

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:		Address:					
No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials		285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)				
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards		285.91(10) 285.30(b)(4) 285.31(d)				
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)		285.32(a)(1)				
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot		285.32(a)(3)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)		285.32(a)(5)				
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(I)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

Inspector Notes:

T in septic tank, tight line good, not connected to structure, require design revision for orientation of tanks, dosing line sleeved and cemented through drainage, operational, field covered, cover tight line and dosing line only

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1) (E)285.91(2)285.32(b)(1) (F)285.32(b)(1)(E) (iii)285.32(b)(1)(E)(ii) (II)285.32(b)(1)(E)(ii) (I)285.32(b)(1)(E) (i)285.32(b)(1) (D)285.32(b)(1)(C) (ii)285.32(b)(1)(C) (i)285.32(b)(1) (B)285.32(b)(1) (A)285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed						
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number						
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(4) 285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3) (B)285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.		285.32(c)(1)				
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions						
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(II) 285.33(d)(2)(G)(iii)(III) 285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)				
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed		285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed						
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

09-26-19 BMO

No one had the combo to get on property
Restaurant up front said that building was not ready or being used

Left voicemail w/
Virginia

Comal County OSSF Inspection Sheet

Permit #: 101672 Location: 16901 Hwy 46 W

Installer Name: Casho License # 050028417
(if more than one installer is used list them according to inspection)

1st Inspection: JC 8-23-17 2nd Inspection: MT-8/31/17 Final Inspection: _____
(inspector initials & date) (inspector initials & date) (inspector initials & date)

Are additional inspections required: 5/31/17 - trenches & panels levels ready for cover

Re-inspection fee owed: _____ Re-inspection fee paid: _____

Existing soil conditions:

Site/soil conditions match soil evaluation: Notes: _____

System Description:

Aerobic with spray: _____ Aerobic with drip emitters: _____ Low Pressure Dosing: _____ Absorptive drainfield: _____
Evapotranspirative (ET) system: _____ Gravel-less drainfield piping: _____ Leaching chambers:
Soil substitution drainfield: _____ other: _____

Tank Inspection:

~~no~~ no tank

Tank set level & watertight: _____ Inlet/Outlet: _____ Tank Size or GPD: _____ Manuf./Brand: _____
Model#: _____ Pump Tank Size: _____ Alarms/Audible & Visual: _____ Operational: _____
Is timer required/provided?: _____ Chlorination required/provided? _____

Notes:

Maintenance Tag for Aerobic: () _____

System installation:

Pipe check/house to tank: _____ Clean-out at structure/every 50 ft./@90's _____ Pipe check/tank to drainfield: _____
(1/8"-ft., SDR 26 or Sch. 40)
Trenches/Excavations: Width/Depth: Trenches/Excavations Level: _____ Pipe & Gravel: _____
Slope within drainfield/spray area: Leaching Chambers: GeoTex: _____
Spray irrigation purple pipe: _____ Spray irrigation area checked: _____

Notes: Trench 5: 7 need relevel - cover other trenches - reconnect pipes to leaching chambers according to plan. leave ends exposed for inspection.

Separation Distances

Prop. Lines: Water lines: _____ Water Wells: _____ Bldgs/Driveway/Improvements: _____ Creeks/Rivers/Ponds: _____
Drainage Easements/Sharp Slopes: _____ If over Recharge Zone check for recharge features: _____ Are there water lines crossing tightlines/or within 10 feet of system?: Have they been properly sleeved: _____ Are there sewer lines crossing under driveways, sidewalks, or within 5 ft. of surface improvements: Have the sewer lines been properly sleeved?: _____

Notes:

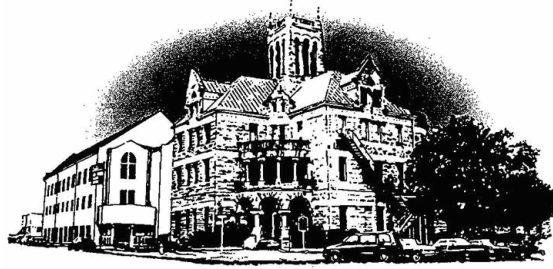
Final Inspection:

Tank(s) Backfilled: _____
System Backfilled: _____ ET Systems Class II backfill & vegetative cover for transpiration in place: _____
Surface application area properly landscaped/vegetation acceptable: _____

Notes: 6/25/19 - still working on buildings

Size of Installed Drainfield/Spray Area: _____

_____ Check here to confirm that service agreement has been received, entered and activated in CASST.



Renewed
September 20, 2016
County Engineer

Comal County

OFFICE OF COMAL COUNTY ENGINEER

Permit of Authorization to Construct an On-Site Sewage Facility Permit Valid For One Year From Date Issued

Permit Number: 101672
Issued This Date: 09/20/2016
This permit is hereby given to: Tessye Maurer

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

16901 HWY 46 W.
SPRING BRANCH, TX 78070

Subdivision: T.W.N.G.R.R. CO. & various surveys

Unit:

Lot:

Block:

Acreage: 1254.1100

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank
Leaching Chambers

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.

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SEP 18 2015

COUNTY ENGINEER

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By rabsah at 8:19 am, Sep 20, 2016

Virginia copy

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

Date Dec 23 2013 Permit # 101072
 Owner Name Roseann Pessier Maurer Agent Name Roseann Maurer
 Mailing Address 16901 Hwy 46W Agent Address 16901 Hwy 46W
 City, State, Zip Spring Branch TX 78070 City, State, Zip Spring Branch TX 78070
 Phone # 830-515-7820 Phone # 830-515-7820
 Email [Redacted] Email [Redacted]

All correspondence should be sent to: Owner Agent Both

Subdivision Name ntc Unit _____ Lot _____ Block _____
 Acreage/Legal 12.54, 109 remaining after removing acreage sold + survey 627 at 667
 Street Name/Address 16901 Hwy 46W City Spring Branch Zip 78070

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 WACO COUNTY ENGINEER
 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.

Type of Development: Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.

Single Family Residential Type of Construction (House, Mobile, RV, Etc.) _____
 # of Bedrooms _____ Indicate Sq Ft of Living Area _____ Gallons Per Day (As Per TCEQ Table III) _____

Commercial or Institutional Facility
 Type of Facility fast food restaurant Gallons Per Day (As Per TCEQ Table III) 1200

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____

Restaurants, Lounges, Theaters - Indicate Number of Seats 97 seats + 4 employees

Hotel, Motel, Hospital, Nursing Home - indicate Number of Beds 97 x 12 + 4 x 9

Travel Trailer/RV Parks - Indicate Number of Spaces 116 + 6 = 1200

Miscellaneous _____

Source of Water Public Private Well To Be Built

Planning Materials & Site Evaluation as Required Completed By Virginia Castro

System Description proprietary - septic tanks with leaching chambers

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

Tank Size(s) (Gallons) 3 tanks: 3000 gallon 2 tanks 1500 gallon 1 tank 1500 gallon Absorption/Application Area (Sq Ft) [Redacted]

Are Water Saving Devices Being Utilized Within the Residence? Yes No

I certify that the completed application and all additional information submitted does not contain any false information and does not conceal any material facts. 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 also understand that a permit of authorization to construct will not be issued until the floodplain administrator has approved and released the development permit for this property.

Signature of Owner Jessy Maurer Set 18, 2015
(95 David Jones Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078)

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X Jessy Maurer 9-19-16

SEP 19 2016

COUNTY ENGINEER

REVISED

12:22 pm, Mar 23, 2022

STATE OF TEXAS CERTIFICATION OF VITAL RECORD

DEPARTMENT OF STATE HEALTH SERVICES VITAL STATISTICS

TEXAS DEPARTMENT OF STATE HEALTH SERVICES - VITAL STATISTICS

STATE OF TEXAS

CERTIFICATE OF DEATH

STATE FILE NUMBER

142-22-033489

Form containing fields for decedent name (Tessye Bell Maurer), date of death (February 17, 2022), birth date (September 27, 1924), social security number (465-90-8872), marital status (Married), residence address (18129 Hwy 48), county (Comal), and cause of death (Peripheral Vascular Disease with Gangrene).



0 2 1 4 8 5 8 0 2



EBR NUMBER 00004445263078

This is a true and correct copy of the record as registered in the State of Texas. Issued under the authority of Section 101.051, Health and Safety Code.

ISSUED Mar 02 2022

TARA GAB STATE REGISTRAR

WARNING: THIS DOCUMENT HAS A DARK BLUE BORDER AND A COLORED BACKGROUND

ANY ALTERATION OR ERASURE VIOLATES THIS CERTIFICATE

**COMAL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
OSSF SOIL EVALUATION FORM**

Owners Name: Tessye Manner
 Physical Address: 16701 Highway 46 West Spring Branch TX 78070
 Name of Site Evaluator: Virginia C. Davis
 Date Performed: 12/23/13 Proposed Excavation Depth: 13"

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil evaluation must be shown on the application site drawing or designer's 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. Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

SOIL BORING NUMBER <u>Sandy loam one</u>						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0	II	loam	blocky	none	none	none
1						
2						
3						
4						
5						

SOIL BORING NUMBER <u>two silty clay loam</u>						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0	III	silty clay loam	blocky	none	none	none
1						
2						
3						
4						
5						

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 DEC 23 2013
 COUNTY ENGINEER

FEATURES OF SITE AREA

Presence of 100 year flood zone: YES ___ NO
 Presence of adjacent ponds, streams, water impoundments: YES ___ NO drainage swales
 Existing or proposed water well in nearby area: YES ___ NO
 Organized sewage available to lot or tract: YES ___ NO
 Recharge features within 150 feet: YES ___ NO

I certify that the above statements are true and are based on my own field observations.

Virginia C. Davis
 Signature of Site Evaluator

12/23/13 8/26/15
 Date

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 AUG 26 2015
 COUNTY ENGINEER

Tessya Mauerz
16901 Hwy 46 W Spring Branch 78010
Tract A-726 taxid 81619

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DEC 24 20
COUNTY ENGINEER

NOTES:

Assuming 97 seats with 16 tables and 6 per table, except for 1 table with 7, using paper plates @ 12 gpd which would be expected to use 1164 gpd total and 9 employees @ 4 gpd each who would be expected to use 36 gpd total, a grand total of 1200 gallons per day.

1200 gpd ÷ .2 (class III soil) = 6000 sq ft. drain field area x .75 (using the 25% deduction for leaching chambers) would be 4500 sq ft. of drain field, and using leaching chambers 3' wide with 1 ft. on either side absorption allowed for, making 5' wide absorption, $4500 \div 5 = 900$ linear feet of leaching chambers.

Placing the chambers a minimum of 3' apart, the width of the area used for the system would be 57 feet x 90 feet with 10 rows of 90 feet.

The slope of the area selected is between 5% and 8%, which is within the state (TCEQ) limits, but because of the slope it would be best to pump up to the highest chamber and let the wastewater snake down with bulkheads at opposite ends.


At least 1/2 hp pump would need to be used, as 2" pipe usually exiting the pump has a friction head of about 15 for 100 feet, and there would be a minimum of 10' elevation head (judging by the contour lines, which go up one foot per line, and were verified by transit-level readings), with 4' additional head from the bottom of the pump to the top, for a total of around 30' of head. Because of the gallons per day (over 1000) and the health concerns of a restaurant, dual alternating pumps would have to be used.

The BOD would also have to be taken into consideration. VBT treatment

The soil has been tested by TAMU and it is not clay, but sandy clay loam, class III, so it is suitable for the above system.

All the land belongs to the ranch

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AUG 26 2015
COUNTY ENGINEER

8/26/15

Katie 1/27/13
Corrected 2/26/14

TESSYE MAURER
16901 Hwy. 46 W Spring Branch 78070
Tract A 226

RECEIVED
FEB 21 2014

↑ driveway to Hwy 46
± 200'

REVISED

COUNTY ENGINEER

Restaurant

3000 g. septic
fronks & hocom
1500 g. grease trap
fron kitchen

1500 g. pump
tank with
dual alternate
pumps 1/2
h.p.

dry creek
drainage

1245

1250

1255

1260

1265

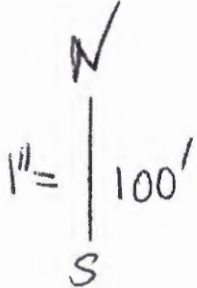
alternating
as per
T-299

(T)

(T)

300 of 2" Schedule 40
to chambers
10' mins 90' long
& apart

drainage
(dry creek)
support pvc
in 6" schedule
40 where
crossing



1" = 100' 1/2" lines every 1' (dark lines every 5')
for location on property see survey plat

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AUG 26 2015

2-way cleanouts before grease trap
& septic tank which
must be at least 5'
from building



8/26/15
Revised
12/29/13

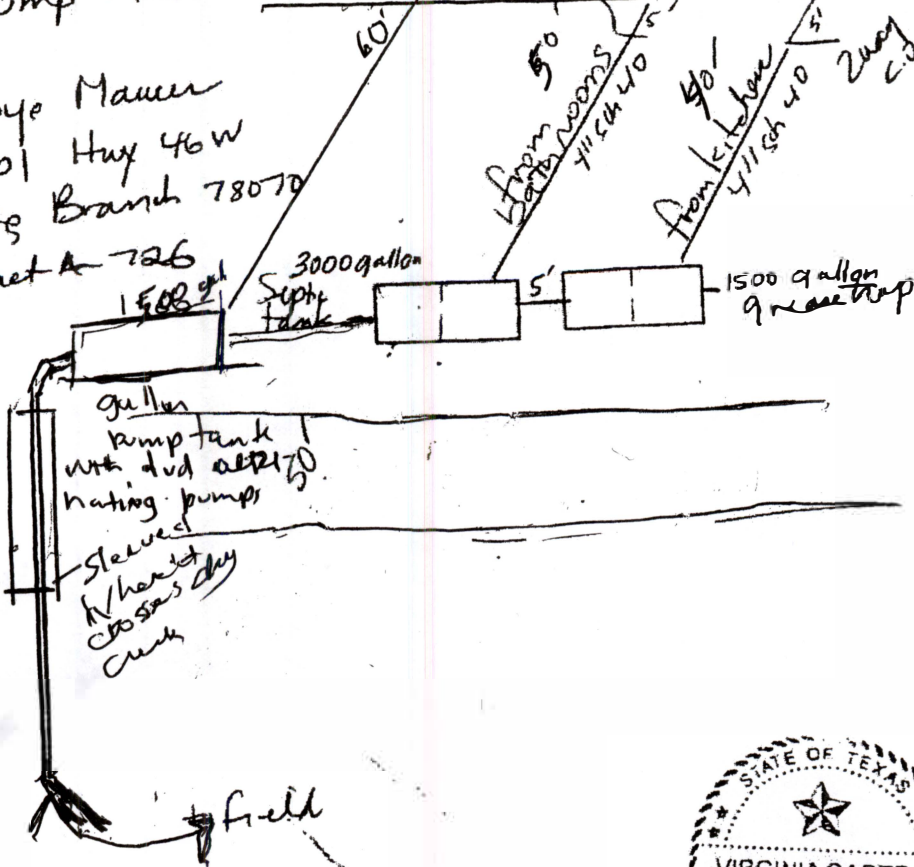
COUNTY ENGINEER

101672

Pump & Tank Detail

Lo
Tessye Mauer
16901 Hwy 46W
Spring Branch 78070
Tract A 726

Quayle Building



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SEP 25 2023

COUNTY ENGINEER



VC
 Revisions
 9/15/23

Tessye Maurer
16901 Hwy 46 W Spring Branch 78070

BOD CALCULATIONS

BOD FOR RESTAURANT: 1200 GPD
X 1200 mg/l

1,440,000
X 8.34

$12,009,600 \div 1,000,000 = 12 \text{ lbs BOD per TCEQ regs.}$

2.2 lbs oxygen per pound of BOD is required. (chapter 217 [F.3])

26.4 lbs of oxygen required

VB 200 produces 32+ pounds of oxygen (see attached spec sheet)

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AUG 26 2015

COUNTY ENGINEER



8/26/15

V. Castro 12/23/13

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DEC 2 2013

COUNTY ENGINEER

The original property owned by the Maurer family was + or – 1495 acres.

