



# COMAL COUNTY

## ENGINEER'S OFFICE

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

Issued This Date: 02/18/2020 Permit Number: 110285

Location Description: 2330 ROCK GROVE  
NEW BRAUNFELS, TX 78132

Subdivision: Mission Valley Estates  
Unit: 2  
Lot: 73 south part  
Block:  
Acreage:

Type of System: Aerobic  
Surface Irrigation

Issued to: Kenneth L. Cother Jr. & Jackie Cother

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

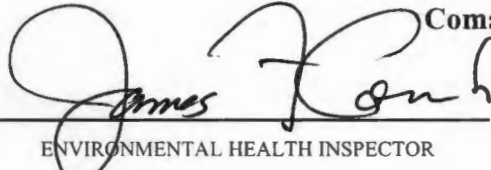
may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

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

OS 0025599



**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	X	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		X		
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed	X			X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X		PRO FLOW 500	X X		
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(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)	X	285.33(d)(6) 285.33(c)(4)	AEROBIC SPRAY	X		
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	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)				
33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.	X	285.32(c)(1)		X		
34	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	X X X X			X X X X		
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	X			X		
36	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						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried	X			X		

**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?	X	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)		X		
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	X  X  X	285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)		X  X		X
42	APPLICATION AREA Area Installed	X			X		
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						


## Ritzen, Brenda

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**From:** Ritzen, Brenda  
**Sent:** Monday, February 10, 2020 8:51 AM  
**To:** 'doug dowlearn'; Hernandez, Sandra; William Baker; jackie Cother; Cody Rathmell; doug dowlearn  
**Subject:** RE: 2330 Rock Grove - 110285

Sandra,

The following information is needed before I can continue processing the revised planning materials for the referenced permit submittal:

1.  The lift station must meet all TCEQ Chapter 285 requirements for pump tanks. Submit a pump tank detail identifying the size of the pump tank, the location and height of all pump tank settings, and the amount of reserve capacity provided.
2. This information must be received and approved before inspection can be completed.

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)

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**From:** doug dowlearn <txseptic@gmail.com>  
**Sent:** Saturday, February 8, 2020 11:33 AM  
**To:** Ritzen, Brenda <rabbjr@co.comal.tx.us>; Hernandez, Sandra <rabsah@co.comal.tx.us>; William Baker <bakersepticservice@yahoo.com>; jackie Cother <sowrong77@yahoo.com>; Cody Rathmell <codyrathmell@gmail.com>; doug dowlearn <dougdownlearn@yahoo.com>  
**Subject:** 2330 Rock Grove - 110285

**This email originated from outside of the organization.**

**Do not click links or open attachments unless you recognize the sender and know the content is safe.**

- Comal IT

Please find attached the "as built" design for subject permit. Inspection is scheduled for Monday, February 10, 2020. I know the Comal County policy is that the "as built" needs to be to your office the business day prior to inspection by 4:00 p.m. Unfortunately, the installer was still working on the installation at that time and was not able to request the "as built" from D.A.D. Services, Inc. by the normal required time. This is an emergency situation as the homeowners are currently using a port-a-potty for their daily needs awaiting the completion and license to operate for this replacement system.

Thanking you in advance for your consideration in this matter.



# COMAL COUNTY

ENGINEER'S OFFICE

## **Permit of Authorization to Construct an On-Site Sewage Facility Permit Valid For One Year From Date Issued**

Permit Number: 110285  
Issued This Date: 01/29/2020  
This permit is hereby given to: Kenneth L. Cother Jr. & Jackie Cother

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

2330 ROCK GROVE  
NEW BRAUNFELS, TX 78132

Subdivision: Mission Valley Estates  
Unit: 2  
Lot: 73 south part  
Block:  
Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic  
Surface Irrigation

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**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION CHECKLIST**

*Staff will complete shaded items*

<i>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 - See Attached Fee Schedule
- 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

RECEIVED  
JAN 27 2020  
COUNTY ENGINEER

**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

1-20-2020  
\_\_\_\_\_  
Date

___ COMPLETE APPLICATION Check No. _____ Receipt No. _____
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INCOMPLETE APPLICATION ___ (Missing Items Circled, Application Refused)
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\*\*\* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \*\*\*  
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN  
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Date 1-20-2020

Permit # 110285

Owner Name Kenneth L. Cother, Jr. & Jackie L. Cother  
Mailing Address 2330 Rock Grove  
City, State, Zip New Braunfels, TX 78132  
Phone # 979.525.9306  
Email sowrong77@yahoo.com

Agent Name Douglas R. Dowlearn  
Agent Address 703 Oak Drive  
City, State, Zip Blanco, TX 78606  
Phone # 210.240.2101  
Email txseptic@gmail.com

All correspondence should be sent to:  Owner  Agent  Both Method:  Mail  Email

Subdivision Name Mission Valley Estates Unit 2 Lot 73 South Block \_\_\_\_\_

Acreage/Legal 1.512 acres out of the South portion of Lot 73, Mission Valley Estates, Unit Two

Street Name/Address 2330 Rock Grove 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 3007

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: \$ Existing (Structure Only)

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

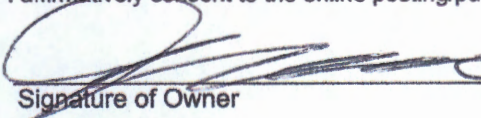
Yes  No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

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 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

1-20-2020  
Date

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JAN 27 2020  
COUNTY ENGINEER

**\*\*\* 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 Douglas R. Dowlearn

System Description Aerobic Treatment with spray disposal

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

Tank Size(s) (Gallons) 500 gpd Absorption/Application Area (Sq Ft) 4688 Required

Gallons Per Day (As Per TCEQ Table III) 300

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

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

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

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

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

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

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

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

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

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

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

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

Is this property within an incorporated city?  Yes  No

If yes, indicate the city: \_\_\_\_\_

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COUNTY ENGINEER

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

1/16/20  
Date

1/c



202006002428 01/21/2020 11:16:46 AM 1/1

COUNTY OF COMAL  
STATE OF TEXAS

AFFIDAVIT TO THE PUBLIC

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality (TCEQ) Rules for On-Site Sewage Facilities (OSSFs), this document is filed in the Deed Records of Comal County, Texas.

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, give the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code § 285.91 (12) will be installed on the property described as (insert legal description):  
1.512 acre tract of land out of the South portion of Lot 73, Mission Valley Estates, Unit 2

The property is owned by (insert owner's full name):  
Kenneth L. Cother, Jr. and Jackie L. Cother

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This OSSF must be covered by a continuous maintenance contract for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

COUNTY ENGINEER

Upon sale or transfer of the above described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for OSSF may be obtained from **Comal County Engineer's Office**.

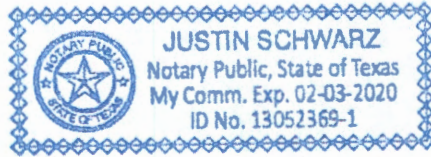
WITNESS BY HAND(S) ON THIS 21 DAY OF January, 2020

[Signature]  
Owner(s) signature(s)

Kenneth L. Cother  
Jackie Cother  
(PRINTED NAME)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 21 DAY OF JANUARY, 2020

Notary Public, State of Texas  
Notary's Printed Name: JUSTIN SCHWARZ  
My Commission Expires: 02-03-2020



Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
01/21/2020 11:16:46 AM  
JESSICA 1 Page(s)  
202006002428

[Signature]  
Bobbie Koepf

**Baker Septic Service, LLC**  
**15375 Cranes Mill Rd., Canyon Lake, TX 78133**  
**830-899-2971**

**Septic System Service Agreement**

In consideration of payment for this service contract, we will abide by and agree to its terms and conditions:

Name: **Kenneth L. Cother, Jr. & Jackie L. Cother** Address: **2330 Rock Grove**  
 Subdivision/ County: **Mission Valley Estates,#2/Comal** City, State, Zip: **New Braunfels, TX 78132**  
 Permit # \_\_\_\_\_ Model # \_\_\_\_\_ Serial # \_\_\_\_\_  
 Phone: \_\_\_\_\_

**Initial Two Year Service Agreement & Two Year Limited Warranty**      ( ) **One Year Service Agreement**

RENEWAL \_\_\_\_\_ NAME TRANSFER \_\_\_\_\_ ANALYSIS \_\_\_\_\_

**Legal Description:**

The Effective date of this initial maintenance contract shall be the date the License to Operate is issued.

