



Comal County

OFFICE OF COMAL COUNTY ENGINEER

**License to Operate On-Site Sewage Treatment and Disposal Facility**

Issued This Date: 06/20/2019 Permit Number: 108965

Location Description: 890 TOM CREEK LN  
CANYON LAKE, TX 78133  
Subdivision: Juliano Rodriguez Survey 338. Abst 491  
Unit:  
Lot:  
Block:  
Acreage: 1.2300

Type of System: Septic Tank  
Leaching Chambers

Issued to: Clinton Wayne & Kelli Ann Pulpan

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

 OS8497  
ENVIRONMENTAL HEALTH INSPECTOR

  
ENVIRONMENTAL HEALTH COORDINATOR  
OS 0025599

## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Cowboy Const. / Charles Mager OSSF Installer #: \_\_\_\_\_  
 1st Inspection Date: 5/22/19 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: 6/20/19  
 Inspector Name: Mike T. Inspector Name: \_\_\_\_\_ Inspector Name: Mike T.  
 Permit#: 108965 Address: 890 Tom Creek Ln.

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)		5/22/19		6/20/19
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 - 5/22/19  
 Tanks set, leveled  
 then set leveled  
 ready for cover

MT - 6/20/19  
 covered.



**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)(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)			5/22/19	6/20/19
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	✓	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped	✓	285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions	✓	285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed	✓		1000 gal. Dual tanks			
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed						
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number						
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(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	✓			5/22/19		6/20/19
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	✓		1) 6'2" 2) 6'2" 3) 6'2" 4) 6'2" 5) 6'10"			
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)		5/22/19		
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				



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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 &lt; 2.0%</p> <p>EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field ( 1000 Linear ft. for 2 bedrooms or less &amp; an additional 400 ft. for each additional bedroom )</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. &amp; 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.) &amp; 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 &amp; 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 &amp; 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 &amp; 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>						
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39	<p>PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried</p>						

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OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(ii)285.33(d)(2)(G)(iii)(iii)285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(i)				
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed	✓	285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)				6/20/15 
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: Cowboy Const. / Charles Mager OSSF Installer #: \_\_\_\_\_

1st Inspection Date: 5/22/19 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: \_\_\_\_\_

Inspector Name: Mike T. Inspector Name: \_\_\_\_\_ Inspector Name: \_\_\_\_\_

Permit#: 108965 Address: 890 Tom Creek Ln.

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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)				
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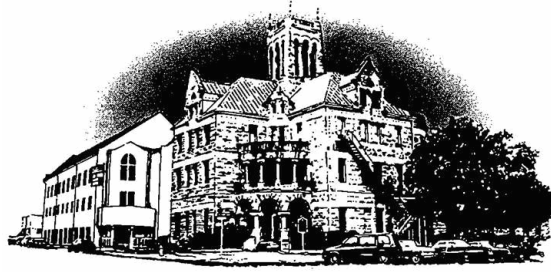
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OSSF Inspection Sheet**

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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: 108965  
Issued This Date: 04/15/2019  
This permit is hereby given to: Clinton Wayne & Kelli Ann Pulpan

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

890 TOM CREEK LN  
CANYON LAKE, TX 78133

Subdivision: Juliano Rodriguez Survey 338, Abst 491

Unit:

Lot:

Block:

Acreage: 1.2300

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank  
Leaching Chambers

This permit gives permission for the construction of the above referenced on-site facility to commence. Installation must be completed by an installer holding a valid registration card from the Texas Commission on Environmental Quality (TCEQ). Installation and inspection must comply with current TCEQ and Comal County requirements.

Call (830) 608-2090 to schedule inspections.



OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

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

**RECEIVED**

Permit Number **APR 05 2019**

COUNTY ENGINEER


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

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

  
 \_\_\_\_\_  
 Signature of Applicant

**04/05/19**  
 \_\_\_\_\_  
 Date

____ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

____ INCOMPLETE APPLICATION	
(Missing Items Circled, Application Refused)	

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

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

Date March 28, 2019

Permit # 108965

Owner Name CLINTON WAYNE & KELLI ANN PULPAN  
Mailing Address 890 TOM CREEK LANE  
City, State, Zip CANYON LAKE, TX 78133  
Phone# 830-624-6746  
Email cwpulpan@live.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  Agent  Both

Method:  Mail  Email

Subdivision Name \_\_\_\_\_ Unit/Phase/Section \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
Acreage/Legal JULIANO RODRIGUEZ SURVEY # 338, A-491, BEING 1.228 AC  
Street Name/Address 890 TOM CREEK LANE City CANYON LAKE Zip 78133

**Type of Development:**

Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) HOUSE  
Number of Bedrooms 3  
Indicate Sq Ft of Living Area 1985

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.

Clinton Pulpan / Kelli Pulpan  
Signature of Owner

4/1/19  
Date



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

**REVISED**  
10:04 am, Apr 15, 2019

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) 1200

Gallons Per Day (As Per TCEQ Table III) 240

(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

March 28, 2019  
Date



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

March 28, 2019

Comal County Office of Environmental Health  
195 David Jonas Drive  
New Braunfels, Texas 78132-3760RE: Septic Design Permit  
890 Tom Creek  
Juliano Rodriguez Survey #338, A-491, being ~~1.28~~ ac  
Pulpan Residence

Ms. Brenda Ritzen / Sandra Hernandez ,

A portion of the referenced property is located within the 100-year flood plain, the placement of this septic system will not cause significant damage during a hundred year flood and will not pose a threat to the public health or environment. The following is the calculation of required tank cover to prevent floatation :

