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:	118679
Issued This Date:	06/13/2025
This permit is hereby given to:	Steadfast Development Comapny LLC

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

874 LAKEBREEZE DR
CANYON LAKE, TX 78133

Subdivision:	Canyon Lake Hills
Unit:	6
Lot:	2369R
Block:	-
Acreage:	0.3200

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System:	Aerobic
	Drip 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: 5/29/25

INSPECTOR: Hendry

COMMENTS: Probing in the area if the proposed drip field showed an average of +12” of soil.

RECEIVED
By Kathy Griffin at 11:05 am, May 27, 2025

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 5.23.25 Permit Number 118679

1. APPLICANT / AGENT INFORMATION

Owner Name	Steadfast Development Company LLC	Agent Name	Doug Dowlearn R.S.
Mailing Address	565 S. Mason Rd. #183	Agent Address	703 Oak Drive
City, State, Zip	Katy, TX 77450	City, State, Zip	Blanco, TX 78606
Phone #	281-205-8118	Phone #	210-240-2101
Email	worlando@steadfastdc.com	Email	txseptic@gmail.com

2. LOCATION

Subdivision Name Canyon Lake Hills Unit 6 Lot 2369R Block

Survey Name / Abstract Number Acreage .3157

Address 874 Lakebreeze Dr City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

[X] Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) RV Pad (System 2)

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: $ 300,000.00 (Structure Only)

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

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

Source of Water [x] 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 5/23/25 Date

Revised January 2021

* * * COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH * * *

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Planning Materials & Site Evaluation as Required Completed By Doug Dowlearn R.S.

System Description Aerobic with drip irrigation

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

Tank Size(s) (Gallons) Existing - 600 Absorption/Application Area (Sq Ft) 570

Gallons Per Day (As Per TCEQ Table III) 114

(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.)

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

4/17/2025
Date

195 David Jonas Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078

Revised July 2018

1/M

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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):

Canyon Lake Hills 6, Lot 2369R

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

Steadfast Development Company, LLC
c/o Mark Elkins

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 28 **DAY OF** April , 2022

Mark Elkins — MARK ELKINS

Owner(s) signature(s) — **(PRINTED NAME)**

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 28 **DAY OF** April , 2022

K Tognietti

Notary Public, State of Texas
Notary's Printed Name: Katherine Tognietti
My Commission Expires: 1-23-2024

KATHERINE L. TOGNIETTI
Notary Public, State of Texas
Comm. Expires 01-23-2024
Notary ID 132325394

→ Steadfast Interests, LLC
565 S. Mason Rd #183
Katy, TX. 77450

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
04/29/2022 10:51:12 AM
CASHFOUR 1 Page(s)
202206020159

Bobbie Koepp

Two Systems / Condos

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: SteadEast Development Company **Address:** 874 Lake Breeze Dr.
Subdivision/ County: Canyon Lake Hills, Comal **City, State, Zip:** Canyon Lake, TX, 78133
Permit # **Model #** 2 600 Gpd Envirs **Serial #**
Phone: 281-830-1980 / 281-208-8118

(✓) **Initial Two Year Service Agreement** ( ) **One Year Service Agreement**
& Two Year Limited Warranty

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 $ 1600.00 this contract will be in effect **FROM** 2 Years from Eff/LTO 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 APPLICALBE). IF THE CHLORINE TEST REVELS "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 SIGING OF THIS SERVICE AGREEMENT QUTHORIZES BAKER SEPTIC SERVICE, LLC TO ENTER THE PROPETY 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.

Serviced by: Baker Septic Service, LLC
Maintenance Provider MP0002099

(x) Mark Elkins **Print Name (x)** MARK ELKINS **Date:** 5/19/22
Property Owner Signature

(x) _____ **Date:** 5-19-22 **Authorized Service Representative**

Date: 4/17/2025
Applicant Information:
Name: Steadfast Development Company LLC
Address: 505 S. Mason Rd. #183
City, State & Zip Code: Katy, TX 77450
Phone:
Email:

Property Location:
Subdivision: Canyon Lake Hills **Unit:** 6 **Lot:** 2369R
Street/Road Address: 874 Lakebreeze Dr.
City: Canyon Lake **Zip:** 78133
Additional Info: Comal County

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)240-2101 **Fax:** (866)260-7687
Email: txseptic@gmail.com

Installer Information:
Name:
Company:
Address:
City, State & Zip:
Phone: **Fax:**

