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

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

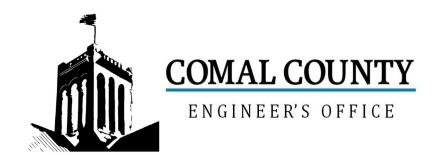
**Inspector Notes:** 

N-	December 41	A mar	Citotiana	Net	1 at 1	2 m d 1	7 mal 1
No.	Description SEPTIC TANK Tank(s) Clearly	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	Marked SEPTIC TANK IsingleTank, 2Compartments Provided withBaffle SEPTIC TANK Inlet Flowline Greater than3" and "T" Provided on Inlet and OutletSEPTIC TANK Septic Tank(s) MeetMinimum Requirements		285.32(b)(1) (E)285.91(2)285.32(b)(1) (F)285.32(b)(1)(E) (iii)285.32(b)(1)(E)(ii) (I)285.32(b)(1)(E) (i)285.32(b)(1)(E) (i)285.32(b)(1)(C) (ii)285.32(b)(1)(C) (ii)285.32(b)(1)(C) (ii)285.32(b)(1) (B)285.32(b)(1) (A)285.32(b)(1)(E)(iv)				
1	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
	SEPTIC TANK Secondary restraint system providedSEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
	SEPTIC TANK Tank Volume Installed						
12							
	PUMP TANK Volume Installed						
1	AEROBIC TREATMENT UNIT Size Installed						
14							
	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number						
15	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo- transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				
18			203.33(a)(2)				

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

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
	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)				
	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						
	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						
	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

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



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

Permit Number: 118629

Issued This Date: 05/28/2025

This permit is hereby given to: Liberty Homes NW LLC

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

1213 PALADIN TRL

SPRING BRANCH, TX 78070

Subdivision: The Crossing at Spring Creek

Unit: 2

Lot: 287

Block: N/A

Acreage: 1.0500

#### 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.



### ON-SITE SEWAGE FACILITY APPLICATION

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

Date <u>09/09/25</u>	Permit Number 118629
1. APPLICANT / AGENT INFORMATION	
Owner Name Liberty Homes NU LCC	Agent Name Wade Cloud
Mailing Address 27206 Bent TRL	Agent Address PO Box 339
City, State, Zip Rosern TX 78006	City, State, Zip Boerne, TX 78006
Phone # 603 - 997 - 98/6	Phone #
Email danieldronce & yahoo.com	Email wade@blackwater-logistics.com
2. LOCATION	
Subdivision Name The Crossing of spring	Creek Unit 2 Lot 287 Block
Survey Name / Abstract Number Amer. Surveyo	Acreage /.05
Survey Name / Abstract Number Amer. Surveyor Address 1213 Paladin Trl	city _ Spring Branch State TX Zip 78070
3. TYPE OF DEVELOPMENT	
Single Family Residential	
Type of Construction (House, Mobile, RV, Etc.)	re
Number of Bedrooms 5	
Indicate Sq Ft of Living Area	
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 B	eds
Travel Trailer/RV Parks - Indicate Number of Spaces	
Miscellaneous	
Estimated Cost of Construction: \$ 650,000 (St	tructure Only)
Is any portion of the proposed OSSF located in the United States	
Yes No (If yes, owner must provide approval from USACE for p	roposed OSSF improvements within the USACE flowage easement)
Source of Water  Public Private Well	
4. SIGNATURE OF OWNER	
By signing this application, I certify that:  - The completed application and all additional information submitted does a facts. I certify that I am the property owner or I possess the appropriate Is property.	
- Authorization is hereby given to the permitting authority and designated a	agents to enter upon the above described property for the purpose of

- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required

- 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

site/soil evaluation and inspection of private sewage facilities..

by the Comal County Flood Damage Prevention Order.

### \* \* \* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \* \* \*

## APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

8
10

By signing this application, I certify that:

Signature of Designer

5/9/2025 Date

Page 2 of 2

<sup>\*</sup>The information provided above is true and correct to the best of my knowledge.

<sup>\*</sup>I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.





202506013590 05/08/2025 03:35:03 PM 1/1

#### AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL STATE OF TEXAS

Affix Notary Stamp Abov

#### CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of Comal County, Texas.

1

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), 5.012 and 5.013, gives the TCEQ primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The TCEQ, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ that the appropriate OSSF was installed.

		П		
property described as (insert				
Lot 287 BlockSu	ubdivision The Cross	ssing at Spri	ng Geel Unit Phase/S	Section_2
If not in Subdivision:	.05 Acres			Survey
The property is owned by (in	sert owner's full name):			
This OSSF must be covered by policy, the owner of an aerob within 30 days or maintain the	by a continuous maintenance continuous mainte	ontract for the first two e family residence sha	years. After the initial tell the second of	two-year service
owner. A copy of the planning	bove-described property, the ping materials for the OSSF can be the OSSF can be the open to the open t	be obtained from the C	all be transferred to the becomel County Engineer's	ouyer or new s Office.
Owner Name	,	Owner S	ignature	
This instrument was acknowl	edged before me on: 1714 D	ay of April	, 20 <u>7</u> 5.	
Notary's Printed Notary's Printed Notary Public, State  Commission Expires:	of Texas		Filed and Recor Official Public Bobbie Koepp, C Comal County, T 05/08/2025 03:3 TAMMY 1 Page(s	Records ounty Clerk exas 5:03 PM

