



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **09/23/2019** Permit Number: **109306**

Location Description: 3819 FM 1101
NEW BRAUNFELS, TX 78130

Subdivision: A.M. Esnaurizar Survey, Abstract 1

Unit:

Lot:

Block:

Acreage: 119.8800

Type of System: Septic Tank
Leaching Chambers

Issued to: Marvin W. Kraft, Jr. & Jeffrey M. Kraft & Raquel K. Werner

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


OS0034792
ENVIRONMENTAL HEALTH INSPECTOR


OS0007722
ENVIRONMENTAL HEALTH COORDINATOR

Final

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Krause OSSF Installer #: _____
 1st Inspection Date: 7/22/19 2nd Inspection Date: _____ 3rd Inspection Date: 09-23-19
 Inspector Name: Mike T. Inspector Name: _____ Inspector Name: B. Olivera
 Permit#: 109306 Address: 3819 F.M. 1101

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)		7/22/19		9-23-19
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)(iii) 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 - 7/22/19
 Tank set, leveled
 Trenches & Panels covered

9-23-19 BLO
 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)(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)	1000 gal. Dual Krause Tank	7/22/19		9-23-19
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	✓		1000gal. Dual			
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) 5'7" 2) 5'7" 3) 6'3"	7/22/19		✓
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(1) 285.33(a)(1) 285.33(a)(2)				

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OSSF Inspection Sheet**

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19	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(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)				1-23-19
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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OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom) 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 EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3)(B) 285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
32	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.		285.32(c)(1)				
33	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions						
34	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
35	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
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**Comal County Environmental Health
OSSF Inspection Sheet**

Final

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
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42	APPLICATION AREA Area Installed	✓			7/22/19		9-23-19
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: Krause OSSF Installer #: _____

1st Inspection Date: 7/22/19 2nd Inspection Date: _____ 3rd Inspection Date: _____

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

Permit#: 109306 Address: 3819 F.M. 1101

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MT - 7/22/19

Tank set, hauled
Trenches & Pannels hauled

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OSSF Inspection Sheet**

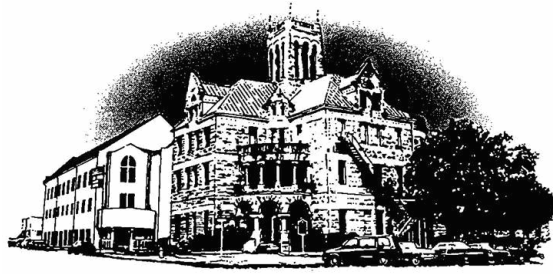
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44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



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: 109306
Issued This Date: 06/27/2019
This permit is hereby given to: Marvin W. Kraft, Jr. & Jeffrey M. Kraft & Raquel K. Werner

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

3819 FM 1101
NEW BRAUNFELS, TX 78130

Subdivision: A.M. Esnaurizar Survey, Abstract 1

Unit:

Lot:

Block:

Acreage: 119.8800

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank
Leaching Chambers

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

Call (830) 608-2090 to schedule inspections.

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

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

Date June 19, 2019

Permit # 109306

Owner Name MARVIN W. KRAFT, JR &
JEFFREY M. KRAFT & RAQUEL K WERNER
Mailing Address 3815 FM 1101
City, State, Zip NEW BRAUNFELS, TX 78130
Phone# 210-827-4223
Email karl.werner@gmail.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 A.M. ESNAURIZAR SURVEY, ABSTRACT 1, BEING 119.882 AC
Street Name/Address 3819 FM 1101 City NEW BRAUNFELS Zip 78130

Type of Development:

[X] Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 2300

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JUN 21 2019

COUNTY ENGINEER

[] Non-Single Family Residential

(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: \$ 175,000 (Structure Only)

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

[] Yes [X] No (if yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water [X] Public [] Private Well [] Rainwater Collection
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.

Signature of Owner

Date 6/20/19

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

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

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

System Description PROPRIETARY; SEPTIC TANK AND LEACHING CHAMBERS

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

1000 GAL. DUAL COMP. SEPTIC TANK Absorption/Application Area (Sq Ft) 900

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.))

RECEIVED

JUN 21 2019

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.)

COUNTY ENGINEER

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 of Designer

Date

June 19, 2019

ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: June 18, 2019

Site Location: 119.882 ACRES OUT OF THE A.M. ESNAURIZAR SURVEY, A-1

Proposed Excavation Depth: 18" to 36"

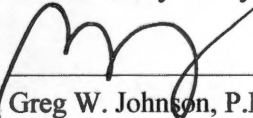
Requirements:

- 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	<div style="text-align: right;"> <p>RECEIVED</p> <p>JUN 21 2019</p> <p>COUNTY ENGINEER</p> </div>
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

06/18/19

 Date

OSSF SOIL EVALUATION REPORT INFORMATION

Date: June 19, 2019

Applicant Information:

Name: MARVIN W. KRAFT Jr. & JEFFREY KRAFT & RAQUEL K, WERNER
Address: 3815 F.M. 1101
City: NEW BRAUNFELS State: TEXAS
Zip Code: 78130 Phone: (210) 279-4223

Site Evaluator Information:

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

Property Location:

Lot SEE BELOW Unit ___ Blk ___ Subd. _____
Street Address: 3815 F.M. 1101
City: NEW BRAUNFELS Zip Code: 78130
Additional Info.: 119.882 ACRES OUT OF THE A.M.
ESNAURIZAR SURVEY, A-1

