



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 05/07/2021 Permit Number: 105946

Location Description: 1055 HORTON PREISS RD
BLANCO, TX 78606
Subdivision: J. Pasley Survey No. 34
Unit:
Lot:
Block:
Acreage: 10.8500

Type of System: Septic Tank
Leaching Chambers

Issued to: Andrew & Michelle Benning

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.

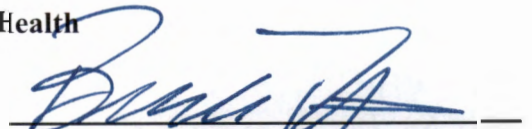
This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the

Licensing Authority

Comal County Environmental Health


ENVIRONMENTAL HEALTH INSPECTOR

OS0032485


ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

Comal County OSSF Inspection Sheet

Permit#: 105946 Location: Blanco, TX 1055 Horton Preiss

Installer Name: Moreale Comal Septic Blanco License # 051511 (if more than one installer is used list them according to inspection) gate code - lock - 9296 (use top line)

1st Inspection: JC 6-16-17 2nd Inspection: JC 6-20-17 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: 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: X Pipe & Gravel: Slope within drainfield spray area: Leaching Chambers: X GeoTex: Spray irrigation purple pipe: Spray irrigation area checked:

Notes:

Separation Distances

Prop. Lines X Water lines: Water Wells: Bldgs/Driveway Improvements: Creeks/Rivers/Ponds: Drainage Basements/Sharp Slopes: If over Recharge Zone check for recharge features: Are there water lines crossing rightlines/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: 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 - no house 6-20-17

Size of Installed Drainfield/Spray Area:

Check here to confirm that service agreement has been received, entered and activated in CASST. full check 5-14-19 JC no house - Moreale will notify office when house complete.

Comal County OSSF Inspection Sheet

Permit#: 105946 Location: Blanco, Tx 1055 Horton Preiss

Installer Name: Moreale Comal Septic Blanco License # 051511

(if more than one installer is used list them according to inspection) gate code - lock - 9296 (use top line)

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Site/soil conditions match soil evaluation: X Notes:

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Notes: covered - no house 6-20-17

Size of Installed Drainfield/Spray Area:

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Comal County OSSF Inspection Sheet

Permit#: 105946 Location: Blanco, Tx 1055 Horton Preiss

Installer Name: Moreale Comal Septic Blanco License # 051511

(if more than one installer is used list them according to inspection)

1st Inspection: 206-16-17 2nd Inspection: Final Inspection: (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:

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Notes: ready for cover

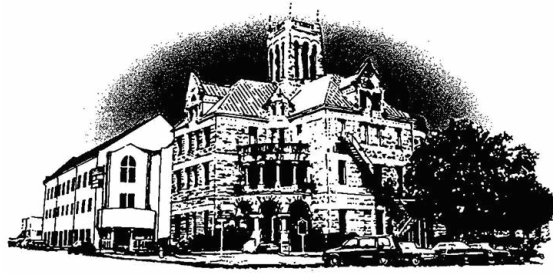
Final Inspection:

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:

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



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: 105946
Issued This Date: 05/18/2017
This permit is hereby given to: Andrew & Michelle Benning

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

1055 HORTON PREISS RD
BLANCO, TX 78606

Subdivision: J. Pasley Survey No. 34

Unit:

Lot:

Block:

Acreage: 10.8500

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.

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

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

Date _____
Owner Name Andrew Walter Benning & Michelle Rene Benning
Agent Name Virginia Castro
Mailing Address 106 Vintage Dr.
Agent Address 2970 Rolling Hills Rd
City, State, Zip Waxahachie TX 75165
City, State, Zip Blanco TX 78606
Phone # (972) 937-5532
Phone # (210) 275-8523
Email [Redacted]
Email [Redacted]

All correspondence should be sent to: [] Owner [] Agent [X] Both Method: [] Mail [X] Email
Subdivision Name 10,849 acre tract out of James Paisley Survey No 34 (See attached deed)
Acreage/Legal 10.849
Street Name/Address 1055 Horton Preiss Rd City Blanco Zip 78606

Type of Development:

[X] Single Family Residential
Type of Construction (House, Mobile, RV, Etc.) Shed with 2-Bedroom Apartment
Number of Bedrooms 2
Indicate Sq Ft of Living Area Under 1500

[] 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: \$ 50,000 (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?
[] Yes [X] No
(If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water [] Public [X] Private Well

Are Water Saving Devices Being Utilized Within the Residence? [X] 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 [Signature] Date 5/4/17

