

Comal County
OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **10/16/2018** Permit Number: **108030**

Location Description: 1598 HIDDEN FAWN
CANYON LAKE, TX 78133
Subdivision: Herman Jones Survey 812 1/2, Abst. 818
Unit:
Lot:
Block:
Acreage: 60.0000

Type of System: Septic Tank
Leaching Chambers

Issued to: Monroe Chester Klaerner

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
 OS0032485


 ENVIRONMENTAL HEALTH INSPECTOR


 ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Hinds OSSF Installer #: 050030965
 1st Inspection Date: 10-8-18 2nd Inspection Date: _____ 3rd Inspection Date: 10-16-18 *Covered*
 Inspector Name: Connor Inspector Name: _____ Inspector Name: Connor
 Permit#: 108030 Address: 1598 Hidden Fawn

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)				

*Temp set level o trenches/panels level
 per plan cover added C.O. at time of inspection.
 Covered 10-16-18*

**Comal County Environmental Health
OSSF Inspection Sheet**

final

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)(i) 285.33(d)(2)(G)(iii)(ii) 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)	<i>Covered</i>			10-16-18
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						

Covered 10-16-18

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Hinds OSSF Installer #: 050030965

1st Inspection Date: 10-8-18 2nd Inspection Date: _____ 3rd Inspection Date: _____

Inspector Name: Conner Inspector Name: _____ Inspector Name: _____

Permit#: 108030 Address: 1598 Hidden Fawn

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)				

*-tank set level per plan cover
o trenches/pavers level added C.O. at time of inspection.*

**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)	<i>Comal Concrete</i>	10-8-18		
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	/	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		10-8-18		
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			<i>Comal Concrete</i>			
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)		10-8-18		
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**

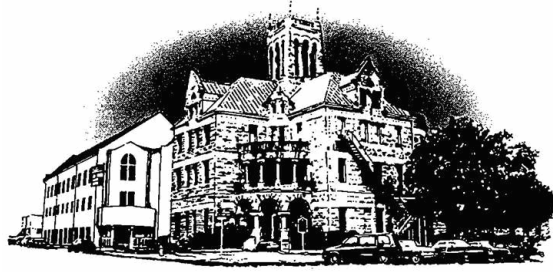
No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(4) 285.33(a)(3) 285.33(a)(1)				
22	DISPOSAL 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	/		<i>per plan</i>	<i>10-8-18</i>		
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation	/	285.33(b)(1)(A)(v)		<i>10-8-18</i>		
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media	≡		<i>per plan 18'-36" 5'-8" 2'-10" 2'-5 1/2"</i>	<i>"</i>		
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)		<i>"</i>		
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)		<i>"</i>		
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	<p>EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling</p> <p>EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0%</p> <p>EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom)</p> <p>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</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart</p>		<p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(B)</p> <p>285.91(13)</p> <p>285.33(b)(3)(D)</p> <p>285.33(b)(3)(F)</p>				
33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.		285.32(c)(1)				
34	<p>AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided</p> <p>AEROBIC TREATMENT UNIT Secondary restraint system provided</p> <p>AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank</p> <p>AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions</p>						
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
36	<p>PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction</p> <p>PUMP TANK Sampling Port Provided in the Treated Effluent Line</p> <p>PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required</p> <p>PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump</p>						
37	<p>PUMP TANK Inspection/Clean Out Port & Risers Provided</p> <p>PUMP TANK Secondary restraint system provided</p> <p>PUMP TANK Riser permanently fastened to lid or cast into tank</p> <p>PUMP TANK Riser cap protected against unauthorized intrusions</p>						
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**

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42	APPLICATION AREA Area Installed						
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44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



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: 108030
Issued This Date: 09/04/2018
This permit is hereby given to: Monroe Chester Klaerner

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

1598 HIDDEN FAWN
CANYON LAKE, TX 78133

Subdivision: Herman Jones Survey 812 1/2, Abst. 818

Unit:

Lot:

Block:

Acreage: 60.0000

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 August 17, 2018

Permit # 108030

Owner Name MONROE CHESTER KLAERNER

Agent Name GREG W. JOHNSON, P.E.

Mailing Address 1598 HIDDEN FAWN

Agent Address 170 HOLLOW OAK

City, State, Zip CANYON LAKE, TX 78133

City, State, Zip NEW BRAUNFELS, TX 78132

Phone# 210-838-3087

Phone # (830) 905-2778

Email impact.construction1@yahoo.com

Email gregjohnsonpe@yahoo.com

All correspondence should be sent to: [] Owner [x] Agent [] Both

Method: [] Mail [x] Email

Subdivision Name Unit/Phase/Section Lot Block

Acreage/Legal HERMAN JONES SURVEY 812 1/2, A-818, BEING 60 ACRES

Street Name/Address 1598 HIDDEN FAWN City CANYON LAKE Zip 78133

Type of Development:

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[x] Single Family Residential

AUG 27 2018

Type of Construction (House, Mobile, RV, Etc.) MOBILE HOME

Number of Bedrooms 4

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Indicate Sq Ft of Living Area 1980

[] 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: \$ 120,000 (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 [x] Public [] Private Well

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

By signing this application, I certify that:

- the completed application and all additional information submitted does not contain any false information and does not conceal any material facts.
- 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.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Monroe C. Klaerner Signature of Owner

8/18/18 Date

*** 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 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 Absorption/Application Area (Sq Ft) 1125

Gallons Per Day (As Per TCEQ Table III) 300

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

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Is the property located over the Edwards Recharge Zone? [] Yes [X] No

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

COUNTY ENGINEER

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

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

If yes, indicate the city:



FIRM #2585

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable

Signature of Designer (Handwritten Signature)

Date August 16, 2018

ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: August 15, 2018

Site Location: 60.00 ACRES - SEE ATTACHED DEED

Proposed Excavation Depth: 18" to 36"

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Requirements:

COUNTY ENGINEER

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.

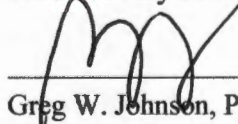
For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

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

SOIL BORING NUMBER <u>2</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

08/15/18

 Date

OSSF SOIL EVALUATION REPORT INFORMATION

Date: August 16, 2018

Applicant Information:

Name: MONROE CHESTER KLAERNER
Address: 1598 HIDDEN FAWN
City: CANYON LAKE State: TEXAS
Zip Code: 78133 Phone: (210) 838-3087

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 size below Unit ___ Blk ___ Subd. ___
Street Address: 1598 HIDDEN FAWN
City: CANYON LAKE Zip Code: 78133
Additional Info.: 60.00 ACRES - SEE ATTACHED DEED

Installer Information:

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

Topography: Slope within proposed disposal area: 4 to 10 %
Presence of 100 yr. Flood Zone: YES ___ NO X
Existing or proposed water well in nearby area. YES ___ NO X
Presence of adjacent ponds, streams, water impoundments YES X NO ___
Presence of upper water shed YES ___ NO X
Organized sewage service available to lot YES ___ NO X

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AUG 27 2018
>75'
COUNTY ENGINEER

Design Calculations for Leaching Chambers:

Commercial

Q = _____ GPD

Residential Water conserving fixtures to be utilized? Yes X No ___
Number of Bedrooms the septic system is sized for: 4 Total sq. ft. living area 1980

Q gal/day = (Bedrooms + 1) * 75 GPD
Q = (4 + 1) * 75 - (20 %) = 300
A = Q/Ra = 300 / 0.20 = 1500 sq. ft.