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	0-12” Clay Loam 12”+ Limestone	Blocky	<30% Gravel	12”+ Limestone	None
Soil Boring #2 60”		**Same as above**				

DESIGN SPECIFICATIONS

Application Rate (RA): 0.2
OSSF is designed for: RV PAD SYSTEM 2
40 Gallons per day required
An aerobic treatment/drip disposal system is to be utilized based on the site evaluation.
200 sq. ft. disposal area required
600 gallon/day aerobic tank required
Calculations: Absorption Area: Q/RA= 40/0.2= 200 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 – Exp. 6/30/2026
TDH: #2432 – Exp. 2/28/2027

D.A.D SERVICES, INC.
DOUG DOWLEARN
703 OAK DRIVE, BLANCO, TX 78606
Designed for:
Steadfast Development Company LLC

SYSTEM 2

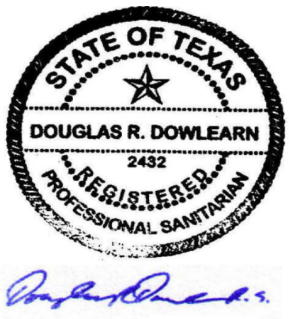
The installation site is on lot 2369R of the Canyon Lake Hills Unit 6 Subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from an existing RV pad(114 gpd). The proposed method of wastewater treatment is aerobic treatment with drip irrigation. This method was chosen because of unsuitable soil conditions.

PROPOSED SYSTEM:
An existing sewer pipe will discharge from the RV pad to an existing pre-treatment tank, which flows into an existing 600 gpd aerobic treatment plant. The pump is activated by a time controller allowing the distribution 5 times per day with a 6 minute run time with float switches set to pump 114 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 mesh spin filter then through a 1" SCH-40 manifold to a 760 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 hose bib will be installed in the pump tank on the supply manifold to the drip field. A 1" SCH-40 return line with a pressure gauge is installed to periodically flush the system and will maintain pressure between 20 to 40 psi. 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 on the surface. The tubing will be covered with 6" of Class II or Class III soil.

DESIGN SPECIFICATIONS:

Daily Waste Flow: 114 gpd
Application rate: 0.2
Application area required: 114/.2 = 570 sq. ft.
Application area utilized: 1520 sq. ft. - 9 sq. ft.(for impermeable tank lids) = 1511 sq. ft.
Pump tank reserve capacity: 38 gal minimum

SYSTEM COMPONENTS:
SCH 40 PVC sewer line
1" purple PVC supply line
600 gpd aerobic treatment plant with timed controls
Pump tank
Pretreatment tank

