Comal County Environmental Health
OSSF Inspection Sheet

Installer Name: Aerobic Services **OSSF Installer #:** OS0024597

1st Inspection Date: 6/12/25 **2nd Inspection Date:** **3rd Inspection Date:**

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

Permit#: 118378 **Address:** 909 HAVEN POINT LOOP

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

Inspector Notes: **6/12/25 CA: Operational remove or cover surface rocks in spray areas and seed**

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If SingleTank, 2Compartments Provided withBaffle SEPTIC TANK Inlet Flowline Greater than3" and " T " Provided on Inlet and OutletSEPTIC TANK Septic Tank(s) MeetMinimum Requirements		285.32(b)(1) (E)285.91(2)285.32(b)(1) (F)285.32(b)(1)(E) (iii)285.32(b)(1)(E)(ii) (II)285.32(b)(1)(E)(ii) (I)285.32(b)(1)(E) (i)285.32(b)(1) (D)285.32(b)(1)(C) (ii)285.32(b)(1)(C) (i)285.32(b)(1) (B)285.32(b)(1) (A)285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	x	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		x		
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system providedSEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed	x		Existing 600	x		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	x x		NuWater	x x		
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

Comal County Environmental Health
OSSF Inspection Sheet

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

Comal County Environmental Health
OSSF Inspection Sheet

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

Comal County Environmental Health
OSSF Inspection Sheet

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

COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number:	118378
Issued This Date:	03/20/2025
This permit is hereby given to:	ULISES & KIMBERLY SANCHEZ

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

909 HAVEN POINT LOOP
NEW BRAUNFELS, TX 78132

Subdivision:	HAVENWOOD AT HUNTERS CROSSING
Unit:	4
Lot:	639
Block:	NA
Acreage:	1.0000

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

		118378
Date Received	*Initials*	*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

2·11·25
Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No._____

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

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 2/10/2025

Permit Number 118378

1. APPLICANT / AGENT INFORMATION

Owner Name	ULISES & KIMBERLY SANCHEZ	Agent Name	Nicholas Kolbe
Mailing Address	909 HAVEN POINT LOOP	Agent Address	1825 FM 2438
City, State, Zip	NEW BRAUNFELS TX 78132	City, State, Zip	SeguinTX 78155
Phone #	210-846-7363	Phone #	830-708-9065
Email	ULISES723@HOTMAIL.COM	Email	KolbeLandCo@Gmail.com

2. LOCATION

Subdivision Name HAVENWOOD AT HUNTERS CROSSING Unit 4 Lot 639 Block NA

Survey Name / Abstract Number _____ Acreage 1.00

Address 909 HAVEN POINT LOOP City NEW BRAUNFELS State TX Zip 78132

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) SINGLE FAM. RESIDENTIAL HOME

Number of Bedrooms 4

Indicate Sq Ft of Living Area <3500

☐ 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: $ 250,000.00 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Signed by: KIMBERLY SANCHEZ
Signature of Owner
2/10/2025

Signed by: ULISES SANCHEZ
C7601E93C3954A8...
2/10/2025
Date

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Planning Materials & Site Evaluation as Required Completed By Nicholas Kolbe

System Description Aerobic Treatment with SPRAY DISTRIBUTION

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

Tank Size(s) (Gallons) 600 GPD ATU Absorption/Application Area (Sq Ft) 4822 SQFT ABS.

Gallons Per Day (As Per TCEQ Table III) 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 CZP has been approved by the appropriate regional office.)

Is this property within an incorporated city? ☐ Yes ☒ No

If yes, indicate the city: _____

By signing this application, I certify that:

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

Signature of Designer Date 2.11.25

1/C

201206039782 11/08/2012 02:58:07 PM 1/1

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

100886

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

RECEIVED
MAR 0 4 2013
COUNTY ENGINEER

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities, 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 TCEQ 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 TCEQ, 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 TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ 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 **(legal description as shown on recorded warranty deed):** Havenwood @ Hunter's Crossing 4, Lot 639

The property is owned by **(owner's full name as shown on recorded warranty deed):** Ulises & Kimberly Sanchez

This OSSF must be covered by a continuous maintenance contract. All maintenance on this OSSF must be performed by an approved maintenance company, and a signed maintenance contract must be submitted to Comal County Engineer's Office within 30 days after the property has been transferred.

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 26 DAY OF OCT, 2012

X Ulises Sanchez 10/26/12

X Kimberly Sanchez 10/26/12

Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 26 DAY OF October 2012

Brandi Denny

Notary Public, State of Texas

Notary's Printed Name: Brandi Denny

My Commission Expires: 10.4.16

BRANDI DENNY
Notary Public, State of Texas
My Commission Expires
October 04, 2016

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
11/08/2012 02:58:07 PM
DARLA 1 Page(s)
201206039782

Joy Streater

1/c

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AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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II

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property described as(legal description as shown on recorded warranty deed): Havenwood @ Hunter's Crossing 4, Lot 1639

The property is owned by (owner's full name as shown on recorded warranty deed): Ulises & Kimberly Sanchez

This OSSF must be covered by a continuous maintenance contract. All maintenance on this OSSF must be performed by an approved maintenance company, and a signed maintenance contract must be submitted to Comal County Engineer's Office within 30 days after the property has been transferred.

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WITNESS BY HAND(S) ON THIS 26th DAY OF OCT, 2012

X Ulises Sanchez 10/26/12

X Kimberly Sanchez 10/26/12

Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 26th DAY OF October 2012

Brandi Denny

Notary Public, State of Texas

Notary's Printed Name: Brandi Denny

My Commission Expires: 10.4.16

BRANDI DENNY
Notary Public, State of Texas
My Commission Expires
October 04, 2016

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
11/08/2012 02:58:07 PM
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Joy Streater

100886

a. Provide all necessary yard or lawn maintenance and removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.
b. Protect equipment from physical damage including but not limited to that damage caused by insects.
c. Maintain a current license to operate, and abide by the conditions and limitation of that license, and all requirements for and OSSF from the State and/or local regulatory agency, whichever are more stringent, as well as proprietary systems manufacturers recommendations.
d. Notify Contractor immediately of any and all alarms, and/or any and all problems with , including failure of, the OSSF.
e. Provide, upon request by Contractor, water usage records for evaluation by Contractor as to the performance of the OSSF.
f. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluation the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section V. sub-section d. above. Customer agrees to pay Contractor for sample collection and transportation, portal to portal, at a rate of $35.00 per hour, plus the associated fees for laboratory testing.
g. Prevent the backwash or flushing of water treatment or conditioning equipment from entering the OSSF.
h. Prevent the condensation from air conditioning or refrigeration units, or the drains of ice makers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.
i. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customers expense.
j. Maintain site drainage to prevent adverse effects on the OSSF.
k. Pay promptly and fully, all Contractors fees, bills, or invoices as described herein.

X. Access by Contractor: Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractors normal business hours and/or other reasonable hours without prior notice to the Customer to perform the services and/or repairs described herein. Contractor shall have access the OSSF electrical and physical components. Tanks and treatment units shall be accessible by means of man ways, or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and the proprietary system manufacturer. If not an initial Agreement (new installation) and this access is not in place or provided for by the Customer, the cost of the labor of excavation and possibly other labor and material const will be required. These costs shall be billed to Customer as an additional service at a rate of $35.00 per hour, plus material at list price. Excavated soil shall be replaced as best as Contractor can at the time such service is preformed and under no circumstances is Contractor responsible for damages to sod, grass, roots, landscaping, or any unmarked underground items (telephone, television, or electrical cable, water, air, or gas line, etc.), or for the uneven settling of the soil.

XI. Limit of Liability: Contractor shall not be held liable for any incidental, consequential, or special damages, or for economic loss due to expense or for loss of profits or income, or income, or loss of use to Customer, whether in contact tort or any other theory. In no event shall contactor be liable in an amount exceeding the total Fee for Services amount paid by Customer under this Agreement.

XII. Severability: If any provision of the "Proposal and Contract" shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of the "Agreement" is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

XIII. Fee for Services: The fee does not include any equipment, material, or labor necessary for non-warranty repairs or for unscheduled inspections. Customer requested visits to the site.

XIV. Payment: Full amount due upon signature (Required of new Customer). Payment of invoice(s) for any other service or repair provided by Contractor is due upon receipt of invoice. Invoices are mailed on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a $29.00 late penalty and a 1.5% per month carrying charge, as well as any reasonable attorneys fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Contractor may terminate contract at any time for non payment of services. Any check returned to Contractor for any reason will be assessed a $30.00 return check fee.

XV. Application or Transfer of Payment: The fees paid for this Agreement may transfer to the subsequent property owner(s); however this Agreement not transferable. Customer will advise subsequent property owner(s) of the state requirements that they sign a replacement Agreement authorizing Contractor to perform the herein described Services, and accepting Customer's Responsibilities. This replacement Agreement must be signed and received in Contractor's offices within ten (10) business days of date of transfer of property ownership. Contractor will apply all funds received from Customer first to any past due obligation arising from this Agreement including late fees or penalties ,returned check fees, and/or charges for services or repairs not paid within thirty (30) days of invoice date. Any remaining monies shall be applied to the funding of the replacement Agreement. The consumption of funds in this matter may cause in reduction in the termination date of effective date coverage this Agreement. See Section IV.

XVI. Entire Agreement : This Agreement contains entire Agreement of the parties, and there are no other conditions in any other Agreement, oral or written.