Tank Size = (~3 * Q) = 1000 Gal. Dual Comp.

Excavation Length & Width

L = 0.75A/(W+2) (<3' Wide) = 1125 / 5' = 225' of 3' WIDE 45 - 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

08/15/18
DATE



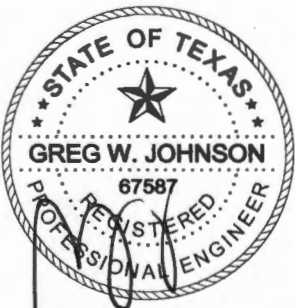
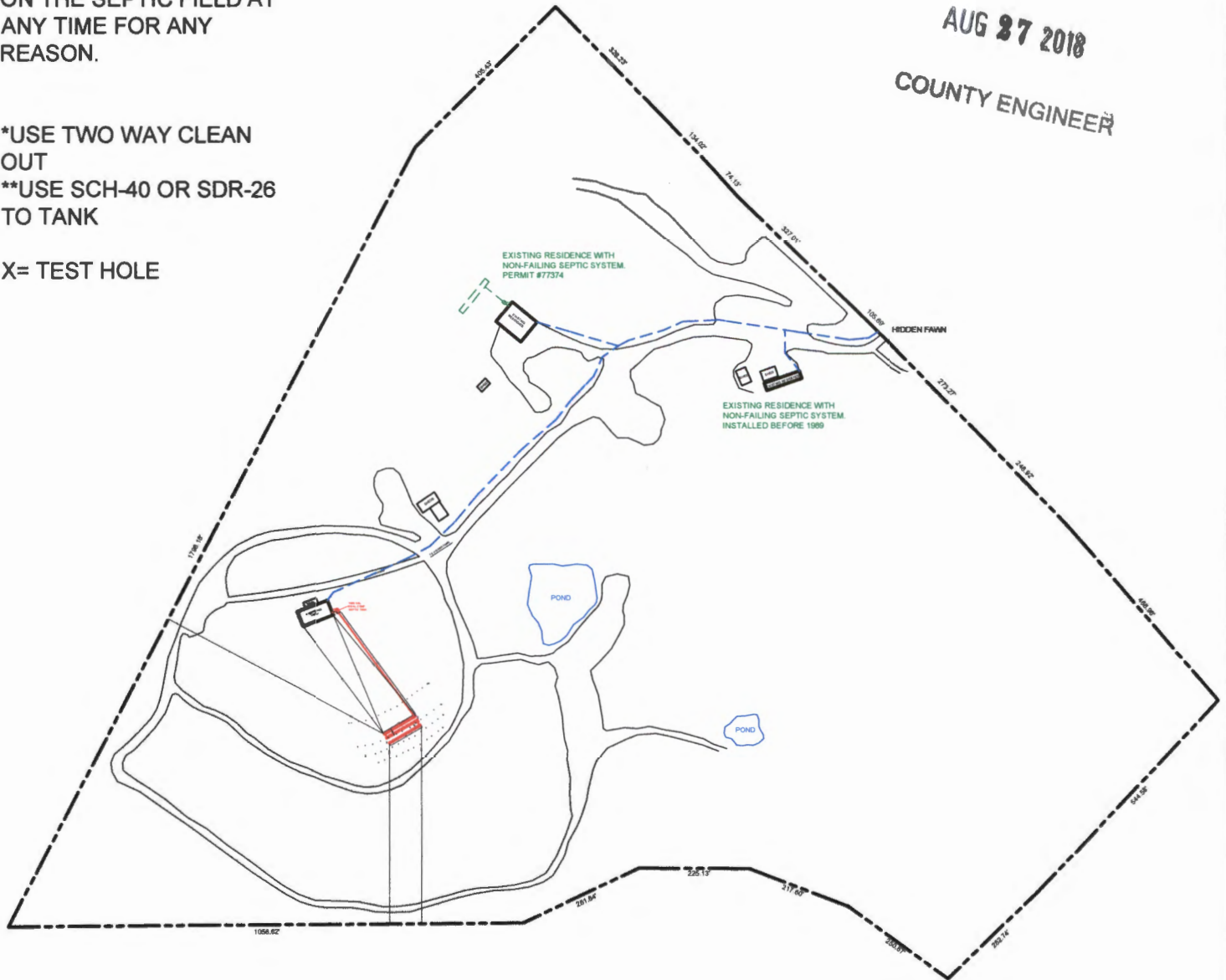
FIRM #2585

INSTALL 1125sf OF FIELD
 USING 45 - 5'-0"
 LEACHING CHAMBER
 PANELS WITH
 BULKHEADS. THERE
 SHALL BE NO PARKING,
 DRIVING OR STORAGE
 ON THE SEPTIC FIELD AT
 ANY TIME FOR ANY
 REASON.

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

X= TEST HOLE

RECEIVED
 AUG 27 2018
 COUNTY ENGINEER

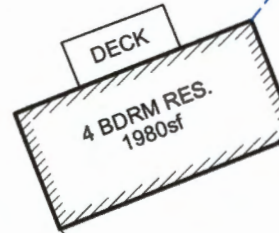


OWNER: MONROE CHESTER KLAERNER		DRAWN BY: EJS III	
STREET ADDRESS: 1598 HIDDEN FAWN			
LEGAL DESC: HERMAN JONES SURVEY #812-1/2, A-818			ACREAGE: 60.00
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 8/16/2018	REVISED:



TO HIDDEN FAWN

RECEIVED
AUG 27 2018
COUNTY ENGINEER

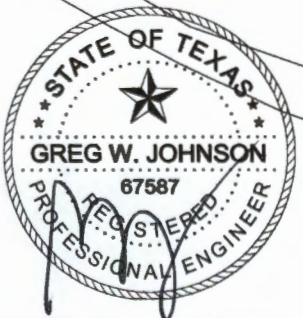
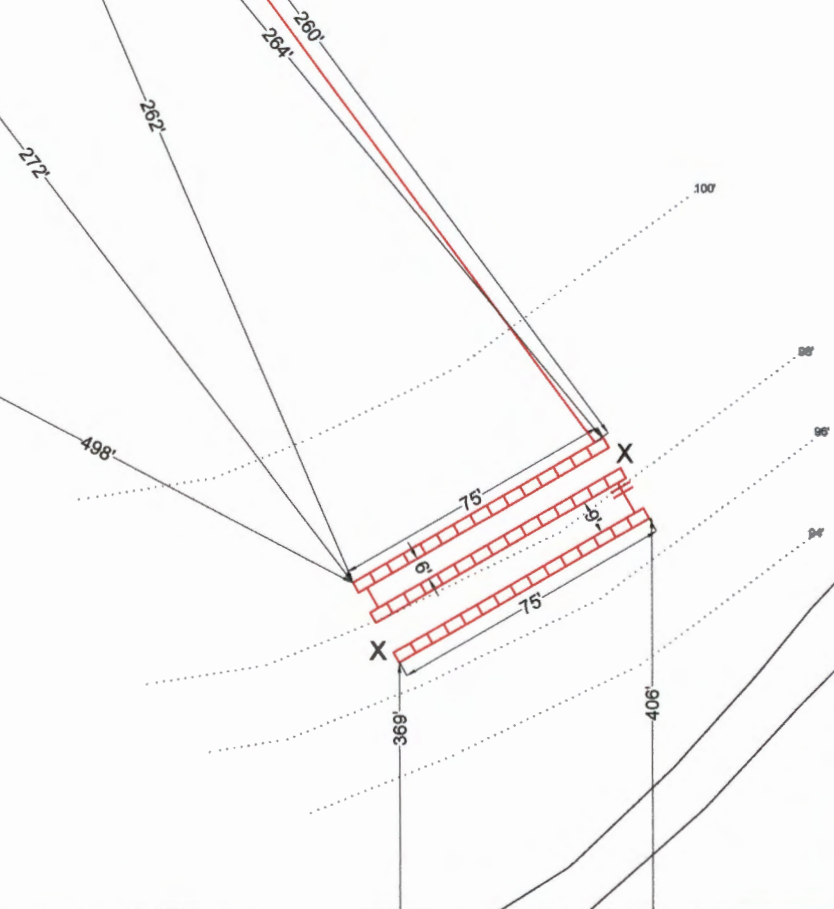


1000 GAL.
DUAL COMP.
SEPTIC TANK

INSTALL 1125sf OF FIELD
USING 45 - 5'-0"
LEACHING CHAMBER
PANELS WITH
BULKHEADS. THERE
SHALL BE NO PARKING,
DRIVING OR STORAGE
ON THE SEPTIC FIELD AT
ANY TIME FOR ANY
REASON.

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

X= TEST HOLE



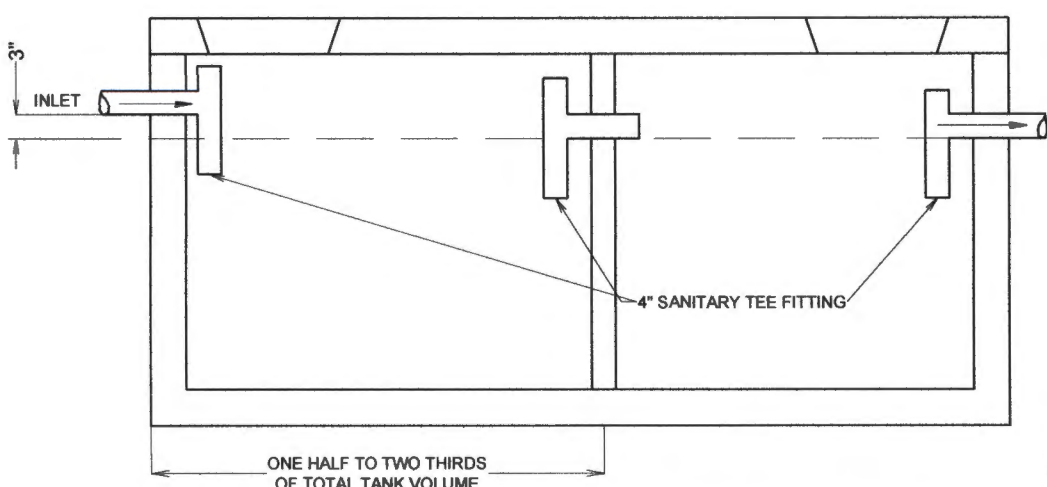
OWNER:	MONROE CHESTER KLAERNER		DRAWN BY:	EJS III	
STREET ADDRESS:	1598 HIDDEN FAWN				
LEGAL DESC:	HERMAN JONES SURVEY #812-1/2, A-818	ACREAGE:	60.00		
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'	DATE:	8/16/2018
				REVISED:	

RECEIVED

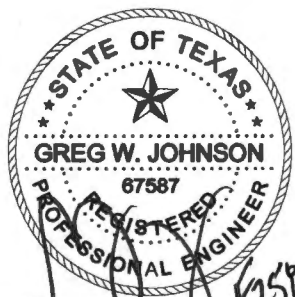
AUG 27 2018

COUNTY ENGINEER

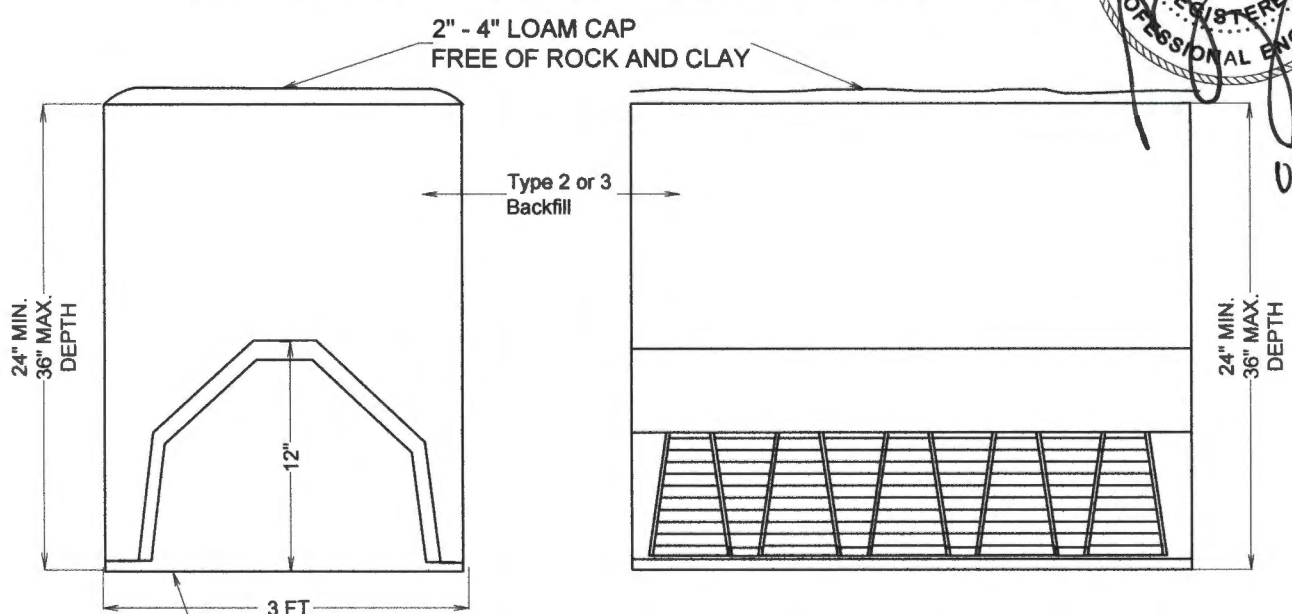
OUTLET PIPE MUST BE AT LEAST 3" LOWER THAN INFLOW PIPE