Installer Information:

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

Topography: Slope within proposed disposal area: 4 to 6 %
Presence of 100 yr. Flood Zone: YES ___ NO X
Existing or proposed water well in nearby area. YES ___ NO X
Presence of adjacent ponds, streams, water impoundments YES X NO ___ >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 2304

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) = 900 / 5' = 180' of 3' WIDE 36 - 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

06/19/19
DATE



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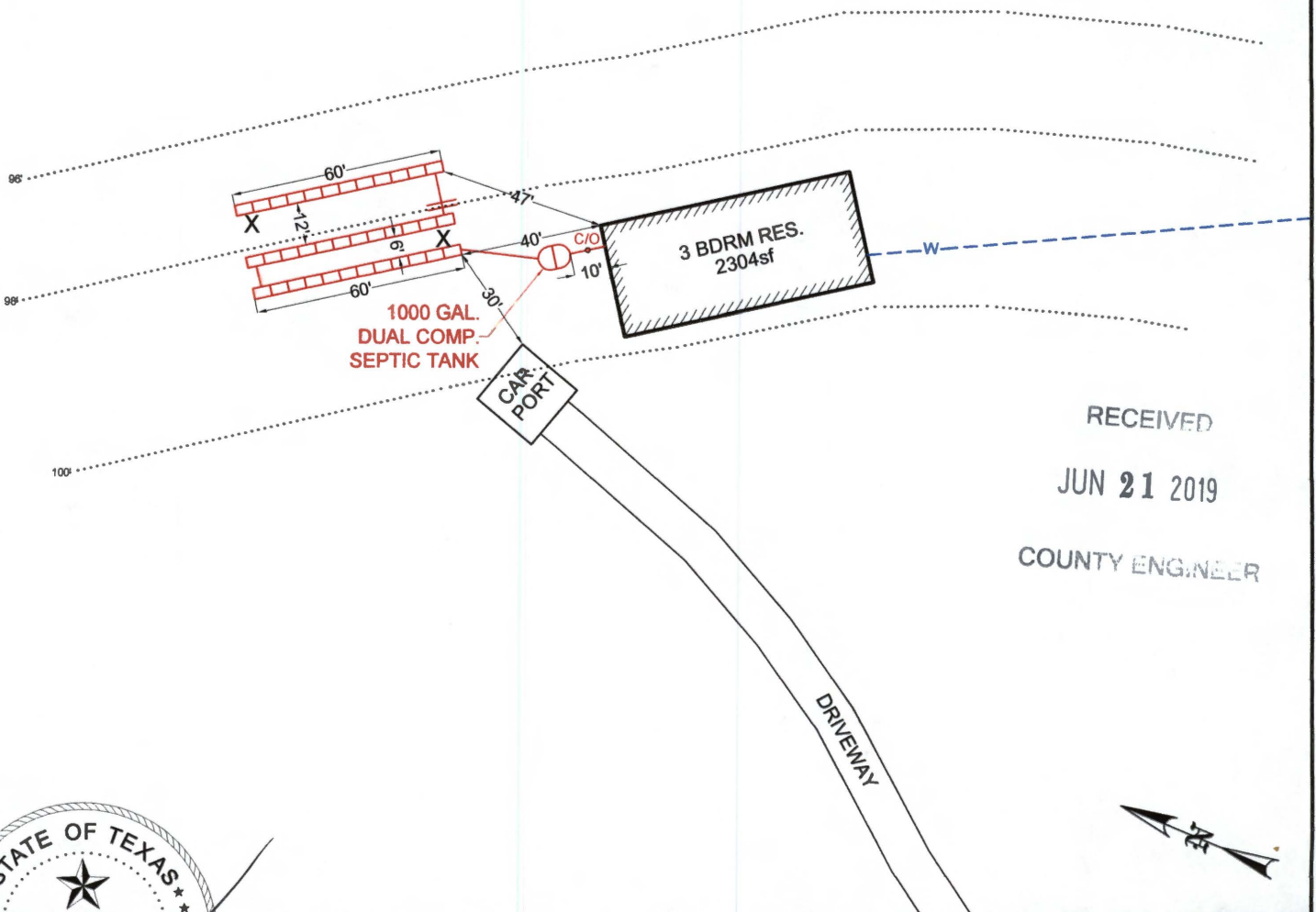
FIRM #2585

INSTALL 900sf OF
 FIELD USING 36
 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

119.882 ACRES OUT OF THE A.M.
 ESNAURIZAR ELEVEN LEAGUE
 GRANT SURVEY, A-1



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OWNER:	MARVIN W. KRAFT Jr. & JEFFREY KRAFT & RAQUEL K. WERNER	DRAWN BY:	EJS III
STREET ADDRESS:	3819 F.M. 1101		
LEGAL DESC:	A.M. ESNAURIZAR SURVEY, A-1	ACREAGE:	119.882
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'
		DATE:	6/19/2019
		REVISED:	

