



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **10/15/2019** Permit Number: **108548**

Location Description: 2115 BEAR CREEK TRL
NEW BRAUNFELS, TX 78132

Subdivision: J. Cassillas Sur 310, Abs 115,
Unit: JJ Himenas Sur 312, Abs 680,
Lot: A.B. Dodson Sur 949, Abs 807
Block: H. Roege Sur 950, Abs 930
Acreage: 147.3200

Type of System: Septic Tank
Leaching Chambers

Issued to: Darren & Lisa Gerloff

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

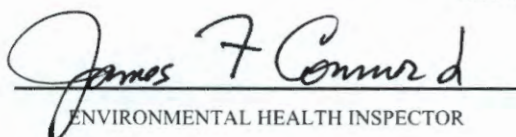
may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

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.

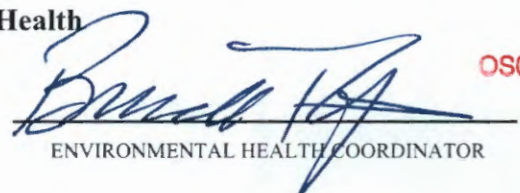
This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

Licensing Authority

Comal County Environmental Health


ENVIRONMENTAL HEALTH INSPECTOR

OS0032485


ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Vanhol Const. / Dennis Vanhol OSSF Installer #: OS 0031132
 1st Inspection Date: 3/21/19 2nd Inspection Date: _____ 3rd Inspection Date: 10-15-19 *final*
 Inspector Name: M. Ke T. Inspector Name: _____ Inspector Name: Conner
 Permit#: 108548 Address: 2115 Bear Creek Trail Dr.

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)		3/21/19		
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)				

MT- 3/21/19
 Tank set, leveled
 Trenches & Panels
 Leveled. Ready For
 Cover.

JC 10-15-19
 Covered

**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)(ii)285.33(d)(2)(G)(iii)(iii)285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(i)		3/2/19		
41	APPLICATION AREA Low Angle Nozzles Used / Pressure Is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan Is as Designed	✓ ✓	285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)				✓
42	APPLICATION AREA Area Installed	✓					✓
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Varehol Const. / Dennis Varehol OSSF Installer #: OS 0031132

1st Inspection Date: 3/21/19 2nd Inspection Date: _____ 3rd Inspection Date: _____

Inspector Name: Mike T. Inspector Name: _____ Inspector Name: _____

Permit#: 108548 Address: 2115 Bear Creek Trail Dr.

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)		3/21/19		
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)				

MT- 3/21/19

Tank set, leveled
Trenches & Panels
Leveled. Ready For
Cover.

**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)		3/21/19		
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	✓		750 gal. Dual Drive Lid			
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)	1) 5' 2" 2) 5' 2"	3/21/19		
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(5) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health
OSSF Inspection Sheet**

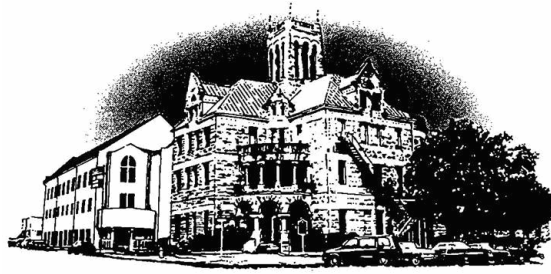
No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL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

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	<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	<p>AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.</p>		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	<p>AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.</p>						
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	<p>PUMP TANK Secondary restraint system provided</p>						
39	<p>PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried</p>						

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?	<input checked="" type="checkbox"/>	285.33(d)(2)(G)(iii)(II)285.33(d)(2)(G)(iii)(III)285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)		3/21/19		
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42	APPLICATION AREA Area Installed	<input type="checkbox"/>					
43	PUMP TANK Meets Minimum Reserve Capacity Requirements	<input type="checkbox"/>					
44	PUMP TANK Material Type & Manufacturer	<input type="checkbox"/>					
45	PUMP TANK Type/Size of Pump Installed	<input type="checkbox"/>					



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: 108548
Issued This Date: 01/02/2019
This permit is hereby given to: Darren & Lisa Gerloff

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

2115 BEAR CREEK TRL
NEW BRAUNFELS, TX 78132

Subdivision: J. Cassillas Sur 310, Abs 115,
Unit: JJ Himenas Sur 312, Abs 680,
Lot: A.B. Dodson Sur 949, Abs 807
Block: H. Roege Sur 950, Abs 930
Acreage: 147.3200

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.

REVISED

10:59 am, Dec 31, 2018

COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH * * *

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

108548

Date December 20, 2018

Permit #

Owner Name DARREN W. & LISA M. GERLOFF

Agent Name GREG W. JOHNSON, P.E.

Mailing Address 14955 BULVERDE ROAD

Agent Address 170 HOLLOW OAK

City, State, Zip SAN ANTONIO, TX 78247

City, State, Zip NEW BRAUNFELS, TX 78132

Phone# 210-394-8400

Phone # (830) 905-2778

Email darren@gerloffinc.com

Email gregjohnsonpe@yahoo.com

All correspondence should be sent to: Owner Agent Both

Method: Mail Email

Subdivision Name Unit/Phase/Section Lot Block

Acreage/Legal JUAN CASSILLAS S-310, A115, & JUAN JOSE HIMENAS S312, A680, H. ROEGE S950, A930 147.32 ACRES

Street Name/Address 2115 BEAR CREEK TRAIL City NEW BRAUNFELS Zip 78132

Type of Development:

Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1806

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: \$ 275,000 (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

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.

Signature of Owner

Date

12/24/18

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

REVISED

10:59 am, Dec 31, 2018

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 Size(s) (Gallons) TANK Absorption/Application Area (Sq Ft) 1000

Gallons Per Day (As Per TCEQ Table III) 266 DESIGN RATE

(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

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]
Signature of Designer

December 20, 2018
Date



COMAL COUNTY

ENGINEER'S OFFICE

168548

January 2, 2019

Darren W & Lisa M Gerloff
5454 FM 2722
New Braunfels, TX 78132

Re: Assigned Address

To Whom It May Concern:

Please be advised the request for a physical address on the property referenced below has been approved. The address assigned to the property is:

Property ID	Legal Description	Assigned Address
81217	A-680 SUR-312 J J XIMINES, ACRES 119.66	2115 BEAR CREEK TRL NEW BRAUNFELS, TX 78132

Please display this address where it is visible from the road with 6" or larger reflective numbers so emergency personnel can easily locate the property should there be an emergency. **** Please check with your local post office to verify the correct city and zip code before using the assigned address for mailing purposes.** If you receive mail at a post office box, your mailing address will not change. In this case the address listed above will be used for location purposes only.

If you have questions or need further assistance, please let us know.

Sincerely,

Holly Braun
Address Coordinator

Cc:

- ❖ Comal Appraisal District
- ❖ Bexar Metro 9-1-1
- ❖ United States Postal Service
- ❖ PEC

REVISED

10:59 am, Dec 31, 2018

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

December 31, 2018

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

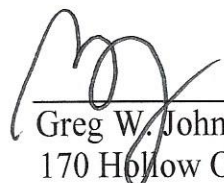
RE- SEPTIC PERMIT #108548
2115 BEAR CREEK TRAIL
JUAN CASSILLAS S-310, A115- & JUAN JOSE HIMENAS S-312, A-680, H.
ROEGE S-950, A-930, BEING 147.32 ACRES
NEW BRAUNFELS, TX 78132

Ms. Brenda Ritzen,

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, 285.4 1, & 285.42, Texas Commission on Environmental Quality (Effective December 29, 2016).