X Kimberly Sawdy 10/26/12

Burt Seidenstricker
Block Creek Aerobic Service LLC MC#0000042
Burt Seidenstricker

X Kimberly Sawdy 10/26/12
Customer Signature Date

OSSF Soil & Site Evaluation

Page 1 (Soil & Site Evaluation) **Date Performed:** 2/10/2025

Property Owner: ulises & kimberly sanchez

Site Location: 909 HAVEN POINT LOOP, NEW BRAUNFELS TX 78132 Proposed Excavation Depth: NA

REQUIREMENTS: PROPERTY ID: 151960

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil borings 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 disposal field excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

Soil Boring Number: 1 - 2					
Depth (Feet)	**Texture Class**	**Gravel Analysis (If Applicable)**	**Drainage (Mottles/ Water Table)**	**Restrictive Horizon**	**Observations**
1 FT.	ROCK AT SURFACE	OVER THAN 30%	WELL DRAINED	ROCK	AEROBIC SPRAY
2 FT.					
3 FT.	IN RECHARGE ZONE				
4 FT.					
5 FT.					

Soil Boring Number:					
Depth (Feet)	**Texture Class**	**Gravel Analysis (If Applicable)**	**Drainage (Mottles/ Water Table)**	**Restrictive Horizon**	**Observations**
1 FT.					
2 FT.					
3 FT.					
4 FT.					
5 FT.					

FEATURES OF SITE AREA

Presence of 100 year flood zone	☐ Yes ☒ No
Presence of upper water shed	☐ Yes ☒ No
Presence of adjacent ponds, streams, water impoundments	☐ Yes ☒ No
Existing or proposed water well in nearby area (within 150 feet)	☐ Yes ☒ No
Ground Slope	3 %

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

(Signature of person performing evaluation) 2/10/2025 (Date) OS0036987 Registration Number and Type

Form # PA3/2-2004-Revised-Final

Page 2 (Soil & Site Evaluation):

Date Performed: 2/10/2025

Site Location: 909 HAVEN POINT LOOP, NEW BRUANFELS TX 78132 ☐ Subsurface Disposal ☒ Surface Disposal

PROPERTY ID: 151960

Schematic of Lot or Tract

Show:

Compass North, adjacent streets, property lines, property dimensions, location of buildings, easements, swimming pools, water lines, and any other structures where known.
Location of existing or proposed water wells within 150 feet of the property.
Indicate slope or provide contour lines from the structure to the farthest location of the proposed disposal field.
Location of soil boring or excavation pits (show location with respect to a known reference point).
Location of natural, constructed, or proposed drainage ways (ditches, streams, ponds, lakes, rivers, etc.), water impoundment areas, cut or fill bank, sharp slopes and breaks.

Lot Size: _____ or Acreage: 1.00

SITE DRAWING

See Design

Nicholas Kolbe, R.S. 5115
1825 FM 2438
Seguin, Texas 78155
Mobile (830) 708-9065 KolbeLandCo@Gmail.com

OSSF DESIGN

Owner: **ULISES & KIMBERLY SANCHEZ**
Location: **909 HAVEN POINT LOOP, NEW BRAUNFELS TX 78132**
Phone: **210-846-7363**
Date: **2/10/2025**

Development: **Residence with water saving devices** Bedrooms: **4** Sq. Ft living: **<3500**
GPD = 300

Q: **300 gpd** Soil: **Type IA** R_i: **0.064 gall/ft²/day**

Minimum Size Aerobic Treatment Plant Required: **480 GPD**
System Type Designed: **Aerobic/Surface Application (NUWATER B550)**
Trash Tank: 353 gall Aerobic Tank: 560 gpd Pump Tank: 768 gall
Supply Line: **Sch 40, 1" purple (~167')** Check Valve Required: **NO**
Minimum Application Area (A): = **4688** ft² (A = Q/R_i)

2-11-25
STATE OF TEXAS
Nicholas Kolbe
5115
REGISTERED
PROFESSIONAL SANITARIAN

Sprinklers: **K-Rain Super Pro 11003-RCW**

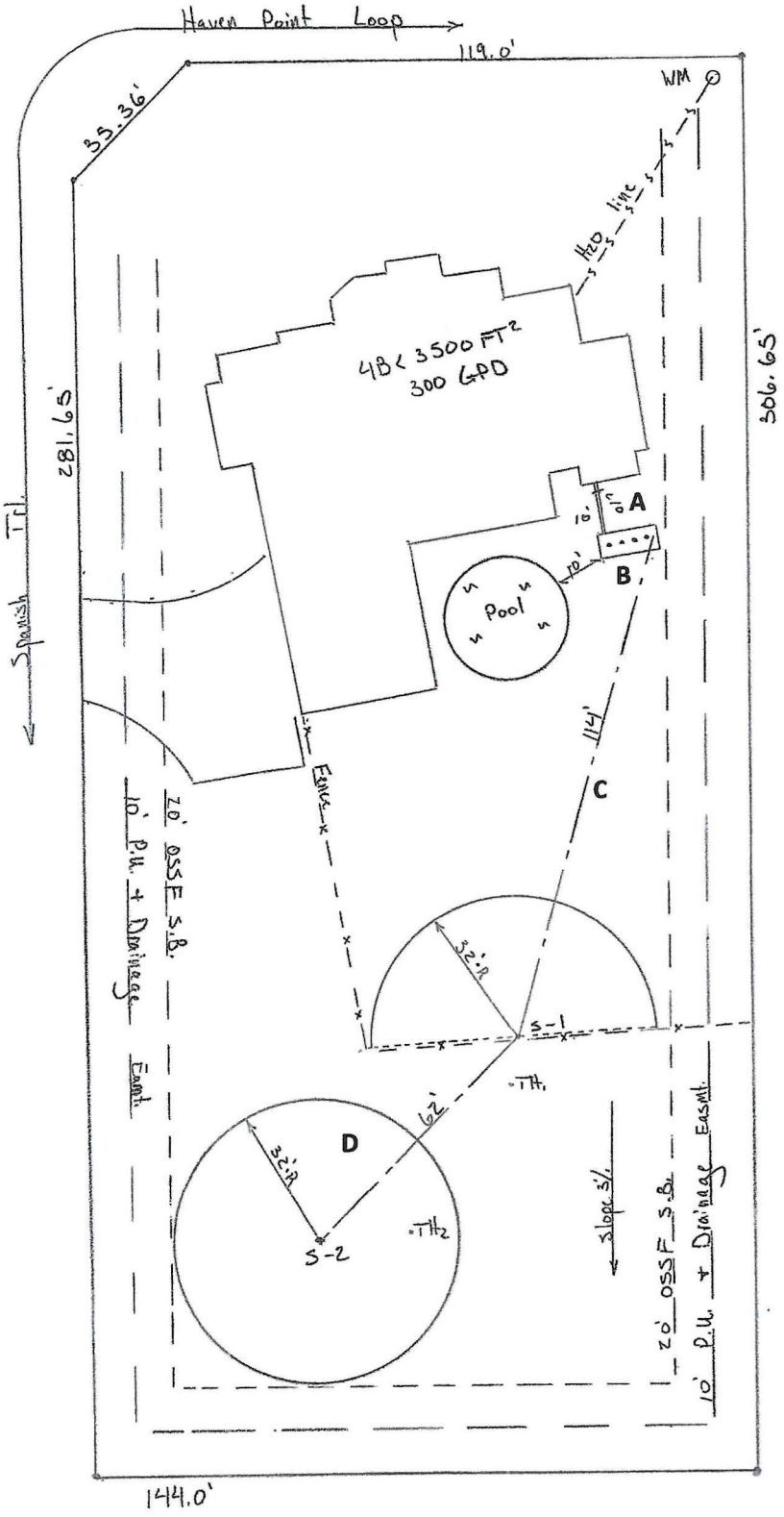
Number	Nozzle	PSI	Pattern	Radius	Area/head	GPM/head	R_i
S1	**#3**	**40**	**180°**	**32 ft**	**1607 ft²**	**3.1**	**0.064**
S2	**#3**	**40**	**360°**	**32 ft**	**3215 ft²**	**3.1**	**0.064**

Overlap Area: **0 SQFT** Actual Application Area: **4822 ft²** GPM: **6.2 GPM**

Pump Requirements: **GPM 6.2 @ 102.49ft TDH** Pump Used: **StaRite, 20 GPM ½ HP**

- **Elevation Head = 5ft**
- **Pressure Head = 40 psi x 2.30 = 93ft**
- **Friction Head of 167ft of 1" Sch 40 = 167ft x 0.0269 = 4.49 ft**
- **Total Dynamic Head (TDH) = 5 + 93 + 4.49 = 102.49 (StaRite 20GPM ½ HP)**
- **Timer set to spray between 12:00 AM & 5:00 AM**
- **Liquid chlorinator required**

All design criteria are in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.



A = 3" or 4" SCH 40 PVC with 2way Clean Out, 10' from home to tank.

B = 600 GPD ATU (NUWATER B550)

C = 167' of Purple SCH 40 1" PVC Spray Distribution Line

D = Spray distribution area, TWO (2) Number 3 spray distribution heads. All are operating at 32' radiuses.

This design complies with all provisions of the existing water pollution abatement plan and has no recharge features within 150 feet of the proposed on-site septic system

STATE OF TEXAS
Nicholas Kolbe
5115
REGISTERED
PROFESSIONAL SANITARIAN

2.11.25

SITE PLAN & OSSF DESIGN:

Legal: LOT 639, HAVENWOOD AT HUNTERS CROSSING SUB. UNIT 4

NO CONTIRUBTING ZONE PLAN (CZP) IS REQUIRED AS THE PROPERTY HAS LESS THAN 20% IMPERVIOUS COVER

INFRASTRUCTURE, OSSF SYSTEM AND HOME DRAWN ARE NOT WITHIN 100 YR FLOOD ZONE. PROPERTY IS IN THE EDWARDS AQUIFER RECHARGE ZONE.

