



**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

*Staff will complete shaded items*

|  |  |
|--|--|
|  |  |
|--|--|

*Date Received*

*Initials*

|        |
|--------|
| 119120 |
|--------|

*Permit Number*

**Instructions:**

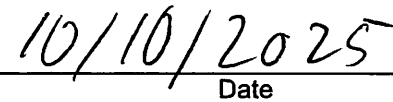
Place a check mark next to all items that apply. For items that do not apply, place "N/A". This OSSF Development Application Checklist **must** accompany the completed application.

**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) |  |



COMAL COUNTY  
ENGINEER'S OFFICE

## ON-SITE SEWAGE FACILITY APPLICATION

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

Date \_\_\_\_\_

Permit Number 119120

### 1. APPLICANT / AGENT INFORMATION

Owner Name Duane McBride

Agent Name Doug Dowlearn R.S.

Mailing Address 480 Scenic Terrace

Agent Address PO BOX 212

City, State, Zip Canyon Lake, TX 78133

City, State, Zip Bulverde, TX 78163

Phone # \_\_\_\_\_

Phone # 210-878-8100

Email \_\_\_\_\_

Email TXSEPTIC@GMAIL.COM

### 2. LOCATION

Subdivision Name Scenic Terrace Section 1 Unit \_\_\_\_\_ Lot 38 Block 4

Survey Name / Abstract Number \_\_\_\_\_ Acreage .22

Address 363 Scenic Terrace City Canyon Lake State TX Zip 78133

### 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 <2500

☐ 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: \$ 200,000 (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?

☐ Yes ☒ No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

### 4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

[Signature]  
Signature of Owner

10/10/2025  
Date

Planning Materials & Site Evaluation as Required Completed By \_\_\_\_\_

System Description \_\_\_\_\_

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

Tank Size(s) (Gallons) \_\_\_\_\_ Absorption/Application Area (Sq Ft) \_\_\_\_\_

Gallons Per Day (As Per TCEQ Table III) \_\_\_\_\_

(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

\_\_\_\_\_  
Date

2/CS



202506033454 10/17/2025 08:46:25 AM 1/2

**COUNTY OF COMAL  
STATE OF TEXAS**

**AFFIDAVIT TO THE PUBLIC**

**CERTIFICATION OF OSSF REQUIRING MAINTENANCE**

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

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

II  
An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code § 285.91 (12) will be installed on the property described as (insert legal description):

Scenic Terrace Section 1, Lot 38, Block 4

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

Duane McBride

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

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

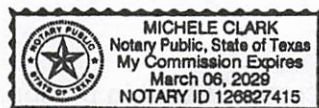
WITNESS BY HAND(S) ON THIS 10 DAY OF October, 2025

[Signature]  
Owner(s) signature(s)

Duane McBride  
(PRINTED NAME) / TITLE

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 10 DAY OF October, 2025

[Signature]  
Notary Public, State of Texas  
Notary's Printed Name: Michele Clark  
My Commission Expires: 3/6/2029





**Baker Septic Service, LLC**  
**15375 Cranes Mill Rd., Canyon Lake, TX 78133**  
**830-899-2971**

**Septic System Service Agreement**

In consideration of payment for this service contract, we will abide by and agree to its terms and conditions:

Name: Duane McBride Address: 363 Scenic Terrace Dr  
Subdivision/ County: Scenic Terrace / Comal City, State, Zip: Canyon Lake, TX 78133  
Permit # \_\_\_\_\_ Model # \_\_\_\_\_ Serial # \_\_\_\_\_  
Phone: 830-822-6104

☒ Initial Two Year Service Agreement  
& Two Year Limited Warranty

☐ One Year Service Agreement

RENEWAL \_\_\_\_\_ NAME TRANSFER \_\_\_\_\_ ANALYSIS \_\_\_\_\_

**Legal Description:**

The Effective date of this initial maintenance contract shall be the date the License to Operate is issued.