 12/31/18

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



REVISED

10:59 am, Dec 31, 2018

ON-SITE SEWERAGE FACILITY
SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: December 21, 2018

A.B. Dodson 5949 A807

Site Location: J. CASSILLAS S-310, A115, JUAN JOSE HIMENAS S312, A680, H. ROEGE S950, A930, 147.32AC

Proposed Excavation Depth: 18"-32"

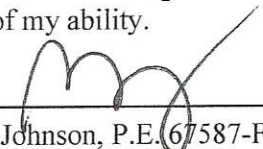
Requirements:

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>1</u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	III	CLAY LOAM				BROWN
1						
2						
3						
4	III	SILTY LOAM	<30% GRAVEL	NONE OBSERVED	LIMESTONE @ 54"	LT. BROWN
5						

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

12/21/18
Date



FIRM #2585

REVISED

10:59 am, Dec 31, 2018

OSSEF SOIL EVALUATION REPORT INFORMATION

Date: December 20, 2018

Applicant Information:

Name: DARREN W. & LISA M. GERLOFF
Address: 14955 BULVERDE ROAD
City: SAN ANTONIO State: TX
Zip Code: 78247 Phone: 210-394-8400

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 ___ Unit ___ Blk ___ Subd. ___
Street Address: 2115 BEAR CREEK TRAIL
City: NEW BRAUNFELS Zip Code: 78132
Additional Info.: J. CASSILLAS S-310, A115, JUAN JOSE HIMENAS S312, A680, H. ROEGE S950, A930, 147.32AC
AB DODSON S-949, A-807

Installer Information:

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

Topography: Slope within proposed disposal area: 3 %
Presence of 100 yr. Flood Zone: YES X NO _____
Existing or proposed water well in nearby area. YES X NO _____ >100'
Presence of adjacent ponds, streams, water impoundments YES _____ NO X
Presence of upper water shed YES _____ NO X
Organized sewage service available to lot YES _____ NO X

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: 3 Total sq. ft. living area 1806

Q gal/day = (Bedrooms +1) * 75 GPD
Q = (3 + 1) * 75 - (20 %) = 240 (240 DESIGN RATE)

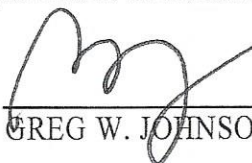
A = Q/Ra = 240 / 0.20 = 1330 sq. ft.

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

Excavation Length & Width

L = 0.75A/(W+2) (<3' Wide) = 1000 / 5 = 200' of 36" WIDE USING 40 HANCOR LEACHING CHAMBERS

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, 2016).


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

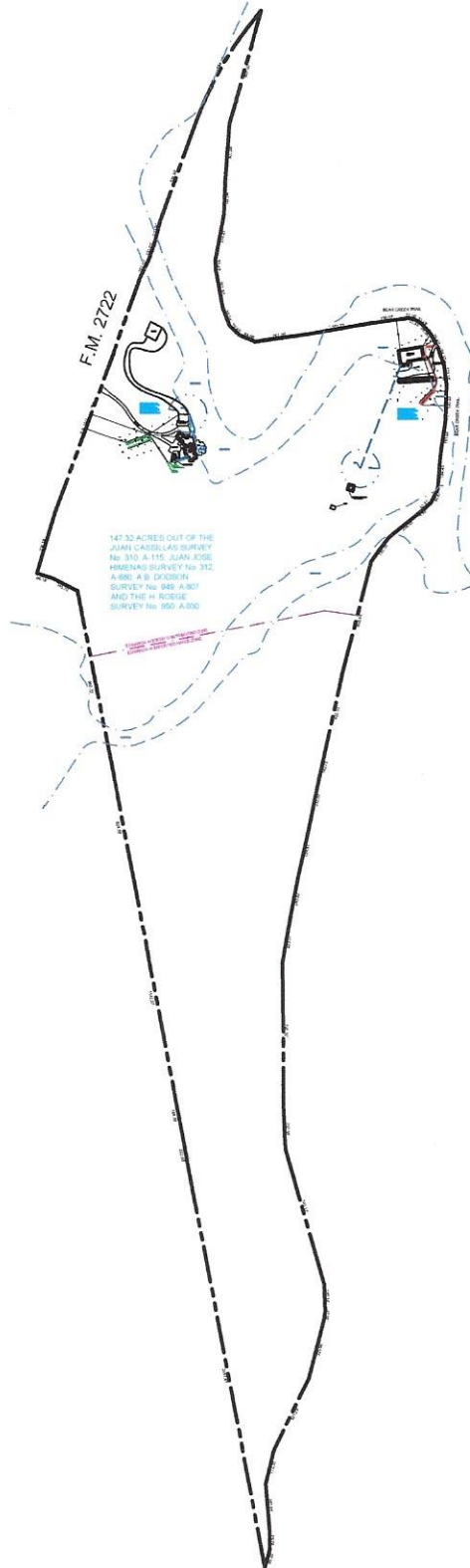
12/20/18
DATE



FIRM #2585

REVISED

10:59 am, Dec 31, 2018



OWNER:	DARREN W. LISA M. GERLOFF	DRAWN BY:	GWJ
STREET ADDRESS:	2115 BEAR CREEK TRAIL		
LEGAL DESC:	SEE DEED	ACRES:	147.32
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=1000'
		DATE:	12/20/2018
		REVISED:	

REVISED

10:59 am, Dec 31, 2018

INSTALL 1000sf OF FIELD USING 40 HANCOR LEACHING CHAMBER PANELS

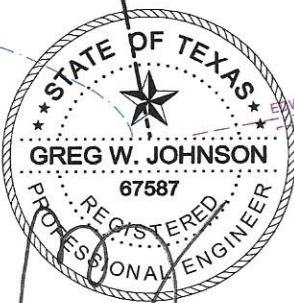
*USE TWO WAY CLEAN OUT
**USE SCH-40 OR SDR-26 TO TANK

