

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:

Address:

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

Inspector Notes:

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3)(B)285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.		285.32(c)(1)				
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions						
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

**Comal County Environmental Health
OSSF Inspection Sheet**

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



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 118792
Issued This Date: 07/22/2025
This permit is hereby given to: WILLIAM P. HORN & MARTHA RUTH SINGLEY

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

229 BERRYWOOD LN
NEW BRAUNFELS, TX 78132

Subdivision: THE PRESERVE AT ELM CREEK
Unit: 1
Lot: 39
Block: 2
Acreage: 1.0700

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.

RECEIVED

By Kathy Griffin at 3:21 pm, Jun 27, 2025



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

--	--

Date Received

Initials

118792

Permit Number

Instructions:

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

OSSF Permit

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

Signed Maintenance Contract with Effective Date as Issuance of License to Operate

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

Signature of Applicant

06/27/2025

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

____ (Missing Items Circled, Application Refused)

RECEIVED

By Brandon Olvera at 12:53 pm, Jul 21, 2025

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

SITE SEWAGE FACILITY APPLICATION

Date May 12, 2025

Permit Number 118792

1. APPLICANT / AGENT INFORMATION

Owner Name WILLIAM PRESTON HORN & MARTHA RUTH SINGLEY

Agent Name GREG JOHNSON, P.E.

Mailing Address 229 BERRYWOOD LANE

Agent Address 170 HOLLOW OAK

City, State, Zip NEW BRAUNFELS TEXAS 78132

City, State, Zip NEW BRAUNFELS TEXAS 78132

Phone # 281-770-9662

Phone # 830-905-2778

Email billhorn52@gmail.com

Email gregjohnsonpe@yahoo.com

2. LOCATION

Subdivision Name THE PRESERVE AT ELM CREEK Unit 1 Lot 39 Block 2

Survey Name / Abstract Number Acreage

Address 229 BERRYWOOD LANE City NEW BRAUNFELS TEXAS 78132 State TX Zip 78132

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 3008

☐ Non-Single Family Residential

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)

Type of Facility

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants

Restaurants, Lounges, Theaters - Indicate Number of Seats

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

Travel Trailer/RV Parks - Indicate Number of Spaces

Miscellaneous

Estimated Cost of Construction: \$ EXISTING (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater Collection

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Signature of Owner

Date

6/17/25



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) EXISTING CLEARSTREAM 600 Absorption/Application Area (Sq Ft) 4983
NC3T (#116623)

Gallons Per Day (As Per TCEQ Table III) 300

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

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

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

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

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

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

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

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

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

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

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

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

(if yes, the P.E. or R.S. 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: _____



FIRM #2585

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

May 14, 2025

Date

AFFIDAVIT**THE COUNTY OF COMAL
STATE OF TEXAS****CERTIFICATION OF OSSF REQUIRING MAINTENANCE**

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

I

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 commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety code, requires owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

II

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

1 UNIT/PHASE/SECTION 2 BLOCK 39 LOT THE PRESERVE AT ELM CREEK SUBDIVISION

IF NOT IN SUBDIVISION: _____ ACREAGE _____ SURVEY

The property is owned by (insert owner's full name): WILLIAM PRESTON HORN & MARTHA RUTH SINGLEY

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

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

WITNESS BY HAND(S) ON THIS 11 DAY OF June, 20 25

[Signature]
[Signature]
Owner(s) signature(s)
WILLIAM PRESTON HORN &
MARTHA RUTH SINGLEY

WILLIAM PRESTON HORN

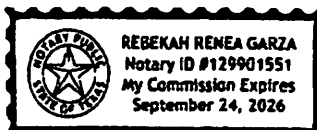
MARTHA RUTH SINGLEY

Owner (s) Printed name (s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 11 DAY OF

June, 20 25

[Signature]
Notary Public Signature



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
06/23/2025 08:10:00 AM
TAMMY 1 Pages(s)
202506018805



Bobbie Koepp

RECEIVED

By Brandon Olvera at 8:16 am, Jul 22, 2025

Countryside Construction, Inc.
300 Chapman Parkway, Canyon Lake, TX. 78133
Phone: 830-899-2615

Septic System Service Agreement

In consideration of payment for this service contract, we will abide by and agree to its terms and conditions:

Name: **BILL HORN** Address: **229 BERRYWOOD LN**
Sub-Div./County: City:
Permit #: TYPE: Model #: Serial #:
Phone: «

(X) Initial Two Year Service Agreement & Two Year Limited Warranty

Legal Description: Lot 39 Unit 1 BIK 2 The Preserve at Elm Creek

The effective date of the initial maintenance contract shall be the date the License to Operate is issued.
This contract will be in effect **FROM: LTO TO:** and will provide the following:

- An inspection every (4) four months which will include: Servicing of the mechanical & electrical components as necessary to ensure system is functioning as engineer designed, pulling and cleaning the aerator shaft, cleaning compressor air filters, check chlorine, conduct solids test to determine if system should be pumped, back flushing tubing for drip irrigation fields and checking sprinklers on above ground systems.
- The property owner is responsible for "purchasing and keeping chlorine" in the chlorinator, (if applicable).** If the chlorine test reveals "No Chlorine" in the system, the property owner may incur an additional cost.
 - If any improper operation is observed (which cannot be corrected at that time) the property owner will be notified immediately of the conditions and the estimated cost.
 - ANY PARTS, WARRANTY OR NON-WARRANTY, FREIGHT CHARGES, LABOR OR SERVICE CALLS NOT PAID IN FULL AT THE END OF (30) DAYS SHALL REMAIN THE PROPERTY OF COUNTRYSIDE CONSTRUCTION AND AUTHORIZES CONTRACTOR TO REMOVE AND REPOSSESS ANY PARTS INSTALLED. CLIENT FURTHER AGREES TO PAY ANY LABOR COST OF THE INSTALLATION AND REASONABLE COST OF REMOVAL OF SAID PARTS.**
 - THE SIGNING OF THIS SERVICE AGREEMENT AUTHORIZES COUNTRYSIDE CONSTRUCTION TO ENTER THE PROPERTY TO EXECUTE ALL TERMS OF THIS CONTRACT.**
 - The response time to a complaint by the property owner regarding operation of the system, shall be within 48 hours from the time of notification.

Countryside Construction, Inc., will warranty installation of the septic system to be according to state and county regulations and the designs approved by the county. **HOMEOWNER WILL BE RESPONSIBLE FOR SERVICE CALLS, LABOR AND SHIPPING COSTS ON ANY "WARRANTIED PARTS" EXCHANGED DURING WARRANTY.** All other components will be according to manufacturer's warranties.

