



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **09/23/2025**

Permit Number: **118606**

Location Description: **565 AIRLINE DR
CANYON LAKE, TX 78133**

Subdivision: Canyon Lake Island
Unit: -
Lot: 91
Block: -
Acreage: 0.4900

Type of System: **Aerobic
Surface Irrigation**

Issued to: **Star S Residential LLC**

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

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

Alterations to this permit including, but not limited to:

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

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

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

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

Licensing Authority
Comal County Environmental Health

OS0036769

ENVIRONMENTAL HEALTH INSPECTOR

ENVIRONMENTAL HEALTH COORDINATOR

Assistant: OS0034792

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:

Address:

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

Inspector Notes:

Comal County Environmental Health OSSF Inspection Sheet

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

8/22/25 CA: Negative fall observed from structure to cleanout. Verify battery backup timer. Revision for septic line sleeving in lieu of waterline sleeving. Operational remove mulch and remove or cover rocks within spray areas and seed cover

8/26/25 CA: Battery backup installed negative fall on stubout remove mulch from spray areas and seed. Will need re inspection fee

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County 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.		285.32(c)(1)				
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions						
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

**Comal County Environmental Health
OSSF Inspection Sheet**

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



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 118606
Issued This Date: 06/10/2025
This permit is hereby given to: Star S Residential LLC

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

565 AIRLINE DR
CANYON LAKE, TX 78133

Subdivision: Canyon Lake Island
Unit: -
Lot: 91
Block: -
Acreage: 0.4900

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

		118606
<i>Date Received</i>	<i>Initials</i>	<i>Permit Number</i>

Instructions:

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

OSSF Permit

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

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



Signature of Applicant

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refused)



RECEIVED

ON-SITE SEWAGE FACILITY APPLICATION
By Brandon Olvera at 8:24 am, Jun 10, 2025

Date 4/21/2025

Permit Number _____

1. APPLICANT / AGENT INFORMATION

Owner Name Star S Residential LLC
Mailing Address 674 Parkview Dr
City, State, Zip Canyon Lake, TX 78133
Phone # 5129030454
Email starsresidential@gmail.com

Agent Name Doug Dowlearn R.S.
Agent Address PO BOX 212
City, State, Zip Bulverde, TX 78163
Phone # 210-878-8100
Email TXSEPTIC@GMAIL.COM

2. LOCATION

Subdivision Name Canyon Lake Island Unit _____ Lot 91 Block _____
Survey Name / Abstract Number _____ Acreage .49
Address 565 Airline Dr City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 1996

☐ 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: \$ 350,000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Signature of Owner

4/21/2025

Date



RECEIVED

ON-SITE SEWAGE FACILITY APPLICATION
By Brandon Olvera at 8:24 am, Jun 10, 2025

Planning Materials & Site Evaluation as Required Completed By Doug Dowlearn R.S.

System Description Aerobic with spray disposal

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

Tank Size(s) (Gallons) 600 Absorption/Application Area (Sq Ft) 4688

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

4/29/2025

Date

**COUNTY OF COMAL
STATE OF TEXAS**

AFFIDAVIT TO THE PUBLIC

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality (TCEQ) Rules for On-Site Sewage Facilities (OSSFs), 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 (TWC), § 5.012 and § 5.013, give the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

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)

Canyon Lake Island, Lot 91

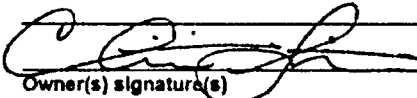
The property is owned by (Insert owner's full name):

Star S Residential LLC

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.

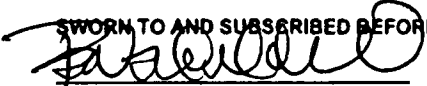
Upon sale or transfer of the above described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for OSSF may be obtained from Comal County Engineer's Office.

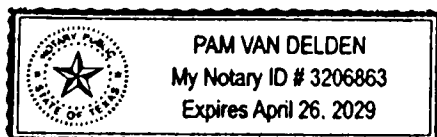
WITNESS BY HAND(S) ON THIS 22 DAY OF April, 25


Owner(s) signature(s)

CHRISTIAN SMITH / OWNER
(PRINTED NAME) / TITLE

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 22 DAY OF April, 25


Notary Public, State of Texas
Notary's Printed Name: Pam Van Delden
My Commission Expires: 4-26-29



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
04/22/2025 11:03:57 AM
WESLEY 1 Pages(s)
202506011457



Bobbie Koepp



26665 IH 10 West
Boerne, TX 78006
(210) 698-2000

Two-Year Initial Service Policy

RE: 565 Airline Dr

The Two-Year Initial Service Policy Includes:

Our firm, Van Delden Wastewater Systems, will inspect your Clearstream system and perform the testing and reporting requirements three times per year (once every four months) for the first two years from installation, which include inspecting the mechanical, electrical, and other applicable components to ensure proper function. Parts and materials for manufacturer defects or workmanship are included. The service form will be forwarded to the regulating authority as required.

This policy does not include:

Chlorine/bleach, additional labor over one-hour, additional service calls, weekend or holiday service calls, or additional testing required by any regulating authority.

- **Violations of Warranty:** include shutting of the electric current to the system for more than 24 hours, disconnecting the alarm system, restricting ventilation to the aerator, overloading the system above its rated capacity, introducing excessive amounts of harmful matter into the system, or any other forms of abuse or negligence (such as running over spray heads with lawn mower, covering system parts or components with landscaping/fill dirt, etc.) Replacement of parts or repairs due to homeowners' abuse or negligence will be billed to the homeowner in addition to a service call charge (see Additional Service Calls). Do not allow alteration to any part of the system or sprinkler head locations. Any use of another company to make repairs to the system will violate any warranties and be considered as a breach of this policy.
- **Repairs not covered under warranty:** Repairs and/or replacement of parts will be made at the time of service, if the charges for parts do not exceed \$200.00. Parts exceeding \$200.00 will require customer approval; attempts to contact customer will be made while on site. If the technician receives approval after he leaves the property, a service charge of \$150.00 to return to the property will be added to final bill.
- **Additional Service Calls:** Additional visits are not included in the annual fee.
 - During normal business hours: A \$150.00 service call will apply. Parts, repairs, labor and warranty apply as mentioned above. Our office will respond to the service call within 2 business days.
 - Outside normal business hours: An emergency line is available from 8am – 5pm on weekends and holidays at 210-570-7539. Weekend/Holiday service calls are offered only in the event of a true emergency (such as overflow out of tanks); **alarm activation does not constitute an emergency.** Service calls outside of normal business hours will incur a \$250.00 fee regardless of any warranty or diagnosis. Parts, repairs, & labor apply as mentioned above.
 - Inaccessible systems will be subject to a service call fee of \$150.00 (examples: locked gates, gate code changes, biting dogs, etc.) or will forfeit their pre-paid service.
- **Chlorine:** The property owner is responsible for maintain the chlorine supply.
 - If chlorinator is found empty, chlorine will be added and charged.
 - If the owner requests that we use the owner's personal supply of chlorine/bleach, the chlorine/bleach must be available at an outside and known location at the time of service to avoid being charged for chlorine.
- **Transfer of Property:** The fee for this policy is non-refundable, but this policy can be transferred to the new owners. If this property is sold within the policy period, the signing party is responsible for all repairs unless the new owner's information is provided before repairs are made and a transfer policy is signed and returned to us. The new owners will be required to meet with our technician for an orientation during the first service check of their transfer policy.
- **Rental of Property:** The homeowner shall obtain the service policy for the system and is responsible for balances due. Renters will be required to meet with our technician for an orientation during the first service check of their occupancy.
- **System Alteration:** Do not allow alteration to any part of the system including the spray area. Alterations result in the system being out of compliance and would cause the property owner additional expense to bring the system back into compliance. Any use of another company to make repairs to the system will violate any warranties and be considered as a breach of this policy.
- **Pumping:** The cleaning of the tanks are not included in this policy.
- **Additional Terms:** All payments not received within 30 days from the invoice date will be charged a 1.5% finance charge per month. If payment for replacement of parts is delinquent, your next service will be delayed, and may result in cancellation of this policy without refund to customer. VDWWWS reserves the right to repossess parts that have not been paid for. A \$30 fee will be charged for returned checks. A 4% convenience fee will be charged for credit card charges over \$1000.00. Van Delden Wastewater Systems reserves the right to terminate this policy for disrespectful actions toward our employees, for dogs that have been aggressive to our employees, and for customer tampering of lids leaving them unsecure.

