

# 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  
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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)				

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



# COMAL COUNTY

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## ENGINEER'S OFFICE

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

Permit Number: 118638  
Issued This Date: 06/05/2025  
This permit is hereby given to: Mary Johnson

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

21271 GUNTHER GROVE  
GARDEN RIDGE, TX 78266

Subdivision: Trophy Oaks  
Unit: 1  
Lot: 23  
Block: 1  
Acreage: 0.0000

#### APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank  
ET Beds

This permit gives permission for the construction of the above referenced on-site facility to commence. Installation must be completed by an installer holding a valid registration card from the Texas Commission on Environmental Quality (TCEQ). Installation and inspection must comply with current TCEQ and Comal County requirements.

Call (830) 608-2090 to schedule inspections.

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

118638

Date 2/9/2019

Permit #

108879

Owner Name Mary Johnson

Agent Name Brian Erxleben, R.S.

Mailing Address 21271 Gunther Grove

Agent Address 562 S. Hwy 123 Bypass #128

City, State, Zip Garden Ridge, Texas 78266

City, State, Zip Seguin, Texas 78155

Phone # 210-559-2551

Phone # 210-559-2551

Email

Email bandverx@gmail.com

All correspondence should be sent to: ☐ Owner ☒ Agent ☐ Both

Method: ☐ Mail ☒ Email

Subdivision Name Trophy Oaks

Unit 1

Lot 23

Block 1

Acreage/Legal N/A

Street Name/Address 21271 Gunther Grove

City Garden Ridge

Zip 78266

Type of Development:

☒ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) House (existing)/pool house with bath(new)

Number of Bedrooms 5/NA

Indicate Sq Ft of Living Area 4337/NA

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☐ Commercial or Institutional Facility

(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: \$ 30,000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well

Are Water Saving Devices Being Utilized Within the Residence? ☒ Yes ☐ No

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.
- 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.

Mary E. Johnson  
Signature of Owner  
Mary E. Johnson

3-6-19  
Date 5-12-2025

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

Page 1 of 2

Revised July 2018

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

Planning Materials & Site Evaluation as Required Completed By Brian Erxleben, R.S. 3637

System Description Lift station for poolhouse connected to existing OSSF installed under permit #80126

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

Tank Size(s) (Gallons) 1250 Absorption/Application Area (Sq Ft) 1832

Gallons Per Day (As Per TCEQ Table III) 366

(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.))

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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.)

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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

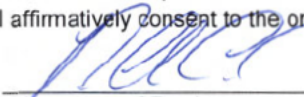
(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

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

If yes, indicate the city: Garden Ridge

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

2-9-19  
Date

Page 2 of 2



**OSSF SOIL EVALUATION REPORT INFORMATION**  
**COMAL COUNTY**

**DATE: 2-9-19**

**Applicant Information:**

Name: Mary Johnson  
Address: 21271 Gunther Grove  
City: Garden Ridge State: Texas Zip: 78266  
Ph: (210) 559-2551 Fax:

**Site Evaluator Information:**

Name: Brian Erxleben  
Address: 562 S. Hwy 123 Bypass #128  
City: Seguin State: Texas Zip: 78155  
Ph: (830) 660-9133 E-mail: bandverx@gmail.com

**Property Location:**

Lot: 23 Block: 1  
Subdivision: Trophy Oaks, Unit 1  
Street/Road Address: 21271 Gunther Grove  
City: Garden Ridge State: TX Zip: 78266  
Additional:

**Installer Information:**

Name: TBD  
Company:  
Address:  
City: State: Zip:  
Ph: Fax:

**SCHEMATIC of LOT of TRACT**

Show:

North arrow, adjacent streets, property lines, dimensions, location of buildings, easements, swimming pools, water lines, and other structures where known.

Location of existing or proposed water wells within 150 feet of property.

Indicate slope or provide contour lines from the structure to the farthest location for the proposed soil absorption or irrigation area.

Location of soil boring or dug pits (show with respect to a known reference point).

Location of drainage ways, water impoundment areas, cut or fills bank, sharp slopes and breaks.

Lot Size: 1.315 acres

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**SITE DRAWING**

**SEE SITE PLAN**

**FEATURES OF SITE AREA**

Presence of 100 year flood zone	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Presence of upper water shed	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Existing or proposed water well in nearby area	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Organized sewage service available to lot	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Presence of adjacent ponds, streams, water impoundments	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		

Site Evaluator:

NAME: BRIAN ERXLEBEN Signature:  License No: 11458

# GUADALUPE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

## OSSF SOIL EVALUATION FORM

Owners Name: Mary Johnson  
 Physical Address: 21271 Gunther Grove Garden Ridge, Texas 78266  
 Name of Site Evaluator: Brian Erxleben, OS0011458  
 Date Performed: 2-8-19 Proposed Excavation Depth: 18" - 24"

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**Requirements:**

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil evaluation must be shown on the application site drawing or designer's site drawing.  
 For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation 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. Draw lines at the appropriate depths.

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SOIL BORING NUMBER <u>1 &amp; 2</u>						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III- blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0						No modification to existing drainfield. Original soil report by Dowlearn from 5-7-99 attached.
1						
2						
3						
4	Type 3	Clay loam	Blocky	None	None	
5						

SOIL BORING NUMBER _____						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III- blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0						
1						
2						
3						
4						
5						

### FEATURES OF SITE AREA

Presence of 100 year flood zone	YES ___ NO <u>X</u>
Presence of adjacent ponds, streams, water impoundments	YES ___ NO <u>X</u>
Existing or proposed water well in nearby area	YES ___ NO <u>X</u>
Organized sewage available to lot or tract	YES ___ NO <u>X</u>
Recharge features within 150 feet	YES ___ NO <u>X</u>

I certify that the above statements are true and are based on my own field observations.

