



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 11/12/2024 Permit Number: 117975

Location Description: 6240 YORKSHIRE DR
SPRING BRANCH, TX 78070

Subdivision: WHISPERING HILLS
Unit: 0
Lot: 417
Block: 0
Acreage: 1.3800

Type of System: Septic Tank
Leaching Chambers

Issued to: STEVEN E. & PEGGY HENRY

This license is authorization for the owner to operate and maintain a private facility at the location described in accordance to the rules and regulations for on-site sewerage facilities of Comal County, Texas, and the Texas Commission on Environmental Quality.

The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.

Alterations to this permit including, but not limited to:

- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system

may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

Licensing Authority

Comal County Environmental Health

ENVIRONMENTAL HEALTH INSPECTOR

OS0038255

ENVIRONMENTAL HEALTH COORDINATOR

Assistant: OS0034792

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)				

**Comal County Environmental Health
OSSF Inspection Sheet**

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



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 117975
Issued This Date: 10/10/2024
This permit is hereby given to: STEVEN E. & PEGGY HENRY

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

6240 YORKSHIRE DR
SPRING BRANCH, TX 78070

Subdivision: WHISPERING HILLS
Unit: 0
Lot: 417
Block: 0
Acreage: 1.3800

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank
Leaching Chambers

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

Call (830) 608-2090 to schedule inspections.



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 September 12, 2024

Permit Number 117975

1. APPLICANT / AGENT INFORMATION

Owner Name STEVEN E. & PEGGY HENRY
Mailing Address 6240 YORKSHIRE DRIVE
City, State, Zip SPRING BRANCH TEXAS 78070
Phone # 830-358-8113
Email sp4850@yahoo.com

Agent Name GREG JOHNSON, P.E.
Agent Address 170 HOLLOW OAK
City, State, Zip NEW BRAUNFELS, TEXAS 78132
Phone # 830-905-2778
Email gregjohnsonpe@yahoo.com

2. LOCATION

Subdivision Name WHISPERING HILLS Unit Lot 417 Block
Survey Name / Abstract Number Acreage
Address 6240 YORKSHIRE DRIVE City SPRING BRANCH State TX Zip 78070

3. TYPE OF DEVELOPMENT

Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 2700

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: \$ EXISTING (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 Collection

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.

Steven E. Henry
Signature of Owner Date



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.

System Description PROPRIETARY; SEPTIC TANK AND LEACHING CHAMBERS

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

Tank Size(s) (Gallons) 1000 GAL. DUAL COMP. SEPTIC TANK Absorption/Application Area (Sq Ft) 1144

Gallons Per Day (As Per TCEQ Table 111) 300

(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 UP has been approved by the appropriate reg

Is this property within an incorporated city? Yes No

If yes, indicate the city: _____



FIRM #2585

By signing this application, I certify that:

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

Signature of Designer

September 13, 2024
Date

ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: September 12, 2024

Site Location: WHISPERING HILLS, LOT 417

Proposed Excavation Depth: 18" to 30"

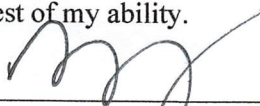
Requirements:

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

SOIL BORING NUMBER _____ SURFACE EVALUATION _____						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	III	SILTY LOAM				BROWN
1						
2						
3	III	SILTY LOAM	N/A	NONE OBSERVED	LIMESTONE @ 48"	TAN CALICHE
4						
5						