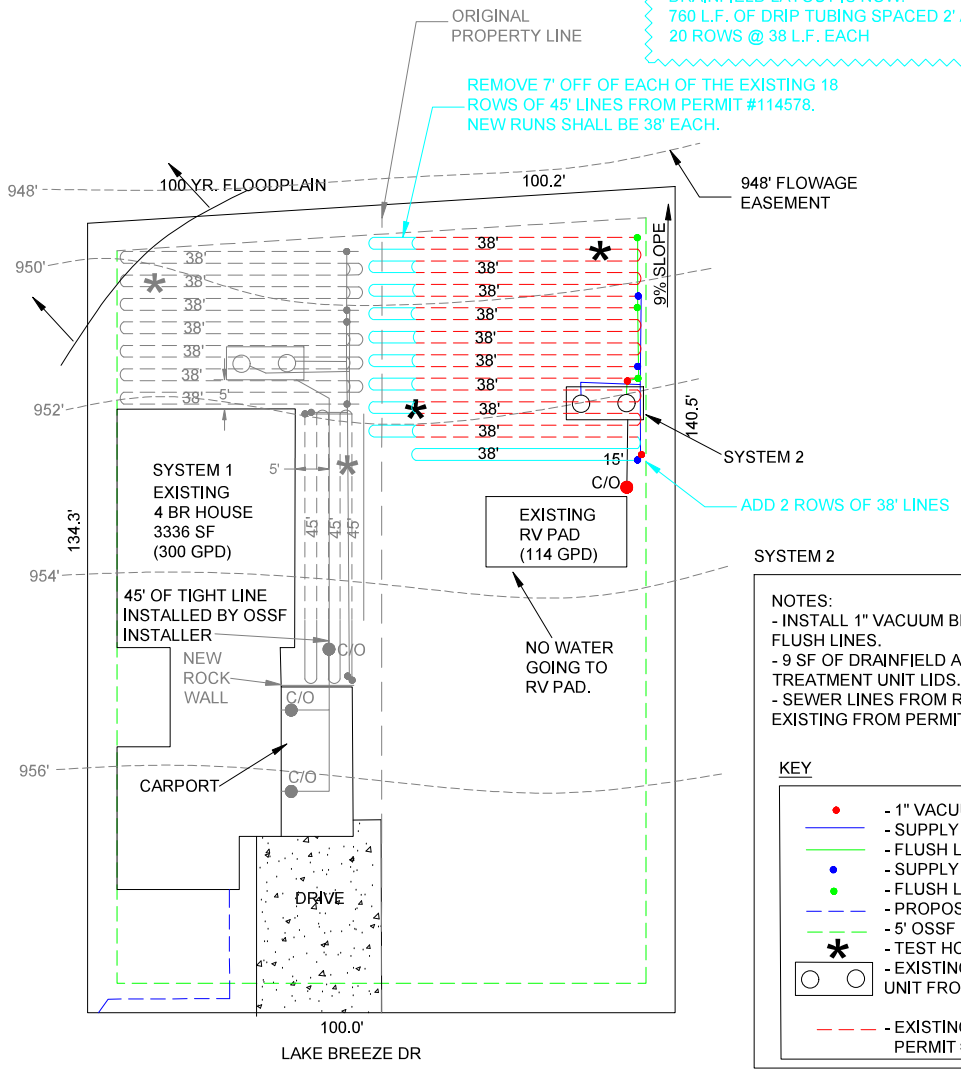


LANDSCAPING:

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 placement of the drip tubing will be on soil that has been scarified on the surface. The tubing will be covered with 6" of Class II or Class III soil. In the event the natural cover is disturbed, a suitable ground cover must be installed on all excavated areas.

OSSF REMODEL OVERVIEW FOR EXISTING PERMIT #114578, SYSTEM 2
DRAINFIELD LAYOUT IS BEING UPDATED AS FOLLOWS:
-THE EXISTING 18 ROWS AT 45' ARE BEING CUT BY 7' EACH, AND WILL NOW BE 18 ROWS AT 38'.
- AN ADDITIONAL 2 ROWS AT 38' EACH WILL BE INSTALLED.

DRAINFIELD LAYOUT IS NOW:
760 L.F. OF DRIP TUBING SPACED 2' APART.
20 ROWS @ 38 L.F. EACH



SYSTEM 2

NOTES:
- INSTALL 1" VACUUM BREAKERS AT HIGHEST POINTS ON SUPPLY AND FLUSH LINES.
- 9 SF OF DRAINFIELD AREA DEDUCTED FOR IMPERMEABLE AEROBIC TREATMENT UNIT LIDS.
- SEWER LINES FROM RV PAD TO AEROBIC TREATMENT UNIT ARE EXISTING FROM PERMIT #114578.

