Comal County Environmental Health
OSSF Inspection Sheet

Installer Name: Countryside **OSSF Installer #:** OS0002929

1st Inspection Date: 6/3/25 **2nd Inspection Date:** 6/6/25 **3rd Inspection Date:**

Inspector Name: Corey Allen **Inspector Name:** Corey Allen **Inspector Name:**

Permit#: 117814 **Address:** 460 BIG BEND DR

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

Inspector Notes: **6/3/25 CA: Tank level no leaks operational ensure 30 psi regulator on next inspection cover**
6/6/25 CA: 30 psi regulator installed seeded and covered

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If SingleTank, 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) (II)285.32(b)(1)(E)(ii) (I)285.32(b)(1)(E) (i)285.32(b)(1) (D)285.32(b)(1)(C) (ii)285.32(b)(1)(C) (i)285.32(b)(1) (B)285.32(b)(1) (A)285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	x	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		x		
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system 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)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed	x		600	x		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	x x		Solar Aerobic	x x		
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation	X	285.33(c)(3)(A)-(F)		X		
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.	X	285.32(c)(1)		X		
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	X X X X			X X X X		
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	X			X		
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?	X	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)		X		
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	X X	285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)		X X		
42	APPLICATION AREA Area Installed	X			X		
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:	117814
Issued This Date:	09/17/2024
This permit is hereby given to:	Glen Stewart and Ronnie Stewart

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

460 BIG BEND DR
CANYON LAKE, TX 78133

Subdivision:	Canyon Lake Estates Section One
Unit:	-
Lot:	3
Block:	B
Acreage:	0.2800

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System:	Aerobic
	Drip 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 Kathy Griffin at 12:26 pm, Aug 15, 2024

COMAL COUNTY
ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

Date Received	Initials	Permit Number
		117814

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.

Glen Stewart Connie Stewart
Signature of Applicant

08.06.2024
Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No._____

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

Revised: September 2019

RECEIVED
By Kathy Griffin at 12:25 pm, Aug 15, 2024

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date _____ Permit Number 117814

1. APPLICANT / AGENT INFORMATION

Owner Name	Glen Stewart and Ronnie Stewart	Agent Name	Doug Dowlearn R.S.
Mailing Address	455 Big Bend Dr	Agent Address	703 Oak Dr.
City, State, Zip	Canyon Lake, TX 78133	City, State, Zip	Blanco, TX 78606
Phone #	512-632-0140 (Ronnie)	Phone #	210-878-8100
Email	ronniestewart10@outlook.com	Email	TXSEPTIC@GMAIL.COM

2. LOCATION

Subdivision Name Canyon Lake Estates Section One Unit _____ Lot 3 Block B

Survey Name / Abstract Number _____ Acreage .2817

Address 460 Big Bend Dr. City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 2

Indicate Sq Ft of Living Area 2064

☐ 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: $ 350,000.00 (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.

Glen Stewart / Ronnie Stewart
Signature of Owner

08-06-2024
Date

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Planning Materials & Site Evaluation as Required Completed By: Doug Dowlearn R.S.

System Description: Aerobic with drip disposal

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

Tank Size(s) (Gallons): 600 Absorption/Application Area (Sq Ft): 1200

Gallons Per Day (As Per TCEQ Table III): 240

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

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

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

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

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

Is there at least one acre per single family dwelling as per 285.40(c)(1)? ☐ Yes ☑ No

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

8/14/2024
Date

Revised March 2024

15

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COUNTY OF COMAL
STATE OF TEXAS

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):

Canyon Lake Estates Section One, Lot 3, Block B

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

Glen Stewart and Ronnie Stewart

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 6th **DAY OF** August .2024

Glen Stewart
Ronnie Stewart
Owner(s) signature(s)

Glen Stewart / Owner
Ronnie Stewart / Owner
(PRINTED NAME) /TITLE

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 6th **DAY OF** August .2024

Maria E Dow
Notary Public, State of Texas
Notary's Printed Name: Maria Elena Dow
My Commission Expires: 10-20-2027

MARIA ELENA DOW
My Notary ID # 134612294
Expires October 20, 2027

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
08/06/2024 11:22:32 AM
TERRI 1 Page(s)
202406023608

Bobbie Koepp

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

SEPTIC SYSTEM SERVICE AGREEMENT

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

Name: Glen and Ronnie Stewart **Address:** 460 Big Bend Canyon Lake, 78133
Sub-Div./County: CL Estates/ COMAL
Permit #: _____ **Type:** _____ **Model #:** _____ **Serial #:** _____
Phone: 512-632-0140

(X) Initial Two Year Service Agreement & Two Year Limited Warranty

Legal Description: Canyon Lake Estates Section One Lot 3 Block B

The effective date of the initial maintenance contract shall be the date the License to Operate is issued.
This contract will be in effect **FROM: LICENSE TO OPERATE TO:** _____ and will provide the following:

A: An inspection/service call every (4) four months which will include: inspection, adjustments and servicing of the mechanical & electrical components as necessary to insure proper function of the system.
B: An effluent quality inspection consisting of a visual check for color, turbidity, scum, overflow and odor.
C: **The property owner is responsible for "purchasing and keeping chlorine"** in the chlorinator, (if applicable). If the chlorine test reveals "No Chlorine" in the system, the property owner may incur an additional cost.
D: If any improper operation is observed (which cannot be corrected at that time) the property owner will be notified immediately of the conditions and the estimated cost.
E: **ANY PARTS, WARRANTY OR NON-WARRANTY, FREIGHT CHARGES, LABOR OR SERVICE CALLS NOT PAID IN FULL AT THE END OF (30) DAYS SHALL REMAIN THE PROPERTY OF COUNTRYSIDE CONSTRUCTION AND AUTHORIZES CONTRACTOR TO REMOVE AND REPOSSESS ANY PARTS INSTALLED. CLIENT FURTHER AGREES TO PAY ANY LABOR COST OF THE INSTALLATION AND REASONABLE COST OF REMOVAL OF SAID PARTS.**
F: **THE SIGNING OF THIS SERVICE AGREEMENT AUTHORIZES COUNTRYSIDE CONSTRUCTION TO ENTER THE PROPERTY TO EXECUTE ALL TERMS OF THIS CONTRACT.**