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

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



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

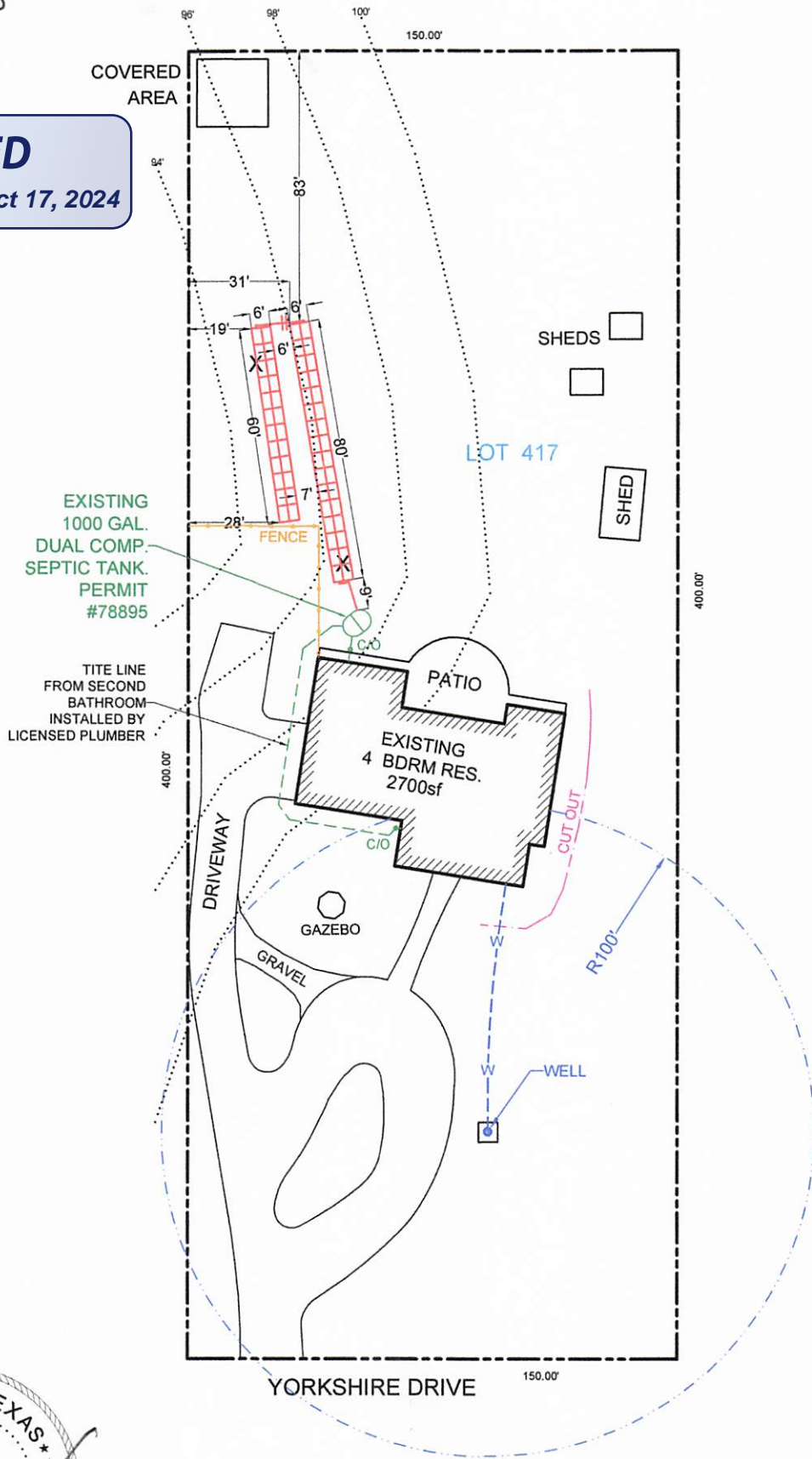
09/12/24

Date

#117975

REVISED

8:33 am, Oct 17, 2024



INSTALL 1144sf OF FIELD USING 56 5'-0" LEACHING CHAMBER PANELS WITH BULKHEADS. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

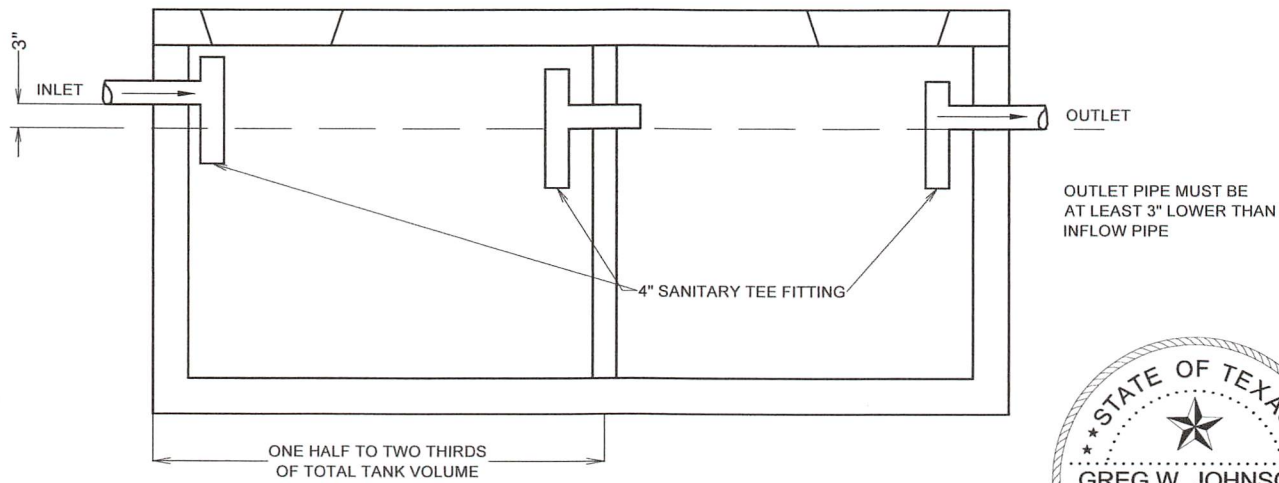
*USE TWO WAY CLEAN OUTS
 **USE SCH-40 OR SDR-26 TO TANK