KEY

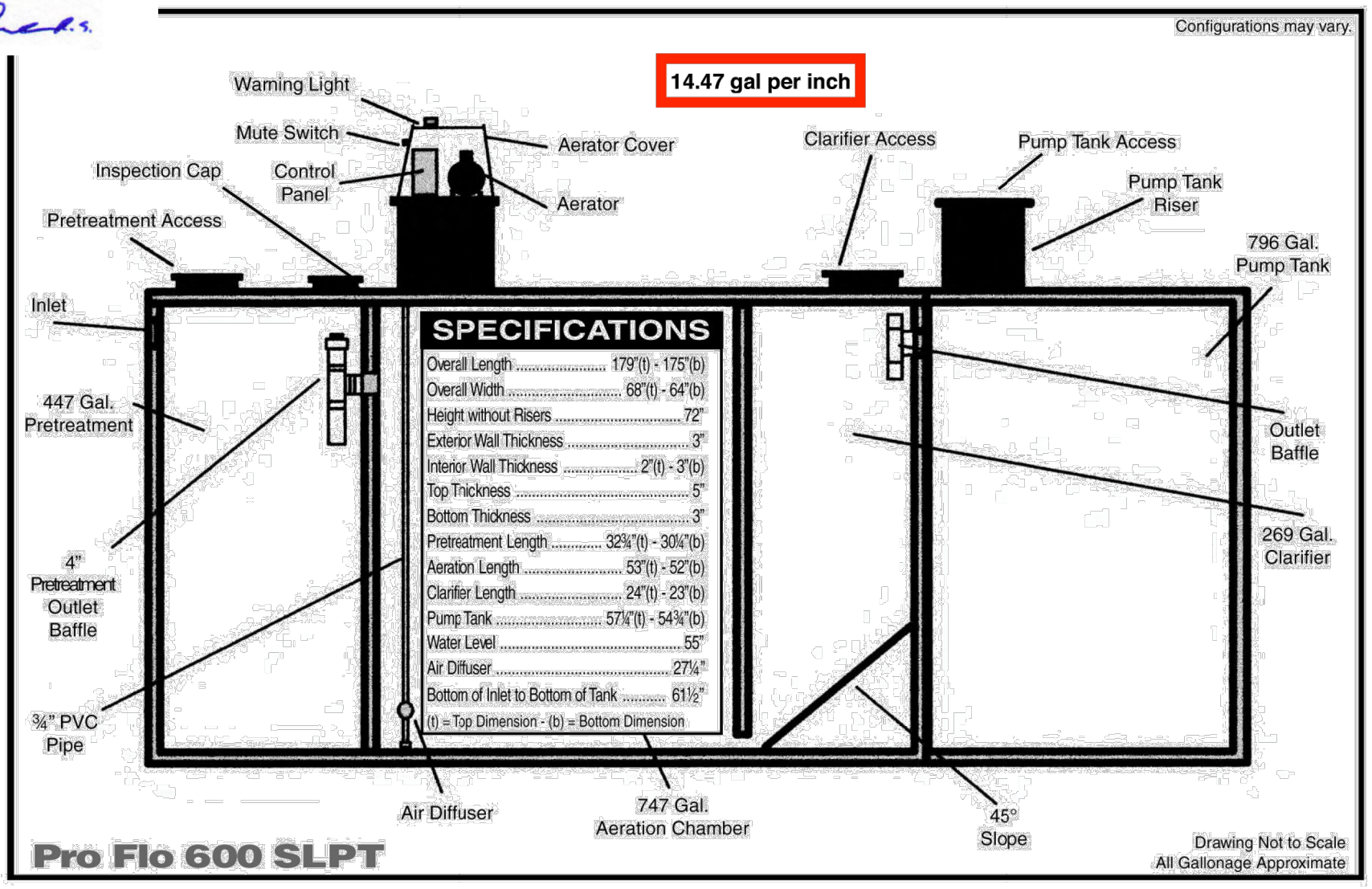
- 1" VACUUM BREAKER
- SUPPLY LINE
- FLUSH LINE
- SUPPLY LINE CONNECTION
- FLUSH LINE CONNECTION
- PROPOSED WATER LINE
- 5' OSSF OFFSET
- TEST HOLE
- EXISTING 600 GPD AEROBIC TREATMENT UNIT FROM PERMIT #114578
- EXISTING DRAINFIELD FROM PERMIT #114578

STEADFAST DEVELOPMENT COMPANY LLC
874 LAKE BREEZE DR
CANYON LAKE, TX 78133
CANYON LAKE HILLS, UNIT 6, LOT 2369R
COMAL COUNTY

SCALE 1" = 10'
PRINT SIZE 24" X 36"

DOUGLAS R. DOWLEARN
2432
REGISTERED
PROFESSIONAL SANITARIAN

Pro Flo 600 SLPT System Diagram



48" - 55" = RESERVE (101.29 GALLONS)
12" - 48" = PUMP ON TO ALARM ON (520.92 GALLONS)
10" - 12" = PUMP OFF TO PUMP ON (28.94 GALLONS)
0 - 10" = SUMP (144.7 GALLONS)

NOTE: SET ON A TIMER TO DOSE 5 TIMES PER DAY AT 6 MINUTES PER DOSE.

CCEO COPY

COMAL COUNTY
ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **06/16/2023** Permit Number: **114578**

Location Description: 874 LAKEBREEZE DR
CANYON LAKE, TX 78133

Subdivision:	Canyon Lake Hills
Unit:	6
Lot:	2369R
Block:	-
Acreage:	0.3200

Type of System: Aerobic
Drip Irrigation

Issued to: Steadfast Development Company LLC

This license is authorization for the owner to operate and maintain a private facility at the location described in accordance to the rules and regulations for on-site sewerage facilities of Comal County, Texas, and the Texas Commission on Environmental Quality.

The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.