Ulises & Kimberly Sanchez **909 Haven Point Loop** **New Braunfels TX 78132**	
Nicholas Kolbe, R.S. #5115 1825 FM 2438 Seguin, TX 78155	Date: 2/10/2025 Scale: 1"= 70'

RECEIVED
By Brandon Olvera at 2:46 pm, Mar 20, 2025

NOTES

1. ***Septic Design is to accommodate a 4 bedroom, less than 3500 saft home with water saving devices. Home to produce No More than 300 GPD Flow. Over-use of 300 GPD may result in System Failure.***
2. Install an Aerobic Treatment Plant (ATU) as noted on the design. ATU is a NUWATER B550, AEROBIC TREATMENT UNIT. **(INSTALLED UNDER PERMIT NO. 100886)**
3. Install a 2-way cleanout in a 3" or 4" tightline between the house and the tank, slope 1/8in/ft. Tightline shall be 3" or 4" SCH 40 PVC. 8'-10' between home and tank. 2way clean out shall be located no further than 5' from the home.
4. Supply line to sprinklers is purple 1" sch 40, 167'.
5. S1-S2 are K-Rain Proplus low angle sprinklers with #3 nozzles operating @ 40psi, 32' radius. S-1 is operating at 180 degree rotation. S-2 is operating at 360 degrees.
6. There shall be no obstructions within 10' of the sprinkler heads.
7. Audible & visual alarms, external disconnect within site of the pump tank, pump & alarms on separate breakers and external wiring in conduit are required.
8. Timer set to spray between 12:00 AM & 5:00 AM.
9. ***The reserve capacity (1/3) of the daily flow for this system is 100 gallons***
10. Liquid chlorinator required.
11. Any excavations and/or exposed rock in the disposal area shall be covered with topsoil and seasonal grasses shall be seeded over the disposal rea in order to minimize run-off & erosion. Erosion cloth is acceptable.
12. No part of the septic system absorption field is within 150' of any sensitive recharge feature. No part of the On-Site Sewage Facility treatment tank is within 50' of any sensitive recharge feature.
13. ***Potable waterline to be sleeved in sch 40 PVC to 10' of any element of the OSSF system in order to provide the equivalent protection of a 10' separation in compliance with TAC Chapter 290, Subchapter D, Rules for Public Drinking Water Systems.***
14. ***Waterline shall not run horizonal with any OSSF tightline or 1" purple SCH 40 Distribution line within 10'***
15. ***Septic tank shall stay a minimum of 10' from all potable waterlines or above ground storage tanks.***
16. ***Entirety of septic system is to stay within the setbacks and boundary lines of property as noted on design.***
17. ***Design and details written and drawn herein were prepared with the best available information provided to the Registered Sanitarian by the landowner and by ground truth/evaluation.***

STATE OF TEXAS
Nicholas Kolbe
5115
REGISTERED
PROFESSIONAL SANITARIAN

3·12·25

SITE PLAN & OSSF DESIGN:

Legal: LOT 639, HAVENWOOD AT HUNTERS CROSSING SUB. UNIT 4

~~Ulises~~ & Kimberly Sanchez **909 Haven Point Loop** **New Braunfels TX 78132**	
Nicholas Kolbe, R.S. #5115 1825 FM 2438 Seguin, TX 78155	Date: 2/10/2025 Scale: 1"= 70'

Assembly Details

OSSF

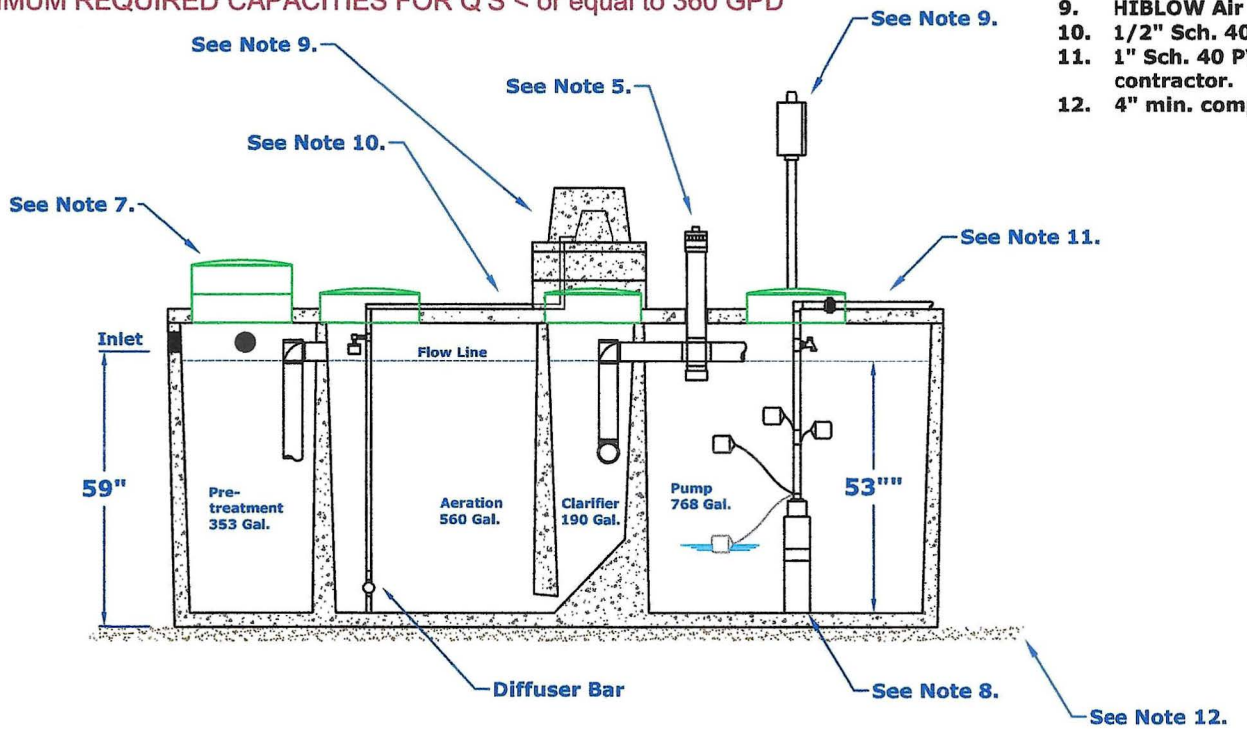
LIQUID DEPTH = 53" 14.49 GALL/IN

Pump Off: 8" (115.92 gallons)
Pump On: 16" (115.92 Gallons)
High Water Alarm On: 41" (362.25 Gallons)
Reserve Volume: 53" - 41" = 12" = 173.88 Gallons NEED: 120 Gallons

GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 14,900 lbs.
4. Treatment capacity is 600 GPD. Pump compartment set-up for a 360 GPD Flow Rate (4 beedroom, < 4,000 sq/ft living aera). Please specify for additional set-up requirements. BOD Loading = 1.62 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-550 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec)timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" Ø acess riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. HIBLOW Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
12. 4" min. compacted sand or gravel pad by Contractor

MINIMUM REQUIRED CAPACITIES FOR Q'S < or equal to 360 GPD



DIMENSIONS:
Outside Height: 67"
Outside Width: 63"
Outside Length: 164"

MINIMUM EXCAVATION DIMENSIONS:
Width: 76"
Length: 176"

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

Model: B-550-PC-400PT

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

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3

Advantage Wastewater Solutions llc

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

STA-RITE® ST.E.P Plus D Series

4" multi-stage submersible effluent pumps

The ST.E.P Plus D Series 4" submersible pump in 10, 20 and 30 GPM models dominate with superior "draw-down" capability.

The ST.E.P Plus D Series 4" submersible pump dominates with reduced amp draw.

The ST.E.P Plus D Series 4" submersible pump dominates with cooler and quieter operation.

APPLICATIONS

Clean and Gray Water... for residential, commercial, and agricultural use.

SPECIFICATIONS

Motor – Available in 115 or 230 volt versions. Dry-wound, double ball-bearing, double-seal and thermal overload protected, UL and CSA approved.

Shell – Stainless steel (300 grade)

Discharge – 1-1/4" Fiberglass-reinforced thermoplastic

Discharge Bearing – Nylatron®

Impellers – Acetel

Diffusers – Polycarbonate

Suction Caps – Polycarbonate with stainless steel wear ring

Thrust Pads – Proprietary spec.

Shaft and Coupling – Stainless steel 300 grade

Intake – Fiberglass-reinforced thermoplastic

Intake Screen – Stainless steel

Jacketed Cord – 600 Volt "SJOW" jacketed 10' leads, 2-wire with ground

Agency Listing – CSA

FEATURES

ST.E.P. Plus DOMINATES with a...

Proven Stage System – The proven SignaSeal staging system utilizes a patented ceramic wear surface. When incorporated with STA-RITE's "true" independent floating impellers, dominates with 1st-in-class performance, superior sand handling, and a thrust management staging system with industry exclusive "dry-run" capabilities.

Superior "draw-down" capability – The ST.E.P. Plus Dominates in this class with the lowest draw-down of 4-1/2" (a standard 4" NEMA submersible only draws-down to 13-1/2").

Reduced amp draw – The ST.E.P. Plus Dominates in this class with less energy consumption – over 25% less amp draw (9.5 amps vs. 12.7 amps, 115 volt) than a 4" NEMA submersible, reducing operating costs and extending the service life of float switch contacts.

Cooler and quieter operation – The ST.E.P. Plus Dominates by using the pumped liquid to cool the motor as it passes over the motor. The water passing over the motor dampens the motor noise, eliminating expensive "flow-inducer sleeves" required when using a standard 4" NEMA submersible.

Impellers – Precision molded for perfect balance... ultra smooth for the highest performance and efficiency. Allows for .080" solids.

Shaft – Positive drive, hexagonal 7/16" – 300-grade stainless steel shaft offers generous impeller drive surfaces.

Shaft bearing – Exclusive self-lubricating Nylatron® bearing resists wear surface from sand and abrasives.

Shell – Corrosion resistant 300-grade stainless steel.