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

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

Planning Materials & Site Evaluation as Required Completed By Virginia Castro

System Description standard/proprietary septic tank with leaching chambers

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

Tank Size(s) (Gallons) 750 Absorption/Application Area (Sq Ft) 675^{sq}

Gallons Per Day (As Per TCEQ Table III) 180

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

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

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

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

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

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

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

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

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

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

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

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

Is this property within an incorporated city? Yes No


If yes, indicate the city:

RECEIVED

MAY 12 2017

COUNTY ENGINEER

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


Signature of Designer

5/4/17
Date

OSSF SOIL EVALUATION

Date Performed: 5/4/17 Proposed Excavation Depth: 18"
 Property Location: 7055 Horton Reiss Rd Textural Class Determined For Drain field: III
 Signature of Site Evaluator: [Signature] Registration Number: 12319

Requirements:

At least two (2) soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Location 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 (2) 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 this form. Indicate depths where features appear. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

Soil Boring Number _____					
Depth (Feet)	Textural Class	Structure (if applicable)	Drainage (Mottles) Water Table	Restrictive Horizon	Observations
0	III	brown grey clay loam 0-12"	no	no	no
1					
2	III	12" same mixed with loose rock			
3					
4					
5					

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 MAY 12 2017
 COUNTY ENGINEER

Soil Boring Number _____					
Depth (Feet)	Textural Class	Structure (if applicable)	Drainage (Mottles) Water Table	Restrictive Horizon	Observations
0	Same				
1					
2					
3					
4					
5					

Features of Site Area		
Presence of 100 year flood zone		No
Presence of upper water shed	Yes	No
Presence of adjacent ponds, streams, water impoundments	Yes	No
Existing or proposed water well in nearby area	Yes but 8' away	No
Organized sewage service available to lot or tract	Yes	No