1495

- 20,341 for 2 tracts formerly called Tamiga Acres sold to Amber Creek ⁰
(10.120 acres plus 10.221 acres, septic permits 85352 and 85253)
-

1474.659

- 60.55 sold to SVHS (permit 79814)
-

1414.109 acres now remaining

If we then subtract the 160 acres of the L (Lebrecht) Weider survey no. 621, abstract 667, on which the septic permits for Paul Maurer are all located, which total 1856 gallons per day, there will be 1254.109 acres remaining with a total of 3625 gallons per day for the rest of the ranch on which the new restaurant will be located (including the ⁽¹²⁰⁰⁾ gallons per day for this restaurant.) This will make the total well under the 5000 gallon state limit for county permitting.

ALL SEPTIC RECORDS FOR THE MAURER PROPERTY

(all designed by Virginia Castro except where noted)

Paul's Area: all on L. Weidner A-677 survey #621

	<i>GPD designer if not Castro</i>	
51956 Paul's old brick home	240	Doug Dowlearn
83398 Shane's mobile home	240	
84662 white/tan mobile home, includes #6 and #8	360	
84663 old farm house	180	
84664 green/orange trim mobile home	180	
84665 pink mobile home	240	
87943 remodel of #84666-travel trailer, workshop, small mobile home <i>including Paul's</i>	232	
87405 1 person office and 2 br mobile home	184	

86029 2 br on hilltop on *Shore* survey # 851 A-706 180
2036

Garrison's Area: on Jacob Herring A-230 *Survey # 319*

85703 his mobile home and another 360

Mike's Area:

70360 fast food restaurant	} <i>Survey # 847</i>	225	Doug Dowlearn	
71271 Mike's 5-br home		A-726	360	Doug Dowlearn
101672 new restaurant			1200	
88510 Mike Jrs mobile home	} <i>Survey # 848 H40B + C</i>	240		
88450 Herman's home		A-854 <i>Carl Weidner</i>	180	

2205

(Mike never hooked up #91046 and 91047 so no LTO)
ex gratias / day not included

Rose's Area

88562 Tessye's mh TWNGGR *Survey # 849* A-861 180

82331 Rose's RV Park a few RVs are on A-861 but septic on 726 600 Greg Jphnson
8764x *Rose's MTH* 280 *Chris Jones*
1000

REVISED

**ALL SEPTIC SYSTEMS LOCATED ON TRACT A-726 OF THE MAURER (W.E. GREEN)
RANCH**

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FEB 21 2014

System and permit info #permit GPD Designer

COUNTY ENGINEER

Mike Maurer's residence	71271	360	Doug Dowlearn
Comal Taco, original	70360	225	Doug Dowlearn
Mike Jrs. Old MH	88510	240	Virginia Castro
New Restaurant	101672	1200	Virginia Castro
Rose Maurer's MH	87644	280	Chris Jones (Countryside)
TOTAL		2305 Gallons Per Day	

There are two abandoned mobile homes across the driveway from Mike Jr.'s mobile home and they are just sitting there, unconnected, and with no septic.

There are also some sheds for sale along the highway adjacent to Comal Taco. They are just displayed there, and there is no office or septic at that location.

Tessye Maurer
 18901 Hwy 46W Spring Branch TX 78070

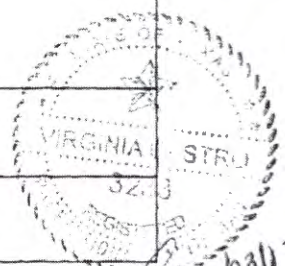
Grease Interceptor Sizing Worksheet

The Uniform Plumbing Code Formula

Company	Tessye Maurer		Plumber	V. Castro		
Address	18901 Hwy 46W Spring Branch TX 78070					
Follow these six simple steps to determine grease interceptor size.						
Enter Calculations Here	No of Meals Per Peak Hours 97 Step 1	Waste Flow Rate 8 Step 2	Retention Time 2.5 Step 3	Storage Factor 1 Step 4	Calculated Interceptor Size 1940 Step 5	Grease Interceptor 1500 Step 6 <i>gallons</i>
Number of Meals Per Peak Hour (Recommended Formula): Seating Capacity 97 x Meal Factor 1.00 = Meals per Peak Hour 97					Notes:	
Establishment Type: Fast Food (45 min) Meal Factor 1.33 <u>Restaurant (60 min)</u> Meal Factor 1.00 Leisure Dining (90 min) Meal Factor 0.87 Dinner Club (120 min) Meal Factor 0.50					97	
Waste Flow Rate: Condition Without a Dishwashing Machine Flow Rate 8 Gallons Single Service Kitchen 5 Gallons Food Waste Disposer Only 2 Gallons Dishwasher 1 Gallon					Notes: 8	
Retention Time: Commercial Kitchen Waste Dishwasher 2.5 Hours Single Service Kitchen Single Serving 1.5 Hours					Notes: 2.5	
Storage Factor: Kitchen Type Fully Equipped Commercial Storage Factor 1.00 Hours of Operation 8 Hours 1.50 12 Hours 2.00 18 Hours 3.00 24 Hours 1.50 Single Service Kitchen 1.50					Notes: 1.0	
Calculate Liquid Capacity: Multiply the values obtained from step 1, 2, 3 and 4. The result is the approximate grease interceptor size for this application					Notes:	
Select Grease Interceptor: Using the approximate required liquid capacity from step 5, select an appropriate size as recommended by the manufacturer.					Notes:	

as they remove all possible grease to outside acceptal before washing dishes as it is collected by a contract company

RECEIVED
 AUG 26 2013
 COUNTY ENGINEER



RECEIVED
 AUG 26 2015

COUNTY ENGINEER

[Signature]
 8/26/13

88510 Mike Jrs mobile home } Survey # 855 HUBBARD 240
88450 Herman's home } A-854 Carl Weidner 180

143.9 Ac.

726

70360 fast food restaurant } Survey # 847 225'
71271 Mike's 5-br home } A-726 360
101672 new restaurant } 1200

97.94 Ac. **81619**

Tanna Area
New Amber Creek
not on Mauser
property

82376

N.G.R.R.CO.
A-861
514.10 AC

Floodplain
copy

492.352 remaining Amber
Tanna Area Creek of these

82402
Approved 1.0.85

849

4

High School
not on Mauser
property

139.41 AC
A-230
JOHN HERING

Survey # 845
8645

51 S. SCHORE, HR. OF
PETER REIS
A-706
124.25 AC

81455

86029 2 br on hilltop on Shore survey # 851 A-726

51956 Paul's old brick home
83398 Shane's mobile home
84662 white/tan mobile home, incl's #6 and #8
84663 old farm house

L. WELNER
A-67

84664 green/orange trim mobile home
84665 pink mobile home
87943 remodel of #84666-rel trailer, workshop
87405 1 person office/2 br mobile home

78267
81072

76266
35 AC

2494

160 AC
WEIDNER
A-674

81185

1/10 374.8

JACOB HERING
A-230
STONER

Garrison's Area on Jacob Her
85703 his mobile ho

3-1

148.797 AC

24.247 AC
93.52 AC

JOHN
HALL

18.051 AC

8.90 AC

104.44 AC
101.63 AC

12
180 AC
1906

RECEIVED

FEB 21 2014

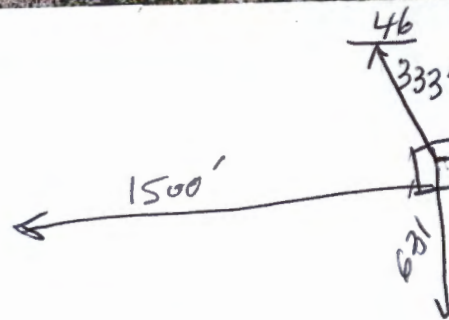
COUNTY ENGINEER

Survey 726 - A-726
Property i.d. 81619

REVISED

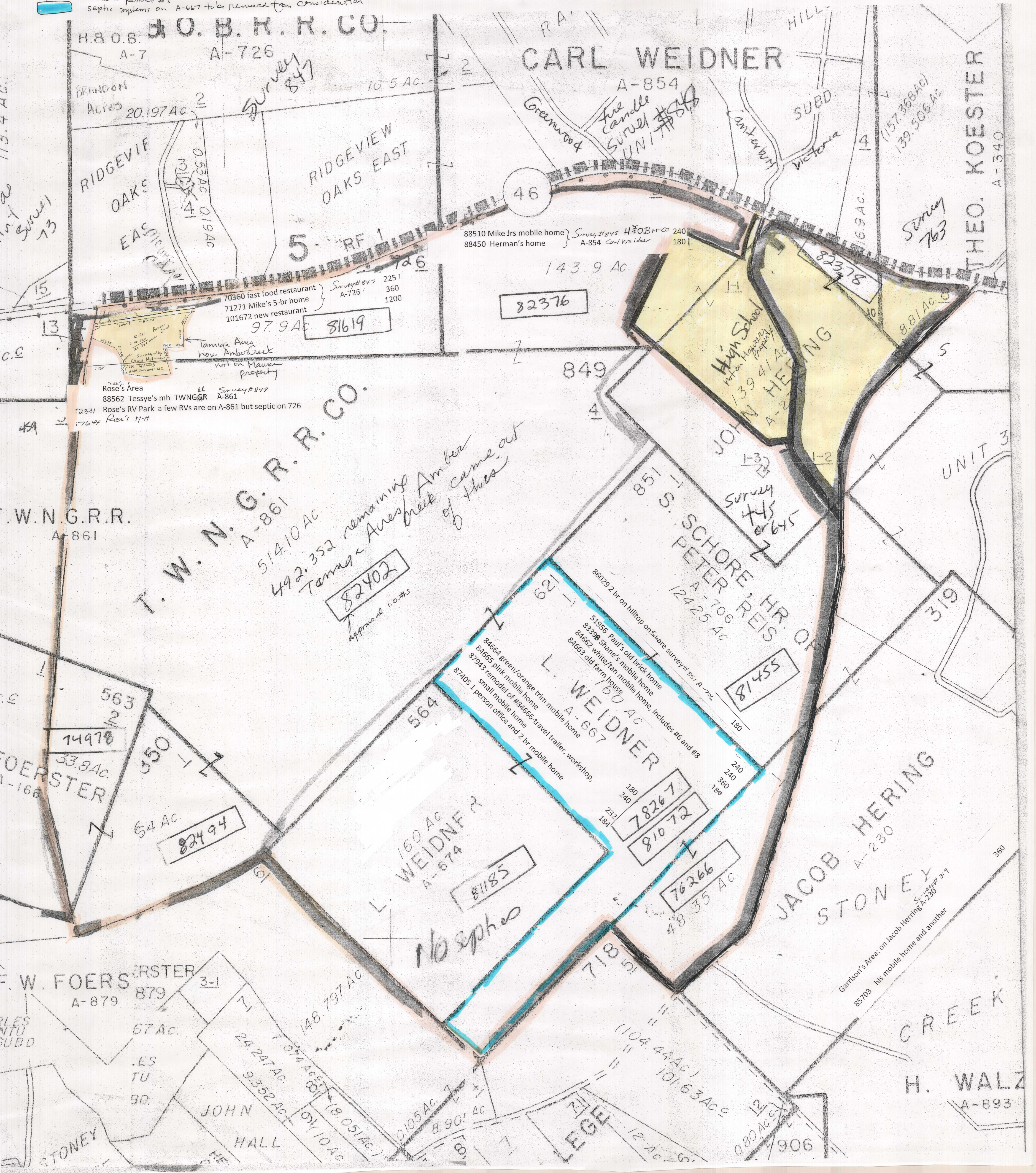


A-726



Maurer Ranch showing all orig. surveys with all septics located on them

- KEY**
- Ranch boundaries
 - Property sold since 1495 acres: 1414/109 remaining
 - Property 143 issued for tax purposes by appraisal office
 - Handwritten #s are permit #s*
 - septic systems on A-667 to be removed from consideration



H.8.O.B. CO. O.B.R.R. CO.

CARL WEIDNER

THEO. KOESTER

T.W.N.G.R.R. CO.

JOHN HERING

L. WEIDNER

JACOB HERING

CREEK

H. WALZ

70360 fast food restaurant
 71271 Mike's 5-br home
 101672 new restaurant
 97.94 Ac. 81619

88510 Mike Jr's mobile home
 88450 Herman's home
 143.9 Ac. 82376

Rose's Area
 88562 Tessye's mh TWNGGR
 Rose's RV Park a few RVs are on A-861 but septic on 726
 Rose's MH

S. SCHORE, HR. OF
 PETER REIS
 12425 Ac. 81455

86029 2 br on hilltop on Schore survey # 851 A-706
 51956 Paul's old brick home
 83398 Shane's mobile home
 84662 white/fan mobile home, includes #6 and #8
 84663 old farm house
 L. WEIDNER
 A-667
 84664 green/orange trim mobile home
 84665 pink mobile home
 87943 remodel of #84666-travel trailer, workshop
 87405-1 person office and 2 br mobile home

160 AC WEIDNER
 A-674
 81185
 NO SEPTICS

W.N.G.R.R. A-861
 563
 14978
 33.84 AC.
 KOESTER
 1-166
 64 AC.
 82494

W. FOERS RSTER
 A-879 879
 67 AC.
 STONEY
 JOHN HALL

85703 Garrison's Area: on Jacob Hering A-230
 his mobile home and another
 104.44 AC
 101.63 AC
 080 AC
 906

**OSSF/FLOODPLAIN DEVELOPMENT
APPLICATION CHECKLIST**

Staff will complete shaded items

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/Floodplain Development Application Checklist **must** accompany 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
- 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

Floodplain Development Permit

- Property in Incorporated City
- Completed Application
- Boundary Map Indicating Location of Proposed Improvements
- Copy of Recorded Deed
- Required Permit Fee

RECEIVED
DEC 23 2013
COUNTY ENGINEER

I affirm that I have provided all information required for my OSSF/Floodplain Development Application and that this application constitutes a completed OSSF/Floodplain Development Application.

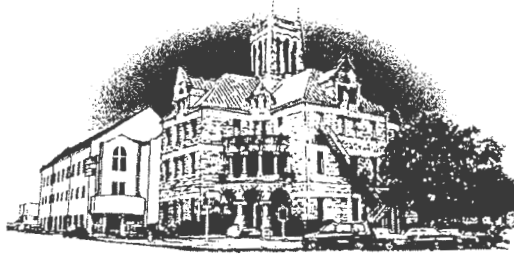
Joseph M... ..
Signature of Applicant

DEC 23, 2013
Date

COMPLETE APPLICATION
Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)

Septic
101672



Comal County

OFFICE OF COMAL COUNTY ENGINEER

Floodplain Development Exemption Certificate

Permit Number: 101604
Issued This Date: 09/24/2014
Location Description: 15409 HWY. 46 W
BULVERDE, TX 78163
Subdivision: TWNGRR Co Survey 849, Abst. 861
Unit: and various other surveys
Lot:
Block:
Acreage: 1,254.11

FIRM Panel Number: 0240F

Dated: 09/02/2009

THIS APPLICATION HAS BEEN REVIEWED BY THE COMAL COUNTY ENGINEERS OFFICE, AND IT IS THEIR DETERMINATION THAT THE PROPOSED DEVELOPMENT IS:

Partially within a Special Flood Hazard Area (SFHA), but buildings/development activity is not. See attached drawing for location of SFHA.