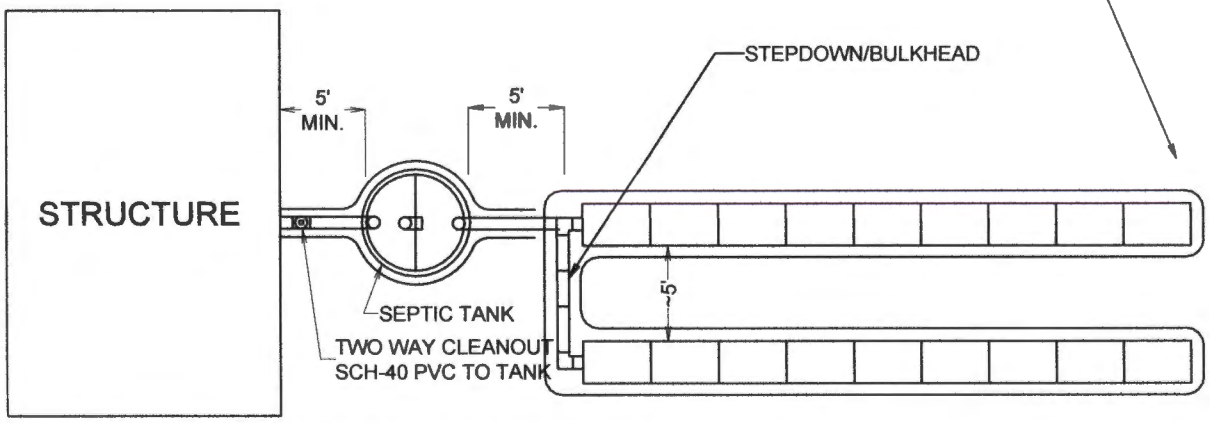
TYPICAL TWO COMPARTMENT SEPTIC TANK



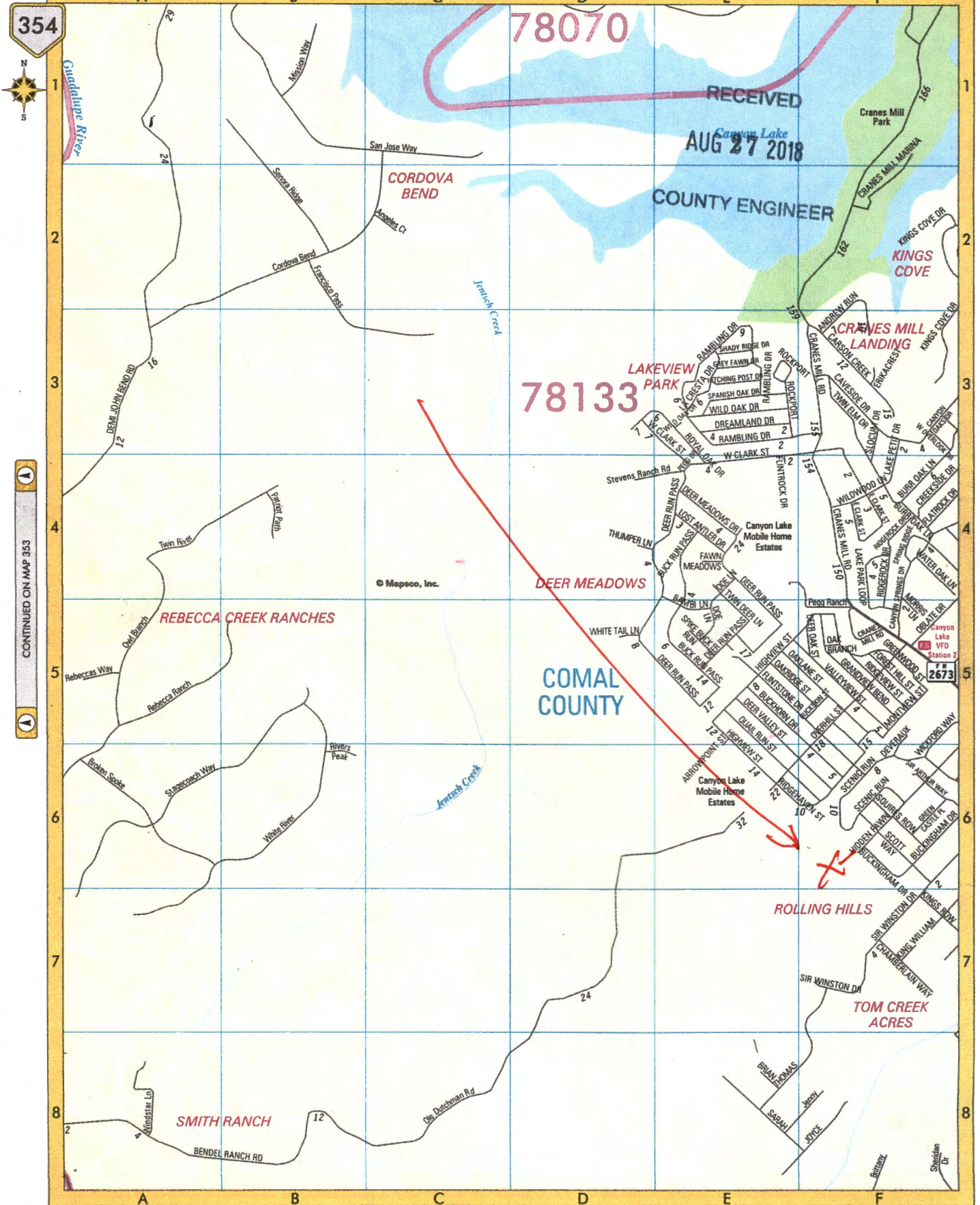
Handwritten: 67587
08/17/18



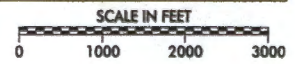
HANCOR ARC 36 LEACHING CHAMBER DETAIL



HANCOR ARC 36 LEACHING CHAMBER DETAIL



CONTINUED ON MAP 353



DATE 10/02/96

LICENSE # 77374



**CCEO
COPY**

Comal County
OFFICE OF ENVIRONMENTAL HEALTH

LICENSE TO OPERATE A PRIVATE SEWAGE FACILITY

OWNER	MONROE KLAERNER	PROPERTY LOCATION	50 ACRES		
STREET	1598 HIDDEN FAWN	UNIT	BLOCK	LOT	

This license is authorization for the owner to operate and maintain a private facility at the location described in accordance to rules of Comal County, Texas, for private sewage facilities (rules).

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

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. It may be transferred by the holder to a succeeding owner, provided the facility has not been substantially modified.

