

Preliminary Field Check For Drip Systems

DATE: 11/7/25

INSPECTOR: Gallegos

OBSERVATION:



COMAL COUNTY

ENGINEER'S OFFICE

195 David Jonas Dr, New Braunfels, Texas 78132 (830)608-2090

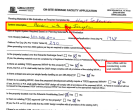
Address: 514 CONTOUR DR

Legal Description: Rebecca Creek Park Revised First Filing LOT 1 Block 12

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:

119042.pdf Markup Summary 10-31-2025

Brandon Mark Olvera (4)



Subject: Group
Page Label: 3
Checkmark: Unchecked
Author: Brandon Mark Olvera
Date: 10/31/2025 9:49:02 AM

Our office will be conducting a site visit 11/3/25



Subject: Group
Page Label: 5
Checkmark: Unchecked
Author: Brandon Mark Olvera
Date: 10/31/2025 9:27:54 AM



285.7 (d)(1)(f) indicate the business physical address and telephone number for the maintenance provider.



Subject: Group
Page Label: 5
Checkmark: Unchecked
Author: Brandon Mark Olvera
Date: 10/31/2025 9:31:31 AM



Maintenance Provider needs to sign the contract

Provide us a copy of the recorded deed of trust.

NOTICE OF CONSENT/CONCURRENCE: I, the undersigned, hereby consent to the recording of the foregoing instrument and the release of the property therefrom, and I agree to indemnify and hold the County of Comal harmless from all claims, damages, costs, and expenses, including reasonable attorney's fees, that may be asserted against or incurred by the County of Comal as a result of the recording of the foregoing instrument.

Subject: Text Box
Page Label: 19
Checkmark: Unchecked
Author: Brandon Mark Olvera
Date: 10/31/2025 9:19:04 AM



Provide us a copy of the recorded deed of trust.



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		119042
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.

Adriana Yana
Signature of Applicant

8/23/25
Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION	
___ (Missing Items Circled, Application Refeused)	



ON-SITE SEWAGE FACILITY APPLICATION

Date _____

Permit Number 119042

1. APPLICANT / AGENT INFORMATION

Owner Name Adriana Vann
Mailing Address 27403 Trinity Cross
City, State, Zip San Antonio Tx 78260
Phone # 210-685-1074
Email VANNAD7@AOL.COM

Agent Name Hoyt Sandersticker
Agent Address _____
City, State, Zip _____
Phone # 210 414 6603
Email hoyt@centralstewardship.com

2. LOCATION

Subdivision Name Rebecca Creek Park Revised first plan Unit _____ Lot 1 Block 12
Survey Name / Abstract Number _____ Acreage 2.064
Address 514 Contour Drive City Spring Branch State Tx Zip 78020

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 2040

☐ 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: \$ 230,000 (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

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.

Adriana Vann
Signature of Owner

8/23/25
Date



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidenstein

System Description Aerobic with Drip Irrigation

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

Tank Size(s) (Gallons) 600 GPD ATU

Absorption/Application Area (Sq Ft) 1465

Gallons Per Day (As Per TCEQ Table III) 240

(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

Hoyt Seidenstein

Date

9-22-25

Our office will be
conducting a site
visit 11/3/25



AFFIDAVIT

According to Texas Commission on Environmental Quality 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, 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 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): Lot 1, Block 12, Rebecca Creek Park

Revised First Filling

The property is owned by (owner as per deed) Adriana Vann

This OSSF shall be covered by a continuous service policy 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 may be obtained from (insert name of permitting authority).

WITNESS BY HAND(S) ON THIS 26 DAY OF August, 2025.

Adriana Vann
Owner(s) signature(s)

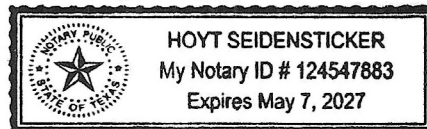
Adriana Vann
Owner (s) Printed Name(s)

Owner(s) signature(s)

Owner (s) Printed Name(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 26 DAY OF August, 2025

Hayt Seidensticker
Notary Public Signature



→ Hayt Seidensticker
Land Stewardship Services LLC
124 Bristow Way
Boerne, TX 78006

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
09/08/2025 03:30:11 PM
JESS 1 Page(s)
202506028984



Bobbie Koepf

ALWAYS ON THE LEVEL EXCAVATING LLC

Mike Dunn, Owner/Operator

PO Box 993, Boerne, Texas 78006

Email: mikedunn.alwaysonthelevelseptic@gmail.com

OSSI# OS0008099 MP #0682

Physical address only, mail is not received at the following address: 27 Ernst Rd., Boerne, TX 78006

✓ Aerobic System Service Policy

This agreement entitles:
(Print name and address)
Adrianna Vann
514 Contour Drive
Spring Branch, TX 78070

County: Comal
Permit: _____
Installation Date: _____
Date License to Operate Issued: _____

to the following service for 24 months from the date of issuance of License to Operate or upon expiration of existing contract. *The effective date of this initial maintenance contract shall be the date the License to Operate is issued.*

Upon receipt of License to Operate for 2 years / We service the system 3 times a year