THE COUNTY ADMINISTRATOR HAS REVIEWED THE PLANS AND MAKES THE FOLLOWING COMMENTS:

No Development in Zone A

THIS CERTIFICATE EXEMPTS THE APPLICANT FROM DEVELOPMENT STANDARDS REQUIRED BY THE COMAL COUNTY FLOOD DAMAGE PREVENTION ORDER. WORK IS HEREBY AUTHORIZED TO PROCEED.

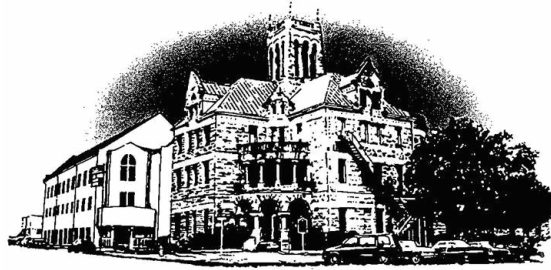
- THIS PERMIT IS VOID IF THE PERMITTED CONSTRUCTION HAS NOT COMMENCED WITHIN 1 YEAR FROM DATE OF ISSUANCE
- THIS PERMIT IS VOID IF THE PERMITTED CONSTRUCTION HAS NOT COMMENCED AND A FEMA MAP REVISION AFFECTING FLOODPLAINS WITHIN THE PERMITTED PROPERTY HAS BEEN ADOPTED
- THIS PERMIT IS VOID IF THE FOUNDATION FOR A RESIDENTIAL OR COMMERCIAL STRUCTURE HAS NOT BEEN COMPLETED WITHIN 1 YEAR FROM DATE OF ISSUANCE
- THIS PERMIT IS VOID IF THE FOUNDATION FOR A RESIDENTIAL OR COMMERCIAL STRUCTURE HAS NOT BEEN COMPLETED AND A FEMA MAP REVISION AFFECTING FLOODPLAINS WITHIN THE PERMITTED PROPERTY HAS BEEN ADOPTED

SIGNED

Kathy Siff

DATE:

9-24-14



Comal County

OFFICE OF COMAL COUNTY ENGINEER

Permit of Authorization to Construct an On-Site Sewage Facility Permit Valid For One Year From Date Issued

Permit Number: 101672
Issued This Date: 09/24/2014
This permit is hereby given to: Tessye Maurer

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

16901 HWY 46 W.
SPRING BRANCH, TX 78070

Subdivision: T.W.N.G.R.R. CO. & various surveys
Unit:
Lot:
Block:
Acreage: 1254.1090

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank
Leaching Chambers

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.

101672

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FEB 21 2014

COUNTY ENGINEER

RE: the 5000 gpd restriction

Wednesday, February 12, 2014 7:43 AM

Mark as Unread Flag this message

From:

"James Mccaine" <james.mccaine@tceq.texas.gov>

To:

"Virginia Edwards" <vleedwards@yahoo.com>

Full Headers Printable View

Ms. Edwards,

I am challenged when pressed with legal property descriptions. I have always told people that if it appears as a separate tract for the tax records, then we would consider it a separate tract for the purposes of Chapter 285.

If this doesn't help, let me know and I will try again.

-----Original Message-----

From: Virginia Edwards [mailto:vleedwards@yahoo.com]
Sent: Tuesday, February 11, 2014 6:58 PM
To: James Mccaine
Subject: the 5000 gpd restriction

Dear Mr. Mccaine:

I am doing a design for a family with a ranch originally 1500 acres and now still over 1200 even after selling a part. It is made up of a number of different original surveys which were combined in one deed, but which are still visible boundaries in the appraisal map of the entire ranch. At present, the gallons per day for all structures are 4281-- under 5000, but with the addition of a new restaurant on a portion of the ranch which fronts on the highway, they will total 5481. Will this mean they will need to apply to the TCEQ? Or will the fact that no single survey area has over 5000 mean that the county can issue the permit?

6156

131666

COUNTY CLERK

VOL 318 PAGE 132

NO. 81-CI-8621

at [unclear] [unclear] [unclear]

IN THE MATTER OF THE TRUSTEESHIP OF THE TRUST CREATED BY THE WILL OF AMMA BELLE GREEN, DECEASED

§ § § § § §

IN THE DISTRICT COURT OF BEXAR COUNTY, TEXAS 57TH JUDICIAL DISTRICT

ORDER APPOINTING SUCCESSOR TRUSTEE AND ALTERNATE CO-TRUSTEE (CORRECTING PREVIOUS ORDER NUNC PRO TUNC)

RECEIVED DEC 23 2013

COUNTY ENGINEER

The motion of the Petitioners in the above-entitled cause that the Order herein be amended nunc pro tunc as of the date of entry thereof came on to be heard on October 16, 1981. The Court after due consideration finds that the Order entered herein on October 8, 1981, in Volume 39 1A, at Pages 193-4 of the Minutes of this Court, is not in conformity with the Order as rendered herein on October 8, 1981, and the entry of the Order should be reformed.

IT IS, THEREFORE, ORDERED by the Court that the motion of the Petitioners that the Order herein be amended nunc pro tunc as of the date of entry thereof be and the same is granted, and that the Order in the above-entitled cause as entered on October 8, 1981, in Volume 39 1A at Pages 193-4 of the Minutes of this Court, be amended nunc pro tunc to read as follows:

BE IT REMEMBERED that on this 8th day of October, 1981, at a regular term of this Court, came on to be heard the application of Tessa Belle Maurer, Roseann Maurer, Paul Joe Maurer, Jr., and Michael Leslie Maurer, all of the beneficiaries under the trust created by the Will of Amma Belle Green, which was duly admitted to probate in Cause No. 116,468 in the County Court of Bexar County, Texas, on June 30, 1964, which said trust designated National Bank of Commerce of San Antonio, Texas as trustee, and the Court proceeded to hear evidence concerning the matters alleged by Petitioners, and a jury having been waived and all matters of fact as well as of law submitted to the Court, and the Court having heard the pleadings, evidence and remarks of counsel,

it appearing to the Court that said application should in all things be granted and that Tessa Belle Maurer be appointed as successor trustee of said trust;

IT IS, THEREFORE, ORDERED, ADJUDGED and DECREED by the Court that National Bank of Commerce of San Antonio, Texas, trustee under the testamentary trust established by Amma Belle Green in her Will, duly probated in Cause No. 116,468 in the County Court of Bexar County, Texas, and duly recorded in the Probate Records of Bexar County, Texas, is hereby removed as such trustee, and the said Tessa Belle Maurer is hereby appointed successor trustee of said trust, without bond; and the said Roseann Maurer, Paul Joe Maurer, Jr., and Michael Leslie Maurer are hereby appointed as successor alternate co-trustee without bond under the terms and provisions of the trust created by the Will of Amma Belle Green.

SIGNED this 16th day of October, 1981.

[Handwritten Signature]
Judge Presiding

STATE OF TEXAS
COUNTY OF BEXAR
I, BEATRIZ CANO, PRO. TEM.
DISTRICT CLERK OF BEXAR COUNTY
do hereby certify that the foregoing is a
true and correct copy of the original record, now
in my possession, and that it appears

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DEC 23 2013

COUNTY ENGINEER

57th
October 23, 1981
Minutes of
District Clerk
Kathleen G. Torres Deputy

STATE OF TEXAS }
COUNTY OF COMAL }

I hereby certify that this instrument was filed on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the _____
Records of Comal County, Texas as stamped hereon by me, on

OCT 28 1981



[Handwritten Signature]
COUNTY CLERK
COMAL COUNTY, TEXAS

205596

NO. 81-CI-8621

IRENE S. M...
COUNTY CLERK...
BY Charlene Holto
13.00 Pd.

IN THE MATTER OF THE) (IN THE DISTRICT COURT OF
TRUSTEESHIP OF THE TRUST) (BEXAR COUNTY, TEXAS
CREATED BY THE WILL OF) (
AMMA BELLE GREEN, DECEASED) (57th JUDICIAL DISTRICT

ORDER APPOINTING SUCCESSOR TRUSTEE AND ALTERNATE CO-TRUSTEES

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DEC 23 2013

COUNTY ENGINEER

On this the 8th day of October 1981, came on to be considered the petition of the beneficiaries, Tessye Belle Maurer, Roseann Maurer, Paul Joe Maurer, Jr., and Michael Leslie Maurer for the appointment of a successor trustee and alternate co-trustees.

It has been shown that this court has venue, and that it has jurisdiction of the proceeding and all persons over whom it should have jurisdiction. The court finds that all requirements of notice have been met, and a Jury has been waived, and all matters of fact as well as of law were submitted to the Court.

The court further finds that the petitioners are all of the beneficiaries of a testamentary trust created by the Will of Amma Belle Green deceased, which was filed with the County Clerk of Bexar County, Texas, and was duly admitted to probate on the 30th day of June 1964 in Cause Number 116,468, in the County Court of Bexar County, Texas.

The court further finds that the designated trustee, Tessie Green Arnold is deceased and the alternate trustee, National Bank of Commerce of San Antonio, Texas, has declined to act as alternate trustee, and a necessity exist for the appointment of a successor trustee and alternate co-trustees pursuant to the provisions of the Texas Trust Act, and that such application be granted.

The court further finds that Tessye Belle Maurer is competent and qualified to serve as successor trustee and that Roseann Maurer, Paul Joe Maurer, Jr., and Michael Leslie Maurer are qualified to serve as alternate co-trustees

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED by the Court that The National Bank of Commerce of San Antonio, Texas is hereby removed as such trustee and Tessye Belle Maurer is hereby appointed as successor trustee of the testamentary trust created by the Will of Amma Belle Green deceased.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED by the Court that Roseann Maurer, Paul Joe Maurer, Jr., and Michael Leslie Maurer are hereby appointed alternate co-trustees of the testamentary trust created by the Will of Amma Belle Green, deceased, in the event of the death, and incapacity, or re-

signation of the successor trustee, Tessye Belle Maurer. Such successor trustee and alternate co-trustees shall be vested with all of the rights, powers and all other authority confirmed upon the original trustee.

IT IS FURTHER ORDERED that no Bond shall be required of the successor trustee or alternate co-trustees.

Signed and entered this the 8th day of OCTOBER, A.D. 1981.

[Handwritten Signature]
District Judge Presiding

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DEC 23 2013

COUNTY ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I, ELVIRA CANO, PRO. TEM.,
DISTRICT CLERK OF BEXAR COUNTY

Texas, do hereby certify that the foregoing is a true and correct copy of the original record, now in my lawful custody and possession, as appears of record in Vol. 317A, Page, Minutes of 57th Court on file in my office.

Witness my official hand and seal in my office.

[Handwritten Signature]

ELVIRA CANO, PRO. TEM., DISTRICT CLERK
Bexar County, Texas
By *[Handwritten Signature]* Deputy



NO. _____

IN THE MATTER OF THE	§	IN THE DISTRICT COURT OF
TRUSTEESHIP OF THE TRUST	§	57th
CREATED BY THE WILL OF	§	
AMMA BELLE GREEN, DECEASED	§	BEXAR COUNTY, TEXAS

ORIGINAL PETITION OF BENEFICIARIES FOR APPOINTMENT OF A SUCCESSOR TRUSTEE AND AN ALTERNATE CO-TRUSTEE

NOW COME, Tessye Belle Maurer, Roseann Maurer, Paul Joe Maurer, Jr., and Michael Leslie Maurer, hereinafter called Beneficiaries, and make the following application for appointment of a successor trustee and an alternate co-trustee.

I.

Petitioners are all of the beneficiaries of a testamentary trust created by the Will of Amma Belle Green, Deceased, which was filed with the County Clerk of Bexar County, Texas, and admitted to probate on or about the 30th day of June, 1964 in Cause No. 116,468 in the County Court of Bexar County, Texas.

II.

The terms and provisions of the Will referred to in Paragraph I, created a trust and made National Bank of Commerce of San Antonio, Texas trustee. The trust was created and came into being upon the death of Tessie Green Arnold, Deceased, who died April 11, 1980. The National Bank of Commerce of San Antonio, Texas, is a national banking corporation, having its principal offices in San Antonio, Bexar County, Texas, and no service of citation is necessary for reasons herein set forth.

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DEC 23 2013

III.

The said National Bank of Commerce of San Antonio, Texas has declined to serve as trustee and such declination is attached hereto and made a part hereof haec verbatim, and reference is here made to said declination for any and all purposes.

COUNTY ENGINEER

IV.

As a result of the declination of the National Bank of Commerce of San Antonio, Texas to act as trustee, there is no one to administer the property of said trust, and the beneficiaries therein request this Court to appoint Tessye Belle Maurer Successor trustee and vest her with all the powers and

duties of her predecessor trustee; further, in the event that the said Tessye Belle Maurer should resign, die, or become incompetent, petitioners herein request this Court at this time to name Roseann Maurer, Paul Joe Maurer, Jr., and Michael Leslie Maurer as alternate co-trustee.

V.

The said Tessye Belle Maurer is above the age of twenty-one (21), is a resident of the State of Texas, and is competent to serve as successor trustee, and is, therefore, qualified to serve as such. Likewise, the said Roseann Maurer, Paul Joe Maurer, Jr. and Michael Leslie Maurer are qualified to serve as alternate co-trustee.

VI.

The appointment of Tessye Belle Maurer would not frustrate or novitiate the intent of the Settlor, Mrs. Anna Belle Green.

WHEREFORE, PREMISES CONSIDERED, petitioners request that the Court appoint Tessye Belle Maurer as successor trustee without bond, and Roseann Maurer, Paul Joe Maurer, Jr., and Michael Leslie Maurer as alternate co-trustee under the terms and provisions of the trust created by the Will of Anna Belle Green, Deceased.

Respectfully submitted,

MALLETTE & POZZI

BY Weldon Mallette

Weldon Mallette
Bar Card No. 12865000

MALLETTE & POZZI, LAWYERS
110 South Main
P.O. Box 2408
Victoria, Texas 77901
Phone: 512-573-9109

Tessye Belle Maurer
Tessye Belle Maurer

Roseann Maurer
Roseann Maurer

Paul Joe Maurer, Jr.
Paul Joe Maurer, Jr.

Michael Leslie Maurer
Michael Leslie Maurer

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DEC 23 2013
COUNTY ENGINEER

81 CI 8321

NO. _____

IN THE MATTER OF THE
TRUSTEE SHIP OF THE TRUST
CREATED BY THE WILL OF
AMMA BELLE GREEN, DECEASED

§
§
§
§

IN THE DISTRICT COURT OF

57th

BEXAR COUNTY, TEXAS



DECLINATION TO SERVE AS TRUSTEE

TO THE HONORABLE JUDGE OF SAID COURT:

COMES NOW, National Bank of Commerce of San Antonio, Texas, who was named the alternate trustee in the testamentary trust established by Amma Belle Green by Will dated August 24, 1961, duly admitted to probate in Bexar County, Texas on June 30, 1964 in Cause No. 116,468 of the Probate Records of Bexar County, Texas, and would respectfully show unto the Court as follows:

That said trust was established by Amma Belle Green and designated National Bank of Commerce of San Antonio, Texas as trustee. That said trust designated Tessie Green Arnold as the life beneficiary of said trust and Tessie Belle Maurer, Roseann Maurer, Paul Joe Maurer, Jr., and Michael Leslie Maurer beneficiaries upon the death of Tessie Green Arnold. That Tessie Green Arnold died on the 11th day of April, 1980.