For \$ Just call this contract will be in effect FROM LITIO - 24/RS and will provide the following:

1. An inspection/service call every (4) four months which will include: inspection, adjustments and servicing of the mechanical & electrical components as necessary to insure proper function of the system.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum, overflow an odor.
3. **THE PROPERTY OWNER IS RESPONSIBLE FOR PURCHASING AND KEEPING CHLORINE IN THE CHLORINATOR (IF APPLICABLE). IF THE CHLORINE TEST REVELS "NO CHLORINE" IN THE SYSTEM, THE PROPERTY OWNER MAY INCURE AN ADDITIONAL COST.**
4. If any improper operation is observed (which cannot be corrected at that time) the property owner will be notified immediately of the conditions and the estimated cost.
5. The response time to a complaint by the property owner regarding operation of the system, shall be within 48 hours, from the time of notification. **One service call a year, if needed, will be provided with no cost to property owner.**
6. **ANY PARTS, WARRANTY OR NON-WARRANTY, FREIGHT CHARGES, LABOR OR SERVICE CALLS DUE NOT PAID FOR REMAIN THE PROPERTY OF BAKER SEPTIC SERVICE, LLC AND COULD RESULT IN REPOSSESSION OF PARTS BY BAKER SEPTIC SERVICE, LLC.**
7. **THE SIGING OF THIS SERVICE AGREEMENT QUTHORIZES BAKER SEPTIC SERVICE, LLC TO ENTER THE PROPEY TO EXECUTE ALL TERMS OF THIS CONTRACT.**

**BAKER SEPTIC SERVICE, LLC, WILL WARRANTY INSTALLAION** of the septic system according to state and county regulations and the designs approved by the county. **HOMEOWNER WILL BE RESPONSIBE FOR SERVICE CALL, LABOR, AND SHIPPING COSTS ON ANY "WARRANTED PARTS" EXCHANGED DURING WARRANTY.** All other component will be according to manufacturer's warranties.

**IMPORTANT:** As Baker Septic Service, LLC cannot control what or how much effluent goes into this septic system, we cannot warranty how the system will function. Refer to manufacturers or installers instructions for suggestions on septic operation. This service agreement does not cover the cost of service call, labor or materials that are required or parts out of warranty, the failure to maintain electrical power to the system, sprinklers that are broken, leaking, stopped-up or otherwise mal-functioning; or sewage flows exceeding the hydraulic/organic design capabilities and the input of non-biodegradable materials (solvent, grease, oil, paints, etc.), or any usage contrary to the requirements as advised by authorized service representative. Laboratory test work is available at an additional coast. Chlorine, filters, or parts that are out of warranty are available at a reasonable cost.

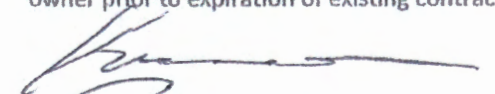
This contract does not include the pumping of a tank or of any compartment of a tank, or settlement of soil on or around any part of the system regardless of reason:

Violations of the warranty also include: Disconnecting the alarm, restricting ventilation to the aerator, over loading the system above its rated capacity; or flooding by external means. Rodent, insect or Fire Ant damage or any other form of unusual abuse is a violation.

A renewal service contract should be activated (30) thirty days before expiration of existing contract. We will contact property owner prior to expiration of existing contract.

Serviced by: Baker Septic Service, LLC

Maintenance Provider ME0002099

  
 \_\_\_\_\_  
 (x) Property Owner Signature

Print Name (x) Kenneth & Jackie L. Cother Date: 1-20-2020

(x) William Baker Date: 1/1/20 Authorized Service Representative

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 JAN 27 2020  
 COUNTY ENGINEER

**D.A.D SERVICES, INC.**  
**DOUG DOWLEARN**  
703 OAK DRIVE, BLANCO, TX 78606  
Designed for: Kenneth L. Cother, Jr. & Jackie L. Cother

The installation site is on 1.512 acres out of the South portion of Lot 73, Mission Valley Estates, Unit Two in Coal County, TX. The proposed OSSF will treat the wastewater from a 3 Bedroom (3007 sq. ft.) residence. The proposed method of wastewater treatment is aerobic treatment with spray irrigation. This method was chosen because of unsuitable soil conditions.

**PROPOSED SYSTEM:**

A 4" PVC pipe will discharge from the residence to a pre-treatment tank, which flows into a 500 gpd aerobic treatment plant. The aerobic tank effluent flows to a 750 gallon storage/pump tank containing a liquid chlorinator and a single 20 gpm submersible pump. Distribution is through 2 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying a radius of 28 feet at <40 psi. Each sprinkler will spray 360 degrees of arc. An audio and visual alarm monitoring both high water and aerator failure will be placed in a noticeable location.

**DESIGN SPECIFICATIONS:**

Daily Waste Flow: 300 gpd  
Application rate: 0.064  
Application area required:  $300/.064 = 4688$  ft. sq.  
Application area utilized: 4923 sq. ft.  
Pump tank reserve capacity: 150 gal minimum



*Douglas R. Dowlearn*  
1/17/20

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**SYSTEM COMPONENTS:**

SCH 40 PVC sewer line  
1" purple PVC supply line  
500 gpd aerobic treatment plant with manual or timed controls  
Liquid chlorinator  
2 K-Rain Gear Driven Pop-up Sprinkler  
Pre-tank and 750 gallon pump tank

**LANDSCAPING:**

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the spray must be covered with a ground cover such as grass seed or sod prior to the final inspection. In the event the natural cover is disturbed, a suitable ground cover must be installed on all excavated areas.

## OSSF SOIL EVALUATION REPORT INFORMATION

Date: 1/17/2020

**Applicant Information:**

Name: Kenneth L. Cother, Jr. & Jackie L. Cother  
Address: 2330 Rock Grove  
City, State & Zip Code: New Braunfels, TX 78132  
Phone: 979.525.9306  
Email: [sowrong77@yahoo.com](mailto:sowrong77@yahoo.com)  
[bakersepticsservice@yahoo.com](mailto:bakersepticsservice@yahoo.com)

**Site Evaluator Information:**

Name: Douglas R. Dowlearn  
Company: D.A.D. Services, Inc.  
Address: 703 Oak Drive  
City, State & Zip: Blanco, TX 78606  
Phone: (210)240-2101 Fax: (866)260-7687  
Email: txseptic@gmail.com

**Property Location:**

Legal: 1.512 acres out of the South portion of Lot 73,  
Mission Valley Estates, Unit Two  
Street/Road Address: 2330 Rock Grove  
City: New Braunfels Zip: 78132  
Additional Info: Comal County/1.512 Acres

**Installer information:**

Name: William Baker  
Company: Baker Septic Services  
Address:  
City, State & Zip:  
Phone: 830.825.5030

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JAN 27 2020  
COUNTY ENGINEER

Depth	Texture Class	Soil Texture	Structure (For Class III - blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-12" Clay Loam 12"+ Limestone	Blocky	<30% Gravel	12"+ Limestone	None
Soil Boring #2 60"		Same as above				

### DESIGN SPECIFICATIONS

Application Rate (RA): 0.064

OSSF is designed for: 3 BR (3007 sq. ft.)

300 Gallons per day required

An aerobic treatment/spray disposal system is to be utilized based on the site evaluation.

4688 sq. ft. disposal area required

500 gallon/day aerobic tank required

Calculations: Absorption Area:  $Q/RA=300/0.064=4688$  Sq. Ft.

### FEATURES OF SITE AREA

Presence of 100-year flood zone: YES

Existing or proposed water well in nearby area: YES

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability. The site evaluation and OSSF design are subject to approval by the TCEQ or the local authorized agent. The planning materials and the OSSF design should not be considered final until a permit to construct has been issued.

**Site Evaluator:**

NAME: Douglas R. Dowlearn, R.S.

