



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: 119007
Issued This Date: 10/06/2025
This permit is hereby given to: 505 Clemson LLC

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

2637 CAMPESTRES
SPRING BRANCH, TX 78070

Subdivision: Cascada at Canyon Lake
Unit: 3
Lot: 135
Block: -
Acreage: 1.0100

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.



ON-SITE SEWAGE FACILITY APPLICATION

Date _____

Permit Number 119007

1. APPLICANT / AGENT INFORMATION

Owner Name 505 Clemson LLC
Mailing Address 1776 Eucalyptus Hill Rd
City, State, Zip Santa Barbara, CA 93103
Phone # _____
Email _____

Agent Name Doug Dowlearn R.S.
Agent Address 703 Oak Dr.
City, State, Zip Blanco, TX 78606
Phone # 210-878-8100
Email TXSEPTIC@GMAIL.COM

2. LOCATION

Subdivision Name Cascada at Canyon Lake Unit 3 Lot 135 Block _____
Survey Name / Abstract Number _____ Acreage 1.01
Address 2637 Campestris City Spring Branch State TX Zip 78070

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 2834

☐ 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: \$ 15,000 (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 ☐ Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Signature of Owner [Signature]

Date 4/16/24



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Doug Dowlearn R.S.

System Description Aerobic with spray disposal

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

Tank Size(s) (Gallons) 600 Absorption/Application Area (Sq Ft) 4688

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

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

If yes, indicate the city:

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.

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



Signature of Designer

9/8/2025

Date

1/CS



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COUNTY OF COMAL
STATE OF TEXAS

AFFIDAVIT TO THE PUBLIC

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

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

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):

CASCADA AT CANYON LAKE, UNIT 3, LOT 135

The property is owned by (Insert owner's full name):

505 Clemson LLC

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

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

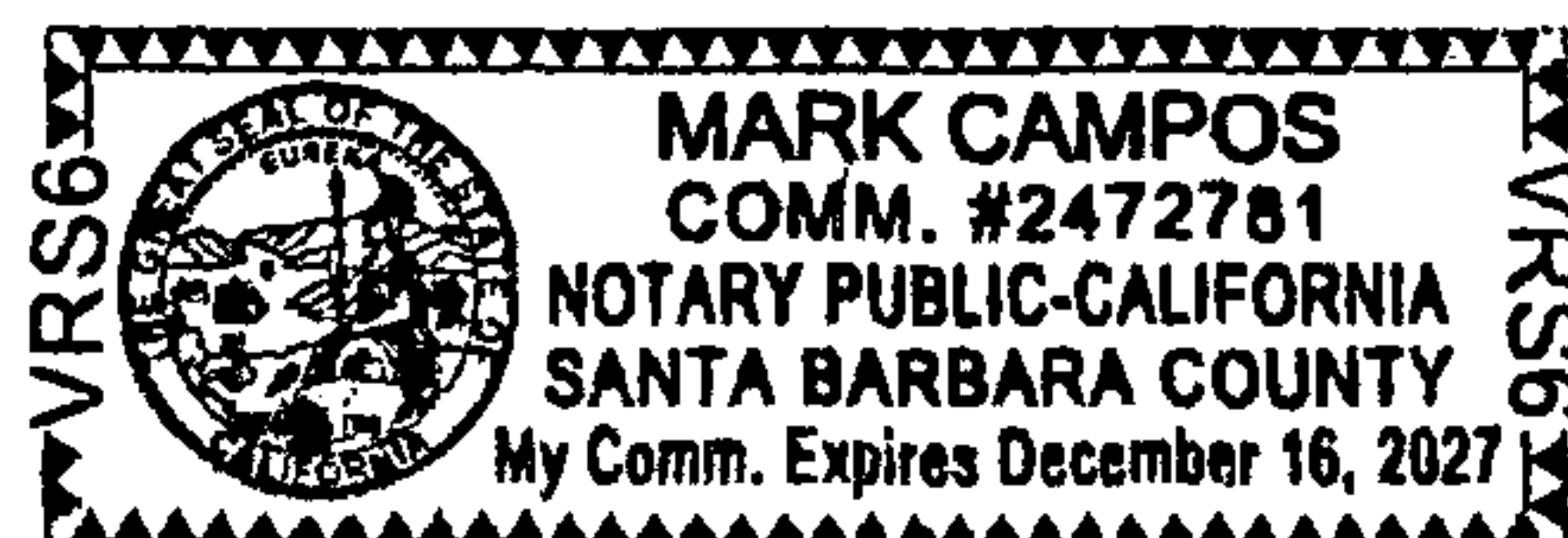
WITNESS BY HAND(S) ON THIS 02 DAY OF SEPTEMBER, 2025

