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

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

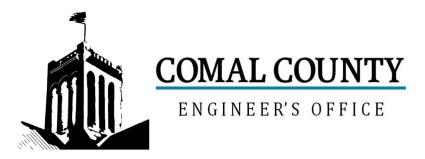
**Inspector Notes:** 

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) (I)285.32(b)(1)(E)(ii) (I)285.32(b)(1)(E) (i)285.32(b)(1)(C) (ii)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)				
	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)				
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)				
	SEPTIC TANK Tank Volume Installed						
	PUMP TANK Volume Installed						
	AEROBIC TREATMENT UNIT Size Installed						
14	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number						
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo- transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
	DISPOSAL SYSTEM Drip Irrigation						
			285.33(c)(3)(A)-(F)				
19							
	DISPOSAL SYSTEM Soil		205 22(4)(4)				
20	Substitution		285.33(d)(4)				
	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(4)				
			285.33(a)(3) 285.33(a)(1)				
24			285.33(a)(1) 285.33(a)(2)				
21	DISPOSAL SYSTEM Gravelless Pipe						
			285.33(a)(3)				
			285.33(a)(2)				
			285.33(a)(4) 285.33(a)(1)				
22							
	DISPOSAL SYSTEM Mound		285.33(a)(3)				
			285.33(a)(1)				
			285.33(a)(2) 285.33(a)(4)				
23	DISPOSAL SYSTEM Other						
	(describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
24			265.55(0)(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							
	DRAINFIELD Pipe and Gravel -		205 22/5//4//5/				
29	Geotextile Fabric in Place		285.33(b)(1)(E)				
	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		285.33(d)(1)(C)(i)				
	Separation Distance between						
31	Trenches						

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom ) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size ) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3) (B)285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
33	AEROBIC TREATMENT UNIT IS Aerobic Unit Installed According to Approved Guidelines.		285.32(c)(1)				
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions						
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
	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						
	PUMP TANK Secondary restraint system provided						
	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

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



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

Permit Number:	118404
Issued This Date:	07/02/2025
This permit is hereby given to:	Gregory Roark

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

# 2940 OAK HOLLOW DR NEW BRAUNFELS, TX 78132

Subdivision:	Rolling Oaks
Unit:	0
Lot:	5
Block:	0
Acreage:	0.0000

## 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
LIU	ENGINEER'S OFFICE

# OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

Initials

Date Received

118404

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

co	MPLETE APPLICATION	
Check No.	Receipt No	_

2/19/25

Date

INCOMPLETE APPLICATION — (Missing Items Circled, Application Refeused)

Revised: September 2019

**RECEIVED** 

\* \* \* COMAL COUNTY OFFICE OF ENVIRO APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN

ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

- 67

Date			Permit #
Owner Name	Gregory Roark	Agent Name	South Texas Wastewater Treatment
Mailing Address	652 Prospect Way	Agent Address	
City, State, Zip	New Braunfels, TX 78132		Boerne, TX 78006
Phone #	504-252-2486	Phone #	(830) 249-8098
Email	Greg.Roark@gmail.com	Email	diandra@stwastewater.com
All corresp	pondence should be sent to:  Owner	Agent 🗌 Both	Method:  Mail   Email
Subdivision Nam			
Acreage/Legal			Lot 5 Block
Street Name/Add	dress 2940 Oak Hollow Drive		Braunfels Zip 78132
Type of Develop			Braunfels Zip 78132
Single Fam	ily Residential		
Type of Cons	struction (House, Mobile, RV, Etc.) House		
Number of Be			
Indicate Sq F	t of Living Area 2924		
Non-Single	Family Residential		
Type of Facili	ials must show adequate land area for doubling the	required land needed	for treatment units and disposal area)
	pries, Churches, Schools, Parks, Etc Indicate		nts
	Lounges, Theaters - Indicate Number of Seats		
	Hospital, Nursing Home - Indicate Number of B	Beds	
I ravel I railer/	RV Parks - Indicate Number of Spaces		
Miscellaneous	<u>}</u>		
Estimated Cost	of Construction: \$ 597,800.00 (Struct	ture Only)	
Is any portion of	the proposed OSSE located in the United Ota		
Yes X N	the proposed OSSF located in the United Stat	tes Army Corps of Er	ngineers (USACE) flowage easement?
ource of Water	IO (If yes, owner must provide approval from USACE fo Public X Private Well	r proposed OSSF improve	ements within the USACE flowage easement)
	Devices Being Utilized Within the Residence?	Yes No	
The completed app	cation, I certify that: lication and all additional information submitted doe am the property owner or I possess the appropriate	as not contain any false	information and descent and
facts. I certify that I property.	am the property owner or I possess the appropriate	e land rights necessary	to make the permitted improvements on said
Authorization is here	eby given to the permitting authority and designated		
	permit of authorization to construct will not be issue ty Flood Damage Prevention Order.		
affirmatively conse	ent to the online posting/public release of my e-mail	address associated with	th this permit application, as applicable.
No	For Xee. L	2-17	- 75-
Signature of Own	ier () years	Date	
	195 David Jonas Dr. New Braunfels Texas 79	122 2722 (222) 222 222	Page 1 of

195 David Jonas Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078

Revised February 2020

ENGINEER'S OFFICE	<b>RECEIVED</b> By Brandon Olvera at	9:06 am, Jul 02, 2025 DN	195 DAVID JONAS DR NEW BRAUNFELS, TX 78132 (830) 608-2090 <u>WWW.CCEO.ORG</u>						
Planning Materials & Site Evalua	tion as Required Completed I	By <u>South Texas Waste Water</u>	Treatment, LLC						
System Description Aerobic/Surf	System Description Aerobic/Surface Spray								
Size of Septic System Required I	Based on Planning Materials	& Soil Evaluation							
Tank Size(s) (Gallons) <u>750/550</u>		Absorption/Application Area (	(Sq Ft) <u>5654</u>						
Gallons Per Day (As Per TCEQ	Table III) <u>300</u>								
(Sites generating more than 5000 ga	llons per day are required to obta	ain a permit through TCEQ.)							
Is the property located over the E	dwards Recharge Zone? 🔀	Yes 🗌 No							
(If yes, the planning materials must b	be completed by a Registered Sa	nitarian (R.S.) or Professional Eng	gineer (P.E.))						
Is there an existing TCEQ approv	ved WPAP for the property?	🗙 Yes 📃 No							
(If yes, the R.S. or P.E. shall certify t	hat the OSSF design complies w	ith all provisions of the existing W	'PAP.)						
Is there at least one acre per sing	gle family dwelling as per 285	.40(c)(1)? 🔽 Yes 📋 No							
If there is no existing WPAP, doe	s the proposed development	activity require a TCEQ approv	ved WPAP? 🗌 Yes 🔀 No						
(If yes, the R.S. or P.E. shall certify t be issued for the proposed OSSF un			d WPAP. A Permit to Construct will not ional office.)						
Is the property located over the E	dwards Contributing Zone? [	Yes 🗙 No							
Is there an existing TCEQ approv	Is there an existing TCEQ approval CZP for the property?  Yes  X 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 X 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? $\square$ Yes $ imes$ No									
If ves, 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

7/1/25

#### AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL STATE OF TEXAS

#### CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of Comal County, Texas. The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TVVC), 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 TVVC. The TCEQ, under the authority of the TWC and the Texas Health and Safety Code, requires owners 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.

