

Olvera,Brandon

From: Olvera,Brandon
Sent: Wednesday, June 25, 2025 8:42 AM
To: Maria Oranday
Cc: Hendry,Clint
Subject: RE: 118618.pdf

Property Owner/Agent,

The file has been updated. In addition to the purposed abandonment, the system will also need to be pumped. Please provide us with a pump receipt before the Final inspection.

Thank You,

| Brandon Olvera | Designated Representative OS0034792 | Comal County | www.cceo.org |
| 195 David Jonas Dr, New Braunfels, TX-78132 | t: 830-608-2090 | f: 830-608-2078 | e:
olverb@co.comal.tx.us |

FRANK ORANDAY
15008 Canterbury Rd.
Spring Branch, TX, 78070
(210) 510-8996

Comal County Engineer's Office
195 David Jonas Drive
New Braunfels TX, 78132

Re: Abandon OSSF - Lot 24, Rolling Hills Estates, Unit 1
(Permit # 92097)

To Brenda/Brandon:

This letter will serve to outline the abandonment procedure and requirements for the above referenced Septic Permit. The existing *Hoot LA-500* aerobic treatment unit will be disconnected from all electrical and sewer connections. In addition, the inlet & outlet will be capped off and inspected by Comal County to be compliant. A separate and new permit will need to be applied for this ATU's use in the future.

Equivalent protection will be maintained, provided no alterations are made to this tank after being inspected. In my professional opinion, this ATU will not pose a threat to the environment or public health.

Sincerely,

Frank Oranday R.S.



6/23/25

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)				

**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						

Baker Septic Service, a Series LLC
Baker Septic Pumping PS LLC
PO Box 2221
Canyon Lake, TX 78133-0009
830-899-2971

Invoice

Bill To

New Heritage homes
15898 N. State HWY 123
San Marcos Tx 78666
714-326-5100

Date: 6/27/2025**Invoice #** 18691

Item	Description	Qty	Price	Amount
Aerobic	Aerobic (500 gal. per day system up to 1500gal.)	1.00	650.00	650.00
Add. Waste	Additional waste \$0.45 per gallon	1000.00	0.45	450.00
Labor	Labor \$90.00/ hour			
	(572 Wickford way, Canyon Lake, TX, 78133)			
pd ck # 1149 MARTY BAKER SEPTIC SOL.				

bakersepticsservice@yahoo.com

Subtotal	\$1,100.00
Sales Tax (8....	\$0.00
Total	\$1,100.00
Payments/Credit:	\$0.00
Balance Due	\$1,100.00

Olvera,Brandon

From: Olvera,Brandon
Sent: Wednesday, June 11, 2025 1:39 PM
To: Maria Oranday; thomas@newheritagehomes.org
Subject: 118618.pdf
Attachments: 118618.pdf

Frank.

Per our phone conversation, please write a separate letter for permit 92097 of how you are abandoning the OSSF. We will need to inspect the disconnection during the inspection process.



Property Owner/Agent,

Attached is a copy of the Permit to Construct.

Thank You,

| **Brandon Olvera** | **Designated Representative OS0034792** | Comal County | www.cceo.org |

| 195 David Jonas Dr, New Braunfels, TX-78132 | **t:** 830-608-2090 | **f:** 830-608-2078 | **e:**
olverb@co.comal.tx.us |



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: 118618
Issued This Date: 06/11/2025
This permit is hereby given to: New Heritage Homes Inc.

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

560 WICKFORD WAY
CANYON LAKE, TX 78133

Subdivision: Rolling Hills Estates
Unit: 1
Lot: 23
Block: na
Acreage: 0.0000

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Drip 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.

RECEIVED

By Kathy Griffin at 9:16 am, May 06, 2025



COMAL COUNTY

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

DATE RECEIVED	INITIALS
---------------	----------

Date Received

Initials

118618

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



Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION	
___ (Missing Items Circled, Application Refused)	

RECEIVED

By Kathy Griffin at 9:16 am, May 06, 2025



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date _____

Permit Number 118618

1. APPLICANT / AGENT INFORMATION

Owner Name New Heritage Homes, Inc
Mailing Address 500 Wayside Drive
City, State, Zip Wimberley, TX 78676
Phone # 714-326-5100
Email thomas@newheritagehomes.org

Agent Name Maria Oranday
Agent Address 15008 Canterbury Rd
City, State, Zip Spring Branch Tx, 78070
Phone # 210.823.3477
Email hillcountryseptics@gmail.com

2. LOCATION

Subdivision Name Rolling Hills Estates 1 Unit _____ Lot 23 Block _____
Survey Name / Abstract Number _____ Acreage .2792
Address 560 Wickford way 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 3

Indicate Sq Ft of Living Area 1350

☐ 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: \$ existing (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 [Signature]

Date 4/14/25



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Frank Oranday

System Description Aerobic Treatment W/ drip tubing emitter

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

Tank Size(s) (Gallons) 600 gpd Absorption/Application Area (Sq Ft) 1,200 Required

Gallons Per Day (As Per TCEQ Table III) 240

(Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.)

Is the property located over the Edwards Recharge Zone? ☐ Yes ☒ No

(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))

Is there an existing TCEQ approved WPAP for the property? ☐ Yes ☒ No

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

Is there at least one acre per single family dwelling as per 285.40(c)(1)? ☐ Yes ☒ No

If there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? ☐ Yes ☒ No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed WPAP. A Permit to Construct will not be issued for the proposed OSSF until the proposed WPAP has been approved by the appropriate regional office.)

