

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

4/1/24 JC see notes last page

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:

Address:

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

Inspector Notes:

Comal County Environmental Health OSSF Inspection Sheet

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

3/28/24 CA: Not connected tank level no lid. Leave inlet and outlet exposed to verify no leak at connections. Irrigation line installed in same trench as panels. Verify cut and capped. Must use SDR 26 or schedule 40 for inlet and outlet lines.

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(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
OSSF Inspection Sheet**

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

**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						

4/1/24 JC Tank good. Variance for water lines. Water lines unchanged. Cover. Not hooked to house.



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: 117228
Issued This Date: 03/14/2024
This permit is hereby given to: SHERALD LYNN DAVIS & SUSAN JANA DAVIS

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

2785 MAIL ROUTE RD
FISCHER, TX 78623

Subdivision: RANCHO DEL LAGO
Unit: 4
Lot: 2
Block: 0
Acreage: 0.0000

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank
Leaching Chambers

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 Kathy Griffin at 9:01 am, Feb 26, 2024



COMAL COUNTY

ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

--	--

Date Received

Initials

117228

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

02/25/2024

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refused)

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

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATEPlanning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.System Description PROPRIETARY; SEPTIC TANK AND LEACHING CHAMBERS

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

750 GAL. DUAL COMP. SEPTIC

Tank Size(s) (Gallons) TANK Absorption/Application Area (Sq Ft) 375Gallons Per Day (As Per TCEQ Table III) 100

(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 ☐ NoIs there an existing TCEQ approval CZP for the property? ☐ Yes ☒ No

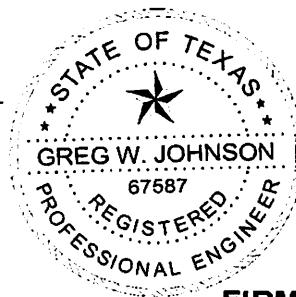
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP)

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

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

Is this property within an incorporated city? ☐ Yes ☒ No

If yes, indicate the city: _____

**FIRM #2585**

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable

 A handwritten signature in black ink, appearing to read "Greg W. Johnson", written over a horizontal line.

Signature of Designer

February 21, 2024

Date

Greg W. Johnson, P.E.
170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778

February 21, 2024

Comal County Office of Environmental Health
195 David Jonas Drive
New Braunfels, Texas 78132-3760

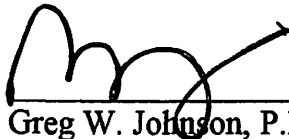
RE: Septic Design
2785 MAIL ROUTE ROAD
RANCHO DEL LAGO, PHASE 4, LOT 2
Davis Residence

Brandon/Brenda,

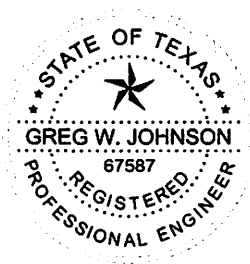
A portion of this property has a variable width drainage easement and Flood Zone A in the front portion of the lot, where the septic system and apartment are located. The property slopes approximately 2-3% percent and is not in an area where seeps will occur.

Additionally, this location is not where a flow with a velocity able to damage the piping will occur and does not contain any ditches, swales, or drainage features. No piping will be installed into the drainage easement. No setbacks are required.

Respectfully,

 02/21/24

Greg W. Johnson, P.E. No. 67587 / F-2585
170 Hollow Oak
New Braunfels, Texas 78132 - 830/905-2778



Greg W. Johnson, P.E.

