

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

ENGINEER'S OFFICE

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

Permit Number: 118829
Issued This Date: 08/05/2025
This permit is hereby given to: Jessica and Thomas Sandrisser and Michael and Tracyne Burrer

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

1933 FOREST LAKE DR
SPRING BRANCH, TX 78070

Subdivision: Cypress Lake Gardens
Unit: Forest Lake Section
Lot: 3
Block: 204
Acreage: 0.8100

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank
Leaching Chambers

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.

Revised: September 2019

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CCEO.ORGDate 6-19-25Permit Number 118829

1. APPLICANT / AGENT INFORMATION

Owner Name Jessica James Thomas Sandose / Michael L. Burrer & Traupe Burrer
Mailing Address 294 South Fork
City, State, Zip Comfort, Tx 78013
Phone # Rusty 940-452-4992
Email reedyrusty@yahoo.comAgent Name Hoyt Seidensticker
Agent Address 127 Bristol Way
City, State, Zip Boerne TX 78006
Phone # 210 414 6607
Email hoyt@landstewardship-services.com

2. LOCATION

Subdivision Name Cypress Lake Gardens / Forest Lake Unit section Lot 3 Block 204
Survey Name / Abstract Number _____ Acreage .805
Address 1933 Forest Lake Drive City Spring Branch State Tx Zip 78070

3. TYPE OF DEVELOPMENT

☒ Single Family ResidentialType of Construction (House, Mobile, RV, Etc.) MobileNumber of Bedrooms 2Indicate Sq Ft of Living Area 864☐ 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: \$ 65,000.00 (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

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.

Michael S. Burre
Signature of Owner

June 19-25
Date

Page 1 of 2

Revised January 2021

Maureen Burre } married couple

Thomas Sandresser } married couple



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidensticker

System Description ~~Proprietary~~ Proprietary Disposal with Chambers + Septic Tank

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

Tank Size(s) (Gallons) 1000 Dual Tank Absorption/Application Area (Sq Ft) 675

Gallons Per Day (As Per TCEQ Table III) 180

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

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

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

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

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

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

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

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

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

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

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

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

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

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

If yes, indicate the city: _____

By signing this application, I certify that:

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

Hoyt Seidensticker
Signature of Designer

7-9-25
Date

ON-SITE SEWAGE FACILITY Soil Evaluation Report Information

Date Soil Survey Performed: 3/7/2025

Site Location: 1933 Forest Lake Drive

Name of Site Evaluator: Hoyt Seidensticker Registration Number: OS0008771

Proposed Excavation Depth: 18 inches County: Comal

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Location of soil boring or dug pits must be shown on the site drawing.

For subsurface disposal, soil evaluation 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 feature on the form. Indicate depths where features appear.

Soil Boring Number <u>1</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	Clay loam	<30%	none	none	Brown
1						
2						
3						
4 <u>48 in</u>						
5						

Soil Boring Number <u>2</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	Clay loam	<30%	none	none	Brown
1						
2						
3						
4 <u>48 in</u>						
5						

Features of Site Area

Presence of 100 year flood zone Yes ☐ No ☒

Presence of adjacent ponds, streams, water improvements Yes ☐ No ☒

Existing or proposed water well in nearby area Yes ☐ No ☒

Organized sewage service available to lot or tract Yes ☐ No ☒

Recharge feature within 150 feet Yes ☐ No ☒


By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my ability.

I understand that any misrepresentation of the information contained in this report may be grounds to revoke or suspend my license. The site evaluation

determined the site is suitable for a Proprietary with chambers disposal system with Septic tank treatment

According to table XIII, the site is suitable for this proposed system. A copy of Table XIII has been given to the property owner to inform them of

other alternatives based upon the result of this site evaluation


Signature of Site Evaluator

7-9-25
Date

ON-SITE SEWAGE FACILITY
Site Evaluation Report Information

Date: 3/7/2025

Applicant Information: Michael and Tracyne Burrer

Name: Jessica and Thomas Sandrisser

Address: 294 South Fork

City: Comfort State: Texas Zip: 78013

Phone: Rusty 940-452-4992

Property Location:

Lot: 3 Block: 204

Sub.: Cypress Lake Gardens/forest lake section

Street/Road Address: 1933 Forest Lake Drive

City: Spring Branch State: Texas Zip: 78070

Unincorporated Area? Y or N y

Additional information _____

Site Evaluator Information:

Name: Hoyt Seidensticker

License OS0008771 Expires 8/31/2026

Company: Land Stewardship Services, LLC

Address: 124 Bristow Way

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603

Email hoyt@landstewardshipservices.com

Installer information:

Name: Rusty Reedy OS0030229

Company: _____

Address: 555 Cool Springs Drive

City: Spring Branch State: Texas Zip: 78070

Phone: 940-452-4992 Fax: _____

Schematic of Lot or Tract

Show:

Compass North, adjacent streets, property lines, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks).

