



# COMAL COUNTY

## ENGINEER'S OFFICE

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

Issued This Date: 12/06/2023

Permit Number: 116847

Location Description: 1151 SCHOLZ RD  
BULVERDE, TX 78163

Subdivision: A-299 SUR-235 H JAEGAR  
Unit: N/A  
Lot: N/A  
Block: N/A  
Acreage: 325.6700

Type of System: Aerobic  
Surface Irrigation

Issued to: LYNDA RESSEL

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**

Assistant  
OS0034792

ENVIRONMENTAL HEALTH INSPECTOR

**OS0038255**

ENVIRONMENTAL HEALTH COORDINATOR

# Comal County Environmental Health

## OSSF Inspection Sheet

Installer Name: Alamo Transport

OSSF Installer #: OS0008202

1st Inspection Date: 12/4/23

2nd Inspection Date: 12/6/23

3rd Inspection Date: \_\_\_\_\_

Inspector Name: Hendry

Inspector Name: Hendry

Inspector Name: \_\_\_\_\_

Permit#: **116847**

Address: **1151 SCHOLZ 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: **12/4/23 CH: Tank and tight line good, require revision for actual location of tank and spray field, operational, cover all, remove any vegetation within 10' of spray head 12/6/23 CH: Covered**



**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1) (E) 285.91(2) 285.32(b)(1) (F) 285.32(b)(1)(E) (iii) 285.32(b)(1)(E)(ii) (II) 285.32(b)(1)(E)(ii) (I) 285.32(b)(1)(E) (i) 285.32(b)(1) (D) 285.32(b)(1)(C) (ii) 285.32(b)(1)(C) (i) 285.32(b)(1) (B) 285.32(b)(1) (A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	X	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		X		
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed	X			X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X		NuWater B-550; as per design	X X		
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(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)	x	285.33(d)(6) 285.33(c)(4)	surface spray	x		
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field ( 1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom ) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes ( 3/16 - 1/4" dia. Hole Size ) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3)(B) 285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.	X	285.32(c)(1)		X		
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions	X X X X			X X X X		
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	X			X		
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried	X			X		

**Comal County Environmental Health  
OSSF Inspection Sheet**

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



# COMAL COUNTY

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## ENGINEER'S OFFICE

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

Permit Number: 116847  
Issued This Date: 11/20/2023  
This permit is hereby given to: LYNDA RESSEL

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

1151 SCHOLZ RD  
BULVERDE, TX 78163

Subdivision: A-299 SUR-235 H JAEGAR  
Unit: N/A  
Lot: N/A  
Block: N/A  
Acreage: 325.6700

#### APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic  
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.

**From:** [Suzanne Williams](#)  
**To:** [Hernandez, Sandra](#)  
**Cc:** [Rene D Castellano](#)  
**Subject:** 1151 Scholz Road Septic  
**Date:** Monday, November 20, 2023 10:00:46 AM  
**Attachments:** [image001.png](#)  
[FULL.OSSF.RENE.CASTELLANO.pdf](#)

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

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

- Comal IT

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Good morning, Sandra,

The City of Bulverde is okay with this application for a septic to be installed.

Have a wonderful week and Happy Thanksgiving!

~Suzanne

**Suzanne Williams**

*Director of Planning*



30360 Cougar Bend

Bulverde, TX 78163

Office: (830) 438-3612

Direct: (830) 380-3048

Fax: (830) 438-4339

[swilliams@bulverdetx.gov](mailto:swilliams@bulverdetx.gov)

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**From:** [Hernandez, Sandra](#)  
**To:** [renedcastellano@gmail.com](mailto:renedcastellano@gmail.com)  
**Cc:** [juan@alamotransport.com](mailto:juan@alamotransport.com); [Ritzen, Brenda](#); [Olvera, Brandon](#); [Vollbrecht, David](#); [Molina, Ashley](#)  
**Subject:** 1151 Scholtz Rd. - Permit 116847  
**Date:** Tuesday, October 31, 2023 8:44:00 AM  
**Attachments:** [image001.png](#)  
[Permit 116847.pdf](#)

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RE: 1151 Scholz Rd. – Permit 116847

Dear property owner(s),

We received a septic permit application in our office for the referenced property today (see attachment). This property shows to be in the jurisdiction of the City of Bulverde, so we are including the city in this email. Please be advised that you will need to contact Suzanne Williams at (830-438-3612) with the City of Bulverde 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](http://www.cceo.org)



COMAL COUNTY  
ENGINEER'S OFFICE

## ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR  
NEW BRAUNFELS, TX 78132  
(830) 608-2090  
[WWW.CCEO.ORG](http://WWW.CCEO.ORG)

Date \_\_\_\_\_

Permit Number 116847

### 1. APPLICANT / AGENT INFORMATION

Owner Name LYNDA RESSEL  
Mailing Address 32401 BLANCO RD  
City, State, Zip BULVERDE / TX / 78163  
Phone # 210-954-8018  
Email renedcastellano@gmail.com

Agent Name JUAN PEREZ  
Agent Address 13838 SOUTHTON RD  
City, State, Zip SAN ANTONIO / TX / 78223  
Phone # 210-633-0800  
Email juan@alamotransport.com

### 2. LOCATION

Subdivision Name \_\_\_\_\_ Unit \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
Survey Name / Abstract Number A-299 SUR-235 H JAEGAR Acreage 325.674  
Address 1151 SCHOLZ RD City BULVERDE State TX Zip 78163

### 3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1790

☐ 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: \$ 38,980.00 (Structure Only)

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

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

Source of Water ☐ Public ☒ Private Well ☐ 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.

Lynda Ressel  
Signature of Owner

10/24/2023  
Date





Planning Materials & Site Evaluation as Required Completed By ANDY WINTER

System Description 600 GPD AEROBIC SURFACE APPLICATION W/ 2 SPRAY HEADS

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

Tank Size(s) (Gallons) 1871 Absorption/Application Area (Sq Ft) 5655

Gallons Per Day (As Per TCEQ Table III) 240

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

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

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

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

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

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

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

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

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

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

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

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

Is this property within an incorporated city? ☐ Yes ☒ No

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

By signing this application, I certify that:

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

Signature of Designer

10/24/2023

Date



## 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.

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):

A-299 SUR-235 H JAEGAR, ACRES 325.674

The property is owned by (Insert owner's full name): LYNDA RESSEL

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.

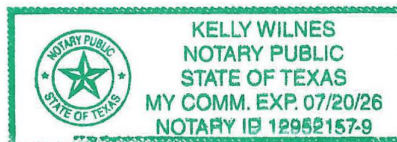
WITNESS BY HAND(S) ON THIS 25 DAY OF October, 2023

Lynda Ressel

Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 25 DAY OF October, 2023

Kelly Wilnes  
Notary Public, State of Texas



**All Transactions Approved**

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**Bureau: 9235590 - Comal County, TX Clerk OPR CNT**

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OPR or Vitals	Amount	Qty	Conv. Fee	Result
Fees: RACHEL D HURT Payment ID: 100280792131 Payment	\$30.00	1	\$1.00	Approved
Total Amounts + All Fees:	\$31.00			

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**BILLING INFORMATION**

Payment will be billed to:

RACHEL D HURT

Card ending in ...4228 (Mastercard)

Processed at 10/26/2023 1:55:53 PM CDT

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**LEGAL NOTICE**

Certified Payments provides a service for consumers and businesses to make payments via their credit card for various types of services and taxes. By utilizing Certified Payments, you, the cardholder, are subject to the following terms and conditions. By submitting your payment through Certified Payments, you are agreeing to the terms and conditions listed in the Legal Notices link below. Please read all terms and conditions carefully.

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Signature

**By signing this receipt, you authorize a payment to the Comal County, TX Clerk OPR CNT. The convenience fee will appear as a separate transaction on your credit card statement.**



Comal County TX  
Honorable Bobbie Koepp , Comal County Clerk  
150 N. Seguin, Suite 1037  
New Braunfels, TX 78130  
(830) 221-1230

Receipt for Services

Cashier MARY Batch # 960372  
Customer Name MEGHAN CASTELLANO Date: 10/26/2023 Time: 01:53:56PM

Date	Instrument No	Document Type	Transaction Type	GF Number	Pg/Amt
10/26/2023 1:53:56PM	202306034251	AFFIDAVIT			2
Total:					\$30.00
Fee Total:					\$30.00
CREDIT CARD	MC	ML			30.00
Payment Total:					\$30.00



## WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

Regulatory Authority COMAL  
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 RENE CASTELLANO  
Site Address 1151 SCHOLZ RD  
City BULVERDE Zip 78163  
Mailing Address 1151 SCHOLZ RD  
County COMAL Map # \_\_\_\_\_  
Phone 210-954-8018  
Email \_\_\_\_\_

**I. General:** This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between RENE CASTELLANO (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 LTO DATE and ends on 2 YEARS AFTER LTO DATE 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 within 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:**

RC

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 Contractor 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 Contractor, 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.

RC

Customer's Initials



RC

Contractor's Initials



**THIS INDEMNIFICATION 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:**

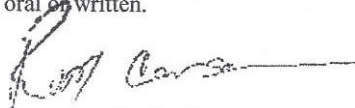
Full payment is due upon execution of this Agreement (Required of new Customer). For any other service(s) or repair(s) provided by Contractor the Customer shall pay the invoice(s) for said service(s) or repair(s) within thirty (30) days of the invoice date. The Contractor shall mail all invoices on the 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

  
Rene Castellano (Oct 26, 2023 17:37 CDT)

Customer Signature

Oct 26, 2023

Date

RC

Customer's Initials



RC

Contractor's Initials

**REVISED**

10:17 am, Nov 09, 2023

# Site Evaluation

## Site Evaluation:

## TEST HOLE 1

Soil Texture: Silty Clay  
Soil Structure: Blocky  
Soil Depth: 60" Min  
Restrictive Horizon: Rock Shelf @ 24"  
Groundwater: None Encountered  
Topography: Approximately 4% Slope on site of drain field  
Determination: Site was determined to have a Class IV soil. There was no site encountered groundwater. The soil is a Class IV, Aerobic system will be needed to accommodate for the dense clay.

## Site Evaluation:

## TEST HOLE 2

Soil Texture: Silty Clay  
Soil Structure: Blocky  
Soil Depth: 60" Min  
Restrictive Horizon: Rock Shelf @ 6"  
Groundwater: None Encountered  
Topography: Approximately 3% Slope on site of drain field  
Determination: Site was determined to have a Class IV soil. There was no site encountered groundwater. The soil is a Class IV, Aerobic system will be needed to accommodate for the dense clay.

Owner: LYNDIA RESSEL

Location: 1151 SCHOLZ RD,  
BULVERDE TXDate : 11/8/23Scale: N/ASheet: 1 of 6**WINTER'S ROCKING ROLLYPOLLY  
ENGINEERING, LLC # 90**

254 Luckey Rd, Lytle, TX, 78052

(210) 601-8540

Site Evaluator

John Sytsma

Drawn By: Juan L. PerezAuthorized By: John Sytsma**Alamo Transport & Development**13838 Southton Rd  
San Antonio, TX 78223  
Phone: (210) 633 - 0800

LN: OS0029340



# OSSF SOIL EVALUATION FORM

REVISED

10:18 am, Nov 09, 2023

Owner's Name LYNDA RESSEL

Physical Address 1151 SCHOLZ RD, BULVERDE TX, 78163


Name of Site Evaluator JOHN SYTSMA Registration Number OS0008202

Date Performed 10/18/2023 Proposed Excavation Depth UNTIL RESTRICTIVE HORIZON

- At least two soil evaluations must be performed on the site, at opposite ends of the proposed disposal area. Please show the results of each soil evaluation on a separate table. Locations of soil evaluations must be shown on the site drawing.
- For subsurface disposal, soil evaluations must be performed to a depth of at least 2 ft below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
- Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

Soil Boring Number <u>1</u> <small>type text here</small>					
Depth (ft)	Textural Class	Structure (if applicable)	Drainage Mottles / Water Table	Restrictive Horizon	Comments
0	<b>CLASS IV (0" - 6")</b>	<b>SILTY CLAY (0" - 6")</b>	<b>N/A</b>	<b>ROCK SHELF @ 6"</b>	<b>SOIL IS NOT SUITABLE FOR A CONVENTIONAL SOIL ABSORPTION SYSTEM DUE TO RESTRICTIVE HORIZON</b>
1					
2					
3					
4					
5					
6					
7					

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

  
(Signature of Site Evaluator)

(210) 633 - 0800  
(Phone Number)

# OSSF SOIL EVALUATION FORM

**REVISED**

10:18 am, Nov 09, 2023

Owner's Name LYNDA RESSEL

Physical Address 1151 SCHOLZ RD, BULVERDE TX, 78163


Name of Site Evaluator JOHN SYTSMA Registration Number OS0008202

Date Performed 10/18/2023 Proposed Excavation Depth UNTIL RESTRICTIVE HORIZON

- At least two soil evaluations must be performed on the site, at opposite ends of the proposed disposal area. Please show the results of each soil evaluation on a separate table. Locations of soil evaluations must be shown on the site drawing.
- For subsurface disposal, soil evaluations must be performed to a depth of at least 2 ft below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
- Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

Soil Boring Number <u>2</u>					
Depth (ft)	Textural Class	Structure (if applicable)	Drainage Mottles / Water Table	Restrictive Horizon	Comments
0	<b>CLASS IV (0" -24")</b>	<b>SILTY CLAY (0" -24")</b>	<b>N/A</b>	<b>ROCK SHELF @ 24"</b>	<b>SOIL IS NOT SUITABLE FOR A CONVENTIONAL SOIL ABSORPTION SYSTEM DUE TO RESTRICTIVE HORIZON</b>
1					
2					
3					
4					
5					
6					
7					

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

  
(Signature of Site Evaluator)

(210) 633 - 0800

(Phone Number)

**REVISED**

8:22 am, Nov 09, 2023

## Calculations

### Calculations:

**Soil Evaluation Results: Class IV** $Q \text{ gal/day} = (3+1) * 75 \text{ GPD} - (20\% \text{ reduction for water conserving fixtures})$  $Q = (4) * 75 - (20\%) = 240$  Trash Tank Size 400 Gal