For \$ Just call this contract will be in effect FROM LITIO - 2/4/15 and will provide the following:

1. An inspection/service call every (4) four months which will include: inspection, adjustments and servicing of the mechanical & electrical components as necessary to insure proper function of the system.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum, overflow an odor.
3. **THE PROPERTY OWNER IS RESPONSIBLE FOR PURCHASING AND KEEPING CHLORINE IN THE CHLORINATOR (IF APPLICABLE). IF THE CHLORINE TEST REVEALS "NO CHLORINE" IN THE SYSTEM, THE PROPERTY OWNER MAY INCURE AN ADDITIONAL COST.**
4. If any improper operation is observed (which cannot be corrected at that time) the property owner will be notified immediately of the conditions and the estimated cost.
5. The response time to a complaint by the property owner regarding operation of the system, shall be within 48 hours, from the time of notification. One service call a year, if needed, will be provided with no cost to property owner.
6. **ANY PARTS, WARRANTY OR NON-WARRANTY, FREIGHT CHARGES, LABOR OR SERVICE CALLS DUE NOT PAID FOR REMAIN THE PROPERTY OF BAKER SEPTIC SERVICE, LLC AND COULD RESULT IN REPOSSESSION OF PARTS BY BAKER SEPTIC SERVICE, LLC.**
7. **THE SINGING OF THIS SERVICE AGREEMENT QUTHORIZES BAKER SEPTIC SERVICE, LLC TO ENTER THE PROPERT TO EXECUTE ALL TERMS OF THIS CONTRACT.**

BAKER SEPTIC SERVICE, LLC, WILL WARRANTY INSTALLAION of the septic system according to state and county regulations and the designs approved by the county. HOMEOWNER WILL BE RESPONSIBE FOR SERVICE CALL, LABOR, AND SHIPPING COSTS ON ANY "WARRANTED PARTS" EXCHANGED DURING WARRANTY. All other component will be according to manufacturer's warranties. **IMPORTANT:** As Baker Septic Service, LLC cannot control what or how much effluent goes into this septic system, we cannot warranty how the system will function. Refer to manufacturers or Installers instructions for suggestions on septic operation. This service agreement does not cover the cost of service call, labor or materials that are required or parts out of warranty, the failure to maintain electrical power to the system, sprinklers that are broken, leaking, stopped-up or otherwise mal-functioning; or sewage flows exceeding the hydraulic/organic design capabilities and the Input of non-biodegradable materials (solvent, grease, oil, paints, etc.), or any usage contrary to the requirements as advised by authorized service representative. Laboratory test work is available at an additional coast. Chlorine, filters, or parts that are out of warranty are available at a reasonable cost. This contract does not include the pumping of a tank or of any compartment of a tank, or settlement of soil on or around any part of the system regardless of reason:

Violations of the warranty also include: Disconnecting the alarm, restricting ventilation to the aerator, over loading the system above its rated capacity; or flooding by external means. Rodent, insect or Fire Ant damage or any other form of unusual abuse is a violation.

A renewal service contract should be activated (30) thirty days before expiration of existing contract. We will contact property owner prior to expiration of existing contract.

(x) [Signature]  
Property Owner Signature

Serviced by: Baker Septic Service, LLC

Maintenance Provider MEOS 2099

Print Name (X) Duane McBride

Date: 10/16/2025

(x) [Signature]

Date: 10-17-25 Authorized Service Representative

## OSSF SOIL EVALUATION REPORT INFORMATION

**Date:** 10/17/2025

**Applicant Information:**

**Name:** Duane McBride

**Address:** 480 Scenic Terrace

**City, State & Zip Code:** Canyon Lake, TX 78133

**Phone:**

**Email:**

**Site Evaluator Information:**

**Name:** Douglas R. Dowlearn

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

**Address:** 703 Oak Drive

**City, State & Zip:** Blanco, TX 78606

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

**Email:** txseptic@gmail.com

**Property Location:**

**Subdivision:** Scenic Terrace Section 1 **Lot:** 38 **Block:** 4

**Street/Road Address:** 363 Scenic Terrace

**City:** Canyon Lake **Zip:** 78133

**Additional Info:** Comal County

| Depth          | Texture Class | Soil Texture                     | Structure (For Class III – blocky, platy or massive) | Drainage (Mottles/Water Table) | Restrictive Horizon | Observation |
|----------------|---------------|----------------------------------|------------------------------------------------------|--------------------------------|---------------------|-------------|
| Soil Boring #1 | III           | 0-4" Clay Loam<br>4" + Limestone | Blocky                                               | <30% Gravel                    | 4" + Limestone      | N/A         |
| Soil Boring #2 | III           | 0-4" Clay Loam<br>4" + Limestone | Blocky                                               | <30% Gravel                    | 4" + Limestone      | N/A         |

