



# COMAL COUNTY

## ENGINEER'S OFFICE

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

Issued This Date: 10/27/2021

Permit Number: 112308

Location Description: 1331 BULVERDE RD  
CITY OF BULVERDE, TX 78163

Subdivision: Bulverde Estates  
Unit: 1  
Lot: 64R  
Block: 0  
Acreage: 0.0000

Type of System: Aerobic  
Surface Irrigation

Issued to: Bulverde Baptist Church

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:

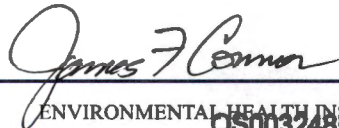
- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system

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

Licensing Authority  
Comal County Environmental Health

  
ENVIRONMENTAL HEALTH INSPECTOR  
OS0032485

  
ENVIRONMENTAL HEALTH COORDINATOR  
OS0035625

# 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:

**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 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.		285.32(c)(1)				
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						
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
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						

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(II) 285.33(d)(2)(G)(iii)(III) 285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)				
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed		285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed						
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

**VOID**



**COMAL COUNTY**  
ENGINEER'S OFFICE

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

Issued This Date: 04/21/2021

Permit Number: 112308

Location Description: 1331 BULVERDE RD  
CITY OF BULVERDE, TX 78163

Subdivision: Bulverde Estates  
Unit: 1  
Lot: 64R  
Block: 0  
Acreage: 0.0000

Type of System:

Aerobic  
Surface

Issued to:

Bulverde Baptist Church

**VOID**

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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
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**VOID**

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the

Licensing Authority  
Comal County Environmental Health

ENVIRONMENTAL HEALTH INSPECTOR  
OS0035625

ENVIRONMENTAL HEALTH COORDINATOR  
OS0007722



# COMAL COUNTY

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## ENGINEER'S OFFICE

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

Permit Number: 112308  
Issued This Date: 04/19/2021  
This permit is hereby given to: Bulverde Baptist Church

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

1331 BULVERDE RD  
CITY OF BULVERDE, TX 78163

Subdivision: Bulverde Estates  
Unit: 1  
Lot: 64R  
Block: 0  
Acreage: 0.0000

#### 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.



**RECEIVED**

By KG at 2:07 pm, Mar 24, 2021



**COMAL COUNTY**

ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

Staff will complete shaded items

		112308
Date Received	Initials	Permit Number

**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

Changes to existing permit # 81240

- ☒ 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

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

3-24-21

Date

\_\_\_ COMPLETE APPLICATION

Check No. \_\_\_\_\_ Receipt No. \_\_\_\_\_

INCOMPLETE APPLICATION

\_\_\_ (Missing Items Circled, Application Refused)

**RECEIVED**

By KG at 2:07 pm, Mar 24, 2021

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

Date 3-24-2021

Permit # 112308

Owner Name Bulverde Baptist Church  
Mailing Address 1331 Bulverde Rd.  
City, State, Zip Bulverde, TX 78163  
Phone # (210) 419-6779  
Email info@BulverdeBaptist.com

Agent Name Hoyt Se. Lantula  
Agent Address 124 Britton Way  
City, State, Zip Bowie TX 78009  
Phone # 210 414 6600  
Email hoyt@lanstula.com

All correspondence should be sent to: ☐ Owner ☐ Agent ☒ Both

Method: ☐ Mail ☒ Email

Subdivision Name Bulverde Estates

Unit 1

Lot 042 Block

Acreage/Legal

Street Name/Address 1331 Bulverde Rd City Bulverde Zip 78009

Type of Development:

☐ Single Family Residential

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

Number of Bedrooms

Indicate Sq Ft of Living Area

☒ 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 125 x 4 g/person = 500 (80)

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: \$ 1111 (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.

Signature of Owner [Signature]

Date 3/24/21

Page 1 of 2

\* \* \* 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 Hoyt Seidenstide

System Description Aerobic with Spray Distribution

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

Tank Size(s) (Gallons) 500 GPD Unit Absorption/Application Area (Sq Ft) 7824.72

Gallons Per Day (As Per TCEQ Table III) 500

(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: Bulverde

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.

Hoyt Seidenstide  
Signature of Designer

2-18-2021  
Date

**RECEIVED**

By Allyse Gros at 10:13 am, Apr 19, 2021

202106020629 04/19/2021 09:56:57 AM 1/1

**AFFIDAVIT****THE COUNTY OF COMAL  
STATE OF TEXAS****CERTIFICATION OF OSSF REQUIRING MAINTENANCE**

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

**I**

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, gives 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 owner's 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.

**II**

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)**:

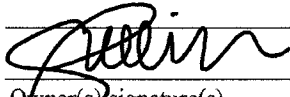
1UNIT/PHASE/SECTION \_\_\_\_\_ BLOCK 64R LOT \_\_\_\_\_ BULVERDE ESTATES \_\_\_\_\_ SUBDIVISION \_\_\_\_\_

IF NOT IN SUBDIVISION: \_\_\_\_\_ ACREAGE \_\_\_\_\_ SURVEY \_\_\_\_\_

The property is owned by **(insert owner's full name)**: BULVERDE BAPTIST CHURCH

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.

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 the OSSF can be obtained from the Comal County Engineer's Office.

WITNESS BY HAND(S) ON THIS 19<sup>th</sup> DAY OF April, 2021

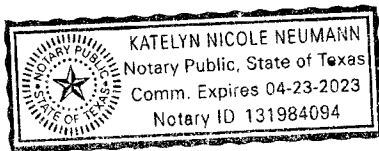
Owner(s) signature(s)

Stacy Pullin

Owner (s) Printed name (s)

Stacy Pullin  
AprilSWORN TO AND SUBSCRIBED BEFORE ME ON THIS 19<sup>th</sup> DAY OFApril, 2021

Notary Public Signature



(Notary Seal Here)

THIS AREA FOR COMAL COUNTY CLERK RECORDING PURPOSES ONLY

**Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
04/19/2021 09:56:57 AM  
LAURA 1 Pages(s)  
202106020629**



**IAJ Construction Services**

4 Sansom Rd.

Boerne, TX 78006

**Tuesday, February 2, 2021**

To Whom It May Concern,

This is in acknowledgement of the fact that a Service Contract has been renewed with our company for the On-Site Sewage Facility described and listed below:

System Address: 1331 Bulverde Rd  
Property Location: Bulverde, TX 78163

Owner,  
Address: 1331 Bulverde Rd.  
BULVERDE, TX 78163  
Owner Phone: (830) 980-7577

Permit Number: 81240  
Brand: Hoot  
Model:  
Serial: 239

The Service Contract has been renewed for a period of 24 Months and will expire on: 9/1/2022.

We look forward to serving you.

Sincerely,

  
Jeff Jay  
IAJ Construction Services

2/18/2021

9:37 AM

Aerobic with Spray  
Distribution System

# ON-SITE SEWAGE FACILITY DESIGN CRITERIA Bulverde Baptist Church

**Property Information:**St. Address: 1331 Bulverde RoadCity: Bulverde State: TexasZip code: 78063**Predicted Quantity of Sewage (Q)**Water Saving Devices in Home (y/n): yesGallons/day (Q): 500Greywater included (yes/no): no**Rate of Adsorption (Ra)**Application rate (g/sq. ft): 0.064Minimum Adsorptive Area (sq. ft.): 7812.5**Aerobic Unit**Required size of aerobic unit: 500 gpdPretreatment Tank (gallons): 400Class 1 Aerobic Unit:: Hoot 500 NPump tank total capacity (gal): 760Chlorination: Installed in pump tankPump Switch operation: Probe systemDosing cycle quantity (gals): variedCycling time: nightPump size and capacity: Hoot Blaster Pump 12EB, 3-16**building Information**Number of people: 125gallons per person 4Water Supply: well**Supply Line from House**Length of supply line (approx. ft): 353Type of supply line: SCH 40 PVCSize of Supply line (in): 3 or 4**Supply Line For Spray Irrigation System**Length of supply line (approx. ft): 299Type of supply line: Purple SCH 40Size of supply line (in): 1**Disposal Area per this System** $\pi (24)^2/2 =$  904.32 $\pi (24)^2/2 =$  904.32 $\pi (38)^2/2 =$  2267.08 $\pi (30)^2/2 =$  1413 $\pi (30)^2/2$  1413 $\pi (30)^2/2$  1413minus overlap 490Total irrigated area (sq. ft.): 7824.72

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.



Hoyt Seidensticker, R.S. No. 3588

Date

2-18-2021

Land Stewardship Services, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

[hoyt@landstewardshipservices.com](mailto:hoyt@landstewardshipservices.com)

Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

2/18/2021

9:37 AM

Aerobic with Spray  
Distribution System

# ON-SITE SEWAGE FACILITY DESIGN CRITERIA Bulverde Baptist Church

## Head Pressure

Elevation Head:	<u>4</u>
Pressure Head:	<u>92</u>
Friction Head:	<u>11.96</u>
Total head:	<u>108</u>

## Sprinkler Head Information

K-Rain sprinkler head PROPLUS,  
low angle nozzle

No. 6 @40psi	GPM:	<u>6.5</u>
Number of sprinkler heads:		<u>6</u>
Gallons per minute:		<u>39</u>

A class 1 aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment unit. Treated effluent will be disinfected by a Chlorination Station 200-1500 Unit in the pump tank, before being disposed of through above ground sprinkler heads. All warning systems shall be installed with the aerobic unit

Land acceptable for surface application shall have a flat terrain (with less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff. There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent.

Areas that rock is exposed must be covered with a suitable amount of material acceptable to the inspecting authority. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

A maintenance contract for the entire system must be established at time of installation with someone holding a license to maintain the installed aerobic system.

At every inspection a Total Chlorine Residual test must be conducted and must be a minimum acceptable test of .1 mg/l residual in Pump Tank.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker  
Hoyt Seidensticker, R.S. No. 3588

