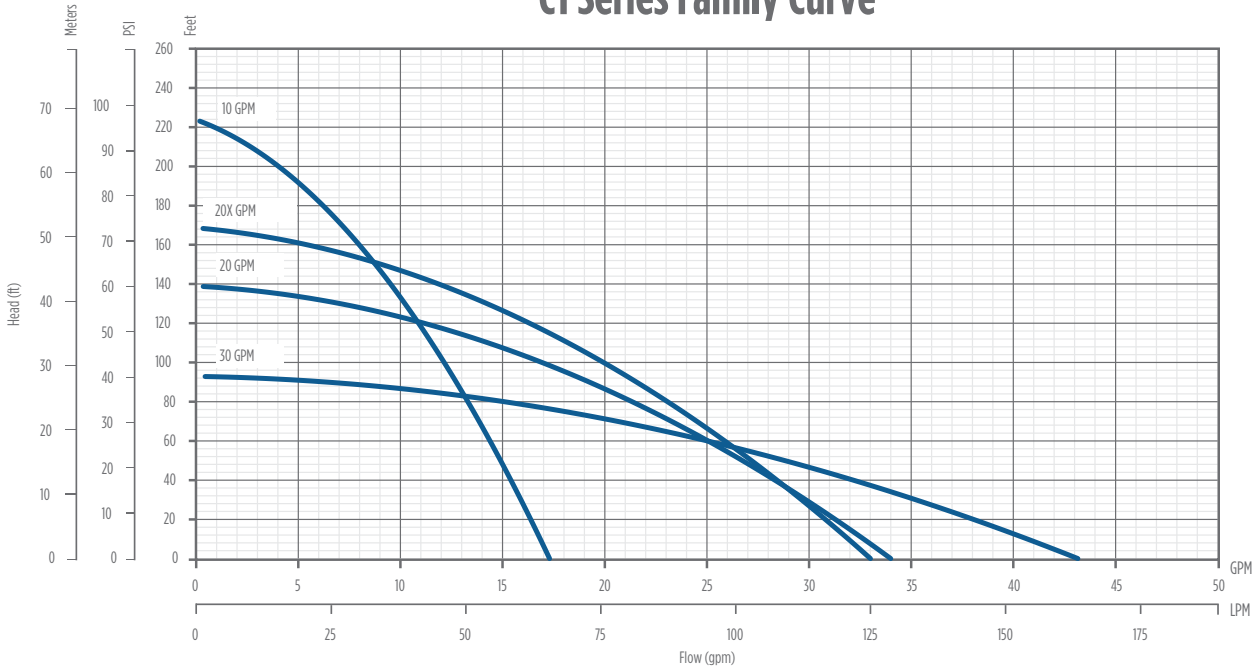
CISTERN PUMPS

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

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



C1 Series Family Curve



FEATURES

- Supplied with a removable 5" base for secure and reliable mounting
- Bottom suction design
- Robust thermoplastic discharge head design resists breakage during installation and operation
- Single shell housing design provides a compact unit while ensuring cool and quiet operation
- Hydraulic components molded from high quality engineered thermoplastics
- Optimized hydraulic design allows for increased performance and decreased power usage
- All metal components are made of high grade stainless steel for corrosion resistance
- Available with a high quality 115 V or 230 V, ½ hp motor
- Fluid flows of 10, 20, and 30 gpm, with a max shut-off pressure of over 100 psi
- Heavy duty 600 V 10 foot SJ00W jacketed lead

APPLICATIONS

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

ORDERING INFORMATION

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

Note: All units have 10 foot long SJ00W leads.



From: [Ritzen, Brenda](#)
To: [Lauren Dowlearn](#)
Cc: gsouheaver@yahoo.com; [William Baker](#)
Subject: RE: Permit 116955
Date: Thursday, April 18, 2024 12:40:00 PM
Attachments: [image001.png](#)

Lauren,

The permit file has been updated.

Thank you,



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

From: Lauren Dowlearn <txseptic@gmail.com>
Sent: Thursday, April 18, 2024 11:21 AM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Cc: gsouheaver@yahoo.com; William Baker <bakersepticsservice@yahoo.com>
Subject: Re: Permit 116955

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

Please see attached.

