

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:

**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)				

Olvera,Brandon

From: Olvera,Brandon
Sent: Friday, October 24, 2025 9:47 AM
To: Nicole Barnes
Cc: Garrett Winters
Subject: RE: Emergency Repair 8976 River Rd.

Property Owner/Agent,

We interpose no objections to the replacement of the leaching chambers in this case. Everything will need to be put back to original design, and we will require inspections throughout the installation process. Do you have a purposed time for repair?

Thank You,

| Brandon Olvera | Designated Representative OS0034792 |
| t: 830-608-2090 | e: olverb@co.comal.tx.us |

GW Septic Designs
Garrett R. Winters
Gwintersseptics@gmail.com

October 23rd, 2025

Comal County Engineer's Office
195 David Jonas Drive
New Braunfels, TX 78132

RE- *OSSF Emergency Repair to Permit # 104416*
8976 River Road
New Braunfels, TX 78132

Brandon/Brenda

The center portion of the chamber drainfield has sustained damage, resulting in a system malfunction. Due to site limitations and the inability to replace only the affected section without causing further damage, it is recommended that the entire drainfield be replaced to ensure proper function and compliance with OSSF performance standards.

The proposed replacement will follow the original permitted design approved on July 3, 2017.

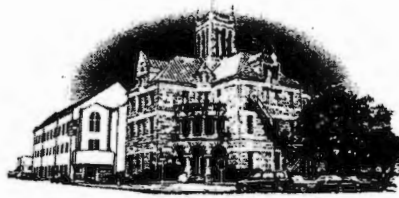
Please feel free to contact me with any questions or concerns.

Sincerely,

Garrett R. Winters R.S.
(210) 854-2673



Garrett Winters R.S.



Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 07/03/2017 Permit Number: 104416

Location Description: 8976 RIVER RD
NEW BRAUNFELS, TX 78132

Subdivision: G. Carasco Sur-273, a 0.60 acre tract
Unit:
Lot:
Block:
Acreage: 0.6000

Type of System: Septic Tank
Leaching Chambers

Issued to: Neil & Tamara Begley

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

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

Alterations to this permit including, but not limited to:

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

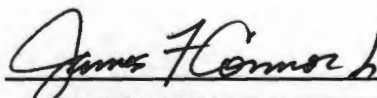
may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

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

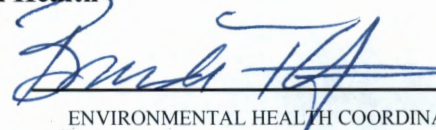
This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

Licensing Authority

Comal County Environmental Health


ENVIRONMENTAL HEALTH INSPECTOR

OS0032485


ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

Comal County OSSF Inspection Sheet

Permit#: 104416 Location: 89.76 River Road

Installer Name: Swoyer License # 05 0026238
(if more than one installer is used list them according to inspection)

1st Inspection: MT-6/22/17 2nd Inspection: _____ Final Inspection: 6-30-17 JC
(inspector initials & date) (inspector initials & date) (inspector initials & date)

Are additional inspections required: _____

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

Existing soil conditions:

Site/soil conditions match soil evaluation: X Notes: _____

System Description:

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

Tank Inspection:

Tank set level & watertight: X Inlet/Outlet: X Tank Size or GPD: 1500 gal 3 Comp Manuf./Brand: CCCP
Model#: _____ Pump Tank Size: _____ Alarms/Audible & Visual: X Operational: X
Is timer required/provided?: _____ Chlorination required/provided? _____

Notes: _____

Maintenance Tag for Aerobic: (X) _____

System installation:

Pipe check/house to tank: X 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: 5'6" - 5'6 1/2" Trenches/Excavations Level: _____ Pipe & Gravel: _____
Slope within drainfield/spray area: _____ Leaching Chambers: _____ GeoTex: _____
Spray irrigation purple pipe: _____ Spray irrigation area checked: _____

Notes: _____

Separation Distances

Prop. Lines: X Water lines: X Water Wells: _____ Bldgs/Driveway/Improvements: X 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?: X 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: Ready For Cover.

Final Inspection:

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

Notes: covered

Size of Installed Drainfield/Spray Area: 1135 sq. ft. drainfield / Panels

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

Comal County OSSF Inspection Sheet

Permit#: 104416 Location: 89.76 River Road

Installer Name: Swoyer License # 050026238
(if more than one installer is used list them according to inspection)

1st Inspection: MT- 6/22/17 2nd Inspection: _____ Final Inspection: _____
(inspector initials & date) (inspector initials & date) (inspector initials & date)

Are additional inspections required: _____

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

Existing soil conditions:

Site/soil conditions match soil evaluation: X Notes: _____

System Description:

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

Tank Inspection:

Tank set level & watertight: X Inlet/Outlet: X Tank Size or GPD: 1500 gal 3 comp Manuf./Brand: CCC
Model#: _____ Pump Tank Size: _____ Alarms/Audible & Visual: X Operational: X
Is timer required/provided?: _____ Chlorination required/provided? _____

Notes:

Maintenance Tag for Aerobic: (X) _____

System installation:

Pipe check/house to tank: X 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: 5'6" - 5'6 1/2" Trenches/Excavations Level: _____ Pipe & Gravel: _____
Slope within drainfield/spray area: _____ Leaching Chambers: _____ GeoTex: _____
Spray irrigation purple pipe: _____ Spray irrigation area checked: _____

Notes:

Separation Distances

Prop. Lines: X Water lines: X Water Wells: _____ Bldgs/Driveway/Improvements: X 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?: X 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: Ready For Cover.

Final Inspection:

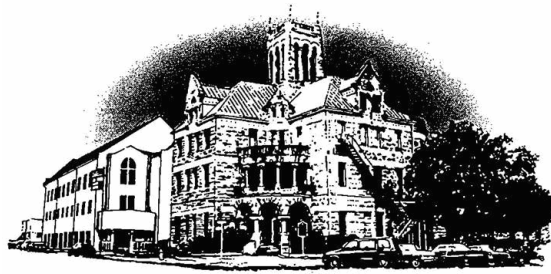
Tank(s) Backfilled: _____
System Backfilled: _____ ET Systems Class II backfill & vegetative cover for transpiration in place: _____
Surface application area properly landscaped/vegetation acceptable: _____

Notes:

Size of Installed Drainfield/Spray Area: 1135 sq. ft. drainfield / Panels

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

Renewal



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: 104416
Issued This Date: 05/25/2017
This permit is hereby given to: Neil & Tamara Begley

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

8976 RIVER RD
NEW BRAUNFELS, TX 78132

Subdivision: G. Carasco Sur-273, a 0.60 acre tract
Unit:
Lot:
Block:
Acreage: 0.6000

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.

