



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

--	--

Date Received

Initials

119129

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)



ON-SITE SEWAGE FACILITY APPLICATION

Date _____

Permit Number 119129

1. APPLICANT / AGENT INFORMATION

Owner Name _____

Agent Name _____

Mailing Address _____

Agent Address _____

City, State, Zip _____

City, State, Zip _____

Phone # _____

Phone # _____

Email _____

Email _____

2. LOCATION

Subdivision Name B KUHN SUR 898, ABS 819, WM ALEXANDER SUR 131 ABS 17 Unit _____ Lot 941 Block _____

Survey Name / Abstract Number _____ Acreage _____

Address _____ City _____ State _____ Zip _____

3. TYPE OF DEVELOPMENT

☐ Single Family Residential

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

Number of Bedrooms _____

Indicate Sq Ft of Living Area _____

☐ 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: \$ _____ (Structure Only)

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

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

Source of Water ☐ Public ☐ Private Well ☐ Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Signature of Owner

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.)

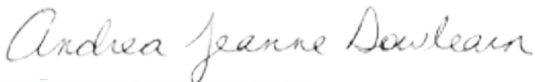
Is this property within an incorporated city? ☐ Yes ☐ No

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

OSSF SOIL EVALUATION REPORT INFORMATION

Date: 10/22/2025

Applicant Information:

Name: Runaway Ranch Texas LLC

Address: 539 W Commerce St 5225

City, State & Zip Code: Dallas, TX 75208

Phone:

Email:

Site Evaluator Information:

Name: Andrea 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:

LEGAL: ABS A1B KUHN SUR 898, ABS 819, WM ALEXANDER

SUR 131 ABS 17 W TURNER SUR 122 ABS, 620, H

SPANGENBERG SUR 858 ABS 941 145.00 Acres

Street/Road Address: 13489 FM 32

City: Fischer **Zip:** 78623

Additional Info: Comal County

Installer Information:

Depth	Texture Class	Soil Texture	Structure (For Class III – blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-23" Clay Loam	Blocky	<30% gravel	None	None
	III	23-51" Caliche 51"+ Limestone				
Soil Boring #2 60"	III	0-21" Clay Loam		<30% gravel	None	None
	III	21-54" Caliche 54"+ Limestone				

DESIGN SPECIFICATIONS

Application Rate (RA): 0.2

OSSF is designed for: 1 Bedroom 392 Sq. Ft Bardominium (180gpd) 1 RV (114GPD) and cleanout for RV cleanout used intermittently (40GPD)

334 Gallons per day used

A septic tank/absorptive drainfield system is to be utilized based on the site evaluation.

1252.5 sq. ft. absorption area required

1000 gallon two compartment tank

Calculations: Absorption Area: $Q/RA = 334\text{gpd}/0.2 = 1670\text{ sq. ft.}$

Reduction for Leaching Panels (75%) $1670\text{ sq. ft.} = 1252.5\text{ sq. ft.}$

FEATURES OF SITE AREA

Presence of 100-year flood zone: YES

Existing or proposed water well in nearby area: YES

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

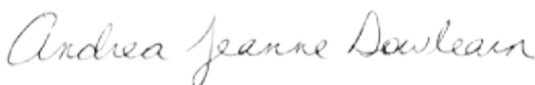
Organized sewage service available to lot: NO

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: Andrea Dowlearn R.S.

Signature:

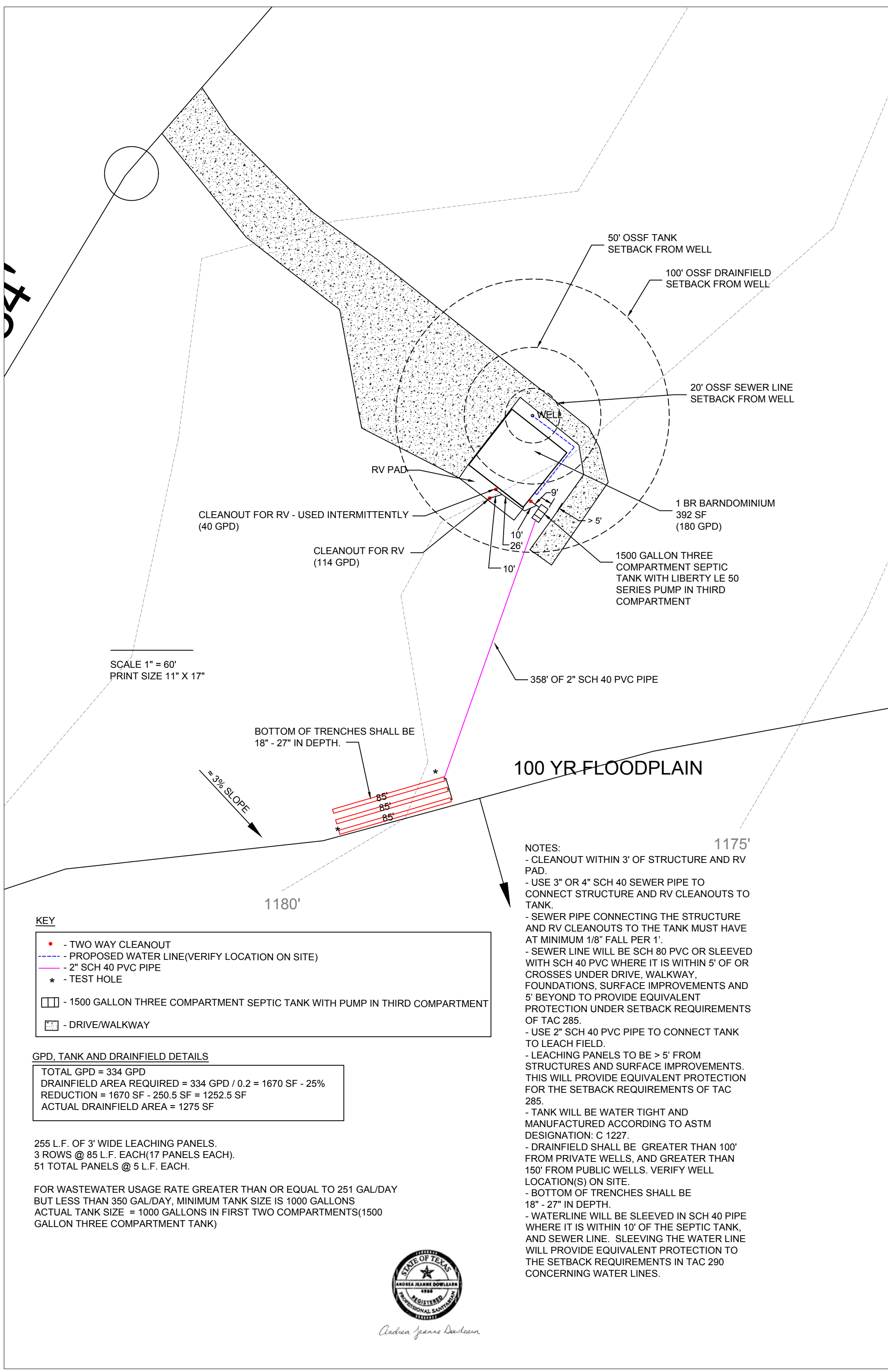


License No. OS0035060

TDH: 4980

[illegible]