THE FACILITY IS LICENSED FOR

- SINGLE FAMILY RESIDENCE WITH 3 BEDROOMS AND 1600 SQR FEET
- INSTITUTION LESS THAN 500 GALLONS PER DAY
- INSTITUTION GREATER THAN 500 GALLONS PER DAY
- OTHER ALTERNATIVE SYSTEMS

THE FACILITY CONSISTS OF

GALLON TANK	1000	SWITCHING VALVE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	DRAINFIELD SIZE	SQUARE FT	582	TRENCH	X	BED
-------------	------	--	-----------------	-----------	-----	--------	---	-----

SPECIAL CONDITIONS

INSPECTOR <i>P. Kniss</i>	FIELD OPERATIONS MANAGER <i>Monica M. Hallae</i>
---------------------------	--

*** COMAL COUNTY ***

APPLICATION FOR A PERMIT TO CONSTRUCT A PRIVATE SEWERAGE FACILITY AND LICENSE TO OPERATE

DATE 8/27/96 PRINT CLEARLY PERMIT NO.: 77374

PROPERTY OWNER'S NAME MONROE KLAERNER PHONE NO. (HM) 899-4654

ADDRESS 1598 HIDDEN FAWN PHONE NO. (WK) 655-3010 EX. 237

**CCEO
COPY**

CANYON LAKE, TX 78133

ZIP CODE _____

DESCRIPTION OF PROPERTY: SUBDIVISION 1

STREET NAME: _____ UNIT _____ LOT _____ BLK _____

IF NOT IN A SUBDIVISION, GIVE NAME OF ROAD/HWY. 1598 HIDDEN FAWN CREAGE 50

LOCATION/DIRECTIONS/MAP TO PROPERTY IS ATTACHED _____ PROOF OF OWNERSHIP ATTACHED _____

PROPERTY LOCATED OVER EDWARDS RECHARGE ZONE? NO IF YES, WERE (4) PERC HOLES DUG? _____

TYPE OF DEVELOPMENT:

SINGLE FAMILY RESIDENCE 3 DESIGNATED BDRMS 1600 TOTAL SQ. FT. LIVING AREA

COMMERCIAL TYPE OF BUSINESS/INSTITUTION _____

NUMBER OF OCCUPANTS _____ ESTIMATED GALLONS USED PER DAY _____

BUSINESS/INSTITUTION GENERATING MORE THAN 500 GALLONS PER DAY _____

SOURCE OF WATER: PUBLIC _____ PRIVATE

IS AN ORGANIZED DISPOSAL SYSTEM WITHIN 300 FEET OF THE PROPOSED SYSTEM? _____

PERCOLATION TEST RESULTS AND DESIGN WERE COMPLETED BY: DOUGLAS R. DOWLEARN

SIZE OF SEPTIC SYSTEM REQUIRED BASED ON LIVING AREA: TANK SIZE 1000 GALLONS (DUEL TANK)

SIZE OF DRAINFIELD (BEDS) _____ SQ. FT. TRENCHES 580 SQ. FT.

INSTALLER'S NAME: Williams

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 LICENSING AUTHORITY AND AGENTS TO ENTER UPON THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF LOT/SOIL EVALUATION AND INSPECTION OF PRIVATE SEWERAGE FACILITIES. I ALSO UNDERSTAND THAT A PERMIT TO CONSTRUCT WILL NOT BE ISSUED UNTIL THE FLOOD PLAIN ADMINISTRATOR HAS APPROVED AND RELEASED THE DEVELOPMENT PERMIT FOR THIS PROPERTY.

ALL FEES ARE NON-REFUNDABLE

SIGNATURE OF OWNER OR DESIGNATED AGENT Monroe C. Klaerner IF SIGNED BY AGENT GIVE ADDRESS AND PHONE _____

DATE RECORDED IN BLUE BOOK AND ON SUMMARY SHEET OFFICE USE ONLY 10/29/96 12/18/96

DATE LICENSE TO OPERATE WAS MAILED TO OWNER 10-15-96

(IF INSTALLATION IS DIFFERENT FROM DESIGN THE INSPECTOR HAS MADE A DESIGN OF ACTUAL INSTALLATION)

SIZES AS OF FINAL INSPECTION: 1000 TANK _____ DRAINFIELD (BEDS) _____

582 TOTAL SQ. FT. TRENCHES _____ CHECK IF DIVERTER VALVE REQUIRED _____

INSPECTOR FOR COMAL COUNTY Monty P. Kriss DATE OF FINAL INSPECTION 2 Oct 96

CCEO

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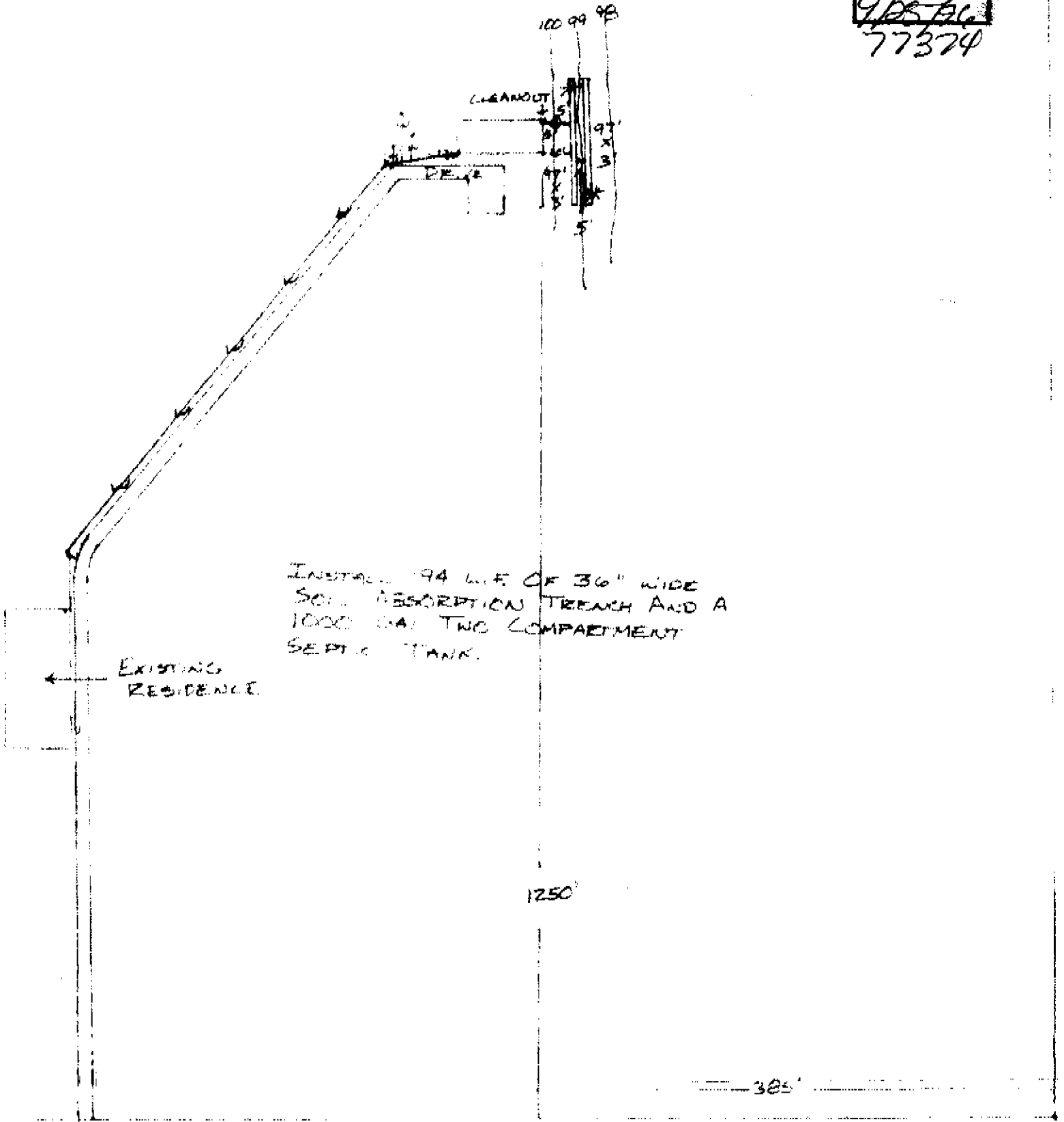
100' PER HOLES