MIKE DUNN DBA ALWAYS ON THE LEVEL EXCAVATING agrees to perform the following services during the term of this agreement. It is the Homeowners responsibility to see that the chlorinator is stocked with chlorine. This contract does not include the cost of the chlorine, parts, labor or services that cannot be warranted, such as Acid Washing Airstones (initial)

The Effluent Pump is warranted for 2 years. After 1 year, repairs costing less than \$100.00 will be made after attempts to gain customer consent have failed. AV (initial)

PLANT SERVICE

- *Inspection, adjustment, and cleaning of aerator.
 - *Inspection and adjustment of all control settings and overload protection.
 - *Inspection of pump, chlorinator, sprinkler heads, spray area, and test chlorine and report conditions. & test results for each regular service
 - *If special arrangement are requested (i.e. call ahead, appt., etc.) there will be an additional charge.
 - *Additional Service as ordered including replacement of components, laboratory test work, and pumping of unit or trash-tank will be done upon authority from customer at an additional charge.
- Important:** This service agreement does not cover the cost of service calls, labor or materials which are required due to misuse or abuse of the system; failure to maintain electrical power to the system; disposal of non-biodegradable materials, chemicals, solvents, grease, oil, paint, etc.; or any uses contrary to the Violations of Warranty including shutting off the electrical current to the system for more than 24 hours, disconnecting the alarm system, restricting ventilation

EMERGENCY SERVICE

- *Two emergency service calls per year at no charge (service call only - does not include parts or labor)
- *Any warranted parts or labor will be covered according to the manufacturers warranty program. Freight charges to and from the manufacturer will be billed to the homeowner.

We will respond to Homeowner's concerns within 3 working days.

This contract will expire two years from the initial installation date.

This contract is not transferable. Homeowner's signature below gives Always On The Level Excavating and/or its representative permission to enter property and perform duties as outlined above.

210-685-1074

Home Telephone

210-685-1074

Work Telephone

210-685-1074

Cell Phone

Vannaud7@aol.com

Email

Adrianna Vann 11/5/25
Owner's Signature Date

(Please sign, date, and return one copy)

Michael C Dunn 11/5/2025
Accepted for Always On The Level Excavating Date

Gate Code: NA

Retired & 62+ _____

LAND STEWARDSHIP SERVICES
124 Bristow Way
Boerne, Texas 78006

September 22, 2025

Comal County Environmental
195 David Jonas Drive
New Braunfels, Texas 78132

RE: Rebecca Creek Park Revised First Filing, Lot 1, Block 12

Dear DR,

The referenced property is located within the Edwards Aquifer Contributing Zone. This property is exempt from a contributing zone 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 feet of the proposed septic system.

If you have any questions, please give me a call at (210) 414-6603 or email at hoyt@landstewardshipservices.com

Sincerely,

Hoyt Seidensticker, RS 3588



A handwritten signature in blue ink, appearing to read "Hoyt Seidensticker", written over the professional seal.

ON-SITE SEWAGE FACILITY Soil Evaluation Report Information

Date Soil Survey Performed: 8/26/2025
 Site Location: 514 Contour Drive
 Name of Site Evaluator: Hoyt Seidensticker Registration Number: OS00008771
 Proposed Excavation Depth: 6 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 <u> </u>	II	Sandy loam rock	<30%	none	yes rock	Brown
1 <u> </u>						
2 <u>15 in</u>						
3 <u> </u>						
4 <u> </u>						
5 <u> </u>						

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 <u> </u>	II	Sandy loam rock	<30%	none	yes rock	Brown
1 <u> </u>						
2 <u>15 in</u>						
3 <u> </u>						
4 <u> </u>						
5 <u> </u>						

Features of Site Area

Presence of 100 year flood zone Yes No x
 Presence of adjacent ponds, streams, water improvements Yes No x
 Existing or proposed water well in nearby area Yes No x
 Organized sewage service available to lot or tract Yes No x
 Recharge feature within 150 feet Yes No x

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 Drip Irrigation disposal system with Aerobic 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

Hoyt Seidensticker
 Signature of Site Evaluator

9-2-25
 Date

ON-SITE SEWAGE FACILITY
Site Evaluation Report Information

Date: 8/26/2025

Applicant Information:

Name: Andriana Vann

Address: 27403 Trinity Cross

City: SA State: Texas Zip: 78260

Phone: 210-685-1074

Property Location:

Lot: 1 Block: 12

Sub.: Rebecca Creek Park Revised First Filing

Street/Road Address: 514 Contour 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@landstewardshippservices.com

Installer information:

Name: Unknown

Company: _____

Address: _____

City: _____ State: Texas Zip: _____

Phone: _____ 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.

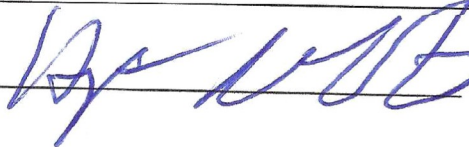
Location of soil borings or dug pits (show location with respect to a known reference point).

