

# Comal County Environmental Health OSSF Inspection Sheet

Installer Name: \_\_\_\_\_

OSSF Installer #: \_\_\_\_\_

1st Inspection Date: \_\_\_\_\_

2nd Inspection Date: \_\_\_\_\_

3rd Inspection Date: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

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

Inspector Notes:

**Comal County Environmental Health  
OSSF Inspection Sheet**

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

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

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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: 117846  
Issued This Date: 10/01/2024  
This permit is hereby given to: Wesley Matthies & Marnie Boyd

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

1241 RIO CENTRAL DR  
SPRING BRANCH, TX 78070

Subdivision: Mystic Shores  
Unit: 21  
Lot: 2311R  
Block: 0  
Acreage: 3.4800

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.



**COMAL COUNTY**  
ENGINEER'S OFFICE

# OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

--	--

Date Received      Initials

117846
--------

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.**

DocuSigned by:  
Wesley Mathies  
4074474D3683461..Signature of Applicant

8/7/2024 | 7:47 AM PDT  
Date

___ COMPLETE APPLICATION
Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION ___ (Missing Items Circled, Application Refeused)
-----------------------------------------------------------------------------



COMAL COUNTY  
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

RECEIVED

By Brandon Olvera at 10:06 am, Oct 01, 2024

195 DAVID JONAS DR  
NEW BRAUNFELS, TX 78132  
WWW.CCEO.ORG

Date August 6, 2024

Permit Number 117846

1. APPLICANT / AGENT INFORMATION

Owner Name Wesley Matthies and Marnie Boyd  
Mailing Address 1002 N Canyonwood Dr.  
City, State, Zip Dripping Springs, TX 78620  
Phone # 512-426-0299  
Email wes.matthies@gmail.com

Agent Name Planet Friendly Designs  
Agent Address 1353 Lakeside Loop  
City, State, Zip Round Rock, TX 78665  
Phone # 512-757-5827  
Email planetfriendlydesigns@gmail.com

2. LOCATION

Subdivision Name Mystic Shores Unit 21 Lot 2311R Block  
Survey Name / Abstract Number Acreage 3.48 acres  
Address 1241 Rio Central Dr. City Spring Branch State TX Zip 78070

3. TYPE OF DEVELOPMENT

[X] Single Family Residential  
Type of Construction (House, Mobile, RV, Etc.) New Home Construction  
Number of Bedrooms 4  
Indicate Sq Ft of Living Area 3,340

[ ] 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: \$ 1,133,300.00 (Structure Only)

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

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

Source of Water [X] Public [ ] Private Well

4. SIGNATURE OF OWNER

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

DocuSigned by:  
Wesley Matthies  
Signature of Owner

8/7/2024 | 7:47 AM PDT  
Date

MARNIE BOYD

9/23/2024 | 3:28 PM CDT





### ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Eric Schneider RS 4431/Corrie Smith OS0029488

System Description Aerobic Surface Application

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

Tank Size(s) (Gallons) 600 ATU Absorption/Application Area (Sq Ft) 4,923.52 Sq. Ft.

Gallons Per Day (As Per TCEQ Table III) 300 GPD

(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

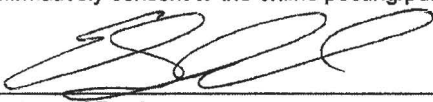
(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

Is this property within an incorporated city?  Yes  No

If yes, indicate the city: Spring Branch

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

8/11/24  
\_\_\_\_\_  
Date

2/c



AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL  
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (commission) to regulate On-Site Sewage Facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety code, requires owner's to provide notice to the public that certain types of OSSF's 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 maintenance contract, according to 30 Texas Administrative Code §285.91 (12) will be installed on the property described as (insert legal description): 3.48 acres of land  
being lot 2311R, Mystic Shores, Unit 21, an  
addition to Comal County, Texas, according to  
the map or plat thereof recorded in Document  
No. 200706015710

The property is owned by (insert owner's full name): Wesley Matthies and  
Marnie Boyd

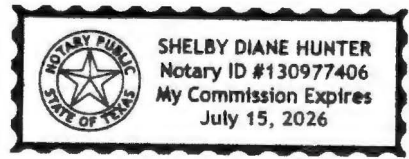
This OSSF must be covered by a continuous maintenance contract for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally. Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

WITNESS BY HAND(S) ON THIS 9<sup>th</sup> DAY OF August, 20 24

Marnie Boyd  
Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 9<sup>th</sup> DAY OF August, 20 24

Shelby D. Hunter  
Notary Public, State of Texas



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 the property having been prorated, the payment thereof is assumed by Grantee.

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

The Estate of John R. Stewart, deceased

By: *Sandra Stewart*  
Sandra Stewart, Individually and Independent Executrix

(Acknowledgment)

THE STATE OF ~~TEXAS~~ Pennsylvania (an)  
COUNTY OF Bucks

This instrument was acknowledged before me on the 8<sup>th</sup> day of December, 2023 by Sandra Stewart, Individually and Independent Executrix of the Estate of John R. Stewart, deceased, on behalf of said estate.

*Angela M. Manns*

Notary Public, State of ~~Texas~~ Pennsylvania (an)  
Notary's Name (printed): Angela M. Manns  
Notary's commission expires: 3/31/27

Commonwealth of Pennsylvania - Notary Seal  
Angela M. Manns, Notary Public  
Bucks County  
My Commission Expires March 31, 2027  
Commission Number 1189305

AFTER RECORDING RETURN TO:  
Wesley H. Matthies and Marnie M. Boyd

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
12/11/2023 01:48:46 PM  
TERRI 2 Pages(s)  
202306038659



*Bobbie Koepf*



This page has been added to comply with the statutory requirement that the clerk shall stamp the recording information at the bottom of the last page.

This page becomes part of the document identified by the file clerk number affixed on preceding pages.

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
08/21/2024 01:02:23 PM  
TRACY 2 Page(s)  
202406025361



*Bobbie Koepf*

**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: Wesley Matthies + Marnie Boyd  
Subdv: Mystic Shoals COUNTY: Comal  
Permit #: \_\_\_\_\_ TYPE: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Model #: \_\_\_\_\_

Address: 1241 Rio Central Dr  
City: Spring Branch ST: TX Zip 78070  
Serial #: \_\_\_\_\_

Initial Two Year Service Agreement & Two Year Limited Warranty       One Year Service Agreement

\_\_\_\_\_ RENEWAL      \_\_\_\_\_ NAME TRANSFER      \_\_\_\_\_ ANALYSIS  
Legal Description \_\_\_\_\_

The effective date of the initial maintenance contract shall be the date the License to Operate is issued.  
For \_\_\_\_\_, this contract will be in effect FROM \_\_\_\_\_ 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. The response time to a complaint by the property owner regarding operation of the system shall be within 48 hours from the time of the notification.
- F. **ANY PARTS, WARRANTY OR NON-WARRANTY, OR FREIGHT CHARGES, LABOR OR SERVICE CALLS DUE BUT NOT PAID FOR REMAIN THE PROPERTY OF COUNTRYSIDE CONSTRUCTION AND COULD RESULT IN REPOSSION OF PARTS BY COUNTRYSIDE CONSTRUCTION.**
- G. **THE SIGNING OF THIS SERVICE AGREEMENT AUTHORIZES COUNTRYSIDE CONSTRUCTION TO ENTER THE PROPERTY TO EXECUTE ALL TERMS OF THIS CONTRACT.**

Countryside Construction, Inc., will warrant 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 "Parts Under Warranty" 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, 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: *Countryside Construction Inc.*

**Walker Chapman - Operator Licensee #OS0002929**

DocuSigned by:

Wesley Matthies  
Property Owner Signature

Print Name  Wesley Matthies

Date: 8/7/2024 | 7:47 AM PDT

Walker Chapman

Date: \_\_\_\_\_ Authorized Service Representative

OS0002929

PLANET FRIENDLY DESIGNS  
PLANETFRIENDLYDESIGNS@GMAIL.COM  
512-757-5827

August 20, 2024

To Whom It Concerns:

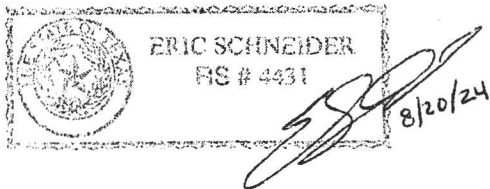
The attached septic design was created to serve a 4 bedroom, single family residence that will be less than 3,500 sq. ft. The project will be located at 1241 Rio Central Drive in Spring Branch, TX.

If there are any questions or concerns, please do not hesitate to contact me.

Sincerely,



Eric Schneider, R.S.  
R.S. #4431



**PLANET FRIENDLY DESIGNS**  
 PLANETFRIENDLYDESIGNS@GMAIL.COM  
 512-757-5827

**OSSF SOIL EVALUATION FORM**

Physical Address: 1241 Rio Central Drive Spring Branch, TX 78070  
 Date Performed: August 8, 2024 Proposed Excavation Depth: 1 Foot

Profile Hole <u>1</u>					
Depth (ft)	Textural Class	Description of Soil	Drainage Mottles/Water Table	Restrictive Horizon	Comments
0	Class IV	Black Clay	None	None	< 30% Gravel
1					
2					
3					
4					
5					

Profile Hole <u>2</u>					
Depth (ft)	Textural Class	Description of Soil	Drainage Mottles/Water Table	Restrictive Horizon	Comments
0	Class IV	Black Clay	None	None	< 30% Gravel
1					
2					
3					
4					
5					

I certify that the above statements are true and based on my own field observations.