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

items	initials

104416	
Permit Number	

Instructions:

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

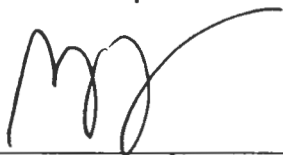
OSSF Permit

- ☒ Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- ☒ Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- ☒ Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.
- ☒ Required Permit Fee
- ☒ Copy of Recorded Deed
- ☒ Surface Application/Aerobic Treatment System
 - ☒ Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
 - ☒ Signed Maintenance Contract with Effective Date as Issuance of License to Operate

RECEIVED
APR 14 2016

COUNTY ENGINEER

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



Signature of Applicant

04/14/2016
Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

___ INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)

Renewal

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

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN

Renewal

Date April 12, 2016

RECEIVED

By rabsah at 8:48 am, May 25, 2017

Permit # 10441

Owner Name NEIL & TAMARA DEOLEY Agent Name GREG W. JOHNSON, P.E.
Mailing Address 1909 SPLIT MOUNTAIN ROAD Agent Address 170 HOLLOW OAK
City, State, Zip CANYON LAKE, TEXAS 78133 City, State, Zip NEW BRAUNFELS, TX 78132
Phone# (360) 670-9019 Phone # (830) 905-2778
Email [REDACTED] Email [REDACTED]

All correspondence should be sent to: ☐ Owner ☒ Agent ☐ Both Method: ☐ Mail ☒ Email

Subdivision Name _____ Unit _____ Lot _____ Block _____
Acreage/Legal G. CARASCO SURVEY NO. 273, being a 0.60 acre tract
Street Name/Address 8976 RIVER ROAD City NEW BRAUNFELS Zip 78132

Type of Development:

☒ Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 2112

☐ Commercial or Institutional Facility

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)

Type of Facility _____

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

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

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COUNTY ENGINEER

MAY 25 2017

COUNTY ENGINEER

Estimated Cost of Construction: \$ 200,000 (Structure Only)

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

☐ Yes ☒ No

(if yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water ☐ Public ☒ Private Well

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 performed the reviews required by the Comal County Flood Damage Prevention Order.

Signature of Owner

Date

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

Page 1 of 2

Revised January 2016

Renewal

RECEIVED

By rabsah at 8:48 am, May 25, 2017

G. CARASCO SURVEY NO. 273, being a 0.60 acre tract

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

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

104416

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

System Description PROPRIETARY: SEPTIC TANK AND LEACHING CHAMBERS

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

Tank Size(s) (Gallons) 1000 GAL. DUAL COMP. SEPTIC TANK & 500 GALLON PUMP TANK Absorption/Application Area (Sq Ft) 1135

Gallons Per Day (As Per TCEQ Table III) 240 + 20 SHOP + 40 RV

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

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

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

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

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

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

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

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

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

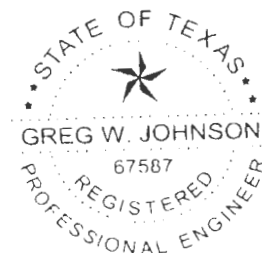
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP)

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

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

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

If yes, indicate the city: _____



FIRM #2585

I certify that the information provided above is true and correct to the best of my knowledge.

Signature of Designer

April 12, 2016
Date

RECEIVED

By rabsah at 9:16 am, May 23, 2016

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

May 23, 2016

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

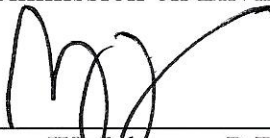
RE- SEPTIC PERMIT #104416
8976 RIVER ROAD
G. CARASCO SURVEY NO. 273, BEING 0.60 ACRES
NEW BRAUNFELS, TX 78132

Ms. Brenda Ritzen/ Sandra Hernandez,

The referenced property is located within the Edwards Aquifer Recharge Zone. This property is exempt from a WPAP because it is not a regulated activity according to §213.5(h)(2) "exempt ... does not exceed 20 % impervious cover on the site. To my knowledge no WPAP exists for this property.

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

Designed in accordance with Chapter 285, Subchapter D, §285.40, 285.41, & 285.42, Texas Commission on Environmental Quality (Effective December 27, 2012).

 05/23/2016
Greg W. Johnson, P.E. No. 67587/F#2585
170 Hollow Oak
New Braunfels, Texas 78132 - 830/905-2778



ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: April 11, 2016

Site Location: 0.60 ACRES OUT OF THE G. CARASCO SURVEY No. 273, A-107

Proposed Excavation Depth: 18" to 36"

RECEIVED

APR 14 2016

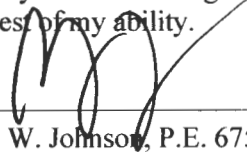
Requirements:

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

SOIL BORING NUMBER <u> </u> SURFACE EVALUATION <u> </u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	III	SILTY LOAM	N/A	NONE OBSERVED	NONE OBSERVED	BROWN
1						
2						
3						
4						
5	III	SILTY LOAM	N/A	NONE OBSERVED	NONE OBSERVED	Lt. BROWN

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

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


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

04/11/2016
Date

OSSF SOIL EVALUATION REPORT INFORMATION

Date: April 12, 2016

Applicant Information:

Name: NEIL & TAMARA BEGLEY
Address: 1909 SPLIT MOUNTAIN ROAD
City: CANYON LAKE State: TEXAS
Zip Code: 78133 Phone: (360) 670-9019

Site Evaluator Information:

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

Property Location:

Lot SEE BELOW Unit Blk Subd.
Street Address: 8976 RIVER ROAD
City: NEW BRAUNFELS Zip Code: 78132
Additional Info.: 0.60 ACRES OUT OF THE G. CARASCO
SURVEY No. 273, A-107

Installer Information:

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

Topography: Slope within proposed disposal area: 3 %

Presence of 100 yr. Flood Zone: YES ☒ NO ☐

Existing or proposed water well in nearby area. YES ☒ NO ☐ >100'

Presence of adjacent ponds, streams, water impoundments YES ☒ NO ☐ >75'

Presence of upper water shed YES ☐ NO ☒

Organized sewage service available to lot YES ☐ NO ☒

Design Calculations for Leaching Chambers:

Commercial

Q = GPD

Residential Water conserving fixtures to be utilized? Yes ☒ No

Number of Bedrooms the septic system is sized for: 3 Total sq. ft. living area 2112

Q gal/day = (Bedrooms + 1) * 75 GPD

Q = (3 + 1) * 75 - (20 %) = 240+20 (SHOP)+40 (RV)

A = Q/Ra = 300 / 0.20 = 1500 sq. ft.