ORDERING INFORMATION

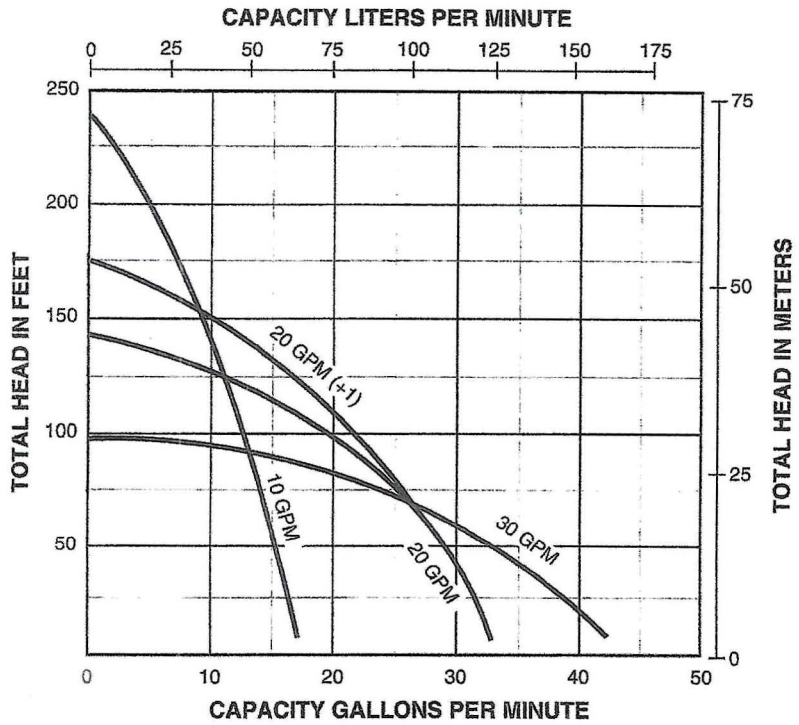
CATALOG NUMBER	HP	MAX. LOAD AMPS	VOLTS	PHASE/ CYCLES	CORD LENGTH	PALLET QUANTITY	WEIGHT (LBS.)
10DOM05221	1/2	5.5	230	1/60	10'	80	16
10DOM05121	1/2	11.0	115	1/60	10'	80	16
20DOM05221	1/2	4.6	230	1/60	10'	80	16
20DOM05121	1/2	9.5	115	1/60	10'	80	16
30DOM05221	1/2	4.6	230	1/60	10'	80	16
30DOM05121	1/2	9.5	115	1/60	10'	80	16
20DOM05221+1	1/2	5.3	230	1/60	10'	80	16
20DOM05121+1	1/2	10.6	115	1/60	10'	80	16

In order to provide the best products possible, specifications are subject to change.

STA-RITE® ST.E.P Plus D Series

4" multi-stage submersible effluent pumps

PUMP PERFORMANCE



PUMP PERFORMANCE (CAPACITY IN GALLONS PER MINUTE)

PUMP MODEL	FLOW RATE (GPM)	PSI											
		0	10	20	30	40	50	60	70	80	90	100	110
10DOM05221	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
10DOM05121	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
20DOM05221	20			30.0	26.0	21.5	14.2	4.4					
20DOM05121	20			30.0	26.0	21.5	14.2	4.4					
30DOM05221	30		38.5	33.3	25.8	16							
30DOM05121	30		38.5	33.3	25.8	16							
20DOM05221+1	20 + 1			30	27.5	24	20	13.5	6				
20DOM05121+1	20 + 1			30	27.5	24	20	13.5	6				

PUMP PERFORMANCE (CAPACITY IN LITERS PER MINUTE)

PUMP MODEL	FLOW RATE (LPM)	BAR											
		.69	1.38	2.07	2.76	3.45	4.13	4.82	5.51	6.20	6.89	7.58	110
10DOM05221	37.85			56.8	51.9	48.1	43.5	38.6	31.8	24.6	16.3	3.8	
10DOM05121	37.85			56.8	51.9	48.1	43.5	38.6	31.8	24.6	16.3	3.8	
20DOM05221	75.7			113.6	98.4	81.4	53.7	16.7					
20DOM05121	75.7			113.6	98.4	81.4	53.7	16.7					
30DOM05221	113.55		145.7	126.0	97.7	60.6							
30DOM05121	113.55		145.7	126.0	97.7	60.6							
20DOM05221+1	75.7 + 1			113.4	103.9	90.7	75.6	51.0	22.6				
20DOM05121+1	75.7 + 1			113.4	103.9	90.7	75.6	51.0	22.6				

ProPlus™ Gear Driven Sprinkler Setting Instructions

NOTE: The ***ProPlus*** is factory preset with a 90° arc setting, and includes a pre-installed #2.5 nozzle.

CHANGING A NOZZLE

1 ▶ REMOVING THE NOZZLE RETENTION SCREW

Use your K-Key or a small flat blade screwdriver to remove the nozzle retention screw by turning counter-clockwise to remove and clockwise to re-install.

2 ▶ PULL UP THE RISER

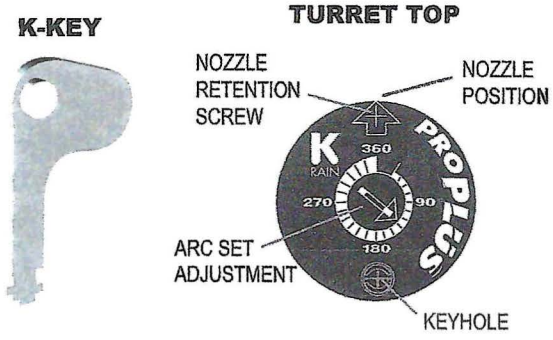
Insert the k-Key in the keyhole on the top of the nozzle turret and turn the key 1/4 turn to insure that the key does not slip out of the keyhole when you pull it up. Firmly pull up the entire spring-loaded riser to access the nozzle socket. Hold the riser assembly with one hand.

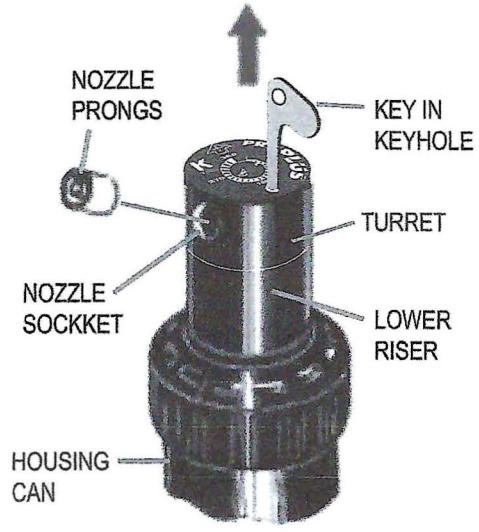
3 ▶ REMOVING THE NOZZLE

With the nozzle retention screw removed, insert the K-Key into the slot directly under the nozzle "prongs" at the top of the mozzle. Now, turn the key 1/4 turn to "hook" the nozzle and pull the nozzle out.

4 ▶ INSTALLING A NOZZLE

Press the desired nozzle into the nozzle socket. Make sure the nozzle number is visible and the nozzle "prongs" are up. Then, re-install the nozzle retention screw. **NOTE:** The nozzle retention screw is also a break-up screw and used to adjust the distance of the spray.





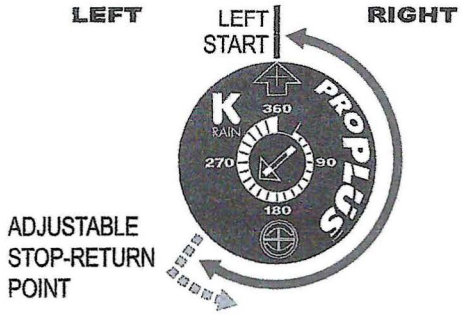
SETTING THE ARC ADJUSTMENT

1 ▶ FINDING THE LEFT START POSITION

Place your finger on the top center of the nozzle turret. Rotate the turret to the right until it stops and then back to the left until it stops. Notice the position of the nozzle arrow. This is the "Left Start" position. The sprinkler will begin spraying from this position and rotate clockwise until it reaches the right Adjustable Stop-Return Point.

2 ▶ ORIENTING THE LEFT START POSITION

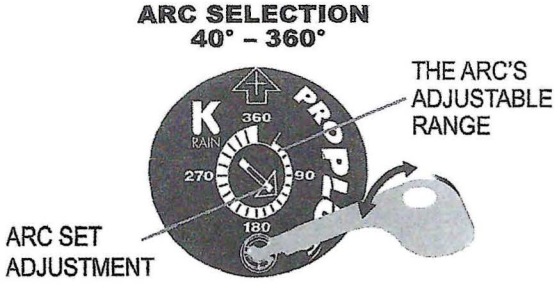
Insert the K-Key in the keyhole on the top of the nozzle turret and turn the key ¼ turn to insure that the key does not slip out of the keyhole when you pull it up. Being careful not to allow the nozzle turret to turn, firmly pull up the entire spring-loaded riser. Hold the lower riser assembly up with one hand. Now turn only the lower riser clockwise or counter-clockwise until the nozzle arrow is pointing where you want the sprinkler to begin spraying.



3 ▶ CHANGING THE ARC

Insert the K-Key or a small flat blade screwdriver into the Arc Set Adjustment slot. Turn clockwise to increase the arc or counter-clockwise to decrease the arc.

WHEN SET AT 360°, THE *PROPLUS* WILL ROTATE CONTINUOUSLY IN A CLOCKWISE DIRECTION.



ProPlus™ Gear Driven Sprinkler Setting Instructions

SPRINKLER INSTALLATION

1 ▶ INSTALL AND BURY

Do not use pipe dope. Thread the sprinkler on the pipe. Bury the sprinkler flush to grade. **NOTE:** Gear driven sprinklers and pop-up sprays should not be installed on the same watering zone.