[Signature]
Owner(s) signature(s)

ALEC LINZ / Managing Member
(PRINTED NAME) /TITLE

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 2 DAY OF SEPTEMBER, 2025

[Signature]
Notary Public, State of Texas CALIFORNIA
Notary's Printed Name: MARK CAMPOS
My Commission Expires: 12/16/2027



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
09/05/2025 08:04:09 AM
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202506028749



Bobbie Koepp



Clear Choice SEPTIC SERVICES

Contract Holder: 505 Clemson LLC

Address: 2637 Campestres, Canyon Lake, TX 78133

Permit: _____ Lot: 135 Subdivision: Cascada at Canyon Lake County: Comal Phone: _____ Email: _____

System Type: _____ Manufacturer service notes: _____

Initial Two-Year Service Agreement

The start date of the six-time visit service contract shall begin the date the License to operate (LTO) is issued.

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

1. An inspection/service call every four months which will include: inspection, adjustments and servicing of the mechanical and electrical components as necessary to ensure that the system functions correctly.
2. An effluent inspection will consist of a visual check for color, turbidity, scum layer in the clarifier and an examination for odors.
3. 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 will be notified and may incur an additional cost.
4. If any incorrect operation is observed the property owner will be contacted immediately of the conditions and a solution must be met at that time or more charges may apply.
5. All parts, warranty or non-warranty, freight charges, labor or service calls that have not been paid for, remain the property of CLEAR CHOICE SEPTIC SERVICES and will result in the repossession of parts before end of contract date.
6. The response time to a service call by the Contract Holder regarding concerns of the system will be within 48 hours from the time received. (phone contact is an acceptable response)
7. The signing of this Service Agreement authorizes Clear Choice Septic Services to enter the property to complete all terms of this contract.

Clear Choice Septic Services will complete service of the septic system according to state and manufacturer regulations and the designs approved by the state. Contract holder will be responsible for service calls, labor and shipping costs on any parts under Warranty or exchanged during Warranty, additional fees may apply. All other components will be according to Manufacturer's Warranty and specification.

Attention: Clear Choice Septic Service cannot control quality or amount of effluent that goes into this septic system, we cannot warranty how the system will operate. See manufacturer or installer instructions for suggestions on septic operation. This Service Agreement does not cover cost of service calls, labor, parts or materials that are required for service, failure to maintain access from restricting vegetation, locked gates, unfriendly animals or electrical power to the system may result in a voided contract. Contract will not cover service calls such as sprinklers that are broken, leaking, stopped up or otherwise malfunctioning, sewage flows exceeding the hydraulic/organic design capabilities and the input of non-biodegradable materials (feminine products, sanitary wipes, solvents, grease, oil, paints, etc.), or any usage contrary to the requirements as advised by authorized Maintenance Provider. Inspection dates can be adjusted to allow inspection date under contract to take place of service call. Service call price may be adjusted at Clear Choice Septic Services discretion, without notice. This Contract does not include the pumping of 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 this Contract also include: disconnecting the alarm, restricting ventilation to the aerator, overloading the system above its rated capacity; or flooding by external means. Ground water, rodent, insect or fire ant damage or any other form of unusual abuse is a violation. A renewal Service Contract should be activated 30 days before expiration of existing Contract. We will contact the Contract Holder prior to expiration of existing contract. As we take pleasure in servicing our active/retired military and senior community please have correct identification on hand when signing contract. (expired ID's are not valid) CLEAR CHOICE SEPTIC SERVICES has the right to refuse service to any party for any reason. Funds that have been paid for contract will be applied to any service calls and or labor. Remaining funds will be distributed at Clear Choices discretion. Contract holders will be notified 30 days before contract is terminated. The signing of this contract is an acknowledgment and agreement of all terms listed above.