Bobbie Koepp

Comm. Expires 01-28-2027

WASTEWATER TREATMENT FACILITY MO	NITORING AGREEMENT
Lonestar Aerobic Services, LLC	Customer Liberty Hornes New LCC
PO Box 228	Site Address 12/3 Paladam TRI
Boerne, TX 78006	City Splins Branch Zip 28078 Gate #
Off. (830)443-4559	Mailing Address 27206 But TRL
Fax (210)579-6073	City Burne TX Zip 7800c
Website www.lonestaras.com	Day Phone 503 - 997 - 9846
E-Mail wadecloud@lonestaras.com	Home Phone
Installer Ornis Varhol	Emergency Phone
I. General: This Work for Hire Agreement (hereinafter referred to as "Agree	ement") is entered into by and between
referred to as "Contractor") agree to render services at the site address state described herein. The designed flow rate for this system is a maximum of II. Effective Dates: This agreement commences on and end is an initial agreement (new installation), the Customer will notify the Common notification is received by Contractor within ninety (90) days after conthe "License to Operate" (Notice of Approval) was issued by the permitti installed equipment, but in no case shall it extend the specified warranty. III. Renewal: This Agreement shall automatically renew each year at the sar days prior to end of first agreement period. See Section IV.  IV. Termination of Agreement: This Agreement may be terminated by eithe perform in accordance with its terms, without fault or liability of the term any work performed and for which compensation has not been received, be refunded to customer within thirty (30) days. Either party terminating manufacturer and the appropriate regulatory agency a minimum of thirty contract and a termination of contract.	LC. By this agreement, Lonestar Aerobic Services, LLC and its employees (hereinafter inclusively ated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as f
<ul> <li>V. Services: Contractor will;</li> <li>A. Inspect and perform routine upkeep on the On-Site Sewage Facility</li> </ul>	(hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required
by state and/or local regulations, for a total of three visits to site per	year.
B. Provide a written record of visits to the site by means of an inspecti	on tag attached to or contained in the control panel.  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 service costs	are \$100.00 or less, Customer hereby authorizes Contractor to perform the service and bill Customer
for said service. When service costs are greater than \$100.00, or if (	Contractor does not have necessary supplies at the site, Contractor will notify Customer of required
D. Provide sample collection and laboratory testing of TSS and BOD	of arrangements to effect repair of system within two (2) business days after said notification.
E. Forward copies of this Agreement and all reports to the regulatory a	
	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 unsch VI. Disinfection: Not Required. X Required. The responsibility to mai	ntain the disinfection device(s) and provide any necessary chemicals is that of the Customer.
VII. Electronic Monitoring is not included in this Agreement.	Vinitial
VIII. Performance of Agreement: Commencement of performance by Control	actor under this agreement is contingent on the following conditions:
A. If this is an initial agreement (new installation);	nile of this agreement and all documentation requested by Contractor.
2. Contractor's receipt of a tany executed original copy of facsing	fee in accordance with the terms as described in Section XIV of this Agreement.
B. If this is not an initial agreement (existing system);	
1. Contractor's receipt of a fully executed original copy of this ag	greement and all documentation requested by Contractor.
C. If the above conditions are not met, Contractor is not obligated to p	fee in accordance with the terms as described in Section XIV of this Agreement.
IX. Customer's Responsibilities: The Customer is responsible for each and a	

A. Provide all necessary yard or lawn maintenance and the removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or

C. Maintain a current license to operate, and abide by the conditions and limitations of that license, and all requirements for an on-site sewage facility (OSSF) from the State

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 V. sub-section D. above, Customer agrees to pay Contractor for sample collection and

H. Prevent the condensate from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic treatment units. Drain lines may

X. Access by Contractor: Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the Services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. Tanks and treatment units shall be accessible by means of man ways, or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and the proprietary system manufacturer. If not an initial agreement (new installation) and this access is not in place or provided for by the customer, the costs for the labor of excavation, and possibly other labor and materials costs, will be required. These costs shall be billed to Customer as an additional service at a rate of \$35 per hour, plus materials at list price. Excavated soil shall be replaced as best as Contractor can at the time such service is performed and under no circumstances is Contractor responsible for damages to sod, grass, roots, landscaping, or any unmarked underground items (telephone, television, or electric cables, water,

debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.

and/or local regulatory agency, whichever are more stringent, as well as 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 evaluation by Contractor as to the performance of the OSSF.

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

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

transportation, portal to portal, at a rate of \$35 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

discharge into the surface application pump tank if approved by system designer.

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

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

air, or gas lines, etc.), or for the uneven settling of the soil.

PERMIT/LICENSE NUMBER

If

Page 1 of 2

REGULATORY AUTHORITY Coma

XI. Limit of Liability: Contractor shall not be held liable for any incidental, consequential, or special damages, or for economic loss due to expense, or for loss of profits or income, or 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.

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

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

XIV. Payment: Full amount due upon signature (Required of new Customer). Payment of invoice(s) for any other service or repair provided by contractor is due upon receipt of invoice. Invoices are mailed on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a \$29.00 late penalty and a 1.5% per month carrying charge, as well as any reasonable 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 returned check fee.

XV. Application or Transfer of payment: The fees paid for this agreement may transfer to the subsequent property owner(s); however this agreement is not transferable. Customer will advise subsequent property owner(s) of the state requirement that they sign a replacement agreement authorizing Contractor to perform the herein described Services, and accepting Customer's Responsibilities. This replacement Agreement must be 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 obligations arising from this Agreement including late fees or penalties, returned check fees, and/or charges for services or repairs not paid within thirty (30) days of invoice date. Any remaining monies shall be applied to the funding of the replacement Agreement. The consumption of funds in this 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 promises or conditions in any other agreement, oral or written.

| Vision | Oscillation | O

### **Blackwater Logistics, LLC**

PO Box 339 Boerne, TX 78006 210. 385.6396

May 9, 2025

Comal County Office of Environmental Health 195 David Jonas Drive New Braunfels, TX 78132-3761

RE: Septic Design

1213 Paladin Trl

The Crosing at Spring Creek

Unit: 2 Lot: 287

Liberty Homes NW LLC

Ms. Ritzen/ Mr. Olvera,

The Referenced property is located within the Edwards Aquifer Contributing Zone. This OSSF design will comply with the requirements in the CZP.

Temporary erosion and sedimentation controls should be utilized as necessary prior to construction. If any sensitive features (caves, solution cavities, sink holes, etc.) are discovered during construction, all activities must be suspended immediately and the applicant or his agent must notify the TCEQ Regional Office. Operations may proceed only after the Executive Director approves required additional engineered impact plans.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (effective December 29, 2016).

Please contact me with any questions.