Countryside Construction, Inc., **will warranty installation** of the septic system to be according to state and county regulations and the designs approved by the county. **HOMEOWNER WILL BE RESPONSIBLE FOR SERVICE CALLS, LABOR AND SHIPPING COSTS ON ANY "WARRANTIED PARTS" EXCHANGED DURING WARRANTY.** All other components will be according to manufacturer's warranties.
Important: As Countryside Construction, Inc. **cannot control what or how much effluent** goes into this septic system, we **cannot warranty** how the system will function. Refer to manufacturer's or installer's instructions for suggestions on septic operation. This service agreement **does not** cover the cost of **service calls, labor or materials** that are required or **parts out of warranty,** the failure to maintain electrical power to the system, **sprinklers that are broken,** leaking, stopped-up or otherwise mal-functioning, or sewage flows exceeding the hydraulic/organic design capabilities and the input of non-biodegradable materials (solvents, grease, oil, paints, etc.), or any usage contrary to the requirements as advised by authorized service representative. Laboratory test work is available at an additional cost. Chlorine, filters, or parts that are out of warranty are available at a reasonable cost.
This contract **does not** include the **pumping of a tank** or of any **compartment of a tank, or settlement of soil on or around any part of the system regardless of reason**:
Violations of the warranty also include: disconnecting the alarm, restricting ventilation to the aerator, overloading 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: COUNTRYSIDE CONSTRUCTION, INC.
Walker Chapman – Installer Licensee #OS0002929 Maintenance Provider Licensee #MP0000035

(X) _____ Print Name (X) Bryan Smith Date: 8/14/24
Property Owner Signature

(X) Walker Chapman Date: 8/14/2024 Authorized Service Representative *(revised 1/24/2022)*

Date: 8/14/2024
Applicant Information:
Name: Ronnie and Glen Stewart
Address: 455 Big Bend 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

Property Location:
Subdivision: Canyon Lake Estates Section One **Lot:** 3
Block: B
Street/Road Address: 460 Big Bend Dr
City: Canyon Lake **Zip:** 78133
Additional Info: Comal County

Installer Information:
Name: Bendele
Company: BENKE SEPTIC SYSTEMS
Address:
City, State & Zip:
Phone: **Fax:**

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	0-6” Clay Loam 6”+ limestone	Blocky	<30% Gravel	6”+	Clear surface rock and boulders from the drainfield area, and endure that there is at a minimum 12” of suitable soil between the bottom of the drip lines and the restrictive horizon. Class II soil may need to be imported in order to maintain the minimum 12”of soil between the bottom of the drip lines and the restrictive horizon
Soil Boring #2 60”		SAME AS ABOVE				

DESIGN SPECIFICATIONS

Application Rate (RA): 0.2
OSSF is designed for: 2 bedroom 2064 Sq. Ft Residence
240 gallons per day
An aerobic treatment/drip disposal system is to be utilized based on the site evaluation.
1200 sq. ft. disposal area required
600 gallon per day aerobic treatment unit
Calculations: Absorption Area: Q/RA= 240/0.2= 1200 Sq. Ft.

FEATURES OF SITE AREA

Presence of 100-year flood zone: NO
Existing or proposed water well in nearby area: NO
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

Date: 8/14/2024
Applicant Information:
Name: Ronnie and Glen Stewart
Address: 455 Big Bend 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

Property Location:
Subdivision: Canyon Lake Estates Section One **Lot:** 3
Block: B
Street/Road Address: 460 Big Bend Dr
City: Canyon Lake **Zip:** 78133
Additional Info: Comal County

Installer Information:
Name: Bendele
Company: BENKE SEPTIC SYSTEMS
Address:
City, State & Zip:
Phone: **Fax:**

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	0-6” Clay Loam 6”+ limestone	Blocky	<30% Gravel	6”+	Clear surface rock and boulders from the drainfield area, and endure that there is at a minimum 12” of suitable soil between the bottom of the drip lines and the restrictive horizon. Class II soil may need to be imported in order to maintain the minimum 12”of soil between the bottom of the drip lines and the restrictive horizon
Soil Boring #2 60”		SAME AS ABOVE				

DESIGN SPECIFICATIONS

Application Rate (RA): 0.2
OSSF is designed for: 2 bedroom 2064 Sq. Ft Residence
240 gallons per day
An aerobic treatment/drip disposal system is to be utilized based on the site evaluation.
1200 sq. ft. disposal area required
600 gallon per day aerobic treatment unit
Calculations: Absorption Area: Q/RA= 240/0.2= 1200 Sq. Ft.