170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778

February 21, 2024

COMAL COUNTY ENVIRONMENTAL HEALTH
195 David Jonas Drive
New Braunfels, TX 78132

RE: Buoyancy Calculations 750 gallon Gatco Septic Tank
2785 MAIL ROUTE ROAD
Rancho del Lago, Phase 4, Lot 2
Fischer, TX 78623
Davis Residence

Most of the property is located with Flood Zone A.
The following is the calculation of required tank cover to prevent floatation :

BUOYANCY CALCULATIONS SYSTEM 1:

750 gal Tank Gatco - dual compartment septic tank

Volume of Tank = $H \times W \times L = 4.5' \times 5.67'(\text{avg}) \times 8.58'(\text{avg}) = 219 \text{ cf.}$

Upward Buoyancy force = $219 \text{ cf} \times 8.34 \text{ \#/gal} \times 7.48 \text{ gal/sf} = 13,656 \text{ \#}$

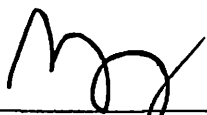
Overburden w/ 6" of soil = $L \times W \times \text{fill Height} \times \text{Wt of fill/cf} = 8.58' \times 5.67' \times .5' \times 90 \text{ \#/cf} = 2189 \text{ \#}$

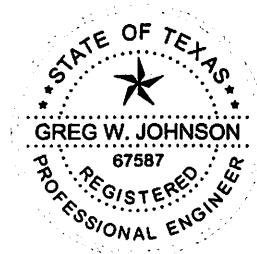
Tank Weight of Tank = 6932#

Downward force of tank & min. water & overburden = $6932 \text{ \#} + (750) \times 8.34 \text{ \#/gal} + 2189 \text{ \#}$
= 15,376#

Downward force > Upward Force 15,376# > 13,656# Tank will not float with 0.5' of cover

Designed in accordance with Chapter 285, Subchapter D, §285.30, Texas Commission on Environmental Quality (Effective December 29, 2016).

 02/21/24
Greg W. Johnson, P.E. No. 67587 / F#2585
170 Hollow Oak
New Braunfels, Texas 78132 - 830/905-2778



ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: February 20, 2024

Site Location: RANCHO DEL LAGO, PHASE 4, LOT 2

Proposed Excavation Depth: N/A

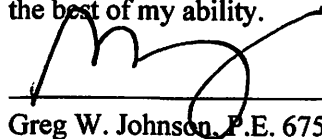
Requirements:

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

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

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

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


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

02/20/24
Date

Date: February 21, 2024
Applicant Information:

Name: SHERALD LYNN & SUSAN JANA DAVIS
Address: 2785 MAIL ROUTE ROAD
City: FISCHER **State:** TEXAS
Zip Code: 78623 **Phone:** (281) 932-0501

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

Lot 2 **Unit** 4 **Blk** _____ **Subd.** RANCHO DEL LAGO
Street Address: 2785 MAIL ROUTE ROAD
City: FISCHER **Zip Code:** 78623
Additional Info.:

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

Topography: Slope within proposed disposal area: 2.5 %

Presence of 100 yr. Flood Zone: YES X NO

Existing or proposed water well in nearby area. YES NO X

Presence of adjacent ponds, streams, water impoundments YES X NO **>75' to CREEK**

Presence of upper water shed YES NO X

Organized sewage service available to lot YES NO X

Q= _____ GPD _____

$$Q = (1 + 1) * 75 - (20\%) = 100$$

NOTE: 1 BDRM APT. @ 100 GPD

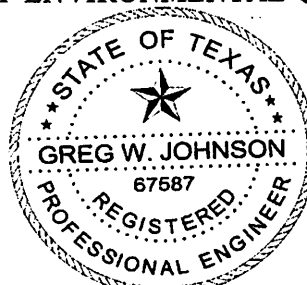
Tank Size = ($\sim 3 * Q$) = 750 Gal. Dual Comp.

$$L = 0.75(A - 2W) / (W + 2) \text{ (}>3' \text{ Wide)} = \underline{\hspace{2cm}} / \underline{\hspace{2cm}} = \underline{\hspace{2cm}} \text{ of } \underline{\hspace{2cm}}$$