### DESIGN SPECIFICATIONS

Application Rate (RA): 0.2

OSSF is designed for: 3 Bedroom <2500 Sq. Ft House

240 Gallons per day required

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

1200 sq. ft. disposal area required

600 GPD Aerobic Treatment Unit Required

Calculations: Absorption Area:  $Q/RA = 240/0.2 = 1200$  Sq. Ft.

### FEATURES OF SITE AREA

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: NO

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

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

**Site Evaluator:**

**NAME:** Douglas R. Dowlearn, R.S.

**Signature:**



**License No. OS9902**

**TDH: #2432**

**D.A.D SERVICES, INC.**  
**DOUG DOWLEARN**  
**PO BOX 212, BULVERDE, TX 78163**  
Designed for:  
Mcbride Duane

The installation site is on lot 38, block 4 of the Scenic Terrace 1 Subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from a 3 Bedroom (< 2500 sq. ft.) residence. The proposed method of wastewater treatment is aerobic treatment with drip irrigation. This method was chosen because of unsuitable soil conditions.

**PROPOSED SYSTEM:**

A 3" or 4" PVC pipe will discharge from the structure to a Aquaklear AKA600CA aerobic treatment plant, containing a 500 gallon pre-treatment tank, a 600 gpd aerobic treatment plant, and a 800 gallon pump tank equipped with a 20 gpm submersible pump. The pump is activated by a time controller allowing the distribution 8 times per day with a 10 minute run time per dose, with float switches set to pump 240 gallons per day. A high level audible and visual alarm will activate should the pump fail. Distribution from the pump is through a self flushing 100 micron, 140 mesh disc filter, then through a 1" SCH-40 manifold to a 600 L.F. drip tubing field, with drip lines set approximately two feet apart with 0.61 gph emitters set every two feet, as per the attached schematic. A threaded union will be installed in the pump tank on the supply manifold to the drip field, and a pressure regulator will be installed on the supply manifold to maintain a pressure of 30 psi. A 1" SCH-40 return line is installed to periodically flush the system by cycling a 1" ball valve. Solids caught in the spin filter are flushed each cycle back to the pre-treatment tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. The placement of the drip tubing will be on soil that has been scarified, and enough class II soil will be added so that there is 12" of soil under the drip tubing. The tubing will be covered with 6" of Class II soil.

**DESIGN SPECIFICATIONS:**

Daily Waste Flow: 240 gpd  
Application rate: 0.2  
Application area required:  $240/.2 = 1200$  sq. ft  
Application area utilized: 1200 sq. ft.  
Pump tank reserve capacity: 80 gal minimum



*Douglas R. Dowlearn*

**SYSTEM COMPONENTS:**

SCH 40 PVC sewer line  
Aquaklear AKA600CA  
    500 gallon pre treatment tank  
    600 gpd aerobic treatment plant  
    800 gallon pump tank with timed controls  
        C1 Series, 20Xgpm - 0.5hp/115V, Model No. 20XC1-05P4-2W115 (or equivalent)  
1" purple PVC supply line  
30 PSI pressure regulator - Model PMR30MF  
Netafim Bioline Drip tubing

**LANDSCAPING:**

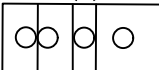
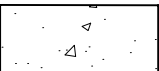
The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the drip disposal must be covered with a ground cover such as grass seed or sod prior to the final inspection.