TCEQ Approved Aerobic Plant Size 600 GPD

Required Application Area =  $Q/R_i = 240 / 0.064 = 3750 \text{ sq.ft}$ 

Application Area Utilized = 5655 sq.ft 2 Spray Heads W/ 30' Radius @ 360°

Dosing cycle : ON DEMAND or X TIMED DOSING AT PRE DAWN HOURS

Pump Tank Size = 750 Gal

Alarms: Audible &amp; Visual High Water Alarm &amp; Visual Air Pump malfunction

With Chlorinator NSF/TCEQ Approved

SCH-40 or SDR-26 3" or 4" sewer line to tank

Pop up rotarty sprinkler heads w/ purple non-portable lids

1" Sch-40 PVC discharge manifold

Owner: LYNDIA RESSEL

Location: 1151 SCHOLZ RD,  
BULVERDE TX

Date : 11/8/23

Scale: N/A

Sheet: 2 of 6

WINTER'S ROCKING ROLLYPOLLY  
ENGINEERING, LLC # 90

254 Luckey Rd, Lytle, TX, 78052

(210) 601-8540



P.E. #85011

Drawn By: Juan L. Perez

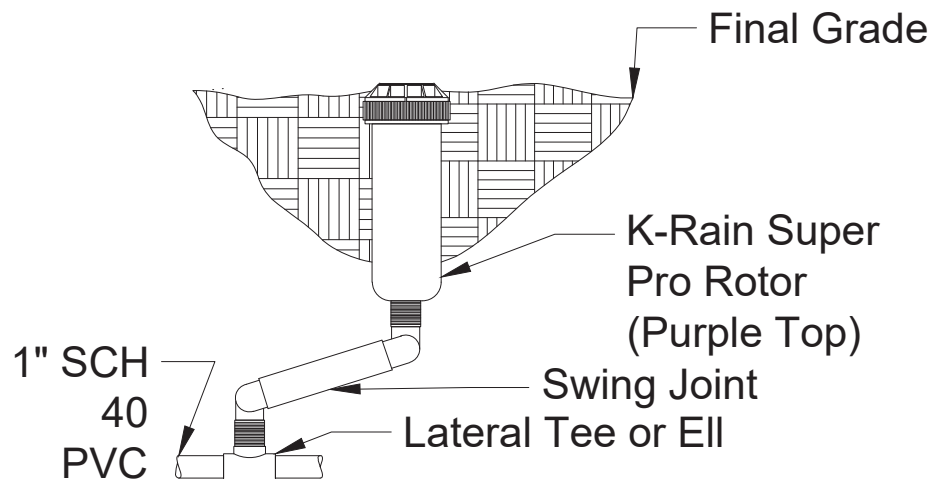
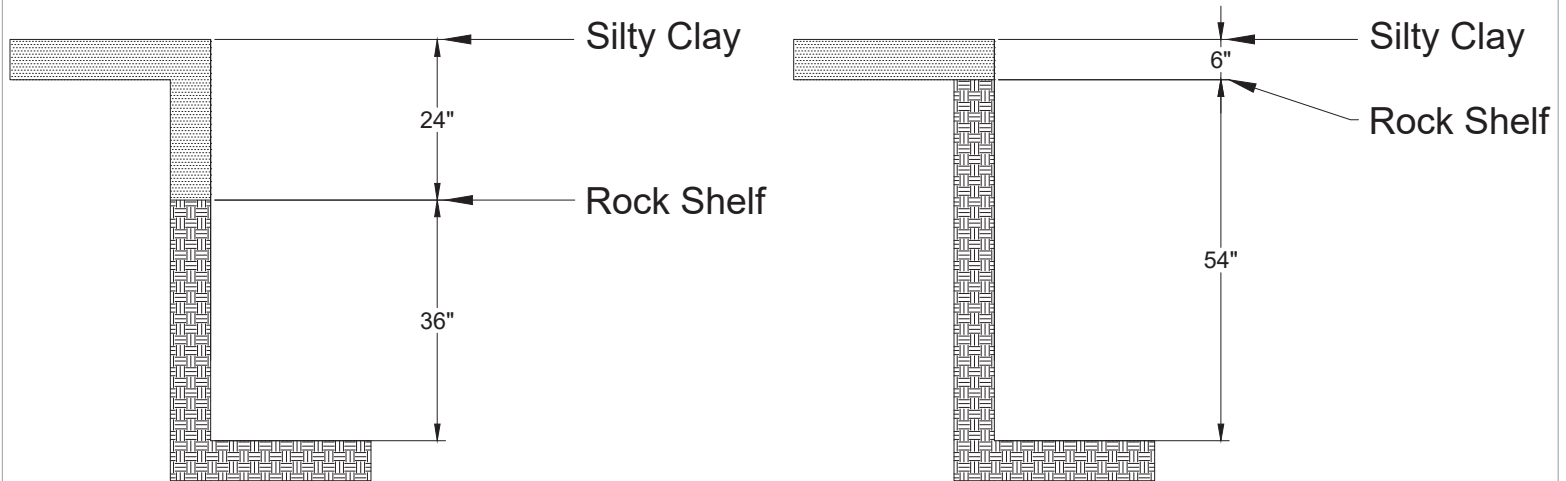
Authorized By: Andy Winter

**Alamo Transport & Development**13838 Southton Rd  
San Antonio, TX 78223  
Phone: (210) 633 - 0800

**REVISED**

8:22 am, Nov 09, 2023

# SOIL PROFILE



Owner: LYNDA RESSEL

Location: 1151 SCHOLZ RD,  
BULVERDE TX

Date : 11/8/23

Scale: N/A

Sheet: 3 of 6

**WINTER'S ROCKING ROLLYPOLLY  
ENGINEERING, LLC # 90**

254 Luckey Rd, Lytle, TX, 78052

(210) 601-8540

Drawn By: Juan L. Perez

Authorized By: Andy Winter

**Alamo Transport & Development**

13838 Southton Rd  
San Antonio, TX 78223  
Phone: (210) 633 - 0800



P.E. #85011

OSSF / UTILITY

**REVISED**

8:10 am, Dec 05, 2023

\*APPLICATION AREA  
SHOULD BE SEEDED  
AND MAINTAINED  
WITH VEGETATION  
EXPOSED ROCK WILL  
BE COVERED WITH  
SOIL OR MULCH

20'

38'-2"

82'-3"

\*AS BUILT

R30'

R30'

40'

62"

600 GPD  
AEROBIC  
TANK

C/O

15'

20'

PROPOSED  
3 BDRM

PROPOSED  
WATERLINE

100'  
OSSF  
SETBACK

EXISTING  
WATER  
WELL

Owner: LYNDIA RESSEL

Location: 1151 SCHOLZ RD,  
BULVERDE TX

Date : 11/30/23

Scale: 1" = 60'

Sheet: 4 of 4

WINTER'S ROCKING ROLLYPOLLY  
ENGINEERING, LLC # 90

254 Luckey Rd, Lytle, TX, 78052

(210) 601-8540

Drawn By: Juan L. Perez

Authorized By: Andy Winter

**Alamo Transport & Development**

13838 Southton Rd

San Antonio, TX 78223

Phone: (210) 633 - 0800



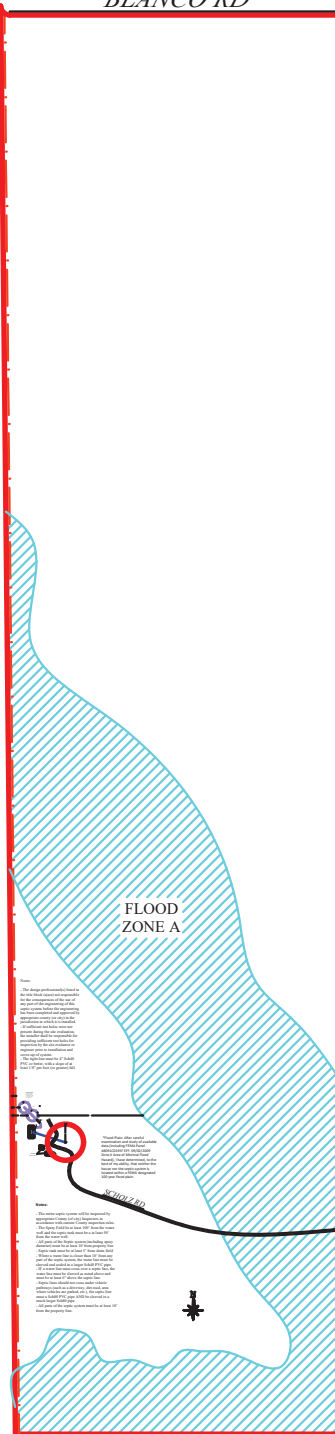
P.E. #85011



BLANCO RD

**REVISED**

12:57 pm, Dec 05, 2023



Owner: LYNDA RESSEL

Location: 1151 SCHOLZ RD,  
BULVERDE TX

Date : 12/4/23

Scale: 1" = 900'

Sheet: 3 of 5

**WINTER'S ROCKING ROLLYPOLLY  
ENGINEERING, LLC # 90**

254 Luckey Rd, Lytle, TX, 78052

(210) 601-8540



Drawn By: Juan L. Perez

Authorized By: Andy Winter

**Alamo Transport & Development**

13838 Southton Rd  
San Antonio, TX 78223  
Phone: (210) 633 - 0800

P.E. #85011

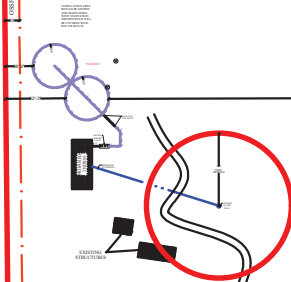
**REVISED**

12:58 pm, Dec 05, 2023

Notes:

- The design professional(s) listed in the title block is(are) not responsible for the consequences of the use of any part of the engineering of this septic system before the engineering has been completed and approved by appropriate county (or city) in the jurisdiction in which it is installed.
- If sufficient test holes were not present during the site evaluation, the installer shall be responsible for providing sufficient test holes for inspection by the site evaluator or engineer prior to installation and cover-up of system.
- The tight-line must be 4" Sch40 PVC or better, with a slope of at least 1/8" per foot (or greater) fall.

PROPERTY LINE



\*Flood Plain: After careful examination and study of available data (including FEMA Panel 48091C0195F EFF. 09/02/2009 Zone X Area of Minimal Flood Hazard), I have determined, to the best of my ability, that neither the house nor the septic system is located within a FEMA designated 100 year flood plain.

Notes:

- The entire septic system will be inspected by appropriate County (of city) Inspectors in accordance with current County inspection rules.
- The Spray Field be at least 100' from the water well and the septic tank must be at least 50' from the water well.
- All parts of the Septic system (including spray diameter) must be at least 10' from property line
- Septic tank must be at least 5' from drain field
- Where a water line is closer than 10' from any part of the septic system, the water line must be sleeved and sealed in a larger Sch40 PVC pipe.
- If a water line must cross over a septic line, the water line must be sleeved as noted above and must be at least 6" above the septic line.
- Septic lines should not cross under vehicle pathways (such as a driveway, dirt road, area where vehicles are parked, etc.), the septic line must be a Sch80 PVC pipe AND be sleeved in a much larger Sch80 pipe.
- All parts of the septic system must be at least 10' from the property line.



Owner: LYNDIA RESSEL

Location: 1151 SCHOLZ RD,  
BULVERDE TX

Date : 12/4/23

Scale: 1" = 250'

Sheet: 4 of 5

**WINTER'S ROCKING ROLLYPOLLY  
ENGINEERING, LLC # 90**

254 Luckey Rd, Lytle, TX, 78052

(210) 601-8540

Drawn By: Juan L. Perez

Authorized By: Andy Winter

**Alamo Transport & Development**

13838 Southton Rd  
San Antonio, TX 78223  
Phone: (210) 633 - 0800



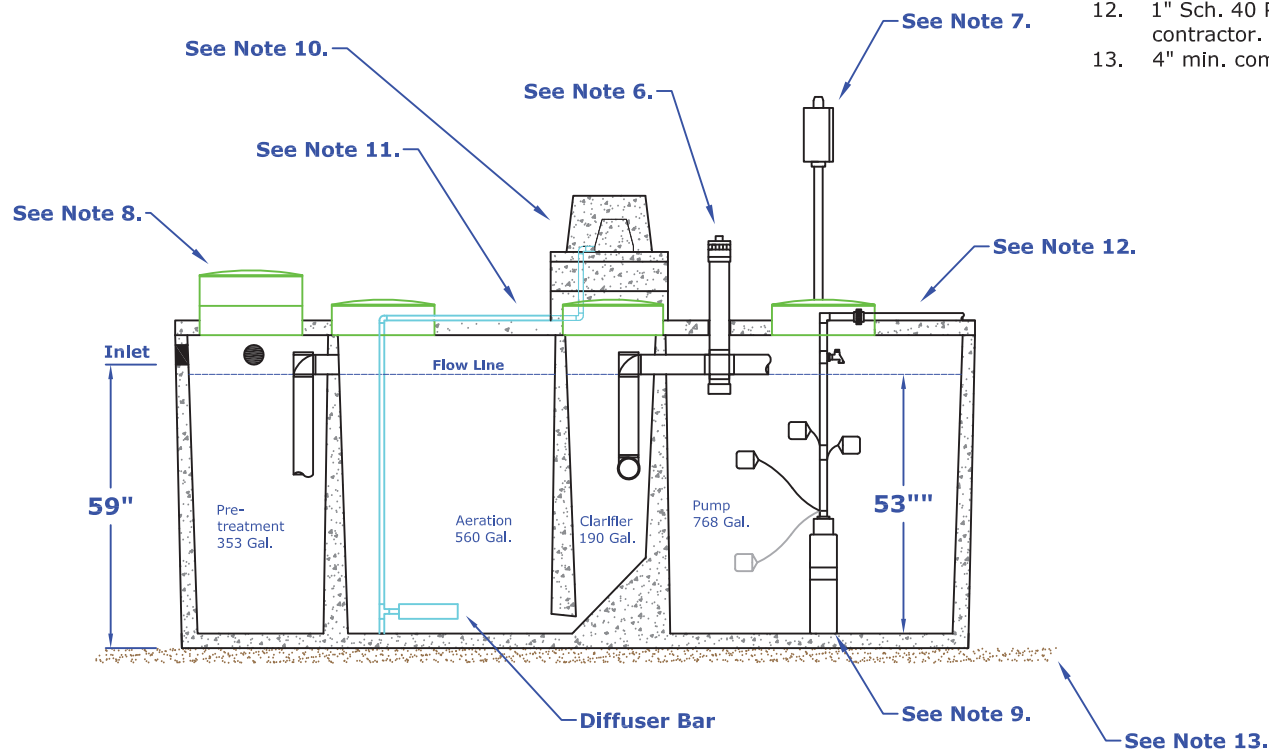
P.E. #85011



888-331-5871

**GENERAL NOTES:**

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 14,900 lbs.
4. Treatment capacity is 600 GPD.
5. BOD Loading = 1.62 lbs. per day.
6. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
7. NuWater B-550 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec) timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
8. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
9. 20 GPM 1/2 HP, high head effluent pump.
10. HIBLOW Air Compressor w/ concrete housing.
11. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
12. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
13. 4" min. compacted sand or gravel pad by Contractor



**DIMENSIONS:**

**Outside Height: 67"**  
**Outside Width: 63"**  
**Outside Length: 164"**

**MINIMUM EXCAVATION DIMENSIONS:**

**Width: 76"**  
**Length: 176"**

I approve the use of this tank



**NuWater B-550 (600 GPD)**  
**Aerobic Treatment Plant (Assembled)**

Model: B-550-PC-400PT

March, 2012  
By: A.S.