FEATURES OF SITE AREA

Presence of 100-year flood zone: NO
Existing or proposed water well in nearby area: NO
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

RECEIVED
By Brandon Olvera at 10:27 am, May 28, 2025

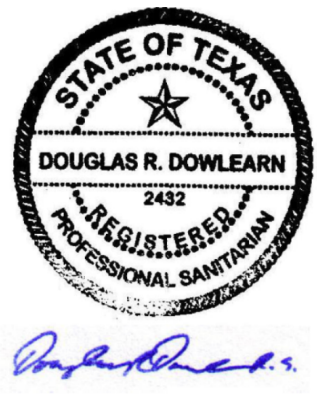
D.A.D SERVICES, INC.
DOUG DOWLEARN
PO BOX 212, BULVERDE, TX 78163
Designed for:
Stewart Glen & Ronnie Stewart

The installation site is on block B, lot 3 of the Canyon Lake Estates Section 1 Subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from a 2 Bedroom (2064 sq. ft.) residence. The proposed method of wastewater treatment is aerobic treatment with drip 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 Model SA 600LP aerobic treatment plant, containing a 376 gallon pre-treatment tank, a 600 gpd aerobic treatment plant, and a 778 gallon pump tank equipped with a 20 gpm submersible pump. The pump is activated by a time controller allowing the distribution 8 times per day with a 10 minute run time per dose, with float switches set to pump 240 gallons per day. A high level audible and visual alarm will activate should the pump fail. Distribution from the pump is through a self flushing 100 micron, 140 mesh disc filter, then through a 1" SCH-40 manifold to a 600 L.F. drip tubing field, with drip lines set approximately two feet apart with 0.61 gph emitters set every two feet, as per the attached schematic. A threaded union will be installed in the pump tank on the supply manifold to the drip field, and a pressure regulator will be installed on the supply manifold to maintain a pressure of 30 psi. A 1" SCH-40 return line is installed to continuously flush the system back to the pump tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. The placement of the drip tubing will be on soil that has been scarified, and enough class II soil will be added so that there is 12" of soil under the drip tubing. The tubing will be covered with 6" of Class II soil.

DESIGN SPECIFICATIONS:

Daily Waste Flow: 240 gpd
Application rate: 0.2
Application area required: 240/.2 = 1200 sq. ft.
Application area utilized: 1200 sq. ft.
Pump tank reserve capacity: 80 gal minimum



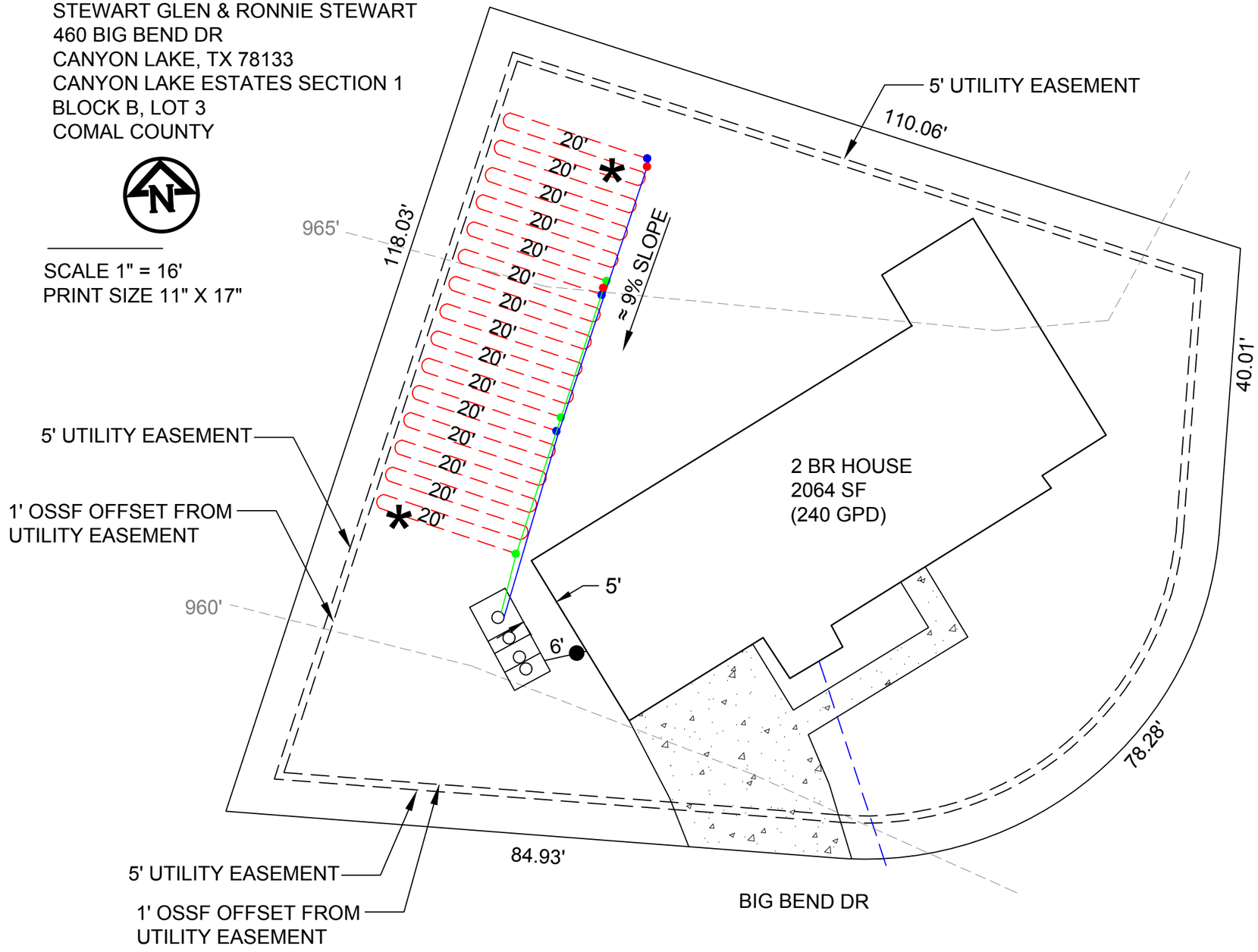
SYSTEM COMPONENTS:
SCH 40 PVC sewer line
Model SA 600LP
376 gallon pre treatment tank
600 gpd aerobic treatment plant
778 gallon pump tank with timed controls
C1 Series, 20Xgpm - 0.5hp/115V, Model No. 20C1X-05P4-2W115 (or equivalent)
1" purple PVC supply line
30 PSI pressure regulator - Model PMR30MF
Netafim Bioline Drip tubing

LANDSCAPING:
The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the drip disposal must be covered with a ground cover such as grass seed or sod prior to the final inspection.