In Christ,

5/9/2025

Wade A. Cloud, R.S. #4486

## On-Site Sewage Facility Soil and Site Evaluation

Date Perio	mieu.	5/7/2025	IIISta	nation Type.	New mstallation	
<u>F</u>	Property O	wner's Informat	tion_	<u>L</u>	iscensed Site Evaluator:	
Name:	Liberty Ho	omes NW LLC		Name:	Wade A. Cloud	
Address:	1213 Pala	idin Trl		Company:	Blackwater Logistics	
City:	Spring Bra	anch		Address:	PO Box 339	
		_	,TX 78070		Boerne, TX 78006	
Phone:	210-409-5	5486		Phone:	210-385-6396	
Email:	dreli06@	yahoo.com		Email:	wade@blackwater-logistics.com	
				TCEQ License	e #: OS0029338	
	<u>Proper</u>	rty Description			<u>Installer Information</u>	
Subdivisio	n: The Cr	osing at Spring C	Creek	_Name:	Dennis Varhol	
Unit:	2l	_ot:287	Blk:	_Company:	Peter Varhol Construction	
Address:	1213 Pala	idin Trl		_Address:	8053 FM 2722	
City:	Spring Bra	anch		_	New Brainfels, TX 78132	
		_	,TX 78070	_Phone:	830-822-4628	
County:	Comal			_Email:	dennis.pvc@gmail.com	
Unicorp.	Area: Ye	es Acres	s: <u>1.05</u>	TCEQ License	e #: OS0031132	
Survey:						
Abstract:						
			Topo	graph <u>y</u>		
Slop	e	Vegetatio	n Sit	e Drainage	Water	
					N/A	
X Flat <2	%	Grass/Brush	า	Poor	X Seasonal Water Table	
Slight ^	<b>~</b> 4%	X Lightly Woo	oded	Adequate	X Water Table, Depth'	
Severe	>5%	Heavily Wo	oded	X Good	X Lakes/Ponds/Streams	
Comment	s/Observat	tions:			X 100 Year Floodplain	
					X Recharge Feature	
			Water	Supply		
X Public	Пр	rivate:		ain Water	Other:	
X I dolle		or Private Water	<b></b>	ani water		_
	·	Is water well <		m disposal are	a? Yes X No	
		Are neighborin		•		
		•	•		driller affidavit, that well(s)is/are	
		pressure cemented of	or grouted to 100 f	t or top of water tab	le. (Cannot be closer than 50 ft)	
Water	Softner	Rev	verse Osmos	is System	Other:	
1/1	LAI	w			5/7/2025	
Wade A C	Cloud, SE O	20030338 20030338			<u>5/7/2025</u> Date	
vvauc A. C	iouu, JL U	JUUZJJJ0			Date	

## **Soil Evaluation**

At least two soil evaluations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil boring or dug pits must be shown on the drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed trench depth. For surface disposal, the surface horizon must be evaluated. Please describe each soil horizon and identify any restrictive features in the space provided below.

	Soil Boring or Dug Pit #1							
Depth (in)	Textural Class	Soil Texture & Color	Gravel Analysis	Drainage (Mottles/ Water Table) Color	Restrictive Horizon			
N/A	N/A	N/A	N/A	N/A	Fracture Rock &/or Clay on Surface			

	Soil Boring or Dug Pit #2											
Depth (in)	Textural Class	Soil Texture & Color	Gravel Analysis	Drainage (Mottles/ Water Table) Color	Restrictive Horizon							
N/A	N/A	N/A	N/A	N/A	Fracture Rock &/or Clay on Surface							

Comments/Observations:	
I certify that the findings of this report, based of my knowledge. This site is suitable for a stan	n field observations, are true to the best dard OSSF: <u>No</u>
VINCE	5/7/2025
Wade A. Cloud, SE OS0029338	Date

## On-Site Sewage Facility Design Criteria

**Aerobic Treatment Unit with Surface Application** 

<b>Property Information:</b>	Project Information:										
Site Address: 1213 Paladin T	Number of Bedrooms:							5			
City: Spring Branch ,TX 78	Numbe	er of F	acilitie	es:			1				
	Total f	or Cal	culatio	on:				6			
Q=Sewage in GPD:		Square	Foot	age(Ap	prox.):			<	<3500 ft <sup>2</sup>		
Water Saving Devices: X Yes	No	Water	Suppl	y:				Public			
Q Gallons/Day: 360	)	Additio	onal G	PD: <u>N</u>	I/A				:	0	
Greywater Included: X Yes	No	Each B	edroc	m & E	ach Facili	ty =	60 gpd				
		<u>Facility</u>	<u>/ = Kit</u>	<u>chen +</u>	Laundry						
Rate of Adsorption (Ra):		Supply	Line	From I	House:						
Application Rate (gal/ft2/day):	0.064	Length (Approx. ft):							~15'		
Min. Adsorptive Area (ft2): 56	25.00	Size (in.):						3" or 4"			
Total ft² over Minimum:	47.68	Type:						Sch 40			
Aerobic Treatment Unit:		Supply Line from Tank to Application Area:									
Required Minimum GPD:	600	Length (Approx. ft):						~105'			
Pretreatment Capacity (gal):	431	Size (in.):						1"			
Class 1 ATU: Nuwater E	3-800	Type:						Sch 40			
Pump Tank Capacity (gal):	858	Surface Application Area(πR²):									
Disinfectant Type: Liquid Ch Pump Operation: Tin	nlorine mer	Radi	ius	Degree	Area		Sprinkler Count	Nozzle #	GPM/ Head	GPM:	
Quantity (gal) Dosing Cycle : Va	aried	π( 35	)² x	270	: 2886.34	ft²	2	6	6.5	13	
Cycle Time: 12:00 am - 5	π(	)² x		: 0.00	ft²		0	0	0		
Pump Specs: <u>Type</u> <u>HP</u>	<u>GPM</u>	π(	)² x		: 0.00	ft²		0	0	0	
Effluent 1/2	20	π(	)² x		: 0.00	ft²		0	0	0	
Sprinkler: K-Rain ProP	lus	To	tal(ft²):		5772.68	ft²	Total G	PM:	1	3	

Comments: Installing an 800 GPD Nuwater B-550 with 2 sprinklers set toward each other at 270° with a 35' radius.

Vegetation Plan: The surface application shall be applied to existing vegetation, any bare

area shall be seeded with a mix of winter rye & bermuda seed before system start up.