Andrea Jeanne Dowleau

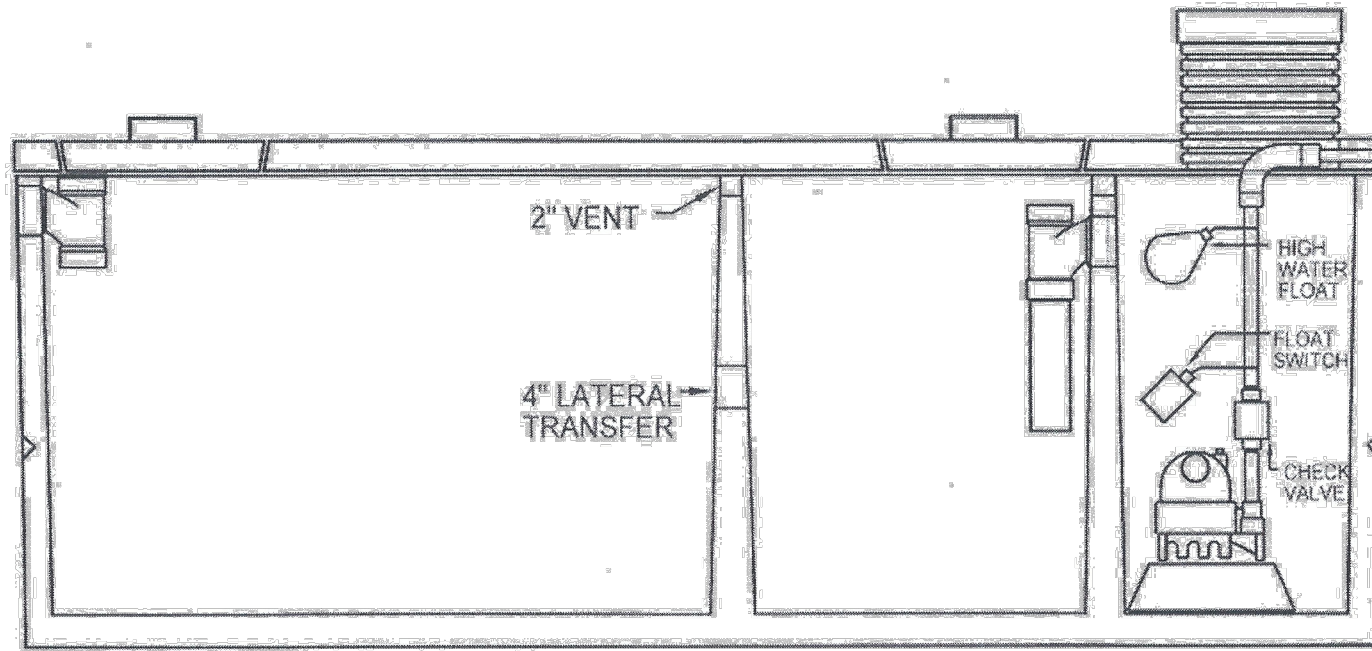


1500 GALLON, 3 COMPARTMENT SEPTIC TANK WITH PUMP IN THIRD COMPARTMENT



Andrea Jeanne Dowleam

Close this



10.64 GALLONS PER INCH

35" - 47" - 127.68 GALLONS

33" - 35" PUMP ON TO ALARM - 21.28 GALLONS

17" - 33" - PUMP OFF TO PUMP ON - 170.24 GALLONS

0 - 17" - SUMP - 180.88 GALLONS

Scale: $\frac{3}{4}" = 1'$

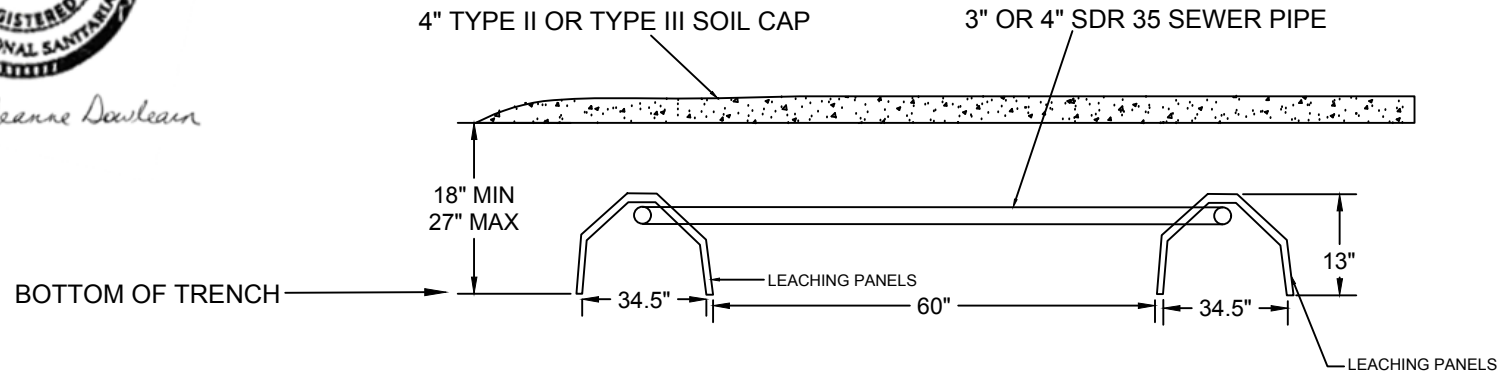
NOTE:

- SET TO ACTIVATE ON DEMAND.
- USE LIBERTY LE 50 SERIES, 0.5 HP, 115V PUMP OR EQUIVALENT.



Andrea Jeanne Dowle

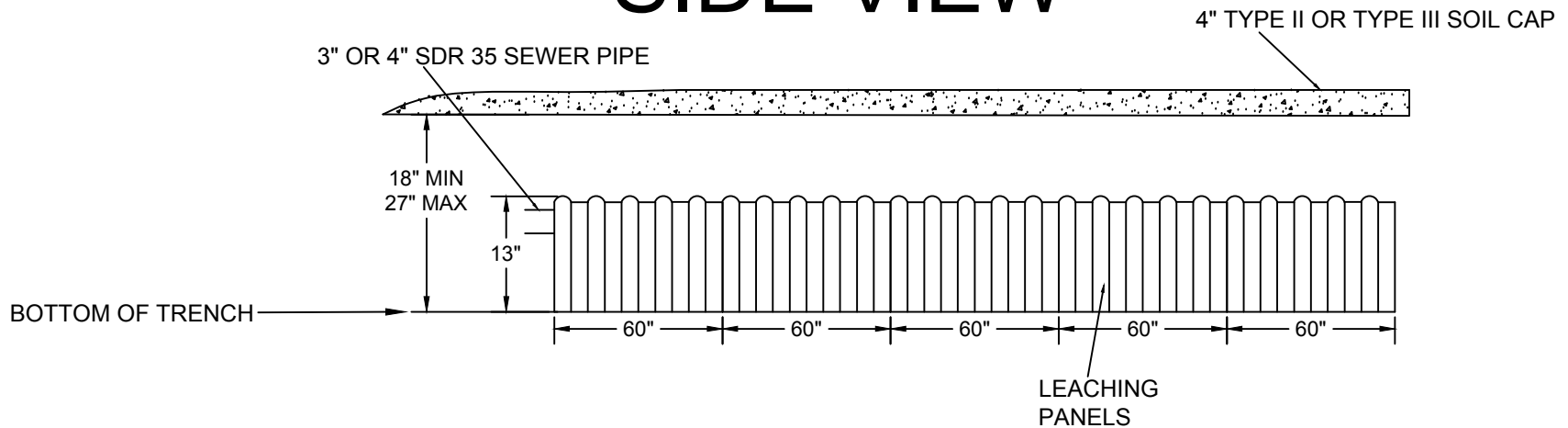
CROSS SECTION



NOTES:

- EXCAVATED AREA IS TO BE BACKFILLED WITH CLASS IB, II, OR III SOIL AND SEEDED/SODDED.
- THE BOTTOM OF EACH LATERAL TRENCH MUST BE LEVEL WITHIN +/- 1" FOR EVERY 25' AND 3" TOTAL.

SIDE VIEW



NOTE: NOT TO SCALE

50/CTOT GF# 24-795577 AM/NU

Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: June 20, 2024

Grantor: Kimberlin Family Parntership, Ltd, a Texas limited partnership

Grantor's Mailing Address: PO Box 50090 Austin TX 78763

Grantee: Runaway Ranch Texas, LLC, a Texas limited liability company

Grantee's Mailing Address: 539 W Commerce St 5225 Dallas TX 75208

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Enterprise Bank & Trust, a Missouri chartered trust company in the principal amount of \$3,000,000.00 (Three Million and 00/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Enterprise Bank & Trust, a Missouri chartered trust company and by a first-lien deed of trust of even date from Grantee to Spentrust-Texas, Inc a Texas corporation, trustee.