RECEIVED
By Brandon Olvera at 10:27 am, May 28, 2025

STEWART GLEN & RONNIE STEWART
460 BIG BEND DR
CANYON LAKE, TX 78133
CANYON LAKE ESTATES SECTION 1
BLOCK B, LOT 3
COMAL COUNTY

SCALE 1" = 16'
PRINT SIZE 11" X 17"



600 L.F. OF DRIP TUBING SPACED 2' APART.
30 ROWS @ 20 L.F. EACH

NOTES:
- USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURE TO TANK.
- CLEANOUT WITHIN 3' OF STRUCTURE.
- SEWER PIPE CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- INSTALL 1" VACUUM BREAKERS AT HIGHEST POINTS ON SUPPLY AND FLUSH LINES.
- TANK TO BE > 5' FROM STRUCTURES AND SURFACE IMPROVEMENTS. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
- 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.
- CLEAR SURFACE ROCK AND BOULDERS FROM DRAINFIELD AREA, AND ENSURE THAT THERE IS AT MINIMUM 12" OF SUITABLE SOIL BETWEEN THE BOTTOM OF THE DRIP LINES, AND THE RESTRICTIVE HORIZON. CLASS II SOIL MAY NEED TO BE IMPORTED IN ORDER TO MAINTAIN THE MINIMUM 12" OF SOIL BETWEEN THE BOTTOM OF THE DRIP LINES AND RESTRICTIVE HORIZON.

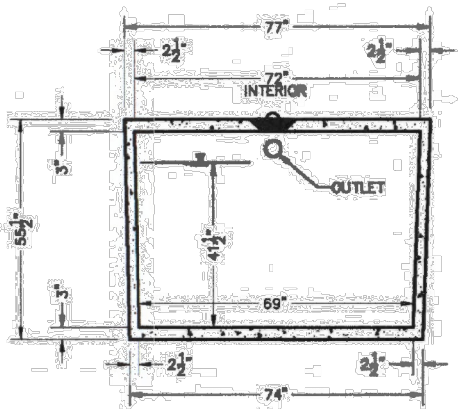
STATE OF TEXAS
DOUGLAS R. DOWLEARN
2432
REGISTERED
PROFESSIONAL SANITARIAN

KEY

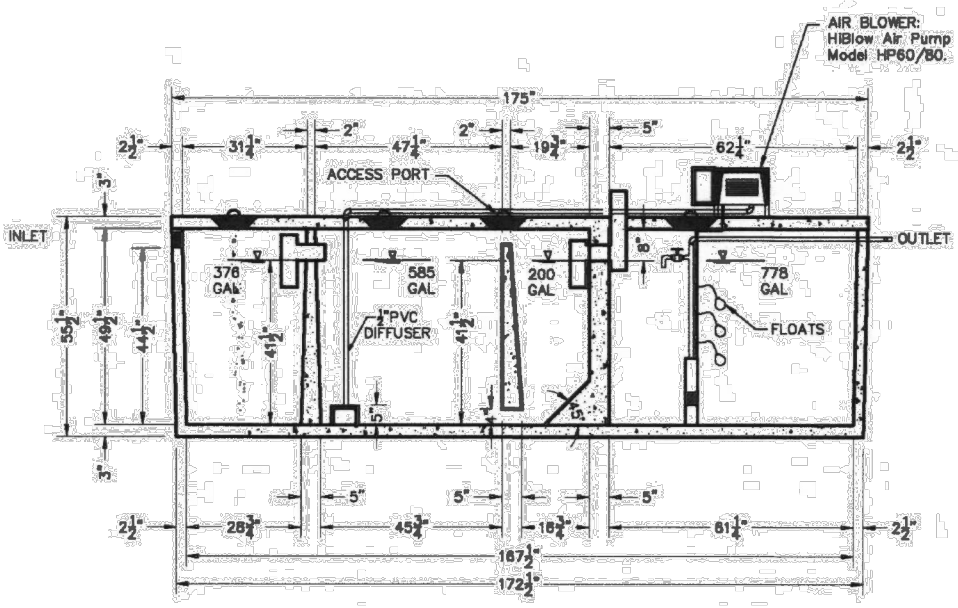
- TWO WAY CLEANOUT
- 1" VACUUM BREAKER
- SUPPLY LINE
- FLUSH LINE
- SUPPLY LINE CONNECTION
- FLUSH LINE CONNECTION
- PROPOSED WATER LINE
- TEST HOLE
- 600 GPD AEROBIC TREATMENT UNIT
- DRIVE/WALKWAY

STATE OF TEXAS
DOUGLAS R. DOWLEARN
2432
REGISTERED
PROFESSIONAL SANITARIAN

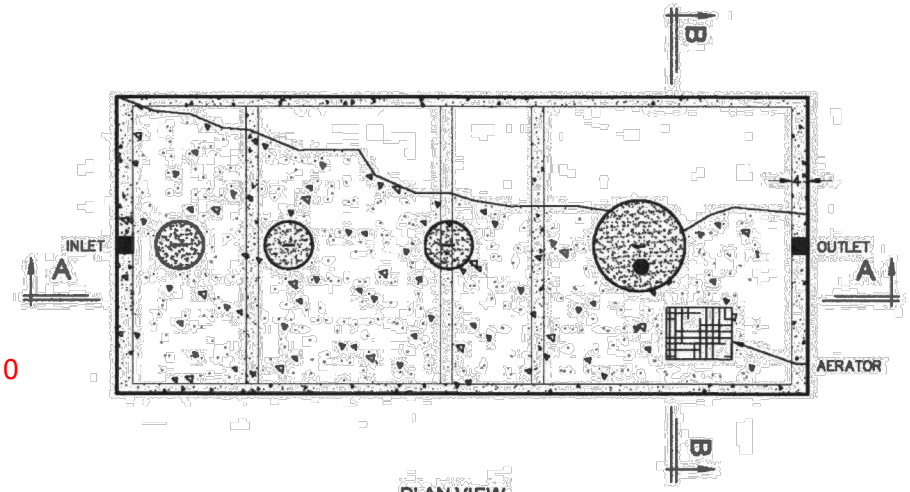
RECEIVED
By Brandon Olvera at 10:27 am, May 28, 2025



