



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: 119115
Issued This Date: 11/05/2025
This permit is hereby given to: GREYHAVEN HOMES

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

291 CURVATURA
NEW BRAUNFELS, TX 78132

Subdivision: VINTAGE OAKS AT THE VINEYARD
Unit: 20
Lot: 1762
Block: 0
Acreage: 1.0700

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.

ON-SITE SEWAGE FACILITY APPLICATION

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

Permit Number 119115

Owner Name	GREYHAVEN HOMES
Mailing Address	c/o 23011 FM 306
City, State, Zip	Canyon Lake, TX 78133
Phone #	830-935-4936
Email	traci@psseptics.com

Agent Name	GREG W. JOHNSON, P.E.
Agent Address	170 Hollow Oak
City, State, Zip	New Braunfels, TX 78132
Phone #	830-905-2778
Email	gregjohnsonpe@yahoo.com

Subdivision Name VINTAGE OAKS AT THE VINEYARD Unit 20 Lot 1762 Block _____
Survey Name / Abstract Number _____ Acreage _____
Address 291 CURVATURA City NEW BRAUNFELS State TX Zip 78132

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 3000

☐ 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: \$ 600,000 (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

By signing this application, I certify that:

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

Signature of Owner

Date _____



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

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

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) FUJI CE7A & AK1000 PUMP Absorption/Application Area (Sq Ft) 4825

Gallons Per Day (As Per TCEQ Table III) 300

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

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

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

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

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

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

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

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

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

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

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

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

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

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

If yes, indicate the city: _____



FIRM #2585

By signing this application, I certify that:

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

Signature of Designer

July 27, 2025

Date

AFFIDAVITTHE COUNTY OF COMAL
STATE OF TEXAS**CERTIFICATION OF OSSF REQUIRING MAINTENANCE**

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

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety code, requires owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

II

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code § 185.91(12) will be installed on the property described as (insert legal description):

20 UNIT/PHASE/SECTION BLOCK 1762 LOT VINTAGE OAKS AT THE VINEYARD SUBDIVISION

IF NOT IN SUBDIVISION: ACREAGE SURVEY

The property is owned by (insert owner's full name): GREYHAVEN HOMES

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

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

WITNESS BY HAND(S) ON THIS 24 DAY OF July, 2025
[Signature] THADDEUS WALKER

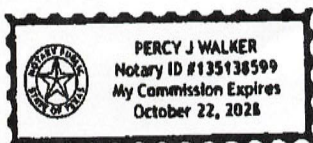
Owner(s) signature(s)

Owner(s) Printed name(s)

Thaddaus B. Walker
July 24th, 2025

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 24th DAY OF

Notary Public Signature



Filed and Recorded
Official Public Records
Bobbie Koeppe, County Clerk
Comal County, Texas
07/30/2025 02:15:59 PM
TAMMY 1 Pages(s)
202506023668



Bobbie Koeppe



By Cody Young LLC

To: GREYHAVEN HOMES, LLC
VINTAGE OAKS AT THE VINEYARD, UNIT 20, LOT 1762

Site: 291 CURVATURA, NEW BRAUNFELS, TX 78132
County: COMAL
Installer: PAUL SWOYER SEPTICS
Agency: COMAL (CCEO)
Mfg./Brand: FUJI CE7A

Level 1 Contract

This service contract for the On-Site Sewage-facility, (OSSF), located at the site stated above. OSSF is to be inspected and serviced at regular intervals under a licensed provider. Special emergency service is to be provided within 48 hours of notification by the homeowner or the owner's agent. The initial contract is for (2) years from the date of final septic system inspection. Renewals shall be for a period of 2 years at the current rate and remain in effect for the specified dates listed. From LICENSE TO OPERATE until 2 YEARS FROM LTO

(LICENSE TO OPERATE)

Contract price \$700

Service Program Includes:

1. Regular site inspection at 4-month intervals for residential septic system.
2. OSSF maintenance: check aerator components for proper operation, control panel, effluent pump, spray head/drip nozzle. Check Proprietary specific components. Check pumps, check spray heads, check, and clean any Filters, check bull run valves and any other valves. Flush drain field if needed.
3. Visual inspection of control panel, (when accessible).
4. Labor expenses required at the home to maintain, repair, or remove any part of the control center or mechanical aerator to be returned for factory repair.
5. Labor expenses required at the home to service, repair, or install any part of the control panel or aerator returned from factory.
6. All maintenance reports will be emailed to the permitting authority & customer within 14 days of inspection.