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

GREG W. JOHNSON, P.E. 67587 - F#2585

DATE _____

**FIRM #2585**

#117228

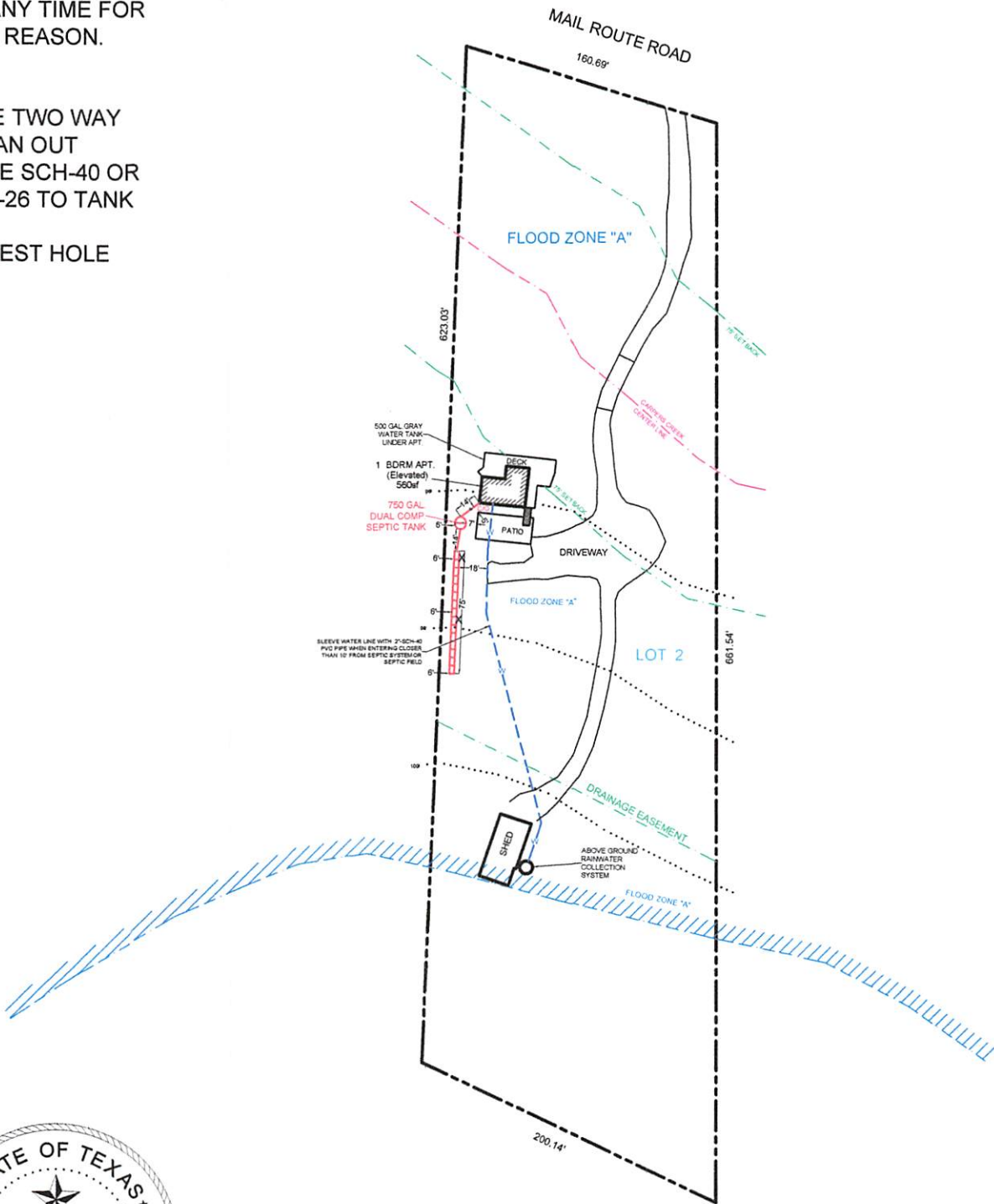
INSTALL 375sf OF
FIELD USING 15 5'-0"
LEACHING CHAMBER
PANELS. THERE
SHALL BE NO
PARKING, DRIVING
OR STORAGE ON
THE SEPTIC FIELD
AT ANY TIME FOR
ANY REASON.

