### **Comal County Environmental Health OSSF Inspection Sheet**

staller Name:	OSSF Installer #:	
1st Inspection Date:	2nd Inspection Date:	3rd Inspection Date:
Inspector Name:	Inspector Name:	Inspector Name:

Perm	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)(E) 285.32(b)(1)(E) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(II)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

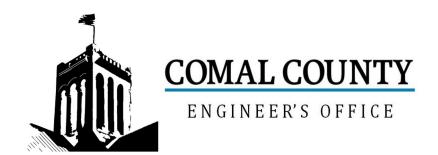
**Inspector Notes:** 

# Comal County Environmental Health OSSF Inspection Sheet

N-	December 41	A may	Citotiana	Net	1 at 1	2 m d 1	7 mal 1
No.	Description SEPTIC TANK Tank(s) Clearly	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	Marked SEPTIC TANK IsingleTank, 2Compartments Provided withBaffle SEPTIC TANK Inlet Flowline Greater than3" and "T" Provided on Inlet and OutletSEPTIC TANK Septic Tank(s) MeetMinimum Requirements		285.32(b)(1) (E)285.91(2)285.32(b)(1) (F)285.32(b)(1)(E) (iii)285.32(b)(1)(E)(ii) (I)285.32(b)(1)(E) (i)285.32(b)(1)(E) (i)285.32(b)(1)(C) (ii)285.32(b)(1)(C) (ii)285.32(b)(1)(C) (ii)285.32(b)(1) (B)285.32(b)(1) (A)285.32(b)(1)(E)(iv)				
1	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
	SEPTIC TANK Secondary restraint system providedSEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
	SEPTIC TANK Tank Volume Installed						
12							
	PUMP TANK Volume Installed						
1	AEROBIC TREATMENT UNIT Size Installed						
14							
	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number						
15	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)				
18			203.33(a)(2)				

## Comal County Environmental Health OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
	DISPOSAL SYSTEM Drip Irrigation	Allowei	Citations	Notes	13t 1113p.	Ziiu iiisp.	Sid ilisp.
	DIST COAL STOTENT DITP ITTIGATION		20E 22(a)(2)(A) (E)				
			285.33(c)(3)(A)-(F)				
19	DISPOSAL SYSTEM Soil						
20	Substitution		285.33(d)(4)				
20	DISPOSAL SYSTEM Pumped						
	Effluent		285.33(a)(4) 285.33(a)(3)				
			285.33(a)(1)				
21			285.33(a)(2)				
	DISPOSAL SYSTEM Gravelless Pipe						
	·		285.33(a)(3)				
			285.33(a)(2)				
			285.33(a)(4)				
22			285.33(a)(1)				
22	DISPOSAL SYSTEM Mound		205 22/ 1/51				
			285.33(a)(3) 285.33(a)(1)				
			285.33(a)(1) 285.33(a)(2)				
23			285.33(a)(4)				
23	DISPOSAL SYSTEM Other						
	(describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
24			263.33(C)(4)				
	DRAINFIELD Absorptive Drainline 3" PVC						
	or 4" PVC						
25							
	DRAINFIELD Area Installed						
26	DRAINFIELD Level to within 1 inch						
	per 25 feet and within 3 inches						
	over entire excavation		285.33(b)(1)(A)(v)				
27							
	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth						
	DRAINFIELD Excavation Separation						
	DRAINFIELD Depth of Porous Media						
	DRAINFIELD Type of Porous Media						
28	DDAINEIEID E						
	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
29			(-/\-/\-/				
	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End						
	Plates w/Splash Plate, Inspection						
	Port & Closed End Plates in Place		285.33(c)(2)				
	(per manufacturers spec.)						
30							
	LOW PRESSURE DISPOSAL						
	SYSTEM Adequate Trench Length						
	& Width, and Adequate Separation Distance between		285.33(d)(1)(C)(i)				
	Trenches						
31							



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

Permit Number: 118053

Issued This Date: 11/20/2024

This permit is hereby given to: MAYA KLEINHANS

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

933 HANCOCK RD

CANYON LAKE, TX 78133

Subdivision: FLIGHT ACRES

Unit: 0
Lot: 2

Block: 0

Acreage: 3.7300

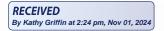
#### APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

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.