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: 0.2064 acres

SEE ATTACHED

Signature of Site Evaluator  Site Evaluator License No OS0008771

9/2/2025

8:20 PM

Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Adriana Vann

Property Information:St. Address: 514 Contour DriveCity: Spring Branch State: TexasZip code: 78070**Predicted Quantity of Sewage (Q)**Water Saving Devices in Home (y/n): yesGallons/day (Q): 240Greywater included (yes/no): yes**Rate of Adsorption (Ra)**Application rate (g/sq. ft): 0.2Minimum Adsorptive Area (sq. ft.): 1200Absorptive area installed (sq.ft.): 1468**Aerobic Unit**Required size of aerobic unit: 360 gpdPretreatment Tank (gallons): 353Class 1 Aerobic Unit:: NuWater 550-PC-400PTPump tank total capacity (gal): 768Chlorination: n/aPump Switch operation: Float systemDosing cycle quantity (gals): VariedCycling time: night timePump size and capacity: Franklin E-Series 20 GPM**House Information**No. of Bedrooms: 3Sq. footage (Approx.): 2040Water Supply: CLWSGallons per day 240**Supply Line from House**Length of supply line (approx. ft.): 5Type of supply line: SCH 40 PVCSize of Supply line (in): 3 or 4**Supply Line to Drip Irrigation Manifold**Length of supply line (approx. ft.): 100Type of supply line: Purple SCH 40Size of supply and flush line (in): 1Required linear foot of tubing: 600Linear feet of tubing installed: 734

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

Date

9-2-25

Land Stewardship Services, LLC. 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603, hoyt@landstewardshippservices.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.

9/2/2025

8:20 PM

Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Adriana Vann

A class 1 residential aerobic treatment unit will be designed for this home. Wastewater from the home will flow to the pretreatment tank of the aerobic unit. From the pretreatment tank, effluent will flow to the treatment unit. Treated effluent will then flow to the pump tank for disposal through subsurface drip irrigation. All warning systems shall be installed with the aerobic unit.

Field loading Rates and Distribution

All flow from the treatment compartment of the aerobic unit will flow into a pump tank.

The pump tank will be equipped with a submersible pump. The pump will dose the single zone.

A filtering device capable of filtering particles large than 100 microns and that meets the manufactures requirements must be installed on the supply line

A pressure release bypass valve can be installed, by the installer, if desired on the supply line in the pump tank.

A Ball Valve must be installed on the return lines for pressure adjustment.

A pressure gauge must be installed on the return line to allow for monitoring of the pressure in the drip lines.

Ultra Air Release-Vacuum Breaking Valve or equivalent need to be installed in each zone at the highest point of both supply and return manifolds.

If the drip lines are laid on top of the native soil and the native soil is scarified then a minimum of 6 inches of class II sandy loam or class III clay loam must be placed over the drip lines. The installer must certify to the permitting authority that there will be a minimum of 12 inches of native material or imported material between the drip tubing and the restrictive horizon of limestone rock.

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

9-2-25
Date



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

Cell (210) 414-6603,

hoyt@landstewardshipservices.com

9/2/2025

8:20 PM

Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Adriana Vann

The area of the drip tubing will need to be shaped by the installer. The area will need to be leveled before installing the drip tubing. The drip tubing needs to be installed as level as possible.

The drip lines will be laid on two foot centers and parallel with the contour of the land. The drip lines will not be laid perpendicular with the slope. The drip lines will then be covered with a minimum of 6 inches of the material.

Drip lines are to be placed on 2 ft centers and tied into a pressure manifold at one end and a return manifold which is run back to the pump tank for continuous flushing of the drip lines. A pressure gage and control valve on the return line at the pump tank is to be set at 35 psi, which maintains a minimum required pressure of the drip emitters. The drip lines will be flushed continuously when the pump doses the drip field. The drip lines will be continuously flushed.

Then entire area where the drip lines have been installed or disturbed, must be sodded with a type of vegetative cover or seeded erosion control blanket or seeded then an erosion control blanket laid over the area or an equivalent county approved method of cover that is considered a high water user prior to system operation.

A maintenance contract for the entire system must be established at time of installation with someone holding a license to maintain the install aerobic system.

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

9-2-25
Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603,
hoyt@landstewardshipservices.com



9/2/2025
8:20 PM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

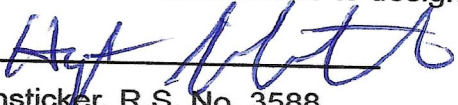
Adriana Vann

All tanks must have inspection or cleanout ports located on the tank top over all inlet and outlet devices. 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

9-2-25
Date

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

Cell (210) 414-6603,

hoyt@landstewardshipservices.com



Adriana Vann

Gallons per Day	240
Application Rate (gal/sq. ft/day)	0.2
Square footage required	1200
Feet between Lines	2
Feet between emitters	2
Number of zones	1
Linear feet of dripline	734
Number of emitters	367
Linear Feet of Tubing Per Zone	734
Type of emitters	Pressure compensating
Determine drip field pressure (psi)	35
Feet of head pressure	80.85
gph/emitter	0.61
gallons per minute per Zone	3.7
gallons per hour	223.87
minutes per dose	9
Minutes Per Day Per Zone	64
gallons per day	240
Doses per Zone	7
Total Doses per Day	7
Time Between Doses in Hours	3.4
Total Run time in Minutes	64.32304462
Number of Connections to Manifold	3
Linear feet of dripline per connection	244.6666667
minimum pump capacity (gpm)	3.7
header pipe size (inches)	1
Pressure loss in 100 ft. pipe (psi)	1.58
Friction head in 100 ft. of pipe (ft of head)	3.6498
Static head	
height from pump to top of tank (ft.)	4
Elevation increase (ft.)	5
Total static head (ft.)	9
Friction head	
equivalent length of fittings (ft.)	1
Distance from pump to field (ft.)	100
Total equivalent length of pipe (ft.)	101
total effective head (ft.)	3.69
head required at drip field (ft.)	80.85
Head loss through filters or headworks (ft.)	23.10
head loss through valves (ft.)	3.47
Minimum total head (ft.)	111.10