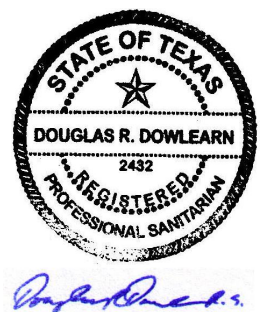


The diagram illustrates a residential site plan with the following features:

- Property Dimensions:** The overall lot is 150.00' wide and 65.00' deep.
- House:** A 3 BR HOUSE, less than 2500 SF, with a 240 GPD (Gallons Per Day) water requirement.
- Scenic Terrace:** A rectangular area at the bottom of the lot, labeled "SCENIC TERRACE DR".
- Solar Array Layout:** A proposed solar array is shown in the upper portion of the lot, consisting of a grid of red dashed lines. The array is 40' wide and 40' high. It is oriented with a slope of approximately 5%.
- Access and Easements:** A 20' wide access path is shown leading from the scenic terrace to the solar array. A 10' wide easement is also indicated.
- Topography:** The site is marked with a dashed line indicating a 1025' elevation and a solid line indicating a 1030' elevation.

- USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURE TO TANK.
- CLEANOUT WITHIN 3' OF STRUCTURE.
- SEWER PIPE CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- INSTALL 1" VACUUM BREAKERS AT HIGHEST POINTS ON SUPPLY AND FLUSH LINES.
- TANK TO BE > 5' FROM STRUCTURES AND SURFACE IMPROVEMENTS. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
- DRAINFIELD SHALL BE GREATER THAN 100' FROM PRIVATE WELLS, AND GREATER THAN 150' FROM PUBLIC WELLS. VERIFY WELL LOCATION(S) ON SITE.
- CLEAR SURFACE ROCK AND BOULDERS FROM DRAINFIELD AREA, AND ENSURE THAT THERE IS AT MINIMUM 12" OF SUITABLE SOIL BETWEEN THE BOTTOM OF THE DRIP LINES, AND THE RESTRICTIVE HORIZON. CLASS II SOIL MAY NEED TO BE IMPORTED IN ORDER TO MAINTAIN THE MINIMUM 12" OF SOIL BETWEEN THE BOTTOM OF THE DRIP LINES AND RESTRICTIVE HORIZON.

-  - TWO WAY CLEANOUT
-  - 1" VACUUM BREAKER
-  - 1" SUPPLY LINE
-  - 1" FLUSH LINE
-  - SUPPLY LINE CONNECTION
-  - FLUSH LINE CONNECTION
-  - WATER LINE(VERIFY LOCATION ON SITE)
-  - 5' OSSF OFFSET FROM PROPERTY LINE
-  - TEST HOLE
-  - 600 GPD AEROBIC TREATMENT UNIT
-  - DRIVE/WALKWAY