That the said National Bank of Commerce of San Antonio, Texas has declined to act as trustee of said trust as established by Amma Belle Green for the beneficiaries, Tessie Belle Maurer, Roseann Maurer, Paul Joe Maurer, Jr. and Michael Leslie Maurer, and now declines to act as trustee of said trust, and requests that a substitute trustee be appointed.

EXECUTED this 6th day of May, 1981.

NATIONAL BANK OF COMMERCE OF
SAN ANTONIO, TEXAS

By Ethel K Pullen
Its Vice President and
Senior Trust Officer

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DEC 23 2013

COUNTY ENGINEER

Antonio, Bexar County, Texas, all of that certain tract or parcel of land, more particularly described as follows, to-wit:

All those certain tracts or parcels of land lying and being situated in Comal County, Texas, and described as follows, to-wit:

1495 acres of land, more or less, and BEING 97.9 acres out of Survey No. 847 H&OB RR Co; 143.9 acres out of Survey No. 848 H&OB RR Co; 64 acres out of Survey No. 850 TWNG RR Co; 33.8 acres out of Survey No. 563 Edward Foerster; 514.1 acres out of Survey No. 849 TWNG RR Co.; 48.35 acres out of Survey No. 319 John Herring; 160 acres out of Survey No. 564 L. Weidner; 160 acres out of Survey No. 621 L. Weidner; 124.25 acres out of Survey No. 851 P. Reis; 139.41 acres out of Survey No. 445; and 8.81 acres out of Survey No. 763 Theodor Koester.

Said land is situated in Comal County, Texas, on the waters of the Cibolo about 17 miles N. 68 degrees W. from New Braunfels, Texas.

BEGINNING at a s. m. the West corner of Survey No. 564 L. Weidner L. O. N. 21½ degrees E. 9 vrs. L. O. 24' S. 72 degrees W. 47½ vrs.

THENCE S. 68 degrees W. 851 vrs. to a s. m. for corner;

THENCE N. 10 degrees 37' W. 604 vrs. to a corner;

THENCE N. 4½ degrees E. 1625 vrs. to a corner;

THENCE N. 15½ degrees E. 270 vrs. to a corner in the South line of State Highway No. 46;

THENCE with the South line of said Highway as follows: N. 84 degrees 37' E. 811 vrs; N. 79-¾ degrees E. 112 vrs; N. 75½ degrees E. 699 vrs; N. 71 degrees E. 81 vrs; N. 69½ degrees E. 479 vrs; N. 78 degrees 15' E. 131 vrs; S. 89½ degrees E. 130 vrs; E. 83½ degrees E. 88 vrs; S. 77 degrees E. 78 vrs; S. 71 degrees E. 93 vrs; S. 64½ degrees E. 714 vrs; S. 70½ degrees E. 58 vrs; S. 66 degrees E. 126 vrs; S. 79 degrees E. 93 vrs; N. 73½ degrees E. 50 vrs; S. 81½ degrees E. 130 vrs. to the intersection of the South line of State Highway No. 46, and the West line of the old San Antonio Blanco Road;

THENCE with the west line of old San Antonio Blanco Road as follows: S. 42-¾ degrees W. 187 vrs; S. 44½ degrees W. 154 vrs; S. 46 degrees W. 302 vrs; S. 23½ degrees W. 189 vrs; S. 1 degree W. 466 vrs; S. 8½ degrees W. 58 vrs; S. 13 degrees W. 690 vrs; S. 18½ degrees W. 724 vrs; S. 44½ degrees W. 64 vrs; S. 50½ degrees W. 304 vrs. to a fence corner and s. m. in the West line of said Road;

THENCE with fence N. 45 degrees W. 334 vrs. to a s. m. at corner of fence;

THENCE S. 45 degrees W. 741 vrs. to a s. m. at corner of fence;

THENCE N. 45 degrees W. 1158 vrs. to the place of BEGINNING.

It is the intention of the grantors herein to convey all of the property now owned by them in each of the surveys above set forth, regardless of whether the same is included in the above and foregoing metes and bounds description.

TO HAVE AND TO HOLD the above described premises and property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said W. E. Green, his heirs and assigns, forever. And we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said property to the said W. E. Green, his heirs and assigns, against every person whomsoever lawfully claiming the same or any part thereof.

The vendor's lien is retained against the above described premises for the security and

State of Texas for and in consideration of the sum of SEVENTY-FIVE DOLLARS (\$75.00) to us in hand paid by Erich Rosenthal, the receipt of which is hereby acknowledged, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said Erich Rosenthal of the County of Comal, State of Texas all that certain piece or parcel or lot of land, being the South-west one half of Lot No. Eight (8) in old Block No. Twenty-seven (27) New City Block No. 5051 in Braunfels, a part of the City of New Braunfels, Comal County, Texas, and being a part of the same premises sold and conveyed to Carl Krause by Fritz W. Scheel by deed dated September 24th A. D. 1910 and of record in Vol. 32 on pages 154-155 of the Deed Records of Comal County, Texas, to which deed and the record thereof reference hereby is made for all pertinent purposes. Said South-west one half of lot No. 8 fronting on East South Street a distance of twenty-five feet and running back in parallel lines a distance of 140 feet to a twenty foot alley.

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 Erich Rosenthal, his heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises unto the said Erich Rosenthal, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Witness our hands at New Braunfels, this 29th day of January, A. D. 1941.

her
Katharina X Krause
mark
Ella Scheibe

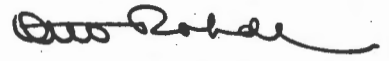
THE STATE OF TEXAS, |
COUNTY OF COMAL. | BEFORE ME, the undersigned authority, a notary public, in and for Comal County, Texas, on this day personally appeared Katharina Krause and Ella Scheibe, both females sole, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 29th day of January, A. D. 1941.

(Seal)

Alfred R. Rothe
Notary Public in and for Comal County,
Texas.

Filed for record February 10th, 1941, at 3:30 o'clock P. M., and recorded February 11th, 1941, at 10:55 o'clock A. M.



Co. Clk. Comal County, Texas.

No. 11696 - DEED. A. S. BIRD ET UX TO W. E. GREEN.

THE STATE OF TEXAS |
COUNTY OF COMAL | KNOW ALL MEN BY THESE PRESENTS, that we, A. S. BIRD and wife, ARCHIE C. BIRD, for and in consideration of Ten Thousand (\$10,000.00) Dollars cash to us in hand paid by W. E. GREEN, also of Bexar County, Texas, receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery of a note in the principal sum of Five Thousand (\$5000.00) Dollars this day signed by W. E. Green and more particularly

THE STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, the undersigned authority, a Notary Public in and for Bexar County, Texas, on this day personally appeared A. S. BIRD and his wife, ARCHIE C. BIRD, known to me to be the persons whose names are subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed; and the said Archie C. Bird, wife of A. S. Bird, having been examined by me privily and apart from her said husband, and having the same by me fully explained to her, she, the said Archie C. Bird, acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN under my hand and seal of office on this the 8th day of February, A. D., 1941.

(Seal)

Nettie Kinney
Notary Public, Bexar County, Texas

Filed for record February 11th, 1941, at 8:00 o'clock A. M., and recorded February 11th, 1941, at 11:50 o'clock A. M.



Co. Clk. Comal County, Texas.

No. 11698 - GENERAL WARRANTY DEED WITH VENDOR'S LIEN. ELIZABETH A. HEILMANN ET VIR TO LEONARD HEIMER.

THE STATE OF TEXAS
COUNTY OF COLAL

KNOW ALL MEN BY THESE PRESENTS

That we, Elizabeth A. Heilmann joined herein by her husband, Oscar Heilmann, both of whom reside in Bexar County, Texas, for and in consideration of the sum of \$10.00 cash to us in hand paid by Leonard Heimer, the receipt of which is hereby acknowledged, and the further consideration of the assumption by Leonard Heimer of the balance of \$770.00 due on one certain promissory note dated February 11, 1933, executed by Oscar Heilmann and Elizabeth A. Heilmann, due and payable to the order of Gibraltar Savings and Building Association in the principal sum of \$1,430.00 with interest at the rate of 8.4 per centum (8.4%) per annum, payable in monthly installments, which said promissory note is secured by Deed of Trust Lien of even date against the hereinafter described real property, said Deed of Trust having been executed by Oscar Heilmann and wife, Elizabeth A. Heilmann to J. R. Fuchs, Trustee for the benefit of said Association of record in Vol. 14, page 226, Comal County Deed of Trust Records; which said note and lien were assigned by said Association to Mrs. Rosa Bouland, a feme sole, by instrument dated July 2, 1935 of record in Vol. 16, page 214, Comal County Deed of Trust Records, and the further consideration of the execution by Leonard Heimer of one certain promissory note of even date herewith in the principal sum of \$1,176.69 with interest at the rate of six per centum (6%) per annum due and payable to the order of Grantors at New Braunfels, Texas, on or before 30 days from date, and secured by a Vendor's Lien hereinafter retained;

Have Granted, Sold and Conveyed and by these presents do Grant, Sell and Convey unto the said Leonard Heimer of Comal County, Texas, all that certain piece or parcel of real estate situated within the corporate limits of the City of New Braunfels in Comal County, Texas, and being known as Lot 9, New City block 4050 in Southwest New Braunfels, an addition to said

Metes and Bounds
160 Acres L. (Lebrecht) Weidner
Survey # 621 Abstract 667

Patent 6716
Abstract 667
Procur 3^d Class.

Lebrecht Weidner

160 acres

Pat. No. 12,186 b. r.
March 24, 1871 No. 14.
Issued in name of Commissioner
February 23, 1871. (M. H. S. M.)
Patent to Lebrecht Weidner
July 19, 71
Viewed & Inspected
Patented to Lebrecht
Weidner July 20, 71
M. H. S. M.

No. 6716 vol. 38

Certificate of Settlement
35290
e. v. Feb. 20, 71 Richardson

1/2 Section
2/4 of Section
5/8 of Section
No. 10, 1871
P. H. S. M.

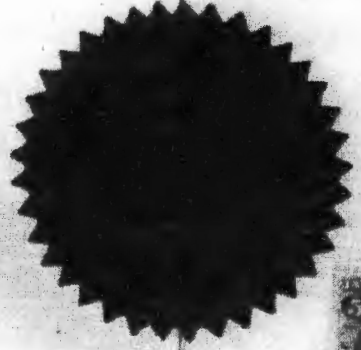
The E. Fisher M. Brown
made Patent fees 50¢
July 9/71 Nov 14/71

The State of Texas }
County of Comal } J. Fred Goldbeck Presiding

Justice of Comal County
do hereby certify that Lebrecht Widner
is bona fide settled upon vacant public
domain being the land surveyed for him
by William Hillert county surveyor on
the 12th day of April A.D. 1867 that
he has resided upon and cultivated the same
for the space of three consecutive years next
preceeding the date hereof in compliance
with the provisions of an act donating
on to actual Settlers upon vacant public
domain, One hundred and sixty acres
of land, approved November 12th A.D.
1866. that he was a resident of the State
of Texas at the date of the passage of said
act and has not appropriated any land
under the same

The said facts were proven to me by
W. H. Smith, J. W. Foster.

Two respectable citizens of said county
to me known



In Witness whereof I hereto set
my hand and the Seal of the County
Court of Comal County this 25th
day of Sept A.D. 1870

J. Fred Goldbeck
Presiding Justice
Comal County

10 Feb 5 1878
By an 3. C. C. C.

Lebrecht Meier

Bartholomew

Real Nov 14 1877

(No. 1)
Dennis County

Lebrecht Meier
County Clerk of Pecos

No 14

The State of Texas,
COUNTY OF COMAL.

Before me, the undersigned, District Clerk, in and for the County aforesaid, this day came and personally appeared Lebrecht Wideman a resident citizen of said County, who being by me duly sworn, declares that he is a bona fide settler upon 160 acres vacant public land, situated in said County, and surveyed for him on the 12th day of April 1867 by Wm Hillers Surveyor of said County; that he has occupied and improved the same as a homestead for the period of three consecutive years, beginning on the 15th day of February 1867 that he is head of family and that he makes this affidavit for the purpose of obtaining a title to the same for a homestead under An Act supplementary to "An Act to regulate the Disposal of Public Lands of the State of Texas," approved March 24, 1871, and that he has not a homestead other than the above.

And also at the same time came and personally appeared Herrich Whe and Geo Schmidt two credible resident citizens of said County to me well known, who being duly sworn, depose that L. Wideman the person first above named in this affidavit, has actually settled upon and cultivated as homestead the land surveyed for him on the 12th day of April 1867 by the surveyor aforesaid for the period of three years, and they nor either of them have any interest in the said Land Lebrecht Wideman
W. Schmidt
Herrich

Sworn and subscribed before me, and I hereby certify that W. Schmidt H. Whe and Geo Schmidt are credible and trustworthy citizens of said County.

In testimony whereof, I have hereunto set my hand and affixed the Seal of said County this the 17th day of June A. D. 1871
August Scamby
District Clerk Comal County.
By H. C. Fischer

121
F.L. 6716,

Box 3 - Blue

Robert W. Wood

Gov. of California
No. 14.

Filed July 9. 1877

S

Scale 1000 feet to an inch. March 1867.

The State of Texas,
County of Comanch, Survey No. 121.
Field notes of a survey of 100 Acres of
land made for Siebrecht Heidner,
it being the quantity of land, to
which he is entitled by virtue of
an act donating pre-emption pri-
vilege to actual settlers on vacant
public domain, approved November
1857.

Said survey is No. 121 in Comanch County, situated on the western
of the State and about 10 miles North West from the city
of New Providence. Beginning at a pile of rocks
being the North corner of Survey No. 119 from which a line is run
Thence N. 75° E. 689 yards to a pile of rocks, from which a line is run
S. 22° W. 37 1/2 yards and another S. 53° W. 29 yards
Thence S. 45° E. 1170 yards to a pile of rocks on the North West line of
survey No. 119, from which a line is run N. 68° W. 19 yards.
Thence S. 45° W. 689 yards with the North West boundary line
of survey 119 and No. 122 to a pile of rocks.
Thence N. 35° W. 190 yards to a pile of rocks, the South corner of
survey No. 119 from which a line is run S. 32° E. 22 yards and another
S. 44° E. 37 yards. Thence N. 75° E. 950 yards to a
pile of rocks, the East corner of Survey No. 119, from which a line is run
N. 35° W. 190 yards and another S. 44° E. 37 yards.
Thence N. 75° W. 450 yards to the place of beginning.

Beaver or marked & surveyed April the 13th 1867,
Friedrich Frenster Surveyor of Comanch County do hereby
J. W. Hallett, County Clerk certify that the same
survey was made according to law,
and that the lines, corners and monuments
are truly shown and that the same
are duly marked and surveyed
and that the same are
correctly shown and surveyed
as per book D, No. 20, page 12, this 21st day
of March 1867.
Friedrich Frenster
Surveyor

Geldverles und für
Lebrecht Weidner

Präsident.