Thank you,
Lauren Dowlearn
210-878-8100
D.A.D Services, Inc.
www.TexasSuperSeptic.com

On Thu, Apr 18, 2024 at 10:22 AM Ritzen, Brenda <rabbjr@co.comal.tx.us> wrote:

|

From: [Ritzen, Brenda](#)
To: [Lauren Dowlearn](#)
Cc: gsouheaver@yahoo.com; [William Baker](#)
Subject: RE: Permit 116955
Date: Thursday, April 18, 2024 10:21:00 AM
Attachments: [image001.png](#)

Lauren,

✔ Re-route new sewer supply line outside of existing drainfield.

Thank you,



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

From: Lauren Dowlearn <txseptic@gmail.com>
Sent: Wednesday, April 17, 2024 4:20 PM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Cc: gsouheaver@yahoo.com; William Baker <bakersepticsservice@yahoo.com>
Subject: Re: Permit 116955

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- Comal IT

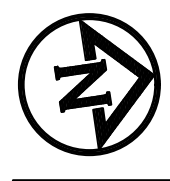
Good afternoon Brenda,

Please see the attached revision.

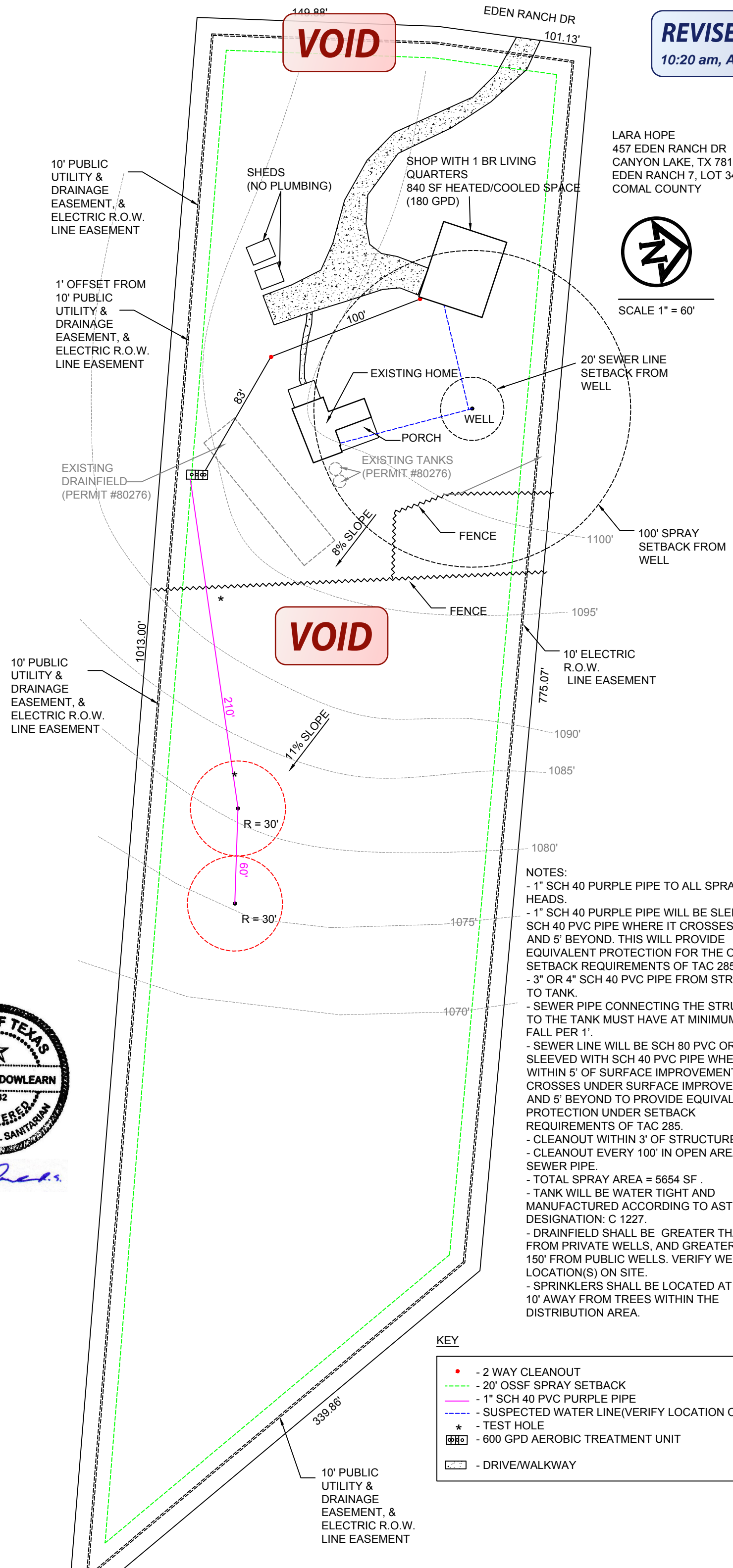
Thank you,
Lauren Dowlearn
210-878-8100
D.A.D Services, Inc.
www.TexasSuperSeptic.com

