

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)				

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 118020
Issued This Date: 11/13/2024
This permit is hereby given to: CORTENAY M. & MELISSA A. SARTAIN

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

10911 DRYSTACK RD
NEW BRAUNFELS, TX 78132

Subdivision: ROCKWALL RANCH
Unit: 6
Lot: 13
Block: 6
Acreage: 1.7900

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

		118020
<i>Date Received</i>	<i>Initials</i>	<i>Permit Number</i>

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

10/21/2024

Date

___ COMPLETE APPLICATION Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION (Missing Items Circled, Application Refused)
--



Date October 7, 2024

Permit Number 118070

1. APPLICANT / AGENT INFORMATION

Owner Name COURTENAY MONTGOMERY SARTAIN & MELISSA A. SARTAIN
Mailing Address 10911 DRYSTACK ROAD
City, State, Zip NEW BRAUNFELS TEXAS 78132
Phone # 210-643-9278
Email court.sartain@gmail.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 ROCKWALL RANCH Unit 6 Lot 13 Block 6
Survey Name / Abstract Number _____ Acreage _____
Address 10911 DRYSTACK ROAD City NEW BRAUNFELS State TX Zip 78132

3. TYPE OF DEVELOPMENT

Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) EXISTING HOUSE & PERSONAL SHOP & Detached Living

Number of Bedrooms 4 + 1

Indicate Sq Ft of Living Area 3540 + 950

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: \$ 200,000 (Structure Only)

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

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

Source of Water Public Private Well Rainwater 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.

[Signature]
Signature of Owner

[Signature]

11 October 2024
Date



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By _____

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) EXISTING NORWECO MODEL 960-600
600GPD(#107093) Absorption/Application Area (Sq Ft) 5654

Gallons Per Day (As Per TCEQ Table 111) 360

(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

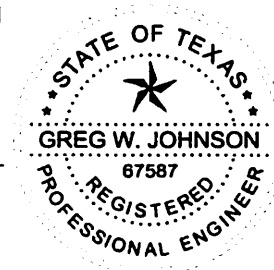
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

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: _____

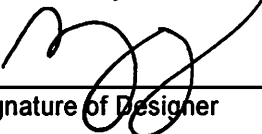


FIRM #2585

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

October 10, 2024

Date

AFFIDAVIT

**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 (OSSFs), this document is filed in the Deed Records of Comal County, Texas.

I

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

II

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

6 UNIT PHASE SECTION 6 BLOCK 13 LOT ROCKWALL RANCH SUBDIVISION

IF NOT IN SUBDIVISION: _____ ACREAGE _____ SURVEY _____

The property is owned by (insert owner's full name): COURTENAY MONTGOMERY SARTAIN & MELISSA A. SARTAIN

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 11 DAY OF October, 2024

[Signature]

Owner(s) signature(s)

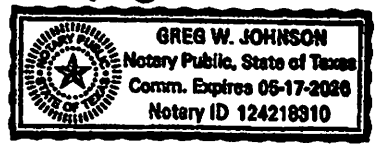
COURTENAY MONTGOMERY SARTAIN

MELISSA A. SARTAIN
Owner (s) Printed name (s)

COURTENAY M. & MELISSA A. SARTAIN SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 11 DAY OF October, 2024

[Signature]

Notary Public Signature



**THE COUNTY OF COMAL
STATE OF TEXAS**

CERTIFICATION OF SINGLE FAMILY DWELLING

According to Texas Commission of Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of COMAL COUNTY, TEXAS.

I

COURTENAY M. & MELISSA A.

Before me this day appeared SARTAIN, being the owners of the referenced property at 10911 DRYSTACK ROAD. They further state that the Residence and any additional living space on this property will be occupied only by a single family.

An OSSF requiring a Certification of Single Family Dwelling, will be installed on the property described as:

6 UNIT 6 BLOCK 13 LOT ROCKWALL RANCH SUBDIVISION

IF NOT IN SUBDIVISION: _____ ACREAGE _____ SURVEY

The property is owned by COURTENAY MONTGOMERY SARTAIN & MELISSA A. SARTAIN

WITNESS MY HAND ON THIS 11 OF DAY OF October, 20 24.

X [Signature]
OWNER (SIGNATURE)

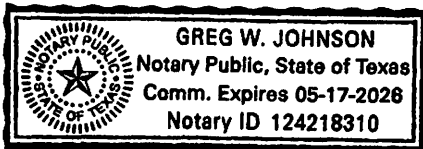
X [Signature]
OWNER (SIGNATURE)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 11 DAY OF October, 20 24 BY

COURTENAY MONTGOMERY SARTAIN
OWNER NAME (PRINTED)

MELISSA A. SARTAIN
OWNER NAME (PRINTED)

[Signature]
Notary Public Signature



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

October 10, 2024

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


RE- SEPTIC DESIGN
10911 DRYSTACK ROAD
ROCKWALL RANCH, UNIT 6, BLOCK 6, LOT 13
NEW BRAUNFELS, TX 78132
SARTAIN RESIDENCE

Brandon /Brenda,

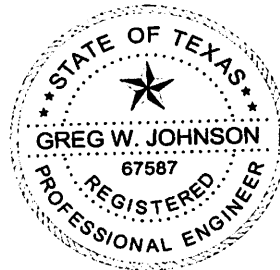
The referenced property is located within the Edwards Aquifer Recharge Zone. This OSSF design will comply with requirements in the WPAP.

Temporary erosion and sedimentation controls should be utilized as necessary prior to construction. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, activities must be suspended immediately and the applicant or his agent must immediately notify the TCEQ Regional Office. After that operations can only proceed after the Executive Director approves required additional engineered impact plans.

Designed in accordance with Chapter 285, Subchapter D, §285.40,285.41, & 285.42, Texas Commission on Environmental Quality (Effective December 29, 2016).

 10/10/24

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



ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: October 09, 2024

Site Location: ROCKWALL RANCH, UNIT 6, BLOCK 6, LOT 13

Proposed Excavation Depth: N/A

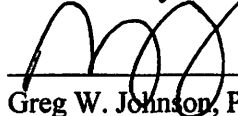
Requirements:

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

SOIL BORING NUMBER _____ SURFACE EVALUATION _____						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	IV	CLAY	N/A	NONE OBSERVED	LIMESTONE @ 36"	BROWN
1						
2						
3						
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

 Date

OSSF SOIL EVALUATION REPORT INFORMATION

REVISED
9:50 am, Feb 13, 2025

Date: October 10, 2024

Applicant Information:

COURTENAY MONTGOMERY & MELISSA

Name: A. SARTAIN
Address: 10911 DRYSTACK ROAD
City: NEW BRAUNFELS State: TEXAS
Zip Code: 78132 Phone: (210) 643-9278

Site Evaluator Information:

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

Property Location:

Lot 13 Unit 6 Blk 6 Subd. ROCKWALL RANCH
Street Address: 10911 DRYSTACK ROAD
City: NEW BRAUNFELS Zip Code: 78132
Additional Info.: _____

Installer Information:

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

Topography: Slope within proposed disposal area: 8 %

- Presence of 100 yr. Flood Zone: YES ___ NO X
- Existing or proposed water well in nearby area. YES ___ NO X
- Presence of adjacent ponds, streams, water impoundments YES ___ NO ___ >75' from POND
- Presence of upper water shed YES ___ NO X
- Organized sewage service available to lot YES ___ NO X

Design Calculations for Aerobic Treatment with Spray Irrigation:

Commercial

Q = _____ GPD _____

Residential Water conserving fixtures to be utilized? Yes X No _____

Number of Bedrooms the septic system is sized for: 4+1 Total sq. ft. living area 3540 + 950

Q gal/day = (Bedrooms +1) * 75 GPD - (20% reduction for water conserving fixtures)

Q = (5 +1)*75-(20%)= 360

Trash Tank Size 400 Gal.

TCEQ Approved Aerobic Plant Size 600 G.P.D.

