COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **08/01/2024** Permit Number: **115790**

Location Description: 6790 RIVER RD
NEW BRAUNFELS, TX 78132

Subdivision:	River Cliff Estates
Unit:	N/A
Lot:	5A
Block:	N/A
Acreage:	0.1900

Type of System: Aerobic
Drip Irrigation

Issued to: W W GAF INC

This license is authorization for the owner to operate and maintain a private facility at the location described in accordance to the rules and regulations for on-site sewerage facilities of Comal County, Texas, and the Texas Commission on Environmental Quality.

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

Alterations to this permit including, but not limited to:

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

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

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

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

Licensing Authority
Comal County Environmental Health

ENVIRONMENTAL HEALTH INSPECTOR
OS0032485

ENVIRONMENTAL HEALTH COORDINATOR
OS0007722

Olvera,Brandon

From: Katie Leidholdt <katie@psseptics.com>
Sent: Thursday, August 1, 2024 8:50 AM
To: Olvera,Brandon
Cc: Steven Kubena; Born Again Properties; Kyle Krohn; Connor,James F
Subject: RE: 115790

1. No, there will not be a permanent walking path, this is just to light the way through the grass.
2. There is conduit and junction boxes run to each light, new wire can be pulled without the need to excavate.

Where is the parking for these structures?

- Across the street, Zandra mentioned she sent in documentation on this.

Please let me know what else is needed to get the LTO.

Thank you,

Katie Leidholdt
Estimator/ Project Admin
Paul Swoyer Septics, LLC
23011 FM 306, Canyon Lake, Texas 78133
O: 830.935.4936
www.paulswoyerseptics.com

Olvera,Brandon

From: Olvera,Brandon
Sent: Wednesday, May 29, 2024 9:24 AM
To: 'Steven Kubena'; info@bornagainproperties.com
Cc: Kyle Krohn; Connor,James F
Subject: RE: 115790

Good Morning,
File has been updated.

We'd like to clarify the design for the lights planned for the drip field area.

1. Will there be a designated walking path installed (such as gravel or concrete) alongside them?
2. We're concerned about future maintenance access to the electrical lines for these lights. Any work done in the disposal area may require a new OSSF permit.

Where is the parking for these structures?

Thank You,

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

Comal County Environmental Health
OSSF Inspection Sheet

Installer Name: Swoyer **OSSF Installer #:** OS0026238

4/23/24 JC see last page for notes 5/15/24 JC see last pg.

1st Inspection Date: 4/1/24 **2nd Inspection Date:** 4/15/24 **3rd Inspection Date:** 4/19/24

Inspector Name: Connor **Inspector Name:** Connor **Inspector Name:** Connor

Permit#: 115790 **Address:** 6790 RIVER RD

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	X	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)		X		
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	X	285.91(10) 285.30(b)(4) 285.31(d)		X		
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	X	285.32(a)(1)		X		
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	X	285.32(a)(3)		X		
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	X	285.32(a)(5)		X		
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: **4/1/24 JC Tank good. Water line sleeved.**

4/15/24 JC Excavated per plan - 4/19/24 JC Replace loops with flex tube per design, needs check valve. 51 ft to field from back proper property line. Lights installed across field and outlining field. Needs operational after replacing loops.

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 SingleTank, 2Compartments Provided withBaffle SEPTIC TANK Inlet Flowline Greater than3" and " T " Provided on Inlet and OutletSEPTIC TANK Septic Tank(s) MeetMinimum Requirements		285.32(b)(1) (E)285.91(2)285.32(b)(1) (F)285.32(b)(1)(E) (iii)285.32(b)(1)(E)(ii) (II)285.32(b)(1)(E)(ii) (I)285.32(b)(1)(E) (i)285.32(b)(1) (D)285.32(b)(1)(C) (ii)285.32(b)(1)(C) (i)285.32(b)(1) (B)285.32(b)(1) (A)285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	X	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		X		
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system providedSEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed	X			X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X		Aeris	X X		
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation	x	285.33(c)(3)(A)-(F)	operational at fourth inspection			
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.	X	285.32(c)(1)		X		
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions	X X X X			X X X X		
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	X			X		
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried	X		operational at fourth inspection			

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?	X	285.33(d)(2)(G)(iii)(II) 285.33(d)(2)(G)(iii)(III) 285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)				
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	X					X
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

4/23/24 JC Operational, cover. Needs back flow prevention valve at inlet

5/15/24 JC unable to confirm back flow prevention valve. Need pump and crush doc. Not sodded, used curlex with seed. Need bouyancy calculations for tank. Tanks were not strapped.

6/6/24 JC Components relocated , elevated underneath house

Ferguson & Sons Septic
31843 Oak Ridge Pkwy
Bulverde, Texas 78163
Fergusonseptics@gmail.com
830-431-6104

RECEIPT 2670

Date of Service	Tuesday • April 2, 2024
Time In / Out	9:00am / 9:30am
Technician	Jesse Ferguson
Property	6790 River Rd New Braunfels, TX 78132-3116

BILL TO

Ps Septics
23011 FM 306
Canyon Lake, TX 78133-2407

TECHNICIAN NOTES

SERVICES PERFORMED

Pump crush	[1]	@ 450	450.00

Total	$ 450.00
Less Amount Paid (Online Card)	- $ 450.00
BALANCE DUE	**$ 0.00**

PAID

Technician Secured the Tank and/or Riser prior to leaving location. Invoice price at time of signing: $450.00

Customer Name Signature

I acknowledge that Ferguson & Sons Septic completed the work listed above to my satisfaction.92 Invoice price at time of signing: $450.00

Customer Name Signature

WAVE THE CC FEE AND MAIL A CHECK TO 31843 OAK RIDGE PKWY BULVERDE TX. 78163

Thank You for choosing Ferguson & Sons Septic for your pumping needs. Remember to only Flush the 3Ps Pee, Poop, Paper!

COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number:	115790
Issued This Date:	05/12/2023
This permit is hereby given to:	W W GAF INC

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

6790 RIVER RD
NEW BRAUNFELS, TX 78132

Subdivision:	River Cliff Estates
Unit:	N/A
Lot:	5A
Block:	N/A
Acreage:	0.1900

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System:	Aerobic
	Drip 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 Kathy Griffin at 1:54 pm, Feb 07, 2023

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CCEO.ORG

Date January 31, 2023 Permit Number 115790

1. APPLICANT / AGENT INFORMATION

Owner Name	W W GAF INC	Agent Name	Steven Kubena
Mailing Address	2560 Costa Mesa Circle	Agent Address	240 Sendera Crossing
City, State, Zip	League City, Texas 77573	City, State, Zip	La Vernia, Tx 78121
Phone #	2818396984	Phone #	(210) 296-4778
Email	info@bornagainproperties.com	Email	Surefloseptic@gmail.com

2. LOCATION

Subdivision Name River Cliff Estates Unit ____ Lot 5A Block ____

Survey Name / Abstract Number ____ Acreage ____

Address 6790 River Rd. City New Braunfels State Tx Zip 78132

3. TYPE OF DEVELOPMENT

[X] Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) Two Single Family Residences

Number of Bedrooms 3 Each (6 Total Combined)

Indicate Sq Ft of Living Area 1800 Each (3600 Total Combined)

[ ] Non-Single Family Residential

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)

Type of Facility ____

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants ____

Restaurants, Lounges, Theaters - Indicate Number of Seats ____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds ____

Travel Trailer/RV Parks - Indicate Number of Spaces ____

Miscellaneous ____

Estimated Cost of Construction: $ 600,000 (Structure Only)

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

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

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

4. SIGNATURE OF OWNER

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.

For: Colleen Ortiz — January 31, 2023

Signature of Owner — Date

Revised January 2021

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CCEO.ORG

Planning Materials & Site Evaluation as Required Completed By Steven Kubena

System Description Aerobic / Subsurface Drip Irrigation

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

Tank Size(s) (Gallons) 840 GPD Absorption/Application Area (Sq Ft) 2160

Gallons Per Day (As Per TCEQ Table III) 480 GPD

(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? [X] 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 [X] 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 [X] 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 [X] No

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

If yes, indicate the city: _____

By signing this application, I certify that:

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

Steven Kubena
Signature of Designer

1/18/2023
Date

202306003724 02/06/2023 02:02:38 PM 1/2

AFFIDAVIT TO THE PUBLIC

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 (commission) 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)**: .189 Acre Tract of land being a part of Lot 4, Lot 5, and Lot 6, River Cliff Estates as recorded in Volume 89, Page 177 of the Deed Records of Comal County, Texas and also being the same tract of land called Tract 5A as described in Volume 181, pages 166-174

The property is owned by (Insert owner's full name): Zero Rivers

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 1 DAY OF 31, 20 23

Jones. Applicant.

Zero Rivers
Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 31st DAY OF January, 20 23

Notary Public, State of Texas

Loyil Dean Jones
My Commission Expires
04/12/2025
ID No. 131017120

This page has been added to comply with the statutory requirements that the clerk shall stamp the recording information at the bottom of the last page.

This page becomes part of the document identified by the file clerk number affixed on preceding pages.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
02/06/2023 02:02:38 PM
LOUISA 2 Page(s)
202306003724

Bobbie Koepp

Created 7/27/15

WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

Regulatory Authority_____
Block Creek Aerobic Services, LLC
444 A Old Hwy #9
Comfort, TX 78013
Off. (830) 995-3189
Fax. (830) 995-4051

Permit/License Number_____
Customer Zandra Jones
Site Address 6790 River Rd.
City New Braunfels Zip 78132
Mailing Address 2560 Costa Mesa Circle
County Comal Map #_____
Phone 2818396984
Email info@bornagainproperties.com

I. General: This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between _____ (hereinafter referred to as "Customer") and Block Creek Aerobic Services, LLC. By this agreement, Block Creek Aerobic Services, LLC and its employees (hereinafter inclusively referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein.

II. Effective Date:

This Agreement commences on _____ and ends on _____ for a total of two (2) years (initial agreement) or one (1) year (thereafter). If this is an initial agreement (new installation), the Customer shall notify the Contractor within two (2) business days of the system's first use to establish the date of commencement. If no notification is received by Contractor within ninety (90) days after completion of installation or where county authority mandates, the date of commencement will be the date the "License to operate" (Notice of Approval) was issued by the permitting authority. This agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty.

III. Termination of Agreement:

This Agreement may be terminated by either party for any reason, including for example, substantial failure of either party to perform in accordance with the terms of this Agreement, without fault or liability of the terminating party. The terminating party must provide written notice to the non-terminating party thirty (30) days prior to the termination of this Agreement. If this Agreement is terminated, Contractor will be paid at the rate of $75.00 per hour for any work performed and for which compensation has not been received. After the deduction of all outstanding charges, any remaining monies from prepayment for services will be refunded to customer within thirty (30) days of termination of this Agreement. Either party terminating this Agreement for any reason, including non-renewal, shall notify in writing the equipment manufacturer and the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination. Nonpayment of any kind shall be considered breach of contract and a termination of contract.

IV. Services:

Contractor will:

a. Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulation, for a total of three visits to site per year. The list of items checked at each visit shall be the: control panel, Electrical circuits, timer, Aeration including compressor and diffusers. CFM/PSI measured, lids safety pans, pump, compressor, sludge levels, and anything else required as per the manufacturer.

b. Provide a written record of visits to the site by means of an inspection tag attached to or contained in the control panel.

c. Repair or replace, if Contractor has the necessary materials at site, any component of the OSSF found to be failing or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and the service(s) cost less than $100.00, Customer hereby authorizes Contractor to perform the service(s) and bill Customer for said service(s). When service costs are greater than $100.00, or if contractor does not have the necessary supplies at the site, Contractor will notify Customer of the required service(s) and the associated cost(s). Customer must notify Contractor of arrangements to affect repair of system with in two (2) business days after said notification.

d. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only).

e. Forward copies of this Agreement and all reports to the regulatory agency and the Customer.

f. Visit site in response to Customer's request for unscheduled services within forty-eight (48) hours of the date of notification (weekends and holidays excluded) of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.

V. Disinfection:

ZJ RC

Customer's Initials

Contractor's Initials

____Not required; X required. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer.

VI. Electronic Monitoring:

Electronic Monitoring is not included in this Agreement.

VII. Performance of Agreement:

Commencement of performance by Contractor under this Agreement is contingent on the following conditions:

a. If this is an initial Agreement (new installation):

I. Contractor's receipt of a fully executed original copy or facsimile of this agreement and all documentation requested by Contractor.

If the above conditions are not met, Contractor is not obligated to perform any portion of this Agreement.

VIII. Customer's Responsibilities:

The customer is responsible for each and all of the following:

a. Provide all necessary yard or lawn maintenance and removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.

b. Protect equipment from physical damage including but not limited to that damage caused by insects.

c. Maintain a current license to operate, and abide by the conditions and limitations of that license, and all requirements for and OSSF from the State and/or local regulatory agency, whichever requirements are more stringent, as well as the proprietary system's manufacturer recommendations.

d. Notify Contactor immediately of any and all alarms, and/or any and all problems with, including failure of, the OSSF.

e. Provide, upon request by Contractor, water usage records for the OSSF so that the Contractor can perform a proper evaluation of the performance of the OSSF.

f. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluating the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section IV (d) above, Customer agrees to pay Contractor for the sample collection and transportation, portal to portal, at a rate of $35.00 per hour, plus the associated fees for laboratory testing.

g. Prevent the backwash or flushing of water treatment or conditioning equipment from entering the OSSF.

h. Prevent the condensation from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.

i. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contactor, at Customer's expense.

j. Maintain site drainage to prevent adverse effects on the OSSF.

k. Pay promptly and fully, all Contractor's fees, bills, or invoices as described herein.

IX. Access by Contractor:

Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the Services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. Tanks and treatment units shall be accessible by means of man ways, or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and the proprietary system manufacturer. It is Customers responsibility to keep lids exposed and accessible at all times.

X. Limit of Liability:

Contractor shall not be held liable for any incidental, consequential, or special damages, or for economic loss due to expense, or for loss of profits or income, or loss of use to Customer, whether in contract tort or any other theory. In no event shall Contractor be liable in an amount exceeding the total Fee for Services amount paid by Customer under this Agreement.

XI. Indemnification:

Customer (whether one or more) shall and does hereby agree to indemnify, hold harmless and defend Contractor and each of its successors, assigns, heirs, legal representatives, devisees, employees, agents and/or counsel (collectively "Indemnitees") from and against any and all liabilities, claims, damages, losses, liens, causes of action, suits, fines, judgments and other expenses (including, but not limited to, attorneys' fees and expenses and costs of investigation), of any kind, nature or description, (hereinafter collectively referred to as "Liabilities") arising out of, caused by, or resulting, in whole or in part, from this Agreement.

ZJ

RC

Customer's Initials

Contractor's Initials

THIS INDEMNITIFCATION APPLIES EVEN IF SUCH LIABILITIES ARE CAUSED BY THE CONCURRENT OR CONTRIBUTORY NEGLIGENCE OR BY THE STRICT LIABILITY OF ANY INDEMNITEE.

Customer hereby waives its right of recourse as to any Indemnitee when Indemnification applies, and Customer shall require its insurer(s) to waive its/their right of subrogation to the extent such action is required to render such waiver of subrogation effective. Customer shall be subrogated to Indemnitees with respect to all rights Indemnitees may have against third parties with respect to matters as to which Customer provides indemnity and/or defense to Indemnitees. No Indemnification is provided to Indemnitees when the liability or loss results from (1) the sole responsibility of such Indemnitee; or, (2) the willful misconduct of such Indemnitee. Upon irrevocable acceptance of this Indemnification obligation, Customer, in its sole discretion, shall select and pay counsel to defend Indemnitees of and from any action that is subject to this Indemnification provision. Indemnitees hereby covenant not to compromise or settle any claim or cause of action for which Customer has provided Indemnification without the consent of Customer.

XII. Severability:

If any provision of the "Proposal and Contract" shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of the "Agreement" is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

XIII. Fee for Services:

The Fee for Services does not include any fees for equipment, material, labor necessary for non-warranty repairs, unscheduled inspections, or Customer requested visits to the site.

XIV. Payment:

Full payment is due upon execution of this Agreement (Required of new Customer). For any other service(s) or repair(s) provided by Contractor the Customer shall pay the invoice(s) for said service(s) or repair(s) within thirty (30) days of the invoice date. The Contractor shall mail all invoices on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a $29.00 late penalty and a 1.5% per month carrying charge, as well as any reasonable attorney's fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Contractor may terminate contract at any time for nonpayment for services. Any check returned to Contractor for any reason will be assessed a $30.00 return check fee.

XV. Application or Transfer of payment:

The fees paid for this agreement may be transferred to subsequent property owner(s); however, this Agreement is not transferable. Customer shall advise the subsequent property owner(s) of the State requirement that they sign a replacement agreement authorizing Contractor to perform the herein described Services, and accepting Customer's Responsibilities. This replacement Agreement must be signed and received in Contractor's offices within ten (10) business days of date of transfer of property ownership. Contractor will apply all funds received from Customer first to any past due obligation arising from this Agreement including late fees or penalties, return check fees, and/or charges for services or repairs not paid within thirty (30) days of invoice date. Any remaining monies shall be applied to the funding of the replacement Agreement. The consumption of funds in this manner may cause a reduction in the termination date of effective coverage per this Agreement. See Section IV.

XVI. Entire Agreement:

This agreement contains the entire Agreement of the parties, and there are no other conditions in any other agreement, oral or written.