Signature of Site Evaluator

Date



2-9-19

**Brian Erxleben, R.S., S.E.**  
562 S. Hwy 123 Bypass #128  
Seguin, Texas 78155  
Mobile (830) 660-9133 Fax (830) 372-3778

**OSSF DESIGN**

Owner: **Mary Johnson**  
Location: **21271 Gunther Grove Garden Ridge, Texas 78266**  
Phone: **(210) 559-2551**  
Date: **2-9-19**

Development: **Residence/Poolhouse with bath & water saving devices** Bedrooms: **5/No living area**

Sq. Ft: **4337/NA** Q: **366 gpd (360/6)** Soil: **Type 3**  $R_a$ : **0.20 gall/ft<sup>2</sup>/day**

System Type: **Standard Absorptive Drainfield**

Required Absorptive Area (A): **1830 ft<sup>2</sup> ( $A = Q/R_a$ )**

Excavation Width (W): **4 ft**

Existing Drainfield: **4 trenches @ 75' (single trenches, not looped)**

Actual Excavation Area: **1832 ft<sup>2</sup> (4 ft)(75 ft bottom)(4) + (1 ft)(75 ft sides + 8 ft ends)(4)**

Minimum Tank Size: **1250 gall**

Actual Tank Size: **1250 gall 2/c (existing)**

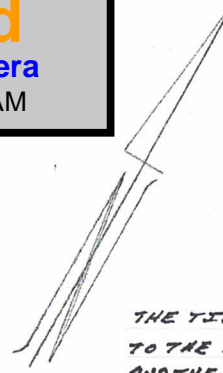
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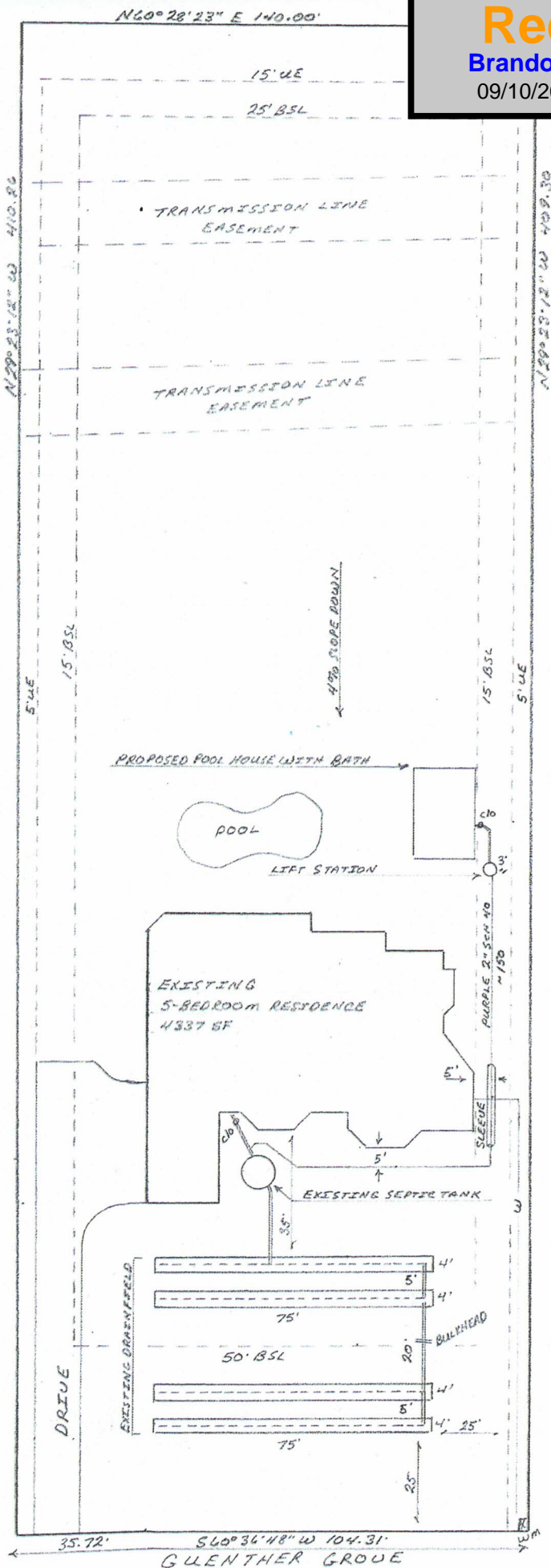




09/10/2025 9:56:55 AM



SCALE: 1" = 40'





80126

Date of Evaluation : 5/7/99  
 By : Douglas R. Dowlearn Rt. 1 Box 81 ,Blanco TX 78606  
 Owner's Name : Greater Texas Builders  
 7475 Callaghan Rd. Suite 304  
 Mailing Address : San Antonio, TX 78229  
 Phone : 210-341-8396  
 Job Location: Trophy Oaks  
 Unit No. Lot No 23 Street: 21271 Gunther Grove  
 Blk No. 1 Acreage :

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Over Edward's Recharge Zone : no

Water Supply : public

Topography : 5%

Subsoil Texture : Class III 0-15" brown clay loam  
 12-42" gravelly calcareous clay loam

Subsoil Structure : blocky

Soil Depth : 42"

Restrictive Horizon : no

Groundwater : no

Flood Hazard : no

Other :

Application Rate (Ra) : .2

Number of bedrooms septic system is deigned for: 5br Total sq.ft. of living area: 4337

360 Gallons per day used.

A septic tank/absorptive drainfield system is to be utilized based on the site evaluation.