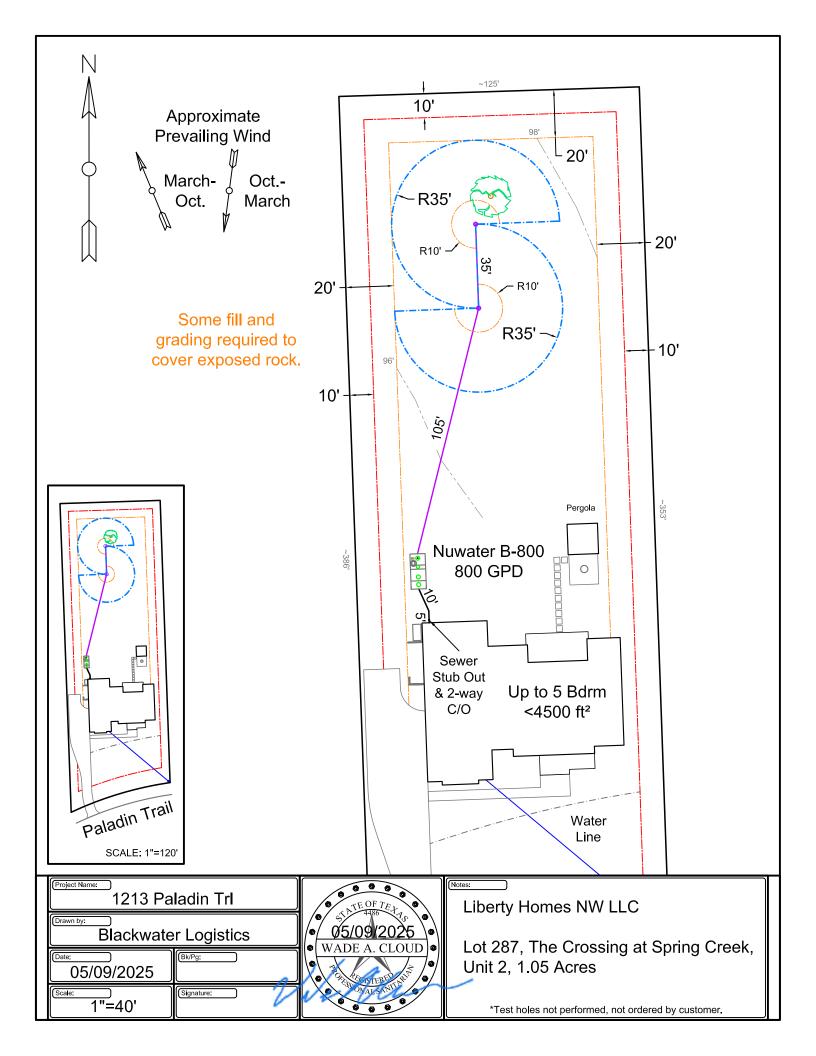
Wade A. Cloud, RS 4486, Blackwater Logistics PO Box 339 Boerne, TX 78006, 210.385.6396 Date:

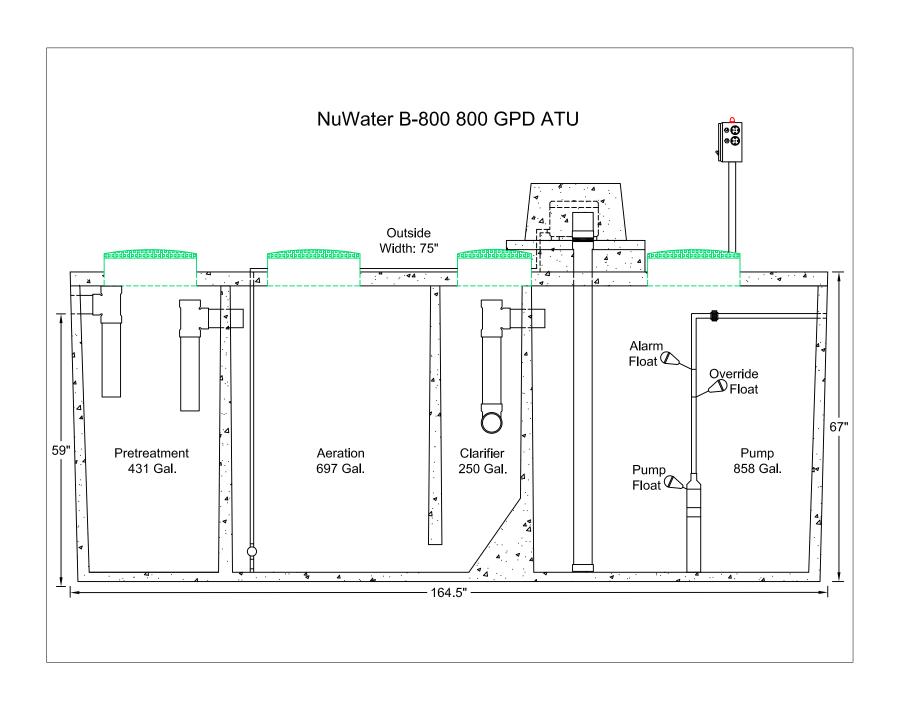
All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities

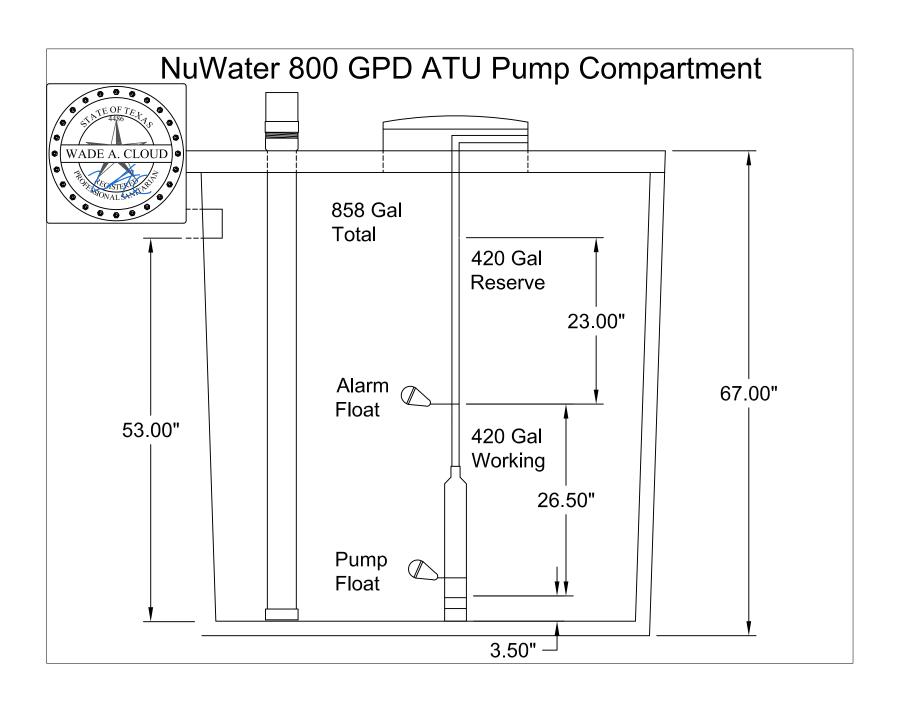
(effective December 27, 2012). Above design is based on or modifications best available information and should

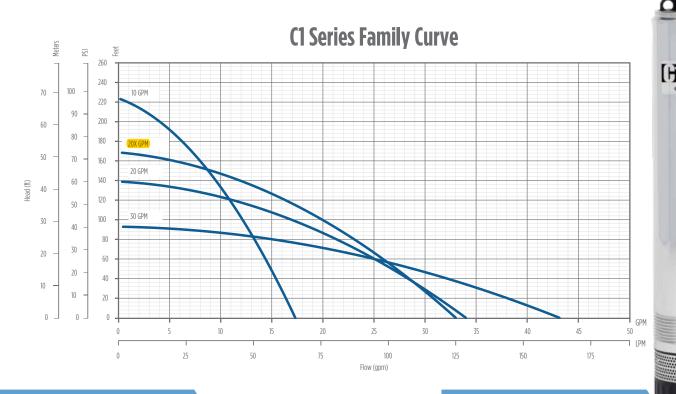
function properly under normal operating conditions. All changes made to design must be approved by Wade A Cloud.