SECTION B-B



SECTION A-A



PLAN VIEW

18.75 GALLONS/INCH

34.5" - 41.5" = RESERVE = 131.25 GALLONS
12" - 34.5" = PUMP ON TO ALARM ON = 421.88 GALLONS
10" - 12" = PUMP OFF TO PUMP ON = 37.5 GALLONS
0 - 10" = SUMP = 187.5 GALLONS

NOTE: SET ON A TIMER TO DOSE 8 TIMES PER DAY AT 10 MINUTES PER DOSE.

DATE: DEC 2016
SHEET: SA-3
PROJECT NO.
SCALE: 3/8" = 1'-0"
DATE
REVISIONS
BY
SOLAR AEROBIC
6754 HWY 90 EAST
LAKE CHARLES, LA 70615
PHONE: (337) 439-0880
MODEL SA 600LP
RESIDENTIAL WASTEWATER
TREATMENT SYSTEM
DESIGNER: ESC
DRAWN: ESC
CHECKED: ESC

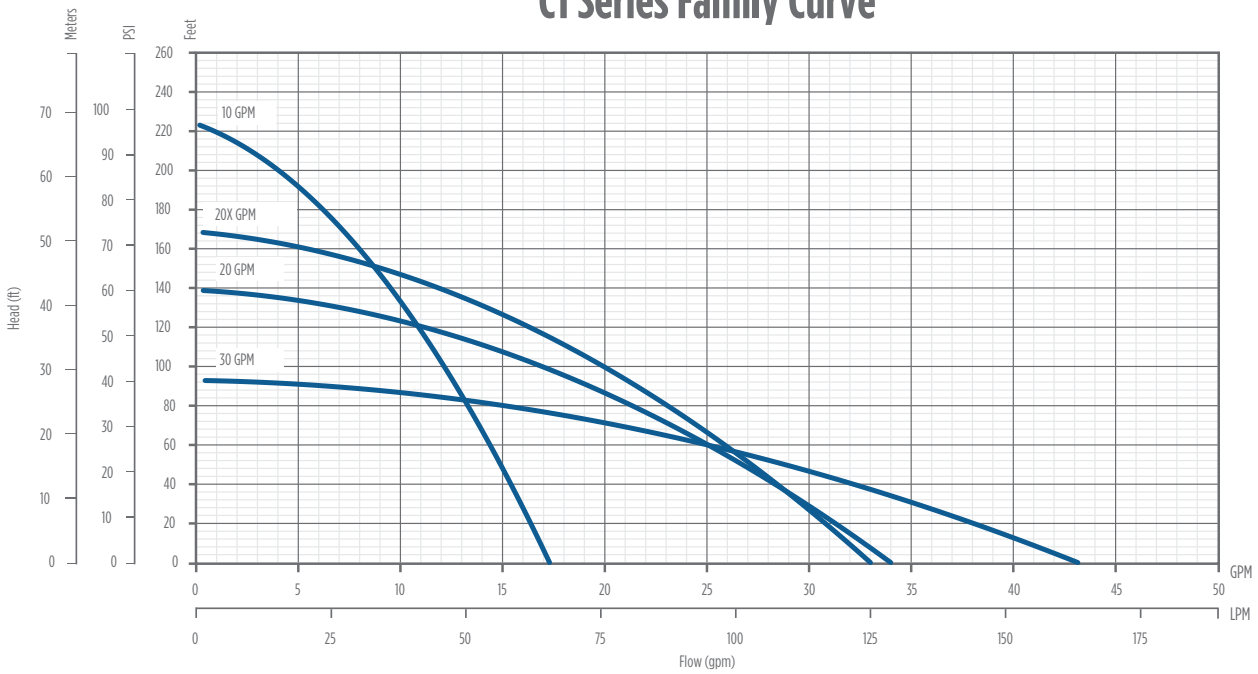
C1 SERIES
CISTERN PUMPS

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.

Franklin Electric

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 SJOOW 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 SJOOW leads.

September 12, 2024

117814

COMAL COUNTY
ENGINEER'S OFFICE

RE: ***460 Big Bend***
Canyon Lake Estates Section 1
Lot 3 – Block B

Dear Property Owner & Agent,

Thank you for your submission. We have reviewed the planning materials for the referenced permit application, and unfortunately, they are insufficient. To proceed with processing this permit, we require the following:

1. Our office will be conducting a site visit on 09-13-2024.
2. Maintenance Contract has all the information blocked out.
3. Revise accordingly and resubmit.