1800 sq. ft. absorption area required.

1200 sq. ft. excavation area used

1250 gallon compartmental septic tank required

Calculations : Absorption Area :  $Q / Ra = 360 / .2 = 1800 \text{ ft.sq.}$ 

Do not use excavated material for backfill over drainfield gravel. Backfill with class II or Ib soil.

Location of Test Holes :

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED SANITARIAN AND AN ON SITE  
 SEWERAGE FACILITY ON THIS LOCATION CAN BE OPERATED WITHOUT CAUSING A THREAT OR HARM TO  
 AN EXISTING OR PROPOSED WATER SUPPLY SYSTEM OR TO THE PUBLIC HEALTH, OR CREATING THE  
 THREAT OF POLLUTION OR NUISANCE CONDITIONS.

*Douglas R. Dowlearn*  
 SIGNATURE AND REGISTRATION NUMBER OF R.S.



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PREVIOUS PERMIT

Note: Correct fees received 5/12/99

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

PRINT CLEARLY, COMPLETING ALL INFORMATION

801261

DATE: 5/12/99

PERMIT#: \_\_\_\_\_

PROPERTY OWNERS NAME: Hreater Texas Builders

PHONE#: 210-341-8372

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ADDRESS: 7475 Callaghan Rd., Suite 304  
San Antonio, TX 78229

MAY 14 1999

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DESCRIPTION OF PROPERTY:

SUBDIVISION: Trophy Oaks

COUNTY ENGINEER

STREET NAME: 21271 Hunter Grove

UNIT: 1

LOT: 23

BLK: 1

COUNTY ENGINEER

IF NOT IN A SUBDIVISION GIVE NAME OF ROAD/HWY: \_\_\_\_\_

ACREAGE: \_\_\_\_\_

ARE DIRECTIONS OR A LOCATION MAP TO THE PROPERTY ATTACHED? No

IS PROOF OF OWNERSHIP ATTACHED? Yes

IS PROPERTY LOCATED OVER THE EDWARDS RECHARGE ZONE? No

IF YES, SITE EVALUATION & PLANNING MATERIALS MUST BE  
COMPLETED BY A REGISTERED SANITARIAN OR PROFESSIONAL ENGINEER.

TYPE OF DEVELOPMENT:

☒ SINGLE FAMILY RESIDENCE 4337 TOTAL SQ. FT. OF DWELLING 360 GALLONS PER DAY

☐ COMMERCIAL TYPE OF BUSINESS/INSTITUTION \_\_\_\_\_

NUMBER OF OCCUPANTS \_\_\_\_\_

GALLONS PER DAY \_\_\_\_\_

SITES GENERATING MORE THAN 5000 GALLONS PER DAY ARE REQUIRED TO OBTAIN  
PERMITTING THROUGH THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION.

SOURCE OF WATER:

PUBLIC ☒

PRIVATE ☐

PLANNING MATERIALS & SITE EVALUATION AS REQUIRED COMPLETED BY: Douglas R. Dowle R.S.

SYSTEM TYPE: standard

(SEE TABLE IX ON BACK OF PAGE)

SYSTEM DESCRIPTION: septic tank w/ absorptive drainfield

(SEE TABLE IX ON BACK OF PAGE)

SIZE OF SEPTIC SYSTEM REQUIRED BASED ON PLANNING MATERIALS & SITE EVALUATION:

TANK SIZE 1250 GALLONS

ABSORPTION/APPLICATION AREA 1800

SQ. FT.

ARE WATER SAVING DEVICES BEING UTILIZED? ☒ YES ☐ NO

INSTALLERS NAME: \_\_\_\_\_

I CERTIFY THAT THE COMPLETED APPLICATION AND ALL ADDITIONAL INFORMATION SUBMITTED DOES NOT CONTAIN ANY FALSE  
INFORMATION AND DOES NOT CONCEAL ANY MATERIAL FACTS. 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 ALSO UNDERSTAND THAT A PERMIT OF AUTHORIZATION TO CONSTRUCT WILL NOT BE ISSUED UNTIL  
THE FLOOD PLAIN ADMINISTRATOR HAS APPROVED AND RELEASED THE DEVELOPMENT PERMIT FOR THIS PROPERTY.

Barbara Finn

SIGNATURE OF OWNER OR APPOINTED AGENT

D.A.D. SERVICES INC.