Client Responsibilities:

1. Special service calls after the (at the 4-month intervals) stated in item #1.
2. BODs or TSS grab samples, (if needed).
3. Freight costs to and from factory, for component repair.
4. Costs for replacing damaged or missing parts and repairing any equipment not under any specified warranty.
5. Pumping out any or all the OSSF by a licensed waste hauler.
6. The Homeowner is responsible for maintaining the chlorinator and providing proper chlorine supply if required.
7. Securing pets so that maintenance functions can be performed safely for the technician, and the pet. If pets are present in the yard, and the owner is not on site to secure the animals, it is necessary to cancel the maintenance.
8. Securing pets so that maintenance functions can be performed safely for the technician, and the pet. If pets are present in the yard, and the owner is not on site to secure the animals, and it is necessary to cancel the maintenance, there will be a \$75 trip charge.
9. Insuring access to the property, always to the maintenance provider. (Gates, chains with locks, codes, etc.)

Miscellaneous Provisions

1. This contract can be terminated by either party in writing, within 30 days' notice. Contracts that are terminated will include notification in writing to the Authority having Jurisdiction, the Manufacturer of the system, and the other party.

Homeowner Signature: _____

Date: _____

Phone: 205574266

Email: twalker@greyhawnhomes.com


Maintenance Provider: Cody T. Young, License #MP0002650

Septic Pumping & Maintenance by Cody Young

911 RR3404

Kingsland, TX 78639

(325)248-8740

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

July 27, 2025

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

RE- SEPTIC DESIGN
291 CURVATURA
VINTAGE OAKS AT THE VINEYARD, UNIT 20, LOT 1762
NEW BRAUNFELS, TX 78132
GREYHAVEN HOMES, LLC

Brandon /Brenda,

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

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

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

 07/27/25

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



ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: July 25, 2025

Site Location: VINTAGE OAKS at the VINEYARD, UNIT 20, LOT 1762

Proposed Excavation Depth: N/A

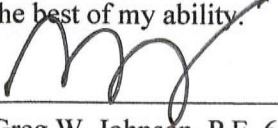
Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
Locations of soil boring or dug pits must be shown on the site drawing.
For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

SOIL BORING NUMBER <u> </u> SURFACE EVALUATION						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	IV	CLAY	N/A	NONE OBSERVED	LIMESTONE @ 6"	BROWN
1						
2						
3						
4						
5						

SOIL BORING NUMBER <u> </u> SURFACE EVALUATION						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	SAME		AS		LIMESTONE @ 6"	
1						
2						
3						
4						
5						

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


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

07/25/25
Date

OSSF SOIL EVALUATION REPORT INFORMATION

Date: July 28, 2025

Applicant Information:

Name: GREYHAVEN HOMES, LLC.
Address: c/o 23011 F.M. 306
City: CANYON LAKE State: TEXAS
Zip Code: 78133 Phone: (830) 935-4936

Site Evaluator Information:

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

Property Location:

VINTAGE OAKS at the
Lot 1762 Unit 20 Blk Subd. VINEYARD
Street Address: 291 CURVATURA
City: NEW BRAUNFELS Zip Code: 78132
Additional Info.:

Installer Information:

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

Topography: Slope within proposed disposal area: 6 to 8 %

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

Design Calculations for Aerobic Treatment with Spray Irrigation:

Commercial

Q = GPD

Residential Water conserving fixtures to be utilized? Yes X No

Number of Bedrooms the septic system is sized for: 4 Total sq. ft. living area 3000

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

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

Trash Tank Size 277 Gal.

TCEQ Approved Aerobic Plant Size 720 G.P.D.

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

Application Area Utilized = 4825 sq. ft.

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

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

Pump Tank Size = 1000 Gal. VARIABLE Gal/inch.

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

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

With Chlorinator NSF/TCEQ APPROVED

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

Two way cleanout

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

1" Sch-40 PVC discharge manifold

APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

EXPOSED ROCK WILL BE COVERED WITH SOIL .