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

Thank You,

| **Brandon Olvera** | **Designated Representative OS0034792** |

| Comal County | www.cceo.org | f: 830-608-2078 | e: olverb@co.comal.tx.us |

195 David Jonas Dr, New Braunfels, Texas 78132 - Phone (830) 608-2090

D.A.D SERVICES, INC.
DOUG DOWLEARN
PO BOX 212, BULVERDE, TX 78163
Designed for:
Stewart Glen & Ronnie Stewart

The installation site is on block B, lot 3 of the Canyon Lake Estates Section 1 Subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from a 2 Bedroom (2064 sq. ft.) residence. The proposed method of wastewater treatment is aerobic treatment with drip 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 NuWater B-550 aerobic treatment plant, containing a 353 gallo[illegible] with a 20 g[illegible]m submersible pump. The pump is activated by a time controller allowing the distribution 8 times per day with a 10 minute run time per dose, with float switches set to pump 240 gallons per day. A high level audible and visual alarm will activate should the pump fail. Distribution from the pump is through a self flushing 100 micron, 140 mesh disc filter, then through a 1” SCH-40 manifold to a 600 L.F. drip tubing field, with drip lines set approximately [illegible] feet apart [illegible].61 gph [illegible] set every tw[illegible], as [illegible] schematic. A threaded union w[illegible] installed [illegible] pum[illegible]pply ma[illegible]d to t[illegible] a pressure regulator will be i[illegible]led on t[illegible]pply [illegible]old to m[illegible] a pr[illegible]e of 3[illegible]. A 1” S[illegible]0 return line is installed to contin[illegible]y flus[illegible] syste[illegible]ck to the pu[illegible]ank. [illegible]um b[illegible]ers installe[illegible]he highest point of each manifold [illegible]preve[illegible]phoni[illegible] effluent fro[illegible]ner t[illegible]ver pa[illegible]f the field. [illegible]placement of the drip tubing wil[illegible]on [illegible]at has [illegible] scarified, a[illegible]ough[illegible]s II s[illegible]ll be adde[illegible]hat there is 12” of soil under the dr[illegible]pi[illegible]. The tubi[illegible]ll be cover[illegible]th 6[illegible] Class [illegible]l.

VOID

DESIGN SPECIFI[illegible]ONS:

Daily Waste Flow: 240 gpd
Application rate: 0.2
Application area required: 240/.2 = 1200 sq. ft.
Application area utilized: 1200 sq. ft.
Pump tank reserve capacity: 80 gal minimum

STATE OF TEXAS
DOUGLAS R. DOWLEARN
2432
REGISTERED
PROFESSIONAL SANITARIAN

SYSTEM COMPONENTS:
SCH 40 PVC sewer line
NuWater B-550
- 353 gallon pre treatment tank
- 600 gpd aerobic treatment plant
- 768 gallon pump tank with timed controls
  - C1 Series, 20Xgpm - 0.5hp/115V, Model No. 20C1X-05P4-2W115 (or equivalent)

1” purple PVC supply line
30 PSI pressure regulator - Model PMR30MF
Netafim Bioline Drip tubing

LANDSCAPING:

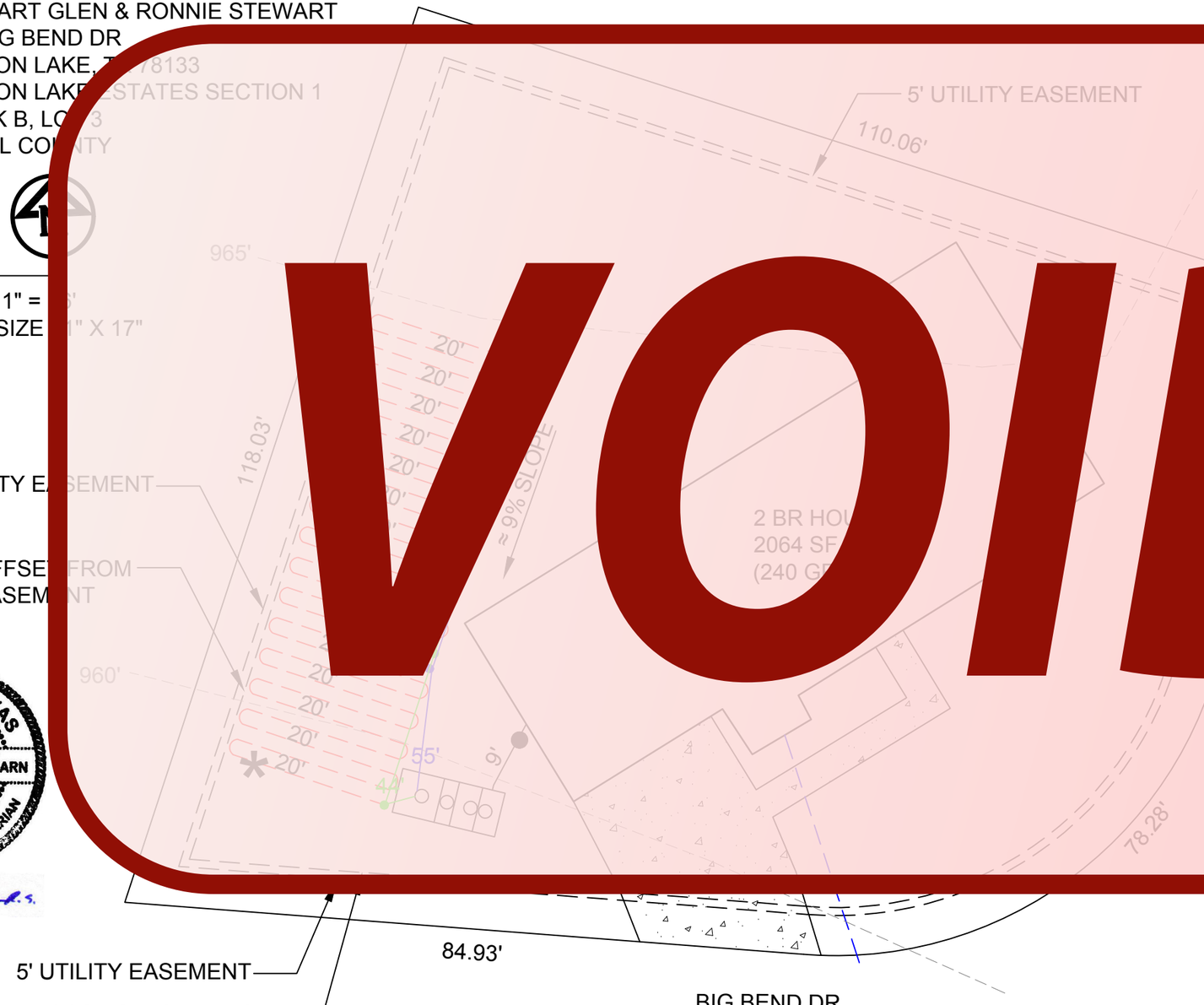
The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the drip disposal must be covered with a ground cover such as grass seed or sod prior to the final inspection.

