



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 12/03/2024 Permit Number: 111906

Location Description: 1135 IMHOFF LN
NEW BRAUNFELS, TX 78132

Subdivision: Doehne Oaks
Unit: 1
Lot: 5
Block: 2
Acreage:

Type of System: Septic Tank
Leaching Chambers

Issued to: Randal & Catherine Winn

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

OS0036769

ENVIRONMENTAL HEALTH INSPECTOR

ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:		Address:					
No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials		285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)				
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards		285.91(10) 285.30(b)(4) 285.31(d)				
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)		285.32(a)(1)				
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot		285.32(a)(3)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)		285.32(a)(5)				
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(I)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

Inspector Notes:

8/29/22 Not connected to structure all else covered. **7/19/23** CA: NO LTO issued address/lot does not match planning materials.

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1) (E)285.91(2)285.32(b)(1) (F)285.32(b)(1)(E) (iii)285.32(b)(1)(E)(ii) (II)285.32(b)(1)(E)(ii) (I)285.32(b)(1)(E) (i)285.32(b)(1) (D)285.32(b)(1)(C) (ii)285.32(b)(1)(C) (i)285.32(b)(1) (B)285.32(b)(1) (A)285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed						
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number						
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)(4) 285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 111906
Issued This Date: 01/27/2021
This permit is hereby given to: Randal & Catherine Winn

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

1135 IMHOFF LN
NEW BRAUNFELS, TX 78132

Subdivision: Doehne Oaks
Unit: 1
Lot: 5
Block: 2
Acreage:

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 12-15-2020 Permit # 111906
Owner Name Randal W Winn & Catherine W Winn Agent Name David Flugrath
Mailing Address 312 Doehne Oaks Agent Address 1858 Flugrath Hills
City, State, Zip New Braunfels, TX 78132 City, State, Zip NB TX 78132
Phone # 210-857-3583 Phone # 210-275-1481
Email randy.cathy.winn@yahoo.com Email slug2002@yahoo.com

All correspondence should be sent to: Owner Agent Both Method: Mail Email
Subdivision Name Doehne Oaks Unit 1 Lot 6 Block 5 ~~Block 2~~ ¹

Acceage/Legal ~~Lot 5, Block 2, Doehne Oaks, Unit 1~~
Street Name/Address 1135 Imhoff Ln. City New Braunfels Zip 78132

Type of Development:

Single Family Residential
Type of Construction (House, Mobile, RV, Etc.) House
Number of Bedrooms 2
Indicate Sq Ft of Living Area 750 sf

RECEIVED
JAN 15 2021

Non-Single Family Residential
(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area) COUNTY ENGINEER

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: \$ N/A (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. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- 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.

X Randal W Winn 12-15-20
Signature of Owner Catherine W Winn Date

REVISED

2:48 pm, Dec 02, 2021

***** 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 Flugrath

System Description Conventional / P.P.P + Gravel

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

Tank Size(s) (Gallons) 1000 Absorption/Application Area (Sq Ft) 900

Gallons Per Day (As Per TCEQ Table III) ~~140~~ 140

(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.)

RECEIVED

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

JAN 15 2021

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.)

COUNTY ENGINEER

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: _____

By signing this application, I certify that:

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

[Signature]
Signature of Designer

Date

Page 2 of 2

OSSF SOIL EVALUATION FORM

Owners Name: Randy & Cathy Winn
 Physical Address: David Flugrath
 Name of Site Evaluator: 7135 Embury Lane
 Date Performed: _____ Proposed Excavation Depth: 18-24

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil evaluation must be shown on the application site drawing or designer's 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.
 Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

SOIL BORING NUMBER _____						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0 1 2 3 4 5	III	Clay LOAM	Blocky	NO Redox	48" Rock	NO GRAVEL

SOIL BORING NUMBER _____						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0 1 2 3 4 5	III	CLAY LOAM	Blocky	NO Redox	52" Rock	NO GRAVEL

RECEIVED
 JAN 15 2021

FEATURES OF SITE AREA

Presence of 100-year flood zone YES ___ NO X
 Presence of adjacent ponds, streams, water impoundments YES ___ NO X
 Existing or proposed water well in nearby area YES ___ NO X
 Organized sewage available to lot or tract YES ___ NO X
 Recharge features within 150 feet YES ___ NO ___

COUNTY ENGINEER

I certify that the above statements are true and are based on my own field observations.