Signature of Owner

### ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR NEW BRAUNFELS, TX 78132 (830) 608-2090

WWW.CCEO ORG

Date Septer	mber 9, 2024		Permit Number 118053
1. APPLICANT / AC	GENT INFORMATION		
Owner Name	MAYA KLEINHANS	Agent Name	GREG JOHNSON, P.E.
Mailing Address	4854 RANCH RD 1323	Agent Address	170 HOLLOW OAK
City, State, Zip	JOHNSON CITY, TEXAS 78636	City, State, Zip	NEW BRAUNFELS, TEXAS 78132
Phone #	832-949-0303	Phone #	830-905-2778
Email	mayakleinhans94@gmail.com	Email	gregjohnsonpe@yahoo.com
2. LOCATION			
Subdivision Name	FLIGHT ACRES	Unit	Lot 2 Block
			Acreage
	933 HANCOCK ROAD		LAKE State TX Zip 78133
3. TYPE OF DEVE	LOPMENT		
Single Family	Residential		
Type of Cons	struction (House, Mobile, RV, Etc.)	MOBILE HOME	
Number of B	edrooms 3		
Indicate Sq F	et of Living Area 1216		
	amily Residential		
(Planning mate	erials must show adequate land area for do	ubling the required land needed	for treatment units and disposal area)
Type of Facil	ity		
			ants
Hotel, Motel,	Hospital, Nursing Home - Indicate Nur	mber of Beds	
	r/RV Parks - Indicate Number of Space		
	is		
Estimated Cost of	of Construction: \$ 120,000	(Structure Only)	
	the proposed OSSF located in the Unit		igineers (USACE) flowage easement?
Yes No	(If yes, owner must provide approval from US	ACE for proposed OSSF improven	nents within the USACE flowage easement)
Source of Water	Public Private Well Rai	nwater Collection	•
4. SIGNATURE OF	OWNER		
facts. I certify that I	ication and all additional information submit	tted does not contain any false propriate land rights necessary	information and does not conceal any material to make the permitted improvements on said
site/soil evaluation a	and inspection of private sewage facilities		the above described property for the purpose of
by the Comal Count	permit of authorization to construct will not lity Flood Damage Prevention Order. In to the online posting/public release of my		

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 Eval	uation						
Tank Size(s) (Gallons) J500 GAL. DUAL COMP. SEPTIC TANK	Absorption/Application Area (Sq Ft)900						
Gallons Per Day (As Per TCEQ Table 111) 240							
(Sites generating more than 5000 gallons per day are required to obtain a permit	through TCEQ.)						
Is the property located over the Edwards Recharge Zone? Yes (if yes, the planning materials must be completed by a Registered Sanitarian (R.S. Is there an existing TCEQ approved WPAP for the property? Yes	S.) or Professional Engineer (P.E.))						
(if yes, the R.S. or P.E. shall certify that the OSSF design complies with all provisions of the property?	3						
(if yes, the N.S. of F.E. shall certify that the OSOF design complies with all provis	ions of the existing WFAF.)						
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 rec (if yes, the R.S or P.E. shall certify that the OSSF design will comply with all-pro- be issued for the proposed OSSF until the proposed WPAP has been approved by	visions of the proposed WPAP. A Permit to Construct will not						
Is the property located over the Edwards Contributing Zone? X 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 provis	ions of the existing CZP.)						
If there is no existing CZP, does the proposed development activity requi (if yes, the R.S. or P.E. shall certify that the OSSF design will comply with all pro issued for the proposed OSSF until the UP has been approved by the appropria	visions of the proposed CZP. A Permit to Construct will not be						
Is this property within an incorporated city?  Yes  No	sin X						
If yes, indicate the city:	GREG W. JOHNSON  67587  67587  FIRM #2585						
By signing this application, I certify that:							
- The information provided above is true and correct to the best of my knowled	ge.						
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.							
Signature of Designer Date	October 21, 2024						

### ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey	Performed:	October 10, 202	4							
Site Location:			FLIGHT AC	RES, LOT 2	· · · · · · · · · · · · · · · · · · ·					
Proposed Excavation Depth:18" to 36"										
Location For subst proposed	s of soil boring or d orface disposal, soil excavation depth.	s must be performed ug pits must be show evaluations must be For surface disposal nd identify any resti	wn on the site drawing to a dependent of the surface horizo	ing. pth of at least two for n must be evaluated	eet below the					
SOIL BORING	NUMBER	1								
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations				
0 1 2 3 4 5	111	SILTY LOAM	N/A	NONE OBSERVED	NONE OBSERVED	LT. BROWN				
SOIL BORING	NUMBER	2								
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations				
0 1 2 3 4	SAME		AS		ABOVE					