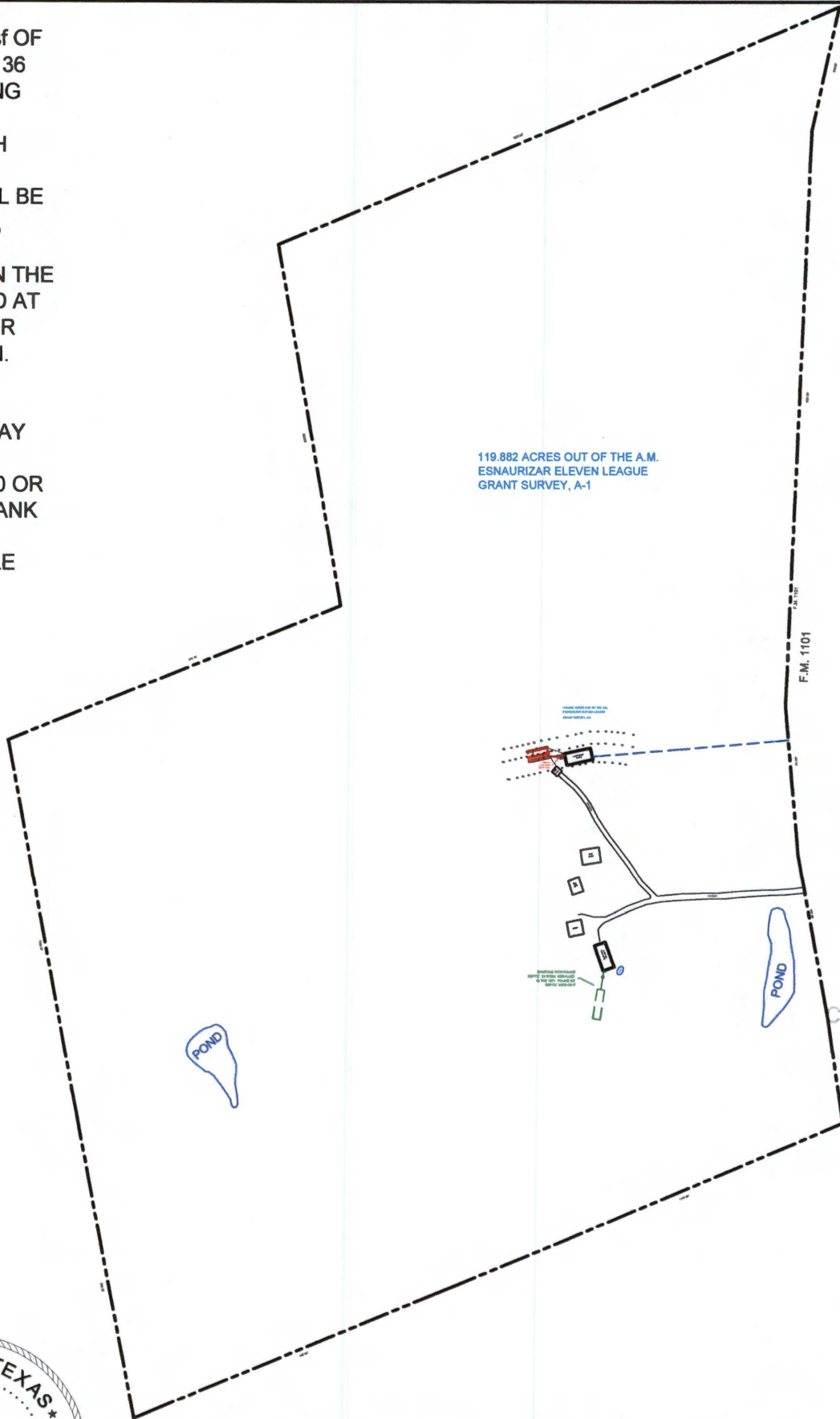


INSTALL 900sf OF
 FIELD USING 36
 5'-0" LEACHING
 CHAMBER
 PANELS WITH
 BULKHEAD.
 THERE SHALL BE
 NO PARKING,
 DRIVING OR
 STORAGE ON THE
 SEPTIC FIELD AT
 ANY TIME FOR
 ANY REASON.

