



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: 119049
Issued This Date: 10/20/2025
This permit is hereby given to: Brandon and Kendal Keith

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

2346 FRONTIER
SPRING BRANCH, TX 78070

Subdivision: River Crossing
Unit: 2
Lot: 196
Block: n/a
Acreage: 1.0500

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.

Preliminary Field Check For Drip Systems

DATE: 10/20/25

INSPECTOR: Hendry

COMMENTS: Location of existing tank is as shown in new design. Designer to address water line and pool fill line over tight line



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date _____

Permit Number 119049

1. APPLICANT / AGENT INFORMATION

Owner Name Brandon Keith/Kendal Keith Agent Name Hoyt Seidensticker
Mailing Address 2346 Frontier Agent Address _____
City, State, Zip Spring Branch TX 78070 City, State, Zip _____
Phone # 619-227-8546 Phone # 210 414 6603
Email bkeithjag@yahoo.com Email hoyt@landmarkshj.com

2. LOCATION

Subdivision Name River Crossing Unit 2 Lot 196 Block _____
Survey Name / Abstract Number _____ Acreage 1.05
Address 2346 Frontier 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 3342

☐ 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: \$ N/A (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.

Signature of Owner Brandon Keith/Kendal Keith

Date 9/11/2025



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidensticker

System Description Aerobic with Spray Distribution

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

Tank Size(s) (Gallons) 600 GPD ATU Absorption/Application Area (Sq Ft) 4844.09

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

Hoyt Seidensticker

Date

9-22-25

87395 /

Doc# 200506041033

AFFIDAVIT TO THE PUBLIC

1/c
THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

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 TCEQ 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 TCEQ, under the authority of the TWC and the Texas Health and Safety code, requires owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TNRCC 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 (legal description as shown on recorded warranty deed): Lot: 196 River Crossing Unit Two

The property is owned by (owner's full name as shown on recorded warranty deed):

Adam K. Reedy and Abbi C. Reedy

This OSSF must be covered by a continuous maintenance contract. All maintenance on this OSSF must be performed by an approved maintenance company, and a signed maintenance contract must be submitted to Comal County Engineer's Office within 30 days after the property has been transferred.

The owner will, upon sale or transfer of the above described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

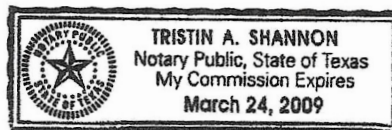
WITNES BY HAND(S) ON THIS 13 DAY OF October ²⁰⁰⁵₂₀₀₄

Adam K. Reedy
Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 13 DAY OF October ²⁰⁰⁵₂₀₀₄

Tristin A. Shannon
Notary Public, State of Texas

Notary's Printed Name: Tristin A. Shannon
My Commission Expires: March 24, 2009



Doc# 200506041033
Pages 1
10/28/2005 3:48PM
Official Records of
COMAL COUNTY
JOY STREATER
COUNTY CLERK
Fees \$16.00



Joy Streater

Doc# 200506041033

RECEIVED

COUNTY ENGINEER

9/22/2025

12:13 PM

Aerobic with Spray
Distribution System**ON-SITE SEWAGE FACILITY
DESIGN CRITERIA**

Brandon and Kendal Keith

Property Information:St. Address: 2346 FrontierCity: Spring Branch State: TexasZip code: 78070**Predicted Quantity of Sewage (Q)**Water Saving Devices in Home (y/n): yesGallons/day (Q): 300Greywater included (yes/no): yes**Rate of Adsorption (Ra)**Application rate (g/sq. ft): 0.064Minimum Adsorptive Area (sq. ft.): 4687.5**Aerobic Unit**Required size of aerobic unit: 480 gpdPretreatment Tank (gallons): 378Class 1 Aerobic Unit: Solar Air SA-600 768PTPump tank total capacity (gal): 768Chlorination: Liquid installed in TankPump Switch operation: Float systemDosing cycle quantity (gals): VariedCycling time: night timePump size and capacity: Schaefer E-Series 20 GPM**House Information**No. of Bedrooms: 4Sq. footage (Approx.): 3342Water Supply: clws**Supply Line from House**Length of supply line (approx. ft): 8Type of supply line: SCH 40 PVCSize of Supply line (in): 3 or 4**Supply Line For Spray Irrigation System**Length of supply line (approx. ft): 220Type of supply line: SCH 40 PVCSize of supply line (in): 1**Disposal Area per this System**

$$\pi (24)^2 = 1808.64$$

$$\pi (32)^2/2 = 1607.68$$

$$\pi (34)^2/2 = 1814.92$$

=

=

387.15Total irrigated area (sq. ft.): 4844.09

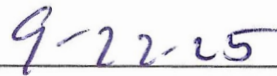
All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions.