Req'd Application Area = Q/Ri = 360 / 0.064 = 5625 sq. ft.

Application Area Utilized = 5654 sq. ft.

Pump Requirement 12 Gpm @ 41 Psi (Redjacket 0.5 HP 18 G.P.M. series or equivalent)

Dosing Cycle: _____ ON DEMAND or X TIMED TO DOSE IN PREDAWN HOURS

Pump Tank Size = 825 Gal. 13.5 - 19 Gal/inch.

Reserve Requirement = 120 Gal. 1/3 day flow.

Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction

With Chlorinator NSF/TCEQ APPROVED

SCH-40 or SDR-26 3" or 4" sewer line to tank

Two way cleanout

Pop-up rotary sprinkler heads w/ purple non-potable lids

1" Sch-40 PVC discharge manifold

APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

EXPOSED ROCK WILL BE COVERED WITH SOIL .

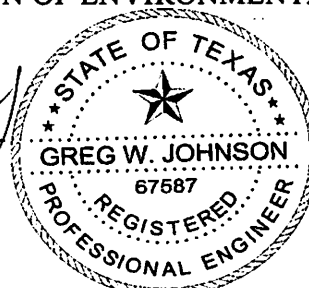
I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016)



GREG W. JOHNSON, P.E. F#002585 - S.E. 11561

10/10/24

DATE



FIRM #2585

RECEIVED

By Brandon Olvera at 2:40 pm, Nov 13, 2024

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

November 7, 2024

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

RE: Permit #118020
10911 Drystack
Rockwall Ranch, Unit 6, Block 6, Lot 13
Sartain residence

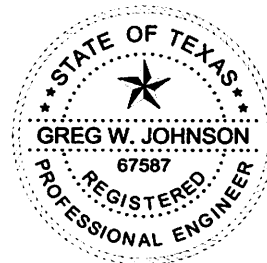
Brandon,

1. Living area previously counted the brick lug and not the actual framed living area of the residence.
2. The personal shop, that does not contain living area, is just an additional restroom used by the single family and is part of the single family residence.
3. The additional restroom will not increase the overall wastewater to the septic system.
4. Pump tank details attached.
5. Tank is greater than five feet from driveway.
6. Variance request attached. Aerobic Plant already contains battery backup.

Respectfully yours,



Greg W. Johnson, P.E. F#2585



RECEIVED

By Brandon Olvera at 2:40 pm, Nov 13, 2024

Greg W. Johnson, P.E.

170 Hollow Oak

New Braunfels, Texas 78132

830/905-2778

November 7, 2024

Comal County Office of Environmental Health

195 David Jonas Drive

New Braunfels, Texas 78132-3760

RE- Septic Design #118020

10911 DRYSTACK ROAD

ROCKWALL RANCH, UNIT 6, BLOCK 6, LOT 13

NEW BRAUNFELS, TX 78132

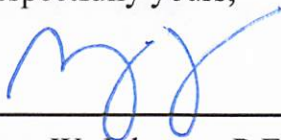
SARTAIN RESIDENCE

Brandon/Brenda,

Due to the lack of available application area it is necessary to have the setback from the property line to the spray at ten feet as required by TCEQ Chapter 285 rules Table X. I hereby request a variance to the twenty foot setback to property lines as required by Comal County Order and equivalent protection will be maintained by including a battery backup to the timer clock to assure sprayers to only spray during the predawn hours. In my professional opinion this variance will not pose a threat to the environment or public health.

If I can be of further assistance please contact me.

Respectfully yours,



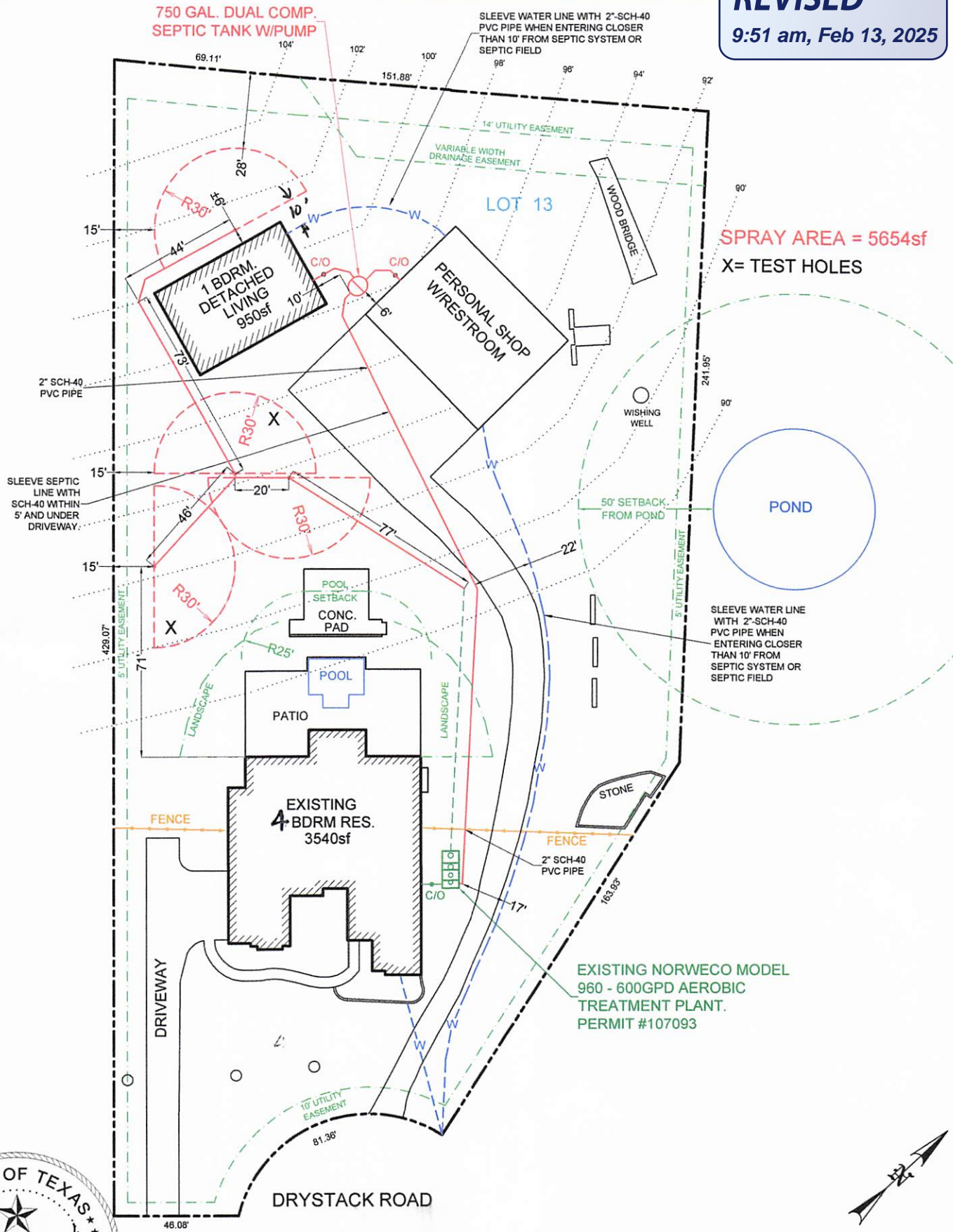
Greg W. Johnson, P.E., F#2585

November 7, 2024

Date



REVISED
 9:51 am, Feb 13, 2025



OWNER: COURTENAY MONTGOMERY & MELISSA A. SARTAIN		DRAWN BY: EJS III		
STREET ADDRESS: 10911 DRystack ROAD				
LEGAL DESC: ROCKWALL RANCH	UNIT/SECTION/PHASE: 6	BLOCK: 6	LOT: 13	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=50'	DATE: 10/10/2024	2nd REVISION: 1/30/2025	

TANK NOTES:

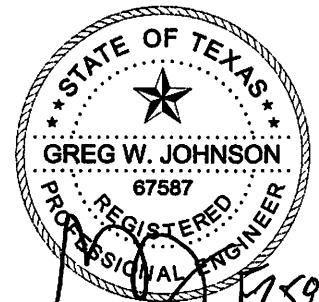
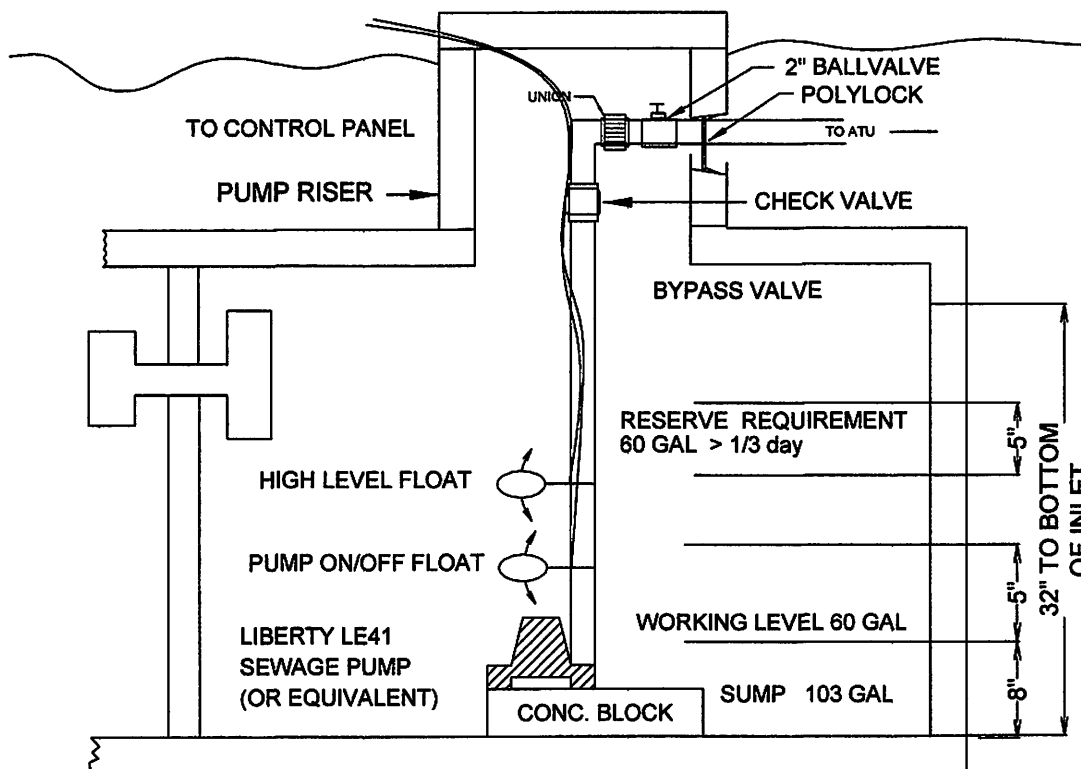
Tightlines to the tank shall be SCH-40 PVC.

A two way sanitary tee is required between business and tanks.

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

Tanks must be left uncovered and full of water for inspection by the permitting authority.

ALL WIRING MUST BE IN COMPLIANCE WITH THE MOST RECENT NATIONAL ELECTRIC CODE



Handwritten signature and date:
01/22/25

**TYPICAL 375 PUMP TANK CONFIGURATION
750 GAL TWO COMPARTMENT SEPTIC TANK**

TANK NOTES:

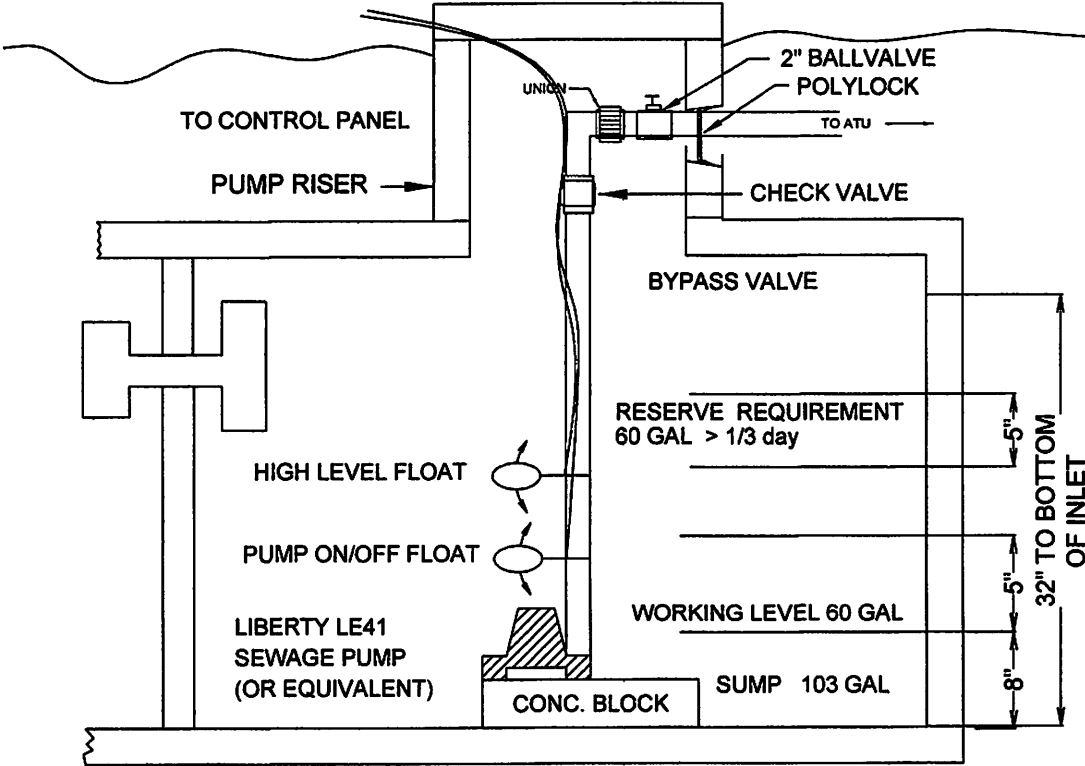
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Handwritten signature and date:
01/22/25

**TYPICAL 375 PUMP TANK CONFIGURATION
750 GAL TWO COMPARTMENT SEPTIC TANK**

TANK NOTES:

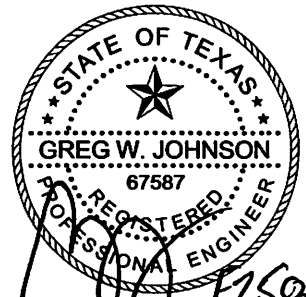
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

A two way sanitary tee is required between residence and tank.