License No. OS9902 - Exp. 6/30/2020

TDH: #2432 - Exp. 2/28/2021

Signature: 

KENNETH L. COTHER, JR. & JACKIE L. COTHER  
 2330 ROCK GROVE  
 NEW BRAUNFELS, TX 78132  
 LOT 73, MISSION VALLEY ESTATES, UNIT TWO  
 1.512 ACRES  
 COMAL COUNTY  
 \* = TEST HOLES

NORTH 

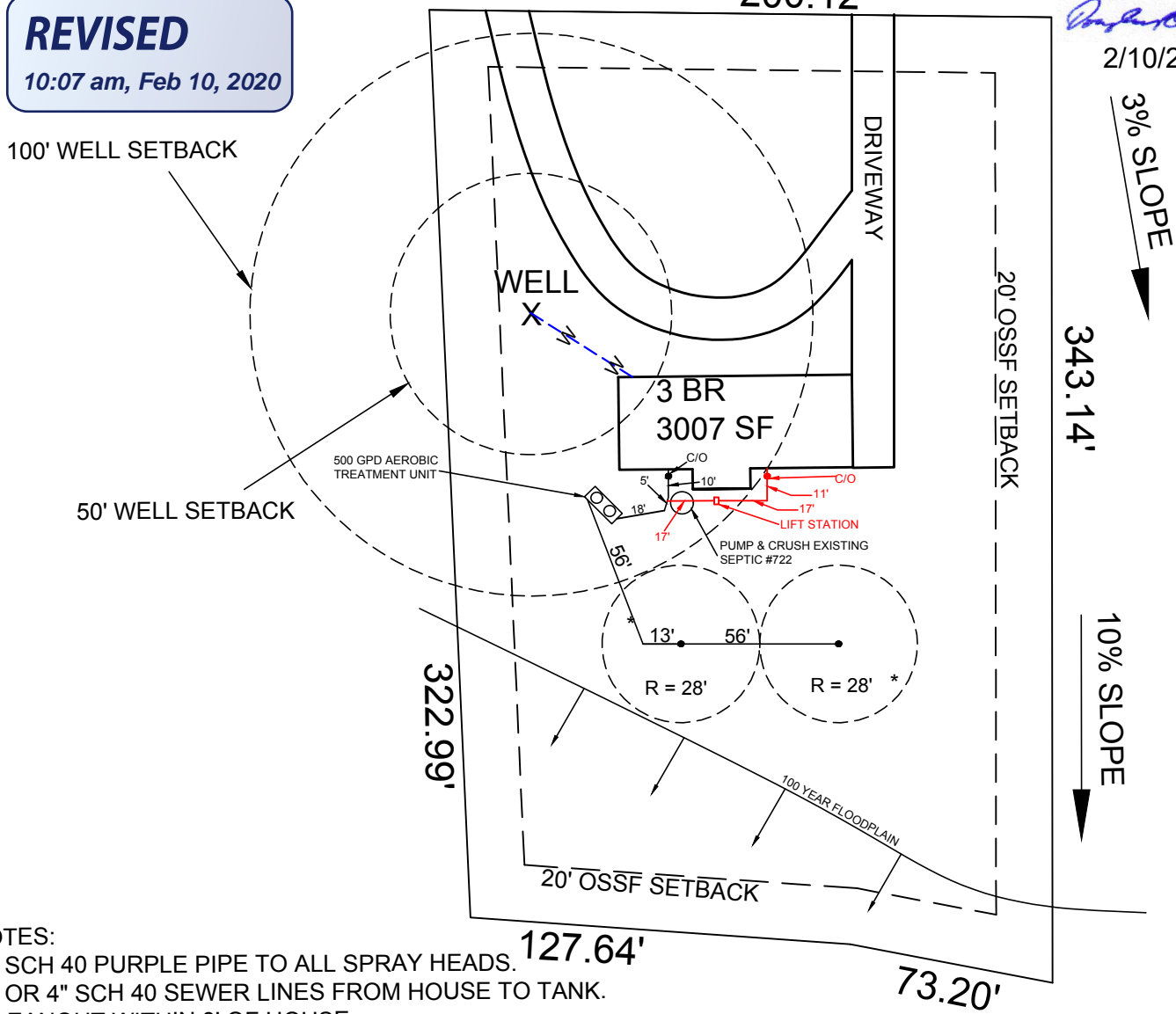


# ROCK GROVE

SCALE 1" = 60'

**REVISED**  
 10:07 am, Feb 10, 2020

*Douglas R. Dowlearn*  
 2/10/20



**NOTES:**

- 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
- 3" OR 4" SCH 40 SEWER LINES FROM HOUSE TO TANK.
- CLEANOUT WITHIN 3' OF HOUSE.
- TOTAL SPRAY AREA = 4923 SF.
- PUMP AND CRUSH EXISTING SEPTIC #722.

**NOTES:**

- WPAP EXEMPTION 213.5 H(2) AN INDIVIDUAL LAND OWNER WHO SEEKS TO CONSTRUCT HIS/HER OWN SINGLE FAMILY RESIDENCE ASSOCIATED RESIDENTIAL STRUCTURES ON THE SITE IS EXEMPT FROM THE EDWARDS AQUIFER PROTECTION PROGRAM APPLICATION REQUIREMENTS UNDER THIS SECTION, PROVIDED THAT HE/SHE DOES NOT EXCEED 20% IMPERVIOUS COVER ON THE SITE.
- NO RECHARGE FEATURES WERE OBSERVED WITHIN 150' OF THE PROPOSED OSSF.
- PROPERTY MEETS THE LESS THAN 20% IMPERVIOUS COVER REQUIREMENT REFERENCED IN THE WPAP EXEMPTION STATEMENT ABOVE.
- LIFT STATION INSTALLED BY A LICENSED PLUMBER.

 - INSTALLED BY A LICENSED PLUMBER.