Important: As Countryside Construction, Inc. cannot control what or how much effluent goes into this septic system, we cannot warranty how the system will function. Refer to manufacturers or installer's instructions, for suggestions on septic operation. If necessary, between inspections, it is the property owner's responsibility to clean the micron filters on drip irrigation systems. This service agreement **does not** cover the cost of "**service calls, labor or materials that are required or parts out of warranty**, the failure to maintain electrical power to the system, **sprinklers that are broken**, leaking, stopped-up or otherwise mal-functioning; or sewage flows exceeding the hydraulic/organic design capabilities and the input of non-biodegradable materials (solvents, grease, oil, paints, etc.), or any usage contrary to the requirements as advised by authorized service representative. Laboratory test work is available at an additional cost. Chlorine, filters, or parts that are out of warranty are available at a reasonable cost.

This contract **does not include the pumping of a tank or of any compartment of a tank, or settlement of soil on or around any part of the system regardless of reason:**

Violations of the warranty also include: disconnecting the alarm, restricting ventilation to the aerator, overloading the system above its rated capacity; or flooding by external means. Rodent, insect or fire ant damage or any other form of unusual abuse is a violation. A renewal service contract **should be activated (30) thirty days before expiration** of existing contract. We will contact property owner prior to expiration of existing contract.

Serviced by: **COUNTRYSIDE CONSTRUCTION, INC.**

Walker Chapman – Installer Licensee #OS0002929-OSSF

Maintenance Provider Licensee #MP0000035

Walker Chapman
Property Owner Signature

William P Horn
Print Name

7/21/25
Date

Walker Chapman
Walker Chapman

Matthew Singley
Date Authorized Service Representative

(revised 08/13/2020)

Greg W. Johnson, P.E.
170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778

May 14, 2025

Comal County Office of Environmental Health
195 David Jonas Drive
New Braunfels, Texas 78132-3760

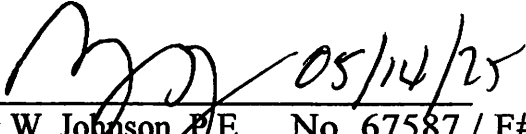
RE- SEPTIC DESIGN
229 BERRYWOOD LANE
THE PRESERVE AT ELM CREEK, UNIT 1, BLOCK 2, LOT 39
NEW BRAUNFELS, TX 78132
HORN/SINGLEY RESIDENCE

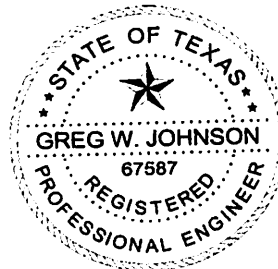
Brandon /Brenda,

The referenced property is located within the Edwards Aquifer Recharge Zone. This OSSF design will comply with requirements in the WPAP.

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

Designed in accordance with Chapter 285, Subchapter D, §285.40, 285.41, & 285.42, Texas Commission on Environmental Quality (Effective December 29, 2016).


Greg W. Johnson, P.E. No. 67587 / F#2585
170 Hollow Oak
New Braunfels, Texas 78132 - 830/905-2778



Greg W. Johnson, P.E.

170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778

May 14, 2025

Comal County Office of Environmental Health
195 David Jonas Drive
New Braunfels, Texas 78132-3760

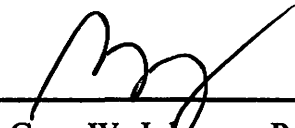
RE- Septic Design
229 BERRYWOOD LANE
THE PRESERVE AT ELM CREEK, UNIT 1, BLOCK 2, LOT 39
NEW BRAUNFELS, TX 78132
HORN / SINGLEY RESIDENCE

Brandon/Brenda,

Due to the lack of available application area it is necessary to have the setback from the property line to the spray at ten feet as required by TCEQ Chapter 285 rules Table X. I hereby request a variance to the twenty foot setback to property lines as required by Comal County Order and equivalent protection will be maintained by including a battery backup to the timer clock to assure sprayers to only spray during the predawn hours. In my professional opinion this variance will not pose a threat to the environment or public health.

If I can be of further assistance please contact me.

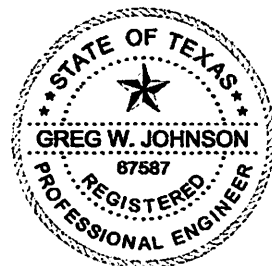
Respectfully yours,



Greg W. Johnson, P.E., F#2585

May 14, 2025

Date



ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: May 13, 2025

Site Location: The PRESERVE at ELM CREEK, UNIT 1, BLOCK 2, LOT 39

Proposed Excavation Depth: N/A

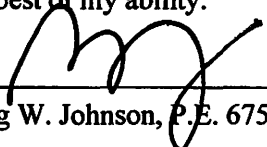
Requirements:

At least two soil excavations 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 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.
Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

SOIL BORING NUMBER <u> </u> SURFACE EVALUATION <u> </u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	IV	CLAY	N/A	NONE OBSERVED	LIMESTONE @ 8"	BROWN
1						
2						
3						
4						
5						

SOIL BORING NUMBER <u> </u> SURFACE EVALUATION <u> </u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	SAME		AS		ABOVE	
1						
2						
3						
4						
5						

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.



Greg W. Johnson, P.E. 67587-F2585, S.E. 11561

05/13/25

Date

OSSF SOIL EVALUATION REPORT INFORMATION

Date: May 14, 2025

Applicant Information:

WILLIAM PRESTON HORN & MARTHA

Name: RUTH SINGLEY
Address: 229 BERRYWOOD LANE
City: NEW BRAUNFELS State: TEXAS
Zip Code: 78132 Phone: (281) 770-9662

Site Evaluator Information:

Name: Greg W. Johnson, P.E., R.S., S.E. 11561
Address: 170 Hollow Oak
City: New Braunfels State: Texas
Zip Code: 78132 Phone & Fax (830)905-2778

Property Location:

The PRESERVE at ELM

Installer Information:

Lot 39 Unit 1 Blk 2 Subd. CREEK
Street Address: 229 BERRYWOOD LANE
City: NEW BRAUNFELS Zip Code: 78132
Additional Info.: _____

Name: _____
Company: _____
Address: _____
City: _____ State: _____
Zip Code: _____ Phone _____

Topography: Slope within proposed disposal area: 4 %

Presence of 100 yr. Flood Zone: YES _____ NO X
Existing or proposed water well in nearby area. YES _____ NO X
Presence of adjacent ponds, streams, water impoundments YES _____ NO X
Presence of upper water shed YES _____ NO X
Organized sewage service available to lot YES _____ NO X

Design Calculations for Aerobic Treatment with Spray Irrigation:

Commercial

Q = _____ GPD _____

Residential Water conserving fixtures to be utilized? Yes X No _____

Number of Bedrooms the septic system is sized for: 4 Total sq. ft. living area 3008

Q gal/day = (Bedrooms +1) * 75 GPD - (20% reduction for water conserving fixtures)

Q = (4 +1)*75-(20%)= 300

Trash Tank Size 400 Gal.