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

X= TEST HOLE

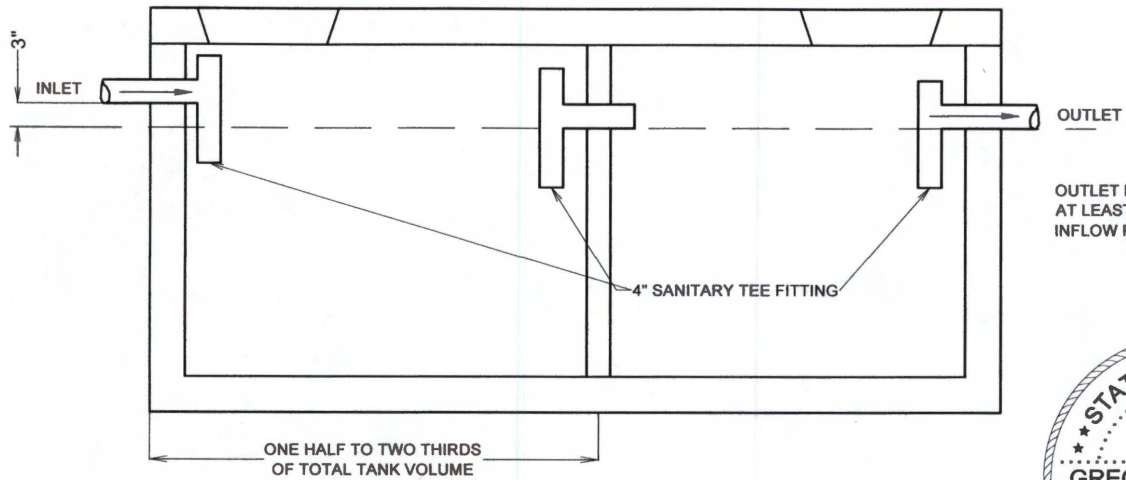
119.882 ACRES OUT OF THE A.M.
 ESNAURIZAR ELEVEN LEAGUE
 GRANT SURVEY, A-1



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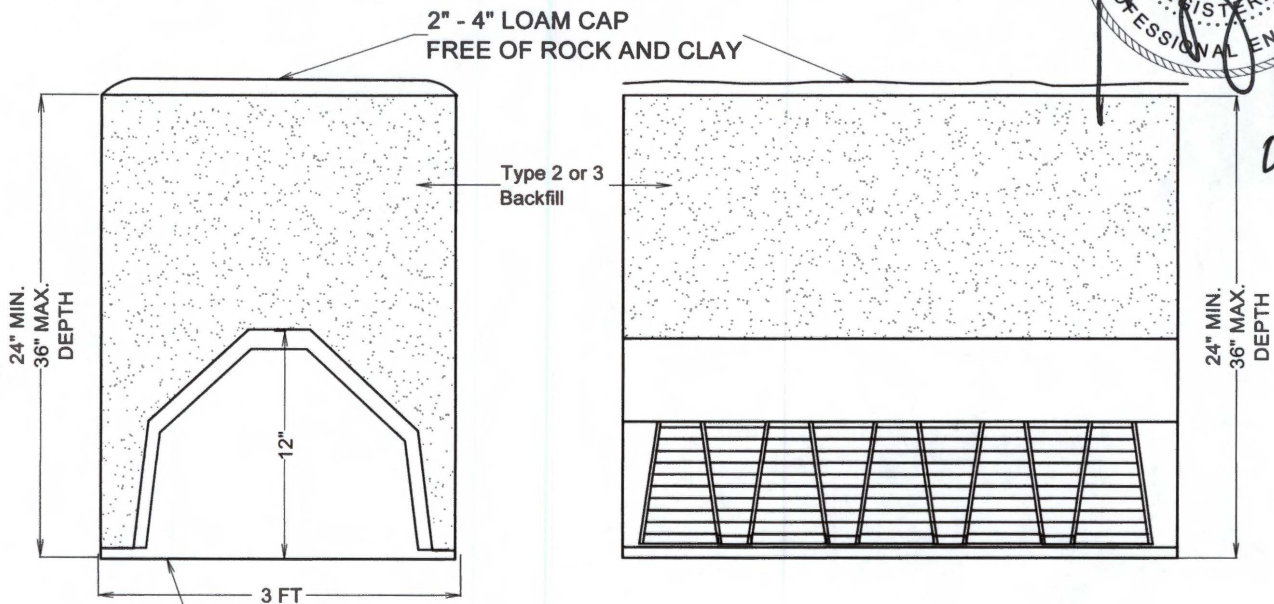


OWNER:	MARVIN W. KRAFT Jr. & JEFFREY KRAFT & RAQUEL K. WERNER	DRAWN BY:	EJS III
STREET ADDRESS:	3819 F.M. 1101		
LEGAL DESC:	A.M. ESNAURIZAR SURVEY, A-1	ACREAGE:	119.882
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	N.T.S.
		DATE:	6/19/2019
		REVISED:	