Is the property located over the Edwards Contributing Zone? ☒ Yes ☐ No

Is there an existing TCEQ approval CZP for the property? ☐ Yes ☒ No

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

If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? ☐ Yes ☒ No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

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

If yes, indicate the city: _____

By signing this application, I certify that:

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

Signature of Designer

Date



ON-SITE SEWAGE FACILITY APPLICATION

Date _____

Permit Number _____

1. APPLICANT / AGENT INFORMATION

Owner Name New Heritage Homes, Inc
Mailing Address 500 Wayside Drive
City, State, Zip Wimberley, TX 78676
Phone # 714-326-5100
Email thomas@newheritagehomes.org

Agent Name Maria Oranday
Agent Address 15008 Canterbury Rd
City, State, Zip Spring Branch Tx, 78070
Phone # 210.823.3477
Email hillcountryseptics@gmail.com

2. LOCATION

Subdivision Name Rolling Hills Estates 1 Unit _____ Lot 23 Block _____
Survey Name / Abstract Number _____ Acreage .2792
Address 560 Wickford way City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

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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: \$ existing (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.

Thomas Jankovoy
Signature of Owner

4-10-25
Date



202506010707 04/14/2025 04:18:47 PM 1/1

**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): Lot 23, Rolling Hills Estates, Unit 1

The property is owned by (Insert owner's full name): New Heritage Homes Inc.

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**.

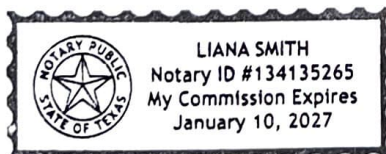
WITNESS BY HAND(S) ON THIS 14th DAY OF April, 2025

[Signature]
Owner(s) signature(s)

Thomas Yankow
(PRINTED NAME)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 14th DAY OF April, 2025

[Signature]
Notary Public, State of Texas
Notary's Printed Name: Liana Smith
My Commission Expires: January 10, 2027



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
04/14/2025 04:18:47 PM
MAY 1 Page(s)
202506010707



Bobbie Koepf

WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

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

Permit/License Number _____
Customer New Heritage Homes Inc.
Site Address 560 Wickford Way
City Canyon Lake Zip TX 78133
Mailing Address _____
County Comal Map # _____
Phone 714.326.5100
Email thomas@newheritagehomes.org

I. General: This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between New Heritage Homes Inc. (hereinafter referred to as "Customer") and Block Creek Aerobic Services, LLC. By this agreement, Block Creek Aerobic Services, LLC and its employees (hereinafter inclusively referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein.

II. Effective Date:

This Agreement commences on LTO and ends on 2 Years for a total of two (2) years (initial agreement) or one (1) year (thereafter). If this is an initial agreement (new installation), the Customer shall notify the Contractor within two (2) business days of the system's first use to establish the date of commencement. If no notification is received by Contractor within ninety (90) days after completion of installation or where county authority mandates, the date of commencement will be the date the "License to operate" (Notice of Approval) was issued by the permitting authority. This 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.

III. Termination of Agreement:

This Agreement may be terminated by either party for any reason, including for example, substantial failure of either party to perform in accordance with the terms of this Agreement, without fault or liability of the terminating party. The terminating party must provide written notice to the non-terminating party thirty (30) days prior to the termination of this Agreement. If this Agreement is terminated, Contractor will be paid at the rate of \$75.00 per hour for any work performed and for which compensation has not been received. After the deduction of all outstanding charges, any remaining monies from prepayment for services will be refunded to customer within thirty (30) days of termination of this Agreement. Either party terminating this Agreement for any reason, including non-renewal, shall notify in writing the equipment manufacturer and the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination. Nonpayment of any kind shall be considered breach of contract and a termination of contract.

IV. Services:

Contractor will:

- 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 regulation, for a total of three visits to site per year. The list of items checked at each visit shall be the: control panel, Electrical circuits, timer, Aeration including compressor and diffusers, CFM/PSI measured, lids safety pans, pump, compressor, sludge levels, and anything else required as per the manufacturer.
- b. Provide a written record of visits to the site by means of an inspection tag attached to or contained in the control panel.
- c. Repair or replace, if Contractor has the necessary materials at site, any component of the OSSF found to be failing or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and the service(s) cost less than \$100.00, Customer hereby authorizes Contractor to perform the service(s) and bill Customer for said service(s). When service costs are greater than \$100.00, or if contractor does not have the necessary supplies at the site, Contractor will notify Customer of the required service(s) and the associated cost(s). Customer must notify Contractor of arrangements to affect repair of system within two (2) business days after said notification.
- d. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only).
- e. Forward copies of this Agreement and all reports to the regulatory agency and the Customer.
- f. Visit site in response to Customer's request for unscheduled services within forty-eight (48) hours of the date of notification (weekends and holidays excluded) of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.

V. Disinfection:

T.G.

Customer's Initials



RC

Contractor's Initials

____ Not required; X required. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer.

VI. Electronic Monitoring:

Electronic Monitoring is not included in this Agreement.

VII. 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):

I. Contractor's receipt of a fully executed original copy or facsimile of this agreement and all documentation requested by Contractor.

If the above conditions are not met, Contractor is not obligated to perform any portion of this Agreement.