H

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

Lot 5	Block	Subdivision	Rolling Oaks	Unit
	not in Subdivision:	Acres		Survey

The property is owned by Gregory Roark

This OSSF must be covered by a continuous maintenance contract for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

Gregory Roark **Swner Signature** Owners Signature Hhpay This instrument was acknowledged before me on: Notary's Printed Name Notary Public, State O **Filed and Recorded Official Public Records Commission Expires** Bobbie Koepp, County Clerk **Comal County, Texas** 02/19/2025 10:20:43 AM TAMMY 1 Pages(s) JACOB SMITH 202506004709 Notary Public, State of Texas Comm. Expires 07-18-2027 Babbie Keepp Notary ID 134458898

#### South Texas Waste Water Treatment, LLC PO Box 1284 Boerne, TX 78006

Date Printed: 2/11/2025

Phone: (830) 249-8098

	Area: NB	Customer ID: 8236
	Site: 2940 Oak Hollow	Drive, New Braunfels, TX 78132
o: Gregory Roark		County: Comal
652 Prospect Way		Subdivision: Rolling Oaks
New Braunfels, TX 78132		

Installed by: Ronald R Graham	Contract Period	NO PERMIT ON FILE
Contract with: South Texas Waste Water Treatment, LL		NO FERMIT ON FILE
Treatment Type: Aerobic / Disposal: Surface Application		Agency: Comal County Environmental
MFG: Jet, Inc. / Brand: J750/550 - 2 yr Spray / S#:	through	3 visits per year - one every 4 months
Disinfectant: Chlorine		System Max Allowance: 300 gallons per day

General: This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between South Texas Wastewater Treatment and the above referenced name (referred to as Customer). By this agreement, South Texas Wastewater Treatment and its' employees (hereinafter 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.
 Effective Dates: This agreement commences and ends as noted above. The date of commencement will be the date the "License to Operate" was issued by the permitting authority. The agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty as stated in our PROPOSAL AND CONTRACT FOR SERVICES.

III. Renewal: This Agreement can renew for an additional period of two (2) years at the same terms and conditions unless either party gives notice of termination a minimum of thirty (30) days prior to end of first agreement period. See Section IV.

IV Termination of Agreement: This Agreement may be terminated by either party with thirty (30) days written notice for any reason, including for example, substantial failure to perform in accordance with its terms, without fault or liability of the terminating party. NO REFUNDS. If this Agreement is so terminated, Contractor will be paid at the rate of \$135.00 per hour for any work performed and for which compensation has not been received. Either party terminating this agreement for any reason, including non-renewal, shall notify in writing the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination.
V. Services: Contractor will:

. Services, Contractor with.

A. Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulations approximately every four months.

B. Provide a written record of visits to the site by means of an inspection tag attached to or contained in or near the control panel.

C. Repair or replace: if repairs or replacement of parts is necessary during a routine service visit, the repair or replacement of parts will be made

at that time, if the charges for parts of replacement of parts is necessary during a fourne service visit, the replacement of parts will be charges for approval at that time, if the charges for parts do not exceed \$100.00. If the charges for parts exceed \$100.00, the homeowner will be contacted for approval at the number(s) provided by the homeowner below. If the homeowner cannot be reached for approval while the technician is at the property, the repairs will not be made if they exceed \$100.00. If the technician receives approval after he leaves the property, a service call charge of \$165.00 to return to the property will be added to the final bill. If warranted items are required to be replaced within 30 days of installation, labor will not be charged. After 30 days, labor will be charged according to the service agreement.

D. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis as required by permit. An additional charge will be incurred by the Customer for this service. (Only required for other than single family residence.).

- E. Forward copies of this Agreement and all reports to the regulatory agency and the customer within 14 days.
- F. Visit site in response to Customer's request for unscheduled service within forty-eight (48) hours of the date of notification of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.

VII. Electronic Monitoring \_\_\_\_\_ is \_X\_\_ is not included in this Agreement.

VIII. Performance of Agreement: Commencement of performance by Contractor under this agreement is contingent on the following conditions:

- A. If this is an initial agreement ( new installation ):
  - 1. Contractor's receipt of a fully executed original copy or email of this agreement and all documentation requested by Contractor.
    - 2. Contractor providing the equipment and installation for this OSSF.
  - 3. Contractor's receipt of payment in full for the equipment and installation.
- Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in section XIV of this Agreement.
   If this is not an initial agreement (existing system):
  - 1. Contractor's receipt of a fully executed original copy of this agreement and all documentation requested by Contractor.

2. Contractor's 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. Customer's Responsibilities: The Customer is responsible for each and all of the following :

- A. DO NOT ALLOW ALTERATION TO ANY PART OF THE SYSTEM OR SPRINKLER HEAD LOCATIONS. ALTERATIONS WOULD PUT THE SYSTEM OUT OF COMPLIANCE AND WOULD CAUSE THE PROPERTY OWNER ADDITIONAL EXPENSES TO BRING THE SYSTEM BACK INTO COMPLIANCE.
- B. Provide all necessary yard or lawn maintenance and the 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.
- C. Protect equipment from physical damage including but not limited to that damage caused by insects.
- D. Maintain a current license to operate, and abide by the conditions and limitations of that license, and all requirements for an on-site sewage
- facility (OSSF) from the State and/or local regulatory agency, whichever are more stringent, as well as proprietary system's E. Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of, the OSSF.

- F. Provide, upon request by Contractor, water usage records for evaluation by Contractor as to the performance of the OSSF
- G. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluating the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section. Sub-section D above, Customer agrees to pay Contractor for sample collection and transportation, portal to portal, at a rate of \$165.00 per hour plus the associated fees for laboratory testing.
- H. Prevent the backwash or flushing of water treatment of conditioning equipment from entering the OSSF.
- Prevent the condensate from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic I.
  - treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.
- 1 Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.
- Κ. Maintain site drainage to prevent adverse effects on the OSSF.
- L. Pay promptly and fully, all Contractor's 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 Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the Services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. IF SPECIAL ARRANGEMENTS ARE REQUESTED (any advance or prior notice or contacting of owner/resident in order to enter property to perform routine service visit, (locked gates, biting dogs, appointment to enter, to call on the way, etc.) or if any part of the system is located behind a locked door (garage, etc.) -THERE IS AN ADDITIONAL CHARGE. 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 proprietary system manufacturer. If not an initial agreement (new installation) and this access is not in place or provided for by the customer, the costs for the labor of excavation, and possibly other labor and materials costs, will be required. These costs shall be billed to Customer as an additional service at a rate of \$165.00 per hour, plus materials at list price. Excavated soil shall be replaced as best as Contractor can at the time such service is performed and under no circumstances is Contractor responsible for damages to sod, grass, roots, landscaping, or any unmarked underground items (telephone, television, or electric cables, water air or gas lines, etc.), or for the uneven settling of the soil.

#### XI SETTLING: Some settling around tanks is to be expected. South Texas Waste Water Treatment LLC is not responsible for any settling post installation and county licensing. It is the responsibility of homeowner/landscaper to resolve.

XII. 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 loss of use to Customer, whether in contract tort or any other theory. In no event shall Contractor be liable in an amount exceeding the total Fee for Services amount paid by Customer under this Agreement.

XIII.Severability: If any provision of this "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 this "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.