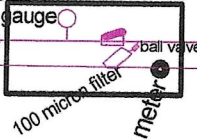
The area of the drip tubing will need to be shaped by the installer. The area will need to be leveled before installing the drip tubing. the drip tubing needs to be installed as level as possible.

The risers shall have inside diameters which are equal to or larger than the inspection or clean out 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 any other 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.

Distribution Box with 100 micron filter, pressure gauge and ball valve

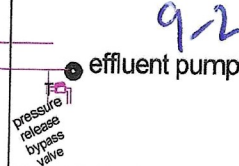
distribution box with 100 micron filter, pressure gauge, and ball valve

pressure gauge
return line
supply line



flow meter

pump tank



scale 1" = 30'

site map
Aerobic with Drip irrigation disposal system
Adriana Vann
Lot 1, block 12, Rebecca Creek Park, revised first filing
514 Contour Drive
Spring Branch, Texas 78070
Comal County

All external electrical lines must be in gray conduit

100 yr flood plain does not exist on this tract

6"

The drip tubing is laid on top of the native soil and the native soil is scarified then a minimum of 6 inches of class II sandy loam or Class III Clay loam must be placed on top of the drip tubing.

drip tubing laid on 2 foot centers

Cross Section of Drip Irrigation
single connection

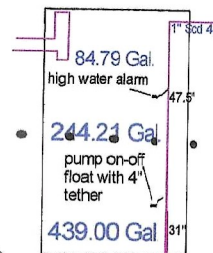
installer must certify to the permitting authority that he has a minimum of 12 inches of either native soil or imported soil below the drip tubing and above the restrictive horizon of limestone rock

minimum of 12 inches

98

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.

Aerobic unit must be installed a minimum of 18 inches deep to allow a minimum of 12 inches of soil between top of tank and drip tubing line.



99

supply line = 100'
return line = 118'

100

FAIRWAY DRIVE

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

connection 2 = 244'
N33°20'35"E 76.15'

NuWater 550-PC-400PT 600
gpd Aerobic Unit with a
LBC "EZ-Tank" Gravity Flow
Liquid Chlorinator

RESIDENCE
2040 sq. ft.
3 bdr
240 gpd

vacuum relief valves must be installed in each zone at the highest point of the supply line and return manifolds

connection 3 - 262'

DRIVEWAY

5' UTILITY & DRAINAGE ESMNT.

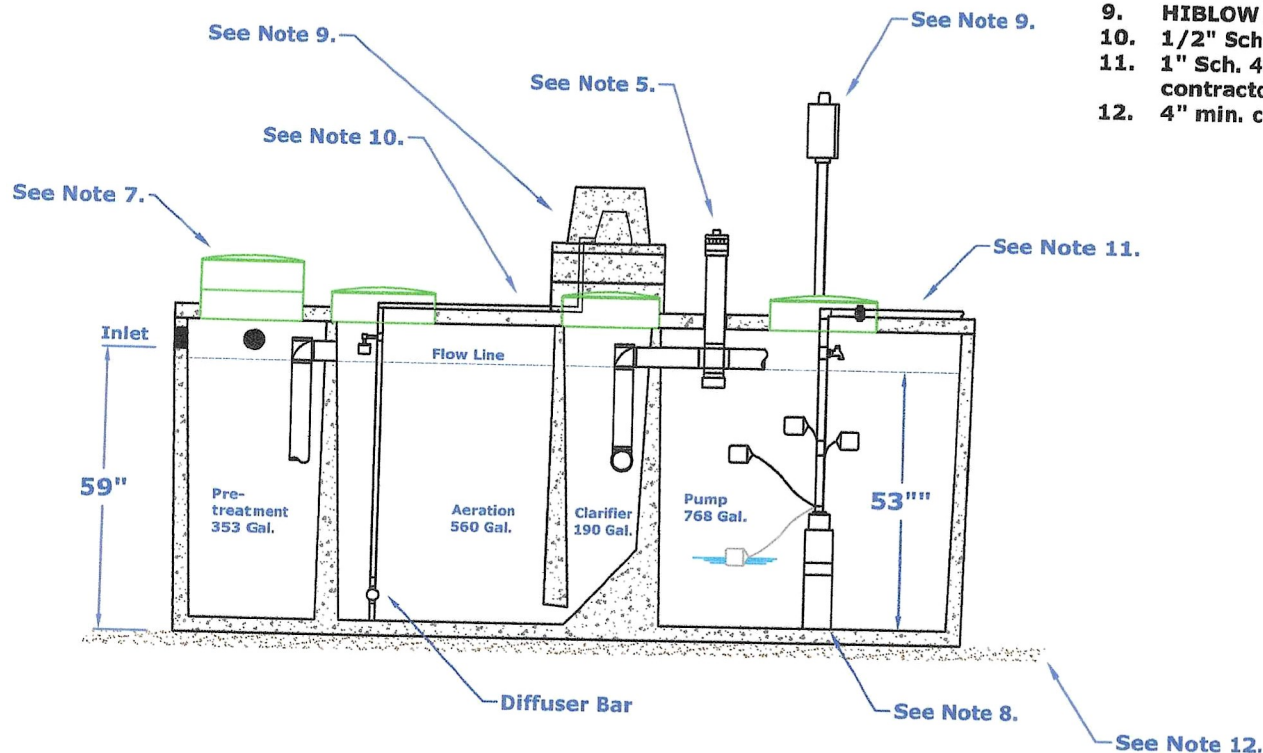
165.4'