VIII. Customer's Responsibilities:

The customer is responsible for each and all of the following:

a. Provide all necessary yard or lawn maintenance and removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.

b. Protect equipment from physical damage including but not limited to that damage caused by insects.

c. Maintain a current license to operate, and abide by the conditions and limitations of that license, and all requirements for and OSSF from the State and/or local regulatory agency, whichever requirements are more stringent, as well as the proprietary system's manufacturer recommendations.

d. Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of, the OSSF.

e. Provide, upon request by Contractor, water usage records for the OSSF so that the Contractor can perform a proper evaluation of the performance of the OSSF.

f. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluating the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section IV (d) above, Customer agrees to pay Contractor for the sample collection and transportation, portal to portal, at a rate of \$35.00 per hour, plus the associated fees for laboratory testing.

g. Prevent the backwash or flushing of water treatment or conditioning equipment from entering the OSSF.

h. Prevent the condensation from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.

i. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.

j. Maintain site drainage to prevent adverse effects on the OSSF.

k. Pay promptly and fully, all Contractor's fees, bills, or invoices as described herein.

IX. 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. Tanks and treatment units shall be accessible by means of man ways, or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and the proprietary system manufacturer. It is Customers responsibility to keep lids exposed and accessible at all times.

X. 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.

XI. Indemnification:

Customer (whether one or more) shall and does hereby agree to indemnify, hold harmless and defend Contractor and each of its successors, assigns, heirs, legal representatives, devisees, employees, agents and/or counsel (collectively "Indemnitees") from and against any and all liabilities, claims, damages, losses, liens, causes of action, suits, fines, judgments and other expenses (including, but not limited to, attorneys' fees and expenses and costs of investigation), of any kind, nature or description, (hereinafter collectively referred to as "Liabilities") arising out of, caused by, or resulting, in whole or in part, from this Agreement.

T.G.

Customer's Initials



RC

Contractor's Initials

THIS INDEMNIFICATION APPLIES EVEN IF SUCH LIABILITIES ARE CAUSED BY THE CONCURRENT OR CONTRIBUTORY NEGLIGENCE OR BY THE STRICT LIABILITY OF ANY INDEMNITEE.

Customer hereby waives its right of recourse as to any Indemnitee when Indemnification applies, and Customer shall require its insurer(s) to waive its/their right of subrogation to the extent such action is required to render such waiver of subrogation effective. Customer shall be subrogated to Indemnitees with respect to all rights Indemnitees may have against third parties with respect to matters as to which Customer provides indemnity and/or defense to Indemnitees. No Indemnification is provided to Indemnitees when the liability or loss results from (1) the sole responsibility of such Indemnitee; or, (2) the willful misconduct of such Indemnitee. Upon irrevocable acceptance of this Indemnification obligation, Customer, in its sole discretion, shall select and pay counsel to defend Indemnitees of and from any action that is subject to this Indemnification provision. Indemnitees hereby covenant not to compromise or settle any claim or cause of action for which Customer has provided Indemnification without the consent of Customer.

XII. Severability:

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

XIII. Fee for Services:

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

XIV. Payment:

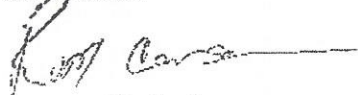
Full payment is due upon execution of this Agreement (Required of new Customer). For any other service(s) or repair(s) provided by Contractor the Customer shall pay the invoice(s) for said service(s) or repair(s) within thirty (30) days of the invoice date. The Contractor shall mail all invoices on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a \$29.00 late penalty and a 1.5% per month carrying charge, as well as any reasonable attorney's fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Contractor may terminate contract at any time for nonpayment for services. Any check returned to Contractor for any reason will be assessed a \$30.00 return check fee.

XV. Application or Transfer of payment:

The fees paid for this agreement may be transferred to subsequent property owner(s); however, this Agreement is not transferable. Customer shall advise the 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 signed and received in Contractor's offices within ten (10) business days of date of transfer of property ownership. Contractor will apply all funds received from Customer first to any past due obligation arising from this Agreement including late fees or penalties, return 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.

XVI. Entire Agreement:

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



Rudy Carson

Block Creek Aerobic Services, LLC,
Contractor
MP# 0002036


Customer Signature

Date 5/1/25



Customer's Initials



RC

Contractor's Initials



OSSF SOIL EVALUATION REPORT

Date: 5/1/2025

Applicant Information:

Name: New Heritage Homes Inc.

Site Evaluator Information:

Name: Frank Oranday

Company:

Address: PO box 754

City, State, & Zip: Spring Branch TX, 78070

Phone: 210.510.8996

Email: frankoranday@gmail.com

Property Location:

Street/Road Address: 560 Wickford Way

City: Canyon Lake, TX **Zip:** 78133

Additional Info: Comal County

Installer Information:

Name: Frank Oranday

Company: F.E.S Construction

Address: P.O. box 754

City, State, & Zip: Spring Branch TX, 78070

Email: frankoranday@gmail.com

Phone: 210.823.3477

Depth	Texture Class	Soil Texture	Structure (for Class III- blocky, platy or massive)	Drainage	Restrictive Horizon	Observation
Soil Boring #1 12"	III	0-12" Clay Loam 12"+ limestone	Blocky	<30% gravel		Bedrock
Soil Boring #2 12"	III	Same as above				

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: Frank Oranday

License No.: OS-0035274 **Exp:** 3/31/2026

TDH:

Signature:

RECEIVED

By Brandon Olvera at 8:36 am, Jun 25, 2025

AEROBIC TREATMENT DRIP TUBING SYSTEM

DESIGNED FOR: New Heritage Homes inc.

SITE ADDRESS: 560 Wickford Way

LANDSCAPING:

The site of installation will include a 3 BR. Home (1,350 Sq.ft) to be treated by a proposed aerobic treatment plant utilizing drip irrigation tubing as the most suitable system for the underlying soil.