Acceptance of Policy: The prices, specifications, and conditions are satisfactory and are hereby accepted with payment of this invoice. Van Delden Wastewater Systems is authorized to perform the services as specified. Payment will be made as outlined above and is due upon acceptance of this Policy.

Accepted by (signature):

Date: 4/21/2025

E-mail Starsresidential@gmail.com

Cell (512)903 - 0454

Gate None

Accepted by Van Delden Wastewater Systems:

Date:

OSSF SOIL EVALUATION REPORT INFORMATION

Date: 4/29/2025

Applicant Information:

Name: Star S Residential LLC

Address: 674 Parkview Dr

City, State & Zip Code: Canyon Lake, TX 78133

Email:

Site Evaluator Information:

Name: Doug Dowlearn

Company: D.A.D. Services, Inc.

Address: 703 Oak Drive

City, State & Zip: Blanco, TX 78606

Phone: (210)240-2101 Fax: (866)260-7687

Email: txseptic@gmail.com

Property Location:

Subdivision: Canyon Lake Island Lot: 91

Street/Road Address: 565 Airline Dr

City : Canyon Lake Zip: 78133

Additional Info: Comal County

Installer Information:

Depth	Texture Class	Soil Texture	Structure (For Class III - blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-12" Clay Loam 12"+ Limestone	Blocky	<30% Gravel	12"+Limestone	N/A
Soil Boring #2 60"	Same as above					

DESIGN SPECIFICATIONS

Application Rate (RA): 0.064

OSSF is designed for: 4 bedroom 1996 Sq. Ft Residence
300 gallons per day

An aerobic with spray disposal system is to be utilized based on the site evaluation.
4688 sq. ft. disposal area required

600 gallon per day aerobic treatment unit

Calculations: Absorption Area: $Q/RA=300/0.064=4688$ Sq.. Ft.

FEATURES OF SITE AREA

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: NO

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability. The site evaluation and OSSF design are subject to approval by the TCEQ or the local authorized agent. The planning materials and the OSSF design should not be considered final until a permit to construct has been issued.

Site Evaluator:

NAME: Douglas Dowlearn

Signature:



License No. OS9902 Exp. 6/30/2026

TDH: #2432 Exp. 2/28/2027

D.A.D SERVICES, INC.
DOUG DOWLEARN
PO BOX 212, BULVERDE, TX 78163
Designed for:
Star S Resedential LLC

The installation site is at lot 91 of the Canyon Lake Island subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from an existing 4 Bedroom (1996 sq. ft.) residence. The proposed method of wastewater treatment is aerobic treatment with spray irrigation. This method was chosen because of unsuitable soil conditions.

PROPOSED SYSTEM:

A 3" or 4" PVC pipe will discharge from the residence to a pre-treatment tank, which flows into a 600 gpd aerobic treatment plant. The aerobic tank effluent flows to a storage/pump tank containing a liquid chlorinator and a single 20 gpm submersible pump. Distribution is set to spray in the pre-dawn hours of midnight to 5:00 am through 2 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying at 40 psi. Each sprinkler will spray a radius of 28 feet and 360 degrees of arc. An audio and visual alarm monitoring both high water and aerator failure will be placed in a noticeable location.

DESIGN SPECIFICATIONS:

Daily Waste Flow: 300 gpd
Application rate: 0.064
Application area required: $300/.064 = 4688$ sq. ft.
Application area utilized: 4926 sq. ft.
Pump tank reserve capacity: 100 gal minimum

SYSTEM COMPONENTS:

SCH 40 PVC sewer line
Clearstream 600NC3T
Pretreatment tank
600 GPD Aerobic Treatment Unit
Pump tank with timed controls set to spray in the pre-dawn hours of midnight to 5:00 am
C-1 20X, Model no. 20XC1-05P4-2W115 (or equivalent) submersible pump
Liquid chlorinator
1" purple PVC supply line
2 K-Rain Gear Driven pop-up sprinklers



LANDSCAPING:

The entire surface application area must consist of an area with vegetation capable of growth, before system start up. In the event the surface application area does not have vegetation capable of growth, the bare area shall be seeded or sodded. If the non-vegetative area consists of rock or caliche, 3" of class II or III soil, capable of growing and sustaining vegetative growth, will be added before it is seeded or sodded.

Douglas R. Dowlearn
D.A.D. Services, Inc.
703 Oak Drive
Blanco, TX 78606
(210)240-2101
txseptic@gmail.com

April 29,
2025
RE: 565
Airline Dr.
To Whom It May Concern:

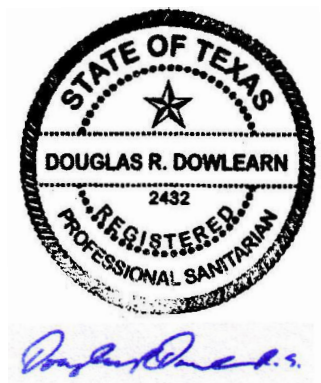
I am requesting a variance for the placement of a spray disposal area 10 feet from the property line, but less than 20 feet from the property line as Comal County regulations require. This variance is requested due to limited space. This setback complies with TCEQ CHAPTER 285 rules Table X. requirements. Equivalent protection will be maintained by including a battery backup to the timer clock to assure sprayers only spray during the predawn hours. In my professional opinion this variance will not pose a threat to the environment or public health.

If there are any questions or concerns, please contact me at 210.240.2101 or by email at txseptic@gmail.com.