X= TEST HOLE

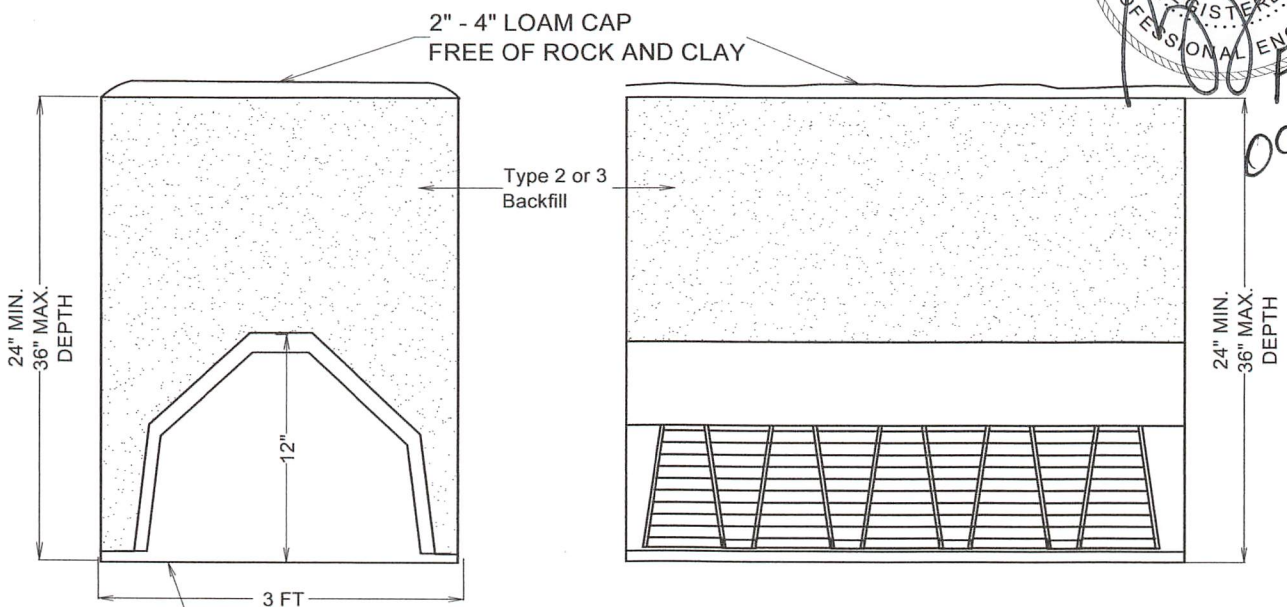
NOTE:
 EXISTING SEPTIC FIELD TO BE ABANDONED.