### **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 guiet 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		115	7	10C1-05P4-2W115	90301005	26	17				
10		230	7	10C1-05P4-2W230	90301010	26	17				
20		115	5	20C1-05P4-2W115	90302005	25	16				
20	1/2	230	5	20C1-05P4-2W230	90302010	25	16				
20V	(20X)	1/2	115	6	20XC1-05P4-2W115	90302015	<mark>26</mark>	17			
201				230	6	20XC1-05P4-2W230	90302020	26	17		
70	70		4	30C1-05P4-2W115	90303005	25	16				
30		230	4	30C1-05P4-2W230	90303010	25	16				

Note: All units have 10 foot long SJ00W leads.



franklinwater.com M1698 07-14

## **ProPlus™ Gear Driven Sprinkler Setting Instructions**

#### **SPRINKLER INSTALLATION**

#### **1** ► INSTALL AND BURY

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

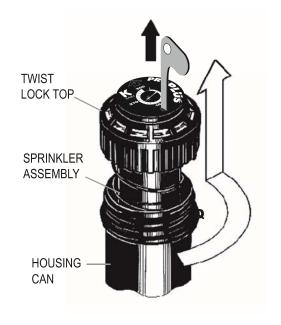
#### **2**▶ INSPECTING THE FILTER

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

#### **3** ► WINTERIZATION TIPS

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

- a. Do not exceed 30 PSI.
- b. Always introduce air into the system gradually to avoid air pressure surges. Sudden release of compressed air into the sprinkler can cause damage.
- c. Each zone should run no longer than 1 minute on air. Sprinklers turn 10 to 12 time faster on air than on water. Over spinning rotors on air can cause damage to the internal components.



#### PERFORMANCE DATA

NOZZLE	IOZZLE PRESSURE		RE	RAI	DIUS	FLOW RATE			PRECIP in/hr / mm/hr				
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M³/H		<b>A</b>			
#0.5	30	207	2.1	28	8.5	0.5	1.9	0.11	0.12	0.14	3	4	
	40	276	2.8	29	8.8	0.6	2.3	0.14	0.14	0.16	3	4	
	50	345	3.5	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5	
	60	414	4.1	30	9.1	0.8	3.0	0.18	0.17	0.20	4	5	
#0.75	30	207	2.1	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5	
	40	275	2.8	30	9.1	0.8	3.0	0.18	0.17	0.20	4	5	
	50	344	3.4	31	9.4	0.9	3.4	0.20	0.18	0.21	5	5	
	60	413	4.1	32	9.8	1.0	3.8	0.23	0.19	0.22	5	6	
#1.0	30	207	2.1	32	9.8	1.3	4.9	0.30	0.24	0.28	6	7	
	40	275	2.8	33	10.1	1.5	5.7	0.34	0.27	0.31	7 7	8	
	50 60	344 413	3.4 4.1	34 35	10.4 10.7	1.6 1.8	6.1 6.8	0.36 0.41	0.27 0.28	0.31 0.33	7	8 8	
<b>"</b> "													
#2.0	30 40	207 275	2.1	37 40	11.3 12.2	2.4	9.1 9.5	0.55 0.57	0.34	0.39 0.35	9 8	10 9	
	50	344	2.0 3.4	40	12.2	3.0	11.4	0.57	0.30	0.38	8	10	
	60	413	4.1	43	13.1	3.3	11.4	0.68	0.34	0.36	8	9	
2.5	30	207	2.1	38	11.6	2.5	9.5	0.57	0.33	0.38	8	10	
2.5 Pre-	40	275	2.8	39	11.9	2.8	10.6	0.64	0.35	0.36	9	10	
installed	50	344	3.4	40	12.2	3.2	12.1	0.73	0.39	0.44	10	11	
	60	413	4.1	41	12.5	3.5	13.3	0.80	0.40	0.46	10	12	
#3.0	30	207	2.1	38	11.6	3.6	13.6	0.82	0.48	0.55	12	14	
<i>"</i> 0.0	40	275	2.8	39	11.9	4.2	15.9	0.96	0.53	0.61	14	16	
	50	344	3.4	41	12.5	4.6	17.4	1.05	0.53	0.61	13	15	
	60	413	4.1	42	12.8	5.0	19.0	1.14	0.55	0.63	14	16	
#4.0	30	207	2.1	43	13.1	4.4	16.7	1.00	0.46	0.53	12	13	
	40	275	2.8	44	13.4	5.1	19.3	1.16	0.51	0.59	13	15	
	50	344	3.4	46	14.0	5.6	21.2	1.27	0.51	0.59	13	15	
	60	413	4.1	49	14.9	5.9	22.4	1.34	0.47	0.55	12	14	
#6.0	40	276	2.8	45	13.7	5.9	22.4	1.34	0.56	0.65	14	16	
	50	344	3.4	46	14.0	6.0	22.7	1.36	0.55	0.63	14	16	
	60	413	4.1	48	14.6	6.3	23.9	1.43	0.53	0.61	13	15	
	70	482	4.8	49	14.9	6.7	25.4	1.52	0.54	0.62	14	16	
#8.0	40	276	2.8	42	12.8	8.0	30.3	1.82	0.87	1.01	22	26	
	50	344		45	13.7		32.2	1.93		0.93	21	24	
	60 70	413	4.1	49	14.9 15.2	9.5	36.0	2.16	0.76	0.88	19	22	
	70	482	4.8	50	15.2	10.0	37.9	2.27	0.77	0.89	20	23	