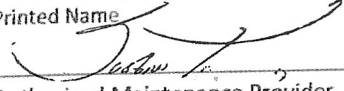
Serviced by: Clear Choice Septic Services, 1659 State Hwy 46 W Ste 115-200 New Braunfels, TX 78132

Phone: 830-624-5859

Justin Trevino Maintenance Provider License # MP0002136

 Date: 4/23/24
Contract Holder Signature/Property Owner

ALEC LINZ
Printed Name

 Date: 4/13/25
Authorized Maintenance Provider

OSSF SOIL EVALUATION REPORT INFORMATION

Date: 9/8/2025

Applicant Information:

Name: 505 Clemson LLC

Address: 1776 Eucalyptus Hill Rd

City, State & Zip Code: Santa Barbara, CA 93103

Phone:

Email:

Site Evaluator Information:

Name: Douglas R. Dowlearn

Company: D.A.D. Services, Inc.

Address: 703 Oak Drive

City, State & Zip: Blanco, TX 78606

Phone: 210-878-8100 **Fax:** (866)260-7687

Email: txseptic@gmail.com

Property Location:

Subdivision: Cascada at Canyon Lake Unit: 3 Lot: 135

Street/Road Address: 2637 Campestres

City: Spring Branch **Zip:** 78070

Additional Info: Comal County

Depth	Texture Class	Soil Texture	Structure (For Class III – blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-12" Clay Loam 12"+ Limestone	Blocky	<30% Gravel	12"+ Limestone	Clear surface rock from spray area
Soil Boring #2 60"		Same as above				

DESIGN SPECIFICATIONS

Application Rate (RA): 0.064

OSSF is designed for: 4 Bedroom 2834 Sq. Ft House

300 Gallons per day required

An aerobic treatment/spray disposal system is to be utilized based on the site evaluation.

4688 sq. ft. disposal area required

600 gallon/day aerobic tank required

Calculations: Absorption Area: $Q/RA = 300/0.064 = 4688$ Sq. Ft.

FEATURES OF SITE AREA

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: NO

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability. The site evaluation and OSSF design are subject to approval by the TCEQ or the local authorized agent. The planning materials and the OSSF design should not be considered final until a permit to construct has been issued.

Site Evaluator:

NAME: Douglas R. Dowlearn R.S.

Signature:



License No. OS9902

TDH: 2432

D.A.D SERVICES, INC.
DOUG DOWLEARN
PO BOX 212, BULVERDE, TX 78163
Designed for:
505 Clemson LLC

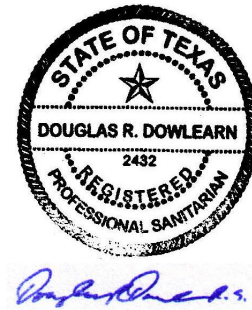
The installation site is at lot 135 of the Cascada at Canyon Lake 3 subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from a 4 Bedroom (2834 sq. ft.) residence. The proposed method of wastewater treatment is aerobic treatment with spray irrigation. This method was chosen because of unsuitable soil conditions.