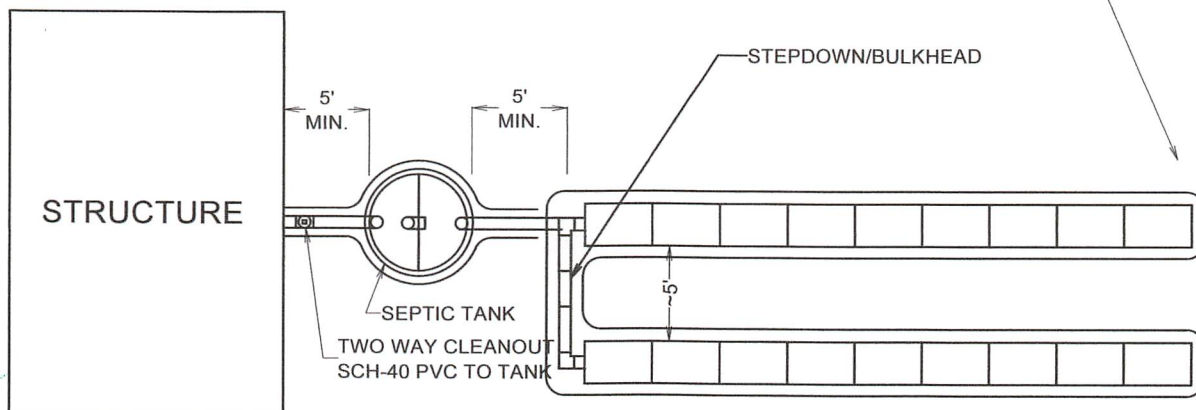
OWNER: STEVEN E. & PEGGY HENRY		DRAWN BY: EJS III	
STREET ADDRESS: 6240 YORKSHIRE DRIVE			
LEGAL DESC: WHISPERING HILLS	UNIT/SECTION/PHASE:	BLOCK:	LOT: 417
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=40'	DATE: 9/13/2024	2nd REVISION: 10/15/2024