#### **LOW ANGLE PERFORMANCE DATA**

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

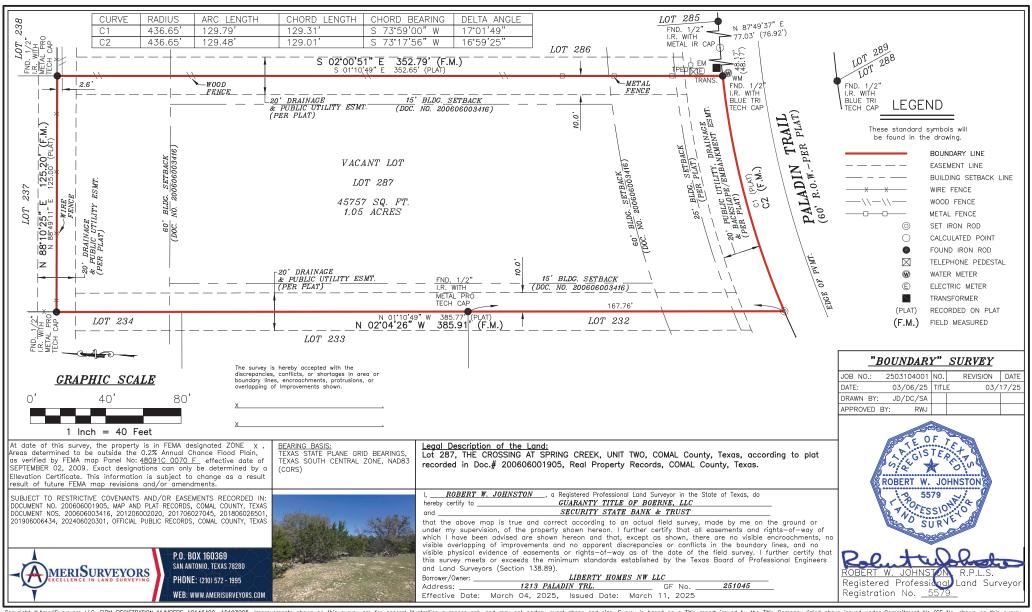
\*All precipitation rates calculated for 180° operation. For the precipitation rate for a 360° sprinkler, divide by 2.



#### K-RAIN MANUFACTURING CORP.

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

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#### SITE - GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED WITHE USE OF INCOMPLETE SURVINFORMATION. CONTRACTOR IBUILDER TO COMPRIAL LOCATION OF PROPERTY UNES, VEREY ALL EVISTING SETBACKS, EASEMENTS, UTILITIES, STRUCTURES AND TIRES, MOTHY OWNER OF ANY DISCREPANCIES
- CONTRACTOR / BUILDER AND HIS SUBCONTRACTORS SHALL OBSERVE ALL APPLICABLE LOCAL CODES AND ORDINANCES. IF REQUIRED, THE CONTRACTOR SHALL SEEK IN A TIMELY FASHION ALL PERMITS, INSPECTIONS, AND APPROVALS REQUIRED FOR ALL WORK
- THIS PLAN HAS BEEN PREPARED WITHE USE OF INCOMPLETE GRADI PLANS. SITE GRADES NEED TO BE VERIFIED AND ESTABLISHED. MAINTAIN 2% MIN. SLOPE FOR SFT. AWAY FROM STRUCTURE.

#### SITE

- PROVIDE CONTROL JOINTS AND EXPANSION JOINTS AS REQUIRED FOR CONCRETE FLATWORK AND DRIVEWAYS.
- COORDINATE DRIVEWAY SURFACE FINISH W/ OWNER.

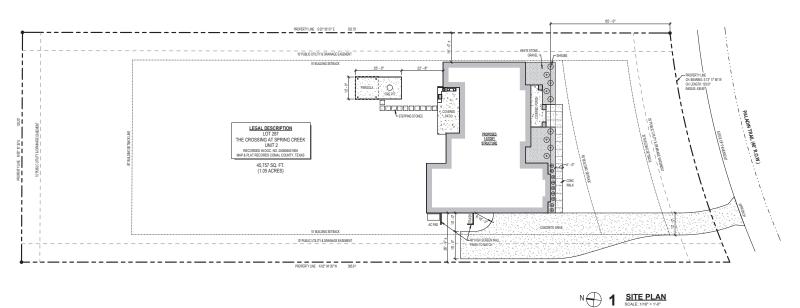


NEW CONCRETE FLATWORK / DRIVEWAY



----- SETBACKS

 $\oplus$ 2 ROOF PLAN



r-----

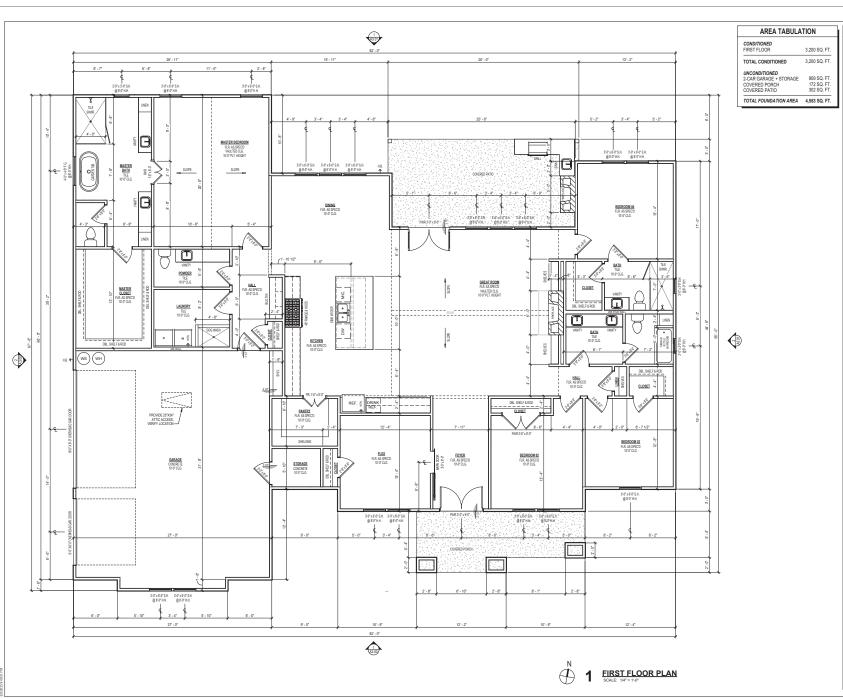
10:12

10:12

10:12

A1.00 SITE PLAN





FLOOR PLAN - GENERAL NOTES

INE. IN IERT OF THE DRAWINGS IS TO PROVIDE FOR A WATERTISH AND WEATHERTISH SHUDDING PROPERLY TERMINET ALL MATER AND ASSEMBLES WITH PROPPORTER TERM, LASHING, SEALANT, SIPANSON CONTROL, ETC. AS SEQUISED FOR A COMPLETE AND PROPER INSTALLATION AS ACCEPTED BY STANDARD BUILDING PRACTICES.