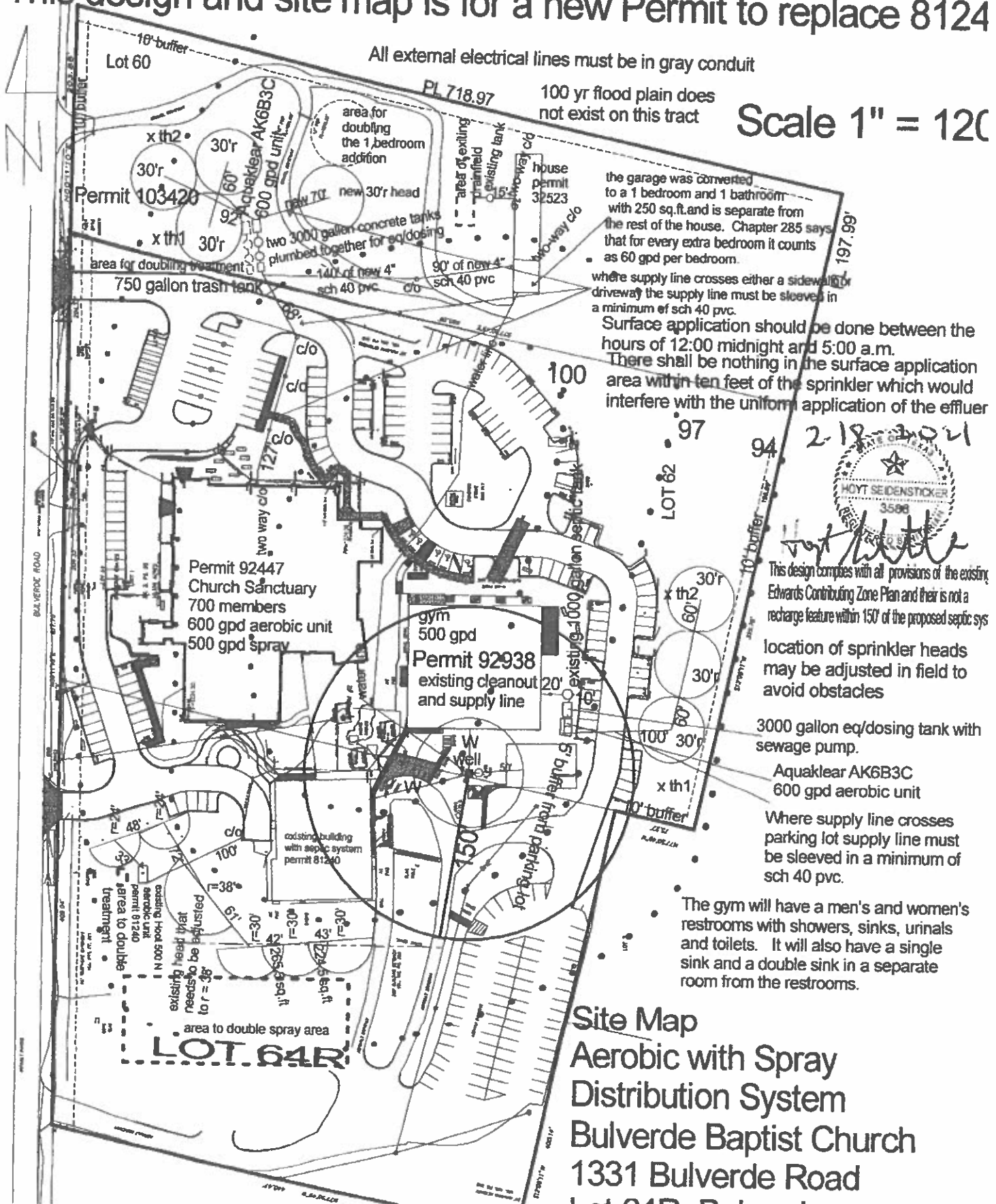
2-18-2021  
Date

Land Stewardship Services, 124 Bristow Way, Boerne, Texas 78006  
Cell (210) 414-6603,  
[hoyt@landstewardshipservices.com](mailto:hoyt@landstewardshipservices.com)





# This design and site map is for a new Permit to replace 8124



Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.



# ON-SITE SEWERAGE FACILITY Soil Evaluation Report Information

Date Soil Survey Performed: 11/4/2020  
 Site Location: 1331 Bulverde Road  
 Name of Site Evaluator: Hoyt Seidensticker Registration Number: OS0008771  
 Proposed Excavation Depth: N/A County: Comal

**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 evaluation 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 feature on the form. Indicate depths where features appear.

Soil Boring Number <u>1</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	Clay loam	<30%	None	yes, rock	White with calcareous material
1						
2 <u>24 in</u>						
3						
4						
5		rock				

Soil Boring Number <u>2</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	Clay loam	<30%	None	yes, rock	White with calcareous material
1						
2 <u>24 in</u>						
3						
4						
5		rock				

## Features of Site Area

Presence of 100 year flood zone Yes ☐ No ☒  
 Presence of adjacent ponds, streams, water improvements Yes ☐ No ☒  
 Existing or proposed water well in nearby area Yes ☒ No ☐  
 Organized sewage service available to lot or tract Yes ☐ No ☒  
 Recharge feature within 150 feet Yes ☐ No ☒

By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my ability.

I understand that any misrepresentation of the information contained in this report may be grounds to revoke or suspend my license. The site evaluation

determined the site is suitable for a Spray Distribution disposal system with Aerobic treatment

According to table XIII, the site is suitable for this proposed system. A copy of Tables IX and XIII have been given to the property owner to inform them of other alternatives based upon the result of this site evaluation

Hoyt Seidensticker  
 Signature of Site Evaluator

2-18-2021  
 Date

ON-SITE SEWERAGE FACILITY  
Site Evaluation Report Information

Date: 2/18/2021

**Site Evaluator Information:**

**Applicant Information:**

Name: Hoyt Seidensticker

Name: Bulverde Baptist Church

License OS0008771 Expires 8/31/2023

Address: 1331 Bulverde Road

Company: Land Stewardship Services, LLC

City: Bulverde State: Texas Zip 78163

Address: 124 Bristow Way

Phone: (830) 980-7577

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603

Email hoyt@landstewardshipservices.com

**Property Location:**

Lot: 64r Unit: 1 Sub.: Bulverde Estates

**Installer information:**

Street/Road Address: 1331 Bulverde Road

Name: Unknown

City: Bulverde State: Texas Zip: 78163

Company: \_\_\_\_\_

Unincorporated Area? Y or N n

Address: \_\_\_\_\_

Additional information \_\_\_\_\_

City: \_\_\_\_\_ State: Texas Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

**Schematic of Lot or Tract**

**Show:**

Compass North, adjacent streets, property lines, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks).

Location of existing or proposed water wells within 150 feet of property.

Indicate slope or show contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.

Location of soil borings or dug pits (show location with respect to a known reference point).

Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers,

high tide of salt water bodies) water impoundments areas, cut or fill bank, sharp slopes and breaks.

**SITE DRAWING**

Lot Size: \_\_\_\_\_ acres

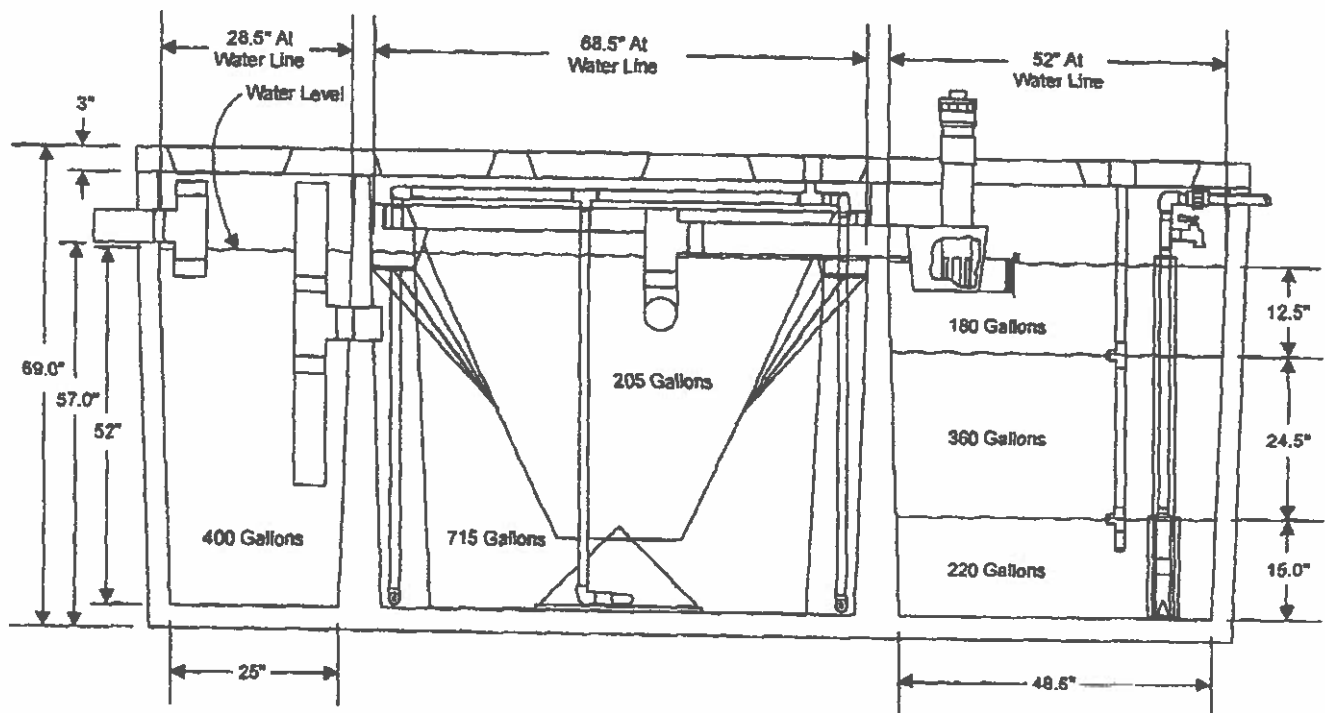
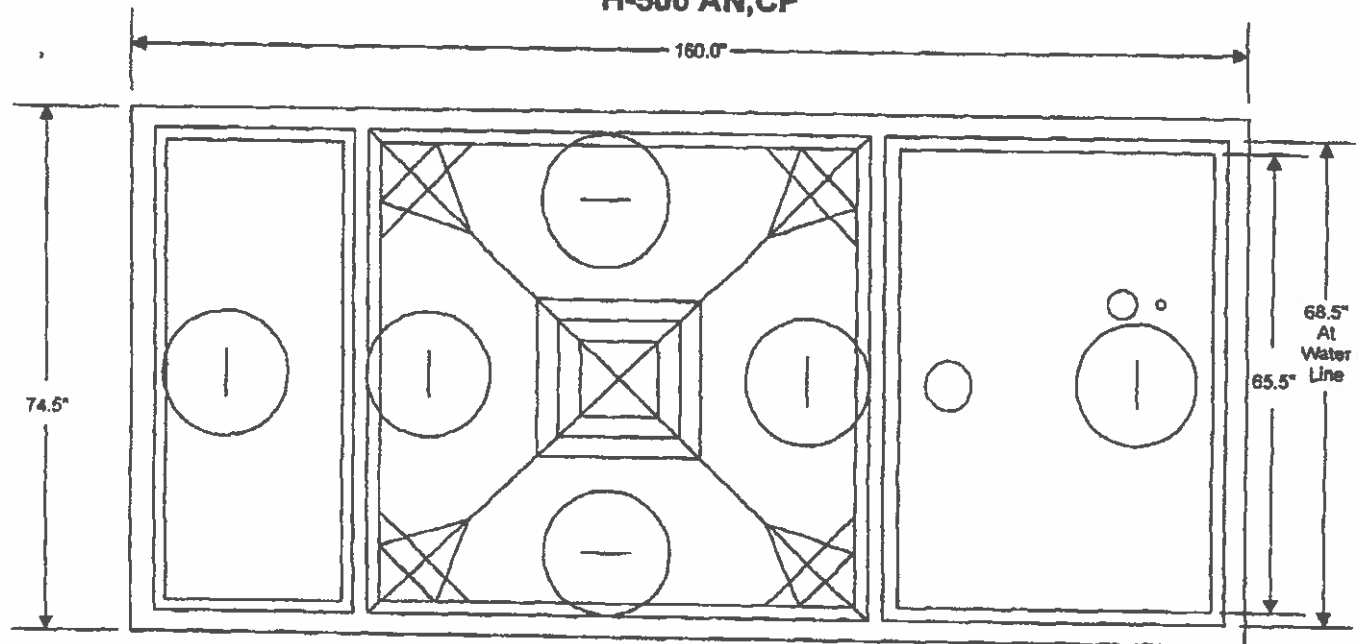
**SEE ATTACHED**

Signature of Site Evaluator

Hoyt Seidensticker

Site Evaluator License No: OS0008771

# **500 GPD NIGHT PUMPING SYSTEM H-500 AN,CP**



2.228' Avg. Length  
5.600' Avg. Width  
4.333' Depth

4.187' Avg. Length  
5.600' Avg. Width  
4.333' Depth

760 Gallons  
220 Gallons Remaining in Tank  
**540 Gallons Holding Capacity**

Rev. 07

6/08/99

# BLASTER®

## Filtered Effluent Pump

### SPECIFICATIONS

Model	Flow Range GPM	Horsepower Range	Best Eff. GPM	Discharge Connection	Maximum Solids Size	Rotation <sup>①</sup>
8EB	1.5 - 10	1/2 - 1	7	1 1/4"	1/16" dia.	CCW
12EB	3 - 16	1/2 - 1 1/2	10	1 1/4"	1/16" dia.	CCW
20EB	6 - 28	1/2 - 1 1/2	18	1 1/4"	1/16" dia.	CCW
33EB	10 - 50	1/2 - 1 1/2	33	1 1/4"	1/16" dia.	CCW
55EB	20 - 80	1/2 - 1 1/2	55	1 1/4"	1/16" dia.	CCW

① Rotation is counterclockwise when observed from pump discharge end.