**BUOYANCY CALCULATIONS SYSTEM 1:**

1000 gal Tank


Volume of Tank =  $H*W*L = 4.333' * 6.67' * 9.33' = 269 \text{ cf.}$ Upward Buoyancy force =  $269 \text{ cf} * 8.34 \text{ \#/gal} * 7.48 \text{ gal/sf} = 16,801 \text{ \#}$ Overburden w/ 6" of soil =  $L*W*\text{fill Height}*Wt \text{ of fill}/\text{cf} = 9.33' * 6.67' * .5' * 90 \text{ \#/cf} = 2800 \text{ \#}$ 

Tank Weight of Tank = 8,000#

Downward force of tank & min. water & overburden =  $8,000 \text{ \#} + (1000) * 8.34 \text{ \#/gal} + 2800 \text{ \#}$   
= 17,778#

Downward force &gt; Upward Force 19,140# &gt; 16,801# Tank will not float with 0.5' of cover

Designed in accordance with Chapter 285, Subchapter D, §285.30, Texas Commission on Environmental Quality (Effective December 29, 2016).

 03/28/19  
 \_\_\_\_\_  
 Greg W. Johnson, P.E. No. 67587 / F#2585  
 170 Hollow Oak  
 New Braunfels, Texas 78132 - 830/905-2778



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

Date Soil Survey Performed: March 27, 2019

Site Location: 1.228 ACRES OUT OF THE J. RODRIGUEZ SURVEY No. 338, A-491

Proposed Excavation Depth: 18" to 36"

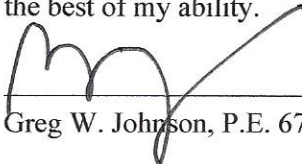
**Requirements:**

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	N/A	NONE OBSERVED	NONE OBSERVED	BROWN
1						
2						
3						
4						
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

03/27/19  
Date

**OSSF SOIL EVALUATION REPORT INFORMATION**

Date: March 27, 2019

**Applicant Information:**

**CLINTON WAYNE PULPAN & KELLI ANN**  
Name: PULPAN  
Address: 890 TOM CREEK LANE  
City: CANYON LAKE State: TEXAS  
Zip Code: 78133 Phone: (830) 624-6746

**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 <sup>SEE</sup><sub>BELOW</sub> Unit      Blk      Subd.       
Street Address: 890 TOM CREEK LANE  
City: CANYON LAKE Zip Code: 78133  
Additional Info.: 1.228 ACRES OUT OF THE J. RODRIGUEZ SURVEY No. 338, A-491

**Installer Information:**

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

**Topography:** Slope within proposed disposal area: 2 to 10 %  
Presence of 100 yr. Flood Zone: YES X NO       
Existing or proposed water well in nearby area. YES X NO      >100' (EXISTING)  
Presence of adjacent ponds, streams, water impoundments YES X NO      >75'  
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     1985    

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

A = Q/Ra =     240     /     0.20     =     1200     sq. ft.

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

**Excavation Length & Width**

L = 0.75A/(W+2) (<3' Wide) =     1200     /     5'     =     240'     of     3' WIDE         48 - 5' PANELS    

or  
L=0.75(A-2W)/(W+2) (>3'Wide)=      /      =      of     

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 29, 2016).

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

03/27/19  
      
DATE



**FIRM #2585**



**REVISED**

10:05 am, Apr 15, 2019

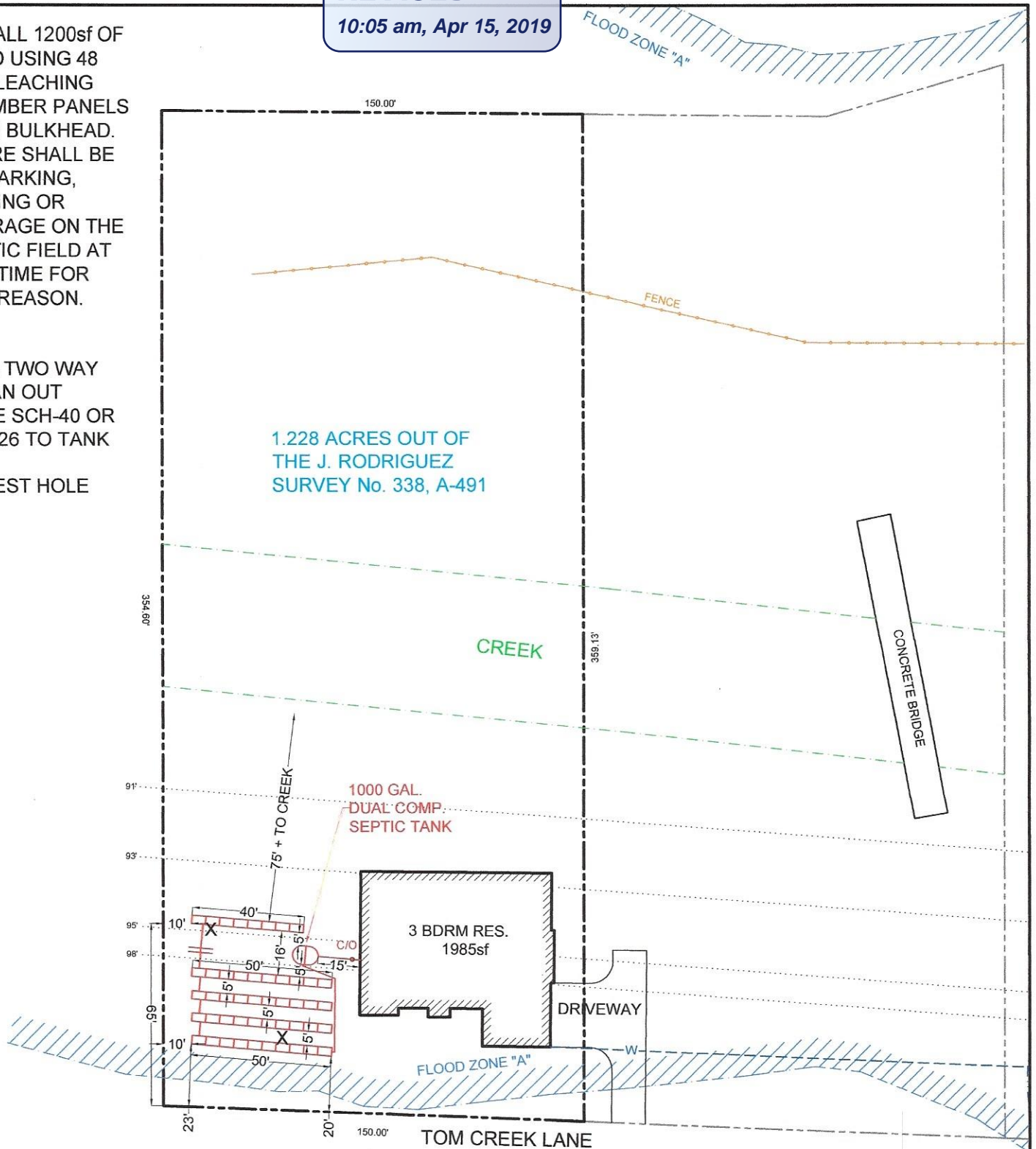
INSTALL 1200sf OF FIELD USING 48 5'-0" LEACHING CHAMBER PANELS WITH BULKHEAD. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