#### XIV Fee for Services: The fee for the basic Services described in this Agreement is This fee does not include any equipment, materials, or labor necessary for non-warranty repairs and/or any other on-site visit, other than required regularly Scheduled Inspections (see Section V, item A), and will incur a service call fee of 165.00, plus parts and labor.

XV. Payment: Payment of Fee for Services for the original term as stated above is to be made as follows:

- X\_Included in PROPOSAL AND CONTRACT
- Full amount due upon signature (Required of new Customer)

Payments of \$ due upon receipt of invoice. (Payment terms for renewal of agreement.)

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 late penalty and a 1.5% per month carrying charge, as well as any reasonable attorney's fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Any check returned to Contractor for any reason will be assessed a \$45.00 returned check fee.

XVI. Application of Transfer of payment: The fees paid for this agreement are not refundable, however, the agreement is transferable. Customer will advise subsequent property owner(s) of the state requirement that they sign a replacement agreement authorizing Contractor to perform the herein described Services, and accepting Customer's Responsibilities. This replacement Agreement must be received from Customer first to any past due obligations arising form 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 manner may cause a reduction in the termination date of effective coverage per this agreement. See Section IV

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

R. Bruce Cobabe		OSSF Installer II, Lic OS0004815, and, OS	SSF Site Evaluator, Lic OS001236	
Name	Date	exp 1/31/2027	exp 12/31/2026	

Certified Service Provider for: Jet Inc.Member: Texas On-Site Wastewater Association and National On-site Wastewater Recycling Acceptance of Agreement: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to perform the Services as specified. It is understood and agreed that this work is not provided for in any other agreement and no contractual rights arise until this "Agreement" is accepted in writing AND payment is made as outlined above.

4-16	f 10-7-17-25	Office@Hearthside.Homes
Customer	Date	E-Mail
CONTACT PHONE 1 210-829-7379	WMBERS:	Gate Codes for:
2 504-252-2486		SubDivision Property

# SOUTH TEXAS WASTE WATER TREATMENT, LLC.

Authorized JET Distributor - Home and Commercial - Engineering Services P O Box 1284 Boerne, Texas 78006 \* 830-249-8098 or 1-800-86-WASTE; <u>www.stwastewater.com</u>

#### SITE EVALUATION INFORMATION SHEET

Hearthside Homes, Inc. 2145 Zercher Rd. Ste A San Antonio, TX 78209 SITE: 2940 Oak Hollow Drive Rolling Oaks Lot 5 Comal County, TX

Date of Site Evaluation: 7 FEB 2025

Within 100-year Flood Zone: NO Edwards Recharge Zone: <u>NO</u>

FIR Map: <u>48091C0290G</u> USGS Map: <u>Index Map</u>

Profile Holes: No test holes dug due to extensive surface rock.

Soil Texture Analysis: Class <u>III</u> Suitable: <u>NO</u> Soil Structure Analysis: <u>Unsuitable for conventional septic</u>

Structureless Weak	Moderate	Strong
Blocky_		
Platy		
Massive		

Restrictive Horizon: None Found Rock or Fractured Rock: Clay 40% or more: Ground Water

Depth: Surface

**Brief Description:** No sensitive features noted at time of site evaluation. No physical drainage features on lot.

This site was evaluated by: South Texas Waste Water Treatment, LLC. Ronald R. Graham, Site Evaluator Registration Number 19772, State of Texas PO Box 1284 Boerne, Texas 78006

2.19.25 Ronald R. Graham, RS

Attachments:

Drawing No. 8236R0 dated 17 FEB 2025



17 February 2025

2940 Oak Hollow Drive Rolling Oaks Lot 5 Comal County, Texas

I, Ronald R. Graham have reviewed the **WPAP 156.20.05** for this location and certify that this design meets all the requirements of the Texas Commission of Environmental Quality OSSF regulations, all provisions of the existing WPAP and the orders of Comal County.

Ronald R. Graham, RS 3741

## SOUTH TEXAS WASTE WATER TREATMENT, LLC.

Authorized JET Distributor - Home and Commercial - Engineering Services P O Box 1284 Boerne, Texas 78006 \* 830-249-8098 or 1-800-86-WASTE; www.stwastewater.com

17 February 2025

## JET 750/550 HOME WASTEWATER TREATMENT SYSTEM DESIGN SPRINKLER SYSTEM

Hearthside Homes, Inc. 2145 Zercher Rd. Ste A San Antonio, TX 78209 SITE: 2940 Oak Hollow Drive Rolling Oaks Lot 5 Comal County, TX

This design includes an attached drawing No. 8236R0 dated 17 FEB 2025 **Design Specifications:** Estimated average daily wastewater flow: 3-bedroom 2,924sf home (300 GPD) Treatment of 480 GPD Jet 750 ATU Pump tank/chlorine contact chamber capacity: 550 gallons Design application rate: 0.064 gal./sq.ft./day Dosing cycle quantity:100-110 gallons Number of dosing cycles per day: three (3) Type of float switch: mercury float switch Design pressure head: 25-40 psi at sprinkler head Dosing pump capacity: Little Giant WE20G05P4-20 20.0 GPM NSF Certified Tablet Chlorinator: installed at inlet of pump tank Maximum slope of the field: <15 percent Means of preventing syphoning: gravity Diameter of supply pipe: 1 inch Pressure adjusting valves to be installed: hose bib Safety Lid installed on Clarifier Offsets: property lines, wells, easements, water lines, structures,

swimming pools, ponds, etc shall be strictly adhered to as required by latest Texas Commission on Environmental Quality OSSF Regulations.

Pump controls must have NEMA (National Manufacturing Association) approval. A PVC union shall be placed above the pump to allow for easy pump removal.

## Calculation of Field Size

3-bedroom home consisting of a total of 2,942sf– allow for 300 GPD effluent flow. Assume an application rate of 15.6 sf per gallon per day.

 $300 \div 0.064 = 4,688 \text{ sf}$ 

We are installing 2 sprinkler heads, capable of 2gpm each, both with a 30'radius, spraying a full circle. The area measured by AutoCAD is:

A = 5,654 sf

2940 Oak Hollow Drive 17 February 2025 Page 2 of 2

### Pipe and Fittings

All pipes and fittings in this system shall be Schedule 40 PVC. All joints shall be sealed with an approved solvent-type PVC cement. The forced main shall be 1" in diameter. A Little Giant WE20G05P4-22 or equivalent high head submersible pump capable of providing at least 20gpm and providing a 25-40 psi head shall be utilized for pumping effluent.

#### Site Preparation

The area selected for irrigation shall be cleared of Cedar and Brush. Some preparation is required. The sprayed area shall be provided with grass or other suitable ground cover.

## Provisions for Emergencies

A warning system shall be added to the pump tank on separate circuit from the pump circuit to provide warning of a failure to the system. This Aerobic System has a 24-month service agreement which includes emergency service.

#### Flood Prone Areas

The subject lot is <u>not</u> in a flood prone area according to the National Flood Insurance Program FIR Map community-panel Number <u>48091C0290G</u>. No physical drainage feature on property which would require special protective measures. No slope where seeps may occur, no flows with velocity that would damage components.

#### Tank Size

The system shall have a JET Model J-750 extended aeration plant with external NSF Certified Tablet Chlorinator. The pump tank shall have a capacity of 550 gal. This tank will not need tees in inlet. Safety Lid installed on Clarifier.