### "EB" SERIES MATERIALS OF CONSTRUCTION

Part Name	Material
Discharge Head	Glass Filled Thermo-Plastic
Check Valve Poppet	Thermo-Plastic
Check Valve O-ring	E P Rubber
Bearing Spider - Upper	Glass Filled Polycarbonate
Bearing	Urethane
Klipring	AISI 301 SS
Diffuser	Glass Filled *
Impeller	Noryl™
Bowl	AISI 304 SS
Shim	AISI 304 SS
Spacer	AISI 304 SS, Powder Metal
Inlet Strainer	Glass Filled Thermo-Plastic
Motor Adapter	Glass Filled Thermo-Plastic
Casing	AISI 304 SS
Shaft	
Coupling	AISI 304 SS, Powder Metal

\* 33EB and 55EB Glass Filled Polycarbonate

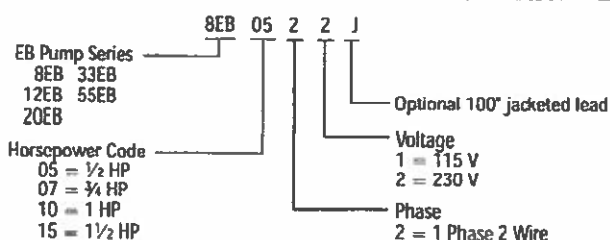


### FEATURES

- **Designed for pumping filtered effluent** from processed septic systems only.
- **Field Serviceable:** Pump can be rebuilt in the field to like new condition with common tools and readily available spare parts.
- NOTE: The Model EB has left hand casing threads.
- **Powered for Continuous Operation:** All ratings are within the working limits of the motor as recommended by the motor manufacturer. Pump can be operated continuously without damage to the motor.
- **Metal Parts are Stainless Steel:** AISI types 301 and 304 are corrosion resistant.
- **Non-Metallic Parts are Effluent Compliant:** Impellers, diffusers constructed of glass filled polycarbonate or Noryl, engineered composites. Both materials are corrosion resistant.
- **Bearing Discharge Head:** State of the art engineered composite material for superior strength and corrosion resistance. Loop for safety line molded into head.
- **Motor Adapter:** State of the art engineered composite material with high rigidity to provide accurate alignment of liquid end to motor. Generous space for removal of motor mounting nuts with regular open-end wrench.
- **Bowls:** Stainless steel for strength and abrasive resistance.
- **100" 3 wire motor lead standard.**
- **Consult factory for recommendations** involving long run cycles followed by short off cycles to assure proper motor cooling flows.

- **Check Valve:** Built-in check valve assembly on 8, 12, 20 EB models. No check valve provided on 33 and 55 EB models.
- **Warranted for one year** against failure due to workmanship and materials. Solids plugged pumps are not covered. Pumps used for liquids other than filtered effluent are not covered.
- **Stainless Steel Casing:** Polished stainless steel is attractive and durable in the most corrosive effluent.
- **Hex Shaft Design:** Six sided shafts for positive impeller drive.
- **Inlet Strainer:** Molded suction strainer built into motor adapter.
- **Urethane Upper Bearings:** Fluted design for free passage of abrasives.
- **Franklin Electric Motor:**
  - Corrosion resistant stainless steel construction.
  - Built-in surge arrestor is provided on single phase motors.
  - Stainless steel splined shaft.
  - Hermetically sealed windings.
  - Replaceable motor lead assembly.
  - UL 778 and CSA recognized.
  - NEMA mounting dimensions.
- **Optional 100" jacketed power cord** available.
- **Agency Listings:** All complete pump/motor assemblies are UL778 and CSA listed. All Franklin Electric Motors are UL778 recognized.
- **All models have 1/8" diameter bypass** in discharge head to ensure venting on start up.

### ORDER NUMBER CODE



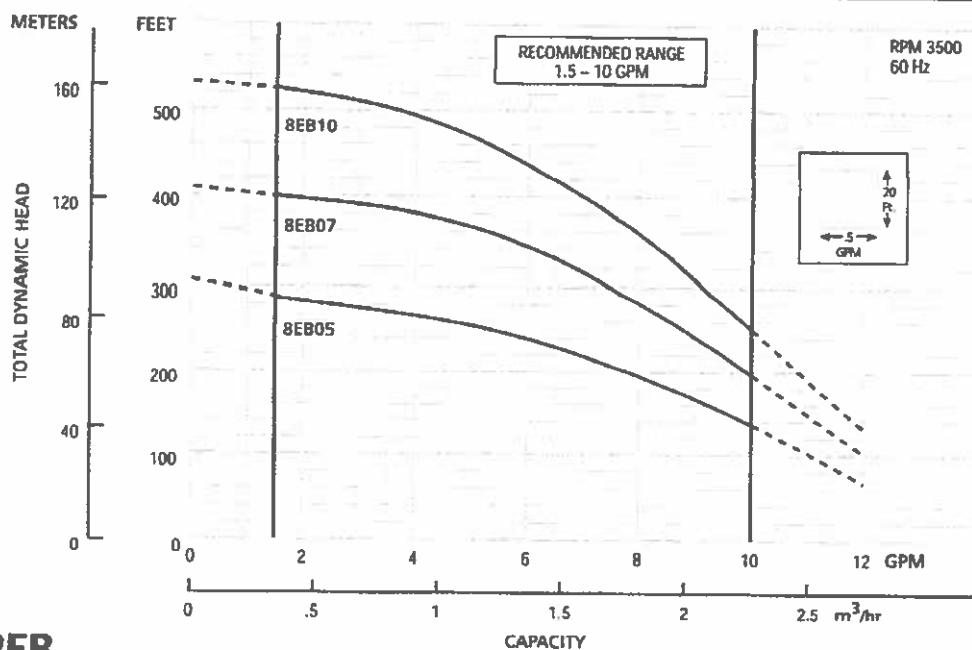
Underwriters Laboratories  
File no. E174426



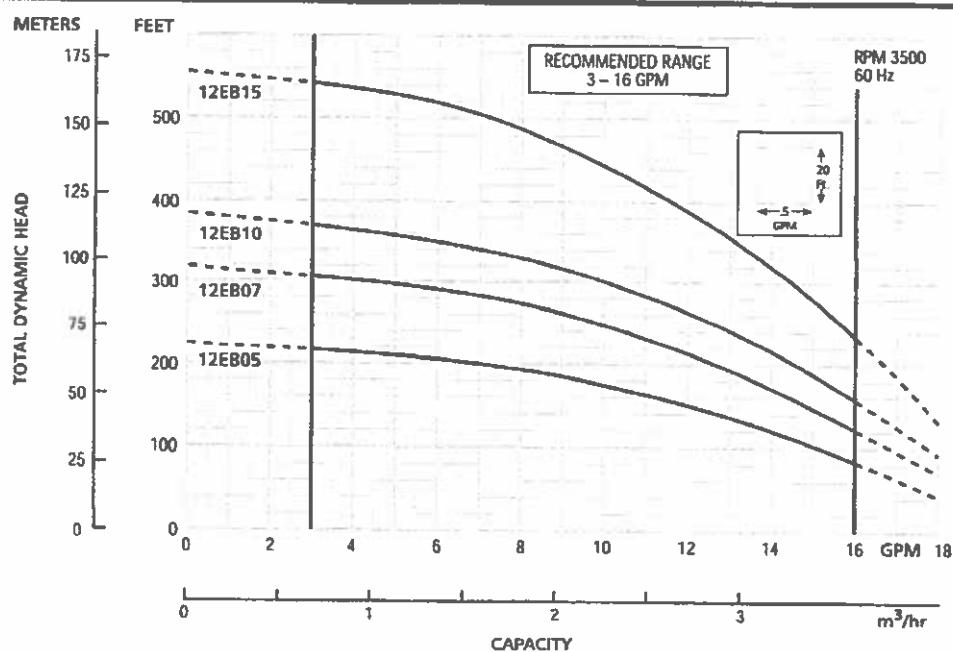
Canadian Standards Association  
File no. 38549

## Model 8EB

## FILTERED EFFLUENT BLASTER.



## Model 12EB

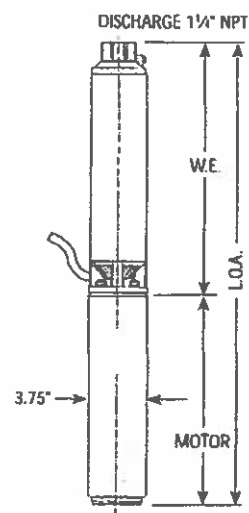


### DIMENSIONS AND WEIGHTS

Order Number	HP	Phase	Stages	Length (inches)			Weight (lbs.)		
				W.E.①	Motor	L.O.A.②	W.E.	Motor	Total
8EB0522, 8EB0521	1/2	1	10	13.3	9.5	22.8	5	18	23
8EB0722	3/4	1	13	15.4	10.7	26.1	6	20	26
8EB1022	1	1	17	18.3	11.8	30.1	8	23	31
12EB0522, 12EB0521	1/2	1	7	11.0	9.5	20.5	4	18	22
12EB0722	3/4	1	10	13.0	10.7	23.7	5	20	25
12EB1022	1	1	12	14.4	11.8	26.2	6	23	29
12EB1522	1 1/2	1	17	17.9	15.1	33.0	8	31	39

① W.E. = water end or pump without motor.

② L.O.A. = length of assembly - complete pump - water end and motor.



## PROPLUS™

The PROPLUS™ adjustable arc and full-circle gear driven rotor comes standard with nine numerically coded interchangeable nozzles. Excellent nozzle performance delivers an exceptional fall out pattern. In independent testing by C.I.T., the PROPLUS™ delivered up to 90% uniform coverage.

Also Available: 12" High Pop, Shrub Head and Reclaimed Water models.

Tough, proven and advanced, the PROPLUS™ is the leader in its class. Set it and forget it. Arc Memory Clutch returns the rotor to its preset position. Technology works for you.