Presence of 100 year flood zone: **N** Recharge features within 150 feet: **N**  
 Existing or proposed water well: **N**  
 Presence of adjacent ponds, streams, water impoundments: **N**  
 Organized Sewage available on lot or tract: **N** Suitable for standard system: **N/A**

Corie Smith  
 Site Evaluator

0510029958  
 SE #

The proposed system has been designed to serve a 4 bedroom, single family residence that will be less than 3,500 sq ft. It will have a maximum daily water usage rate of 300 gal/day, as per table III of the Chapter 285 Rules for On-Site Sewage Facilities by the TCEQ.

### **Site Description and Site Evaluation**

The subject property is located within a subdivision. The legal description is Lot 2311R in the Mystic Shores Subdivision, Unit 21. The existing vegetation consists of some native grasses. The site evaluation indicated that the site has suitable soil for an aerobic surface irrigation system. No evidence of shallow ground water was observed during the site evaluation. All exposed rock within the proposed surface distribution area will be removed or covered with suitable soil and seeded prior to final inspection. The spray heads will remain a minimum of 15 feet away from any trees. The property has a slope of less than 15 percent within the proposed surface distribution area. The residence will utilize a public water supply as the source for potable water. All of the systems components will be 100 feet away from all wells. All portions of the spray radii will maintain at least a 20 feet separation from all property lines. No portion of this system lies within 10 feet of a waterline. There are no recharge features within 150 feet of the proposed system. Minimum separation distances as stated in Chapter 285.30 TCEQ, On-Site Sewage Facilities must be maintained.

### **Description of Proposed Aerobic Treatment System**

The residence will utilize a Solar Air aerobic wastewater system Model SA600LP. It is a proprietary treatment plant, approved by TCEQ for use in Texas. The SA600LP model is a 4 compartment concrete tank. The aerobic system will consist of a 375 gallon pretreatment/trash tank which will gravity flow into the 585 gpd aerobic treatment compartment. The effluent from the aeration tank will flow into 778 gallon pump tank. A NSF approved liquid chlorinator will be installed for disinfection. The pump tank compartment serves as a chlorine contact chamber as well as a storage tank. Distribution is through purple 1" Sch. 40 PVC pipe, to 2 K-Rain Pro Plus Professional Low Angle spray heads. The disposal area will consist of 2 – 28 ft. radii 360° patterns. The system is considered a "package system" and will be installed according to manufacturer's instructions.

### **Design Specifications**

Size of Residence: < 3,500 sq. ft.

Number of Bedrooms: 4

Average Expected Daily Flow (Q): 300 gpd

Application Rate: 0.064 gal/ft<sup>2</sup>/day

Minimum Application Area Required (A=Q/Ra):  $A = 300/0.064 = 4,687.5 \text{ ft}^2$

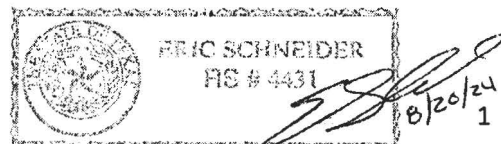
Actual Application Area: 4,923.52 ft<sup>2</sup>

### **System Components**

Pretreatment/Trash Tank: 375 gal

Aeration Tank: 585 gal

Pump Tank: 778 gal (41.5 inches of usable space) – 18.75 gallons/inch





**Pump Float Settings**

Pump Off Position: 8 in. above tank floor = 150.00 gal  
Pump On Position: 9 in. above tank floor = 168.75 gal  
Alarm On Position: 25 in. above tank floor = 468.75 gal  
Reserve Capacity: 16.5 in. (778 gal – 468.75 gal) = 309.25 gal

**Pump and Sprinkler Heads**

Elevation Head: 8 ft  
Pressure Head: 30 psi x 2.3 = 69  
Friction Head: 90 ft of 1 in. Sch. 40 PVC – 90 ft x .0213 = 1.92  
Total Head (TDH): 8 + 69 + 1.92 = 78.92 ft (Within the pump performance curve)

Pump: Franklin Electric C1 Series 10CI-05P4-2W230

Sprinkler Heads: K-Rain Pro Plus Professional series with Low Angle Nozzle #4, operating at 30 psi, 28 ft. radius, and 3.4 gpm flow per sprinkler

**Chlorinator**

This system will utilize a NSF approved Liquid Chlorinator.

**Dosing:**

This system will utilize a commercial timer to cycle power to the pump-on float switch twice per night.  
Disposal period for overnight disposal is between midnight and 5 AM.  
300 gpd/2 doses per day = 150 gal per dose  
2 sprinklers x 3.4 gal per minute = 6.8 gallons per minute  
150 gal per dose/6.8 gal per minute ≈ 22 minutes per dose

ERIC SCHNEIDER  
R.S. #4431  
*ES*  
8/20/24 2

### **Construction/Installation Notes & Requirements**

- Refer to site plan for component placement and follow manufacturer's instructions for installation of treatment plant and aerator.
- All materials and construction methods are required to conform to the standards for Private Sewage Facilities set forth by the Texas Administrative Code, Chapter 285 On-Site Sewage Facilities.
- The installer must have a current and valid Texas installer certificate, and is required to have at the minimum an Installer II certification.
- The installer must notify the designer and regulatory authority at least 48 hours in advance to schedule required inspections to ensure that the system is installed in accordance with approved plans and specifications.
- Diversion berms will be placed when needed to protect irrigation and tank areas from excessive runoff.
- It is the responsibility of the installer to maintain the minimum setback requirements as stated in Chapter 285 On-Site Sewage Facilities.
- No part of the system shall be located within 10 feet of a potable water line.

### **Electrical Components**

All electrical wiring shall conform to the requirements of the National Electric Code (1999) or under any other standards approved by the executive director. Additionally, all external wiring shall be installed in approved, rigid, non-metallic gray code electrical conduit. The conduit shall be buried according to the requirements in the National Electric Code and terminated at a main circuit breaker panel or sub-panel. Connections shall be in approved junction boxes. All electrical components shall have an electrical disconnect within direct vision from the place where the electrical device is being serviced. Electrical disconnects must be weatherproof (approved for outdoor use) and have maintenance lockout provisions.

### **Tank Notes**

- The bottom of the excavation for the tanks should be level and free of large rocks and debris.
- All tanks are to be set level on a minimum 4 inch layer of sand, sandy loam, clay loam, or pea gravel.
- Risers are required on tank inspection ports as per 30 TAC 285.38 (9/1/2012.) This includes access limitation (<65 lbs lid or hardware secured lid) and secondary plug, net, or mesh in riser. Risers are required to be two inches above grade level.
- All openings in the tank must be properly sealed to prevent the escape of wastewater, and/or to prevent the infiltration of water.
- Tanks must be filled with water for at least 24 hours to test for leaks and structural integrity.
- The tanks must be set low enough to have fall of at least 1/8 inch per foot from house to tank.
- PVC pipe from house to tank must be at least Sch. 40 or SDR 26.

### **Irrigation and Landscape Notes**

- Irrigation lines should be 1 inch Sch. 40 PVC. All supply lines, sprinkler heads, and valve cover boxes must be permanently colored purple. Sleeve any pipe that crosses any road, driveway, or other land improvement with Sch. 40 PVC.
- Supply lines must be buried at least 6 inches below finished grade.
- If irrigation area does not have established vegetation, a mixture of winter rye or Bermuda grass will be seeded to establish seasonal vegetation.
- The installer will notify the property owner prior to removal of any trees/bushes that may obstruct the operation of the irrigation system.
- All exposed surface rock must be covered with at least 4 inches of suitable soil.

### **Additional Notes**

- Install audio-visual alarm for aerator and pump on separate breakers.
- The high water and air compressor alarms should be audio/visual and mounted in a place that can be easily seen and heard when alarms are activated.

### **Maintenance Requirements**

- The applicant must furnish to the regulatory authority a valid maintenance contract with a certified maintenance company before a permit will be issued.
- The maintenance company will verify that the system is operating properly and provide on-going maintenance of the installation.
- The initial contract will be a minimum of 2 years.
- A maintenance contract will authorize the maintenance company to maintain and repair the system as needed.
- The property owner must continuously maintain a signed written contract with a valid maintenance company and will submit a copy of the contract to the permitting authority at least 30 days prior to the date service will cease.

### **Affidavit**

- The applicant must file a certified copy of an affidavit at the County Clerk's Office and file in reference to the real property deed on which the surface application system is to be installed.
- The affidavit will state that the property shall not be transferred to a new owner without:
  - The new owner being advised that the property contains a surface application system for wastewater disposal.
  - The permit issued to the previous owner of the property being transferred to the new owner in accordance with Chapter 285.3(b)(3) of the TCEQ OSSF Rules, i.e.; the permit will be issued in the name of the owner of the OSSF. Permits shall be transferred to the new owner automatically upon legal sale of the OSSF. The transfer of an OSSF permit under this section shall occur upon actual transfer of the property on which the OSSF is located unless ownership of the OSSF has been severed from the property.
  - The new owners submitting a valid maintenance contract to the permitting authority.