STEWART GLEN & RONNIE STEWART
460 BIG BEND DR
CANYON LAKE, T 78133
CANYON LAKE ESTATES SECTION 1
BLOCK B, LO 3
COMAL CO NTY

SCALE 1" =
PRINT SIZE 1" X 17"

5' UTILITY EASEMENT

1' OSSF OFFSET FROM
UTILITY EASEMENT



STATE OF TEXAS
DOUGLAS R. DOWLEARN
2432
REGISTERED
PROFESSIONAL SANITARIAN

ART.
30 ROWS @ 20 L.F. EACH

NOTES:
- USE 3" OR 4" SCH 40 SEWER PIPE TO CONNEC STRUCTURE TO TANK.
- CLEANOUT WITHIN 3' OF STRUCTURE.
- SEWER PIPE CONNECTING THE STRUCTURE TO HE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- INSTALL 1" VACUUM BREAKERS AT HIGHEST PO TS ON SUPPLY AND FLUSH LINES.
- BE > 5' FROM STRUCTURES AND SURF CE S. THIS WILL PROVIDE EQUIVALEN THE SETBACK REQUIREMENTS F TAC 285.
- TANK W ER TIGHT AND MANUFACTUR D ACCORDI M DESIGNATION: C 1227.
- DRAINFIE BE GREATER THAN 100' FRO PRIVATE W GREATER THAN 150' FROM UBLIC WELLS. VER LOCATION(S) ON SITE.
- CLEAR SU CK AND BOULDERS FROM DRAINFIEL D ENSURE THAT THERE IS MINIMUM ABLE SOIL BETWEEN THE BO TOM OF THE D AND THE RESTRICTIVE HORI ON. CLASS I NEED TO BE IMPORTED IN OR ER TO MAINT MUM 12" OF SOIL BETWEEN TH BOT RIP LINES AND RESTRICTIVE H RIZON.

- TWO WAY CLEANOUT
- 1" VACUUM BREAKER
- SUPPLY LINE
- FLUSH LINE
- SUPPLY LINE CONNEC ION
- FLUSH LINE CONNEC ION
- PROPOSED WATE LINE
- TEST HOLE
- 600 GPD AEROBIC TREATMENT UNIT
- DRIVE/WALKWAY

Assembly Details

OSSF

STATE OF TEXAS
DOUGLAS R. DOWLEARN
2432
REGISTERED
PROFESSIONAL SANITARIAN

37" - 53" - RESERVE - 231.84 GAL
12" - 37" - PUMP
10" - 12" - P OFF TO PUMP ON - 28.89 GAL
0 - 10" - MP- 144.9 GAL

NOT SET ON A TIMER TO DOSE 8 TIMES PER DAY AT 10 MINUTES PER DOSE.

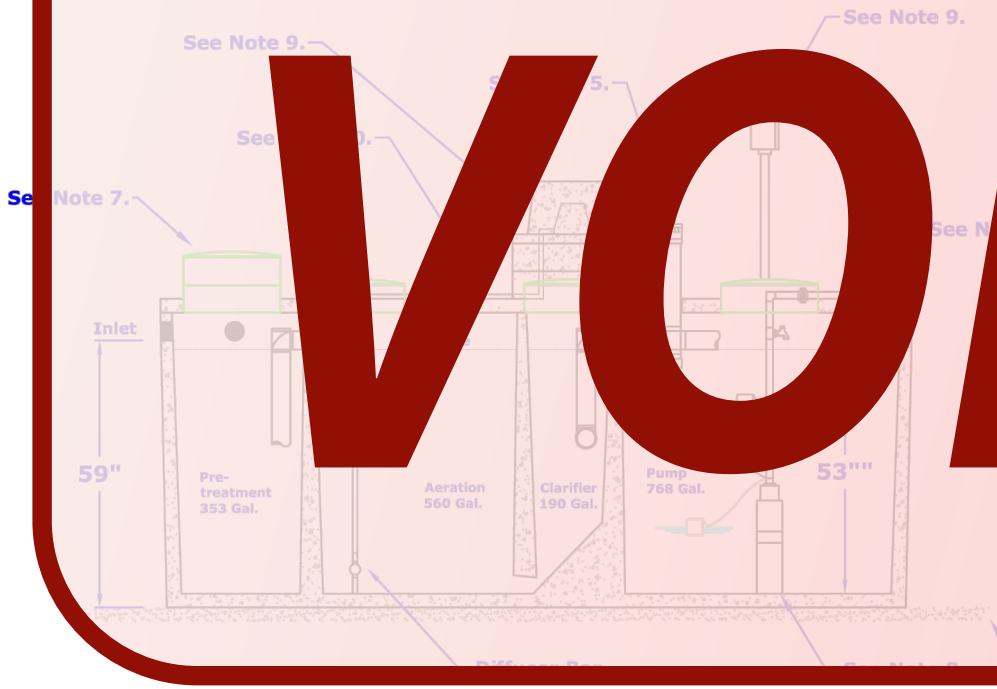
GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 14,900 lbs.
4. Treatment capacity is 600 GPD. Pump compartment set-up for a 360 GPD Flow Rate (4 beedroom, < 4,000 sq/ft living aera). Please specify for additional set-up requirements. BOD Loading = 1.62 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-550 Control Center w/ Timer for spray application. Optional Micro Dose (min/sec) available for drip applications. Electrical Requirement 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Rec tacle.
7. 20" Ø acess riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. HIBLOW Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by Contract
" min. el pad by Contractor

WO EVEL = 53"
14 NCH

DIM
Height: 67"
de Width: 63"
tside Length: 164"

MINIMUM EXCAVATION DIMENSIONS
Width: 76"
Length: 176"



VOID

NuWater B-550 (600 GPD) Aerobic Treatment Plant (Assembled)

Model: B-550-PC-400PT

March, 2012 - Rev 1
By: A.S.