*USE TWO WAY
CLEAN OUT
**USE SCH-40 OR
SDR-26 TO TANK

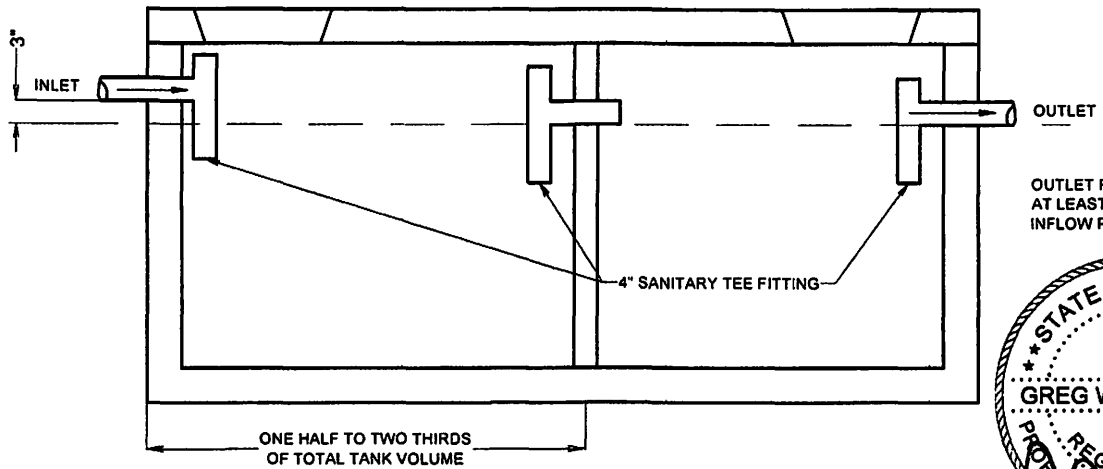
X= TEST HOLE

RECEIVED

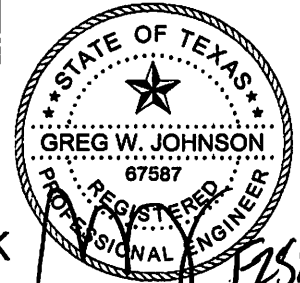
By Brandon Olvera at 8:45 am, Apr 01, 2024