Alterations to this permit including, but not limited to:

- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system

may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

Licensing Authority
Comal County Environmental Health

OS0036769

ENVIRONMENTAL HEALTH INSPECTOR

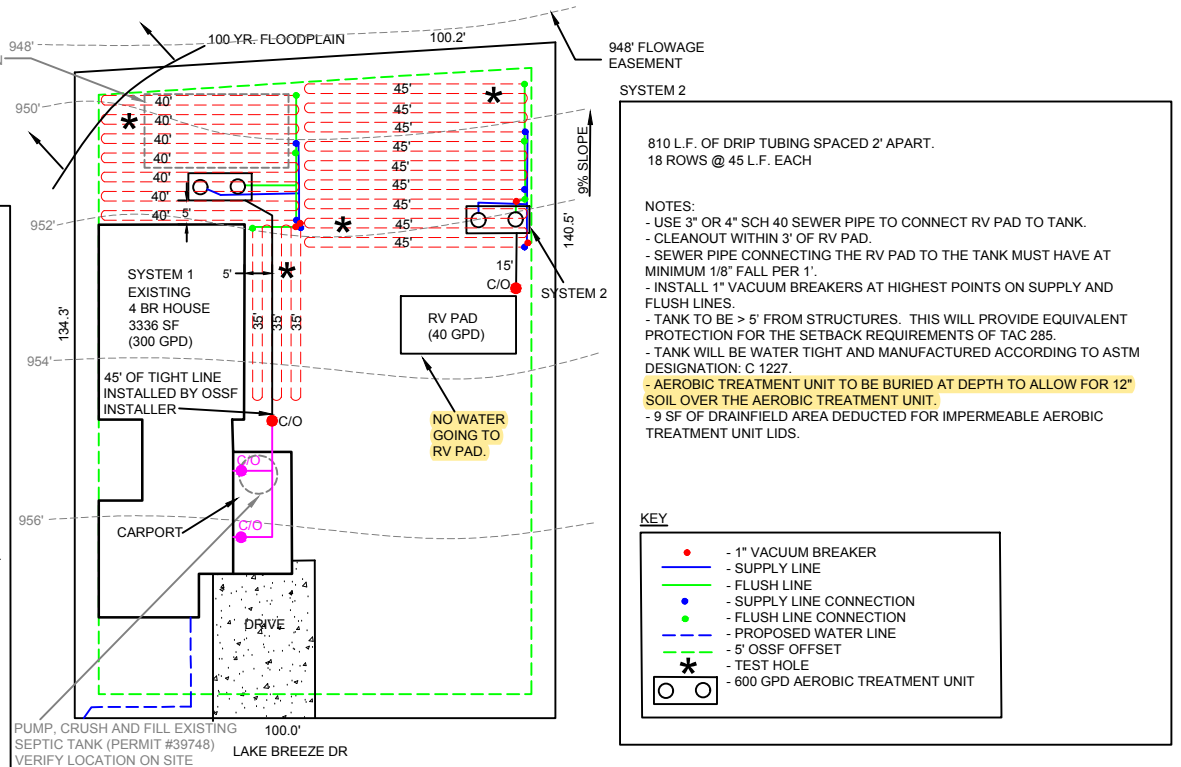
ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

CCEO COPY

REVISED
8:17 am, Jun 14, 2023

STATE OF TEXAS
DOUGLAS R. DOWLEARN
2432
REGISTERED
PROFESSIONAL SANITARIAN



SYSTEM 1

770 L.F. OF DRIP TUBING SPACED 2' APART.
14 ROWS @ 40 L.F. EACH
6 ROWS @ 35 L.F. EACH

NOTES:
- 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. 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.
- AEROBIC TREATMENT UNIT TO BE BURIED AT DEPTH TO ALLOW FOR 12" SOIL OVER THE AEROBIC TREATMENT UNIT.
- 9 SF OF DRAINFIELD AREA DEDUCTED FOR IMPERMEABLE AEROBIC TREATMENT UNIT LIDS.
- A MINIMAL PORTION OF THE DRAIN FIELD IS LOCATION WITHIN THE 100 YR. FLOODPLAIN, AND WILL NOT BE DAMAGED IN THE EVENT OF A FLOOD. NO CONTAMINATION TO THE ENVIRONMENT WILL OCCUR.

KEY
- 1" VACUUM BREAKER
- SUPPLY LINE
- FLUSH LINE
- SUPPLY LINE CONNECTION
- FLUSH LINE CONNECTION
- PROPOSED WATER LINE
- 5' OSSF OFFSET
- TEST HOLE
- 600 GPD AEROBIC TREATMENT UNIT
- INSTALLED BY A LICENSED PLUMBER

SYSTEM 2

810 L.F. OF DRIP TUBING SPACED 2' APART.
18 ROWS @ 45 L.F. EACH

NOTES:
- USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT RV PAD TO TANK.
- CLEANOUT WITHIN 3' OF RV PAD.
- SEWER PIPE CONNECTING THE RV PAD 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. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
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- 9 SF OF DRAINFIELD AREA DEDUCTED FOR IMPERMEABLE AEROBIC TREATMENT UNIT LIDS.