### MODELS

11003	ProPlus
11003-HP	ProPlus 12" High Pop
11003-SH	ProPlus Shrub Head

OTHER OPTIONS: ADD TO PART NUMBER

-CV	Check Valve
-LA	Low Angle Nozzle
-NN	No Nozzle
-RCW	ProPlus for Reclaimed Water w/Low Angle Nozzle

### EASY ARC SETTING

Arc Selection 40° to Continuous 360°  
Adjust From Left Start



### HOW TO SPECIFY

11003	-RCW
Model Number	Description



K-Rain Manufacturing Corp.  
1640 Australian Avenue  
Riviera Beach, FL 33404 USA  
+1 561 844-1002

FAX: +1 561 842-9493

1.800.735.7246 | www.krain.com

### SPECIFICATIONS

- ▶ Inlet: 3/4" Threaded NPT
- ▶ Arc Adjustment Range: 40° to Continuous 360°
- ▶ Flow Range: .5 - 10.0 GPM
- ▶ Pressure Rating: 20 - 70 PSI
- ▶ Precipitation Rate: .06 to .50 Inches Per Hour (Depending on Spacing and Nozzle Used)
- ▶ Overall Height (Popped Down): 7 1/2" / 17" for High Pop
- ▶ Recommended Spacing: 28' to 44'
- ▶ Radius: 22' to 50'
- ▶ Nozzle Trajectory: 26°
- ▶ Low Angle Nozzle Trajectory: 12°
- ▶ Standard and Low Angle Nozzle: Included
- ▶ Riser Height: 5"

### PERFORMANCE DATA

PERFORMANCE				METRIC				
NOZZLE	PSI	SPACING	FLOW	NOZZLE	PSI	SPACING	FLOW	PRECIPITATION
#0.5	30	28'	.5	#0.5	206	2.0	8.5	1.89
	40	29'	.6		275	3.0	8.8	2.27
	50	29'	.7		345	3.5	8.8	2.65
	60	30'	.8		413	4.0	9.1	3.03
#0.75	30	29'	.7	#0.75	206	2.0	8.8	2.65
	40	30'	.8		275	3.0	9.1	3.03
	50	31'	.9		345	3.5	9.4	3.41
	60	32'	1.0		413	4.0	9.8	3.79
#1	30	32'	1.3	#1	206	2.0	9.8	4.92
	40	33'	1.5		275	3.0	10.1	5.68
	50	34'	1.6		345	3.5	10.4	6.05
	60	35'	1.8		413	4.0	10.7	6.81
#2	30	37'	2.4	#2	206	2.0	11.3	8.08
	40	40'	2.5		275	3.0	12.2	9.46
	50	42'	3.0		345	3.5	12.8	11.35
	60	43'	3.3		413	4.0	13.1	12.49
#2.5 PRE-INSTALLED	30	38'	2.5	#2.5 PRE-INSTALLED	206	2.04	11.6	9.46
	40	39'	2.8		275	2.72	11.9	10.60
	50	40'	3.2		345	3.40	12.2	12.11
	60	41'	3.5		413	4.08	12.5	13.25
#3	30	38'	3.6	#3	206	2.0	11.6	13.63
	40	39'	4.2		275	3.0	11.9	15.89
	50	41'	4.6		345	3.5	12.5	17.41
	60	42'	5.0		413	4.0	12.8	18.92
#4	30	43'	4.4	#4	206	2.0	13.1	16.65
	40	44'	5.1		275	3.0	13.4	19.30
	50	46'	5.6		345	3.5	14.0	21.19
	60	49'	5.9		413	4.0	14.9	22.33
#6	40	45'	5.9	#6	206	3.0	13.7	22.33
	50	46'	6.0		275	3.5	14.0	22.71
	60	48'	6.3		345	4.0	14.6	23.85
	70	49'	6.7		413	5.0	14.9	25.35
#8	40	42'	8.0	#8	206	3.0	12.8	30.23
	50	45'	8.5		275	3.5	13.7	32.12
	60	49'	9.5		345	4.0	14.8	35.95
	70	50'	10.0		413	5.0	15.3	37.85

### LOW ANGLE DATA

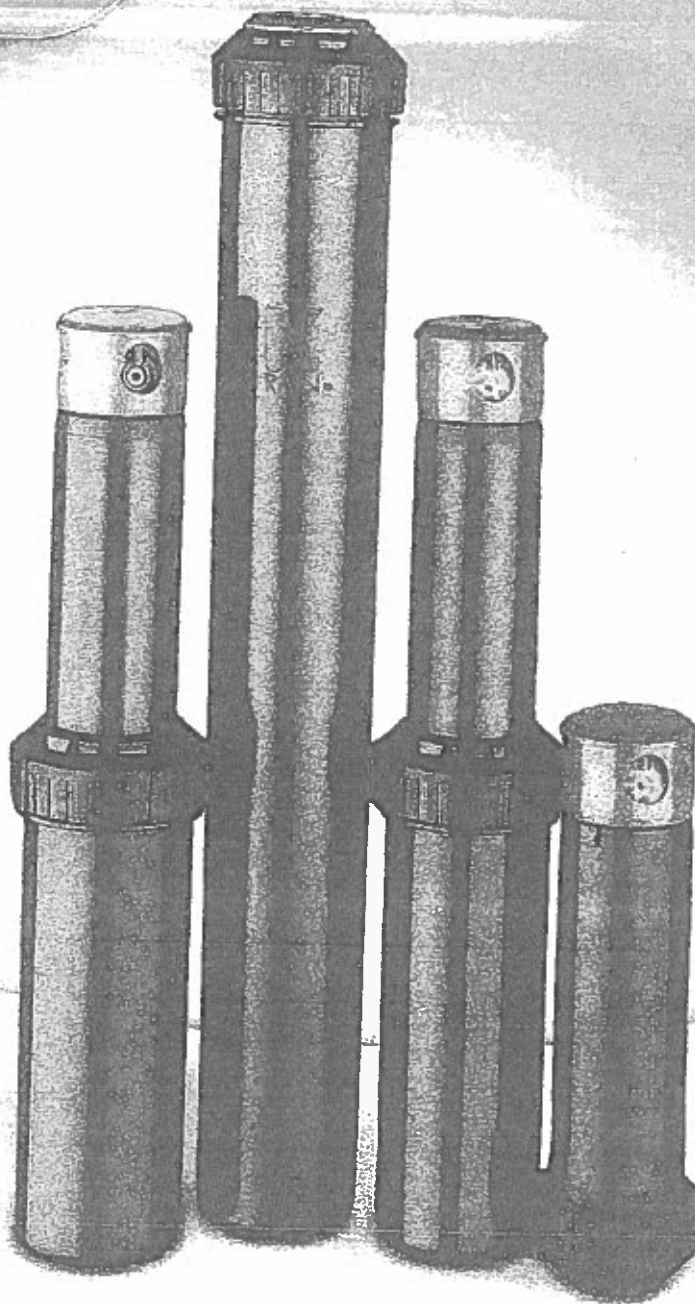
LOW ANGLE DATA				METRIC				
NOZZLE	PSI	SPACING	FLOW	NOZZLE	PSI	SPACING	FLOW	PRECIPITATION
#1	30	22'	1.2	#1	207	2.04	6.71	4.54
	40	24'	1.7		275	2.72	7.32	6.43
	50	26'	1.8		344	3.40	7.92	6.80
	60	28'	2.0		413	4.08	8.53	7.56
#3	30	29'	3.0	#3	207	2.04	8.84	11.34
	40	32'	3.1		275	2.72	9.75	11.72
	50	35'	3.5		344	3.40	10.67	13.23
	60	37'	3.8		413	4.08	11.58	14.36
#4	30	31'	3.4	#4	207	2.04	9.45	12.85
	40	34'	3.9		275	2.72	10.36	14.74
	50	37'	4.4		344	3.40	11.28	16.63
	60	38'	4.7		413	4.08	11.58	17.77
#6	40	38'	6.5	#6	275	2.72	11.58	24.57
	50	40'	7.3		344	3.40	12.19	27.59
	60	42'	8.0		413	4.08	12.80	30.24
	70	44'	8.8		482	4.76	13.41	32.51

Data represents test results in zero wind. Adjust for local conditions.  
Radius may be reduced with nozzle retention screw.

© K-Rain Manufacturing Corporation  
AN ISO 9001:2000 CERTIFIED COMPANY

L-10011

# PROPLUS



**The ProPlus® is packed with features that ensure reliability, saving the installer time, money and needless frustration.**

- ▶ **Revolutionary Patented Easy Arc Set** – Simplified arc set allows for wet or dry adjustment in seconds.
- ▶ **5" Riser** – Perfect for grasses with thick thatch.
- ▶ **3/4" Inlet** – Replaces all standard rotors.
- ▶ **2N1 Adjustable or Continuous Rotation** – Provides a full range adjustment from 40° to a continuous full circle.
- ▶ **Patented Arc Set Degree Markings** – Clearly indicates the current watering pattern and simplifies arc set adjustment.
- ▶ **Arc Memory Clutch** – Prevents internal gear damage and returns rotor to its prior setting automatically if nozzle turret is forced past its stop.
- ▶ **Time Proven Patented Reversing Mechanism** – Assures continuous reverse and return...over a 20 year history.
- ▶ **Ratcheting Riser** – Allows for easy adjustment of your left starting position with a simple turn of the riser.
- ▶ **Rubber Cover** – Seals out dirt and increases product durability.
- ▶ **Wide Selection of Nozzles** – Including standard and low angle, provides flexibility in system design.
- ▶ **Optional Check Valve** – Prevents low head drainage.

# K RAIN®

**IRRIGATION SOLUTIONS  
WORLDWIDE™**

**CCEO  
COPY**



## Comal County

OFFICE OF COMAL COUNTY ENGINEER

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

**Date Issued:** 7/19/2000

**Permit Number:** 81240

**Location Description:** Bulverde Road, Bulverde, TX 78163

Lot 6, ~~Block 2~~, Bulverde Estates Unit 1

**Type of System:** Aerobic Treatment with Surface Irrigation Discharge

**Permit issued to:** Bulverde Baptist Church

**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 Natural Resource Conservation Commission.**

**The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.**

**Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.**

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

Licensing Authority

**Comal County Environmental Health**

  
ENVIRONMENTAL HEALTH INSPECTOR

  
ENVIRONMENTAL HEALTH COORDINATOR

This "License-Operate" report was printed on 11/9/2000 by: Comal County Environmental Health, operator, using CASST Ver.2.1



# CCEO

"HOOT" AEROBIC SEPTIC SYSTEM

BULVERDE BAPTIST CHURCH

# COPY

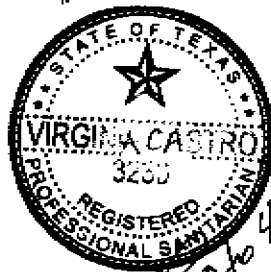
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APR 24 2000

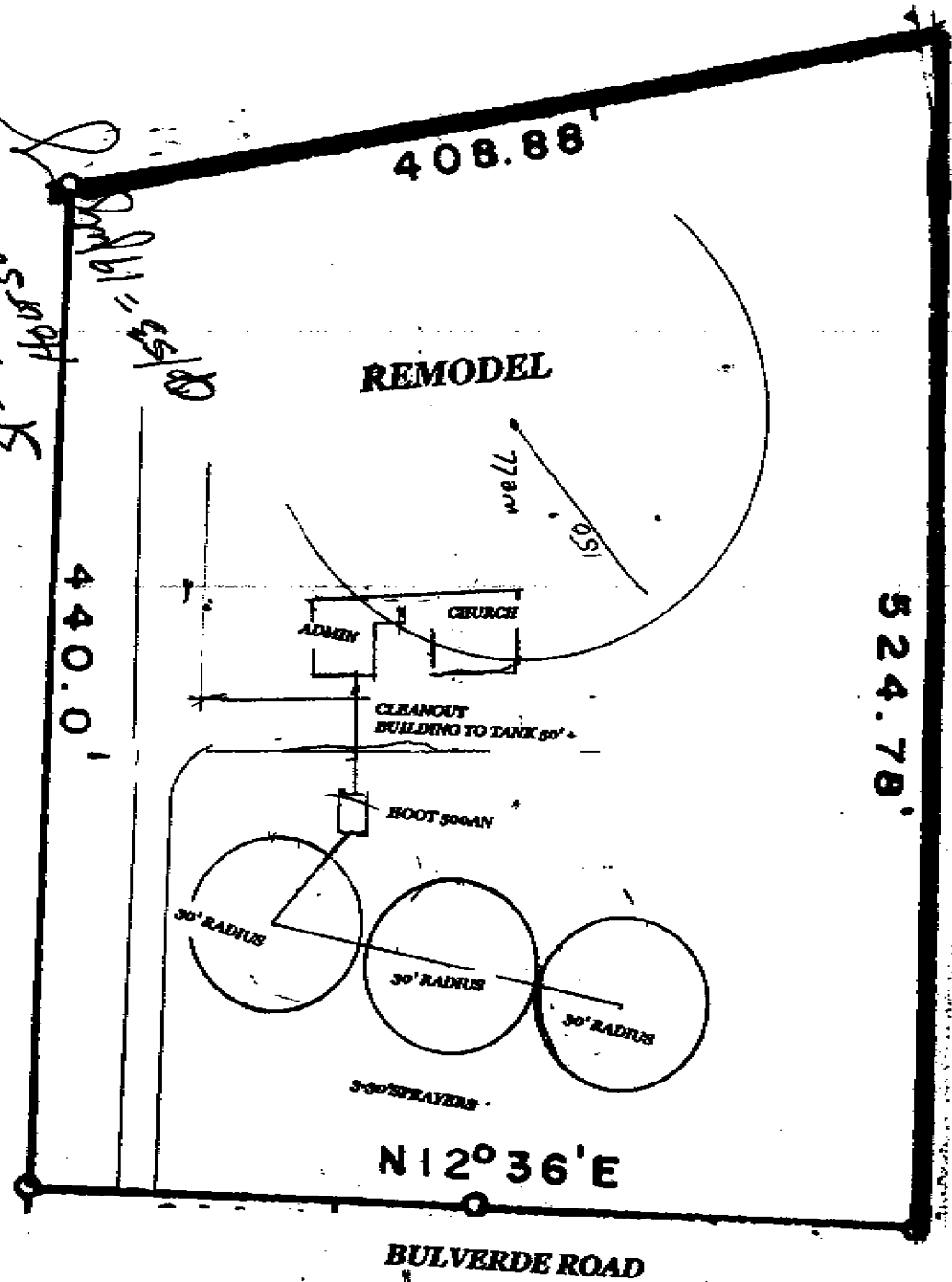
COUNTY ENGINEER

INSTALLER MAY MAKE INSTALLATION CHANGES  
TO BETTER ACCOMMODATE THE SYSTEM

RADIUS TO DRIVEWAY 10'+  
RADIUS TO FRONT PL 50'+  
RADIUS TO SIDE PL 120'+



SCALE 1"=80'