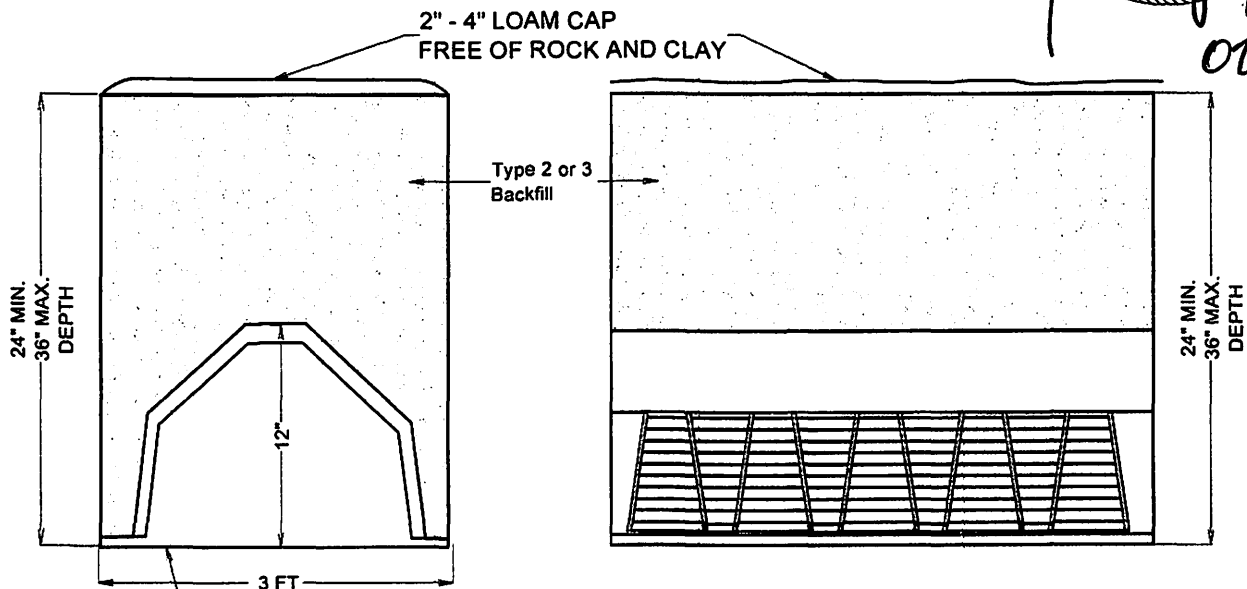
OWNER: SHERALD LYNN & SUSAN JANA DAVIS				DRAWN BY: EJS III/GWJ	
STREET ADDRESS: 2785 MAIL ROUTE ROAD					
LEGAL DESC: RANCHO DEL LAGO			UNIT/SECTION/PHASE: 4		BLOCK: 2
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: 1"=40'		DATE: 2/21/2024	
				REVISED: 3/25/2024	



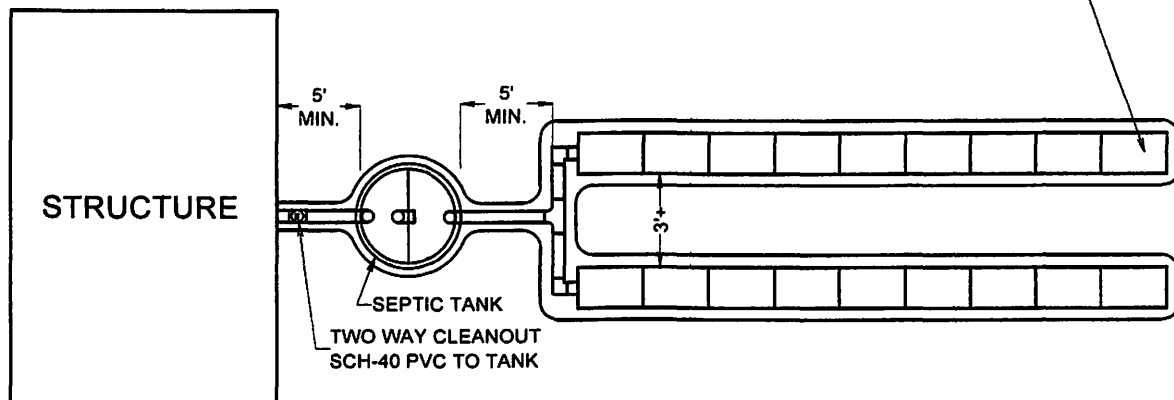
OUTLET PIPE MUST BE
AT LEAST 3" LOWER THAN
INFLOW PIPE



TYPICAL TWO COMPARTMENT SEPTIC TANK



HANCOR ARC 36 LEACHING CHAMBER DETAIL



HANCOR ARC 36 LEACHING CHAMBER DETAIL

GATCO TREATMENT SYSTEMS

(Formerly Comal Concrete Products)