Rudy Carson

Block Creek Aerobic Services, LLC, Contractor
MP# 0002036

Customer Signature

Date

ZJ

RC

Customer's Initials

Contractor's Initials

OSSF SOIL EVALUATION

Date Performed: 1-9-2023 Proposed Excavation Depth: 6"-8"

Property Location: 6790 River Rd. New Braunfels, Tx 78132 Textural Class Determined For Drain field: II

Name of Site Evaluator: Steven Kubena Registration Number: 0S0037188

Requirements:

At least two (2) soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Location of soil boring or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two (2) feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

Soil Boring Number 1

Depth (Feet)	Textural Class	Structure (if applicable)	Drainage (Mottles) Water Table	Restrictive Horizon	Observations
0 1 2 3 4 5	III III II	N/A	Red / Orange Mottling from 6"-1 1/2'	None Observed	Class III (Caliche) 0"-6" Class III (Silty Clay Loam) 6"-1 1/2' Class II (Loam)

Soil Boring Number 2

Depth (Feet)	Textural Class	Structure (if applicable)	Drainage (Mottles) Water Table	Restrictive Horizon	Observations
0 1 2 3 4 5		SAME	AS	ABOVE	

ATTACH COPY OF SITE DRAWING

Features of Site Area

Presence of 100 year flood zone	Yes - Flood Zone is Present	
Presence of upper water shed	Yes	(No)
Presence of adjacent ponds, streams, water impoundments	(Yes)	No
Existing or proposed water well in nearby area	Yes	(No)
Organized sewage service available to lot or tract	Yes	(No)

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Steven Kubena
Signature of Site Evaluator

1-9-2023
Date

Steven Kubena, R.S., S.E.
240 Sendera Crossing
La Vernia, Texas 78121
Mobile (210) 296-4778 Surefloseptic@gmail.com

OSSF DESIGN

Owner: **W W GAF INC.**
Location: 6790 River Rd. New Braunfels, Texas 78132
Phone: (281) 839-6984
Date: 1/18/2022

Development: **Two Single Family Residences W/ Water Saving Devices** Bedrooms: **3 EA** Sq. Ft: **1800 EA**

Q: **480 gpd** Soil: **II** R_a: **0.25 gall/ft^2/day**

System Type: **Aerobic/Sub-Surface Drip (Aeris Aerobic D840 – 840 GPD)** Traffic Rated Lids Required

Minimum Required ATU Treatment Capacity: **720 gpd**

Trash Tank: 552 gall Aerobic Tank: 840 gpd Pump Tank: 919 gall

Supply Line: **Sch 40, 1" purple (~40')** Check Valve Required: **No**

Minimum Application Area (A): 1920 ft^2 ($A = Q/R_a$)

Minimum Drip Line Length (L): 960 LF ($L = A/2$)

Drip Line: **Netafim .62 GPH Emitters @ Every 2'**

Pump Used: **Blaster Model 12EB-05 (Or Equivalent)**

- **Timer set to spray between 12:00 AM & 5:00 AM**
- **Liquid chlorinator**

Revised
05/22/2024 10:43:21 AM

OSSF Design Notes:

RECEIVED
By Brandon Olvera at 8:55 am, May 29, 2024

STATE OF TEXAS
STEVEN KUBENA
5152
REGISTERED
PROFESSIONAL SANITARIAN

LOT 5A
RIVER CLIFF ESTATES
.188 ACRES

LOT IS LOCATED IN THE FLOODWAY AND WITHIN THE EDWARDS AQUIFIER RECHARGE ZONE. THE SUBDIVISION DOES NOT HAVE A CURRENT WPAP, BUT THIS DESIGN IS EXEMPT FROM PERMANENT BMP'S DUE TO A SINGLE FAMILY RESIDENCE WITH LESS THAN 20 PERCENT IMPERVIOUS COVER.

KEY NOTES:

1. Design is for (2) two 3 BD Single Family Residences w/ a maximum flow of 480 gpd. Wastewater flow that exceeds 480 gpd may result in system failure. (Total combined Living Square Footage of 3600)
2. This design replaces and existing OSSF system. Existing tank (T) shall be pumped and filled.
3. Install an Aeris Aerobic D840 **(840 gpd)** ATU **w/ traffic rated lids**. ATU shall be anchored and completely buried with the exception of risers, chlorinators, cleanouts, sprinklers, and inspections ports with out adding fill. Non-buried components (alarms, junction boxes, and compressors) shall be elevated above the flood elevation. **Tank shall be buried a minimum of 18" deep to allow drip lines to be installed over the tank.**
4. Install a 2-way cleanout in a 3" or 4" sch 40 tightline from each house to the ATU as shown, Minimum slope 1/8 in/ft. A back flow prevention valve shall be installed at the inlet of the ATU.
5. **The top 1.5' of soil within the entire OSSF disposal field shall be removed and replaced with Class II soil.** Compaction of the new Class II soil is required to prevent unlevel disposal. Any area that the existing pipe and gravel absorptive drainfield is exposed during the removal of top soil shall be disinfected on site with bleach and properly disposed of at a land fill. **A silt fence, the length of the entire OSSF disposal field, shall be installed between the OSSF disposal field and the River**. The silt fence is to help prevent sediment runoff in to the river and may be removed after the completion of the OSSF installation and sod is laid over the drip field.
6. Install 1080' of Netafim 0.62 gph dripline as shown. No single lateral shall exceed 400' in length. The drip lines will be laid on two foot centers, parallel with the contour of the land. Drip line shall be installed at a minimum of 6 inches in depth in the new Class II soil. The drip lines will then be covered with a minimum of 6 inches of suitable soil (Class II). Flexible PVC shall be used on all loops.

SURE FLO SEPTIC LLC
Phone: (210) 296-4778 **Email:** Surefloseptic@gmail.com

RECEIVED
By Brandon Olvera at 8:55 am, May 29, 2024

KEY NOTES:

7. Supply and Flush lines are purple **1" schedule 40**. A vacuum relief valve (R) shall be installed on the supply and flush lines at their highest points. Valves shall be installed in valve boxes with pea gravel.
8. Water line to be sleeved in 2" Sch 40 PVC in any areas closer than 10' from Septic System or Septic Field. This process exceeds TAC 30 Chapter 290, 44 (e) (B) (i).
9. A 100-130 micron disc filter shall be installed in the supply line inside of the pump chamber.
10. Backflush shall be manual with a 1" ball valve installed in the flush line inside the pump tank or in a valve box. Chlorination is required and the flush line shall terminate in the pump tank.
11. Timer shall be set to run the pump every 2 hours for a 5 minute duration.
12. St. Augustine Sod Grass or Seed and Erosion Blanket shall be planted/laided over the entire drip field. Vehicles should not be driven over the drip field and impervious surfaces shall not be placed over the drip field.
13. 1/2" Conduit installed underneath the drip field for walking light shall not hinder the operation of the OSSF system.

SURE FLO SEPTIC LLC
Phone: (210) 296-4778 **Email:** Surefloseptic@gmail.com

SURE FLO SEPTIC LLC
Phone: (210) 296-4778 **Email:** Surefloseptic@gmail.com

RECEIVED
By Brandon Olvera at 8:55 am, May 29, 2024

Comal County Environmental
New Braunfels, Texas 78132

LOT 5A, RIVER CLIFF ESTATES, 6790 RIVER RD. NEW BRAUNFELS, TX 78132

Dear Brenda,

It is my professional opinion that the 1/2" conduit installed underneath the drip field for small walking lights will not hinder the operation of the OSSF system.

If you have any questions, please call me at (210) 296-4778 or email at Surefloseptic@gmail.com

Sincerely,

Steven Kubena, R.S.

SURE FLO SEPTIC LLC
Phone: (210) 296-4778 **Email:** Surefloseptic@gmail.com

RECEIVED
By Brandon M. Olvera at 3:47 pm, May 12, 2023

Comal County Environmental
New Braunfels, Texas 78132

LOT 5A, RIVER CLIFF ESTATES, 6790 RIVER RD. NEW BRAUNFELS, TX 78132

Dear Brenda,

Per TAC 285.31(c)(2)(A)(B)(C), the tank shall be located so that the flood will not damage the OSSF during a flood event, resulting in contamination of the environment. The tank shall also be anchored so tank flotation is eliminated.

If you have any questions, please call me at (210) 296-4778 or email at Surefloseptic@gmail.com

Sincerely,

Steven Kubena, R.S.

GE Reaves Engineering

CIVIL ENGINEERS • STRUCTURAL ENGINEERS • LAND SURVEYORS

May 5, 2023

Zandra Jones
info@bornagainproperties.com
zandra@bornagainproperties.com
281-903-5259

REF: Letter of Certification
6790 River Rd
New Braunfels, Texas 78132
Comal County- Lot 5A
PID 49581
GRE 23-0067

Zandra;
Please accept this letter as a response to the any potential OSSF site within the 100-year floodplain.

Being that the site is within the 100-y floodplain, I certify that:

A. The system shall not increase the height of the flood.
B. All components, with the exception of risers, chlorinator, cleanouts, sprinkles, and inspection ports., shall be completely buried with no fill and;
C. Non-buried components (e.g., alarms, junction boxes, and compressors shall be elevated above the 100-yr elevation.

If you have nay questions, please contact me.

Sincerely
GE Reaves Engineering
F4861

Gustavo Gonzalez, P.E.
Project Engineer

STOCKBURGER, CONSULTING ENGINEER; OSSF DESIGN

Aerobic On Site Surface Irrigation Design Review

Date of Report: 11/30/2017

Donald S. Stockburger, P.E.
Firm # 7389

112 Sleepy Hollow Dr.
Royse City, Tx 75187
214-893-8648

Owner: Steven Allison
Address: 121 Mesquite St.
Maypearl, Texas 76064
Ellis County

Installer: **Matt Dulworth**
Dulworth Septic

STATE OF TEXAS
DONALD S. STOCKBURGER
80299
REGISTERED
PROFESSIONAL ENGINEER

Donald S. Stockburger
11/30/17

Design Review:

The Attached On Site Sewage Facility design, prepared by Mr. Trevon Dulworth, a Registered Sanitarian in the State of Texas appears to meet/satisfy required disposal criteria for OSSF aerobic disposal in accordance with OSSF Design Specifications of the TCEQ.

The system does split the isopleth lines shown in Figure 1 of the manual, and an application rate of 0.064 is used as a basis of design. Actual loading rate based on spray field design is approximately 0.0545.

The below calculations demonstrate the Aeris D-840 system will remain in place should the area be subject to flood conditions as shown in the following state. In all three scenarios, the total weight of tank, filled to fill line, and cover soil exceed that of the buoyant force of water for the equivalent volume. It should be noted, minimum depth of cover from finish grade to top of unit for calculation purposes is 12". It is however, recommended to set as deep as possible for additional reactive force (18-24"). It is also noted that control placement should be above the 100 yr floodplain elevation.

The Spray irrigation heads are located within the 100 year flood zone and floodway. The sprinkler heads are to be placed flush with existing ground and the surrounding area is to be graded smooth, and sodded with a sturdy turf grass, thus the proposed system **will not impede or raise/impact the floodway.**.

STOCKBURGER, CONSULTING ENGINEER; OSSF DESIGN

Aerobic On Site Surface Irrigation Design Review

Date of Report: 11/30/2017

Donald S. Stockburger, P.E.
Firm # 7389

112 Sleepy Hollow Dr.
Royse City, Tx 75187
214-893-8648

Owner: Steven Allison
Address: 121 Mesquite St.
Maypearl, Texas 76064
Ellis County

Installer: **Matt Dulworth**
Dulworth Septic

11/30/17

Bouyancy Calculation:

The address of the above property is located within the 100 year flood plain. The property survey has not been supplied with the design so floodplain boundary is not depicted on the designer's plan.

The below calculations demonstrate the Aeris D840 system will remain in place should the area be subject to flood conditions as shown in the following state. In all three scenarios, the total weight of tank, filled to fill line, and cover soil exceed that of the buoyant force of water for the equivalent volume. It should be noted, minimum depth of cover from finish grade to top of unit for calculation purposes is 12". It is however, recommended to set deeper, if possible, for additional reactive force (18-24"). It is also noted that system control placement should be above the 100 yr floodplain, at highest possible elevation.

All excess spoil material is to be removed from site and the disturbed area shall be graded to match previously existing and adjacent elevations. All risers except for aerator and pump tank access should be placed at grade such that there is no impact to the water surface elevation during a flooded condition. The Tank and risers shall be adequately sealed with appropriate mastic/bitumen material to control infiltration and leakage during flooded or wet conditions.

STOCKBURGER, CONSULTING ENGINEER; OSSF DESIGN

Aerobic On Site Surface Irrigation Design Review

Date of Report: 11/30/2017

STATE OF TEXAS
DONALD S. STOCKBURGER
80299
REGISTERED
PROFESSIONAL ENGINEER

Donald S. Stockburger
11/30/17

Buoyancy calculations for Aeris D840 aerobic treatment plant.

System covered with 12" of saturated soil and filled to flow line.

1) Weight of concrete for empty tank = lbs
2) Weight of equipment in tank = 150 lbs
3) Total Empty Weight + Equip = 21,150 lbs
4) Approx Weight of H2O to tank fill line (53") = (552+601 +205+919)gal x 8.3439lbs/gal = 18,999 lbs
5) Total weight of tank filled to flow line = 21,150+ 18,999 = 40,149 lbs
6) Calculated weight of **12" of soil** = (71ft^2 x 1ft) x 95lb/ ft^3 = 6,745lbs of soil
7) Total weight of tank filled and covered with 12" of soil = (41,149.0 lbs + 6,745 lbs) = **46,894 lbs**

The calculation above assumes 12 Inches of soil cover. It is recommended the installer places the system at 18" to 24" (2 feet) of cover over the tank for added dead weight.

H2O Displacement Calculation Based on provided Spec Data Sheet

8) (L x W x H) x 62.4lbs/ ft^3 =(14' x 6.5' x 5.5') x 62.4lbs/ ft^3 = 500.5 ft^3 x 62.4lbs/ ft^3= **31,231.2 lbs buoyant Force (uplift)**

Therefore, the total tank weight, filled to fill line plus 12" of soil, **46,894 lbs** is greater than the H2O displacement of **31,231.2 lbs**.

For System covered with 12" of saturated soil, pre and aerobic at flow line and pump tank 8" water depth (simulated mid suction pump)

9) Weight of H2O reduction for pump tank at 8" of H2O = (919gals-120gals) x 8.3439 lbs/gal = **6,667.0 lbs**
10) Total weight of tank = **46,894 lbs – 6,667.0 lbs = 40,227 lbs,**
Therefore, the total tank weight would be greater than the buoyant force of water **31,231.2 lbs - 40,227 lbs = -8,995.8 lbs... The negative uplift force value shows that the buoyant force does not overcome the total tank weight**

For System covered with 12" saturated soil, pre and aerobic at flow line and pump tank empty (simulates bottom suction pump).

11) Total weight of tank =**46,894 lbs** - (919gals x 8.3439lbs/gal) = **39,225 lbs.** Therefore, the total tank weight (Pump Empty) would be greater than the buoyant force of water **31,231.2 lbs - 39,225 lbs = -7,993.8 lbs**

SURE FLO SEPTIC LLC
Phone: (210) 296-4778 **Email:** Surefloseptic@gmail.com

Comal County Environmental
New Braunfels, Texas 78132

LOT 5A, RIVER CLIFF ESTATES, 6790 RIVER RD. NEW BRAUNFELS, TX 78132

Dear Brenda,

A variance, to the rules in TAC 285, is requested to reduce the 10' separation distance from the waterline to the drip field. To provide equivalent protection, the water line is to maintain a 2.5' minimum separation distance from the drip field. Also, the water line is to be sleeved in any area within 10' of the drip field/sewer pipe, and a licensed plumber is to install a back flow preventer/check valve on the water line, as shown.

If you have any questions, please call me at (210) 296-4778 or email at Surefloseptic@gmail.com

Sincerely,

Steven Kubena, R.S.

Olvera,Brandon

From: Born Again Rentals <vacations@bornagainproperties.com>
Sent: Wednesday, May 29, 2024 3:34 PM
To: Olvera,Brandon
Cc: Zandra Jones
Subject: Parking - 6790 River Rd

Hi,

I hope this message finds you well.

I am writing to formally inform you that, going forward, we will not be parking on the side of the lot where the homes are built. Instead, we will park across the street.

We appreciate your understanding regarding this matter. Should you have any questions or require additional clarification, please do not hesitate to contact us.

Thank you!

Sincerely,

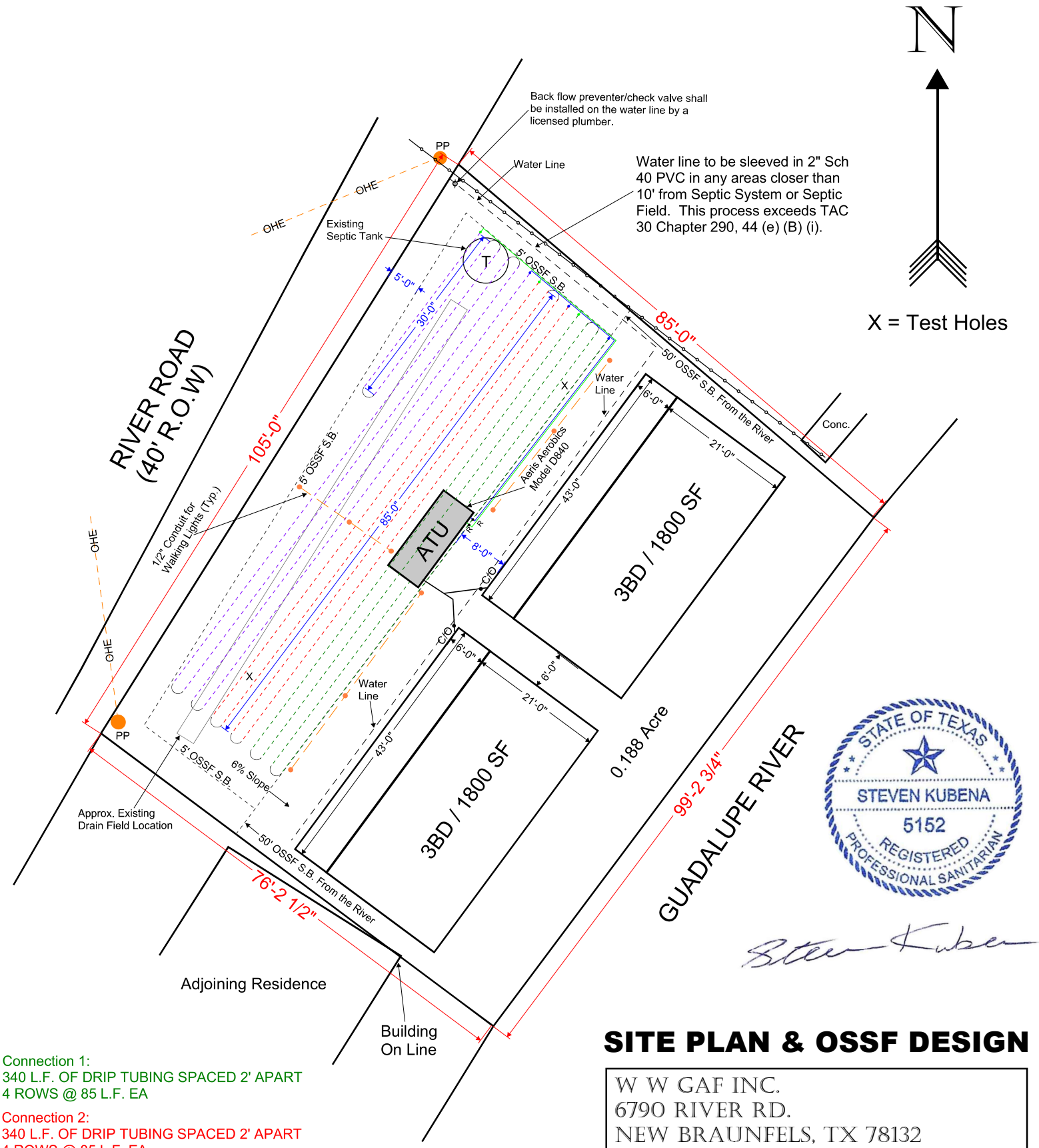
--

Born Again Rentals, LLC
+1 (281)-763-7774

Revised
05/22/2024 10:43:15 AM

SURE FLO SEPTIC LLC
Phone: (210) 296-4778 **Email:** Surefloseptic@gmail.com

RECEIVED
By Brandon Olvera at 8:55 am, May 29, 2024



STATE OF TEXAS
STEVEN KUBENA
5152
REGISTERED
PROFESSIONAL SANITARIAN

Connection 1:
340 L.F. OF DRIP TUBING SPACED 2' APART
4 ROWS @ 85 L.F. EA

Connection 2:
340 L.F. OF DRIP TUBING SPACED 2' APART
4 ROWS @ 85 L.F. EA

Connection 3:
400 L.F. OF DRIP TUBING SPACED 2' APART 4 ROW @ 85 L.F., & 2 ROW @ 30 L.F.