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



Hoyt Seidensticker, R.S. No. 3588

Date



Land Stewardship Services, LLC, 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.

9/22/2025

12:13 PM

Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Brandon and Kendal Keith

Head Pressure

Elevation Head:	<u>4</u>
Pressure Head:	<u>92</u>
Friction Head:	<u>8.8</u>
Total head:	<u>104.8</u>

Sprinkler Head Information

K-Rain sprinkler head PROPLUS,
low angle nozzle

No. 3 @40psi	GPM:	<u>3.1</u>
Number of sprinkler heads:		<u>3</u>
Gallons per minute:		<u>9.3</u>

A class 1 aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment unit. Treated effluent will be disinfected by chlorination in the pump tank before being disposed of through above ground sprinkler heads. All warning systems shall be installed with the aerobic unit.

Land acceptable for surface application shall have a flat terrain (with less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff. There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent.

Areas that rock is exposed must be covered with a suitable amount of material acceptable to the inspecting authority. Areas that are bare or have been disturbed must be sodded with a type of vegetative cover or seeded erosion control blanket installed or seeded then an erosion control blanket laid over the area or an equivalent county approved method of cover prior to system operation.

At every inspection a Total Chlorine Residual test must be conducted and must be a minimum acceptable test of .1 mg/l residual in Pump Tank.

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

Date

9-22-25

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

Cell (210) 414-6603

hoyt@landstewardshipservices.com



9/22/2025

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Aerobic with Spray
Distribution System

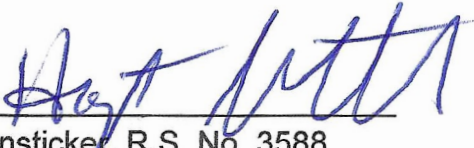
ON-SITE SEWAGE FACILITY DESIGN CRITERIA Brandon and Kendal Keith

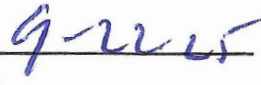
A maintenance contract for the entire system must be established at time of installation with someone holding a license to maintain the installed aerobic system.

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


Date

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

Cell (210) 414-6603

hoyt@landstewardshipservices.com



I hereby request a variance to the 20 foot setback to property lines as required by Comal County Order to a 10' setback to property lines as required by TCEQ, Chapter 285 and equivalent protection will be maintained by adding a battery backup to the timer clock or photo cell activated timer to assure spray heads only activate between the hours of Midnight and 5:00 am in compliance with TCEQ chapter 285.33(d)(2)(G)(i). In my professional opinion this variance will not pose a threat to the environment or public health.

location of sprinkler heads may be adjusted in field to avoid obstacles

100 yr flood plain does not exist on this tract

scale 1" = 50'

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

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.

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.

This design complies with all provisions of the existing Edwards Contributing Zone Plan and there is not a recharge feature within 150' of the proposed septic system.

Land acceptable for surface application shall have a flat terrain (less than to equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff.