830-833-2218

DESIGNED BY RTT BOX 81 ADDRESS & PHONE NUMBER

BLANCO, TX 78606



DATE OF APPLICATION	PERMIT NUMBER	DATE OF PERMIT APPROVAL	DATE OF FLOOD PLAIN APPROVAL
	80126	5-26-99	N/A

LOCATION: \_\_\_\_\_

SYSTEM TYPE/DESCRIPTION: TROPHY OAKS

AFFIDAVIT TO THE PUBLIC REQUIRED ON SURFACE APPLICATION & ET SYSTEMS  
SERVICE AGREEMENT REQUIRED FOR SYSTEMS UTILIZING AEROBIC TREATMENT

AFFIDAVIT RECEIVED \_\_\_\_\_ SERVICE AGREEMENT RECEIVED \_\_\_\_\_  
\*\*\*\*\*

INFORMATION FROM PRELIMINARY ON-SITE INSPECTION:

DATE OF PRELIMINARY ON-SITE INSPECTION: 25 May 99

CHECK HERE INDICATING DESIGN MEETS TNRCC REQUIREMENTS: ☒

LIST DEFICIENCIES IN PLANNING MATERIALS WHICH DO NOT MEET TNRCC RULES: (BE SPECIFIC & EXPLAIN FINDINGS IN DETAIL)  
(CHECK OFF WHEN REQUIRED INFORMATION IS RECEIVED)

RECEIVED

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COURT ENGINEER

NOTES OR CONCERNS:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

\*\*\*\*\*  
INSTALLATION INSPECTION INFORMATION:

DATE OF S-1 14 Oct 99 DATE OF S-2 15 Dec 99 (am) DATE OF S-3 15 Dec 99

INSTALLERS NAME: Whitman

1250 TANK SIZE(S)

1832 SQ.FT. ABSORPTION/APPLICATION AREA

CHECK HERE IF DIVERter VALVE IS USED? \_\_\_\_\_

INSPECTED BY: [Signature]  
ENTERED IN SUMMARY SHEET 126 Oct 99

DATE OF FINAL INSPECTION \_\_\_\_\_

801261

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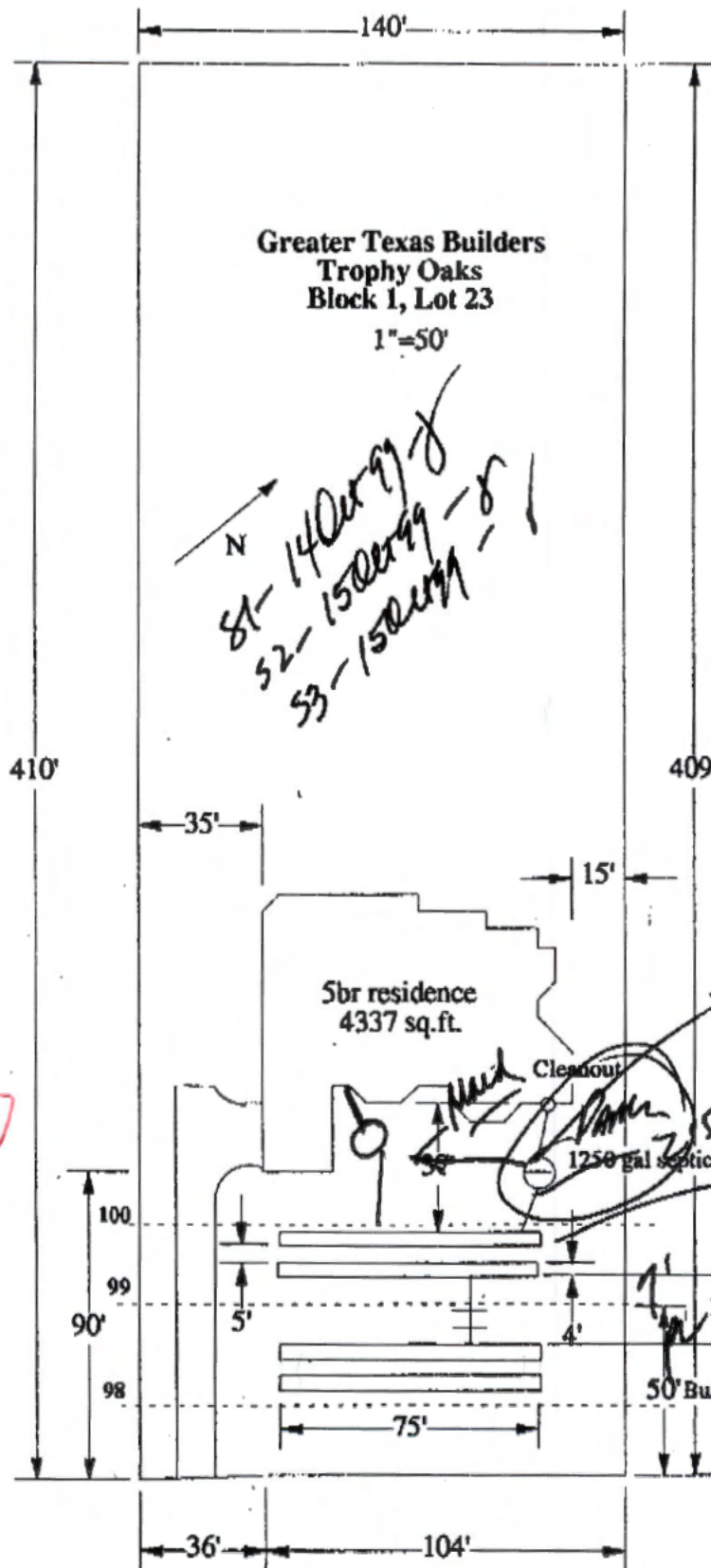
Greater Texas Builders  
Trophy Oaks  
Block 1, Lot 23  
1"=50'

	S1	S2
1	3'5"	3'
2	4'2"	3'7"
3	4'5 1/2"	3'8 1/2"
4	5'7 1/2"	5'1 1/4"

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THE ON-SITE EVALUATION AND SEPTIC  
DESIGN WAS PERFORMED IN  
ACCORDANCE WITH CHAPTER 285.3,  
SUBCHAPTER D OF THE T.N.R.C.C.  
RULES AND REGULATIONS FOR  
ON-SITE SEWERAGE FACILITIES.