PROPOSED SYSTEM:

A 3" or 4" SCH 40 PVC pipe discharges from the residence into a 600 gal/day aerobic treatment plant containing a 353 gallon pretreatment tank and a 768 gallon pump chamber. The pump is activated by a time controller allowing the distribution 10 times per day with an 8 minute run time with the float set to pump 240 gallons per day. A high level audible and visual alarm will activate should the pump fail. Distribution from the pump is through a self-flushing 100 Mesh Spin filter and subsequently through a 1" SCH 40 manifold allowing effluent distribution to 830 l.f. of drip tubing lines spaced 2ft. apart with .61" emitters set every two feet. A pressure gauge will be installed on the pump tank side for the flush line manifold and shall maintain a pressure of at least 25 PSI and a maximum of 45 PSI. A 1" SCH 40 return line will flush each cycle back to the pump tank. Vacuum breakers will be installed at the highest point of the drip field for the supply and flush manifold to prevent siphoning. Drip field will be scarified and built up 6" before laying drip lines then covered with a minimum 6" of Class II or III soil. Seeding or sod will be added upon completion.



6/24/25

DESIGN SPECIFICATIONS

560 Wickford Way
Canyon Lake Tx 78133

Application Rate (Ra): .2

OSSF is designed for: 3 BR. home (1,350 Sq. Ft.)

Wastewater Usage: 240 gal./day

An aerobic treatment system/ with drip tubing irrigation is to be utilized based on the site evaluation

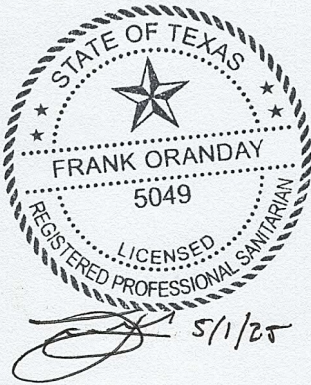
1,200 sq. ft. absorptive area required

600-gpd aerobic tank required

Calculations: Absorption Area: $Q/Ra = 240 \text{ gpd} / .2 = 1,200 \text{ sq. ft required} / 2 \text{ sq.ft/l.f} = 600 \text{ l.f required of tubing}$

Frank Oranday, R.S.

Signature:



AEROBIC TREATMENT- DRIP TUBING SYSTEM
SITE ADDRESS: 560 Wickford Way

LANDSCAPING/ VEGETATION PLAN:

The site of installation consists of a suitable topography for the proposed system and furthermore is comprised of cedar trees and low-level grass plants.

VEGETATION ESTABLISHMENT:

The distribution area will be established by spreading native grass seed over the covered drip field, otherwise sodded. Immediately after seed dispersal or sodding, it is the responsibility of contractor or Homeowner to water the area to promote rapid growth and stabilization.

Frank Oranday R.S.


5/1/25

RECEIVED

By Brandon Olvera at 9:10 am, Jun 30, 2025

FRANK ORANDAY
15008 Canterbury Rd.
Spring Branch, TX, 78070
(210) 510-8996

Comal County Engineer's Office
195 David Jonas Drive
New Braunfels TX, 78132

Re: variance request 560 Wickford Way, Canyon Lake TX 78133
To Brenda/Brandon:

I am submitting a request to grant a variance for the placement of waterlines less than 10 feet from sewer line and other OSSF components as required by TCEQ rules Chapter 285 Table X, because of limited space available.

Equivalent protection will be maintained by sleeving waterline with 2" SCH 40 PVC to comply with TAC 290. In my professional opinion, this crossing will not pose a threat to the environment or public health.

Sincerely,

Frank Oranday R.S.



6/25/25

-INSTALL:

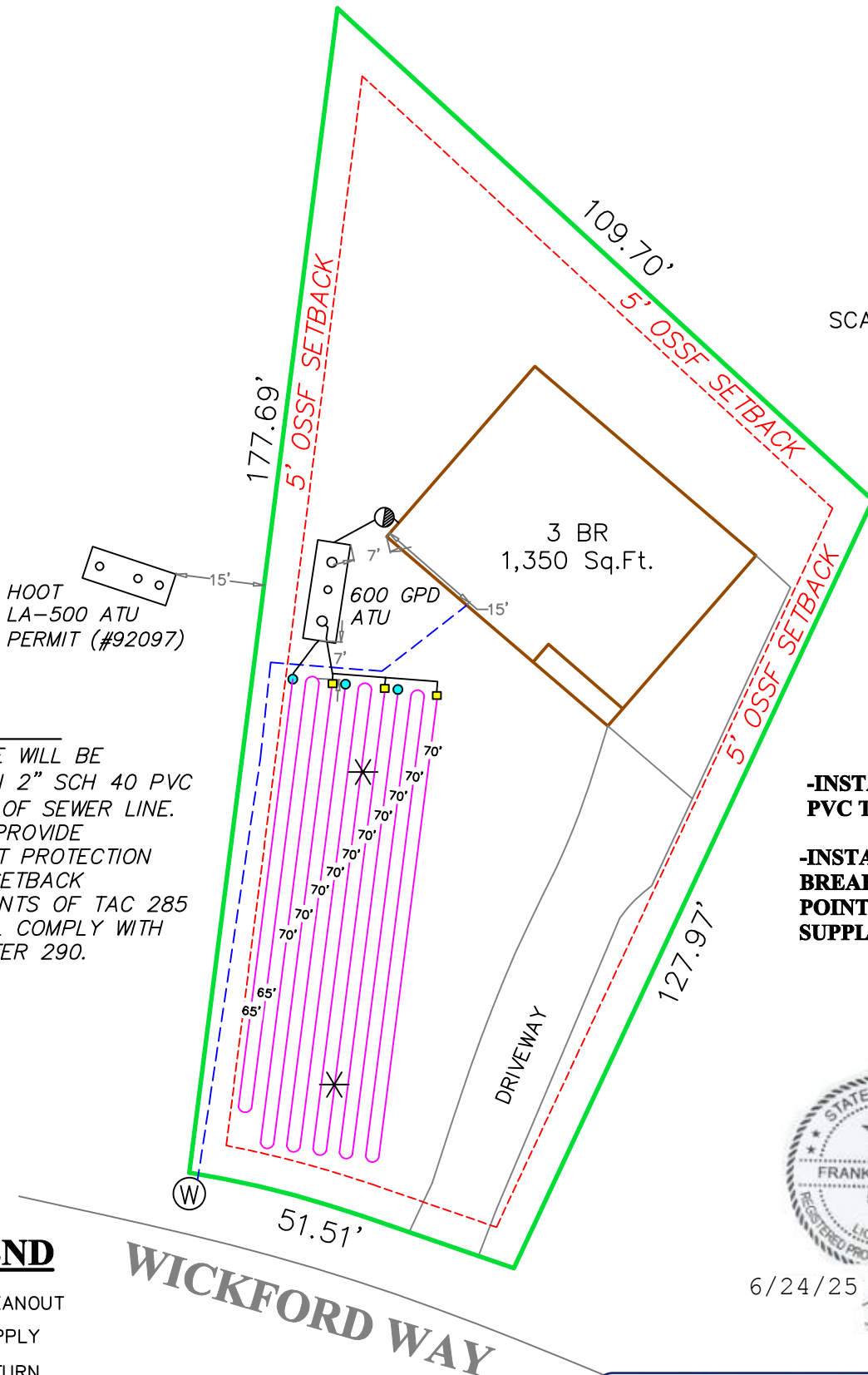
- 10 ROWS @ 70'
- 2 ROWS @ 65'

-830 L.F. OF DRIP TUBING
SPACED 2' APART

NEW HERITAGE HOMES INC.
560 WICKFORD WAY
CANYON LAKE TEXAS, 78133
ROLLING HILLS ESTATES, UNIT 1
LOT 23
COMAL COUNTY



SCALE: 1"=20'



6/24/25

RECEIVED

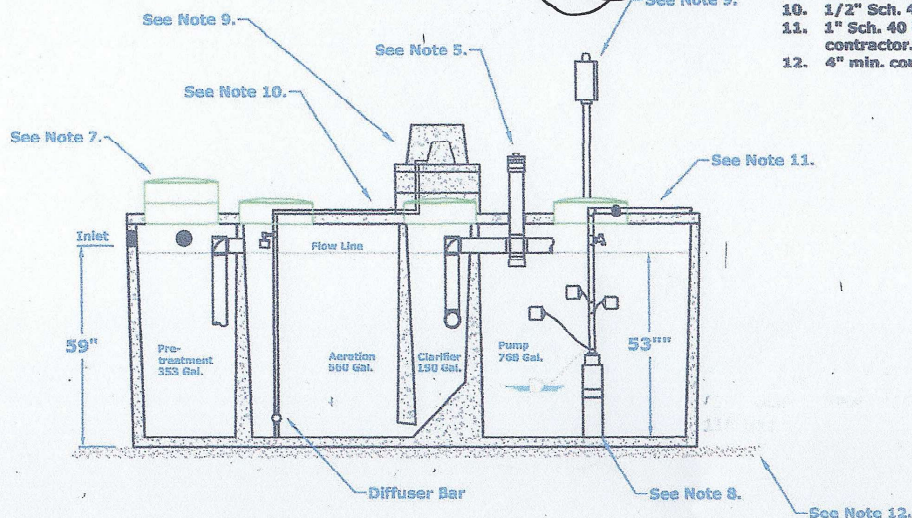
By Brandon Olvera at 8:38 am, Jun 25, 2025

Assembly Details

OSSF

Pump float settings for 240 GPD design flow and min. 80 gal reserve:
 Pump OFF Position: 12 inches above tank bottom (166 gal)
 Pump ON position: 29 inches above tank bottom (409.90 gal)
 Alarm ON position: 36 inches above tank bottom (512.22 gal)

PUMP DETAILS



GENERAL NOTES:

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

DIMENSIONS:

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

MINIMUM EXCAVATION DIMENSIONS:

Width: 76"
 Length: 176"

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

Model: B-550-PC-400PT

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

Scale:
 * All Dimensions subject to allowable specification tolerance.

Dwg. #: ADV-B550-3

Advantage
 Wastewater Solutions Inc.