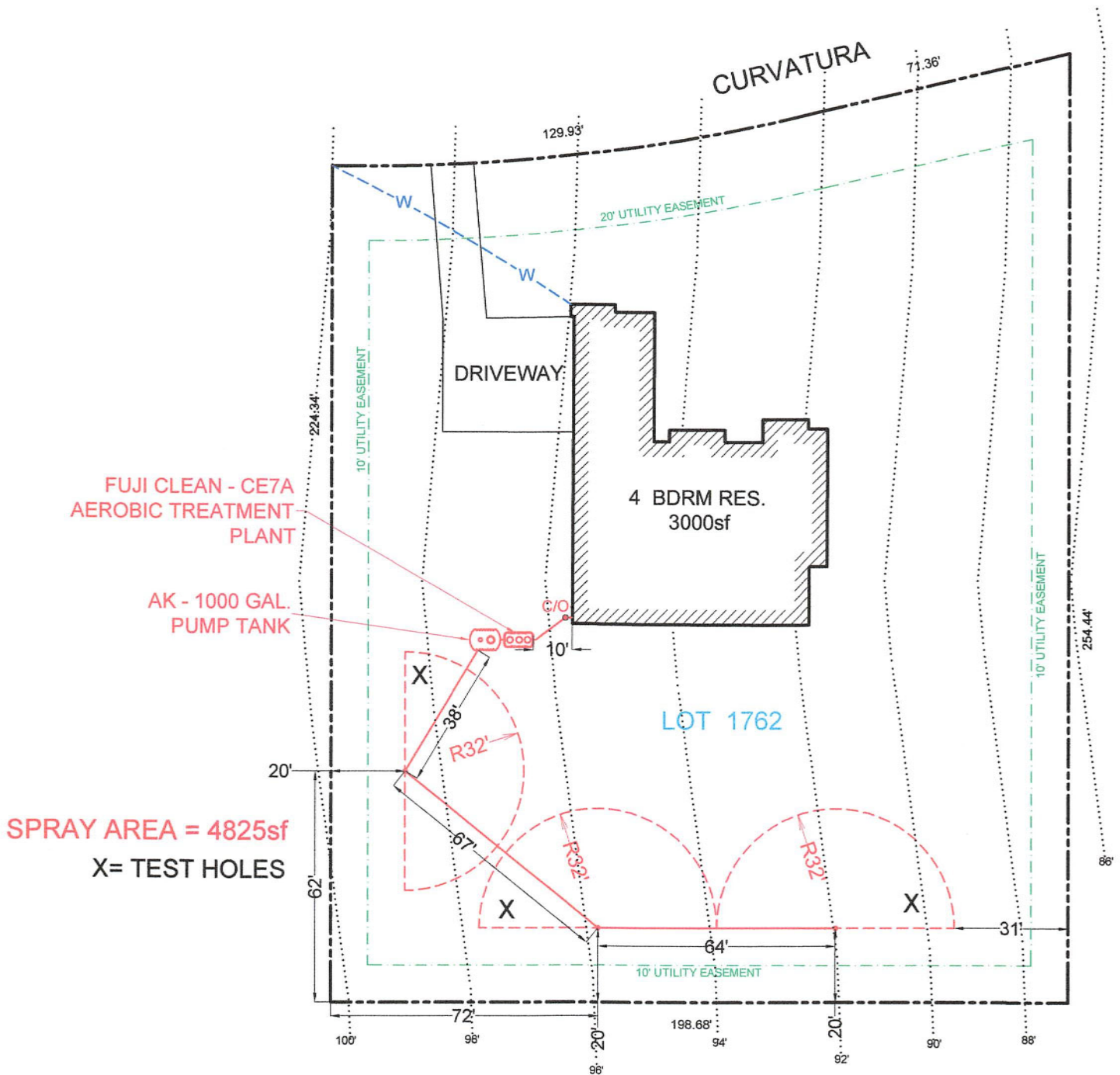
I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016)