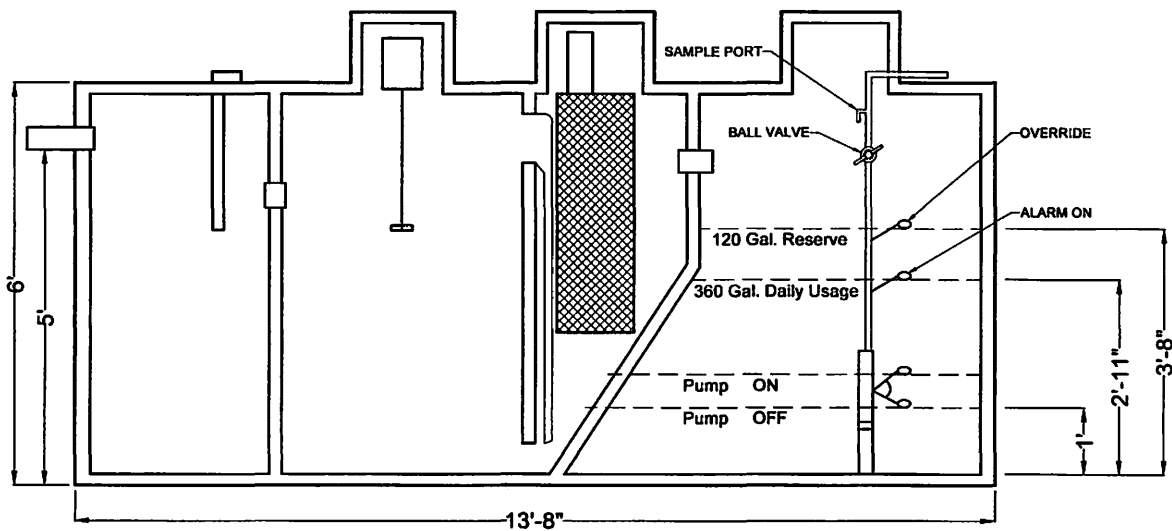
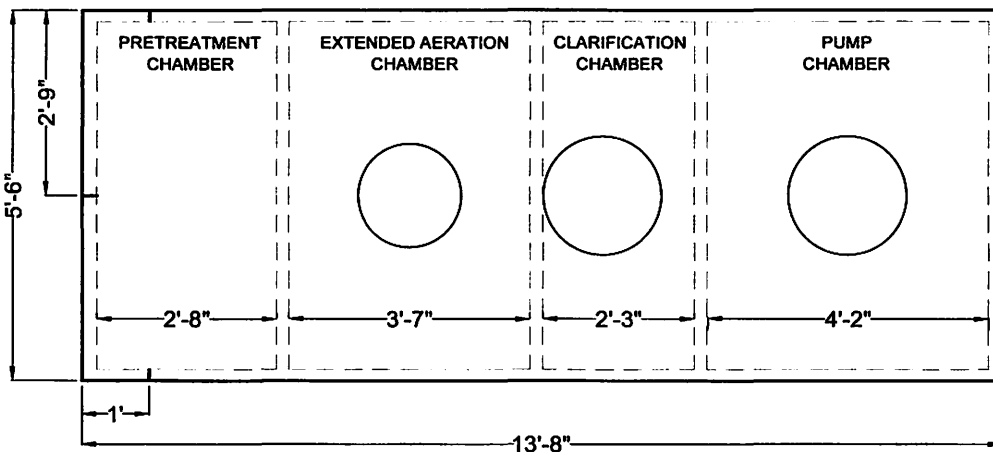
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Tanks must be left uncovered and full of water for inspection by the permitting authority.



10/10/24

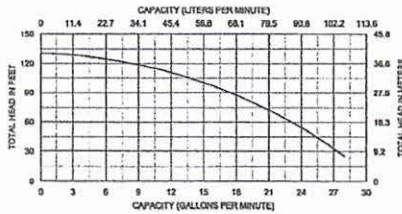
ALL WIRING MUST BE IN COMPLIANCE WITH THE MOST RECENT NATIONAL ELECTRIC CODE



**TYPICAL PUMP TANK CONFIGURATION
NORWECO SINGULAR BIO-KINETIC
MODEL 960-600 GPD (360 GPD - 5 BDRM)**

HIGH HEAD EFFLUENT PUMP

Designed specifically for pumping filtered effluent in high pressure applications, Norweco's Model 31HA, ½ hp, 115 volt, single phase submersible pump delivers 15 gpm at 100' TDH.



FEATURES

- UL & CSA listed
- 10' jacketed power cord
- Stainless steel construction
- Built in overload protection
- 1 ¼" NPT discharge
- Continuous duty motor
- Built in surge protection
- Hermetically sealed windings
- Versatile and efficient
- Built-in check valve
- Capacities to 27 gpm
- Heads to 130 feet



SPECIFICATIONS

The pump shall be a Norweco Model 31HA submersible pump, designed to handle filtered effluent and be capable of passing 1/16" spherical solids. The 115 volt, single phase, 60 cycle pump shall be capable of running dry for short durations without damage to the motor or pump end.

The pump motor shall be ½ horsepower rated and operate at 3450 RPM. The motor assembly shall consist of a corrosion resistant, all stainless steel exterior construction and incorporate a dual action starting switch to provide automatic torque reversal. An electrical surge and overload protector shall be attached to the top end of the motor windings and shall be wired in series to automatically cease operation when the winding temperature reaches 266° F. The 10' long motor power cord shall be 14-3 jacketed, type SJOW-A. The cable jacket shall be sealed at the motor entrance by means of a rubber compression washer and compression nut. The pump impeller shall be of the six vane enclosed type, constructed of engineered thermoplastic. The impeller shall have a hexagonal I.D. and be positively driven by a hexagonal 300 series stainless steel pump shaft. The pump shall be the product of a manufacturer having at least seven years experience in the construction of submersible pumps. The pump shall be warranted by the manufacturer against defects in material and workmanship for a period of one year under normal use and service.

NORWECO
NORWALK WASTEWATER EQUIPMENT COMPANY

220 REPUBLIC STREET
NORWALK, OHIO, USA 44857-1196
TELEPHONE (419) 668-4471
FAX (419) 663-5440
www.norweco.com

DISTRIBUTED LOCALLY BY:

PROPLUS™

PROPLUS - PERFORMANCE DATA

LOW ANGLE DATA

NOZZLE	PRESSURE PSI	RADIUS FT.	FLOW GPM
#1	30	22'	1.2
	40	24'	1.7
	50	26'	1.8
	60	28'	2.0
#3	30	29'	3.0
	40	32'	3.1
	50	35'	3.5
	60	37'	3.8
#4	30	31'	3.4
	40	34'	3.9
	50	37'	4.4
	60	38'	4.7
#6	40	38'	6.5
	50	40'	7.3
	60	42'	8.0
	70	44'	8.6

CO., INC.



COMAL COUNTY

ENGINEER'S OFFICE

RE: ***10911 Drystack Road***
Rockwall Ranch 6
Lot 13 – Block 6

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:

- ✓. Permit 107093 states the 5 Br house sq. ft of living space as 3691. Permit 118020 states 5 bedrooms with 3591 sq. ft.
- ✓. Is there any living space (heated/cooled space) in the personal shop?
- ✓. What is the GPD for the personal shop?
- ✓. Submit the pump tank details for the liberty pump.
- ✓. What is the distance between the existing tank and new driveway.
- ✓. There is a 20 ft separation distance from edge of spray and property lines. TAC 285.91 (10) Table X and Comal Counties' more stringent requirements.
- 7. Revise accordingly and resubmit.