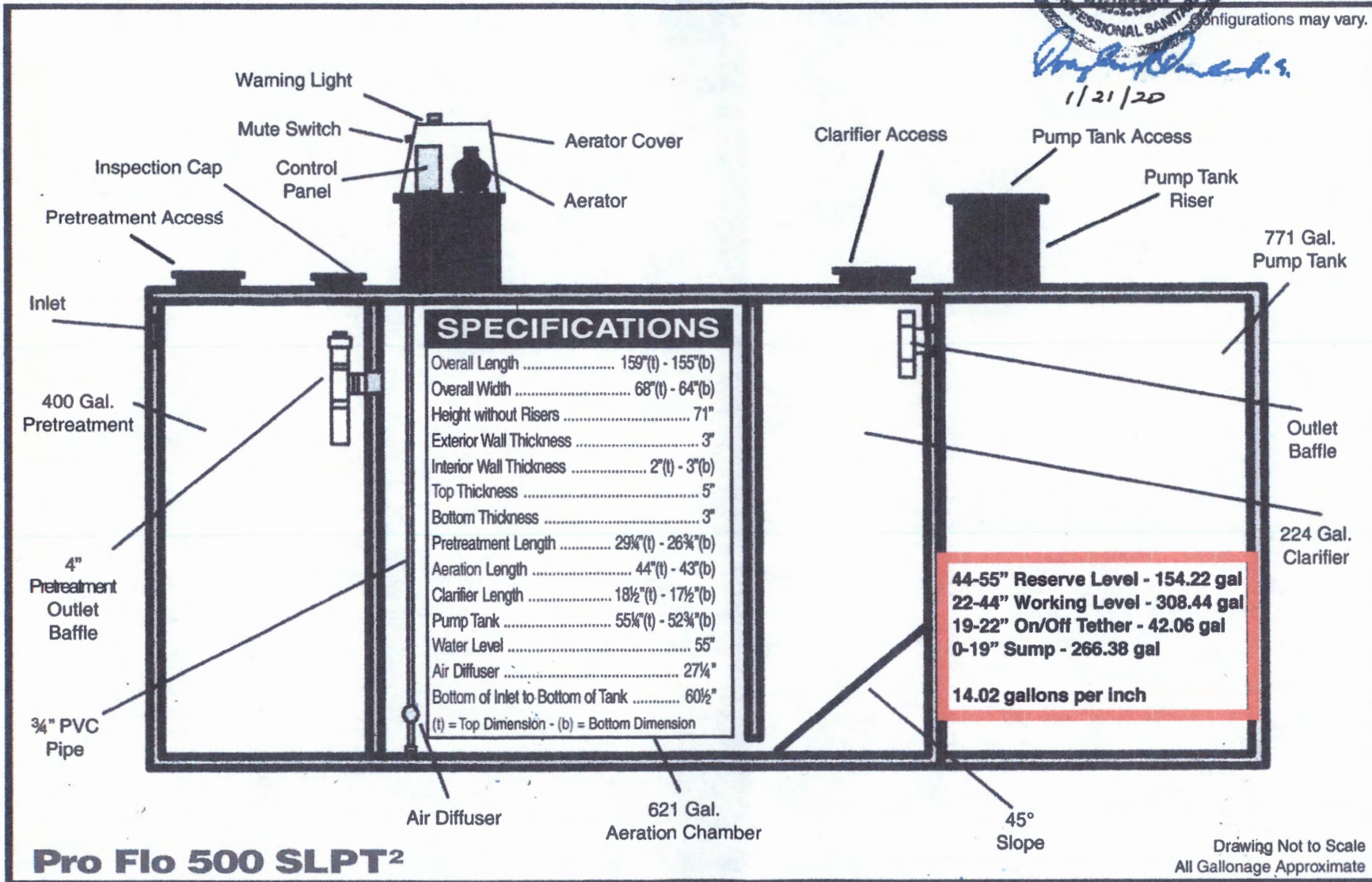


# Pump Tank Float Details



*Douglas R. Dowlearn*  
1/21/20

Configurations may vary.



Pro Flo 500 SLPT<sup>2</sup> System Diagram

KENNETH L. COTHER, JR. & JACKIE L. COTHER  
 2330 ROCK GROVE  
 NEW BRAUNFELS, TX 78132  
 LOT 73, MISSION VALLEY EST. #100  
 1.512 ACRES  
 COMAL COUNTY  
 \* = TEST HOLES

NORTH 

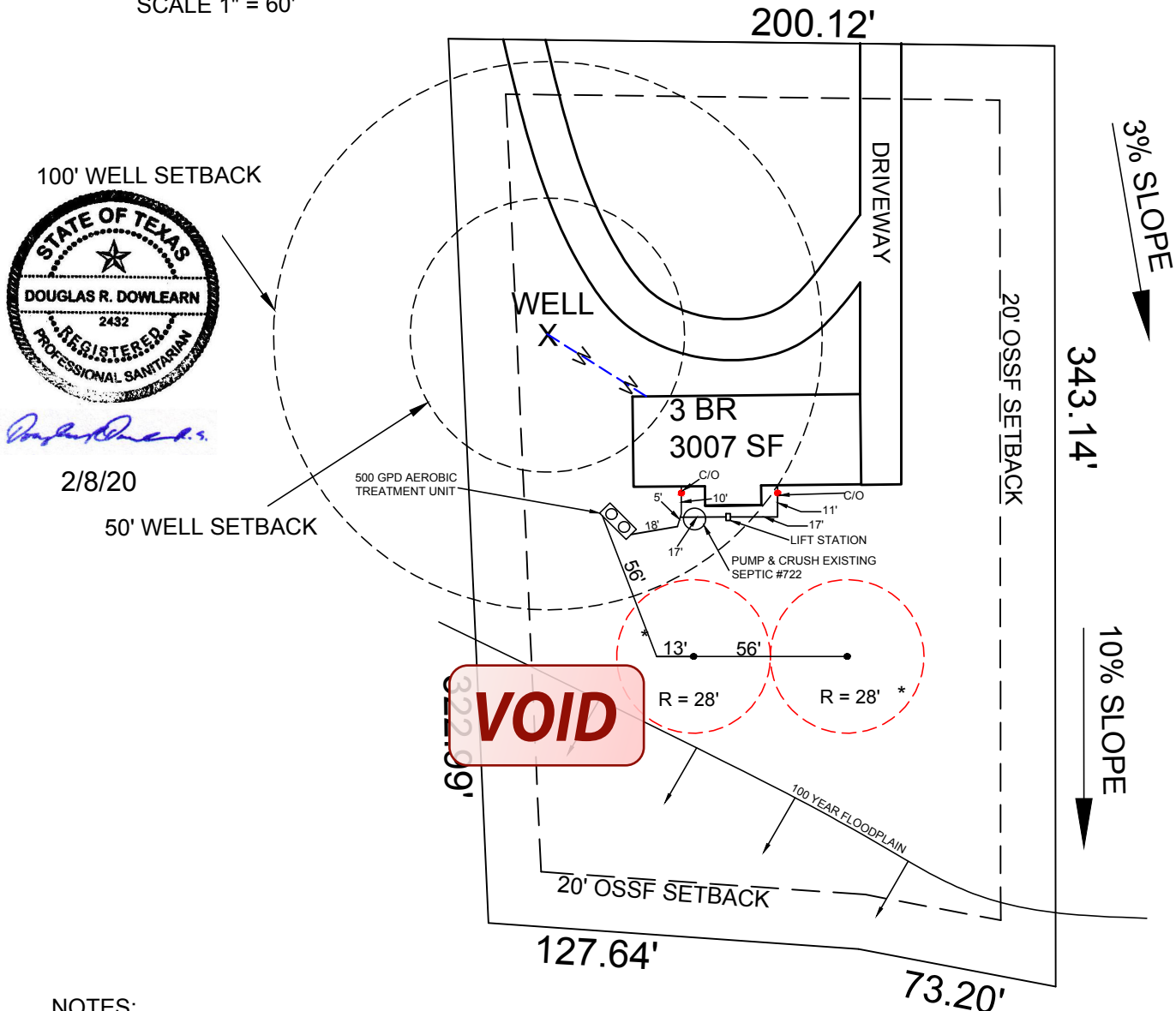
**REVISED**

8:39 am, Feb 10, 2020

**VOID**

ROCK GROVE

SCALE 1" = 60'



NOTES:

- 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
- 3" OR 4" SCH 40 SEWER LINES FROM HOUSE TO TANK.
- CLEANOUT WITHIN 3' OF HOUSE.
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- PUMP AND CRUSH EXISTING SEPTIC #722.

NOTES:

- WPAP EXEMPTION 213.5 H(2) AN INDIVIDUAL LAND OWNER WHO SEEKS TO CONSTRUCT HIS/HER OWN SINGLE FAMILY RESIDENCE ASSOCIATED RESIDENTIAL STRUCTURES ON THE SITE IS EXEMPT FROM THE EDWARDS AQUIFER PROTECTION PROGRAM APPLICATION REQUIREMENTS UNDER THIS SECTION, PROVIDED THAT HE/SHE DOES NOT EXCEED 20% IMPERVIOUS COVER ON THE SITE.
- NO RECHARGE FEATURES WERE OBSERVED WITHIN 150' OF THE PROPOSED OSSF.
- PROPERTY MEETS THE LESS THAN 20% IMPERVIOUS COVER REQUIREMENT REFERENCED IN THE WPAP EXEMPTION STATEMENT ABOVE.
- LIFT STATION INSTALLED BY A LICENSED PLUMBER.

KENNETH L. COTHER, JR. & JACKIE L. COTHER  
 2330 ROCK GROVE  
 NEW BRAUNFELS, TX 78132  
 LOT 73, MISSION VALLEY ESTATES, UNIT TWO  
 1.512 ACRES  
 COMAL COUNTY  
 \* = TEST HOLES