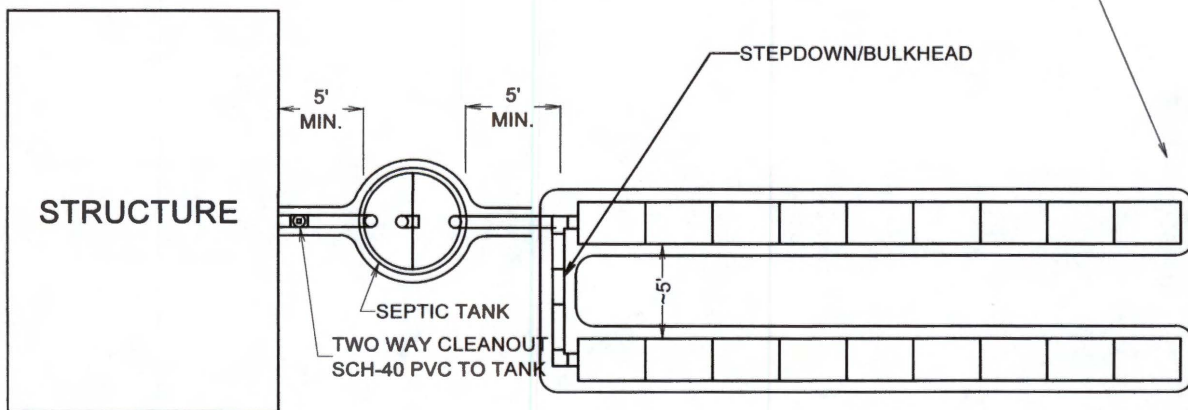


OUTLET PIPE MUST BE AT LEAST 3" LOWER THAN INFLOW PIPE

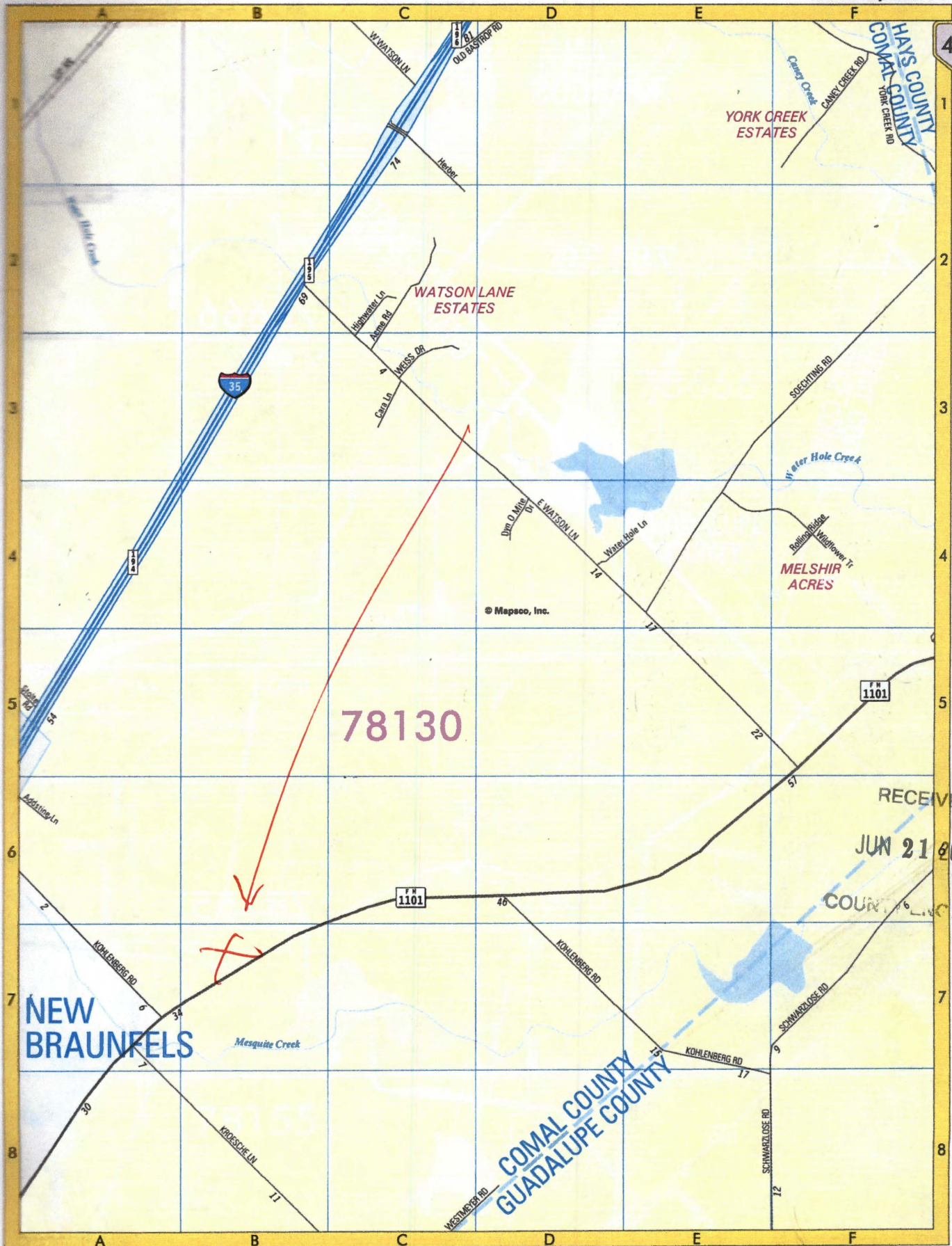
TYPICAL TWO COMPARTMENT SEPTIC TANK



HANCOR ARC 36 LEACHING CHAMBER DETAIL



HANCOR ARC 36 LEACHING CHAMBER DETAIL



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**CCEO
COPY**

Comal CAD

Property Search > 409934 KRAFT MARVIN W JR for Year 2019

Tax Year: 2019

Property

Account

Property ID:	409934	Legal Description:	A- 1 SUR- 1 A M ESNAURIZAR, ACRES 119.882
Geographic ID:	680001065500	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	3815 FM 1101 NEW BRAUNFELS, TX 78130	Mapsco:	
Neighborhood:	Rural Ac. Area 5	Map ID:	6L-A1-TR 90
Neighborhood CD:	RURALS		

Owner #1

Name:	KRAFT MARVIN W JR	Owner ID:	35482 (Property ID: 71712)
Mailing Address:	3815 FM 1101 NEW BRAUNFELS, TX 78130-2626	% Ownership:	50.0000000000%
		Exemptions:	

Owner #2

Name:	KRAFT JEFFREY M & RAQUEL K WERNER	Owner ID:	987525 (Property ID: 409935)
Mailing Address:	3815 FM 1101 NEW BRAUNFELS, TX 78130-2626	% Ownership:	50.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$110,980	
(+) Improvement Non-Homesite Value:	+	\$1,250	
(+) Land Homesite Value:	+	\$18,110	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$1,429,070	\$8,100
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$1,559,410	
(-) Ag or Timber Use Value Reduction:	-	\$1,420,970	
<hr/>			
(=) Appraised Value:	=	\$138,440	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$138,440	