No 621.
Komm. d. Stadt

Copy

The State of Texas
County of Comal

Before me the undersigned authority personally appeared Lebrecht Weidner, who after being by me duly sworn, says that he resides on the waters of Rio Hondo in the County of Comal, that he has settled in good faith and believes the land on which he has settled to be vacant and unappropriated, and that he makes this affidavit for the purpose of having said land surveyed in accordance with an act directing to adjust settlers on vacant public domain the State of Texas, approved November 24th 1856, that he is a head of family, and has not heretofore taken or filed a preemption under said act,

L. Weidner.

Subscribed to and subscribed before me this 27th day of March 1857, and recorded in my Office in Book 2, No 27, page 27,

Wm. Hittch.

County Clerk of Comal County.

July 17th

Box 3 - Class,
Kilbuck's House

Lebrecht Weidner
Kilbuck's House 14th 1870.

Patented to Lebrecht
Weidner July 20th

W. C. L.

From: Hernandez, Sandra
To: ["Virginia Edwards"](#)
Subject: 101672 deficiency comments
Date: Friday, January 17, 2014 4:30:00 PM

RE: Maurer Property

Virginia,

In order to continue processing the referenced permit, the following information is needed:

1. Show all property boundaries on the design.
- ✓ Indicate separation distances from the OSSF and system components to the property lines.
- ✓ Show all structures on the design that are located on the referenced property.
4. Submit a warranty deed.
- ✓ According to TCEQ Rules and Regulations, Table III, the usage rate for restaurants is 28 gallons per day per seat.
6. Discrepancy on the calculations.
- ✓ Show all cleanout locations. (Note that additional cleanout shall be provided every 100 feet on long runs of pipe).
- ✓ Submit details on how the wastewater will exit the structure into the OSSF(s).
- ✓ Indicate what is meant by "drainage swale," and indicate how this will affect the OSSF/system components.
- ✗ Provide a copy of the source used for your BOD calculations.
11. Revise accordingly and resubmit.

If you have any questions, you can email me or call the office.

Thank you,

*Sandra Ann Hernandez
Environmental Health Assistant
Comal County Engineers Office
New Braunfels, Texas 78132
830-608-2090 Office
830-608-2078 Fax
www.cceo.org*

Restatement Maurer Virginia Copy
*** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH ***
APPLICATION FOR PERMIT TO CONSTRUCT AN ON-SITE SEWAGE FACILITY TO OPERATE

VOID

Virginia Copy
RECEIVED

Date DEC 23 2013 Permit # _____
Owner Name Roseann Maurer Agent Name Roseann Maurer
Mailing Address 16901 Hwy 46 W Agent Address 16901 Hwy 46 W
City, State, Zip Spring Branch TX 78070 City, State, Zip Spring Branch TX 78070
Phone # 830-515-7820 78070 Phone # 830-515-7820
Email [redacted] Email [redacted]
All correspondence should be sent to: Owner Agent Both Method: Mail Email

Subdivision Name _____
Street Name/Address 16901 Hwy 46 W City Spring Branch Zip 78070

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 **COMAL COUNTY ENGINEER** WPAP.
If there is no existing WPAP, does the proposed design require a TCEQ approved WPAP? Yes No
If yes, the R.S. or P.E. shall certify that the OSSF design complies 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.

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Type of Development: Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.
 Single Family Residential Type of Construction (House, Mobile, RV, Etc.) _____
of Bedrooms _____ Indicate Sq Ft of Living Area _____ Gallons Per Day (As Per TCEQ Table III) _____
 Commercial or Institutional Facility
Type of Facility fast food restaurant Gallons Per Day (As Per TCEQ Table III) 1200
Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____
Restaurants, Lounges, Theaters - Indicate Number of Seats 97 seats + 9 employees
Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds 97 x 12 + 4 x 9
Travel Trailer/RV Parks - Indicate Number of Spaces 116 + 36 = 1200
Miscellaneous _____
Source of Water Public Private Well To Be Built

Planning Materials & Site Evaluation as Required Completed By Virginia Castro
System Description proprietary - septic tanks with leaching chambers
Size of Septic System Required Based on Planning Materials & Soil Evaluation _____
Tank Size(s) (Gallons) 3 tanks: 3000 gallon tank, 1500 gallon tank, 1500 gallon tank Absorption/Application Area (Sq Ft) _____
Are Water Saving Devices Being Utilized Within the Residence? Yes No

I certify that the completed application and all additional information submitted does not contain any false information and does not conceal any material facts. 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 also understand that a permit of authorization to construct will not be issued until the floodplain administrator has approved the development permit for this property.
Signature of Owner Jessy Maurer

VOID

**COMAL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
OSSF SOIL EVALUATION FORM**

Owners Name: Tessye Maurer
 Physical Address: 16901 [unclear] Branch TX 78070
 Name of Site Evaluator: Virginia Carter
 Date Performed: 12/17/13 Proposed Excavation: 311

VOID

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil evaluation must be shown on the application site drawing or designer's 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. Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

SOIL BORING NUMBER sandy loam one

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0 1 2 3 4 5	II	<u>loam</u>	<u>blocky</u>	<u>none</u>	<u>none</u>	<u>none</u>

VOID

SOIL BORING NUMBER two silty clay loam

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0 1 2 3 4 5	III	<u>silty clay loam</u>	<u>blocky</u>	<u>none</u>	<u>none</u>	<u>none</u>

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FEATURES OF SITE AREA

- Presence of 100 year flood zone YES NO
- Presence of adjacent ponds, streams, water impoundments YES NO only drainage swales
- Existing or proposed water well in nearby area YES NO
- Organized sewage available to lot or tract YES NO
- Recharge features within 150 feet YES NO

I certify that the above statements are true and are based on my own field observations.

[Signature]
 Signature of Site Evaluator

12/23/13
 Date

Tessyo Maurer
16901 Hwy 46 W Spring Branch 78070
Tract A-726 81619

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COUNTY ENGINEER.

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NOTES:

Assuming 97 seats with 16 tables and 6 per table, except for 1 table with 7, using paper plates @ 12 gpd which would be expected to use 1164 gpd total and 9 employees @ 4 gpd each who would be expected to use 36 gpd total, a grand total of 1200 gallons per day.

$1200 \text{ gpd} \div .2 \text{ (class III soil)} = 6000 \text{ sq ft. drain field area} \times .75 \text{ (using the 25\% deduction for leaching chambers)} = 4500 \text{ sq ft. of drain field, and using leaching chambers 3' wide with 1 ft. on either side absorption allowed for, making 5' wide absorption, } 4500 \div 5 = 900' \text{ linear feet of leaching chambers.}$

Placing the chambers a minimum of 3' apart, the width of the area used for the system would be 57 feet x 90 feet with 10 rows of 90 feet.

The slope of the area selected is between 5% and 8%, which is within the state (TCEQ) limits, but because of the slope it would be best to pump up to the highest chamber and let the waste **VOID** down with bulkheads at opposite ends.

At least 1/2 hp pump would need to be used, as 2" pipe usually exiting the pump has a friction head of about 15 for 100 feet, and there would be a minimum of 10' elevation head (judging by the contour lines, which go up one foot per line, and were verified by transit-level readings), with 4' additional head from the bottom of the pump to the top, for a total of around 30' of head. Because of the gallons per day (over 1000) and the health concerns of a restaurant, dual alternating pumps would have to be used.

The BOD would also have to be taken into consideration. VBT treatment

The soil has been tested by TAMU and it is not clay, but sandy clay loam, class III, so it is suitable for the above system.

All the land belongs to the ranch



Corrected 2/26/14

TESSYE MAUREL
16901 Hwy. 46 W Spring Branch
Tract A 226

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↑ driveway to Hwy 46
± 200'

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Restaurant
3000 g. septic
from bathroom
1500 g. grease trap
from kitchen
1500 g. pump
tank with
dual alternative
pumps 1/2
h.p.

1245
1250
1255
1260
1265

alternatives
as per
reg

See Detail

dry creek
drainage

VOID

300 of 2" Schedule 40
to chambers
5' apart

drainage
(dry creek)
support pvc
in 6" schedule
40 where
crossing



1" = 100' 1/2" inis ever 1" (dark lines every 5')
for location on property see survey plat

2-way cleanouts before grease trap
& septic tank which
must be at least 5'
from building

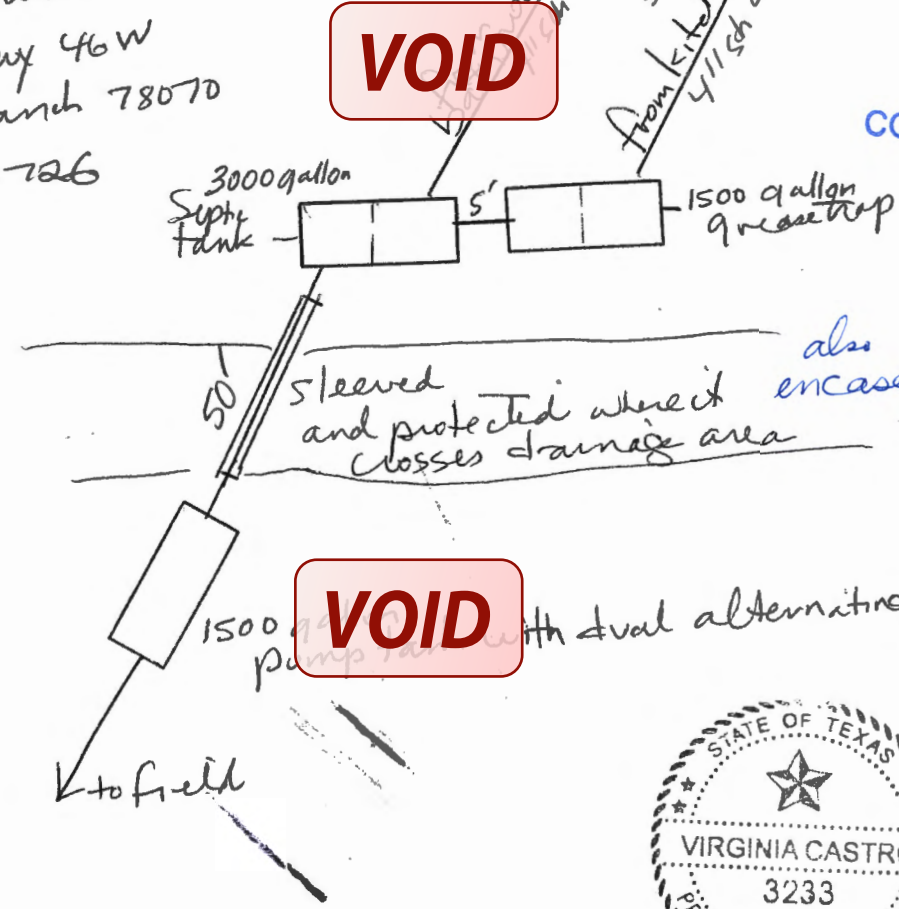


Revised 2/20/14
12/23/13

Pump & Tank Detail
for
Tessye Mauer
16901 Hwy 46W
Spring Branch 78070
Tract A 726

Quarto Building
60' x 40' x 5'
50' from kitchen
4 1/2" sch 40
2 way

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also encased in concrete
2/24/14

with dual alternating pumps



VC 2/20/14

Tessye Mauer

16901 Hwy 46

Branch 78070

BOD

VOID

BOD FOR RESTAURANT: 1200 GPD
X 1200 mg/l

1,440,000

X 8.34

 $12,009,600 \div 1,000,000 = 12 \text{ lbs BOD per TCEQ regs.}$

2.2 lbs oxygen per pound of BOD is required. (chapter 217 [F.3])

26.4 lbs of oxygen required

VB 200 produces 32+ pounds of oxygen (see attached spec sheet)

VOID



Virginia Castro 12/23/13

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Tessye Maurer
 16901 Hwy 46W Spring Branch TX 78070

VOID

Grease Interceptor Sizing Worksheet

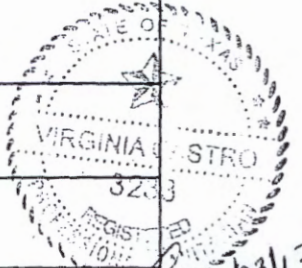
The Uniform Plumbing Code Formula

Company	Tessye Maurer		Engineer	V. Castro		
Project	Restaurant		Address	10325 Shertz Rd		
Follow these six simple steps to determine grease interceptor size.						
Enter Calculations Here	No of Meals Per Peak Hours	Waste Flow Rate	Retention Time	Storage Factor	Calculated Interceptor Size	Grease Interceptor
	97	8	2.5	1	1940	1500 gallons
	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
Number of Meals Per Peak Hour (Recommended Formula):				Notes:		
Seating Capacity		Meal Factor	Meals per Peak Hour			
97		1.00	97	97		
Establishment Type:			Meal Factor			
Fast Food (45 min)			1.33			
Restaurant (60 min)			1.00			
Leisure Dining (90 min)			0.87			
Dinner Club (120 min)			0.50			
Waste Flow Rate:				Notes:		
Condition		Flow Rate				
With a Dishwashing Machine		6 Gallons		8		
Without a Dishwashing Machine		5 Gallons				
Single Service Kitchen		2 Gallons				
Food Waste Disposer Only		1 Gallon				
Retention Time				Notes:		
Commercial Kitchen Waste Dishwasher		2.5 Hours		2.5		
Single Service Kitchen Single Serving		1.5 Hours				
Storage Factor				Notes:		
Kitchen Type		Storage Factor				
Fully Equipped Commercial				1.0		
Hours of Operation						
8 Hours		1.00				
12 Hours		1.50				
16 Hours		2.00				
24 Hours		3.00				
Single Service Kitchen		1.50				
Calculate Liquid Capacity				Notes:		
Multiply the values obtained from step 1, 2, 3 and 4. The result is the approximate grease interceptor size for this application						
Select Grease Interceptor				Notes:		
Using the approximate required liquid capacity from step 5, select an appropriate size as recommended by the manufacturer.						