TCEQ Approved Aerobic Plant Size 600 G.P.D.

Req'd Application Area = Q/Ri = 300 / 0.064 = 4688 sq. ft.

Application Area Utilized = 4983 sq. ft.

Pump Requirement 12 Gpm @ 41 Psi (Redjacket 0.5 HP 18 G.P.M. series or equivalent)

Dosing Cycle: _____ ON DEMAND or X TIMED TO DOSE IN PREDAWN HOURS

Pump Tank Size = 700 Gal. 12.3 Gal/inch.

Reserve Requirement = 100 Gal. 1/3 day flow.

Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction

With Chlorinator NSF/TCEQ APPROVED

SCH-40 or SDR-26 3" or 4" sewer line to tank

Two way cleanout


Pop-up rotary sprinkler heads w/ purple non-potable lids

1" Sch-40 PVC discharge manifold

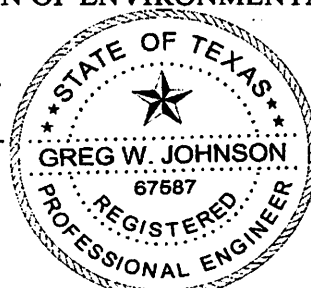
APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

EXPOSED ROCK WILL BE COVERED WITH SOIL .

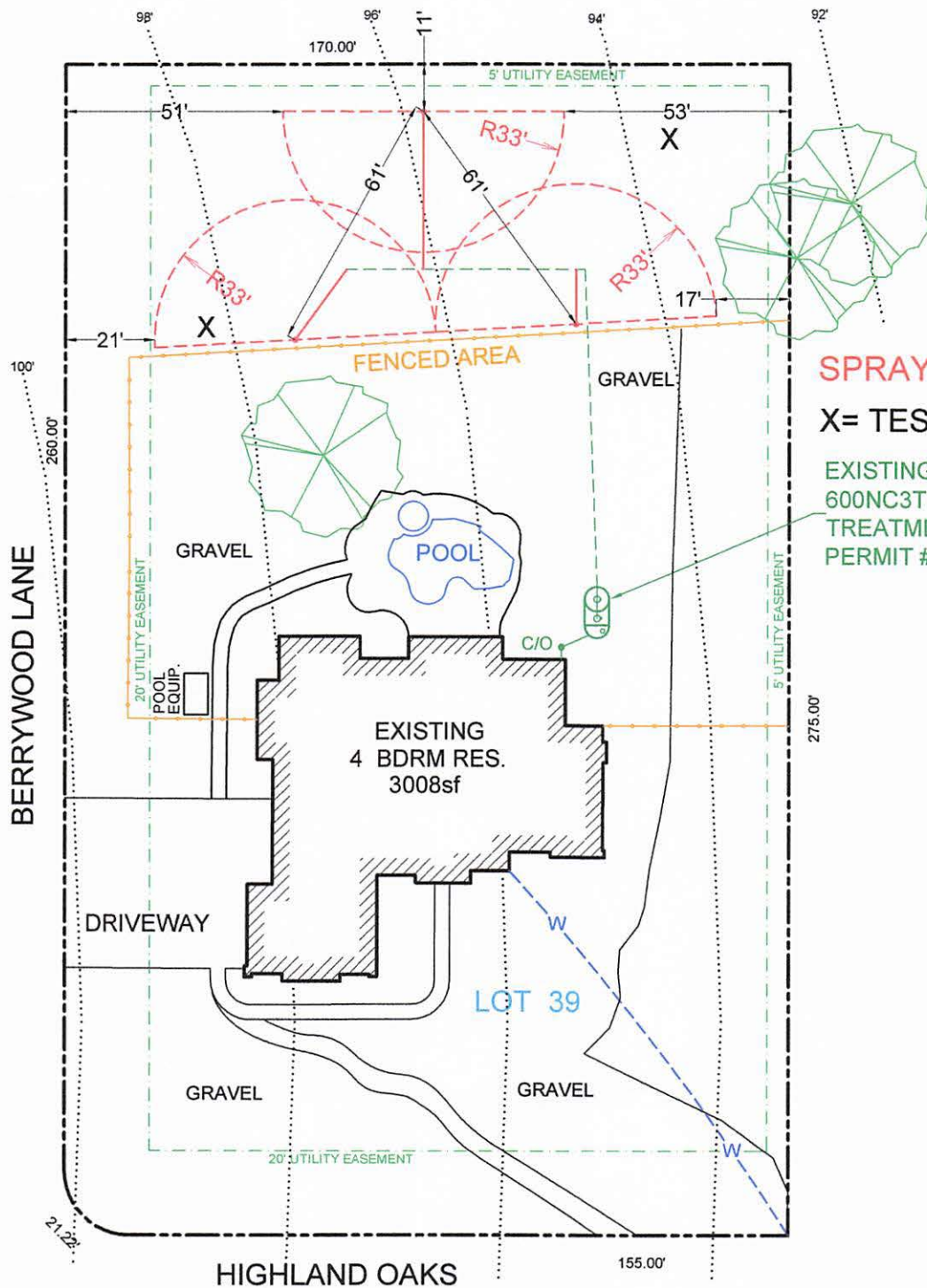
I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016)


GREG W. JOHNSON, P.E. F#002585 - S.E. 11561

05/14/25
DATE



FIRM #2585



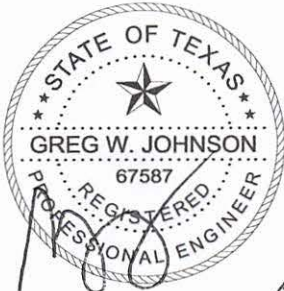
SPRAY AREA = 4983sf

X= TEST HOLES

EXISTING CLEARSTREAM
600NC3T AEROBIC
TREATMENT PLANT.
PERMIT #116623



OWNER: WILLIAM PRESTON HORN & MARTHA RUTH SINGLEY				DRAWN BY: EJS III	
STREET ADDRESS: 229 BERRYWOOD LANE					
LEGAL DESC: The PRESERVE at ELM CREEK			UNIT/SECTION/PHASE: 1	BLOCK: 2	LOT: 39
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: 1"=40'	DATE: 5/14/2025		REVISED:



F#2585

05/14/25

Ø 4" S/40 PVC INLET

Ø 4" CLEANOUT

SIGNAL WIRE FROM ALARM FLOAT

ACCESS COVER FOR Ø 20" OPENING

CHLORINATOR

HIGH WATER ALARM FLOAT

Ø 10" TRASH TANK OPENING

GRADE

INLET

FLOW LINE

SURGE CONTROL WEIR

CLARIFIER

AIR LINE CONDUIT

PRETREATMENT TANK

PUMP STAND

DIFFUSER

AERATION TANK

55"

151"

82"

Ø 3/4" S/40 PVC AIRLINE FROM AERATOR

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF CLEARSTREAM. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF CLEARSTREAM IS PROHIBITED.

DRAWN BY AB	DATE 03/10/11
CHECKED BY XXX	DATE XXX
SCALE: 1:30	SHEET 1 OF 1

DWG. NO.

600NC3

20000307



P.O. Box 7568 Beaumont, Texas 77726-7568

TANK NOTES:

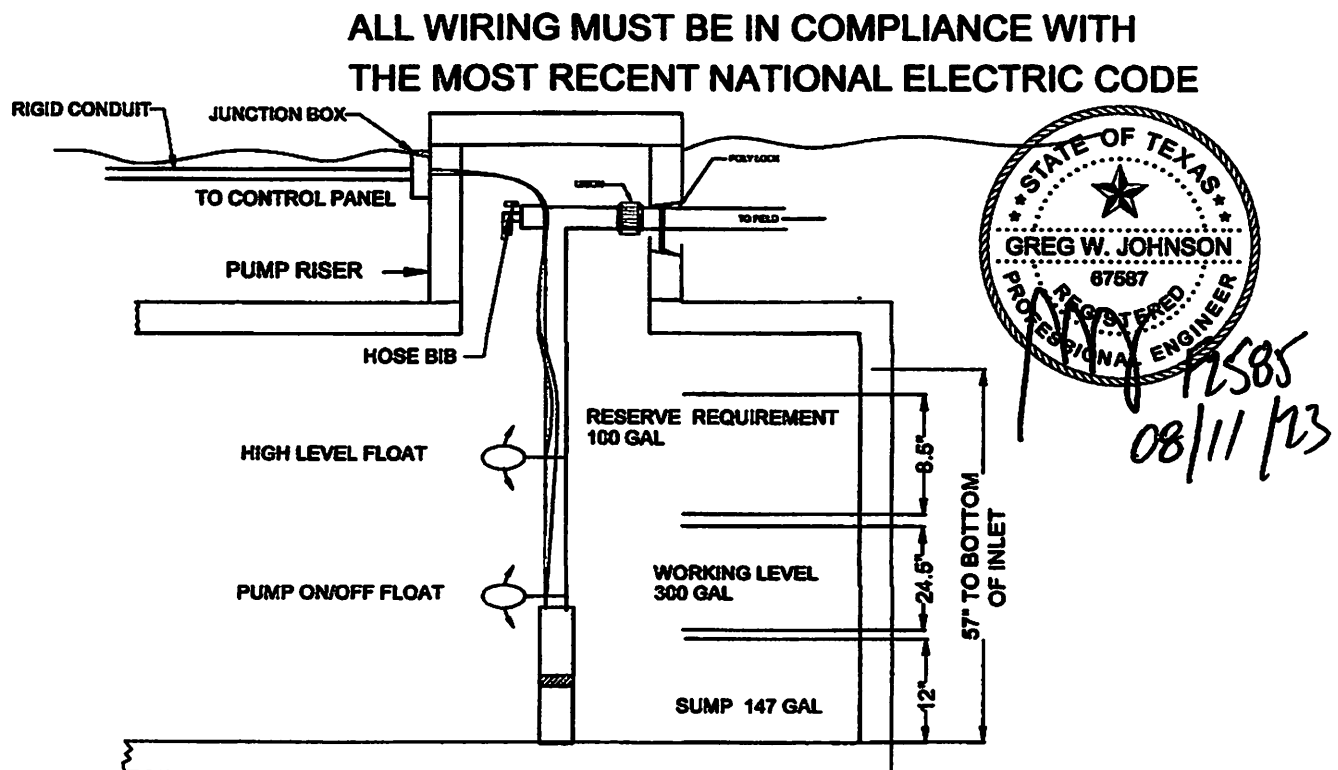
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

A two way sanitary tee is required between residence and tank.

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

Tanks must be left uncovered and full of water for inspection by the permitting authority.



**TYPICAL PUMP TANK CONFIGURATION
CLEARSTREAM 600NC3T W/ 700 GAL PUMP TANK**

OPERATION

1. The pump must be submerged at all times during normal operation. Do not run pump dry.
2. Make sure that the float switches are set so that the pump stops before the pump runs dry or breaks suction. If necessary, adjust float switches to achieve this.
3. The motor bearings are lubricated internally. No maintenance is required or possible on the pump.

Table 1: Recommended Fusing Data
60 Hz/1 Phase 2-Wire Cable

Model	HP	Voltz/Hz/ Phase	Max Load Amps	Locked Rotor Amps	Fuse Size Standard/ Dual Element
P10D	1/2	115/60/1	11.0	30.0	15
P20D	1/2	115/60/1	9.5	30.0	15
P30D	1/2	115/60/1	9.5	30.0	15



Figure 1: Insert a piece of 3" PVC pipe in the bottom of the motor to raise the pump in the tank.

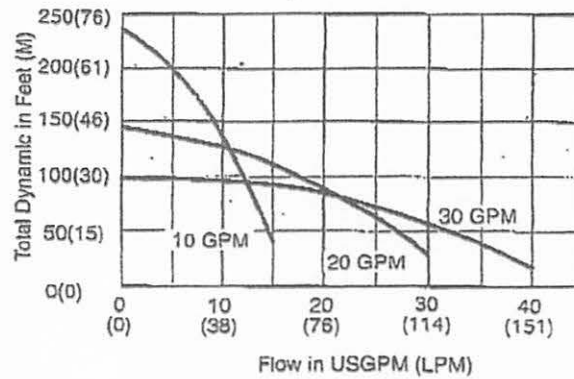


Figure 2: Performance in Feet of Head at Gallons Per Minute (M@LPM).