PROPOSED SYSTEM:

A 3" or 4" PVC pipe will discharge from the residence to a pre-treatment tank, which flows into a 600 gpd aerobic treatment plant. The aerobic tank effluent flows to a 796 gallon storage/pump tank containing a liquid chlorinator and a single 20 gpm submersible pump. Distribution is set to spray in the pre-dawn hours of midnight to 5:00 am through 3 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying at 40 psi. One sprinkler will spray a radius of 28 feet and 360 degrees of arc; Two sprinklers will spray a radius of 28 feet and 180 degrees of arc. An audio and visual alarm monitoring both high water and aerator failure will be placed in a noticeable location.

DESIGN SPECIFICATIONS:

Daily Waste Flow: 300 gpd
Application rate: 0.064
Application area required: $300/0.064 = 4688$ sq. ft.
Application area utilized: 4925 sq. ft.
Pump tank reserve capacity: 100 gal minimum



SYSTEM COMPONENTS:

SCH 40 PVC sewer line
Pro Flo 600 SLPT
447-gallon Pretreatment tank
600 GPD Aerobic Treatment Unit
796-gallon Pump tank with timed controls set to spray in the pre-dawn hours of midnight to 5:00 am
C-1 20X, Model no. 20XC1-05P4-2W115 (or equivalent) submersible pump
Liquid chlorinator
1" purple PVC supply line
3 K-Rain Gear Driven pop-up sprinklers

LANDSCAPING:

The entire surface application area must consist of an area with vegetation capable of growth, before system start up. In the event the surface application area does not have vegetation capable of growth, the bare area shall be seeded or sodded. If the non-vegetative area consists of rock or caliche, 3" of class II or III soil, capable of growing and sustaining vegetative growth, will be added before it is seeded or sodded.

Douglas R. Dowlearn
D.A.D. Services, Inc.
703 Oak Drive
Blanco, TX 78606
(210)240-2101
txseptic@gmail.com

September 8, 2025

RE: 2637 Campestres

To Whom It May Concern:

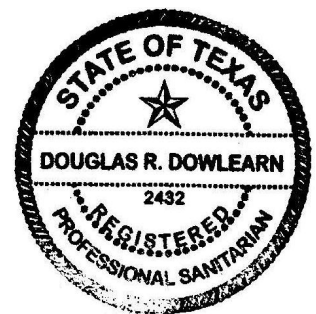
I am requesting a variance for the placement of a spray disposal area 10 feet from the property line, but less than 20 feet from the property line as Comal County regulations require. This variance is requested due to limited space. This setback complies with TCEQ CHAPTER 285 rules Table X. requirements. Equivalent protection will be maintained by including a battery backup to the timer clock to assure sprayers only spray during the predawn hours. In my professional opinion this variance will not pose a threat to the environment or public health.

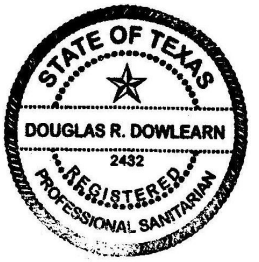
If there are any questions or concerns, please contact me at 210.240.2101 or by email at txseptic@gmail.com.

Sincerely,



Douglas R. Dowlearn, R.S.





Douglas R. Dowlearn

10' PUBLIC UTILITY AND DRAINAGE EASEMENT

110.00'

NOTE:
ENTIRE SPRAY AREA AND THE AREA
WITHIN 10' OF THE SPRAY SHALL BE < 15%
SLOPE. REGRADE AS NECESSARY TO
ACHIEVE < 15% SLOPE IN THESE
LOCATIONS.

CREEK

50' OSSF
OFFSET
FROM
CREEK

≈ 12% SLOPE

100 YR FLOODPLAIN

10' PUBLIC UTILITY AND DRAINAGE EASEMENT

1' OFFSET FROM
PUBLIC UTILITY AND
DRAINAGE EASEMENT

KEY

	- 2 WAY CLEANOUT
	- 1" SCH 40 PVC PURPLE PIPE
	- PROPOSED WATER LINE
	- TEST HOLE
	- 600 GPD AEROBIC TREATMENT UNIT
	- DRIVE/WALKWAY