Assembly Details

OSSF

GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 14,900 lbs.
4. Treatment capacity is 600 GPD. Pump compartment set-up for a 360 GPD Flow Rate (4 bedroom, < 4,000 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 1.62 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-550 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec) timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. HIBLOW Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
12. 4" min. compacted sand or gravel pad by Contractor



DIMENSIONS:

Outside Height: 67"
Outside Width: 63"
Outside Length: 164"

MINIMUM EXCAVATION DIMENSIONS:

Width: 76"
Length: 176"

**NuWater B-550 (600 GPD)
Aerobic Treatment Plant (Assembled)**

Model: B-550-PC-400PT

March, 2012 - Rev 1
By: A.S.

Scale:

* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3

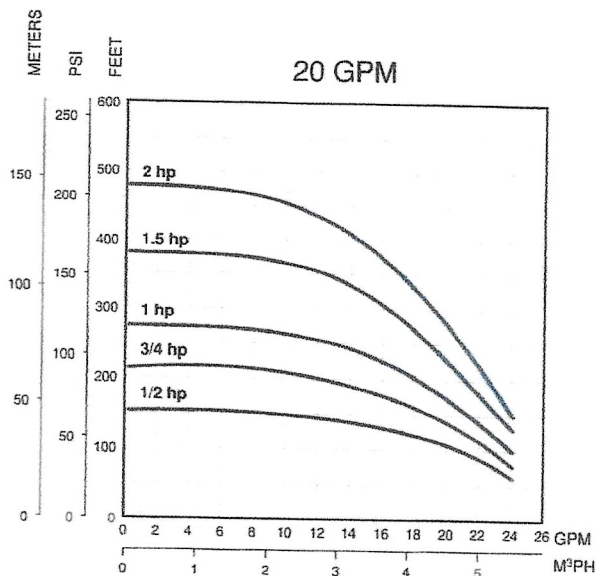
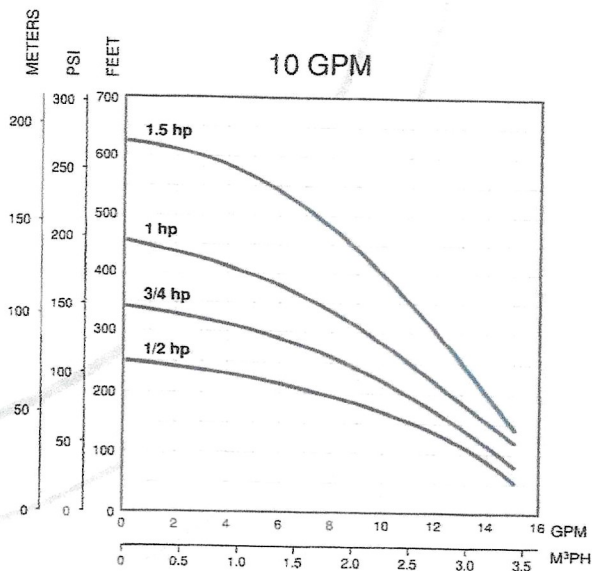


Advantage Wastewater Solutions LLC.
444 A Old Hwy No 9
Comfort, TX 78013
830-995-3189
fax 830-995-4051

E-Series

Environmental Series Pumps

Thermoplastic Performance



Thermoplastic Units Ordering Information

1/2 - 1.5 HP Single-Phase Units						
Order No.	Model	GPM	HP	Volt	Wire	Wt.
94741005	10FE05P4-2W115	10	1/2	115	2	24
94741010	10FE05P4-2W230	10	1/2	230	2	24
94741015	10FE07P4-2W230	10	3/4	230	2	28
94741020	10FE1P4-2W230	10	1	230	2	31
94741025	10FE15P4-2W230	10	1.5	230	2	46
94742005	* 20FE05P4-2W115 *	20	1/2	115	2	25
94742010	20FE05P4-2W230	20	1/2	230	2	25
94742015	20FE07P4-2W230	20	3/4	230	2	28
94742020	20FE1P4-2W230	20	1	230	2	31
94742025	20FE15P4-2W230	20	1.5	230	2	40