Scale:  
\* All Dimensions subject to allowable specification tolerances.

Dwg. #: NC-B550-3



9235 Main Street #1  
P.O. Box 507  
Needville, Texas, 77461  
1-888-331-5871

" Providing Concrete Environmental Solutions "



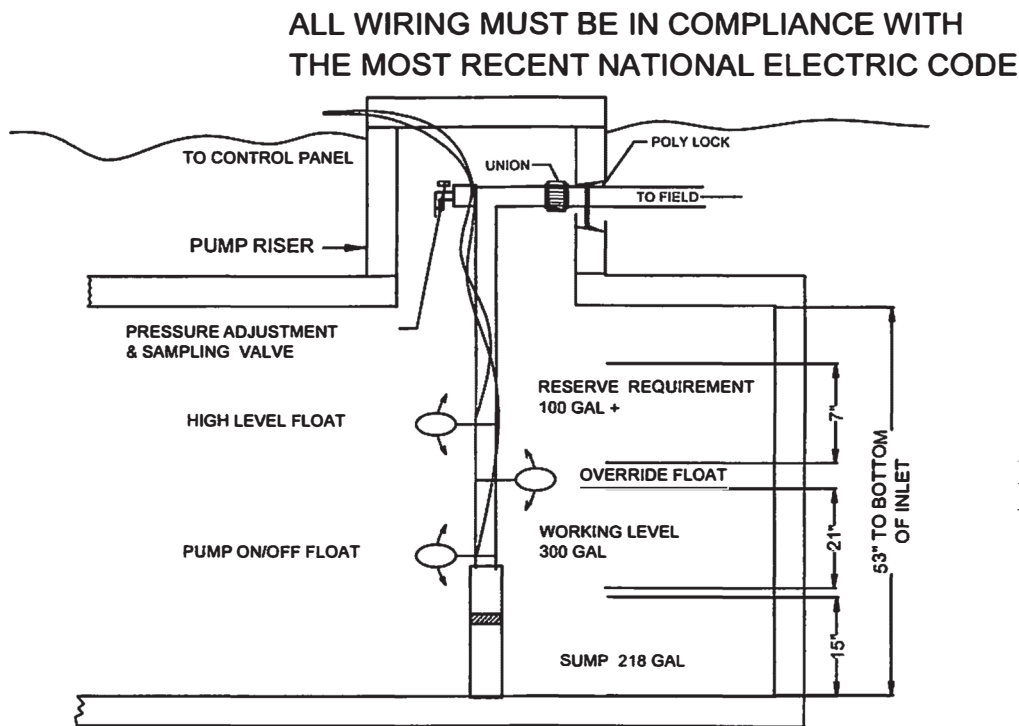
## TANK NOTES:

Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

A two way sanitary tee is required between residence and tank.

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks



I approve the use of this tank



**TYPICAL PUMP TANK CONFIGURATION  
NU-WATER 550PC -400PT 768 GAL PUMP TANK**

# PROPLUS™ GEAR DRIVEN SPRINKLER SETTING INSTRUCTIONS

## SPRINKLER INSTALLATION

### 1► INSTALL AND BURY

Do not use pipe dope. Thread the sprinkler on the pipe. Bury the sprinkler flush to grade. **NOTE:** Gear driven sprinklers and pop-up sprays should not be installed on the same watering zone.

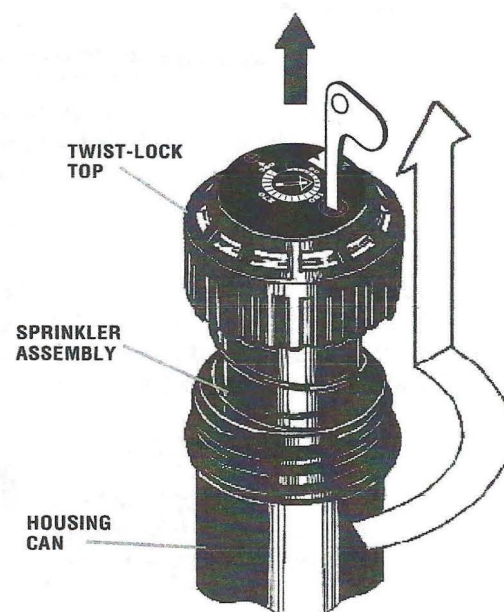
### 2► INSPECTING THE FILTER

Unscrew the top and lift the complete sprinkler assembly out of the housing can. The filter is located on the bottom of the sprinkler assembly and can easily be pulled out, cleaned and re-installed.

### 3► WINTERIZATION TIPS

When using an air compressor to remove water from the system please note the following:

- 1) Do not exceed 30 PSI.
- 2) Always introduce air into the system gradually to avoid air pressure surges. Sudden release of compressed air into the sprinkler can cause damage.
- 3) Each zone should run no longer than 1 minute on air. Sprinklers turn 10 to 12 times faster on air than on water. Over spinning rotors on air can cause damage to the internal components.



## STANDARD NOZZLE PERFORMANCE

Nozzle	U.S.			METRIC				
	Pressure PSI	Radius Ft.	Flow GPM	Pressure KPa	Radius Meters	Flow L/M	Pressure Bars	Flow M <sup>3</sup> /H
#2.5 Factory Installed Nozzle	30	38'	2.5	206	2.04	11.6	2.04	.57
	40	39'	2.8	275	2.72	11.9	2.72	.64
	50	40'	3.2	345	3.40	12.2	3.40	.73
	60	41'	3.6	413	4.08	12.5	4.08	.79
#0.5	30	28'	0.5	206	2.0	8.5	2.0	.11
	40	29'	0.6	275	3.0	8.8	3.0	.14
	50	29'	0.7	345	3.5	8.8	3.5	.16
	60	30'	0.8	413	4.0	9.1	4.0	.18
#0.75	30	29'	0.7	206	2.0	8.8	2.0	.16
	40	30'	0.8	275	3.0	9.1	3.0	.18
	50	31'	0.9	345	3.5	9.4	3.5	.20
	60	32'	1.0	413	4.0	9.8	4.0	.23
#1	30	32'	1.3	206	2.0	9.8	2.0	.14
	40	33'	1.5	275	3.0	10.1	3.0	.18
	50	34'	1.6	345	3.5	10.4	3.5	.20
	60	35'	1.8	413	4.0	10.7	4.0	.23
#2	30	37'	2.4	206	2.0	11.3	2.0	.54
	40	40'	2.5	275	3.0	12.2	3.0	.56
	50	42'	3.0	345	3.5	12.8	3.5	.68
	60	43'	3.3	413	4.0	13.1	4.0	.75
#3	30	38'	3.6	206	2.0	11.6	2.0	.75
	40	39'	4.2	275	3.0	11.9	3.0	.95
	50	41'	4.6	345	3.5	12.5	3.5	1.04
	60	42'	5.0	413	4.0	12.8	4.0	1.13
#4	30	43'	4.4	206	2.0	13.1	2.0	.99
	40	44'	5.1	275	3.0	13.4	3.0	1.15
	50	46'	5.6	345	3.5	14.0	3.5	1.27
	60	49'	5.9	413	4.0	14.9	4.0	1.33
#6	40	45'	5.9	206	3.0	13.7	3.0	1.33
	50	46'	6.0	275	3.5	14.0	3.5	1.36
	60	48'	6.3	345	4.0	14.6	4.0	1.43
	70	49'	6.7	413	5.0	14.9	5.0	1.52
#8	40	42'	8.0	206	3.0	12.8	3.0	1.81
	50	45'	8.5	275	3.5	13.7	3.5	1.92
	60	49'	9.5	345	4.0	14.8	4.0	2.15
	70	50'	10.0	413	5.0	15.3	5.0	2.27

## LOW ANGLE NOZZLE PERFORMANCE

Nozzle	U.S.			METRIC				
	Pressure PSI	Radius Ft.	Flow GPM	Pressure KPa	Radius Meters	Flow L/M	Pressure Bars	Flow M <sup>3</sup> /H
#1	30	22'	1.2	207	2.04	6.71	2.04	.34
	40	24'	1.7	275	2.72	7.32	2.72	.39
	50	26'	1.8	344	3.40	7.92	3.40	.41
	60	28'	2.0	413	4.08	8.53	4.08	.46
#3	30	29'	3.0	207	2.04	8.84	2.04	.68
	40	32'	3.1	275	2.72	9.75	2.72	.71
	50	35'	3.5	344	3.40	10.67	3.40	.80
	60	37'	3.8	413	4.08	11.58	4.08	.87
#4	30	31'	3.4	207	2.04	9.45	2.04	.78
	40	34'	3.9	275	2.72	10.36	2.72	.89
	50	37'	4.4	344	3.40	11.28	3.40	1.00
	60	38'	4.7	413	4.08	11.58	4.08	1.07
#6	40	38'	6.5	275	2.72	11.58	2.72	1.68
	50	40'	7.3	344	3.40	12.19	3.40	1.76
	60	42'	8.0	413	4.08	12.80	4.08	1.82
	70	44'	8.6	482	4.76	13.41	4.76	1.96

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



**K-RAIN MANUFACTURING CORP.**

1640 Australian Avenue

Riviera Beach, FL 33404 USA

PH: 1-561-844-1002 / 1-800-735-7246

FAX: 1-561-842-9493

WEB: <http://www.krain.com>



# PROPLUS™ GEAR DRIVEN SPRINKLER SETTING INSTRUCTIONS

**NOTE:** The **ProPlus** is factory preset with a 90° arc setting, and includes a pre-installed #2.5 nozzle.

## CHANGING A NOZZLE

### 1► REMOVING THE NOZZLE RETENTION SCREW

Use your K-Key or a small flat blade screwdriver to remove the nozzle retention screw by turning counter-clockwise to remove and clockwise to re-install.

### 2► PULL UP THE RISER

Insert the K-Key in the keyhole on the top of the nozzle turret and turn the key 1/4 turn to insure that the key does not slip out of the keyhole when you pull it up. Firmly pull up the entire spring-loaded riser to access the nozzle socket. Hold the riser assembly up with one hand.

### 3► REMOVING THE NOZZLE

With the nozzle retention screw removed, insert the K-Key into the slot directly under the nozzle "prongs" at the top of the nozzle. Now, turn the key 1/4 turn to "hook" the nozzle and pull the nozzle out.

### 4► INSTALLING A NOZZLE

Press the desired nozzle into the nozzle socket. Make sure the nozzle number is visible and the nozzle "prongs" are up. Then, re-install the nozzle retention screw. **NOTE:** The nozzle retention screw is also a break-up screw and used to adjust the distance of the spray.

## SETTING THE ARC ADJUSTMENT

### 1► FINDING THE LEFT START POSITION

Place your finger on the top center of the nozzle turret. Rotate the turret to the right until it stops and then back to the left until it stops. Notice the position of the nozzle arrow. This is the "Left Start" position. The sprinkler will begin spraying from this position and rotate clockwise until it reaches the right Adjustable Stop-Return Point.

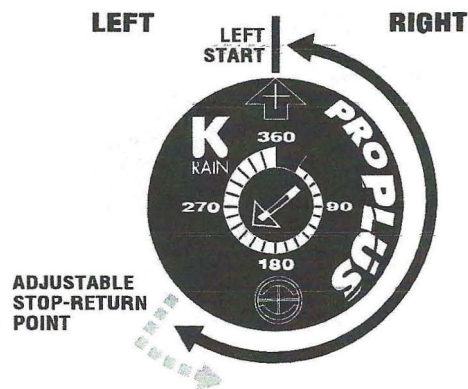
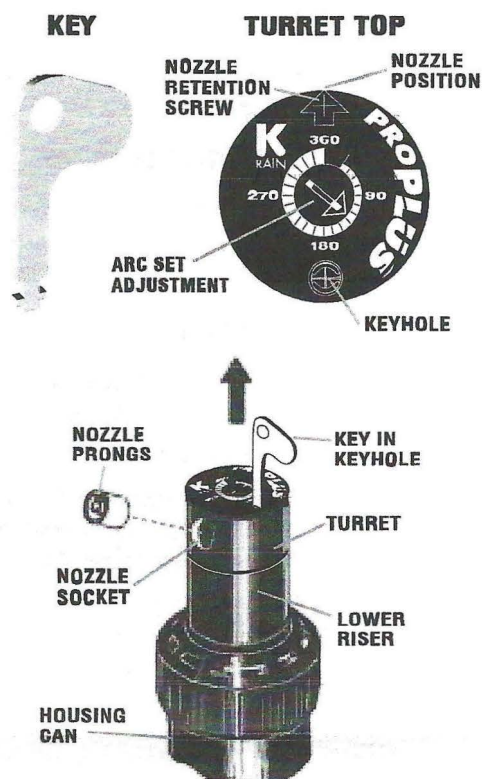
### 2► ORIENTING THE LEFT START POSITION

Insert the K-Key in the keyhole on the top of the nozzle turret and turn the key 1/4 turn to insure that the key does not slip out of the keyhole when you pull it up. Being careful not to allow the nozzle turret to turn, firmly pull up the entire spring-loaded riser. Hold the lower riser assembly up with one hand. Now turn only the lower riser clockwise or counter-clockwise until the nozzle arrow is pointing where you want the sprinkler to begin spraying.

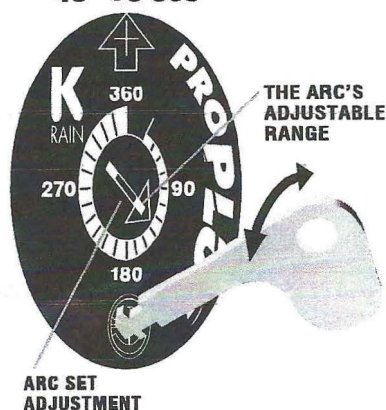
### 3► CHANGING THE ARC

Insert the K-Key or a small flat blade screwdriver into the Arc Set Adjustment slot. Turn clockwise to increase the arc or counter-clockwise to decrease the arc.