- NOTES:
- 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
 - 3" OR 4" SCH 40 PVC PIPE FROM STRUCTURE TO TANK.
 - SEWER PIPE CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
 - SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PVC WHERE IT IS WITHIN 5' OF OR CROSSES UNDER DRIVE, STRUCTURES, AND SURFACE IMPROVEMENTS AND 5' BEYOND TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.
 - TANK TO BE > 5' FROM STRUCTURES AND SURFACE IMPROVEMENTS. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
 - CLEANOUT WITHIN 3' OF STRUCTURE.
 - TOTAL SPRAY AREA = 4925 SF.
 - TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
 - DRAINFIELD SHALL BE GREATER THAN 100' FROM PRIVATE WELLS, AND GREATER THAN 150' FROM PUBLIC WELLS. VERIFY WELL LOCATION(S) ON SITE.
 - SPRINKLERS SHALL BE LOCATED AT LEAST 10' AWAY FROM TREES WITHIN THE DISTRIBUTION AREA.
 - ENTIRE SPRAY AREA AND THE AREA WITHIN 10' OF THE SPRAY SHALL BE < 15% SLOPE. REGRADE AS NECESSARY TO ACHIEVE < 15% SLOPE IN THESE LOCATIONS.

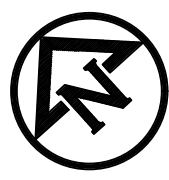
A PORTION OF THE OSSF SYSTEM IS LOCATED WITHIN FLOODPLAIN. SPECIAL PLANNING REQUIREMENTS IMPLEMENTED TO PREVENT DAMAGE OF OSSF SYSTEM DURING FLOODING EVENT:

- NON-BURIED COMPONENTS(E.G. ALARMS, JUNCTION BOXES, AND COMPRESSORS) SHALL BE ELEVATED ABOVE THE 100 YR. FLOODPLAIN.
- THIS DESIGN MEETS THE OSSF REQUIREMENTS OF THE EXISTING CZP