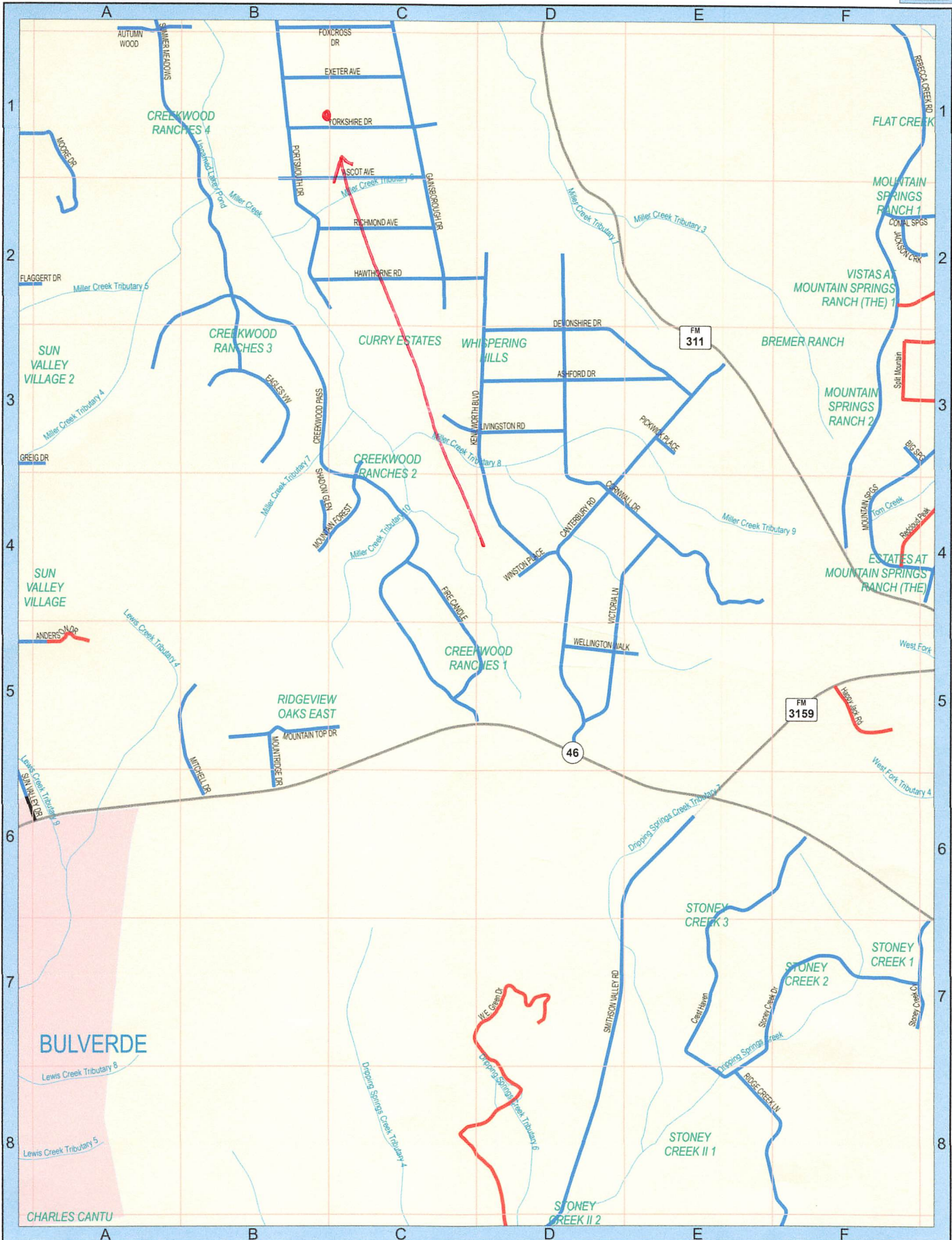
TYPICAL TWO COMPARTMENT SEPTIC TANK



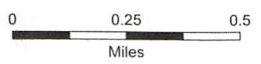
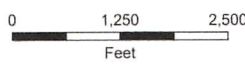
HANCOR ARC 36 LEACHING CHAMBER DETAIL



HANCOR ARC 36 LEACHING CHAMBER DETAIL



SEE PAGE 41



DATE
06/04/98

PERMIT#
78895

**CCEO
COPY**



Comal County

OFFICE OF COMAL COUNTY ENGINEER

LICENSE TO OPERATE A PRIVATE SEWAGE FACILITY

OWNER(L) J. Long Builder, Inc.	FIRST	DEVELOPMENT Whispering Hills	STREET 6240 Yorkshire Drive
UNIT	BLOCK	LOT 417	ACRES/TRACT

This license is authorization for the owner to operate and maintain a private facility at the location described in accordance to the rules and regulations for on-site sewerage facilities of Comal County, Texas, and the Texas Natural Resource Conservation Commission.

The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.

Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

This license to operate is valid for an indefinite period. It may be transferred by the holder to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

THE FACILITY IS LICENSED FOR

<input checked="" type="checkbox"/> SINGLE FAMILY RESIDENCE	TOTAL SQUARE FEET OF DWELLING 2228
<input type="checkbox"/> INSTITUTION	TYPE OF BUSINESS/INSTITUTION

THE FACILITY CONSISTS OF

SYSTEM TYPE Standard	SYSTEM DESCRIPTION Septic Tank & Absorptive Drainfield	
GALLON TANK 1000	SQUARE FEET ABSORPTION AREA 1500	SWITCHING VALVE? YES/N No