\*USE TWO WAY CLEAN OUT

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

X= TEST HOLE

1.228 ACRES OUT OF THE J. RODRIGUEZ SURVEY No. 338, A-491

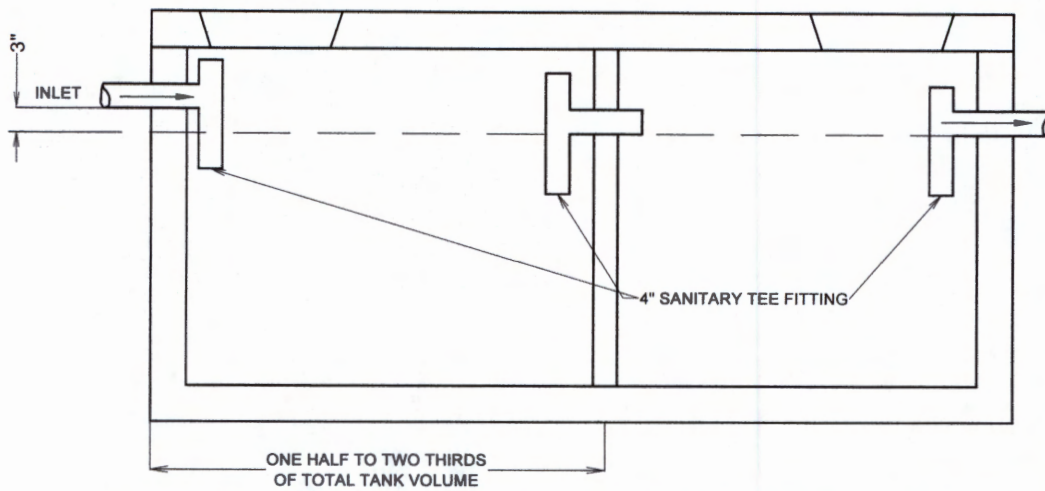


OWNER:	CLINTON WAYNE & KELLI ANN PULAN		DRAWN BY:	EJS III
STREET ADDRESS:	890 TOM CREEK			
LEGAL DESC:	J. RODRIGUEZ SURVEY No. 338, A-491	ACREAGE:	1.228	
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'	DATE:
				2/18/2019
			REVISED:	

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APR 05 2019

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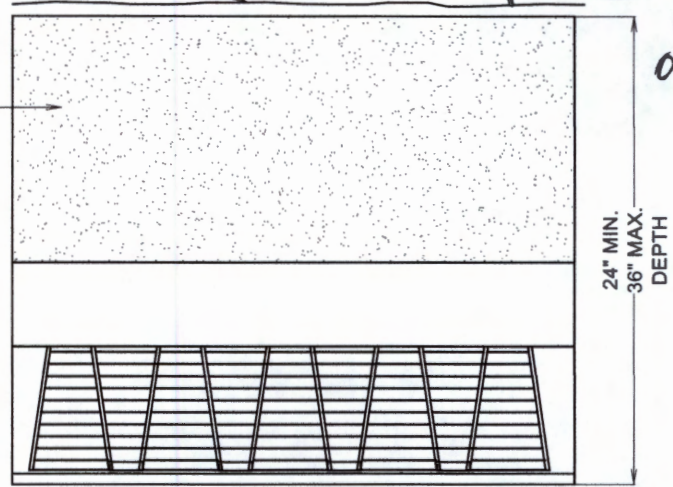
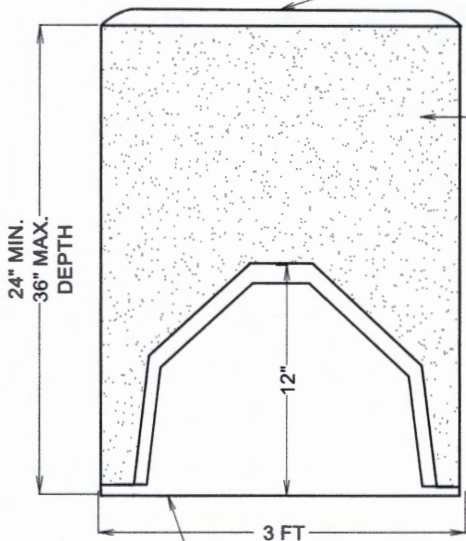