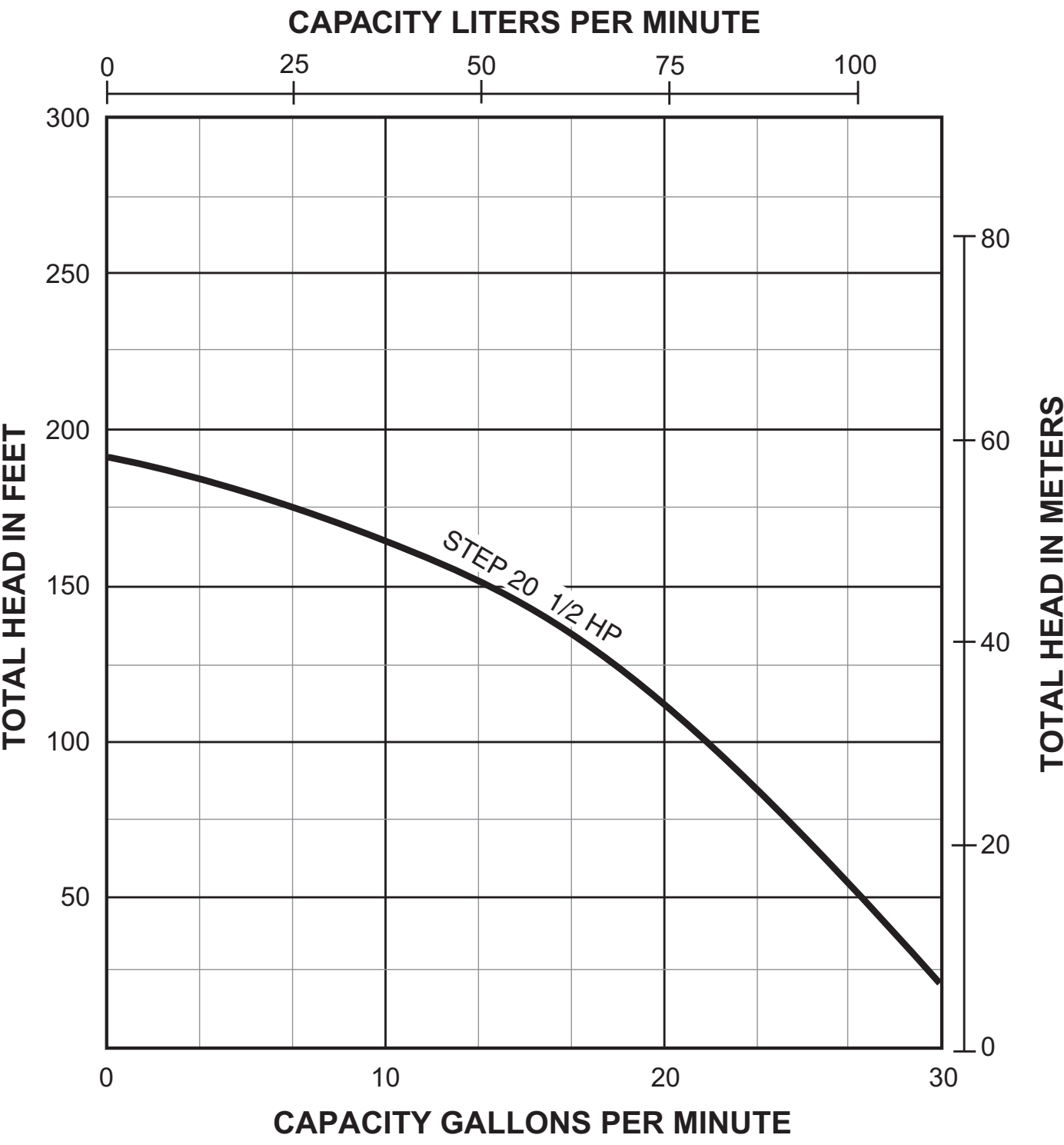
**WHEN SET AT 360°, THE PROPLUS WILL ROTATE CONTINUOUSLY IN A CLOCKWISE DIRECTION.**

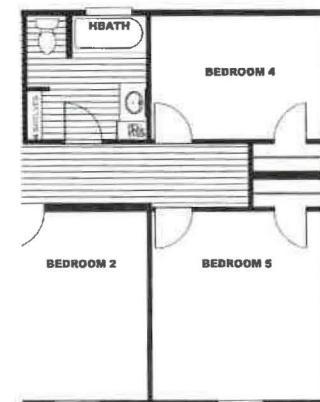
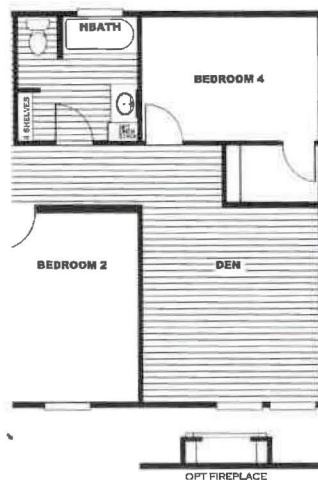
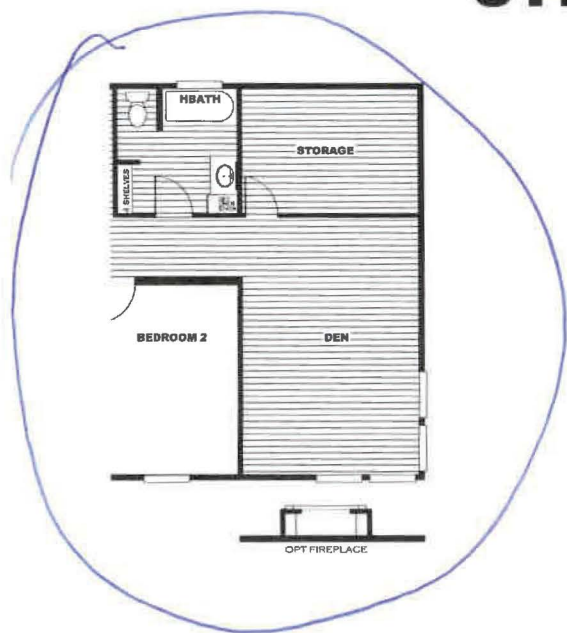
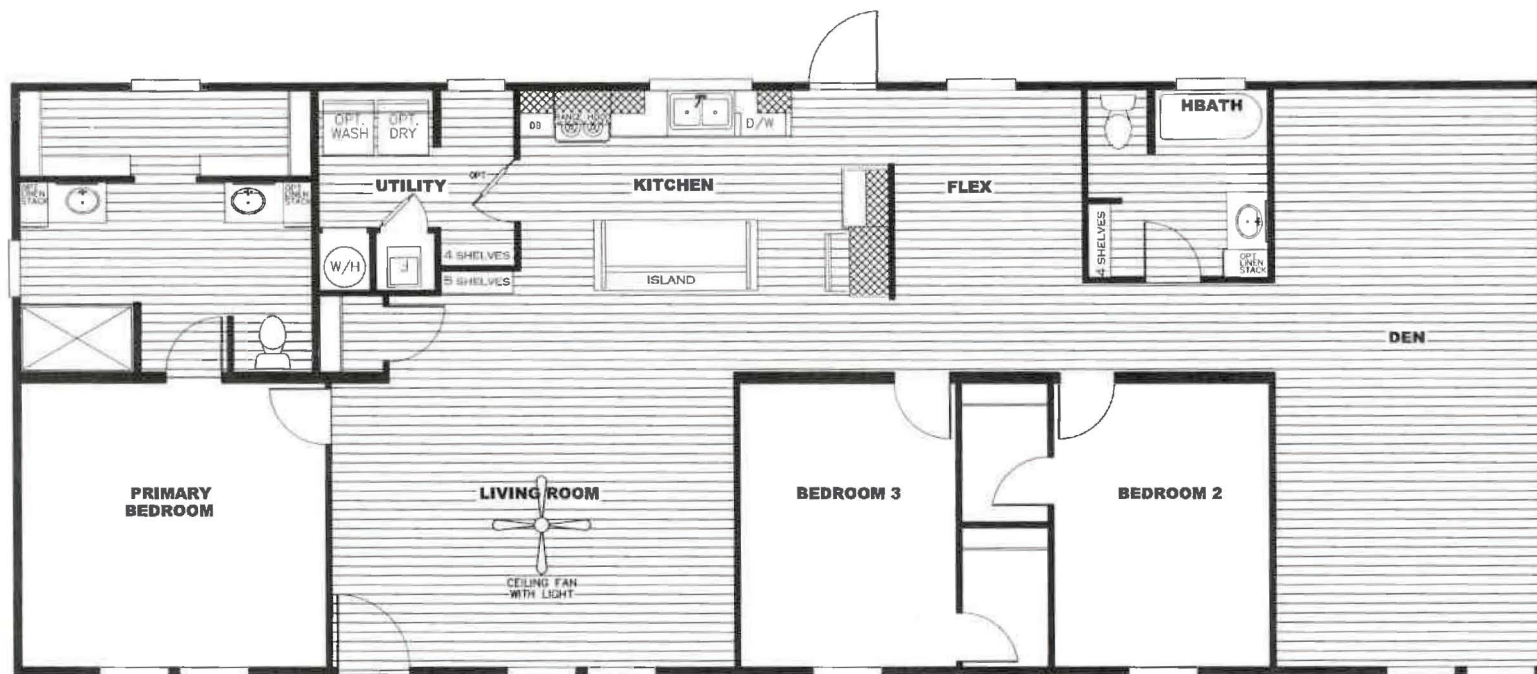