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

[Signature]
 Signature of Site Evaluator

5/4/17
 Date

Andrew Berris & Michelle Berris

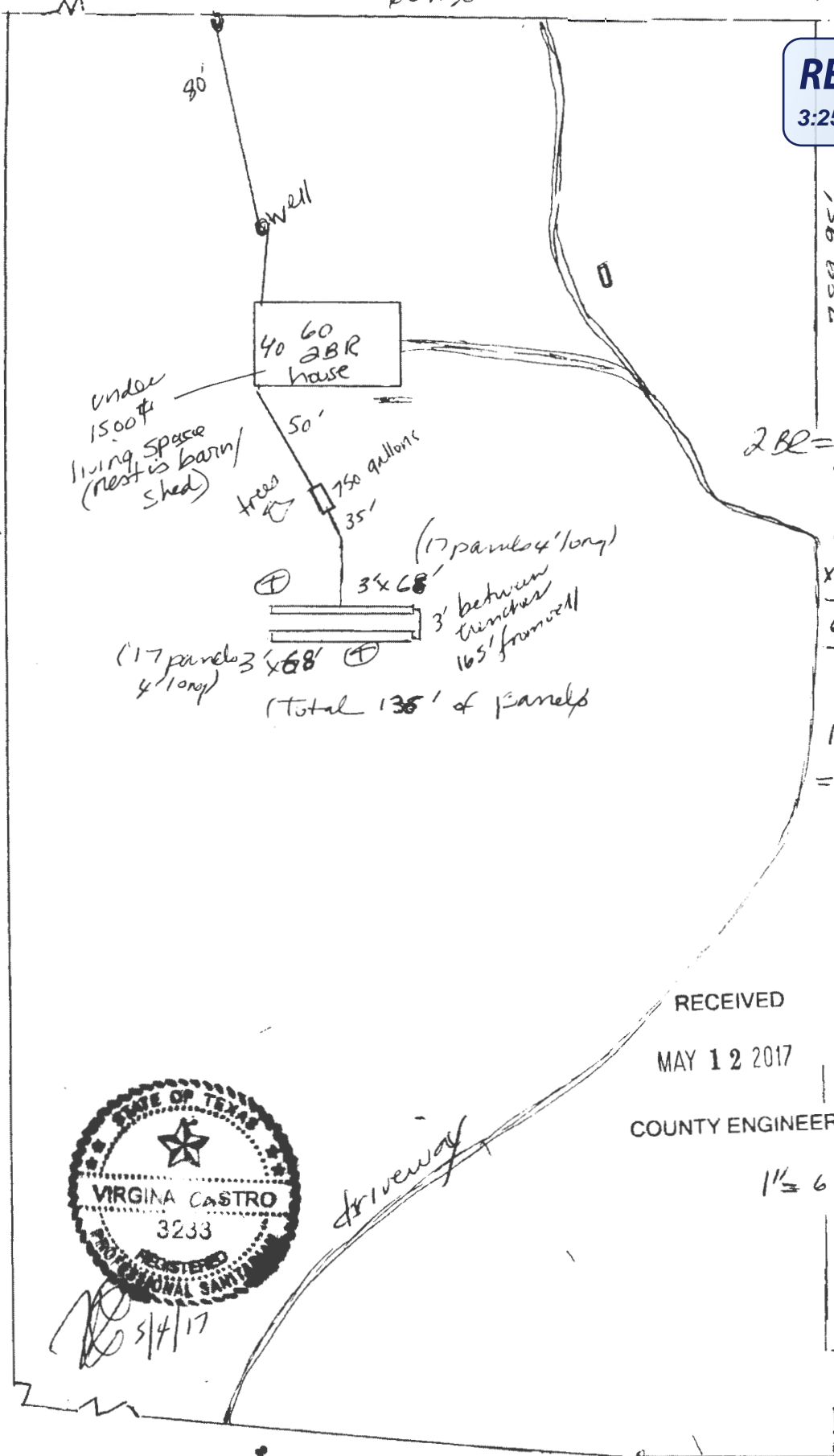
105946

1055
Horton
Preis
Rd

609.30'

REVISED
3:25 pm, May 17, 2017

792.45'



under
1500ft²
living space
(rest is barn/
shed)

750 gallons
35'

(17 panels 4' long)
3' between
tranches
165' from well

(17 panels 3' x 68')
(total 136' of panels)

2 BR = 180 GPD
12 class III

900
x .75 (25%
reduction)

675'
5' (3' bottom +
2' sides)

136' linear
= 34 panels
actually
136'

2 lines
of 34 panels
total in
each

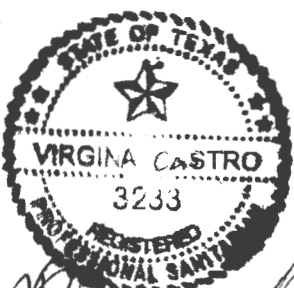
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MAY 12 2017

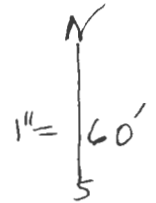
COUNTY ENGINEER

(F) = test holes

1" = 60'



5/4/17



Andrew Bennis & Michelle Bennis

105944

1055
Horton
Preis
Rd

609.30'

VOID

792.45'

90'

Well

40 60

50'
trees
750 gallons
35'

VOID

3' between
trenches
165' from well

$2 BR = 180 GPD$
 $\frac{180}{12} = 15$ class III

900
 $\times .75$ (25%
reduction)
 675

5 (3' bottom +
2' sides)
135' linear

= 34 4' panels
actually
136'

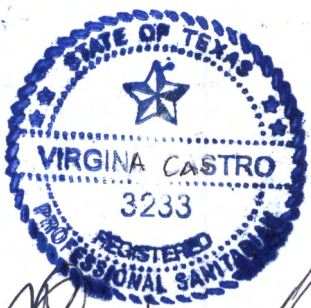
2 lines
of 34 panels
total in
each

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MAY 12 2017

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1" = 60'



[Signature]
5/4/17

Driveway

VOID

346.99'

80.01'



GE# ~~011214~~

Recording Fees: \$ 38

15/ITC/1630111-Add

4/TC

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

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MAY 12 2017

COUNTY ENGINEER

WARRANTY DEED

DATE: August 12, 2016

GRANTOR: PATRICK M. L. JACQUES AND TAMIA ANULI JACQUES,
HUSBAND AND WIFE

GRANTEE: ANDREW WALTER BERNING AND MICHELLE RENE BERNING

GRANTEE'S ADDRESS: 106 Vintage Dr., Waxahachie, Texas 75165

CONSIDERATION:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either express or implied.

PROPERTY (including any improvements):

BEING A 10.849 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE JAMES PASLEY SURVEY NO. 34, ABSTRACT NO. 451, COMAL COUNTY, TEXAS AND BEING OUT OF THE RESIDUE OF THAT CERTAIN TRACT CALLED 92.555 ACRES RECORDED IN DOCUMENT NO. 200303022416, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS; SAID 10.849 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

RESERVATIONS: NONE

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. A 20 foot wide Right-Of-Way Easement granted to Verizon, it's successor and assigns, as recorded in Document No. 20040630103, Official Public Records of Comal County, Texas;
2. Electric Utility Easement granted to Pedernales Electric Cooperative, Inc., as recorded in Document No. 200406030104, Official Public Records of Comal County, Texas;
3. Rights of the public or adjoining owners to that gravel road that traverses the subject property as shown on the survey dated January 20, 2005, prepared by Donald Duane Hyatt, R.P.L.S. No. 5215.