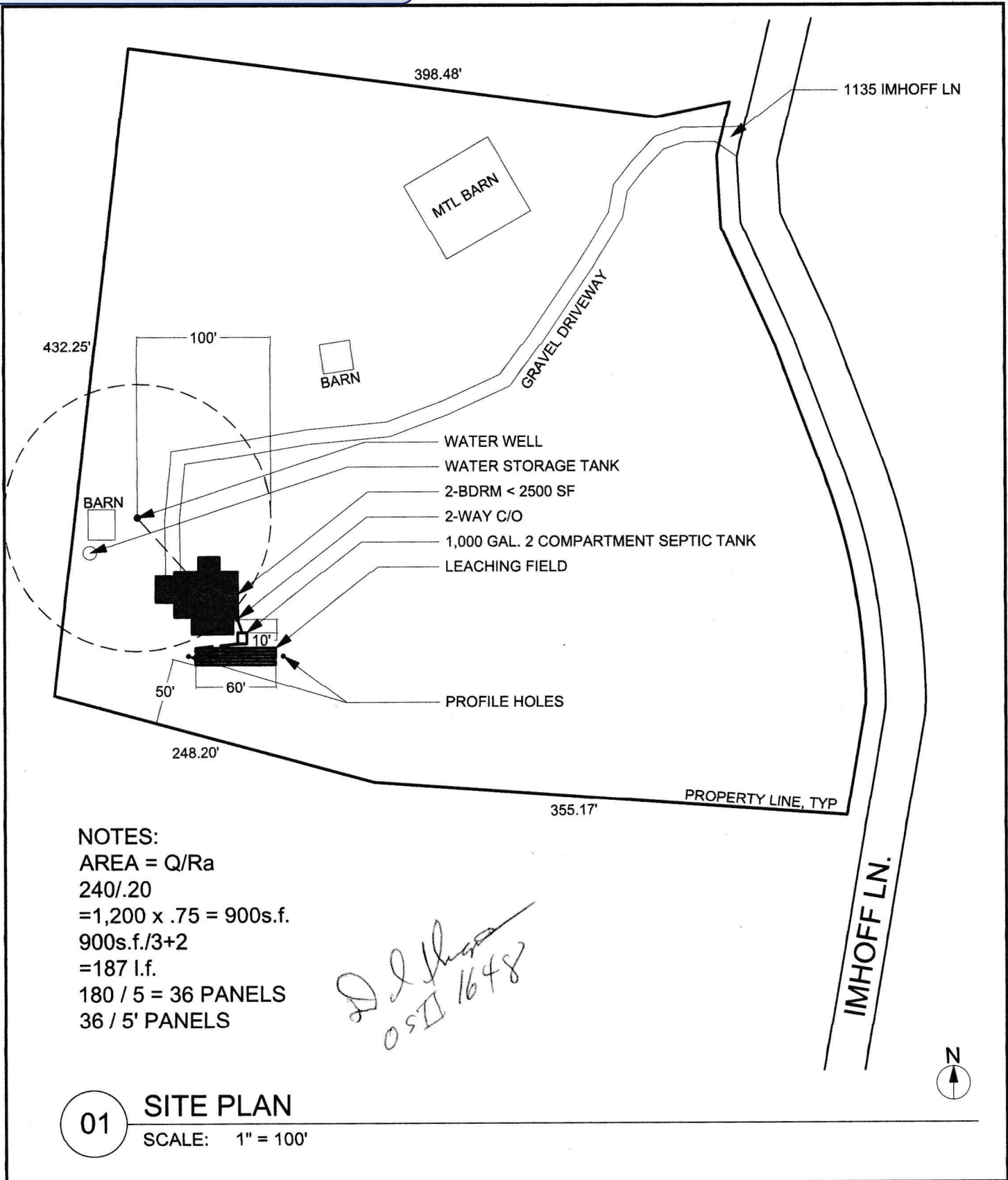
 #9620

 Signature of Site Evaluator

 Date

RECEIVED

By Brandon Olvera at 3:10 pm, Dec 05, 2024



NOTES:
AREA = Q/Ra
240/.20
=1,200 x .75 = 900s.f.
900s.f./3+2
=187 l.f.
180 / 5 = 36 PANELS
36 / 5' PANELS