OUTLET PIPE MUST BE AT LEAST 3" LOWER THAN INFLOW PIPE



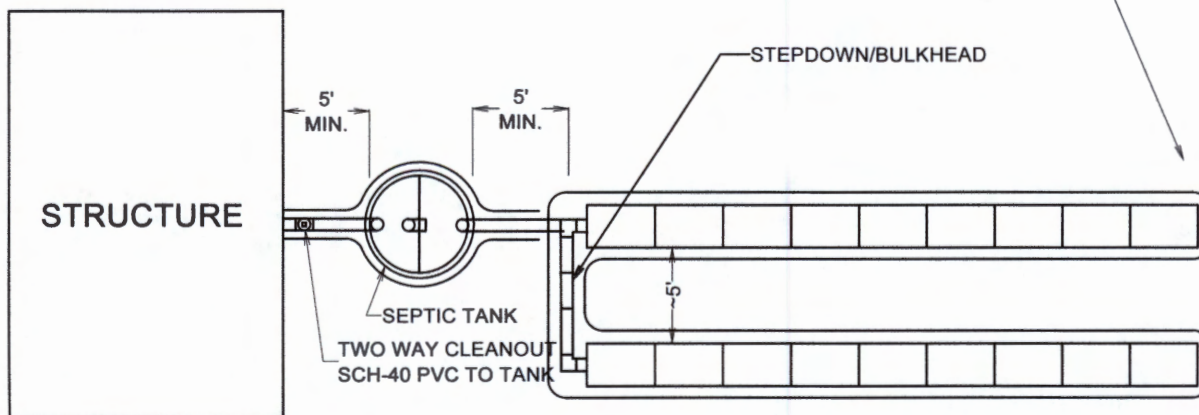
### TYPICAL TWO COMPARTMENT SEPTIC TANK

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



*F2505*  
*03/28/19*

### HANCOR ARC 36 LEACHING CHAMBER DETAIL



### HANCOR ARC 36 LEACHING CHAMBER DETAIL



355

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CONTINUED ON MAP 356

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

SCALE IN FEET  
0 1000 2000 3000



## Ritzen, Brenda

---

**From:** Ritzen, Brenda  
**Sent:** Wednesday, April 10, 2019 4:31 PM  
**To:** 'Greg Johnson'  
**Subject:** Permit 108965

Re: Clinton Wayne & Kelli Ann Pulpan  
2.485 acres, consisting of 1.228 acres & 1.257 acres, 890 Tom Creek Lane  
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Greg,

The following information is needed before I can continue processing the referenced permit submittal:

- ✓ The minimum lot size requirement for a property with a private water well is 5.01 acres. (I only have information which exempts the 1.228 acre tract)

Thank you,

Brenda Ritzen, OS0007722  
Environmental Health Coordinator  
Comal County Engineers Office  
195 David Jonas Drive  
New Braunfels, Texas 78132  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

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

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

Date March 28, 2019

**VOID**

Permit # 108965

Owner Name CLINTON WAYNE & KELLI ANN PULPAN

Agent Name GREG W. JOHNSON, P.E.

Mailing Address 890 TOM CREEK LANE

Agent Address 170 HOLLOW OAK

City, State, Zip CANYON LAKE, TX 78133

City, State, Zip NEW BRAUNFELS, TX 78132

Phone# 830-624-6746

Phone # (830) 905-2778

Email cwpulpan@live.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 JULIANO RODRIGUEZ SURVEY # 338, A-491, BEING 1.228 AC & 1.257 AC TRACT 2.485 Ac

Street Name/Address 890 TOM CREEK LANE City CANYON LAKE Zip 78133

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Type of Development:

Single Family Residential

APR 05 2019

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

Number of Bedrooms 3

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Indicate Sq Ft of Living Area 1985

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 \_\_\_\_\_

**VOID**

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.

Clinton Pulpan / Kelli Pulpan  
Signature of Owner

4/1/19  
Date



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

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



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) 1200

Gallons Per Day (As Per TCEQ Table III) 240

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

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APR 05 2019

COMAL

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

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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

March 28, 2019  
Date

Greg W. Johnson, P.E.

**VOID**

170 Hollow Oak  
New Braunfels, Texas 78132

830/905-2778

March 28, 2019

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

RE: Septic Design Permit  
890 Tom Creek  
Juliano Rodriguez Survey #338, A-491, being 2.485 ac  
Pulpan Residence

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APR 05 2019  
COUNTY ENGINEER

Ms. Brenda Ritzen / Sandra Hernandez ,

A portion of the referenced property is located within the 100-year flood plain, the placement of this septic system will not cause significant damage during a hundred year flood and will not pose a threat to the public health or environment. The following is the calculation of required tank cover to prevent floatation :

**BUOYANCY CALCULATION**

**VOID**

1000 gal Tank

Volume of Tank =  $H*W*L = 4.333' * 6.67' * 9.33' = 269 \text{ cf.}$

Upward Buoyancy force =  $269\text{cf} * 8.34 \text{ \#/gal} * 7.48\text{gal/sf} = 16,801 \text{ \#}$

Overburden w/ 6" of soil =  $L*W*fill \text{ Height} * Wt \text{ of fill/cf} = 9.33' * 6.67' * .5' * 90\text{\#/cf} = 2800\text{\#}$

Tank Weight of Tank = 8,000#

Downward force of tank & min.water & overburden =  $8,000\text{\#} + (1000) * 8.34\text{\#/gal} + 2800\text{\#}$   
= 17,778#

Downward force > Upward Force 19,140# > 16,801# Tank will not float with 0.5' of cover

Designed in accordance with Chapter 285, Subchapter D, §285.30, Texas Commission on Environmental Quality (Effective December 29, 2016).