MONROE KAERNER
1598 HIDDEN FAWN
50 ACRES

REVISED

9/25/96

77374



INSTALL 194 L.F. OF 36" WIDE
SOIL ABSORPTION TRENCH AND A
1000 GAL TWO COMPARTMENT
SEPTIC TANK.

EXISTING
RESIDENCE.

HIDDEN FAWN

Monroe Kaerner R.S.

CCEO COPY

Comal CAD

Property Search Results > 82155 KLAERNER MONROE C for Year 2018

Property

Account

Property ID:	82155	Legal Description:	A-818 SUR-812 1/2 H JONAS, ACRES 60.0
Geographic ID:	780818000104	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	1598 HIDDEN FAWN CANYON LAKE, TX 78133	Map ID:	4G-A818-TR 2-1
Neighborhood:	Rural Ac. Area 3		
Neighborhood CD:	RURAL3		

Owner

Name:	KLAERNER MONROE C	Owner ID:	211245
Mailing Address:	1598 HIDDEN FAWN CANYON LAKE, TX 78133-6267	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$29,760	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$18,200	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$401,800	\$3,620
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$449,760	
(-) Ag or Timber Use Value Reduction:	-	\$398,180	

(=) Appraised Value:	=	\$51,580	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$51,580	

Taxing Jurisdiction

Owner:	KLAERNER MONROE C
% Ownership:	100.0000000000%
Total Value:	\$449,760

**CCEO
COPY**

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
046	COMAL COUNTY	0.307821	\$51,580	\$51,580	\$158.77
046LR	Lateral Road	0.050100	\$51,580	\$51,580	\$25.84
CAD	CAD	0.000000	\$51,580	\$51,580	\$0.00
ES2	ESD #2 (EMS)	0.060000	\$51,580	\$51,580	\$30.95
ES3	ESD #3 (FIRE)	0.080000	\$51,580	\$51,580	\$41.26
SCIS	COMAL ISD	1.390000	\$51,580	\$51,580	\$716.96
Total Tax Rate:		1.887921			
Taxes w/Current Exemptions:					\$973.78
Taxes w/o Exemptions:					\$973.79

Improvement / Building

Improvement #1: MISCELLANEOUS State Code: E3 Living Area: sqft Value: \$29,760

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SEP1	Septic System	*		0	1.0
SEP1	Septic System	*		0	1.0
DCP	Detached Carport	POOR		2016	1710.0
SHED	Shed	*		2005	1834.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	1NPG	NATIVE PASTURE (GOOD)	57.4000	2500344.00	0.00	0.00	\$401,800	\$3,620
2	RES	Residential	2.6000	113256.00	0.00	0.00	\$18,200	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$29,760	\$420,000	3,620	51,580	\$0	\$51,580
2017	\$0	\$420,000	3,720	10,720	\$0	\$10,720
2016	\$0	\$420,000	3,780	10,780	\$0	\$10,780
2015	\$0	\$420,000	3,360	10,360	\$0	\$10,360
2014	\$0	\$420,000	3,360	10,360	\$0	\$10,360
2013	\$0	\$420,000	3,600	10,600	\$0	\$10,600
2012	\$0	\$420,000	3,780	3,780	\$0	\$3,780
2011	\$0	\$420,000	3,960	3,960	\$0	\$3,960
2010	\$0	\$420,000	5,100	5,100	\$0	\$5,100
2009	\$0	\$420,000	5,160	5,160	\$0	\$5,160
2008	\$0	\$356,400	2,940	2,940	\$0	\$2,940
2007	\$0	\$285,600	3,660	3,660	\$0	\$3,660
2006	\$0	\$87,300	1,180	1,180	\$0	\$1,180
2005	\$0	\$87,300	1,110	1,110	\$0	\$1,110

Deed History - (Last 3 Deed Transactions)

VeriPoint Title
123168

Doc# 200606016798

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19

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

PARTITION DEED

THE STATE OF TEXAS §
COUNTY OF COMAL §

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS we, **VIVIAN KLAERNER, a single person, MONROE CHESTER KLAERNER, a single person and HAROLD MONROE KLAERNER,** have and hold, as their separate property and estate, an equal undivided interest in the property totaling 150 acres, "Property" more or less and being more particularly described as Exhibit "A"; and

WHEREAS the said **VIVIAN KLAERNER, a single person, MONROE CHESTER KLAERNER, a single person and HAROLD MONROE KLAERNER** joined herein pro forma by this wife, **FELICIA KLAERNER,** are desirous of making a partition of all of said real estate;

NOW, THEREFORE, in consideration of the covenants herein contained and the conveyances herein made and to effect such partition, it is hereby COVENANTED, GRANTED, CONCLUDED and AGREED by, between, and among said parties and each of them COVENANTS, GRANTS, CONCLUDES and AGREES for themselves, their heirs, personal representatives and assigns, that a partition of said property be made as follows, to-wit:

1. That the said **MONROE CHESTER KLAERNER** shall from henceforth have, hold, possess and enjoy, in severalty, as his sole and separate property, for himself and his heirs, personal representatives, and assigns, for his part, share and proportion of the said Property, free from any and all claims of the other party hereto, all that certain real estate lying and being situated in Comal County, Texas and more particularly described

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as follows, to-wit:

Being **150.0 ACRES OF LAND**, as more particularly described in attached **Exhibit "A"**.