SITE PLAN & OSSF DESIGN

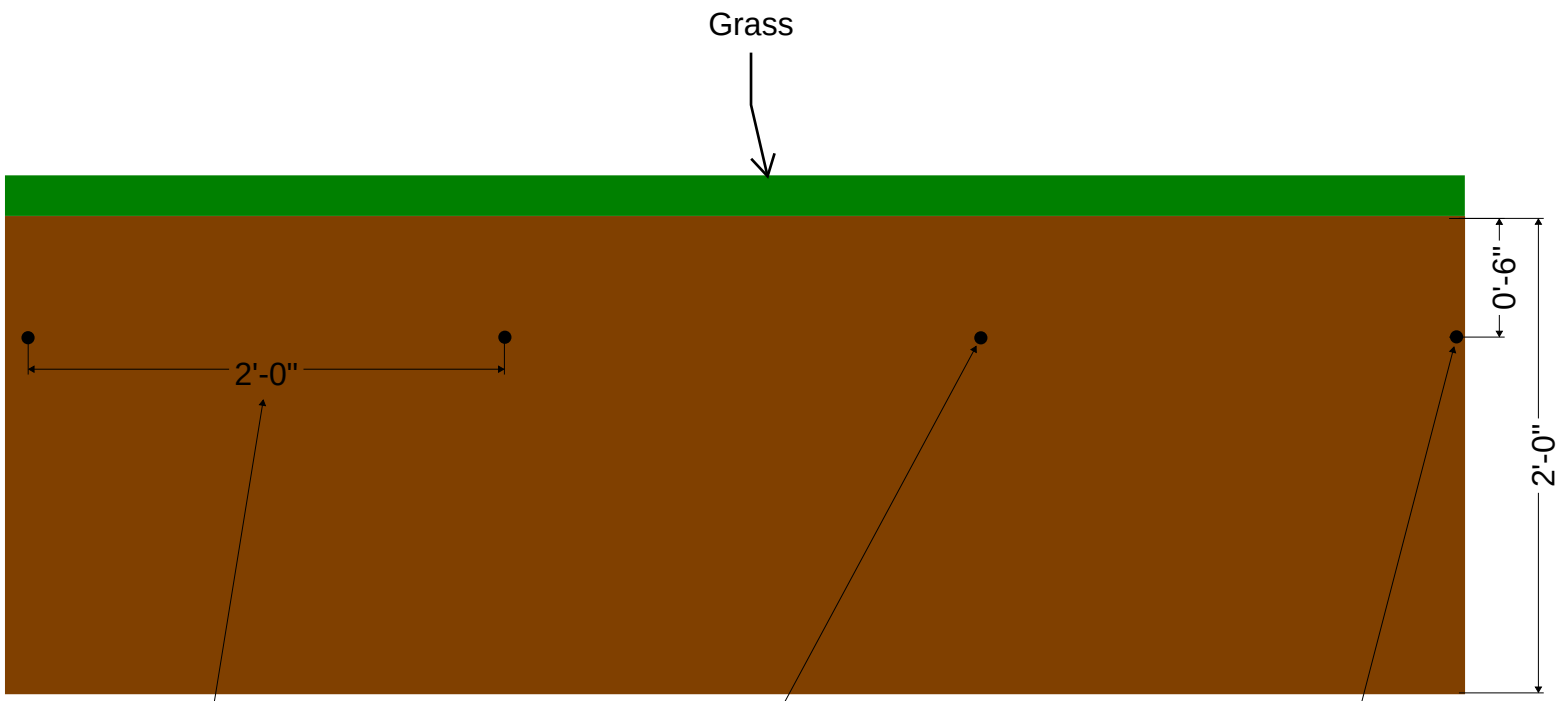
W W GAF INC.
6790 RIVER RD.
NEW BRAUNFELS, TX 78132

STEVEN KUBENA, R.S
240 SENDERA XING
LA VERNIA, TEXAS 78121
(210) 296-4778

DATE: 1/18/2023

SCALE: 1" = 20'

Subsurface Drip Irrigation
Trench Cross-Section

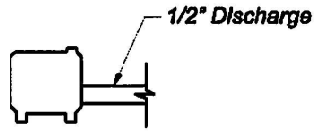


2' Spacing Between
Each Drip Line

Drip Line - 0.62 GPH

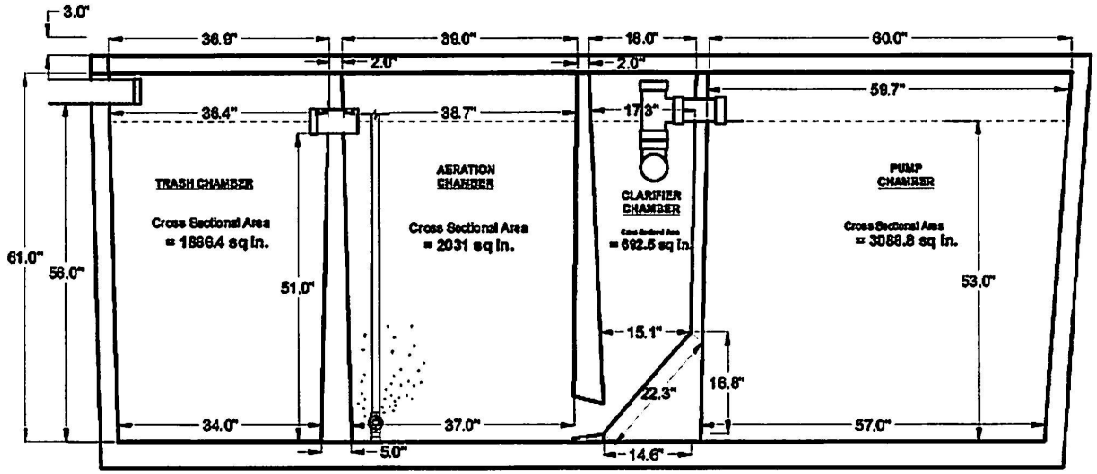
Install Drip Line Min. 6" Deep

STATE OF TEXAS
STEVEN KUBENA
5152
REGISTERED
PROFESSIONAL SANITARIAN

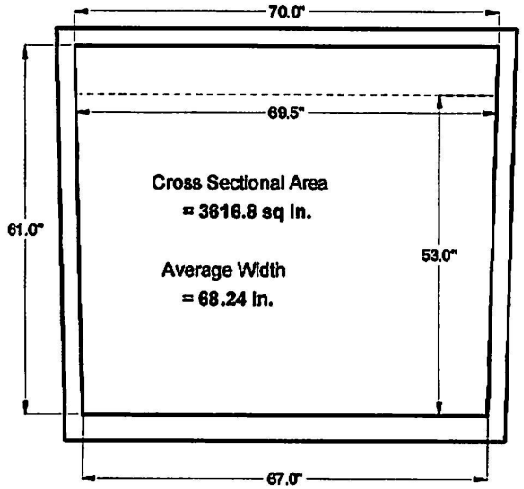


BLOWER

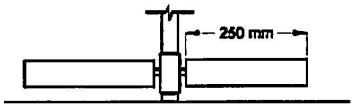
****Traffic Rated Lids Required****



SIDE SECTION VIEW
SCALE: 1" = 3/8 "



END SECTION VIEW
SCALE: 1" = 3/8 "



Diffuser Detail
2 - 250 mm
Max flow per diffuser
= 55 liters/minute

Title:	Company Name:	Date:
Model D840 840 gallon per day Aerobic Treatment Unit	Aeris Aerobics	3-1-2014

Aeris Aerobics
Septics for a Greener Tomorrow

Aeris Aerobics Gallon Per Chamber:

Aeris Systems Chambers:	Trash	Aeration	Clarifier	Pump
D-500m	568	371	197	763
D-600m	478	461	197	763
D-750	355	584	197	763
D-840	552	601	205	919
D-1100	807	836	300	
D-1500		1532	388	

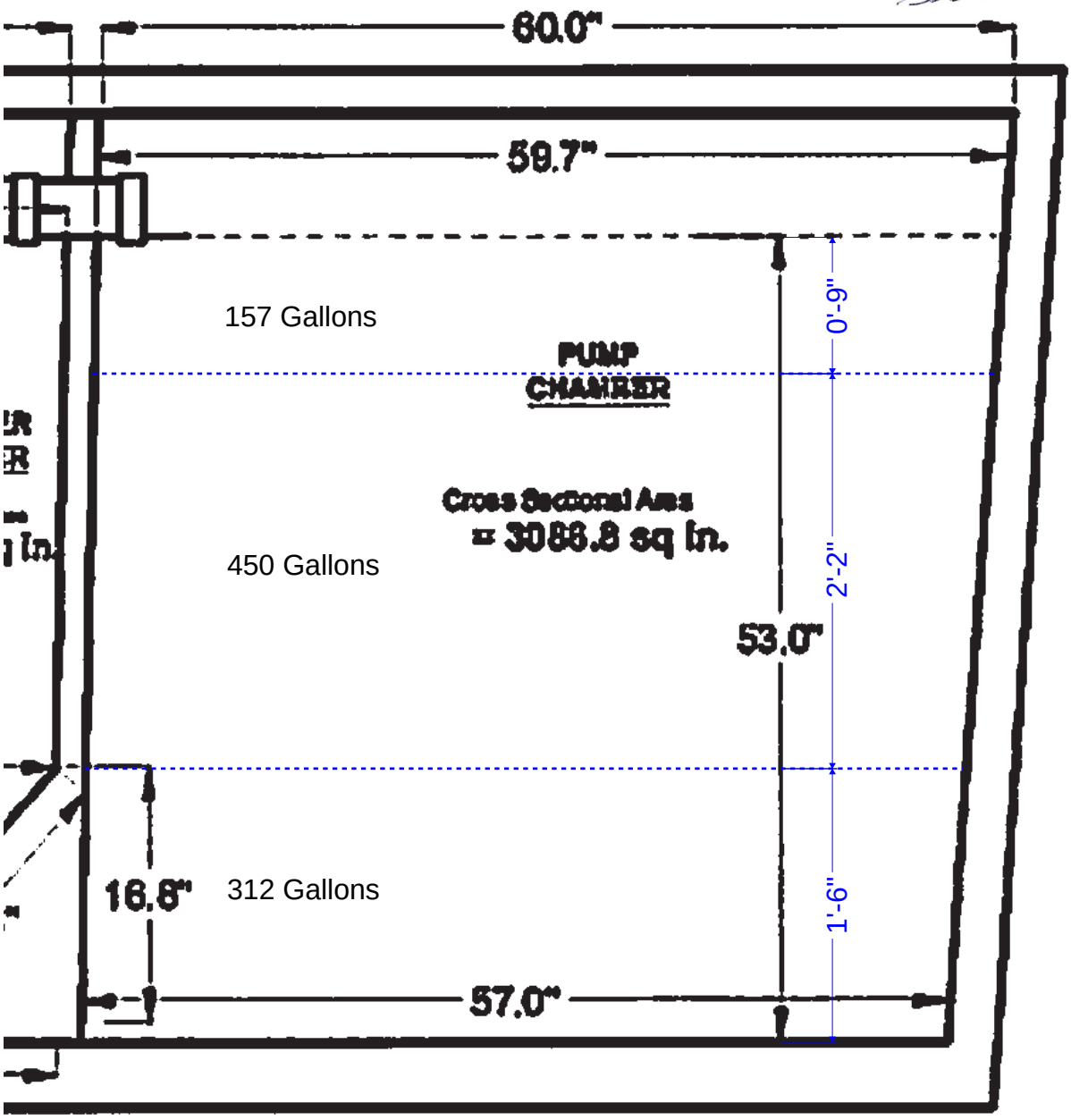
STATE OF TEXAS
STEVEN KUBENA
5152
REGISTERED
PROFESSIONAL SANITARIAN

Steven Kubena

Aeris D-840 (840 GPD) PUMP TANK DETAILS (FLOAT SETTINGS)

STATE OF TEXAS
STEVEN KUBENA
5152
REGISTERED
PROFESSIONAL SANITARIAN

Q'S UP TO 430 GPD
14.49 GALL/IN
HIGH WATER ALARM "ON" TO BOTTOM OF INLET: 9" (157 GALL)
PUMP "ON" TO HIGH WATER ALARM "ON": 26" (450 GALL)



THERE SHALL BE AT LEAST ONE DAY OF STORAGE BETWEEN THE ALARM-ON LEVEL AND THE PUMP-ON LEVEL, AND A STORAGE VOLUME OF ONE-THIRD THE DAILY FLOW BETWEEN THE ALARM-ON LEVEL AND THE INLET TO THE PUMP TANK.

BLASTER®

Filtered Effluent Pump

SPECIFICATIONS

Model	Flow Range GPM	Horsepower Range	Best Eff. GPM	Discharge Connection	Maximum Solids Size	Rotation①
8EB	1.5 – 10	½ – 1	7	1¼	1/16" dia.	CCW
12EB	3 – 16	½ – 1½	10	1¼	1/16" dia.	CCW
20EB	6 – 28	½ – 1½	18	1¼	1/16" dia.	CCW
33EB	10 – 50	½ – 1½	33	1¼	1/16" dia.	CCW
55EB	20 – 80	½ – 1½	55	1¼	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 * Noryl™
Impeller	
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

ORDER NUMBER CODE

8EB 05 2 2 J

- EB Pump Series: 8EB 33EB, 12EB 55EB, 20EB
- Horsepower Code: 05 = ½ HP, 07 = ¾ HP, 10 = 1 HP, 15 = 1½ HP
- Phase: 2 = 1 Phase 2 Wire
- Voltage: 1 = 115 V, 2 = 230 V
- Optional 100" jacketed lead

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 passageof 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.

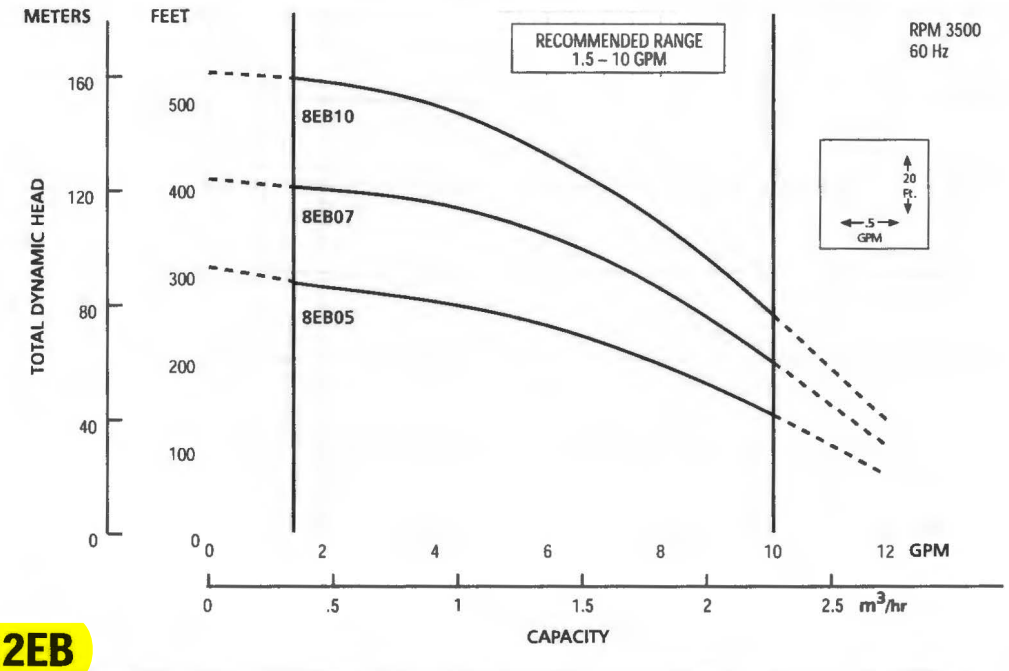
Underwriters Laboratories File no. E174426

Canadian Standards Association File no. 39172

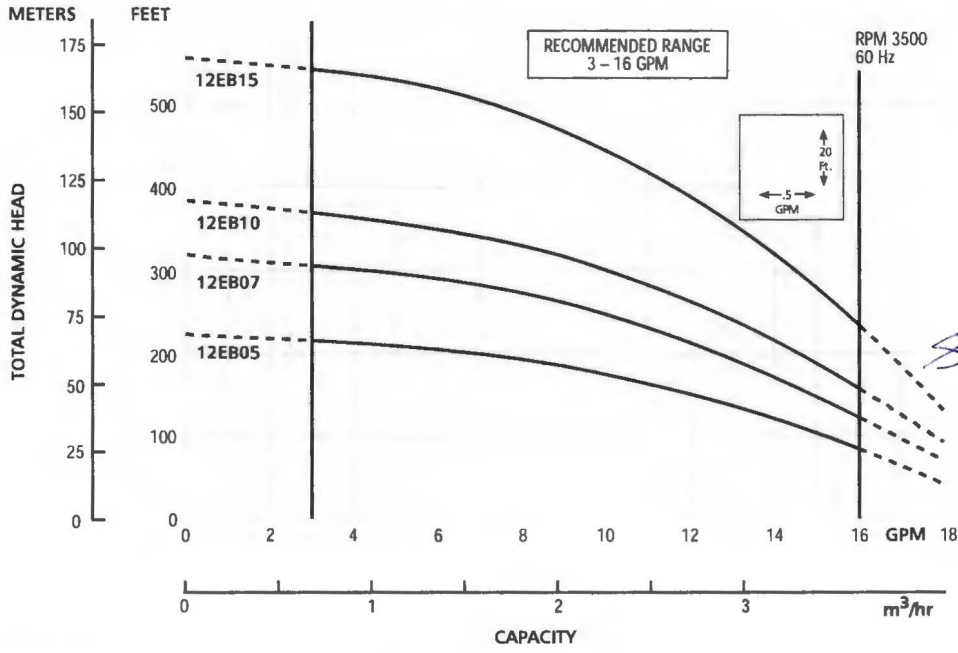
STATE OF TEXAS
STEVEN KUBENA
5152
REGISTERED
PROFESSIONAL SANITARIAN

Model 8EB

FILTERED EFFLUENT BLASTER®



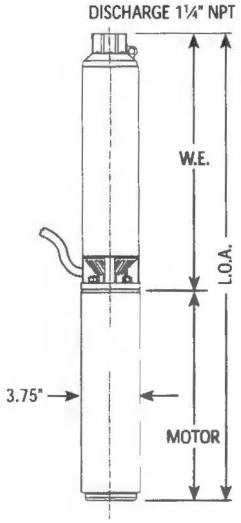
Model 12EB



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	½	1	10	13.3	9.5	22.8	5	18	23
8EB0722	¾	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	½	1	7	11.0	9.5	20.5	4	18	22
12EB0722	¾	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	1½	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.