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

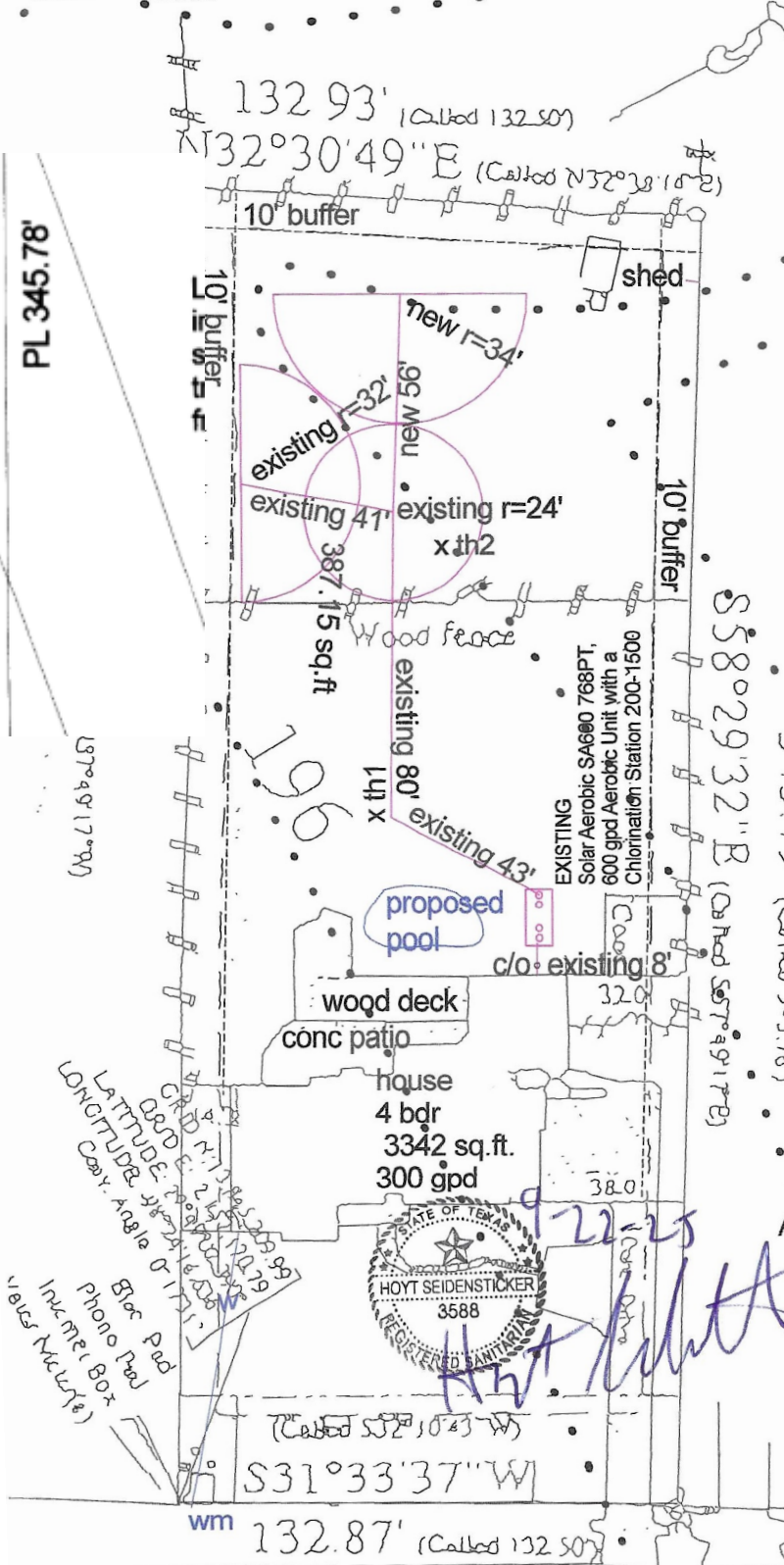
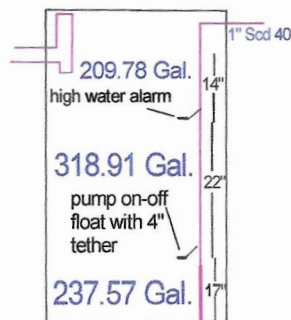
There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent

Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

All external electrical lines must be in gray conduit

site map

Aerobic with spray distribution system
Brandon and Kendal Keith
lot 196, River Crossing, unit 2
2346 Frontier
Spring Branch, Texas 78070
Comal County



Frontier 60' ROW

ON-SITE SEWAGE FACILITY

Soil Evaluation Report Information

Date Soil Survey Performed: 9/11/2025

Site Location: 2346 Frontier

Name of Site Evaluator: Hoyt Seidensticker Registration Number: OS00008771

Proposed Excavation Depth: n/a 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>	III	Clay loam rock	<30%	none	yes, rock	Bronw
1 <u>12 in</u>						
2 <u> </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>	III	Clay loam rock	<30%	none	yes, rock	Bronw
1 <u> </u>						
2 <u>12 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