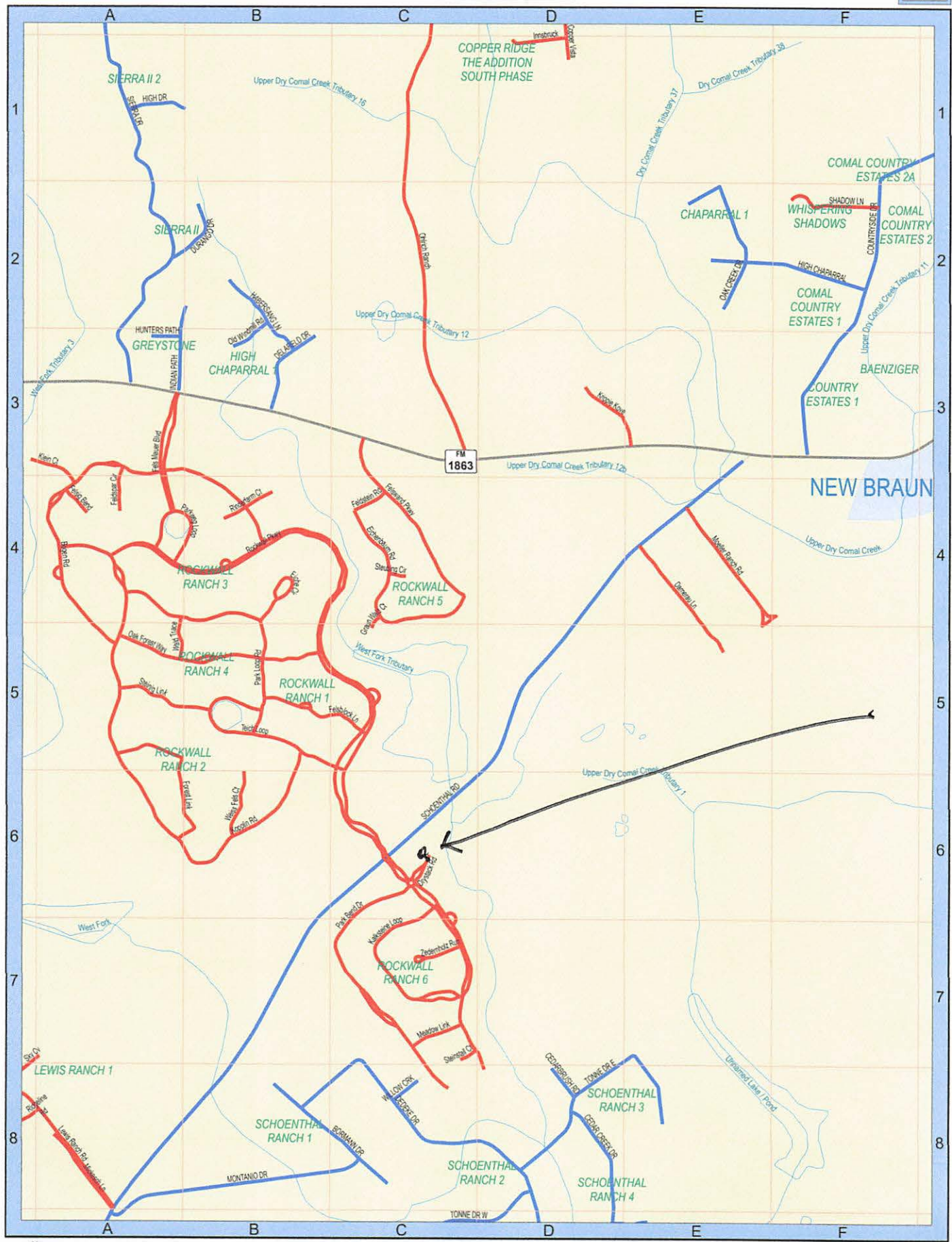
If you have any questions, you can email me or call the office.

Thank You,

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

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

SEE PAGE 66



SEE PAGE 68

SEE PAGE 75



From: [Ritzen,Brenda](#)
To: [Greg Johnson](#); [Olvera,Brandon](#)
Subject: RE: 10911 DRYSTACK RD - MONGOMERY SARTAIN #118020
Date: Thursday, February 13, 2025 1:39:00 PM
Attachments: [image001.png](#)

Greg,

I have updated the permit file. They may proceed.

Thank you,



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

From: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Thursday, February 13, 2025 10:12 AM
To: Olvera,Brandon <Olverb@co.comal.tx.us>; Ritzen,Brenda <rabbjr@co.comal.tx.us>
Subject: Re: 10911 DRYSTACK RD - MONGOMERY SARTAIN #118020

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

No living area / AC area in the restroom in shop.

Thanks,
Greg

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

170 Hollow Oak

New Braunfels, TX 78132

Office/Fax (830) 905-2778

From: [Greg Johnson](#)
To: [Olvera,Brandon](#); [Ritzen,Brenda](#)
Subject: Re: 10911 DRYSTACK RD - MONGOMERY SARTAIN #118020
Date: Thursday, February 13, 2025 10:12:01 AM
Attachments: [image001.png](#)

This email originated from outside of the organization.

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- Comal IT

No living area / AC area in the restroom in shop.

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 Thursday, February 13, 2025 at 09:53:24 AM CST, Ritzen,Brenda <rabbjr@co.comal.tx.us> wrote:

Greg,

Please include any living area from the shop/restroom.

Thank you,

From: [Ritzen,Brenda](#)
To: [Greg Johnson](#); [Olvera,Brandon](#)
Subject: RE: 10911 DRYSTACK RD - MONGOMERY SARTAIN #118020
Date: Thursday, February 13, 2025 9:53:00 AM
Attachments: [image001.png](#)

Greg,

Please include  any living area from the shop/restroom.

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: Thursday, February 13, 2025 4:48 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>; Olvera,Brandon <Olverb@co.comal.tx.us>
Subject: Fw: 10911 DRYSTACK RD - MONGOMERY SARTAIN #118020

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

Revised to show detached living.
Thanks,
Greg

Send for Greg W. Johnson, P.E., R.S.)
170 Hollow Oak
New Braunfels, TX 78132

Office/Fax (830) 905-2778



COMAL COUNTY
ENGINEERS OFFICE

ON-SITE SEWAGE APPLICATION

VOID

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

Date October 7, 2024

Permit Number 118020

1. APPLICANT / AGENT INFORMATION

Owner Name COURTENAY MONTGOMERY SARTAIN & MELISSA A. SARTAIN
Mailing Address 10911 DRYSTACK ROAD
City, State, Zip NEW BRAUNFELS TEXAS 78132
Phone # 210-643-9278
Email court.sartain@gmail.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 ROCKWALL RANCH Unit 6 Lot 13 Block 6
Survey Name / Abstract Number _____ Acreage _____
Address 10911 DRYSTACK ROAD City NEW BRAUNFELS State TX Zip 78132

3. TYPE OF DEVELOPMENT

Single Family Residential

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

Number of Bedrooms 5

Indicate Sq Ft of Living Area 3591

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 _____

VOID

Estimated Cost of Construction: \$ 200,000 (Structure Only)

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

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

Source of Water Public Private Well Rainwater 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.

[Signature]
Signature of Owner

[Signature]

11 October 2024
Date

OSSF SOIL EVALUATION REPORT INFORMATION

Date: October 10, 2024



Applicant Information:

COURTENAY MONTGOMERY & MELISSA

Site Evaluator Information:

Name: A. SARTAIN
Address: 10911 DRYSTACK ROAD
City: NEW BRAUNFELS State: TEXAS
Zip Code: 78132 Phone: (210) 643-9278

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

Property Location:

Installer Information:

Lot 13 Unit 6 Blk 6 Subd. ROCKWALL RANCH
Street Address: 10911 DRYSTACK ROAD
City: NEW BRAUNFELS Zip Code: 78132
Additional Info.: _____

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

Topography: Slope within proposed disposal area: 8 %

- Presence of 100 yr. Flood Zone: YES ___ NO X
- Existing or proposed water well in nearby area. YES ___ NO X
- Presence of adjacent ponds, streams, water impoundments YES ___ NO ___ >75' from POND
- Presence of upper water shed YES ___ NO X
- Organized sewage service available to lot YES ___ NO X

Design Calculations for Aerobic Treatment with Spray Irrigation:

Commercial

Q = _____ GPD _____

Residential Water conserving fixtures to be utilized? Yes X No _____

Number of Bedrooms the septic system is sized for: 5 Total sq. ft. living area 3591

Q gal/day = (Bedrooms + 1) * 75 GPD - (20% reduction for water conserving fixtures)

Q = (5 + 1) * 75 - (20%) = 360



Trash Tank Size 400 Gal.

TCEQ Approved Aerobic Plant Size 600 G.P.D.

Req'd Application Area = Q/Ri = 360 / 0.064 = 5625 sq. ft.

Application Area Utilized = 5654 sq. ft.

Pump Requirement 12 Gpm @ 41 Psi (Redjacket 0.5 HP 18 G.P.M. series or equivalent)

Dosing Cycle: _____ ON DEMAND or X TIMED TO DOSE IN PREDAWN HOURS

Pump Tank Size = 825 Gal. 13.5 - 19 Gal/inch.

Reserve Requirement = 120 Gal. 1/3 day flow.

Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction

With Chlorinator NSF/TCEQ APPROVED

SCH-40 or SDR-26 3" or 4" sewer line to tank

Two way cleanout

Pop-up rotary sprinkler heads w/ purple non-potable lids

1" Sch-40 PVC discharge manifold

APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

EXPOSED ROCK WILL BE COVERED WITH SOIL .

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

GREG W. JOHNSON, P.E. F#002585 - S.E. 11561

10/10/24
DATE



FIRM #2585

RECEIVED

By Brandon Olvera at 10:08 am, Jan 29, 2025

#118020

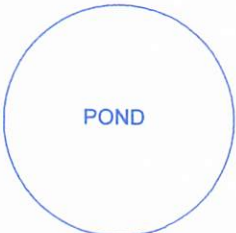
VOID

LOT 13

750 GAL. DUAL COMP. SEPTIC TANK W/PUMP

PERSONAL SHOP WIRESTROOM

SPRAY AREA = 5633sf
X= TEST HOLES



VOID

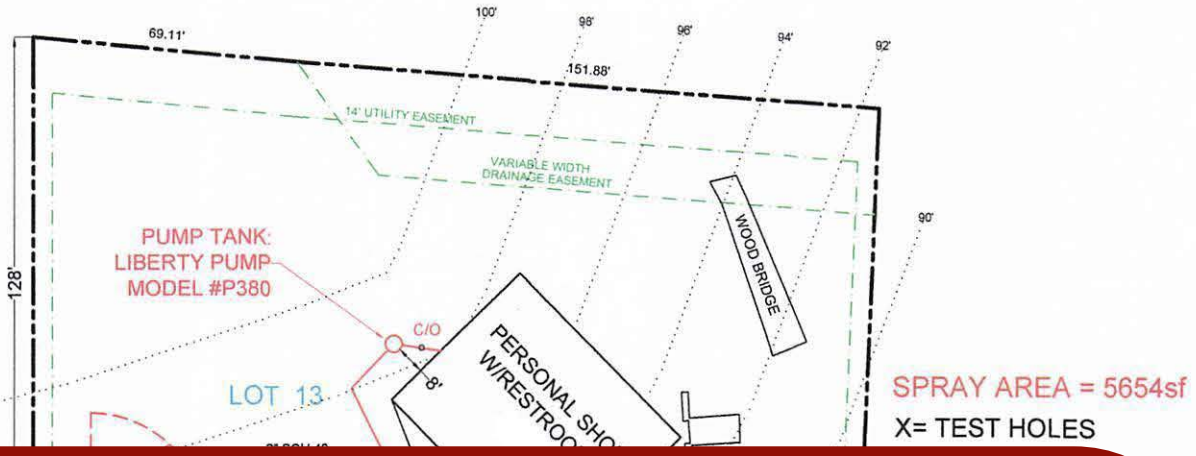
EXISTING 5 BDRM RES. 3591sf

EXISTING NORWECO MODEL 960 - 600GPD AEROBIC TREATMENT PLANT. PERMIT #107093

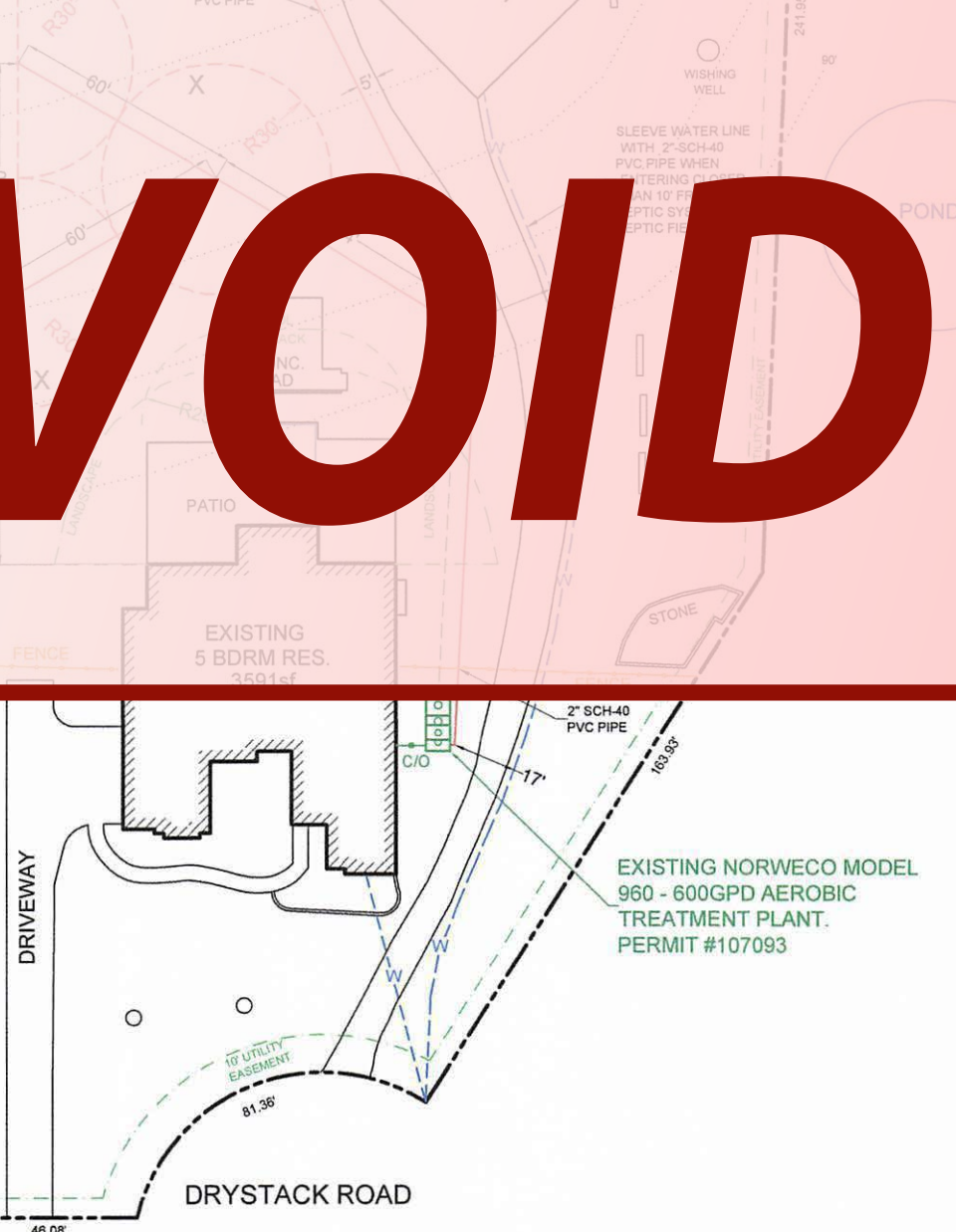
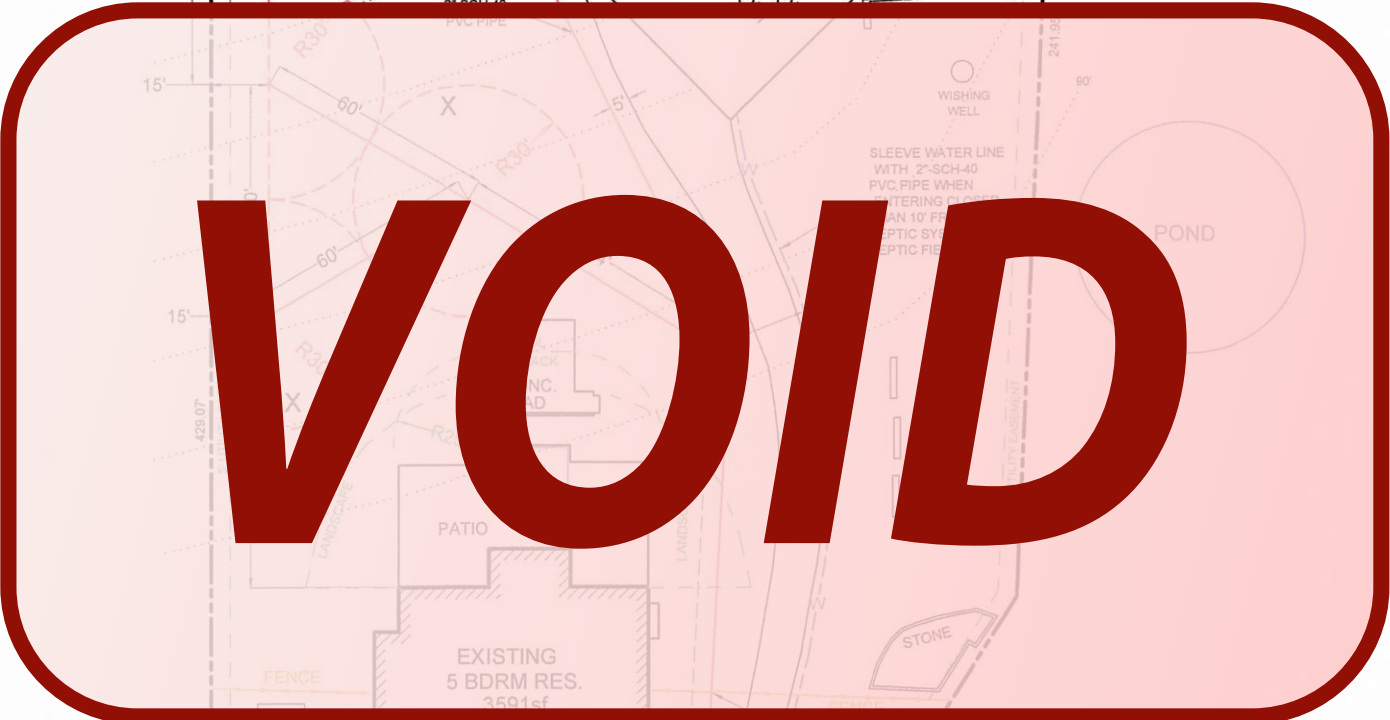
DRystack ROAD