LESS SAVE AND EXCEPT a **90.0 acre tract**, more or less, out of a 150 acre tract, in the Herman Jonas Survey, Abstract No. 818, Comal County, Texas, said tract being more particularly described by metes and bounds in **Exhibit "B"**, attached hereto

The other parties hereto, **VIVIAN KLAERNER, a single person and HAROLD MONROE KLAERNER** joined herein pro-forma by his wife, **FELICIA KLAERNER**, have **GRANTED, RELEASED, CONFIRMED** and **CONVEYED** and by these presents does hereby **GRANT, RELEASE, CONFIRM** and **CONVEY** unto the said **MONROE CHESTER KLAERNER, a single person, whose mailing address is** 1598 Hedden Lane Canyon Lake TX 78133, as his sole and separate property the Property described above.

This conveyance is made subject to, all and singular, the restrictions, conditions, easements and covenants, if any, applicable to and enforceable against the above described property as reflected by the records of the County Clerk of Comal County, Texas.

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 **MONROE CHESTER KLAERNER**, his heirs and assigns forever. **VIVIAN KLAERNER, a single person and HAROLD MONROE KLAERNER** joined herein pro-forma by his wife, **FELICIA KLAERNER**, do hereby bind themselves, their heirs, executors, and administrators to warrant and forever defend, all and singular the said premises unto the said **MONROE CHESTER KLAERNER**, as his sole and separate property, his heirs and assigns, against every person whomsoever claiming or to claim the same or any part thereof.

2. That the said **VIVIAN KLAERNER, a single person and HAROLD MONROE**

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KLAERNER, shall from henceforth have, hold, possess and enjoy, in severalty, in equal undivided interest as their respective sole and separate property, for themselves and their heirs, personal representatives, and assigns, for their part, share and proportion of the said Property, free from any and all claims of the other party hereto, all that certain real estate lying and being situated in Comal County, Texas and more particularly described as follows, to-wit:

A **90.0 acre tract**, more or less, out of a 150 acre tract, in the Herman Jonas Survey, Abstract No. 818, Comal County, Texas, said tract being more particularly described by metes and bounds in Exhibit "B", attached hereto.

The other party hereto, **MONROE CHESTER KLAERNER**, has GRANTED, RELEASED, CONFIRMED and CONVEYED and by these presents does hereby GRANT, RELEASE, CONFIRM and CONVEY unto the said **VIVIAN KLAERNER**, a single person and **HAROLD MONROE KLAERNER** whose mailing address is 7470 Green Valley Rd, as their respective sole and separate property the Property described above.

This conveyance is made subject to, all and singular, the restrictions, conditions, easements and covenants, if any, applicable to and enforceable against the above described property as reflected by the records of the Comal County, Texas.

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 **VIVIAN KLAERNER**, a single person and **HAROLD MONROE KLAERNER** their heirs and assigns forever. **MONROE CHESTER KLAERNER**, a single person, does hereby bind himself, his heirs, executors, and administrators to warrant and forever defend, all and singular the said premises unto the said **VIVIAN KLAERNER**, a single person and **HAROLD MONROE KLAERNER**, as their respective sole and separate property, their respective heirs and assigns, against every person whomsoever claiming or to claim the

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same or any part thereof.

In witness whereof, we have hereunto set our hands this the 27th day of April, 2006.

Vivian Klaerner
VIVIAN KLAERNER, a single person

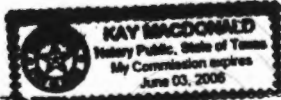
Monroe C. Klaerner
MONROE CHESTER KLAERNER, a single person

Harold Monroe Klaerner
HAROLD MONROE KLAERNER

Felicia Klaerner
FELICIA KLAERNER

THE STATE OF TEXAS §
COUNTY OF Comal §

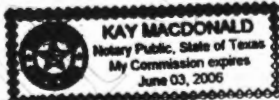
This instrument was acknowledged before me on this the 27th day of April, 2006 by VIVIAN KLAERNER, a single person.



K. Macdonald
Notary Public In And For The State of Texas

THE STATE OF TEXAS §
COUNTY OF Comal §

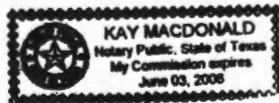
This instrument was acknowledged before me on this the 27th day of April, 2006 by MONROE CHESTER KLAERNER, a single person.



K. Macdonald
Notary Public In And For The State of Texas

THE STATE OF TEXAS §
COUNTY OF Comal §

This instrument was acknowledged before me on this the 27th day of April, 2006 by HAROLD MONROE KLAERNER and wife, FELICIA KLAERNER.



K. Macdonald
Notary Public In And For The State of Texas

S. CRAIG HOLLMIG, INC.
CONSULTING ENGINEERS - SURVEYORS
410 N. SEQUOIA STREET
NEW BRAUNFELS, TEXAS 78130-8088

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TEXAS SOCIETY OF PROFESSIONAL ENGINEERS
AMERICAN SOCIETY OF CIVIL ENGINEERS

COUNTY ENGINEER
TELEPHONE: (512) 628-0888

WATER SYSTEMS • SEWER SYSTEMS • SUBDIVISIONS • LAND PLANNING • STREETS • DRAINAGE • SURVEYING

FIELD NOTES
FOR
A 150.0 ACRE TRACT

Being 150.0 acres of land and being approximately 117.7 acres out of the Herman Jonas Survey No. 812½ and approximately 32.3 acres out of the B. S. and F. Survey No. 811 and also being out of the Northeast portion of a tract called 1102.1 acres conveyed to Chester Krause and recorded in Volume 152, Pages 235-238 of the Deed Records of Comal County, Texas, and being more particularly described as follows:

BEGINNING: At the East fenced corner of the above referenced tract, for the East corner of this tract;

THENCE: Along an old meandering fence line in the Southeast fenced line of the above referenced tract, S 43° 46' 18" W 544.58 feet, S 45° 59' 48" W 291.03 feet, S 49° 52' 19" W 196.93 feet, S 45° 07' 16" W 482.34 feet, S 44° 16' 58" W 2655.78 feet, S 45° 49' 09" W 313.0 feet, S 47° 37' 09" W 378.0 feet, and S 70° 53' 09" W 103.0 feet to an iron pipe found at fence corner for the South corner of this tract;

THENCE: Along existing fence line, N 44° 46' 51" W 497.29 feet to an iron pin set in same for the West corner of this tract;

THENCE: N 27° 48' 31" E 4798.50 feet to an interior fence corner for the above referenced tract, for a corner of this tract;

THENCE: Along existing fence line, N 45° 10' 11" E 405.43 feet to a fence corner of the above referenced tract, for a corner of this tract;

THENCE: Along a Northeast fenced line of the above referenced tract, S 44° 15' 21" E 328.23 feet, S 44° 01' 10" E 134.02 feet, S 41° 39' 34" E 74.13 feet, S 46° 11' 50" E 327.01 feet, S 45° 19' 58" E 105.69 feet, S 44° 46' 10" E 273.27 feet, S 44° 15' 27" E 248.92 feet, and S 41° 13' 21" E 468.98 feet to the Point of Beginning and containing 150.0 acres of land, more or less.