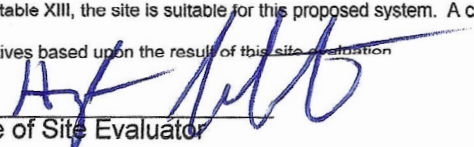
Recharge feature within 150 feet Yes No x

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 Spray Distribution 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 results of this site evaluation

Signature of Site Evaluator  Date 9-11-25

ON-SITE SEWAGE FACILITY
Site Evaluation Report Information

Date: 9/11/2025

Applicant Information:

Name: Brandon and Kendal Keith

Address: 2346 Frontier

City: spring Branch State: Texas Zip: 78070

Phone: 619-227-9546

Property Location:

Lot: 196 Block

Sub.: River Crossing, unit 2

Street/Road Address: 2346 Frontier

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: 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: 1.05 acres

SEE ATTACHED

Signature of Site Evaluator Hoyt Seidensticker Site Evaluator License No OS0008771

SPECIAL 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.

Grantor: WEICHERT WORKFORCE MOBILITY, INC., A NEW JERSEY CORPORATION

Grantor's Mailing Address: 1625 ROUTE 10 EAST, MORRIS PLAINS, NEW JERSEY 07950

Grantee: Brandon Scott Keith and Kendal Lyn Keith

Grantee's Mailing Address: 2346 Frontier, Spring Branch, Texas 78070

Consideration: TEN AND NO/100—(\$10.00)—DOLLARS CASH AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED AND CONFESSED.

Check and complete all that apply:



AND a Note of even date herewith in the original principal amount of \$ 375,000.00 executed by Grantee, payable to the order of Caliber Home Loans, Inc. ("Lender"). The Note is secured by a Vendor's Lien retained in favor of Lender in this Deed and by a Deed of Trust of even date from Grantee to Thomas E. Black, Jr. TRUSTEE(S).

The vendor's lien against and superior title to the property are retained until the note described is fully paid according to its terms, at which time this deed shall become absolute.

The said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to Lender, its successors and assigns, or heirs and assigns, the Payee named in said Note, without recourse on Grantor.



AND THE FURTHER CONSIDERATION AND DELIVERY by the Grantee herein of that one certain Note of even date herewith in the original principal amount of \$ _____ executed by Grantee, payable to the order of _____ ("Secondary Lender"). The Note is secured by the Vendor's Lien retained in favor of Secondary Lender in this Deed and by a Deed of Trust of even date from Grantee to _____ TRUSTEE(S); said Note and liens securing its payment being SUBORDINATE AND INFERIOR to the Note hereinabove described and the liens securing its payment.

The vendor's lien against and superior title to the property are retained until the note described is fully paid according to its terms, at which time this deed shall become absolute.

The said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to Secondary Lender, its successors and assigns, or heirs and assigns, the Payee

GF # 4000131900263

SPECIAL 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.

Grantor: WEICHERT WORKFORCE MOBILITY, INC., A NEW JERSEY CORPORATION

Grantor's Mailing Address: 1625 ROUTE 10 EAST, MORRIS PLAINS, NEW JERSEY 07950

Grantee: Brandon Scott Keith and Kendal Lyn Keith

Grantee's Mailing Address: 2346 Frontier, Spring Branch, Texas 78070

Consideration: TEN AND NO/100-----(\$10.00)-----DOLLARS CASH AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED AND CONFESSED.

Check and complete all that apply:



AND a Note of even date herewith in the original principal amount of \$ 375,000.00 executed by Grantee, payable to the order of Caliber Home Loans, Inc. ("Lender"). The Note is secured by a Vendor's Lien retained in favor of Lender in this Deed and by a Deed of Trust of even date from Grantee to Thomas E. Black, Jr. TRUSTEE(S).

The vendor's lien against and superior title to the property are retained until the note described is fully paid according to its terms, at which time this deed shall become absolute.

The said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to Lender, its successors and assigns, or heirs and assigns, the Payee named in said Note, without recourse on Grantor.