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

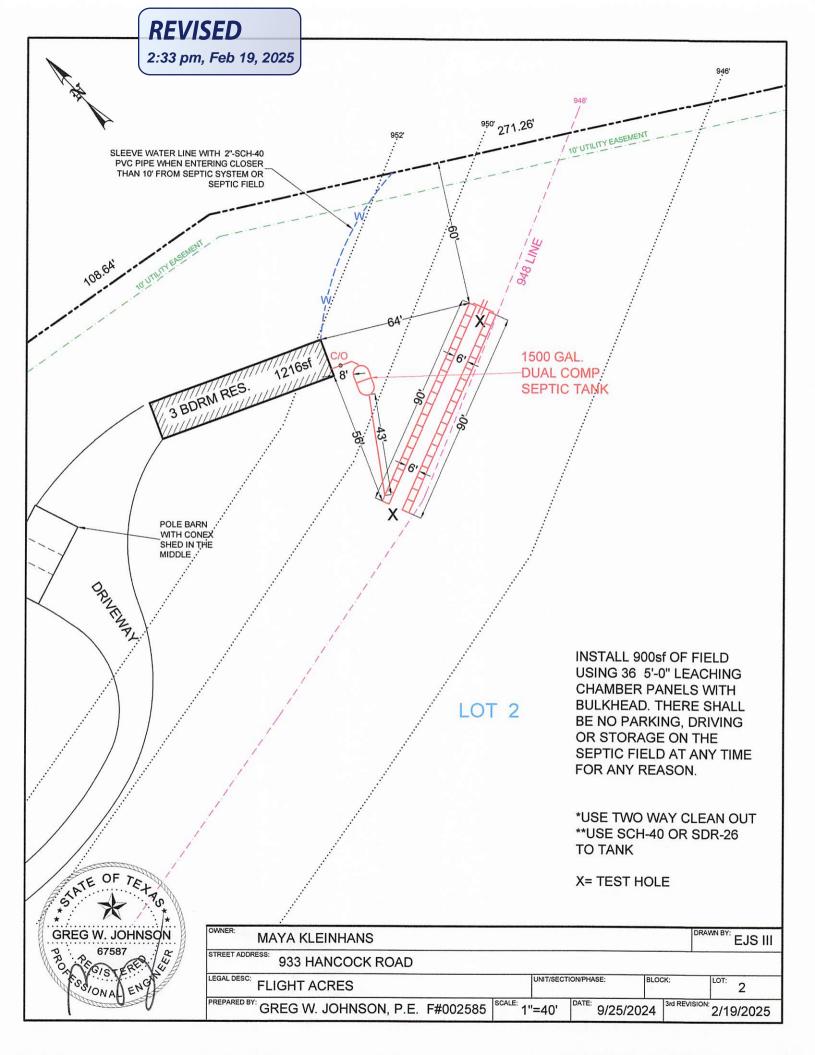
### **OSSF SOIL EVALUATION REPORT INFORMATION**