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

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

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

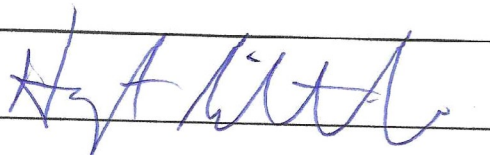
Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundments areas, cut or fill bank, sharp slopes and breaks.

SITE DRAWING

Lot Size: _____ acres

SEE ATTACHED

Signature of Site Evaluator



Site Evaluator License No OS0008771

7/9/2025

11:26 AM

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Jessica and Thomas Sandrisser and
Michael and Tracyne Burrer

Proprietary System
with leaching Chamber
Discharge
Property Information:

St. Address: 1933 Forest Lake Drive

City: Spring Branch State: Texas

Zip code: 78070

Predicted Quantity of Sewage (Q)

Water Saving Devices in house. (y/n): yes

Gallons/day (Q): 180

Greywater included (yes/no): yes

Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.2

Minimum Adsorptive Area in (sq. ft.): 900

25% reduction Min Abs area (sq. ft.): 675

Supply Line from house

Total length of supply line (approx. ft): 10

Type of supply line: min Sch 40

Size of Supply line (in): 3 or 4

Septic Tank Capacity

Block Creek Concrete Products tank

(830) 995-3189 or equivalent: 1

Total tank volume (gallons) 1000

1st compartment size (gallons): 700

2nd compartment size (gallons): 300

House Information

No. of Bedrooms: 2

Sq. footage (Approx.): 864

gallons per day 180

Water Supply: CLWS

Supply Line From Tank & Lateral Lines

Length of supply line (approx. ft): 8

Type of supply line: min of SDR 35

Size of supply line (in): 3 or 4

Total length of manifold (ft): 16

Manifold placement: end

Number of laterals: 3

Type of laterals: leaching chambers

Number of panels: 27

Tot length of laterals required (ft): 135

Tot length of laterals installed (ft): 135

Trench Information

Trench depth (in): 18

Single trench length (ft): 45

Trench width (ft): 3

Gravel depth under
lateral (minimum in): N/A

Minimum total gravel depth (in): N/A

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions.

All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker
Hoyt Seidensticker, R.S. No. 3588

7-9-25
Date

Land Stewardship Services, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603, hoyt@landstewardshipservices.com



Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

7/9/2025

11:26 AM

Proprietary System
with leaching Chamber
Discharge

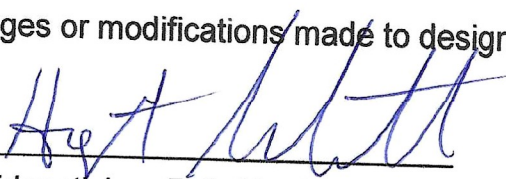
ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Jessica and Thomas Sandrisser and
Michael and Tracyne Burrer

All tanks must have inspection or cleanout ports located on the tank top over all inlet and outlet devises. Each inspection or cleanout port must be offset to allow for pumping of the tank. The ports may be configured in any manner as long as the smallest dimension of the opening is at least 12 inches, and large enough to provide for maintenance and equipment removal. All inspection and cleanout ports shall have riser over the port openings, which extend to two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed

The risers shall have inside diameters which are equal to or larger than the inspection or cleanout ports. Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or another means approved by the executive director. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.



Hoyt Seidensticker, R.S. No. 3588

7-9-25
Date

Land Stewardship Services, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

hoyt@landstewardshipservices.com



4:10 pm, Aug 27, 2025

site map

Proprietary disposal system
with leaching chambers
and septic tank treatment
Jessica and Thomas Sandrisser
Michael and Tracyne Burrer
lot 3, block 204, Cypress Lake
Gardens, Forest Lake section
1933 Forest Lake Drive
Spring Branch, Texas 78070
Comal County

scale 1"= 50'

Class 1b,
II or III
Backfill free
of rock
around
Panels

Sandy loam or topsoil free of rock and clay shall be mounded 2"-4" above edge of trench.

balance of the trench shall be filled with a Class Ib, II or III soil free of rock

teaching
chamber

18 inches
minimum

3

Cross Section of Proprietary System,
leaching chamber discharge

The referenced property is located within the Edwards Aquifer Contributing Zone. This property is exempt from a Contributing Plan because it is not a regulated activity according to Chapter 213.5(h)(2) "exempt ... Does not exceed 20% impervious cover on the site." There is no recharge feature within 150' of the proposed septic system.