03/28/19

Greg W. Johnson, P.E. No. 67587 / F#2585

170 Hollow Oak

New Braunfels, Texas 78132 - 830/905-2778





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

**VOID**

Date Soil Survey Performed: March 27, 2019

Site Location: 2.458 ACRES OUT OF THE J. RODRIGUEZ SURVEY No. 338, A-491

Proposed Excavation Depth: 18" to 36"

**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.

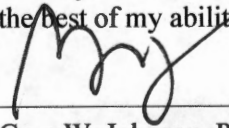
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SOIL BORING NUMBER <u>1</u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	III	CLAY LOAM	N/A	NONE OBSERVED	NONE OBSERVED	BROWN
1						
2						
3						
4						
5						
60"						

**VOID**

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

03/27/19  
Date





**REVISED**

8:11 am, Apr 15, 2019

#108965

INSTALL 1200sf OF FIELD USING 48 5'-0" LEACHING CHAMBER PANELS WITH BULKHEAD. 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

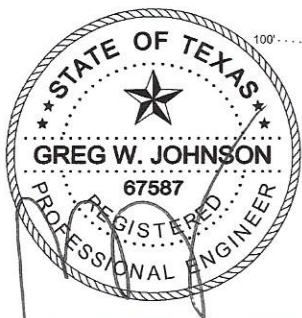
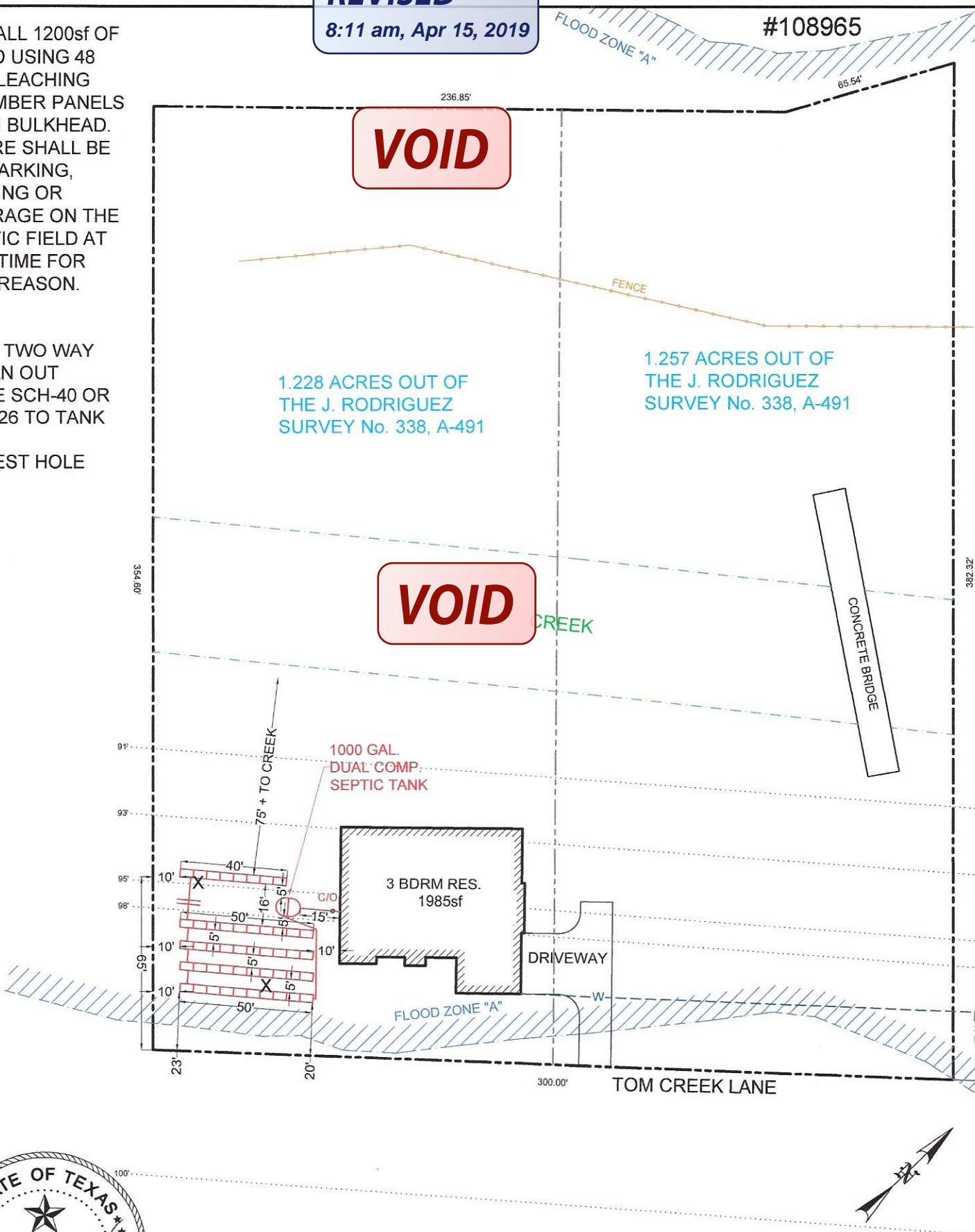
X= TEST HOLE

**VOID**

1.228 ACRES OUT OF THE J. RODRIGUEZ SURVEY No. 338, A-491

1.257 ACRES OUT OF THE J. RODRIGUEZ SURVEY No. 338, A-491

**VOID**



OWNER: CLINTON WAYNE & KELLI ANN PULAN		DRAWN BY: EJS III	
STREET ADDRESS: 890 TOM CREEK			
LEGAL DESC: J. RODRIGUEZ SURVEY No. 338, A-491			ACREAGE: 2.458
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=50'	DATE: 2/18/2019	REVISED: 04/12/2019