2 ▶ INSPECTING THE FILTER

Unscrew the top and lift the complete sprinkler assembly out of the housing can. The filter is located on the bottom of the sprinkler assembly and can be easily pulled out, cleaned and re-installed.

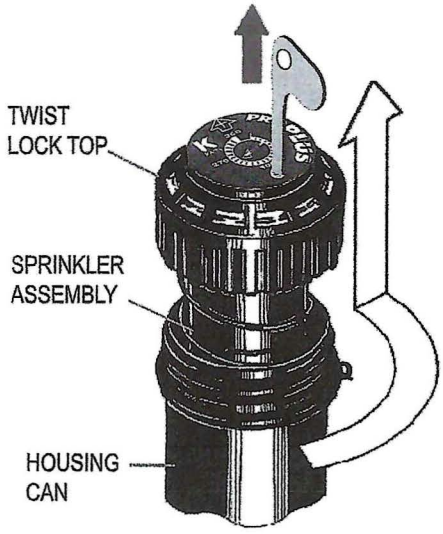
3 ▶ WINTERIZATION TIPS

When using an air compressor to remove water from the system please note the following:

a. Do not exceed 30 PSI.

b. Always introduce air into the system gradually to avoid air pressure surges. Sudden release of compressed air into the sprinkler can cause damage.

c. Each zone should run no longer than 1 minute on air. Sprinklers turn 10 to 12 time faster on air than on water. Over spinning rotors on air can cause damage to the internal components.



PERFORMANCE DATA

NOZZLE	PRESSURE			RADIUS		FLOW RATE			PRECIP in/hr / mm/hr			
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M³/H	■	▲	■	▲
#0.5	30	207	2.1	28	8.5	0.5	1.9	0.11	0.12	0.14	3	4
	40	276	2.8	29	8.8	0.6	2.3	0.14	0.14	0.16	3	4
	50	345	3.5	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5
	60	414	4.1	30	9.1	0.8	3.0	0.18	0.17	0.20	4	5
#0.75	30	207	2.1	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5
	40	275	2.8	30	9.1	0.8	3.0	0.18	0.17	0.20	4	5
	50	344	3.4	31	9.4	0.9	3.4	0.20	0.18	0.21	5	5
	60	413	4.1	32	9.8	1.0	3.8	0.23	0.19	0.22	5	6
#1.0	30	207	2.1	32	9.8	1.3	4.9	0.30	0.24	0.28	6	7
	40	275	2.8	33	10.1	1.5	5.7	0.34	0.27	0.31	7	8
	50	344	3.4	34	10.4	1.6	6.1	0.36	0.27	0.31	7	8
	60	413	4.1	35	10.7	1.8	6.8	0.41	0.28	0.33	7	8
#2.0	30	207	2.1	37	11.3	2.4	9.1	0.55	0.34	0.39	9	10
	40	275	2.8	40	12.2	2.5	9.5	0.57	0.30	0.35	8	9
	50	344	3.4	42	12.8	3.0	11.4	0.68	0.33	0.38	8	10
	60	413	4.1	43	13.1	3.3	11.4	0.68	0.34	0.36	8	9
2.5 Pre-installed	30	207	2.1	38	11.6	2.5	9.5	0.57	0.33	0.38	8	10
	40	275	2.8	39	11.9	2.8	10.6	0.64	0.35	0.41	9	10
	50	344	3.4	40	12.2	3.2	12.1	0.73	0.39	0.44	10	11
	60	413	4.1	41	12.5	3.5	13.3	0.80	0.40	0.46	10	12
#3.0	30	207	2.1	38	11.6	3.6	13.6	0.82	0.48	0.55	12	14
	40	275	2.8	39	11.9	4.2	15.9	0.96	0.53	0.61	14	16
	50	344	3.4	41	12.5	4.6	17.4	1.05	0.53	0.61	13	15
	60	413	4.1	42	12.8	5.0	19.0	1.14	0.55	0.63	14	16
#4.0	30	207	2.1	43	13.1	4.4	16.7	1.00	0.46	0.53	12	13
	40	275	2.8	44	13.4	5.1	19.3	1.16	0.51	0.59	13	15
	50	344	3.4	46	14.0	5.6	21.2	1.27	0.51	0.59	13	15
	60	413	4.1	49	14.9	5.9	22.4	1.34	0.47	0.55	12	14
#6.0	40	276	2.8	45	13.7	5.9	22.4	1.34	0.56	0.65	14	16
	50	344	3.4	46	14.0	6.0	22.7	1.36	0.55	0.63	14	16
	60	413	4.1	48	14.6	6.3	23.9	1.43	0.53	0.61	13	15
	70	482	4.8	49	14.9	6.7	25.4	1.52	0.54	0.62	14	16
#8.0	40	276	2.8	42	12.8	8.0	30.3	1.82	0.87	1.01	22	26
	50	344	3.4	45	13.7	8.5	32.2	1.93	0.81	0.93	21	24
	60	413	4.1	49	14.9	9.5	36.0	2.16	0.76	0.88	19	22
	70	482	4.8	50	15.2	10.0	37.9	2.27	0.77	0.89	20	23

LOW ANGLE PERFORMANCE DATA

NOZZLE	PRESSURE			RADIUS		FLOW RATE			PRECIP in/hr / mm/hr			
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M³/H	■	▲	■	▲
#1.0	30	207	2.1	22	6.7	1.2	4.5	.27	0.48	0.55	12	14
	40	276	2.8	24	7.3	1.7	6.4	.39	0.57	0.66	14	17
	50	345	3.4	26	7.9	1.8	6.8	.41	0.51	0.59	13	15
	60	414	4.1	28	8.5	2.0	7.6	.45	0.49	0.57	12	14
#3.0	30	207	2.1	29	8.8	3.0	11.4	.68	0.69	0.79	17	20
	40	276	2.8	32	9.8	3.1	11.7	.70	0.58	0.67	15	17
	50	345	3.4	35	10.7	3.5	13.2	.80	0.55	0.64	14	16
	60	414	4.1	37	11.3	3.8	14.4	.86	0.53	0.62	14	16
#4.0	30	207	2.1	31	9.4	3.4	12.9	.77	0.68	0.79	17	20
	40	276	2.8	34	10.4	3.9	14.8	.89	0.65	0.75	17	19
	50	345	3.4	37	11.3	4.4	16.7	1.00	0.62	0.71	16	18
	60	414	4.1	38	11.6	4.7	17.8	1.07	0.63	0.72	16	18
#6.0	40	275	2.8	38	11.6	6.5	24.6	1.48	0.87	1.00	22	25
	50	344	3.4	40	12.2	7.3	27.7	1.66	0.88	1.01	22	26
	60	413	4.1	42	12.8	8.0	30.3	1.82	0.87	1.01	22	26
	70	482	4.8	44	13.4	8.6	32.6	1.96	0.86	0.99	22	25

**All precipitation rates calculated for 180° operation.*
For the precipitation rate for a 360° sprinkler, divide by 2.

K-RAIN MANUFACTURING CORP.
1640 Australian Avenue
Riviera Beach, FL 33404 USA
PH: 561.844.1002 / 1.800.735.7246
FAX: 561.842.9493
www.krain.com

Part Number: 1100519 Rev. 01

Friction Loss

SCH 40 – PLASTIC PIPE: FRICTION LOSS (IN FEET OF HEAD) PER 100 FT.

GPM	GPH	⅜"	½"	¾"	1"	1¼"	1½"	2"	2½"	3"	4"	6"	8"	10"
		ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.
1	60	4.25	1.38	.356	.11									
2	120	15.13	4.83	1.21	.38	.10								
3	180	31.97	9.96	2.51	.77	.21	.10							
4	240	54.97	17.07	4.21	1.30	.35	.16							
5	300	84.41	25.76	6.33	1.92	.51	.24							
6	360		36.34	8.83	2.69	.71	.33	.10						
8	480		63.71	15.18	4.58	1.19	.55	.17						
10	600		97.52	25.98	6.88	1.78	.83	.25	.11					
15	900			49.68	14.63	3.75	1.74	.52	.22					
20	1,200			86.94	25.07	6.39	2.94	.86	.36	.13				
25	1,500				38.41	9.71	4.44	1.29	.54	.19				
30	1,800					13.62	6.26	1.81	.75	.26				
35	2,100					18.17	8.37	2.42	1.00	.35	.09			
40	2,400					23.55	10.70	3.11	1.28	.44	.12			
45	2,700					29.44	13.46	3.84	1.54	.55	.15			
50	3,000						16.45	4.67	1.93	.66	.17			
60	3,600						23.48	6.60	2.71	.93	.25			
70	4,200							8.83	3.66	1.24	.33			
80	4,800							11.43	4.67	1.58	.41			
90	5,400							14.26	5.82	1.98	.52			
100	6,000								7.11	2.42	.63	.08		
125	7,500								10.83	3.80	.95	.13		
150	9,000									5.15	1.33	.18		
175	10,500									6.90	1.78	.23		
200	12,000									8.90	2.27	.30		
250	15,000										3.36	.45	.12	
300	18,000										4.85	.63	.17	
350	21,000										6.53	.84	.22	
400	24,000											1.08	.28	
500	30,000											1.66	.42	.14
550	33,000											1.98	.50	.16
600	36,000											2.35	.59	.19
700	42,000												.79	.26
800	48,000												1.02	.33
900	54,000												1.27	.41
950	57,000													.46
1000	60,000													.50

NOTE: See page 5 for website addresses for pipe manufacturers -- there are many types of new plastic pipe available now.

CCEO COPY

Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate
On-Site Sewage Treatment and Disposal Facility

Issued This Date: 07/30/2013 Permit Number: 100886

Location Description: 909 HAVEN POINT LP
NEW BRAUNFELS, TX 78132

Subdivision: Havenwood at Hunters Crossing
Unit: 4
Lot: 639
Block:
Acreage:

Type of System: Aerobic
Surface Irrigation

Issued to: Ulises & Kimberly Sanchez

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.