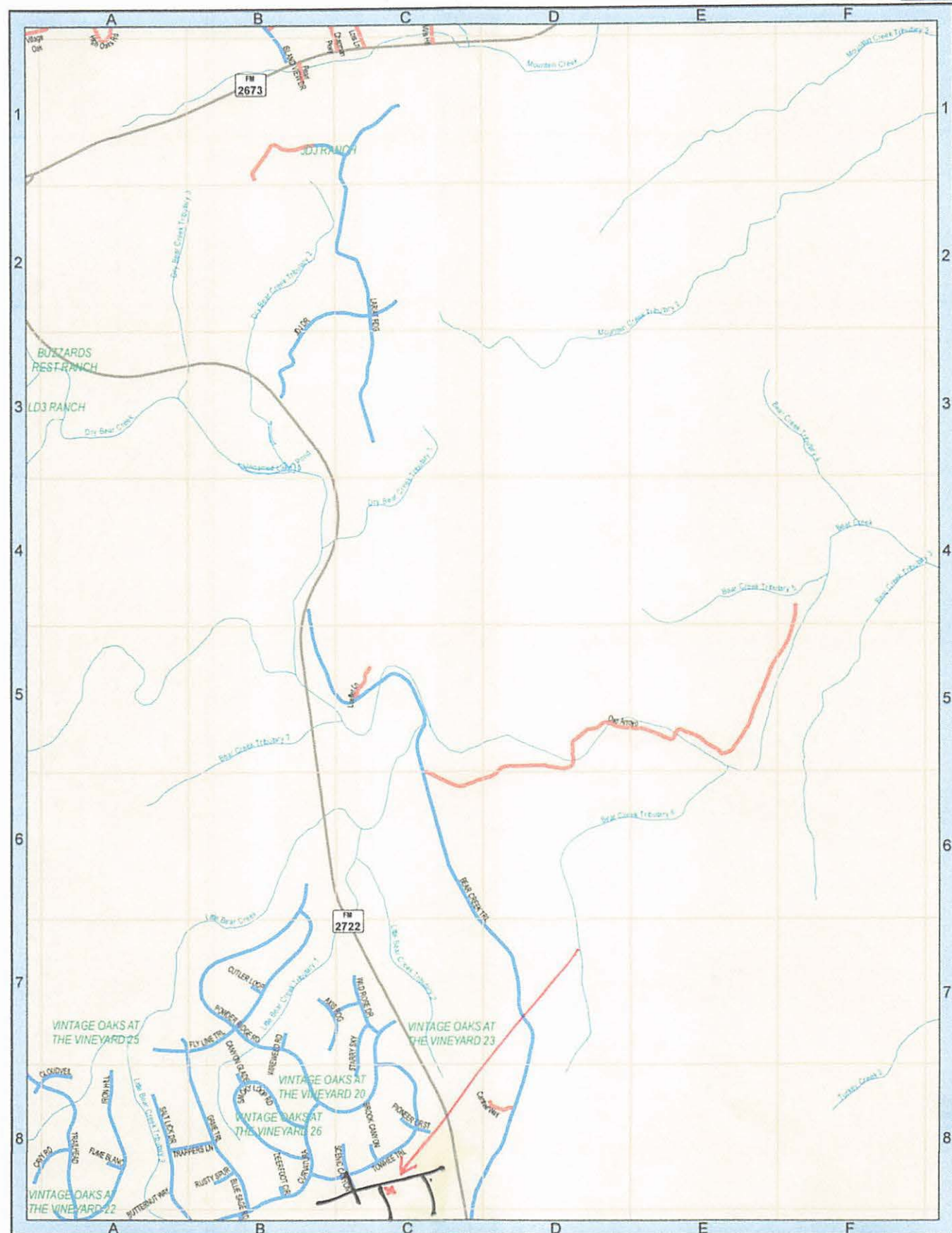
LOW ANGLE NOZZLE PERFORMANCE CHART

Nozzle	PSI	Radius	GPM
#1	30	22'	1.5
	40	24'	1.7
	50	26'	1.8
	60	28'	2.0
#3	30	29'	3.0
	40	32'	3.1
	50	35'	3.5
	60	37'	3.8
#4	30	31'	3.4
	40	34'	3.9
	50	37'	4.4
	60	38'	4.7
#6	40	38'	6.5
	50	40'	7.3
	60	42'	8.0
	70	44'	8.6

KRAIN
K-2 Plus

*

SEE PAGE 30



SEE PAGE 44

SEE PAGE 57



0 1,250 2,500
Feet

0 0.25 0.5
Miles

RECEIVED

By Kathy Griffin at 3:21 pm, Jun 27, 2025



ON-SITE SEWAGE FACILITY APPLICATION

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

Date May 12, 2025

Permit Number 118792

1. APPLICANT / AGENT INFORMATION

Owner Name WILLIAM PRESTON HORN & MARTHA RUTH SINGLEY
Mailing Address 229 BERRYWOOD LANE
City, State, Zip NEW BRAUNFELS TEXAS 78132
Phone # 281-770-9662
Email billhorn52@gmail.com

Agent Name GREG JOHNSON, P.E.
Agent Address 170 HOLLOW OAK
City, State, Zip NEW BRAUNFELS TEXAS 78132
Phone # 830-905-2778
Email gregjohnsonpe@yahoo.com

2. LOCATION

Subdivision Name THE PRESERVE AT ELM CREEK Unit I Lot 39 Block 2
Survey Name / Abstract Number _____ Acreage _____
Address 229 BERRYWOOD LANE City NEW BRAUNFELS TEXAS 78132 State TX Zip 78132

3. TYPE OF DEVELOPMENT

☒ Single Family Residential
Type of Construction (House, Mobile Home, etc.) EXISTING HOUSE
Number of Bedrooms 4
Indicate Sq Ft of Living Area 3000
☐ Non-Single Family Residential
(Planning material for adequate area for double septic system, require septic treatment and disposal area)
Type of Facility _____
Offices, Factories, Churches, Schools, Parks, etc. - Indicate Number of Occupants _____
Restaurants, Lounges, Theaters - Indicate Number of Seats _____
Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____
Travel Trailer/RV Parks - Indicate Number of Spaces _____
Miscellaneous _____

Estimated Cost of Construction: \$ EXISTING (Structure Only)

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

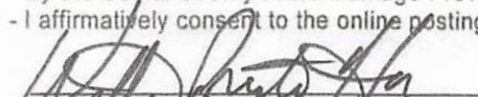
☐ Yes ☒ No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water ☒ Public ☐ Private Well ☐ Rainwater Collection

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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


Signature of Owner

6/17/25
Date



COMAL COUNTY

ENGINEER'S OFFICE

RE: ***229 Berrywood Lane
The Preserve at Elm Creek 1
Lot 39 – Block 2***

Dear Property Owner & Agent,

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

- ✓ 1. Both owners need to sign the application.
- ✓ 2. Please provide the maintenance contract.
 - a. This ATU is still within the 2-year initial requirement.
- ✗ 3. Gravel over tank:
 - a. 285.32(b)(1)(F): Is the gravel over the tank less than ½ inch in diameter?
- 4. Revise accordingly and resubmit.