SPECIAL CONDITIONS

INSPECTOR *[Signature]* COMAL COUNTY ENGINEER *[Signature]*

**CCEO
COPY**

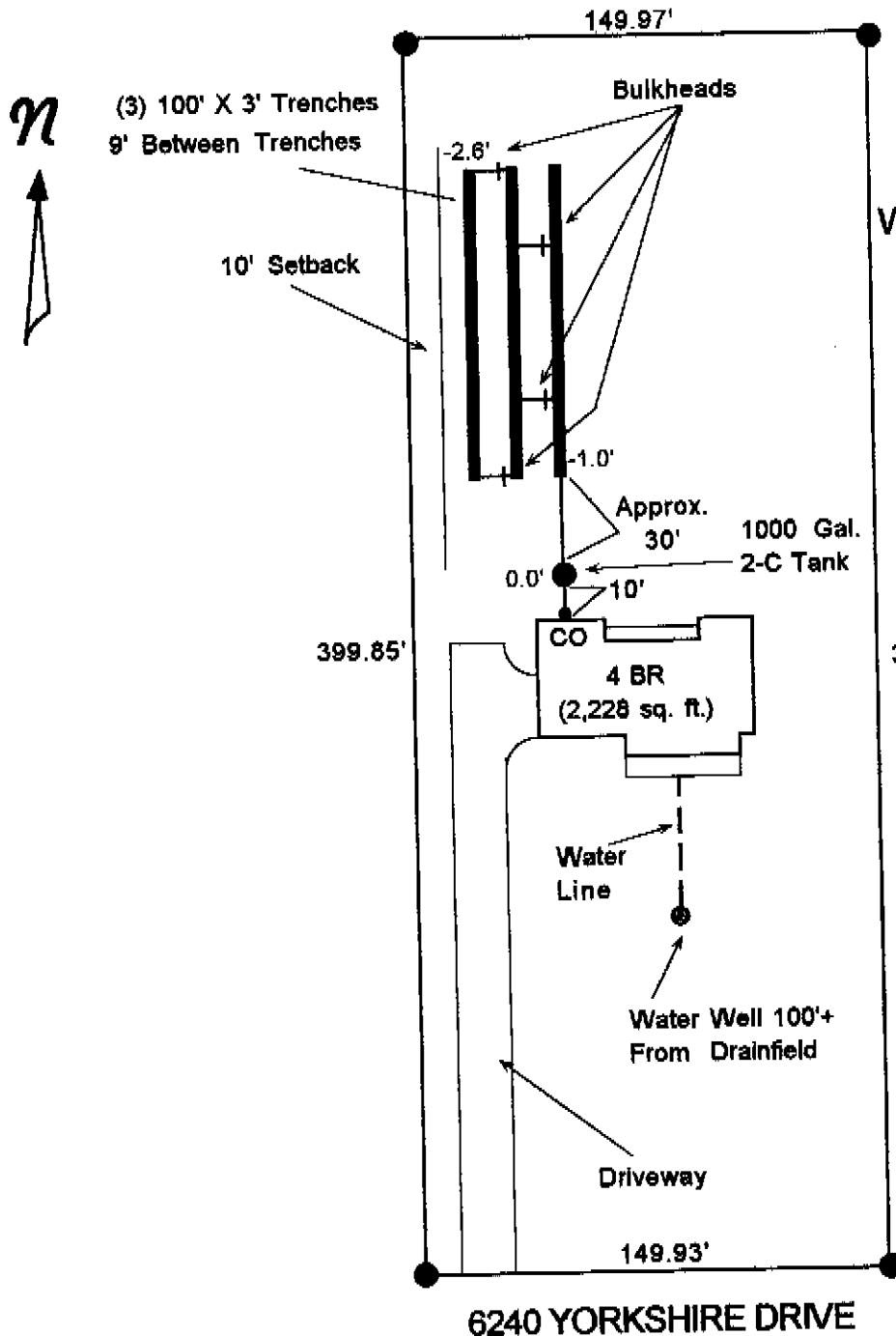
Chris H. Menzel, R.S.
Wastewater Consultant
265 Danube Pass, Boerne, TX 78006

RECEIVED 7 8 8 9 5

APR 07 1998

(830) 336-2989

ENVIRONMENTAL HEALTH
(Fax) (830) 336-2975



LOT 417
WHISPERING HILLS SUBDIVISION
6240 YORKSHIRE DRIVE
COMAL COUNTY, TX


Design Requirements*:

- 4 BR (2,228 sq. ft.)
- USDA Soil Textural Class III
- 1,000 Gal. 2-C Septic Tank
- $A = Q/Ra$
- $Q = 300 \text{ gpd}, Ra = 0.20 \text{ gal/sq. ft.}$
- $A = 1,500 \text{ sq. ft.}$
- $L = (A-2W)/(W+2)$
- $W = 3 \text{ ft.}, L = 300 \text{ ft.}$

* TNRCC Rules Effective 2/4/97

I hereby certify that this sewage facility design submitted conforms to rules and guidance standards developed by the Texas Natural Resources Conservation Commission and the applicable county, and under normal conditions and proper installation, can be expected to function without creating a nuisance.

Scale: 1" = 60'

X  R.S. # 1183 DATE: 4-6-98
CHRIS H. MENZEL
REGISTERED PROFESSIONAL SANITARIAN



From: [Greg Johnson](#)
To: [Ritzen,Brenda](#)
Cc: sp4850@yahoo.com; [Karl Weidner](#)
Subject: Re: 6240 Yorkshire Septic - failing septic - people living in house P#117975
Date: Thursday, October 10, 2024 7:51:33 AM
Attachments: [image001.png](#)

This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

Brenda,
Any septic field material encountered will be buried on site.
Thanks,
Greg

Send for Greg W. Johnson, P.E.,R.S.)