### **Operation and Management Notes**

- The OSSF should not be treated as a normal city sewer.
- Feminine hygiene products should never be disposed of in the toilet. Products such as these can be detrimental to a septic system, causing backups inside the home and/or overflowing of the tank due to pump malfunction.
- The excessive use of in-sink garbage grinders and grease discarding should be avoided. In-sink garbage grinders can cause a rapid buildup of sludge or scum resulting in a more frequent cleaning and possible system failure.
- Do not use the toilet to dispose of cleaning tissue, cigarette butts, or other trash. This disposal practice will waste water and also impose an undesirable solid load on the treatment system.
- Septic tanks should be cleaned before sludge accumulates to a point where it approaches the bottom of the outlet device. If sludge or scum accumulates to this point, solids will leave the tank with the liquid and possibly cause the system to clog resulting in sewage surfacing or backing up into the house through plumbing fixtures.
- A regular schedule of cleaning the tank at two to three year intervals should be established. Commercial cleaners are equipped to readily perform the cleaning operation. Owner of OSSF's will contract only persons registered with TCEQ to transport the septic system waste.
- Do not build driveways, storage buildings, or other structures of system components on the disposal field.
- Chemical additives, or so-called enzymes, are not necessary for the operation of a septic tank. Some of these additives may even be harmful to the system's operation.
- Soaps, detergents, bleaches, drain cleaners, and other household cleaning materials will very seldom affect the operation of the system. However, moderation should be exercised in the use of such materials.
- The homeowner shall observe Chapter 285.37 regarding water softeners and reverse osmosis entering into the OSSF.
- The liquid from the OSSF is still heavily laden with bacteria. The surfacing of this liquid constitutes a health hazard to those that might come into contact with it.

### **Water Conservation Practices**

- Showers usually use less water than baths. Installing water saving shower heads that use less than 2.5 gallons per minute saves both water and energy.
- If you take a tub bath, reduce the level of water in the tub from the level to which you customarily fill it.
- Leaky faucets and faulty toilet fill-up mechanisms should be repaired as quickly as possible.
- Leaking toilets may not be evident. Add a few drops of food coloring into the tank. Do not flush. If the color appears in the bowl within a few minutes, adjustments and/or repairs to the toilet need to be made.
- Install low-flow fixtures throughout the house and use faucet aerators that restrict water flow to help reduce consumption.
- Try to run dishwasher with a full load.

- Avoid running the water continuously for brushing teeth, washing hands, shaving, or rinsing kitchen utensils.
- Water can be saved in the laundry room by adjusting water levels to match the size of the load. If the washing machine does not have a variable load control, water can be saved by running it only when the washer is full.
- Keep a container of drinking water in the refrigerator instead of running a faucet until it turns cold.
- Insulate hot water pipes to avoid long delays of wasted water while waiting for the water to heat.
- Ask your federal, state, county, city, or other local government about programs to conserve water and how they can help you save water.

*This proposed system has been designed generally following the minimum requirements under TCEQ Chapter 285 On-Site Sewage Facilities. The site evaluation and subsequent design are based on technical information currently available. There was no indication of shallow groundwater or slopes where seeps could occur at the time of the site evaluation. The performance of the OSSF is not, and cannot be guaranteed, even though all provisions of the Standards have been complied with. If failure should occur, additions or modifications to the OSSF may need to be made. By accepting this design, the homeowner/builder understands that the designer/site evaluator will not be liable for more than the agreed upon design fee.*

**RECEIVED**

By Brandon Olvera at 8:34 am, Apr 02, 2025

**PLANET FRIENDLY DESIGNS**  
PLANETFRIENDLYDESIGNS@GMAIL.COM  
512-757-5827

March 24, 2025

**Permit Number: 117846**  
**1241 Rio Central**  
**Spring Branch, TX 78070**

To Whom It Concerns:

The following adjustments has been made to the OSSF design associated with the above permit number:

1. The sewer stub out from the house was installed in the back of the house, so the sewer line needed to be relocated. The tank and spray heads remained in the exact location as previously planned. No other changes were made to this design.

If there are any questions or concerns, please do not hesitate to contact me.

Sincerely,



Eric Schneider, R.S.  
R.S. #4431



*3/24/25  
Revision*

**LEGEND**

- A: 4 Bedroom, Single Family Residence, < 3,500 Sq. Ft.
- B: 3" or 4" SCH 40 PVC Pipe with Two Way Clean Out
- C: Solar Air Aerobic Treatment Unit, Model SA600LP (8' From Structure)
- D: 1" SCH 40 Purple PVC Pipe
- E: K-Rain Pro Plus Low Angle Spray Head, Nozzle #4, Radius @ 28'
- F: Waterline
- G: Pool
- H: Pool Equipment
- I: Driveway

**1241 Rio Central  
Spring Branch, TX 78070**

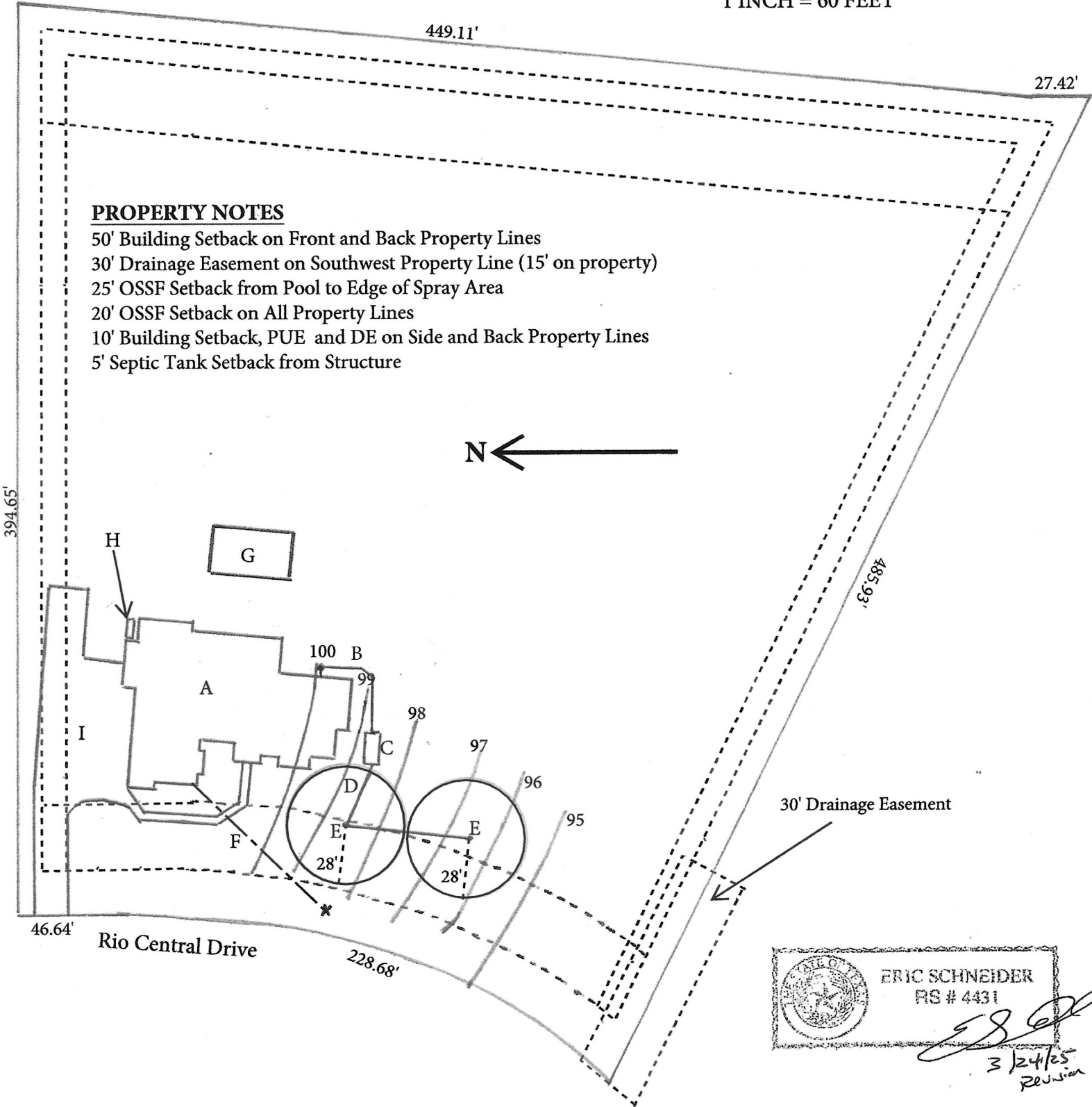
**RECEIVED**

*By Brandon Olvera at 8:33 am, Apr 02, 2025*

**SCALE**  
1 INCH = 60 FEET

**PROPERTY NOTES**

- 50' Building Setback on Front and Back Property Lines
- 30' Drainage Easement on Southwest Property Line (15' on property)
- 25' OSSF Setback from Pool to Edge of Spray Area
- 20' OSSF Setback on All Property Lines
- 10' Building Setback, PUE and DE on Side and Back Property Lines
- 5' Septic Tank Setback from Structure