VOID

as they remove all possible grease to outside receptacle before washing dishes & it is collected by a contract company

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 COUNTY ENGINEER



Castro p3/13

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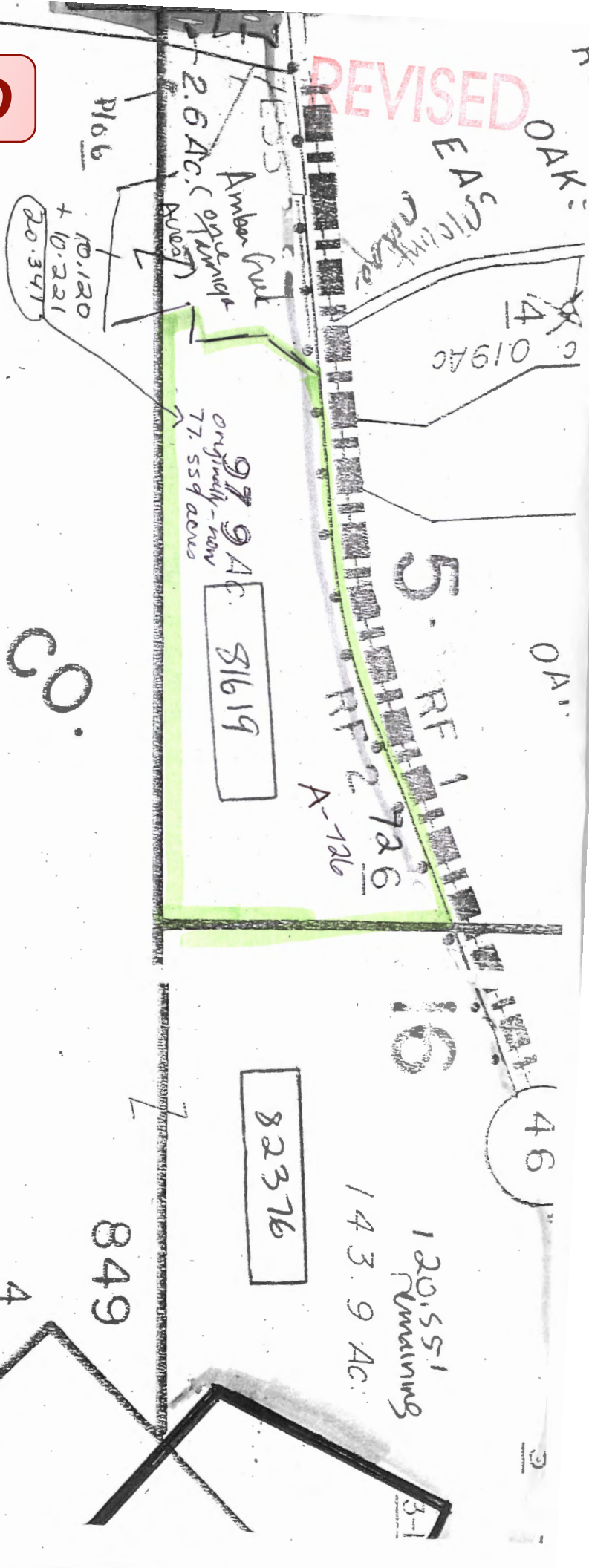
COUNTY ENGINEER

REVISED

VOID

VOID

T. W. N. G. A-861
 514.10 AC
 492.352 Remaining Amber
 Acres
 82402
 80.341
 10.120
 + 10.221
 77.559 acres
 Amber fuel
 originally - now
 97.9 AC. 81619
 82376
 120.551 Remaining
 143.9 AC.



Restoration Manner Virginia copy
*** COMAL COUNTY OF ENVIRONMENTAL HEALTH ***
APPLICATION FOR PERMIT AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE TREATMENT FACILITY AND LICENSE TO OPERATE
VOID **REVISED**

Date Dec 23 2013 Permit # _____
Owner Name Roseann Tessa Maurer Agent Name Roseann Maurer
Mailing Address 16901 Hwy 46 W Agent Address 16901 Hwy 46 W
City, State, Zip Spring Branch TX City, State, Zip Spring Branch TX 78070
Phone # 830-5515-7820
Email [redacted]
 Agent Both Method: Mail Email

Acreage/Legal 77.55 acres Tract A-726 Lot _____ Block _____
Street Name/Address 16901 Hwy 46 W City Spring Branch Zip 78070

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 have 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.

Type of Development: Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.
 Single Family Residential Type of Construction (House, Mobile, RV, Etc.) _____
of Bedrooms _____ Indicate Sq Ft of Living Area _____ Gallons Per Day (As Per TCEQ Table III) _____
 Commercial or Institutional Facility
Type of Facility fast food restaurant Gallons Per Day (As Per TCEQ Table III) 1200
Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____
Restaurants, Lounges, Theaters - Indicate Number of Seats 97 seats + 9 employees
Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds 97 x 12 + (4 x 9)
Travel Trailer/RV Parks - Indicate Number of Spaces 116 + 36 = 1200
Miscellaneous _____

Source of Water Public Private Well To Be Built
Planning Materials & Site Evaluation as Required Completed By Virginia Castro
System Description proprietary - septic tanks with leaching chambers
Size of Septic System Required Based on Planning Materials & Soil Evaluation
Tank Size(s) (Gallons) 3 tanks: 3000 gallon septic, 1500 "grease trap, 1500 "pump tank Absorption/Application Area (Sq Ft) 4500
Are Water Saving Devices Being Utilized Within the Residence? Yes No

I certify that the completed application and all additional information submitted does not contain any false information and does not conceal any material facts. Authorization is hereby given to the permittee and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of existing facilities. I also understand that a permit of authorization to construct will not be issued until the floodplain administrator has approved and released the development permit for this property.

Signature of Owner Jessy Maurer
195 David Jonas Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078 Revised September 2011

Tessye Maurer
16901 Hwy 46 W Spring Branch 78070

RECEIVED

DEC 23 2013

COUNTY ENGINEER

VOID

NOTES:

Assuming 97 seats with 16 tables and 6 per table, except for 1 table with 7, using paper plates @ 12 gpd which would be expected to use 1164 gpd total and 9 employees @ 4 gpd each who would be expected to use 36 gpd total, a grand total of 1200 gallons per day.

$1200 \text{ gpd} \div .2 \text{ (class III soil)} = 2400 \text{ sq ft. drain field area} \times .75 \text{ (using the 25\% deduction for leaching chambers)} = 1800 \text{ sq ft. of drain field, and using leaching chambers 3' wide with 1 ft. on either side absorption allowed for, making 5' wide absorption, } 1800 \div 5 = 360 \text{ linear feet of leaching chambers.}$

Placing the chambers a minimum of 3' apart, the width of the area used for the system would be 21 feet x 90 feet with 4 rows of 90 feet.

The slope of the area selected is between 5% and 8%, which is within the state (TCEQ) limits, but because of the slope it would be best to pump up to the highest chamber and let the wastewater snake down with bulkheads at opposite ends.

At least $\frac{1}{2}$ hp pump would need to be used, as 2" pipe usually exiting the pump has a friction head of about 15 for 100 feet, and there would be a minimum of 10' elevation head (judging by the contour lines, which go up one foot per line, and were verified by transit-level readings), with 4' additional head from the bottom of the pump to the top, for a total of around 30' of head. Because of the gallons per day (over 1000) and the health concerns of a restaurant, dual alternating pumps would have to be used.

The BOD would also have to be taken into consideration. VBT treatment

The soil has been tested by TAMU and it is not clay, but sandy clay loam, class III, so it is suitable for the above system.

All the land belongs to the ranch

VOID



VOID

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

Date Dec 23 2013
Owner Name Jessye Maurer Agent Name Virginia Castro
Mailing Address 16901 Hwy 46W Agent Address 2970 Bolling Hills Rd
City, State, Zip Spring Branch TX City, State, Zip Blanco TX 78606
Phone # 830-515-7820 Phone # 214-275-8523
Email [redacted] Email [redacted]
 Agent Both Method: Mail Email

Subdivision Name n/a Unit _____ Lot _____ Block _____
Acreage/Legal 1300+ acres - see attached deed
Street Name/Address 16901 Hwy 46W City Spring Branch Zip 78070

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 comply with the 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.

VOID

Type of Development: Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.
 Single Family Residential Type of Construction (House, Mobile, RV, Etc.) _____
of Bedrooms _____ Indicate Sq Ft of Living Area _____ Gallons Per Day (As Per TCEQ Table III) _____
 Commercial or Institutional Facility
Type of Facility restaurant Gallons Per Day (As Per TCEQ Table III) 1200
Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____
Restaurants, Lounges, Theaters - Indicate Number of Seats 97 seats + 9 employees
Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____
Travel Trailer/RV Parks - Indicate Number of Spaces _____
Miscellaneous _____

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Source of Water Public Private Well To Be Built
Planning Materials & Site Evaluation as Required Completed By Virginia Castro
System Description proprietary - septic tanks with leaching chambers
Size of Septic System Required Based on Planning Materials & Soil Evaluation
Tank Size(s) (Gallons) 3 tanks: 3000 gallon septic, 1500 "release tank", 1500 "pump tank" Absorption/Application Area (Sq Ft) 1800 sq ft.
Are Water Saving Devices Being Utilized Within the Residence? Yes No

I certify that the completed application and all additional information submitted does not contain any false information and does not conceal any material facts. 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 also understand that a permit of authorization to construct will not be issued until the floodplain map has been approved and released the development permit for this property.

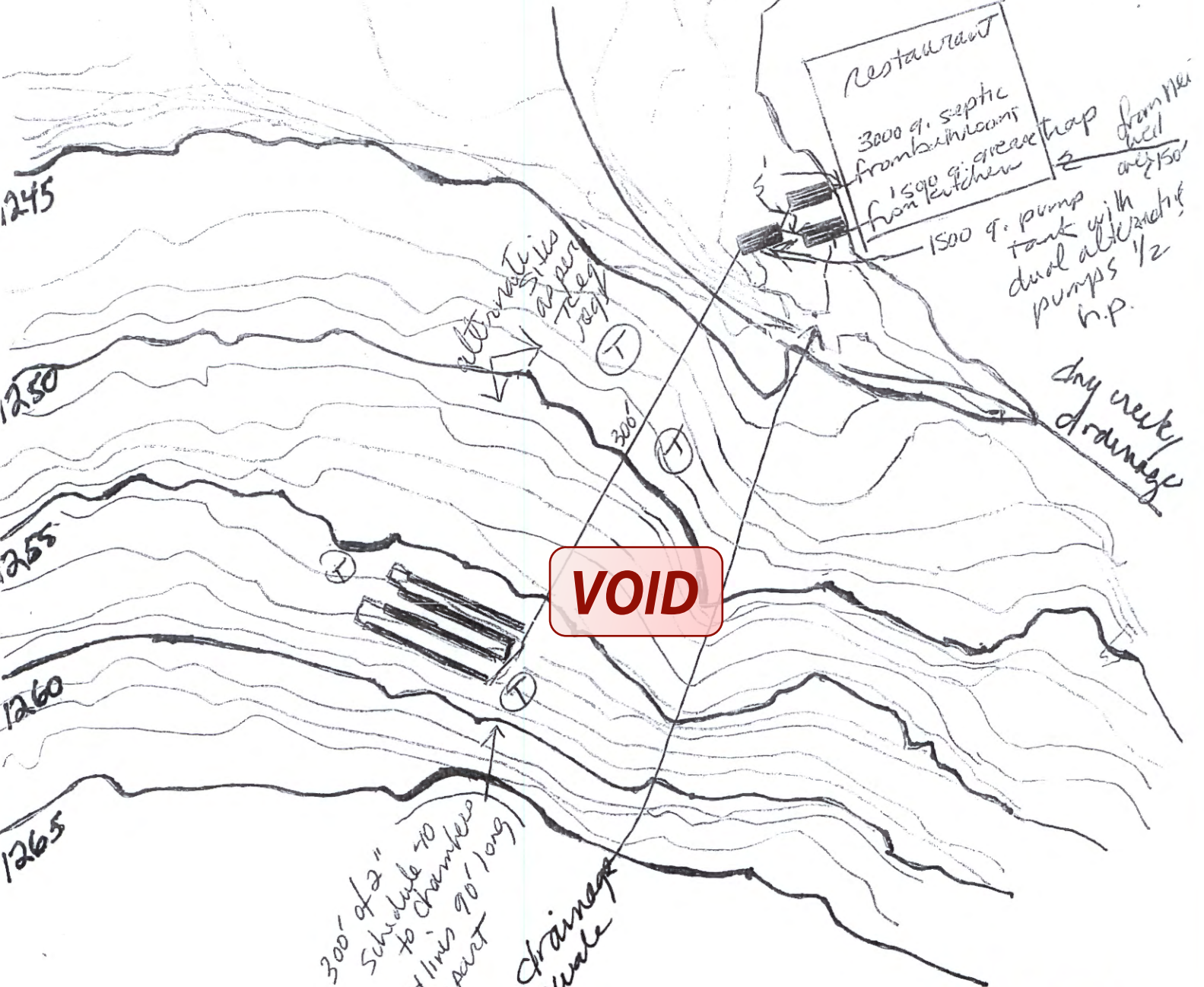
VOID

Signature of Owner Jessye Maurer
195 David Jonas Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078

TESSYE MAURER
16901 Hwy. 46 W Spring Branch 78070

VOID

↑ driveway to Hwy 46.



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COUNTY ENGINEER



1" = 100' (dark lines every 5')
for location on property see survey plat

2-way cleanouts before grease trap
& septic tank which must be at least 5' from building

VOID



Pump & Tank Detail
Lo-
Tessye Mauer
16901 Hwy 46W
Spring Branch 78070

VOID

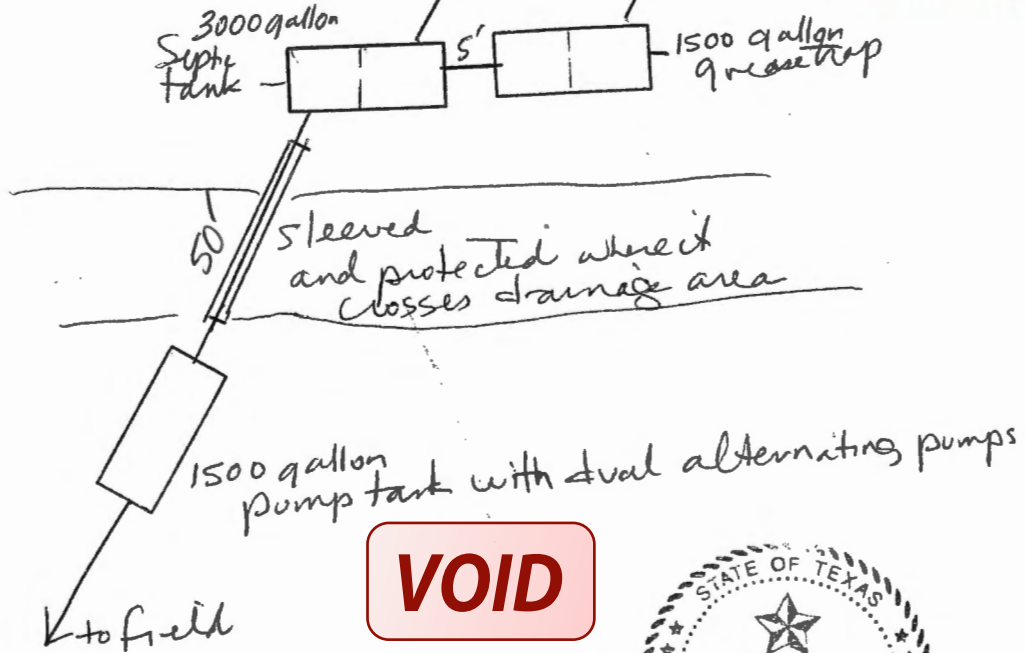
Quayle Building
60' From
Bathrooms
4115th 40'
50' From
Kitchen
4115th 40' Quayle
C.O.

REVISED

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FEB 21 2014

COUNTY ENGINEER



VOID



VC 2/20/14

Restauran Maurep Virginia Copy
*** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH ***

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

REVISIED

Date Dec 23 2013 Permit # _____
Owner Name Roseann Maurep Agent Name Roseann Maurep
Mailing Address 16901 Hwy 46 W Agent Address 16901 Hwy 46 W
City, State, Zip Spring Branch TX City, State, Zip Spring Branch TX 78070
Phone # 830-551-7820 Phone # 830-551-7820
Email ends293140@gvtc.com Email _____
 Agent Both

VOID

Subdivision Name n/a Unit _____ Lot _____ Block _____
Acreage/Legal 1300+ acres - see attached deed
Street Name/Address 16901 Hwy 46 W City Spring Branch Zip 78070

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 design require a TCEQ approved WPAP? Yes No
If yes, the R.S. or P.E. shall certify that the OSSF design complies 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.