Taxing Jurisdiction

Owner: KRAFT JEFFREY M & RAQUEL K WERNER (Property ID: 409935)
% Ownership: 50.0000000000%

Total Value: \$779,705 **COPY**

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
046	COMAL COUNTY	0.295191	\$69,220	\$69,220	\$0.00	
046LR	Lateral Road	0.062730	\$69,220	\$69,220	\$0.00	
CAD	CAD	0.000000	\$69,220	\$69,220	\$0.00	
EDW	Edwards Water	0.000000	\$69,220	\$69,220	\$0.00	
ES7	ESD #7 (EMS & FIRE)	0.069515	\$69,220	\$69,220	\$0.00	
SCIS	COMAL ISD	1.390000	\$69,220	\$69,220	\$0.00	
WYC	YORK CREEK IMP DISTRICT	0.004800	\$69,220	\$69,220	\$0.00	
Total Tax Rate:		1.822236				
Taxes w/Current Exemptions:					\$0.00	
Taxes w/o Exemptions:					\$1,261.35	

Owner: KRAFT MARVIN W JR (Property ID: 71712)

% Ownership: 50.0000000000%

Total Value: \$779,705

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
046	COMAL COUNTY	0.295191	\$69,220	\$26,986	\$0.00	\$55.48
046LR	Lateral Road	0.062730	\$69,220	\$26,986	\$0.00	\$11.79
CAD	CAD	0.000000	\$69,220	\$64,895	\$0.00	
EDW	Edwards Water	0.000000	\$69,220	\$64,895	\$0.00	
ES7	ESD #7 (EMS & FIRE)	0.069515	\$69,220	\$64,895	\$0.00	
SCIS	COMAL ISD	1.390000	\$69,220	\$34,486	\$0.00	\$316.81
WYC	YORK CREEK IMP DISTRICT	0.004800	\$69,220	\$60,895	\$0.00	
Total Tax Rate:		1.822236				
Taxes w/Current Exemptions:					\$0.00	
Taxes w/o Exemptions:					\$1,261.35	

Improvement / Building

Improvement #1: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$1,250

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
BARN	Barn	D - 6		0	2200.0
BARN	Barn	D - 6		0	0.0

Improvement #2: RESIDENTIAL State Code: E1 Living Area: 2074.0 sqft Value: \$110,980

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RES	Residential Structure	LOW - RAQ	WE	1971	2074.0
OP	Open Porch (attached w/no roof)	*	WE		184.0
AGF1	Attached Garage	*	WE		390.0
SHED	Shed	*	WE	0	0.0
CP	Carpport	*	WE	0	0.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	1NPG	NATIVE PASTURE (GOOD)	81.3820	3544999.92	0.00	0.00	\$982,420	\$5,210
2	RUR.AC	Rural Acres	1.5000	65340.00	0.00	0.00	\$18,110	\$0
3	1IPA	IMPROVED PASTURE	37.0000	1611720.00	0.00	0.00	\$446,650	\$2,890

Roll Value History

The State of Texas
County of Comal

Warranty Deed

Know all men by these presents, that I, Marvin Kraft, being the same person as Marvin Kraft, Sr., a widower, the surviving husband of Gertrude Kraft, Deceased, the said Marvin Kraft being of the County of Guadalupe, State of Texas, being an unmarried man, for and in consideration of the love and affection which I bear to our son, M. W. Kraft, Jr., to our granddaughter, Raquel Kraft, and to our grandson, Jeffrey Kraft, which is good, valuable and sufficient consideration for the conveyance evidenced by this deed, have Granted, Transferred and Conveyed, and by these presents do Grant, Transfer and Convey in equal undivided shares of 5,937 2 each in and to the whole interest of the hereinbelow described 123.159 acres of land (whole interest meaning whole ownership interest) to the said M. W. Kraft, Jr. of the County of Comal, State of Texas, the said Raquel Kraft, of the County of Comal, State of Texas, and the said Jeffrey Kraft of the County of Guadalupe, State of Texas, said 123.159 acres of land being situated in the County of Comal, State of Texas and being described as follows, to wit:

Being 123.159 acres of land, comprising a tract of 40 acres conveyed by Herman Kohlenberg, Jr. and wife to Heinrich Kohlenberg by deed dated January 3, 1907 and recorded in Volume 28, Pages 436-437 of the Comal County, Texas Deed Records and part of a tract of 100 acres conveyed by Caroline Kohlenberg to Heinrich Kohlenberg by deed dated October 31, 1898 and recorded in Volume Y, Pages 193-195 of the Comal County, Texas Deed Records and being parts of Subdivisions No. 14, 15 and 31 of the A. M. Esnaurisar Eleven League Grant in Comal County, Texas;

Beginning at a stake at the point of intersection of the Southwest line of said tract of 87 acres and the Northwest line of the Prairie Lea Road for the Southwest corner of this tract;

Thence with the Southwest line of the Heinrich Kohlenberg property as fenced, N. 45 degs. 00' W. 1147.5 feet and N. 44 degs. 42' W. 942 feet to a stake at the West corner of said Heinrich Kohlenberg 40 acres tract and for the West corner of this tract;

Thence with the Northwest line of said 40 acres tract as fenced, N. 57 degs. 15' E. 838 feet and N. 57 degs. 26' E. 1033 feet to a stake at its North corner;