The foregoing field notes represent the results of an on-the-ground survey made under my supervision, January 2, 1990.



S. Craig Hollmig
S. Craig Hollmig
Registered Public Surveyor 12389

Exhibit A

Michael B.

Doc# 200606016798

STATE OF TEXAS
COUNTY OF COMAL

A DESCRIPTION OF A 90.00 ACRE TRACT SITUATED IN THE HERMAN JONAS SURVEY, ABSTRACT NUMBER 818, THE BEATY, SEALY & FORWOOD SURVEY, ABSTRACT NUMBER 84 AND THE HENRY STARTZ SURVEY, ABSTRACT NUMBER 538, COMAL COUNTY, TEXAS AND BEING OUT OF A CALLED 150.0 ACRE TRACT CONVEYED TO VIVIAN KLAERNER, ET AL, AS TRACT 2 IN VOLUME 879, PAGE 10, DEED RECORDS OF COMAL COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

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BEGINNING at a ½ inch iron found in the northeast line of a called 2052.40 acre tract conveyed to Outpost Development, LTD. In Document Number 200306018406, Official Public Records of Comal County, Texas, for the south corner of a called 21.896 acre tract conveyed to Vivian Klaerner et al as Tract 3 in Volume 879, Page 10, Official Public Records of Comal County, Texas, and for the west corner of the herein described tract;

COUNTY ENGINEER

THENCE with the southeast line of said 21.896 acre tract, **North 27°48'31" East, a distance of 3002.45 feet**, (called North 27°48'31" East), to a ½ inch iron rod with cap set for the north corner of the herein described tract, from which a 60D nail found in a fence post for the north corner of said 150.0 acre tract bears North 27°48'31" East, a distance of 1798.72 feet, (called North 27°48'31" East);

THENCE entering into and severing said 150.0 acre tract the following five (5) courses:

- 1) **North 89°31'56" East, a distance of 1058.62 feet**, to a ½ inch iron rod with cap set,
- 2) **North 64°35'43" East, a distance of 261.84 feet**, to a ½ inch iron rod with cap set,
- 3) **South 89°45'01" East, a distance of 225.13 feet**, to a ½ inch iron rod with cap set,
- 4) **South 69°12'43" East, a distance of 217.60 feet**, to a ½ inch iron rod with cap set,
- 5) **South 54°08'33" East, a distance of 250.87 feet**, to a ½ inch iron rod with cap set in the northwest line of Rolling Hills Estates, Unit 3, recorded in Volume 8, Page 37, Map and Plat Records of Comal County, Texas and in the southeast line of said 150.0 acre tract, from which a ½ inch iron rod found in southeast line of said 150.0 acre tract bears North 47°06'13" East, a distance of 19.44 feet, (called North 47°06'13" East);

THENCE with the northwest line of said Rolling Hill Estates, Unit 3 the following two (2) courses:

- 1) **South 47°06'13" West, a distance of 69.95 feet**, (called South 47°06'13" West), to a ½ inch iron rod found,
- 2) **South 49°40'48" West, a distance of 168.27 feet**, (called South 49°41'48" West, 168.65 feet), to a ½ inch iron rod found for the west corner of said Rolling Hills Estates, Unit 3, and for the north corner of Lot 20 of the Replat of Tom Creek Hills, Unit 1 as recorded in Volume 11, Pages 133-134, Map and Plat Records of Comal County, Texas;

THENCE with the northwest line of said Replat of Tom Creek Hills, Unit 1 the following two (2) courses:

- 1) **South 45°14'33" West, a distance of 482.34 feet**, (called South 45°07'16" West, 482.34 feet), to a ½ inch iron rod found,
- 2) **South 44°19'51" West, a distance of 959.42 feet**, (called South 44°16'58" West), to a calculated point in the center of Tom Creek, for the west corner of Lot 15 of said Replat of Tom Creek Hills, Unit 1, and for the north line of Lot 1 of Tom Creek Hills, Unit 2 recorded in Volume 12, Page 330, Map and Plat Records of Comal County, Texas, from which a ½ inch iron rod found for witness bears North 38°44'41" East, a distance of 35.56 feet;

THENCE with the northwest line of said Tom Creek Hills, Unit 2 the following eight (8) courses:

- 1) South 43°38'30" West, passing at a distance of 40.00 a ½ inch iron rod with cap set for witness and continuing for a total distance of 348.69 feet, (called South 43°42'27" West, 352.01 feet), to a ½ inch iron rod found,
- 2) South 44°21'50" West, a distance of 199.83 feet, (called South 43°42'29" West, 200.00 feet), to a ½ inch iron rod with cap set,
- 3) South 44°07'10" West, a distance of 200.26 feet, (called South 44°18'24" West, 200.00 feet), to a ½ inch iron rod found with cap set,
- 4) South 44°16'15" West, a distance of 199.69 feet, (called South 43°30'23" West, 200.00 feet), to a ½ inch iron rod found,
- 5) South 44°42'27" West, a distance of 429.33 feet, (called South 44°28'11" West, 430.01 feet), to a ½ inch iron rod found with cap set,
- 6) South 44°39'17" West, a distance of 250.85 feet, (called South 44°26'48" West, 250.00 feet), to a ½ inch iron rod found,
- 7) South 44°57'03" West, a distance of 279.61 feet, (called South 44°26'48" West, 280.00 feet), to a ½ inch iron rod found,
- 8) South 47°05'12" West, a distance of 478.38 feet, (called South 46°55'58" West, 477.86 feet), to a ½ inch iron rod found for the west corner of Lot 15 of said Tom Creek Hills, Unit 2, and for an interior corner of said 2052.40 acre tract;

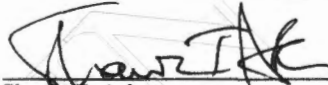
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THENCE with the common line of said 2052.40 acre tract and the herein described tract the following two (2) courses:

- 1) South 71°10'52" West, a distance of 104.09 feet (called South 70°53'09" East, 103.0 feet), to a 4 inch iron fence post,
- 2) North 44°48'35" West, a distance of 498.29 feet (called North 44°45'51" West, 498.29 feet), to the POINT OF BEGINNING and containing 90.00 acres of land.

The BEARING BASIS herein is the monumented northwest line of said 150.0 acre tract North 27°48'31" East, a distance of 4799.82 feet, (called North 27°48'31" East, 4799.55 feet)

I, Shawn T. Ash, do hereby certify that this description and associated exhibit were prepared from a survey performed under my direction during April 2006, and is true and correct to the best of my knowledge and belief.

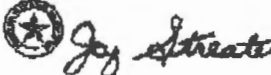

 Shawn T. Ash
 Registered Professional Land Surveyor
 No. 5687 State of Texas



04/17/06
 Date

Attachments: Exhibit of 90.00 acre tract
Job: 06-1233

Doc# 200606016798
 # Pages 7
 04/28/2006 11:13AM
 Official Records of
 COMAL COUNTY
 JOY STREATER
 COUNTY CLERK
 Fees \$40.00



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