10' PUBLIC UTILITY AND DRAINAGE EASEMENT

1' OFFSET FROM
PUBLIC UTILITY AND
DRAINAGE EASEMENT

505 CLEMSON LLC
2637 CAMPESTRES
SPRING BRANCH, TX 78070
CASCADA AT CANYON LAKE 3, LOT 135
COMAL COUNTY



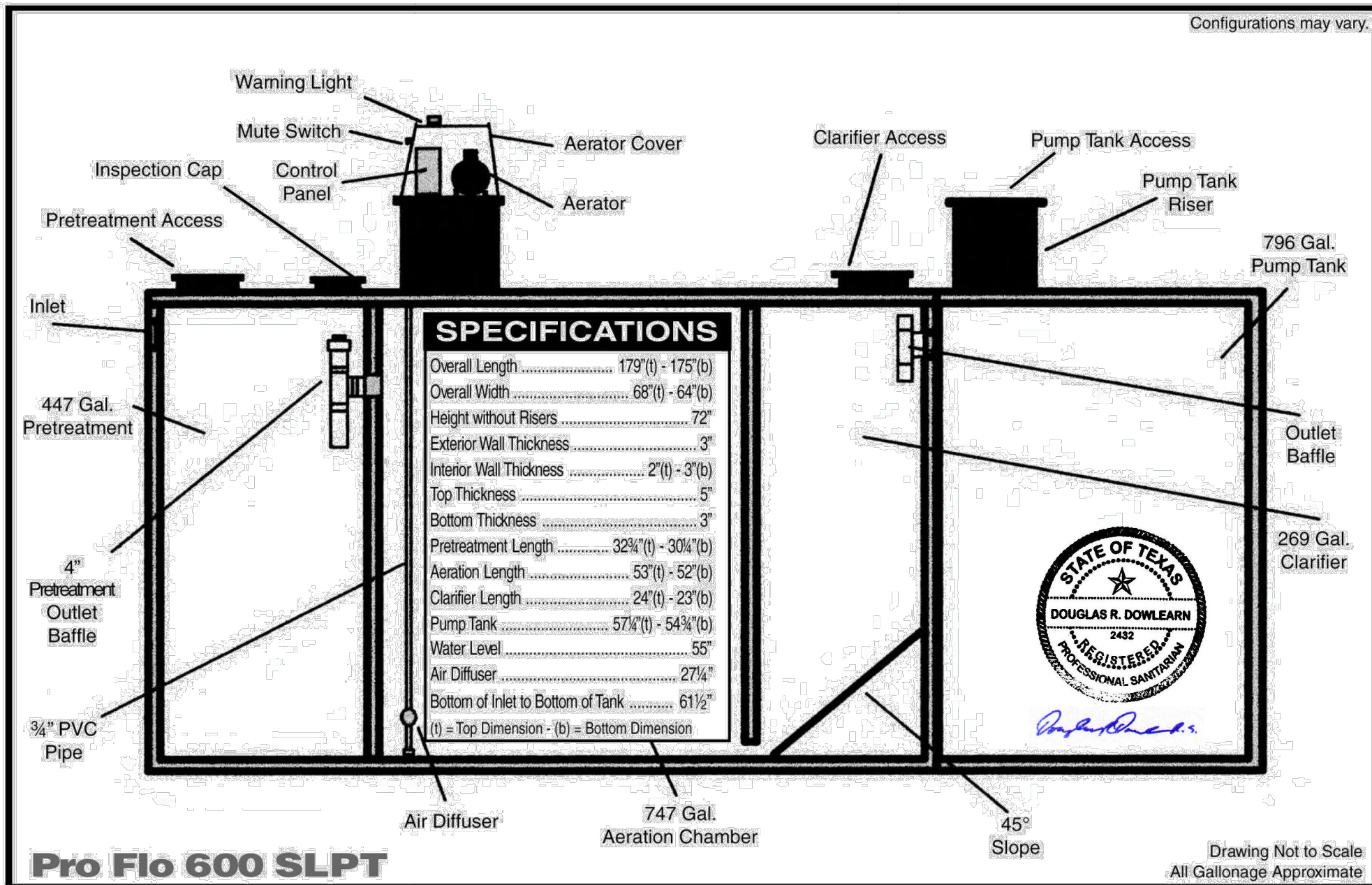
PRINT SIZE 11" X 17"
SCALE 1" = 30'

4 BR HOUSE
2834 SF
(300 GPD)

CAMPESTRES

110.00'

20' PUBLIC UTILITY, DRAINAGE,
AND EMBANKMENT/BACKSLOPE EASEMENT



Pro Flo 600 SLPT

Drawing Not to Scale
All Gallonage Approximate

NOTES:

- NOT TO SCALE.
- SET TO ACTIVATE IN PRE DAWN HOURS OF
MIDNIGHT TO 5:00 AM.

14.47 GALLONS PER INCH
46" - 55" = RESERVE(130.23 GALLONS)
46" = ALARM ON
12" - 46" - WORKING LEVEL (491.91 GALLONS)
10" - 12" = ON/OFF TETHER (28.94 GALLONS)
0" - 10" = SUMP (144.7 GALLONS)

C1 SERIES

CISTERN PUMPS

Designed for use in gray water / filtered effluent service applications, the C1 Series cistern pump provides high performance and long life in less than ideal water conditions. The C1 Series pump is able to pass solids up to 1/8" without having a negative effect on the internal hydraulic components.