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

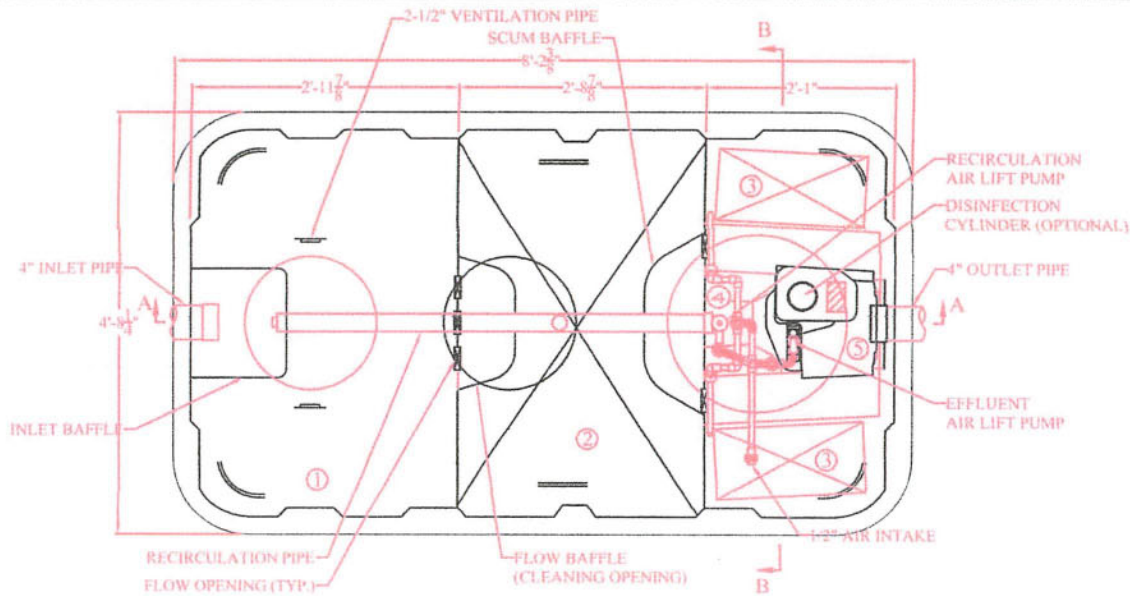
07/28/25
DATE



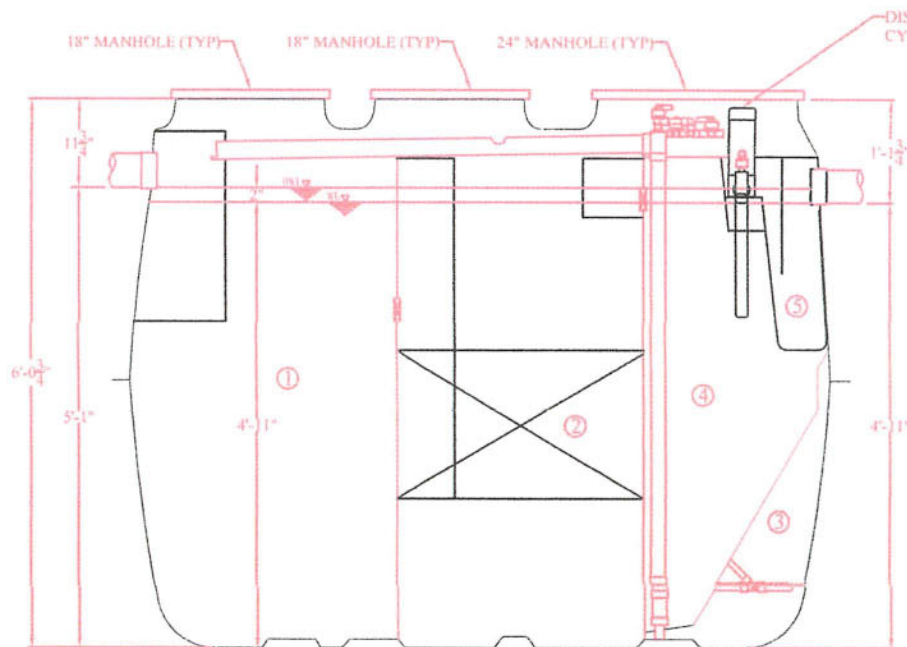
FIRM #2585



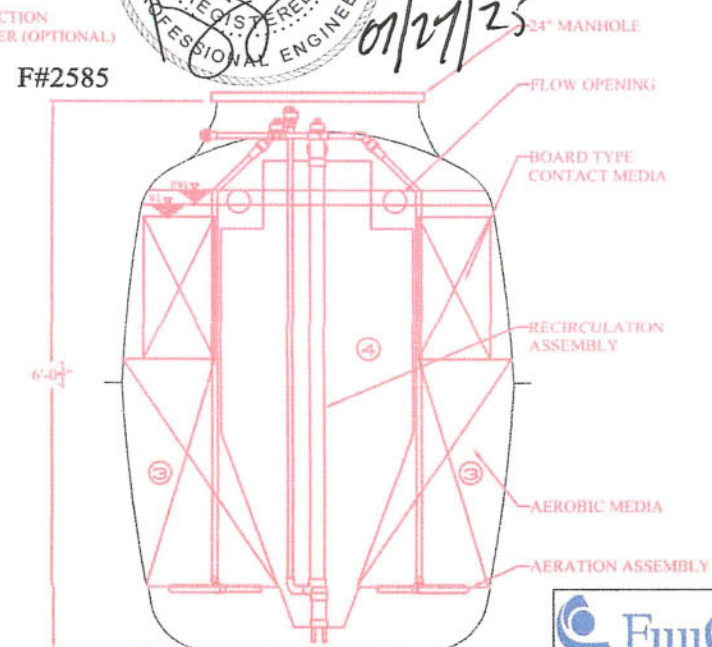
OWNER: GREYHAVEN HOMES, LLC.				DRAWN BY: EJS III	
STREET ADDRESS: 291 CURVATURA					
LEGAL DESC: VINTAGE OAKS at the VINEYARD			UNIT/SECTION/PHASE: 20		BLOCK: LOT: 1762
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: 1"=40'	DATE: 7/28/2025		REVISED:



PLAN VIEW



SECTION A-A VIEW



SECTION B-B VIEW

	CHAMBER	Volume (gal)
①	Sedimentation Chamber	397
②	Anaerobic Filtration Chamber	396