Property (including any improvements):

Tract 1: (Fee Simple)

A DESCRIPTION OF A 145.00 ACRE TRACT OF LAND WHICH COMPRISES PARTS OF THE FOLLOWING SURVEYS SITUATED IN COMAL COUNTY, TEXAS:

- THE W. TURNER SURVEY NO. 122, ABSTRACT NO. 620,
- THE H. SPANGENBERG SURVEY NO. 858, ABSTRACT NO. 941,
- THE Wm. ALEXANDER SURVEY NO. 131, ABSTRACT NO. 17, AND
- THE B. KUHN SURVEY NO. 898, ABSTRACT NO. 819:

BEING ALL OR PART OF THE FOLLOWING TRACTS DESCRIBED IN THE COMAL COUNTY OFFICIAL RECORDS:

- ALL OF THAT CERTAIN 5.953 ACRE TRACT OF LAND DESCRIBED IN A

CONVEYANCE FROM CAROLENE HERBEL TO THE KIMBERLIN FAMILY PARTNERSHIP, LTD., FOUND OF RECORD IN A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED ON OCTOBER 27TH, 1998 AND FILED/RECORDED IN NOVEMBER 5TH OF SAME YEAR UNDER DOCUMENT NO. 9806026940 OF THE SAID OFFICIAL RECORDS,

-PART OF THAT CERTAIN 20.438 ACRE TRACT OF LAND DESCRIBED IN A CONVEYANCE FROM THE SAID CAROLENE HERBEL TO THE SAID KIMBERLIN FAMILY PARTNERSHIP, LTD., FOUND OF RECORD IN A CASH WARRANTY DEED EXECUTED ON JANUARY 4TH, 2003 AND FILED/RECORDED ON JANUARY 14TH OF SAME YEAR UNDER DOCUMENT NO. 200306001678 OF THE SAID OFFICIAL RECORDS, AND

-PART OF THAT CERTAIN 523.367 ACRE TRACT ONE DESCRIBED IN A CONVEYANCE FROM WANDA C. GRAHAM TO THE SAID KIMBERLIN FAMILY PARTNERSHIP, LTD., FOUND OF RECORD IN A SPECIAL WARRANTY DEED EXECUTED ON SEPTEMBER 1ST, 1998 AND FILED/RECORDED ON SEPTEMBER 9TH OF SAME YEAR UNDER DOCUMENT NO. 9806021590 OF THE SAID OFFICIAL RECORDS;

SAID 145.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 3/8 inch iron rod (capped RLS 4542) set on the southwest ROW (Right-of-Way) line of F. M. Highway No. 32 and northeast line of the said 20.438 acre tract, for the northeast corner of an 80 foot wide strip this day surveyed and the northwest corner hereof, whence a 1/2 inch iron rod found at the north corner of the said 20.438 acre tract bears N 60° 09' 09" W, a distance of 357.27 feet;

THENCE departing from said northeast line and passing over and across the said 20.438 acre tract and the said 523.367 acre tract with the following six (6) courses:

1. S 40° 10' 08" W, a distance of 393.36 feet to a 3/8 inch iron rod (capped RLS 4542) set,
2. S 31° 49' 31" W, a distance of 427.84 feet to a 3/8 inch iron rod (capped RLS 4542) set,
3. S 38° 58' 41" W, a distance of 279.56 feet to a 3/8 inch iron rod (capped RLS 4542) set,
4. N 88° 24' 11" W, a distance of 250.71 feet to a 3/8 inch iron rod (capped RLS 4542) set,
5. S 33° 51' 07" W, a distance of 1141.70 feet to a 3/8 inch iron rod (capped RLS 4542) set, and

6. S 19° 51' 19" E (GPS BASE BEARING), a distance of 2372.80 feet to a 3/8 inch iron rod (capped RLS 4542) set on the southeast line of the said 523.367 acre tract, on the northwest line of The Summit North, Phase 4, a plat of record in Volume 13, Page 150 et seq. of the Records of Maps and Plats of said Comal County, for the south corner hereof;