Forest Lake Drive

driveway

2 bdr
864 sq. fr.
180 gpd

All pipes from the structures to the septic tank shall be no less than 1/8 inch fall per foot of pipe

45' by 3' wide with 9, five foot panels
1000 gallon dual
45' by 3' wide with 9, five

The bottom of the excavation shall be level to within one inch over each 25 feet of excavation or within three inches over the entire excavation, whichever is less.

1000 gallon dual

45' by 3' wide with 9, five foot panels

Rank 9

45' by 3' wide with 9, five foot panels
x th1
99

The pipe from the final treatment tank must maintain a continuous fall to a gravity disposal system

Lake Park Drive

100 yr flood plain does not exist on this tract

The risers shall have inside diameters which are equal to or larger than the inspection or clean out ports. Riser must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Riser must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director. Riser and riser caps exposed to sunlight must have ultraviolet light protection. Riser must be able to withstand the pressures created by the surrounding soil.

Effective September 1, 2023, inspection and cleanout ports shall have risers over the port opening, which extend to two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.

1000 gallon dual septic tank

16"

99"

16"

inlet

3 inches

liquid surface

25% -50%

25% 50%

44" <

~~4~~

WIDTH OF TANK 68"

Comal AD Property Search

Property Details

Account

Property ID:	21734	Geographic ID:	150355038500
Type:	R	Zoning:	
Property Use:			
Location			
Situs Address:	1933 FOREST LAKE DR SPRING BRANCH, TX 78070		
Map ID:	3E	Mapsco:	
Legal Description:	CYPRESS LAKE GARDENS/FOREST LAKE SECTION, BLOCK 204, LOT 3		
Abstract/Subdivision:	150355-FL		
Neighborhood:	(318E401) CYPRESS LAKE GARDENS		

Owner

Owner ID:	1118333
Name:	JAMES JESSICA ET AL
Agent:	
Mailing Address:	294 SOUTH FORK COMFORT, TX 78013
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$118,210 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$118,210 (=)
Agricultural Value Loss: ⓘ	\$0 (-)

Gr No. 022503715

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

GENERAL WARRANTY DEED

Date: February 27, 2025

Grantor: Donald J. Finley, a single person

Grantee: Jessica James and Thomas Sandrisser, a married couple and Michael L. Burrer and Tracyne Burrer, a married couple

Grantee's Mailing Address:

294 South Fork
Comfort TX 78013

Consideration:

Ten and No/100 Dollars (\$10.00), good and other valuable consideration, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot 3, Block 204 in Forest Lake Estates, Cypress Lake Gardens Subdivision, according to the Map or Plat thereof recorded in Volume 3, Page 96 of the Deed Records of Comal County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Subject to all easements, right-of-ways, mineral reservations and other matters of record.

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.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THE EXPRESS WARRANTY OF TITLE STATED ABOVE. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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

*Donald J. Finley, by and through agent
and attorney-in-fact,*

Jennifer Allen

Donald J. Finley, by and through agent and
attorney-in-fact, Jennifer Allen

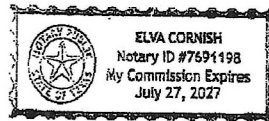
Date: February 27, 2025

STATE OF TEXAS

COUNTY OF BEXAR

§
§
§

The foregoing instrument was acknowledged before me, the undersigned notary, on the 27th day of February, 2025 by Donald J. Finley, by and through agent and attorney-in-fact, Jennifer Allen.



Elva Cornish
Notary Public, State of Texas

Printed Name of Notary

02/27/27
My Commission Expires

Page 2 of 2

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
02/28/2025 02:02:09 PM
JESS 2 Pages(s)
202506005704



Bobbie Koepp



RECEIVED

By Kathy Griffin at 12:47 pm, Jul 10, 2025



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		118829
Date Received	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 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.

Michael P. Burrer *James*
Jaqueline Burrer *Thomas Landmesser* *June 19-25*
Signature of Applicant Date

☐ COMPLETE APPLICATION
Check No. _____ Receipt No. _____

☐ INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)

1933 Forest Lake Dr

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