Advantage Wastewater Solutions Inc.
 444 A Old Hwy No 9
 Comfort, TX 75013
 830-995-3188
 fax: 830-995-4051



COMAL COUNTY

ENGINEER'S OFFICE

RE: ***560 Wickford Way***
Rolling Hills Estates 1
Lot 23

Dear Property Owner & Agent,

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

- ✓ 1. What is happening with the existing system? P: 92097
- ✓ 2. Was the waterline relocated?
- ✓ 3. Was the pool removed?
- 4. 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 |

NEW HERITAGE HOMES INC.
560 WICKFORD WAY
CANYON LAKE TEXAS, 78133
ROLLING HILLS ESTATES, UNIT 1
LOT 23
COMAL COUNTY



SCALE: 1"=20'

-INSTALL

- 2 ROWS @ 41'
- 2 ROWS @ 40'
- 2 ROWS @ 39'
- 2 ROWS @ 38'
- 2 ROWS @ 37'
- 2 ROWS @ 36'
- 2 ROWS @ 35'
- 2 ROWS @ 34'
- 2 ROWS @ 33'
- 2 ROWS @ 32'
- 2 ROWS @ 31'
- 2 ROWS @ 30'

-852 L.F. OF DRIP TUBING
SPACED 2' APART

LEGEND

- = CLEANOUT
- = SUPPLY
- = RETURN
- ✕ = TEST HOLES

VOID

-INSTALL 3" or 4" SCH40
PVC TO TANK

-INSTALL VACUUM
BREAKER AT HIGHEST
POINT ON FLUSH AND
SUPPLY LINE

WICKFORD WAY



5/1/25

AEROBIC TREATMENT DRIP TUBING SYSTEM
DESIGNED FOR: New Heritage Homes inc.
SITE ADDRESS: 560 Wickford Way

LANDSCAPING:

The site of installation will include a 3 BR. Home (1,350 Sq.ft) to be treated by a proposed aerobic treatment plant utilizing drip irrigation tubing as the most suitable system for the underlying soil.

PROPOSED SYSTEM:

A 3" or 4" SCH 40 PVC pipe discharges from the residence into a 600 gal/day aerobic treatment plant containing a 353 gallon pretreatment tank and a 768 gallon pump chamber. The pump is activated by a time controller allowing the distribution of 1.5 gals per day per ft. of an 8' line with the float set to pump 100 gallons per day. A pressure gauge will be installed on the pump chamber to activate the pump fail. Distribution from the pump chamber is through a self-flush 100 M. spin filter and subsequently through a 1" SCH 40 manifold allowing for distribution to a manifold of drip tubing lines spaced 2' apart with .61" emitters set every two feet. A pressure gauge will be installed on the manifold tank side of the flush line manifold and will maintain a pressure of at least 10 PSI and a maximum of 45 PSI. A 1" SCH 40 return line will flush the line back to the pump tank. Airum buffers will be installed at the highest point of the drip field to supply and prevent clogging of the field. The field will be clarified and built up 6" before the drip lines then covered with a minimum of 12" of topsoil. Seeding or sod will be added upon completion.



5/1/25

RECEIVED

By Brandon Olvera at 12:12 pm, Jun 11, 2025

NEW HERITAGE HOMES INC.
560 WICKFORD WAY
CANYON LAKE TEXAS, 78133
ROLLING HILLS ESTATES, UNIT 1
LOT 23
COMAL COUNTY

-INSTALL:

- 2 ROWS @ 41'
- 2 ROWS @ 40'
- 2 ROWS @ 39'
- 2 ROWS @ 38'
- 2 ROWS @ 37'
- 2 ROWS @ 36'
- 2 ROWS @ 35'
- 2 ROWS @ 34'
- 2 ROWS @ 33'
- 2 ROWS @ 32'
- 2 ROWS @ 31'
- 2 ROWS @ 30'

-852 L.F. OF DRIP TUBING
SPACED 2' APART

INLET & OUTLET & ALL
ELECTRICAL CONNECTIONS WILL
BE CAPPED OFF AND TANK
SHALL REQUIRE A MODIFICATION
OSSF PERMIT BEFORE ANY
CONSTRUCTION IS PERFORMED ON
LOT 24.

NOTE
WATER LINE WILL BE
SLEEVED IN 2" SCH 40 PVC
WITHIN 10' OF SEWER LINE.
THIS WILL PROVIDE
EQUIVALENT PROTECTION
FOR THE SETBACK
REQUIREMENTS OF TAC 285
AND SHALL COMPLY WITH
TAC CHAPTER 290.

SCALE: 1"=20'

VOID

-INSTALL 3" or 4" SCH 40
PVC TO TANK

-INSTALL VACUUM
BREAKER AT HIGHEST
POINT ON FLUSH AND
SUPPLY LINE

LEGEND

- ⊙ = CLEANOUT
- = SUPPLY
- = RETURN
- ✕ = TEST HOLES

WICKFORD WAY



06/09/2025

Olvera,Brandon

From: Olvera,Brandon
Sent: Wednesday, June 25, 2025 8:48 AM
To: Maria Oranday
Cc: Hendry,Clint
Subject: RE: 118618.pdf

Also,

The proximate  of the waterline to the drip field needs to be in the form of a variance request.

Thank You,

| "Brandon Olvera | Designated Representative OS0034792 | Comal County | www.cceo.org |
|" 195 David Jonas Dr, New Braunfels, TX-78132 | t: 830-608-2090 | f: 830-608-2078 |
~"" e: olverb@co.comal.tx.us |

**CCEO
COPY**



Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate

On-site Sewage Treatment and Disposal Facility

Date Issued: 10/1/2009

Permit Number: 92097

Location Description: 560 Wickford Way, Canyon Lake, TX 78133
Lot 23&24, Rolling Hills Estates Unit 1 Subdivision

Type of System: Aerobic Treatment with Surface Irrigation Discharge

License issued to: Guadalupe/Linda Navarro/Hemand

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 Natural Resource Conservation Commission.