NOTE:

3BDRM RES @ 240 + PESRONALSHOP @ 20
GPD + RV @ 40 GPD = 300 GPD

Tank Size = (~3 * Q) = 1500 Gal. Dual Comp.

Excavation Length & Width

L = 0.75A/(W+2) (<3' Wide) = 1135 / 17 + SIDE AREA = 65' of 15' WIDE 65 - 5' PANELS

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 27, 2012).

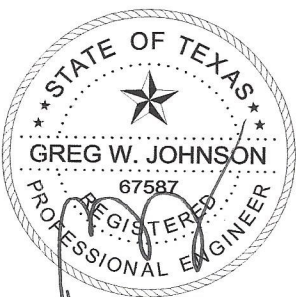
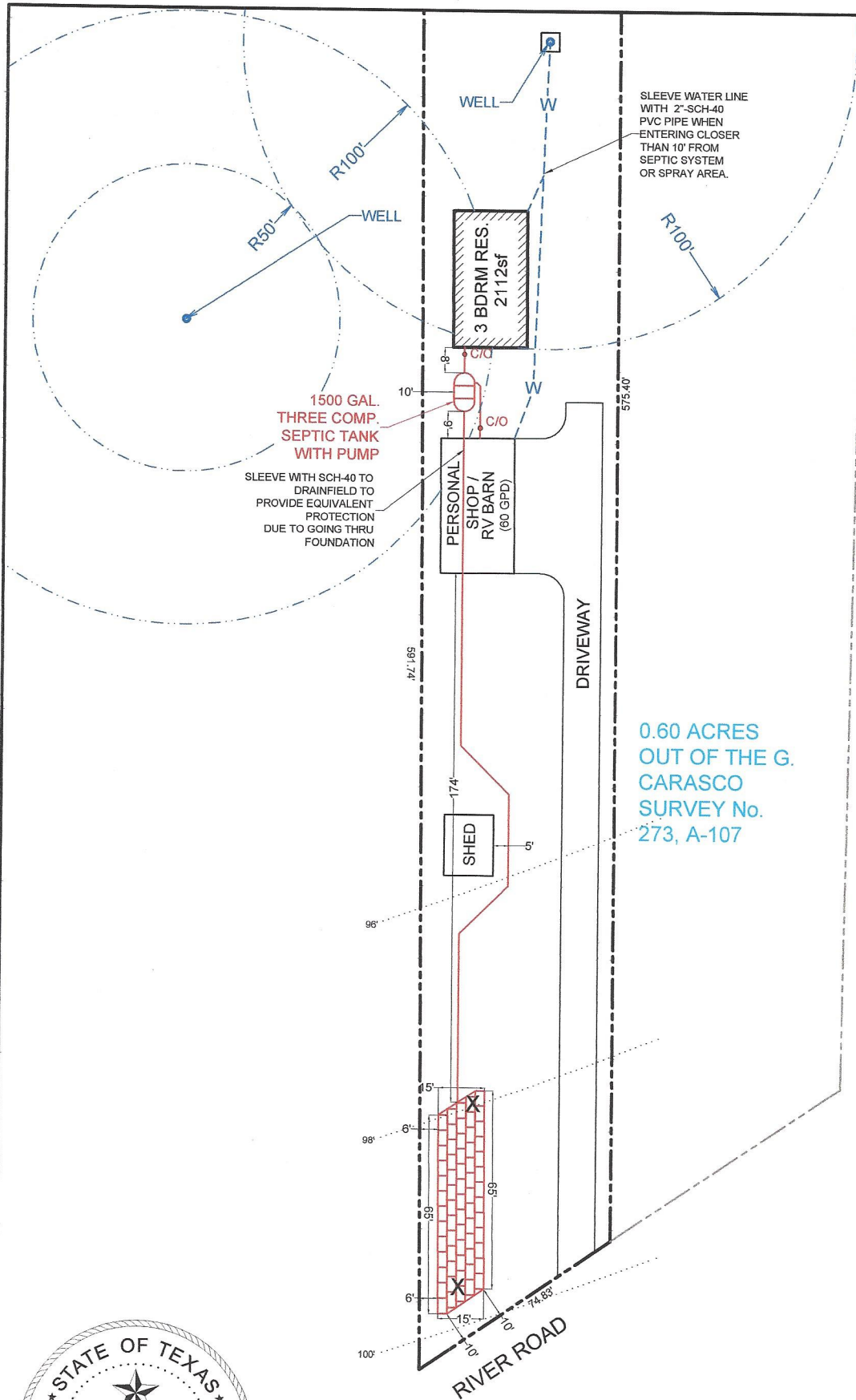
GREG W. JOHNSON, P.E. 67587 - F#2585

04/12/2016
DATE



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COUNTY ENGINEER

OWNER: NEIL & TAMARA BEGLEY		DRAWN BY:	
STREET ADDRESS: 8976 RIVER ROAD			
LEGAL DESC: G. CARASCO SURVEY No. 273, A-107			ACREAGE: 0.60
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=80'	DATE: 4/12/2016	REVISED: 5/24/2017



OWNER:	NEIL & TAMARA BEGLÈY			DRAWN BY:
STREET ADDRESS:	8976 RIVER ROAD			
LEGAL DESC:	G. CARASCO SURVEY No. 273, A-107			ACREAGE: 0.60
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=50'	DATE: 4/12/2016	REVISED: 5/24/2017

TANK NOTES:

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

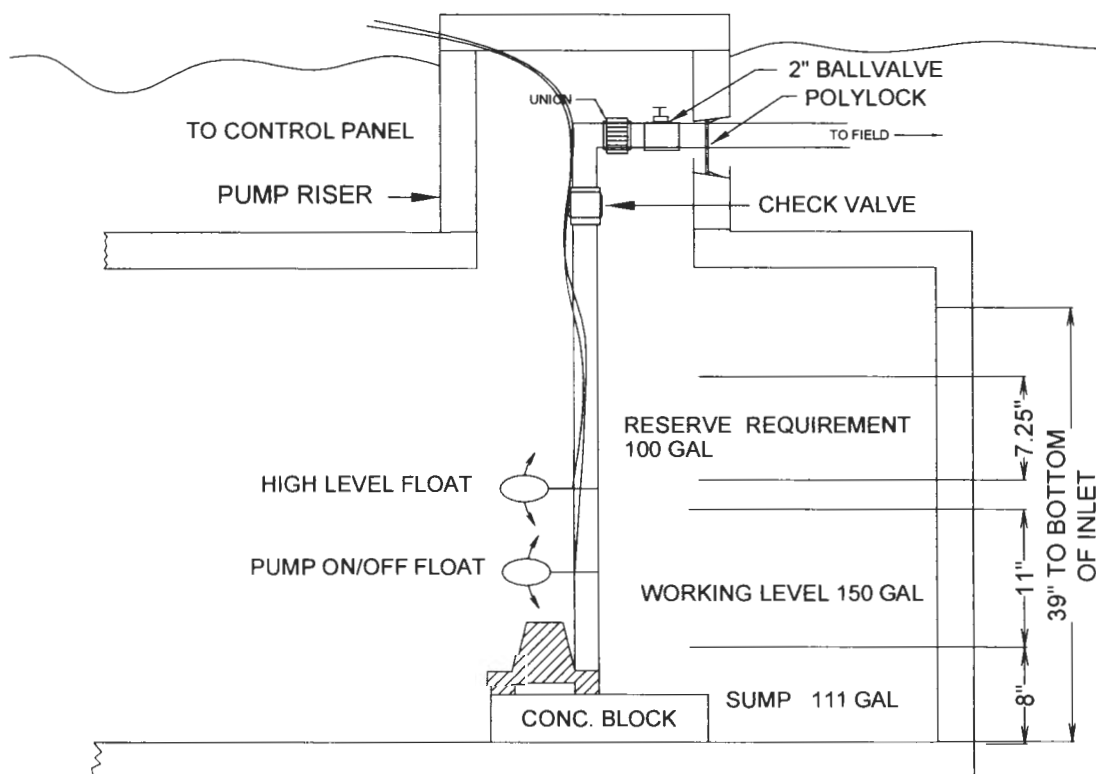
Tightlines to the tank shall be SCH-40 PVC.

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

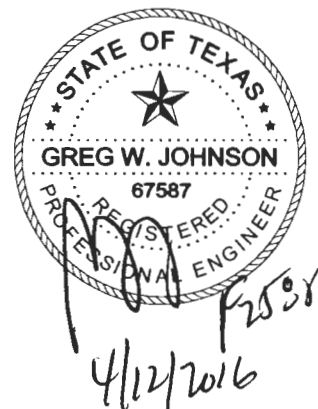
A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

Tanks must be left uncovered and full of water for inspection by the permitting authority.

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



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TYPICAL PUMP TANK CONFIGURATION
500 GAL BUCHANAN 3RD COMP. OF 1500 GAL 3 COMP.



Goulds Submersible Effluent Pump

MODEL



3871 EP04
EP05

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APPLICATIONS

Specifically designed for the following uses:

- Effluent systems
- Homes
- Farms
- Heavy duty sump
- Water transfer
- Dewatering

SPECIFICATIONS

Pump: EP04

- Solids handling capability: $\frac{3}{4}$ " maximum.
- Capacities: up to 55 GPM.
- Total heads: up to 24 feet.
- Discharge size: $1\frac{1}{2}$ " NPT.
- Mechanical seal: carbon-rotary/ceramic-stationary, BUNA-N elastomers.
- Temperature: 104°F (40°C) continuous, 140°F (60°C) intermittent.
- Fasteners: 300 series stainless steel.
- Capable of running dry without damage to components.

Pump: EP05

- Solids handling capability: $\frac{3}{4}$ " maximum.
- Capacities: up to 60 GPM.
- Total heads: up to 31 feet.
- Discharge size: $1\frac{1}{2}$ " NPT.
- Mechanical seal: carbon-rotary/ceramic-stationary, BUNA-N elastomers.
- Temperature: 104°F (40°C) continuous, 140°F (60°C) intermittent.

- Fasteners: 300 series stainless steel.
- Capable of running dry without damage to components.

Motor:

- EP04 Single phase: 0.4 HP, 115 or 230 V, 60 Hz, 1550 RPM, built in overload with automatic reset.
- EP05 Single phase: 0.5 HP, 115 V, 60 Hz, 1550 RPM, built in overload with automatic reset.
- Power cord: 10 foot standard length, 16/3 SJTO with three prong grounding plug. Optional 20 foot length, 16/3 SJTW with three prong grounding plug (standard on EP05).

- Fully submerged in high grade turbine oil for lubrication and efficient heat transfer.

Available for automatic and manual operation. Automatic models include Mechanical Float Switch assembled and preset at the factory.

FEATURES

- **EP04 Impeller:** Thermoplastic Semi-open design with pump out vanes for mechanical seal protection.
- **EP05 Impeller:** Thermoplastic enclosed design for improved performance.
- **Casing and Base:** Rugged thermoplastic design provides superior strength and corrosion resistance.

■ **Motor Housing:** Cast iron for efficient heat transfer, strength, and durability.

■ **Motor Cover:** Thermoplastic cover with integral handle and float switch attachment points.

■ **Power Cable:** Severe duty rated oil and water resistant.

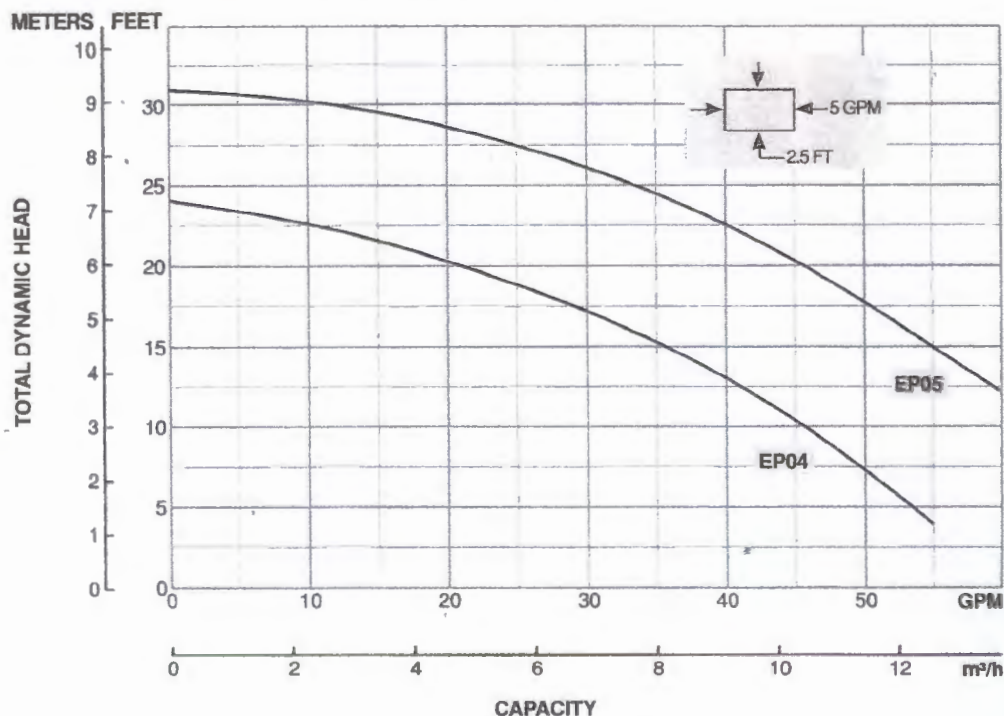
■ **Bearings:** Upper and lower heavy duty ball bearing construction.