Grantor for the consideration and subject to the Reservations from and Exceptions to



11.469 ACRES
PREVIOUS SURVEY
(12-30-04)

N 89°58'19" E 609.30'
N 89°57'45" E 609.33' CALLED
PREVIOUS SURVEY 112-30-04!

DEASIER
11.469 ACRES
116033239 OPR

RECEIVED
MAY 12 2005
COUNTY CLERK
SURREYED THIS DAY

COUNTY CLERK
SURREYED THIS DAY

DUBOSE
RESIDUE OF 1039.9 ACRES
99/172 DR
70/119 DR

12.871 ACRES
SURVEYED THIS DAY

N 0°01'33" W 792.45'
N 0°02'00" W 792.44' CALLED
PREVIOUS SURVEY 112-30-04!

10.849
ACRES

S 0°02'53" E 789.95'
REFERENCE BEARING

30' RIGHT-OF-WAY EASEMENT
200406030103 OPR
30' ELECTRIC UTILITY EASEMENT
200406030104 OPR

SOUTHWEST CORNER OF
91.456 ACRE TRACT, BEING
92.555 ACRE TRACT SAME
AND EXCEPT 1.099 ACRE
TRACT AS RECORDED IN
200306022416 OPR

S 78°53'20" W CALLED
200306022416 OPR
S 78°53'20" W 166.26'

SOUTHWEST CORNER OF
92.555 ACRE TRACT

S 0°02'00" E 104.59'
S 0°02'00" E 104.54' CALLED

S 78°53'20" W CALLED
200306022416 OPR
S 78°53'31" W 187.66'

N 84°37'07" W 346.88' CALLED
200306022416 OPR
N 84°37'07" W 346.99'

N 89°25'12" W 80.01'
N 89°24'16" W CALLED
200306022416 OPR

HORTON PREISS ROAD (ROW VARIES)

LEGEND:

- POB POINT OF BEGINNING
- CC COVERED CONCRETE
- W WATER METER BOX
- E ELECTRIC METER
- ET ELECTRIC TRANSFORMER
- G GAS METER
- EP EDGE OF PAVEMENT
- PP POWER POLE
- OP OVERHEAD UTILITIES
- P PEDestal
- MB MAILBOX
- AC AIR CONDITIONER
- UB UTILITY BOX
- WOOD FENCE
- WIRE FENCE
- CHAINLINK FENCE
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD

NOTE: THIS SURVEY WAS DONE WITHOUT
THE BENEFIT OF A CURRENT TITLE REPORT
THERE MAY BE OTHER MATTERS OF RECORD
AFFECTING THIS PROPERTY THAT WOULD BE
SHOWN ON SAID REPORT. THE SURVEYOR
WAS NOT ABSTRACTED THE SUBJECT PROPERTY

REFERENCES:
DOC #200306022416 OPR
DOC #200406030103 OPR
DOC #200406030104 OPR

PLAT SHOWING: A 10.849 ACRE TRACT OF LAND
OUT OF THE JAMES PASLEY SURVEY NO. 34,
ABSTRACT NO. 451, COMAL COUNTY, TEXAS,
AND BEING OUT OF THE RESIDUE OF THAT
CERTAIN TRACT CALLED 92.555 ACRES, RECORDED
IN DOC. #200306022416, OFFICIAL PUBLIC RECORDS,
COMAL COUNTY, TEXAS
LEGAL DESCRIPTION PREPARED

M.D.S. LAND SURVEYING CO.
618 COMAL STREET
NEW BRAUNFELS, TEXAS 78130
PHONE: (830) 625-0337

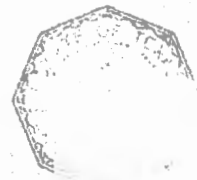
© 2005 M.D.S. LAND SURVEYING CO.

REFERENCE BEARING:
BASES OF BEARINGS OBTAINED FROM WEST BOUNDARY
LINE OF 92.555 ACRES RECORDED IN DOCUMENT #
200306022416 OPR
ADDRESS: VACANT

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE
GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND
BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS
FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE
NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BOUNDARIES
ON ADJOINING PROPERTY AND THAT ALL BOUNDARIES ARE
WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN
ABOVE

Donald Duane Pratt
DONALD DUANE PRATT
REGISTERED PROFESSIONAL LAND SURVEYOR

8 3819
TEXAS REGISTRATION NO.
SURVEY NOT VALID UNLESS ORIGINAL
SIGNATURE IS IN RED INK
DOB # 05-30-24
DATE: 1-30-05





1055 Horton Armiss Rd

pid 190932

A-451 SUR-34 J Paskey

0.849 acres

is in contrib. zone