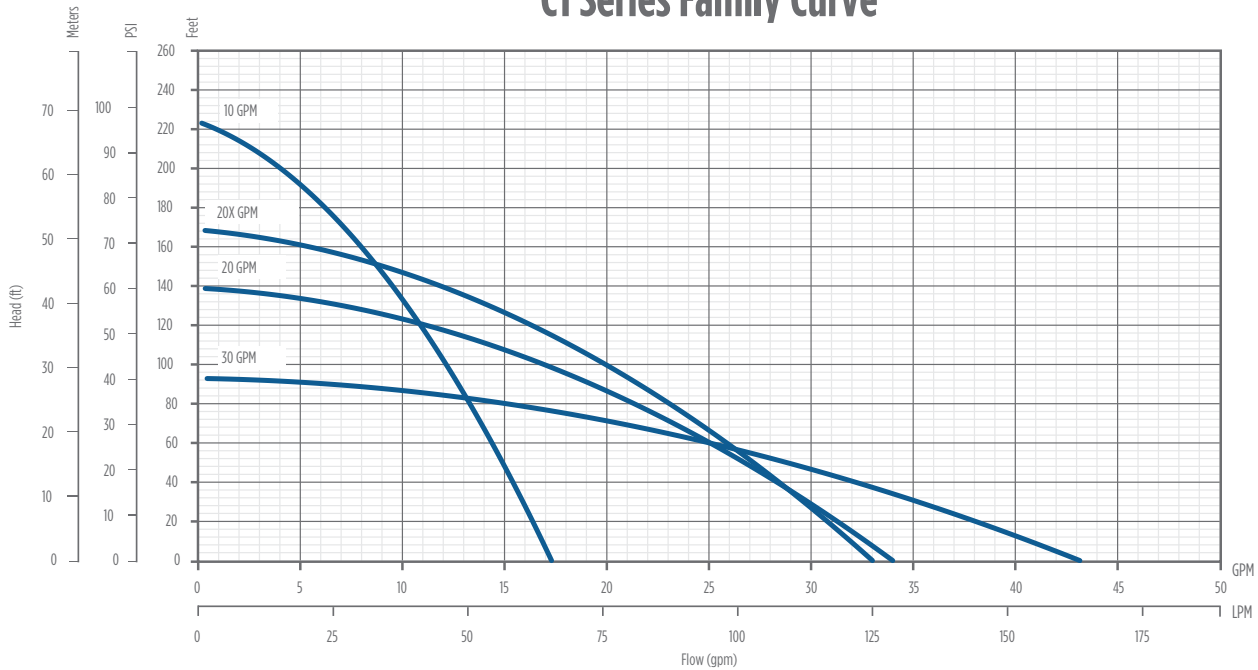
The pump's unique bottom suction design allows for maximum fluid drawdown without compromising durability or overall life, and it does not require the use of a flow induction sleeve. Intended specifically for use in a cistern or tank, C1 Series pumps are suitable for use in agricultural, residential, and commercial installations.



Franklin Electric

franklinwater.com

C1 Series Family Curve



FEATURES

- Supplied with a removable 5" base for secure and reliable mounting
- Bottom suction design
- Robust thermoplastic discharge head design resists breakage during installation and operation
- Single shell housing design provides a compact unit while ensuring cool and quiet operation
- Hydraulic components molded from high quality engineered thermoplastics
- Optimized hydraulic design allows for increased performance and decreased power usage
- All metal components are made of high grade stainless steel for corrosion resistance
- Available with a high quality 115 V or 230 V, ½ hp motor
- Fluid flows of 10, 20, and 30 gpm, with a max shut-off pressure of over 100 psi
- Heavy duty 600 V 10 foot SJ00W jacketed lead

APPLICATIONS

- Gray water pumping
- Filtered effluent service water pumping
- Water reclamation projects such as pumping from rain catchment basins
- Aeration and other foundation or pond applications
- Agriculture and livestock water pumping

ORDERING INFORMATION

C1 Series Pumps							
GPM	HP	Volts	Stage	Model No.	Order No.	Length (in)	Weight (lbs)
10	1/2	115	7	10C1-05P4-2W115	90301005	26	17
		230	7	10C1-05P4-2W230	90301010	26	17
20		115	5	20C1-05P4-2W115	90302005	25	16
		230	5	20C1-05P4-2W230	90302010	25	16
20X		115	6	20XC1-05P4-2W115	90302015	26	17
		230	6	20XC1-05P4-2W230	90302020	26	17
30		115	4	30C1-05P4-2W115	90303005	25	16
		230	4	30C1-05P4-2W230	90303010	25	16

Note: All units have 10 foot long SJ00W leads.