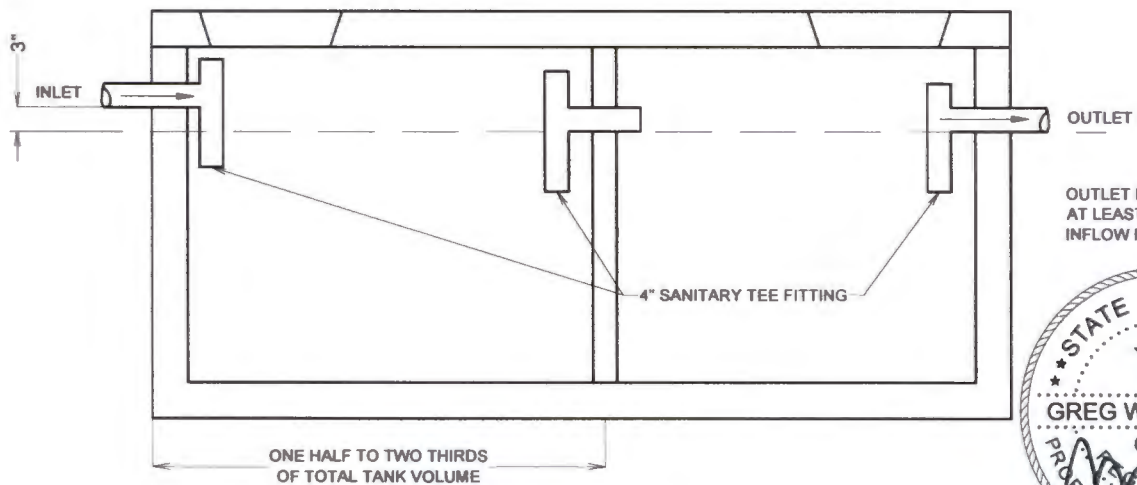
AGENCY LISTING



Canadian Standards Association

(CSA listed model numbers end in "F" or "AC".)