Sincerely,



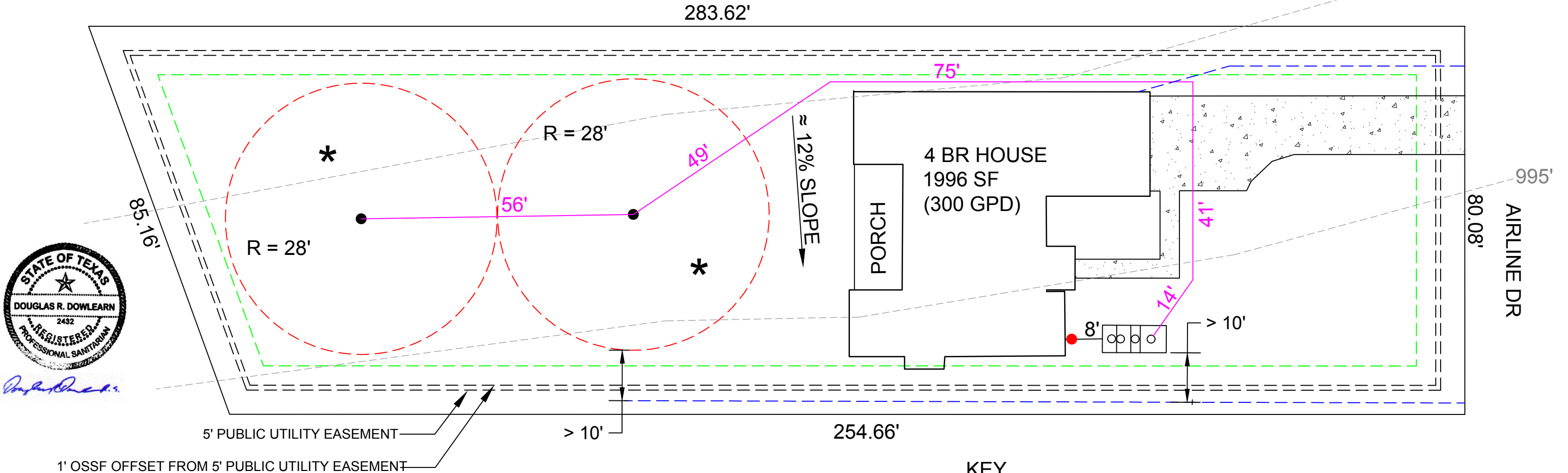
Douglas R. Dowlearn, R.S.



STAR S RESEDENTIAL LLC
565 AIRLINE DR
CANYON LAKE, TX 78133
LOT 91
CANYON LAKE ISLAND
COMAL COUNTY



SCALE 1" = 20'
PRINT SIZE 11" X 17"

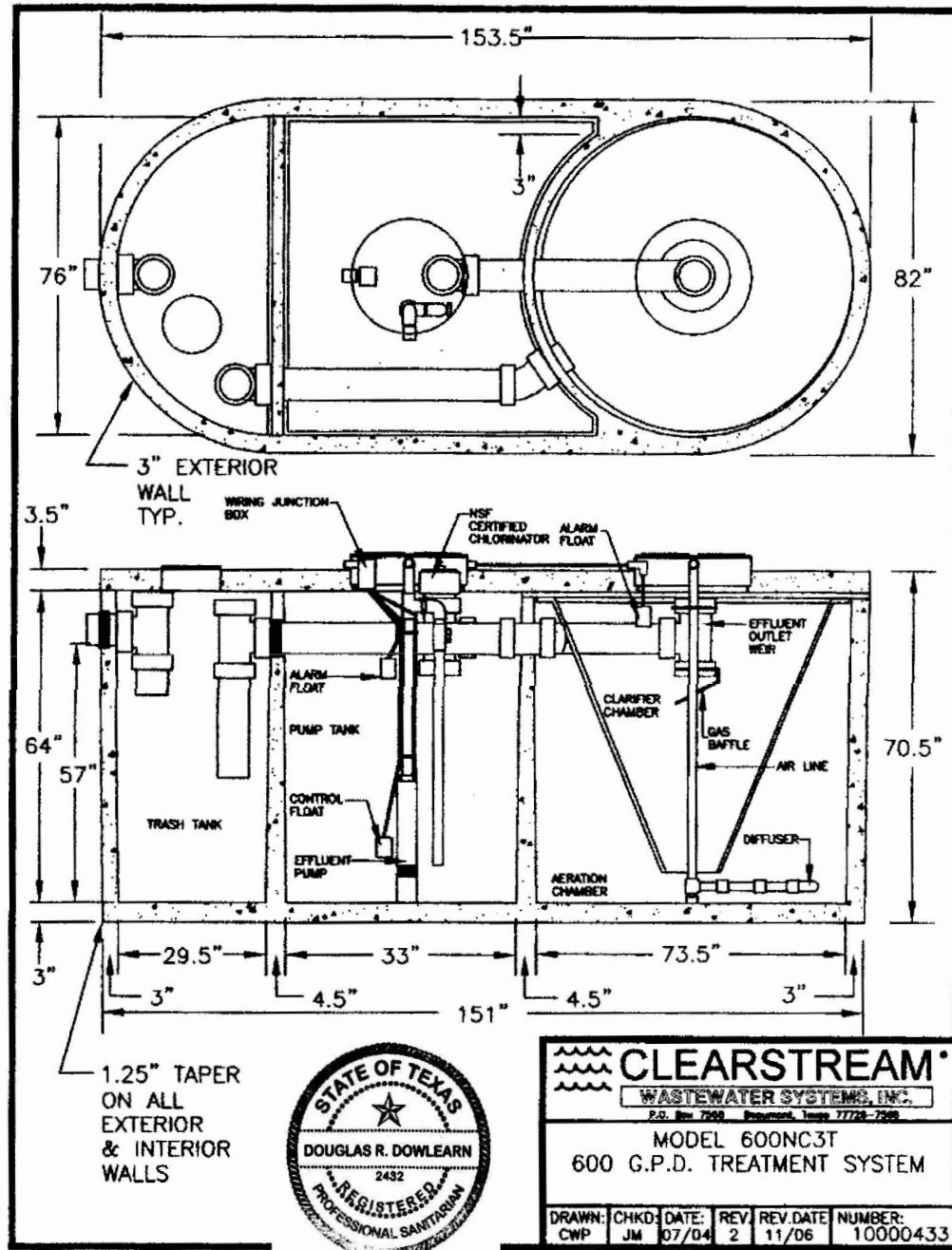


- NOTES:
- 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
 - 1" SCH 40 PURPLE PIPE WILL BE SLEEVED IN SCH 40 PVC PIPE OR WILL BE SCH 80 PVC PIPE WHERE IT IS WITHIN 5' OF OR CROSSES UNDER SURFACE IMPROVEMENTS, DRIVE, WALKWAYS AND 5' BEYOND. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE OSSF SETBACK REQUIREMENTS OF TAC 285.
 - 3" OR 4" SCH 40 PVC PIPE FROM STRUCTURE TO TANK.
 - SEWER PIPE CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
 - TANK TO BE > 5' FROM STRUCTURES AND SURFACE IMPROVEMENTS. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
 - CLEANOUT WITHIN 3' OF STRUCTURE.
 - TOTAL SPRAY AREA = 4926 SF.
 - TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
 - DRAINFIELD SHALL BE GREATER THAN 100' FROM PRIVATE WELLS, AND GREATER THAN 150' FROM PUBLIC WELLS. VERIFY WELL LOCATION(S) ON SITE.
 - SPRAY HEADS SHALL BE LOCATED AT LEAST 10' AWAY FROM TREES WITHIN THE DISTRIBUTION AREA.
 - 1" SCH 40 PURPLE PIPE WILL BE SLEEVED IN SCH 40 PIPE WHERE IT IS WITHIN 10' OF THE WATER LINE AND WHERE IT CROSSES THE WATER LINE AND 10' BEYOND. SLEEVED THE 1" SCH 40 PURPLE PIPE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC 290 CONCERNING WATER LINES.