Douglas R. Dowle - P.E.

## TECHNICAL BROCHURE

BGWP23X30

### FEATURES

Choice of Pumps:

- PV Vortex • PS Non-clog • WW05 Vortex

Ribbed 23x30 Polyethylene Basin

Fully assembled at the factory for simplified installation.

Swing type 2" check valve:

- A9-2PH rubber sleeve type • A9-2P compression type
- Schedule 40, 2" PVC discharge pipe with 1/8" bleed hole is factory installed.

Structural foam cover is strong and corrosion resistant.

Vent grommets for both 2" and 3" vent provided. Adds system flexibility and reduces inventory.

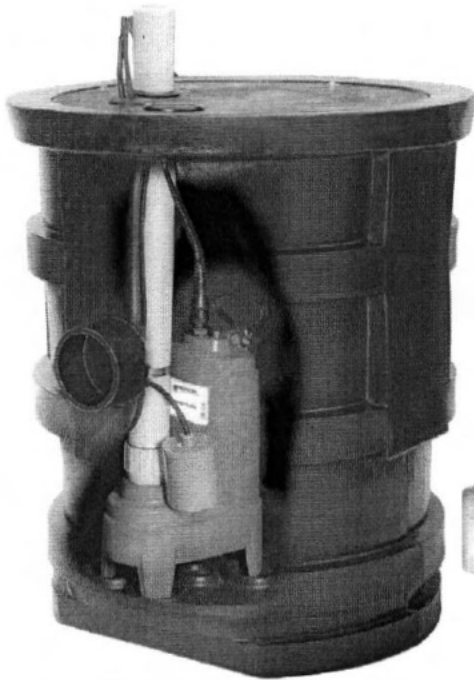
Torque stop insert to stabilize the pump.

Ribbed Basin Inlet Hub is a molded-in, slip-fit type for connection using flexible, slip-fit connectors and clamps (not included).

### SPECIFICATIONS

#### 23 x 30 \_ Basin:

Ribbed polyethylene basin • Usable capacity: 24.8 gallons  
Dimensions: 23" w x 30" h • Inlet: 4" inlet hub



A9-2PH



A9-2P

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# GWP23x30

ASSEMBLED WASTEWATER PACKAGES

 **GOULDS**  
WATER TECHNOLOGY  
a xylem brand



### PACKAGE WITH PV VORTEX PUMP

PACKAGE ORDER NUMBER	PUMP	VOLTS	①			
			BASIN	COVER	CHECK VALVE	DISCHARGE PIPE
GWP1141	PV51P1F	115	Ribbed Polyethylene 23" Diameter x 30" High with 4" Slip Type Inlet Hub and Pump Torque Stop Insert	18" Structural Foam Cover with Bolts, Sealing Tape and (2) 2" and (1) 3" Vent and Discharge Grommets	A9-2PH 2" Rubber Sleeve Type	2" Diameter x 30" Long Schedule 40 PVC Discharge Pipe
GWP1142	PV52P1F	230				
GWP1143	PV51AV	115				
GWP1144	PV51A1	115				
GWP1145	PV51P1	115				
GWP1241	PV51P1F	115		A9-2P 2" Compression Type		
GWP1242	PV52P1F	230				
GWP1243	PV51AV	115				
GWP1244	PV51A1	115				
GWP1245	PV51P1	115				

### PUMP INFORMATION ②

PUMP MODEL	HP	VOLTS	MAX. AMPS	MIN. CIRCUIT BREAKER	PHASE	FLOAT SWITCH STYLE	POWER CORD LENGTH	DISCHARGE CONNECTION	MAXIMUM SOLID SIZE
PV51AV	0.5	115	13	20	1	T-spliced vertical	10'	2"	2"
PV51A1						T-spliced wide angle			
PV51P1						Piggyback wide angle	20'		
PV51P1F						Piggyback wide angle			
PV52P1F		230	6.5	15		Piggyback wide angle			

① Information on individual basin components for "replacement parts" may be found in the Basin Section, kit numbers CWK11, CWK12, CWK21, CWK22 and CWK23.

② Additional pump information may be found on the pump bulletin.

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### PV51, PV52 PERFORMANCE CHART - See "Performance Chart Note"

Pipe Length (Feet)	GPM									
	Vertical Head (Feet)									
	2	4	6	8	10	12	14	16	18	20
25	95	89	83	77	70	62	53	45	35	22
50	83	78	73	67	61	55	48	40	31	20
75	76	71	66	61	55	50	43	37	28	18
100	69	65	61	56	51	46	40	33	26	17
150	60	57	53	49	45	40	35	29	23	16
200	54	51	48	44	40	36	32	27	21	14
250	49	47	44	40	37	33	29	24	19	13
300	46	43	40	37	34	31	27	23	18	12

NOTE: Shaded area does not meet 21 GPM. Minimum Scouring Velocity for 2" pipe.

### PERFORMANCE CHART NOTE

These charts show actual system performance with friction loss factored in for various discharge pipe lengths. Calculations and performance based on a system with 2" PVC, schedule 40 plastic pipe (C150), (4) 90° elbows, (1) check valve and (1) shut-off valve. Wastewater requires a minimum scouring velocity of 21 gpm for 2" pipe. Shaded areas do not provide minimum scouring velocity - use only for gray water with no solids.