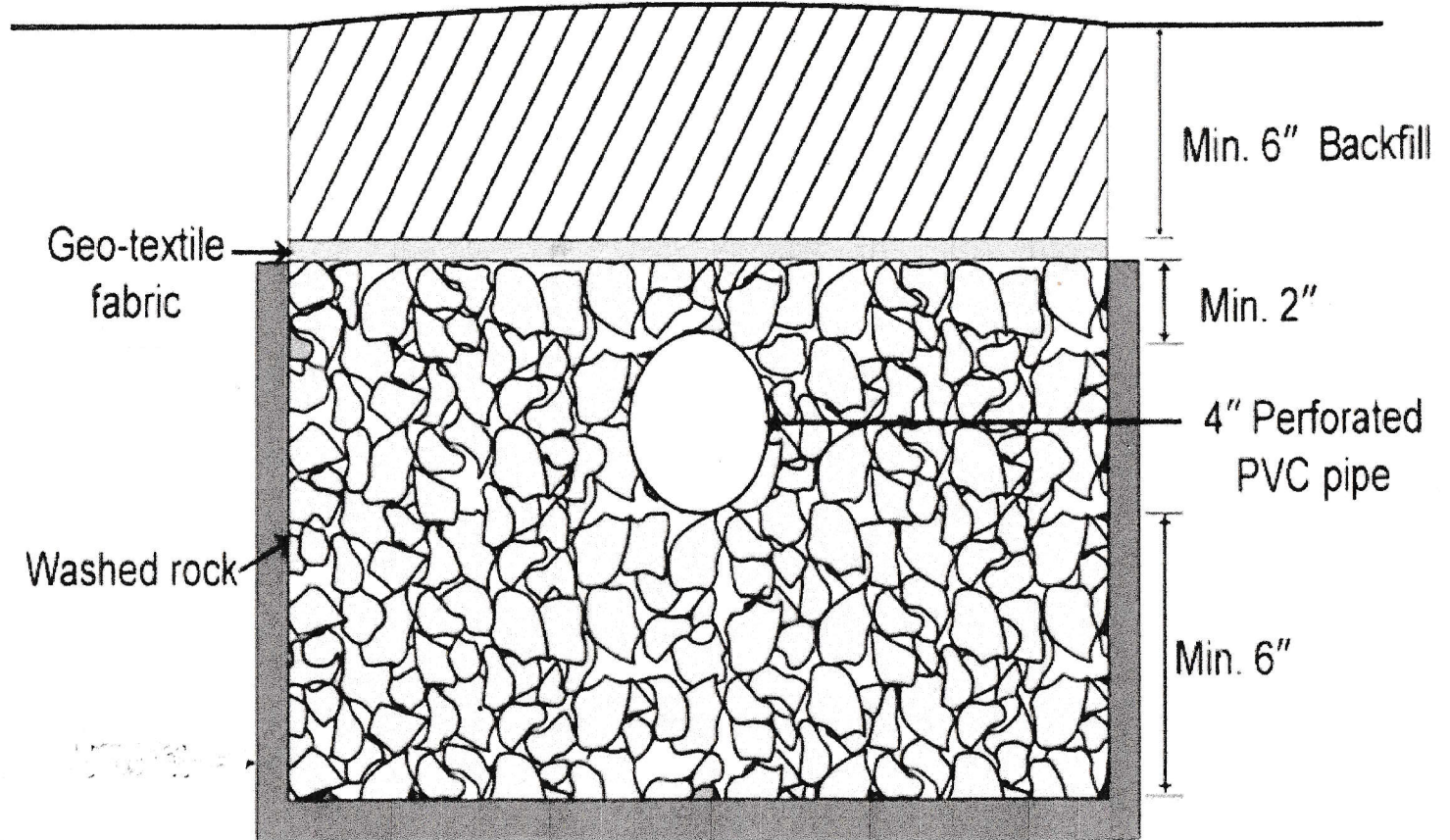
D. J. Flugrath
05/16/48

01 SITE PLAN
SCALE: 1" = 100'

PROJECT NAME: 1135 IMHOFF LN - LOT 6 BLOCK 1 - DOEHNE OAKS SUBD. - SEPTIC DESIGN	PROPERTY OWNER: RANDY & CATHY WINN SEPTIC DESIGNER: FLUGRATH - LISC.# 1648	DRAWING TITLE: SITE PLAN DATE: 11/21/2024 01
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REVISED

2:48 pm, Dec 02, 2021



3 Trenches 36" wide x 60' long

*20 LPL
16/18*

***** 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 Flugrath

System Description Conventional / Panels

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

Tank Size(s) (Gallons) 1000 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

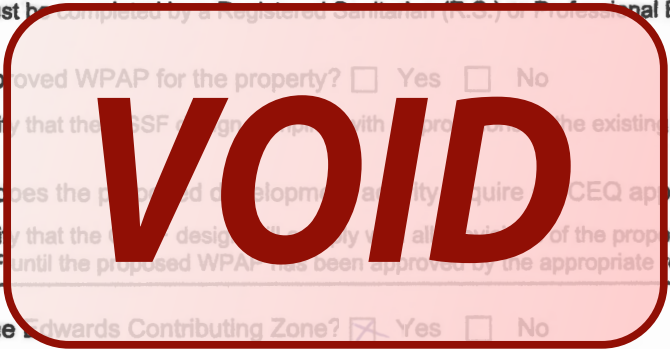
(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))

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.)



JAN 15 2021

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.)