KEY

	- 2 WAY CLEANOUT
	- 10' OSSF SPRAY SETBACK
	- 1" SCH 40 PVC PURPLE PIPE
	- WATER LINE(VERIFY LOCATION ON SITE)
	- TEST HOLE
	- 600 GPD AEROBIC TREATMENT UNIT
	- DRIVE/WALKWAY

CLEARSTREAM 600NC3T SCHEMATIC



12.3 GALLONS/INCH

46" - 57" - RESERVE - 135.3 GALLONS

46" - ALARM ON

12" - 46" - PUMP ON TO ALARM ON - 418.2 GALLONS

10" - 12" - PUMP OFF TO PUMP ON - 24.6 GALLONS

0 - 10" - SUMP - 123 GALLONS

NOTE: SET ON A TIMER TO DOSE IN PREDAWN HOURS BETWEEN MIDNIGHT AND 5AM.

C1 SERIES

CISTERN PUMPS

Designed for use in gray water / filtered effluent service applications, the C1 Series cistern pump provides high performance and long life in less than ideal water conditions. The C1 Series pump is able to pass solids up to 1/8" without having a negative effect on the internal hydraulic components.

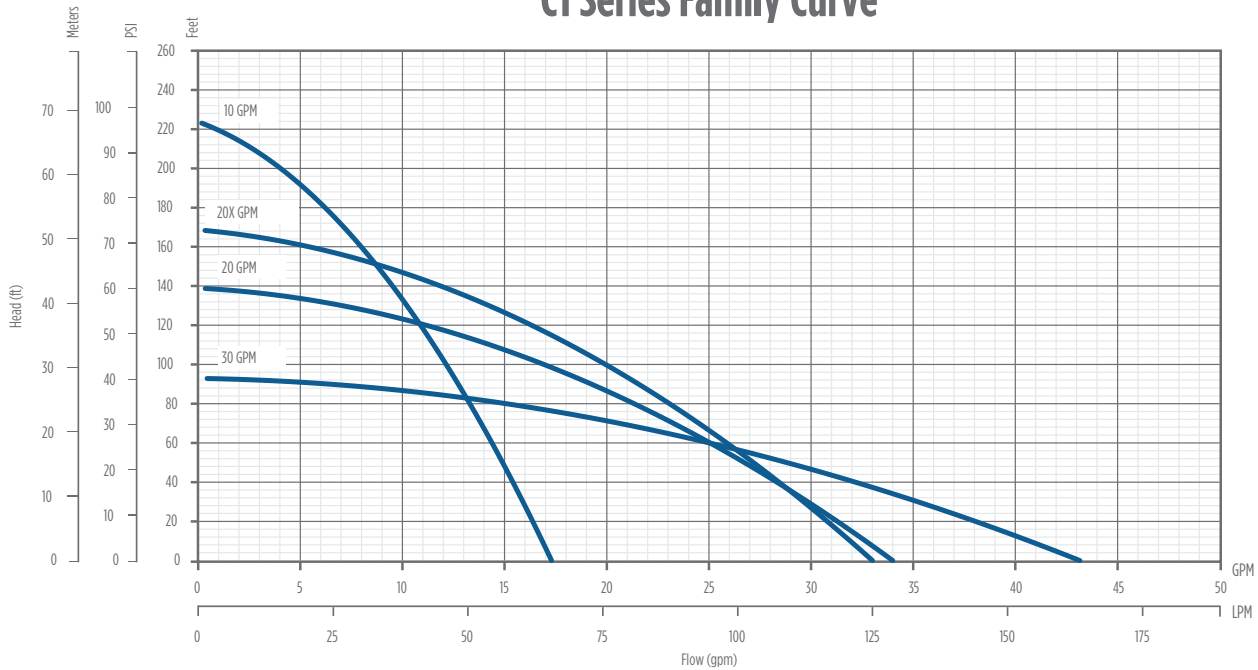
The pump's unique bottom suction design allows for maximum fluid drawdown without compromising durability or overall life, and it does not require the use of a flow induction sleeve. Intended specifically for use in a cistern or tank, C1 Series pumps are suitable for use in agricultural, residential, and commercial installations.



Franklin Electric

franklinwater.com

C1 Series Family Curve



FEATURES

- Supplied with a removable 5" base for secure and reliable mounting
- Bottom suction design
- Robust thermoplastic discharge head design resists breakage during installation and operation
- Single shell housing design provides a compact unit while ensuring cool and quiet operation
- Hydraulic components molded from high quality engineered thermoplastics
- Optimized hydraulic design allows for increased performance and decreased power usage
- All metal components are made of high grade stainless steel for corrosion resistance
- Available with a high quality 115 V or 230 V, ½ hp motor
- Fluid flows of 10, 20, and 30 gpm, with a max shut-off pressure of over 100 psi
- Heavy duty 600 V 10 foot SJ00W jacketed lead

APPLICATIONS

- Gray water pumping
- Filtered effluent service water pumping
- Water reclamation projects such as pumping from rain catchment basins
- Aeration and other foundation or pond applications
- Agriculture and livestock water pumping

ORDERING INFORMATION

C1 Series Pumps							
GPM	HP	Volts	Stage	Model No.	Order No.	Length (in)	Weight (lbs)
10	1/2	115	7	10C1-05P4-2W115	90301005	26	17
		230	7	10C1-05P4-2W230	90301010	26	17
20		115	5	20C1-05P4-2W115	90302005	25	16
		230	5	20C1-05P4-2W230	90302010	25	16
20X		115	6	20XC1-05P4-2W115	90302015	26	17
		230	6	20XC1-05P4-2W230	90302020	26	17
30		115	4	30C1-05P4-2W115	90303005	25	16
		230	4	30C1-05P4-2W230	90303010	25	16

Note: All units have 10 foot long SJ00W leads.



Franklin Electric

franklinwater.com

M1698 07-14



ON-SITE SEWAGE FACILITY APPLICATION

Date _____

Permit Number 118606

1. APPLICANT / AGENT INFORMATION

Owner Name _____
Mailing Address _____
City, State, Zip _____
Phone # _____
Email _____

Agent Name _____
Agent Address _____
City, State, Zip _____
Phone # _____
Email _____

2. LOCATION

Subdivision Name _____ Unit _____ Lot _____ Block _____

Survey Name / Abstract Number _____ Acreage _____

Address _____ City _____ State _____ Zip _____

3. TYPE OF DEVELOPMENT

☐ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) _____

Number of Bedrooms _____

Indicate Sq Ft of Living Area _____

☐ Non-Single Family Residential

(Planning materials must be submitted for additional land area, doubling the permitted land area, and for additional units and disposal area)

Type of Facility _____

Offices, Factories, Churches, Schools, Parks, etc. - Indicate Number of Occupants _____

Restaurants, Lounges, etc. - Indicate Number of Occupants _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ _____ (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.