Thermoplastic 1/2 - 2 HP Pump Ends						
Order No.	Model	GPM	HP	Volt	Wire	Wt.
94751005	10FE05P4-PE	10	1/2	N/A	N/A	6
94751010	10FE07P4-PE	10	3/4	N/A	N/A	7
94751015	10FE1P4-PE	10	1	N/A	N/A	8
94751020	10FE15P4-PE	10	1.5	N/A	N/A	12
94752005	20FE05P4-PE	20	1/2	N/A	N/A	6
94752010	20FE07P4-PE	20	3/4	N/A	N/A	7
94752015	20FE1P4-PE	20	1	N/A	N/A	8
94752020	20FE15P4-PE	20	1.5	N/A	N/A	10
94752025	20FE2P4-PE	20	2	N/A	N/A	11

Truly Title GF # 25005392-63

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 with Vendor's Lien

Executed this 21st day of August, 2025

Grantor: Erika Roxanne Wyckoff and Jennifer Seleste Lee

Grantor's Mailing Address: 7731 Applegreen, San Antonio, TX / 7223 Spring Flower, San Antonio, TX 78249

Grantee: Adriana Vann

27403 Trinity Cross, San Antonio, TX 78260

Grantee's Mailing Address: _____

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Danney McCoy ("Lender"), in the principal amount of Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lender, and by a first lien deed of trust of even date from Grantee to Joanna Seyler, Trustee.

Property (including any improvements):

Lot 1, Block 12, REBECCA CREEK PARK SUBDIVISION, REVISED FIRST FILING, according to the map or plat thereof recorded in Volume 3, Page 62, of the Deed and Plat Records of 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 2025 and subsequent years, 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.

The vendors' liens against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Lender, at Grantee's request, has paid in 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 Lender and are transferred to Lender without recourse against Grantor.

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

Erika Roxanne Wyckoff

Erika Roxanne Wyckoff

Jennifer Seleste Lee

Jennifer Seleste Lee

STATE OF TEXAS

COUNTY OF Montgomery

This instrument was acknowledged before me on August 21st, 2025, by Erika Roxanne Wyckoff and Jennifer Seleste Lee.

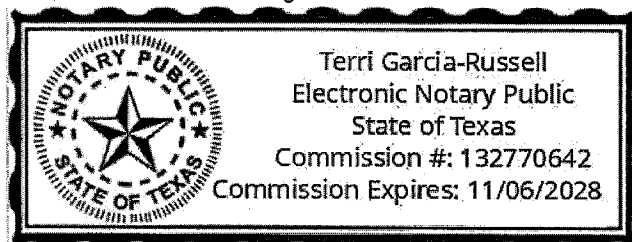
(Notary Seal)

Terri Garcia-Russell

Notary Public, State of Texas

After recording return to:
Adriana Vann

Notarized online using audio-video communication



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
08/26/2025 08:04:56 AM
PRISCILLA 2 Pages(s)
202506027268



Bobbie Koepp

Truly Title GF # 25005392-63

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Property (including any improvements):

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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 2025 and subsequent years, 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.

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

Erika Roxanne Wyckoff

Erika Roxanne Wyckoff

Jennifer Seleste Lee

Jennifer Seleste Lee

STATE OF TEXAS

COUNTY OF Montgomery

This instrument was acknowledged before me on August 21st, 2025, by Erika Roxanne Wyckoff and Jennifer Seleste Lee.

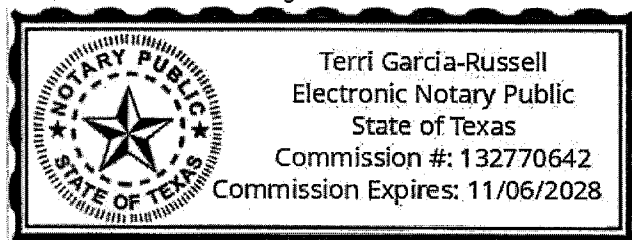
(Notary Seal)

Terri Garcia-Russell

Notary Public, State of Texas

After recording return to:
Adriana Vann

Notarized online using audio-video communication



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PRISCILLA 2 Pages(s)
202506027268



Bobbie Koepp

285.7 (d)(1)(f)
indicate the business physical
address and telephone number
for the
maintenance provider.

ALWAYS ON THE LEVEL EXCAVATING LLC

Mike Dunn, Owner/Operator

PO Box 993, Boerne, Texas 78006

Email: mikedunn.alwaysonthelevelseptic@gmail.com

210-378-6096 (CELL) *210-392-0264 (OFFICE)*

OSSI# OS0008099 MP #0682

SYSTEM:

This agreement entitles: Andriana Vann
(PRINT NAME/ADDRESS 514 Contour Dr.
Spring Branch, TX 78070)

County: Nueces
Permit: _____
Installation Date: _____

WE NEED ALL PHN #'S ASSOCIATED WITH
YOUR HOME. PROCEDURE: IF CALLING, AN

OR RESPOND TO DURING A HOLIDAY/WKND

to the following service indefinitely from the date of initial installation or upon expiration of existing contract. Service may be terminated at any
time by either party, in writing giving 30 days notice and notifying the agency of the termination.
Contract date for this agreement commencing 9/18/2025

Upon receipt of this signed agreement and \$105 per visit (\$120 per visit for Norweco; \$115 per visit for Jet) indefinitely

Length of contract is indefinite; price may be subject to change without notice. At any given time, price may be increased or decreased. The following services are included in the term of the contract. It is the
homeowner's responsibility to ensure that the system is maintained with chlorine. The contract includes the cost of the chlorine, or labor.