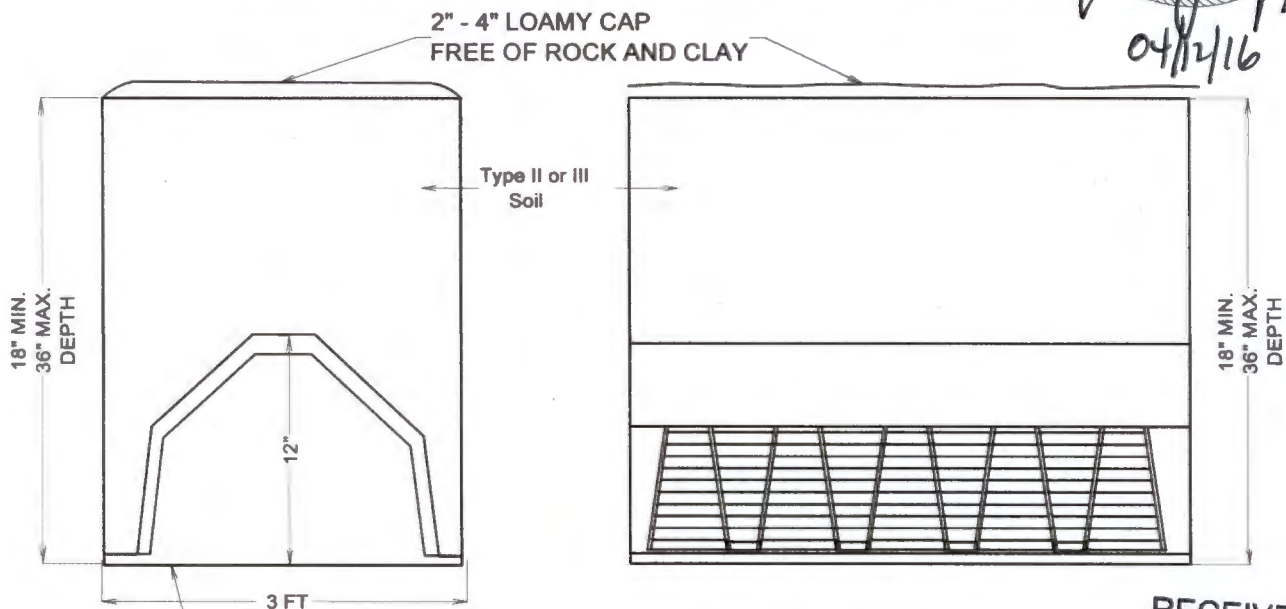




OUTLET PIPE MUST BE
AT LEAST 3" LOWER THAN
INFLOW PIPE



TYPICAL TWO COMPARTMENT SEPTIC TANK

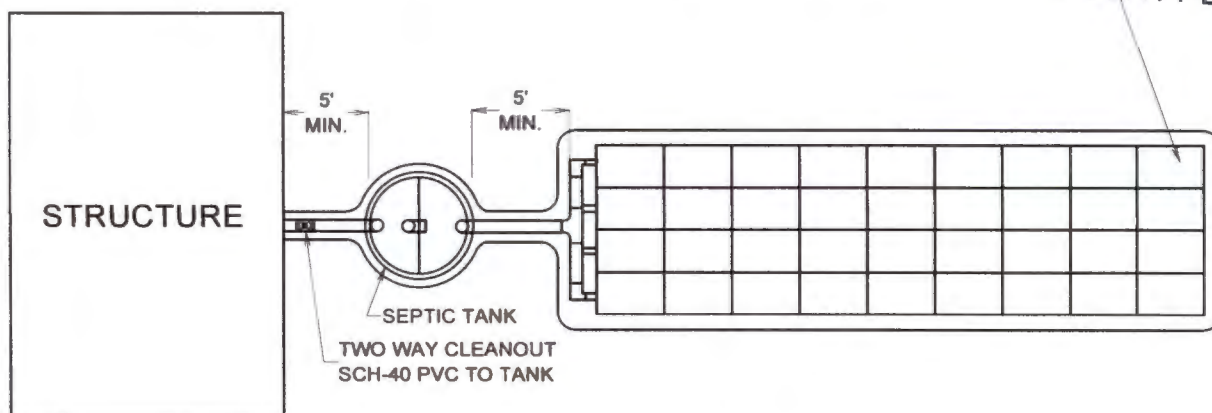


HANCOR LEACHING CHAMBER DETAIL

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COUNTY ENGINEER



HANCOR LEACHING CHAMBER DETAIL

389



COUNTY ENGINEER

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78132

COMAL COUNTY

© Mapsco, Inc.

THE SUMMIT

LITTLE PONDEROSA UNIT I

SATTLER ESTATES

RIVER OAKS

SCALE IN MILES
0 1/8 1/4 3/8 1/2

CONTINUED ON MAP 423

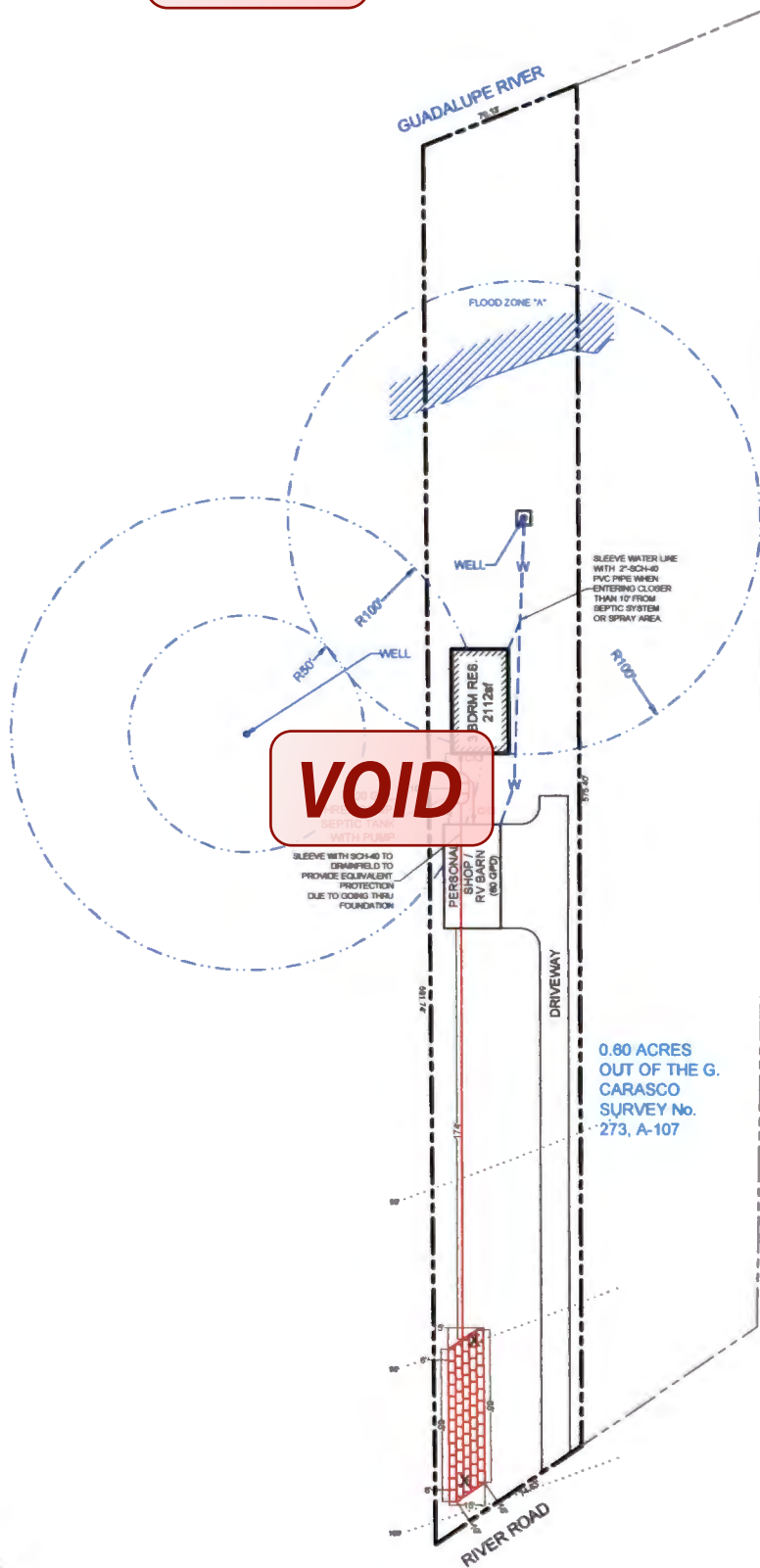
SCALE IN FEET
0 1000 2000

VOID

INSTALL 1135sf OF
FIELD USING 65 5'-0"
LEACHING CHAMBER
PANELS

*USE TWO WAY
CLEAN OUTS
**USE SCH-40 OR
SDR-26 TO TANK

X= TEST HOLE



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OWNER: NEIL & TAMARA BEGLEY		DRAWN BY:	
STREET ADDRESS: 8976 RIVER ROAD			
LEGAL DESC: G. CARASCO SURVEY No. 273, A-107		ACREAGE: 0.60	
PREPARED BY: GREG W. JOHNSON, P.E.	#002585	SCALE: 1"=80'	DATE: 4/12/2016
REVISED:			

VOID

VOID

SLEEVE WATER LINE
WITH 2" SCH-40
PVC PIPE WHEN
ENTERING CLOSER
THAN 10' FROM
SEPTIC SYSTEM
OR SPRAY AREA.