Signature of Owner

Date _____



Planning Materials & Site Evaluation as Required Completed By _____

System Description _____

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

Tank Size(s) (Gallons) _____ Absorption/Application Area (Sq Ft) _____

Gallons Per Day (As Per TCEQ Table III) _____

(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 of single family dwelling? ☐ 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 Contract Zone? ☐ Yes ☐ No

Is there an existing TCEQ approved 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

Olvera,Brandon

From: Olvera,Brandon
Sent: Tuesday, August 19, 2025 9:12 AM
To: Chad Van Delden; Lauren Dowlearn
Subject: RE: 118606.pdf

All,  because there are multiple houses branching off that waterline, you will need to get with the water company to ensure that the sleeving of the of the waterline will comply with their standards as a public waterline.

| Brandon Olvera | Designated Representative OS0034792 |
| t: 830-608-2090 | e: olverb@co.comal.tx.us |


From: Chad Van Delden <Chad@vdwws.com>
Sent: Friday, August 15, 2025 1:08 PM
To: Olvera,Brandon <Olverb@co.comal.tx.us>
Cc: Lauren Dowlearn <txseptic@gmail.com>
Subject: Re: 118606.pdf

This email originated from outside of the organization.

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

- Comal IT

Hi Brandon,


 Plt to the 3rd house. We will trench the spray line so the spray area and spray line are 11 ft from the waterline.
When can we reschedule the inspection?

Chad Van Delden
Van Delden Wastewater Systems
210-698-2000

On Aug 13, 2025, at 10:05 AM, Olvera,Brandon <Olverb@co.comal.tx.us> wrote:

Property Owner/Agent,

File has been updated.

 do you know where the end of the waterline goes?

Does it maintain the same 10 ft. separation distance from the edge of the spray field?

Thank You,

Olvera,Brandon

From: Olvera,Brandon
Sent: Wednesday, August 13, 2025 9:33 AM
To: Chad Van Delden; Lauren Dowlearn
Subject: RE: 118606.pdf

Property Owner/Agent
File has been updated.



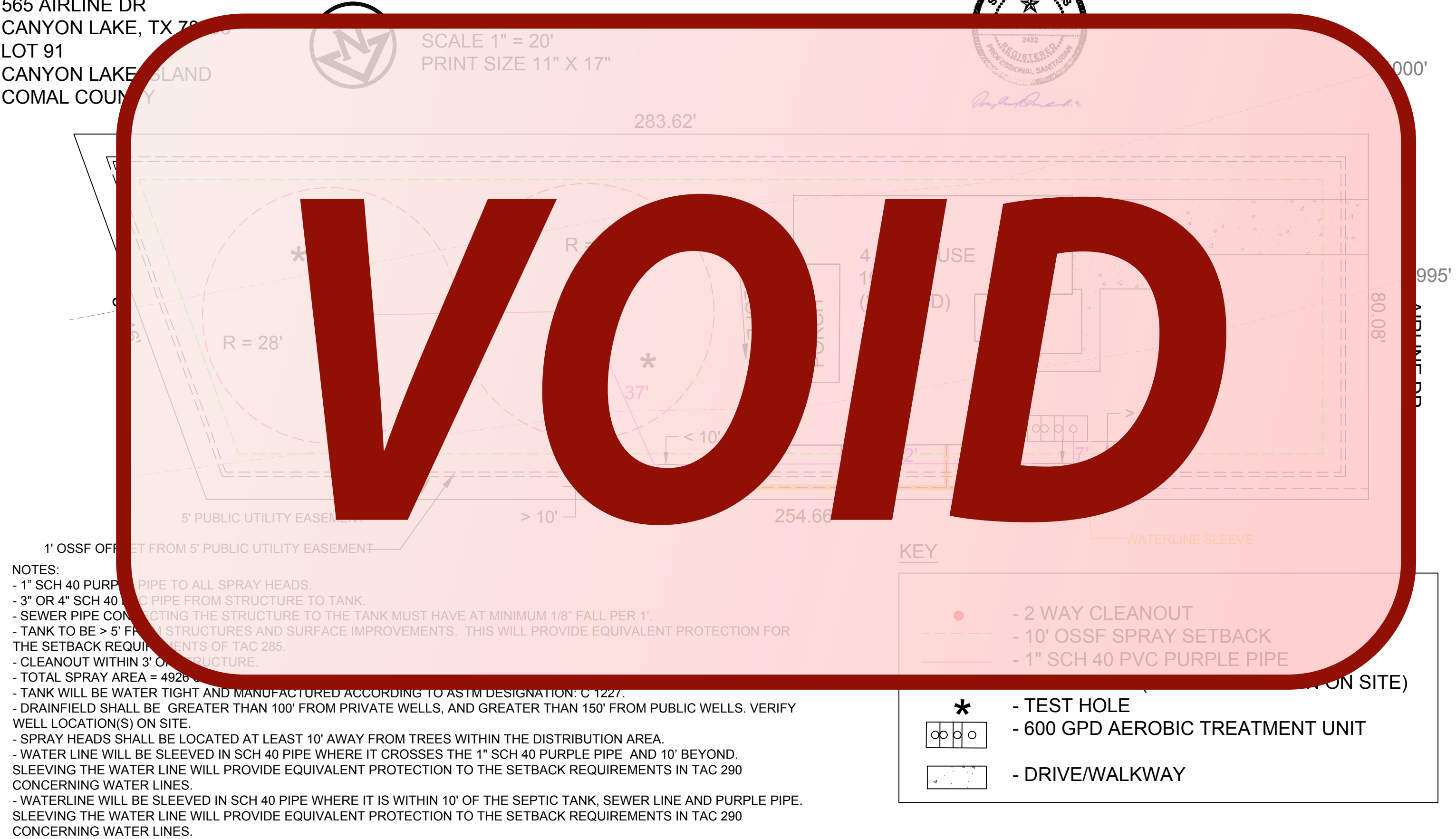
Do you know where the end of the waterline goes?
Does it maintain the same 10 ft. separation distance from the edge of the spray field?

Thank You,



| **Brandon Olvera** | Designated Representative OS0034792 |
| t: **830-608-2090** | e: **olverb@co.comal.tx.us** |

STAR S RESEDENTIAL LLC
565 AIRLINE DR
CANYON LAKE, TX 78009
LOT 91
CANYON LAKE ISLAND
COMAL COUNTY





COMAL COUNTY

ENGINEER'S OFFICE

RE: ***565 Airline Dr.***
Canyon Lake Island
Lot 91

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 2:
 - a. Tank size is below the minimum requirement in 285.91(2)
- 2. Revise accordingly and resubmit.