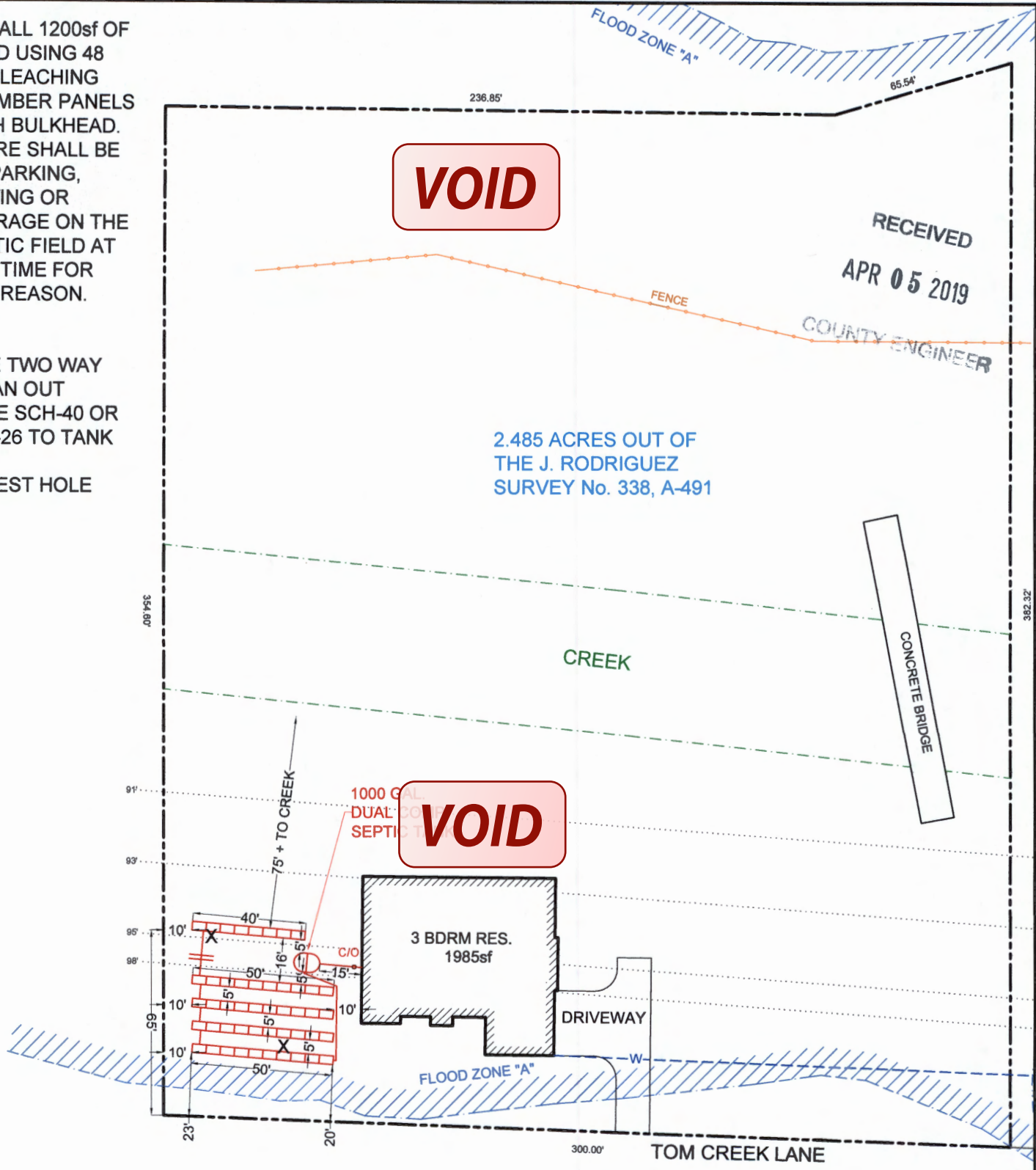
INSTALL 1200sf OF FIELD USING 48 5'-0" LEACHING CHAMBER PANELS WITH BULKHEAD. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

\*USE TWO WAY CLEAN OUT  
 \*\*USE SCH-40 OR SDR-26 TO TANK  
 X= TEST HOLE

**VOID**

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 APR 05 2019  
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2.485 ACRES OUT OF THE J. RODRIGUEZ SURVEY No. 338, A-491



**VOID**



OWNER:	CLINTON WAYNE & KELLI ANN PULAN	DRAWN BY:	EJS III
STREET ADDRESS:	890 TOM CREEK		
LEGAL DESC:	J. RODRIGUEZ SURVEY No. 338, A-491	ACREAGE:	2.458
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'
		DATE:	2/18/2019
		REVISED:	



5/CS



201806032678 08/20/2018 01:09:00 PM 1/5

For County Recorder's Use:

**After recording, return to:**

Clinton Wayne Pulpan  
Kelly Ann Pulpan  
890 Tom Creek Lane  
Canyon Lake, Texas 78133

**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.**

**GIFT DEED**

DATE: AUGUST 14, 2018

GRANTOR: ~~GERALD WAYNE~~ PULPAN and BEDELL RUTH PULPAN  
*Emp WAYNE*

Grantor's Address: 3606 Manitou Dr., Houston, Texas 77013

GRANTEE: **CLINTON WAYNE PULPAN** and **KELLY ANN PULPAN**  
*Kelli*

Grantee's Address: 890 Tom Creek Lane, Canyon Lake, Texas 78133

CONSIDERATION: Love and Affection between Grantor and Grantee

PROPERTY: (including any improvements, and all rights, titles, estates, powers and privileges appurtenant to or benefitting the Property):

Being **1.228 acres of land**, more or less, in the Juliano Rodriguez Survey No. 338, Abstract No. 491, Comal County, Texas and being described by metes and bounds in **Exhibit "A"** attached hereto and made a part hereof for all purposes.