ALL SUBCONTRACTORS ARE RESPONSIBLE FOR A COMPLETE JOB WITHIN THEIR DISCPLINE AND SHALL NOTIFY THE CONTRACTOR AND THE OWNER OR HIS AUTHORIZED AGENT OF ANY NORMALLY REQUIRED ITEMS NOT SPECIFICALLY IDENTIFIED IN THE DRAWINGS

ALL HOOK AND WATERLY, ARE TO COURTY IN THE DEVY RESPECTIVITY IN THE LITTER TREATMENTS OF ALL APPLICABLE CTTY, COUNTY AND THE TAITS TREATMENTS OF ALL APPLICABLE CTTY, COUNTY AND THE CALL AROUND AND THE DEPOLITY OF THE BULL ON RESPECTIVE OF THE BULL ON RESPECTIVE OF THE BULL ON RESPECTIVE OF THE BULL OF RESPECTIVE OF THE STATE AND THE CONTRIBUTIONS WAS ASSOCIATED AND THE STATE AN

NO SUBSTITUTION OF MATERIALS FOR THOSE SPECIFIED SHALL BE MADE WITHOUT THE OWNERS APPROVAL

DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED. WATTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSION.

ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRCTION.

VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION, MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.

CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL, PRIOR TO CONSTRUCTION.

NO DISCRETIZED THAT WE SHEED FLOOR SISPACES SOCIATED MADE FROM SISPACE SISPACE SISPACE MADE FROM SISPACE SISPACE SISPACE MADE FROM SISPACE SISPACE

12. BERKERDIYY SICUPE AND RESIZE OPDINING SHALL BE OPERATIONAL FROM THE ROBLE OF THE ROBLE WITHOUT THE USE OF ARTH TOURS. FROM THE ROBLE OF THE ROBLE WITHOUT THE USE OF ARTH TOURS. OUR PERMIT WITHOUT SHAPE AND SHALL BE FERRITHED FOUR OF A WINDOWS SERVICE AS A REQUISED DEFECTOR FOUR OF A ROBLE OF DEFENDE AND SHAPE AND THE WITHOUT SHAPE AND SOURCE FETT INT CLEAR OPDINING A FER REC 2227 STRID 11. MARKAME ALL MERCH OF A HANDES MARKAMENT CLEAR OPDINING WITHOUT SHAPE AND SHAPE AND SHAPE AND THE WITHOUT SHAPE AND WITHOUT SHAPE AND SHAPE AND SHAPE AND SHAPE AND SHAPE AND WITHOUT SHAPE AND SHAPE AND SHAPE AND SHAPE AND WITHOUT SHAPE AND SHAPE AND SHAPE AND SHAPE AND WITHOUT SHAPE AND SHAPE AND SHAPE AND SHAPE AND WITHOUT SHAPE AND SHAPE AND SHAPE AND WITHOUT SHAPE AND SHAPE AND SHAPE AND WITHOUT SHAPE WITHOUT SHAPE AND WITHOUT SHAPE WITHOUT SHAPE

EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQLARE FEET.

ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED RESIDENCE OR BUILDING.

5. PROVIDE CONTINUOUS AIR BARRIER AT BUILDING THERMAL ENVELOPE IN COMPLIANCE WITH IECC TABLE R402.4.1.1

INSULATE ALL ACCESS DOORS HATCHES TO CRAWLSPACES AND ATTICS TO THE EQUIVALANT RATING OF THE WALL, FLOOR OR CEI THROUGH WHICH THEY PENETRATE.

GLAZING IN DOORS AND ENCLOSURES FOR BATH TUBS AND SHOW WHERE THE BOTTOM EDGE IS LESS THAN 80' MEASURED VERTICA. ABOVE ANY STANDING OR WALKING SURFACE TO BE TEMPERED GLAZING.

ALL WINDOWS WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLANE), AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE FLOOR OR WALKING SURFACE SHALL BE TEMPERED GLAZING.

#### MECHANICAL SYSTEMS

INTO A PAPULANCE SHALL BE ACCESSIBLE FOR INSPECTION, SENICE, REPARA MO REPLACEMENT WITHOUT REMOVING FERNANCE, REPARA MO REPLACEMENT WITHOUT REMOVING FERNANCE CONSTRUCTION, OTHER PAPULANCES, OR ANY OTHER PRINCE CREATION CONNECTION OF THE PAPULACE SHALL INSPECTIOL SENICICIAL REPURSED ON HET PLACE AL RELEASE HE REVIOLED AS FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE.

9. FIRMACES AND ART HANCLERS WITHIN COMPARTMENTS OR ALCOYES SHALL MUKE A BANKBAM MORSHING SPACE CLERANACE OF SINCHES ALONG THE WITHIN A TOUR WITHIN OF THE MIX. CORN SPACE SERVE AT LIEST 1 TO MIXES SHORE THAN THE FLANACE OR AN HANCHER FRANCE MUKE. FRANCE AND THE MIXED FRANCE MUKE THAN THE CONTROL FRANCE MUKE AND THE PROPERTY OF THE MIXED STATES OF SHALL HAVE AT LEAST A WITH WITHOUT SHALL MUKE AND THE PROPERTY OF THE MIXED STATES OF THE CONTROL OF THE MIXED STATES OF THE CONTROL OF THE MIXED STATES WITH CONTROL OF THE CONTROL OF MULT.

COMPA WITH THE REQUISITION OF OUTBRAND PROVINCES DIVILLE PROVIDED WITH AN OPENING AND A CLEER AND CONTROL THE CONTROL THE CONTROL AND A CLEER AND CONTROL THE CONTROL THE CONTROL AND A CLEER AND A

EXCEPTIONS

a. THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED
WHERE THE APPLANCE CAN BE SERVICED AND REMOVED THROUGH
THE REQUIRED OPENING.
b. WHERE THE PASSAGEMANY IS UNDESTRUCTED AND NOT LESS THAN
6 FEET HISM AND ZU MOKES WINE FOR ITS ENTIRE LEADTH, THE
PRESSAGEMANY SALE BE NOT LINGET HAND SHEET LONG.

ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1802.2 OF THE IRC 2021.

ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2021, M1505.2

A2.00 FIRST FLOOR PLAN

3/12/25/bh G#251045

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 AND/OR YOUR DRIVER'S LICENSE NUMBER.