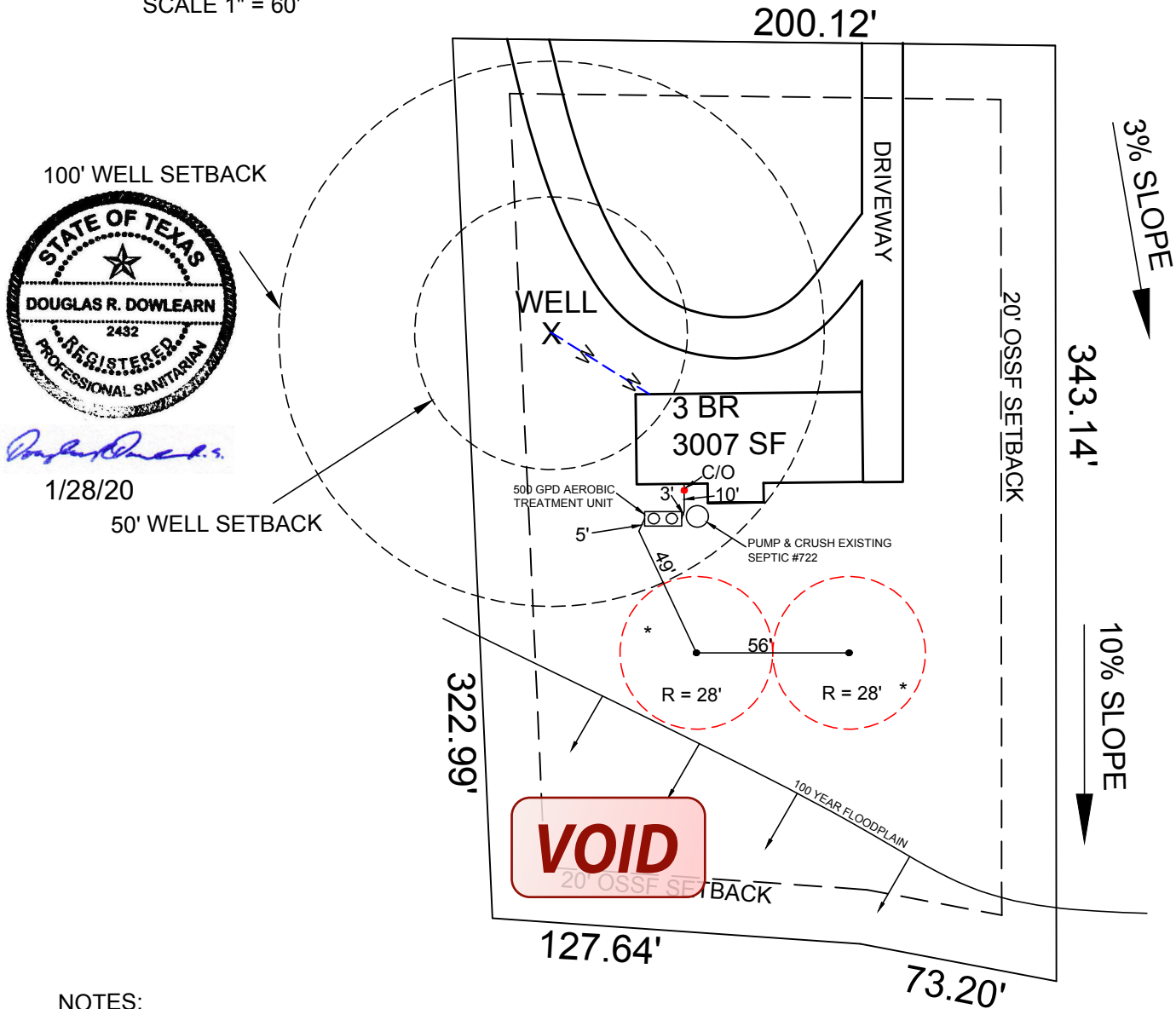
NORTH 

**REVISED**  
 8:29 am, Jan 29, 2020

**VOID**

ROCK GROVE

SCALE 1" = 60'



NOTES:

- 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
- 3" OR 4" SCH 40 SEWER LINES FROM HOUSE TO TANK.
- CLEANOUT WITHIN 3' OF HOUSE.
- TOTAL SPRAY AREA = 4923 SF.
- PUMP AND CRUSH EXISTING SEPTIC #722.

NOTES:

- WPAP EXEMPTION 213.5 H(2) AN INDIVIDUAL LAND OWNER WHO SEEKS TO CONSTRUCT HIS/HER OWN SINGLE FAMILY RESIDENCE ASSOCIATED RESIDENTIAL STRUCTURES ON THE SITE IS EXEMPT FROM THE EDWARDS AQUIFER PROTECTION PROGRAM APPLICATION REQUIREMENTS UNDER THIS SECTION, PROVIDED THAT HE/SHE DOES NOT EXCEED 20% IMPERVIOUS COVER ON THE SITE.
- NO RECHARGE FEATURES WERE OBSERVED WITHIN 150' OF THE PROPOSED OSSF.
- PROPERTY MEETS THE LESS THAN 20% IMPERVIOUS COVER REQUIREMENT REFERENCED IN THE WPAP EXEMPTION STATEMENT ABOVE.

## Ritzen, Brenda


---

**From:** Ritzen, Brenda  
**Sent:** Tuesday, January 28, 2020 4:31 PM  
**To:** 'sowrong77@yahoo.com'  
**Cc:** 'doug dowlearn'  
**Subject:** Permit 110285

Re: Kenneth L. Jr. & Jackie L. Cother  
1.512 acres, South portion of Lot 73, Mission Valley Estates Unit 2  
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Dear property owner & agent,

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

1.  Verify if the property meets the less than 20 % impervious cover requirement referenced.
2. Revise as needed and resubmit.

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)

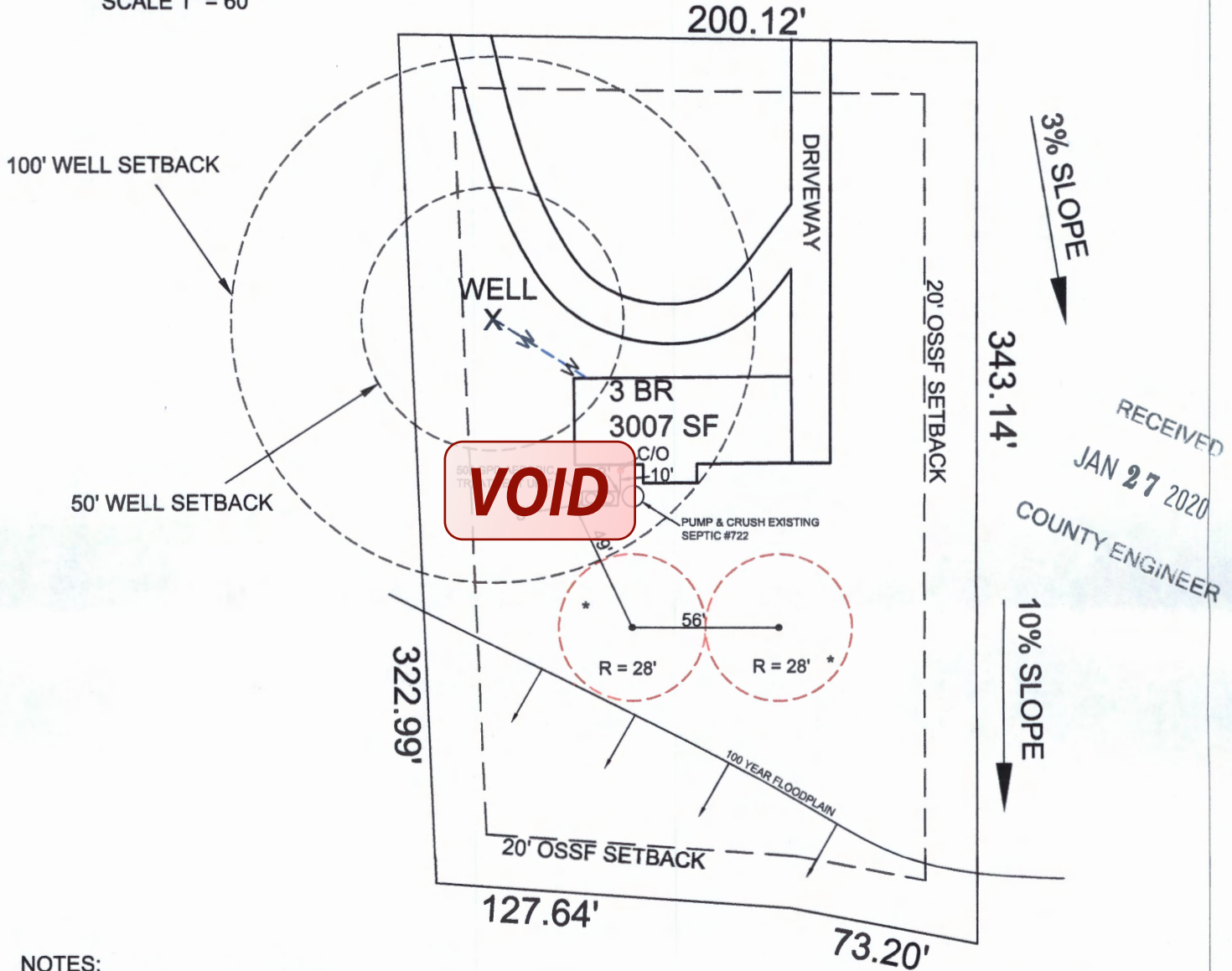
KENNETH L. COTHER, JR. & JACKIE L. COTHER  
 2330 ROCK GROVE  
 NEW BRAUNFELS, TX 78132  
 LOT 73, MISSION VALLEY ESTATES, UNIT TWO  
 1.512 ACRES  
 COMAL COUNTY  
 \* = TEST HOLES