Service the _____ system _____ per year. The homeowner is responsible for the proper use of the system. Additional services for us to return the inspections will
include: _____

PLANT

inspection, adjustment, and repair. The homeowner is responsible for the proper use of the system. The contract includes the cost of the chlorine, or labor.
inspection and adjustment of the system. The homeowner is responsible for the proper use of the system. The contract includes the cost of the chlorine, or labor.
inspection of pump, chlorinator, and heads. The homeowner is responsible for the proper use of the system. The contract includes the cost of the chlorine, or labor.
special arrangement and (i.e. appt., etc.) The homeowner is responsible for the proper use of the system. The contract includes the cost of the chlorine, or labor.

Additional service as ordered including replacement of _____ laboratory tests and pump out of tank or trash tank will be done upon
authority from customer at an additional charge. If customer cannot be reached for consent at time of service, a return trip will incur a
service call plus parts charge. We will replace parts or perform services (i.e. acid wash, spray head, etc.) costing less than \$100.00 even
if consent cannot be obtained to avoid the return trip fee. Initial _____

Important: This service agreement does not cover the cost of service calls, labor or materials which are required due to misuse or abuse of the
system. Failure to maintain electrical power to the system; disposal of non-biodegradable materials, chemicals, solvents, grease, oil, paint, etc.
any use contrary to the requirements as stated in the contract.

Violations of Warranty including shutting off the electrical current to the system for more than 24 hours, disconnecting the alarm system,
restricting ventilation to the aerator, overloading the system above its rated capacity, or introducing excessive amounts of harmful matter into the
system, or any other form of unusual abuse.

EMERGENCY SERVICE

*Two emergency service calls per year at no charge (service call only - does not include parts or labor)

*Any warranted parts or labor will be covered according to the manufacturer's warranty program. Freight charges to and from the manufacturer will be
billed to the homeowner.

We will respond to Homeowner's concerns within 3 working days.

As required by TCCQ

This contract is specific to the undersigned homeowner and the address listed above.

This contract is not transferable. Homeowner's signature below gives Always On The Level Excavating and/or its representative
property and perform duties as outlined above.

Maintenance
Provider needs to
sign the contract

Main Telephone
210-685-1074

Secondary Telephone

Andriana Vann
Owner's Signature
(Please sign, date, and return one copy)

9/18/25
Date

Accepted for Always On The Level Excavating
Date

Other Phone

Yann@ed7.com

Email

GATE CODE: NA

ACTUALLY RETIRED

Provide us a copy of the recorded deed of trust.

DEED OF TRUST

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: August 21, 2025

Grantor: Adrianna Vann

Grantor's Mailing Address: 16719 Heubner Rd, Suite 4, San Antonio, TX 78248

Trustee: Joanna Seyler

Trustee's Mailing Address: 25700 I-45 North, Suite 100, Spring, Texas 77386

Beneficiaries: Danney McCoy, 27 Moatwood Court., The Woodlands, Texas 77382

Note:

VOID

Property (including any improvements):

Lot 1, Block 12, REBECCA CREEK PARK SUBDIVISION, REVISED FIRST FILING, according to the map or plat thereof recorded in Volume 3, Page 62, of the Deed and Plat Records of Comal County, Texas.

Prior Lien(s) (including recording information): None

Other Exceptions to Conveyance and Warranty: All matters of record.

For value received and to secure payment of the note, Grantor conveys the property to Trustee in trust. Grantor warrants and agrees to defend the title to the property. If Grantor performs all the covenants and pays the note according to its terms, this deed of trust shall have no further effect, and Beneficiary shall release it at Grantor's expense.

Grantor's Obligations:

Grantor agrees to:

1. keep the property in good repair and condition;
2. pay all taxes and assessments on the property when due;
3. preserve the lien's priority as it is established in this deed of trust;
4. maintain, in a form acceptable to Beneficiary, an insurance policy that:
 - a. covers all improvements for their full insurable value as determined when the policy is issued and renewed, unless Beneficiary approves a smaller amount in writing;
 - b. contains an 80% coinsurance clause;
 - c. provides fire and extended coverage, including windstorm coverage;
 - d. protects Beneficiary with a standard mortgage clause;
 - e. provides flood insurance at any time the property is in a flood hazard area; and
5. pay the note at all times with the proceeds of the 80% coinsurance policy;
6. deliver the insurance policy to Beneficiary for delivery to the Beneficiary's agent ten days before expiration;
7. keep any buildings occupied as required by the insurance policy; and
8. insure the property with the first lien and all prior lien notes that Grantor is personally liable on and any other prior lien instruments.