③	Aerobic Contact Filtration Chamber	181
④	Storage Chamber	90
⑤	Disinfection Chamber	6
Total Volume		1069

SPECIFICATIONS			
Anaerobic Media	PP / PE	Filling Rate	32%
Board Type Aerobic Media	PVC / PP / PE	Filling Rate	17%
Aerobic Media	PP / PE	Filling Rate	55%
Blower	2.8 cfm		
Tank	FRP		
Piping	PVC / PP / PE		
Access Covers	Plastic / Cast Iron		
Disinfectant (Optional)	Chlorine Tablets		



F#2585

01/27/25

FujiClean USA
Toward Clean Water...

**FUJI CE7A 720 GPD
Structural Drawing**

DATE: 07/01/2014 SCALE: 1/2" = 1"

TANK NOTES:

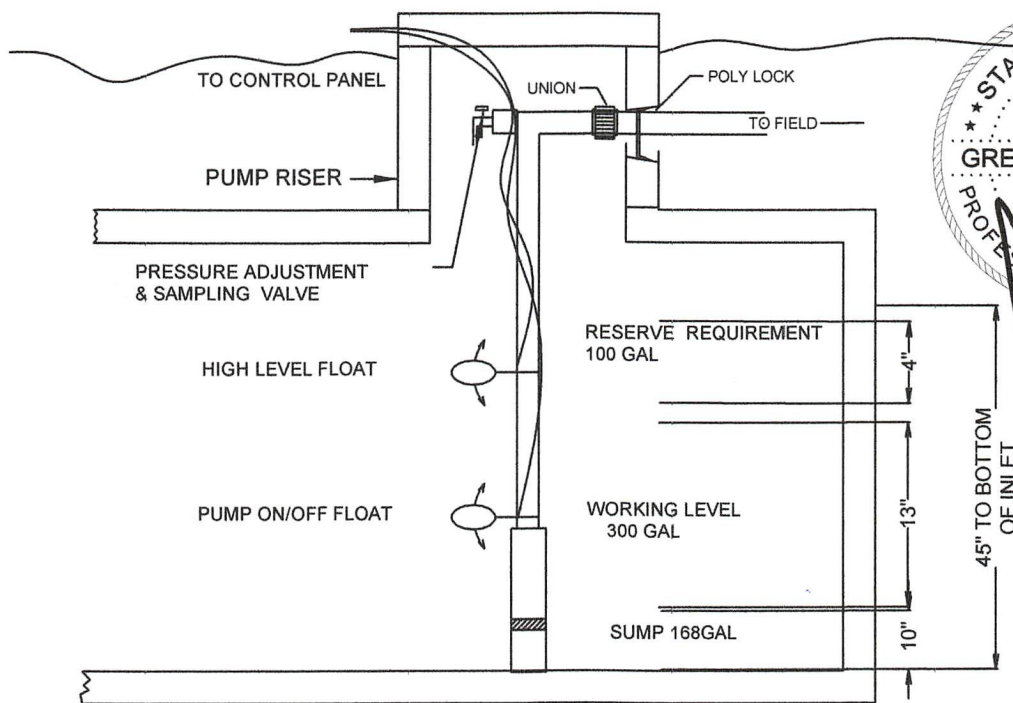
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