**VOID**

**NORTH** →

**ROCK GROVE**

SCALE 1" = 60'



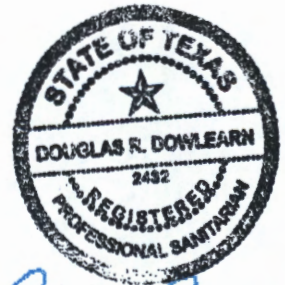
RECEIVED  
 JAN 27 2020  
 COUNTY ENGINEER

**NOTES:**

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- 3" OR 4" SCH 40 SEWER LINES FROM HOUSE TO TANK.
- CLEANOUT WITHIN 3' OF HOUSE.
- TOTAL SPRAY AREA = 4923 SF.
- PUMP AND CRUSH EXISTING SEPTIC #722.

**NOTES:**

- WPAP EXEMPTION 213.5 H(2) AN INDIVIDUAL LAND OWNER WHO SEEKS TO CONSTRUCT HIS/HER OWN SINGLE FAMILY RESIDENCE ASSOCIATED RESIDENTIAL STRUCTURES ON THE SITE IS EXEMPT FROM THE EDWARDS AQUIFER PROTECTION PROGRAM APPLICATION REQUIREMENTS UNDER THIS SECTION, PROVIDED THAT HE/SHE DOES NOT EXCEED 20% IMPERVIOUS COVER ON THE SITE.
- NO RECHARGE FEATURES WERE OBSERVED WITHIN 150' OF THE PROPOSED OSSF.



*Douglas R. Dowlearn*  
 1/17/20

A/C +1 (5)

**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.**

**General Warranty Deed with Vendor's Lien in Favor of Third Party from Bobby Z. Stephenson, Trustee of The Zane G. Stephenson Living Trust as Restated and Amended to Kenneth L. Cother and wife, Jackie L. Cother.**

**Date:** July 8, 2015

**Grantor:** BOBBY Z. STEPHENSON, TRUSTEE OF THE ZANE G. STEPHENSON LIVING TRUST AS RESTATED AND AMENDED

**Grantor's Mailing Address:** 22114 Woodrose, Katy, TX 77450

**Grantee:** **KENNETH L. COTHER, JR., and JACKIE L. COTHER,**  
Husband and wife

**Grantee's Mailing Address:** 2330 Rock Grove, New Braunfels, TX 78130

RECEIVED  
JAN 27 2020  
COUNTY CLERK

**Consideration:** Cash and a note of even date executed by Grantee and payable to the order of BANK OF TEXAS, N.A., in the principal amount of TWO HUNDRED FORTY SEVEN THOUSAND ONE HUNDRED SEVENTY SIX AND NO/100 DOLLARS (\$247,176.00)]. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of BANK OF TEXAS, N.A. and by a first-lien deed of trust of even date from Grantee to BEN COWEN, trustee.

BANK OF TEXAS, N.A., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of BANK OF TEXAS, N.A. and are transferred to BANK OF TEXAS, N.A. without recourse against Grantor.

The vendor's lien against and superior title to the Property is retained until the note described is fully paid according to its terms, at which time this deed will become absolute.

**Property (including any improvements):**

BEING a 1.512 acre tract of land out of the South portion of Lot 73, Mission Valley Estates, Unit Two, plat recorded in Volume 4, Page 35, Map and Plat Records of Comal County,



Document No. 201406037380, Official Public Records, Comal County, Texas and being more particularly described by metes and bounds attached at Exhibit "A".

**Reservations from Conveyance:** NONE

**Exceptions to Conveyance and Warranty:** All presently recorded restrictions, reservations, easements, covenants and conditions that affect the property; taxes for the year 2015, the payment of which Grantee assumes;

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee 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. Grantor binds Grantor and Grantor's heirs and successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, 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 the Exceptions to Conveyance and Warranty.

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

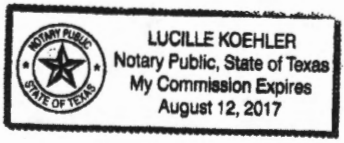
THE ZANE G. STEPHENSON LIVING TRUST  
AS RESTATED AND AMENDED

BY: *Bobby Z. Stephenson*  
BOBBY Z. STEPHENSON, TRUSTEE

RECEIVED  
JAN 27 2020  
COUNTY ENGINEER

THE STATE OF TEXAS \*  
COUNTY OF Comal \*

This instrument was acknowledged before me on this the 8th day of July, 2015, by BOBBY Z. STEPHENSON, TRUSTEE OF THE ZANE G. STEPHENSON LIVING TRUST AS RESTATED AND AMENDED.



*Lucille Koehler*  
NOTARY PUBLIC, STATE OF TEXAS  
Notary's Name Printed:  
Lucille Koehler  
My Commission Expires: 8-12-17

**AFTER RECORDING RETURN TO:  
KIESLING & KIESLING, P.C.  
P. O. Box 311686  
New Braunfels, TX 78131-1686**

**PREPARED IN THE LAW OFFICE OF:  
Kiesling & Kiesling, P.C.  
P. O. Box 311686  
New Braunfels, TX 78130**

**RECEIVED  
JAN 27 2020  
COUNTY ENGINEER**

**ADDED TO EFFECT SCANNING  
PER COMAL COUNTY CLERK**





410 N. Seguin Ave.  
 New Braunfels, TX 78130  
 HMTNB.COM  
 830.625.8555 • FAX: 830.625.8556  
 TBPE FIRM F-10961

**METES AND BOUNDS DESCRIPTION  
 FOR A  
 1.512 ACRE TRACT OF LAND**

Being a 1.512 acre tract of land out of the **South portion of Lot 73, Mission Valley Estates, Unit Two**, plat recorded in Volume 4, Page 35, Map and Plat Records of Comal County, Texas, and being the same tract of land called the South part of Lot 73, described in Document No. 201406037380, Official Public Records, Comal County, Texas, being more particularly described as follows:

BEGINNING at a 1/2" iron pin found in the East line of Rock Grove, being the Northwest corner of Lot 74, common with the Southwest corner of Lot 73, Mission Valley Estates, Unit Two, and the Southwest corner of this herein described 1.512 acre tract of land;

THENCE with the East line of Rock Grove, common with the West line of Lot 73, N 08° 32' 00" E a distance of 200.12 feet to a 1/2" iron pin found for the Northwest corner of this herein described tract;

THENCE through said Lot 73, S 80° 54' 07" E a distance of 343.14 feet to a 1/2" iron pin found in the East line of Lot 73, for the Northeast corner of this tract;

THENCE with the East line of Lot 73 the following two (2) calls:

1. S 19° 38' 20" W a distance of 73.20 feet to a 1/2" iron pin found for an angle point in the East line of the herein described tract,
2. S 11° 14' 58" W a distance of 127.64 feet to a 1/2" iron pin (with cap stamped "HMT") set for the Northeast corner of Lot 74, common with the Southeast corner of Lot 73, and this herein described tract;

THENCE with the North line of Lot 74, and the South line of Lot 73, N 81° 00' 27" W a distance of 322.99 feet to the POINT OF BEGINNING and containing 1.512 acres of land in Comal County, Texas.

Bearings are based upon a call of N 08° 32' 00" E along the Easterly right-of-way line of Rock Grove.

Surveyed this the 10<sup>th</sup> day of June, 2015. Reference survey of said 1.512 acre tract of land prepared this same date.