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

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

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

Licensing Authority


Comal County Environmental Health
OS0023773
ENVIRONMENTAL HEALTH INSPECTOR


ENVIRONMENTAL HEALTH COORDINATOR
OS 0025599

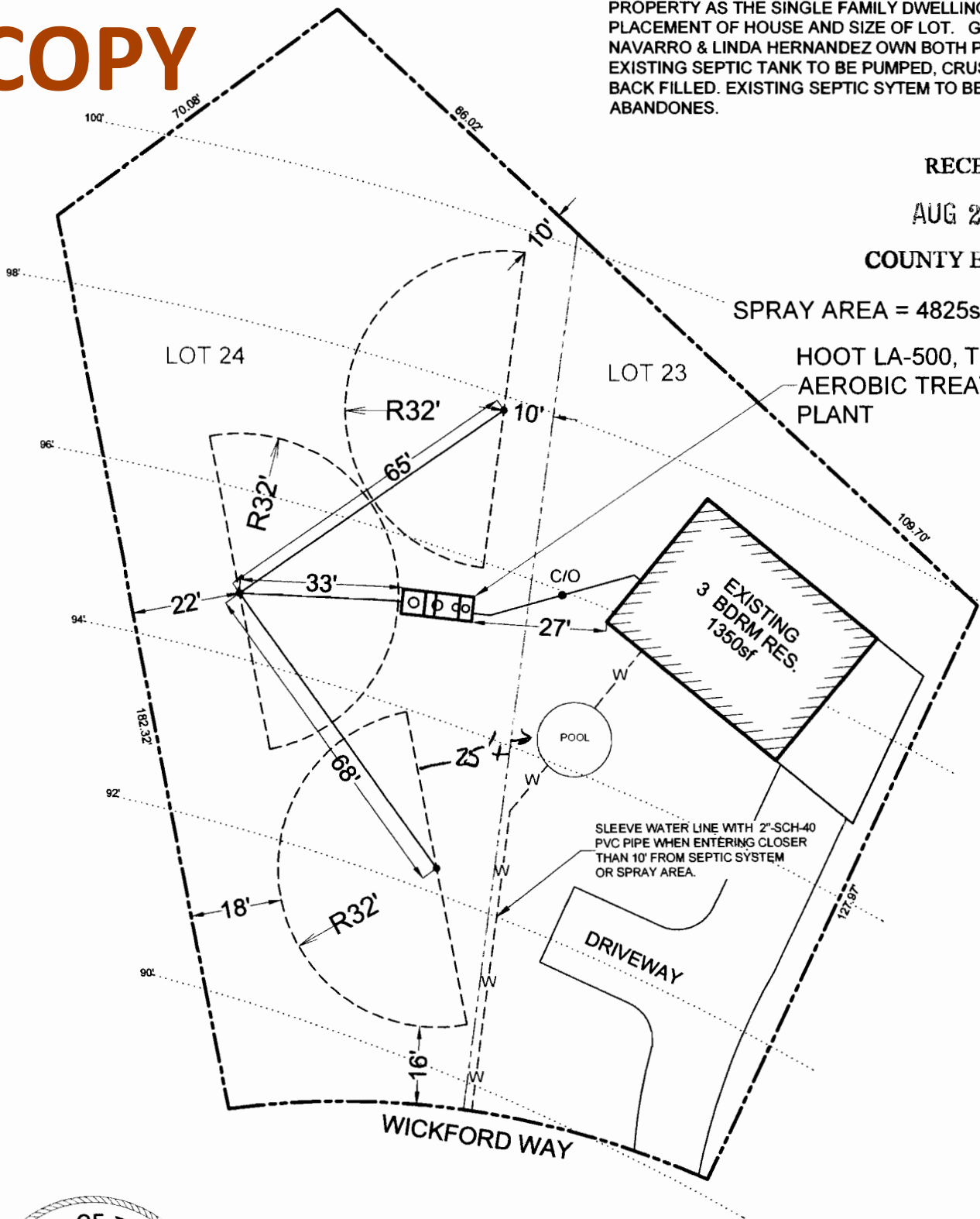
CCEO COPY

NOTE:
NO OSSF SYSTEM CAN BE INSTALLED ON THE SAME PROPERTY AS THE SINGLE FAMILY DWELLING, DUE TO PLACEMENT OF HOUSE AND SIZE OF LOT. GUADALUPE NAVARRO & LINDA HERNANDEZ OWN BOTH PROPERTIES. EXISTING SEPTIC TANK TO BE PUMPED, CRUSHED AND BACK FILLED. EXISTING SEPTIC SYTEM TO BE ABANDONES.

RECEIVED

AUG 26 2009

COUNTY ENGINEER



OWNER: GUADALUPE NAVARRO & LINDA HERNANDEZ		DRAWN BY:	
STREET ADDRESS: 560 WICKFORD WAY			
LEGAL DESC: ROLLING HILLS ESTATES	UNIT/SECTION: 1	BLOCK:	LOT: 23 & 24
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=30'	DATE: 8/18/2009	REVISED:

This Instrument Prepared By:

Angela Lack Kopchak
c/o Angela J. Lack, P.L.L.C.
P.O. Box 285
Bath, PA 18014

**After Recording Return To &
Mail tax statements to:**

New Heritage Homes Inc., a Texas Corporation
500 Wayside Drive,
Wimberley, TX 78676

Property ID#: 52591

Order #: SAN-2025-3258

WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

**STATE OF TEXAS
COMAL COUNTY**

WITNESSETH THAT THE UNDERSIGNED, Guadalupe Navarro, a single man, whose address is 1140 Rose Lane, Canyon Lake, TX 78133 hereinafter referred to as "Grantor", whether one or more, for in consideration of the sum of \$10.00 and other good and valuable consideration in hand paid by the Grantee herein named, the receipt of which is hereby fully acknowledged, and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of \$125,000.00 payable to the order of Waveform Properties, LLC, as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to Ridgeland, Inc., TRUSTEE, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto New Heritage Homes Inc., a Texas Corporation, whose address is 500 Wayside Drive, Wimberley, TX 78676, herein referred to as "Grantee", whether one or more, the real property described as:

Lots 23 and 24, ROLLING HILLS ESTATES UNIT 1, situated in Comal County, Texas, according to plat thereof recorded in Volume 4, Pages 51-53, Deed and Plat Records of Comal County, Texas.