#### WARRANTY DEED WITH VENDOR'S LIEN

**DATE:** March 19, 2025

Document filed by:
Guaranty Tale of Boerne, LLC

GRANTOR: DARPIP, LLC, a Texas limited liability company

GRANTOR'S MAILING ADDRESS (including county):

25514 Vista Bella San Antonio, Bexar County, Texas 78260

GRANTEE: LIBERTY HOMES NW LLC, a Texas limited liability company

GRANTEE'S MAILING ADDRESS (including county):

27206 Bent Trail Boerne, Kendall County, Texas 78006

#### **CONSIDERATION:**

Ten Dollars (\$10.00) and other good and valuable consideration and the execution and delivery by the Grantee herein of Grantee's one certain Promissory Note of even date herewith in the principal amount of \$468,000.00, payable to the order of SECURITY STATE BANK & TRUST, as therein provided. Said Note bearing interest at the rate therein specified and containing the usual clauses relating to acceleration of maturity and attorney's fees in event of default. Said Note secured by a Vendor's Lien, TO THE EXTENT OF \$145,000.00, retained in this Deed and by a Deed of Trust of even date from Grantee herein to DANIEL W. KEMP, Trustee, against the herein described property, AND IN CONSIDERATION OF THE ADVANCEMENT OF SAID SUM TO THE GRANTOR HEREIN, THE SAID VENDOR'S LIEN AND SUPERIOR TITLE ARE HEREBY TRANSFERRED AND ASSIGNED UNTO SECURITY STATE BANK & TRUST, which has a mailing address of 201 W. Main Street, Fredericksburg, TX 78624, without recourse on Grantor.

**PROPERTY** (including any improvements):

Lot 287, THE CROSSING AT SPRING CREEK, UNIT 2, situated in Comal County, Texas, according to the map or plat thereof, recorded in Document No. 200606001905; Map and Plat Records, Comal County, Texas.

#### **RESERVATIONS FROM CONVEYANCE: None**

#### **EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

- a) Any and all restrictions, assessments, building setback lines, easements, covenants and conditions as set out in Document No. 200606003416, Document No. 201206002020, Document No. 201706027045, Document No. 201806026501, Document No. 201906006434, and Document No. 202406020301, Official Public Records, Comal County, Texas; and as set forth on Plat recorded in Document No. 200606001905, Map and Plat Records, Comal County, Texas.
- b) Improvement Setback Lines, 60' (sixty feet) from the front and rear, and 15' (fifteen feet) from the side property lines, as set forth in Restrictions recorded in Document No. 200606003416, Official Public Records, Comal County, Texas.
- c) Fence Setback Lines, no fence within 10' (ten feet) of any meter, utility pole, or transformer, as set forth in Restrictions recorded in Document No. 200606003416, Official Public Records, Comal County, Texas.
- d) Building Setback Lines, 25' (twenty-five feet) from the front property line as set forth on Plat recorded in Document No. 200606001905, Map and Plat Records, Comal County, Texas.
- e) Utility Easement, 10' (ten feet) on each side property line, as set forth in Restrictions for said subdivision as recorded in Volume 200606003416, Official Public Records, Comal County, Texas.
- f) 30' (thirty foot) Drainage Easement centered on all natural runoff channels, creeks, or swales, as set forth on plat of said subdivision as recorded in Document No. 200606001905, Map and Plat Records, Comal County, Texas.
- g) 20' (twenty foot) Public Utility, Drainage, and Embankment/Backslope Easement adjacent to all street right of way lines, as set forth on plat of said subdivision as recorded in Document No. 200606001905, Map and Plat Records, Comal County, Texas.
  - 10' (ten foot) Public Utility and Drainage Easement adjacent to all non-street lot lines, as set forth on plat of said subdivision as recorded in Document No. 200606001905, Map and Plat Records, Comal County, Texas.
- i) Right of lien for assessments as set forth in Restrictions recorded in Document No. 200606003416, Document No. 201206002020, Document No. 201706027045, and Document No. 202406020301, Official Public Records, Comal County, Texas.
- j) Certificates, By-laws, Policies and Procedures of The Crossing at Spring Creek Property Owners Association, Inc. of record in Document No. 200706011089, Document No. 200906014042, Document No. 201206002020, Document No. 201506050982, Document No. 201706026066, Document No. 201706027045, Document No. 201806035822, Document No. 201806039275, Document No. 201806046487, Document No. 202006052995, Document No. 202006054038, Document No. 202106045928, Document No. 202106053698, Document No. 202106057392, Document No. 202406011505, and

Document No. 202406020301, Official Public Records, Comal County, Texas.

- k) Rights of the public in and to any portion of the subject property embraced within the boundaries of a public or private roadway whether dedicated or not.
- I) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, immunities relating thereto, appearing in the Public Records. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- m) All leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.

The Contract between Grantor as the Seller and the Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that the Contract provides for any such limitations or other agreed matters to survive the closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference.

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 hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, successors and assigns 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 Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until the above note described is fully paid according to its terms, at which time this deed shall become absolute.

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

DARPIP, LLC,

a Texas limited liability company

3/12/25/bh G#251045

#### STATE OF TEXAS

#### COUNTY OF KENDALL

This instrument was acknowledged before me on the day of MARCH, 2025, by the said STEPHEN E. EHLINGER, Member of DARPIP, LLC, a Texas limited liability company, on behalf of said company.

Notary Publ



#### **AFTER RECORDING RETURN TO:**

GUARANTY TITLE COMPANY 910 N. MAIN BOERNE, TEXAS 78006

### PREPARED IN THE LAW OFFICE OF:

KURTIS S. RUDKIN 616 E. BLANCO ROAD, SUITE 202B BOERNE, TEXAS 78006

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
03/19/2025 03:33:33 PM
TAMMY 4 Pages(s)
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Check No.

Receipt No.

### OSSF DEVELOPMENT APPLICATION CHECKLIST

COMAL COUNTY		GILCKLIST							
	Staff v	Staff will complete shaded items							
ENGINEER'S OFFICE			118629						
	Date Received	Initials	Permit Number						
Instructions:									
Place a check mark next to all items that apply. For Checklist <u>must</u> accompany the completed applications	,,,,	"N/A". This OSS	F Development Application						
OSSF Permit									
X Completed Application for Permit for Authori	ization to Construct an On-Site S	Sewage Facility a	and License to Operate						
X Site/Soil Evaluation Completed by a Certified	d Site Evaluator or a Profession	al Engineer							
Planning Materials of the OSSF as Required of a scaled design and all system specificati	-	Chapter 285. Pla	nning Materials shall consist						
X Required Permit Fee - See Attached Fee So	chedule								
X Copy of Recorded Deed									
X Surface Application/Aerobic Treatment System	em								
X Recorded Certification of OSSF F	Requiring Maintenance/Affidavit	to the Public							
X Signed Maintenance Contract wit	th Effective Date as Issuance of	License to Opera	ate						
I affirm that I have provided all information rec		ent Application	and that this application						
constitutes a completed OSSF Development A	Application.								
Willen									
		5/9/20	_						
Signature of Applicant		Date	•						
COMPLETE APPLICATION		NCOMPLETE AF	PPLICATION  Application Refersed)						