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

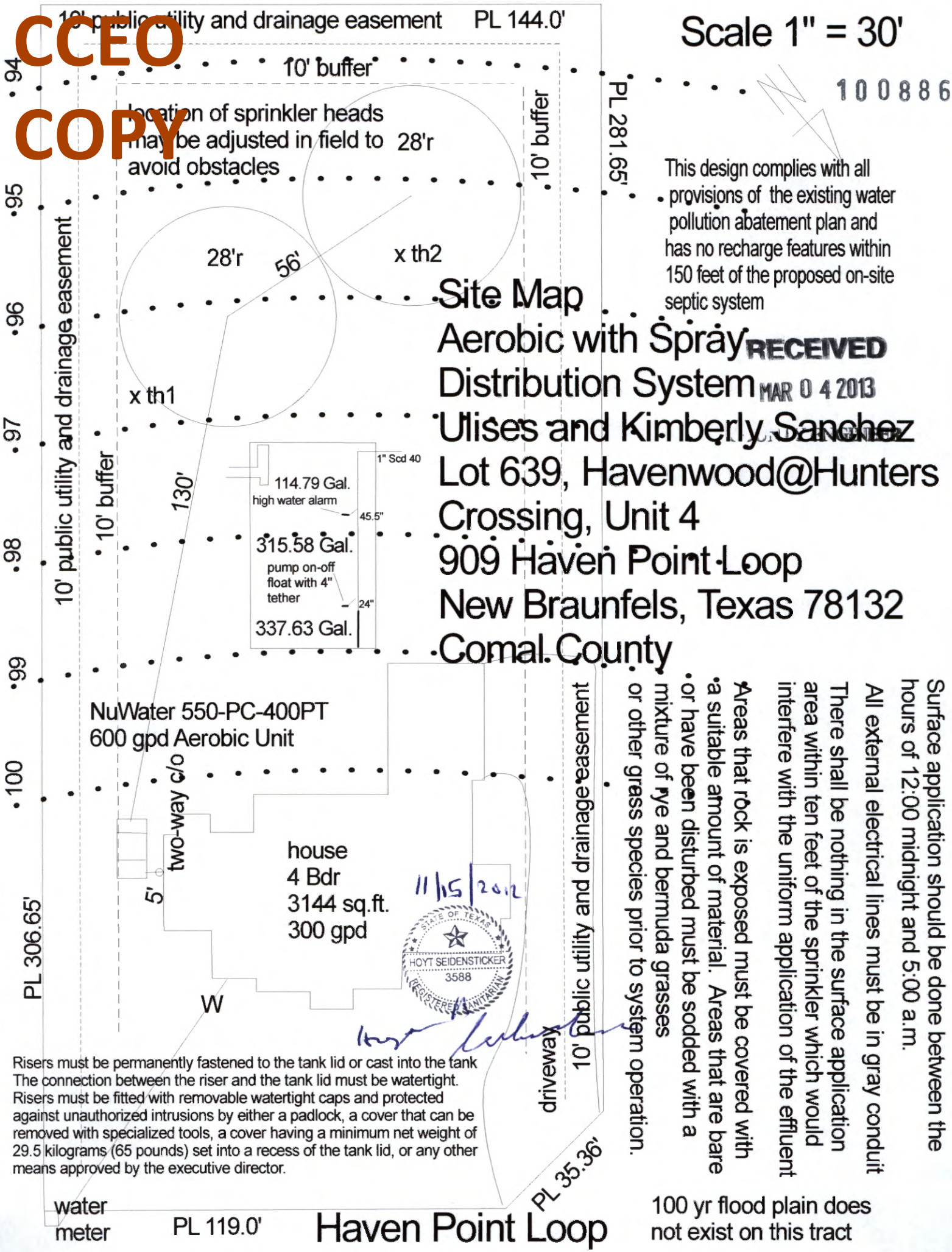
OS8497
ENVIRONMENAL HEALTH INSPECTOR

OS7722
ENVIRONMENTAL HEALTH COORDINATOR

CCEO COPY

Scale 1" = 30'

100886



This design complies with all provisions of the existing water pollution abatement plan and has no recharge features within 150 feet of the proposed on-site septic system

Site Map
Aerobic with Spray Distribution System

RECEIVED
MAR 0 4 2013

Ulises and Kimberly Sanchez
Lot 639, Havenwood@Hunters Crossing, Unit 4
909 Haven Point Loop
New Braunfels, Texas 78132
Comal County

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

All external electrical lines must be in gray conduit

There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent

Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

Risers must be permanently fastened to the tank lid or cast into the tank The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director.

100 yr flood plain does not exist on this tract

Comal CAD Web Map

2/10/2025, 3:17:38 PM

Parcels

Abstracts

Flood Hazard Area

X - Area of minimal flood hazard

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Comal County Appraisal District, BIS Consulting - www.bisconsulting.com

Comal AD Property Search

Property Details

Account

Property ID:	151960	**Geographic ID:**	220104063800
Type:	R	**Zoning:**	
Property Use:			

Location

Situs Address:	909 HAVEN POINT LOOP NEW BRAUNFELS, TX 78132
Map ID:	5K **Mapsco:**
Legal Description:	HAVENWOOD AT HUNTERS CROSSING 4, LOT 639
Abstract/Subdivision:	220104-4
Neighborhood:	(391E701) HAVENWOOD

Owner

Owner ID:	941934
Name:	SANCHEZ ULISES & KIMBERLY
Agent:	
Mailing Address:	909 HAVEN PT NEW BRAUNFELS, TX 78132-4338
% Ownership:	100.0%
Exemptions:	HS - For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)
Agricultural Value Loss:	N/A (-)

HS Cap Loss: N/A (-)

Circuit Breaker: N/A (-)

Appraised Value: N/A

Ag Use Value: N/A

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

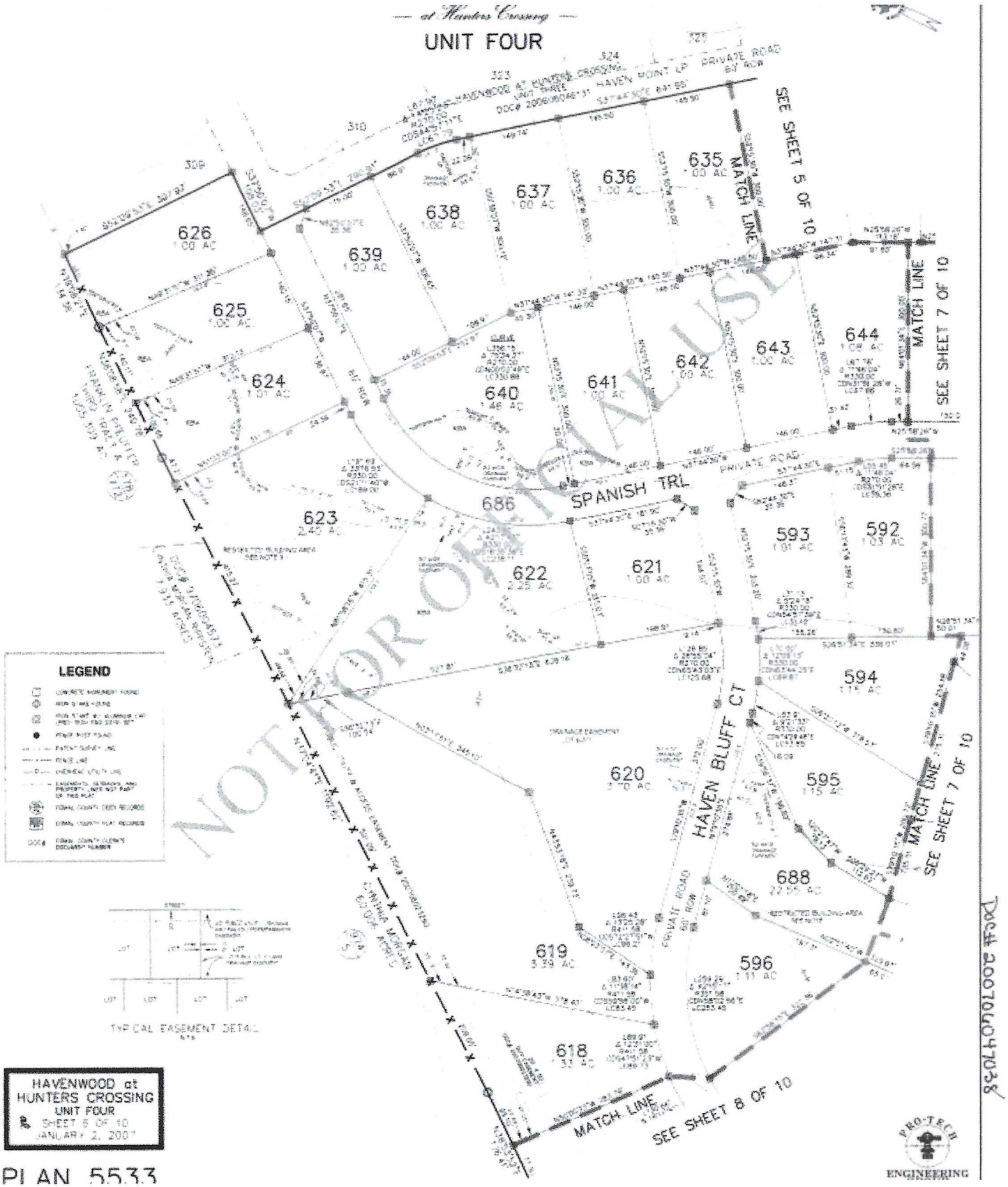
Property Taxing Jurisdiction

Owner: SANCHEZ ULISES & KIMBERLY **%Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value
046	COMAL COUNTY	N/A	N/A
046LR	COMAL COUNTY LATERAL ROAD	N/A	N/A
EDW	Edwards Water	N/A	N/A
SCIS	COMAL ISD	N/A	N/A
CAD	CAD	N/A	N/A
ES7	(ESD7) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 7 (EMS & FIRE)	N/A	N/A

— at Hunters Crossing —

UNIT FOUR



LEGEND

TYPICAL EASEMENT DETAIL

HAVENWOOD at HUNTERS CROSSING
UNIT FOUR
SHEET 6 OF 10
JANUARY 2, 2007

PLAN 5533

PRO-TECH ENGINEERING

Doc# 200700047038

March 12, 2025

118378

COMAL COUNTY

ENGINEER'S OFFICE

RE: ***909m Haven Point Loop***
Havenwood at hunters Crossing 4
Lot 639

Dear Property Owner & Agent,

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

1. I see a maintenance contract in the submittal.
    a. The maintenance provider listed on this contract is no longer licensed. Provide a current maintenance contract.
2. There is a variance request for a 10ft separation distance however the spray field is shown at the required 20ft separation.
    a. Explain
3. Notes:
    a. ATU is listed as both an Aeris Model and a NuWater.
5. Revise accordingly and resubmit.