COUNTY ENGINEER

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: _____

By signing this application, I certify that:

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

[Signature]
Signature of Designer

Date

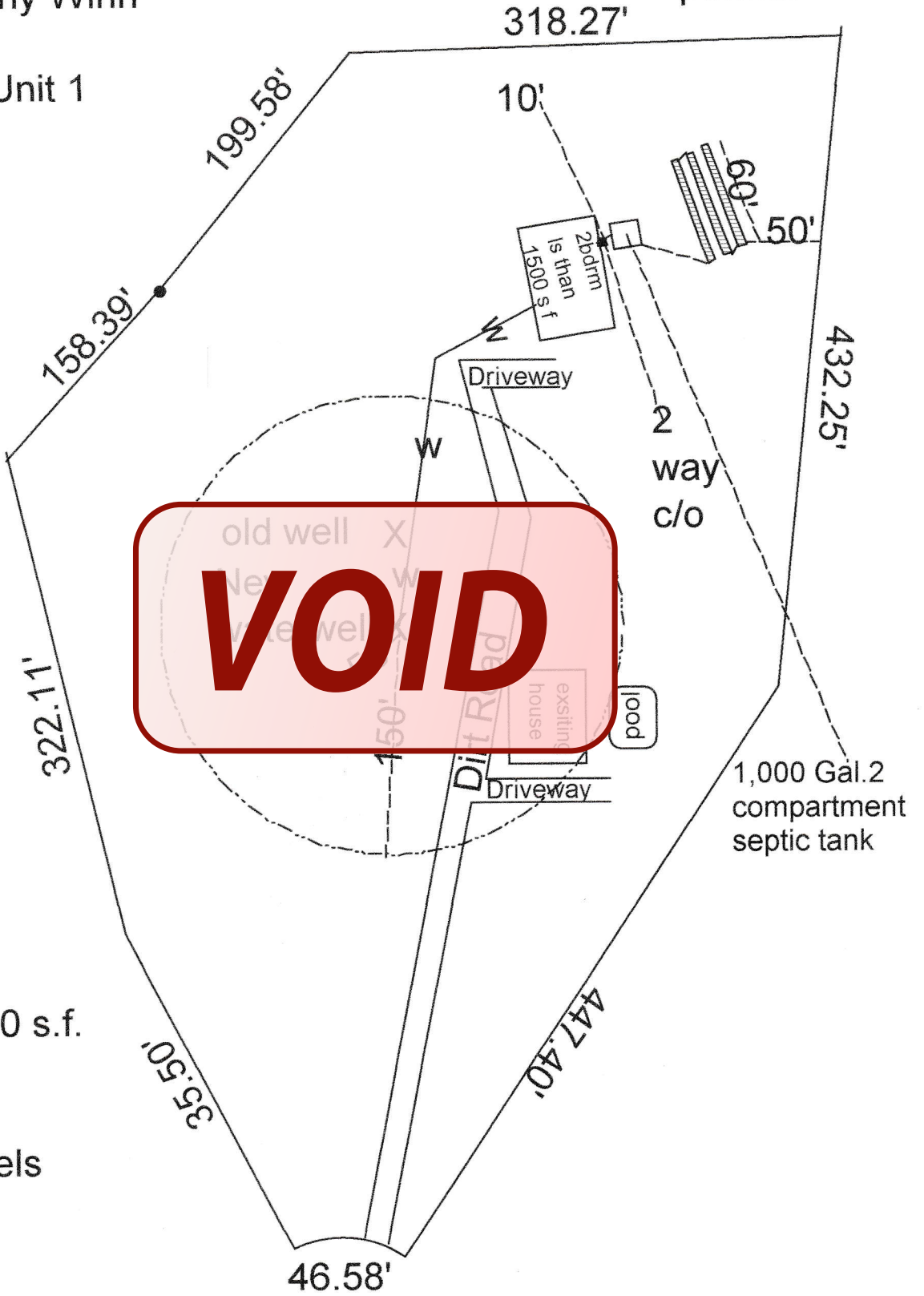
REVISED

9:35 am, Jan 27, 2021 for

Randy and Cathy Winn
Lot 5, Block 2
Doehne Oaks, Unit 1

scale; 1"=100'
pcwinn

D. J. Ahrens
OSD 1/16/18



Area = Q/Ra
 $240/.20$
 $=1,200$ s.f.
 $1,200 \times .75 = 900$ s.f.
 $900 \text{ s.f.} / 3 + 2$
 $=187$ l.f.
 $180/5 = 36$ panels
 $36/5'$ panels



1135 Imhoff Lane

From: Gros, Allyse
To: ["randycathywinn@yahoo.com"](mailto:randycathywinn@yahoo.com)
Subject: Permit 111906 Deficiency Comment
Date: Wednesday, January 20, 2021 9:06:00 AM

RE: 1135 Imhoff Ln. Doehne Oaks Unit 1, Block 2, Lot 5

Property Owner & Agent,

We received planning materials for the referenced permit application on January 15, 2021 and found those planning materials to be deficient. In order to continue processing this permit, we need the following:

- ✓ 1. The Owner Name on the application must include both owners as indicated on the recorded deed.
- ✓ 2. The legal address on the application and planning materials does not match the legal address on the recorded deed.
- ✓ 3. Indicate the acreage/legal description of the property on the application.
- ✓ 4. Indicate the Type of Construction (House, Mobile, RV, Etc.) under Type of Development on the application.
- ✓ 5. The application indicates that water saving devices will not be utilized within the residence. Please verify this information and ensure that the gallons per day (as per TCEQ Table III) is correct on the application and in the planning materials.
6. Revise accordingly and resubmit.