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

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

ALL WIRING MUST BE IN COMPLIANCE WITH
THE MOST RECENT NATIONAL ELECTRIC CODE



F#2585
01/27/25

TYPICAL PUMP TANK CONFIGURATION
AK1000 GAL PUMP TANK

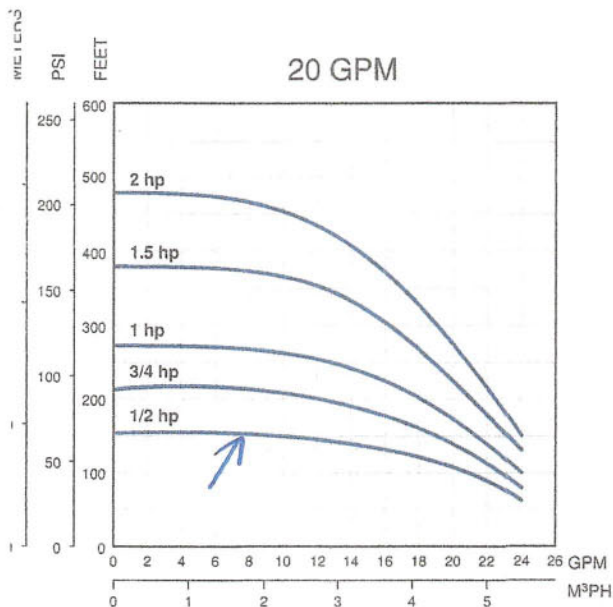
Thermoplastic Performance

LOW ANGLE NOZZLE PERFORMANCE CHART

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

KRAIN
Pro-Plus

X



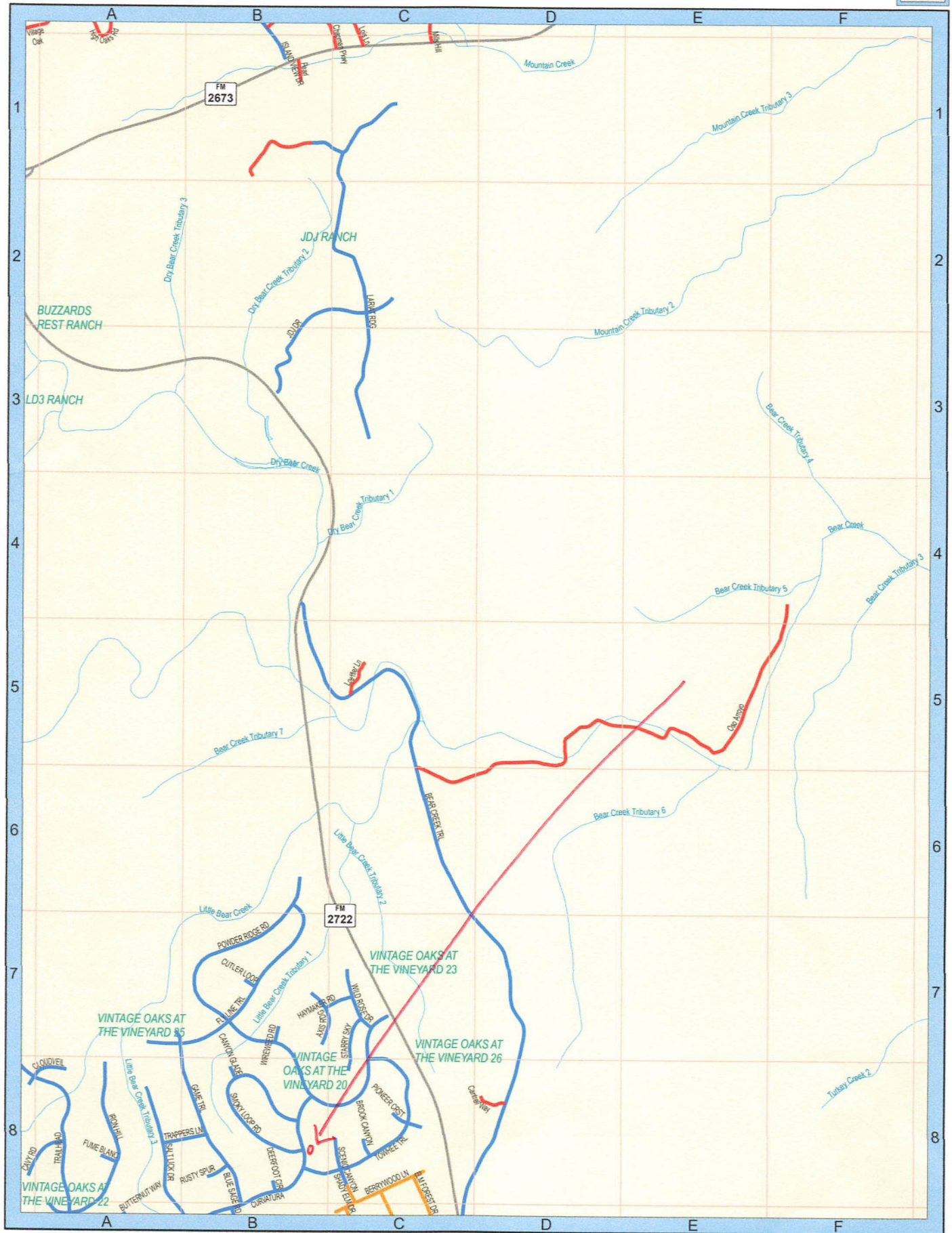
Thermoplastic Units Ordering Information