# ASSEMBLY DETAILS



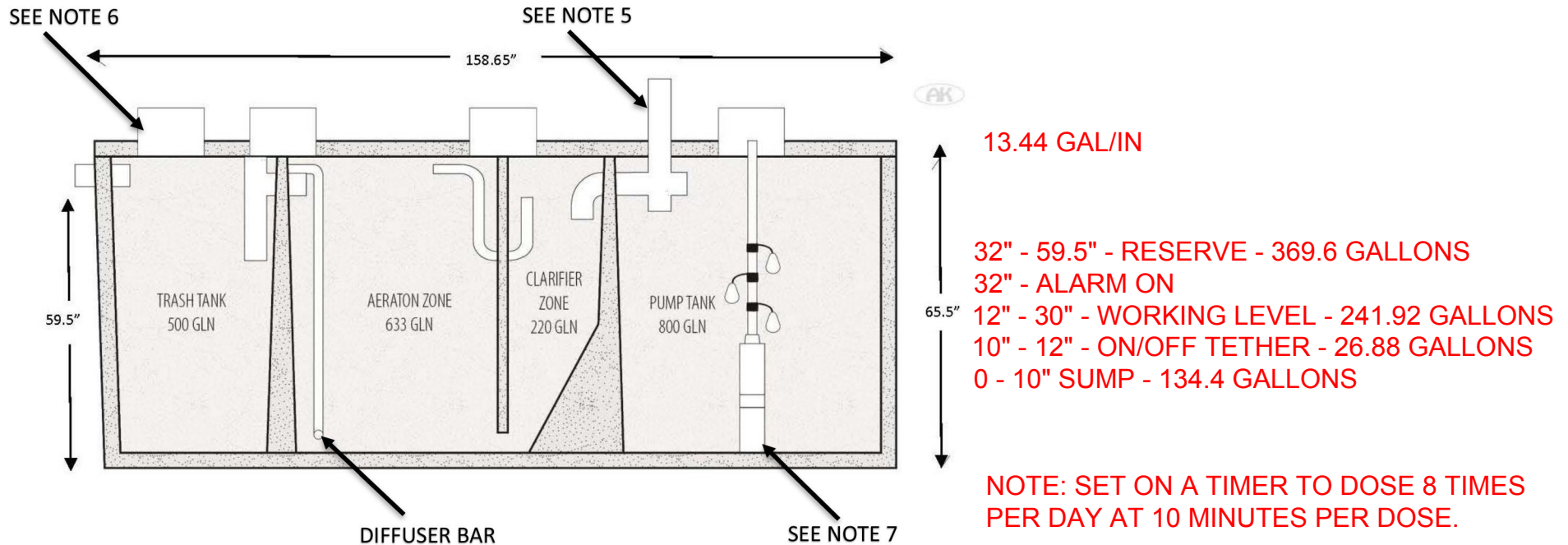
*Douglas R. Dowlearn*

## Dimensions:

**Outside Height:** 65.5"  
**Outside Width:** 77"  
**Outside Length:** 158.65"

## General Notes:

1. Structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Treatment Capacity is 600 GPD. Trash Tank is 500 gallons. Pump Tank is 800 gallons.
4. BOD Loading = 1.2-1.8 lbs./day
5. Standard tablet chlorinator or optional liquid chlorinator. NSF approved chlorinators available.
6. 20" access riser with lid. Extension risers available.
7. 20 GPM, ½ HP effluent pump.
8. Thomas/HiBlow Air Compressor connected with ½" Sch 40 PVC pipe (Max. 50 Lft from plant).
9. AKA600CA with timed spray application (AKT Panel).