**From:** Gros, Allyse  
**To:** ["info@bulverdebaptist.com"](mailto:info@bulverdebaptist.com)  
**Cc:** ["Hoyt Seidensticker"](#)  
**Subject:** Permit 112308 Deficiency Comment  
**Date:** Monday, March 29, 2021 8:53:00 AM

---

RE: 1331 Bulverde Road, Bulverde Estates Unit 1, Lot 64R

Property Owner & Agent,

We received planning materials for the referenced permit application on March 24, 2021 and found those planning materials to be deficient. In order to continue processing this permit, we need the following:

- ✓. The lot number on the affidavit does not match the new lot number on the amendment to plat. A recorded and notarized correction affidavit must be submitted.
2. 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](http://www.cceo.org)*

Doc# 200006012299

**VOID**

81240

## AFFIDAVIT TO THE PUBLIC

RECEIVED

APR 24 2000

COUNTY ENGINEER

The County of Comal

STATE OF TEXAS

Before me, the undersigned authority, on the day personally appeared, Bulverde Baptist Church, OWNER, who after being by me duly sworn, upon oath states that he/she is the owner of that certain tract or parcel of land lying and being situated in Comal County, Texas and being more particularly described as follows:

Lot 6, Unit 1, Bulverde Estates

The undersigned further states that he/she will sale or transfer of the above described property, request a transfer of the permit, to operate such surface application system to the buyer or transferee. Any buyer or transferee is hereby notified that a maintenance contract with an approved maintenance company will be required for use of the system.

**VOID**

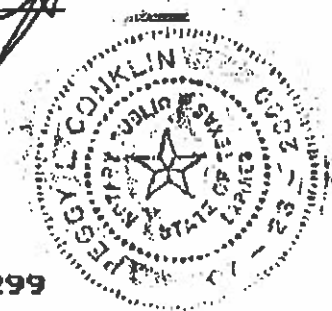
STATE OF TEXAS

County of Comal

This instrument was acknowledged before me on the 21st day of April, 2000 by Owner.

*[Signature]*  
(owner)

*[Signature]*  
Notary Public, State of Texas  
Notary's Printed Name  
My Commission Expires:

**VOID**

Doc# 200006012299  
Pages 1  
04/24/00 12:24:31 PM  
Filed & Recorded in  
Official Records of  
COMAL COUNTY  
JOY STREATER  
COUNTY CLERK  
Fees \$9.00

Doc# 200006012299

132167

GENERAL WARRANTY DEED  
R. J. TAYLOR, ET UX TO E. R. WATSON, ET AL, TRUSTEES FOR THE  
USE AND BENEFIT OF THE BULVERDE BAPTIST CHURCH

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

THAT we, R. J. TAYLOR and wife, GLORY TAYLOR, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration in hand paid by 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 E. R. WATSON, H. M. BINEHAM and GAY MORGAN, Trustees for the use and benefit of the Bulverde Baptist Church, all of the following described property in Comal County, Texas, to-wit:


BEING Tract 6, in BULVERDE ESTATES, Unit 1, according to map or plat thereof recorded in Volume 2, pages 95-99 of the Map and Plat Records of Comal County, Texas.

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, successors and assigns, forever.

And we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND the said premises unto the said Grantees, their heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except for the reservations, restrictions or easements, if any of record.

EXECUTED this 15th day of May, 1974.

  
R. J. Taylor

  
Glory Taylor

THE STATE OF TEXAS §

COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared R. J. TAYLOR and wife, GLORY TAYLOR, 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, this the  
day of MAY 21ST, 1974.

Pedro J. Barza  
Notary Public, \_\_\_\_\_ County, Texas

-2-

Filed For Record May 23, A.D. 1974, at 2:40 o'clock P.M.  
By Ruth A. Grimaldo, IRENE S. NUHN  
Deputy. County Clerk, Comal County, Texas.

# WARRANTY DEED

**Date:** June 17, 1998

**Grantor:** CHARLES JOHN SLABISAK and SUE ELLEN KERN

**Grantor's Mailing Address (including county):** 1010 E. Arkansas Lane, Apt #189  
Arlington, Texas 76014  
Tarrant County

**Grantee:** BULVERDE BAPTIST CHURCH

**Grantee's Mailing Address (including county):** 1331 Bulverde Road  
Bulverde, Texas 78163  
Comal County

**Consideration:** TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION

**Property (including any improvements):**  
Lot 62, BULVERDE ESTATES, UNIT 1, situated in Comal County, Texas, according to plat thereof recorded in Volume 2, Pages 95-99, Map and Plat Records, Comal County, Texas.

**Reservations from and Exceptions to Conveyance and Warranty:**  
This conveyance is made and accepted subject to any and all conditions, restrictions, and easements, if any, relating to the hereinabove-described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Comal County, Texas.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

STATE OF TEXAS  
COUNTY OF COMAL  
This is to certify that this document was  
FILED and RECORDED in the Office  
Public Records of Comal County, Texas on the  
date and time stamped thereon.



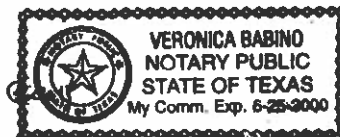
*Jay Streater*  
COUNTY CLERK  
COMAL COUNTY

*Charles John Slabisak*  
CHARLES JOHN SLABISAK

*Sue Ellen Kern*  
SUE ELLEN KERN

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF TARRANT  
This instrument was acknowledged before me on the 17 day of June, 1998,  
by CHARLES JOHN SLABISAK and SUE ELLEN KERN.



*Veronica Babino*  
Notary Public, State of Texas  
Notary's name (printed):  
Notary's commission expires: 6-25-2000

AFTER RECORDING RETURN TO:  
Bulverde Baptist Church  
1331 Bulverde Road  
Bulverde, Texas 78163

PREPARED IN THE LAW OFFICES OF:  
BECK & BECK  
4940 Broadway, Suite 315  
San Antonio, Texas 78209

Doc# 9806015053  
# Pages: 1  
Date: 06-25-1998  
Time: 03:35:49 P.M.  
Filed & Recorded in  
Official Records  
of COMAL County, TX.  
JOY STREATER  
COUNTY CLERK  
Rec. \$ 9.00

NBCLT 98-10-5718

DOC# 9806015053

NOTICE

Prepared by the State Bar of Texas for use by Lawyers only. Reviewed 1-76.  
To select the proper form, fill in blank spaces, strike out form provisions or insert special terms constituting the practice of law. No "standard form" can meet all requirements.

VOL. 304 PAGE 957

92447

## WARRANTY DEED

THE STATE OF TEXAS  
COUNTY OF BEXAR

} KNOW ALL MEN BY THESE PRESENTS:

That We, Homer R. Empey and wife, Jeannette S. Empey

of the County of Bexar and State of Texas for and in  
consideration of the sum of  
Ten and No/100- - - - - (\$10.00)- - - - - DOLLARS  
and other valuable consideration to the undersigned paid by the grantee s herein named, the receipt of  
which is hereby acknowledged,

FILED FOR RECORD

1960 DEC 19 PM 2 35

IRENE S. NORTON  
COUNTY CLERK COMAL COUNTYBY Charles H. Holt  
\$ 5.00

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto  
Trudy Jay, John Laird and Charles E. Schmidt, as Trustees of Bulverde  
Baptist Church

of the County of Comal and State of Texas, all of  
the following described real property in Comal County, Texas, to-wit:

Tract 64, Bulverde Estates, Unit 1, situated in Comal County, Texas,  
according to plat thereof recorded in Volume 2, pages 95-99, Deed and  
Plat records of Comal County, Texas.

This conveyance is made subject to conditions, restrictions, set-back lines,  
utility easements set out in Volume 169, page 294, Comal County Deed records;  
and is also subject to easements in Volume 175, page 148, Volume 178, page  
38, Comal County Deed records; and is further subject to right-Of-way in  
Volume 52, page 561, Comal County Deed records; and is also subject to 1/2  
interest in Oil, Gas and other minerals set out in Volume 151, page 275,  
Comal County Deed records; and is also subject to electric right-Of-way  
line set out in Volume 192, page 243, Comal County Deed records.

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

EXECUTED this 12th day of December, A.D. 1960

Homer R. Empey  
Homer R. Empey

Jeannette S. Empey  
Jeannette S. Empey

Mar. 11. 2010 9:56AM

Bulverde Baptist Church

No. 2294 P. 9/15

92447

VOL. 304 PAGE 458  
THE STATE OF TEXAS  
COUNTY OF BEXAR

(Acknowledgment)

Before me, the undersigned authority, on this day personally appeared **Homer R. Empey and wife, Jeannette S. Empey**

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.

Given under my hand and seal of office on this the 18th day of December, A.D. 19 80

*Burney Heath*  
Notary Public in and for Bexar County, Texas.  
My commission expires Oct 31, 1980.  
**BURNLEY HEATH**, Notary Public  
(Printed or stamped name of notary) Bexar County, Texas

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF

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

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.

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

Notary Public in and for \_\_\_\_\_ County, Texas.  
My commission expires \_\_\_\_\_, 19\_\_\_\_.  
(Printed or stamped name of notary)

196296

WARRANTY DEED

Homer R. Empey and wife,  
Jeannette S.

TO

Trustees of Bulverde  
Baptist Church

STATE OF TEXAS  
COUNTY OF BEXAR

I hereby certify that this instrument was filed on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, and at the time a proper fee was paid and duly recorded in the Volume and Page of the \_\_\_\_\_

Records of \_\_\_\_\_ County, Texas as changed herein by me, on \_\_\_\_\_

DEC 22 1980



PREPARED IN THE LAW OFFICE OF:

PLEASE RETURN TO:

(Corporate Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF

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 \_\_\_\_\_ County, Texas.  
My commission expires \_\_\_\_\_, 19\_\_\_\_.  
(Printed or stamped name of notary)

# 5.00 CTC



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**WARRANTY DEED WITH VENDOR'S LIEN**

Date: November 3, 2006

Grantor: Roger D. Finck, Janice A. Bigler and Russell A. Finck, each dealing with their sole and separate property

Grantor's Mailing Address (including county):

1261 Bulverde Rd  
Bulverde Tx 78163

Grantee: Bulverde Baptist Church, A Texas Non-Profit Corporation

Grantee's Mailing Address (including county):

1331 Bulverde Road  
Bulverde, Comal County, Texas 78163

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the further consideration of a Note of even date that is in the principal amount of TWO HUNDRED EIGHT THOUSAND AND 00/100 DOLLARS (\$208,000.00), and is executed by Grantee, payable to the order of Capital Bank of Texas. The Note is secured by a vendor's lien retained in favor of Capital Bank of Texas, in this Deed and by a Deed of Trust of even date from Grantee to James A. Wilson, Trustee.