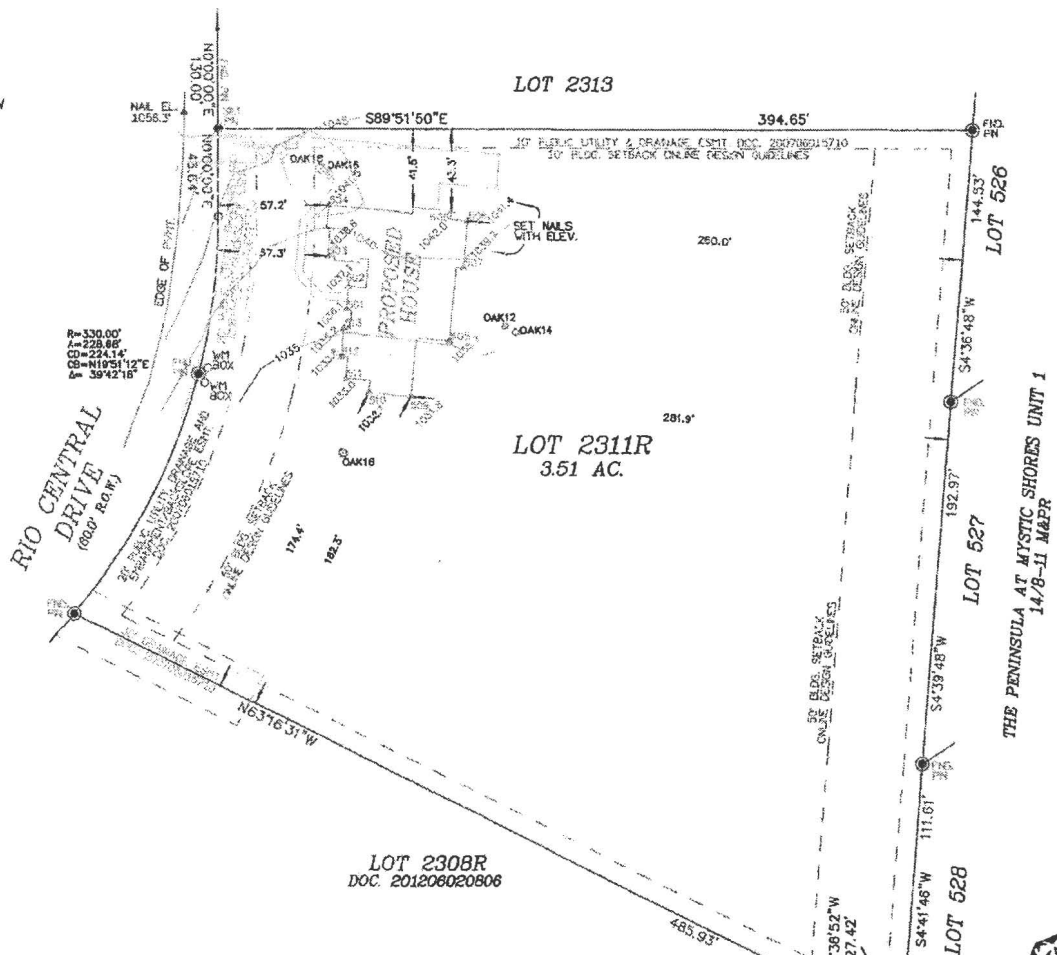
*3/24/25  
Revision*

NOTES:

BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.  
FND. PIN = 1/2" REBAR FOUND  
SET PIN = 1/2" REBAR SET WITH YELLOW PLASTIC CAP STAMPED "MCHLS 3682".  
ELEVATIONS BASED ON NAVD 1988.

LEGEND

EM = ELEC. METER  
WM = WATER METER  
AC = AIR CONDITIONER  
DR = DEED RECORDS  
M&PR = MAP & PLAT RECORDS  
CWAQ16 = 16" DIA. LIVE OAK TREE



ADDRESS: 1241 RIO CENTRAL DR.

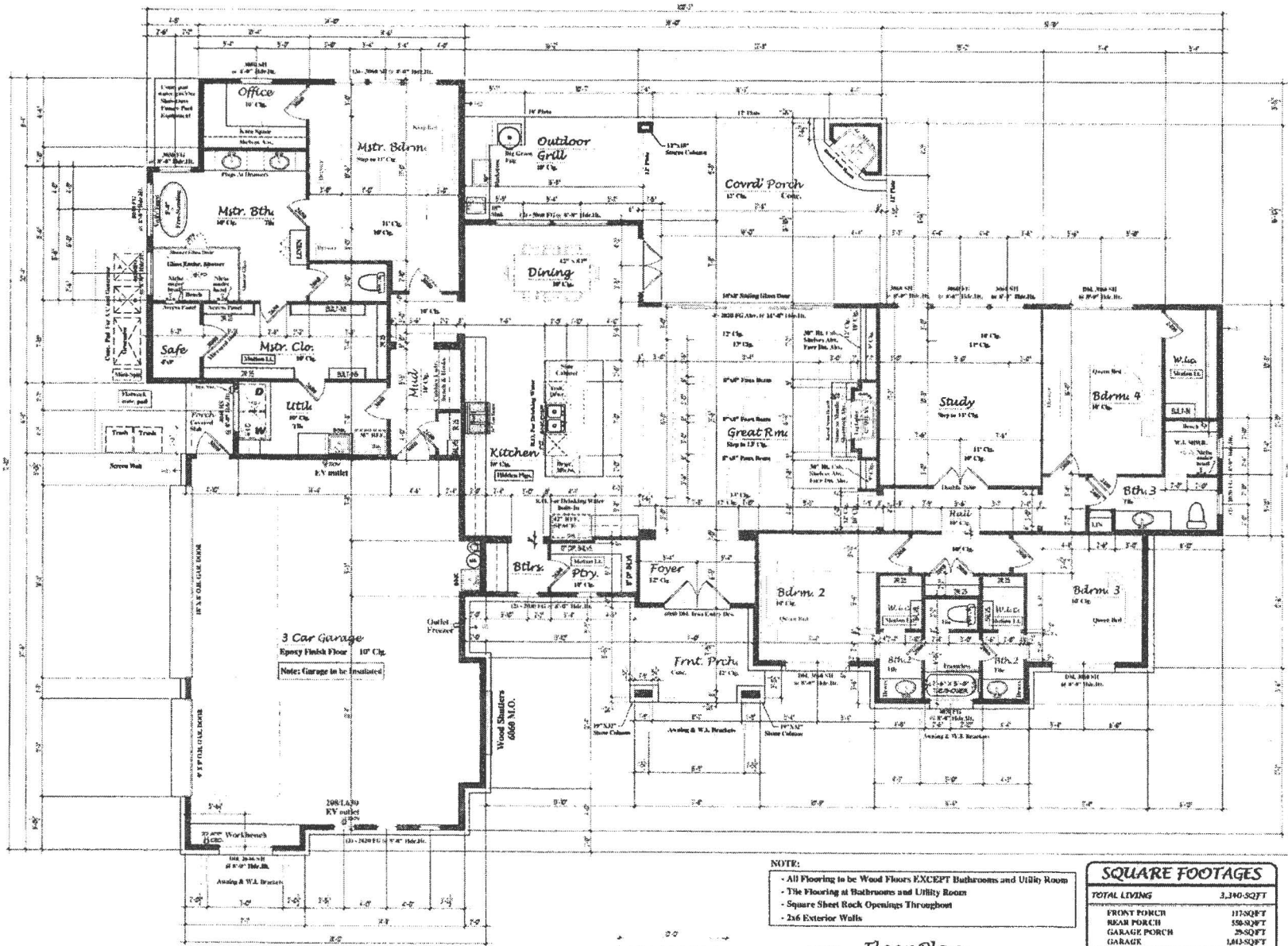
SURVEY OF LOT 2311R MYSTIC SHORES, UNIT 21,  
AMENDING PLAT RECORDED IN DOC. 202406009743,  
OFFICIAL RECORDS, COMAL COUNTY, TEXAS,  
ORIGINAL PLAT RECORDED IN DOC. 200706015710,  
OFFICIAL RECORDS, COMAL COUNTY, TEXAS

mcmichaellandsurveying.com  
MCMICHAEL LAND SURVEYING  
907 DIVINE WAY, NEW BRAUNFELS, TX 78130  
EMAIL fred@mcmichaellandsurveying.com  
(830) 832-8259 FIRM NO. 10193900



STATE OF TEXAS :  
COUNTY OF COMAL:  
I, FRED L. MCMICHAEL, DO HEREBY CERTIFY THAT  
THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY  
MADE ON THE GROUND AND UNDER MY SUPERVISION.  
*Fred L. McMichael*  
FRED L. MCMICHAEL R.P.L.S. NO. 3682  
SURVEYED: AUGUST 5, 2024  
PROJECT NO: 213935TK





**NOTE:**

- All Flooring to be Wood Floors EXCEPT Bathrooms and Utility Room
- Tile Flooring at Bathrooms and Utility Room
- Square Sheet Rock Openings Throughout
- 2x6 Exterior Walls

SQUARE FOOTAGES	
TOTAL LIVING	3,340-SQFT
FRONT PORCH	111-SQFT
REAR PORCH	158-SQFT
GARAGE PORCH	29-SQFT
GARAGE	143-SQFT
TOTAL SLAB	5,044-SQFT
TOTAL COVERED	5,049-SQFT

**Floor Plan**

SCALE: 1/4" = 1'-0"

**FINAL SET APPROVED FOR CONSTRUCTION**

**MATTIES FAMILY RESIDENCE**

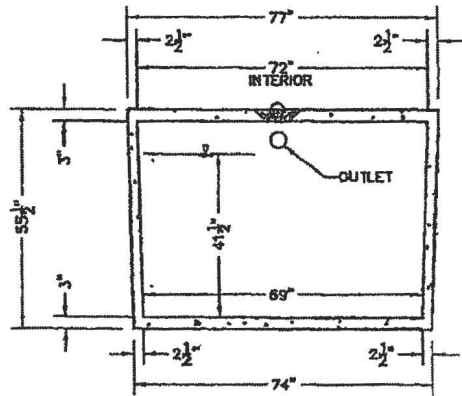
1340 and 1241 Hwy Central, Spring Branch, Texas, 75771  
Lot 2011 and 2012, Unit 21 - 31,000 Sq. Ft.