RECEIVED  
 JAN 27 2020  
 COUNTY ENGINEER

Mark P. Conlan  
 Registered Professional Land Surveyor No. 6342  
 S:\Projects\Title Surveys\Mission Valley Estates Unit 2\pt of Lot 73\15-0543 Final\South pt Lot 73 MB-CHECKED-EW-6-18.docx



EXHIBIT "A"

**FILED AND RECORDED**

Instrument Number: 201506027276

Recording Fee: 38.00

Number Of Pages: 5

Filing and Recording Date: 07/10/2015 1:53PM

Deputy: KELLI JOHNSTON

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Comal County, Texas.



*Bobbie Koepf*

---

**Bobbie Koepf**, County Clerk  
Comal County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*

239970

GENERAL WARRANTY DEED

*Charlton*  
# 5.0000

*To Show  
Subdivision  
Grandfathering*

THE STATE OF TEXAS  
COUNTY OF COMAL

§  
§

KNOW ALL MEN BY THESE PRESENTS:

THAT CLYDE C. DABBS and wife, JOYCE DABBS, of Comal County, Texas, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by JANE G. STEPHENSON and wife, MARGARET GAIL STEPHENSON, whose address is 168 North Burnett, Baytown, Texas 77520, hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed,

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee, the following described property, to-wit:

Being all that certain tract, piece or parcel of land being the South Part of Lot 73, MISSION VALLEY ESTATES, UNIT TWO, as per plat recorded in Volume 4, Page 36 of the Map and Plat Records of Comal County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin in the East line of Rock Grove, a 60.0 foot Street in Mission Valley Estates, Unit Two, Comal County, Texas, set for the Southwest corner of Lot 73, for the Southwest corner of the herein described South part of Lot 73;

THENCE with the East line of Rock Grove, the West line of Lot 73, N. 5° 32' E. 200.0 feet to an iron pin set for the Northwest corner of this South part of Lot 73;

THENCE S. 81° 57' E. 345.98 feet to an iron pin in the East line of Lot 73, set for the Northeast corner of this tract;

THENCE with the East line of Lot 73, S. 17° 25' W. 73.32 feet, and S. 10° 53' W. 127.60 feet to a railroad spike found, set for the Southeast corner of Lot 73, for the Southeast corner of this tract;

THENCE with the South line of Lot 73, N. 81° 21' W. 329.43 feet to the PLACE OF BEGINNING.

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

Taxes for the current year have been prorated and are assumed by Grantee.

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 Grantee, Grantee's heirs and assigns forever.

Grantor does hereby bind Grantor, Grantor's heirs, executors and administrators to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs and assigns against any person whosoever claiming or to claim the same or any part thereof.

EXECUTED on this the 23rd day of March, A.D., 1984.

*Clyde C. Darbs*  
\_\_\_\_\_  
CLYDE C. DARBS

*Joyce Darbs*  
\_\_\_\_\_  
JOYCE DARBS

THE STATE OF TEXAS                    §  
COUNTY OF COMAL                    §

This instrument was acknowledged before me on the 23<sup>rd</sup> day of March, A.D., 1984 by CLYDE C. DARBS and wife, JOYCE DARBS.



*Minnie Odell*  
\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE  
OF TEXAS                    MINNIE ODELL  
My commission expires:

1-31-85

262 PAGE 001

105096

GENERAL WARRANTY DEED

From: RONALD HARROD and wife, SIMONE P. HARROD  
To: CLYDE C. DABBS and wife, JOYCE DABBS

THE STATE OF TEXAS            ¶  
    ¶     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF COMAL            ¶

That We, RONALD HARROD and wife, SIMONE P. HARROD, of Comal County, Texas, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to us in hand paid by the GRANTEES herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto CLYDE C. DABBS and wife, JOYCE DABBS, of Comal County, Texas, all that certain tract or parcel of land situated in Comal County, Texas, to-wit:

Description of the South part of Lot 73, MISSION VALLEY ESTATES, UNIT TWO, as per plat recorded thereof in Volume 4, Page 35 of the Map and Plat Records of Comal County, Texas, described more particularly by metes and bounds as follows:

BEGINNING at an iron pin in the East line of Rock Grove, a 60.0 foot Street in Mission Valley Estates, Unit Two, Comal County, Texas, set for the Southwest corner of Lot 73, for the Southwest corner of the herein described South part of Lot 73;

THENCE with the East line of Rock Grove, the West line of Lot 73, N. 8° 32' E. 200.0 feet to an iron pin set for the Northwest corner of this South part of Lot 73;

THENCE S. 81° 57' E. 345.98 feet to an iron pin in the East line of Lot 73, set for the Northeast corner of this tract;

THENCE with the East line of Lot 73, S. 17° 25' W. 73.32 feet, and S. 10° 53' W. 127.60 feet to a railroad spike found, set for the Southeast corner of Lot 73, for the Southeast corner of this tract;

THENCE with the South line of Lot 73, N. 81° 21' W. 329.43 feet to the PLACE OF BEGINNING.

This conveyance is made and accepted subject to all RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RIGHTS-OF-WAY and EASEMENTS now outstanding and of record, if any, in Comal County, Texas, affecting the above described property.

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 GRANTORS do hereby bind themselves, their heirs and assigns 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.

EXECUTED this, the 10<sup>th</sup> day of February, 1978.

Ronald Harrod  
RONALD HARROD

Simone P. Harrod  
SIMONE P. HARROD

THE STATE OF TEXAS  
COUNTY OF COMAL

BEFORE ME, the undersigned authority, on this day personally appeared RONALD HARROD and wife, SIMONE P. HARROD, 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, the 10<sup>th</sup> day of February, 1978.

Calvin E. Riedel  
NOTARY PUBLIC, in and for  
Comal County, Texas

CALVIN E. RIEDEL

Filed for Record Feb 15, A.D. 1978, at 2:56 o'clock P.M.  
By Linnell K. Hendrix IRENE S. NUHN  
Deputy. County Clerk, Comal County, Texas.

Baker Septic Service, LLC  
 15375 Cranes Mill Rd., Canyon Lake, TX 78133  
 830-899-2971

Testing and Reporting Record

This Testing and Reporting Record shall be completed, signed, and dated at time of inspection.

Inspection Due Date: 9-30-20 Installed: 1-27-20 Service expires: 1-27-22

Billing Address: SAME

Physical Address:  
2330 ROCK GROVE  
NEW BRAUNFELS TX 78132  
JACKIE COTNER

Telephone: 979-525-9306  
 Alt. Phone:

Lot: 73

Permit # 110285  
 County: COMAL  
 SN:

Subdivision: MISSION VALLEY ESTATES

NOTES:

TYPE OF SYSTEM: PRO FLO SPRAY SYSTEM

Inspected Item:

Operational

Inoperative

Aerators SCFM/ Compressors PSI (Record Pressure Reading)	✓	1.0
Filters	✓	
Irrigation Pumps	✓	
Disinfection Device	✓	
Chlorine Supply	✓	
Electrical Circuits	✓	
Distribution System	✓	
Sprayfield Vegetation	✓	
Back Flush Drip Field, if applicable	—	
Other as Noted	—	

Action taken, Repairs or Needed repairs to system (list all components replaced):  
CHECKED FLOATS + SPRINKLERS  
CLEANED FILTER, CHECKED  
PSI ON COMPRESSOR  
CHECKED FLEC.  
  
SYSTEM OPERATIONAL

Access Lids are Secured

Yes

No


TESTS REQUIRED AND RESULTS:

	Required		Results Mg/1mpn/100mi or Trace	Test Method
	YES	NO		
BOD (Grab)				
TSS (Grab)	✓		1.0	SLUDGE JUDGE
CI (Grab)	✓		1.0	STRIP
Fecal Coliform				

Copies of this report have been forwarded to the following: CUSTOMER + COUNTY

Maintenance Technician: DAN NICHOLS MT0001435

Date of Completion: 9-30-20 Start Job Time: 1:45 Stop Job Time: 2:15

Maintenance Provider: William Baker MW0012079 

Baker Septic Service, LLC  
 15375 Cranes Mill Rd., Canyon Lake, TX 78133  
 830-899-2971

### Testing and Reporting Record

This Testing and Reporting Record shall be completed, signed, and dated at time of inspection.