This system designed by:

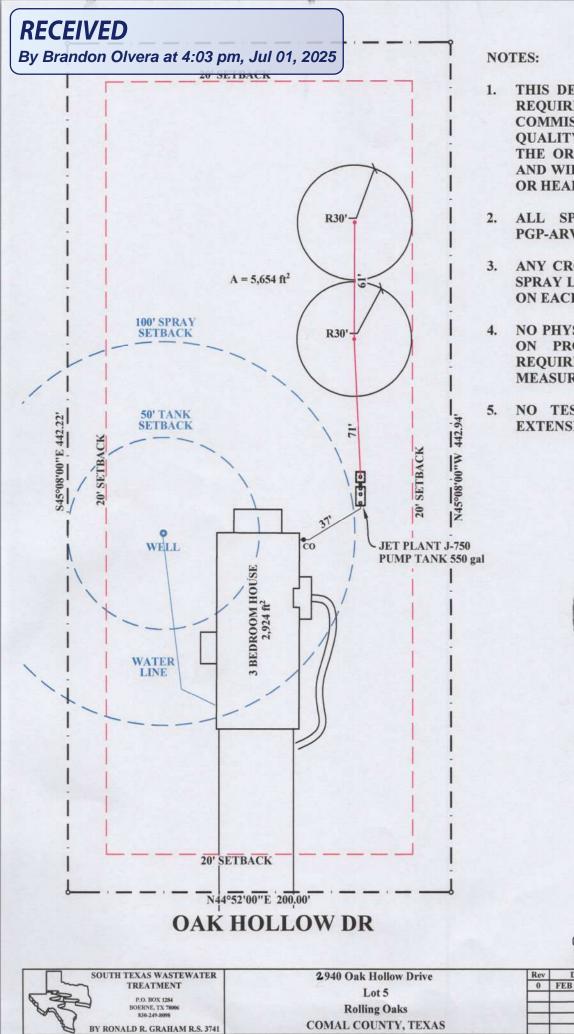
South Texas Waste Water Treatment, LLC Ronald R. Graham, Registered Sanitarian Registration Number 3741, State of Texas PO Box 1284 Boerne, TX <u>7</u>8006

Ronald R. Graham, RS

Attachments: Drawing No. 8236R0 dated 17 FEB 2025



may 19, 2025

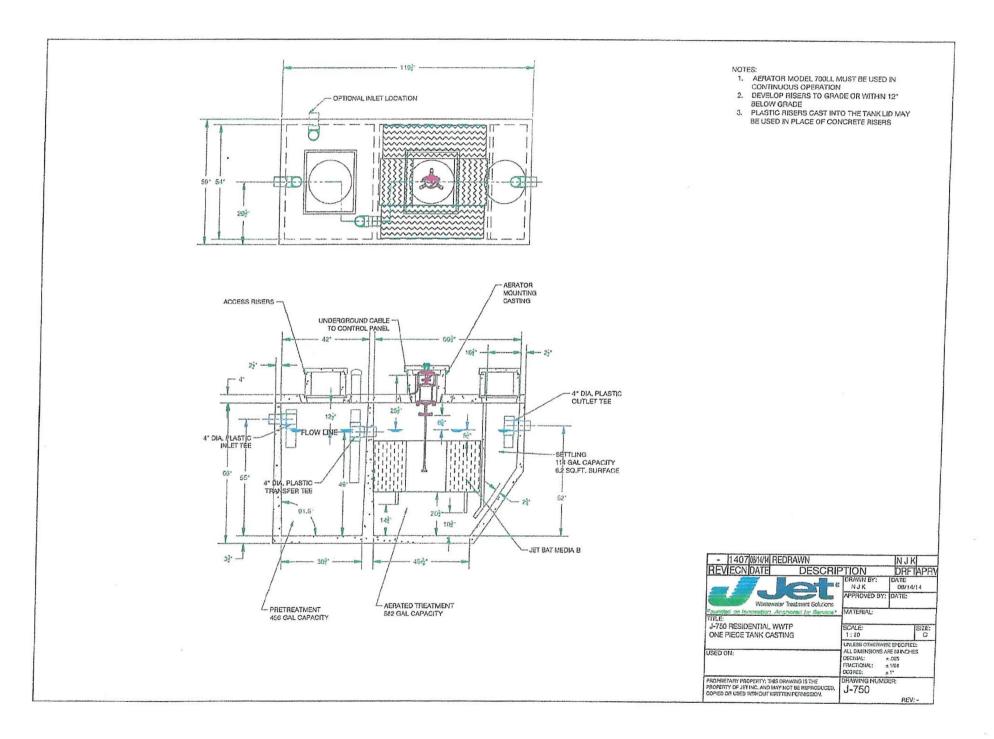


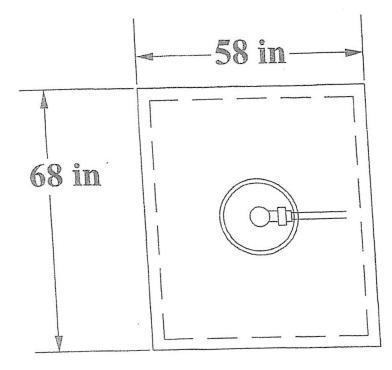
- THIS DESIGN MEETS ALL OF THE **REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL** QUALITY OSSF REGULATIONS AND THE ORDERS OF COMAL COUNTY AND WILL NOT CAUSE A NUISANCE **OR HEALTH HAZARD**
- ALL SPRINKLERS ARE HUNTER PGP-ARV-LA OR K-RAIN PROPLUS
- ANY CROSSING OF WATER LINE & SPRAY LINE WILL BE SLEEVED 10 ft **ON EACH SIDE OF WATER LINE**
- **NO PHYSICAL DRAINAGE FEATURE ON PROPERTY WHICH WOULD REQUIRE SPECIAL PROTECTIVE** MEASURES
- NO TEST HOLES DUG DUE TO **EXTENSIVE SURFACE ROCK**





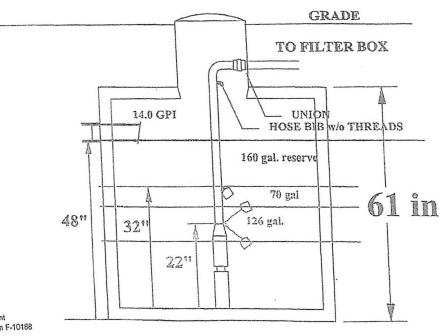
				-	50'	100-
WASTEWATER	2940 Oak Hollow Drive	Rev	Date	By	DRAWING NO.	8236R0
TMENT	Lot 5	0	FEB 17 2025	RCC	DRAWING NO.	0230KU
IOX 1284 E, TX 78006	Rolling Oaks				DATE	FEB 17 2025
GRAHAM R.S. 3741	COMAL COUNTY, TEXAS	-			SCALE	Custom