Property Address: 560 Wickford Way, Canyon Lake, TX 78133

SUBJECT TO the following matters relating to the above-described property, but only to the extent they are in effect at this time: Any and all restrictions, covenants, conditions and easements, but

only to the extent they are shown of record in the above-mentioned County and State; and all zoning laws, regulations and ordinances of municipal and/or other governmental authorities.

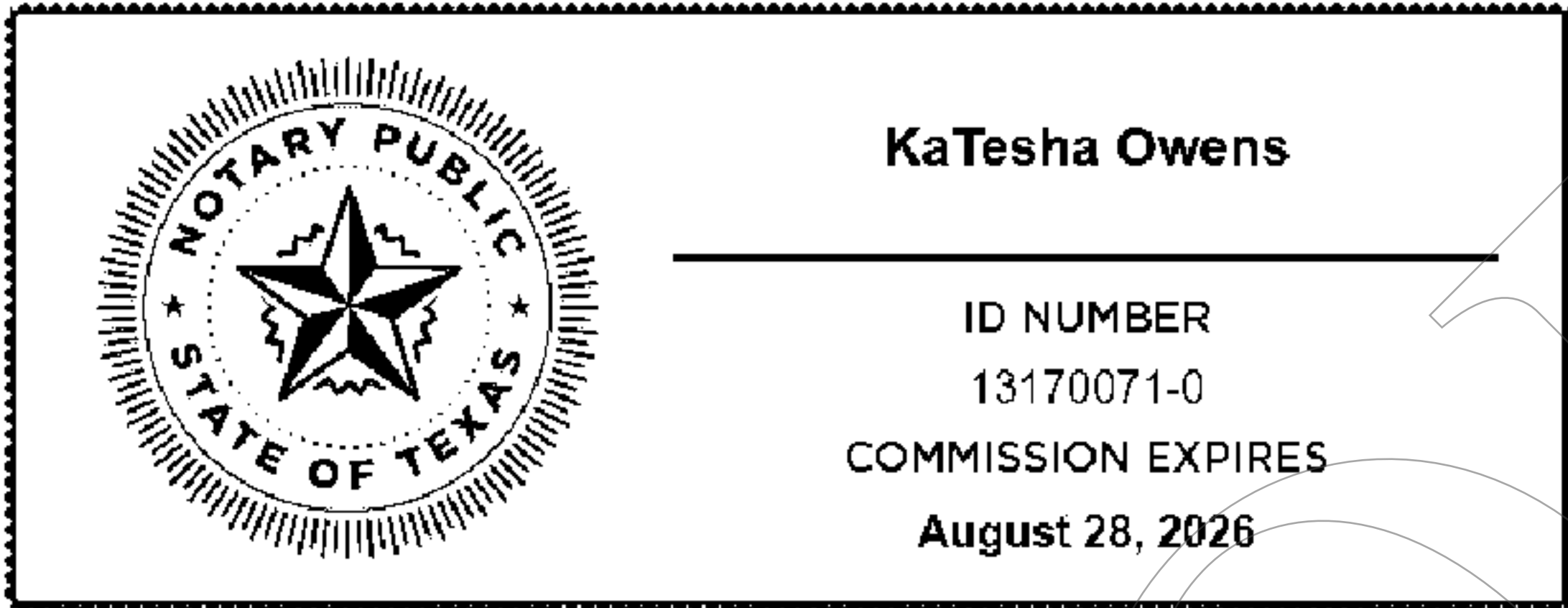
TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto or in anywise belonging unto the Grantee, and Grantee’s successors and assigns forever; and Grantor does hereby bind Grantor, Grantor’s successors, assigns, and administrators to WARRANT AND FOREVER DEFEND the said premises unto Grantee, and Grantee’s successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. That Waveform, Properties, LLC ("Lender"), at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns.

EXECUTED this 12th day of March, 2025.

Guadalupe Navarro
Guadalupe Navarro

The foregoing instrument was acknowledged before me this 12th day of March, 2025 by Guadalupe Navarro.



KaTasha Owens 03/12/2025
Notary Public KaTasha Owens ID # 13170071-0
My commission expires: 08/28/2026
Notary Public, State of Texas, Harris County
Electronically signed and notarized online using the Proof platform.

DISCLAIMER: By signing/accepting this deed, Grantor/Grantee acknowledge that preparer does not represent either party. The preparer makes no representation other than the validity of the form of this instrument. Preparer did not perform a title search on, or a boundary survey of, the property conveyed and makes no representation as to status of the title, property use or zoning regulations. Preparer has offered no legal advice to the Grantor or Grantee on: the type of deed to use, the tenancy created, nor any other legal or tax implication of this conveyance. If Grantor or Grantee want this advice, they should seek independent legal counsel.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
03/13/2025 01:20:00 PM
MARY 2 Pages(s)
202506007167

 Bobbie Koepp