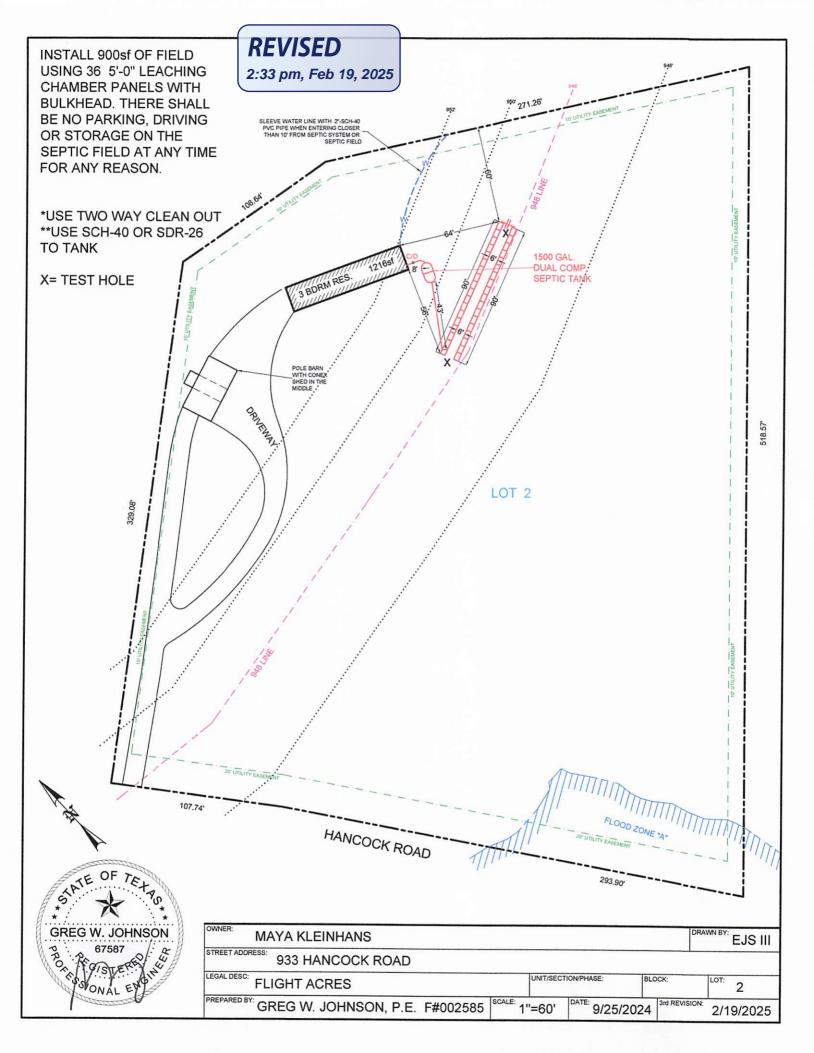
**REVISED** 

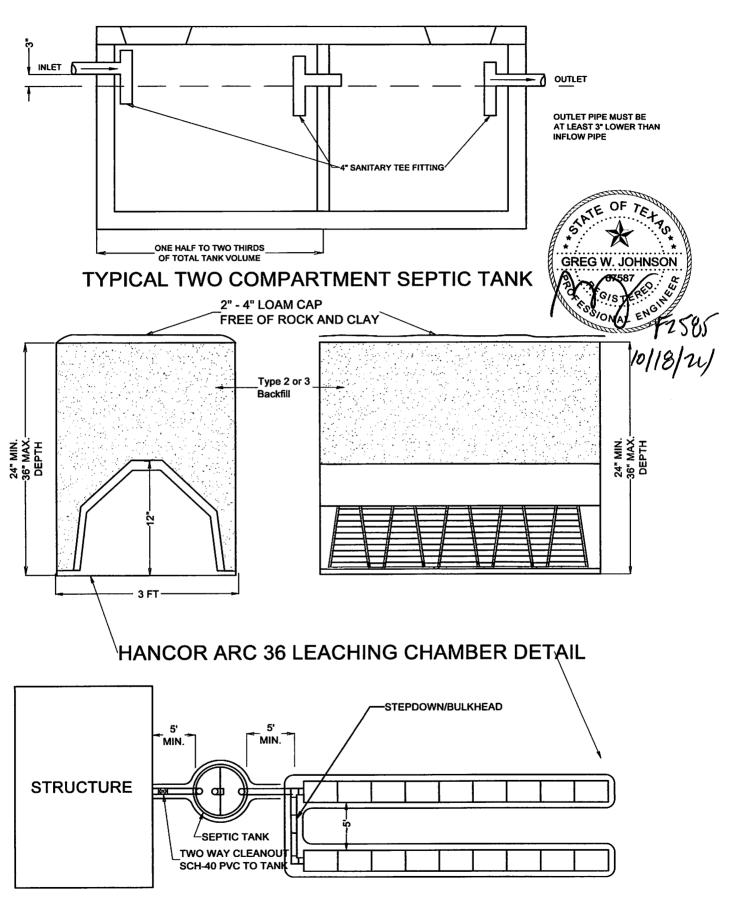
2:33 pm, Feb 19, 2025

Date: October 21, 2024
Applicant Information:

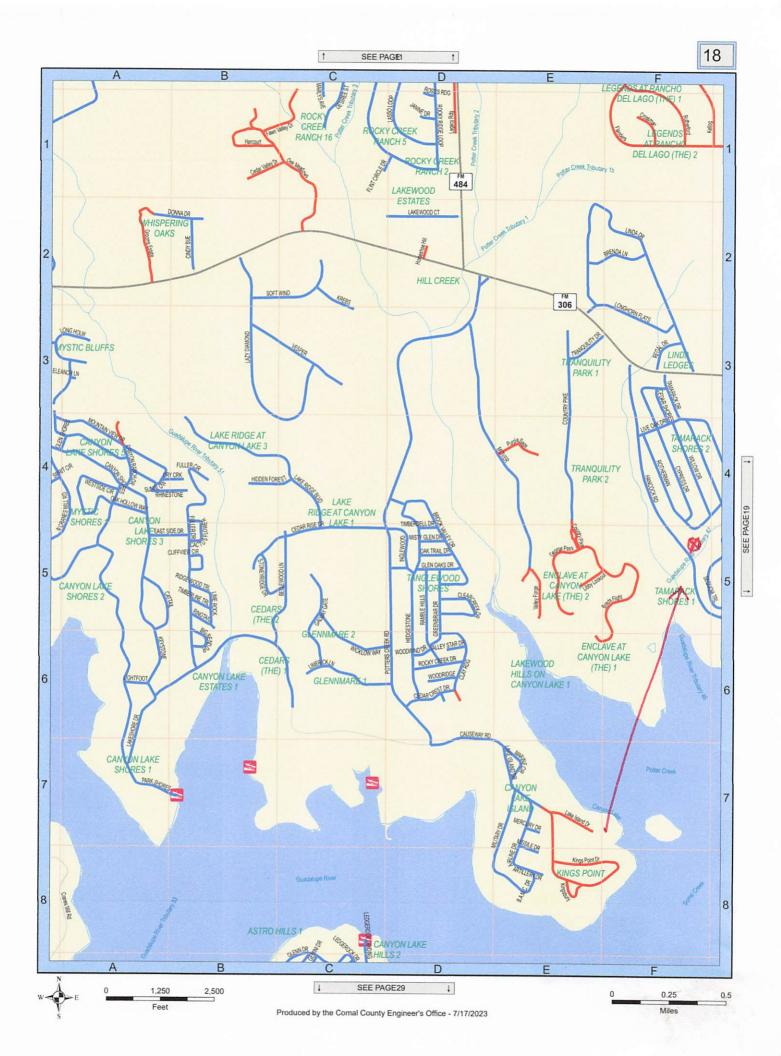
	Site Evaluator Information:
Name: MAYA KLEINHANS	Name: Greg W. Johnson, P.E., R.S., S.E. 11561
Address: 4854 RANCH ROAD 1323	Address: 170 Hollow Oak
City: JOHNSON CITY State: TEXAS	City: New Braunfels State: Texas
Zip Code: 78636 Phone: (832) 949-0303	Zip Code: 78132 Phone & Fax: (830)905-2778
Property Location:	T . 11 T A
• •	Installer Information:
Lot 2 Unit Blk Subd. FLIGHT ACRES	Name:
Street Address: 933 HANCOCK ROAD	Company:
City: CANYON LAKE Zip Code: 7813	3 Address:
Additional Info.:	City: State:
	Zip Code:Phone
Topography: Slope within proposed disposal area: _Presence of 100 yr. Flood Zone: Existing or proposed water well in nearby area. Presence of adjacent ponds, streams, water impoundments Presence of upper water shed Organized sewage service available to lot  Design Calculations for Leaching Chambers: Commercial	YES X NO YES NO X
Q=GPD	
Residential Water conserving fixtures to be utilized?	
Number of Bedrooms the septic system is sized for:	3 Total sq. ft. living area1216
Q  gal/day = (Bedrooms + 1) * 75  GPD	•
Q = (3 + 1) * 75 - (20 %) = 240	
20 (20 70)	<del>-</del>
A = Q/Ra = / 0.20 = 1200	_sq. ft.
Tank Size = $(\sim 3 * Q) = 1500$ Gal. Dual Cor	np.
Excavation Length & Width	
L = 0.75A/(W+2) (<3' Wide) = 900 / 5'	= 180' of 3' WIDE 36 - 5' PANELS
or	
L=0.75(A-2W)/(W+2) (>3'Wide)=/	<b>.</b> £
L 0.73(N=2 W)(W+2) (> 5 W100)=	_=01
I HAVE PERFORMED A THOROUGH INVESTIGATION AND SITE EVALUATOR IN ACCORDANCE WITH CH (REGARDING RECHARGE FEATURES), TEXAS CO (EFFECTIVE DECEMBER 29, 2016).  GREG W. JOHNSON, P.E. 67587 - F#2585	N BEING A REGISTERED PROFESSIONAL ENGINEER LAPTER 285, SUBCHAPTER D, §285.30, & §285.40  DMMISSION OF ENVIRONMENTAL QUALITY  GREG W. JOHNSON  67587  FIRM #2585







HANCOR ARC 36 LEACHING CHAMBER DETAIL



From: Ritzen,Brenda
To: Greg Johnson

Cc: mhowiatdost@yahoo.com

Subject: RE: 933 HANCOCK ROAD - KLEINHANS #118053

Date: Wednesday, February 19, 2025 2:35:00 PM

Attachments: <u>image001.png</u>

#### Greg,

The permit file has been updated.