**ARC SELECTION:  
40° TO 360°**



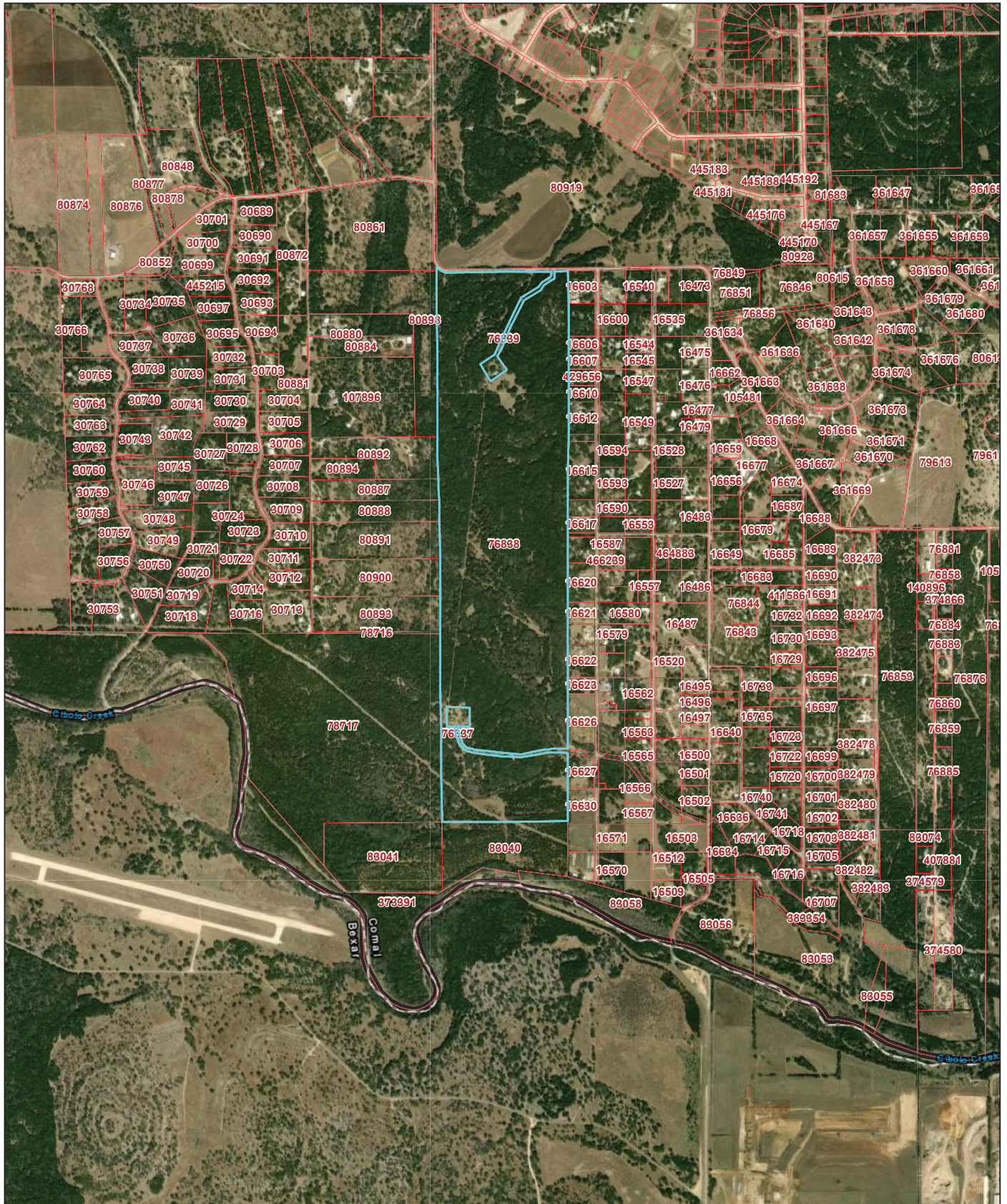
# PUMP PERFORMANCE – 20 GPM







# Comal CAD Web Map



10/24/2023, 10:43:53 AM

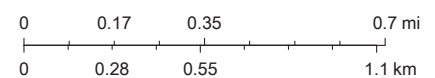
 Parcels



 Comal County Boundary

☐ Texas Counties

1:18,056



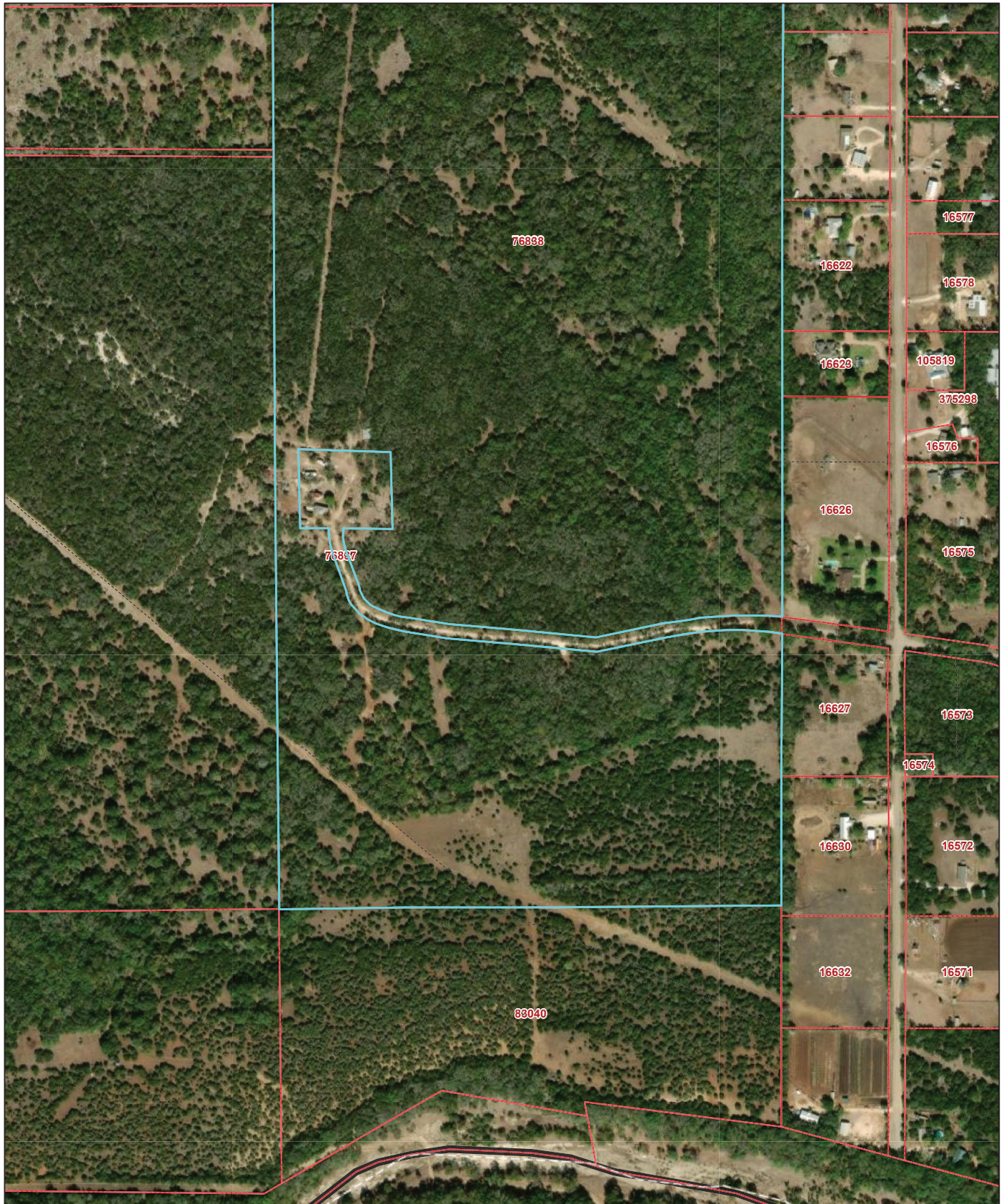
Esri, HERE, Garmin, iPC, Maxar

Comal County Appraisal District, BIS Consulting -





Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only

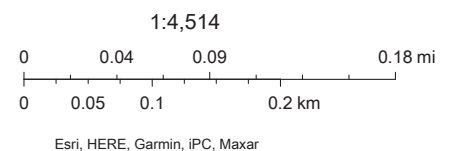


# Comal CAD Web Map



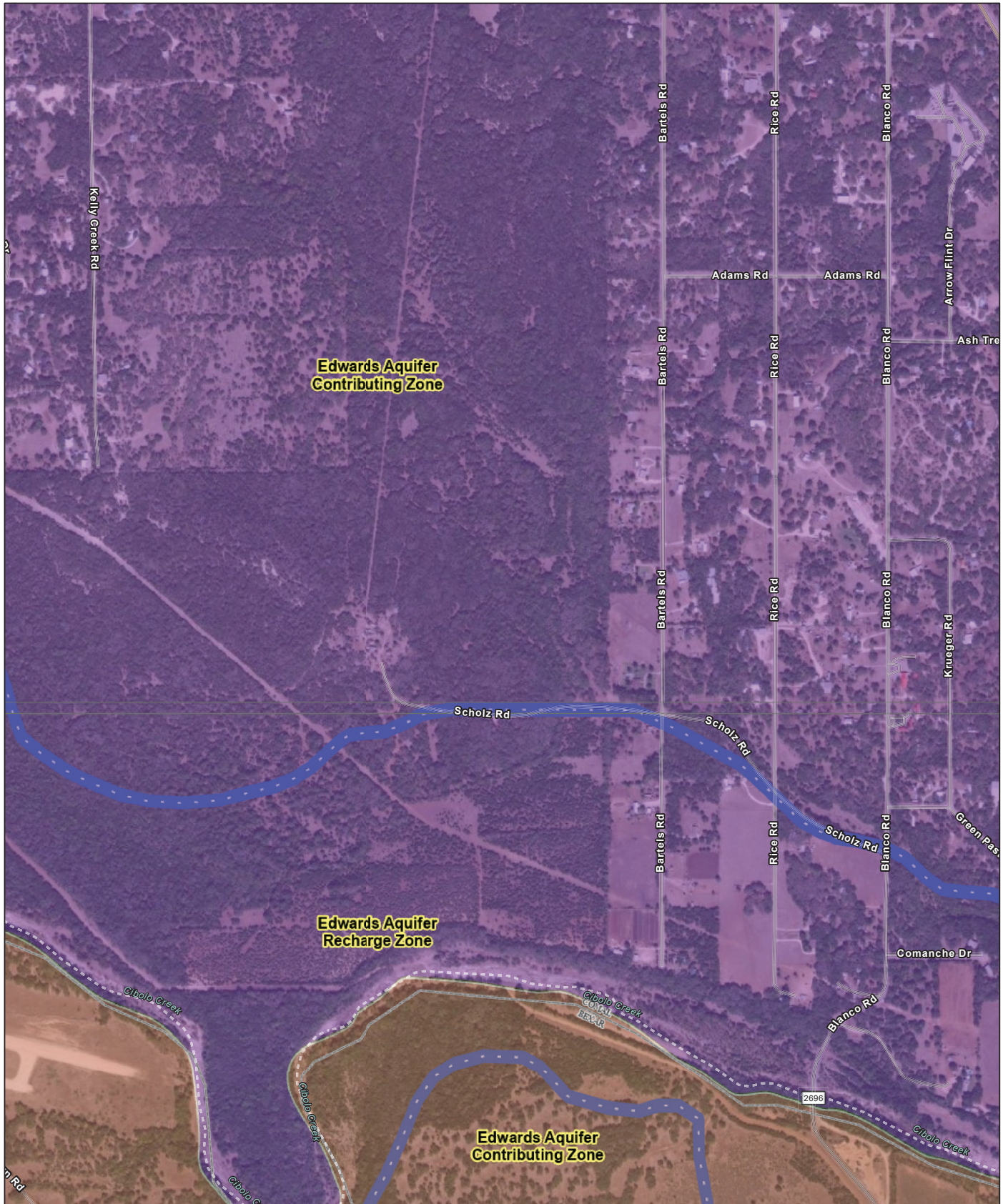
10/24/2023, 10:48:19 AM

-  Parcels
-  Lot Lines
-  Comal County Boundary
-  Texas Counties



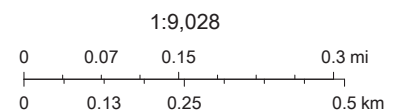


# Edwards Aquifer Viewer Custom Print



10/24/2023, 1:12:12 PM

- |                                       |                            |
|---------------------------------------|----------------------------|
| Edwards Aquifer Label                 | Edwards Aquifer Authority  |
| Edwards Aquifer Boundary              | Trinity Glen Rose GCD      |
| Edwards Aquifer Boundary central line | TX Counties                |
| Groundwater Conservation Districts    | 7.5 Minute Quad Grid       |
| Comal Trinity GCD                     | TCEQ_EDWARDS_OFFICIAL_MAPS |



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, TCEQ, Esri Community Maps Contributors, BCAD, Comal County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE,



# National Flood Hazard Layer FIRMette



98°31'48"W 29°45'22"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

Without Base Flood Elevation (BFE)  
Zone A, V, AE  
With BFE or Depth Zone AE, AO, AH, VE, AR  
Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee, See Notes, Zone X

Area with Flood Risk due to Levee Zone D

**OTHER AREAS OF FLOOD HAZARD**

NO SCREEN  
Area of Minimal Flood Hazard Zone X  
Effective LOMRs  
Area of Undetermined Flood Hazard Zone D

**OTHER AREAS**

Channel, Culvert, or Storm Sewer  
Levee, Dike, or Floodwall

**GENERAL STRUCTURES**

Cross Sections with 1% Annual Chance Water Surface Elevation  
Coastal Transect  
Base Flood Elevation Line (BFE)  
Limit of Study  
Jurisdiction Boundary

Coastal Transect Baseline  
Profile Baseline  
Hydrographic Feature

**OTHER FEATURES**

Digital Data Available  
No Digital Data Available  
Unmapped

**MAP PANELS**

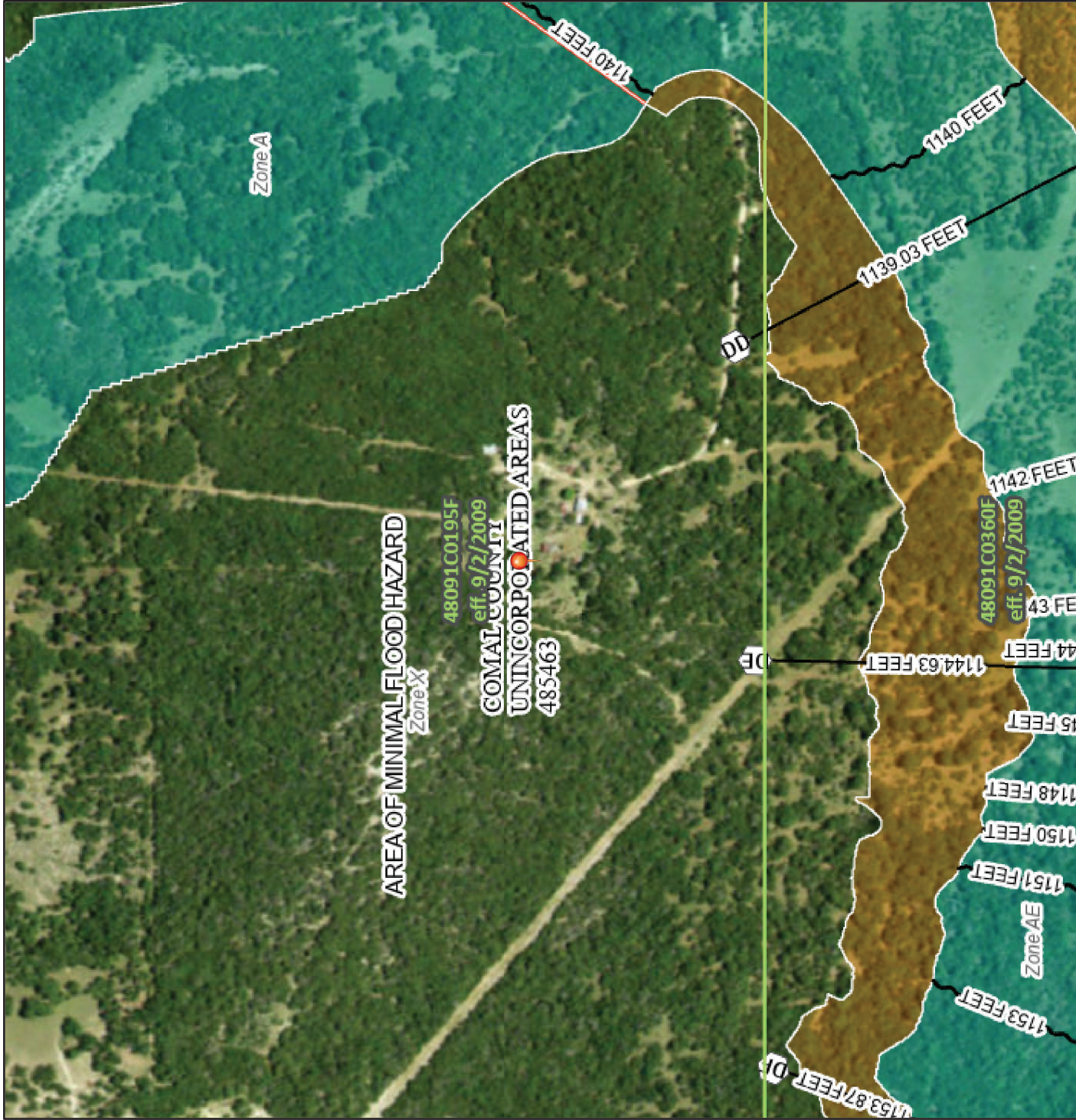


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/24/2023 at 12:23 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



**From:** [Ritzen, Brenda](#)  
**To:** ["Juan Perez"; Hendry, Clint](#)  
**Cc:** [Paula Hay; Russell Dear](#)  
**Subject:** RE: [External] RE: As Built - 116847  
**Date:** Tuesday, December 5, 2023 12:58:00 PM  
**Attachments:** [image001.png](#)

---

Juan,

The permit file has been updated.

Thank you,



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** Juan Perez <[juan@alamotransport.com](mailto:juan@alamotransport.com)>  
**Sent:** Tuesday, December 5, 2023 8:35 AM  
**To:** Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>; Hendry, Clint <[hendrc@co.comal.tx.us](mailto:hendrc@co.comal.tx.us)>  
**Cc:** Paula Hay <[paula@alamotransport.com](mailto:paula@alamotransport.com)>; Russell Dear <[russell@alamotransport.com](mailto:russell@alamotransport.com)>  
**Subject:** Re: [External] RE: As Built - 116847

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- Comal IT

Of Course,

I have attached the design pages above, please let me know if there is anything else you need from us.