Thence with the Northeast line of said 40 acres tract, S. 44 degs. 07' E. 975.7 feet to a stake at its East corner in the Northwest line of said Heinrich Kohlenberg 87 acres tract;

Thence with the Northwest line of said 87 acres tract, N. 57 degs. 58' E. 992 feet to a stake at its Northwest corner;

Thence with the Northeast line of said 87 acres tract, S. 45 degs. 01' E. 1657 feet to a stake in the Northwest line of the Prairie Lea Road;

Thence with the Northwest line of the Prairie Lea Road, S. 80 degs. 37' W. 140.6 feet; S. 70 degs. 30' W. 1561.9 feet; S. 62 degs. 56' W. 400 feet; S. 57 degs. 31' W. 457 feet; and S. 59 degs. 45' W. 281 feet to the place of beginning, containing 123.159 acres.

This conveyance is made subject to a right-of-way being executed by Henry Kohlenberg, Sr. and wife to Hope Engineering and Supply Company dated January 12, 1928 and recorded in Volume 54, Pages 629-630, Comal County, Texas Deed Records.

ROBERT E. HOUSSIÈRE
ATTORNEY AT LAW
SEGUIN, TEXAS

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to an easement being executed by Henry Kohlenberg, Sr. and wife to United PipeLine Corporation dated January 7, 1931 and recorded in Volume 59, Pages 140-141, Comal County, Texas Deed Records and to an easement and right-of-way executed by Henry Kohlenberg, Sr. and wife to United Gas Pipe Line Company dated March 1, 1949 and recorded in Volume 90, Pages 597-598, Comal County, Texas Deed Records.

Being the same real property conveyed by deed from Henry Kohlenberg, Jr. et al to Marvin Kraft and wife, Gertrude Kraft dated the 26th day of January, 1960, of record in Volume 118, Pages 606-610, Deed Records of Comal County, Texas.

This conveyance is made subject to that certain electric and/or water and/or sewer line right-of-way easement conveyed by Marvin Kraft, Individually and as Independent Executor of the Estate of Gertrude Kraft, Deceased to New Braunfels Utilities through New Braunfels Utilities Board of Trustees, a Municipal Board of the City of New Braunfels, Texas by instrument recorded in Volume 896, Pages 236-237, Official Public Records of Comal County, Texas therein being described the following, to wit:

A 20.0 feet wide electric line easement out of that certain 123.159 acres tract of land being parts of Subdivisions No. 14, 15 and 31 of the A. M. Esnaurizar League Grant, in Comal County, Texas, as conveyed to Marvin Kraft and wife, Gertrude Kraft, by Henry Kohlenberg, Jr. and wife, Hertha Kohlenberg, Albert Kohlenberg and wife, Ida Kohlenberg, Leonie Westmeyer and husband, Alwin Westmeyer, Egon Kohlenberg and wife, Lillie Kohlenberg, Gene Alves and wife, Frieda Alves, Lillie Eismann and husband, Edgar Eismann, Sr. and Herbert Alves, as shown in deed dated January 26, 1960, and recorded in Volume 118, Pages 606-610 of the Deed Records of Comal County, Texas, said easement being 10.0 feet wide either side of the centerline more particularly described by metes and bounds as follows:

Beginning at a point set N 45 degs. 16' W. 51.7 feet from F. M. 1101 Engineer's Station 212466.6, for the now established South corner of that remaining portion of the above referenced 123.159 acres tract;

Thence following the Northwest line of F. M. 1101, the new Southeast line of the Marvin Kraft tract, N 59 degs. 34' E, a distance of 175.4 feet + to the Point of Beginning of the herein described easement centerline;

Thence, N 15 degs. 59' W, a distance of 394.0 feet + to the Point of Termination of said easement centerline.

This conveyance is further made subject to that certain Right-of-Way Deed from Marvin Kraft and wife, Gertrude Kraft, to the State of Texas, acting by and through the State Highway Commission, dated the 11th day of June, 1963, of record in Volume 137, Pages 58-60, Deed Records of Comal County, Texas, therein conveying as therein described the following real property described by metes and bounds as follows, to wit: Beginning at the present South corner of the Marvin Kraft property lying in the existing North line of a county road known as the Prairie Lea Road, said corner being N. 45 degs. 16' W. 23.4 feet from the survey line of proposed F. M. Highway No. 1101 at Engineer's Station 212 + 66.6;

Thence N. 45 degs. 16' W, with the Southwest line of the Kraft property, same being the Northeast line of the Albert J. Sachsenmeyer property, a distance of 28.3 feet to a point;

Thence N. 59 degs. 34' E., parallel to and 50.0 feet from the Survey line of proposed F. M. Highway No. 1101, a distance of 928.9 feet to a point opposite Engineer's P. C. Station 221 + 82.3;

Thence in a Northeasterly direction along the arc of a circular curve to the right having a radius of 2,914.9 feet, concentric with and parallel to the survey line of said Highway, a distance of 569.0 feet to a point opposite Engineer's P. T. Station 227 + 41.5;

Thence N. 70 degs. 45' E., parallel to and 50.0 feet from the survey line of proposed F. M. Highway No. 1101, a distance of 1,057.8 feet to a point opposite Engineer's P. C. Station 237 + 99.3;