THENCE with the said southeast line of the 523.367 acre tract, being the northwest line of said Summit North, Phase 4 and continuing with the northwest line of The Summit North, Phase 2, a plat of record in said Volume 13 at Page 87 et seq. of the said Records of Maps and Plats of Comal County, the following six (6) courses:

1. N 50° 48' 18" E, a distance of 185.75 feet to a ½ inch iron rod (capped SOLIS KANAK INC.) found,

2. N 50° 51' 06" E, a distance of 134.51 feet to a ½ inch iron rod (capped SOLIS KANAK INC.) found,

3. N 50° 51' 59" E, a distance of 705.76 feet to a ½ inch iron rod found,

4. N 50° 49' 35" E, a distance of 200.81 feet to a ½ inch iron rod found,

5. N 50° 50' 42" E, a distance of 200.53 feet to a ½ inch iron rod found, and

6. N 50° 51' 28" E, a distance of 957.21 feet to a ½ inch iron rod found at the southwest corner of that certain 22.00 acre tract described under Doc. No. 202206031383 of the said Official Records, for the southeast corner hereof;

THENCE departing from said southeast line and passing over and across the said 523.367 acre tract with the westerly and northerly line segments of the said 22.00 acre tract, the following three (3) courses:

1. N 28° 05' 10" W, a distance of 1226.05 feet to a ½ inch iron rod (WCR) found at the west corner of said 22.00 acre tract, a reentrant corner hereof,

2. N 48° 14' 04" E, a distance of 887.81 feet to a ½ inch iron rod (WCR) found at the north corner of the said 22.00 acre tract, a reentrant corner hereof, and

3. S 66° 53' 09" E, a distance of 260.19 feet to a ½ inch iron rod (WCR) found on the east line of the said 523.367 acre tract at the northeast corner of the said 22.00 acre tract, at the northwest corner of that certain 5.001 acre tract described under Doc. No. 201506033769 of the said Official Records, for a corner on the east line hereof;

THENCE with the said east line of the 523.367 acre tract, crossing the Old Blanco-San Marcos Road, N 17° 54' 56" E, a distance of 93.56 feet to a ½ inch iron rod found at the southeast corner of the said 5.953 acre tract, for a corner on the east line hereof;

THENCE with the east line of the said 5.953 acre tract, N 12° 58' 34" E, a distance of 17.29 feet

to a ½ inch iron rod found on the said southwest ROW line of F. M. Highway No. 32, at the northeast corner of the said 5.953 acre tract, for the northeast corner hereof;

THENCE with the said southwest ROW line of F. M. Highway No. 32, the following six (6) courses:

1. A distance of 168.05 feet along the arc of a curve to the left having a radius of 5729.58 feet and a chord bearing of N 55° 47' 36" W, a distance of 168.04 feet to a concrete ROW monument found at the end of said curve,
2. N 71° 37' 51" W, a distance of 204.86 feet to a concrete ROW monument found,
3. N 60° 00' 19" W, a distance of 596.01 feet to a concrete ROW monument found,
4. N 45° 52' 22" W, a distance of 206.14 feet to a concrete ROW monument found,
5. N 59° 56' 01" W, a distance of 80.05 feet to a ½ inch iron rod found at the common north corner of the said 5.953 acre tract and the said 20.438 acre tract, and
6. N 60° 09' 09" W, a distance of 465.22 feet to the POINT OF BEGINNING, containing 145.00 acres of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

Tract 2: (Easement Estate)

A nonexclusive Easement created by Easement Agreement for Access, dated 6/18/24, filed 6/21/24, recorded in Clerk's File No. 202406018716, Real Property Records, Comal County, Texas; and being more particularly described as follows:

A DESCRIPTION OF AN 80 FOOT WIDE STRIP OF LAND WHICH COMPRISES PARTS OF THE FOLLOWING SURVEYS SITUATED IN COMAL COUNTY, TEXAS:

- THE W. TURNER SURVEY NO. 122, ABSTRACT NO. 620, AND
- THE Wm. ALEXANDER SURVEY NO. 131, ABSTRACT NO. 17;

BEING OUT OF THE FOLLOWING TRACTS DESCRIBED IN THE COMAL COUNTY OFFICIAL RECORDS:

- THAT CERTAIN 20.438 ACRE TRACT OF LAND DESCRIBED IN A CONVEYANCE FROM THE SAID CAROLINE HERBEL TO THE SAID KIMBERLIN FAMILY PARTNERSHIP, LTD., FOUND OF RECORD IN A CASH WARRANTY DEED

EXECUTED ON JANUARY 4TH, 2003 AND FILED/RECORDED ON JANUARY 14TH OF SAME YEAR UNDER DOCUMENT NO. 200306001678 OF THE SAID OFFICIAL RECORDS, AND

-THAT CERTAIN 523.367 ACRE TRACT ONE DESCRIBED IN A CONVEYANCE FROM WANDA C. GRAHAM TO THE SAID KIMBERLIN FAMILY PARTNERSHIP, LTD., FOUND OF RECORD IN A SPECIAL WARRANTY DEED EXECUTED ON SEPTEMBER 1ST, 1998 AND FILED/RECORDED ON SEPTEMBER 9TH OF SAME YEAR UNDER DOCUMENT NO. 9806021590 OF THE SAID OFFICIAL RECORDS;

SAID 80 FOOT WIDE STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 3/8 inch iron rod (capped RLS 4542) set on the southwest ROW (Right-of-Way) line of F. M. Highway No. 32 and northeast line of the said 20.438 acre tract, for the northwest corner of a 145.00 acre tract this day surveyed and the northeast corner hereof, whence a 1/2 inch iron rod found at the north corner of the said 20.438 acre tract bears N 60° 09' 09" W, a distance of 357.27 feet;

THENCE departing from said northeast line and passing over and across the said 20.438 acre tract and the said 523.367 acre tract with the following nine (9) courses:

1. S 40° 10' 08" W, a distance of 393.36 feet to a 3/8 inch iron rod (capped RLS 4542) set,
2. S 31° 49' 31" W, a distance of 427.84 feet to a 3/8 inch iron rod (capped RLS 4542) set,
3. S 38° 58' 41" W, a distance of 279.56 feet to a 3/8 inch iron rod (capped RLS 4542) set for a reentrant corner of the said 145.00 acre tract and the southeast corner hereof,
4. N 88° 24' 11" W, a distance of 250.71 feet to a 3/8 inch iron rod (capped RLS 4542) set for a northwest corner of the said 145.00 acre tract and the southwest corner hereof,
5. N 01° 35' 49" E, a distance of 80.00 feet to the lower northwest corner hereof,
6. S 88° 24' 11" E, a distance of 211.15 feet to a reentrant corner hereof,
7. N 38° 58' 41" E, a distance of 235.00 feet,
8. N 31° 49' 31" E, a distance of 428.67 feet, and
9. N 40° 10' 08" E, a distance of 384.62 feet to the said southwest ROW line of F. M. Highway No. 32 and southeast line of the said 20.438 acre tract, for the northerly northwest corner hereof;

THENCE with said southwest ROW line, S 60° 09' 09" E, a distance of 81.32 feet to the POINT OF BEGINNING of the herein described 80 foot wide strip.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Comal County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The 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 will become absolute. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold, and conveyed to the payee of the Note, and the successors and assigns of the payee.

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

EXECUTED this 20th day of June, 2024.

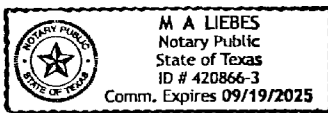
Kimberlin Family Partnership, Ltd., a Texas limited partnership
by: Massuerte, Inc., a Texas corporation, its General Partner

by:


Marissa G. Kimberlin, President

THE STATE OF TX
COUNTY OF Tarrant

Before me, a Notary Public, the foregoing instrument was acknowledged on 20th day of June, 2024 by Marissa G. Kimberlin, President of Massuerte Inc, General Partner for Kimberlin Family Parntership, Ltd, a Texas limited partnership who personally appeared before me, and who is known to me through DL to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



[Signature]
NOTARY PUBLIC, STATE OF
TX

AFTER RECORDING, RETURN TO:

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
06/24/2024 08:47:48 AM
NANCY 7 Pages(s)
202406018774



Bobbie Koepp