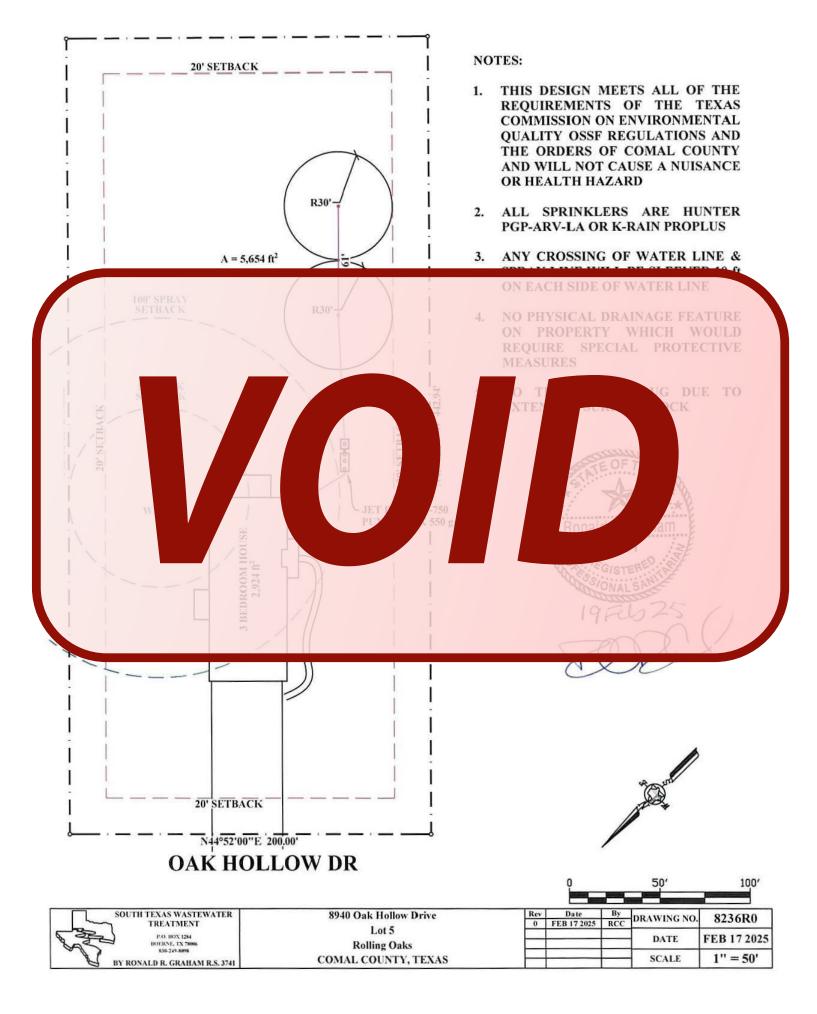




PUMP. TANK 550 gal.



South Texas Wastewater Treatment Texas Registered Engineering Firm F-10188 227 Commerce Boerne, TX 76005



### \* \* \* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \* \* \* <u>APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN</u> <u>ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE</u>

ATTACK ALL DAMES			Permit #	118404
Mailing Address	Gregory Roark	Agent Name	South Texas Wa	stewater Treatment
-	652 Prospect Way	Agent Address	PO Box 1284	
City, State, Zip	New Braunfels, TX 78132	City, State, Zip	Boerne, TX 7800	06
Phon <mark>e #</mark>	504-252-2486	Phone #	(830) 249-8098	
Email _	Greg.Roark@gmail.com	Email	diandra@stwast	ewater.com
All corresp	ondence should be sent to: 🗌 Owner 🕅 Ag	gent 🗌 Both	Method:	] Mail 🛛 Email
and noisiviban	e Rrolling Oaks	Unit	Lot 5	Block
creage/Legal				
	ress 2940 Oak Hollow Drive	City_New	Braunfels	Zip <u>78132</u>
ype of Develop				
Single Fami				
Type of Number	uction (Hous e, RV, F			
Indicate	rooms			
	Living 7 724			
Non-Si	mily F tial			
(Planning ma	mus adequate tea for doubling the	ed la ed	for the nt units	and discover ea)
Type of Fa				
Offices, Fa	ches, School Etc I	kumber cup	an	
Restaurant	5, Theaters - Indice and Association and Assoc			
	Hospital, Nursing Home - Indicate Number of B	eds		
	/RV Parks - Indicate Number of Spaces			
Miscellaneous				
Estimated Cost	of Construction: \$ 597,800.00 (Structu	re Only)		
Is any portion of	the proposed OSSF located in the United State	Army Corpo of F		T) #
	In the proposed USSF located in the United State			
<u> </u>	Public Private Well	proposed USSP impro	vements within the US	ACE nowage easement)
ource of Water				

#### \* \* \* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \* \* \* <u>APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN</u> <u>ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE</u>

Planning Materials & Site Evaluation as Required Completed By South Texas Wastewater Treatment

System Description Aerobic/ Surface Spray

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

the property located	over the Edwards Recherals must be completed by	arge Zone? 🔀 Yes	No No		neer (P.E.))	
there an existi	EQ approve <sup>3</sup> for all certify the DSSF	P amplies with	No sions of	sting V		
there is no exist yes, the R.S. or P a issued for the pro	PAP, d e prop Il cer the OS OS the prop	evelopment act in will comply wit PAP has been ar	uire visior by th	2 appr propo priate r	VPAP?	☑ No ruct will not
the property loca there an existing yes, the P.E. or R.S. s	Edwards Co proval CZP for the hall certify that the OSSF d		I rovisions of th	ne existing CZF	2,)	
yes, the R.S. or P.E. s ued for the proposed (	ZP, does the proposed of hall certify that the OSSF d DSSF until the CZP has been	esign will comply with all en approved by the appr		the proposed		
this property within a yes, indicate the city	an incorporated city?	] Yes 🛛 No				

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.

- Alli	V	2-19-25
Signature of Designer		Date

195 David Jonas Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078

Page 2 of 2

Revised July 2018

ENGINEER'S OFFICE

RE: 2940 Oak Hollow Dr. Rolling Oaks Lot 5

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:

Application page 1:

- a. Please answer the USACE question.
- Application page 2:
  - a. Page 2 of the OSSF application has been updated. Please use the new application. (see attached)
- 3. Site Plan:
  - Submit the sit plan showing all the property dimensions.
  - Show the waterline connection to the structure.
  - There appears to be a well on the property, however the application states public water.
- Submit the full recorded deed.
- 5. Revise accordingly and resubmit.

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

Thank You,

I.	Brandon Olvera	Designated	R	epresentative OS	600	34792	
Т	Comal County	www.cceo.org	I.	<b>f</b> : 830-608-2078	Т	e: <u>olverb@co.comal.tx.us</u>	I.

March 28, 2025 118404



Planning Materials & Site Evaluation	as Required	Completed By South	n Texas Waste Water	Treatment, LLC
--------------------------------------	-------------	--------------------	---------------------	----------------

System Description Aerobic/Surface Spray

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

Tank Size(s) (Gallons) 750/550

Absorption/Application Area (Sq Ft) 5654

Gallons Per Day (As Per TCEQ Table III) 300

(Sites therating more th	an 5000 gallons per day a	are required to obtain	n a permit thro	ough ICEQ.)		
	over the Edwards Rect rials must be completed b				al Engineer (P.E.))	
s there an existing f yes, the R.S. or P	Q approved the fo	r the	Yes	ne exis	PAP.)	
s there at least one	per si mily	g as per 285.	1)?	es 🛛		
there is no existing f yes, the R.S. or P.E e issued for the propo	AP the pro a nat the OS ntil the prop	development ign will comp PAP has b	y rec all pro proved	TCE s of the appro	roved WPAI ised WPAP regional p	Yes 🔀 No hit to Construct will no
the property located	over the Edwards Cont	ributing zone?	] Yes 🔀	No		
there an existing TC	EQ approval CZP for th	e property?	Yes 🔀 No	C		
(In es, the P.E. or R.S. s	hall certify that the OSSF	design complies with	n all provisions	s of the exist	ing CZP.)	
If there is no existing C	ZP, does the proposed	development acu	vity require a	псеф арр		Yes X 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?  $\Box$  Yes X 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

7/1/25

Date



290 S Castell Ave Ste 200, New Braunfels, TX 78130 : 830.608.1551

November 22, 2022

## GREGORY BRENT ROARK 652 PROSPECT WAY NEW BRAUNFELS, TX 78130

## Re: GF#14959NB NF 2940 OAK HOLLOW DR., NEW BRAUNFELS, TX 78132

To whom it may concern,

Enclosed herewith please find the following:

## Original Recorded WARRANTY DEED

Your title policy will be mailed to you at a later date, if applicable. Should you have any questions please feel free to give me a call.