4222 FM 482 NEW BRAUNFELS, TX 78132

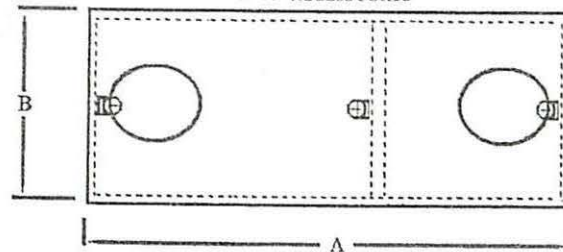
830-608-1699 SA Metro: 830-606-4732 Fax: 830-608-1396

750 GALLON

SEPTIC TANK

PLAN VIEW TOP

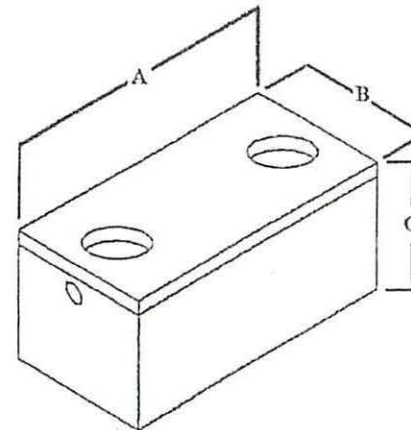
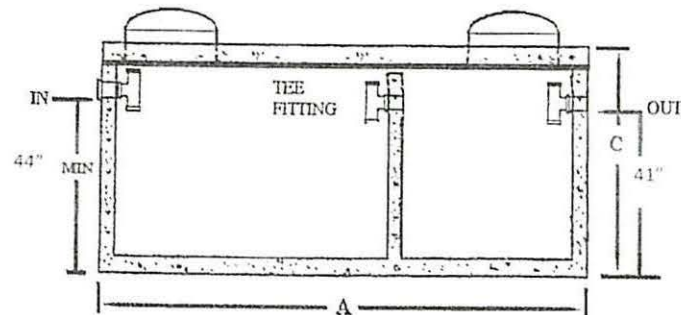
2 - 20" ACCESS PORTS



NOTE: DRAWING NOT TO SCALE

GALLON CAP	DIM. A	DIM. B	DIM. C
750	103	68	54

SECTION:ELEVATION



SEPTIC TANK

DESIGN CONFORMS TO: ASTM C 1227

CONCRETE:

4500 PSI CONFORMING TO ASTM C 150

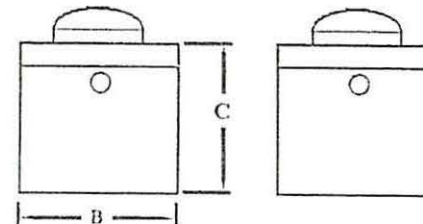
STEEL REINFORCEMENT:

GRADE 60 CONFORMING TO ASTM A 615

BEDDING SPECIFICATION:

6" TO 8" DEPTH OF PEA GRAVEL BED

RECOMMENDED BY MANUFACTURER



INSTALL 375sf OF
FIELD USING 15 5'-0"
LEACHING CHAMBER
PANELS. THERE
SHALL BE NO
PARKING, DRIVING
OR STORAGE ON
THE SEPTIC FIELD
AT ANY TIME FOR
ANY REASON.

*USE TWO WAY
CLEAN OUT
**USE SCH-40 OR
SDR-26 TANK

X= TEST HOLE

VOID



OWNER: SHERALD LYNN & SUSAN JANA DAVIS		DRAWN BY: EJS III	
STREET ADDRESS: 2785 MAIL ROUTE ROAD			
LEGAL DESC: RANCHO DEL LAGO	UNIT/SECTION/PHASE: 4	BLOCK:	LOT: 2
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=40'	DATE: 2/21/2024	REVISED:

INSTALL 375sf OF
FIELD USING 15 5'-0"
LEACHING CHAMBER
PANELS. THERE
SHALL BE NO
PARKING, DRIVING
OR STORAGE ON
THE SEPTIC FIELD
AT ANY TIME FOR
ANY REASON.