X= TEST HOLE

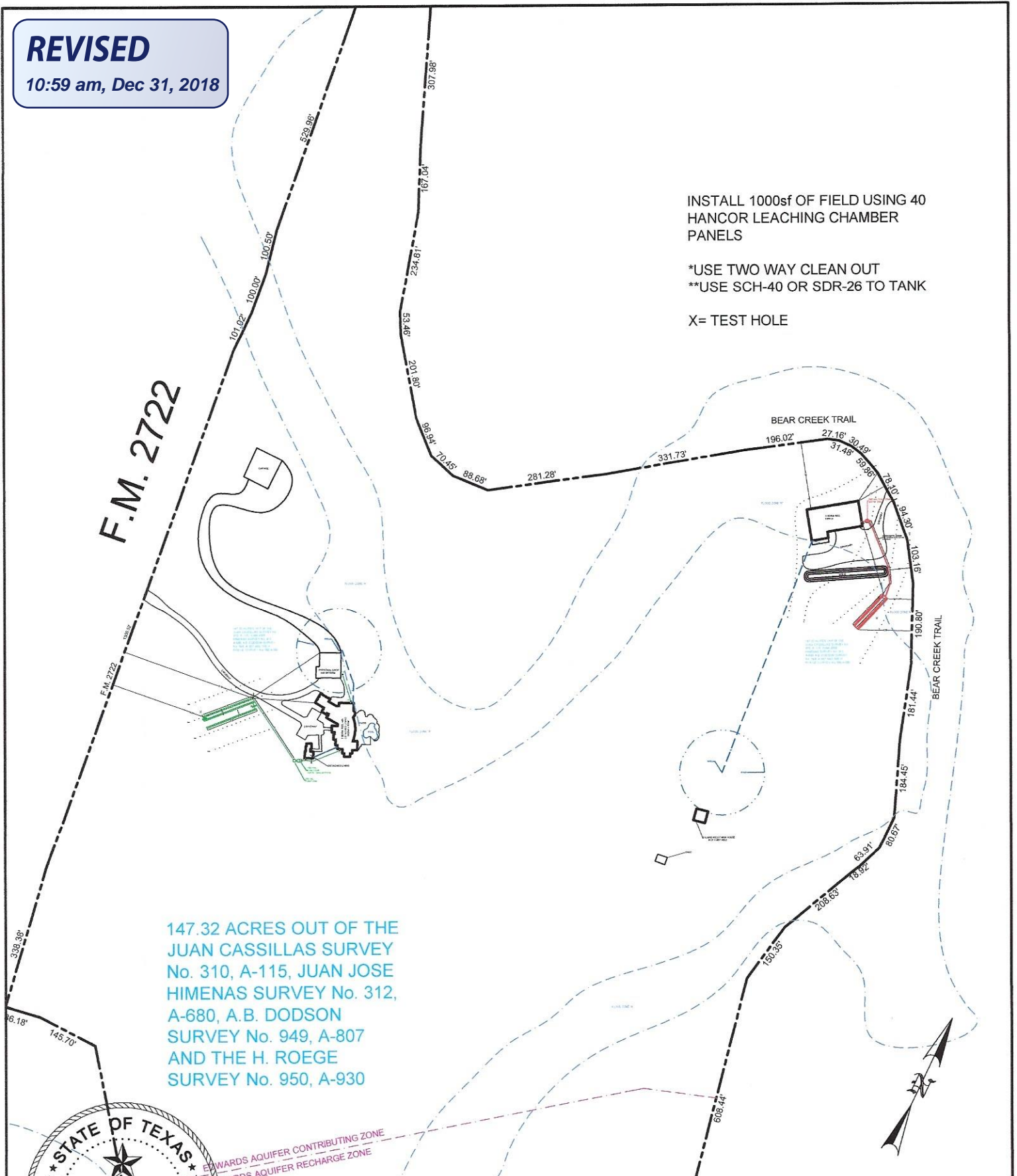
F.M. 2722

147.32 ACRES OUT OF THE JUAN CASSILLAS SURVEY No. 310, A-115, JUAN JOSE HIMENAS SURVEY No. 312, A-680, A.B. DODSON SURVEY No. 949, A-807 AND THE H. ROEGE SURVEY No. 950, A-930

EDWARDS AQUIFER CONTRIBUTING ZONE
EDWARDS AQUIFER RECHARGE ZONE

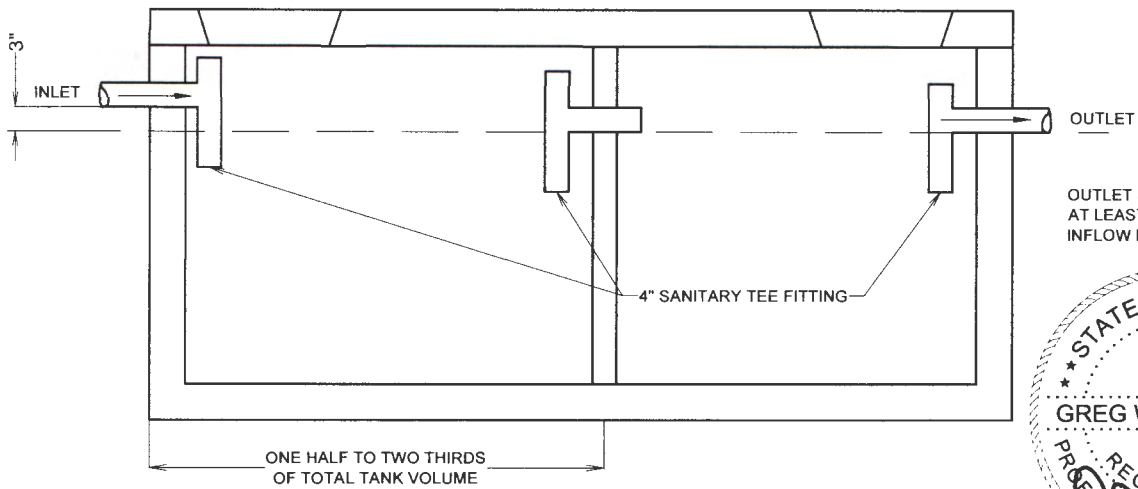


OWNER:	DARREN W. LISA M. GERLOFF		DRAWN BY:	GWJ			
STREET ADDRESS:	2115 BEAR CREEK TRAIL						
LEGAL DESC:	SEE DEED	ACRES:	147.32				
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=300'	DATE:	12/20/2018	REVISED:	

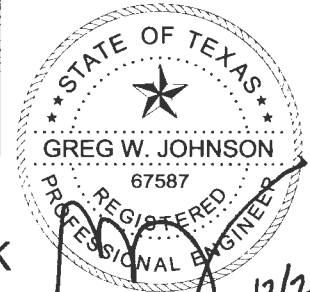




OWNER:	DARREN W. LISA M. GERLOFF	DRAWN BY:	GWJ
STREET ADDRESS:	2115 BEAR CREEK TRAIL		
LEGAL DESC:	SEE DEED	ACRES:	147.32
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=1000'
		DATE:	12/20/2018
		REVISED:	

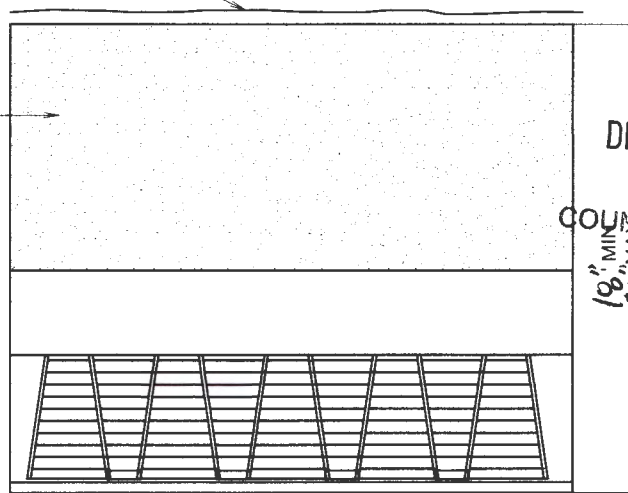
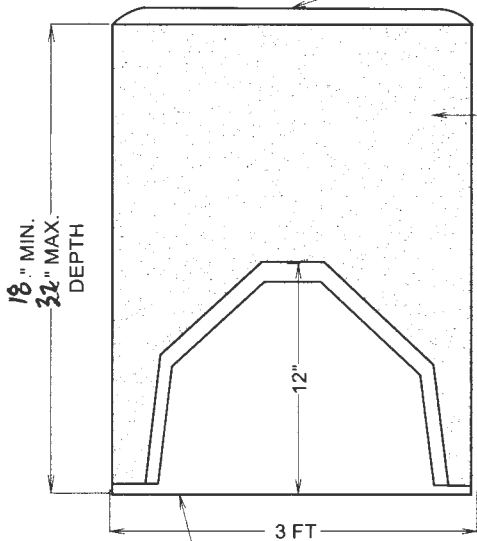