### PACKAGE WITH PS PUMP

PACKAGE ORDER NUMBER	PUMP	VOLTS	①			
			BASIN	COVER	CHECK VALVE	DISCHARGE PIPE
GWP1111	PS51P1F	115	Ribbed Polyethylene 23" Diameter x 30" High with 4" Slip Type Inlet Hub and Pump Torque Stop Insert	18" Structural Foam Cover with Bolts, Sealing Tape and (2) 2" and (1) 3" Vent and Discharge Grommets	A9-2PH 2" Rubber Sleeve Type	2" Diameter x 30" Long Schedule 40 PVC Discharge Pipe
GWP1112	PS52P1F	230				
GWP1113	PS51AV	115				
GWP1114	PS51A1	115				
GWP1121	PS41P1F	115				
GWP1122	PS42P1F	230				
GWP1123	PS41AV	115				
GWP1124	PS41A1	115				
GWP1211	PS51P1F	115		A9-2P 2" Compression Type		
GWP1212	PS52P1F	230				
GWP1213	PS51AV	115				
GWP1214	PS51A1	115				
GWP1221	PS41P1F	115				
GWP1222	PS42P1F	230				
GWP1223	PS41AV	115				
GWP1224	PS41A1	115				

### PUMP INFORMATION ②

PUMP MODEL	HP	VOLTS	MAX. AMPS	MIN. CIRCUIT BREAKER	PHASE	FLOAT SWITCH STYLE	POWER CORD LENGTH	DISCHARGE CONNECTION	MAXIMUM SOLID SIZE		
PS41AV	0.4	115	10	20	1	T-spliced vertical	10'	2"	2" RE		
PS41A1						T-spliced wide angle					
PS41P1F						Piggyback wide angle	20'				
PS42P1F						Piggyback wide angle					
PS51AV	0.5	115	13	20		T-spliced vertical	10'			2"	2" RE
PS51A1						T-spliced wide angle					
PS51P1F						Piggyback wide angle	20'				
PS52P1F						Piggyback wide angle					

① Information on individual basin components for "replacement parts" may be found in the Basin Section, kit numbers CWK11, CWK12, CWK21, CWK22 and CWK23.

② Additional pump information may be found on the pump bulletin.

### PS41 PERFORMANCE CHART - See "Performance Chart Note"

Pipe Length (Feet)	GPM									
	Vertical Head (Feet)									
	2	4	6	8	10	12	14	16	18	20
25	96	88	82	74	65	54	43	33	24	14
50	83	77	70	63	56	47	38	30	22	13
75	74	68	62	56	49	42	35	28	21	13
100	67	62	57	51	45	39	33	26	19	12
150	57	53	48	44	39	34	29	23	17	11
200	51	47	43	39	35	31	26	22	16	10
250	46	43	39	36	33	28	24	21	16	10
300	43	39	37	34	30	27	23	19	15	9

### PS51 PERFORMANCE CHART - See "Performance Chart Note"

Pipe Length (Feet)	GPM									
	Vertical Head (Feet)									
	2	4	6	8	10	12	14	16	18	20
25	105	99	91	84	75	65	55	45	35	25
50	90	85	78	71	63	56	48	40	32	24
75	80	74	69	62	57	50	44	37	30	22
100	72	67	62	57	52	46	40	34	28	21
150	61	58	54	49	45	40	35	31	25	18
200	54	51	48	44	40	36	32	28	23	17
250	50	47	44	40	37	34	30	26	21	16
300	46	43	40	37	34	31	28	24	20	15

NOTE: Shaded area does not meet 21 GPM. Minimum Scouring Velocity for 2" pipe.



## PACKAGE WITH WW05 PUMP

PACKAGE ORDER NUMBER	PUMP	VOLTS	①				
			BASIN	COVER	CHECK VALVE	DISCHARGE PIPE	
GWP1131	WW0511AC	115	Ribbed Polyethylene 23" Diameter x 30" High with 4" Slip Type Inlet Hub and Pump Torque Stop Insert	18" Structural Foam Cover with Bolts, Sealing Tape and (2) 2" and (1) 3" Vent and Discharge Grommets	A9-2PH 2" Rubber Sleeve Type	2" Diameter x 30" Long Schedule 40 PVC Discharge Pipe	
GWP1132	WW0512AF	230					
GWP1231	WW0511AC	115			A9-2P 2" Compression Sleeve Type		
GWP1232	WW0512AF	230					

## PUMP INFORMATION ②

PUMP MODEL	HP	VOLTS	MAX. AMPS	MIN. CIRCUIT BREAKER	PHASE	FLOAT SWITCH STYLE	POWER CORD LENGTH	DISCHARGE CONNECTION	MAXIMUM SOLID SIZE
WW0511AC	0.5	115	13	20	1	Piggyback wide angle	20'	2"	2"
WW0512AF		230	6.5	15					

① Information on individual basin components for "replacement parts" may be found in the Basin Section, kit numbers CWK11, CWK12, CWK21, CWK22 and CWK23.

② Additional pump information may be found on the pump bulletin.