Stormwater Best Management Practice

Silt Fences

Minimum Measure: Construction Site Stormwater Runoff Control
Subcategory: Sediment Control

Purpose and Description

The purpose of a silt fence is to retain the soil on disturbed land (Figure 1), such as a construction site, until the activities disturbing the land are sufficiently completed to allow revegetation and permanent soil stabilization to begin. Keeping the soil on a construction site, rather than letting it be washed off into natural water bodies (e.g., streams, rivers, ponds, lakes, estuaries) prevents the degradation of aquatic habitats and siltation of harbor channels. And preventing soil from washing onto roads, which readily transport it to storm sewers, avoids having sewers clogged with sediment. The cost of installing silt fences on a watershed's construction sites is considerably less than the costs associated with losing aquatic species, dredging navigation channels, and cleaning sediment out of municipal storm sewers.

A silt fence is a temporary sediment barrier made of porous fabric. It's held up by wooden or metal posts driven into the ground, so it's inexpensive and relatively easy to remove. The fabric ponds sediment-laden stormwater, causing sediment to be retained by the settling processes. A single 100-foot run of silt fence may hold 50 tons of sediment in place. Most construction sites today do have silt fences. However, many do not work effectively because they are not well designed, installed, or maintained. The focus of this fact sheet is—how to make silt fences work.

Design

The three principal aspects of silt fence design are: proper placement of fencing, adequate amount of fencing, and appropriate materials.

Proper Placement of Fencing

Placement is important because where a fence starts, runs, and ends is critical to its effectiveness. Improper placement can make the fence a complete waste of money. Construction staff should analyze the construction site's contours to determine the proper placement.

Figure 1. A silt fence at the perimeter of a construction site.
Photo Credit: USEPA/Wikimedia

Figure 2. Create manageable sediment storage areas.

Staff should segment the site into manageable sediment storage areas for using multiple silt fence runs. The drainage area above any fence should usually not exceed a quarter of an acre. Water flowing over the top of a fence during a normal rainfall indicates the drainage area is too large. An equation for calculating the maximum drainage area length above a silt fence, measured perpendicular to the fence, is given in Fifield (2011). Construction staff should avoid long

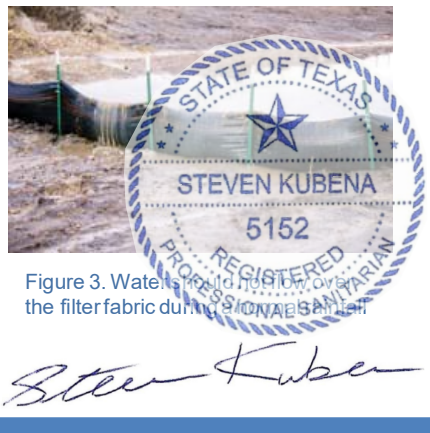


Figure 3. Water should not flow over the filter fabric during a normal rainfall.

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December 2021

runs of silt fence because they concentrate the water in a small area where it will easily overflow the fence. The lowest point of the fence in Figure 4 is indicated by a red arrow. Water is directed to this low point by both long runs of fence on either side of the arrow. Most of the water overflows the fence at this low point and little sediment is trapped for such a long fence.

Figure 4. Avoid long runs of silt fence

Construction staff should use J-hooks as shown in Figures 5 and 6, which have ends turning up the slope to break up long fence runs and provide multiple storage areas that work like mini-retention areas. If the fence doesn't create a ponding condition, it will not work well. The silt fence in Figure 7 doesn't pond water or retain sediment. Stormwater will run around the fence carrying sediment to the street, which will transport the water and its sediment load to the storm sewer inlet.

Figure 5. Use J-hook fences to break up long fence runs

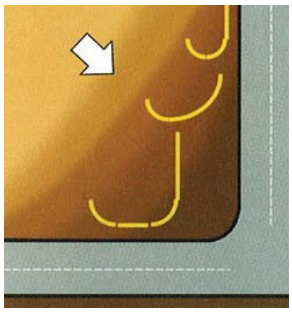


Figure 6. J-hook silt fences provide multiple storage

Figure 7. This silt fence doesn't work

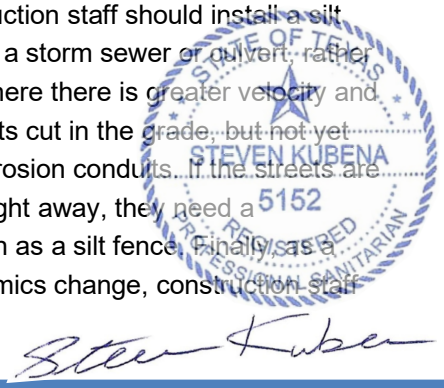
Water flowing around the ends of a silt fence will cause additional erosion and defeat its purpose. Construction staff should ensure that the bottom of each end of the fence is higher than the top of the middle of the fence (Figure 8). This ensures that during an unusually heavy rain, water will flow over the top rather than around either end of the fence. Only fine suspended material will spill over the top, which is not as harmful as having erosion at the ends. When there is a long steep slope, construction staff should install one fence near the head of the slope to reduce the volume and velocity of water flowing down the slope, and another fence 6-10 feet from the toe of the slope to create a sediment storage area near the bottom. A common misconception is that only steep slopes cause a stormwater management concern. However, steep slopes may have a relatively small water collection area. The total drainage area of a gentle slope, if large (Figure 10), can be more important than its slope in determining sediment loss. A silt fence should not be placed in a channel with continuous flow (channels in Figures 8 and 9 don't have a continuous flow), nor across a narrow or steep-sided channel. However, when necessary a silt fence can be placed parallel to the channel to retain sediment before it enters the watercourse.

Figure 8. Proper installation, bottom of both ends are above the top of the middle.

Figure 9. Poor installation, water can flow around the ends causing additional erosion

Figure 10. Gentle slopes may require a silt fence

Paved streets are major conduits of stormwater and silt, and they drain to storm sewer inlets. The best solution is to retain as much sediment as possible before it reaches paved surfaces. Construction staff should install a silt fence at the inlet side of a storm sewer or culvert, rather than at the discharge where there is greater velocity and less storage area. Streets cut in the grade, but not yet paved, are also prime erosion conduits. If the streets are not going to be paved right away, they need a containment barrier such as a silt fence. Finally, as a construction site's dynamics change, construction staff



should adjust the silt fence layout to maintain its effectiveness.

Silt fences are a "last line of defense" sediment control practice (U.S. EPA, 2007), and designers and contractors should always consider diverting sediment-laden stormwater to a sediment detention pond or other primary sediment control practice in conjunction with the use of silt fences. If the site can provide a large enough area, this is usually the most effective and economical best management practice for retaining sediments.

Adequate Amount of Fencing

Silt fences are typically perimeter control practices or the last line of defense for discharge points like storm drains. As such, the amount of silt fence needed at a site depends on the site's configuration, or more specifically, the configuration of the contributing area that is subject to erosion. Still, it is important to not overload a silt fence. A reasonable rule-of -thumb for the proper amount of silt fence is—at least 100 feet of silt fence per 10,000 square feet of disturbed area. Soil type, slope, slope length, rainfall, and site configuration are all important elements in determining the adequate silt fence protection for a site, and to what extent it fits the 100 feet per 10,000 square feet rule-of-thumb. If the amount of fencing provides the volume of storage needed, then over-flowing the silt fence runs will be minimized. This is the basic test; if fences are over-flowing after a moderate rainfall event, construction staff should probably increase the amount of fencing to avoid undercutting, washouts, and fence failures.

Appropriate Materials

There are different types of porous fabrics available (e.g., woven, non-woven, mono-filament) as well as different types of posts (e.g. wooden or metal) available to support the silt fence. Proper installation methods are more important than the fabric or post type for overall effectiveness. However, a lightweight fabric tends to tear where it is attached to the posts. Posts should hold the fabric up and support the horizontal load of retained water and sediment. Hardwood posts (2 inches by 2 inches) are potentially strong enough to support the loads but are difficult to drive into the ground more than 6-8 inches. To hold 2 feet of sediment and water, construction staff should drive the posts 2 feet into the ground. Steel posts are best because staff can drive them into compacted soil to a depth of 2 feet. Staff should space the support posts 3-4 feet apart where water may run over the top of the fence, 5 feet in most other areas, and 6-7 feet where there isn't a considerable horizontal load. Improper post depth and spacing is often the cause of sagging fabric and falling posts. A more robust wire or chain link supported silt fence is needed to withstand heavy rain events or sediment loading. However, this may double the cost of a silt fence installation and entails disposing of more material when the fence is removed. Construction staff can usually obviate the need for a wire or chain link reinforced fence by installing silt fencing with five interacting features: (1) proper placement based on the site's contours, (2) adequate amount of fencing without long runs, (3) heavy porous filter fabric, (4) metal posts with proper depth and spacing, and (5) tight soil compaction on both sides of the silt fence.

Figure 11. Chain link supported silt fence

Silt Fence Installation

Two approaches that construction staff commonly use for installing silt fences are the static slicing method and the trenching method.

Static Slicing Method

The static slicing machine pulls a narrow blade through the ground to create a slit 12 inches deep and simultaneously inserts the silt fence fabric into this slit behind the blade. The blade is designed to slightly disrupt soil upward next to the slit and to minimize horizontal compaction, thereby creating an optimum condition for compacting the soil vertically on both sides of the fabric. Construction staff compact soil by rolling a

tractor wheel along both sides of the slit in the ground 2 to 4 times to achieve nearly the same or greater compaction as the original undisturbed soil. This vertical compaction reduces the air spaces between soil particles, which minimizes infiltration. Without this compaction infiltration can saturate the soil, and water may find a pathway under the fence. When a silt fence is holding back several tons of accumulated water and sediment, it needs to be supported by posts that are driven 2 feet into well compacted soil. To complete installation, construction staff should drive in the posts and attach the fabric to the posts.

Figure 12. Static slicing machine

Figure 13. Tractor wheel compacting the soil

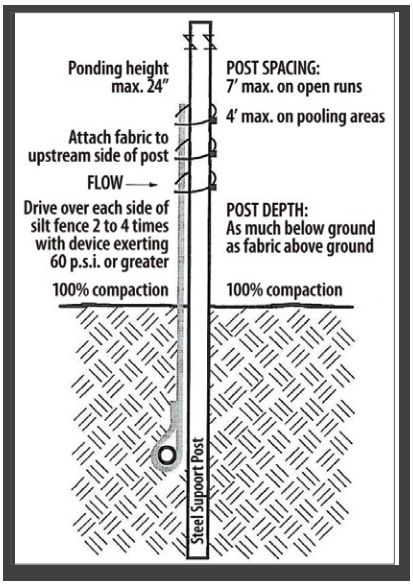


Figure 14. Silt fence installation using the static slicing method

Trenching Method

Trenching machines have been used for over twenty-five years to dig a trench for burying part of the filter fabric underground. Usually the trench is about 6 inches wide with a 6-inch excavation. Its walls are often more curved than vertical, so they don't provide as much support for the posts and fabric. Turning the trencher is necessary to maneuver around obstacles, follow terrain contours or property lines, and install upturns or J-hooks. However, trenchers can't turn without making a wider excavation, and this results in poorer soil compaction, which allows infiltration along the underground portion of the fence. This infiltration leads to water seeking pathways under the fence, which causes subsequent soil erosion and retained sediment washout under the fence. The white line on the fence in Figure 16 and red arrow both mark the previous sediment level before the washout. Post setting and fabric installation often precede compaction, which make effective compaction more difficult to achieve. EPA supported an independent technology evaluation (ASCE 2001), which compared three progressively better variations of the trenching method with the static slicing method. The static slicing method performed better than the two lower performance levels of the trenching method and was as good or better than the trenching method's highest performance level. The best trenching method typically required nearly triple the time and effort to achieve results comparable to the static slicing method.

Figure 15. Trenchers make a wider excavation at turns.

Figure 16. Poor compaction has resulted in infiltration and water flowing under this silt fence causing retained sediment washout.

Proper Attachment

Regardless of the installation method, it is critical for construction staff to properly attach the fabric to the posts to combine the strength of the fabric and support posts into a unified structure. The silt fence should be able to support 24 inches of sediment and water. For steel posts, construction staff should use three plastic ties per post (50-pound test strength), located in the top 8 inches of the fabric, with each tie hung on a post nipple, placed diagonally to attach as many vertical and horizontal threads as possible. For wooden posts, staff should use several staples per post, with a wood lath to overlay the fabric.

Silt Fence Applications

When staff place silt fences around the perimeter of a stockpile or a construction site, the conventional silt fence design and materials discussed previously may not be sufficient.

Stockpile example. A stockpile of dirt and large rocks is shown in Figures 17 and 18 with a silt fence protecting the downgradient area of its perimeter. By only protecting the downgradient area, the silt fence will allow access of the stockpile from the upgradient side without having to remove it. Rocks that roll down the pile would likely damage a conventional silt fence. The bottom of the porous fabric is held firmly against both the ground and base of precast concrete, highway, barriers by light-colored stones. An alternative installation would for construction staff to rest the concrete barriers directly on the bottom edge of the filter fabric, which would extend under the barriers about 10 inches, so the barriers' weight will press the fabric against the ground to prevent washout. Water passing through the silt fence (red arrow in Figure 18) flows to a storm sewer culvert inlet, which is surrounded by a fabric silt fence (yellow arrows in Figures 17 and 18) that reduces the stormwater's velocity and allows settling before the water is discharged to a creek.

Figure 17. Back of silt fence on part of the stockpile's perimeter.

Figure 18. Front of silt fence on part of stockpile's perimeter.

Bridge abutment example. While constructing a bridge over a river between two lakes, construction staff needed an excavation on the riverbank to pour footings for the bridge abutment. Design engineers created the silt fence along the excavation's perimeter, composed of concrete highway barriers with orange filter fabric, to prevent stormwater from washing excavated soil into the river and to fend off the river during high flows. A portion of the orange filter fabric that has blown away from the concrete barriers shows the need for construction staff to overlap and reinforce the joints where two sections of filter fabric are attached.

Figure 19. Silt fence for bridge abutment excavation.

Highway example. Because of the proximity of a construction site to a highway, a concrete barrier was required by Minnesota's DOT to protect the highway and an underground fiber optic cable next to the highway from construction activities. Construction staff used the concrete barrier to support a silt fence along the perimeter of a large amount of dirt that was stock piled before being used for fill at a different location.

Figure 20. Silt fence protecting a highway and underground fiber optics cable.

Lake shore example. Workers are restoring the lake's shoreline with plant plugs and seeding it with native plant species. Staff are using a plywood,

Figure 21. Silt fence protecting a lake shore.

perimeter, silt fence to trap sediment from a construction site on the right-side of the picture, protect the lake shore from boat-wake erosion, and prevent geese from eating the seeds and young plants. Staff will remove this fencing when 70% vegetative cover is achieved.

Inspection and Maintenance

Construction staff should inspect silt fences routinely and after precipitation events to determine whether they need maintenance because they are full (Figure 22) or damaged by construction equipment. The ASTM silt fence specification (ASTM 2003) recommends that staff remove sediment deposits from behind the fence when they reach half the height of the fence or install a second fence.

Figure 22. A silt fence full of sediment that needs maintenance.

However, there are several problems associated with cleaning out silt fences. Once the fabric is clogged with sediment, it can no longer drain slowly and function as originally designed. The result is normally a low volume sediment basin because the cleaning process doesn't unclog the fabric. The soil is normally very wet behind a silt fence, inhibiting the use of equipment needed to move it. Construction staff typically use a backhoe, but if the sediment is removed, what is to be done with it during construction? Another solution is to leave the sediment in place where it is stable and build a new silt fence above or below it to collect additional sediment as shown in Figure 23. The proper maintenance may be site specific, e.g. small construction sites might not have sufficient space for another silt fence. Construction staff should maintain adequate access to the sediment control devices so inspections and maintenance can be performed.

Figure 23. New silt fence below the old fence

Permanent Soil Stabilization

When construction staff have sufficiently completed the land disturbing activities to allow permanent soil stabilization on the site, they should remove the silt fences and sediment basins. The fabric and damaged posts go to the landfill. Steel posts and some of the wooden posts can be reused. Then, staff spread the sediment over the site to provide fertile soil, and the area can be seeded and mulched to support revegetation.

Additional Information

Additional information on related practices and the Phase II MS4 program can be found at EPA's National Menu of Best Management Practices (BMPs) for Stormwater website

References

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Fifield, Jerald S. (2011). Designing and Reviewing Effective Sediment and Erosion Control Plans, 3rd Edition. Santa Barbara, CA: Forester Press.

U.S. Environmental Protection Agency (U.S. EPA) (2007). Developing Your Stormwater Pollution Prevention Plan, EPA 833-R-06-004. Washington: EPA. Available from EPA hardcopy 800-490-9198.