REVISED
10:20 am, Apr 18, 2024

LARA HOPE
457 EDEN RANCH DR
CANYON LAKE, TX 78133
EDEN RANCH 7, LOT 345
COMAL COUNTY



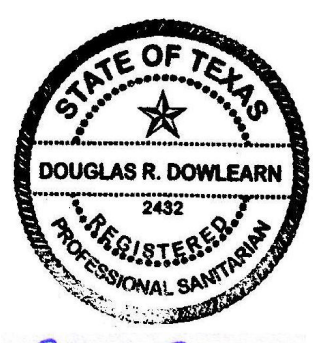
SCALE 1" = 60'



- NOTES:**
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 - SPRINKLERS SHALL BE LOCATED AT LEAST 10' AWAY FROM TREES WITHIN THE DISTRIBUTION AREA.

KEY

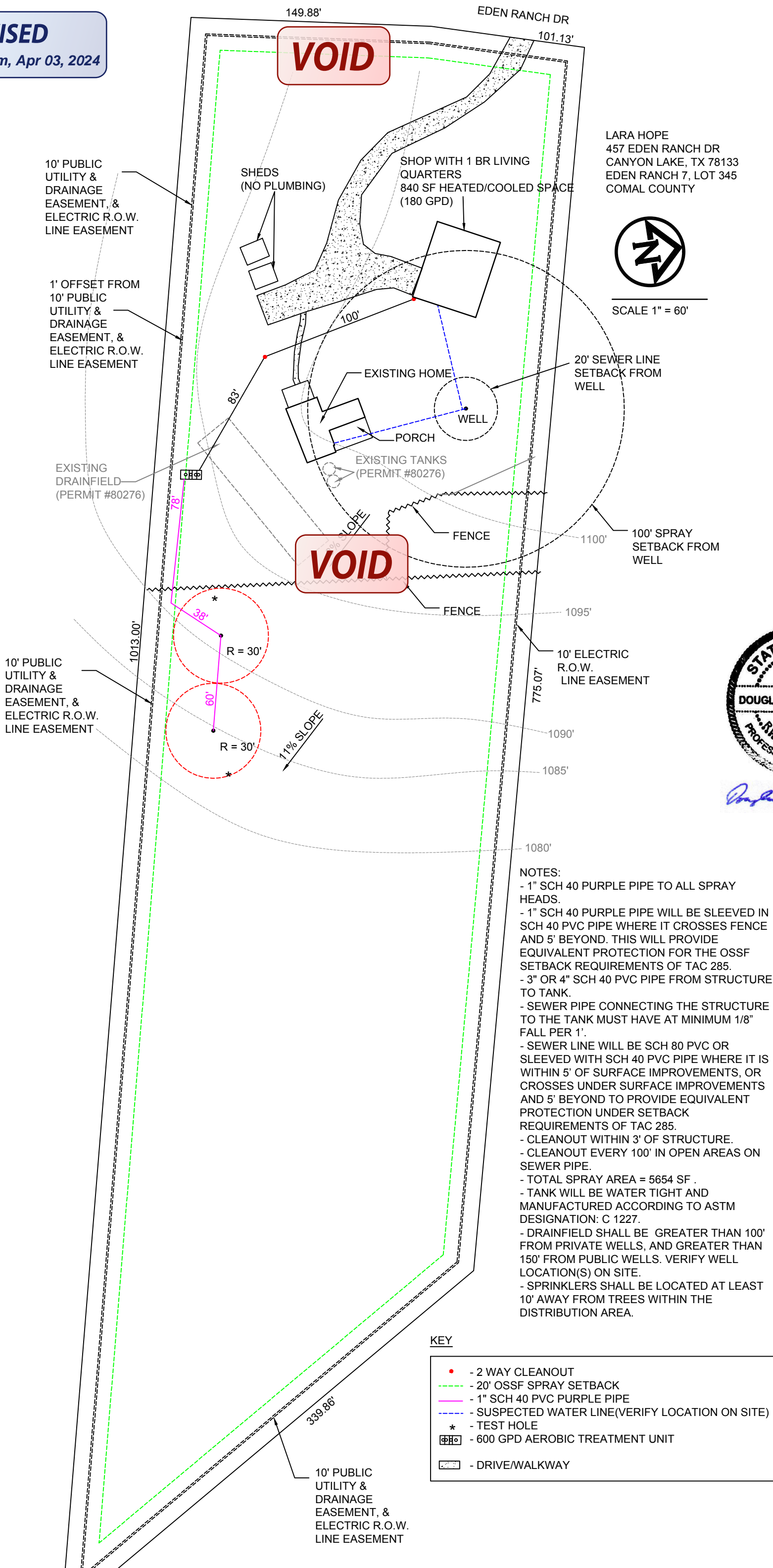
•	- 2 WAY CLEANOUT
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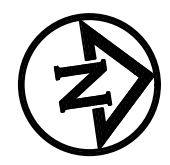
Douglas R. Dowlearn