Thank You, Old Republic Title

a. Casema-Optwas

April Casanova-Contreras Escrow Assistant to Naomi Flores



JRT/GF#14959/Claren NF 15\_\_\_\_

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.

#### GENERAL WARRANTY DEED

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

THAT TRAVIS WOMMACK and spouse, STEPHANIE WOMMACK, hereinafter

called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS

(\$10.00) cash and other good and valuable consideration in hand paid by GREGORY

BRENT ROARK, a single man, hereinafter called Grantee, the receipt and sufficiency of

which is hereby acknowledged;

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT,

SELL and CONVEY unto the said Grantee the following described property situated in

Comal County, Texas, to-wit:

Lot 5 of ROLLING OAKS SUBDIVISION, a subdivision in Comal County, Texas according to the plat recorded in Volume 7, Page(s) 96-97 of the Map and Plat Records of Comal County, Texas.

This conveyance is made subject to, all and singular, the restrictions, conditions,

easements and covenants, if any, applicable to and enforceable against the above

described property as reflected by the records of the County Clerk of Comal County,

Texas.

Taxes for the current year have been prorated and are thereafter assumed by

Grantee.

JKI/GF# 4959/Closer NF 15-

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.

# GENERAL WARRANTY DEED

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

THAT TRAVIS WOMMACK and spouse, STEPHANIE WOMMACK, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by GREGORY BRENT ROARK, a single man, hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged;

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT,

SELL and CONVEY unto the said Grantee the following described property situated in

Comal County, Texas, to-wit:

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Taxes for the current year have been prorated and are thereafter assumed by Grantee.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever.

Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and assigns against any person whomsoever claiming or to claim the same or any part thereof

EXECUTED this the 17th day of November, 2022.

TRAVIS WOMMACK nman n STEPHANIE WOMMACK

STATE OF TEXAS COUNTY OF COMAL

This instrument was acknowledged before me on this the 17th day of November, 2022, by TRAVIS WOMMACK and spouse, STEPHANJE WOMMACK.

con con

NAOMI M FLORES Notary ID #10836394 My Commission Expires April 22, 2025

Notary Public in and for the State of Texas

Grantee's Address:

30

2611.deeds Old Republic Title (NF) GF #14959NB

2

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever.

Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and assigns against any person whomsoever claiming or to claim the same or any part thereof

EXECUTED this the 17th day of November, 2022.

TRAVIS WOMMACK remark ophanie STEPHANIE WOMMACK

STATE OF TEXAS COUNTY OF COMAL

(mm

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NAOMI M FLORES Notary ID #10836394 My Commission Expires April 22, 2025

Notary Public in and for the State of Texas

Grantee's Address:

130

2611.deeds Old Republic Title (NF) GF #14959NB

Filed and Recorded Official Public Records Bobbie Koepp, County Clerk Comal County, Texas 11/22/2022 09:34:25 AM LOUISA 2 Pages(s) 202206049365

Bobbie Koepp

2



290 S Castell Ave Ste 200, New Braunfels, TX 78130 : 830.608.1551

OLD REPUBLIC INSURANCE GROUP

November 22, 2022

## GREGORY BRENT ROARK 652 PROSPECT WAY NEW BRAUNFELS, TX 78130

# Re: GF#14959NB NF 2940 OAK HOLLOW DR., NEW BRAUNFELS, TX 78132

To whom it may concern,

Enclosed herewith please find the following:

Original Recorded WARRANTY DEED

Your title policy will be mailed to you at a later date, if applicable. Should you have any questions please feel free to give me a call.

Thank You, Old Republic Title

a. Casema-Optwas

April Casanova-Contreras Escrow Assistant to Naomi Flores

Closer AIF JRT/GF#

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YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

## GENERAL WARRANTY DEED

§

THE STATE OF TEXAS

COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:

THAT TRAVIS WOMMACK and spouse, STEPHANIE WOMMACK, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by GREGORY BRENT ROARK, a single man, hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged;

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee the following described property situated in Comal County, Texas, to-wit:

Lot 5 of ROLLING OAKS SUBDIVISION, a subdivision in Comal County, Texas according to the plat recorded in Volume 7, Page(s) 96-97 of the Map and Plat Records of Comal County, Texas.

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Taxes for the current year have been prorated and are thereafter assumed by Grantee.

JRT/GF# 4459/Closer NF /\$\_

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.

8

## GENERAL WARRANTY DEED

THE STATE OF TEXAS

COUNTY OF COMAL

§ KNOW ALL MEN BY THESE PRESENTS:

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TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever.

Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and assigns against any person whomsoever claiming or to claim the same or any part thereof

EXECUTED this the 17th day of November, 2022.

TRAVIS WOMMACK mmar STEPHANIE WOMMACK

STATE OF TEXAS COUNTY OF COMAL

This instrument was acknowledged before me on this the **17th** day of **November**, **2022**, by **TRAVIS WOMMACK and spouse**, **STEPHANJE WOMMACK**.

§

§

NAOMI M FLORES Notary ID #10836394 Commission Expires April 22, 2025

Notary Public in and for the State of Texas

Grantee's Address:

78130

2611.deeds Old Republic Title (NF) GF #14959NB

2

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever.

Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and assigns against any person whomsoever claiming or to claim the same or any part thereof

EXECUTED this the 17th day of November, 2022.

**TRAVIS WOMMAC** minard nr TEPHANIE WOMMA

STATE OF TEXAS COUNTY OF COMAL

0000

This instrument was acknowledged before me on this the 17th day of November, 2022, by TRAVIS WOMMACK and spouse, STEPHANJE WOMMACK.

NAOMI & FLORES Notary ID #10836394 My Commission Expires April 22, 2025

Notary Public in and for the State of Texas

Grantee's Address:

2611.deeds Old Republic Title (NF) GF #14959NB Filed and Recorded Official Public Records Bobbie Koepp, County Clerk Comal County, Texas 11/22/2022 09:34:25 AM LOUISA 2 Pages(s) 202206049365

Babbie Keepp

2

# ROLLING OAKS SUBDIVISION

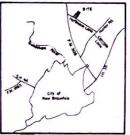
#### State of Texas County of Comal

#### 229800

FILED FOR RE-CORD This 18th day of august 1983 2:43 -O'clock LM and Beserbury - Clerk County Court, Comal County

A subdivision of 228 4/6 acres comprised of a tract called 5.77 acres in a conveyance recorded in volume 332, page 382, and a tract called 222.646 ocres in a conveyance recorded in volume 332. page 376, deed records, Wiley Hughes Survey No. 29, Comal County, Texos

228.416 Total Acres 213.269 Acres in Ninety-nine Trocts 15.147 Acres in Roads (10.615)



VICINITY MAP

#### IN THE MATTER TO ACCOUNT READS IN BACK HALF OF ROLLING CAKS SUBCIVISION INTO UNIT ACRU SYSTEM:

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On this the Zind pay of January, A.O. 1987, upon the County Engineer's recompendation, Commissioner Jacobs moved the Court accept the back helf of Polling Open Subdivision into the County Road System. Seconded by Commissioner Conscille, the motion carried unanimously and, 17 WAS 50 CROERED.