and;

Being **1.257 acres of land**, more or less, in the Juliano Rodriguez Survey No. 338, Abstract No. 491, Comal County, Texas and being described by metes and bounds in **Exhibit "B"** attached hereto and made a part hereof for all purposes.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:** Easements, rights-of-way, and prescriptive rights, whether of record or not; that are not appurtenant to or benefitting the property; all presently recorded restrictions, reservations, covenants, conditions (except declarant's rights

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thereunder), oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that effect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; availability and kinds of utility services, municipal services, and fire and police protection services; access to public roadways; environmental condition, quality and kind of construction, workmanship and materials, merchantability, habitability or fitness for a particular purpose in respect of the property (including improvements); taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, gives, and conveys to Grantee 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, Grantor's heirs, executors, administrators, successors, and assigns to warrant and forever defend all and singular 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 and exceptions to conveyance and warranty.

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

*Gerald Wayne Pulpan*  
GERALD WAYNE PULPAN  
GWP WAYNE

*Bedell Ruth Pulpan*  
BEDELL RUTH PULPAN

Accepted By:

*Clinton Wayne Pulpan*  
CLINTON WAYNE PULPAN

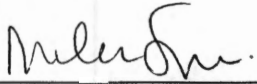
*Kelly Ann Pulpan*  
KELLY ANN PULPAN  
KELLI



THE STATE OF TEXAS           §  
COUNTY OF HARRIS           §

This instrument was acknowledged before me on this the 14 day  
of August 2018, by **GERALD WAYEN PULPAN and BEDELL RUTH PULPAN.**



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

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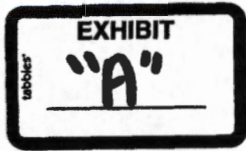
NOTICE: in preparing this deed, Albright and Lumpkin, PC was not instructed to, and refrained from:

1. Procuring **TITLE POLICIES** for Buyer or Seller.
2. Procuring **TAX CERTIFICATES** or otherwise ascertaining the **PAYMENT STATUS OF AD VALOREM TAXES** on the property.
3. Procuring a **LAND SURVEY**.
4. Making an **ATTORNEY'S EXAMINATION OF TITLE** or rendering an **ATTORNEY'S TITLE OPINION**.
5. Preparing an **EARNEST MONEY CONTRACT**.
6. Ascertaining whether or not the property lies within the **100 YEAR FLOOD PLAIN**.
7. Ascertaining the accuracy and sufficiency of the **LEGAL DESCRIPTION** of the property.
8. (a) ascertaining status, (b) rights, title or interest claimed under, (c) location or (d) other information about: easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; availability and kinds of utility services, municipal services, and fire and police protection services; access to public roadways.
9. Ascertaining the current status of **LIENS AGAINST THE PROPERTY** or other claims against or affecting the property.
10. Notifying **APPRAISAL DISTRICTS** and/or **TAXING JURISDICTIONS** of the transfer of the property.

NOTICE: Albright and Lumpkin, PC does not:

1. make any warranties, covenants or representations to the undersigned, either express or implied, of any nature or kind or value, including, without limitation, those of title, environmental condition, quality and kind of construction, workmanship and materials, merchantability, habitability or fitness for a particular purpose in respect of the property (including improvements).
2. make any warranties, covenants or representations to the undersigned, either express or implied, that the property (including improvements) has ever been or is now in compliance with all applicable federal, state and local laws, rules, regulations, and restrictive covenants, regarding the use and operation of the property, including without limitation, all environmental laws, rules and regulations.

PREPARED IN THE LAW OFFICE OF  
ALBRIGHT & LUMPKIN, PC/ar  
13410 HOLLY PARK DR.  
HOUSTON, TEXAS 77015  
TEL: 713-455-6661  
FAX: 832-659-0314  
EMAIL: [dennis@dennisalbright.com](mailto:dennis@dennisalbright.com)



1.228 acres out of a 297.97 acre tract of land conveyed by Michael E. Semlinger et ux to Richard F. Schwarz by Deed dated November 1, 1965, and recorded in Vol. 146, pages 465-468 of the Comal County Deed Records, and being a part of the Juliano Rodriguez Survey No. 338, Abst. No. 491, in Comal County, Texas.

Beginning at an iron stake in the Northeast line of a 40 foot roadway at an angle point, placed for the West corner of a 7.978 acre tract of land conveyed by Richard F. Schwarz et ux to R. F. Von Buelow by Deed dated March 2, 1979, and recorded in Vol. 279, pages 453-457 of the Comal County Deed Records, for the South corner of the herein conveyed 1.228 acre tract of land;

Thence N. 45° 43' 15" W., with the Northeast line of said 40 foot roadway, 354.6 feet to an iron stake at an angle point;

Thence N. 44° 40' 35" E., with the Southeast line of said roadway, 150 feet to an iron stake;

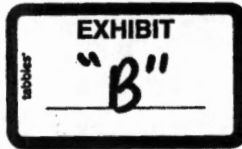
Thence S. 45° 42' 27" E. 359.18 feet to an iron stake in the Northwest line of said roadway, located in the Northwest line of said R. F. Buelow 7.978 acre tract;

Thence S. 46° 25' 35" W., with the Northwest line of said roadway, 150 feet to the place of beginning, containing 1.228 acres of land.