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

Thank You,

| Brandon Olvera | Designated Representative OS0034792 |

| t: 830-608-2090 | e: olverb@co.comal.tx.us |

RECEIVED

By Brandon Olvera at 12:53 pm, Jul 21, 2025

Countryside Construction, Inc.
300 Chapman Parkway, Canyon Lake, TX. 78133
Phone: 830-899-2615 or 1-888-379-3721 Fax: 830-899-6662

Septic System Service Agreement

In consideration of payment for this service contract, we will abide by and agree to its terms and conditions:

Name: JHJ DREAM HOMES OF TEXAS, LP Address: 229 BERRYWOOD LANE
Sub-Div./County: THE PRESERVE AT ELM CREEK / COMAL City, State, Zip Code NEW BRAUNFELS, TX 78132
Permit #: _____ TYPE, Model# & SIZE: CLEARSTREAM 600NC3T Serial #: _____
Phone: 512-717-3271

(X) Initial Two Year Service & Two Year Limited Warranty

Property: LOT 39, THE PRESERVE AT ELM CREEK, UNIT 1, BLOCK 2, COMAL COUNTY

The effective date of the initial maintenance contract shall be the date the License to Operate is issued.
This contract will be in effect FROM: LTO TO: _____

Countryside Construction, Inc. will provide the following:

- An inspection every (4) four months which will include: Servicing of the mechanical & electrical components as necessary to insure system is functioning as engineer designed, pulling and cleaning the Norweco Brand aerator shaft, cleaning coiled air filters or air filters of the aerator, changing and cleaning the product solids tank, determining if the pump is pumped, back flushing the piping for drip irrigation fields.

- The property owner is responsible for purchasing and installing the chlorine (if applicable) for the chlorination system, the property owner will be responsible for the cost.
- If any inspection or servicing cannot be completed within the estimated cost, the property owner will be notified immediately of the condition and the estimated cost.
- ANY PARTS, MATERIALS, LABOR, FREIGHT, OR OTHER CHARGES FOR SERVICE CALLS SHALL BE IN FULL AT THE TIME OF SERVICE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY SERVICE CALLS. COUNTRYSIDE CONSTRUCTION, INC. DOES NOT PROVIDE A WARRANTY ON ANY PARTS, MATERIALS, LABOR, OR OTHER CHARGES FOR SERVICE CALLS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY SERVICE CALLS.
- THE SIGNATURE OF THE SERVICE REPRESENTATIVE SHALL BE REQUIRED FOR ANY SERVICE CALLS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY SERVICE CALLS.

Countryside Construction, Inc., will warranty the septic system to be according to state and county regulations and the designs approved by the county. HOMEOWNER WILL BE RESPONSIBLE FOR SERVICE CALLS, LABOR AND SHIPPING COSTS ON ANY "WARRANTIED PARTS" EXCHANGED DURING WARRANTY. All other components will be according to manufacturer's warranties.

Important: As Countryside Construction, Inc. cannot control what or how much effluent goes into this septic system, we cannot warranty how the system will function. Refer to manufacturers or installer's instructions, for suggestions on septic operation. If necessary, between inspections, it is the property owner's responsibility to clean the micron filters on drip irrigation systems. This service agreement does not cover the cost of service calls, labor or materials that are required to maintain the system.

to maintain electrical power to the system, sprinklers that are broken, leaking, stopped-up or otherwise mal-functioning; or sewage flows exceeding the hydraulic/organic design capabilities and the input of non-biodegradable materials (solvents, grease, oil, paints, etc.), or any usage contrary to the requirements as advised by authorized service representative. Laboratory test work is available at an additional cost. Chlorine, filters, or parts that are out of warranty are available at a reasonable cost.

This contract does not include the pumping of a tank or of any compartment of a tank, or settlement of soil on or around any part of the system regardless of reason.

Violations of the warranty also include: disconnecting the alarm, restricting ventilation to the aerator, overloading the system above its rated capacity; or flooding by external means. Rodent, insect or fire ant damage or any other form of unusual abuse is a violation. A renewal service contract should be "activated" (30) thirty days before expiration of existing contract. We will contact property owner prior to expiration of existing contract.

Serviced by: Countryside Construction Inc.
Walker Chapman – Installer's Licensee #OS0002929-OSSF

Maintenance Provider Licensee #MP0000035

(X) [Signature] Print Name (X) Dustin Jacobs Date: 8/15/23
Property Owner Signature

(X) Walker Chapman Date: 8/15/23 Authorized Service Representative (revised 08/13/2020)

Olvera,Brandon

From: Olvera,Brandon
Sent: Monday, July 21, 2025 1:02 PM
To: Greg Johnson
Subject: RE: Permit 118792 - 229 Berrywood Lane

Property Owner/Agent,

File has been updated.



Maintenance Contract Requirements:

- a. 285.7(d)(1)(B): specify a time frame in which the maintenance provider or maintenance technician will visit the property in response to a complaint by the property owner regarding the operation of the system;

Thank You,



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

RECEIVED

By Brandon Olvera at 4:24 pm, Jul 21, 2025

Countryside Construction, Inc.
300 Chapman Parkway, Canyon Lake, TX 78133
Phone: 830-899-2615

NOT APPROVED

Septic System Service Agreement

In consideration of payment for this service contract, we will abide by and agree to its terms and conditions:

Name: BILL HORN

Sub-Div./County:

Permit #: _____

Phone: « _____

Address: 229 BERRYWOOD LN

City: _____

Model #: _____

Serial #: _____

TYPE: _____

(X) Initial Two Year Service Agreement & Two Year Limited Warranty

Legal Description: _____

The effective date of the initial maintenance contract shall be the date the License to Operate is issued.