OUTLET PIPE MUST BE AT LEAST 3" LOWER THAN INFLOW PIPE



TYPICAL TWO COMPARTMENT SEPTIC TANK

2" - 4" LOAM CAP
FREE OF ROCK AND CLAY

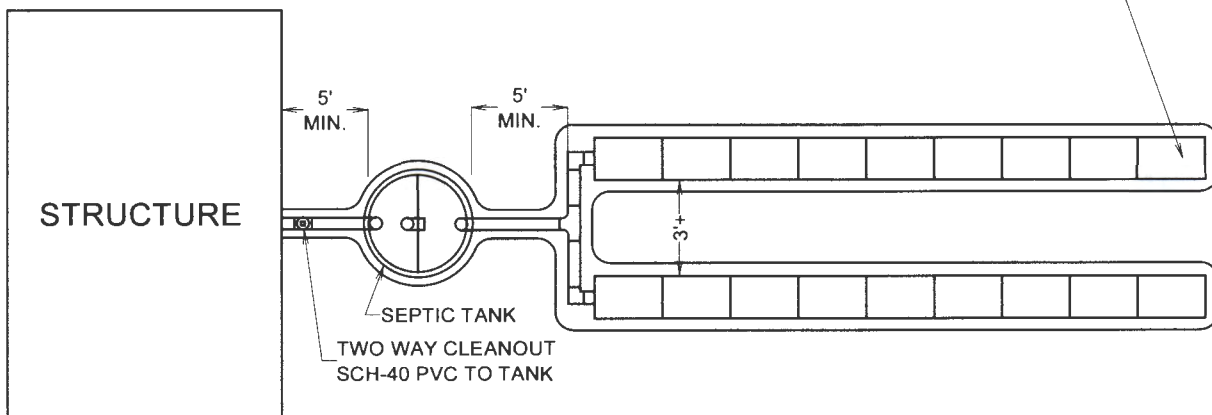


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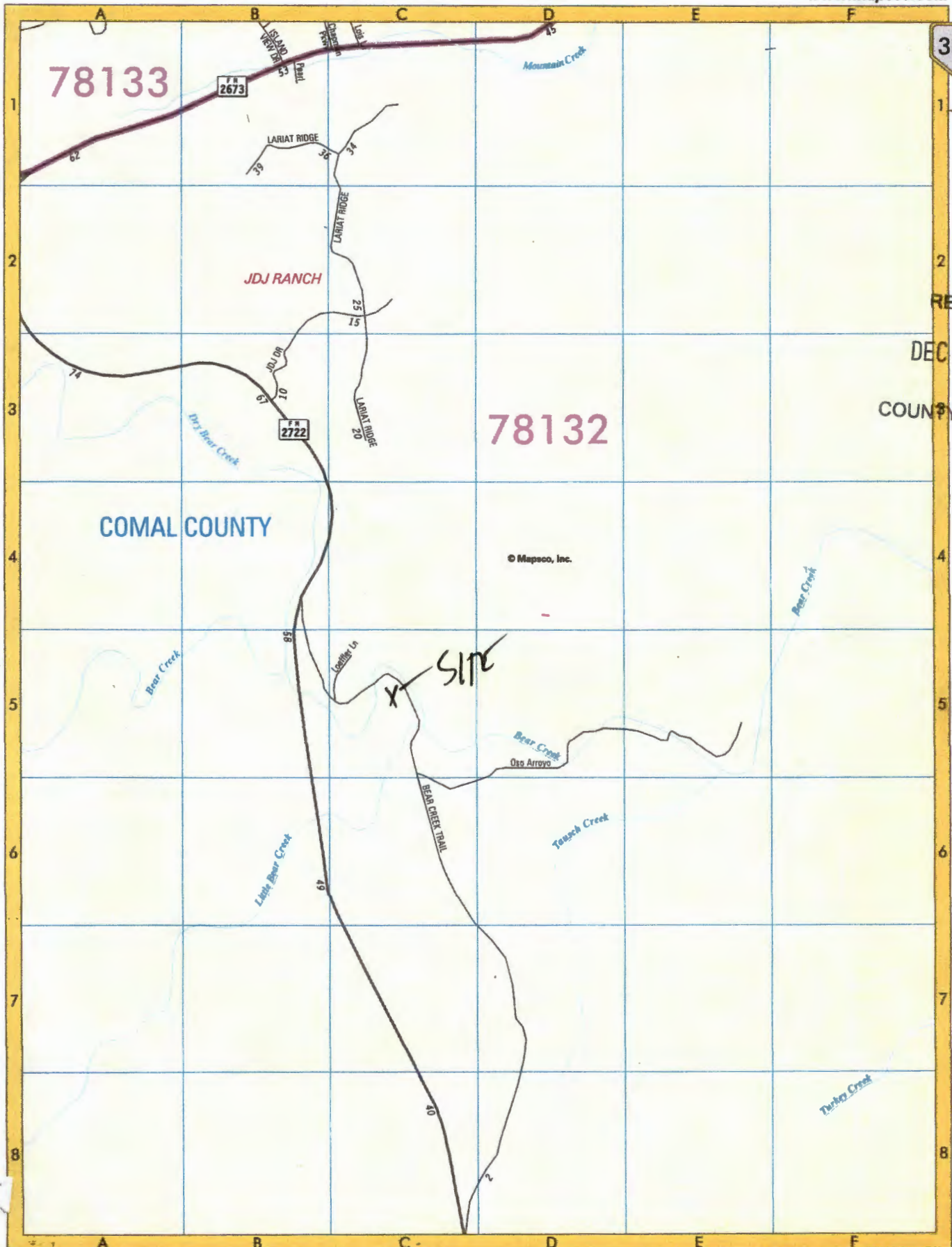
DEC 26 2018

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HANCOR ARC 36 LEACHING CHAMBER DETAIL



HANCOR ARC 36 LEACHING CHAMBER DETAIL



388

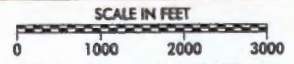
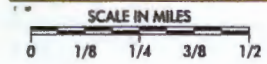


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COUNTY ENGINEER

CONTINUED ON MAP 389



Hernandez, Sandra

From: Hernandez, Sandra
Sent: Friday, December 28, 2018 12:36 PM
To: 'Greg Johnson'
Subject: 108548 deficiency comments

RE: Juan Cassillas Surv. #310, Abst. #115, Juan Jose Himenas Surv. #312, Abst. #680, A.B. Dodson Surv. #949, Abst. #807 and H. Roege Surv. #950, Abst. 930

Greg,

We received planning materials for the referenced permit application on December 26, 2018 and found those planning materials to be deficient. In order to continue processing this permit, we need the following information:

- ✓ Comal County GIS, indicates that the referenced property is located over the Edward's Aquifer and Contributing zone. Show limits of both zones on your site plan.
- ✓ It appears that there is a survey/abstract on the recorded deed that is not included on the permit application (A.B. Dodson).
- ✓ It appears that there is a discrepancy with the address being used on this property. Contact Holly Braun, Address Coordinator for more information.

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

Thank you,
Sandra

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

APPLICATION FOR PERMIT OF AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE TREATMENT SYSTEM AND LICENSE TO OPERATE

VOID

Date December 20, 2018

Permit # 108548

Owner Name DARREN W. & LISA M. GERLOFF
Mailing Address 14955 BULVERDE ROAD
City, State, Zip SAN ANTONIO, TX 78247
Phone# 210-394-8400
Email darren@gerloffinc.com

Agent Name GREG W. JOHNSON, P.E.
Agent Address 170 HOLLOW OAK
City, State, Zip NEW BRAUNFELS, TX 78132
Phone # (830) 905-2778
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 JUAN CASSILLAS S-310, A115, & JUAN JOSE HIMENAS S312, A680, H. ROEGE S950, A930 147.32 ACRES
Street Name/Address 2115 BEAR CREEK TRAIL City NEW BRAUNFELS Zip 78132

VOID

Type of Development:

[X] Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1806

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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: \$ 275,000 (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

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.

VOID

12/24/18

Signature of Owner

Date

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

APPLICATION FOR PERMIT TO CONSTRUCT AN ON-SITE SEWAGE TREATMENT 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) 1000

Gallons Per Day (As Per TCEQ Table III) 266 DESIGN RATE

(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.)