170 Hollow Oak

New Braunfels, TX 78132

Office/Fax (830) 905-2778

Email: gregjohnsonpe@yahoo.com

On Wednesday, October 9, 2024 at 10:44:03 AM CDT, Ritzen,Brenda <rabbjr@co.comal.tx.us> wrote:

Greg,

It appears that the new disposal system will be placed within the existing drainfield area. How will the existing drainfield area be made suitable for placement of the new system? Will existing drainfield materials be properly handled/disposed of?

Thank you,

From: [Ritzen,Brenda](#)
To: [Greg Johnson; sp4850@yahoo.com](#)
Subject: RE: 6240 Yorkshire Septic - failing septic - people living in house P#117975
Date: Wednesday, October 9, 2024 10:43:00 AM
Attachments: [image001.png](#)

Greg,

It appears that the new disposal system will be placed within the existing drainfield area. How will the existing drainfield area be made suitable for placement of the new system? Will existing drainfield materials be properly handled/disposed of?

Thank you,



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

From: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Tuesday, October 8, 2024 3:06 PM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>; sp4850@yahoo.com
Subject: 6240 Yorkshire Septic - failing septic - people living in house P#117975

This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

Brenda

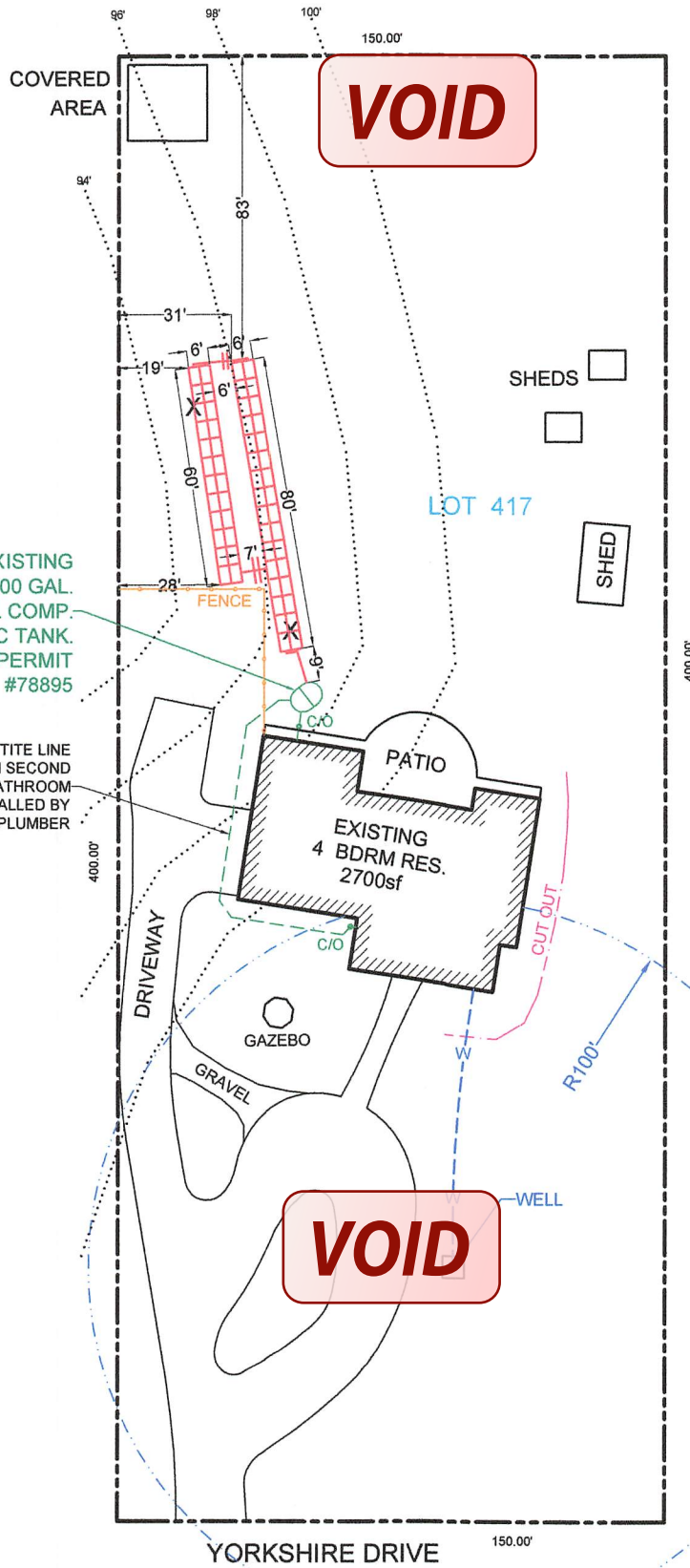
Customer has failing septic and they are living in house