KEY
- 1" VACUUM BREAKER
- SUPPLY LINE
- FLUSH LINE
- SUPPLY LINE CONNECTION
- FLUSH LINE CONNECTION
- PROPOSED WATER LINE
- 5' OSSF OFFSET
- TEST HOLE
- 600 GPD AEROBIC TREATMENT UNIT

STEADFAST DEVELOPMENT COMPANY LLC
874 LAKE BREEZE DR
CANYON LAKE, TX 78133
CANYON LAKE HILLS, UNIT 6, LOT 2369R
COMAL COUNTY

0' 20' 30' 40' 50'
SCALE 1" = 40'

GENERAL 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.

Date: November 11th, 2021

Grantor: MARY McDONNELL and HENRY McDONNELL, wife and husband

Grantor's Mailing Address (including county):

135 Wildrose Ave.
San Antonio, TX 78209

Grantee: STEADFAST DEVELOPMENT COMPANY, LLC, a Texas limited liability company

Grantee's Mailing Address (including county):

423 B Mason Park
Katy, Harris County, Texas 77450

Consideration: For Ten and No/100 Dollars and other valuable consideration.

Property (including any improvements):

Lot 2369R, CANYON LAKE HILLS UNIT NO. SIX (6), a subdivision in Comal County, Texas, according to the map or plat recorded in Volume 2, Page 39, Map and Plat Records of Comal County, Texas, as amended in Document No. 202006043081, Official Public Records, Comal County, Texas.

Reservations from and exceptions to Conveyance and Warranty:

Any and all restrictions, easements, mineral reservations, and other matters of record, to the extent they are validly existing and applicable to the Property.

Taxes for the current year have been prorated and are 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 legal representatives, successors and assigns forever, Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's legal representatives, successors and assigns against every

FILED BY
ALAMO TITLE COMPANY
2111003

UNOFFICIAL

person whomsoever lawfully claiming or to claim the same or any part thereof, except to the reservations from and exceptions to conveyance and warranty.

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

Grantor has executed and delivered this General Warranty Deed and has granted, bargained, sold and conveyed the Property and Grantee has received and accepted this General Warranty Deed and has purchased the Property, AS IS, WHERE IS, AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, EXCEPT SOLELY THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN.

Mary McDonnell

MARY McDONNELL

Henry McDonnell

HENRY McDONNELL

THE STATE OF TEXAS §

COUNTY OF Bexar **§**

This instrument was acknowledged before me on the 11th **day of November, 2021, by MARY McDONNELL.**

NOTARY PUBLIC STATE OF TEXAS
REYNA MONIQUE VALDEZ
Notary ID # 13255762-3
My Commission Expires
07/08/2024

Reyna Monique Valdez

Notary Public, State of Texas

Notary's printed name: Reyna Monique Valdez

Notary's commission expires: 07/08/2024

THE STATE OF TEXAS §

COUNTY OF Bexar **§**

This instrument was acknowledged before me on the 11th **day of November, 2021, by HENRY McDONNELL.**

NOTARY PUBLIC STATE OF TEXAS
REYNA MONIQUE VALDEZ
Notary ID # 13255762-3
My Commission Expires
07/08/2024

Reyna Monique Valdez

Notary Public, State of Texas

Notary's printed name:
Reyna Monique Valdez

Notary's commission expires:
07/08/2024

(H:jkm\titleco\November21\21-21114003-MS)

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Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
11/15/2021 02:40:02 PM
TERRI 3 Pages(s)
202106059098

Bobbie Koepp

RECEIVED
By Kathy Griffin at 11:05 am, May 27, 2025

COMAL COUNTY
ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

		118679
Date Received	*Initials*	*Permit Number*

Instructions:

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

OSSF Permit

- [X] Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- [X] Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- [X] 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.
- [X] Required Permit Fee - See Attached Fee Schedule
- [X] Copy of Recorded Deed
- [X] Surface Application/Aerobic Treatment System
  - [X] Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
  - [X] 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

5-17-22
Date

___ COMPLETE APPLICATION

Check No._____ Receipt No._____

INCOMPLETE APPLICATION
___ (Missing Items Circled, Application Refeused)

Revised: September 2019