**Property (including any improvements):**

Lot 60, Bulverde Estates, Unit 1, Comal County, Texas, according to map or plat thereof recorded in Volume 2, Page(s) 95-99, of the Map and Plat Records of Comal County, Texas.

**Reservations from and Exceptions to Conveyance and Warranty:**

1. Restrictive covenants contained in instruments of record at Volume 2, Pages 95-99, Map and Plat Records; Volume 169, Page 294, Volume 282, Page 416, Deed Records; Volume 403, Page 810 and Volume 403, Page 812, Official Public Records of Comal County, Texas.
2. Rights of parties in possession.
3. Easement to Pedernales Electric Cooperative, Inc. recorded in Volume 175, Page 148 and Volume 178, Page 38, of the Deed Records of Comal County, Texas, for electric transmission and distribution lines.
4. Easement to City of San Antonio recorded in Volume 192, Page 243, of the Deed Records of Comal County, Texas, for electric transmission and distribution lines.
5. Easement to Comal Power Company in Volume 52, Page 561, of the Deed Records of Comal County, Texas, for electric transmission and distribution lines.
6. Easement to Guadalupe Valley Telephone Cooperative, Inc. dated April 4, 1994, recorded in Volume 953, Page 652, of the Official Public Records of Comal County, Texas, for telephone facilities.
7. Mineral and/or royalty interest recorded in Volume 151, Page 275, of the Deed Records of Comal County, Texas.
8. Oil, Gas and Mineral Lease, and all terms and conditions and stipulations therein recorded in Volume 158, Page 328, of the Deed Records of Comal County, Texas.

FATICO - Bulverde 24  
G.F.#: 906374/54


Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the right and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.


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

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

Capital Bank of Texas, 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 described. The vendor's lien and superior title to the property are retained for the benefit of Capital Bank of Texas and are transferred to that party without recourse on Grantor.

GRANTOR:

  
Roger D. Finck

  
James F. Bigler

  
Russell A. Finck

## ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF ~~DIMMIT~~ *Concho* §This instrument was acknowledged before me on this the 3 day of November, 2006, by  
Roger D. Finck.Julie M. Hardin  
Notary Public  
State of Texas  
My Commission Expires  
MAY 24, 2009*[Signature]*  
Notary Public, State of Texas  
Notary seal:

STATE OF TEXAS §

COUNTY OF ~~DIMMIT~~ *Concho* §This instrument was acknowledged before me on this the 3 day of November, 2006, byJulie M. Hardin  
Notary Public  
State of Texas  
My Commission Expires  
MAY 24, 2009*[Signature]*  
Notary Public, State of Texas  
Notary seal:

STATE OF TEXAS §

COUNTY OF ~~DIMMIT~~ *Concho* §This instrument was acknowledged before me on this the 3 day of November, 2006, by  
Russell A. Finck.Julie M. Hardin  
Notary Public  
State of Texas  
My Commission Expires  
MAY 24, 2009*[Signature]*  
Notary Public, State of Texas  
Notary seal:

Notary seal:

AFTER RECORDING RETURN TO:

*[Signature]*  
Blanche Booth  
1331 Blanche Rd  
Blanche, TX 78613

Re: GF No. 906874-SA25

PREPARED IN THE LAW OFFICE OF:

LANGLEY & BANACK  
Incorporated  
Attorneys at Law  
P.O. Drawer 218  
Carrizo Spring, Texas 78834

Doc# 200606049603

# Pages 3  
11/21/2006 12:09PM  
Official Records of  
COMAL COUNTY  
JOY STREATER  
COUNTY CLERK  
Fees \$24.00*[Signature]*

6/C



200906038497 10/16/2009 11:02:50 AM 1/6



## CITY OF BULVERDE

### AMENDMENT TO PLAT

OWNER: Bulverde Baptist Church

OWNER'S ADDRESS (Including County): 1331 Bulverde Rd  
Bulverde, Texas 78163 Comal County

#### LEGAL DESCRIPTION OF PROPERTY:

NAME OF RECORDED SUBDIVISION PLAT AND UNIT NUMBER, if any:

Bulverde Estates unit 1

COMAL COUNTY MAP AND PLAT RECORDS VOLUME 2 PAGE 98

LOT(S) OR TRACT(S) INVOLVED: Lot 6, Lot 64, Lot 62, Lot 60

RESULTING LOT NUMBER(S): 64R

The signatures affixed below will certify that the owner of the described property does hereby amend the plat of the property so as to thereby replat one or more lots fronting on an existing street. The property owner acknowledges that this Amendment to Plat will not dissolve or alter any existing easements or other property interests that may exist within the boundaries of this property and that obtaining releases or permission from any owner or beneficiary of easements or other property interest affected by this process shall be the responsibility of the property owner. The owner also certifies that any and all lien holders have acknowledged this Amendment to Plat as per the attached Lien Holder's Acknowledgement(s), if applicable.

Joe T. Johnson  
(Owner's Signature)

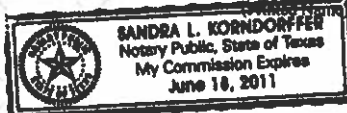
Charles E. Lebrecht  
(Owner's Signature)

Joe T. Johnson  
(Printed Name)

Charles E. Lebrecht

STATE OF TEXAS §

CITY OF BULVERDE §



SWORN TO AND SUBSCRIBED before me by Joe T. Johnson and Charles E. Lebrecht

On the 21<sup>st</sup> day of July, 2009.

Sandra L. Korndorff  
NOTARY PUBLIC

APPROVED BY Planning & Zoning Commission

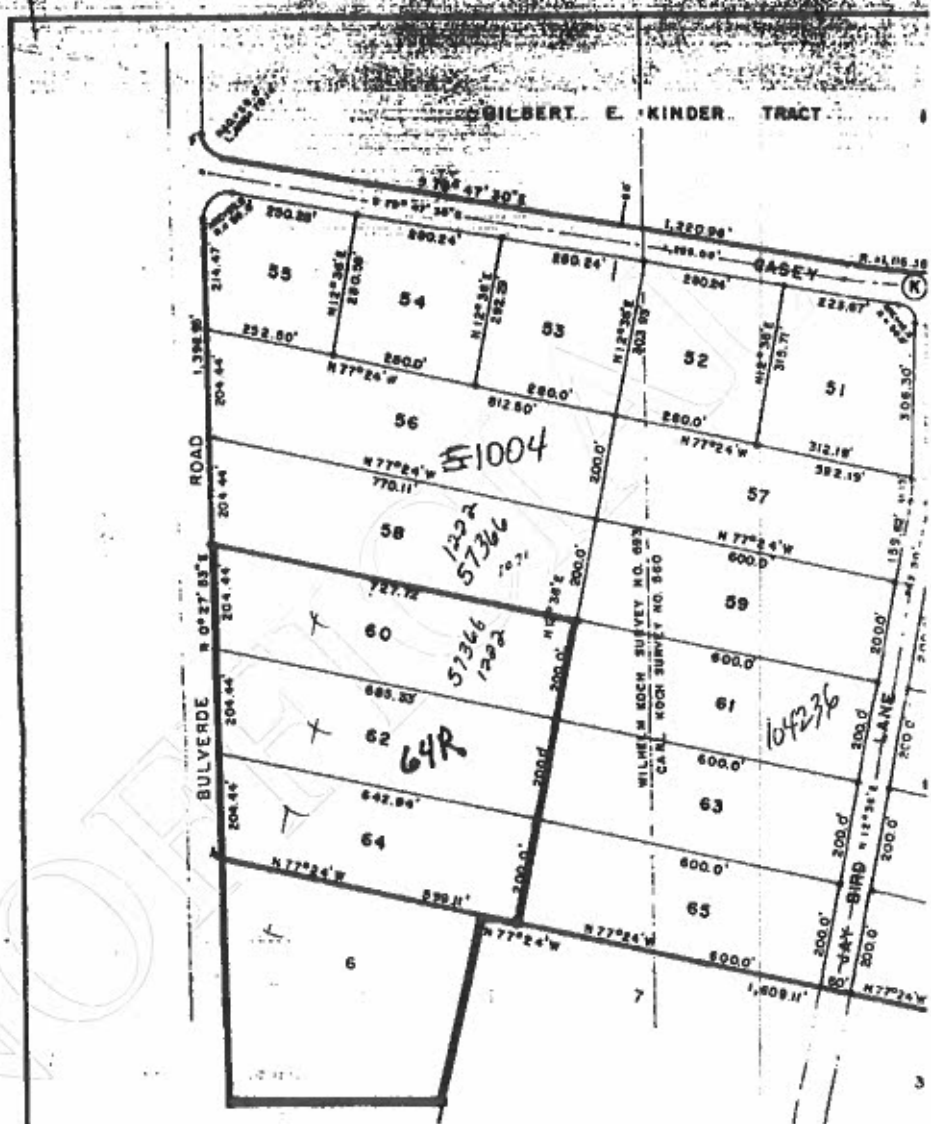
THE 13 DAY OF October, 2009.

[Signature]  
Commission Chair

ATTEST:

[Signature]  
CITY SECRETARY

30360 Cougar Bend Bulverde Texas 78163  
830.438.3612 / 830.980.8832 metro / 830.438.4339 fax  
[www.bulverdecity.com](http://www.bulverdecity.com)



Through Tax Year  
2009

# TAX CERTIFICATE

Certificate #  
4390

Issued By:  
Comal County Tax Office  
PO Box 311445  
New Braunfels, TX 78131-1445

Property Information	
Property ID: 5678	Geo ID: 110120006000
Legal Acres: 2.7830	
Legal Desc: BULVERDE ESTATES 1, LOT 60, ACRES 2.783	
Situs: 1281 BULVERDE RD BULVERDE, TX	
DBA:	
Exemptions: EX	

Owner ID: 118268 100.00%  
BULVERDE BAPTIST CHURCH  
1331 BULVERDE RD  
BULVERDE, TX 78163

For Entities	Value Information
Bulverde South	Improvement HS: 153,220
City of Bulverde	Improvement NHS: 0
Comal County	Land HS: 55,110
Comal ISD	Land NHS: 0
Credit	Productivity Market: 0
ESD #1 (EMS)	Productivity Use: 0
ESD #5 (FIRE)	Assessed Value: 208,330
Lateral Road	
Rural Fire #2	

## Current/Delinquent Taxes

This document is to certify, that after a careful check of the tax records of this office, the following current or delinquent taxes, penalties, and interest are due on the property for the taxing entities described above.

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00
Effective Date: 10/14/2009			Total Due if paid by: 10/31/2009			0.00

### Tax Certificate issued for:

Comal County  
Lateral Road  
City of Bulverde  
Comal ISD  
ESD #1 (EMS)  
ESD #5 (FIRE)

### Taxes Paid In 2009

0.00  
0.00  
0.00  
0.00  
0.00  
0.00

2009 PROPERTY TAXES WILL BE CALCULATED OCTOBER 2009, AND ARE DUE WHEN RENDERED. THE LAST DAY TO PAY BEFORE PENALTY AND INTEREST START TO ACCRUE IS JANUARY 31, 2010.

If applicable, the above described property is receiving special valuation based on its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this document.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit Is Pending

  
Signature of Authorized Officer of Collecting Office

Date of Issue: 10/14/2009  
Requested By: BULVERDE BAPTIST CHURCH  
Fee Amount: 10.00  
Reference #:

Page: 1 OF 1  
Tax Information, Inc.