DESIGNED BY  
**STONE CREEK**  
ARCHITECTS  
13000 W. STATE ST. SUITE 100  
DALLAS, TEXAS 75240  
PHONE: 972.382.1111  
WWW.STONECREEKARCHITECTS.COM

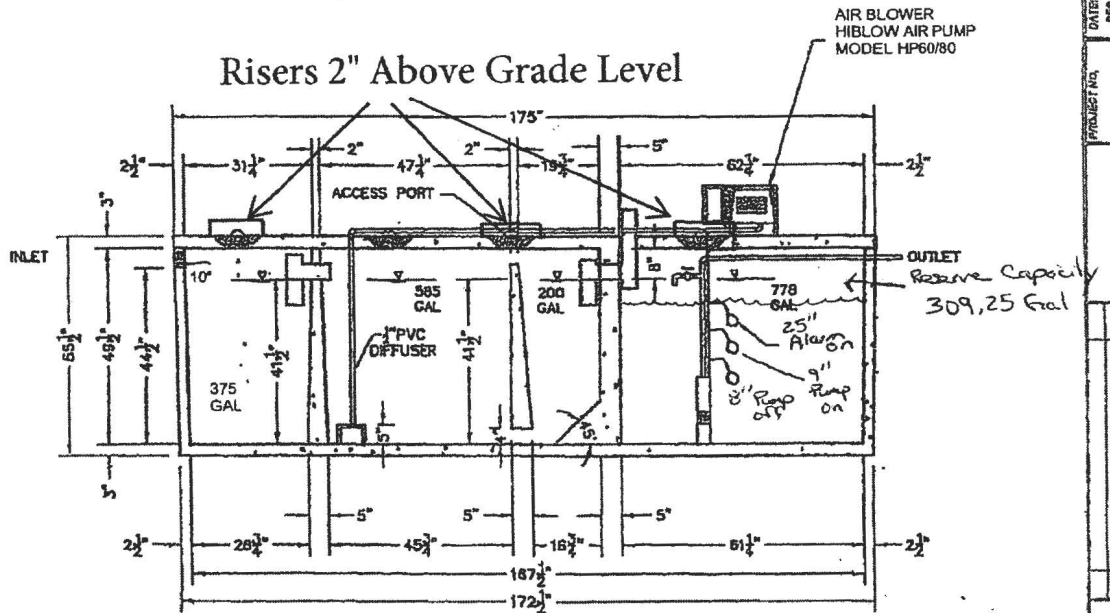
DATE: 08/11/11

DRAWN BY: J. CAMPBELL

3 of 8

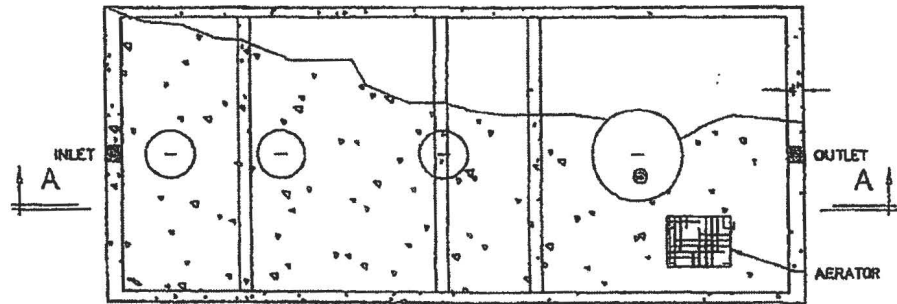


SECTION B-B



SECTION A-A

3 - 20" ACCESS PORT  
 1 - 16" ACCESS PORT (over aeration chamber)



PLAN VIEW

ERIC SCHNEIDER  
 PLS # 4431  
 8/20/24

TOTAL EMPTY WEIGHT: #16880

SA600LP

DATE	086-9110
PROJECT NO.	SA-3
SCALE	3/8" = 1"
DESIGNER: EIC	
DRAWN: ESD	
CHECKED: EIC	
SOLAR AEROBIC 6754 HWY 80 EAST LAKE CHARLES, LA 70615 PHONE (504) 438-0800	
MODEL SA600-760PT SEWER TREATMENT SYSTEM	

# LBC Manufacturing

## "EZ-Tank"

### GRAVITY FLOW

### Liquid Bleach Chlorinator

US Patent Pending

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LBC Manufacturing  
P.O. Box 484  
Floydada, TEXAS 75940  
(979) 825-0139 ext.  
For a downloadable copy:  
www.lbc-mfg.com



THIS PRODUCT HAS EVALUATED AS A  
CHLORINE DISINFECTION DEVICE AND MEETS OR  
EXCEEDS THE NSF SANITARY EQUIPMENT  
STANDARD 55

#### CHLORINE DISINFECTION DEVICE PERFORMANCE

The LBC MFG "EZ-Tank" is a proven disinfection device that meets the applicable requirements of NSF standard 55 for chlorine disinfection devices. The "EZ-Tank" is listed as a contact chlorine disinfection device for secondary treated effluent. Certification requires the device to be used with 6-10% sodium hypochlorite (generally bleach). The "EZ-Tank" Disinfection device is a gravity flow product that is designed to a holding tank for the water being dose. The gaging the ultimate amount of contact time for the disinfection to work.

#### THE LIQUID CHLORINATION PROCESS

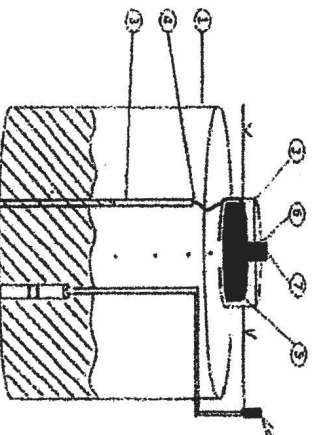
LBC Manufacturing designed and built the "EZ-Tank" to provide years of trouble-free service. It is constructed from durable Polypropylene material which can withstand the corrosive nature of sodium hypochlorite. Proven vent fittings, 1/2" NPT, are used to vent the chlorine gas and prevent the chlorine from concentrating, at a lower "bleaching cost," than any other disinfection method.

The liquid portion of the Liquid Bleach Chlorinator is introduced into the effluent water in the HydroPump tank on the adjacent system. The longer the contact time for disinfection has to increase with pathogens, the better it performs. The level needed is indicated on the HydroPump tank for optimal pathogen control.

#### RECOMMENDED INSTALLATION INSTRUCTIONS

--- LBC Manufacturing recommends installation by TCEQ Licensed and bonded installers. ---

1. Locate the Automatic System HydroPump tank.
2. Remove the green access lid mounting screws and remove green access lid.
3. Install up flow sending pipe into HydroPump tank. Ensure sending pipe is resting on the bottom of the HydroPump tank. Cut the sending pipe at the top of the HydroPump tank lid, and secure the sending pipe to ensure weathertight in the HydroPump tank.
4. Using PVC Cleaner and PVC glue, attach the down flow receiver (provided on the end of EZ-Tank only) tubing to the sending pipe.
5. Place the EZ-Tank receiver inside the holding tank access hole. (EZ-Tank receiver fits on the secondary sending pipe inside the holding tank access hole. Then holding tank access receiver has a secondary sending lid application (near access hole) that accommodates the secondary sending pipe only.)
6. Insert 4/8" dia. inch hole in center of holding tank access lid. (Hole allows the lid to be removed without having to remove the holding tank lid) Note: Pre-drill holding tank access lid and replace mounting and epoxy cement.
7. Open EZ-Tank provided lid lid (fit with 9/16" dia. sodium hypochlorite). Once lid, replace the gasketed lid lid ensuring a tight secure seal. (If the lid lid is not gasketed correctly, a vacuum will not form and receiver will empty sodium hypochlorite container into HydroPump tank prematurely.)



#### LIQUID CHLORINATOR OPERATION AND MAINTENANCE

It is the Owner's Responsibility to operate and maintain the Liquid Chlorinator to the best of their ability. If Service is required, refer to the Disinfectant Pails located on the P/L List of the Liquid Chlorinator.

The Liquid Chlorinator uses 6-10% Sodium Hypochlorite (Household Bleach). Do not use any other product and/or chemicals other than specified. Always maintain a constant supply of disinfectant/bleach in the Chlorinator Housing at all times. The rate of disinfection/bleach usage will vary with individual wastewater water sample. If disinfectant usage increases or decreases, call the applicable provider.

If good water, salt, chemicals etc., other than Sodium Hypochlorite, enters the Chlorinator Housing, call for service.

--- Always use Personal Protective Equipment when Effluent or Disinfectant the Chlorinator. ---

**MONTHLY:** Open the Chlorinator P/L List and Visually inspect the liquid level in the chlorinator housing, maintain a constant supply of Sodium Hypochlorite (Household Bleach) in the chlorinator housing and reservoir or at Stock. Check Chlorinator discharge for Chlorine residual. If Service is required, refer to the Disinfectant Pails located on the P/L List of the chlorinator reservoir.

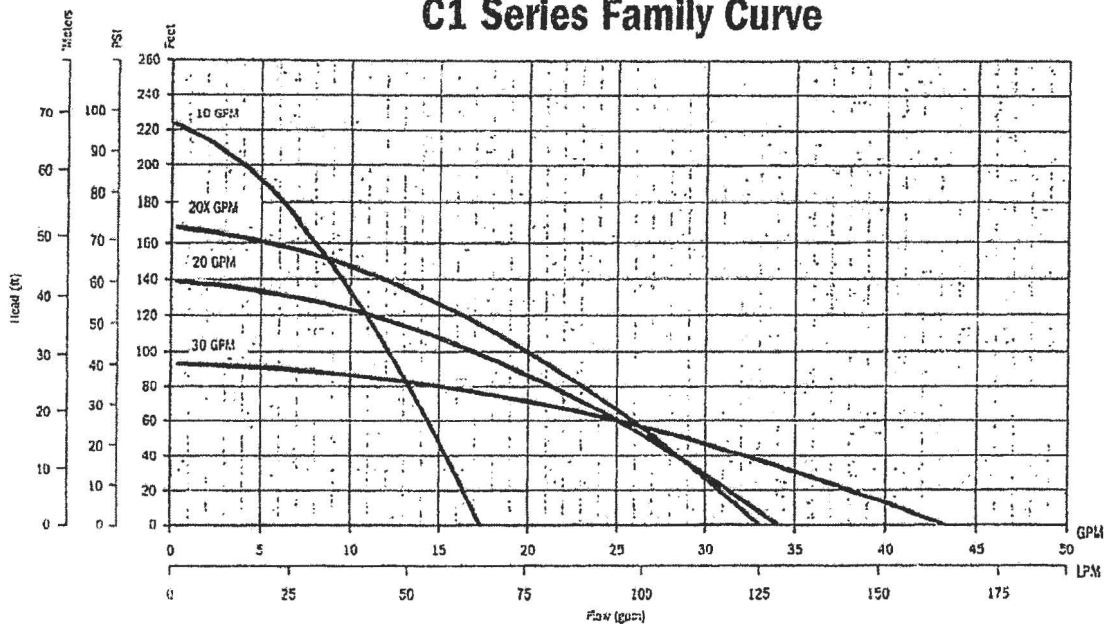
**PERIODICALLY:** Open the Chlorinator P/L List and Visually inspect the Chlorinator for debris such as dirt, grass clippings etc. Check Chlorinator discharge for Chlorine residual. If Service is required, refer to the Disinfectant Pails located on the P/L List of the Chlorinator reservoir.