## WW05 PERFORMANCE CHART - See "Performance Chart Note"

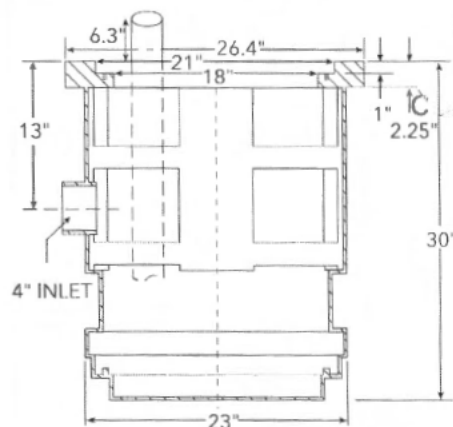
Pipe Length (Feet)	GPM						
	Vertical Head (Feet)						
	4	6	8	10	12	14	16
25	75	68	62	52	40	27	13
50	67	61	54	45	35	24	12
75	61	55	48	40	32	22	11
100	56	50	44	37	29	21	11
150	48	43	38	32	26	18	10
200	43	39	34	29	23	17	10
250	39	35	31	26	21	15	10
300	35	32	29	24	20	14	10

NOTE: Shaded area does not meet 21 GPM. Minimum Scouring Velocity for 2" pipe.

## NOMENCLATURE

CHARACTER	CODE	
1 - 3	GWP = GP	Assembled Vortex Wastewater Package
4 and 5	11	23" x 30" Ribbed basin with A9-2PH check valve
	12	23" x 30" Ribbed basin with A9-2P check valve
6 and 7	11	PS51P1F 20' Piggyback wide angle
	12	PS52P1F 20' Piggyback wide angle
	13	PS51AV 10' T- Spliced vertical switch
	14	PS51A1 10' T- Spliced wide angle
	21	PS41P1F 20' Piggyback wide angle
	22	PS42P1F 20' Piggyback wide angle
	23	PS41AV 10' T- Spliced vertical switch
	24	PS41A1 10' T- Spliced wide angle
	31	WW0511AC 20' Piggyback wide angle
	32	WW0512AF 20' Piggyback wide angle
	41	PV51P1F 20' Piggyback wide angle
	42	PV52P1F 20' Piggyback wide angle
	43	PV51AV 10' T- Spliced vertical switch
	44	PV51A1 10' T- Spliced wide angle
	45	PV51P1 10' Piggyback wide angle

## Ribbed 23 x 30 Basin Dimensions



For additional basin kit data, see basin bulletins BCPCWK11.

**xylem**  
Let's Solve Water

Xylem, Inc.  
2881 East Bayard Street Ext., Suite A  
Seneca Falls, NY 13148  
Phone: (866) 325-4210  
Fax: (888) 322-5877  
[www.xyleminc.com/brands/gouldswatertechnology](http://www.xyleminc.com/brands/gouldswatertechnology)

Goulds is a registered trademark of Goulds Pumps, Inc. and is used under license.  
© 2012 Xylem Inc. BGWP23X30 R1 April 2012



## OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

Items	Initials

Permit Number

## Instructions:

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

## OSSF Permit

- ☒ Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- ☒ Site/Soil Evaluation Completed by a Licensed Professional Engineer
- ☒ Planning Materials of the OSSF required by the Department of Health Services for Chapter 2 Planning Materials shall consist of a site design and all system specifications.
- ☐ Required Permit
- ☒ 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.

Mary D. Johnson  
Signature of Applicant

3-6-19  
Date

<input type="checkbox"/> COMPLETE APPLICATION
Check No. _____ Receipt No. _____

<input type="checkbox"/> INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)

\*\*\* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \*\*\*  
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN  
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE 118638

Date 2/9/2019

Permit # [REDACTED]

Owner Name Mary Johnson  
Mailing Address 21271 Gunther Grove  
City, State, Zip Garden Ridge, Texas 78266  
Phone # 210-559-2551  
Email \_\_\_\_\_

Agent Name Brian Erxleben, R.S.  
Agent Address 562 S. Hwy 123 Bypass #128  
City, State, Zip Seguin, Texas 78155  
Phone # 210-559-2551  
Email bandverx@gmail.com

All correspondence should be sent to: ☐ Owner ☒ Agent ☐ Both Method: ☐ Mail ☒ Email

Subdivision Name Trophy Oaks Unit 1 Lot 23 Block 1

Acreage/Legal N/A

Street Name/Address 21271 Gunther Grove City Garden Ridge Zip 78266

Type of Development:

☒ Single Family Residential

Type of Construction House, Mobile Home, RV, Manufactured Home (existing pool house with new)

Number of Bedrooms 5

Indicate Sq Ft of Living Area N/A

☐ Commercial or Institutional Facility

(Planning materials must indicate adequate land area required for proposed 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: \$ 30,000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well

Are Water Saving Devices Being Utilized Within the Residence? ☒ Yes ☐ No

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.
- 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.

Mary E. Johnson  
Signature of Owner

3-6-19  
Date

Page 1 of 2

N60°28'23" E 140.00'

15' UE

25' BSL

TRANSMISSION LINE  
EASEMENT

TRANSMISSION LINE  
EASEMENT

LOT 23, BLOCK 1  
TROPHY OAKS, UNIT 1  
1.215 ACRES

LOT IS LOCATED OUTSIDE OF THE 100-YEAR FLOOD PLAIN  
AND THE RECHARGE AND CONTRIBUTING ZONES.