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

DEC 26 2018

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)

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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

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 _____ Date December 20, 2018

**ON-SITE SEWERAGE FACILITY
SOIL EVALUATION REPORT INFORMATION**

Date Soil Survey Performed: December 21, 2018

VOID

Site Location: J. CASSILLAS S-310, A115, JUAN JOSE HIMENAS S312, A680, H. ROEGE S950, A930, 147.32AC

Proposed Excavation Depth: 18"-32"

Requirements:

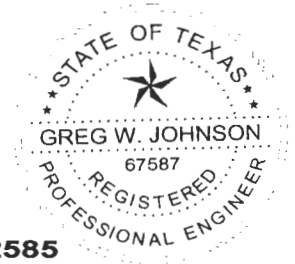
- At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
- Locations of soil boring or dug pits must be shown on the site drawing.
- For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation 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>1</u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	III	CLAY LOAM	VOID			BROWN
10"						
1						
2						
3						
4	III	SILTY LOAM	<30% GRAVEL	NONE OBSERVED	LIMESTONE @ 54"	LT. BROWN
10"-54"						
5						

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			RECEIVED DEC 26 2018 COUNTY ENGINEER
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.

 **VOID** 12/21/18
 Greg W. Johnson, P.E. 67587-F2585, S.E. 11561 Date



FIRM #2585

OSSE SOIL EVALUATION REPORT INFORMATION

VOID

Date: December 20, 2018

Applicant Information:

Name: DARREN W. & LISA M. GERLOFF
Address: 14955 BULVERDE ROAD
City: SAN ANTONIO State: TX
Zip Code: 78247 Phone: 210-394-8400

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 Unit Blk Subd.
Street Address: 2115 BEAR CREEK TRAIL
City: NEW BRAUNFELS Zip Code: 78132
Additional Info.: J. CASSILLAS S-310, A115, JUAN JOSE HIMENAS S312, A680, H. ROEGE S950, A930, 147.32AC

Installer Information:

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

Topography: Slope within proposed disposal area: 3 %
Presence of 100 yr. Flood Zone: YES X NO
Existing or proposed water well in nearby area. YES X NO >100'
Presence of adjacent ponds, streams, water impoundments YES NO X
Presence of upper water shed YES NO X
Organized sewage service available to lot YES NO X

Design Calculations for Leaching Chambers:

VOID

Commercial
Q= GPD

Residential Water conserving fixtures to be utilized? Yes X No
Number of Bedrooms the septic system is sized for: 3 Total sq. ft. living area 1806

Q gal/day = (Bedrooms +1) * 75 GPD
Q = (3 + 1) * 75 - (20 %) = 240 (166 DESIGN RATE)
A = Q/Ra = 240 / 0.20 = 1330 sq. ft.

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

Excavation Length & Width
L = 0.75A/(W+2) (<3' Wide) = 1000 / 5 = 200' of 36" WIDE USING 40 HANCOR LEACHING CHAMBERS

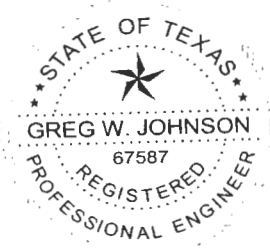
I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 27, 2016).

Handwritten signature of Greg W. Johnson

VOID

12/20/18 DATE

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



FIRM #2585

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COUNTY ENGINEER

INSTALL 1000sf OF FIELD USING 40 HANCOR LEACHING CHAMBER PANELS

*USE TWO WAY CLEAN OUT

**USE SCH-40 OR SDR-26 TO TANK

X= TEST HOLE

F.M. 2722

VOID

147.32 ACRES OUT OF THE JUAN CASSILLAS SURVEY No. 310, A-115, JUAN JOSE HIMENAS SURVEY No. 312, A-680, A.B. DODSON SURVEY No. 949, A-807 AND THE H. ROEGE SURVEY No. 950, A-930



OWNER:	DARREN W. LISA M. GERLOFF	DRAWN BY:	GWJ
STREET ADDRESS:	2115 BEAR CREEK TRAIL		
LEGAL DESC:	SEE DEED	ACRES:	147.32
PREPARED BY:	GREG W. JOHNSON, P.E. 11002585	SCALE:	1"=300'
		DATE:	12/20/2018
		REVISED:	

VOID

BEAR CREEK TRAIL

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196.02'

27.16' 30.49'
31.48' 59.86'

78.10'

94.30'

103.16'

190.80'

181.44'

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BEAR CREEK TRAIL

FLOOD ZONE "A"

3 BDRM RES.
1806 sf.

1000 GAL. DUAL COMP.
SEPTIC TANK

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BERM

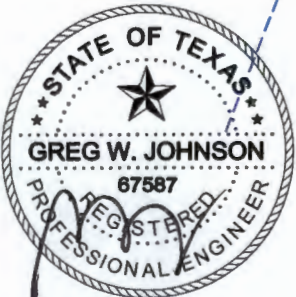
SLEEVE SEPTIC LINE WITH
SCH-40 WITHIN 5' AND UNDER
DRIVEWAY

INSTALL 1000sf OF FIELD USING 40
HANCOR LEACHING CHAMBER
PANELS

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

X= TEST HOLE

147.32 ACRES OUT OF THE
JUAN CASSILLAS SURVEY No.
310, A-115, JUAN JOSE
HIMENAS SURVEY No. 312,
A-680, A.B. DODSON SURVEY
No. 949, A-807 AND THE H.
ROEGE SURVEY No. 950, A-930



OWNER:	DARREN W. LISA M. GERLOFF	DRAWN BY:	GWJ
STREET ADDRESS:	2115 BEAR CREEK TRAIL		
LEGAL DESC:	SEE DEED	ACRES:	147.32
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=80'
		DATE:	12/20/2018
		REVISED:	

VOID

New Braunfels Title Co.
G.F. # 81205 KB
not insuring Tract 3
o/k



201306011139 03/14/2013 02:27:56 PM 1/8

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.

SPECIAL WARRANTY DEED

Effective Date: March 13, 2013
Grantor: BEAR CREEK RANCH, LLC, a Texas limited liability company
P.O. Box 310420
New Braunfels, Texas 78131
Grantee: DARREN W. GERLOFF and LISA M. GERLOFF
14955 Bulverde Road
San Antonio, TX 78247
Consideration: Ten Dollars (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements): Tract 1, containing 147.32 acres; Tract 2, containing 105.26 acres; and Tract 3 containing a 0.44 acre tract, all of which tracts are more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof by reference for all purposes.

Reservations from Conveyance: For Grantor and Grantor's successors and assigns forever, a reservation of an undivided 50% interest in all oil, gas and other minerals in and under and that may be produced from the Property. Grantor waives the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor. Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property. After giving effect to this conveyance and reservation, Grantor and Grantee, and their respective heirs, successors and assigns, will each own and enjoy in equal shares the executive rights with respect to the mineral estate for the Property, as well as all other attributes of the mineral estate, except the right to develop, which is owned entirely by Grantee.

Exceptions to Conveyance and Warranty:

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the Property;
2. All presently recorded and valid oil, gas and/or other mineral exceptions, rights of development or leases, royalty reservations and/or other instruments constituting oil, gas or other mineral interest severances of any kind;

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RECORDED

3. All presently recorded restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than encumbrances and conveyances by, through or under Grantor) that affect the Property;
5. Standby fees and taxes for the current year and subsequent years, the payment of which Grantee assumes; and subsequent assessments for this and prior years due to change(s) in land usage, ownership, or both, the payment of which Grantee assumes; and
6. Any conditions that would be revealed by a physical inspection and survey of the Property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee Tract 1 and Tract 2 of the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular Tract 1 and Tract 2 of the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, when the claim is made by, through or under Grantor, but not otherwise. Grantor's warranty is several and not joint. The warranty of each of those constituting Grantor is limited to that person's undivided interest in the Property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, sells and conveys to Grantee Tract 3 of the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors and assigns forever, without express or implied warranty. All warranties with respect to Tract 3 of the Property that might arise by common law as well as the warranties in Section 5.023 of the Texas Property Code (or its successor) are excluded.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the Property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the Property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the Property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

BEAR CREEK RANCH, LLC

By: Carl Liebscher, Manager
Carl Liebscher, Manager

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COUNTY ENGINEER

THE STATE OF Texas §
COUNTY OF Tarrant §

This instrument was acknowledged before me on March 13, 2013,
by CARL LIEBSCHER, Manager of BEAR CREEK RANCH, LLC, a Texas limited liability company, on
behalf of same and in the capacity herein stated.