---

**From:** Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>  
**Sent:** Tuesday, December 5, 2023 8:15 AM  
**To:** Juan Perez <[juan@alamotransport.com](mailto:juan@alamotransport.com)>; Hendry, Clint <[hendrc@co.comal.tx.us](mailto:hendrc@co.comal.tx.us)>  
**Cc:** Paula Hay <[paula@alamotransport.com](mailto:paula@alamotransport.com)>; Russell Dear <[russell@alamotransport.com](mailto:russell@alamotransport.com)>  
**Subject:** [External] RE: As Built - 116847

**From:** [Ritzen, Brenda](#)  
**To:** ["Juan Perez"; Hendry, Clint](#)  
**Cc:** [Paula Hay; Russell Dear](#)  
**Subject:** RE: As Built - 116847  
**Date:** Tuesday, December 5, 2023 8:15:00 AM  
**Attachments:** [Pages from 116847.pdf](#)  
[image001.png](#)

---

Juan,

The attached pages will also need to be revised to match the as-built. ✓

Thank you,



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** Juan Perez <[juan@alamotransport.com](mailto:juan@alamotransport.com)>  
**Sent:** Monday, December 4, 2023 4:04 PM  
**To:** Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>; Hendry, Clint <[hendrc@co.comal.tx.us](mailto:hendrc@co.comal.tx.us)>  
**Cc:** Paula Hay <[paula@alamotransport.com](mailto:paula@alamotransport.com)>; Russell Dear <[russell@alamotransport.com](mailto:russell@alamotransport.com)>  
**Subject:** As Built - 116847

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- Comal IT

Good Morning,

I have attached the as built septic design for the permit listed above. Please let us know if you have any questions for us.

Thank you,



Juan L. Perez

Development CAD Designer

Cell: (210) 427-7151

Office: (210) 633-0800

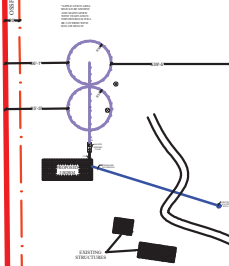


**VOID**

Notes:

- The design professional(s) listed in the title block is(are) not responsible for the consequences of the use of any part of the engineering of this septic system before the engineering has been completed and approved by appropriate county (or city) in the jurisdiction in which it is installed.
- If sufficient test holes were not present during the site evaluation, the installer shall be responsible for providing sufficient test holes for inspection by the site evaluator or engineer prior to installation and cover-up of system.
- The tight-line must be 4" Sch40 PVC or better, with a slope of at least 1/8" per foot (or greater) fall.

PROPERTY LINE



\*Flood Plain: After careful examination and study of available data (including FEMA Panel 48091C0195F EFF. 09/02/2009 Zone X Area of Minimal Flood Hazard), I have determined, to the best of my ability, that neither the house nor the septic system is located within a FEMA designated 100 year flood plain.

SCHOLZ RD

Notes:

- The entire septic system will be inspected by appropriate County (of city) Inspectors in accordance with current County inspection rules.
- The Spray Field be at least 100' from the water well and the septic tank must be at least 50' from the water well.
- All parts of the Septic system (including spray diameter) must be at least 10' from property line
- Septic tank must be at least 5' from drain field
- Where a water line is closer than 10' from any part of the septic system, the water line must be sleeved and sealed in a larger Sch40 PVC pipe.
- If a water line must cross over a septic line, the water line must be sleeved as noted above and must be at least 6" above the septic line.
- Septic lines should not cross under vehicle pathways (such as a driveway, dirt road, area where vehicles are parked, etc.), the septic line must be a Sch80 PVC pipe AND be sleeved in a much larger Sch80 pipe.
- All parts of the septic system must be at least 10' from the property line.

**VOID**



Owner: **LYNDA RESSEL**

Location: **1151 SCHOLZ RD,  
BULVERDE TX**

Date : **10/24/23**

Scale: **1" = 250'**

Sheet: **4 of 5**

**WINTER'S ROCKING ROLLYPOLLY  
ENGINEERING, LLC # 90**

254 Luckey Rd, Lytle, TX, 78052

(210) 601-8540



Drawn By: **Juan L. Perez**

Authorized By: **Andy Winter**

**Alamo Transport & Development**

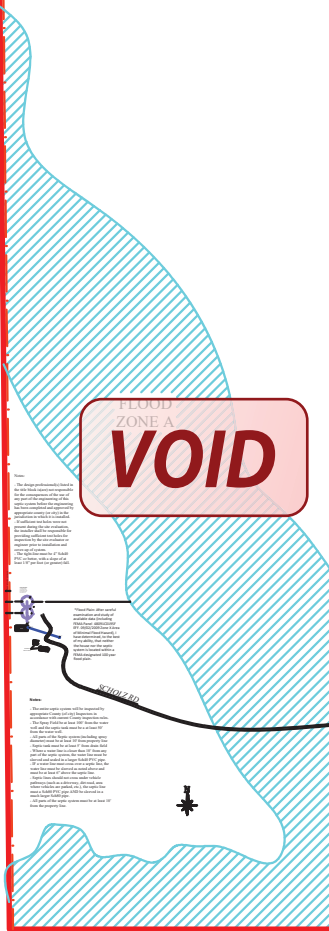
13838 Southton Rd  
San Antonio, TX 78223  
Phone: (210) 633 - 0800

**P.E. #85011**

BLANCO RD

**VOID**

FLOOD  
ZONE A  
**VOID**



Owner: LYNDA RESSEL

Location: 1151 SCHOLZ RD,  
BULVERDE TX

Date : 10/24/23

Scale: 1" = 900'

Sheet: 3 of 5

**WINTER'S ROCKING ROLLYPOLLY  
ENGINEERING, LLC # 90**

254 Luckey Rd, Lytle, TX, 78052

(210) 601-8540

Drawn By: Juan L. Perez

Authorized By: Andy Winter

**Alamo Transport & Development**

13838 Southton Rd  
San Antonio, TX 78223  
Phone: (210) 633 - 0800



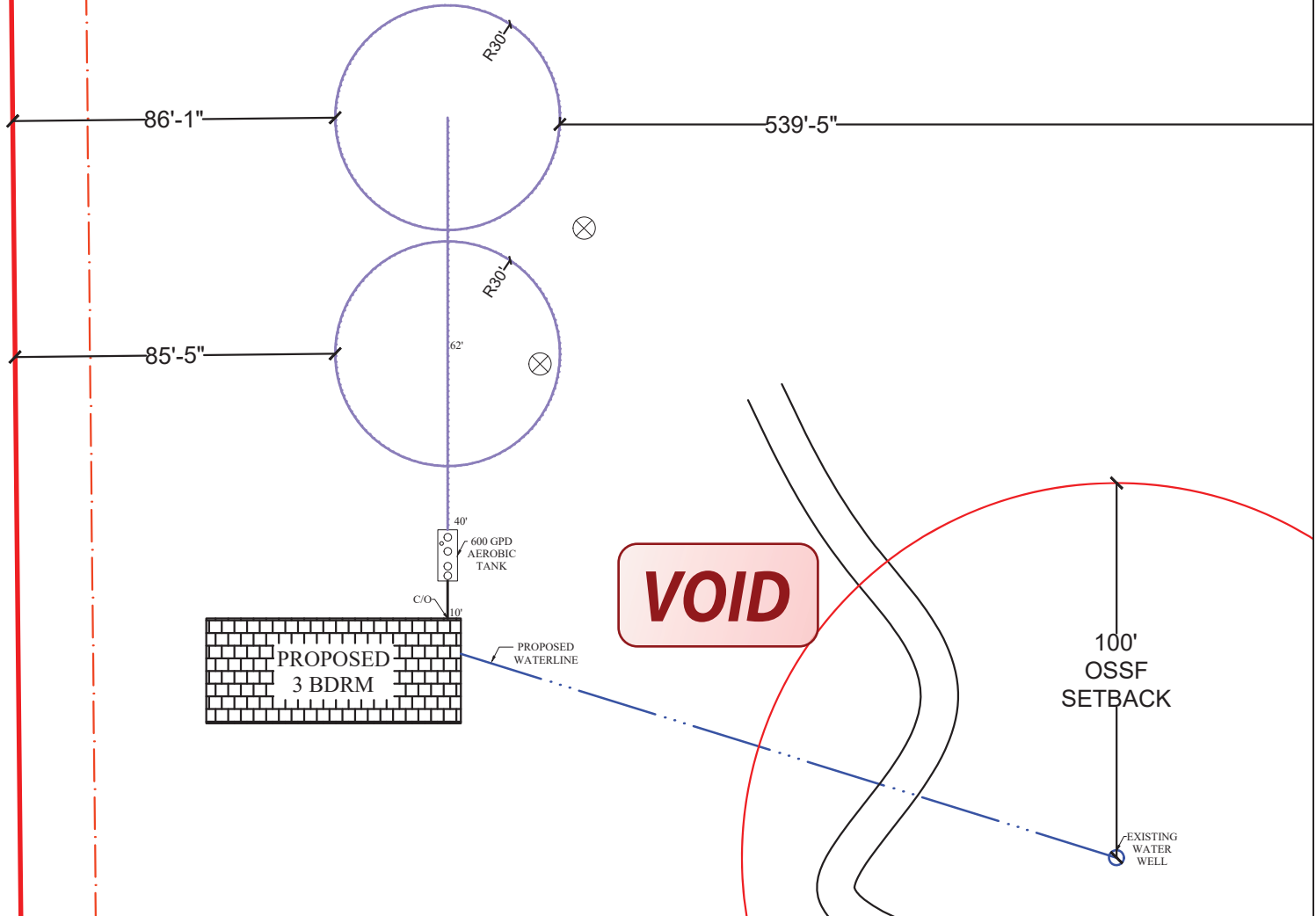
P.E. #85011

**VOID**

OSSF / UTILITY

20'

\*APPLICATION AREA  
SHOULD BE SEEDED  
AND MAINTAINED  
WITH VEGETATION  
EXPOSED ROCK WILL  
BE COVERED WITH  
SOIL OR MULCH



Owner: LYNDIA RESSEL

Location: 1151 SCHOLZ RD,  
BULVERDE TX

Date : 10/24/23

Scale: 1" = 60'

Sheet: 4 of 4

**WINTER'S ROCKING ROLLYPOLLY  
ENGINEERING, LLC # 90**

254 Luckey Rd, Lytle, TX, 78052

(210) 601-8540



Drawn By: Juan L. Perez

Authorized By: Andy Winter

**Alamo Transport & Development**

13838 Southton Rd

San Antonio, TX 78223

Phone: (210) 633 - 0800

P.E. #85011



**From:** [Ritzen, Brenda](#)  
**To:** "Juan Perez"; [renedcastellano@gmail.com](mailto:renedcastellano@gmail.com)  
**Subject:** RE: [External] Permit 116847  
**Date:** Thursday, November 9, 2023 10:21:00 AM  
**Attachments:** [image001.png](#)

---

Juan,

I have updated the permit file. We will await subdivision approval before issuance of the permit to construct.

Thank you,



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** Juan Perez <[juan@alamotransport.com](mailto:juan@alamotransport.com)>  
**Sent:** Thursday, November 9, 2023 9:18 AM  
**To:** Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>; [renedcastellano@gmail.com](mailto:renedcastellano@gmail.com)  
**Subject:** RE: [External] Permit 116847

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- Comal IT

---

I have attached the requested additional information, please let me know if this is what you were requesting.

Please let us know if there is anything else you may need.

Thank you,

Juan L. Perez  
Development CAD Designer  
Cell: (210) 427-7151

**From:** [Ritzen, Brenda](#)  
**To:** ["Juan Perez"; renedcastellano@gmail.com](#)  
**Subject:** RE: [External] Permit 116847  
**Date:** Thursday, November 9, 2023 8:24:00 AM  
**Attachments:** [image001.png](#)

---

Juan,

Submit results from at least 2 test excavations.

Thank you,



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** Juan Perez <[juan@alamotransport.com](mailto:juan@alamotransport.com)>  
**Sent:** Wednesday, November 8, 2023 5:00 PM  
**To:** Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>; [renedcastellano@gmail.com](mailto:renedcastellano@gmail.com)  
**Subject:** RE: [External] Permit 116847

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- Comal IT

---

Thank you for bringing this to our and I have made the appropriate corrections.

Please let me know if you will need anything else.

Thank you,

Juan L. Perez  
Development CAD Designer  
Cell: (210) 427-7151  
Office: (210) 633-0800

**From:** [Ritzen, Brenda](#)  
**To:** ["renedcastellano@gmail.com"](mailto:renedcastellano@gmail.com); [Juan Perez](#)  
**Subject:** Permit 116847  
**Date:** Wednesday, November 8, 2023 4:13:00 PM  
**Attachments:** [image001.png](#)

---

**Re: Lynda Ressel**  
**325.674 acres, 1151 Scholz Road**  
**Application for Permit for Authorization to Construct an On-Site**  
**Sewage Facility (OSSF)**

**Owner / Agent :**

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

- 1. Submit a separate site and soil evaluation reflecting results for at least two test excavations and signed by the site and soil evaluator.**
- 2. Revise as needed and resubmit.**

**Thank you,**



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

**VOID**

**REVISED**

8:22 am, Nov 09, 2023

## Site Evaluation

### Site Evaluation:

Soil Texture:	Silty Clay
Soil Structure:	Blocky
Soil Depth:	60" Min
Restrictive Horizon:	Rock Shelf @ 6" - 24"
Groundwater:	None Encountered
Topography:	Approximately 4% Slope on site of drain field
Determination:	Site was determined to have a Class IV soil. There was no site encountered groundwater. The soil is a Class IV, Aerobic system will be needed to accommodate for the dense clay.

**VOID**

Owner: LYNDIA RESSEL

Location: 1151 SCHOLZ RD,  
BULVERDE TX

Date : 11/8/23

Scale: N/A

Sheet: 1 of 6

**WINTER'S ROCKING ROLLYPOLLY  
ENGINEERING, LLC # 90**

254 Luckey Rd, Lytle, TX, 78052

(210) 601-8540

Site Evaluator

John Sytsma

Drawn By: Juan L. Perez

Authorized By: John Sytsma

**Alamo Transport & Development**

13838 Southton Rd  
San Antonio, TX 78223  
Phone: (210) 633 - 0800

LN: OS0029340

# Site Evaluation **VOID** Calculations

## Site Evaluation:

Soil Texture: Silty Clay  
Soil Structure: Blocky  
Soil Depth: 60" Min  
Restrictive Horizon: N/A  
Groundwater: None Encountered  
Topography: Approximately 4% Slope on site of drain field  
Determination: Site was determined to have a Class IV soil. There was no site encountered groundwater. The soil is a Class IV, Aerobic system will be needed to accommodate for the dense clay.