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



SEE PAGE 44



0 1,250 2,500
Feet

0 0.25 0.5
Miles

CHICAGO TITLE GF#

4300825B38902

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.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

DATE: June 27, 2025

GRANTOR: PINNACLE DEVELOPMENT CORPORATION

GRANTOR'S MAILING ADDRESS (INCLUDING COUNTY):

32335 US Highway 281 North
Bulverde, Comal County, Texas 78163

GRANTEE: GREYHAVEN HOMES, LLC

GRANTEE'S MAILING ADDRESS (INCLUDING COUNTY):

16607 Blanco Rd., Ste. #601
San Antonio, Bexar County, Texas 78232

CONSIDERATION:

Ten and No/100 Dollars (\$10.00) and a Note of even date that is in the principal amount of \$195,000.00, bears interest as therein provided and is executed by Grantees, payable to the order of PINNACLE DEVELOPMENT CORPORATION. The note is secured by a Vendor's Lien retained in favor of PINNACLE DEVELOPMENT CORPORATION in this Deed and by a Deed of Trust of even date from Grantee to Gary W. Javore, Trustee.

PROPERTY (INCLUDING ANY IMPROVEMENTS):

Lot 1762, VINTAGE OAKS AT THE VINEYARD, UNIT 20, a subdivision, in Comal County, Texas, according to the map or plat thereof recorded, County Clerk's File No. 201806019282; also referred to as 291 Curvatura, Vintage Oaks at the Vinyard, Unit 20, Lot 1762, New Braunfels, Comal County, County, Texas 78132.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

All effective and enforceable restrictions, reservations, conditions, covenants, and easements of record in the Official Public Records of Real Property of Comal County, Texas.

IT IS UNDERSTOOD AND AGREED THAT GRANTOR IS NOT MAKING AND SPECIFICALLY DISCLAIMS ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, EXCEPT THOSE EXPRESSLY SET FORTH WITHIN THE AGREEMENT OF PURCHASE AND SALE, WITH RESPECT TO THE PROPERTY. GRANTEE AND GRANTEE AGENTS, CONTRACTORS, ENGINEERS, INSPECTORS AND EMPLOYEES HAVE BEEN OR WILL BE GIVEN SUFFICIENT OPPORTUNITIES TO FULLY INSPECT THE LOTS. EXCEPT FOR THE WARRANTY OF TITLE, GRANTEE HEREBY AGREES THAT THE LOTS ARE BEING SOLD BY GRANTOR TO GRANTEE "AS IS, WHERE IS," WITH ALL FAULTS AND WITHOUT ANY

REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, WARRANTIES AS TO THE MERCHANTABILITY, CONDITION, FITNESS, DISEASE OR INFESTATION OF ANY VEGETATION, OR HABITABILITY THEREOF, AS TO USE FOR A PARTICULAR PURPOSE, COMPLIANCE WITH GOVERNMENTAL REQUIREMENTS, OR AS TO THE PRESENCE OF ANY ENVIRONMENTALLY HAZARDOUS MATERIALS OR ENDANGERED SPECIES. GRANTEE AGREES TO RELY SOLELY AND EXCLUSIVELY UPON GRANTEE OWN INSPECTION AND INVESTIGATION OF THE LOTS. GRANTEE ACKNOWLEDGES THAT TO THE EXTENT THAT GRANTOR MAY HAVE PROVIDED ANY INFORMATION REGARDING THE LOTS, SUCH INFORMATION IS NEITHER WARRANTED NOR REPRESENTED BY GRANTOR AS BEING ACCURATE OR EXHAUSTIVE INFORMATION REGARDING THE LOTS. GRANTEE AND GRANTOR AGREE THAT A MATERIAL FACTOR IN DETERMINING THE PURCHASE PRICE OF THE LOTS WAS GRANTEE AGREEMENT TO PURCHASE THE LOTS WITHOUT ANY REPRESENTATIONS, WARRANTIES OR GUARANTEES, EXCEPT FOR THE WARRANTY OF TITLE. THE TERMS AND CONDITIONS OF THIS PARAGRAPH SHALL EXPRESSLY SURVIVE THE CLOSING, NOT MERGE WITH THE PROVISIONS OF ANY CLOSING DOCUMENTS.

Current taxes have been prorated and shall be assumed by Grantee.

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 the reservations from and exceptions to conveyance and warranty when the claim is by, through, or under Grantor but not otherwise.

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were exchanged correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns." Reference to any gender shall include either gender and in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be.

The vendor's lien 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.

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

PINNACLE DEVELOPMENT CORPORATION 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 described. The vendor's lien and superior title to the property are retained for the benefit of PINNACLE DEVELOPMENT CORPORATION and are transferred to that party without recourse on Grantor.

APPROVED:

GREYHAVEN HOMES, LLC

PINNACLE DEVELOPMENT CORPORATION

By: Ivan Fraire, Owner

By: Richard Howell, COO

GREYHAVEN HOMES, LLC

By: Thaddeus Walker, Owner

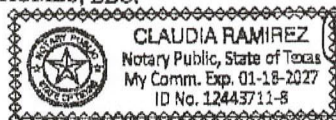
STATE OF TEXAS §
 §
COUNTY OF _____§

This instrument was acknowledged before me on the 27th day of June, 2025, by Richard Howell, COO of PINNACLE DEVELOPMENT CORPORATION.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

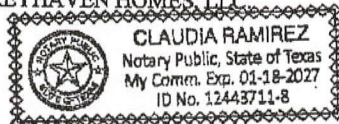
This instrument was acknowledged before me on the 27th day of June, 2025, by Ivan Fraier, Owner of GREYHAVEN HOMES, LLC.



Claudia Ramirez
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 27th day of June, 2025, by Thaddeus Walker, Owner of GREYHAVEN HOMES, LLC.



Claudia Ramirez
NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE LAW OFFICES OF:

JOHNSON, CHRISTOPHER,
JAVORE & COCHRAN, INC.
5802 IH-10 West
San Antonio, Texas 78201

AFTER RECORDING RETURN TO:

Greyhaven Homes, LLC
16607 Blanco Rd., Ste. #601
San Antonio, Bexar County, Texas 78232

THE LOTS WITHOUT ANY REPRESENTATIONS, WARRANTIES OR GUARANTEES, EXCEPT FOR THE WARRANTY OF TITLE. THE TERMS AND CONDITIONS OF THIS PARAGRAPH SHALL EXPRESSLY SURVIVE THE CLOSING, NOT MERGE WITH THE PROVISIONS OF ANY CLOSING DOCUMENTS.

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APPROVED:

GREYHAVEN HOMES, LLC
CORPORATION

By: _____
Ivan Fraire, Owner

GREYHAVEN HOMES, LLC

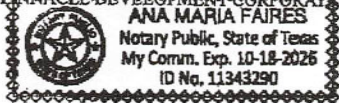
By: _____
Thaddeus Walker, Owner

PINNACLE DEVELOPMENT

By: _____
Richard Howell, COO

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 27th day of June, 2025, by Richard Howell,
COO of PINNACLE DEVELOPMENT CORPORATION.



NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 27th day of June, 2025, by Ivan Fraier,
Owner of GREYHAVEN HOMES, LLC.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF BEXAR §

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
07/14/2025 02:43:07 PM
PRISCILLA 4 Pages(s)
202506021663



Bobbie Koepp

RECEIVED

By Kathy Griffin at 10:20 am, Oct 17, 2025



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

--	--

Date Received

Initials

119115

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

10/16/2025

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refused)