RAYMOND DIETERT Registered Public Surveyor No. 1868 P.O. Box 567 245 Landa 512-625-1011 New Brounfels, Texas

IN THE MATTER TO ACCEPT FROMT HALF OF POLLING OAKS INTO UNIT ROAD SYSTEM:

On this the 19th day of December A.D. 1985, Commissioner George moved, seconded by Commissioner Watz, to accept the roads in the front half of Rolling Oaks Subdivision into the County Unit Road System. A copy of the plat showing the accepted roads is attached to the Court minutes. The motion carried unanimously and. IT WAS SO ORDERED.

In Testimony Whereof, Rolling Oaks Joint Venture, aforesaid, has caused these presents to be signed by W. E. Lehr, General Partner, thereunto authorised this - 4th\_ day of January\_ A.D., 1983. Deputy

Ceneral Partner, 505 Fleetwood Drive, San Antonio, Texas

parks and easements shown thereon forever.

State of Texas County of Comal

Before me, the undersigned authority, on this day personally appeared N. E. Lehr, General Partner of Rolling Cake Joint Venture, known to me to be the person whose mame is suborthed to the foregoing instrument, and acknowledged to se that be executed the same for the purposes and considerations therein expressed and in the expactly therein and herein set out, and as the act and deed of said partnership.

I. W. E. Lehr, General Partner of Rolling Oaks Joint Venture, owner of the property I, W. E. Lehr, General Fartner of Kolling Cake Joint Venture, owner of the property subdivided in the above and foregoing plat of Rolling Cakes Subdivision, do hareby make subdivision of said property for and on behalf of Rolling Cakes Joint Venture according to the lines, streets, alleys, parks, and easements thereon shown and designate said subdivision as Rolling Cake Subdivision, being located in the Wiley Hinghes Survey No. 29, Comma County, Texas, and on behalf of said Rolling Cake Joint Venture dedicate to the public, use of as such, all of the streets, alleys, notes and easempties them thereon forewar.

Given under my hand and seal of office at No. Boundid this Yry day of Qu A.D., 198

Notary Public in and for Comal County, Texas My commission expires \_\_\_\_\_\_.94

State of Texas County of Comal

I, Raymond Distort, R.P.S. 1868, do hereby certify that this plat represents a true and correct subdivision of Rolling Oaks Subdivision as surveyed under my supervision on the ground.

1505

\_A.D., 1983. 6.00

Raymond Dictort, R.P.S. 1868, 245 Landa, New Braunfels, Texas

Sworn to and subscribed before me this the the day of gammany

Notary Public, Comal County, Texas My commission expires 11-1-34

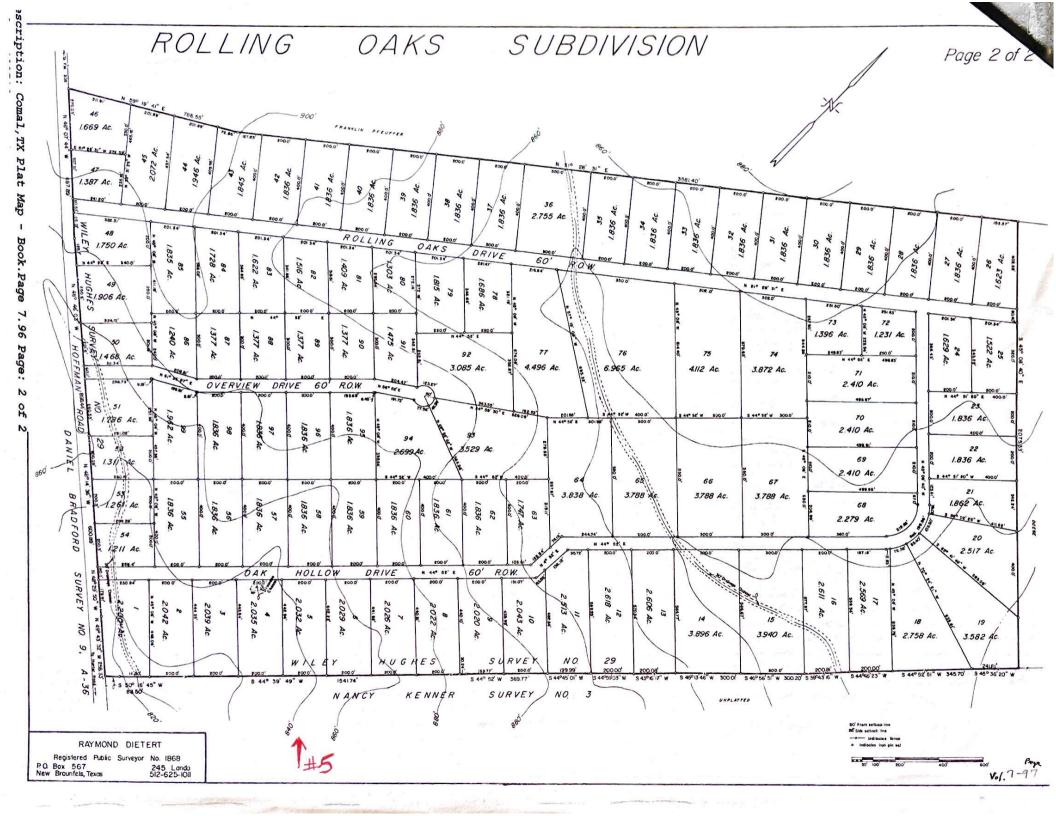
State of Texas County of Comal

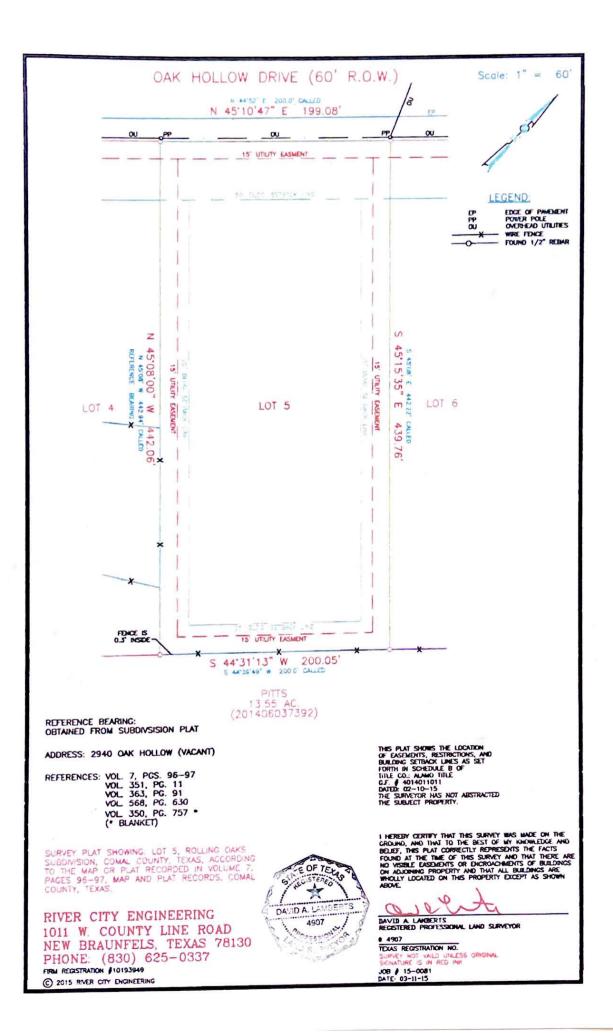
This plat of Rolling Osks Subdivision has been submitted to and considered by the Commissioners Court of Comal County, Taxas, and conforms to all requirements of the Subdividing Regulations of the County as to which approval is required and is hereby approved by such Court. This /fet day of August A.D., 1983.