Through Tax Year  
2009

# TAX CERTIFICATE

Certificate #  
4387

Issued By:  
Comal County Tax Office  
PO Box 311445  
New Braunfels, TX 78131-1445

Property Information	
Property ID: 5678	Geo ID: 110120006200
Legal Acres: 3.0490	
Legal Desc: BULVERDE ESTATES 1, LOT 62, ACRES 3.049	
Situs: 1331 BULVERDE RD BULVERDE, TX	
DBA:	
Exemptions: EX	

Owner ID: 118268 100.00%  
BULVERDE BAPTIST CHURCH  
1331 BULVERDE RD  
BULVERDE, TX 78163

For Entities	Value Information
Bulverde South	Improvement HS: 0
City of Bulverde	Improvement NHS: 0
Comal County	Land HS: 0
Comal ISD	Land NHS: 55,850
Credit	Productivity Market: 0
ESD #1 (EMS)	Productivity Use: 0
ESD #5 (FIRE)	Assessed Value: 55,850
Lateral Road	
Rural Fire #2	

Current/Delinquent Taxes					
This document is to certify, that after a careful check of the tax records of this office, the following current or delinquent taxes, penalties, and interest are due on the property for the taxing entities described above.					
Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee
Totals:			0.00	0.00	0.00
Effective Date: 10/14/2009			Total Due If paid by: 10/31/2009		0.00
Tax Certificate issued for:					
Comal County		0.00	2009 PROPERTY TAXES WILL BE CALCULATED OCTOBER 2009, AND ARE DUE WHEN RENDERED. THE LAST DAY TO PAY BEFORE PENALTY AND INTEREST START TO ACCRUE IS JANUARY 31, 2010.		
Lateral Road		0.00			
City of Bulverde		0.00			
Comal ISD		0.00			
ESD #1 (EMS)		0.00			
ESD #5 (FIRE)		0.00			
If applicable, the above described property is receiving special valuation based on its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this document.					

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs If Suit is Pending

Date of Issue: 10/14/2009  
Requested By: BULVERDE BAPTIST CHURCH  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2009

# TAX CERTIFICATE

Certificate #  
4388

Issued By:  
Comal County Tax Office  
PO Box 311445  
New Braunfels, TX 78131-1445

**Property Information**  
Property ID: 5827 Geo ID: 110120000800  
Legal Acres: 4.2498  
Legal Desc: BULVERDE ESTATES 1, LOT 6, (EXEMPT PROPERTY),  
ACRES 4.2498  
Situa: 31960 BULVERDE RD BULVERDE, TX  
DBA:  
Exemptions: EX

Owner ID: 120280 100.00%  
BULVERDE BAPTIST CHURCH  
1331 BULVERDE RD  
BULVERDE, TX 78163

For Entities	Value Information
City of Bulverde	Improvement HS: 0
Comal County	Improvement NHS: 654,600
Comal ISD	Land HS: 0
Credit	Land NHS: 60,450
ESD #1 (EMS)	Productivity Market: 0
ESD #5 (FIRE)	Productivity Use: 0
Lateral Road	Assessed Value: 615,060
Rural Fire #2	

## Current/Delinquent Taxes

This document is to certify, that after a careful check of the tax records of this office, the following current or delinquent taxes, penalties, and interest are due on the property for the taxing entities described above.

Year	Entity	Taxable	Tax Due	Disc/P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 10/14/2009

Total Due if paid by: 10/31/2009

0.00

### Tax Certificate Issued for:

Comal County  
Lateral Road  
City of Bulverde  
Comal ISD  
ESD #1 (EMS)  
ESD #5 (FIRE)

### Taxes Paid in 2009

0.00  
0.00  
0.00  
0.00  
0.00  
0.00

2009 PROPERTY TAXES WILL BE CALCULATED OCTOBER 2009, AND ARE DUE WHEN RENDERED. THE LAST DAY TO PAY BEFORE PENALTY AND INTEREST START TO ACCRUE IS JANUARY 31, 2010.

If applicable, the above described property is receiving special valuation based on its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this document.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs If Suit is Pending

  
Signature of Authorized Officer of Collecting Office

Date of Issue: 10/14/2009  
Requested By: BULVERDE BAPTIST CHURCH  
Fee Amount: 10.00  
Reference #:

Page: 1 OF 1  
Tax Administration, Inc.



Through Tax Year  
2009

# TAX CERTIFICATE

Certificate #  
4389

Issued By:  
Comal County Tax Office  
PO Box 311445  
New Braunfels, TX 78131-1445

Property Information	
Property ID: 5680	Geo ID: 110120008400
Legal Acres: 2.8595	
Legal Desc: BULVERDE ESTATES 1, LOT 64, (EXEMPT PROPERTY), ACRES 2.8595	
Situs: 1331 BULVERDE RD BULVERDE, TX	
DBA:	
Exemptions: EX	

Owner ID: 18182 100.00%  
BULVERDE BAPTIST CH  
1331 BULVERDE RD  
BULVERDE, TX 78163

For Entities	Value Information
City of Bulverde	Improvement HS: 0
Comal County	Improvement NHB: 103,400
Comal ISD	Land HS: 0
Credit	Land NHB: 54,630
ESD #1 (EMS)	Productivity Market: 0
ESD #6 (FIRE)	Productivity Use: 0
Lateral Road	Assessed Value: 158,030
Rural Fire #2	

## Current/Delinquent Taxes

This document is to certify, that after a careful check of the tax records of this office, the following current or delinquent taxes, penalties, and interest are due on the property for the taxing entities described above.

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00
Effective Date: 10/14/2009						Total Due if paid by: 10/31/2009 0.00

Filed and Recorded  
Official Public Records  
Joy Streator, County Clerk  
Comal County, Texas  
10/15/2009 11:02:50 AM  
CASHTHREE  
200906036497



*Joy Streator*

### Tax Certificate Issued for:

	Taxes Paid in 2009
Comal County	0.00
Lateral Road	0.00
City of Bulverde	0.00
Comal ISD	0.00
ESD #1 (EMS)	0.00
ESD #6 (FIRE)	0.00

2009 PROPERTY TAXES WILL BE CALCULATED OCTOBER 2009, AND ARE DUE WHEN RENDERED. THE LAST DAY TO PAY BEFORE PENALTY AND INTEREST START TO ACCRUE IS JANUARY 31, 2010.

If applicable, the above described property is receiving special valuation based on its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this document.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 10/14/2009  
Requested By: BULVERDE BAPTIST CHURCH  
Fee Amount: 10.00  
Reference #:

*Mary D. Brooks*  
Signature of Authorized Officer of Collecting Office



## MJ Central Texas Septic, LLC - DBA MJ SEPTIC

1328 W Borgfeld Drive  
San Antonio, Texas 78260  
(210) 875-3625

[mjseptic@mjseptic.com](mailto:mjseptic@mjseptic.com) (email)  
[www.mjseptic.com](http://www.mjseptic.com) (website)

### **Commercial Aerobic Maintenance Contract**

Licensed by T.C.E.Q. Michael J. Long, MP 0001294

The Texas Commission on Environmental Quality (TCEQ) requires all ATU's to be checked and maintained every four months for the life of the unit (*some permitting authorities may stipulate this requirement, after the first two years after installation; call your county to inquire*). Upon expiration of this contract, MJ Septic will offer a continuation of your maintenance contract to cover labor and routine maintenance/reports. Lab testing, if required, for coliform, TSS, BOD etc. are NOT included in this policy and applicable fees are the owner's responsibility. MJ Septic will inspect and service your ATU once every 4 months for the duration of your contract. For new installations, the effective date of this maintenance contract shall be the date the LTO (license to operate) is issued, required by state guidelines dated June 13, 2001.

MJ Septic will address all major concerns/complaints (excluding weekends & holidays) within 72 hours from the initial point of contact with the property/business owner(s). Please note our business hours are Monday - Friday 8am to 5pm

- **INSPECTIONS:** An inspection every four months (three times annually) which includes inspecting/servicing the mechanical, electrical, and other applicable components to ensure proper function. The annual fee does not include any parts, cleaning/pumping, chlorine/bleach (tablets or liquid), additional service calls or additional testing that may be required by any regulating authority. If for any reason, we are unable to obtain access to your property or system to perform a service check, you may be charged a **\$125 service call for re-scheduling**. It is very important that we always have full access to your system, including all gate codes, combination locks etc. to inspect your system.
- **SERVICE CALLS:** If a service call is required by property/business owner(s) between regular inspections, **a service call fee of \$125 (not including parts and/or cleaning/pumping) will be assessed**. We may waive this fee at our discretion. These calls include but are not limited to the following: red light alarms, high water alarms, chlorinator checks, disconnected airlines, timer adjustments, spray head adjustments, and system power failure.
- **REPAIRS:** If repairs or replacement of parts are needed during routine inspection, we will attempt to contact the property/business owner(s) for approval to make onsite repairs. If we are unable to repair/replace parts onsite, the client will be notified via email and/or USPS that repairs/replacement of parts is needed. All MAJOR part replacements come with a 2-year warranty (see notes below). **There will be a \$125 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in effect with MJ Septic. If the contract has a lapse in time, ALL WARRANTED items are VOIDED.**  
For ATU's under initial installation warranty (2 years from initial installation date) if warranted items are required to be replaced within 30 days of installation, part will be replaced with no fees, **after 30 days there will be a \$125 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in place with MJ Septic.**
- **CLEANING/PUMPING:** The cost for cleaning/pumping of your ATU is not included in your maintenance contract. We always recommend pumping between 10-12" of sludge in the pump tank. We determine this by gathering 3-4 different readings out of your pump tank with a sludge judge. A few other factors that *may* determine pumping is necessary, even if sludge in the pump tank is less than 10-12". *\*A typical/average household will need to have their system pumped every 2-5 years; this all depends on usage and will vary per household\**



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### **Commercial Aerobic Maintenance Contract**

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- **CHLORINE SUPPLY:** *The property/business owner(s) is responsible for maintaining their own chlorine supply.* TCEQ regulation requires proper chlorination. **For liquid chlorinators**, homeowners are to add 2-3 gallons of 6-10% Sodium Hypochlorite (Household Bleach) per month. Chlorine consumption will vary depending on water usage. **For tablet chlorinators**, homeowners can purchase Calcium Hypochlorite tablets at a local Home Depot or Lowe's. **DO NOT USE POOL TABLETS** (this can cause a dangerous volatile chemical reaction).
- **TRANSFER OF MAINTENANCE CONTRACT/PROPERTY OWNERSHIP:** The fee of this maintenance contract is non-refundable, however is fully transferable to the property/business owner(s). If this policy is sold within the contract period, the signing party is responsible for all repairs unless the new property/business owner(s) information is provided before repairs are made and the transfer contract is signed (by the new property/business owner(s)) and returned to us. The new property/business owner(s) will be emailed a copy of the powerpoint orientation, if it was an MJ Septic installation, once the signed contract is received on file with our office.  
*RENTAL HOMES: The PROPERTY OWNER is responsible for all fees associated with this contract. The property owner is responsible for ensuring all tenants are informed on proper usage of the system.*
- **ALTERATIONS/MODIFICATIONS TO THE SYSTEM:** Do not allow alteration to any part of the system or sprinkler head locations. Alterations will put the system out of county/code compliance and may cause the property owner additional expense to bring the system back into compliance. Any use of another company to make repairs to the system will void any warranties and be considered as a breach of this maintenance contract. If a client chooses to purchase and use their own parts, MJ Septic will not install nor work on these parts. Adding pools, decks, sport courts, outdoor kitchens, sheds, landscaping features, etc. without proper septic design and county permitting is not acceptable. You must have a septic designer redesign your septic system and have permitting authority's approval prior to any additions being made. MJ Septic is not liable for any fines you may incur from illegal modifications.
- **WARRANTY VIOLATIONS:** Violations of the warranty include but are not limited to the following: turning off your system at any time; disconnecting the alarm; restricting airflow to the air compressor; overloading the system above its daily rated capacity; introducing excessive amounts of harmful matter (including harsh chemicals, cleaners, antibiotics, etc.) into the system, or any other harmful usage of your OSSF/ATU; refusing to clean/pump out septic when recommended and/or replacing necessary parts as needed; necessary treatment of ants. Homeowners must keep grass, weeds, and plants trimmed and clear of tank access points, control panel, air compressor, etc. Moving sprinkler lines without proper documentation, etc. Building over septic tanks, lids, etc. Adding pools, decks, sport courts, outdoor kitchens, sheds, etc. without proper septic design and county permitting is not acceptable. You must have a septic designer redesign your septic system and have permitting authority's approval prior to any additions being made. MJ Septic is not liable for any fines you may incur from illegal modifications.