*USE TWO WAY
CLEAN OUT
**USE SCH-40 OR
SDR-26 TO TANK

X= TEST HOLE

VOID

FLOOD ZONE "A"

75' SET BACK

623.03'

500 GAL. GRAY
WATER TANK
UNDER

1 BDF
(E)

7' S
W PATI

6'-

40'

6'-

98'

SLLEEVE WATER LINE WITH 7" SCH 40
10' MIN. WITH MINIMUM 10' FROM SEPTIC SYSTEM OR
SEPTIC FIELD

FLOOD ZONE "A"

LOT 2

66'-54'

DRAINAGE EASEMENT

SHED

ABOVE GROUND
RAINWATER
COLLECTION
SYSTEM

FLOOD ZONE "A"



OWNER: SHERALD LYNN & SUSAN JANA DAVIS		DRAWN BY: EJS III	
STREET ADDRESS: 2785 MAIL ROUTE ROAD			
LEGAL DESC: RANCHO DEL LAGO	UNIT/SECTION/PHASE: 4	BLOCK:	LOT: 2
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=50'	DATE: 2/21/2024	REVISED:

3/05



201708021401 01/10/2017 11:17:33 AM 1/3

GENERAL WARRANTY DEED

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.

Date:

SD January 10, 2017
~~DECEMBER 30, 2016~~

Grantor:

JUDY BEECHLER, A SINGLE WOMAN

Grantor's Address (including County):

825 MANHATTAN
NEW BRAUNFELS, TEXAS 78130
COMAL COUNTY

Grantee:

SHERALD LYNN DAVIS AND SUSAN JANA DAVIS, HUSBAND AND WIFE

Grantee's Address (including County):

*5005 Ashwood
Baytown, Tx 77521
Harris County*

Consideration: TEN AND NO/100—————(\$10.00)—————DOLLARS;

and other good and valuable considerations in hand paid by the GRANTEE herein named, the receipt of which is hereby acknowledged;

Property (including any improvements):

TBD MAIL ROUTE ROAD, FISCHER, TEXAS 78623 ALSO KNOWN AS; LOT 2, RANCHO DEL LAGO, PHASE 4, A SUBDIVISION IN COMAL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 172, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for current year, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

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

"THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION AND UPON INSTRUCTION GIVEN BY THE PARTIES TO THIS TRANSACTION. NO TITLE SEARCH OR OTHER EVIDENCE HAS BEEN FURNISHED IN CONNECTION WITH ITS PREPARATION. THIS DOCUMENT HAS BEEN PREPARED AND DELIVERED UPON THE CONDITION THAT THE PREPARER SHALL HAVE NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED."

"UNDER PENALTY OF PERJURY, GRANTOR HEREBY DECLARES THAT THERE IS NO FEDERAL TAX LIEN(S) OR ASSESSMENT(S) AGAINST THE PROPERTY DESCRIBED HEREIN NOR IS ANY FEDERAL TAX LIEN(S) OR ASSESSMENT(S) CONTEMPLATED AGAINST THE PROPERTY DESCRIBED HEREIN."

MADE EFFECTIVE THE DATE FIRST HEREINABOVE SPECIFIED.

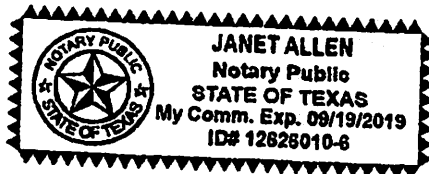
Judy Beechler
JUDY BEECHLER

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF Comal §

Before me, the undersigned, on this day personally appeared JUDY BEECHLER known to me (or proved to me on the oath of _____ or through TX DL) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 10th day of January 10, 2017 ^{gr}
~~DECEMBER, 2016.~~



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

SHERALD LYNN DAVIS AND SUSAN JANA DAVIS

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
01/10/2017 11:17:33 AM
TERRI 3 Page(s)
201706001401



Bobbie Koepp