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VOID

Type of Development: Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.
 Single Family Residential Type of Construction (House, Mobile, RV, Etc.) _____
of Bedrooms _____ Indicate Sq Ft of Living Area _____ Gallons Per Day (As Per TCEQ Table III) _____
 Commercial or Institutional Facility
Type of Facility fast food restaurant Gallons Per Day (As Per TCEQ Table III) 1200
Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____
Restaurants, Lounges, Theaters - Indicate Number of Seats 97 seats + 9 employees
Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds 97 x 12 + (4 x 9)
Travel Trailer/RV Parks - Indicate Number of Spaces 116 + 36 = 1200
Miscellaneous _____
Source of Water Public Private Well To Be Built

Planning Materials & Site Evaluation as Required Completed By Virginia Castro
System Description proprietary - septic tanks with leaching chambers
Size of Septic System Required Based on Planning Materials & Site Evaluation _____
Tank Size(s) (Gallons) 3 tanks: 3000, 1500, 1500 on/Application Area (Sq Ft) _____
Are Water Saving Devices Being Utilized Within the Residence? Yes No

VOID

I certify that the completed application and all additional information submitted does not contain any false information and does not conceal any material facts. 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 also understand that a permit of authorization to construct will not be issued until the floodplain administrator has approved and released the development permit for this property.

Signature of Owner Jessy Maurep

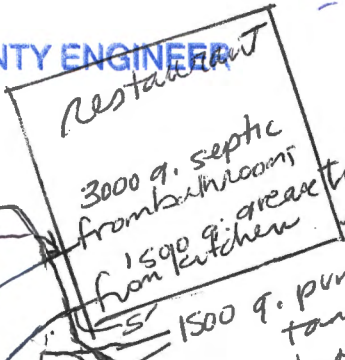
TESSYE MAURER
16901 Hwy. 46 W Spring Branch 78070

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FEB 21 2014 ↑ driveway to Hwy 46 ± 200'

REVISED

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1245

1250

1255

1260

1265

alternatives
no pvc
to eq
100'

See Detail

1500 g. pump tank with dual alternative pumps 1/2 h.p.

dry creek drainage

VOID

300' of 2" Schedule 40 to Chambers 4 lines 90' long 10' apart

drainage (dry creek) support pvc in 6" schedule 40 where crossing



1" = 100' Inis ever 1' (dark lines every 5')
for location on property see survey plat

VOID

was cleanouts before grease trap + septic tank which must be at least 5' from building



revised 7/20/14
12/23/13

COMAL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
 OSSF SOIL EVALUATION FORM

RECEIVED
 SEP 19 2016

Owner Name: Tanya Williams
 Physical Address: 12111 Highway 281, Suite 100, San Antonio, TX 78201
 Name of Site Evaluator: [Signature]
 Date Performed: 12/23/13 Proposed Excavation Depth: 3'

COUNTY ENGINEER

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil evaluation must be shown on the applicant's site drawing or designer's 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. Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

SOIL BORING NUMBER <u>Soil Exam One</u>						
Depth (Foot)	Texture Class	Soil Texture	Structure (For Class III-blocky, platy or massive)	Drainage (Mottled/Water Table)	Restrictive Horizon	Observations
0	II	loam	blocky	none	none	none
1						
2						
3						
4						
5						

SOIL BORING NUMBER <u>Two Silty loam</u>						
Depth (Foot)	Texture Class	Soil Texture	Structure (For Class III-blocky, platy or massive)	Drainage (Mottled/Water Table)	Restrictive Horizon	Observations
0	III	silty clay loam	blocky	none	none	none
1						
2						
3						
4						
5						

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FEATURES OF SITE AREA

- Presence of 100 year flood zone YES NO
- Presence of adjacent ponds, streams, water impoundments YES NO
- Existing or proposed water well in nearby area YES NO
- Organized sewage available to lift or treat YES NO
- Recharge features within 150 feet YES NO

I certify that the above statements are true and are based on my own field observations.

[Signature]
 Signature of Site Evaluator

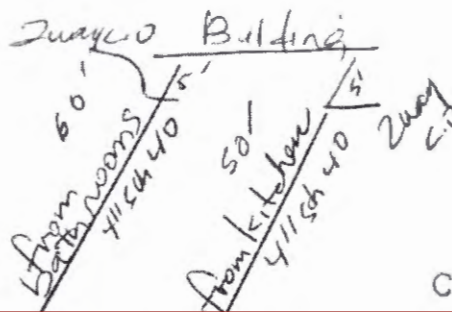
12/23/13
 Date

8/26/15

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 AUG 26 2015

COUNTY ENGINEER

Pump & Tank Detail
for
Tessye Mauer
16901 Hwy 46W
Spring Branch 78070

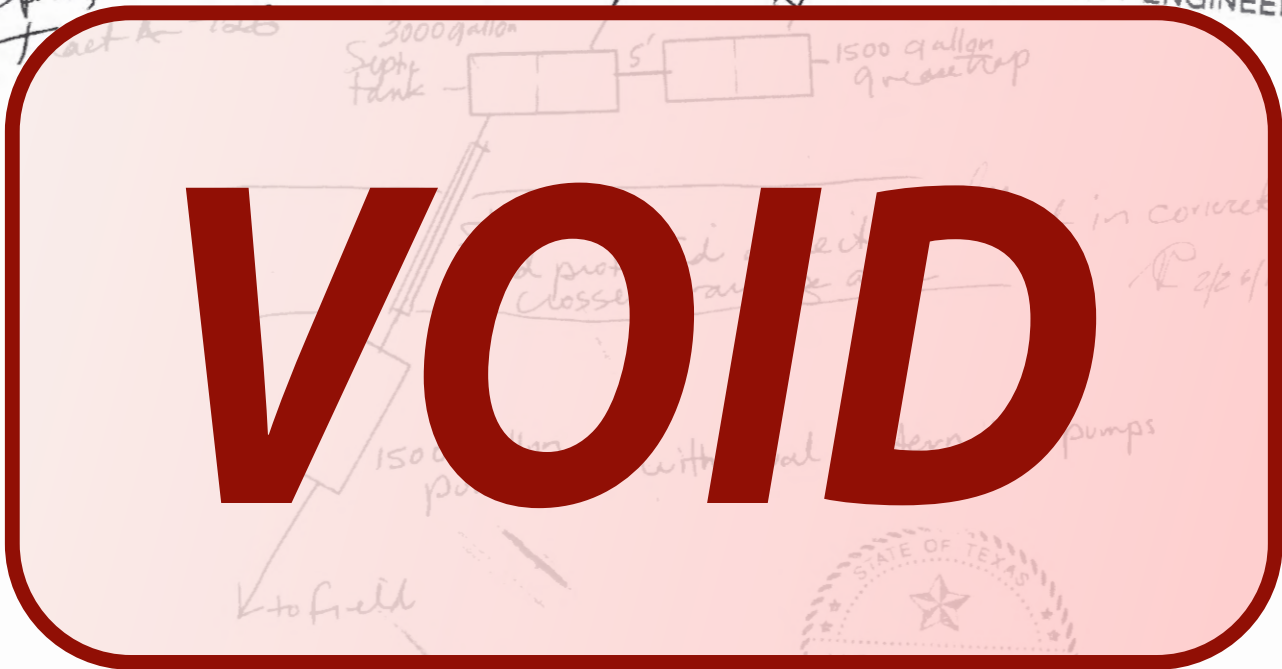


REVISED

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FEB 21 2014

COUNTY ENGINEER



Ar 2/20/14

8/26/15

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AUG 26 2015

COUNTY ENGINEER

Tessye Mauer
16901 Hwy 46 W Spring Branch 78010
Tract A-726 taxid 81619

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NOTES:

Assuming 97 seats with 16 tables and 6 per table, except for 1 table with 7, using paper plates @ 12 gpd which would be expected to use 1164 gpd total and 9 employees @ 4 gpd each who would be expected to use 36 gpd total, a grand total of 1200 gallons per day.

1200 gpd ÷ .2 (class III soil) = 6000 sq ft. drain field area x .75 (using the 25% deduction for leaching chambers) would be 4500 sq ft. of drain field, and using leaching chambers 3' wide with 1 ft. on either side absorption allowed for making 5' wide absorption, $4500 \div 5 = 900$ linear feet of leaching chambers.

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COUNTY ENGINEER

Placing the chambers a minimum of 3' apart, the width of the area used for the system would be 57 feet x 90 feet with 10 rows of 90 feet.

The slope of the area selected is between 5% and 8%, which is within the state (TCEQ) limits, but because of the slope it would be best to pump up to the highest chamber and let the wastewater snake down with bulkheads at opposite ends.

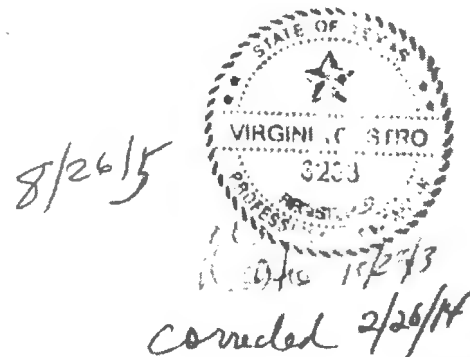
At least 1/2 hp pump would need to be used, as 2" pipe usually exiting the pump has a friction head of about 15 for 100 feet, and there would be a minimum of 10' elevation head (judging by the contour lines, which go up one foot per line, and were verified by transit-level readings), with 4' additional head from the bottom of the pump to the top, for a total of around 30' of head. Because of the gallons per day (over 1000) and the health concerns of a restaurant, dual alternating pumps would have to be used.

The BOD would also have to be taken into consideration. VBT treatment

The soil has been tested by TAMU and it is not clay, but sandy clay loam, class III, so it is suitable for the above system.

All the land belongs to the ranch

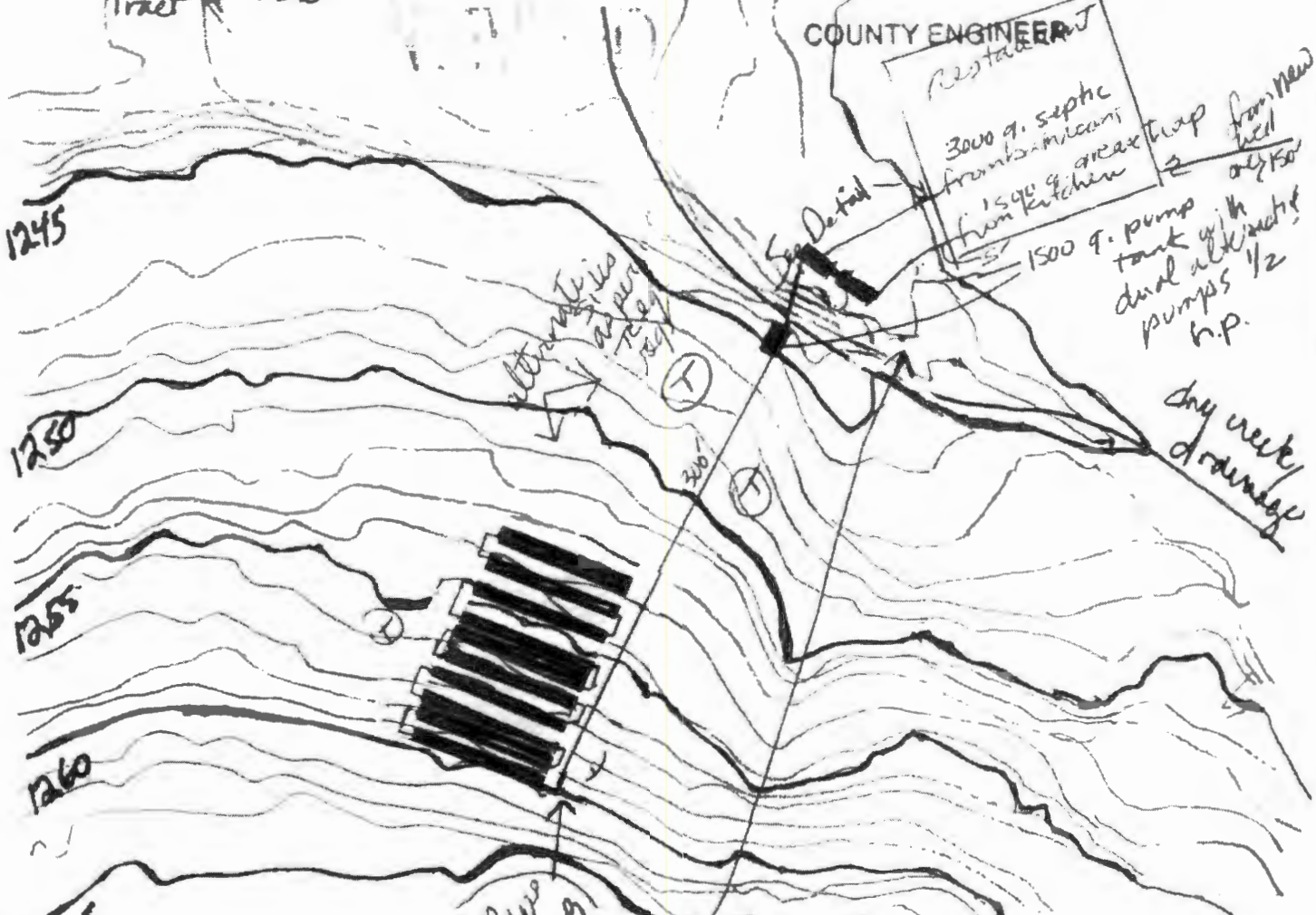
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AUG 26 2015
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TESSYE MAURER
 16901 Hwy. 46 W Spring Branch 78070
 Tract # 226

RECEIVED
 FEB 21 2014 ↑ driveway to Hwy 46
 ± 2600'

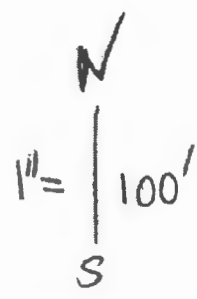
COUNTY ENGINEER
 Restate
 3000 g. septic
 from kitchen
 1500 g. grease trap
 from kitchen
 1500 g. pump
 tank with
 dual alternate
 pumps 1/2
 h.p. from new
 well
 or 150'



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300 g. 2" Schedule 40
 to Chambers
 10' dia 90' long
 & apart
 drain
 (dry creek)
 support pipe
 in 6" schedule
 where
 40' crossing



1" = 100' Inis ever 1' (dark lines every 5')
 for location on property see survey plat

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2-way cleanouts before grease trap
 + septic tank which
 must be at least 5'
 from building



8/26/15
 Revised
 12/1/13

Tessye Mauer
16701 Hwy 46 W Spring Branch TX 78070
BOD CALCULATIONS

BOD FOR RESTAURANT: 1200 GPD
X 1200 mg/l

1,440,000
X 8.34

12,009,600 ÷ 1,000,000 = 12 lbs BOD per TCEQ regs.

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2.2 lbs oxygen per pound of BOD is required. (chapter 217 [F.3])

26.4 lbs of oxygen required

VB 200 produces 32+ pounds of oxygen (see attached spec sheet)

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8/26/15

V. Castro 12/23/13

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The original property owned by the Maurer family was + or – 1495 acres.

1495

- 20,341 for 2 tracts formerly called Tamiga Acres sold to Amber Creek (10.120 acres plus 10.221 acres, septic permits 85352 and 85253)
-

1474.659

- 60.55 sold to SVHS (permit 79814)
-

1414.109 acres now remaining

If we then subtract the 160 acres of the L (Lebrecht) Weider survey no. 621, abstract 667, on which the septic permits for Paul Maurer are all located, which total 1856 gallons per day, there will be 1254.109 acres remaining with a total of 3625 gallons per day for the rest of the ranch on which the new restaurant will be located (including the ⁽¹²⁰⁰⁾ gallons per day for this restaurant.) This will make the total well under the 5000 gallon state limit for county permitting.