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## Commercial Aerobic Maintenance Contract

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**TERMS OF PAYMENT:** Payment is due in full for the maintenance contract at time of signing. A credit card will be required at time of booking any service for parts, repairs, cleaning/pumping, service calls, red lights, etc. unless otherwise specifically noted. MJ will not perform any repairs or pumping unless we have a credit card on file. MJ Septic no longer accepts payment onsite, whether it be a check or credit card and we no longer offer billing/invoicing for future payments; this is a strict office policy, no exceptions.

CONTRACT TERM & PRICE	Additional Information
1 YEAR \$300 paid in full	Property/Business Owner(s) are NOT required to be present at inspections. Please note, clients will receive an emailed notice 5-7 business days prior to your scheduled inspection, this is your only notification we will send. A door hanger will be left if no one is present. Inspection reports are emailed/mailed to the email/mailling address on file. If you have not received it after 5 business days please check your spam folder or email or call our office.

- MAINTENANCE TIPS/SEPTIC GUIDE:** Please retain the attached Maintenance Tips/Septic Guide for future reference. Please note our business hours are Monday - Friday 8am to 5pm, should you have an emergency during non-business hours, please look this over and follow the necessary steps until you can reach us during normal business hours!
- If you are unable to reach us during business hours, you can leave a voicemail or send an email (we attempt to respond to emails during weekends and holidays as best as we can!)

**Acceptance of Maintenance Contract:** The above prices, specifications, and conditions are satisfactory and are hereby accepted. MJ Septic is authorized to enter property to perform routine maintenance inspections as agreed. I have read and agreed to the maintenance contract guidelines stated above and have also read and agreed to comply with the Maintenance Tips/Septic Guide. MJ Septic reserves the right to make amendments to this document at any time and the client will be responsible for signing an updated version for office and county records.

Please note, clients will receive an emailed notice 5-7 business days prior to your scheduled inspection, this is your only notification we will send. (MJ Septic will assess a \$125 re-inspection/missed inspection fee if we are not granted access to complete your inspection on the date assigned, aggressive dogs, etc)

Property Address: 1331 Bulverde Rd, Bulverde, TX 78163 - Student Building, System #3

Client Name: Bulverde Baptist Church C/O Jon Stautzenberger Contract Start and End Date: (04/06/2023 - 04/06/2024)

Permitting Authority: Comal County #112308 Subdivision Gate Code: none Property Gate Code: none

Hours of Operation & Access Instructions: 8am-5pm office hours Monday-Thursday

On-site POC: Jon Stautzenberger Number in building: 6-80 Aggressive Dogs: none

Email Address: jonstautz@bulverdebaptist.com Email Address: info@bulverdebaptist.com

Cell Phone: (210)275-0068 Cell Phone: same Office Phone: (210)469-6779 Ext. 0

Client Approval Signature: *Jon Stautzenberger* Date of Client Acceptance: 04 / 04 / 2023

MJ Central Texas Septic, LLC Authorized Signature: *Catherine Jefferson* Date of MJ Approval: 04 / 04 / 2023



## Maintenance Tips/Septic Guide

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To keep your system functioning properly, regular maintenance is required. No matter how well the system is maintained or how well your aerobic system is designed and regardless of household usage, there will be parts that will need to be replaced. Some are less expensive (and more common) like diffuser bars (if required, not all brands use diffusers), filters, sprinkler heads, airline, float switches, timers, audio and visual alarms, etc. Some are more expensive like sprinkler pumps, air compressors, control panels, and septic tank cleanings, etc. **With owning an aerobic system, you should expect to have parts replaced and it needing to be cleaned/pumped out.** The life span of each part of your system will vary depending upon how many people use your system, how much water is used, what types of food you eat, what medicines are taken, the type of cleaning chemicals being used in the household, what you flush down the commode, and of course the regular life expectancy for each functioning part, etc. Some of the items checked during routine inspections may need to be replaced or repaired according to their life span. These items include, but are not limited to: air compressor (aerator), filter pads, diffuser bars, sprinkler pumps (effluent/irrigation pumps), control panels, electrical circuit boards, float switches, timers, audio alarms, visual alarms, airline, photocell, toggle switches, wiring, junction boxes, risers and/or lids, sprinkler heads, chlorinators, etc.

**Below are some recommendations that will help you keep maintenance costs down and will help your aerobic system function properly:**

- **RED LIGHT ALARMS:** If your alarm turns on, don't be alarmed, it usually isn't an emergency! Please call our office and schedule a service call with our office. If we are closed (after hours, weekends or holidays), please leave (1) voicemail at (210) 875-3625. You may also send a text to this number. You may email us to leave a request at [mjseptic@mjseptic.com](mailto:mjseptic@mjseptic.com) if you are unable to call or text. We will make a work order for the next available business day. **During this time, you as the homeowner need to reduce all non-essential water usage. Don't wait days to report red light alarms!** Please note, in extreme weather conditions, excessive heavy rains can and will cause your septic alarm and sprinkler heads to discharge, this is normal, as the water is being released from the tank. If your alarm light stays on well after the rains have ceased, please call us to schedule a service call.
- **POWER:** In the event of a red-light alarm or at any other time **NEVER shut off the power to your system!**
- **IRRIGATION SYSTEMS (lawn care) & ALTERATIONS TO THE SYSTEM:** Avoid spraying your irrigation system in the same areas as your septic spray areas. This will cause over saturation to the lawn. Homeowners, landscapers, irrigation, and pool companies should **NEVER** replace or tamper with your aerobic system, including the spray heads. Doing so will void any warranties (if applicable) and may result in additional costs to the homeowner for necessary repairs to bring the system back into compliance. For any changes wanted or needed for swimming pools, decks, sport courts, patios or irrigation systems, it is the homeowner's responsibility to call MJ Septic, LLC at (210) 875-3625 to assist in taking the necessary measures to have alterations made. This usually requires the system to be redesigned by a septic designer and re-permitted with your respective county. Do not build over any part of the aerobic system. The sprinklers can only discharge onto natural vegetation surfaces! Do not landscape over any part of the aerobic system (trees, plants, flowers, etc). Do not allow ants to mound by any part of the aerobic system. Ant killers can be used to treat if mounds occur. Ants will ruin electrical components and void any warranties if applicable. Keep all vegetation mowed and trimmed around the entire system, including the spray heads & spray area. If the technician cannot access the system due to overgrown grass, weeds, bushes, etc. there will be a service call charge assessed to return for inspection.
- **CHLORINE (tablets & liquid):** Never store your tablets near water heaters or in your water heater closet. Keep chlorine away from gas and electricity. It is always best to store it in a cool, dry and well-ventilated area.  
**\*\* For tablet chlorinators:** use only chlorine that is designed to treat wastewater! Calcium Hypochlorite tablets are available at your local Home Depot or Lowe's. We do not sell them. **NEVER USE SWIMMING POOL TABLETS!** Mixing pool tablets with wastewater tablets could cause a dangerous volatile reaction. When the chlorinator is completely empty, do not add more than 4-5 tablets at a time to prevent the chlorinator from clogging.  
**\*\* For liquid chlorinators:** You may use 6-10% Sodium Hypochlorite (Household Bleach). When the chlorinator is completely empty, add no more than 3 ½ gallons of liquid chlorine bleach at a time. We recommend 2-3 gallons monthly, however this will vary depending on how much water is used in the home per month. Do not tamper with chlorinators! This will void any warranties (if applicable).
- **MISC INFO I:** An aerobic system should not be treated as a city sewer. Economy in the use of water helps prevent overloading the system. Leaky faucets, running commodes, etc. should be guarded against. Avoid doing all of your laundry in the same day (you must space out 1-2 loads daily); surges of water entering the system can and will hydraulically overload the system and throw off the balance of bacteria, which will not allow your waste to break down properly, resulting in a faster accumulation of sludge in your pump tank. This can lead to the need for more frequent pumping.
- **MISC INFO II:** Items flushed down commodes and/or poured down the drains **DO NOT** disappear, they must be treated by the system! Aerobic systems are designed to treat domestic wastewater and most toilet paper (read labels). Things that can harm your system include, but are not limited to: excessive use of garbage disposal (very light use is okay, only if necessary, otherwise it is strongly recommended against); fat, grease, oils; too many harsh cleaners, excessive use of fabric softener, excessive use of bleach; cigarette butts, feminine wipes, baby wipes, facial wipes, cleaning wipes, any type of wipes, feminine products, paper towels, condoms, q-tips; paint and/or paint thinners, varnishes; drain cleaners, automatic toilet bowl cleaners; hair combings, pet hair, coffee grounds, fruit, fruit peels, dental floss, any type of diapers, kitty litter, gauze bandages, unused medications. Items such as these, even though they may say "flushable" or "septic safe", still may not be ultimately safe for your aerobic treatment unit and can potentially cause the homeowner additional expenses for repairs and pumping.
- **MISC INFO III:** We take sludge level readings at every routine inspection (every four months) unless the system has been shut off/power failure or the system is overflowing. We always recommend cleaning/pumping of the system when levels reach 10-12" of sludge in the pump tank, or unless otherwise recommended by a technician for other reasons such as full trash tank, etc. \*A typical/average household will need to have their system cleaned/pumped every 2-5 years; this all depends on usage and **WILL VARY** per **HOUSEHOLD!** This fee is **NOT** included in your annual maintenance contract agreement.

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**To: Bulverde Baptist Church/Student Building**  
**Attention: Jon Stautzenberger**  
**1331 Bulverde Rd**  
**Bulverde, TX 78163**

Printed: 9/8/2023  
Site: 1331 Bulverde Rd  
Bulverde, TX 78163  
(210) 275-0068

Permit #: **112308**

Agency: Comal County Environmental Health

County: Comal

Mfg / Brand: Hoot Systems, LLC - Hoot Systems, LLC

Treatment Type: Aerobic

Disposal: Surface Application

Customer ID: 7968

Contract Dates: 4/6/2023 - 4/6/2024

Scheduled Date: 8/6/2023

Inspection 1 of 3

**Service Type: Scheduled Inspection**

☒ This counts as a type of "Scheduled Inspection"

**Visit Date: 8/9/2023**

Time In: 11:06 am

Out: 11:18 am

**Method: Other**

**Technician: Steve Chavarria**

**Maint. Provider: Michael J. Long**

**Entered By: Brianna Perez**

☒ Copy emailed to Customer

Customer Emailed: 8/21/2023

☒ Copy emailed to the Agency

Agency Emailed: 9/8/2023

**Aerators: Operational**

**Filters: Operational**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: 0.1mg/L**

**Sludge Levels**

**For Tank 1: 2"**

**Tank Lid / Riser: Secured**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Alarm: Operational**

**Comments**

☒ **Service Completed**

- Tech reset your timer. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - \*Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.\* - \*This inspection report is not valid for any real estate transactions\* - Copy emailed to the customer on 8/21/2023.

Insp ID #:54134

**Provider: Michael J. Long**

License Info: MP0001294 Expires: 8/31/2025