This contract will be in effect FROM: LTO TO: _____ and will provide the following:

- An inspection every (4) four months which will include: Servicing of the mechanical & electrical components as necessary to ensure system is functioning properly. Engineer check and clean aerator, compressor air filters, check line, conduct test to determine if there is a problem, backflow into irrigation fields and check sprinklers on the ground.

VOID

- The property owner is responsible for purchasing and installing a chlorine pump in the aerator, (if applicable). If the chlorine pump reveals a problem with the system, the property owner will incur an additional cost.
- If any improper operation or service cannot be corrected that the property owner will be notified immediately of the conditions. The estimated cost of the repair will be provided.
- ANY PARTS, SERVICE OR LABOR, FREIGHT, AND SERVICE CALLS PAID IN FULL AT THE END OF THE SERVICE CALL. IN THE EVENT OF COUNTRYSIDE CONSTRUCTION AUTHORIZES CONTRACTOR TO MOVE AND REPAIR ANYTHING INSTALLED BY COUNTRYSIDE CONSTRUCTION TO PAY ANY LABOR COSTS OF INSTALLATION, REPAIR, OR REMOVAL OF ANYTHING INSTALLED BY COUNTRYSIDE CONSTRUCTION.
- THE SIGNING OF THIS SERVICE AGREEMENT AUTHORIZES COUNTRYSIDE CONSTRUCTION TO ENTER THE PROPERTY TO MAINTAIN ALL TERMS OF THIS CONTRACT.
- The response time to a complaint by the property owner regarding operation of the system, shall be within 48 hours from the time of notification.

Countryside Construction, Inc., will warranty installation of the septic system to be according to state and county regulations and the designs approved by the county. HOMEOWNER WILL BE RESPONSIBLE FOR SERVICE CALLS, LABOR AND SHIPPING COSTS ON ANY "WARRANTIED PARTS" EXCHANGED DURING WARRANTY. All other components will be according to manufacturer's warranties.

Important: As Countryside Construction, Inc. is not a septic system manufacturer, we cannot warranty how the system will function. Refer to manufacturers or installer's instructions, for suggestions on septic operation. If necessary, between inspections, it is the property owner's responsibility to clean the micron filters on drip irrigation systems. This service agreement **does not** cover the cost of "service calls, labor or materials that are required or parts out of warranty, the failure to maintain electrical power to the system, sprinklers that are broken, leaking, stopped-up or otherwise mal-functioning; or sewage flows exceeding the hydraulic/organic design capabilities and the input of non-biodegradable materials (solvents, grease, oil, paints, etc.), or any usage contrary to the requirements as advised by authorized service representative. Laboratory test work is available at an additional cost. Chlorine, filters, or parts that are out of warranty are available at a reasonable cost.

This contract **does not include the pumping of a tank or of any compartment of a tank, or settlement of soil on or around any part of the system regardless of reason:**

Violations of the warranty also include: disconnecting the alarm, restricting ventilation to the aerator, overloading the system above its rated capacity; or flooding by external means. Rodent, insect or fire ant damage or any other form of unusual abuse is a violation.

A renewal service contract **should be activated (30) thirty days before expiration** of existing contract. We will contact property owner prior to expiration of existing contract.

Serviced by: COUNTRYSIDE CONSTRUCTION, INC.

Walker Chapman – Installer Licensee #OS0002929-OSSF

Maintenance Provider Licensee #MP0000035

(X) _____
Property Owner Signature

(X) _____
Print Name

Date

Walker Chapman
Walker Chapman

Date

Authorized Service Representative

(revised 08/13/2020)

Olvera,Brandon

From: Olvera,Brandon
Sent: Monday, July 21, 2025 4:23 PM
To: Charlie Alaniz
Cc: Robert Keltner
Subject: RE: REVISED SVC AGREEMENT FOR 229 BERRYWOOD

The file looks like it has all the required information. This one is missing the signatures and dates.

Thank You,



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

From: Charlie Alaniz <charlie.csci@gmail.com>
Sent: Monday, July 21, 2025 3:06 PM
To: Olvera,Brandon <Olverb@co.comal.tx.us>
Subject: REVISED SVC AGREEMENT FOR 229 BERRYWOOD

This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

Please see the attached.

Thank you,

--

Ms. Charlie Alaniz
Service Manager
Countryside Construction, Inc
830-899-2615

CCEO
COPY



COMAL COUNTY
ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **10/11/2023** Permit Number: **116623**

Location Description: **229 BERRYWOOD LN
NEW BRAUNFELS, TX 78132**

Subdivision: **THE PRESERVE AT ELM CREEK**
Unit: **1**
Lot: **39**
Block: **2**
Acreage: **1.0700**

Type of System: **Aerobic
Surface Irrigation**

Issued to: **JHJ DREAM HOMES OF TEXAS, LP**

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

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

Alterations to this permit including, but not limited to:

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

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

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

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

ENVIRONMENTAL HEALTH INSPECTOR

Licensing Authority
Comal County Environmental Health
OS0036769

Assistant
OS0034792

ENVIRONMENTAL HEALTH COORDINATOR

[illegible]

SPRAY AREA = 4926sf

X= TEST HOLES

CLEARSTREAM -600NC3T AEROBIC TREATMENT PLANT



OWNER: JHJ DREAM HOMES of TEXAS, LP. dba GRAND ENDEAVOR HOMES		DRAWN BY: EJS III	
STREET ADDRESS: 229 BERRYWOOD LANE			
LEGAL DESC: The PRESERVE at ELM CREEK		UNIT/SECTION/PHASE: 1	BLOCK: 2
		LOT: 39	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=40'	DATE: 8/11/2023	REVISED:

WARRANTY DEED WITH VENDOR'S LIEN

PROVIDENCE TITLE COMPANY
GF NO.: 128002999

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: February 12, 2024 Being Made Effective February 13, 2024

Grantor: JHJ Dream Homes of Texas LP dba Grand Endeavor Homes

Grantor's Address (including County):

4407 South IH-35, #203
Georgetown, TX 78626
Williamson County

Grantee: William Preston Horn and spouse, Martha Ruth Singley

Grantee's Address (including County):

2430 George Pass
Canyon Lake, TX 78133
Comal County

Consideration: TEN AND NO/100—————(\$10.00)—————DOLLARS;
and other good and valuable considerations in hand paid by the GRANTEE herein named, the receipt of which is hereby acknowledged;