INSTALL 1135sf OF
FIELD USING 65 5'-0"
LEACHING CHAMBER
PANELS

*USE TWO WAY
CLEAN OUTS
**USE SCH-40 OR
SDR-26 TO TANK

X= TEST HOLE

1500 GAL.
THREE COMP
SEPTIC TANK
WITH PUMP
SLEEVE WITH SCH-40 TO
DRAINFIELD TO
PROVIDE EQUIVALENT
PROTECTION
DUE TO GOING THRU
FOUNDATION

VOID

0.60 ACRES
OUT OF THE G.
CARASCO
SURVEY No.
273, A-107

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RIVER ROAD

OWNER:	NEIL & TAMARA BEGLEY		DRAWN BY:
STREET ADDRESS:	8976 RIVER ROAD		
LEGAL DESC:	G. CARASCO SURVEY No. 273, A-107	ACREAGE:	0.60
PREPARED BY:	GREG W. JOHNSON, P.E.	SCALE:	1"=50'
		DATE:	4/12/2016
		REVISED:	

VOID

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

Date April 12, 2016

VOID

Permit # 104416

Owner Name NEIL & TAMARA BEGLEY
Mailing Address 1909 SPLIT MOUNTAIN ROAD
City, State, Zip CANYON LAKE, TEXAS 78133
Phone# (360) 670-9019
Email [REDACTED]

Agent Name GREG W. JOHNSON, P.E.
Agent Address 170 HOLLOW OAK
City, State, Zip NEW BRAUNFELS, TX 78132
Phone # (830) 905-2778
Email [REDACTED]

All correspondence should be sent to: ☐ Owner ☒ Agent ☐ Both

Method: ☐ Mail ☒ Email

Subdivision Name _____ Unit _____ Lot _____ Block _____

Acreage/Legal G. CARASCO SURVEY NO. 273, being a 0.60 acre tract

Street Name/Address 8976 RIVER ROAD City NEW BRAUNFELS Zip 78132

Type of Development:

☒ Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 2112

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☐ Commercial or Institutional Facility

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)

Type of Facility _____

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

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 200,000 (Structure Only)

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

☐ Yes ☒ No

(if yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water ☐ Public ☒ Private Well

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 Floodplain Administrator 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 performed the reviews required by the Comal County Flood Damage Prevention Order.

VOID

Signature of Owner [Signature]

Date 4/11/16

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

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE TREATMENT SYSTEM LICENSE TO OPERATE**VOID**

104416

Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.System Description PROPRIETARY; SEPTIC TANK AND LEACHING CHAMBERS

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

1000 GAL. DUAL COMP. SEPTIC

Tank Size(s) (Gallons) TANK & 500 GALLON PUMP TANK Absorption/Application Area (Sq Ft) 1135Gallons Per Day (As Per TCEQ Table III) 240 + 20 SHOP + 40 RV

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

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

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

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

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

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

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

Is the property located over the Edwards Contributing Zone? ☐ Yes ☒ NoIs there an existing TCEQ approval CZP for the property? ☐ Yes ☒ No

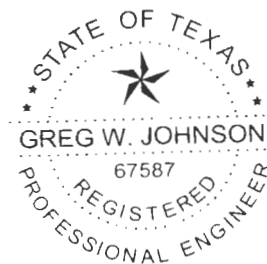
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP)

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

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

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

If yes, indicate the city: _____



FIRM #2585

VOID

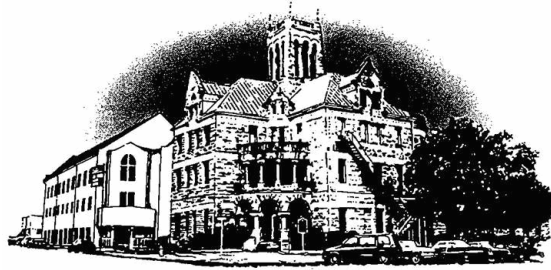
I certify that the information provided above is true and correct to the best of my knowledge.

A handwritten signature in black ink, appearing to be "G. Johnson", written over a horizontal line.

Signature of Designer

Date April 12, 2016

Expired permit



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: 104416
Issued This Date: 05/23/2016
This permit is hereby given to: Neil & Tamara Begley

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

8976 RIVER RD
NEW BRAUNFELS, TX 78132

Subdivision: G. Carasco Sur-273, a 0.60 acre tract
Unit:
Lot:
Block:
Acreage: 0.6000

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.

From: Hernandez, Sandra
To: ["Greg Johnson"](#)
Subject: 104416 deficiency comment
Date: Tuesday, April 19, 2016 3:02:00 PM

RE: G. Carasco Survey No. 273, being a 0.60 acre tract

Greg,

We received planning materials for the referenced permit application on April 14, 2016 and found those planning materials to be deficient. In order to continue processing this permit, we need the following information:

 Certify that the property is exempt from a WPAP.

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*

TTT/GF# 2202 / Closer RS / \$ 34
NB

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

THE STATE OF TEXAS]
 Comal
 COUNTY OF HAYS]

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, G.E.M.A. INVESTMENTS II, LLC, whose address is 1906 Wroxton, Houston, Texas 77005 for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY** unto NEIL BEGLEY and wife, TAMARA BEGLEY, whose mailing address is 1909 Split Mountain, Canyon Lake, Texas 78133, the following described real property in Hays County, Texas, to-wit:

Comal
 All that certain tract or parcel of land lying and being situated in Comal County, Texas, being out of Tract Two of land conveyed by Katherine Sheeks to John A. Reynolds, by Deed dated December 11, 1967 and recorded in Volume 160, Pages 91-93, Deed Records, Comal County, Texas, and being 0.60 acres out of the Max F. Dullnig 5.67 acre tract out of the G. Carasco Survey No. 273, Abstract No. 107, and being further described by metes and bounds as follows:

BEGINNING at a stake in the Northeast line of a County Road known as the River Road, set at the Southerly corner of the former Max F. Dullnig 5.67 acre tract for the Southerly corner of the John A. Reynolds property and for the Southerly corner of the tract of land herein conveyed;

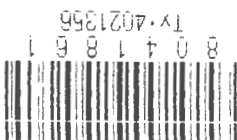
THENCE with the Northeast line of said River Road, N. 79°00' W. 60 feet to an iron stake by a gate post;

THENCE N. 52°13' E. 563 feet to a stake on the Southwesterly or right bank of the Guadalupe River near the waters edge;

THENCE along the Southwest bank of the Guadalupe River with its meanders, S. 60° E. 55 feet to a stake at the Easterly corner of said John A. Reynolds property;

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-1-



THENCE with the Southeasterly line of said John A. Reynolds property, S. 53° 545 feet to the PLACE OF BEGINNING, containing 0.60 of an acre of land, more or less.