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

Thank you,



Allyse N. Gros, OS0035605

Environmental Health Asst.

Comal County Engineer's Office

*195 David Jonas Dr New Braunfels, TX 78132
830-608-2090 www.cceo.org*

*** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH ***
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

VOID

Date 12-15-2020

Permit # 111906

Owner Name Randal W. Winn
Mailing Address 312 Doenne Oaks
City, State, Zip New Braunfels, TX 78132
Phone # 210-857-3583
Email randy.cathy.winn@yahoo.com

Agent Name _____
Agent Address _____
City, State, Zip _____
Phone # _____
Email _____

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

Subdivision Name Doehne Oaks Unit _____ Lot 6 Block 1
Acreage/Legal Prop. ID. 154457
Street Name/Address 1135 Imhoff Ln. City New Braunfels Zip 78132

Type of Development:

Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) Stone
Number of Bedrooms 2
Indicate Sq Ft of Living Area 750 sf

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JAN 15 2021

Non-Single Family Residential

VOID

COUNTY ENGINEER

(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: \$ N/A (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. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- 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.

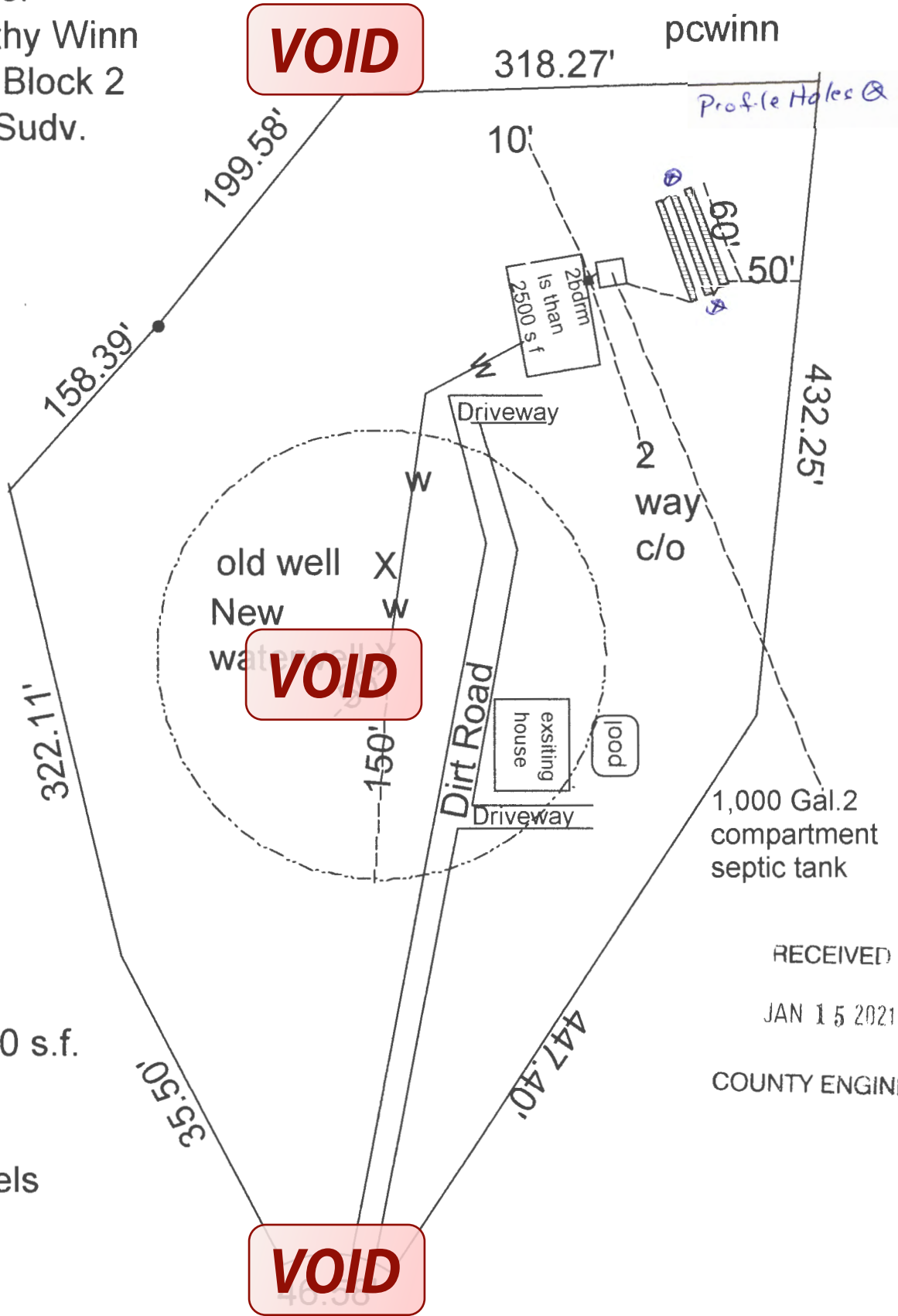
VOID

Randal W. Winn
Signature of Owner

12-15-20