REVISED

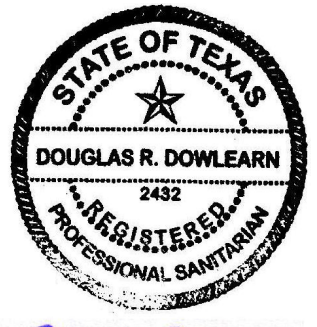
8:40 am, Apr 03, 2024



LARA HOPE
 457 EDEN RANCH DR
 CANYON LAKE, TX 78133
 EDEN RANCH 7, LOT 345
 COMAL COUNTY



SCALE 1" = 60'



Douglas R. Dowlearn

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KEY

- - 2 WAY CLEANOUT
- - 20' OSSF SPRAY SETBACK
- - 1" SCH 40 PVC PURPLE PIPE
- - SUSPECTED WATER LINE(VERIFY LOCATION ON SITE)
- * - TEST HOLE
- ☒ - 600 GPD AEROBIC TREATMENT UNIT
- ▭ - DRIVE/WALKWAY

10' PUBLIC UTILITY & DRAINAGE EASEMENT, & ELECTRIC R.O.W. LINE EASEMENT

1' OFFSET FROM 10' PUBLIC UTILITY & DRAINAGE EASEMENT, & ELECTRIC R.O.W. LINE EASEMENT

EXISTING DRAINFIELD (PERMIT #80276)

10' PUBLIC UTILITY & DRAINAGE EASEMENT, & ELECTRIC R.O.W. LINE EASEMENT

10' PUBLIC UTILITY & DRAINAGE EASEMENT, & ELECTRIC R.O.W. LINE EASEMENT

From: [Ritzen, Brenda](#)
To: [Lauren Dowlearn](#)
Cc: gsouheaver@yahoo.com; [William Baker](#)
Subject: RE: Permit 116955
Date: Wednesday, April 3, 2024 12:59:00 PM
Attachments: [image001.png](#)

Lauren,

The permit file has been updated. The licensed septic installer may proceed.

Thank you,



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

From: Lauren Dowlearn <txseptic@gmail.com>
Sent: Wednesday, April 3, 2024 9:00 AM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Cc: gsouheaver@yahoo.com; William Baker <bakersepticsservice@yahoo.com>
Subject: Re: Permit 116955

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

Hi Brenda, attached is the email with the TCEQ response.

Thank you,
Lauren Dowlearn
210-878-8100
D.A.D Services, Inc.
www.TexasSuperSeptic.com

On Wed, Apr 3, 2024 at 8:48 AM Ritzen, Brenda <rabbjr@co.comal.tx.us> wrote:

From: [Ritzen, Brenda](#)
To: "[Lauren Dowlearn](#)"
Cc: gsouheaver@yahoo.com; [William Baker](#)
Subject: RE: Permit 116955
Date: Wednesday, April 3, 2024 8:48:00 AM
Attachments: [image001.png](#)

Lauren,

Please submit TCEQ's response to the Zara Environmental letter of their findings.