**YEARLY:** Visually inspect the Chlorinator Housing for any damage from lightning, etc. Remove dirt from tank top, gasket, etc. from Chlorinator Housing P/L List. Check gaskets for Chlorine residual. If Service is required, refer to the Disinfectant Pails located on the P/L List of the Chlorinator reservoir.

#### FOR INTERMITTENT PERIODS OR EXTENDED PERIODS OF INACTIVITY

The EZ-Tank is designed to function under normal use or intermittent periods of use. If periods of non use exceed 6 months, either Chlorinator Housing seal with 6-10% Sodium Hypochlorite, or Remove lid required, refer to the Disinfectant Pails located on the P/L List of the Chlorinator reservoir.

# 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, 1/2 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

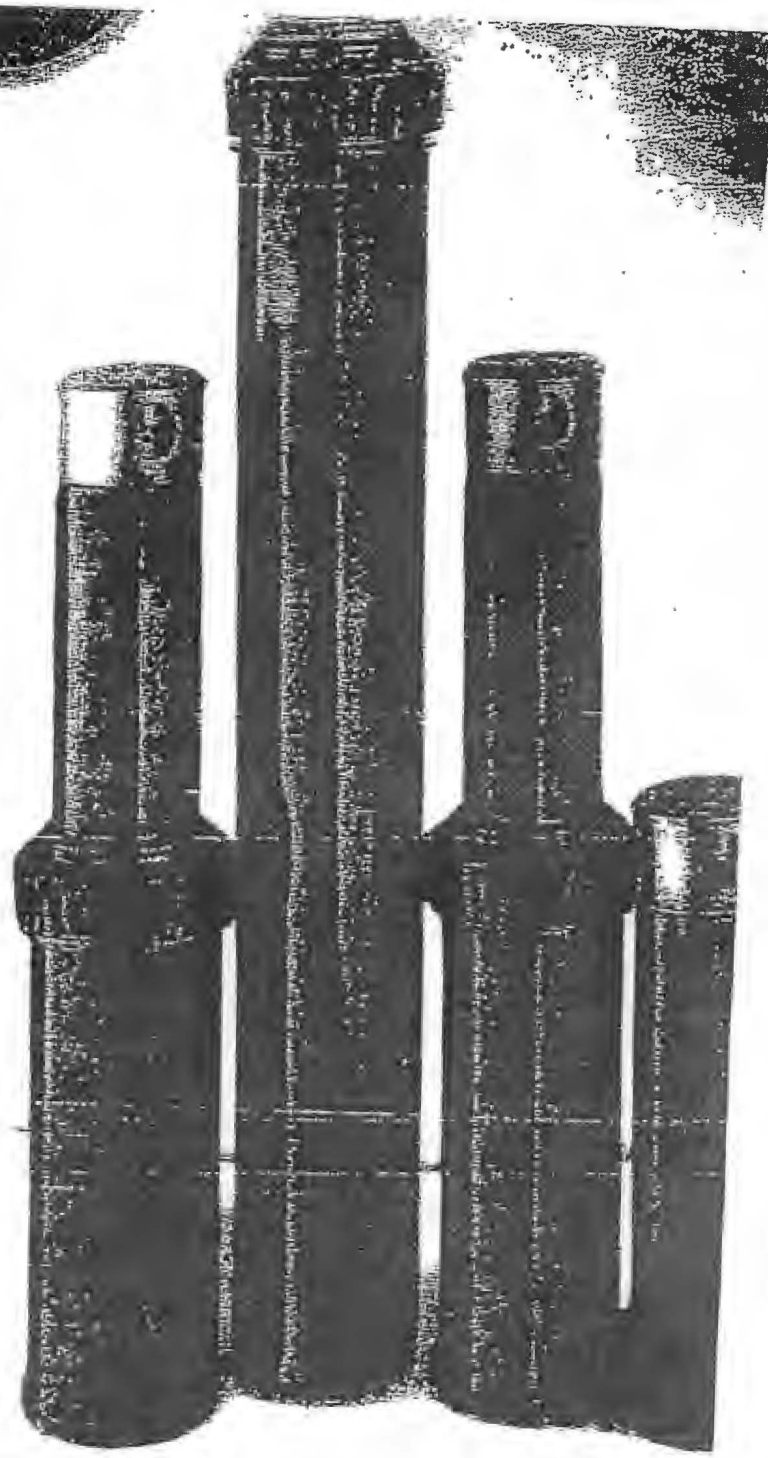
## APPLICATIONS

- 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.



*The ProPlus™ is packed with features that ensure reliability, saving the installer time, money and needless frustration.*

- ▶ **Revolutionary Patented Easy Arc Set** – Simplified arc set allows for wet or dry adjustment in seconds.
- ▶ **5" Riser** – Perfect for grasses with thick thatch.
- ▶ **3/4" Inlet** – Replaces all standard rotors.
- ▶ **2N1 Adjustable or Continuous Rotation** – Provides a full range adjustment from 40° to a continuous full circle.
- ▶ **Patented Arc Set Degree Markings** – Clearly indicates the current watering pattern and simplifies arc set adjustment.
- ▶ **Arc Memory Clutch** – Prevents internal gear damage and returns rotor to its prior setting automatically if nozzle turns or rotor past its stop.
- ▶ **Time Proven Patented Reversing Mechanism** – Assures continuous reverse and return over a 20 year history.

- ▶ **Ratcheting Riser** – Allows for easy adjustment of your left starting position with a simple turn of the riser.
- ▶ **Rubber Cover** – Keeps out dirt and increases product durability.
- ▶ **Wide Selection of Nozzles** – including standard and low angle provides flexibility in system design.
- ▶ **Optional Check Valve** – Prevents low head drainage.

**K**  
**RAIN**

**IRRIGATION SO  
WORLDW**



# ProPlus Performance Data

Model Numbers: 11003, 11003-HP, 11003-SH, 11003-RCW • Arc Adjust: 40-360 • Drive Type: Gear • Warranty: 5 years

### Standard Performance Data:

26 degree trajectory

Nozzle	Pressure (PSI)	Radius (ft)	Flow (GPM)	Precip (IN/HR) ■	Precip (IN/HR) ▲
0.5	30	28	0.5	0.06	0.07
	40	29	0.6	0.07	0.08
	50	29	0.7	0.08	0.09
	60	30	0.8	0.09	0.10
0.75	30	29	0.7	0.08	0.09
	40	30	0.8	0.09	0.10
	50	31	0.9	0.09	0.10
	60	32	1.0	0.09	0.11
1	30	32	1.3	0.12	0.14
	40	33	1.5	0.13	0.15
	50	34	1.6	0.13	0.15
	60	35	1.8	0.14	0.16
2	30	37	2.4	0.17	0.19
	40	40	2.5	0.15	0.17
	50	42	3.0	0.16	0.19
	60	43	3.3	0.17	0.20
2.5 Pre-Installed	30	38	2.5	0.17	0.19
	40	39	2.8	0.18	0.20
	50	40	3.2	0.19	0.22
	60	41	3.5	0.20	0.23
3	30	38	3.6	0.24	0.28
	40	39	4.2	0.27	0.31
	50	41	4.6	0.26	0.30
	60	42	5.0	0.27	0.32
4	30	43	4.4	0.23	0.26
	40	44	5.1	0.25	0.29
	50	46	5.6	0.25	0.29
	60	49	5.9	0.24	0.27
6	40	45	5.9	0.28	0.32
	50	46	6.0	0.27	0.32
	60	48	6.3	0.26	0.30
	70	49	6.7	0.27	0.31
8	40	42	8.0	0.44	0.50
	50	45	8.5	0.40	0.47
	60	49	9.5	0.38	0.44
	70	50	10.0	0.39	0.44