Photograph Credits

Figure 1: U.S. EPA/Wikimedia

Figures 2–10, 12-16, 22, 23: Thomas Carpenter, CPESC, Carpenter Erosion Control

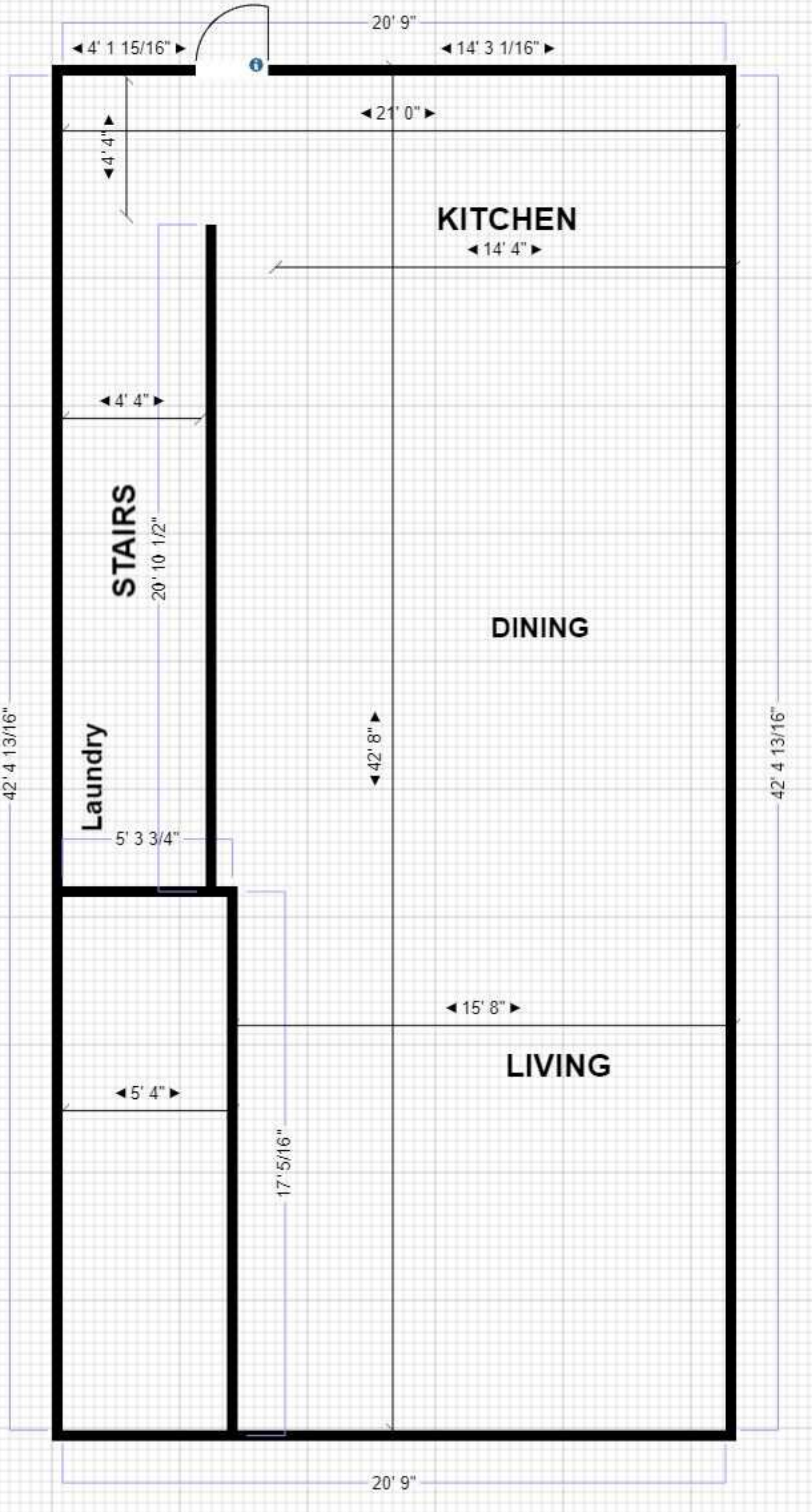
Figure 11: Pete Schumann, Fairfax County, Virginia, Department of Public Works and Environmental Services

Figures 17–21: Dwayne Stenlund, CPESC, Minnesota Department of Transportation

Disclaimer

This fact sheet is intended to be used for informational purposes only. These examples and references are not intended to be comprehensive and do not preclude the use of other technically sound practices. State or local requirements may apply.

1st Floor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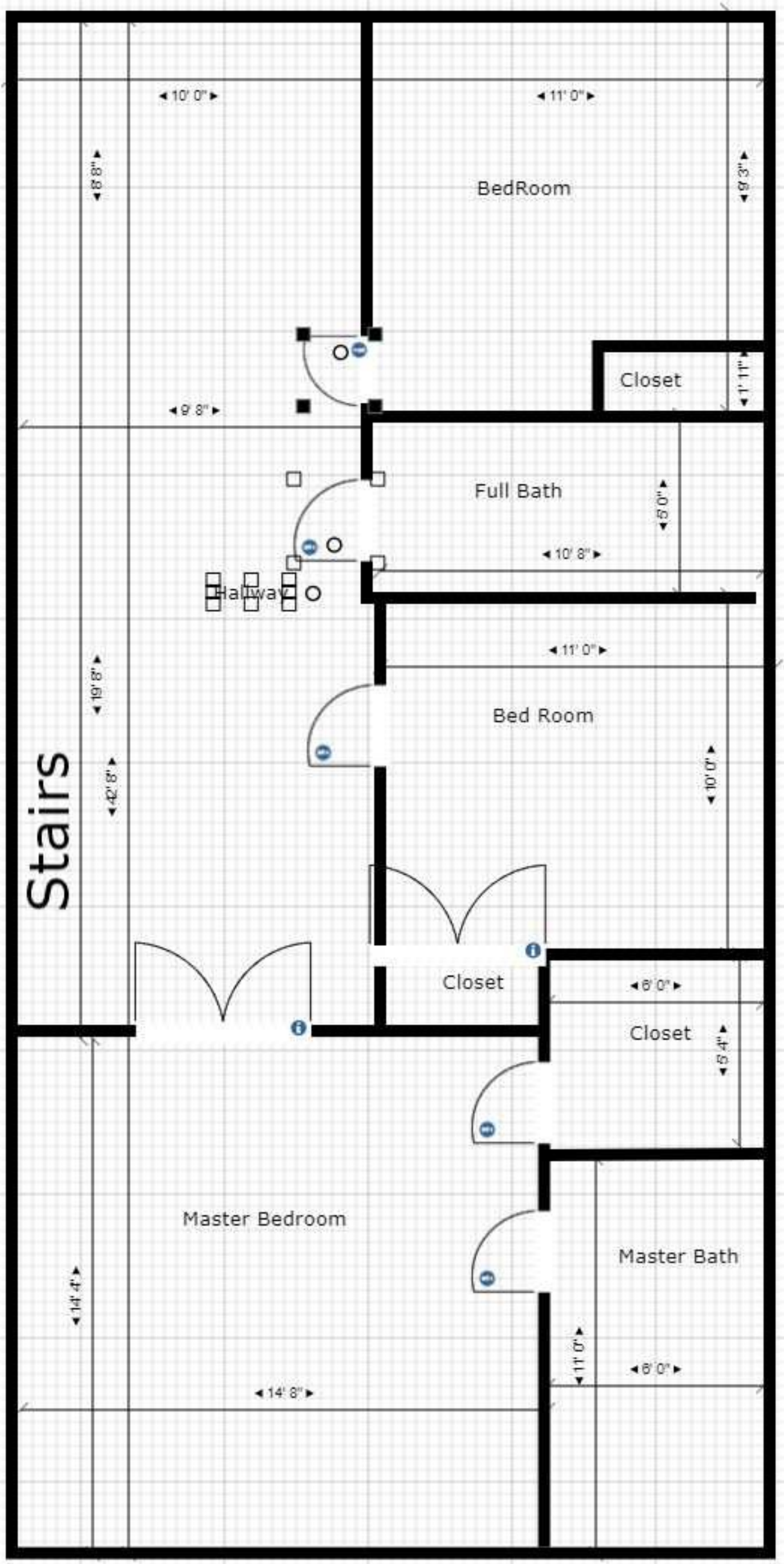
4' 1 15/16"
14' 3 1/16"
21' 0"
4' 4"
KITCHEN
14' 4"
4' 4"
STAIRS
20' 10 1/2"
DINING
42' 4 13/16"
Laundry
5' 3 3/4"
42' 8"
42' 4 13/16"
15' 8"
LIVING
5' 4"
17' 5/16"
20' 9"

2nd Floor


10' 0"
11' 0"
8' 8"
9' 3"
BedRoom
Closet
1' 1"
9' 8"
Full Bath
5' 0"
10' 8"
Hallway
11' 0"
19' 8"
Bed Room
Stairs
42' 8"
10' 0"
Closet
6' 0"
Closet
5' 4"
Master Bedroom
Master Bath
14' 4"
11' 0"
6' 0"
14' 8"

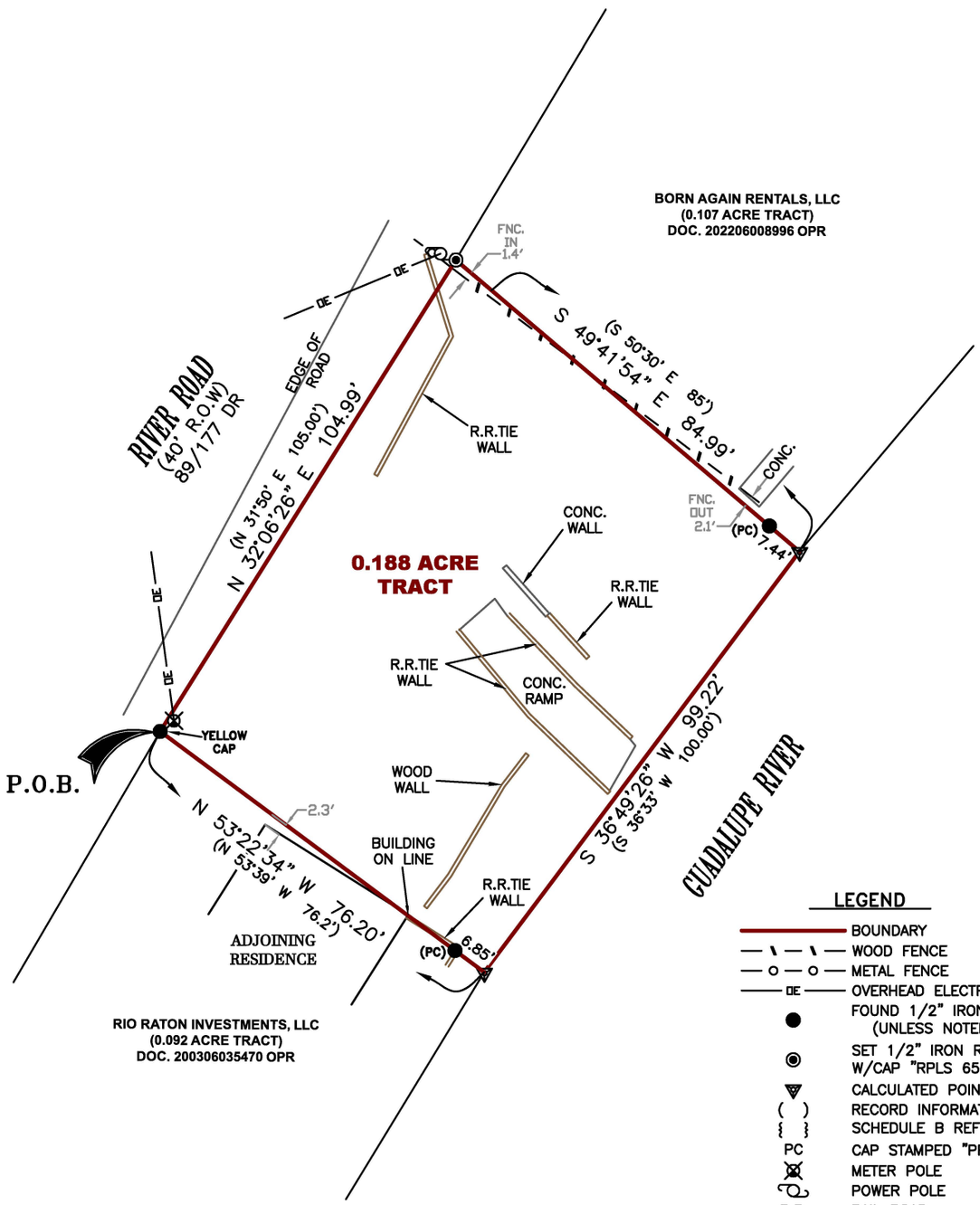
ALLIANCE LAND SURVEYORS
TBPELS FIRM No. 10194244
18410 US Hwy 281 N, Suite 109
San Antonio, TX 78259
(210) 369-9509

BUYER/OWNER: BORN AGAIN RENTALS AND ZANDRA JONES
ADDRESS: 6790 RIVER ROAD
CITY, STATE, ZIP: NEW BRAUNFELS, TEXAS, 78132
TITLE COMPANY: ALAMO TITLE INSURANCE COMPANY
GF NUMBER: SAT-14-4000142200907-KF

LAND TITLE SURVEY

BEING A 0.188 ACRE TRACT OUT OF THE P. D. McNEEL SURVEY, SECTION NUMBER 268, ABSTRACT NUMBER 409, IN COMAL COUNTY, TEXAS, AND BEING A PART OF LOTS 4, 5 AND 6 OF RIVER CLIFF ESTATES A SUBDIVISION OF RECORD IN VOLUME 89, PAGE 177 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, CALLED 0.189 ACRES IN A GENERAL WARRANTY DEED TO W. W. GAF, INC. OF RECORD IN DOCUMENT NUMBER 9906010065 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

SCALE
1" = 30'



LEGEND

———	BOUNDARY
— \ — \ —	WOOD FENCE
— o — o —	METAL FENCE
—— OE ——	OVERHEAD ELECTRIC
●	FOUND 1/2" IRON ROD (UNLESS NOTED)
◉	SET 1/2" IRON ROD W/CAP "RPLS 6500"
▽	CALCULATED POINT
( )	RECORD INFORMATION
{ }	SCHEDULE B REFERENCE
PC	CAP STAMPED "PRECISION"
⊠	METER POLE
	POWER POLE
R.R.	RAIL ROAD
CONC.	CONCRETE
OPR	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
DOC.	DOCUMENT NUMBER

NOTES

1. BEARINGS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.–

2. PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED ABOVE, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:

SCHEDULE B ITEM {1} WAS DELETED BY ALAMO TITLE INSURANCE COMAPNY.

ACCORDING TO FEMA MAP NO. 48091C0270F WITH AN EFFECTIVE DATE OF 09/02/2009, THIS PROPERTY LIES WITHIN ZONE AE AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

STATE OF TEXAS
REGISTERED
CORY BLAKE SILVA
6500
PROFESSIONAL
LAND SURVEYOR

I, Cory Blake Silva, Registered Professional Land Surveyor number 6500, do hereby certify that a survey was made on the ground, under my supervision, on date as shown, of the property hereon described, and I do declare there are no conflicts known to me except as shown.

CORY BLAKE SILVA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6500

JOB NO. 221211368	CREW: L.G. DATE: 12/14/2022	DRAWN: J.S.L. / JTD	REVIEW: JTD / C.B.S.	REVISION DATE: --/--/---	DATE: 12/21/2022

From: Matthew W. Simmont
To: Hernandez, Sandra; info@bornagainproperties.com; surefloseptic@gmail.com
Cc: Laure Middleton; Vollbrecht, David; Olvera,Brandon; Ritzen, Brenda
Subject: RE: 6790 River Rd. - Permit 115790
Date: Thursday, March 2, 2023 8:19:53 AM
Attachments: image001.png
image002.png
EmailLogo-Small_c6d86cff-0062-47bb-89b0-351933562e2d.png

Hello Sandra,

From the property information included on the Appraisal District website it appears the tract has been in its current configuration since at least May of 1976. Additionally, the property is described as Lot 5A of the River Cliff Estates Subdivision. A property is considered to be a legal lot if it is platted or if the deeded configuration has not changed since 1/23/1984. This property qualifies as a legal lot and is considered compliant with city ordinances.

Thank you,

Property Deed History — Back to Top

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/19/1999	WD	WARRANTY DEED		W W GAF INC	99060	10065	9906010065
8/28/1986	WD	WARRANTY DEED			526	313	526313
5/10/1976	WD	WARRANTY DEED			239	561	239561

City of New Braunfels
One City, One Team
Matthew W. Simmont, AICP
Senior Planner | Planning and Development Services
550 Landa St | New Braunfels, TX 78130
830-221-4058 | MSimmont@newbraunfels.gov

The Planning & Development Services Department will have a new phone number starting February 15, 2023.

The new number is 830-221-4041, and this number will replace all existing division numbers within the department. Please save this new number in your phone.

Do you have a question about a permit? Check out the Citizen Portal.
We would like to hear from you! Click here to provide your input on the land development ordinance update.

Please take a moment to complete the City of New Braunfels Customer Satisfaction Survey.

From: Hernandez, Sandra <rabsah@co.comal.tx.us>
Sent: Wednesday, March 1, 2023 9:01 AM
To: info@bornagainproperties.com; surefloseptic@gmail.com
Cc: Matthew W. Simmont <MSimmont@newbraunfels.gov>; Laure Middleton <lmiddleton@newbraunfels.gov>; Vollbrecht, David <vollbd@co.comal.tx.us>; Olvera,Brandon <Olverb@co.comal.tx.us>; Ritzen, Brenda <rabbjr@co.comal.tx.us>
Subject: 6790 River Rd. - Permit 115790

RE: 6790 River Rd.

Good morning all,

We received a septic permit application in our office for the referenced property on February 7th. This property shows to be in the jurisdiction of the City of New Braunfels, so we are including the city in this email. Please be advised that you will need to contact Laure Middleton (830-221-4054) or Matt Simmont (830-221-4058) with the City of New Braunfels to verify this tract is compliant with their subdivision regulations and provide confirmation to our office that indicates this tract is compliant.

Thank you,

COMAL COUNTY TEXAS

Sandra Ann Hernandez
Subdivision Coordinator
Comal County Engineer's Office
195 David Jonas Drive | 830-608-2090 | www.cceo.org

From: Hernandez, Sandra
To: "info@bornagainproperties.com"; "surefloseptic@gmail.com"
Cc: "Matthew W. Simmont"; Laure Middleton; Vollbrecht, David; Olvera,Brandon; Ritzen, Brenda
Subject: 6790 River Rd. - Permit 115790
Date: Wednesday, March 1, 2023 9:01:00 AM
Attachments: image001.png

RE: 6790 River Rd.