Date

Septic design for
 Randy and Cathy Winn
 Lot 5 Unit two, Block 2
 Doehne Oaks Sudv.

scale; 1"=100'
 pcwinn



Area = Q/Ra
 240/.20
 =1,200 s.f.
 1,200 x .75= 900 s.f.
 900s.f./3+2
 =187 l.f.
 180/5 = 36 panels
 36/5' panels



RECEIVED
 JAN 15 2021
 COUNTY ENGINEER

Olvera,Brandon

From: Olvera,Brandon
Sent: Friday, July 21, 2023 10:32 AM
To: david flugrath
Cc: Helmke, Shelly K.
Subject: RE: 111906

Good Morning,

The submitted revisions are incorrect.

- ✓ 1. The system was installed on Doehne Oaks 1 Lot 6 Block 1
- ✓ 2. The property dimensions on the drawing to not correlate to the recorded plat for the property.
 - a. The main house is on Lot 5 block 1 the new system is on
- ✓ 3. Submit a deed for the property mentioned in item 1.

Thank You,

Brandon Olvera | Designated Representative OS0034792 | Comal County | www.cceo.org
195 David Jonas Dr, New Braunfels, TX-78132 | t: 830-608-2090 | f: 830-608-2078 | e: olverb@co.comal.tx.us

From: Helmke, Shelly K. <helmks@co.comal.tx.us>
Sent: Friday, July 21, 2023 10:05 AM
To: Olvera,Brandon <Olverb@co.comal.tx.us>
Subject: FW: 111906

From: david flugrath <flugd2002@yahoo.com>
Sent: Thursday, July 20, 2023 2:56 PM
To: Helmke, Shelly K. <helmks@co.comal.tx.us>
Subject: 111906

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

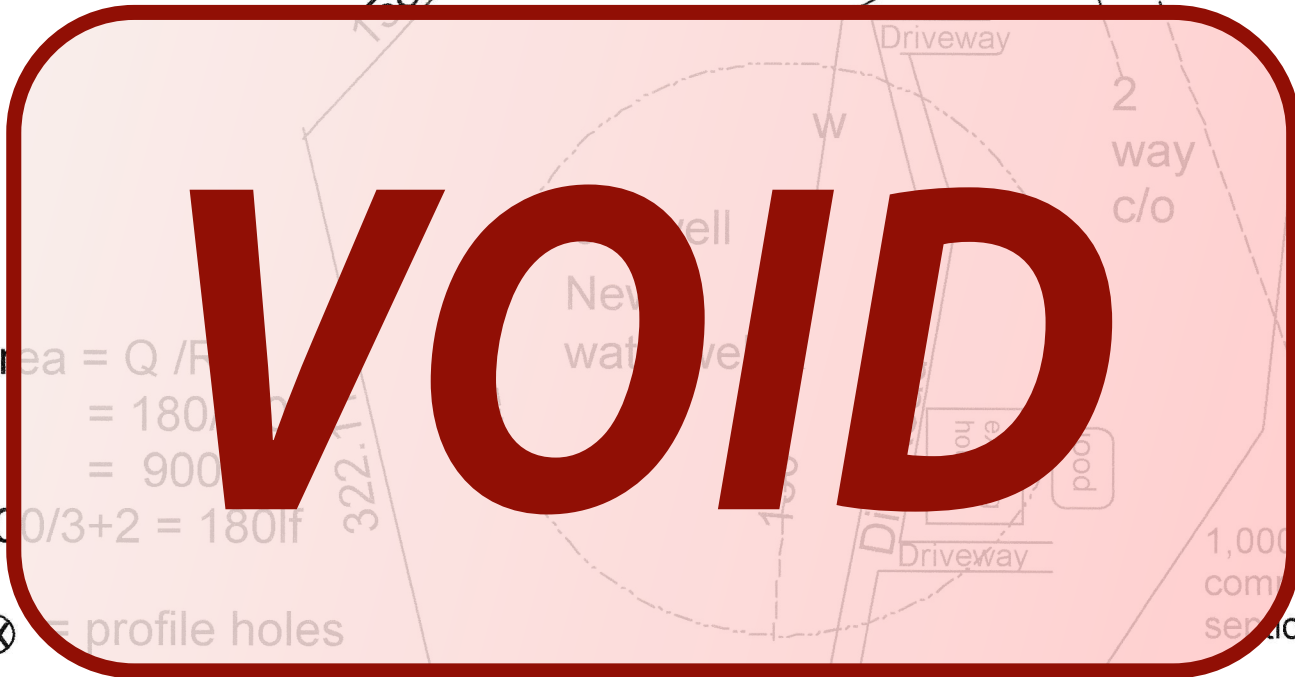
Septic design for
Randy and Cathy Winn
Lot 5, Block 2
Doehne Oaks, Unit 1