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

Thank You,

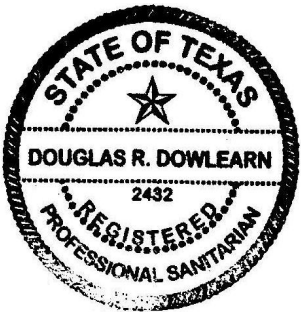
| **Brandon Olvera** | **Designated Representative OS0034792** |

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

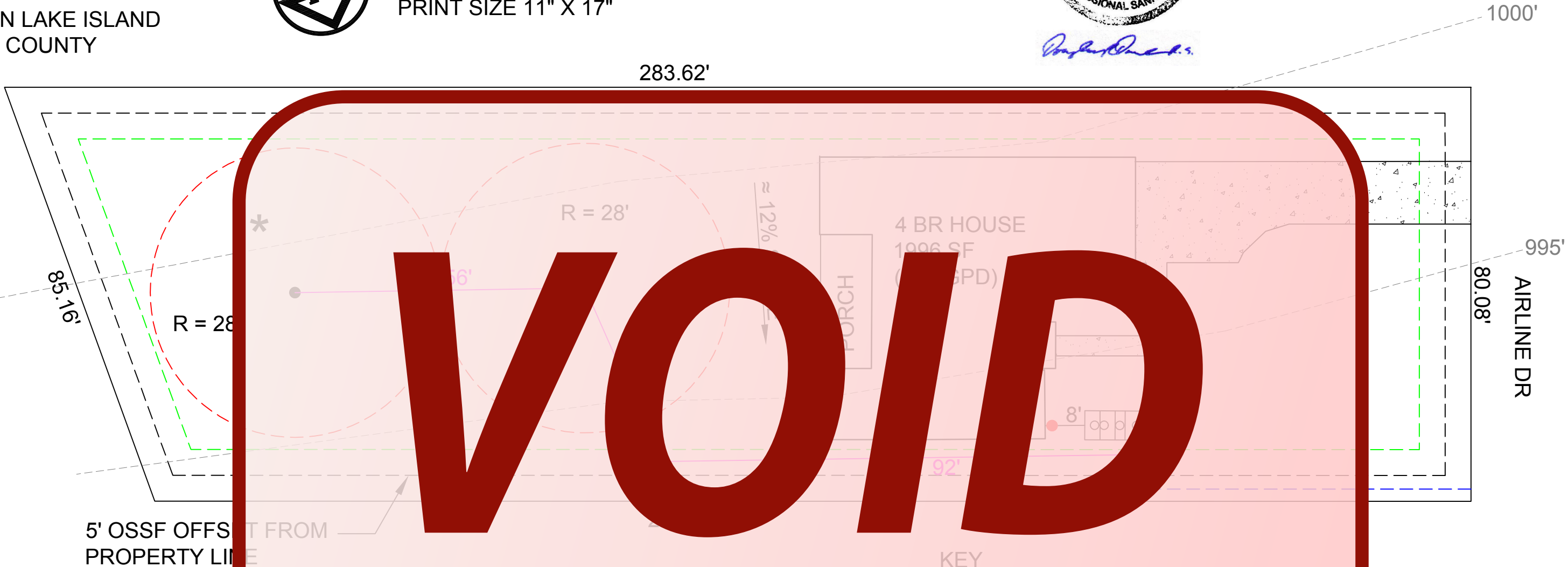
STAR S RESEDENTIAL LLC
565 AIRLINE DR
CANYON LAKE, TX 78133
LOT 91
CANYON LAKE ISLAND
COMAL COUNTY



SCALE 1" = 20'
PRINT SIZE 11" X 17"



Douglas R. Dowlearn

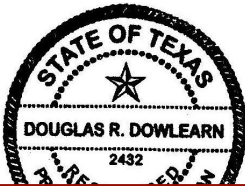


- NOTES:
- 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
 - 3" OR 4" SCH 40 PVC PIPE FROM STRUCTURE TO TANK.
 - SEWER PIPE CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
 - TANK TO BE > 5' FROM STRUCTURES AND SURFACE IMPROVEMENTS. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
 - CLEANOUT WITHIN 3' OF STRUCTURE.
 - TOTAL SPRAY AREA = 4926 SF.
 - TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
 - DRAINFIELD SHALL BE GREATER THAN 100' FROM PRIVATE WELLS, AND GREATER THAN 150' FROM PUBLIC WELLS. VERIFY WELL LOCATION(S) ON SITE.
 - SPRAY HEADS SHALL BE LOCATED AT LEAST 10' AWAY FROM TREES WITHIN THE DISTRIBUTION AREA.
 - WATER LINE WILL BE SLEEVED IN SCH 40 PIPE WHERE IT CROSSES THE 1" SCH 40 PURPLE PIPE AND 10' BEYOND. SLEEVE THE WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC 290 CONCERNING WATER LINES.
 - WATERLINE WILL BE SLEEVED IN SCH 40 PIPE WHERE IT IS WITHIN 10' OF THE SEPTIC TANK, SEWER LINE AND PURPLE PIPE. SLEEVE THE WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC 290 CONCERNING WATER LINES.