AND THE FURTHER CONSIDERATION AND DELIVERY by the Grantee herein of that one certain Note of even date herewith in the original principal amount of \$ _____ executed by Grantee, payable to the order of _____ ("Secondary Lender"). The Note is secured by the Vendor's Lien retained in favor of Secondary Lender in this Deed and by a Deed of Trust of even date from Grantee to _____ TRUSTEE(S); said Note and liens securing its payment being SUBORDINATE AND INFERIOR to the Note hereinabove described and the liens securing its payment.

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The said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to Secondary Lender, its successors and assigns, or heirs and assigns, the Payee

named in said Note, without recourse on Grantor.

Property (including any improvements):

LOT 196, RIVER CROSSING, UNIT TWO, SITUATED IN COMAL COUNTY, TEXAS, ACCORDING TO A MAP OR PLAT RECORDED IN VOLUME 13, PAGE 184, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

Reservations from and Exceptions to Conveyance and Warranty:

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, RESERVATIONS OF RECORD IN COMAL COUNTY, TEXAS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to Reservations from Conveyance and the Exceptions to Conveyance and Warranty, when the claim is by, through, or under Grantor, but not otherwise.

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

EXECUTED THIS THE 25th DAY OF June, 2019
to be effective the 17th day of July, 2019

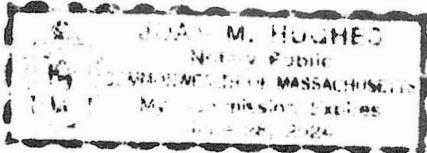
WEICHERT WORKFORCE MOBILITY, INC., A NEW JERSEY CORPORATION

BY: Michelle Buisne
Spec ASP

(Acknowledgment)

THE STATE OF MA
COUNTY OF Plymouth

This instrument was acknowledged before me on the 25 day of June,
2019 by Michelle M. ... OF WEICHERT
WORKFORCE MOBILITY, INC., A NEW JERSEY CORPORATION, ON BEHALF OF SAID
CORPORATION.



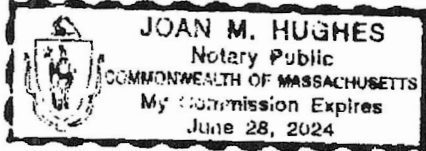
Joan M. Hughes
Notary Public, State of _____
My Commission Expires: _____
Notary's printed Name: _____

AFTER RECORDING RETURN TO:

(Acknowledgment)

THE STATE OF
COUNTY OF MA Plymouth

This instrument was acknowledged before me on the 25 day of June
2019 by Michelle Mader Spec Atty OF WEICHERT
WORKFORCE MOBILITY, INC., A NEW JERSEY CORPORATION, ON BEHALF OF SAID
CORPORATION.



Joan M Hughes
Notary Public, State of _____
My Commission Expires: _____
Notary's printed Name: _____

AFTER RECORDING RETURN TO:

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
07/26/2019 04:00:20 PM
TERRI 3 Pages(s)
201906025871



Bobbie Koepp

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.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

THAT, **FRANK R. SHINDLER II AND GINA M. SHINDLER, HUSBAND AND WIFE**, (hereinafter called "Grantor", and referred to in the singular, whether one or more), for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** cash and other good and valuable consideration in hand paid by Weichert Workforce Mobility, Inc., (hereinafter called "Grantee", and referred to in the singular, whether one or more), the receipt of which is hereby acknowledged, has **GRANTED, SOLD and CONVEYED** and by these presents does **GRANT, SELL and CONVEY**, unto Grantee, all that certain lot, tract or parcel of land together with all improvements thereon, lying and being situated in **COMAL COUNTY, TEXAS**, described as follows, to-wit:

LOT 196, RIVER CROSSING, UNIT TWO, SITUATED IN COMAL COUNTY, TEXAS, ACCORDING TO A MAP OR PLAT RECORDED IN VOLUME 13, PAGE 184, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

This conveyance is made and accepted subject to any and all easements, rights of way, valid restrictions, mineral reservations of any kind, maintenance charges, building set back lines, and governmental regulations, if any, to the extent, but only to the extent that they are applicable to and enforceable against the above described property as reflected by the records of the Office of the County Clerk of **COMAL COUNTY, TEXAS**.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, his heirs and assigns forever; and, Grantor does hereby bind himself, his heirs, executors and administrators, to **WARRANT and FOREVER DEFEND**, all and singular, the said premises unto Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

When Grantor and/or Grantee are more than one entity, the pertinent nouns, verbs and pronouns shall be construed to correspond. When Grantor and/or Grantee are a corporation, a trustee or other legal entity that is not a natural person, the pertinent words "heirs, executors and administrators" and/or "heirs and assigns" shall be construed to mean "successors and assigns", respectively. Reference to any gender shall include either gender and, in the case of a legal entity that is not a natural person, shall include the neuter gender, all as the case may be.