# AKA600CA

NOT TO SCALE

## DESIGNED TO TREAT 600 GALLONS PER DAY

TRASH TANK: 500 GALLONS  
 AERATION ZONE: 633 GALLONS

CLARIFIER ZONE: 220 GALLONS  
 PUMP TANK: 800 GALLONS



**AquaKlear, Inc.**

876 N. Bierdeman Rd.  
 Pearl, MS 39208  
 877-936-7711

# C1 SERIES

## CISTERN PUMPS

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

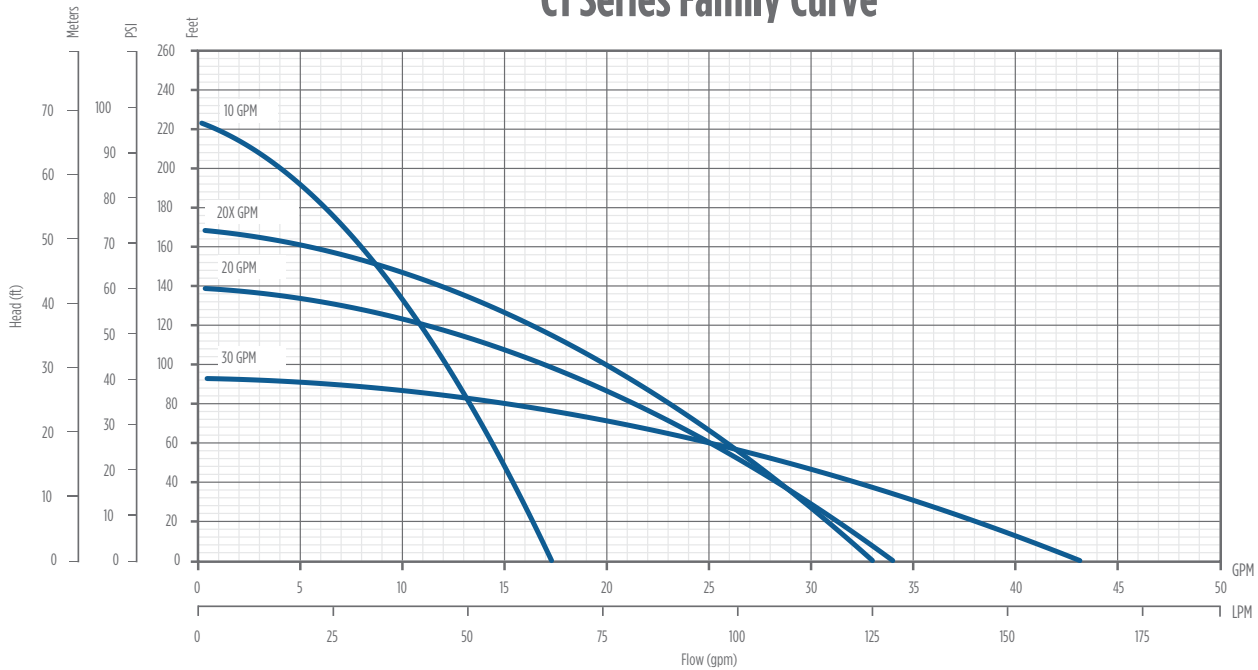
The pump's unique bottom suction design allows for maximum fluid drawdown without compromising durability or overall life, and it does not require the use of a flow induction sleeve. Intended specifically for use in a cistern or tank, C1 Series pumps are suitable for use in agricultural, residential,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



**Franklin Electric**

[franklinwater.com](http://franklinwater.com)

## C1 Series Family Curve



### FEATURES

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

### APPLICATIONS

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

### ORDERING INFORMATION

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

Note: All units have 10 foot long SJ00W leads.



**Franklin Electric**

franklinwater.com

M1698 07-14



**GENERAL WARRANTY DEED RESERVING VENDOR'S LIEN IN FAVOR OF THIRD PARTY**

207

503

WHEREAS, Mortgagee has, at the special instance and request of said Grantee herein, paid to Grantor herein **\$50,000.00** of the purchase money for the property hereinafter described as represented by the above described Notes, said Notes, together



with the vendor's lien and Deed of Trust Lien against said property securing the payment of said Notes are, without recourse upon the Grantor herein, hereby assigned, transferred and delivered to Mortgagee, the Grantor hereby conveying to the said Mortgagee the said superior title to said property, and subrogating the said Mortgagee unto all the rights and remedies of Grantor in the premises by virtue of said Notes and liens; the indebtedness evidenced by said Notes being due and payable as therein provided, both principal and interest being due and payable at the office of **SORRELL CREEK INVESTMENTS, LLC;**

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee, the following described property, to-wit:

**Lot 38, Block 4 of SCENIC TERRACE SECTION 1,** a subdivision in Comal County, Texas according to the plat recorded in **Volume 2, Pages 84-85** of the Map and Plat Records of Comal County, Texas.

This conveyance is made subject to, all and singular, the restrictions, easements and covenants, if any, applicable to and enforceable against the above described property as reflected by the records of the County Clerk of Comal County, Texas.

Taxes for the current year have been prorated and are assumed by Grantee.

It is expressly agreed and stipulated that a vendor's lien is retained in favor of the payee in said Notes against the above described property, premises and improvements, until said Notes, and all interest thereon, are fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs and assigns forever.

Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators and successors to warrant and forever defend, all and singular, the said premises unto the said



DATED this the 15<sup>th</sup> day of April, 2024.

STATE OF SC  
COUNTY OF Beaufort

**JEREMY T McDONNELL**  
Notary Public, State of South Carolina  
My Commission Expires  
March 10, 2027

8120.deeds  
Old Republic Title (NF)  
GF#853SG

**Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
04/18/2024 08:03:29 AM  
CHRISTY 3 Pages(s)  
202406011507**



Bobbie Koepf