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3

Advantage Wastewater Solutions llc
444 A Old Hwy No 9
Comfort, TX 78013
830-995-3189
fax 830-995-4051

C1 SERIES
CISTERN PUMPS

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

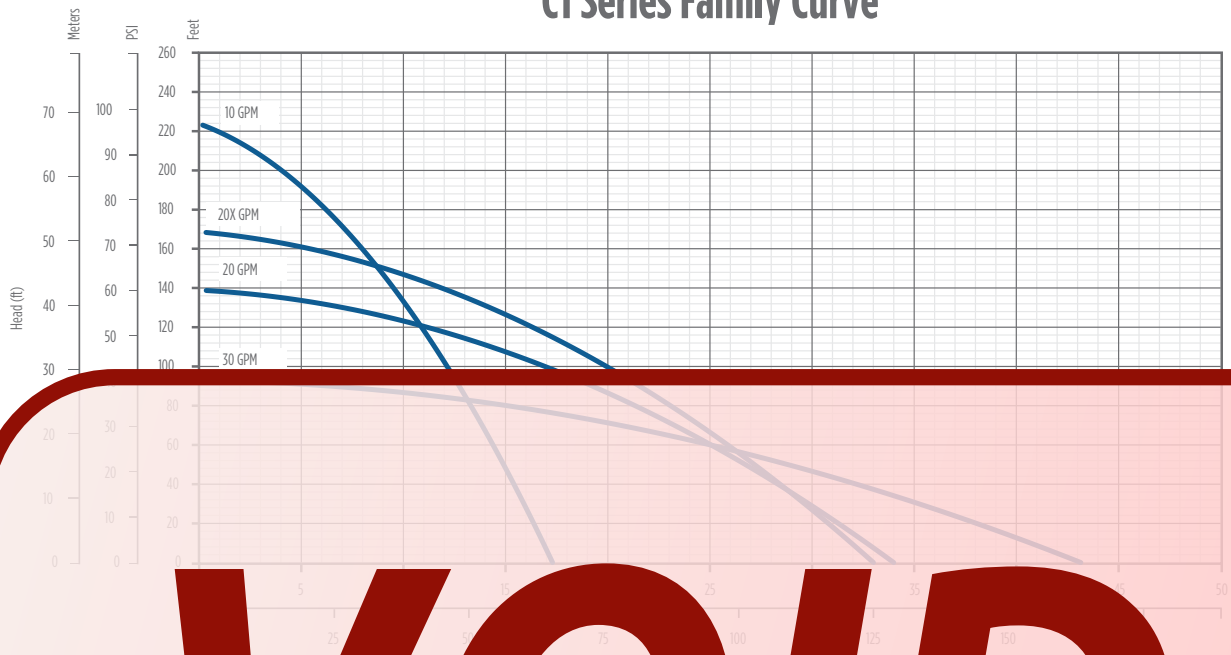
The pump's unique bottom suction design allows for maximum fluid drawdown without compromising durability or overall life, and it does not require the use of a low induction sleeve. Intended specifically for use in a cistern or tank, C1 Series pumps are ideal for use in agricultural, residential, and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

VOID

Franklin Electric

franklinwater.com

C1 Series Family Curve



FEATURES

- Supplied with a removable [illegible] for easy and reliable [illegible]ling
- Bottom suction design
- Robust thermoplastic discha[illegible]sign resists breakag[illegible]d operati[illegible]
- 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 me[illegible]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 SJOOW jacketed lead

APP[illegible]ONS

- Gr[illegible] pumping
- F[illegible]fluent servi[illegible]umping
- V[illegible]such as pumping from rain
- 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 SJOOW leads.

2/CS

202206034581 07/29/2022 11:50:34 AM 1/2

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: July 28, 2022

Grantor: JC Davis, a single person

Grantee: Glen Stewart and Ronnie Stewart
455 Big Bend Dr
Canyon Lake, TX 78133

Consideration: Ten and No/100ths ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed.

Property (including any improvements): Lot 3, Block B of Canyon Lake Estates Section One, a subdivision in Comal County, Texas, according to the plat recorded in Volume 1, Page 17, of the Map and Plat Records of Comal County, Texas

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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.

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

This instrument was prepared from limited information provided to the drafter hereof. No title examination was performed pursuant to the drafting of this instrument, and the drafter of this instrument neither issues any opinion as to nor assumes any responsibility for the accuracy of the title to or the legal description of the property described herein.

JC Davis

THE STATE OF TEXAS §
§
COUNTY OF Comal §

This instrument was acknowledged before me on this 28 day of July, 2022, by JC Davis.

Emma Krohn
Notary Public, State of Texas

EMMA KROHN
Notary Public, State of Texas
My Comm. Exp. 02-04-2026
ID No. 13357274-8

After Recording Return To:
Glen Stewart and Ronnie Stewart
455 Big Bend Dr
Canyon Lake, TX 78133

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
07/29/2022 11:50:34 AM
TERRI 2 Page(s)
202206034581

Bobbie Koepp