Thank you,



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

From: Lauren Dowlearn <txseptic@gmail.com>
Sent: Wednesday, April 3, 2024 8:24 AM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Cc: gsouheaver@yahoo.com; William Baker <bakersepticsservice@yahoo.com>
Subject: Re: Permit 116955

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

Hi Brenda,

Attached - find updated site plan showing the tank shifted > 50' from the initial tank location.

Thank you,
Lauren Dowlearn
210-878-8100
D.A.D Services, Inc.
www.TexasSuperSeptic.com

VOID

EDEN RANCH DR
101.13'

GUY A. SOUHEAVER AND JENNIFER LEIGH SOUHEAVER

457 EDEN RANCH DR
CANYON LAKE, TX 78133
EDEN RANCH 7, LOT 345
COMAL COUNTY

10' PUBLIC UTILITY & DRAINAGE EASEMENT, & ELECTRIC R.O.W. LINE EASEMENT

1' OFFSET FROM 10' PUBLIC UTILITY & DRAINAGE EASEMENT, & ELECTRIC R.O.W. LINE EASEMENT

EXISTING DRAINFIELD (PERMIT #80276)

10' PUBLIC UTILITY & DRAINAGE EASEMENT, & ELECTRIC R.O.W. LINE EASEMENT

SHEDS (NO PLUMBING)

SHOP WITH 1 BR LIVING QUARTERS
840 SF HEATED/COOLED SPACE (180 GPD)

EXISTING HOME

PORCH

EXISTING TANKS (PERMIT #80276)

VOID

FENCE

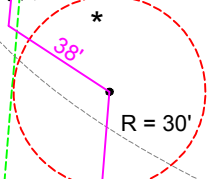
FENCE

20' SEWER LINE SETBACK FROM WELL

WELL

100' SPRAY SETBACK FROM WELL

10' ELECTRIC R.O.W. LINE EASEMENT



1.1% SLOPE

NOTES:

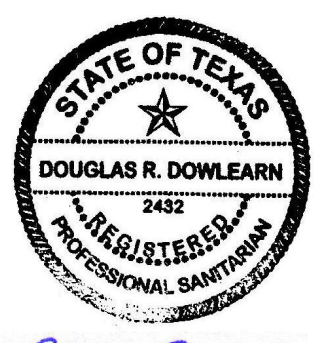
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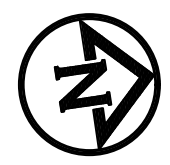
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- 600 GPD AEROBIC TREATMENT UNIT
- DRIVE/WALKWAY

10' PUBLIC UTILITY & DRAINAGE EASEMENT, & ELECTRIC R.O.W. LINE EASEMENT

- NO RECHARGE FEATURES WERE OBSERVED WITHIN 150' OF THE PROPOSED OSSF
- THIS DESIGN MEETS THE REQUIREMENTS OF THE EXISTING WPAP FOR THIS SUBDIVISION.



Douglas R. Dowlearn



SCALE 1" = 60'

1013.00'

775.07'

1090'

1085'

1080'

339.86'

141'

141'

15'

1100'

1095'

148.88'

Independence Title/GF# 2326928 -CLF/ BP

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 WITH VENDOR'S LIEN

Date: August 17, 2023

Grantor: Hope Lara, aka Hope G. Lara, aka Esperanza De La Garza-Lara, a single person

Grantor's Mailing Address (including county):

2111 Cincinnati Avenue
San Antonio, Texas 78228
Bexar County

Grantee: Guy A. Souheaver and Jennifer Leigh Souheaver, a married couple

Grantee's Mailing Address (including County):

1400 Graham Drive
Tomball, Texas 77375
Harris County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date that is in the principal amount of TWO HUNDRED THOUSAND AND 00/100 (\$200,000.00) DOLLARS and is executed by Grantee, payable to the order of NEW CITY MORTGAGE, LLC. The note is secured by a vendor's lien retained in favor of NEW CITY MORTGAGE in this deed and by a deed of trust of even date, from Grantee to CHRIS A. PEIRSON, Trustee.

Property (including any improvements):

Lot 345, EDEN RANCH SUBDIVISION, SECTION 7, situated in Comal County, Texas, according to the map or plat thereof, recorded in Volume 9, Pages 269-273, Map and Plat Records, Comal County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all restrictions, covenants, reservations, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State.

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


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

NEW CITY MORTGAGE, LLC at Grantee's request, having paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the Note described, the Vendor's Lien and Superior Title to the Property are retained for the benefit of NEW CITY MORTGAGE, LLC and are transferred and assigned to NEW CITY MORTGAGE, LLC and its successors and assigns, without recourse on Grantor.