OWNER: COURTENAY MONTGOMERY & MELISSA A. SARTAIN		DRAWN BY: EJS III		
STREET ADDRESS: 10911 DRystack ROAD				
LEGAL DESC: ROCKWALL RANCH	UNIT/SECTION/PHASE: 6	BLOCK: 6	LOT: 13	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=50'	DATE: 10/10/2024	REVISED: 1/21/2025	



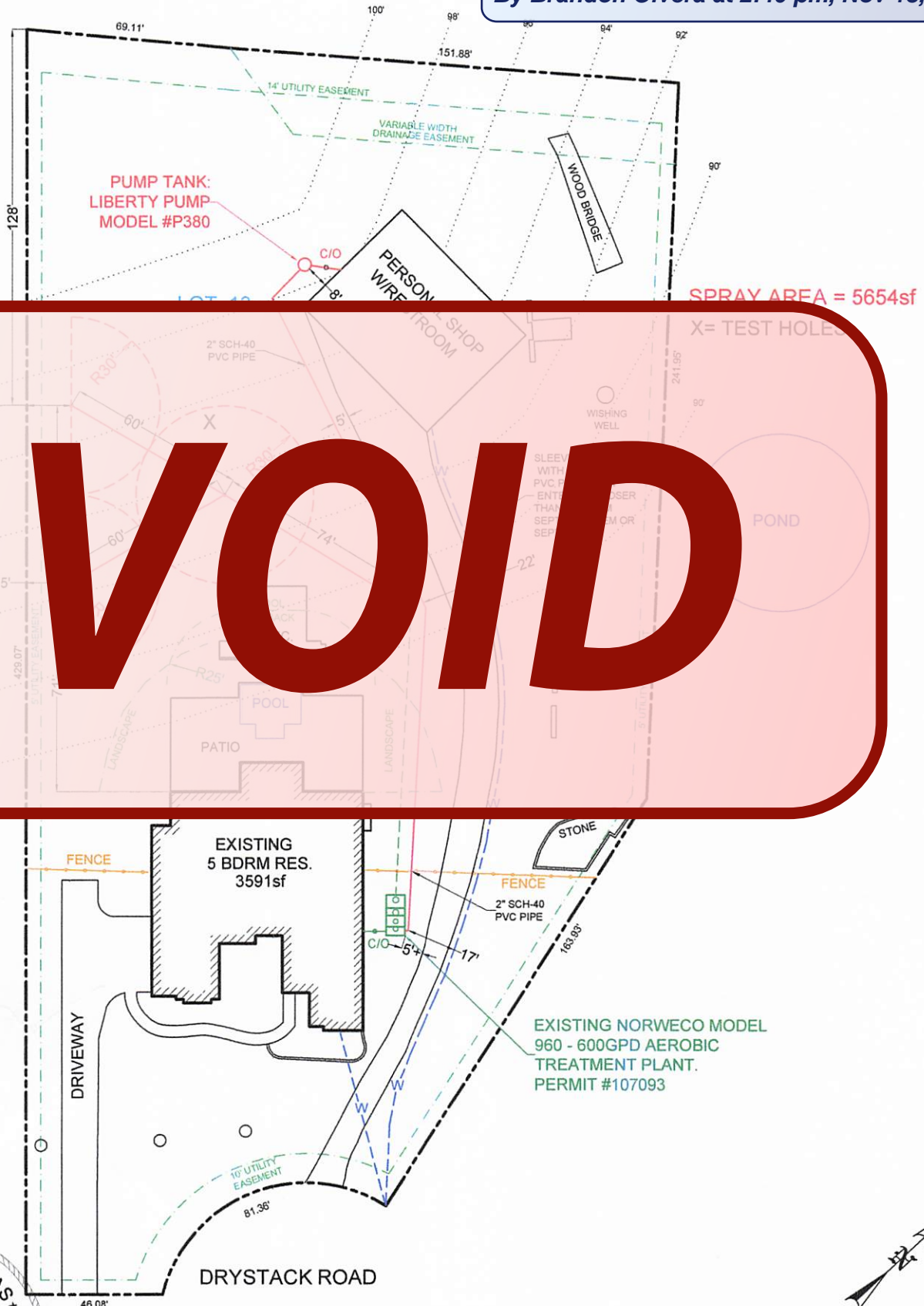
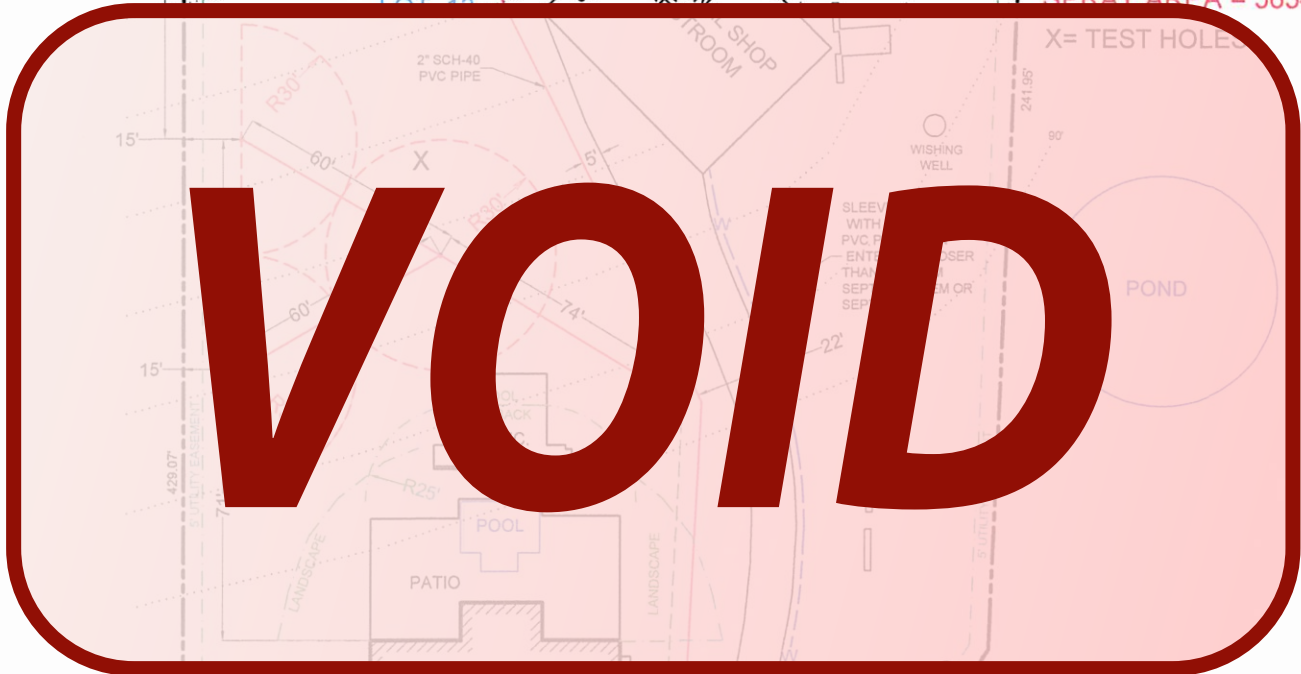
SPRAY AREA = 5654sf
X= TEST HOLES