They are desperate to start

Please help

See attached

Steve



INSTALL 1144sf OF FIELD USING 56 5'-0" LEACHING CHAMBER PANELS WITH BULKHEADS. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

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

X= TEST HOLE

NOTE:
 EXISTING SEPTIC FIELD TO BE ABANDONED.



OWNER: STEVEN E. & PEGGY HENRY		DRAWN BY: EJS III	
STREET ADDRESS: 6240 YORKSHIRE DRIVE			
LEGAL DESC: WHISPERING HILLS	UNIT/SECTION/PHASE:	BLOCK:	LOT: 417
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=40'	DATE: 9/13/2024	REVISED: 9/23/2024

4008001678-KB
FILED BY ALAMO TITLE
→

2
TM 2



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WARRANTY DEED WITH VENDOR'S LIEN

HENRY
Loan Number: 1079990940
MIN:1003547-0511101702-0

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.

THE STATE OF TEXAS)
)
COUNTY OF COMAL) KNOW ALL MEN BY THESE PRESENTS:

THAT **STANLEY A. SELLS, JR. AND SANDRA M. EADS SELLS** , FORMERLY KNOWN AS **SANDRA M. EADS**, hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of TEN Dollars (\$10.00) and other good and valuable consideration to Grantor paid by **STEVEN E HENRY AND WIFE, PEGGY HENRY** , hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the principal Sum of **\$160,000.00**, of even date herewith, payable to the order of **HOUSTONIAN MORTGAGE GROUP, INC., D/B/A RESIDENCE LENDING**, hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing the usual reasonable attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and superior title retained herein in favor of said Mortgagee, and being also secured by a Deed of Trust of even date herewith from Grantee to **SCOTT R. VALBY**, Trustee; and

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as included in the above-described Note, said Vendor's Lien against said property securing the payment of said Note is hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said superior title to said property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said liens; and

Grantor has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto said Grantee, the following described property, to-wit:

LOT 417, WHISPERING HILLS, COMAL COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4, PAGES 20-27, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

TO HAVE AND TO HOLD the above-described premises, together with all and singular, the rights and appurtenances thereunto in anywise belonging unto said Grantee, his heirs and assigns, forever. And Grantor does hereby bind himself, his heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and their payment is assumed by Grantee.

This conveyance is made subject to any and all valid and subsisting restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforceable against the above-described property as shown by the records of the County Clerk of said County.

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships, and when this Deed is executed by or to a corporation, or trustee, the words "heirs, executors, and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee, be construed to mean "successors and assigns".

It is expressly agreed that the Vendor's Lien is retained in favor of the payee of said Note against the above-described property, premises, and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this deed shall become absolute.

GV4000

(page 1 of 2 pages)



EXECUTED this 10th day of November, 2011.

Stanley A. Sells Jr
(Seller)
STANLEY A. SELLS, JR.

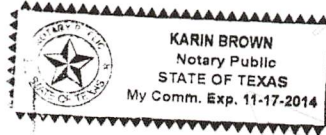
Sandra M Eads Sells
(Seller)
SANDRA M. EADS SELLS

STATE OF Texas, COUNTY OF Bexar, ss:

This instrument was acknowledged before me on this 10 day of November, 2011,
by STANLEY A. SELLS, JR. AND SANDRA M. EADS SELLS


Karin Brown
NOTARY PUBLIC

GRANTEE'S ADDRESS:
6240 YORKSHIRE DRIVE
SPRING BRANCH, TEXAS 78070



UNOFFICIAL

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
11/15/2011 03:55:48 PM
CASHTHREE
201106039371

 Joy Streater

GV4000



(page 2 of 2 pages)





COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

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Date Received

Initials

117975

Permit Number

Instructions:

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

OSSF Permit

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

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

Signature of Applicant

10/04/2024

Date

___ COMPLETE APPLICATION
Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION — (Missing Items Circled, Application Refused)
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