The Vendor's Lien against and Superior Title to the Property are retained until each Note described is fully paid according to its terms, at which time this Deed shall become absolute.

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

Hope Lara, aka Hope G. Lara, aka Esperanza De La Garza-Lara, acting by Anthony Lawrence Lara, agent and attorney-in-fact

By: 
Anthony Lawrence Lara, agent and attorney-in-fact

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF COMAL

This instrument was acknowledged before me on this 17 day of August 2023 by Anthony Lawrence Lara, agent and attorney-in-fact, for Hope Lara, aka Hope G. Lara, aka Esperanza De La Garza-Lara, and on her behalf.



Brittany Phillips
Notary Public, State of Texas

PREPARED IN THE OFFICES OF:
Stevens & Malone, PLLC
P.O. Box 1744
Canyon Lake, Texas 78133
830.964.4426 – tel.
830.964.4426 – fax

UNOFFICIAL

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
08/21/2023 03:59:17 PM
TERRI 3 Pages(s)
202306026799**



Bobbie Koepp

RECEIVED

By Kathy Griffin at 2:17 pm, Nov 30, 2023



COMAL COUNTY

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

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Date Received

Initials

116955

Permit Number

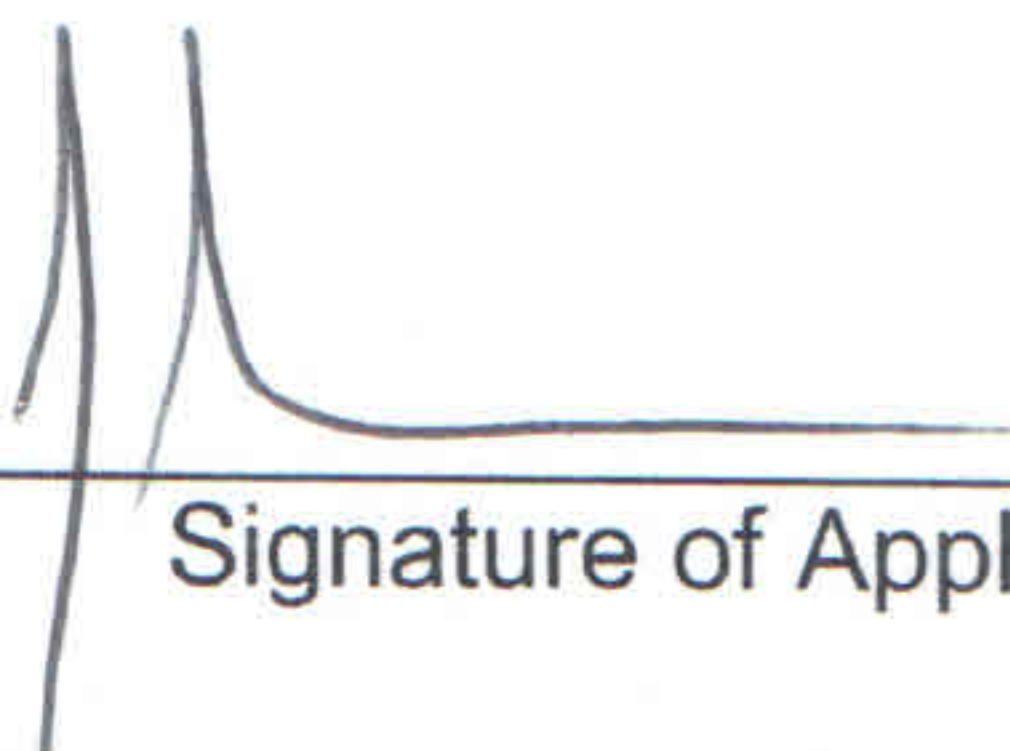
Instructions:

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

OSSF Permit

- Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.
- Required Permit Fee - See Attached Fee Schedule
- Copy of Recorded Deed
- Surface Application/Aerobic Treatment System
 - Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
 - Signed Maintenance Contract with Effective Date as Issuance of License to Operate

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



 Signature of Applicant

11/21/2023

 Date

_____ COMPLETE APPLICATION Check No. _____ Receipt No. _____

_____ INCOMPLETE APPLICATION _____ (Missing Items Circled, Application Refeused)