Inspection Due Date: 6-23-20 Installed: 02-18-20 Service expires: 2-19-22

Billing Address: SAME

Physical Address:  
2330 ROCK GROVE  
NEW BRAUNFELS TX 78132  
KENNETH & JACKIE COTNER

Telephone: 979-525-9306

Lot: 73 SOUTH PART Permit # 110285

Alt. Phone:

County: COMAL

SN:

Subdivision: MISSION VALLEY ESTATES

NOTES:

TYPE OF SYSTEM: PRO FLO SPRAY SYSTEM

Inspected Item: Operational Inoperative

Inspected Item	Operational	Inoperative
Aerators SCFM/ Compressors PSI (Record Pressure Reading)	✓	1.0
Filters	✓	
Irrigation Pumps	✓	
Disinfection Device	✓	
Chlorine Supply	✓	
Electrical Circuits	✓	
Distribution System	✓	
Sprayfield Vegetation	✓	
Back Flush Drip Field, if applicable	—	
Other as Noted	—	

Action taken, Repairs or Needed repairs to system (list all components replaced):  
CHECKED FLOATS & SPRINKLERS  
CLEANED FILTER, CHECKED  
PSI ON COMPRESSOR,  
CHECKED ELEC.  
  
SYSTEM OPERATIONAL

Access Lids are Secured Yes No

#### TESTS REQUIRED AND RESULTS:

	Required		Results	Test Method
	YES	NO		
BOD (Grab)				
TSS (Grab)	✓		1.0	SLUDGER JUDGE
Cl (Grab)	✓		1.0	STRIP
Fecal Coliform				

Copies of this report have been forwarded to the following: CUSTOMER & COUNTY

Maintenance Technician: DAN NICHOLS MT 0001435

Date of Completion: 6-23-20 Start Job Time: 3:00 Stop Job Time: 3:25

Maintenance Provider: William Baker



Baker Septic Service, LLC  
 15375 Cranes Mill Rd., Canyon Lake, TX 78133  
 830-899-2971

Testing and Reporting Record

This Testing and Reporting Record shall be completed, signed, and dated at time of inspection

Inspection Due Date: 7/13/21 Installed: 2/18/20 Service expires: 2/18/22

Billing Address: SAME

Physical Address:

2330 ROCK GROVE  
NEW BRAUNFELS, TX, 78132  
KENNETH & JACKIE COTNER

Telephone: 979-525-9306  
 Alt. Phone

lot: 73 SOUTH PART Permit #: 110285  
 County: COMAL  
 SN:

Subdivision: MISSION VALLEY ESTATES

NOTES:

TYPE OF SYSTEM: PRO FLO SPRAY SYSTEM

Inspected Item:

Operational

Inoperative

Aerators SCFM/ Compressors PSI (Record Pressure Reading)	<input checked="" type="checkbox"/>	1.5 PSI
Filters	<input checked="" type="checkbox"/>	
Irrigation Pumps	<input checked="" type="checkbox"/>	
Disinfection Device	<input checked="" type="checkbox"/>	
Chlorine Supply	<input checked="" type="checkbox"/>	
Electrical Circuits	<input checked="" type="checkbox"/>	
Distribution System	<input checked="" type="checkbox"/>	
Sprayfield Vegetation	<input checked="" type="checkbox"/>	
Back Flush Drip Field, if applicable	<input type="checkbox"/>	
Other as Noted	<input type="checkbox"/>	

Action taken, Repairs or Needed repairs to system (list all components replaced):

CK FLOATS, ALARMS & SPRINKLERS  
CK PSI ON COMPRESSOR & CLEAN  
FILTER  
CK ELEC.

SYSTEM OPERATIONAL

Access Lids are Secured

Yes

No

TESTS REQUIRED AND RESULTS:

	Required		Results Mg/1mpn/100mi or Trace	Test Method
	YES	NO		
BOD (Grab)				
TSS (Grab)	<input checked="" type="checkbox"/>		1%	SLUDGE JUDGE
Cl (Grab)	<input checked="" type="checkbox"/>		1.0	STRIP
Fecal Coliform				

Copies of this report have been forwarded to the following: CUSTOMER & COUNTY

Maintenance Technician: MARTIN PASCARELLA MT 0502064

Date of Completion: 7/13/21 Start Job Time: 12:45 PM Stop Job Time: 1:20 PM

Maintenance Provider: William Baker M 0002099

**Baker Service and Maintenance OSSF Systems PS LLC**  
 15375 Cranes Mill Rd., Canyon Lake, TX 78133  
 830-899-2971

**Testing and Reporting Record**

This Testing and Reporting Record shall be completed, signed, and dated at time of inspection.

Inspection Due Date: 10-27-21 Installed: 2-18-20 Service expires: 2-18-22

Billing Address: SAME

Physical Address:  
 2330 ROCK GROVE  
 NEW BRAUNFELS TX 78132  
 KENNETH COTHER

Telephone: 979-525-9306  
 Alt. Phone:

Lot: 73 SOUTH PART Permit # 110285  
 County: COMAL  
 SN:

Subdivision: MISSION VALLEY ESTATES  
 NOTES:

TYPE OF SYSTEM: PRO FLO SPRAY SYSTEM

Inspected Item: Operational Inoperative

Aerators SCFM/ Compressors PSI (Record Pressure Reading)	✓	1.5
Filters	✓	
Irrigation Pumps	✓	
Disinfection Device	✓	
Chlorine Supply	✓	
Electrical Circuits	✓	
Distribution System	✓	
Sprayfield Vegetation	✓	
Back Flush Drip Field, if applicable	✓	
Other as Noted	✓	

Action taken, Repairs or Needed repairs to system (list all components replaced):  
CHECKED FLOWS & SPRINKLERS  
CLEANED FILTERS, CHECKED  
PSI ON COMPRESSOR CHECKED  
ELEC.  
  
SYSTEM OPERATIONAL

Access Lids are Secured Yes No

**TESTS REQUIRED AND RESULTS:**

	Required		Results	Test Method
	YES	NO		
BOD (Grab)				
TSS (Grab)	✓		1.0	SLUDGE JUDER STRIP
C1 (Grab)	✓		1.0	
Fecal Coliform				

Copies of this report have been forwarded to the following: CUSTOMER & COUNTY

Maintenance Technician: DAN NICHOLS MT0001435

Date of Completion: 10-27-21 Start Job Time: 12:30 Stop Job Time: 1:00

Maintenance Provider: William Baker 710000299

# Baker Service and Maintenance OSSF Systems PS LLC

15375 Cranes Mill Rd., Canyon Lake, TX 78133

830-899-2971

## Testing and Reporting Record

This Testing and Reporting Record shall be completed, signed, and dated at time of inspection.

Inspection Due Date: 2-1-22 Installed: 1-27-20 Service expires: 1-27-22

Billing Address: SAME

Physical Address:

2330 ROCK GROVE  
NEW BRAUNFELS TX 78132  
JACKIE COTHER

Telephone: 979-525-9302

Lot: 73

Permit # 110285

Alt. Phone:

County: COMAL

SN:

Subdivision: MISSION VALLEY ESTATES

NOTES:

TYPE OF SYSTEM: PRO FLO SPRAY SYSTEM

Inspected Item:

Operational Inoperative

Inspected Item	Operational	Inoperative
Aerators SCFM/ Compressors PSI (Record Pressure Reading)	✓	1.5
Filters	✓	
Irrigation Pumps	✓	
Disinfection Device	✓	
Chlorine Supply	✓	
Electrical Circuits	✓	
Distribution System	✓	
Sprayfield Vegetation	✓	
Back Flush Drip Field, if applicable	—	
Other as Noted	—	

Action taken, Repairs or Needed repairs to system (list all components replaced):

CHECKED FLOATS & SPRINKLERS  
CLEANED FILTER, CHECKED  
PSI ON COMPRESSOR  
CHECKED ELEC.

SYSTEM OPERATIONAL

Access Lids are Secured

Yes

No

TESTS REQUIRED AND RESULTS:

	Required		Results Mg/1mpn/100mi or Trace	Test Method
	YES	NO		
BOD (Grab)				
TSS (Grab)	✓		1%	SLUDGE JUDGE
C1 (Grab)	✓		1.0	STRIP
Fecal Coliform				

Copies of this report have been forwarded to the following: CUSTOMER & COUNTY

Maintenance Technician: DAN NICHOLS MT0001435

Date of Completion: 2-1-22 Start Job Time: 12:30 Stop Job Time: 12:55

Maintenance Provider: William Baker MP0002091