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

Thank You,

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

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

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

RECEIVED
By Brandon Olvera at 2:48 pm, Mar 20, 2025

March 12, 2025

118378

COMAL COUNTY
ENGINEER'S OFFICE

RE: ***909m Haven Point Loop***
Havenwood at hunters Crossing 4
Lot 639

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:

Please Remove M.C. From Permit App.

1. I see a maintenance contract in the submittal. - original Septic is over 2yrs old. Does Not
   a. The maintenance provider listed on this contract is no longer licensed. Provide a current maintenance contract. Need a Maint. Provider. Homeowner Can Maintain.
2. There is a variance request for a 10ft separation distance however the spray field is shown at the required 20ft separation. Please Remove Variance Request from Permit App.
   a. Explain
3. Notes:
   a. ATU is listed as both an Aeris Model and a NuWater.
5. Revise accordingly and resubmit. Updated - NuWater Tank

3.12.25

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 |

100886

Regulatory Authority _____ Permit / License Number _____

WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

Block Creek Aerobic Services, LLC
444 A Old Hwy # 9
Comfort, TX. 78013
Off (830) 995-3189
Fax (830) 995-4051

RECEIVED
MAR 0 4 2013
COUNTY ENGINEER

Customer Ulises & Kimberly Sanchez
Site Address 909 Haven Point Loop
City New Braunfels Zip 78132
Mailing Address _____
County _____
Phone _____
E-Mail _____

I. General: This work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between Ulises & Kimberly Sanchez (hereinafter referred to as "Customer") and Block Creek Aerobic Service, LLC. By this Agreement, Block Creek Aerobic Service, LLC and its employees (hereinafter inclusively referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein. The designed flow rate for this system is a maximum of 500 gallons per day.

II. Effective date: This Agreement commences on _____ and end on _____ for a total of two (2) years (initial Agreement) or one (1) year (there after). If this is an Initial Agreement (new installation), the Customer will notify the Contractor within two (2) business days of the system's first use to establish the date of commencement. If no notification is received by Contractor within ninety (90) days after completion of installation or where county authority mandates, the date of commencement will be [illegible] the "License to [illegible] Notice [illegible] issued by the per[illegible] authori[illegible]y or may not com[illegible] the same tim[illegible] warran[illegible]ment. See [illegible] IV.

III. Ren[illegible] is Agreeme[illegible] automa[illegible] w each [illegible] term, co[illegible] and co[illegible] either p[illegible] notice of term[illegible] minimum[illegible] (30) [illegible] o end of firs[illegible]nt peri[illegible] Section

IV. Term[illegible] of Agree[illegible]y be terminate[illegible] party[illegible]rty (30[illegible] written notice f[illegible]son, inclu[illegible] example[illegible]tial f[illegible] erform in accord[illegible] its te[illegible]out fa[illegible]ility of the ter[illegible] party. If this A[illegible]nt is [illegible]ated, Co[illegible] will be paid at the[illegible]75.00[illegible]r for ar[illegible] performed and f[illegible] comp[illegible] has [illegible] receive[illegible] the deduction of [illegible]ding [illegible] any re[illegible]monies from pr[illegible]t for servic[illegible] to Custo[illegible]n thirty (30) days[illegible]rty [illegible]g this [illegible]ent for any rea[illegible]ing non-renew[illegible] writing the[illegible]nt manufacture[illegible] approv[illegible]gulatory[illegible] a minimum o[illegible]) days prior to the [illegible]nation. No[illegible] of any kind [illegible]nsider[illegible]h of co[illegible]d a terminat[illegible]act.

V. Servic[illegible] will :
   a. [illegible] perform routine a[illegible] [illegible]ewage F[illegible]ereina[illegible] [illegible]ccommended by [illegible]nt system manufactu[illegible]date and/or [illegible]gulation[illegible] to site per year.
   b. Provide a written record of visits to the site by means of an inspection tag attached to or contained in the control panel.
   c. Repair and replace, if Contractor has necessary materials at site, any component of the OSSF to be failing or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and services costs are $100.00, or less. Customer hereby authorizes Contractor to perform the service and bill Customer for said service. When service costs are greater than $100.00, or if Contractor does not have necessary supplies at the site. Contractor will notify Customer of required service(s) and associated cost(s). Customer must notify Contractor of arrangements to affect repair of system with two (2) business days after said notification.
   d. [illegible]

VOID

   e. Forward copies of this Agreement and all reports to the regulatory agency and the Customer.
   f. Visit site in response to Customers request for unscheduled services within forty-eight (48) hours of the ate of notification. (weekends and holidays excluded) of said request period unless otherwise covered by warranty, cost for such unscheduled responses will be billed to Customer.

VI. Disinfection : ____ Not Required XX Required. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer. UG (initials)

VII. Electronic Monitoring is not included in this Agreement.

VIII. Performance of Agreement: Commencement of performance of Contractor under this Agreement is contingent on the following conditions:
   a. If this is an initial Agreement (new installation):
      i. Contractors receipt of a fully executed original copy or facsimile of this Agreement and all documentation requested by Contractor.
      ii. Contractors receipt of payment of the wastewater-monitoring fee in accordance with the terms as described in Section XIV of this Agreement.
   b. If this is not an initial Agreement (existing system):
      i. Contractors receipt of a fully executed original copy or facsimile of this Agreement and all documentation requested by Contractor.
      ii. Contractors receipt of payment of the wastewater-monitoring fee in accordance with the terms as described in Section XIV of this Agreement.
   c. If the above conditions are not met, Contractor is not obligated to perform any portion of this Agreement.

IX. Customers Responsibilities: The Customer is responsible for each and all of the following:

NOTES

1. ***Septic Design is to accommodate a 4 bedroom, less than 3500 saft home with water saving devices. Home to produce No More than 300 GPD Flow. Over-use of 300 GPD may result in System Failure.***
2. Install an Aerobic Treatment Plant (ATU) as noted on the design. ATU is a AERIS MODEL NUWATER B550, AEROBIC TREATMENT UNIT. **(INSTALLED UNDER PERMIT NO. 100886)**
3. Install a 2-way cleanout in a 3" or 4" tightline between the house and the tank, slope 1/8in/ft. Tightline shall be 3" or 4" SCH 40 PVC. 8'-10' between home and tank. 2way clean out shall be located no further than 5' from the home.
4. Supply [illegible] sprinklers [illegible] ple 1" sch[illegible]
5. S1-S2 ar[illegible]ain Prop[illegible]y ang[illegible] #3 noz[illegible]erati[illegible]dius. S-1 is operating[illegible]0 degre[illegible]tion [illegible] operatin[illegible]0 deg
6. There sha[illegible] no ob[illegible]ons [illegible]10' of the [illegible]er h[illegible]
7. Audible & [illegible]al a[illegible] exte[illegible]sconnect wi[illegible]te o[illegible]ump[illegible] pump & a[illegible]on separate breakers a[illegible]ter[illegible]ring i[illegible]duit are requ[illegible]
8. Timer set [illegible]ween 12[illegible]M & 5:00 [illegible]
9. ***The reserv[illegible] (1/3) of [illegible]y flow [illegible] syste[illegible]100 g[illegible]***
10. Liquid chlo[illegible]equired.
11. Any excavations and/or exposed rock [illegible] disposal area shall be [illegible] topsoil and seasonal grasses shall be seeded over the disposal rea in order to minimize run-off & erosion. Erosion cloth is acceptable.
12. No part of the septic system absorption field is within 150' of any sensitive recharge feature. No part of the On-Site Sewage Facility treatment tank is within 50' of any sensitive recharge feature.
13. ***Potable waterline to be sleeved in sch 40 PVC to 10' of any element of the OSSF system in order to provide the equivalent protection of a 10' separation in compliance with TAC Chapter 290, Subchapter D, Rules for Public Drinking Water Systems.***
14. ***Waterline shall not run horizonal with any OSSF tightline or 1" purple SCH 40 Distribution line within 10'***
15. ***Septic tank shall stay a minimum of 10' from all potable waterlines or above ground storage tanks.***
16. ***Entirety of septic system is to stay within the setbacks and boundary lines of property as noted on design.***
17. ***Design and details written and drawn herein were prepared with the best available information provided to the Registered Sanitarian by the landowner and by ground truth/evaluation.***

VOID

STATE OF TEXAS
Nicholas Kolbe
5115
REGISTERED
PROFESSIONAL SANITARIAN

2.11.25

SITE PLAN & OSSF DESIGN:

Legal: LOT 639, HAVENWOOD AT HUNTERS CROSSING SUB. UNIT 4

Ulises & Kimberly Sanchez **909 Haven Point Loop** **New Braunfels TX 78132**	
Nicholas Kolbe, R.S. #5115 1825 FM 2438 Seguin, TX 78155	Date: 2/10/2025 Scale: 1"= 70'

Nicholas Kolbe, R.S., S.E.
1825 FM 2438 Seguin, Texas 78155
Mobile 830-708-9065 KolbeLandCo@gmail.com

FEBRUARY 11, 2025

Comal County Office of Environmental Health
195 David Jonas Dr.
New Braunfels TX 78132-3760

RE- Septic Design
909 Haven Point Loop
Lot 639, Havenwood at Hunters Crossing Sub, Unit 4
New Braunfels TX 78132
ULISES & KIMBERLY SANCHEZ

VOID

BRANDON/BRENDA,

Due to the lack of available application area and infrastructure built AND TO BE BUILT (***Pool and Fencing***), it [illegible]cessary t[illegible] the s[illegible]e proper[illegible]e to t[illegible]feet as required by [illegible]Q Chapte[illegible] rule[illegible] X. I h[illegible]eques[illegible]rianc[illegible]the two[illegible]ot setback to p[illegible]rty lin[illegible]equi[illegible]y Comal Co[illegible] Orde[illegible] equi[illegible]t protect[illegible]ll be maintained [illegible]cludi[illegible]atter[illegible]kup to the t[illegible]clock[illegible]ssure[illegible]yers to onl[illegible]y during the p[illegible]wn [illegible]. In m[illegible]fessional opi[illegible] this [illegible]nce w[illegible]t pose a th[illegible]o the environment[illegible]ub[illegible]ealth.

If I can be of [illegible]ssistance pl[illegible]

Respectfully,

______________________________ ______________________________
Nicholas Ryan Kolbe, R.S. #5115 Date

4/TM

(4) **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.**

201206010270 03/23/2012 03:50:32 PM 1/4

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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

Grantor: BLUEGREEN SOUTHWEST ONE, L. P.
By and through its General Partner,
BLUEGREEN SOUTHWEST LAND, INC.
6060 North Central Expressway, Suite 138
Dallas, Dallas County, Texas 75206

Grantee: ULISES SANCHEZ, a single man and KIMBERLY STAHL, a single woman
11300 Forest Pass Court
Live Oak, Texas 78233

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash and other good and valuable consideration to it in hand paid by Grantee, and in the further consideration of the execution by Grantee of that one certain Promissory Note of even date herewith secured by the Real Property described herein in the original principal sum of FORTY-NINE THOUSAND, FOUR HUNDRED TEN and NO/100 DOLLARS ($49,410.00) payable to the order of SECURITY SERVICE FEDERAL CREDIT UNION (hereinafter the "Lender"), payable as therein provided, containing the usual clauses providing for acceleration of maturity and attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to RUTH W. GARNER, Trustee, 10333 Richmond Avenue, Suite 550, Houston, Texas 77042, the receipt of which is hereby acknowledged and confessed;

WHEREAS, Lender has, at the special insistence and request of Grantee, paid to Grantor herein FORTY-NINE THOUSAND, FOUR HUNDRED TEN and NO/100 DOLLARS ($49,410.00) of the purchase money for the Property described below, and as represented by the above described Promissory Note of even date herewith. The vendor's lien against said Property securing payment of said Promissory Note is without recourse upon Grantor herein, and is hereby assigned transferred and delivered to Lender. The Grantor hereby conveying to said Lender the superior title to said Property, and subrogating the Lender unto all the rights and remedies of Grantor in the Property by virtue of said Promissory Note and liens has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto the said Grantees, the following described property, to-wit:

Lot 639, HAVENWOOD AT HUNTERS CROSSING, UNIT FOUR, an addition to Comal County, Texas and according to the plat of the development filed of record under Document #200706047038, Official Map and Plat Records of Comal County, Texas (hereinafter the "Property").

As additional consideration, Lender has, at the insistence and request of Grantee, paid to Grantor a portion of the face value of the Note (pursuant to the terms of a separate agreement between Grantee and Lender), and the Vendor's Lien against the Property securing payment of the Note, is without recourse upon Grantor, hereby SOLD, ASSIGNED AND TRANSFERRED to Lender, the Grantor hereby conveying to Lender the superior title to the Property, and subrogating the Lender unto all the rights and remedies of Grantor in the Property by virtue of the Note and liens.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anyway belonging to Grantor, unto Grantee, its heirs and assigns forever; and Grantor does hereby bind itself, its heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through or under Grantor, but not otherwise.

But it is expressly agreed that the vendor's lien, in favor of Grantee as assigned to Lender is granted against the Property until the Note, and all interest thereon, is fully paid when this Deed shall become absolute.

IT IS expressly UNDERSTOOD, ACKNOWLEDGED and AGREED that Grantor hereby RESERVES and EXCEPTS from this conveyance all oil, gas and other minerals of any type or form including all rights to ingress and egress as well as other rights appurtenant to the minerals and the mineral estate owned by Grantor, and does not transfer the minerals and the appurtenant rights thereto to Grantee.

THIS CONVEYANCE IS MADE AND ACCEPTED by Grantee SUBJECT TO (i) taxes for the current year, which have been prorated as of the date of closing, the payment of which Grantee assumes; (ii) all subsequent tax assessments for the current year the payment of which Grantee assumes; (iii) the Declaration of Conditions, Covenants and Restrictions for Havenwood at Hunters Crossing filed in the Official Real Property Records, Comal County, Texas, all other restrictions, covenants, conditions, easements, reservations, leases, mineral severances, and other instruments that affect the Property and as may or may not be shown in the public records of Comal County, Texas; and (iv) all zoning laws, regulations and ordinances of municipal and/or other governmental authorities that affect the Property and (v) the items listed below as Permitted Exceptions:

1. Subject to all Conditions, Covenants and Restrictions recorded on the plat at Document #200706047038, Official Real Property Records, Comal County, Texas.

2. Subject to those items, restrictions, building setback lines, easements and Notes shown on the plat recorded at Document #200706047038, Official Map and Plat Records of Comal County, Texas.

   a. Subject to a 20-foot Public Utility, Public Drainage and Embankment/Back Slope Easement adjacent to all street right of way lines.

   b. Subject to a 10-foot Public Utility and Public Drainage adjacent

to all non-street right of way lines.

c. Subject to Comal County, Texas requirement of a 25-foot building setback.

3. Subject to the terms and provisions of Declaration of Conditions, Covenants and Restrictions for Havenwood at Hunters Crossing, recorded in Document #200506026533, #200606015924, #200606049500, annexed by Document #200706047215, #200806007362, Document #200906013082, and Document #201106044283 Official Records of Comal County, Texas.

4. Deed Recordation Affidavit concerning Edwards Aquifer Protection Plan as provided by instrument recorded in Document #200606006440, Official Records of Comal County, Texas.

5. Easement in favor of Comal Power Company recorded at Volume 51, Page 460, Deed Records of Comal County, Texas

6. Deed to Leased Lines executed by the City of San Antonio, to Lower Colorado River Authority as provided by instrument recorded in Volume 192, Page 961, Deed Records of Comal County, Texas.

7. Electric Line Anchor Right of Way Agreement dated October 3, 2003, in favor of New Braunfels Utilities, recorded in Doc# 200306039887, Official Public Records of Comal County, Texas.

8. Utility Right of Way in favor of New Braunfels Utilities recorded in Document No. 200506007058, Official Public Records of Comal County, Texas.

9. Lower Colorado River Authority 100-foot Electric Line Easement and Right of Way recorded in Volume 338, Page 436, Official Deed Records of Comal County, Texas.

10. City of New Braunfels 20-foot electric line Right of Way Agreement and a 60-foot Electric Line Right of Way Agreement as set forth in Volume 283, Page 777, Official Deed Records of Comal County, Texas.

11. City of New Braunfels 5-foot Right of Way Agreement as set forth in Volume 315, Page 584, Official Deed Records of Comal County, Texas.

12. 75-foot Lower Colorado River Authority Electric Line Easement and Right of Way recorded in Volume 338, Page 423, Official Deed Records of Comal County, Texas.

13. Ingress/Egress Right of Way as set forth in Volume 283, Page 583, Official Deed Records of Comal County, Texas.

14. Ingress/Egress and Electric Distribution System Easement as set forth in Volume 283, Page 586, Official Deed Records of Comal County, Texas.

15. Drainage Channel Easement as set forth in Volume 161, Page 446, Official Deed Records of Comal County, Texas.

16. 5-foot wide Southwestern Bell Buried Cable Easement as set forth in Volume 159, Page 19, Official Deed Records of Comal County, Texas.

17. 20-foot wide Southwestern Bell Telephone Easement as set forth in Volume 152, Page 151, Official Deed Records of Comal County, Texas.

18. Terms, conditions and provisions set forth in Non-Standard Service Agreement by and between Bluegreen Southwest One, L.P. and Crystal Clear Water Supply Corporation recorded under Clerk's File No. 200606004726, Official Public Records of Comal County, Texas.

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

EXECUTED on the 19th day of March, 2012.

BLUEGREEN SOUTHWEST ONE, L. P.
By and through its General Partner
BLUEGREEN SOUTHWEST LAND, INC.

By: _____
Jesse Keasler, Vice President

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 19th day of March, 2012, by Jesse Keasler, Vice President of BLUEGREEN SOUTHWEST LAND, INC., General Partner of BLUEGREEN SOUTHWEST ONE, L. P., Grantor in above Special Warranty Deed with Vendor's Lien.

STEPHANIE M LADA
Notary Public, State of Texas
My Commission Expires
October 14, 2014

_____
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
03/23/2012 03:50:32 PM
NANCY 4 Page(s)
201206010270

Joy Streater