EXECUTED THIS THE 22 DAY OF June, 2019.

F.R.S. II
FRANK R. SHINDLER II
Gina M. Shindler
GINA M. SHINDLER

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.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

THAT, **FRANK R. SHINDLER II AND GINA M. SHINDLER, HUSBAND AND WIFE**, (hereinafter called "Grantor", and referred to in the singular, whether one or more), for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** cash and other good and valuable consideration in hand paid by Weichert Workforce Mobility, Inc., (hereinafter called "Grantee", and referred to in the singular, whether one or more), the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY, unto Grantee, all that certain lot, tract or parcel of land together with all improvements thereon, lying and being situated in **COMAL COUNTY, TEXAS**, described as follows, to-wit:

LOT 196, RIVER CROSSING, UNIT TWO, SITUATED IN COMAL COUNTY, TEXAS, ACCORDING TO A MAP OR PLAT RECORDED IN VOLUME 13, PAGE 184, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

This conveyance is made and accepted subject to any and all easements, rights of way, valid restrictions, mineral reservations of any kind, maintenance charges, building set back lines, and governmental regulations, if any, to the extent, but only to the extent that they are applicable to and enforceable against the above described property as reflected by the records of the Office of the County Clerk of **COMAL COUNTY, TEXAS**.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, his heirs and assigns forever; and, Grantor does hereby bind himself, his heirs, executors and administrators, to WARRANT and FOREVER DEFEND, all and singular, the said premises unto Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

When Grantor and/or Grantee are more than one entity, the pertinent nouns, verbs and pronouns shall be construed to correspond. When Grantor and/or Grantee are a corporation, a trustee or other legal entity that is not a natural person, the pertinent words "heirs, executors and administrators" and/or "heirs and assigns" shall be construed to mean "successors and assigns", respectively. Reference to any gender shall include either gender and, in the case of a legal entity that is not a natural person, shall include the neuter gender, all as the case may be.

EXECUTED THIS THE 22 DAY OF June, 2019.

FRANK R. SHINDLER II
FRANK R. SHINDLER II
GINA M. SHINDLER
GINA M. SHINDLER

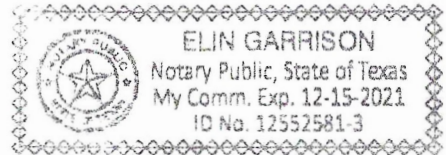
(Acknowledgment)

STATE OF Texas

COUNTY OF Comal

This instrument was acknowledged before me on the 22nd day of June,
2019, by **FRANK R. SHINDLER II.**

Elin Garrison
Notary Public, State of
My Commission Expires:
Notary's printed Name:



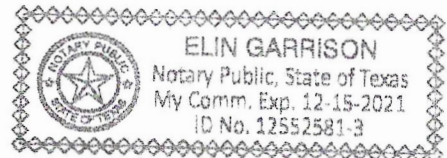
(Acknowledgment)

STATE OF Texas

COUNTY OF Comal

This instrument was acknowledged before me on the 22nd day of June,
2019, by **GINA M. SHINDLER.**

Elin Garrison
Notary Public, State of
My Commission Expires:
Notary's printed Name:



GRANTEE'S MAILING ADDRESS:
1625 ROUTE 10 EAST
MORRIS PLAINS, NEW JERSEY 07950

AFTER RECORDING RETURN TO:



COMAL COUNTY

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

--	--

Date Received

Initials

119049

Permit Number

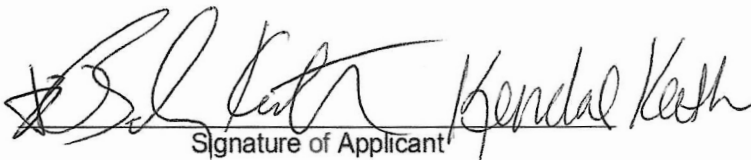
Instructions:

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


Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refused)