OWNER: COURTENAY MONTGOMERY & MELISSA A. SARTAIN		DRAWN BY: EJS III		
STREET ADDRESS: 10911 DRYSTACK ROAD				
LEGAL DESC: ROCKWALL RANCH	UNIT/SECTION/PHASE: 6	BLOCK: 6	LOT: 13	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=50'	DATE: 10/10/2024	REVISED:	

RECEIVED

By Brandon Olvera at 2:40 pm, Nov 13, 2024

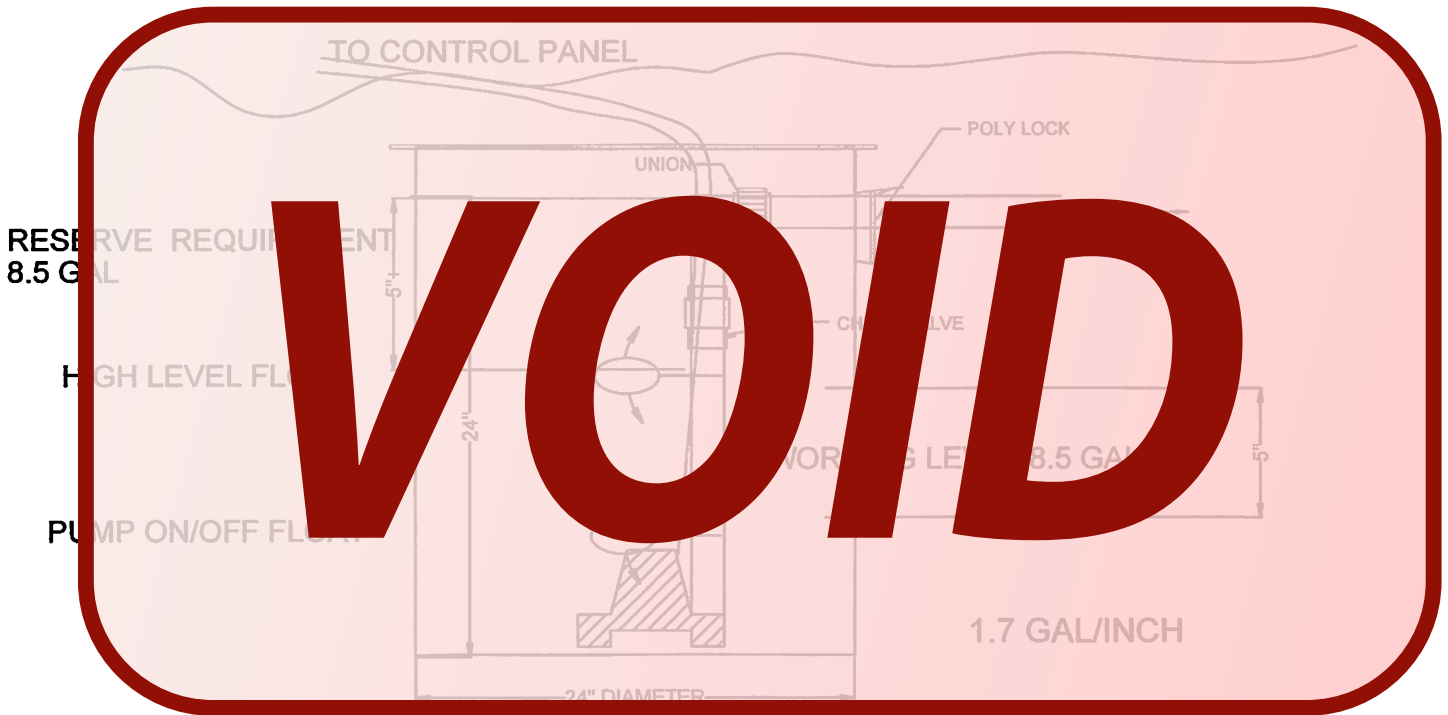


OWNER: COURTENAY MONTGOMERY & MELISSA A. SARTAIN		DRAWN BY: EJS III	
STREET ADDRESS: 10911 DRystack ROAD			
LEGAL DESC: ROCKWALL RANCH	UNIT/SECTION/PHASE: 6	BLOCK: 6	LOT: 13
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=50'	DATE: 10/10/2024	REVISED:

RECEIVED

By Brandon Olvera at 2:40 pm, Nov 13, 2024

**ALL WIRING MUST BE IN COMPLIANCE WITH
THE MOST RECENT NATIONAL ELECTRIC CODE**



**TYPICAL PUMP TANK CONFIGURATION
LIBERTY PUMPS PRO380 Series**

Professional Engineer Seal for **CHAS W. JOHNSON**, No. 7587, State of Texas. Includes handwritten signature, project number **P2585**, and date **03/17/2011**.

STC: 1898659.RDS

WARRANTY DEED WITH VENDOR'S LIEN

SARTAIN
Loan Number: 823593011
MIN:1001109-0001091047-5
Case Number: 62-62-6-1578050

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 **ROBERT L. PENA AND BRENDA R. PENA** , A MARRIED COUPLE, 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 **COURTENAY MONTGOMERY SARTAIN AND MELISSA A. SARTAIN** , A MARRIED COUPLE, 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(s) hereinafter called "Note", in the principal sum of **\$930,930.00**, of even date herewith, payable to the order of **AmCap Mortgage, Ltd.** 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 **RICHARD A. RAMIREZ**, 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 13, BLOCK 6, ROCKWALL RANCH SUBDIVISION, UNIT 6, A SUBDIVISION IN COMAL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200806012195, OF THE 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.

EXECUTED this 13th day of JANUARY, 2023.



ROBERT L. PENA




BRENDA R. PENA

STATE OF Texas

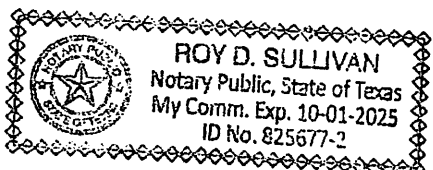
COUNTY OF Bexar

This instrument was acknowledged before me on this 13 day of January 2023, by ROBERT L. PENA AND BRENDA R. PENA.



NOTARY PUBLIC

GRANTEE'S ADDRESS:
10911 Dry Stack Road
New Braunfels, TX 78132



**Filed and Recorded
Official Public Records
Bobbie Koeppe, County Clerk
Comal County, Texas
01/17/2023 08:03:39 AM
LAURA 2 Pages(s)
202306001610**

  *Bobbie Koeppe*