### Metric Performance Data:

26 degree trajectory

Nozzle	Pressure (bar)	Radius (meter)	Flow (l/m)	Precip (mm/hr) ■	Precip (mm/hr) ▲
0.5	2.0	8.5	1.9	1.6	1.8
	3.0	8.8	2.3	1.7	2.0
	3.5	8.8	2.6	2.0	2.3
	4.0	9.1	3.0	2.2	2.5
0.75	2.0	8.8	2.6	2.0	2.3
	3.0	9.1	3.0	2.2	2.5
	3.5	9.4	3.4	2.3	2.6
	4.0	9.8	3.8	2.4	2.8
1	2.0	9.8	4.9	3.1	3.6
	3.0	10.1	5.7	3.4	3.9
	3.5	10.4	6.1	3.4	3.9
	4.0	10.7	6.8	3.6	4.1
2	2.0	11.3	9.1	4.3	4.9
	3.0	12.2	9.5	3.8	4.4
	3.5	12.8	11.4	4.2	4.8
	4.0	13.1	12.5	4.4	5.0
2.5 Pre-Installed	2.0	11.6	9.5	4.2	4.9
	3.0	11.9	10.6	4.5	5.2
	3.5	12.2	12.1	4.9	5.6
	4.0	12.5	13.2	5.1	5.9
3	2.0	11.6	13.6	6.1	7.0
	3.0	11.9	15.9	6.8	7.8
	3.5	12.5	17.4	6.7	7.7
	4.0	12.8	18.9	6.9	8.0
4	2.0	13.1	16.7	5.8	6.7
	3.0	13.4	19.3	6.4	7.4
	3.5	14.0	21.2	6.5	7.5
	4.0	14.9	22.3	6.0	6.9
6	3.0	13.7	22.3	7.1	8.2
	3.5	14.0	22.7	6.9	8.0
	4.0	14.6	23.8	6.7	7.7
	5.0	14.9	25.4	6.8	7.9
8	3.0	12.8	30.3	11.1	12.8
	3.5	13.7	32.2	10.3	11.8
	4.0	14.9	36.0	9.7	11.2
	5.0	15.2	37.9	9.8	11.3

### Low Angle Standard Performance Data

12 degree trajectory

Nozzle	Pressure (PSI)	Radius (ft)	Flow (GPM)	Precip (IN/HR) ■	Precip (IN/HR) ▲
1	30	22	1.2	0.24	0.28
	40	24	1.7	0.28	0.33
	50	26	1.8	0.26	0.30
	60	28	2.0	0.25	0.28
3	30	29	3.0	0.34	0.40
	40	32	3.1	0.29	0.34
	50	35	3.5	0.28	0.32
	60	37	3.8	0.27	0.31
4	30	31	3.4	0.34	0.39
	40	34	3.9	0.32	0.37
	50	37	4.4	0.31	0.36
	60	38	4.7	0.31	0.36
6	40	38	6.5	0.43	0.50
	50	40	7.3	0.44	0.51
	60	42	8.0	0.44	0.50
	70	44	8.6	0.43	0.49

### Low Angle Metric Performance Data

12 degree trajectory

Nozzle	Pressure (bar)	Radius (meter)	Flow (l/m)	Precip (mm/hr) ■	Precip (mm/hr) ▲
1	2.0	6.7	4.5	6.1	7.0
	3.0	7.3	6.4	7.2	8.3
	3.5	7.9	6.8	6.5	7.5
	4.0	8.5	7.6	6.2	7.2
3	2.0	8.8	11.4	8.7	10.1
	3.0	9.8	11.7	7.4	8.5
	3.5	10.7	13.2	7.0	8.1
	4.0	11.3	14.4	6.8	7.8
4	2.0	9.4	12.9	8.6	10.0
	3.0	10.4	14.8	8.2	9.5
	3.5	11.3	16.7	7.9	9.1
	4.0	11.6	17.8	8.0	9.2
6	3.0	11.6	24.6	11.0	12.7
	3.5	12.2	27.6	11.2	12.9
	4.0	12.8	30.3	11.1	12.8
	5.0	13.4	32.6	10.9	12.5

All precipitation rates are calculated at 360 degrees. For precipitation rates at 180 degrees, multiply by 2. Data represents test results in zero wind. Adjust for local conditions. Radius may be reduced with nozzle retention screw.

3/c



202406009743 04/02/2024 08:55:47 AM 1/3

AMENDMENT TO PLAT

OWNER NAME(S) As Shown On Deed: Matthies, Wesley H and Boyd, Marnie M

MAILING ADDRESS: 1002 N. Canyonwood Dripping Springs, Tx 78620

LEGAL DESCRIPTION OF PROPERTIES

PLAT Document #: 2007016015710 OR Vol.: \_\_\_\_\_ Page(s): 1

Lot(s): 2312 & 2311 Block(s): \_\_\_\_\_

Subdivision: Mystic Shores 21

ESTABLISHING

LOT: 2311 R BLOCK: \_\_\_\_\_

SUBDIVISION: Mystic Shores 21

NO IMAGE WILL BE PRODUCED. SEE REFERENCED DOCUMENTS

The signatures affixed below will certify that the owner(s) of the described property hereby amend the plat of the property so as to combine the referenced lot(s) or tract(s) into a single lot or tract. The property owner(s) acknowledge that this Amendment to Plat may not dissolve or alter any existing easement(s) or other property interests that may exist within the boundaries of this property and that obtaining releases or permission from any owner(s) or beneficiary of easement(s) or other property interest(s) affected by this process shall be the responsibility of the property owner(s). The owner(s) also certify that any and all Lien-Holders have acknowledged this Amendment to Plat as per the attached Lien-Holder Acknowledgement(s) if applicable.

Wesley Matthies  
Printed Name of Owner

[Signature]  
Signature of Owner (above)

Marnie Boyd  
Printed Name of Owner

[Signature]  
Signature of Owner (above)

STATE OF TEXAS:

COUNTY OF Deys

SWORN AND SUBSCRIBED before me by Wesley Matthies and

Marnie Boyd  
Printed Name of Owner

on the 11th day of APRIL, 2024

[Signature]  
NOTARY SIGNATURE



APPROVED BY COMMISSIONERS COURT on the

28th day of MARCH, 2024

(SEAL)

[Signature]  
COUNTY JUDGE

ATTEST: Bobbie Koepf  
COUNTY CLERK



ATP Single Plat Form (Comal County Clerk's Office PLAM) 9.9.19

FOR RECORDING PURPOSES ONLY

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
04/02/2024 08:55:47 AM  
TRACY 3 Page(s)  
202406009743



Bobbie Koepf

# TAX CERTIFICATE

**Issued By:**

Comal County Tax Office  
PO Box 659480  
San Antonio, TX 78265-9480

**Property Information**

Property ID: 149420      Geo ID: 360150231200  
Legal Acres: 0.0000  
Legal Desc: MYSTIC SHORES 21, LOT 2312  
Situs: 1241 RIO CENTRAL DR SPRING BRANCH, TX 78070  
DBA:  
Exemptions:

Owner ID: 1099230      100.00%  
MATTHIES WESLEY H & MARNIE M BOYD  
1002 N CANYONWOOD DR  
DRIPPING SPRINGS, TX 78620

**For Entities**

(ESD2) COMAL COUNTY EMERGEN  
(ESD3) COMAL COUNTY EMERGEN  
COMAL COUNTY  
COMAL COUNTY LATERAL ROAD  
COMAL ISD

**Value Information**

Improvement HS: 0  
Improvement NHS: 0  
Land HS: 0  
Land NHS: 143,930  
Productivity Market: 0  
Productivity Use: 0  
Assessed Value 143,930

**Current/Delinquent Taxes**

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 02/14/2024

Total Due if paid by: 02/29/2024

0.00

Tax Certificate Issued for:	Taxes Paid in 2023
COMAL COUNTY	325.57
COMAL COUNTY LATERAL ROAD	71.27
COMAL ISD	1,567.69
(ESD2) COMAL COUNTY EMERGEN	85.16
(ESD3) COMAL COUNTY EMERGEN	96.72

2024 PROPERTY TAXES WILL BE CALCULATED IN OCTOBER 2024 AND ARE DUE WHEN RENDERED. THE LAST DAY TO PAY BEFORE PENALTY AND INTEREST START TO ACCRUE IS JANUARY 31, 2025.

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

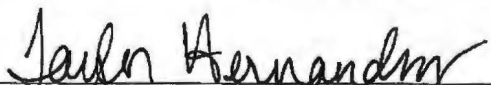
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit Is Pending

Date of Issue: 02/14/2024  
Requested By: MARNIE BOYD  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office





**Issued By:**

Comal County Tax Office  
PO Box 659480  
San Antonio, TX 78265-9480

**Property Information**

Property ID: 149419      Geo ID: 360150231100  
Legal Acres: 0.0000  
Legal Desc: MYSTIC SHORES 21, LOT 2311  
Situs: 1247 RIO CENTRAL DR SPRING BRANCH, TX 78070  
DBA:  
Exemptions:

Owner ID: 1099230      100.00%  
MATTHIES WESLEY H & MARNIE M BOYD  
1002 N CANYONWOOD DR  
DRIPPING SPRINGS, TX 78620

**For Entities**

**Value Information**

(ESD2) COMAL COUNTY EMERGEN	Improvement HS:	0
(ESD3) COMAL COUNTY EMERGEN	Improvement NHS:	0
COMAL COUNTY	Land HS:	0
COMAL COUNTY LATERAL ROAD	Land NHS:	195,400
COMAL ISD	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	195,400