111906

scale; 1"=100'
pcwinn

REVISED

2:49 pm, Dec 02, 2021



Area = Q / F
= 180
= 900
900 / 3 + 2 = 180lf

⊗ = profile holes

[Handwritten signature]
Rise # 1648



318.27'

199.58'

23'

2bdrm
ls than
1500 s

60'

432.25'

Driveway

2 way
c/o

VOID

Driveway

1,000 Gal. 2
compartment
septic tank

35.50'

447.40'

46.58'

1135 Imhoff Lane

3-3' wide 60'
trenches
3' min. between
trenches

2/12

New Braunfels Title Co.
G.F.# 82854KB

PARTIAL RELEASE OF LIEN

DATE: December 30th, 2014

NOTE

DATE: April 24, 2006

ORIGINAL AMOUNT: ONE MILLION, ONE HUNDRED TWENTY AND NO/100 (\$1,000,120.00) DOLLARS

MAKER: R. W. WINN, INC.

PAYEE: RANDAL W. WINN and CATHERINE W. WINN

HOLDER OF NOTE AND LIEN: RANDAL W. WINN and CATHERINE W. WINN

NOTE AND LIEN ARE DESCRIBED IN THE FOLLOWING DOCUMENTS, RECORDED IN:

Vendor's Lien retained in Deed dated **April 24, 2006**; recorded in Clerk's File Number **200606016299**, Official Public Records of Comal County, Texas; and

Deed of Trust dated **April 24, 2006**; recorded in Clerk's File Number **200806034451**, Official Public Records of Comal County, Texas.

Property:

Lot 5, Block 2, DOEHNE OAKS, UNIT ONE, Comal County, Texas, a subdivision in Comal County, Texas, according to plat filed under Document Number **200806024124**, Map and Plat Records of Comal County, Texas.

This is a Partial Release, however, and applies only to the above enumerated and described property, it being understood that the said liens shall remain in full force and effect as to the other property described in said Deed of Trust, reference to which is here made for all purposes.

Holder of the Note does hereby release and discharge the hereinabove described property from any and all liens created by virtue of said Note and said instruments.

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

Randal W. Winn
RANDAL W. WINN

Catherine W. Winn
CATHERINE W. WINN

RECEIVED
JAN 15 2021
COUNTY ENGINEER



STATE OF TEXAS
COUNTY OF COMAL

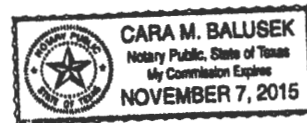
§
§

This instrument was acknowledged before me on this the 3rd day of
December, 2014 by RANDAL W. WINN and CATHERINE W. WINN.

Cara M. Balusek

Notary Public in and for the State of Texas.

5454d.release



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JAN 15 2021

COUNTY ENGINEER

FILED AND RECORDED

Instrument Number: *201406042694*

Recording Fee: 30.00

Number Of Pages: 3

Filing and Recording Date: 12/05/2014 3:43PM

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.



Joy Streater
Joy Streater, 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.*

RECEIVED

JAN 15 2021

COUNTY ENGINEER

0587 0430

(Acknowledgment)

THE STATE OF TEXAS X
COUNTY OF X

Before me, the undersigned authority, on this day personally appeared Lynnda McCombs Rubey, Menaka McCombs Shields, Connie McCombs McRobb known to me to be the person whose name _____, subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 17th day of August, A.D. 1987.

Irene Gutierrez
Notary Public in and for the State of Texas.
 IRENE GUTIERREZ
Notary Public - State of Texas
My Commission Expires Dec. 1, 1987

(Acknowledgment)

THE STATE OF TEXAS X
COUNTY OF X

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name _____, subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on the the _____ day of _____, A.D. 19_____.

Notary Public in and for the State of Texas.

(Corporate acknowledgment)

THE STATE OF TEXAS X
COUNTY OF X

Before me, the undersigned authority, on this day personally appeared _____ of _____, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Corporation.