AND, THE FURTHER CONSIDERATION of the execution and delivery by GRANTEE of that one certain promissory note in the original principal sum of Five Hundred Seventy-Five Thousand Five Hundred Eighty-One And No/100 Dollars (\$575,581.00), bearing interest as therein specified and being due and payable as therein provided to the order of AMOCO Federal Credit Union, and providing for the acceleration of maturity in event of default and for attorney's fees; and secured by the Vendor's Lien and Superior Title retained herein; and being additionally secured by a Deed of Trust of even date therewith to Black, Mann & Graham LLP, as Trustee; on the condition that this Vendor's Lien is cumulative of and without prejudice of or to said Deed of Trust;

Property (including any improvements):

229 Berrywood Ln, New Braunfels, TX 78132, also known as:

Lot 39, Block 2, THE PRESERVE AT ELM CREEK, UNIT 1, an addition to Comal County, Texas, according to the plat recorded in Document No. 202306007858, Map and Plat Records, Comal County, Texas.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property, and taxes for current year, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

AMOCO Federal Credit Union, at Grantee's request, has paid cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of AMOCO Federal Credit Union and are transferred to AMOCO Federal Credit Union without recourse against Grantor.

The vendor's lien against and superior title to the property herein conveyed are retained until each note described herein 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.

MADE EFFECTIVE THE DATE FIRST HEREINABOVE SPECIFIED.

JHJ Dream Homes of Texas LP dba Grand Endeavor Homes

By: JHJ Dream Homes of Texas GP, LLC, its General Partner

BY:

Shelley Ledyard
Vice President

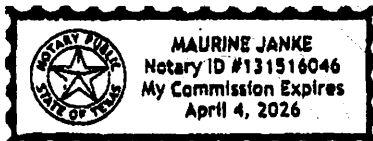
ACKNOWLEDGMENT

State of Texas

County of Williamson

§
§
§

The foregoing instrument was acknowledged before me on this the 12 day of February, 2024 by Shelley Ledyard, Vice President of JHJ Dream Homes of Texas GP, LLC, General Partner of JHJ Dream Homes of Texas LP dba Grand Endeavor Homes, on behalf of said entity and in the capacity herein stated.



Maurine Janke

Notary Public, State of Texas
My Commission Expires:

AFTER RECORDING RETURN TO:
William Preston Horn and Martha Ruth Singley
2430 George Pass
Canyon Lake, TX 78133

PREPARED IN THE LAW OFFICE OF:
Ramsey & Foster, PC
618 SW Johnson Avenue
Burleson, TX 76028

Warranty Deed with Vendor's Lien

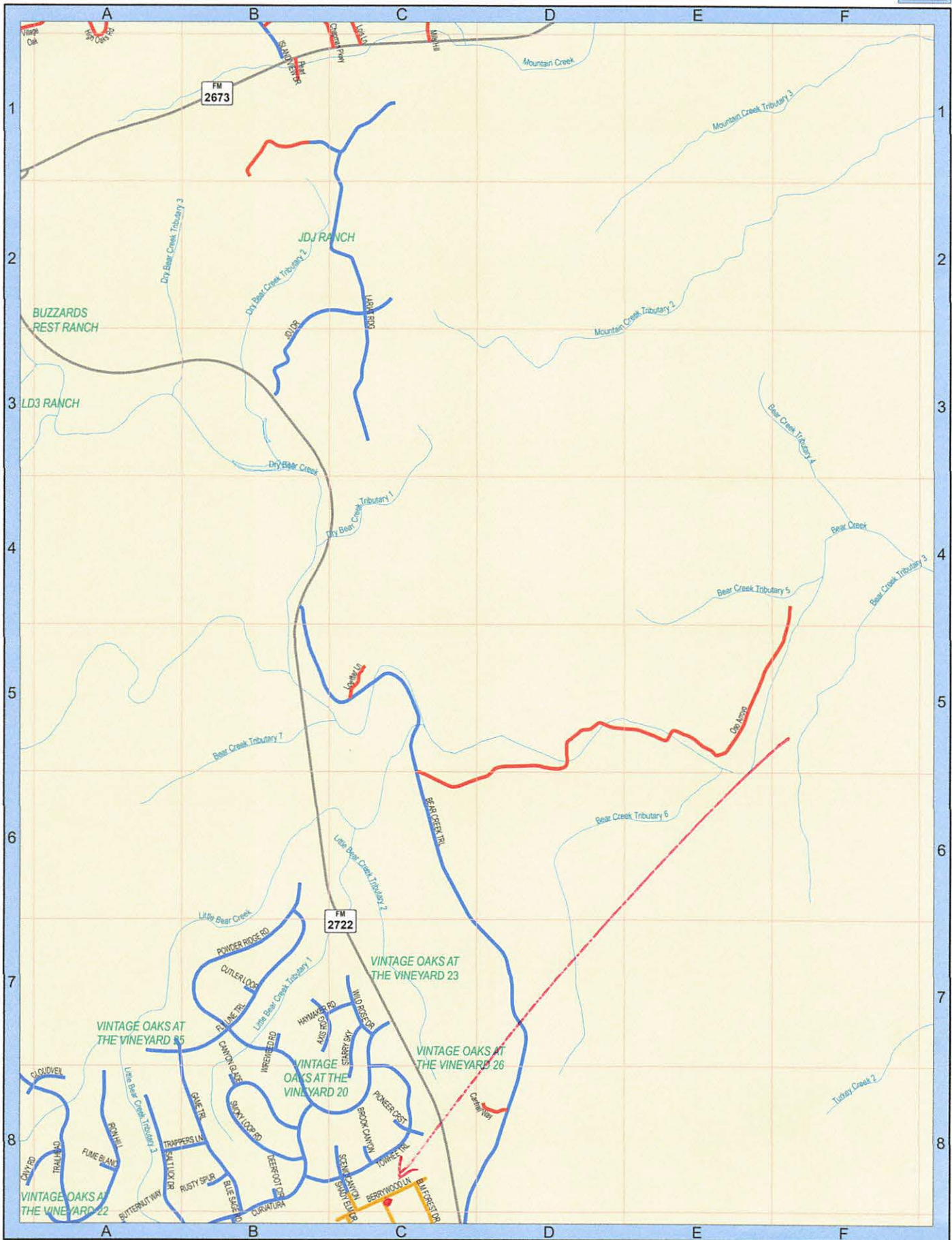
Page 3 of 3

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
02/13/2024 02:21:39 PM
TERRI 3 Pages(s)
202406004451



Bobbie Koepp

SEE PAGE 40



SEE PAGE 44

SEE PAGE 57



0 1,250 2,500
Feet

0 0.25 0.5
Miles