## Calculations:

### Soil Evaluation Results: Class IV

Q gal/day =  $(3+1) * 75 \text{ GPD} - (20\% \text{ reduction for water conserving fixtures})$

Q =  $(4) * 75 - (20\%) = 240$  Trash Tank Size 400 Gal

TCEQ Approved Aerobic Plant Size 600 GPD

Required Application Area =  $Q/R_i = 240 / 0.064 = 3750 \text{ sq. ft}$

Application Area Utilized = 5655 sq.ft 2 Spray Heads W/ 30' Radius @ 360°

Dosing cycle : ON DEMAND or X TIMES PER DAY PRE DAWN HOURS

Pump Tank Size = 750 Gal

Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction

With Chlorinator NSF/TCEQ Approved

SCH-40 or SDR-26 3" or 4" sewer line to tank

Pop up rotary sprinkler heads w/ purple non-portable lids

1" Sch-40 PVC discharge manifold

Owner: LYNDA RESSEL

Location: 1151 SCHOLZ RD,  
BULVERDE TX

Date : 10/24/23

Scale: N/A

Sheet: 1 of 5

**WINTER'S ROCKING ROLLYPOLLY  
ENGINEERING, LLC # 90**

254 Luckey Rd, Lytle, TX, 78052

(210) 601-8540

Site Evaluator

John Sytsma

Drawn By: Juan L. Perez

Authorized By: John Sytsma

**Alamo Transport & Development**

13838 Southton Rd

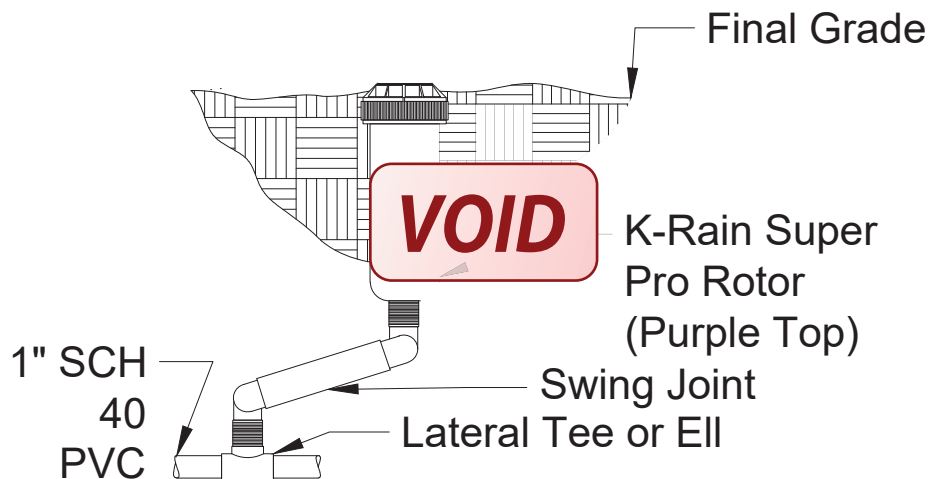
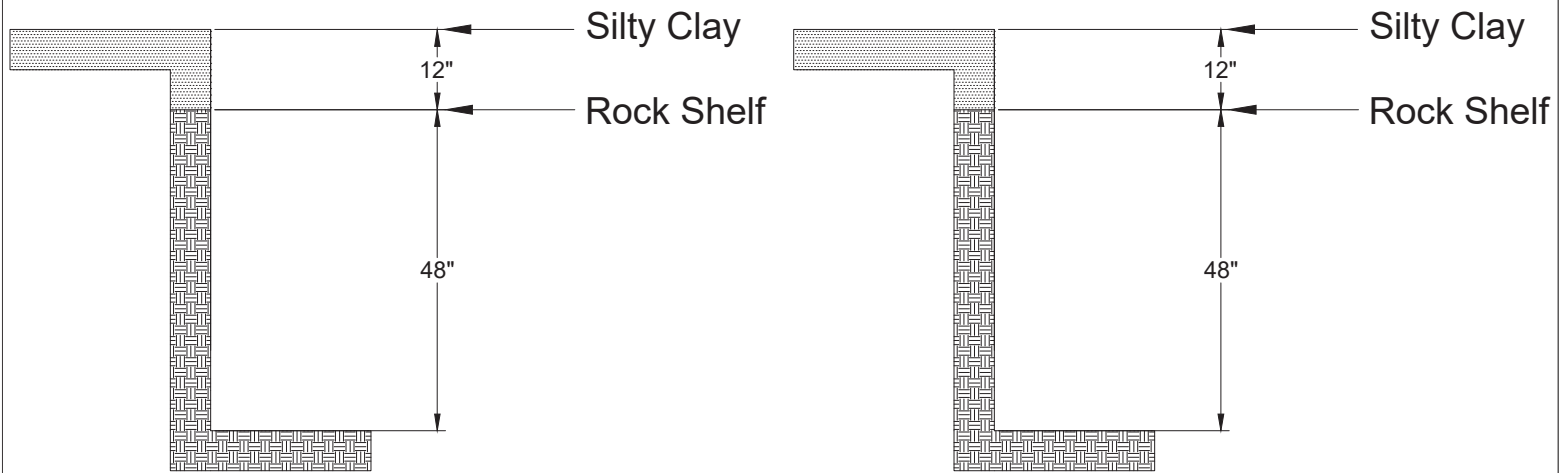
San Antonio, TX 78223

Phone: (210) 633 - 0800

LN: OS0029340



# SOIL PROFILE



Owner: LYNDA RESSEL

Location: 1151 SCHOLZ RD,  
BULVERDE TX

Date : 10/24/23

Scale: N/A

Sheet: 2 of 5

WINTER'S ROCKING ROLLYPOLLY  
ENGINEERING, LLC # 90

254 Luckey Rd, Lytle, TX, 78052

(210) 601-8540

Drawn By: Juan L. Perez

Authorized By: Andy Winter

**Alamo Transport & Development**

13838 Southton Rd  
San Antonio, TX 78223  
Phone: (210) 633 - 0800



P.E. #85011

Comal CAD Property Search

Property ID: 76838 For Year 2023

📍 Map

📖 Property Details

Account		
Property ID:	76838	Geographic ID: 740299000201
Type:	Real	Zoning:
Property Use:		
Location		
Situs Address:	0 TBD	
Map ID:	5C-A299-TR 1	Mapsco:
Legal Description:	A-299 SUR-235 H JAEGAR, ACRES 325.674	
Abstract/Subdivision:	A0299 - A-299 SUR-235 H JAEGAR	
Neighborhood:	RURAL4	
Owner		
Owner ID:	46630	
Name:	RESSEL LYNDA	
Agent:		
Mailing Address:	32401 BLANCO RD BULVERDE, TX 78163-1929	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

📖 Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)

Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$5,637,560 (+)
Market Value:	\$5,637,560 (=)
Agricultural Value Loss: ⓘ	\$5,607,600 (-)
Homestead Cap Loss: ⓘ	\$0 (-)
Appraised Value:	\$29,960
Ag Use Value:	\$29,960

In order to see most current ownership information click on "advanced" and change the year to 2024.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: RESSEL LYNDA %Ownership: 100.0%

Entity	Description	Market Value	Taxable Value
046	COMAL COUNTY	\$5,637,560	\$29,960
046LR	COMAL COUNTY LATERAL ROAD	\$5,637,560	\$29,960
ES1	(ESD1) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 1 (EMS)	\$5,637,560	\$29,960
ES5	(ESD5) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 5 (FIRE)	\$5,637,560	\$29,960
SCIS	COMAL ISD	\$5,637,560	\$29,960

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1NPA	NATIVE PASTURE (AVG)	325.6740	14,186,359.44	0.00	0.00	\$5,637,560	\$29,960

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2024	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$5,637,560	\$29,960	\$0	\$29,960
2022	\$0	\$4,384,770	\$28,990	\$0	\$28,990
2021	\$0	\$3,191,510	\$27,360	\$0	\$27,360
2020	\$0	\$2,901,370	\$25,080	\$0	\$25,080
2019	\$0	\$1,681,710	\$20,670	\$0	\$20,670
2018	\$0	\$1,681,710	\$20,170	\$0	\$20,170
2017	\$0	\$1,681,710	\$20,110	\$0	\$20,110

2016	\$0	\$1,681,710	\$20,380	\$0	\$20,380
2015	\$0	\$1,681,710	\$18,560	\$0	\$18,560
2014	\$0	\$1,681,710	\$17,020	\$0	\$17,020
2013	\$0	\$1,681,710	\$17,970	\$0	\$17,970

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/15/2015	WILL	WILL	DIETZ NANCY & RESSEL LYNDA DIETZ	RESSEL LYNDA	2016PCA0025		
9/11/1986	WD	WARRANTY DEED	HALBARDIER NANCY &	DIETZ NANCY & RESSEL LYNDA DIETZ	148	063	148063

PROBATE CASE

CASE # 86-8156

IN THE MATTER OF THE  
ESTATE OF

VANCE ARTHUR DIETZ

Dec'd



FILED 11th DAY OF Sept.  
1986  
ROSIE BOSENBURY, COUNTY CLERK  
COMAL COUNTY, TEXAS  
BY Karen D. Woody  
COUNTY CLERK, DEPUTY

86-PC-8156

# Last Will and Testament

OF

VANCE ARTHUR DIETZ

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL §

That I, VANCE ARTHUR DIETZ, a resident of Bulverde, Comal County, Texas, being of sound and disposing mind and memory, and above the age of eighteen (18) years, do make and publish this, my Last Will and Testament, hereby revoking all wills by me at any time heretofore made.

I.

I direct that all of my just debts, including all expenses of my last illness and funeral and burial, shall be paid by my Independent Executrix as soon as reasonably convenient after my death.

II.

I hereby appoint NANCY DIETZ HALBARDIER and LYNDA DIETZ RESSEL, as Independent Executrices of this Will and of my estate and direct that my estate be administered by them, that no bond be required of them, and that no other action shall be had in the County Court in relation to the settlement of my estate other than to prove, record and probate this Will and to return and file an Inventory and Appraisement and List of Claims. I hereby vest my Independent Executrices with full power and authority to sell, lease, encumber, or in any other manner dispose of or convert any or all of my estate as they may see fit, it being my desire that, subject only to the terms of this Will, they shall have full power and authority to do all things reasonably necessary for the settlement of my estate.

III.

I hereby GIVE, DEVISE and BEQUEATH all of my property, real, personal and mixed, where ever situated, now owned or hereafter acquired by me, remaining after the payment of my just debts, to my beloved wife, EDNA KLABUNDE DIETZ, provided that she should survive me by six (6) months. I direct that any expenses incurred in safeguarding or delivering such property be paid from my estate as an administration expense thereof.

  
FOR IDENTIFICATION

0148 0063

In the event that my beloved wife, EDNA KLABUNDE DIETZ, should not survive me by six (6) months, then I hereby GIVE, DEVISE and BEQUEATH my entire estate to my children, NANCY DIETZ HALBARDIER and LYNDA DIETZ RESSEL, share and share alike, but if any of my children do not survive me, then the deceased child's share shall be distributed to said deceased child's heirs, per stirpes.

For purposes of interpretation of this my Last Will and Testament, the following definitions, interpretations and instructions will apply:

- A. The words child, children, descendants and issue and similar terms shall be deemed to include children conceived during, born to or adopted into a lawful marriage or adopted by my children or their issue.
- B. The use of the masculine, feminine, or neuter gender shall be interpreted to include the other gender, and the use of either the singular or plural number shall be interpreted to include the other number unless such an interpretation or particular sense is inconsistent with the general tenor of this instrument.

IN TESTIMONY WHEREOF, I have hereunto signed my name to this my Last Will, consisting of four (4) typewritten pages, including the pages containing the attestation clauses and the self-proving affidavit, each of which I am initialling or signing for the purposes of identification, all in the presence of the undersigned who witnessed the same at my request, on this the 5th day of March, 1986.

  
VANCE ARTHUR DIETZ  
Testator

The foregoing instrument was, on this the 5th day of March, 1986, made and published as the Last Will and Testament of VANCE ARTHUR DIETZ, and was signed and subscribed by the Testator in our presence, and each of us in the presence of each other, sign and subscribe our names hereto as attesting witnesses.

Debra L. Weidner, Jr.  
WITNESS

220 Green Valley West

Ann Braunfeld, Susan  
ADDRESS 78130

Stephen M. Rumbos  
WITNESS

6000 Rue Sophie

San Antonio, Texas 78238  
ADDRESS

Vance Arthur Dietz  
FOR IDENTIFICATION

0148 0066

STATE OF TEXAS §

COUNTY OF COMAL §

BEFORE ME, the undersigned authority, on this day personally appeared VANCE ARTHUR DIETZ, Diane Weidner Yoe and Sylvia M. Rumbo, known to me to be the Testator and the witnesses, respectively, whose names are subscribed to the annexed or foregoing instrument, in their respective capacities, and all of said persons, being by me duly sworn, the said VANCE ARTHUR DIETZ, Testator, declared to me and to the said witnesses in my presence that said instrument is his Last Will and Testament and that he had willingly made and executed it as his free act and deed for the purposes therein expressed; and the said witnesses, each on their oath, stated to me in the presence and hearing of the said Testator that the said Testator had declared to them that said instrument is his Last Will and Testament and that he executed the same as such and wanted each of them to sign as a witness; and upon their oaths each witness stated further that they did sign the same as witnesses in the presence of the said Testator and at his request; that he was at that time eighteen (18) years of age or over and was of sound mind, and that each of said witnesses was then at least fourteen (14) years of age.

Vance Arthur Dietz  
VANCE ARTHUR DIETZ, Testator

Diane Weidner Yoe  
WITNESS

Sylvia M. Rumbo  
WITNESS

SUBSCRIBED AND SWORN to before me by the said VANCE ARTHUR DIETZ, Testator, and subscribed and sworn to before me by the said Diane Weidner Yoe and Sylvia M. Rumbo, witnesses, this the 5th day of March, 1986.



Roxanne M. Pestello  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS AT LARGE

My Commission Expires: 11-23-86

Vance Arthur Dietz  
FOR IDENTIFICATION

Notary Public, State of Texas  
ROXANNE M. PESTELLO  
My Commission Expires 11-23-86



NO. 86-PC-8156

FILED 20th DAY OF October  
 19 86  
 ROSIE BOSENBERY, COUNTY CLERK  
 COMAL COUNTY, TEXAS  
 BY Karen D. Woody  
 COUNTY CLERK, DEPUTY

ESTATE OF § IN THE COUNTY COURT  
 VANCE ARTHUR DIETZ, § OF  
 DECEASED § COMAL COUNTY, TEXAS

DISCLAIMER

I, EDNA KLABUNDE DIETZ, hereby declare that I am named as a legatee and devisee in the Will dated March 5, 1986, of VANCE ARTHUR DIETZ, who died on August 19, 1986. The aforesaid Will has been admitted to probate in the aforementioned court.