Beneficiary's Rights:

1. Beneficiary may appoint in writing a substitute or successor trustee, succeeding to all rights and responsibilities of Trustee.
2. If the proceeds of the note are used to pay any debt secured by prior liens, Beneficiary is subrogated to all of the rights and liens of the holders of any debt so paid.
3. Beneficiary may apply any proceeds received under the insurance policy either to reduce the note or to repair or replace damaged or destroyed improvements covered by the policy.
4. If Grantor fails to perform any of Grantor's obligations, Beneficiary may perform those obligations and be reimbursed by Grantor on demand at the place where the note is payable for any sums so paid, including attorney's fees, plus interest on those sums from the dates of payment at the rate stated in the note for matured, unpaid amounts. The sum to be reimbursed shall be secured by this deed of trust.
5. If Grantor defaults on the note or fails to perform any of Grantor's obligations or if default occurs on a prior lien note or other instrument, and the default continues after Beneficiary gives Grantor notice of the default and the time within which it must be cured, as may be required by law or by written agreement, then Beneficiary may:
 - a. declare the unpaid principal balance and earned interest on the note immediately due;
 - b. request Trustee to foreclose this lien, in which case Beneficiary or Beneficiary's agent shall give notice of the foreclosure sale as provided by the Texas Property Code as then amended; and

- c. purchase the property at any foreclosure sale by offering the highest bid and then have the bid credited on the note.

Trustee's Duties:

If requested by Beneficiary to foreclose this lien, Trustee shall:

1. either personally or by agent give notice of the foreclosure sale as required by the Texas Property Code as then amended;
2. sell and convey all or part of the property to the highest bidder for cash with a general warranty binding Grantor, subject to prior liens and to other exceptions to conveyance and warranty; and
3. from the proceeds of the sale, pay, in this order:
 - a. expenses of foreclosure, including a commission to Trustee of 5 % of the bid;
 - b. to Beneficiary, the full amount of principal, interest, attorney's fees, and other charges due and unpaid;
 - c. the amount due to be paid for property taxes; and
 - d. to Grantor the balance.

VOID

General Provisions

1. If any of the property is sold under this deed of trust, Grantor shall immediately surrender possession to the purchaser, and Grantor shall execute and deliver to the purchaser a deed of conveyance of the property to the purchaser, subject to the lien of this deed of trust.
2. Release of any Trustee's liability for the proceeds of the sale shall be true.
3. Proceeding under this deed of trust, filing suit for foreclosure, or pursuing any other remedy will not constitute an election of remedies.
4. This lien shall remain superior to liens later created even if the time of payment of all or part of the note is extended or part of the property is released.
5. If any portion of the note cannot be lawfully secured by this deed of trust, payments shall be applied first to discharge that portion.
6. Grantor assigns to Beneficiary all sums payable to or received by Grantor from condemnation of all or part of the property, from private sale in lieu of condemnation, and from damages caused by public works or construction on or near the property. After deducting any expenses incurred, including attorney's fees, Beneficiary may release any remaining sums to Grantor or apply such sums to reduce the note. Beneficiary shall not be liable for failure to collect or to exercise diligence in collecting any such sums.
7. Grantor assigns to Beneficiary absolutely, not only as collateral, all present and future rent and other income and receipts from the property. Leases are not assigned. Grantor warrants the validity and enforceability of the assignment. Grantor may as Beneficiary's licensee collect rent and other income and receipts as long as Grantor is not in default under the note or this deed of trust. Grantor will apply all rent and other income and receipts to payment of the note and performance of this deed of trust, but if the rent and other income and receipts exceed the amount due under the note and deed of trust, Grantor may retain the excess. If Grantor defaults in payment of the note or performance of this deed of trust, Beneficiary may terminate Grantor's license to collect

8. Interest on the debt secured by this deed of trust shall not exceed the maximum amount of nonusurious interest that may be contracted for, taken, reserved, charged, or received under law; any interest in excess of that maximum amount shall be credited on the principal of the debt, if that has not been paid, refunded, or any other action required or permitted by law.

9. The principal of the debt shall be deemed to have been paid, refunded, or any other action required or permitted by law, if the principal of the debt has already been credited to the principal of the debt, if the principal of the debt has been paid, refunded, or any other action required or permitted by law, and a proper instrument is executed to the debt.

10. The deed of trust shall include the terms secured by this deed of trust.

11. The deed of trust shall be subject to the benefit of the deed of trust by the parties in interest.

12. If the deed of trust is made by a person, the deed of trust shall be made by the person.

1. CONSENT REQUIRED: If all or any part of the Property is sold, conveyed, leased for a period longer than three (3) years, leased with an option to purchase, or otherwise sold (including any contract for deed), without Beneficiary's prior written consent, which consent may be withheld in Beneficiary's sole discretion, Beneficiary may declare the balance of the Note to be immediately due and payable. The creation of a subordinate lien, any conveyance under threat or order of condemnation, any deed solely between Grantors, or the passage of title by reason of the death of a Grantor or by operation of law will not entitle Beneficiary to exercise the remedies provided in this paragraph.
2. ESCROW NOT REQUIRED: Grantor shall furnish Beneficiary annually, before the taxes become delinquent, evidence that all taxes on the property have been paid. Grantor shall furnish Beneficiary annually evidence of paid-up casualty insurance naming Beneficiary as an additional loss payee.

Executed on the date first above written.

Adrianna Vann

By: Adriana Vann
Name: Adrianna Vann

VOID

Notary Public in and for the State of Texas

Printed Name: Terri Garcia-Russell

My Commission Expires: 11/06/2028

AFTER RECORDING RETURN TO:

Two-B Equities, LLC
25700 I-45 North, Suite 100
Spring, Texas 77386

Notarized online using audio-video communication