Lisa Requet
Notary Public, State of Texas
Printed Name: Lisa Requet
Commission expires: 9-27-2013

Prepared in the Law Offices of:

John T. Dierksen
REAGAN BURRUS PLLC
401 Main Plaza, Suite 200
New Braunfels, TX 78130

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TRACT 1:**FIELD NOTES DESCRIPTION FOR 147.32 ACRES OF
THE BEAR CREEK RANCH, L.L.C. PROPERTY IN
COMAL COUNTY, TEXAS**

Being all of a certain tract or parcel of land containing 147.32 acres, more or less, comprising approximate acreage out of various Original Patent Surveys in Comal County, Texas as follows:

Survey No.	Original Grantee	Abstract No.	Acres
310	Juan Cassillas	115	4.60
312	Juan Jose Himenas	680	119.66
949	A.B. Dodson	807	22.87
950	H. Roege	930	0.19

that same land conveyed as 145.5 acres from Carl Liebscher to Bear Creek Ranch, L.L.C. by a Warranty Deed executed the 14th day of September, 1998, and recorded as Document No. 9806024082 in the Official Public Records of Comal County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron stake found in the east right-of-way of Farm to Market Highway No. 2722, a southwest corner of said 145.5 acres and the herein described tract; the northwest corner of 178.1 acres conveyed from LBC Partners, Ltd. to Anthony B. Cantrell, et ux, by a Warranty Deed with Vendor's Lien executed the 17th day of December, 2010, and recorded as Document No. 201006043250 in the Official Public Records of Comal County, Texas; which point bears approximately 570 ft. N57°40'W from an east corner of said Survey No. 310;

THENCE, along or near a fence, with the common line between said 145.5 acres and said Farm to Market Highway No. 2722, N10°51'57"W., 338.38 ft. to a found concrete highway right-of-way marker; N07°26'57"W., 1300.52 ft. to a found concrete highway right-of-way marker; N01°46'26"W., 101.02 ft. to a found concrete highway right-of-way marker; N07°20'04"W., 100.00 ft. to a set ½" iron stake; N13°02'56"W., 100.50 ft. to a set ½" iron stake; N07°29'54"W., 529.96 ft. to a concrete highway right-of-way marker found at the beginning of a 03°05'50" curve to the right; and 698.95 ft. along the arc of said curve subtended by a 21°38'48" central angle and 1850.00 ft. radius (long chord = N02°50'10"E., 694.80 ft.) to a ½" iron stake set at its end for the north corner of said 145.5 acres and the herein described tract; the intersection of said Farm to Market Highway No. 2722 and the occupied west right-of-way of Bear Creek Road, a county maintained road (no record dedication found);

THENCE, along or near a fence, with the occupied common line between said 145.5 acres and said Bear Creek Road, S11°31'52"E., 607.00 ft. to a fence post; S23°01'19"E., 307.98 ft. to a fence post; S25°01'10"E., 167.04 ft. to a fence post; S16°41'39"E., 234.81 ft. to a fence post; S28°33'05"E., not along a fence, 53.46 ft. to a fence post; S37°42'53"E., continuing along or near a fence, 201.80 ft. to a fence post; S48°51'10"E., 96.94 ft. to a fence post; S74°16'43"E., 70.45 ft. to a fence post; N84°55'58"E., 88.68 ft. to a fence post; N55°08'27"E., 281.28 ft. to a fence post; N52°55'18"E., 331.73 ft. to a set ½" iron stake; N55°03'43"E., 196.02 ft. to a fence post; N71°20'38"E., 27.16 ft. to a fence post; N87°23'38"E., 31.48 ft. to a fence post; S79°04'54"E., 30.49 ft. to a fence post; S67°37'41"E., 59.86 ft. to a fence post; S55°47'30"E., 78.10 ft. to a fence post; S47°10'03"E., 94.30 ft. to a fence post; S34°52'49"E., 103.16 ft. to a fence post; S25°55'00"E., 190.78 ft. to a set ½" iron stake; S18°57'18"E., 181.44 ft. to a fence post; S23°04'22"E., not along a fence, at 35 ft. passing a fence post, then continuing along or near a fence for a total distance of 184.45 ft. to a fence

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post; S01°27'43"E., 80.67 ft. to a fence post; S18°51'50"W., 63.91 ft. to a fence post; S25°26'02"W., 18.92 ft. to a fence post; S23°28'26"W., 208.63 ft. to a fence post; S09°08'58"W., 150.35 ft. to a fence post; S12°48'45"E., 608.44 ft. to a fence post; S14°58'52"E., 422.30 ft. to a fence post; S15°26'19"E., 142.75 ft. to a fence post; S15°44'17"E., 232.20 ft. to a set 1/2" iron stake; S14°54'23"E., 284.51 ft. to a set 1/2" iron stake; S16°06'33"E., 240.82 ft. to a fence post; S17°43'36"E., 223.07 ft. to a fence post; S28°17'05"E., 167.48 ft. to a fence post; S27°34'00"E., 579.49 ft. to a fence post; S30°04'48"E., 232.38 ft. to a fence post; S43°03'10"E., 740.17 ft. to a fence post; S29°59'03"E., 136.74 ft. to a fence post; S20°10'44"E., 39.27 ft. to a fence post; S12°53'35"E., 325.96 ft. to a fence post; S01°16'39"E., 421.27 ft. to a fence post; S13°57'58"E., 172.38 ft. to a fence post; S31°49'59"E., 253.70 ft. to a fence post; S27°01'44"E., 92.63 ft. to a fence post; and S12°00'20"E., 96.26 ft. to a fence post for the south corner of said 145.5 acres and the herein described tract; a southeast corner of said 178.1 acres;

THENCE, along and east of fence with the west line of said 145.5 acres, N38°04'57"W., 2097.61 ft. to a 1/2" iron stake found in the occupied common line between said 145.5 and 178.1 acre tracts;

THENCE, along or near a fence, with the occupied common line between said 145.5 and 178.1 acre tracts, N37°35'24"W., 222.65 ft. to a found 1/2" iron stake; N38°16'00"W., 168.53 ft. to a found 1/2" iron stake; N38°04'42"W., 1142.57 ft. to a found 1/2" iron stake; N38°19'14"W., 628.55 ft. to an 18" cedar tree; N38°19'11"W., not along a fence, 950.72 ft. to a fence post found for a reentrant corner of said 145.5 acres and the herein described tract, the northeast corner of said 178.1 acres; N89°35'23"W., continuing along or near a fence, 145.70 ft. to a found 1/2" iron stake; and S79°36'12"W., 86.17 ft. to the PLACE OF BEGINNING.