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:** Wednesday, February 19, 2025 7:43 AM **To:** Ritzen,Brenda <a href="mailto:rabbjr@co.comal.tx.us">rabbjr@co.comal.tx.us</a>

Cc: mhowiatdost@yahoo.com

Subject: 933 HANCOCK ROAD - KLEINHANS #118053

## 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 TANK. THX, GREG

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

170 Hollow Oak

New Braunfels, TX 78132





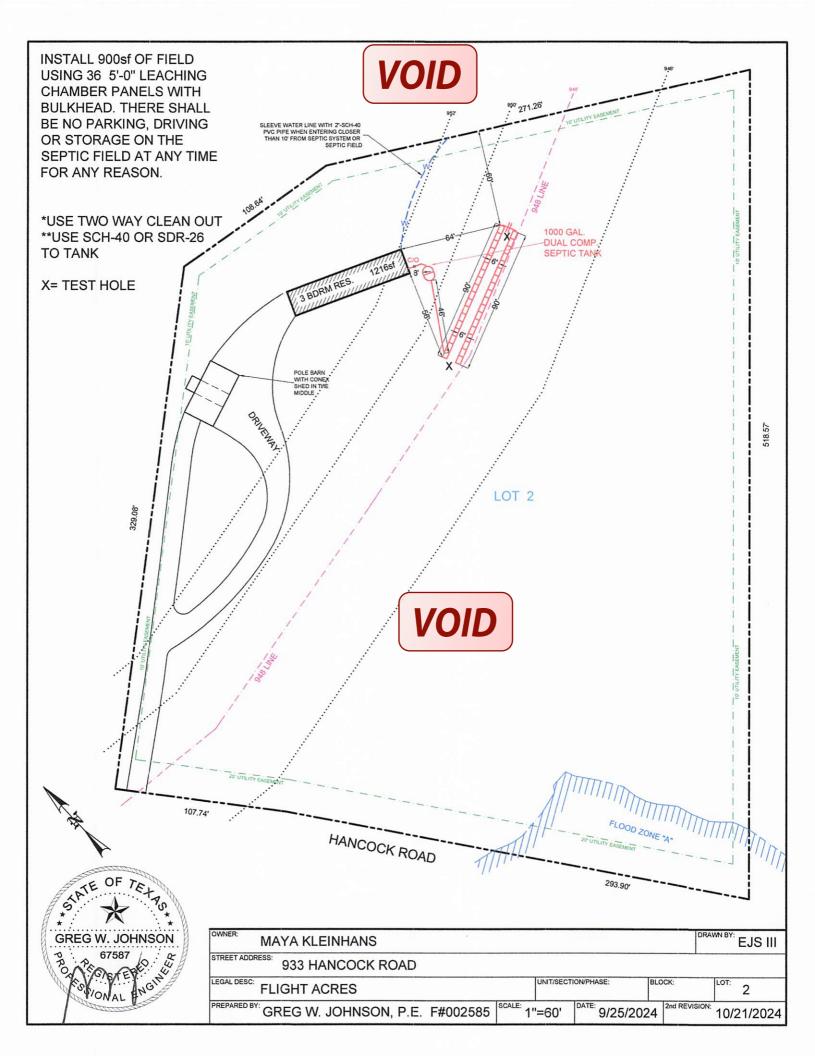
195 DAVID JONAS DR NEW BRAUNFELS, TX 78132 (830) 608-2090 WWW CCEO ORG