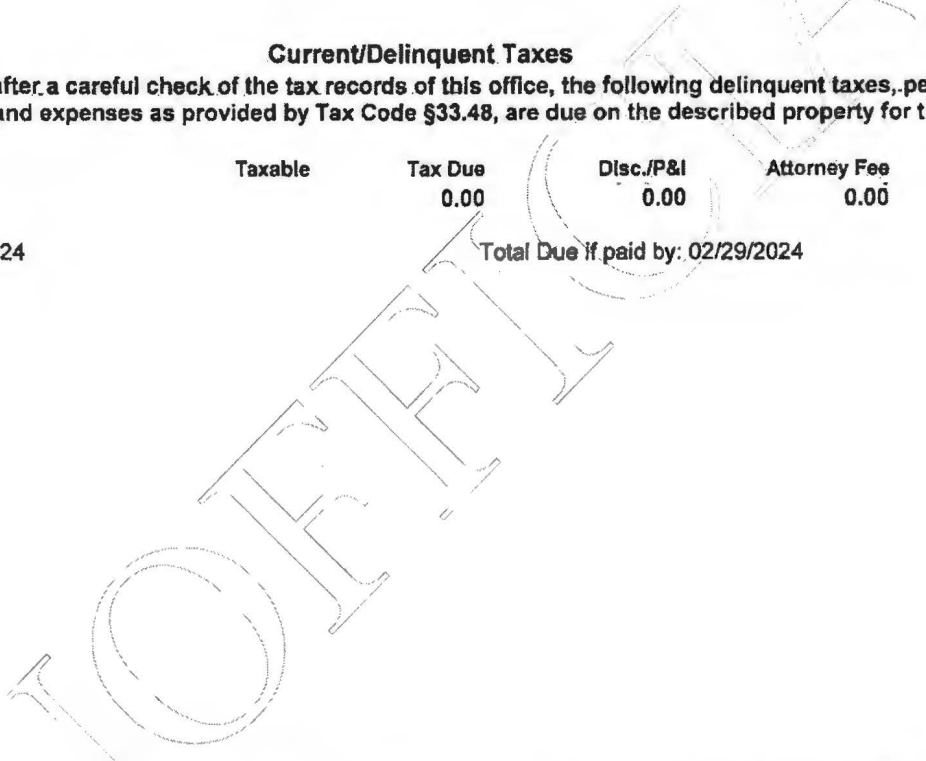
**Current/Delinquent Taxes**

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:		0.00	0.00	0.00	0.00

Effective Date: 02/14/2024

Total Due If paid by: 02/29/2024      0.00



Tax Certificate Issued for:	Taxes Paid In 2023
COMAL COUNTY	441.99
COMAL COUNTY LATERAL ROAD	98.75
COMAL ISD	2,128.30
(ESD2) COMAL COUNTY EMERGEN	115.61
(ESD3) COMAL COUNTY EMERGEN	131.31

2024 PROPERTY TAXES WILL BE CALCULATED IN OCTOBER 2024 AND ARE DUE WHEN RENDERED. THE LAST DAY TO PAY BEFORE PENALTY AND INTEREST START TO ACCRUE IS JANUARY 31, 2025.

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

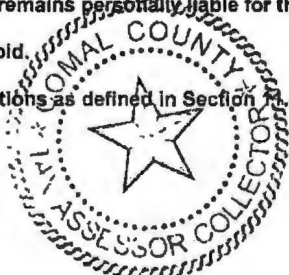
A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 21.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 02/14/2024  
Requested By: MARNIE BOYD  
Fee Amount: 10.00  
Reference #:

\_\_\_\_\_  
Signature of Authorized Officer of Collection Office





**COMAL COUN' \_ \_**  
ENGINEER'S OFFICE

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RE: *1241 Rio Central Dr.*  
*Mystic Shores 21*  
*Lot 2311R*

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:

- ✓ Both owners need to sign the application.
2. 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](http://www.cceo.org) | f: 830-608-2078 | e: [olverb@co.comal.tx.us](mailto:olverb@co.comal.tx.us) |



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 August 6, 2024

Permit Number 117846

1. APPLICANT / AGENT INFORMATION

Owner Name Wesley Matthies and Marnie Boyd  
Mailing Address 1002 N Canyonwood Dr.  
City, State, Zip Dripping Springs, TX 78620  
Phone # 512-426-0299  
Email wes.matthies@gmail.com

Agent Name Planet Friendly Designs  
Agent Address 1353 Lakeside Loop  
City, State, Zip Round Rock, TX 78665  
Phone # 512-757-5827  
Email planetfriendlydesigns@gmail.com

2. LOCATION

Subdivision Name Mystic Shores Unit 21 Lot 2311R Block \_\_\_\_\_  
Survey Name / Abstract Number \_\_\_\_\_ Acreage 3.48 acres  
Address 1241 Rio Central Dr. City Spring Branch State TX Zip 78070

3. TYPE OF DEVELOPMENT

Single Family Residential  
Type of Construction House, Single, R/V New Home Construction \_\_\_\_\_  
Number of Bedrooms \_\_\_\_\_  
Indicate Sq Ft of Living Area 340  
 Non-Single Family \_\_\_\_\_  
Planning materials must provide adequate land area and require \_\_\_\_\_ (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: \$ 1,133,300.00 (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

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.

DocuSigned by:  
Wesley Matthies  
Signature of Owner

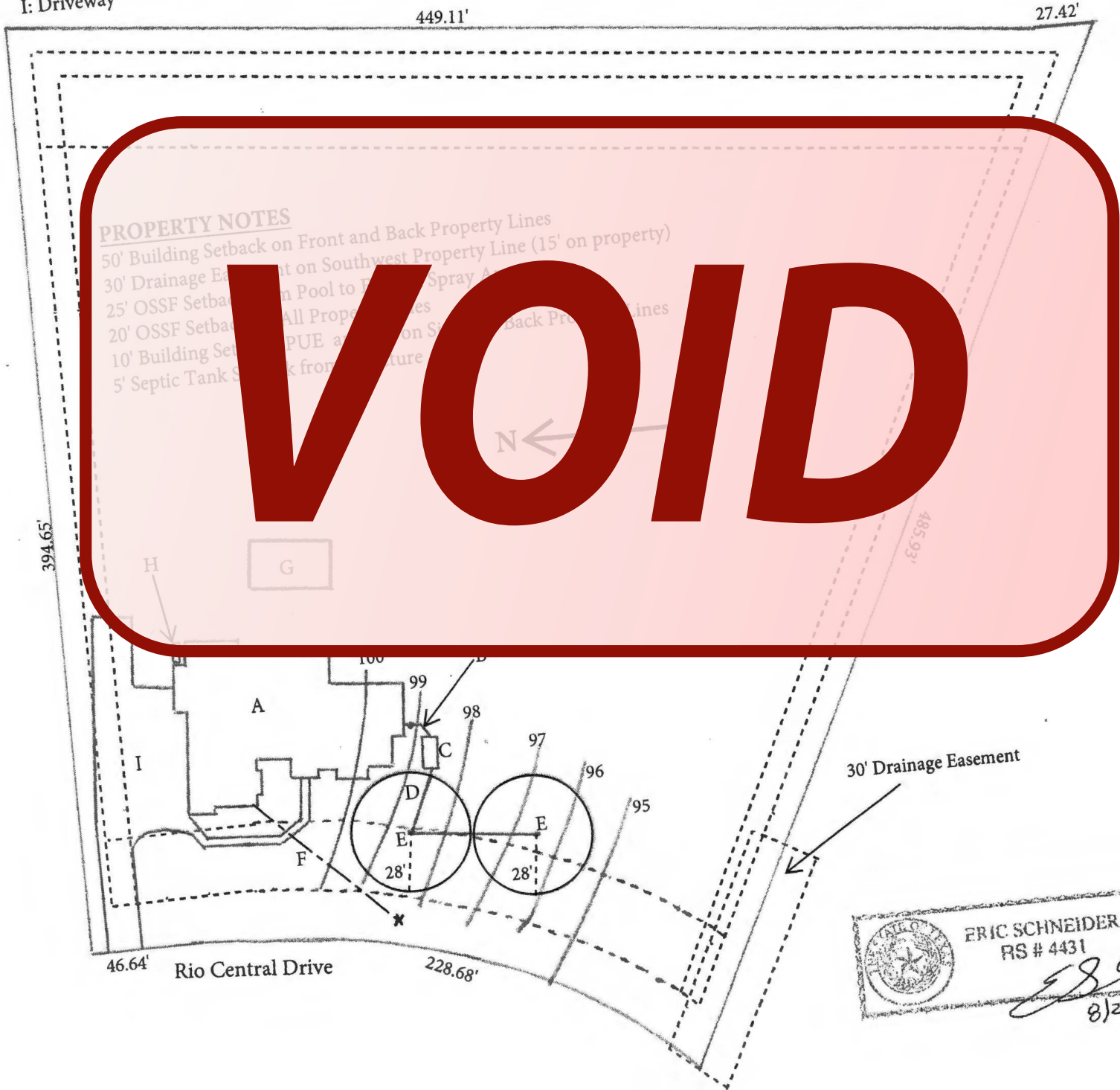
8/7/2024 | 7:47 AM PDT  
Date

1241 Rio Central  
Spring Branch, TX 78070

**LEGEND**

- A: 4 Bedroom, Single Family Residence, < 3,500 Sq. Ft.
- B: 3" or 4" SCH 40 PVC Pipe with Two Way Clean Out
- C: Solar Air Aerobic Treatment Unit, Model SA600LP (8' From Structure)
- D: 1" SCH 40 Purple PVC Pipe
- E: K-Rain Pro Plus Low Angle Spray Head, Nozzle #4, Radius @ 28'
- F: Waterline
- G: Pool
- H: Pool Equipment
- I: Driveway

**SCALE**  
1 INCH = 60 FEET



**GENERAL WARRANTY DEED  
(CASH)**

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**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.**

GF# SAT-41-4000412302758-NW

Date: 12/8/2023

Grantor: Sandra Stewart, Individually and Independent Executrix of the Estate of John R. Stewart, deceased

Grantor's Mailing Address: 1020 Spur Road, Souderton PA 18964

Grantee: Wesley H. Matthies and Marnie M. Boyd

Grantee's Mailing Address: 1002 N Canyonwood Dr, Dripping Springs, TX 78620

Consideration: TEN AND NO/100—(\$10.00)—DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed;

Property (including any improvements):

3.48 acres of land being Lots 2311 and 2312, Mystic Shores, Unit 21, an addition to Comal County, Texas, according to the map or plat thereof recorded in Document No. 200706015710, Map and Plat Records of Comal County, Texas., together with all improvements thereon, all of which fixtures and equipment shall, for all purposes, be deemed attached to and a part of the real property and all rents, revenues and royalties, incidental hereto, or arising therefrom (hereinafter the Property).

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of COMAL County, Texas.

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