Thence in a Northeasterly direction along the arc of a circular curve to the right, having a radius of 2,342 feet, concentric with and parallel to the survey line of said Highway, a distance of 307.9 feet to a point, said point being 50.0 feet at right angles to Engineer's Station 241 + 00.0 on the survey line of said Highway;

Thence N. 79 degs. 55' E. 151.3 feet to a point in the Northeast line

of the Kraft property, same being the Southwest line of the El Texano Breeding Farms, Inc. property;

Thence S. 44 degs. 17' E. with said Northwest line, a distance of 89.1 feet to the East corner of the Kraft property in the existing North line of the Prairie Lea Road, said corner being S. 44 degs. 17' E. 26.0 feet from Engineer's Station 242 + 86.0 on the survey line of proposed F. M. Highway No. 1101;

Thence in a Southwesterly direction with the meanders of the line of fence along the North line of said Prairie Lea Road, same being the South line of the Kraft property, a distance of 341 feet to a point, said point being 11 feet at right angles from Engineer's Station 239 + 58 on the survey line of said Highway;

Thence Southwesterly with the meanders of the line of fence along the South line of the Kraft property, a distance of 1,558 feet to a point, said point being 13 feet at right angles from Engineer's Station 224 + 00 on the survey line of said Highway;

Thence in a Southwesterly direction with the meanders of the line of fence along the North line of said Prairie Lea Road, same being a South line of the said Marvin Kraft property, a distance of 1,140 feet to the place of beginning and containing an area of 3.271 acres of land, more or less.

The said Marvin Kraft and wife, Gertrude Kraft also agreed to quitclaim unto the State of Texas all their right, title, interest, claim and demand in and to the existing strip of land presently (at that time of execution aforesaid of said last mentioned deed) occupied by the Prairie Lea County Road and which line within the proposed right-of-way boundaries of proposed F. M. Highway No. 1101 immediately adjacent to the South fence line of the said Marvin Kraft and wife, Gertrude Kraft.

A copy of the right-of way map of the above mentioned highway is on file in the right-of-way records of the Texas Highway Department District Office at San Antonio, Texas, and on file in the right-of-way records of the Texas Highway Department in Austin, Texas, to which map reference is made for further description.

This conveyance is further made subject to that certain instrument between Lo-Vaca Gathering Company on the one hand and Marvin Kraft and Gertrude Kraft on the other hand dated the 13th day of March, 1969, of record in Volume 169, Pages 230-231, Deed Records of Comal County, Texas, therein referring to that certain pipeline right-of-way easement dated the 6th day of May, 1960, of record in Volume 119, Pages 570-571, Deed Records of Comal County, Texas, the last named pipeline right-of-way easement being referred to as "United grant" in that above-referred-to instrument in this paragraph dated the 13th day of March, 1969.

All instruments herein referred to are by reference adopted herein and are incorporated herein for all purposes.

This conveyance is subject to all conditions, covenants, easements, rights-of-way, reservations and restrictions, if any, applying to the real property herein conveyed of record in the public records of Comal County, Texas in so far, but only in so far, as the same are in force and effect.

There is further excepted from this conveyance any improvements in, under or upon the land herein conveyed placed there and now belonging to the said M. W. Kraft, Jr. or to the said M. W. Kraft, Jr. and his wife, Diane Kraft, as the case may be, any such improvements, accordingly, not being property of the said Marvin Kraft, the grantor herein.

To Have and to Hold the above described premises, together with all and singular the rights and appurtenances there- to in anywise belonging unto the said M. W. Kraft, Jr., Raquel Kraft and Jeffrey Kraft in equal undivided shares of 5.937 % interest each in and to the whole ownership interest in the real property hereinabove described as being the specific real property the subject of this deed, as their respective separate property and estate and not as the community property of them and any spouse, their respective heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators, to

Warrant and Forever Defend, all and singular the said premises herein so conveyed unto the said M. W. Kraft, Jr., Raquel Kraft and Jeffrey Kraft in the mathematical proportions and percentages hereinabove set out, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through or under me.

My wife, Gertrude Kraft, having departed this life the 4th day of December, 1988, I having never remarried since and not being married, I execute this instrument as a widower and unmarried man.

Witness my hand at Seguin, Texas this 21st day of December, 1994.

Marvin Kraft
Marvin Kraft, a widower and unmarried man.

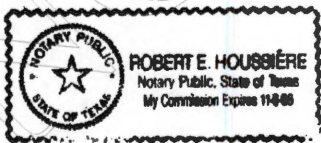
The State of Texas
County of Guadalupe

Before me, the undersigned authority, in and for the State of Texas, on this day personally appeared Marvin Kraft, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed in the capacity therein stated.

Given under my hand and seal of office this ~~21st~~ day of December, 1994.

My commission expires the 6th day of November, 1994.

Robert E. Houssiere
Robert E. Houssiere, Notary Public
in and for the State of Texas



Bk: 1017
Pg: 50 - 53
Doc# 455247
Filed & Recorded
12/21/94
01:17:36 P.M.
JOY STREATER
COUNTY CLERK
COMAL COUNTY, TX
REC. \$ 15.00

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

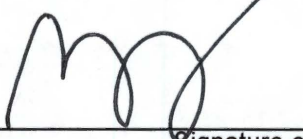
Copy of Recorded Deed

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

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

06/21/19

 Date

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

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