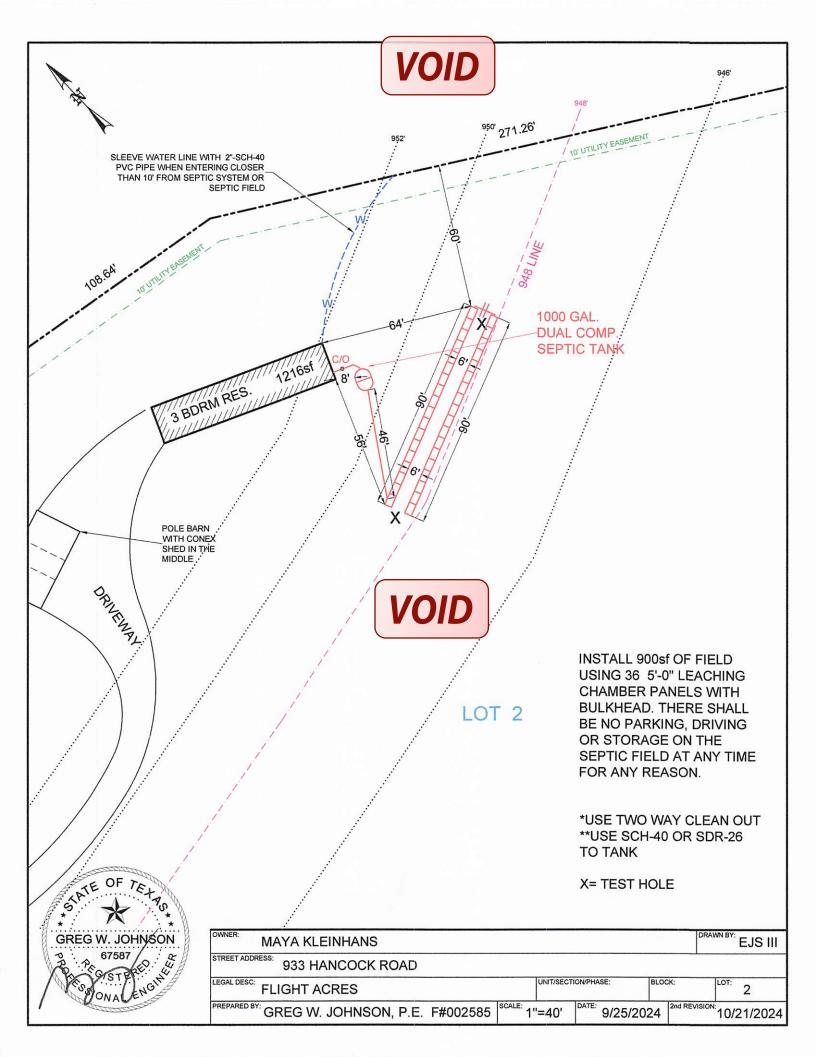
Planning Materials & Site Evaluation as Required C	Completed By GREG W. JOHNSON, P.E.						
DDODDIETA	RY; SEPTIC TANK AND LEACHING CHAMBERS						
System Description PROPRIETA	RT, SEFFIC TANK AND LEACHING CHAMBERS						
Size of Septic System Required Based on Planning Materials & Soil Evaluation							
Tank Size(s) (Gallons) 1000 GAL. DUAL CO	MP. SEPTIC TANK Absorption/Application Area (Sq Ft) 900						
Gallons Per Day (As Per TCEQ Table 111)	240						
(Sites generating more than 5000 gallons per day are req	quired 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 Re	egistered 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	n complies with all provisions of the existing WPAP.)						
Is there at least one acre per single family dwelling	as per 285.40(c)(1)? X Yes No						
If there is no existing WPAP, does the proposed de	evelopment activity require a TCEQ approved WPAP? 🔲 Yes 🔀 No						
(if yes, the R.S or P.E. shall certify that the OSSF design be issued for the proposed OSSF until the proposed WP/	n will comply with all provisions of the proposed WPAP. A Permit to Construct will not AP has been supposed with a permit to Construct will not the appropriate regional office.)						
Is the property located over the Edwards Contributi	ing Zone? X Yes No						
Is there an existing TCEQ approval CZP for the pro	operty? Tyes No						
(if yes, the P.E. or R.S. shall certify that the OSSF design	n complies with all provisions of the existing CZP.)						
If there is no existing CZP, does the proposed deve	elopment activity require a TCEQ approved CZP?  Yes  No						
(if yes, the R.S. or P.E. shall certify that the OSSF design issued for the proposed OSSF until the UP has been applied to the UP has ben applied to the UP has been applied to the UP has been applied t	n will comply with all provisions of the proposed CZP. A Permit to Construct will not be proved by the appropriate reg						
Is this property within an incorporated city?							
If yes, indicate the city:	GREG W. JOHNSON						
	FIRM #2585						
By signing this application, I certify that:							
- The information provided above is true and correct to	•						
- I affirmatively consent to the online posting/public rel	lease of my e-mail address associated with this permit application, as applicable.						
$/$ $^{\prime}$ $\chi$ $\chi$	October 21, 2024						
Signature of Designer	Date						

Date: October 21, 2024
Applicant Information:

				Site Evaluator Information:
Name:	N	IAYA KLI	EINHANS	Name: Greg W. Johnson, P.E., R.S., S.E. 11561
Address: _	4854	RANCH I	ROAD 1323	Address: 170 Hollow Oak
			ate: TEXAS	City: New Braunfels State: Texas
Zip Code:	78636	_Phone: _	(832) 949-0303	Zip Code: 78132 Phone & Fax: (830)905-2778
Property Lo	ocation:			Installer Information:
Int 2 IIn	nit Rlk	Subd	FLIGHT AC	
Street Addr	666. Hr —— DIK	3ubu. 933 H	ANCOCK ROAD	RES Name: Company:
City:	CANYON L	AKE	Zip Code:	78133 Address:
7 tuantional 1				Zip Code: Phone
Tonograph	ıv: Slone w	ithin pror	oosed disposal are	a:6 %
Presence of			oood disposal die	YES X NO
			nearby area.	YES NO X
			s, water impoundme	
Presence of			-, .,	YESNO X
Organized se			e to lot	YES NO X
Organizou se	5 Wago 301 VIC	o a variable	0 10 101	110
Design Cal	loulations f	or Looch	ing Chambers:	
Commercia		UI Deach	ing Chambers.	
Commercia	īī.			
Q=	GPD	)		
P :1 ::1	01D	• ~		OID No
Residential	water cons	serving fi	xtures to be u	NONO
Number of	Bedrooms t	he septic	system is size	otal sq. ft. living area1216
Q gal/day =	= (Bedrooms	s +1) * 75	GPD	
O = ( 3	+1) * 75	- (20 %)	= 240	
<u> </u>		( - , , ,		<del></del>
				_
A = Q/Ra =	=	/	=1200	sq. ft.
Tank Size =	= (~3 * O) =	= 10	000 Gal. Dual	Comp.
		***************************************		•
Excavation	Length & V	Width		
L = 0.75A/c	_		onn / 4	5' = 180' of <u>3' WIDE</u> 36 - 5' PANELS
	(W12)(\3	wide)		J TOU OF THEE
or	TIV / (TIV - A) (- 4	317771 1 \		
L=0.75(A-2V)	W)/(W+2) (>3	3'Wide)=_	/	= of
	DECDIATE	A THARA	TICH INDESTICA	TION BEING A REGISTERED PROFESSIONAL ENGINEER
TITANE DE				
	CVALUAIL	JA III AC	ATTIBLE OF TEAM	H CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40
AND SITE I	יייטיות אור	יים מיעם		
AND SITE I (REGARDI	ING RECHA			S COMMISSION OF ENVIRONMENTAL QUALITY
AND SITE I	ING RECHA			S COMMISSION OF ENVIRONMENTAL QUALITY
AND SITE I (REGARDI	ING RECHA			S COMMISSION OF ENVIRONMENTAL QUALITY
AND SITE I (REGARDI	ING RECHA			S COMMISSION OF ENVIRONMENTAL QUALITY

FIRM #2585





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.

<b>GENER</b>	$\mathbf{AL}$	WAI	RRA	NTY	DEED

DATE:

5/23/24

**GRANTOR:** 

JASON M. TILLMAN AND CRYSTAL L. TILLMAN

**GRANTEE:** 

**MAYA KLEINHANS** 

Address: 4854 Ranh Rd 1383 Jannson City TX

CONSIDERATION: In consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration which is hereby acknowledged by Grantor. Grantor has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee the following described Real Property, to wit:

INTEREST IN THE FOLLOWING PROPERTY OWNED BY GRANTOR (including improvements):

Lot 2, FLIGHT ACRES, a subdivision in Comal County, Texas, according to the map or plat thereof, recorded in Document No. 200706041395, Map and Plat Records, Comal County, Texas.

Reservations from Conveyance: NONE

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

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

Grantor, for the same Consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee, without warranty express or implied, the strips or gores, if any, between the Property and abutting properties, whether owned or claimed by deed, limitations, or otherwise, and whether located inside or outside the Property; together with all and singular the rights and appurtenances thereto, including water rights, claims and permits, easements, and cooperative or association memberships, in any wise belonging, to have and hold it to Grantee, Grantee's heirs, successors or assigns forever. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded as to any property conveyed by this paragraph.

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

Dated as first above written.

THE STATE OF TEXAS COUNTY OF HAYS

This instrument was acknowledged before me on the 23 day of MM By JASON M. TILLMAN AND CRYSTAL L. TILLMAN



Notary Public, State of TEXAS

Filed and Recorded Official Public Records **Bobbie Koepp, County Clerk Comal County, Texas** 05/29/2024 08:09:14 AM TERRI 2 Pages(s) 202406015968





# OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items
118053

	<del>/</del>				110055				
		Date Re	ceived	Initials	Permit Number				
Instructi	ons:								
	check mark next to all items that apply. For items at must accompany the completed application.	s that do not a	pply, place	e "N/A". T	his OSSF Development Application				
OSSF P	Permit								
∑ c₀	mpleted Application for Permit for Authorization t	o Construct a	n On-Site	Sewage f	Facility and License to Operate				
X Sit	Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer								
	anning Materials of the OSSF as Required by the a scaled design and all system specifications.	TCEQ Rules	for OSSF	Chapter 2	285. Planning Materials shall consist				
Re	equired Permit Fee - See Attached Fee Schedule								
<b>∑</b> c₀	py of Recorded Deed								
Su	rface Application/Aerobic Treatment System								
Ţ	Recorded Certification of OSSF Requiring Ma	aintenance/Aff	idavit to th	e Public					
	Signed Maintenance Contract with Effective D	Date as Issuar	ice of Lice	nse to Op	perate				
	that I have provided all information required to utes a completed OSSF Development Applicate	-	Developn	nent App	lication and that this application				
	BynJul			10	0/31 /2024				
	Signature of Applicant	-			Date				
Ct	COMPLETE APPLICATION neck No Receipt No		(Mis		MPLETE APPLICATION s Circled, Application Refeused)				