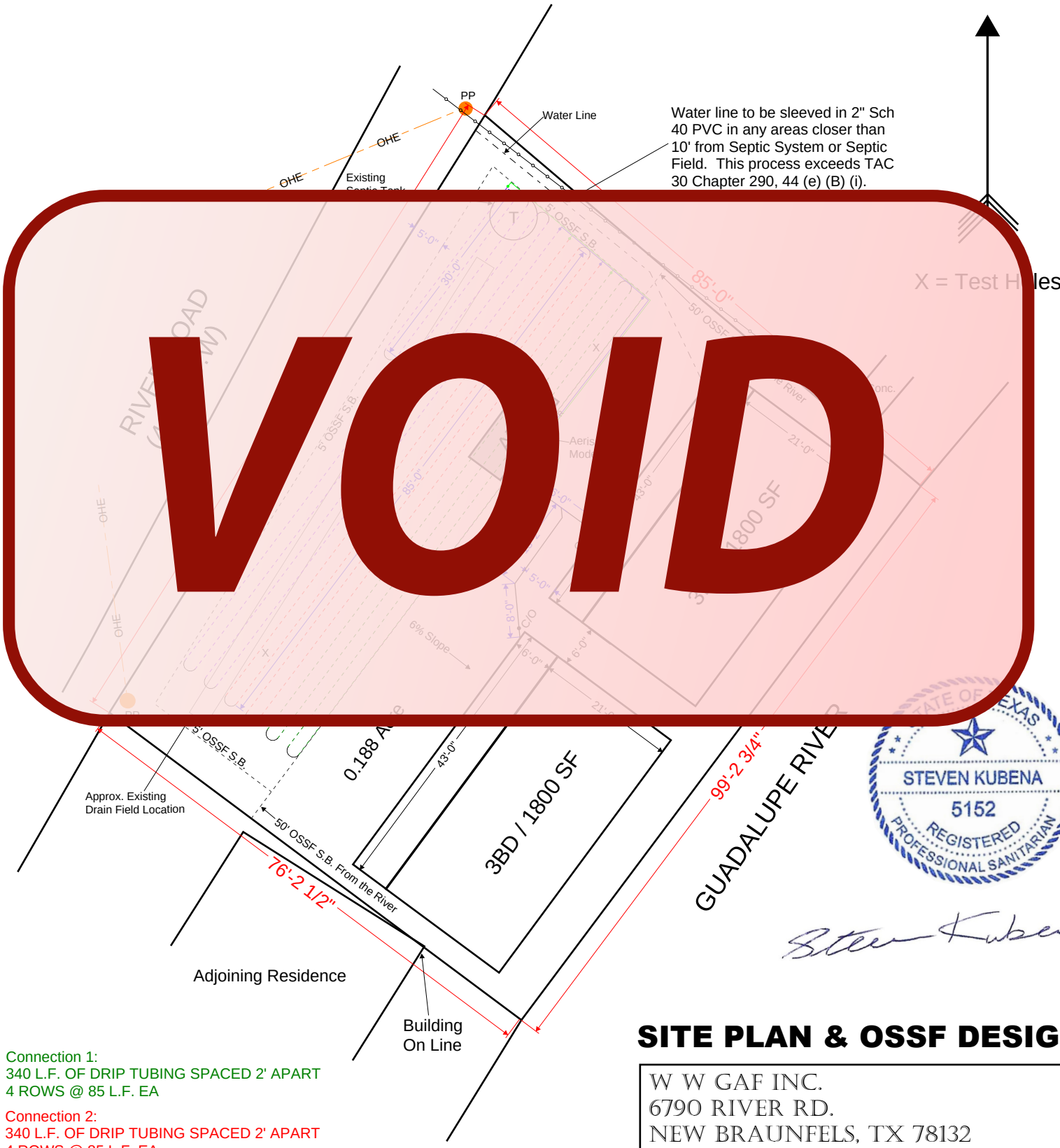
Good morning all,

We received a septic permit application in our office for the referenced property on February 7th. This property shows to be in the jurisdiction of the City of New Braunfels, so we are including the city in this email. Please be advised that you will need to contact Laure Middleton (830-221-4054) or Matt Simmont (830-221-4058) with the City of New Braunfels to verify this tract is compliant with their subdivision regulations and provide confirmation to our office that indicates this tract is compliant.

Thank you,

Sandra Ann Hernandez
Subdivision Coordinator
Comal County Engineer's Office
195 David Jonas Drive | 830-608-2090 | www.cceo.org

SURE FLO SEPTIC LLC
Phone: (210) 296-4778 **Email:** Surefloseptic@gmail.com



STEVEN KUBENA
5152
REGISTERED
PROFESSIONAL SANITARIAN

Connection 1:
340 L.F. OF DRIP TUBING SPACED 2' APART
4 ROWS @ 85 L.F. EA

Connection 2:
340 L.F. OF DRIP TUBING SPACED 2' APART
4 ROWS @ 85 L.F. EA

Connection 3:
400 L.F. OF DRIP TUBING SPACED 2' APART 4 ROW @ 85 L.F., & 2 ROW @ 30 L.F.

SITE PLAN & OSSF DESIGN

W W GAF INC.
6790 RIVER RD.
NEW BRAUNFELS, TX 78132

STEVEN KUBENA, R.S
240 SENDERA XING
LA VERNIA, TEXAS 78121
(210) 296-4778

DATE: 1/18/2023

SCALE: 1" = 20'

Olvera,Brandon

From: Olvera,Brandon
Sent: Tuesday, May 9, 2023 11:49 AM
To: Steven Kubena; info@bornagainproperties.com
Subject: 115790

Steven Kubena,

Per TAC 285.31(c)(2)(A)(B)(C) you or the engineer must address the first portion of this rule.

(2) Flood hazard. Any potential OSSF site within a 100-year floodplain is subject to special planning requirements. The OSSF shall be located so that a flood will not damage the OSSF during a flood event, resulting in contamination of the environment. Planning materials shall indicate how tank flotation is eliminated. Additionally, if the site is within the regulated floodway, a professional engineer shall demonstrate that:

Thank You,

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

Olvera,Brandon

From: Olvera,Brandon
Sent: Tuesday, February 28, 2023 9:55 AM
To: Steven Kubena; 'info@bornagainproperties.com'
Subject: 115790

RE: 6790 River Road
River Cliff Estates

Property Owner & Agent,

We received planning materials for the referenced permit application on 02-07-2023 and found those planning materials to be deficient. In order to continue processing this permit, we need the following:

1. I am still waiting on a response from the subdivision coordinator for the plat showing tract 5A
   a. I will reach out once they get back to me
2. The separation distance from waterline to drip field needs to be in the form of a variance request to the rules in TAC 285
3. TAC 285.31(c)(2)(A)(B)(C)
   a. (2) Flood hazard. Any potential OSSF site within a 1
   to special planning requirements. The OSSF shall be located so tha
   OSSF during a flood event, resulting in contamination of the enviro
   shall indicate how tank flotation is eliminated. Additionally, if the s
   floodway, a professional engineer shall demonstrate that:

   (A) the system shall not increase the height o

   (B) all components, with the exception of ris
   sprinklers, and inspection ports, shall be completely buried withou

   (C) non-buried components (e.g. alarms, jun
   compressors) shall be elevated above the 100-year flood elevation.
4. Revise accordingly and resubmit.

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

Thank You,

Brandon Olvera | Designated Representative | Comal County | www.cceo.org

195 David Jonas Dr, New Braunfels, TX-78132 | t: 830-608-2090 | f: 830-608-2078 | e: olverb@co.comal.tx.us

Griffin, Kathy

From: Griffin, Kathy
Sent: Friday, February 10, 2023 1:12 PM
To: 'info@bornagainproperties.com'
Cc: 'surefloseptic@gmail.com'
Subject: Floodplain Permit needed for 6790 River Road

Re: Proposed improvements on River Cliff Estates, Lot 5A, known as 6790 River Road, within Comal County, Texas
OSSF Permit #115790

Dear W W Gaf Inc,

We have received a Comal County OSSF Application with a drawing that indicates you wish to place 2 homes, a concrete ramp, concrete walls and railroad tie walls in a special flood hazard area on the referenced property. This lot is located entirely within the special flood hazard area of Zone AE as shown on the Comal County Flood Insurance Rate Map (Community Panel No. 485463 0270F), Effective Date September 2, 2009.

The Comal County Flood Damage Prevention Order regulates development within designated special flood hazard areas. Before the County can issue any permits for your property, we will require that the proposed development of your tract comply with the requirements set forth in the Order.

One of the basic criteria that must be met when constructing improvements within the floodplain is that improvements must not cause any adverse effect to the flood carrying capacity of the watercourse. We require an engineering analysis of what impact any improvements in the Regulatory Floodplain will have on the base flood. This analysis must be prepared by a registered professional engineer and be submitted to our office for review. If the engineering analysis indicates that the proposed development will have no adverse impact on the base flood, we will issue a floodplain development permit on the condition that the homes are elevated to or above the Base Flood Elevation (BFE).

The Comal County Environmental Health Office will withhold the issuance of a septic permit until the floodplain development permit has been issued. Please feel free to contact us if you have any questions or comments concerning any of the above.

Sincerely,

Kathy Griffin, CFM
Floodplain Coordinator
Comal County Engineer's Office
830-608-2090
cceo.org

Olvera,Brandon

From: Olvera,Brandon
Sent: Monday, March 6, 2023 10:41 AM
To: 'Steven Kubena'
Cc: info@bornagainproperties.com
Subject: RE: 115790

Good Morning,
File has been updated.

Thank You,

Brandon Olvera | Designated Representative | Comal County | www.cceo.org

195 David Jonas Dr, New Braunfels, TX-78132 | **t:** 830-608-2090 | **f:** 830-608-2078 | **e:** olverb@co.comal.tx.us

---

From: Steven Kubena <surefloseptic@gmail.com>
Sent: Thursday, March 2, 2023 12:18 PM
To: Olvera,Brandon <Olverb@co.comal.tx.us>
Cc: info@bornagainproperties.com
Subject: Re: 115790

Brandon,

Please see the attached 6790 River Rd. New Braunfels, Tx 78132 - Septic Design REVISED. The variance request for the waterline separation is within the attachment.

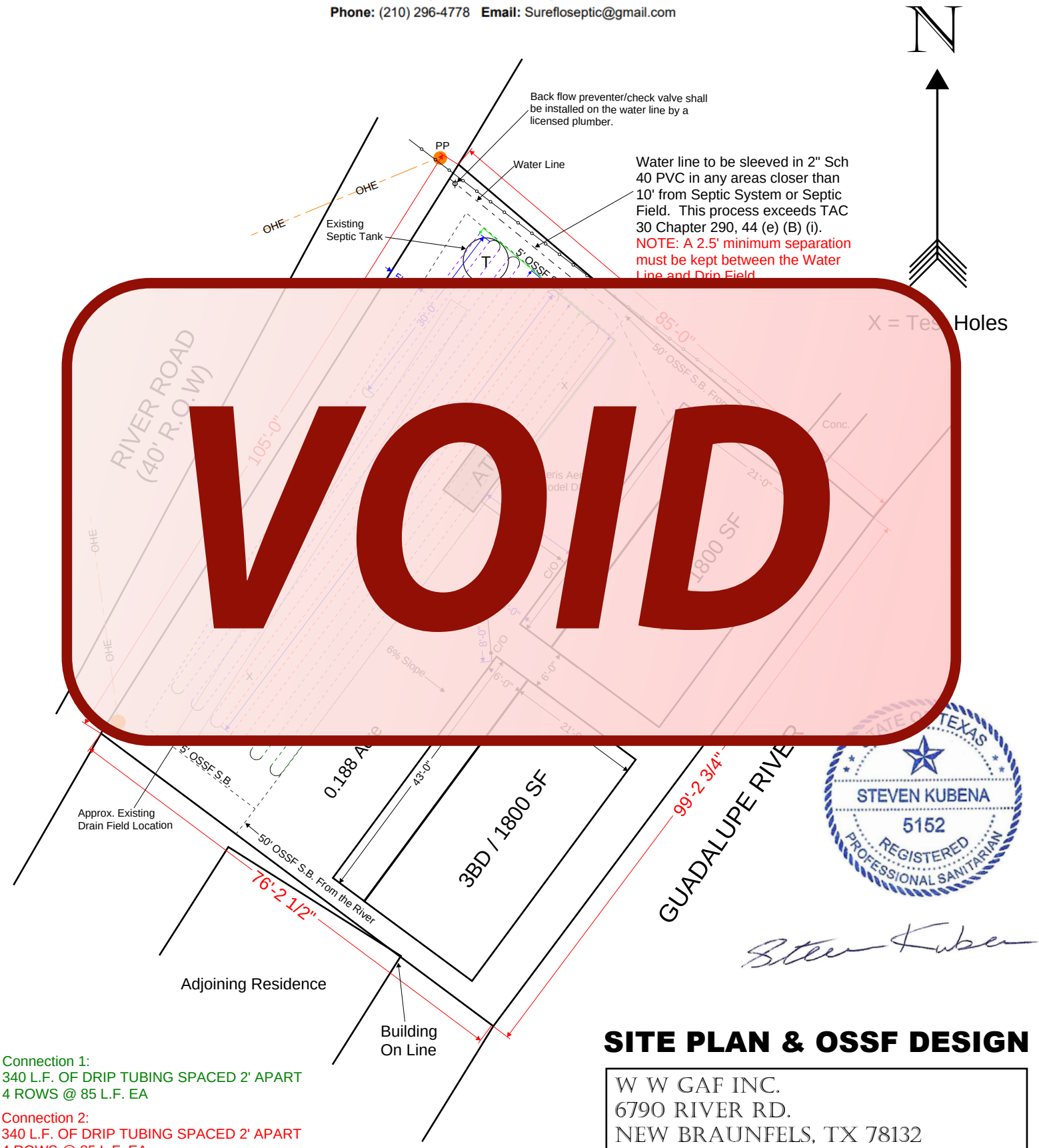
Thank You,

Steven Kubena, R.S., CEO
Sure Flo Septic, LLC
Call or Text our Office at (830) 542-0094
For Emergencies Call me at (210) 296-4778
SureFloSeptic@gmail.com

REVISED
10:38 am, Mar 06, 2023

Revised
03/02/2023 9:56:27 AM

SURE FLO SEPTIC LLC
Phone: (210) 296-4778 **Email:** Surefloseptic@gmail.com



STATE OF TEXAS
STEVEN KUBENA
5152
REGISTERED
PROFESSIONAL SANITARIAN

Connection 1:
340 L.F. OF DRIP TUBING SPACED 2' APART
4 ROWS @ 85 L.F. EA

Connection 2:
340 L.F. OF DRIP TUBING SPACED 2' APART
4 ROWS @ 85 L.F. EA

Connection 3:
400 L.F. OF DRIP TUBING SPACED 2' APART 4 ROW @ 85 L.F., & 2 ROW @ 30 L.F.

SITE PLAN & OSSF DESIGN

W W GAF INC.
6790 RIVER RD.
NEW BRAUNFELS, TX 78132

STEVEN KUBENA, R.S
240 SENDERA XING
LA VERNIA, TEXAS 78121
(210) 296-4778

DATE: 1/18/2023

SCALE: 1" = 20'

OSSF Design Notes:

STATE OF TEXAS
STEVEN KUBENA
5152
REGISTERED
PROFESSIONAL SANITARIAN

LOT 5A
RIVER CLIFF ESTATES
.188 ACRES

LOT IS LOCATED IN THE FLOODWAY AND WITHIN THE EDWARDS AQUIFIER RECHARGE ZONE. THE SUBDIVISION DOES NOT HAVE A CURRENT WPAP, BUT THIS DESIGN IS EXEMPT FROM PERMANENT BMP'S DUE TO A SINGLE FAMILY RESIDENCE WITH LESS THAN 20 PERCENT IMPERVIOUS COVER.

KEY NOTES:

VOID

1. Design is for (2) two 3 BD Single Family Residences w/ a maximum flow of 480 gpd. Wastewater flow that exceeds 480 gpd may result in system failure. (Total combined Living Square Footage of 3600)
2. This design replaces and existing OSSF system. Existing tank (T) shall be pumped and filled.
3. Install an [illegible] Aero[illegible]0840[illegible] ATU w[illegible]ffic[illegible] ATU shall be anchored and com[illegible]ly b[illegible]d with t[illegible]xcep[illegible] of r[illegible]s, chlo[illegible]rs, cleanouts, sprinkl[illegible] and [illegible]jections p[illegible] wi[illegible]t ac[illegible]g fill. No[illegible] buried componen[illegible]ala[illegible], jun[illegible] boxes, a[illegible]om[illegible]ssor[illegible]hall be e[illegible]ted above the flood e[illegible]at[illegible] **Tank[illegible]ll be bur[illegible]a m[illegible]num[illegible]18" dee[illegible] allow drip lines to b[illegible]ed ove[illegible]e tank.**
4. Install a 2-[illegible] cleanout in[illegible] 40 t[illegible]ine [illegible]se to the ATU as shown, [illegible]num slope 1/8[illegible] back fl[illegible] prev[illegible]ve shall be installed at the inlet of the ATU.
5. **The top 1.5' of soil within the entire OSSF disposal field shall be removed and replaced with Class II soil.** Compaction of the new Class II soil is required t[illegible] prevent unlevel disposal. Any area that the existing pipe and gravel absorptive drainfield is exposed during the removal of top soil shall be disinfected on site with bleach and properly disposed of at a land fill. **A silt fence, the length of the entire OSSF disposal field, shall be installed between the OSSF disposal field and the River**. The silt fence is to help prevent sediment runoff in to the river and may be removed after the completion of the OSSF installation and sod is laid over the drip field.
6. Install 1080' of Netafim 0.62 gph dripline as shown. No single lateral shall exceed 400' in length. The drip lines will be laid on two foot centers, parallel with the contour of the land. Drip line shall be installed at a minimum of 6 inches in depth in the new Class II soil. The drip lines will then be covered with a minimum of 6 inches of suitable soil (Class II). Flexible PVC shall be used on all loops.

SURE FLO SEPTIC LLC
Phone: (210) 296-4778 **Email:** Surefloseptic@gmail.com

KEY NOTES:

7. Supply and Flush lines are purple **1" schedule 40**. A vacuum relief valve (R) shall be installed on the supply and flush lines at their highest points. Valves shall be installed in valve boxes with pea gravel.
8. Water line to be sleeved in 2" Sch 40 PVC in any areas closer than 10' from Septic System or Septic Field. This process exceeds TAC 30 Chapter 290, 44 (e) (B) (i).
9. A 100-130 micron disc filter shall be installed in the supply line inside of the pump chamber.
10. Backflush shall be manual with a 1" ball valve installed in the flush line inside the pump tank or in a valve box. If option is required, flush line shall terminate inside the pump tank.
11. Timer shall be set to run the pump every hour for a 5 minute duration.
12. St. Augustine Sod or Grass shall be planted inside over the entire drip field. Vehicles shall not be driven over the drip field and impervious surfaces shall not be placed over the drip field.