KEY

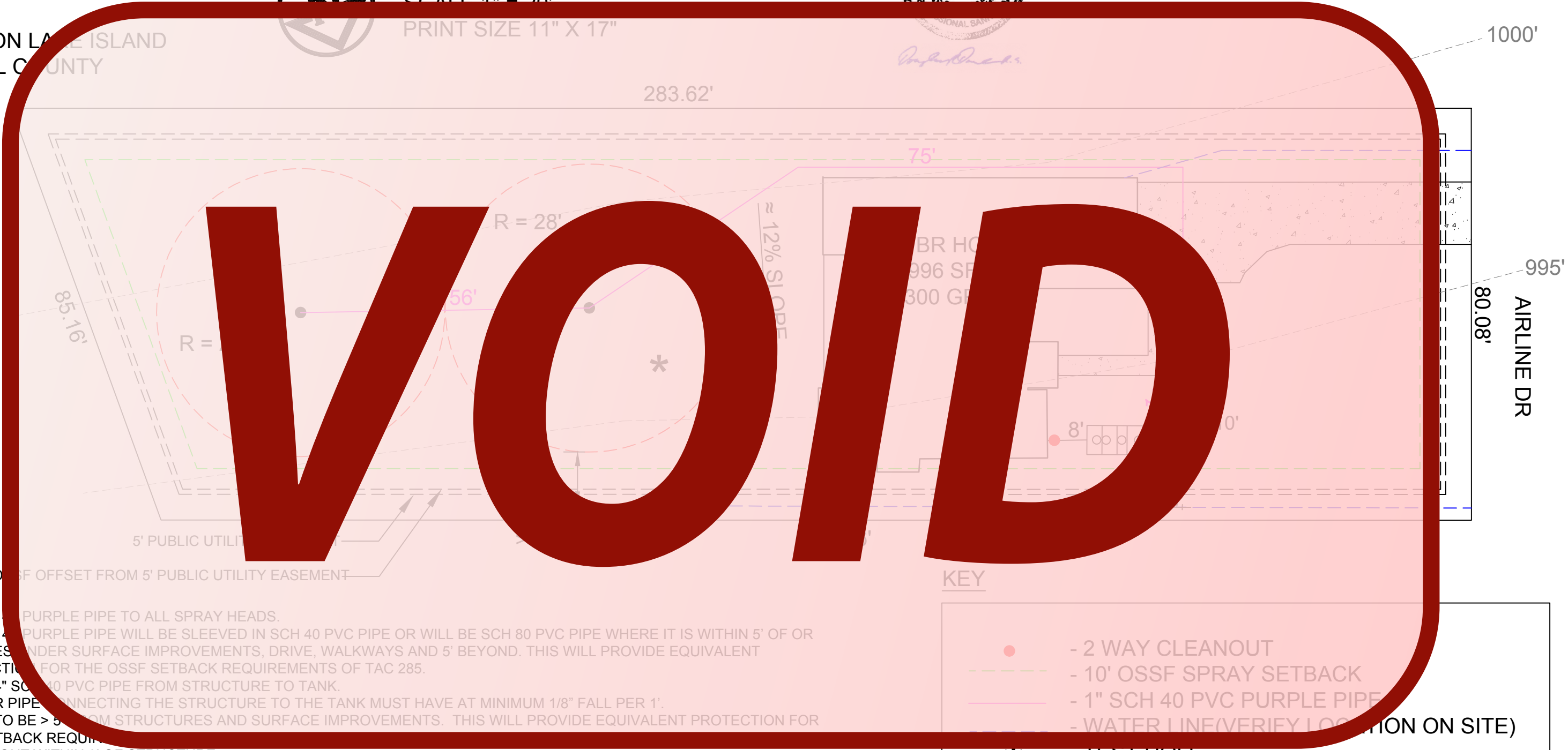
	- 2 WAY CLEANOUT
	- 10' OSSF SPRAY SETBACK
	- 1" SCH 40 PVC PURPLE PIPE
	- WATER LINE(VERIFY LOCATION ON SITE)
	- TEST HOLE
	- 600 GPD AEROBIC TREATMENT UNIT
	- DRIVE/WALKWAY

STAR S RESEDENTIAL LLC
565 AIRLINE DR
CANYON LAKE, TX 78133
LOT 91
CANYON LAKE ISLAND
COMAL COUNTY



SCALE 1" = 20'
PRINT SIZE 11" X 17"

Brandon Olvera



- NOTES:
- 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
 - 1" SCH 40 PURPLE PIPE WILL BE SLEEVED IN SCH 40 PVC PIPE OR WILL BE SCH 80 PVC PIPE WHERE IT IS WITHIN 5' OF OR CROSSES UNDER SURFACE IMPROVEMENTS, DRIVE, WALKWAYS AND 5' BEYOND. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE OSSF SETBACK REQUIREMENTS OF TAC 285.
 - 3" OR 4" SCH 40 PVC PIPE FROM STRUCTURE TO TANK.
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 - TANK TO BE > 5' FROM STRUCTURES AND SURFACE IMPROVEMENTS. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS.
 - CLEANOUT WITHIN 3' OF STRUCTURE.
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 - TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
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 - SPRAY HEADS SHALL BE LOCATED AT LEAST 10' AWAY FROM TREES WITHIN THE DISTRIBUTION AREA.
 - WATER LINE WILL BE SLEEVED IN SCH 40 PIPE WHERE IT IS WITHIN 10' OF THE 1" SCH 40 PURPLE PIPE, AND WHERE IT CROSSES THE 1" SCH 40 PURPLE PIPE AND 10' BEYOND. SLEEVEING THE WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC 290 CONCERNING WATER LINES.

KEY

	- 2 WAY CLEANOUT
	- 10' OSSF SPRAY SETBACK
	- 1" SCH 40 PVC PURPLE PIPE
	- WATER LINE (VERIFY LOCATION ON SITE)
	- TEST HOLE
	- 600 GPD AEROBIC TREATMENT UNIT
	- DRIVE/WALKWAY

New Braunfels Title-CL GF# 089653NBT AL

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

Date: June 13, 2024

Grantor: QUINN DALE FRITZ, Trustee of the WALKER GRANDCHILDREN TRUST;
and

QUINN DALE FRITZ, Independent Executor of the Estate of CARROLL DALE WALKER, DECEASED

Grantor's Mailing Address: 1852 Ranch Road 2323, Fredericksburg, TX 78624

Grantee: STAR S RESIDENTIAL LLC, a Texas limited liability company

Grantee's Mailing Address, and after Recording, Return to: 674 Parkview Dr, Canyon Lake, TX 78133

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot Ninety-One (91), Canyon Lake Island Subdivision, Comal County, Texas, according to a map or plat of said subdivision recorded in Volume 3, Pages 38-40, Map and Plat Records of Comal County, Texas

Reservations from Conveyance: None


Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2024, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

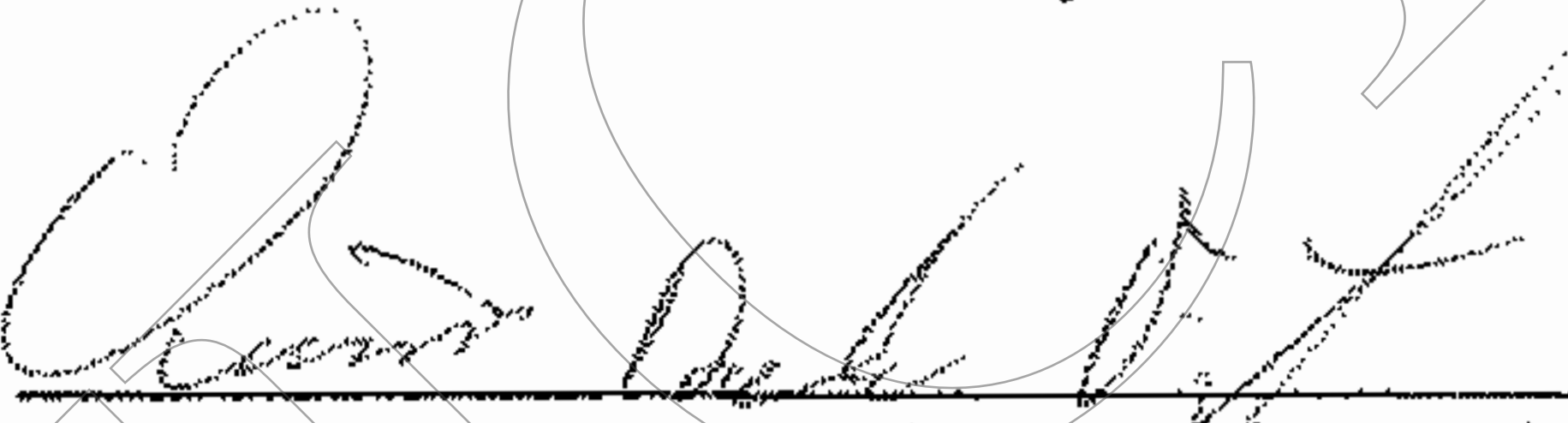
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the

Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that such Contract provides for limitations or other agreed matters that will survive the closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

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



QUINN DALE FRITZ, Trustee of the WALKER
GRANDCHILDREN TRUST


QUINN DALE FRITZ, Independent Executor of the
estate of CARROLL DALE WALKER,
DECEASED

STATE OF TEXAS)

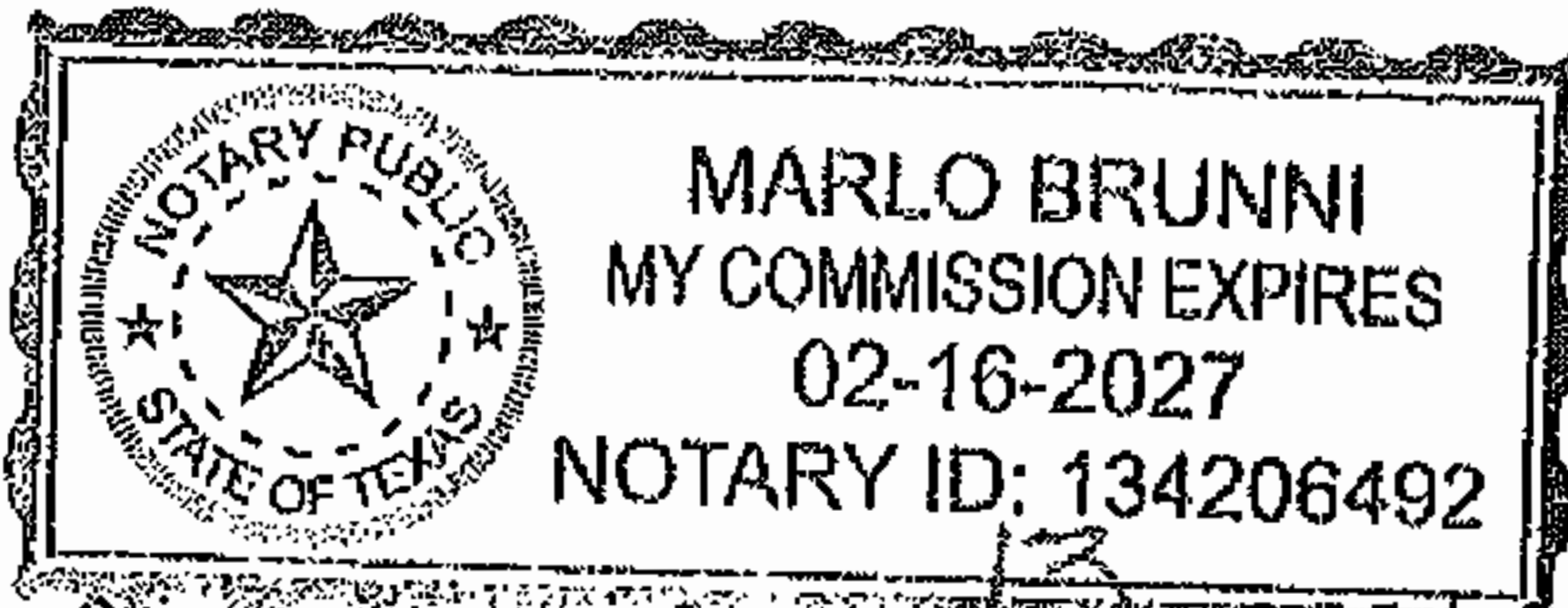
COUNTY OF Gillespie)

This instrument was acknowledged before me on June 13, 2024 by QUINN DALE FRITZ, Trustee of the WALKER GRANDCHILDREN TRUST, for the purposes and in the capacities therein stated.



Notary Public, State of Texas

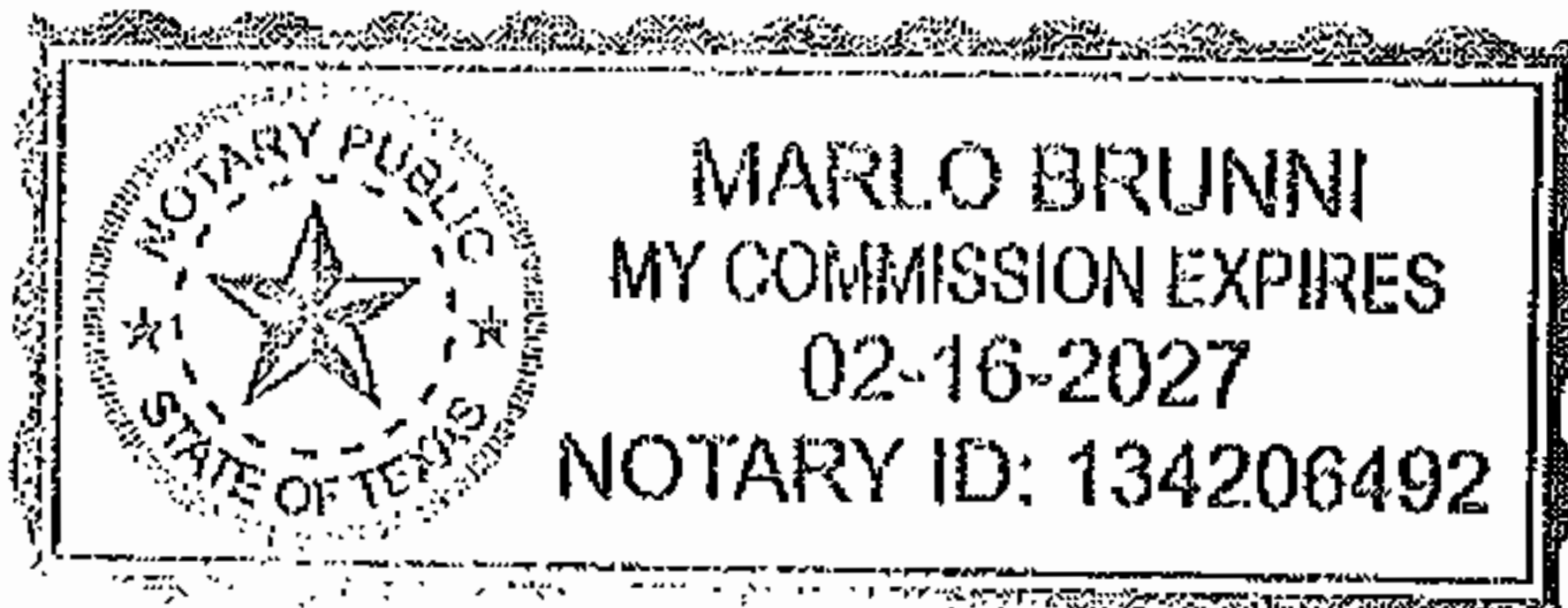
STATE OF TEXAS)

COUNTY OF Gillespie)



This instrument was acknowledged before me on June 13, 2024 by QUINN DALE FRITZ, Independent Executor of the estate of CARROLL DALE WALKER, DECEASED, on behalf of said estate.


Notary Public, State of Texas



UNOFFICIAL

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
06/14/2024 10:17:15 AM
MARY 3 Pages(s)
202406017848**



Bobbie Koepp