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**VOID**

PROPOSED POOL

BATH

POOL

LIFT STATION

EXISTING  
5-BEDROOM RESIDENCE  
4337 SF

EXISTING SEPTIC TANK

EXISTING DRAINAGE

DRIVE

75'

50' BSL

75'

35.72' S60°36'48" W 104.31'  
GUNTHER GROVE

- Design modifications to existing OSSF installed under unit #80126. The house with a bathroom and no area is to be connected and connected to the existing OSSF. The calculation for the two structures is 360 gpd for the house and 6 gpd for the pool. The existing 12" 2/c septic tank and 18" hard absorption field is adequate for this OSSF Calculation.
2. Install a 3" or 4" sch 40 tightline lift station, minimum slope 1/8 in.
  3. Install a Goulds GWP23x30 lift station or equivalent with minimum 24 gall usable capacity (see attached technical brochure). Audible and visual high water alarms, external disconnect within site of the pump tank, pump and alarms on separate breakers, external wiring in conduit and check valve in the pump tank required.
  4. Pump floats shall be set to provide a minimum of 2 gall capacity between the high water alarm on level and the bottom of the inlet and a minimum of 3 gall capacity between the pump on and high water alarm float levels.
  5. Connect pump tank to the septic tank inlet with 2" purple sch 40. No 90° fittings should be used. Line shall be sleeved in sch 40 to 10' either side of its intersection with a potable waterline in order to provide the equivalent protection of a 10' separation. Line shall also be sleeved in sch 40 under and to 5' either side of any sidewalks in order to provide the equivalent protection of a 5' separation.
  6. Waterline location is approximate and installer should have utilities located before installation.

**SITE PLAN & OSSF DESIGN:**

MARY JOHNSON  
21271 GUNTHER GROVE  
GARDEN RIDGE, TEXAS 78266

BRIAN C. ERXLEBEN, R.S.  
562 S. HWY 123 BYPASS #128  
SEGUIN, TEXAS 78155  
(830) 660-9133

DATE: 2-9-19

SCALE: 1" = 40'



**GENERAL WARRANTY DEED WITH VENDOR'S LIEN**

(WITH SUBORDINATE VENDOR'S LIEN)

Doc# 200106003966

THE STATE OF TEXAS

COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:

THAT GREATER TEXAS BUILDERS, INC., A TEXAS CORPORATION, hereinafter called "GRANTOR" (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration to GRANTOR in hand paid by, MARY E. JOHNSON, A SINGLE PERSON, whose mailing address is 21271 GUNTHER GROVE, GARDEN RIDGE, TEXAS 78266, hereinafter called "GRANTEE" (whether one or more), the receipt and sufficiency of which are hereby acknowledged, and for the further consideration of the sum paid to GRANTOR by SEBRING CAPITAL CORPORATION, hereinafter called FIRST-LIEN BENEFICIARY, at the special instance and request of GRANTEE, the receipt and sufficiency of which sum, being in the amount of \$415,700.00, is hereby acknowledged and confessed; and as evidence of such advancement, GRANTEE has executed GRANTEE'S note of even date herewith for such amount payable to the order of FIRST-LIEN BENEFICIARY, said note payable as provided therein; and the payment of said note is secured by a vendor's lien reserved herein and is additionally secured by a deed of trust of even date with said note, executed by GRANTEE to DON W. LEDBETTER, TRUSTEE, reference to which deed of trust is hereby made for all purposes; and in consideration of the payment by FIRST-LIEN BENEFICIARY of the sum specified in said deed of trust, GRANTOR hereby transfers, sets over, assigns, and conveys unto FIRST-LIEN BENEFICIARY and its assigns a vendor's lien and superior title retained and reserved herein against the property and premises conveyed herein in the same manner and to the same extent as if said notes had been executed in GRANTOR'S favor and assigned by GRANTOR to FIRST-LIEN BENEFICIARY without recourse; and GRANTOR has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto said GRANTEE, the following described real property, to-wit:

LOT 23, BLOCK 1, TROPHY OAKS SUBDIVISION, UNIT-1, IN THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 12, PAGE 196-199, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging unto said GRANTEE and GRANTEE'S heirs and assigns forever. GRANTOR does hereby bind GRANTOR and GRANTOR'S heirs, executors, and administrators to warrant and forever defend, all and singular, the said premises unto the said GRANTEE and GRANTEE'S heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Taxes of every nature for the current year have been prorated and are assumed by GRANTEE. This conveyance is made subject to, all and singular, the restrictions, mineral reservations, royalties, conditions, easements, and covenants, if any, applicable to and enforceable against the above-described property as reflected by the records of the County Clerk of the aforesaid County.

GRANTOR and GRANTEE also acknowledge the retention of a second, subordinate and separate vendor's lien, and GRANTOR hereby transfers the same to GREATER TEXAS BUILDERS, INC., A TEXAS CORPORATION, hereinafter called "SECOND-LIEN BENEFICIARY", which lien secures GRANTEE'S certain other note of even date to SECOND-LIEN BENEFICIARY in the amount of \$40,350.00, being further consideration paid to GRANTOR, as more particularly described in deed of trust of even date herewith to \_\_\_\_\_, TRUSTEE. But it is expressly agreed and stipulated that the vendor's lien and superior title are retained in favor of the FIRST-LIEN BENEFICIARY and SECOND-LIEN BENEFICIARY, respectively, against the above described property, premises and improvements, until each of the above respective notes is fully paid according to its terms, when this deed shall become absolute.

When this deed is executed by more than one person, or when the GRANTOR or GRANTEE is more than one person, this instrument shall read as though pertinent verbs, nouns and pronouns were changed to correspond, and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns."

EXECUTED this 26TH day of JANUARY, 2001.

GREATER TEXAS BUILDERS, INC., A TEXAS CORPORATION

BY: C.E. Harzenbuehler

PRINTED NAME: C.E. Harzenbuehler

ITS: PRESIDENT

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