VOID

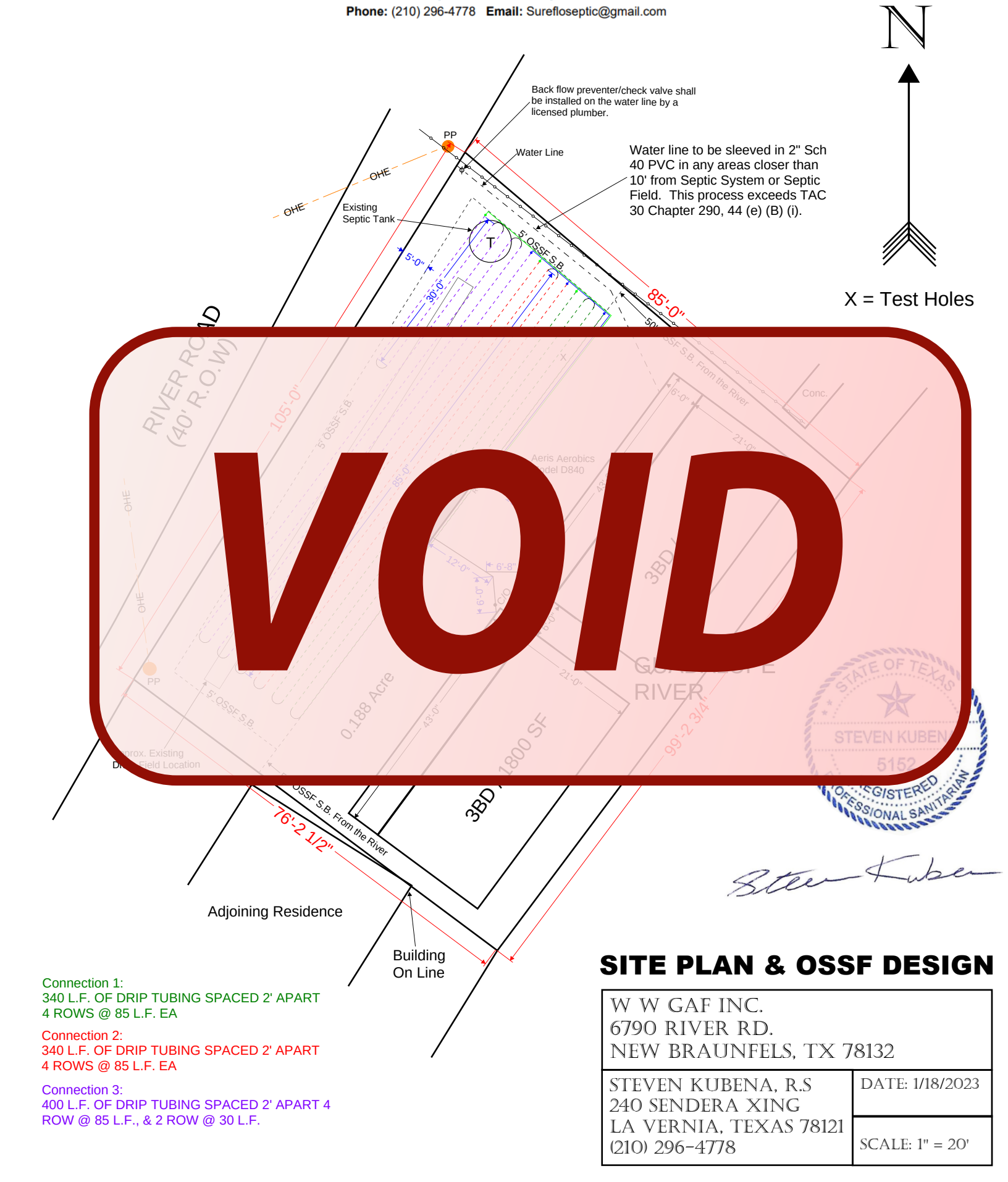
STATE OF TEXAS
STEVEN KUBENA
5152
REGISTERED
PROFESSIONAL SANITARIAN

SURE FLO SEPTIC LLC
Phone: (210) 296-4778 **Email:** Surefloseptic@gmail.com

RECEIVED
By Brandon Olvera at 3:06 pm, Jan 16, 2024

SURE FLO SEPTIC LLC
Phone: (210) 296-4778 **Email:** Surefloseptic@gmail.com

Revised
01/10/2024 12:02:28 PM



STATE OF TEXAS
STEVEN KUBENA
5152
REGISTERED
PROFESSIONAL SANITARIAN

Connection 1:
340 L.F. OF DRIP TUBING SPACED 2' APART
4 ROWS @ 85 L.F. EA

Connection 2:
340 L.F. OF DRIP TUBING SPACED 2' APART
4 ROWS @ 85 L.F. EA

Connection 3:
400 L.F. OF DRIP TUBING SPACED 2' APART 4 ROW @ 85 L.F., & 2 ROW @ 30 L.F.

SITE PLAN & OSSF DESIGN

W W GAF INC.
6790 RIVER RD.
NEW BRAUNFELS, TX 78132

STEVEN KUBENA, R.S
240 SENDERA XING
LA VERNIA, TEXAS 78121
(210) 296-4778

DATE: 1/18/2023

SCALE: 1" = 20'

DOC# 9906010065

3/C

GENERAL WARRANTY DEED

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

THAT **R. D. RIVERS, not joined herein by his spouse, if any, because the herein conveyed property forms no part of his business and/or residence homestead,** hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash and other good and valuable consideration in hand paid by **W. W. GAF, INC.,** hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged;

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

> BEING a 0.189 acre tract of land, being a part of **Lot 4, Lot 5 and Lot 6, RIVER CLIFF ESTATES** as recorded in **Volume 89, page 177** of the Deed Records of Comal County, Texas, and also being the same tract of land called **Tract 5A** as described in **Volume 181, pages 166-174** of said Deed Records, said 0.189 acre tract of land being more particularly described on **Exhibit "A"**, attached hereto.

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

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

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever.

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

EXECUTED on this the 15 day of April, **1999.**

R. D. RIVERS

STATE OF TEXAS §
COUNTY OF §

This instrument was acknowledged before me on this the 15 day of **April, 1999,** by **R. D. RIVERS.**

Notary Public, State of Texas.

GRANTEE'S MAILING ADDRESS:

844 N. Loop 337
New Braunfels TX 78130

KATHY S. JENNINGS
Notary Public, State of Texas
My Commission Expires Aug. 9, 2000

1165.deeds

Exhibit "A"

FIELD NOTES
FOR
a 0.189 acre tract

RAD

BEING a 0.189 acre tract of land, being a part of lot 4, lot 5 & lot 6, River Cliff Estates as recorded in volume 89, page 177 of the deed records of Comal County, Texas and also being the same tract of land called tract 5A as described in volume 181, pages 166-174 of said deed records, said 0.189 acre tract of land being more particularly described as follows;

BEGINNING at an iron pin found on the southeast ROW line of River Road for the north corner of this tract, same being the north corner of the above referenced lot 5A.

THENCE; S 50° 30' E 85.00' to an iron pin set on the north bank of the Guadalupe River for the east corner of this tract;

THENCE; along the north bank of the Guadalupe River S 36° 33' W 100.00' to an iron pin found for the south corner of this tract;

THENCE; N 53° 39' W 76.2' to an iron pin found on the southeast ROW line of River Road for the west corner of this tract, same being the west corner of the above referenced lot 5A;

THENCE; along the southeast ROW line of River Road N 31° 50' E 105.00' to the Place Of Beginning and containing 0.189 acres of land, more or less.

DOC# 9906010065

Doc# 9906010065
Pages: 3
Date : 04-19-1999
Time : 12:38:23 P.M.
Filed & Recorded in
Official Records
of COMAL County, TX.
JOY STREATER
COUNTY CLERK
Rec. $ 13.00

NO. 104441 - DEED OF PARTITION. BY AND BETWEEN WILFRED A. SEIPP, ET AL.

DEED OF PARTITION

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

THAT this instrument of writing made between WILFRED A. SEIPP, MILDRED SEIPP BOTHE, PAUL L. SHOMBER, N. F. SCHREINER, JACK TIDWELL, DELBERT L. NELSON AND FRANK A. MATHEWS, that, whereas, we, the said WILFRED A. SEIPP, MILDRED SEIPP BOTHE, PAUL L. SHOMBER, N. F. SCHREINER, JACK TIDWELL, DELBERT L. NELSON AND FRANK A. MATHEWS, have and hold in common the lands hereinafter mentioned and are desirous of making partition of the same, it is hereby covenanted, granted, concluded and agreed by and between said parties, and each of them covenants, grants, concludes and agrees for himself, herself, themselves, his, her and their assigns, that a partition of said lands be made as follows, to-wit:

FIRST: The said WILFRED A. SEIPP shall from henceforth have, hold, possess and enjoy, in severalty by himself and to him and his heirs and assigns for his part, share interest, and proportion of the said lands and premises, all that tract of land situated in Comal County, Texas, and described as follows, to-wit:

TRACT 1A

BEING 0.056 of an acre of land out of the J. D. McNeal Survey No. 268, Comal County, Texas, and being a part of Lot 1, of River Cliff Estates, a subdivision in Comal County, Texas, according to a plat recorded in Vol. 89, pages 173-177 of the Deed Records of Comal County, Texas and described more particularly by metes and bounds as follows:

BEGINNING at an iron pin in the point of intersection of the East line of Old River Road with the Northwest bank and water's edge of the Guadalupe River, set for the South corner of Lot 1, River Cliff Estates, for the South corner of the herein conveyed 0.056 of an acre tract 1A;

THENCE, with the East line of the said old River Road, the West line of Lot 1, as follows: N. 28° 26' W. 19.0 feet, N. 3° 40' E. 71.5 feet, and N. 15° 12' E. 17.9 feet to an iron pin in the Southwest line of Guadalupe Drive, set for the North corner of this 0.056 of an acre tract 1A;

THENCE with the Southwest line of Guadalupe Drive, in a Southeasterly direction along the arc of a circular curve

to the left having a radius of 119.69 feet, a length of arc distance of 17.0 feet to an iron pin; THENCE, S. 54° 36' E. 27.0 feet to an iron pin in the water's edge and Northwest bank of the Guadalupe River, set for the East corner of this 0.056 of an acre tract;

THENCE with the water's edge and Northwest bank of the Guadalupe River, S. 24° 13' W. 86.1 feet to the place of beginning.

TRACT 2A:

BEING 0.203 of an acre of land out of Lots 1 and 2 of River Cliff Estates, Comal County, Texas, and described more particularly by metes and bounds as follows:

FROM an iron pin in the fence, the Northwest line of the J. D. McNeal Survey No. 268, Comal County, set for the North corner of Lot 8, River Cliff Estates, THENCE with the Northeast line of Lot 8, S. 44° 50' E. 173.80 feet to an iron pin in the Southeast line of Guadalupe Drive, formerly known as River Road, THENCE with the Southeast line of Guadalupe Drive, S. 29° 55' W. 360.20 feet, S. 8° 54' W. 26.93 feet and S. 30° 42' W. 5.61 feet to an iron pin set for the West corner of tract 3A, for the North corner and POINT OF BEGINNING, of the herein described 0.203 of an acre tract 2A;

THENCE with the Southwest line of Tract 3A, S. 60° 37' E. 64.0 feet to an iron pin in the water's edge and Northwest bank of the Guadalupe River, set for the South corner of tract 3A, for the East corner of this 0.203 of an acre tract 2A;

THENCE with the water's edge and Northwest bank of the Guadalupe River, downstream, S. 28° 49' W. 138.4 feet to an iron pin in the Northeast line of the aforesaid Guadalupe Drive, set for the South corner of this 0.203 of an acre tract 2A;

THENCE with the Northeast line and Southeast line of Guadalupe Drive, as follows: N. 54° 36' W. 18.0 feet, N. 85° 17' W. 16.0 feet; THENCE in a Northerly direction along the arc of a circular curve to the right having a radius of 54.69 feet a length of arc distance of 66.97 feet to an iron pin; N. 30° 42' E. 90.69 feet to the place of beginning.

and the other parties hereto do grant, release, and confirm unto the said WILFRED A. SEIPP, the premises above described, to have and to hold the above described premises, with all and singular the rights, hereditaments, and appurtenances thereto in anywise belonging unto the said WILFRED A. SEIPP, his heirs and assigns, forever.

SECOND: The said MILDRED SEIPP BOTHE shall from henceforth have, hold, possess and enjoy in severalty by herself and to her and her heirs and assigns, for her part, share interest and proportion of the said lands and premises, all that tract

of land situated in Comal County, Texas, described as follows, to-wit:

TRACT 3A:

BEING 0.085 of an acre of land out of Lots 2 and 3 of River Cliff Estates, Comal County, Texas, and described more particularly by metes and bounds as follows:

FROM an iron pin in the fence, the Northwest line of the J. D. McNeal Survey No. 268, Comal County, Texas, set for the North corner of Lot 8, River Cliff Estates, THENCE with the Northeast line of Lot 8, S. 44° 50' E. 173.80 feet to an iron pin in the Southeast line of Guadalupe Drive, formerly known as River Road; THENCE, with the Southeast line of Guadalupe Drive, S. 29° 55' W. 337.74 feet to an iron pin set for the West corner of tract 4A, for the North corner and POINT OF BEGINNING of the herein described 0.085 of an acre tract 3A;

THENCE with the Southwest line of Tract 4A, S. 58° 04' E. 77.0 feet to an iron pin in the water's edge and Northwest bank of the Guadalupe River, set for the South corner of Tract 4A, for the East corner of this 0.085 of an acre tract 3A;

THENCE with the water's edge, downstream, with the Northwest bank of the Guadalupe River, S. 33° 40' W. 50.0 feet to an iron pin set for the East corner of Tract 2A, for the South corner of this 0.085 of an acre tract 3A;

THENCE, with the Northeast line of Tract 2A, N. 60° 37' W. 64.0 feet to an iron pin in the Southeast line of Guadalupe Drive, set for the North corner of tract 2A, for the west corner of this 0.085 of an acre tract 3A;

THENCE with the Southeast line of Guadalupe Drive, N. 30° 42' E. 5.61 feet, N. 8° 54' E. 26.95 feet and N. 29° 55' E. 22.46 feet to the place of beginning.

and the other parties hereto do grant, release and confirm unto the said MILDRED SEIPP BOTHE, the premises above described, to have and to hold the above described premises, with all and singular, the rights, hereditaments and appurtenances thereto in anywise belonging, unto the said MILDRED SEIPP BOTHE, her heirs, and assigns, forever.

THIRD: The said PAUL L. SHOMBER, shall from henceforth in his own right and as his separate property have, hold, possess and enjoy, in severalty by himself, and to himself, his heirs and assigns, for his part, share, interest and proportion, of the said lands and premises, all that tract of land situated in Comal County, Texas, described as follows, to-wit:

TRACT 4A:

BEING 0.092 of an acre of land out of Lots 3 and 4, River Cliff Estates, Comal County, Texas, and described more particularly by metes and bounds as follows:

FROM an iron pin in the fence, the Northwest line of the J. D. McNeal Survey No. 268, Comal County, Texas, set for the North corner of Lot 8, River Cliff Estates, THENCE

with the Northeast line of Lot 8, S. 44° 50' E. 173.80 feet to an iron pin in the Southeast line of Guadalupe Drive, formerly known as River Road; THENCE with the Southeast line of Guadalupe Drive, S. 29° 55' W. 282.74 feet to an iron pin set for the West corner of tract 5A, for the North corner and POINT OF BEGINNING Of the herein described 0.092 of an acre tract 4A;

THENCE with the Southwest line of tract 5A, S. 54° 20' E. 77.0 feet to an iron pin in the water's edge, the Northwest bank of the Guadalupe River, set for the South corner of Tract 5A, for the East corner of this 0.092 of an acre tract 4A;

THENCE with the water's edge, downstream, the Northwest bank of the Guadalupe River, S. 29° 32' W. 50.0 feet to an iron pin set for the East corner of Tract 3A, for the South corner of this 0.092 of an acre tract 4A;

THENCE with the Northeast line of Tract 3A, N. 58° 04' W. 77.0 feet to an iron pin in the Southeast line of Guadalupe Drive, set for the North corner of tract 3A, for the West corner of this 0.092 of an acre tract 4A;

THENCE with the Southeast line of Guadalupe Drive, N. 29° 55' E. 55.0 feet to the place of beginning.

and the other parties hereto do grant, release, and confirm unto the said PAUL L. SHOMBER, the premises above described, to have and to hold the above described premises, with all and singular the rights, hereditaments and appurtenances thereto in anywise belonging, unto the said PAUL L. SHOMBER, his heirs, and assigns, forever.

FOURTH: The said N. F. SCHREINER, shall from henceforth in his own right and as his separate property, have, hold, possess and enjoy, in severalty by himself, and to himself, his heirs and assigns, for his part, share, interest and proportion, of the said lands and premises, all that tract of land situated in Comal County, Texas described as follows, to-wit:

TRACT 5A:

BEING 0.189 of an acre of land out of Lots 4, 5 and 6 of River Cliff Estates, Comal County, Texas, and described more particularly by metes and bounds as follows:

FROM an iron pin in the fence, the Northwest line of the J. D. McNeal Survey No. 268, Comal County, Texas, set for the North corner of Lot 8, River Cliff Estates, THENCE with the Northeast line of Lot 8, S. 44° 50' E. 173.80 feet to an iron pin in the Southeast line of Guadalupe Drive, formerly known as River Road; THENCE with the Southeast line of Guadalupe Drive, S. 29° 55' W. 177.74 feet to an iron pin set for the West corner of Tract 6A, for the North corner and POINT OF BEGINNING of the herein described 0.189 of an acre tract 5A;

THENCE with the Southwest line of tract 6A, S. 51° 17' E. 85.0 feet to an iron pin in the water's edge and Northwest bank of the Guadalupe River, set for the South corner of tract 6A, for the East corner of this 0.189 of an acre tract 5A;

THENCE with the water's edge, downstream, with the Northwest bank of the Guadalupe River, S. 34° 10' W. 100.0 feet to an iron pin set for the East corner of Tract 4A, for the South corner of this 0.189 of an acre tract 5A;

THENCE with the Northeast line of Tract 4A, N. 54° 02' W. 77.0 feet to an iron pin in the Southeast line of Guadalupe Drive, set for the North corner of tract 4A, for the West corner of this 0.189 of an acre tract 5A;

THENCE with the Southeast line of Guadalupe Drive, N. 29° 55' E. 105.0 feet to the Place of Beginning.

and the other parties hereto do grant, release, and confirm unto the said N. F. SCHREINER, the premises above described to have and to hold the above described premises with all and singular the rights, hereditaments, and appurtenances thereto in anywise belonging, unto the said N. F. SCHREINER, his heirs and assigns, forever.

FIFTH: The said JACK TIDWELL, shall from henceforth in his own right and as his separate property have, hold, possess and enjoy, in severalty by himself, and to himself, his heirs and assigns, for his part, share, interest, and proportion, of the said lands and premises, all that tract of land situated in Comal County, Texas, described as follows, to-wit:

TRACT 6A:

BEING 0.107 of an acre of land out of Lots 5 and 6 of River Cliff Estates, Comal County, Texas, and described more particularly by metes and bounds as follows:

FROM an iron pin in the fence, the Northwest line of the J. D. McNeal Survey No. 268, Comal County, Texas, set for the North corner of Lot 8, River Cliff Estates, THENCE with the Northeast line of Lot 8, S. 44° 50' E. 173.80 feet to an iron pin in the Southeast line of Guadalupe Drive, formerly known as River Road; THENCE with the Southeast line of Guadalupe Drive, S. 29° 55' W. 122.74 feet to an iron pin set for the West corner of Tract 7A, for the North corner and POINT OF BEGINNING of the herein described 0.107 of an acre tract 6A;

THENCE with the Southwest line of Tract 7A, S. 48° 37' E. 94.0 feet to an iron pin in the water's edge and Northwest bank of the Guadalupe River, set for the South corner of Tract 7A, for the East corner of this 0.107 of an acre tract 6A;

THENCE with the water's edge, downstream, with the Northwest bank of the Guadalupe River, S. 39° 17' W. 50.0 feet to an iron pin set for the East corner of Tract 5A, for the South corner of this 0.107 of an acre tract 6A;

THENCE with the Northeast line of tract 5A, N. 51° 17' E. 85.0 feet to an iron pin in the Southeast line of Guadalupe Drive, set for the North corner of tract 5A, for the West corner of this 0.107 of an acre tract 6A;

THENCE with the Southeast line of Guadalupe Drive, N. 29° 55' E. 55.0 feet to the PLACE OF BEGINNING.

and the other parties hereto do grant, release and confirm unto the said JACK TIDWELL, the premises above described to have and to hold the above described premises with all and singular the rights, hereditaments, and appurtenances thereto in anywise belonging, unto the said JACK TIDWELL, his heirs and assigns, forever.