I hereby certify that this field notes description and accompanying plat are accurate representations of the property contained therein as determined by a survey made on the ground under my direction and supervision, except no survey was made to reestablish Patent Survey lines or Corners; that all property corners are as stated. (Bearing basis = True north based on GPS observations)

Dates surveyed: February 18 through 28, 2013

Dated this 7th day of March, 2013


Mike A. Grogan
Registered Professional Land Surveyor No. 5296

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TRACT 2:

**FIELD NOTES DESCRIPTION FOR 105.26 ACRES OF
THE BEAR CREEK RANCH, L.L.C. PROPERTY IN
COMAL COUNTY, TEXAS**

Being all of a certain tract or parcel of land containing 105.26 acres, more or less, comprising approximate acreage out of various Original Patent Surveys in Comal County, Texas as follows:

Survey No.	Original Grantee	Abstract No.	Acres
299	Plasidor Hernandez	212	7.88
949	A.B. Dodson	807	97.38

that same land conveyed as 105.49 acres from Carl Liebscher to Bear Creek Ranch, L.L.C. by a Warranty Deed executed the 14th day of September, 1998, and recorded as Document No. 9806024072 in the Official Public Records of Comal County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a ¼" iron stake found for the northeast corner of said 105.49 acres and the herein described tract; the west corner of 29.49 acres conveyed from Raymond Mendez, Jr., and Mary C. Flores to Barbara Maus by a General Warranty Deed executed the 17th day of December, 2010, and recorded as Document No. 201106004308 in the Official Public Records of Comal County, Texas; the south line of 988.51 acres conveyed from Millie Matcek Kocurek to Louis J. Kocurek, Jr., et al, by a Gift Deed executed the 28th day of May, 1987, and recorded in Volume 573 at Page 437 of the Official Public Records of Comal County, Texas; an occupied reentrant corner of said Survey No. 949;

THENCE, along or near a fence, with the common line between said 105.49 and 29.49 acre tracts, S36°42'05"E., 1154.49 ft. to a fence corner post found for the west common corner between said 29.49 acres and 20.035 acres conveyed from Danny Zunker, et ux, to Michael Wayne McLeod by a Warranty Deed executed the 3rd day of July, 2001, and recorded as Document No. 200106021393 in the Official Public Records of Comal County, Texas;

THENCE, along or near a fence, with the common line between said 105.49 and 20.035 acre tracts, S36°11'37"E., 125.23 ft. to a fence corner post found for a reentrant corner of said 20.035 acres, the east corner of said 105.49 acres and the herein described tract; and S53°29'50"W., 120.66 ft. to a ¼" iron stake found for the north common corner between said 20.035 acres and 20 acres conveyed from Buffalo Springs Ranch, Inc. to Milton P. Erben, et ux, by a Warranty Deed executed the 5th day of February, 1969, and recorded in Volume 168 at Page 53 of the Deed Records of Comal County, Texas;

THENCE, along or near a fence, with the common line between said 105.49 and 20 acre tracts, S53°34'45"W., 426.38 ft. to a ¼" iron stake found for the north common corner between said 20 acres and 10.6822 acres conveyed from Juanell Feller, et vir, to Charles Dean Jackson, et ux, by a Warranty Deed executed the 6th day of December, 1990, and recorded in Volume 745 at Page 802 of the Official Public Records of Comal County, Texas;

THENCE, along or near a fence, with the common line between said 105.49 and 10.6822 acre tracts, S53°46'35"W., 411.88 ft. to a ½" iron stake found for the north common corner between said 10.6822 acres and 5.007 acres conveyed from James Willis and Lynda Hoang to Christopher W. Bowen and Valerie A.

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Bowen by a Warranty Deed with Vendor's Lien executed the 23rd day of January, 2013, and recorded as Document No. 201306003785 in the Official Public Records of Comal County, Texas;

THENCE, along or near a fence, with the common line between said 105.49 and 5.007 acre tracts, S53°28'13"W., 399.02 ft. to a 1/4" iron stake found for the north common corner between said 5.007 acres and 20 acres conveyed from John Robert Myer to Charles H. and Marcia C. Stewart by a General Warranty Deed executed the 25th day of August, 1997, and recorded as Document No. 9806000081 in the Official Public Records of Comal County, Texas;

THENCE, along or near a fence, with the common line between said 105.49 and 20 acre tracts, S53°26'39"W., 388.54 ft. to a 1/4" iron stake found for the north common corner between said 20 acres and 12.994 acres conveyed from Kevin C. Reed, et ux, et al, to Donald T. Steele and Denise Steele by a Warranty Deed with Vendor's Lien executed the 5th day of March, 2002, and recorded as Document No. 200206007872 in the Official Public Records of Comal County, Texas;

THENCE, along or near a fence, with the common line between said 105.49 and 12.994 acre tracts, S53°31'56"W., 898.32 ft. to a found 1/4" iron stake; and S52°24'02"W., 444.34 ft. to a 1/4" iron stake set at the beginning of a 03°05'49" curve to the right; the east right-of-way line of Farm to Market Highway No. 2722; the south corner of said 105.49 acres and the herein described tract;

THENCE, along or near a fence, with the common line between said 105.49 acres and said Farm to Market Highway No. 2722, 801.16 ft. along the arc of said curve subtended by a 24°48'40" central angle and 1850.10 ft. radius (long chord = N22°10'55"W., 794.91 ft.) to a concrete highway right-of-way marker found at its end; and N09°44'15"W., 303.14 ft. to a fence post found at the intersection of said Farm to Market Highway No. 2722 and Bear Creek Road, a county maintained road (no record dedication found);

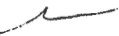
THENCE, along or near a fence, with the occupied common line between said 105.49 acres and said Bear Creek Road, N07°34'36"E., 589.21 ft. to a fence post; N25°31'33"E., 693.27 ft. to a fence post; N34°33'53"E., 252.08 ft. to a fence post; and N18°57'20"E., 305.73 ft. to a 1/4" iron stake set for the northwest corner of said 105.49 acres and the herein described tract, a southwest corner of said 988.51 acres;

THENCE, along or near a fence, with the common line between said 105.49 and 988.51 acres, S83°13'08"E., 506.57 ft. to a found 1/4" iron stake; N89°20'37"E., 520.56 ft. to a found 1/4" iron stake; and N66°51'04"E., 461.91 ft. to the PLACE OF BEGINNING.

I hereby certify that this field notes description and accompanying plat are accurate representations of the property contained therein as determined by a survey made on the ground under my direction and supervision, except no survey was made to reestablish Patent Survey lines or Corners; that all property corners are as stated. (Bearing basis = True north based on GPS observations)

Dates surveyed: February 18 through 28, 2013

Dated this 7th day of March, 2013



Mike A. Grogan
Registered Professional Land Surveyor No. 5296



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TRACT 3:

**FIELD NOTES DESCRIPTION FOR 0.44 ACRE OUT
OF JOSE OLIVA SURVEY NO. 300 IN COMAL
COUNTY, TEXAS**

Being all of a certain tract or parcel of land containing 0.44 acre, more or less, out of Jose Oliva Survey No. 300, Abstract No. 441 in Comal County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a fence corner post found for the south corner of 145.5 acres conveyed from Carl Liebscher to Bear Creek Ranch, L.L.C. by a Warranty Deed executed the 14th day of September, 1998, and recorded as Document No. 9806024082 in the Official Public Records of Comal County, Texas; the southeast corner of 178.1 acres conveyed from LBC Partners, Ltd. to Anthony B. Cantrell, et ux, by a Warranty Deed with Vendor's Lien executed the 17th day of December, 2010, and recorded as Document No. 201006043250 in the Official Public Records of Comal County, Texas; the occupied west right-of-way of Bear Creek Road, a county maintained road (no record dedication found); the south corner of the herein described tract which bears approximately 4805 ft. S38°08'E from the northeast corner of said Survey No. 300;

THENCE, along or near a fence, with the east line of said 178.1 acres, N39°11'20"W., 947.40 ft. to a found Mag-Nail; and N37°10'17"W., 1150.53 ft. to a 1/4" iron stake found in the occupied common line between said 178.1 and 145.5 acre tracts, the north corner of the herein described tract;

THENCE, east of fence, with the west line of said 145.5 acres, S38°04'57"E., 2097.61 ft. to the PLACE OF BEGINNING.