Given under my hand and seal of office on this the _____ day of _____, A.D., 19_____.

Notary Public in and for The State of Texas.

310024

EXHIBIT "A"

0587 0431

Beginning 950.000 acres of land, 27.836 acres of land more or less out of the W. Hankammer Survey No. 766, 162.980 acres of land more or less out of the Johann Doehne Survey No. 635, 162.980 acres of land more or less out of the H. Imhoff Survey No. 398, 160.000 acres of land out of the Friedrich Gass Survey No. 636, 75.014 acres of land more or less out of the George Ullrich Survey No. 391, 6.508 acres of land more or less out of the Central & Montgomery R.R. Co. Survey No. 911, 156.569 acres of land more or less out of the B.F. Fry Survey No. 581, 117.571 acres of land more or less out of the Ludwig Groenke Survey No. 684, 56.020 acres of land more or less out of the H.H. Pleasant Survey No. 389, and 24.522 acres of land more or less out of the L. Groenke Survey No. 869 and in all being 950.000 acres of land out of that certain 1,169.157 acres of land described in deed from Herman Conrads, Inc., to Gary V. Woods, Nominee for Lynda McCombs Rubey, Marsha McCombs Shields, Connie McCombs McNab (formerly known as Connie McCombs) dated January 27, 1982 and recorded in Volume 324 on pages 649-65 of the Deed Records of Comal County, Texas, and described more particular by metes and bounds as follows:

BEGINNING at an iron and corner post set for the North corner of the Friedrich Gass Survey No. 636, Comal County, Texas, for the North corner of the above described 1,169.157 acre tract, for the North corner of the herein described 950.000 acre tract;

THENCE with the fence, the Northeast line of Survey No. 636, the Northeast line of the said 1,169.157 acre tract, S. 37 degrees 03' 10" E. 3,769.32 feet to an iron pin and corner post set for the East corner of Survey No. 636, a salient corner of the said 1,169.157 acre tract, for a salient corner on this tract;

THENCE with the fence, the Northeast line of the said 1,169.157 acre tract S. 52 degrees 43' 43" E. 16.16 feet, S 66 degrees 26' 58" E. 675.13 feet and S. 36 degrees 42' 22" E. 1,359.19 feet to an iron pin set for the Northeast corner of this tract;

THENCE severing the land of the subject owner, S. 20 degrees 28' 30" W. 4,656.70 feet to an iron pin in the fence, the North line of S. H. 46, the South line of the afore said 1,169.157 acre tract, set for the Southeast corner of this tract.

THENCE with the fence, the North line of S. H. 46, the South line of the said 1,169.157 acre tract, in a Westerly direction along the arc of a circular curve to the right having a radius of 2,242.01 feet, a length of arc distance 135.35 feet to the end of said curve; THENCE N. 64 degrees 02' W. 2,503.20 feet to the beginning of a curve; Thence in a Northwesterly direction along the arc of a circular curve to the left having a radius of 5,779.65 feet, a length of arc distance of 756.55 feet to the end of curve; Thence N. 71 degrees 32' W. 1,086.20 feet to the beginning of a curve; Thence in a Northwesterly direction along the arc of a circular curve to right having a radius of 1,860.20 feet, a length of arc distance of 1,020.47 feet to the end of curve; Thence N. 40 degrees 06' W. 485.10 feet to the beginning of a curve; Thence in a Westerly direction along the arc of a circular curve to the left having a radius of 1,960.08 feet, a length of arc distance of 806.21 feet to the end of curve; Thence N. 64 degrees 01' 16" W. 602.81 feet to an iron pin and corner post set for the South corner of the Smithson Valley School tract, for the Southernmost West corner of the said 1,169.157 acre tract, for the Southernmost West corner of this tract;

THENCE with the fence, the common line between the said Smithson Valley School tract and this tract, as follows: N. 31 degrees 01' 09" E. 346.89 feet and N. 74 degrees 36' 48" W. 408.72 feet to an iron pin and corner post in the West line of the G. W. Hankammer Survey No. 766, a West corner of the said 1,169.157 acre tract, for a West corner of this tract;

THENCE with the fence, the West line of the G. W. Hankammer Survey No. 76 the West line of the said 1,169.157 acre tract, N. 00 degrees 29' 46" E. 1,432.54 feet to an iron pin and corner post set for the Northwest corner of the said 1,169.157 acre tract for the Northwest corner of this tract;

THENCE with the fence, the North line of Survey No. 766, 635 and 636, the North line of the said 1,169.157 acre tract, as follows: N. 53 degrees 06' 25" East 1,190.33 feet, N. 52 degrees 53' 07" E. 1,539.09 feet, and N. 52 degrees 56' 24" E. 2,956.15 feet to the place of beginning.