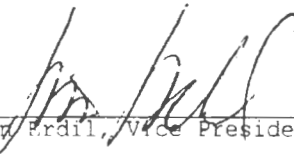
TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors heirs and assigns forever; and the undersigned does hereby bind itself, its successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made and accepted subject to any and all conditions and restrictions, if any, relating to the herein described property, to the extent, and only to the extent, that same may still be in force and effect and shown of record in the office of the County Clerk of Harris County, Texas.

Taxes for the current year having been prorated to the date of this deed, payment thereof is assumed by Grantee.

EXECUTED THIS THE 6th DAY OF July, 2015.

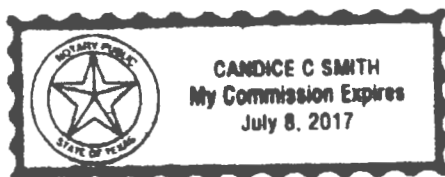
G.E.M.A INVESTMENTS II, LLC

BY 
Erin Erdil, Vice President

THE STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on this the 6th day of July, 2015, by ERIN ERDIL, Vice President of G.E.M.A. INVESTMENTS II, LLC, a Texas limited liability company on behalf of said company.




Title: _____
Printed Name: _____
Commission Expires: _____

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-2-

PREPARED IN THE LAW OFFICE OF:

LAMM & SMITH, P.C.
3730 Kirby Drive, Suite 650
Houston, Texas 77098

PLEASE RETURN TO:

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COUNTY ENGINEER

-3-

ADDED TO EFFECT SCANNING
PER COMAL COUNTY CLERK

FILED AND RECORDED

Instrument Number: 201506027325

Recording Fee: 34.00

Number Of Pages: 4

Filing and Recording Date: 07/10/2015 3:58PM

Deputy: LAURA JENDRUSCH

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Comal County, Texas.



Bobbie Koepp

Bobbie Koepp, County Clerk
Comal County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

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*To show
grandfathering*

143030

No. _____, Warranty Deed with Vendor's Lien in Favor of Third Party.
From John A. Reynolds, et ux to Walter A. Varvel and Michael
Van Townsend.

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

§

That we, JOHN A. REYNOLDS and wife, KATHRYN REYNOLDS, of the
County of Comal, State of Texas, hereinafter called Grantors, for and in considera-
tion of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considera-
tions to us in hand paid by WALTER A. VARVEL and MICHAEL VAN TOWNSEND,
of the County of Brazos, State of Texas, hereinafter called Grantees, receipt of
which is hereby acknowledged and confessed; and the further consideration of the
execution and delivery by the said Grantees of their one certain promissory note
of even date herewith in the principal sum of TWENTY-SEVEN THOUSAND SIX
HUNDRED EIGHTY AND NO/100 (\$27,680.00) DOLLARS, payable to the order
of FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF NEW BRAUNFELS,
TEXAS, hereinafter called Mortgagee, said note being payable in monthly install-
ments as in said note contained; providing for attorney's fees and acceleration of
maturity at the rate and in the events therein set forth, and payment of said note
being secured by Vendor's Lien and Superior Title retained herein in favor of
said Mortgagee, and by Deed of Trust of even date herewith from Grantees to
B. W. NUHN, Trustee, to which reference is hereby made for all purposes; and,

WHEREAS, Mortgagee has, at the special instance and request of said

THENCE N. 51-00' E. 574 feet, more or less, to a stake on the right bank of the Guadalupe River for the North corner of this tract;

THENCE in a Southeasterly direction with the meanders of the Guadalupe River, average course and distance, S. 60-00' E. 70 feet to a stake for East corner;

THENCE S. 52-00' W. 550 feet, more or less, to the PLACE OF BEGINNING.

TRACT NO. 2: BEGINNING at a stake on the Northeast side of a county road known as the River Road, set at the South corner of the said Max F. Dullnig 5.67 acre tract, for the South corner of the tract herein described;

THENCE with the Northeast line of said road, N. 79-00' W., 75 feet to a stake for West corner; .

THENCE N. 52-00' E. 550 feet, more or less, to a stake on the right bank of the Guadalupe River for North corner;

THENCE in a Southeasterly direction with the meanders of the Guadalupe River, average course and distance, S. 60-00' E. 70 feet to a stake at the East corner of said 5.67 acre tract;

THENCE with the Southeast line of said 5.67 acre tract, S. 53-00' W. 530 feet, more or less, to the PLACE OF BEGINNING; and being the same property that was conveyed by Max F. Dullnig, et ux to Lester E. Sheeks, et ux, by Deed dated April 4, 1952, recorded in Volume 112, pages 33-34, Comal County Deed Records; and being the same property conveyed by Lester E. Sheeks to Katherine Sheeks by Deed dated May 8, 1963, recorded in Volume 142, pages 556-557, Comal County Deed Records, to which Deeds and their records reference is here made for all purposes;

Less, save and except the following described property:

Being all that certain tract, piece or parcel of land lying and situated in Comal County, Texas, and being out of Tract Two of land conveyed by Katherine Sheeks to John A. Reynolds by Deed dated December 11, 1967, and recorded in Volume 160, pages 91-93 of the Comal County Deed Records, and being a part of the Max F. Dullnig 5.67 acre tract out of the G. Carasco Survey No. 273, Abstract No. 107, in Comal County, Texas;

BEGINNING at a stake in the Northeast line of a County road known as the River Road, set at the southerly corner of the former Max F. Dullnig 5.67 acre tract and for the southerly corner of the John A. Reynolds property and for the southerly corner of the tract of land herein described;

THENCE with the northeast line of River Road, N. 79° 00' W. 60 feet to an iron stake by a gate post;

THE STATE OF TEXAS §

COUNTY OF COMAL §

BEFORE ME, the undersigned authority, on this day personally appear JOHN A. REYNOLDS and KATHRYN REYNOLDS, known to me to be the person whose names are subscribed to the foregoing instrument, and acknowledged to that they executed the same for the purposes and consideration therein express

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24th day of October, A.D. 1975.



Bobby R. Kiesling
NOTARY PUBLIC IN AND FOR COMAL
COUNTY, TEXAS

BOBBY R. KIESLING
NOTARY PUBLIC IN & FOR COMAL COUNTY, TEXAS
MY COMMISSION EXPIRES 6-1-77

ed for Record Oct 28, A.D. 1975, at 10:45 o'clock
Ruth A. Grimaldo, IRENE S. NUHN
Deputy. County Clerk, Comal County, Texas