I hereby certify that this field notes description and accompanying plat are accurate representations of the property contained therein as determined by a survey made on the ground under my direction and supervision, except no survey was made to reestablish Patent Survey lines or Corners; that all property corners are as stated. (Bearing basis = True north based on GPS observations)

Dates surveyed: February 18 through 28, 2013

Dated this 7th day of March, 2013


Mike A. Grogan
Registered Professional Land Surveyor No. 5296



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Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
03/14/2013 02:27:56 PM
TAMMY 8 Page(s)
201306011139



Joy Streater

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OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

<i>items Date Received</i>	<i>initials</i>

<i>Permit Number</i>

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

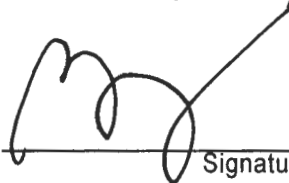
Signed Maintenance Contract with Effective Date as Issuance of License to Operate

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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

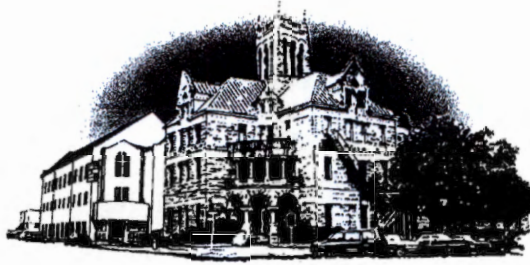
12/26/18

Date

<input type="checkbox"/> COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

<input type="checkbox"/> INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)

**CCEO
COPY**



Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 04/01/2014 Permit Number: 101819

Location Description: 5454 FM 2722
NEW BRAUNFELS, TX 78132

Subdivision: J Himenas, J Cassillas, AB Dobson Survey
Unit:
Lot:
Block:
Acreage: 147.3200

Type of System: Septic Tank
Leaching Chambers

Issued to: Darren & Lisa Gerloff

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.

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

OS0023773

ENVIRONMENTAL HEALTH COORDINATOR

OS 0025599

CCEO

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

COPY

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

Date January 22, 2014

Permit # 101819

Owner Name DARREN W. & LISA M. GERLOFF
Mailing Address 14955 BULVERDE ROAD
City, State, Zip SAN ANTONIO, TEXAS 78247
Phone # (210) 394-8400
Email X DARREN@GERLOFFINC.COM

Agent Name GREG W. JOHNSON
Agent Address 170 HOLLOW OAK
City, State, Zip NEW BRAUNFELS, TX 78132
Phone # 830 905 2778
Email greg.johnson@peychow.com

All correspondence should be sent to. [X] Owner [X] Agent [] Both [] Method: [] Mail [X] Email

Subdivision Name Unit Lot Block

Acreage/Legal 147.22 ACRES OUT OF THE JUAN CASSILLAS SURVEY No. 110, A-113, JUAN JOSE HIMENAS SURVEY No. 112, A-680, A.B. DODSON SURVEY No. 949, A-807 AND THE H. ROEGE SURVEY No. 950, A-930

Street Name/Address 5454 ~~5430~~ F.M. 2722 City NEW BRAUNFELS Zip 78132

Type of Development:

[X] Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) HOME with DETACHED LIVING RECEIVED
Number of Bedrooms 7
Indicate Sq Ft of Living Area 5625 + 574 FEB 24 2014

[] Commercial or Institutional Facility

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(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

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 approved and released the development permit for this property.

Signature of Owner

Date January 22, 2014

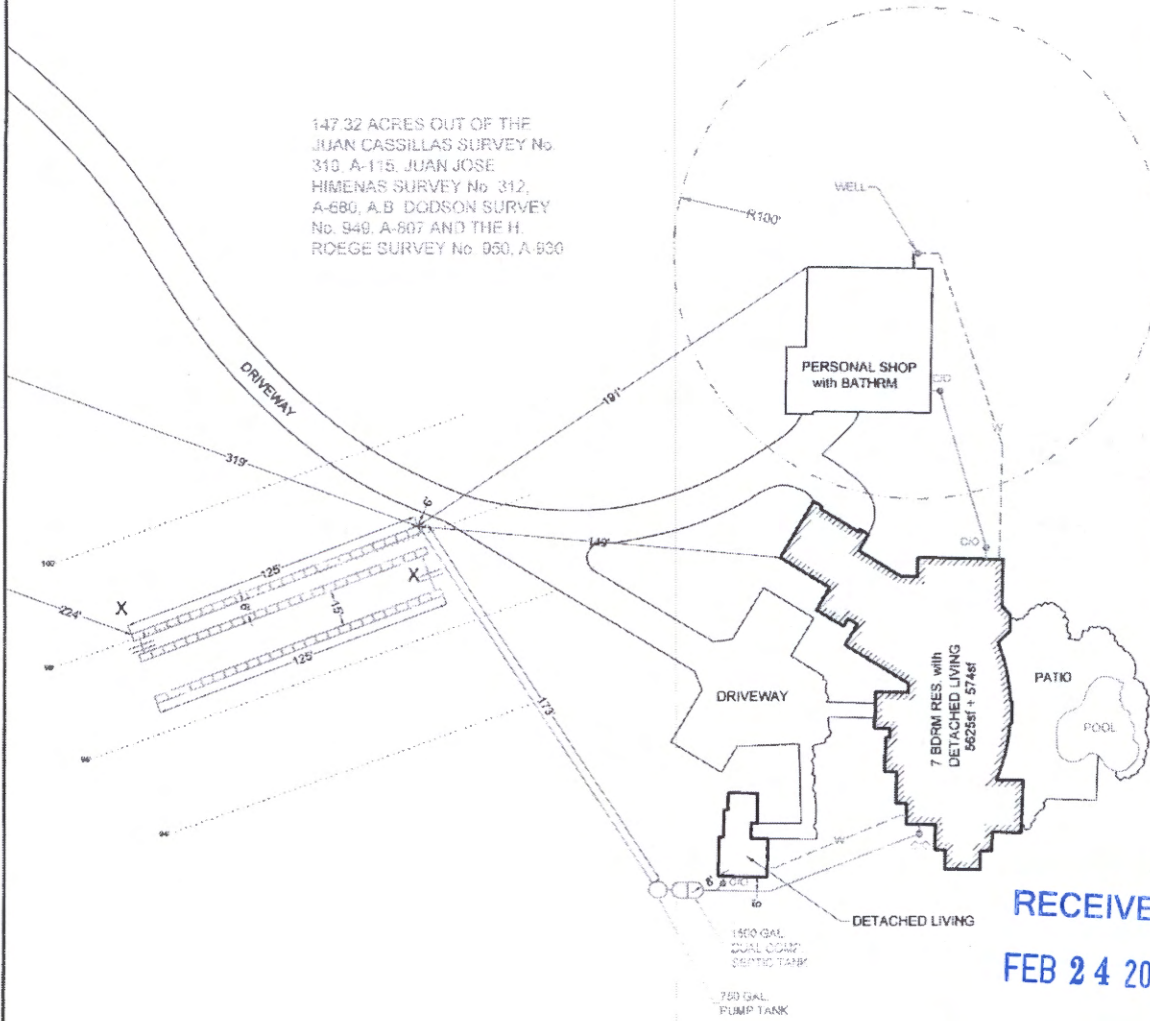
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COPY**

INSTALL 1875sf OF
FIELD USING 75 - 5'-0"
LEACHING CHAMBER
PANELS WITH
BULKHEADS

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

X= TEST HOLE

147.32 ACRES OUT OF THE
JUAN CASSILLAS SURVEY No. 310, A-115, JUAN JOSE
HIMENAS SURVEY No. 312,
A-680, A.B. DODSON SURVEY
No. 949, A-807 AND THE H.
ROEGE SURVEY No. 950, A. 930



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OWNER:	DARREN W. & LISA M. GERLOFF		DRAWN BY:		
STREET ADDRESS:	5454 5430 F.M. 2722		ACREAGE:	147.32	
LEGAL DESC.:	SEE ATTACHED DEED		REVISIONS:		
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=60'	DATE:	4/18/2013



INSTALL 1875sf OF
FIELD USING 75 - 5'-0"
LEACHING CHAMBER
PANELS WITH
BULKHEADS

*USE TWO WAY CLEAN
OUT

**USE SCH-40 OR
SDR-26 TO TANK

X= TEST HOLE

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COPY**

101819