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RICHARD F. SCHWARTZ AND WIFE, TO BEVERLEY SCHWARTZ HALEY, 1.257 ACRES OF LAND

OUT OF A 297.97 ACRE TRACT OF LAND CONVEYED BY MICHAEL E. SENLINGER ET UX TO RICHARD F. SCHWARTZ BY DEED DATED NOVEMBER 1, 1965, AND RECORDED IN VOLUME 146, PAGES 465-468, OF THE COMAL COUNTY DEED RECORDS, AND BEING A PART OF THE JULIANO RODRIGUEZ SURVEY No. 358, ABST. No. 491, IN COMAL COUNTY, TEXAS

BEGINNING AT AN IRON STAKE IN THE NORTHWEST LINE OF A 7.978 ACRE TRACT OF LAND CONVEYED BY RICHARD F. SCHWARTZ ET UX TO R. F. VON BUELOW BY DEED DATED MARCH 2, 1979, AND RECORDED IN VOLUME 279, PAGES 455-457, OF THE COMAL COUNTY DEED RECORDS, FOR THE SOUTH CORNER OF THE HEREIN CONVEYED 1.257 ACRE TRACT; SAME BEING ALSO THE EAST CORNER OF A 1.228 ACRE TRACT CONVEYED BY RICHARD F. SCHWARTZ ET UX TO BEVERLEY G. SCHWARTZ SENLINGER BY DEED OF GIFT RECORDED IN VOLUME 300, PAGE 734, OF THE COMAL COUNTY DEED RECORDS;

THENCE N. 45° 42' 27" W., WITH THE NORTHEAST LINE OF SAID SENLINGER 1.228 ACRE TRACT, 359.18 FEET TO A STAKE IN THE SOUTHEAST LINE OF A 40-FOOT ROADWAY;

THENCE N. 44° 40' 35" E., WITH THE SOUTHEAST LINE OF SAID ROADWAY, 87 FEET TO AN ANGLE POINT AND N. 28° 07' 35" E. 65.6 FEET TO A STAKE FOR NORTH CORNER;

THENCE S. 45° 41' 20" E. 382.42 FEET TO A STAKE IN THE NORTHWEST LINE OF SAID R. F. VON BUELOW 7.978 ACRE TRACT; THENCE S. 46° 25' 35" E., WITH THE NORTHWEST LINE OF SAID 7.978 ACRE TRACT, 150 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.257 ACRES OF LAND.

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UNRECORDED

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
08/20/2018 01:09:00 PM  
TERRI 5 Page(s)  
201806032678



Bobbie Koepf

193602

GIFT DEED

IRENE S. NUHN  
COUNTY CLERK COMAL COUNTY

BY *Dorothy B. Langbein*

5.00  
*pd*

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

THAT WE, RICHARD F. SCHWARZ and wife, ALICE B. SCHWARZ, of the County of Comal and State of Texas, for and in consideration of the love and affection which we have for our daughter and son-in-law, BARBARA S. SEMLINGER and husband, MICHAEL E. SEMLINGER, have GRANTED AND CONVEYED and by these presents do GRANT AND CONVEY unto the said BARBARA S. SEMLINGER and husband, MICHAEL E. SEMLINGER of the County of Bexar and State of Texas, all of the following described real property in Comal County, Texas, to-wit:

1.228 acres out of a 297.97 acre tract of land conveyed by Michael E. Semlinger et ux to Richard F. Schwarz by Deed dated November 1, 1965, and recorded in Vol. 146, pages 465-468 of the Comal County Deed Records, and being a part of the Juliano Rodriguez Survey No. 338, Abst. No. 491, in Comal County, Texas.

Beginning at an iron stake in the Northeast line of a 40 foot roadway at an angle point, placed for the West corner of a 7.978 acre tract of land conveyed by Richard F. Schwarz et ux to R. F. Von Buelow by Deed dated March 2, 1979, and recorded in Vol. 279, pages 455-457 of the Comal County Deed Records, for the South corner of the herein conveyed 1.728 acre tract of land;

Thence N. 45° 43' 25" W., with the Northeast line of said 40 foot roadway, 354.6 feet to an iron stake at an angle point;

Thence N. 44° 40' 35" E., with the Southeast line of said roadway, 150 feet to an iron stake;

Thence S. 45° 42' 27" E. 359.18 feet to an iron stake in the Northwest line of said roadway, located in the Northwest line of said R. F. Buelow 7.978 acre tract;

Thence S. 46° 25' 35" N., with the Northwest line of said roadway, 150 feet to the place of beginning, containing 1.228 acres of land.

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 grantees, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.



This conveyance is made and accepted subject to the following matters, restrictions and covenants:

1. The premises shall be used solely for residential purposes.
2. No building other than single family residence containing not less than 600 sq. ft., exclusive of open porches, patios, carports and garages, shall be constructed on said premises.
3. No structure shall be erected on the premises nearer than 25 feet to the front property line, nor nearer than 5 feet to the side or back property line. In the case of corner lots, the inset from the side adjacent to the street shall be 10 feet.
4. No outside toilet allowed. All plumbing shall be connected to an approved sewage system.
5. Any and all restrictions, assessments, maintenance charges, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State.
6. All the foregoing covenants and restrictions shall run with the land, and shall be binding upon the Grantees, their heirs, executors, administrators and assigns.

EXECUTED this the 16 day of September, 1980.

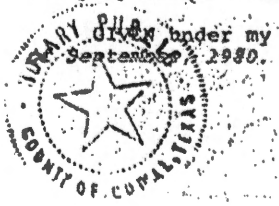
Richard F. Schwarz  
RICHARD F. SCHWARZ

Alice B. Schwarz  
ALICE B. SCHWARZ

THE STATE OF TEXAS

COUNTY OF COMAL

BEFORE ME, the undersigned authority, on this day personally appeared RICHARD F. SCHWARZ and wife, ALICE B. SCHWARZ, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.



given under my hand and seal of office on this 16 day of September, 1980.

Joyce Dossey  
Notary Public in and for  
Comal County, Texas

Joyce Dossey  
Notary Public Comal County, Texas  
My Commission Expires February 21, 1984