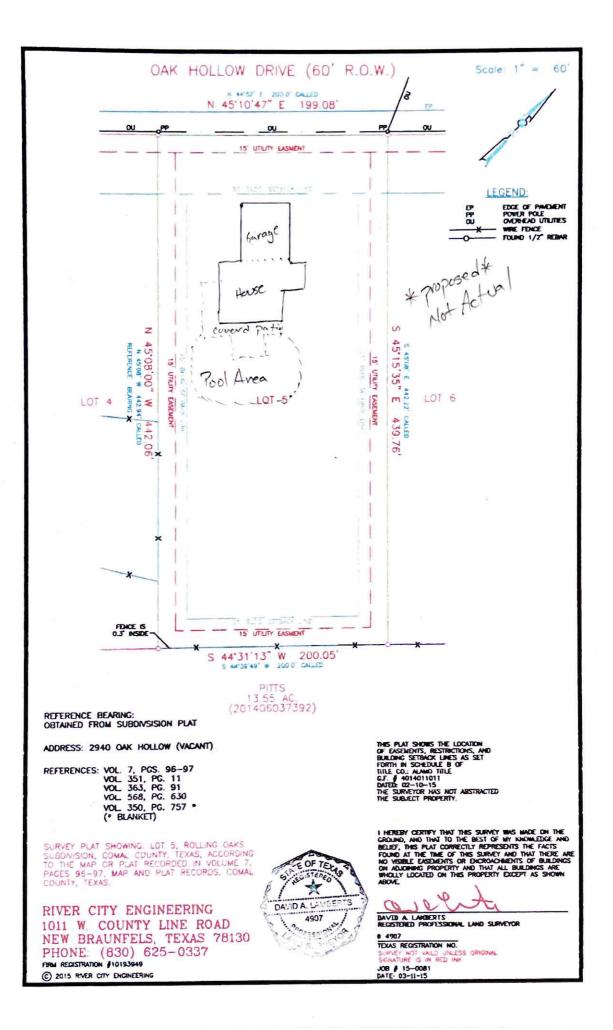
County Tever State of Texas County of Comal

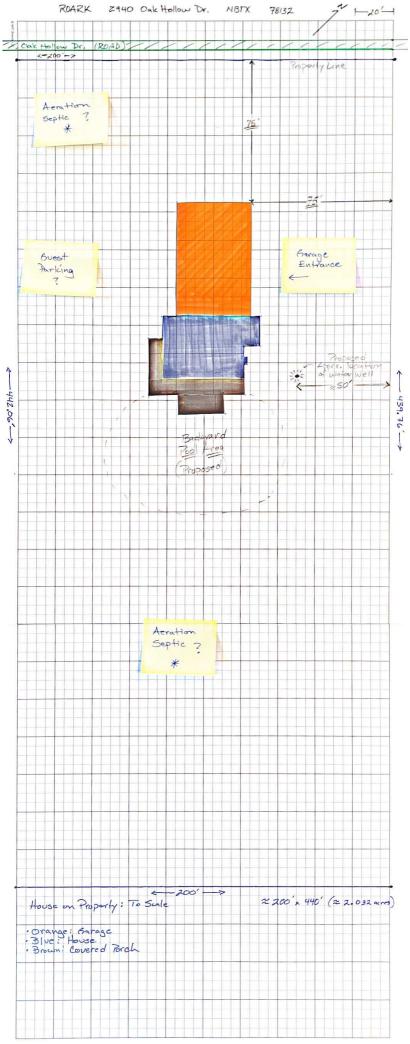
I, RASIE BOSENBURY , Clerk of the County of Comal, do hereby certify that the foregoing instrument of writing with its certificate of authenication was filed for record in my office on the 11th day of august 1.D., 1983, at 243 PA. and duly recorded the 19th day of August A.D., 1987, at 248 PM in the Map and Plat Records of Comal County, Texas, in volume Z, on pages 96-97 in testimony whereof witness my hand and official seal of office this the 18th day of August 1.D., 1983.

County Clerk, Comel County, Texas









CUSTOME PERSONAL I PROPERTY OW CONTACT:	INFORMA	TION				ENTIAL
BUILDER: 7					SIREEI AUDRE	TO TO TO TO BORMS 3
INSTALLER:					HOUSE MOB	ILE SQ. FT. 2700 BORMS. 3
REFERRED BY:	Bran	den I	Beath	(	SCHEDULED:	(2,765) DATE:TIME:
HOME PHONE			and an an and a second			
WORK PHONE	-	and the second			AL.	
		252-1	2486		DIRECTIONS:	
	aveq.	roark	amai	1.com		
	E None					
FEES			PERM	AIT FEES ***	MAILING ADDRESS:	
COUNTY	DESIGN	HOLES	EVALUATE	REMODEL	NEW	652 Prospect Way
			C150.00	6400 10010	CONV / AEROBIC & AF	NBTX 78130
BEXAR	\$1000.00	\$350.00	\$450.00 \$450.00		\$180 / \$260	
BLANCO	\$1000.00	\$350.00 \$250.00	\$400.00		\$300 / \$405 \$310 / \$350	
COMAL	\$800.00		\$450.00		\$410 / \$550	
	1 61000 00 1	S 150 11/1				
GUADALUPE	\$1000.00 \$1250.00	\$350.00 \$350.00	\$500.00		eview Fee	PAID:

\* COMMERCIAL JOB PRICING WILL BE DETERMINED ON A CASE BY CASE BASIS NOTE: FLOWS OVER 5000 GPD REQUIRE STATE PERMITTING, WHICH WE DO NOT HANDLE \*\*REVISION FEES TO BE CHARGED ON MULTIPLE REVISIONS \*

\*\*\* IN COMAL - PERMIT FEE 500 GPD OR MORE IS additional \$200

#### SOIL DESCRIPTION

HOLE 1

DEPTH	TEXTURE CLASS	SOIL TEXTURE	GRAVEL ANALYSIS	DRAINAGE/ MOTTLES	RESTRICTIVE HORIZON	OBSERVATIONS
			1.1			
		St. Marine				del los pro

#### HOLE 2

DEPTH	TEXTURE CLASS	SOIL TEXTURE	GRAVEL ANALYSIS	DRAINAGE/ MOTTLES	HORIZON	CBSERVATIONS
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