Franklin Electric

franklinwater.com

M1698 07-14

QRT 50081 NC/CS

Warranty Deed

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: June 3, 2022

Grantor: WATSON BUYS HOUSES, LLC

Grantor's Mailing Address: 3413 Rusack Drive, Killeen, Bell County, Texas 76542

Grantee: 505 Clemson LLC

Grantee's Mailing Address: 1776 Eucalyptus Hill Road, Santa Barbara, Santa Barbara County, California 93103

Consideration: Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): Lots 135 and 136 of CASCADA AT CANYON LAKE, UNIT 3, a subdivision in Comal County, Texas, according to the plat recorded in Document No. 201306037835 of the Map and Plat Records of Comal County, Texas.

Reservations from and Exceptions to Conveyance and Warranty: This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property.

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that the Contract provides for any such limitations or other agreed matters to survive closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

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.

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

WATSON BUYS HOUSES, LLC

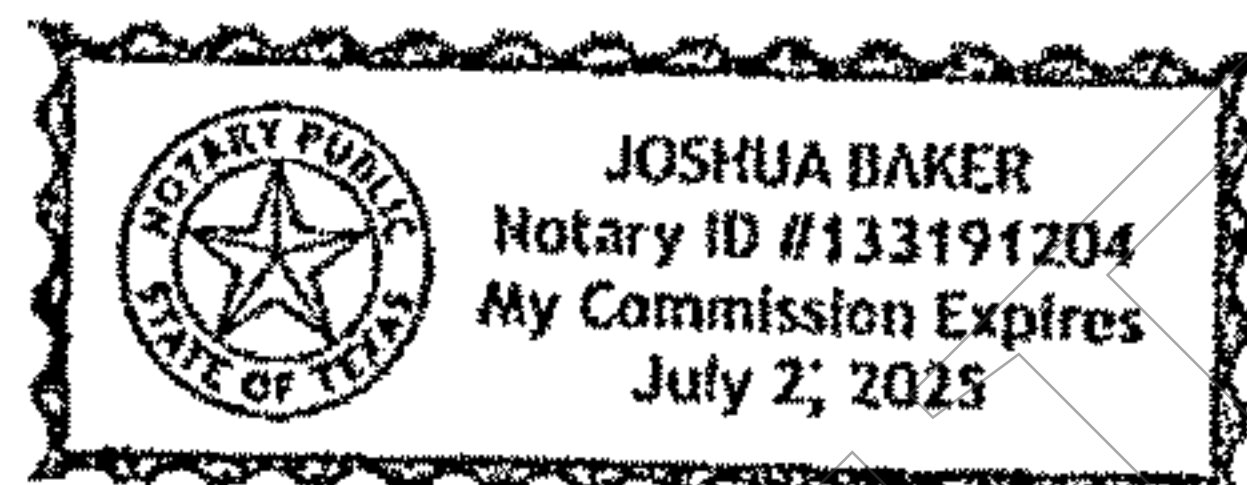
By: *DJ Watson*
Daniel J. Watson, Managing Member

By: *Pamela M. Watson*
Pamela M. Watson, Managing Member

STATE OF TEXAS *

COUNTY OF Bell *

This instrument was acknowledged before me on this 6th day of June 2022, by Daniel J. Watson, Managing Member and Pamela M. Watson, Managing Members of WATSON BUYS HOUSES, LLC, a Texas limited liability company, on behalf of said limited liability company.



Laura Baker
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
505 Clemson LLC
1776 Eucalyptus Hill Road
Santa Barbara, California 93103

Page 2 of 2
50081NC

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
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Bobbie Koepp



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		119007
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.

Signature of Applicant

4/16/24

Date

___ COMPLETE APPLICATION
Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION
___ (Missing Items Circled, Application Refused)