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ALL SEPTIC RECORDS FOR THE MAURER PROPERTY

(all designed by Virginia Castro except where noted)

Paul's Area: all on L. Weidner A-677 survey #621

GPD designer if not Castro

51956 Paul's old brick home	240	Doug Dowlearn
83398 Shane's mobile home	240	
84662 white/tan mobile home, includes #6 and #8	360	
84663 old farm house	180	
84664 green/orange trim mobile home	180	
84665 pink mobile home	240	
87943 remodel of #84666-travel trailer, workshop, small mobile home <i>including Paul's</i>	232	
87405 1 person office and 2 br mobile home	184	

86029 2 br on hilltop on <i>Shore</i> survey # <i>8451</i> A-706	180	
	2036	

Garrison's Area: on Jacob Herring *Survey # 319* A-230

85703 his mobile home and another	360	
-----------------------------------	-----	--

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Mike's Area:

70360 fast food restaurant	} <i>Survey # 847</i>	225	Doug Dowlearn
71271 Mike's 5-br home		A-726	360
101672 new restaurant		1200	
88510 Mike Jrs mobile home	} <i>Survey # 845 H&OB H-CC</i>	240	
88450 Herman's home		A-854 <i>Carl Wreider</i>	180

2205

(Mike never hooked up #91046 and 91047 so no LTO)
excludes / may not include

Rose's Area

88562 Tessye's mh TWNGGR	<i>Survey # 849</i> A-861	180	
--------------------------	------------------------------	-----	--

<i>87331</i> <i>87644</i> Rose's RV Park a few RVs are on A-861 but septic on 726 <i>Rose's MH</i>		600	Greg Jphnson <i>280 = 320 - 40</i>
--	--	-----	---------------------------------------

REVISED

**ALL SEPTIC SYSTEMS LOCATED ON TRACT A-726 OF THE MAURER (W.E. GREEN)
RANCH**

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COUNTY ENGINEER

<u>System and permit info</u>	<u>#permit</u>	<u>GPD</u>	<u>Designer</u>
Mike Maurer's residence	71271	360	Doug Dowlearn
Comal Taco, original	70360	225	Doug Dowlearn
Mike Jrs. Old MH	88510	240	Virginia Castro
New Restaurant	101672	1200	Virginia Castro
Rose Maurer's MH	87644	280	Chris Jones (Countryside)
TOTAL		2305 Gallons Per Day	

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There are two abandoned mobile homes across the driveway from Mike Jr.'s mobile home and they are just sitting there, unconnected, and with no septic.

There are also some sheds for sale along the highway adjacent to Comal Taco. They are just displayed there, and there is no office or septic at that location.

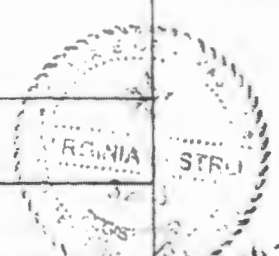
Tessye Maurer
 16901 Hwy 46W Spurs Branki 76070

Grease Interceptor Sizing Worksheet

The Uniform Plumbing Code Formula

<i>Tessye Maurer</i>	<i>V. Castro</i>				
<i>Restaurant</i>	<i>10325 Shultz Rd</i>				
Follow these six simple steps to determine grease interceptor size.					
Enter Calculations Here No of Meals Per Peak Hours 97 Step 1	Waste Flow Rate 8 Step 2	Retention Time 2.5 Step 3	Storage Factor 1 Step 4	Calculated Interceptor Size 1940 Step 5	Grease Interceptor 1500 Gallons Step 6
Number of Meals Per Peak Hour (Recommended Formula): Seating Capacity 97 x Meal Factor 1.00 = Meals per Peak Hour 97				Notes: <div style="text-align: right; font-size: 2em; font-weight: bold;">97</div> <div style="text-align: right; font-weight: bold;">RECEIVED</div>	
Establishment Type: Fast Food (45 min) Meal Factor 1.33 <u>Restaurant (80 min)</u> Meal Factor 1.00 Leisure Dining (90 min) Meal Factor 0.67 Dinner Club (120 min) Meal Factor 0.50				Notes: SEP 19 2016 <div style="text-align: right; font-size: 2em; font-weight: bold;">8</div> <div style="text-align: right; font-weight: bold;">COUNTY ENGINEER</div>	
Waste Flow Rate: Condition With a Dishwashing Machine 8 Gallons Without a Dishwashing Machine 5 Gallons Single Service Kitchen 2 Gallons Food Waste Disposer Only 1 Gallon				Notes: SEP 19 2016 <div style="text-align: right; font-size: 2em; font-weight: bold;">8</div> <div style="text-align: right; font-weight: bold;">COUNTY ENGINEER</div>	
Retention Time Commercial Kitchen Waste Dishwasher 2.5 Hours Single Service Kitchen Single Serving 1.5 Hours				Notes: <div style="text-align: right; font-size: 2em; font-weight: bold;">2.5</div>	
Storage Factor Kitchen Type Fully Equipped Commercial Hours of Operation 8 Hours 1.00 12 Hours 1.50 16 Hours 2.00 24 Hours 3.00 Single Service Kitchen 1.50				Notes: <div style="text-align: right; font-size: 2em; font-weight: bold;">1.0</div> <div style="text-align: right; font-weight: bold;">COUNTY ENGINEER</div>	
Calculate Liquid Capacity Multiply the values obtained from step 1, 2, 3 and 4. The result is the approximate grease interceptor size for this application				Notes: 	
Select Grease Interceptor Using the approximate required liquid capacity from step 5, select an appropriate size as recommended by the manufacturer.				Notes: 	

as they remove all possible grease to outside receptacle before washing dishes. It is collected by a contract company.



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Castro 8/26/15
8/26/15

88510 Mike Jrs mobile home } Survey 1875 HAUBA W 240
88450 Herman's home } A-854 Cont. J. W. idler 1801

3 AC

70360 fast food restaurant
71271 Mike's 5-br home
101672 new restaurant

Survey 2251
A-726 360
1200

97.9 AC

81619

Amber Ave
New Amber Creek
on Flower
Property

82376

N. G. R. R. CO.
A-861
514.10 AC
492.352 remaining Amber
Tanner Acres check
of these

Floodplain
COPY

849

4

82402

Approved 1.0.85

High School
139 41 AC
A-211

JOHN HEWING

Survey 45
645

5 S. SCHORE, HR. PETER REIS
A-706
124.25 AC

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SEP 19 2010
COUNTY ENGINEER

81455

86029 2 br on hilltop on Schore survey 2 251 A-704
51955 Paul's old brick home
83398 Shane's mobile home
84662 white/tan mobile home
84663 old farm house
160 AC
WELNER
A-807

3494

564

160 AC
WEIDNER
A-674

81185

1/2 Sphes

84664 green/orange 1cm mobile home
84665 pink mobile home
87943 remodel of #84665-re1 trailer, workshop,
small mobile hor
87405 1 person off-rd 2 br mobile home

148.797 AC

24.247 AC
93.52 AC

JOHN HALL

105 AC
8.90 AC

78267
81072
76266
35 AC

JACOB HERIA
STON E

230

Garton's Area on Jacob Her
85708 his mobile hor

104.44 AC
101.63 AC

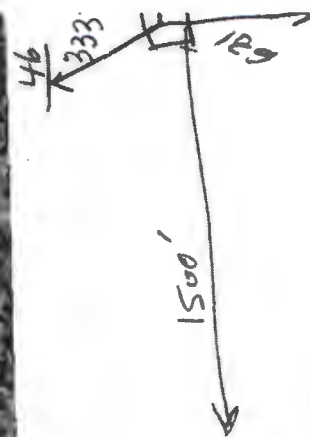
12.7

1906

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Survey 726 - A-726
Property i.d. 81619

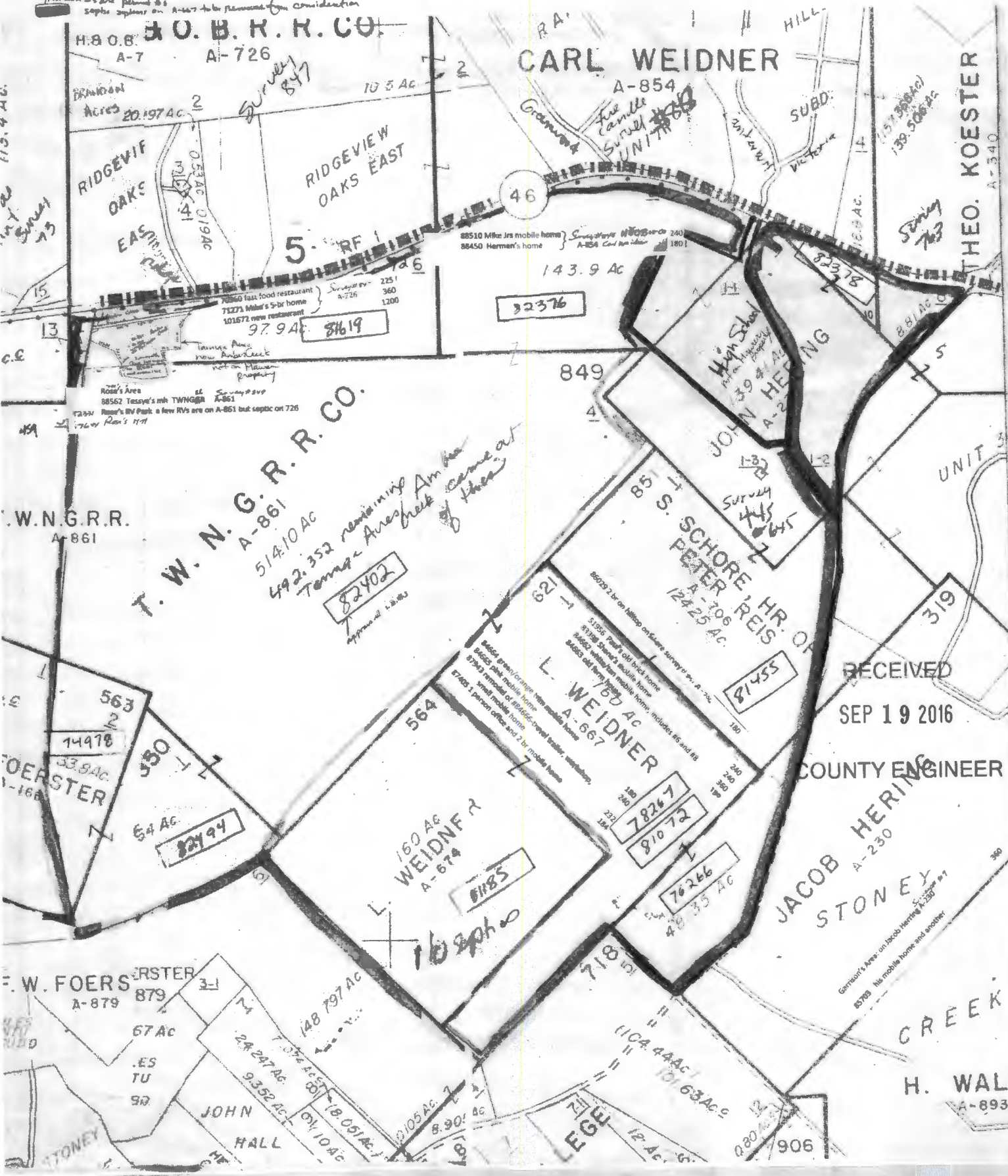


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SEP 19 2016

COUNTY ENGINEER

KEY
 - Road boundaries
 - Property sold since 1945 and/or remaining
 - Property sold since for any purpose by approved title
 - Easements are shown as
 - Septic systems on A-667 to be removed from consideration

Maurer Ranch showing all orig. surveys with all septic located on them



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 SEP 19 2016

COUNTY ENGINEER

JACOB HERING
 STONEY
 A-230

CREEK
 H. WALZ
 A-893

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SEP 18 2015

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By rabsah at 8:34 am, Sep 22, 2015

COUNTY ENGINEER

*** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Virginia copy
11

Date Dec 23 2013 Permit # 101672
Owner Name Roseann Maurep Agent Name Roseann Maurep
Mailing Address 16901 Hwy 46 W Agent Address 16901 Hwy 46 W
City, State, Zip Spring Branch TX 78070 City, State, Zip Spring Branch TX 78070
Phone # 830-515-7820 Phone # 830-515-7820
Email [redacted] Email [redacted]

All correspondence should be sent to: Owner Agent Both
Subdivision Name n/a 'nit Lot Block
Acreage/Legal 12.54, 109 remaining after removing acreage sold to 2014 621 abt 667
Street Name/Address 16901 Hwy 46 W City Spring Branch Zip 78070

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. A Permit to Construct will not be issued for the proposed OSSF until the proposed WPAP has been approved by the appropriate regional office.

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FEB 21 2014
COUNTY ENGINEER

Type of Development: Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.

Single Family Residential Type of Construction (House, Mobile, RV, Etc.) _____
of Bedrooms _____ Indicate Sq Ft of Living Area _____ Gallons Per Day (As Per TCEQ Table III) _____

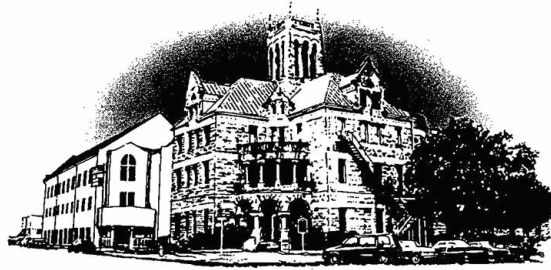
Commercial or Institutional Facility
Type of Facility fast food restaurant Gallons Per Day (As Per TCEQ Table III) 1200
Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____
Restaurants, Lounges, Theaters - Indicate Number of Seats 97 seats + 9 employees
Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds 97 x 12 + 4 x 9
Travel Trailer/RV Parks - Indicate Number of Spaces 116 + 36 = 1200
Miscellaneous _____

Source of Water Public Private Well To Be Built

Planning Materials & Site Evaluation as Required Completed By Virginia Castro
System Description proprietary - septic tanks with leaching chambers
Size of Septic System Required Based on Planning Materials & Soil Evaluation _____
Tank Size(s) (Gallons) 3 tanks: 3000 gallon septic Absorption/Application Area (Sq Ft) [redacted]
Are Water Saving Devices Being Utilized Within the Residence? Yes No

I certify that the completed application and all additional information submitted does not contain any false information and does not conceal any material facts. 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 also understand that a permit of authorization to construct will not be issued until the floodplain administrator has approved and released the development permit for this property.

Signature of Owner Roseann Maurep Set 18, 2015
95 David Jonas Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078



Comal County

OFFICE OF COMAL COUNTY ENGINEER

Permit of Authorization to Construct an On-Site Sewage Facility Permit Valid For One Year From Date Issued

VOID

Permit Number: 101672
Issued This Date: 09/22/2015
This permit is hereby given to: Tessye Maurer

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

16901 HWY 46 W.
SPRING BRANCH, TX 78070

Subdivision: T.W.N.G.R.R. CO. & various surveys

Unit:

Lot:

Block:

Acreage: 1254.1090

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank
Leaching Chambers

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.