SIXTH: The said DELBERT L. NELSON, shall from henceforth in his own right and his separate property have, hold, possess, and enjoy in severalty by himself, and to himself, his heirs and assigns, for his part, share, interest, and proportion of the said lands and premises all that tract of land situated in Comal County, Texas, described as follows, to-wit:

TRACT 7A:

BEING 0.119 of an acre of land out of Lots 6 and 7 of River Cliff Estates, Comal County, Texas, and described more particularly by metes and bounds as follows:

FROM an iron pin in the fence, the Northwest line of the J. D. McNeal Survey No. 268, Comal County, Texas, set for the North corner of Lot 8, River Cliff Estates, THENCE with the Northeast line of Lot 8, S. 44° 50' E. 173.8 feet to an iron pin in the Southeast line of Guadalupe Drive, formerly known as River Road, THENCE with the Southeast line of Guadalupe Drive, S. 29° 55' W. 67.74 feet to an iron pin set for the West corner of tract 8A, for the North corner and POINT OF BEGINNING Of the herein described 0.119 of an acre tract 7A;

THENCE with the Southwest line of Tract 8A, S. 46° 30' E. 106.0 feet to an iron pin in the water's edge and Northwest bank of the Guadalupe River, set for the South corner of Tract 8A, for the East corner of this 0.119 of an acre tract 7A;

THENCE with the water's edge, downstream, with the Northwest bank of the Guadalupe River, S. 42° 32' W. 50.0 feet to an iron pin set for the East corner of Tract 6A, for the South corner of this 0.119 of an acre tract 7A;

THENCE with the Northwest line of tract 6A, N. 48° 37' W. 106.0 feet to an iron pin in the Southeast line

qu o

of Guadalupe Drive, set for the North corner of tract 6A, for the West corner of this 0.119 of an acre tract 7A;

THENCE with the Southeast line of Guadalupe Drive, N. 29° 55' E. 55.0 feet to the place of beginning.

and the other parties hereto do grant, release and confirm unto the said DELBERT L. NELSON, the premises above described to have and to hold the above described premises with all and singluar the rights, hereditament and appurtenances thereto in anywise belonging, unto the said DELBERT L. NELSON, his heirs, and assigns, forever.

SEVENTH: The said FRANK A. MATHEWS, shall from henceforth in his own right, and his separate property, have, hold, possess, and enjoy in severalty by himself, and to himself his heirs, and assigns, for his part, share, interest, and proportion of the said lands and premises all that tract of land situated in Comal County, Texas, described as follows, to-wit:

TRACT 8A:

BEING 0.135 of an acre of land out of Lots 7 and 8 of River Cliff Estates, Comal County, Texas, and described more particularly by metes and bounds as follows:

FROM an iron pin in the fence, the Northwest line of the J. D. McNeal Survey No. 268, Comal County, Texas, set for the North corner of Lot 8, River Cliff Estates, THENCE with the Northeast line of Lot 8, S. 44° 50' E. 173.80 feet to an iron pin in the Southeast line of Guadalupe Drive, formerly known as River Road; THENCE with the Southeast line of Guadalupe Drive, S. 29° 55' W. 12.74 feet to an iron pin set for the North corner and POINT OF BEGINNING of the herein described 0.135 of an acre tract 8A;

THENCE S. 44° 50' E. 121.72 feet to an iron pin in the water's edge, the Northwest bank of the Guadalupe River, set for the East corner of this 0.135 of an acre tract 8A;

THENCE with the water's edge, downstream, with the Northwest bank of the Guadalupe River, S. 46° 41' W. 50.0 feet to an iron pin set for the East corner of tract 7A, for the South corner of this 0.135 of an acre tract 8A;

THENCE with the Northeast line of Tract 7A, N. 46° 30' W. 106.0 feet to an iron pin in the Southeast line of Guadalupe Drive, set for the North corner of Tract 7A, for the West corner of this 0.135 of an acre tract 8A;

THENCE with the Southeast line of Guadalupe Drive, N. 29° 55' E. 55.0 feet to the place of beginning.

and the other parties hereto do grant, release, and confirm unto the said FRANK A. MATHEWS, the premises above described to have and to hold the above described premises with all and singular the rights, hereditaments, and appurtenances thereto in anywise belonging, unto the said FRANK A. MATHEWS, his heirs and assigns, forever.

WHEREAS, WILFRED A. SEIPP, MILDRED SEIPP BOTHE, PAUL L. SHOMBER, N. F. SCHREINER, JACK TIDWELL, DELBERT L. NELSON and FRANK A. MATHEWS have and hold in common the land hereinafter mentioned which they intend to continue to hold in common for the benefit of each other; and

WHEREAS, the parties own an undivided interest in and to said land in a disproportionate share and it is the desire of each of the parties to set forth, confirm and convey each unto the other an undivided interest as hereinafter set out.

NOW, THEREFORE, for and in consideration of the mutual benefits accruing to each of the hereinafter owners, it is agreed, concluded and confirmed by and between WILFRED A. SEIPP, MILDRED SEIPP BOTHE, PAUL L. SHOMBER, N. F. SCHREINER, JACK TIDWELL, DELBERT L. NELSON and FRANK A. MATHEWS that hereafter N. F. SCHREINER shall own, hold and enjoy an undivided one-fourth (1/4th) interest in and to the following described property, and that each of the other owners, to-wit: WILFRED A. SEIPP, MILDRED SEIPP BOTHE, PAUL L. SHOMBER, JACK TIDWELL, DELBERT L. NELSON and FRANK A. MATHEWS shall own and hold an undivided one-eighth (1/8th) interest in and to the following described land, located in Comal County, Texas and described as follows, to-wit:

TRACT 9A:

BEING 1.765 acres of land out of the J. D. McNeal Survey No. 268, Comal County, Texas and being a part of Lots 2-8 of River Cliff Estates, a subdivision in Comal County, Texas, according to a plat recorded in Vol. 89, pages 173-177, Deed Records of Comal County, Texas, and described more particularly by metes and bounds as follows:

FROM an iron pin in the fence, the Northwest line of the J. D. McNeal Survey No. 268, Comal County, set for the North corner of Lot 8, River Cliff Estates, THENCE with the fence, the Northwest line of the said J. D. McNeal Survey No. 268, the Northwest line of Lot 8, S. 50° 30' W. 12.34 feet to an iron pin set for the North corner and POINT OF BEGINNING of the herein conveyed 1.765 acre tract 9A;

THENCE S. 44° 50' E. 136.80 feet to an iron pin in the Northwest line of Guadalupe Drive, formerly known as River Road, set for the East corner of this 1.765 acre tract 9A;

CCEO COPY

THENCE with the Northwest line of Guadalupe Drive, S. 29° 55' W. 358.24 feet, S. 61° 40' W. 29.16 feet, and S. 30° 42' W. 37.05 feet to an iron pin in the Southwest line of Lot 2, set for the South corner of this 1.765 acre tract 9A;

THENCE with the Southwest line of Lot 2, N. 67° 00' W. 158.83 feet to an iron pin set for the West corner of the said Lot 2, for the West corner of this 1.765 acre tract 9A;

THENCE with the Northwest line of Lots 1-8, N. 28° 00' E. 245.0 feet, N. 32° 15' E. 110.0 feet and N. 50° 30' E. 128.66 feet to the PLACE OF BEGINNING.

And each of the parties hereto do confirm the above and foregoing undivided ownership interest in and to said land on behalf of the owners as herein stated.

WITNESS OUR HANDS this the 17th day of August, 1970.

Wilfred A. Seipp
Wilfred A. Seipp

Mildred Seipp Bothe
Mildred Seipp Bothe

Paul L. Shomber
Paul L. Shomber

N. F. Schreiner
N. F. Schreiner

Jack Tidwell
Jack Tidwell

Delbert L. Nelson
Delbert L. Nelson

Frank A. Mathews
Frank A. Mathews

THE STATE OF TEXAS X
COUNTY OF ~~COMAL~~ Bexar X

BEFORE ME, the undersigned authority, on this day personally appeared WILFRED A. SEIPP, 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 this, the 23 day of August, 1970.

Betty L. Seipp
Notary Public, ~~Comal~~ Bexar County, Texas

THE STATE OF TEXAS X
COUNTY OF ~~COMAL~~ ~~Bexar~~ Harris X

BEFORE ME, the undersigned authority, on this day personally appeared MILDRED SEIPP BOTHE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 16th day of Sept., 1970.

Barbara G. Kingsbery
Notary Public, ~~Comal~~ Harris County, Texas

CCEO COPY

VOL 181 PAGE 175

THE STATE OF TEXAS X

COUNTY OF ~~COMAL~~ Harris X

BEFORE ME, the undersigned authority, on this day personally appeared PAUL L. SHOMBER, 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 this, the 8th day of September, 1970.

Gayle Lemley
Notary Public, ~~Comal~~ Harris County, Texas

THE STATE OF TEXAS X

COUNTY OF ~~COMAL~~ HARRIS X

BEFORE ME, the undersigned authority, on this day personally appeared N. F. SCHREINER, 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 this, the 25th day of August, 1970.

Mary E. Hadaway
Notary Public, ~~Comal~~ Harris County, Texas

THE STATE OF TEXAS X

COUNTY OF ~~COMAL~~ HARRIS X

BEFORE ME, the undersigned authority, on this day personally appeared JACK TIDWELL, 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 this, the 24 day of August, 1970.

Juanita C. Dunn
Notary Public, ~~Comal~~ HARRIS County, Texas

THE STATE OF TEXAS X

COUNTY OF COMAL X

BEFORE ME, the undersigned authority, on this day personally appeared DELBERT L. NELSON, 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 this, the 31st day of August, 1970.

Notary Public, Comal County, Texas

CCEO
COPY

THE STATE OF TEXAS X

COUNTY OF ~~COMAL~~ Harris X

BEFORE ME, the undersigned authority, on this day personally appeared FRANK A. MATHEWS, 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 this, the 1st. day of September, 1970.

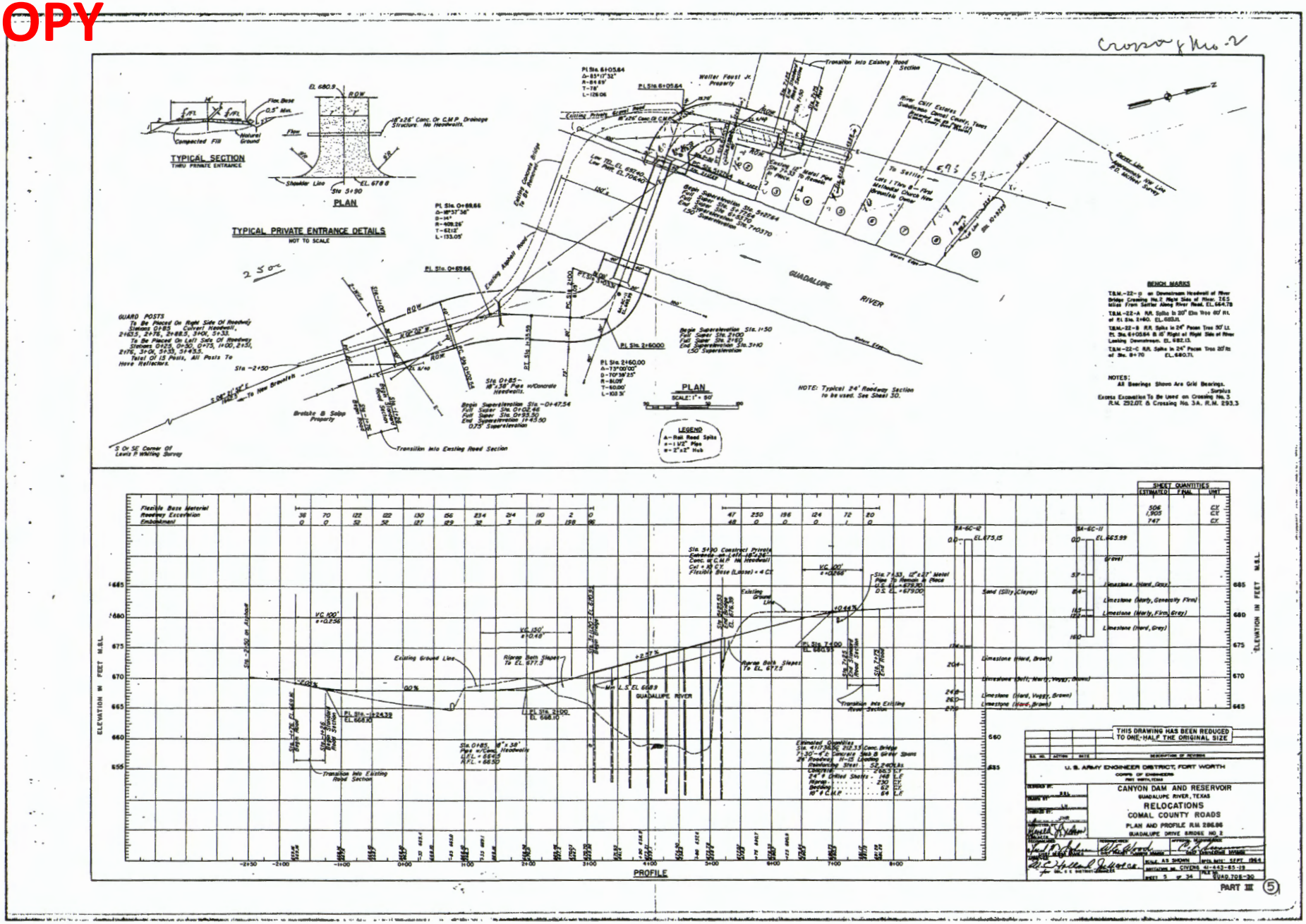
Notary Public, ~~Comal~~ Harris County, Texas

Filed for Record September 21, A.D. 1970, at 10:15 o'clock A. M.,

Recorded September 21, A.D. 1970, at 10:40 o'clock A. M.,

By Willie Mae Weichert, Deputy. IRENE S. NUHN, County Clerk, Comal County, Texas.

CCEO
COPY


TYPICAL SECTION
THRU PRIVATE ENTRANCE
PLAN
TYPICAL PRIVATE ENTRANCE DETAILS
NOT TO SCALE
GUARD POSTS
PLAN
SCALE: 1" = 50'
LEGEND
GUADALUPE RIVER
BENCH MARKS
NOTES:
PROFILE
ELEVATION IN FEET M.S.L.
CANYON DAM AND RESERVOIR
GUADALUPE RIVER, TEXAS
RELOCATIONS
COMAL COUNTY ROADS
PLAN AND PROFILE R.M. 2286.86
GUADALUPE DRIVE BRIDGE NO. 2
U. S. ARMY ENGINEER DISTRICT, FORT WORTH
THIS DRAWING HAS BEEN REDUCED TO ONE-HALF THE ORIGINAL SIZE
PART III
5


LOT 19R
LOT 9
NORTH PT
LOT 10
NORTH PT
LOT 11
NORTH PT
LOT 16 & 17
LOT 18
LOT 12 & 13
SOUTH PT & NORTH
PART 14-15
LOT 11
SOUTH PT
LOT 8,
9 & 10
SOUTH PT
LOT 9A
LOT 8A
LOT 7A
LOT 6A
LOT 5A
COMAL
LOT 4A
& 3A PT
LOT 3A
LOT 2A
LOT 1A

Block Creek Aerobic Services, LLC

444 A Old Hwy No 9
Comfort, TX 78013

(830) 995-3189

Owner Phone: (281) 763-7774

Zandra Jones

6790 River Rd
New Braunfels, TX 780132

Agency: Comal County
County: Comal

Site Address: 6790 River Rd, New Braunfels Permit #: 115790

System Info: MFG: Brand: Aries
Treatment Type: Aerobic Without Chlorine Disposal Type: Drip Emitters

Customer ID: 9398
Insp ID: 165989

Visit Details

Visit Date: 11/12/2024 **Entered By:** Christopher T Zigalo

<--------->
GPS Lat: 29.780301 GPS Long: -98.159966

Scheduled Date: 12/1/2024
Entered On: 11/12/2024

Contract Starts: 8/1/2024
Contract Ends: 8/1/2026

Visit Results

Service Type: Scheduled Inspection

Printed:11/12/2024

Count: Inspection 1 of 6
Method: Grab

	License #	Expires
Technician: Christopher T Zigalo	MT0001878	9/30/2026
Provider: Rudy Carson	MP0002036	11/30/2025

☑ Service Completed

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational

Sludge Level Tank 1: 10"
Sludge Level Tank 2: 6"
Sludge Level Tank 3: 0"

Floats: OP
Timer: OP

Tank Lid / Riser: Secured

Electric Circuits: Operational
Distribution System: Operational
Drip/Sprayfield Veg: Operational

Alarm: Operational

Comments

Field is completely saturated. Water level reached and activated override float 2 times during visit. Excessive water use is causing field conditions. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Cleaned compressor filter - Cleaned drip filter and back flushed drip field - Scum in pretreatment is 2"

Provider: *Rudy Carson*

License: Number: MP0002036 Exp: 11/30/2025

Technician: Christopher T Zigalo

License: Number: MT0001878 Exp: 9/30/2026

Block Creek Aerobic Services, LLC

444 A Old Hwy No 9
Comfort, TX 78013

(830) 995-3189

Owner Phone: (281) 763-7774

Zandra Jones

6790 River Rd
New Braunfels, TX 780132

Agency: Comal County
County: Comal

Site Address: 6790 River Rd, New Braunfels Permit #: 115790

System Info: MFG: Brand: Aries
Treatment Type: Aerobic Without Chlorine Disposal Type: Drip Emitters

ID: 9398
Insp ID: 174882

Visit Details <-------->

Visit Date: 4/18/2025 **Entered By:** Skyler GPS Lat: 29.780301 GPS Long: -98.159966

Scheduled Date: 4/1/2025 Contract Starts: 8/1/2024

Entered On: 4/18/2025 Time Out: 948 Contract Ends: 8/1/2026 Agency Emailed: 5/5/2025 ☑

Visit Results

Service Type: Scheduled Inspection Printed:5/5/2025

Count: Inspection 2 of 6

Method: Grab

	License #	Expires	
Technician: Skyler M Leeberg	MT0003004	5/31/2028	
Provider: Rudy Carson	MP0002036	11/30/2025	☑ Service Completed

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational

Sludge Level Tank 1: 6
Sludge Level Tank 2: 0"
Sludge Level Tank 3: 0"

Floats: OP
Timer: OP

Air Filter: Good

Tank Lid / Riser: Secured

Electric Circuits: Operational
Distribution System: Operational
Drip/Sprayfield Veg: Operational

Color: Good
Odor: Good

Alarm: Operational

Comments

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Scum in pretreatment is 5" - Secured system in the on position with a lock bolt - Cleaned compressor filter - Cleaned drip filter and back flushed drip field - reset timer - wet spots in yard due to over water usage - The Agency was emailed a PDF Copy on 5/5/2025.

Provider: *Rudy Carson*

License: Number: MP0002036 Exp: 11/30/2025

Technician: Skyler M Leeberg

License: Number: MT0003004 Exp: 5/31/2028