Paragraph III of the aforesaid Will provides that I am to receive all of the estate of VANCE ARTHUR DIETZ including all of the decedent's interest in certain real property situated in Comal County, Texas, and more particularly described as follows:

First Tract: All that certain tract or parcel of land situated in Comal County, Texas, and being a tract of three hundred and sixty-three and 6/100 (363.06) acres, and being 332 acres out of Survey No. 235 in the name of Herman Jaeger, and 31-6/100 acres out of the Juan Manuel Rivas League No. 191, the lands herein conveyed being more fully described by metes and bounds as follows, to-wit:

Beginning at a stake on Blanco-San Antonio Road in North line of Survey No. 235, H. Jaeger, made for the N.W. corner of Subdivision No. 1 out of the Ranch of Christoph Pfeuffer, a plat of said Subdivision being recorded in the Deed Records of Comal County, Texas, from which a L.O. 12" dia. brs. S. 8-1/4° W. 80 vrs. and a bunch of small L.O.s 6" dia. brs. S. 27-1/2° W. 17-1/2 vrs.;

Thence with West line of said Subdivision No. 1 S. 0° 17' East at 2816 vrs. North line of Juan Manuel Rivas League at 3096 1/10 vrs. to a pile of rocks on the bank of Cibolo, from which a L.O. 36' dia. brs. N. 69° E. 19 vrs. and another L.O. 16' dia. brs. N. 81-1/4° E. 17-1/2 vrs.;

Thence N. 82-1/4° W. 469 vrs. to a pile of rocks, from which a L.O. 12' dia. brs. S. 29-1/2° W. 10 vrs.;

Thence S. 57° 20' W. 231-3/10 vrs. to a pile of rocks, from which a L.O. 12' dia. brs. S. 35° E. 18-1/2 vrs.;

Thence N. 0° 26' W. at 343 vrs. North line of Juan Manuel Rivas League at 1306 3/4 vrs. S.E. corner of Survey No. 224 E. Velasco;

Thence with E. line of E. Velasco N. 0.3/4° W. 1849.1 vrs. to a pile of rocks made for N.E. corner of Survey No. 224 E. Velasco, and N.W. corner of Survey No. 235, Herman Jaeger;

Thence with Blanco-San Antonio Road N. 891 50' E. 678 vrs. to the place of beginning, and being the same property conveyed to August Scholz by Christoph Pfeuffer by deed dated January 1, 1904, recorded in Vol. 27, pages 41-42 of the Deed Records of Comal County, Texas.



Second Tract: All that certain tract or parcel of land situated in Comal County, Texas, containing 212.90 acres of land, comprising 35 acres out of Survey No. 191 in the name of Juan Manuel Rivas, and 177.90 acres out of Survey No. 234 in the name of Onisene Pevoteaux and being more particularly described by metes and bounds as follows, to-wit:

Beginning at a corner of fence recognized as the North corner of a 295 acre tract conveyed by Henry Scheel et ux to Fritz Scheel;

Thence S.  $0-1/4^{\circ}$  E. 1321-1/5 vrs. to a pile of rocks for S.E. corner of this survey, from which a L.O. 12" dia. standing on bank of Cibolo Creek brs. S.  $35^{\circ}$  E. 18-1/2 vrs.;

Thence West 488-9/10 to a pile of rocks for S. W. corner from which a L.O. 8" in dia. brs. N.  $46-1/2^{\circ}$  16 vrs.;

Thence N.  $44^{\circ}$  8' W. 361.1 vrs. to a L.O. 9" in dia. for corner;

Thence N.  $47^{\circ}$  51' W. 161.4 vrs. to a corner of existing field;

Thence N.  $37^{\circ}$  47-1/2' W. 199.1 vrs. to a stake on N.E. bank of Cibolo Creek, whence an Elm 10" in dia. brs. N.  $45$  1/2 $^{\circ}$  W. 8 1/2 vrs.;

Thence up with bluff of Cibolo Creek as follows: N.  $4^{\circ}$  41' E. 197 1/2 vrs.; N.  $4^{\circ}$  4' W. 121 3/10 vrs.; N.  $12^{\circ}$  59' W. 179 1/2 vrs.; N.  $10^{\circ}$  13' W. 121 vrs. to a pile of rocks;

Thence N.  $46^{\circ}$  53' W. partly with field fence 269 9/10 vrs. to a pile of rocks under fence, for N.W. corner of this tract from which a P.O. 12" in dia. brs. N.  $7^{\circ}$  35' W. 23 vrs.;

Thence East 1227 6/10 vrs. to the place of beginning, and being the same property conveyed to August Scholz by Fritz Scheel by deed dated December 20, 1913, and recorded in Vol. 34, pages 441-442 of the Deed Records of Comal County, Texas.

I irrevocably disclaim, without qualification, all of my individual rights, titles and interest under the Will in and to an undivided fractional share of decedent's interest in the above described real property calculated as follows:

- A. The numerator of the fraction shall be the exemption equivalent amount (as hereinafter defined);
- B. The denominator of the fraction shall be an amount equal to the value of decedent's interest in the above described property.


The term "Exemption Equivalent Amount" means the sum of the amount calculated under subsections A and B below less the amount calculated in subsection C below:

- A. The amount of a taxable estate (for federal estate purposes) that, when added to the value of any adjusted taxable gifts (for federal estate tax purposes) the decedent made, and then taxed, results in a tentative federal estate tax (determined under the federal estate tax rate schedule in effect at the time of the decedent's death) equal to the sum of:

1. The amount of the federal estate tax unified credit available for the decedent's estate;
  2. Any reduction of the federal estate tax for the decedent's estate under Section 2001(b)(2) of the Internal Revenue Code of 1954, as amended; and
  3. The federal estate tax credit for state death taxes in the decedent's estate, provided use of this credit does not result in any increase in state death taxes for the decedent's estate.
- B. The amount of any debts, expenses or other obligations of the decedent's estate which are paid from the portion of the decedent's probate estate which is herein disclaimed and which are deducted under Section 2053 of the Internal Revenue Code of 1954, as amended, in arriving at the decedent's taxable estate for federal estate tax purposes.
- C. The sum of:
1. The value of all items included in the decedent's gross estate for federal estate tax purposes that pass or have passed to any beneficiary and do not qualify for the federal estate tax marital or charitable deduction (other than the property which comprises this Partial Disclaimer);
  2. The amount of all death taxes and other governmental charges (a) which are imposed and made payable by reason of the decedent's death under the laws of any state or foreign country or of the United States (other than under the estate tax recapture provisions of Section 2032A of such Code); and (b) which are paid from that portion of the decedent's probate estate which is not herein disclaimed; and
  3. The amount of any expenses of the decedent's last illness and expenses of administering the decedent's estate which are paid from that portion of the decedent's probate estate which is not herein disclaimed, but for which no deduction is taken under Section 2053 of the Internal Revenue Code of 1954, as amended, in arriving at the decedent's taxable estate for federal estate tax purposes.

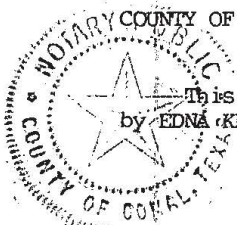
In the computations necessary to determine the above-described fraction, the final determination of the federal estate tax proceedings for the decedent's estate shall control.

DATED this 14<sup>th</sup> day of OCTOBER, 1986.

  
EDNA KLABUNDE DIETZ

STATE OF TEXAS §

COUNTY OF COMAL §



This instrument was acknowledged before me on OCTOBER 14, 1986, by EDNA KLABUNDE DIETZ.

  
Notary Public

My commission expires:  
1-19-87

RONALD J. FRIESENHAHN  
MY COMMISSION EXPIRES 1-19-87

0149 0490

FILED 18th DAY OF December  
19 86 AT 2:05 P.M.  
ROSIE BOSENBURY, COUNTY CLERK  
COMAL COUNTY, TEXAS  
BY Sharon Simmerman  
COUNTY CLERK, DEPUTY

NO. 86-PC-8156

ESTATE OF § IN THE COUNTY COURT  
VANCE ARTHUR DIETZ, § OF  
DECEASED § COMAL COUNTY, TEXAS

APPLICATION FOR EXTENSION OF TIME IN WHICH  
TO FILE INVENTORY, APPRAISEMENT AND LIST OF CLAIMS

TO THE HONORABLE JUDGE OF SAID COURT:

An extension of time is requested within which to file the Inventory, Appraisement and List of Claims ("Inventory") for this Estate. Decedent died August 19, 1986. The undersigned is attempting to obtain adequate information as to the nature, extent and value of the assets of this Estate but will not be able to conclude the preparation of such Inventory within the time prescribed by law. Since this information will be required for the preparation of Decedent's death tax returns, the undersigned requests an extension of time until May 19, 1987, for the filing of such Inventory. This additional time is not requested by reason of any lack of diligence.

The undersigned prays that this Court enter an order extending the date for filing such Inventory as requested.

Respectfully submitted,

NANCY HALBARDIER AND  
LYNDA DIETZ RESSEL,  
Independent Co-Executrices

BY: Ronald J. Friesenhahn

RONALD J. FRIESENHAHN,  
Attorney for Applicants  
340 North Seguin Avenue  
New Braunfels, Texas 78130  
625-7574  
Bar Card No. 07476200

ORDER

The foregoing Application is found to be in order and good cause has been shown to exist. It is ORDERED that the date for filing such Inventory is extended to May 19, 1987.

SIGNED this 23rd day of December, 1986.

G. Fred Clark  
JUDGE PRESIDING

ENTERED 12-23-86

NO. 86PC-8156

0155 0597  
FILED 27th DAY OF Jan  
1988 AT  
ROSIE BOSENBURY, COUNTY CLERK  
COMAL COUNTY, TEXAS  
BY Sharon Zimmerman  
COUNTY CLERK, DEPUTY

IN THE MATTER OF  
THE ESTATE OF  
VANCE ARTHUR DIETZ,  
DECEASED

IN THE COUNTY COURT  
OF  
COMAL COUNTY, TEXAS

**INVENTORY, APPRAISEMENT, AND LIST OF CLAIMS**

Date of Death: August 19, 1986  
Decedent's Social Security Number: 459-01-9137

The following is a full, true and complete Inventory and Appraisement of all personal property and of all real property situated in the State of Texas, together with a List of Claims due and owing to this Estate as of the date of death, which have come to the possession or knowledge of the undersigned.

INVENTORY AND APPRAISEMENT

Real Property (See Schedule A)	\$ 388,170.00
Stocks and Bonds (See Schedule B)	\$ 250.00
Mortgages, Notes and Cash (See Schedule C)	\$ 56,812.18
Insurance	\$ -0-
Jointly Owned Property	\$ -0-
Miscellaneous (See Schedule D)	\$ 737.50
	<hr/>
	\$ 445,969.68

LIST OF CLAIMS

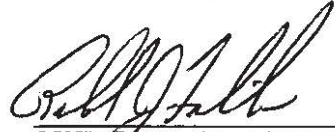
There are no claims due or owing to the Estate other than those shown



on the foregoing Inventory and Appraisement.

The foregoing Inventory, Appraisement and List of Claims should be approved and ordered entered of record.

Respectfully submitted,



---

RONALD J. FRIESENHAHN  
Attorney for the Estate  
State Bar No. 07476200  
376-A Landa St.  
New Braunfels, Texas 78130  
(512) 625-6511



THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

That the undersigned, NANCY HALBARDIER and LYNDA DIETZ RESSEL, having been duly sworn, hereby state on oath that the foregoing Inventory and List of Claims is a true and complete statement of all the property and claims of the Estate that have come to our knowledge.

Nancy Halbardier  
 NANCY HALBARDIER  
 Co-Independent Executrix  
 Social Security Number: 467-84-3091

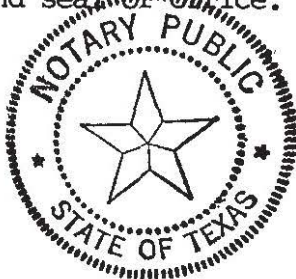
Lynda Dietz-Ressel  
 LYNDA DIETZ RESSEL  
 Co-Independent Executrix  
 Social Security Number: 458-96-6116

SWORN TO AND SUBSCRIBED BEFORE ME by the said NANCY HALBARDIER on this the 19th day of JANUARY, 1988, to certify which witness my hand and seal of office.



Ronald J. Friesenhahn  
 Notary Public, State of Texas  
 Notary's Printed Name: RONALD J. Friesenhahn  
 My Commission Expires: 1-19-91

SWORN TO AND SUBSCRIBED BEFORE ME by the said LYNDA DIETZ RESSEL on this the 19th day of JANUARY, 1988, to certify which witness my hand and seal of office.



Ronald J. Friesenhahn  
 Notary Public, State of Texas  
 Notary's Printed Name: RONALD J. Friesenhahn  
 My Commission Expires: 1-19-91

ORDER

The foregoing Inventory, Appraisement and List of Claims of the above estate having been filed and presented, and the Court having considered and examined the same and being satisfied that it should be approved, and there having been no objections made thereto,

IT IS in all respects APPROVED AND ORDERED entered of record.

SIGNED on the 28 day of Jan, 1988.

ENTERED 1-28-88

R. J. Friesenhahn  
 JUDGE PRESIDING

## SCHEDULE "A"

## REAL PROPERTY

## SEPARATE PROPERTY

None

## COMMUNITY PROPERTY

Undivided nineteen twenty-fourths interest in certain real property in Comal County, Texas, described in more particularity as follows, to-wit:

First Tract: All that certain tract or parcel of land situated in Comal County, Texas, and being a tract of three hundred and sixty-three and 6/100 (363.06) acres, and being 332 acres out of survey No. 235 in the name of Herman Jaeger, and 31-6/100 acres out of the Juan Manuel Rivas League No. 191, the lands herein conveyed being more fully described by metes and bounds as follows, to-wit:

Beginning at a stake on Blanco-San Antonio Road in North line of Survey No. 235, H. Jaeger, made for the N. W. corner of Subdivision No. 1 out of the Ranch of Christoph Pfeuffer, a plat of said Subdivision being recorded in the Deed Records of Comal County, Texas, from which a L. O. 12" dia. brs. S. 8-1/4 deg. W. 80 vrs. and a bunch of small L. O.s 6" dia. brs. S. 27-1/2 deg. W. 17-1/2 vrs.;

Thence with West line of said Subdivision No. 1, S. 0 deg. 17' East at 2816 vrs. North line of Juan Manuel Rivas League at 3096 1/10 vrs. to a pile of rocks on the bank of Cibolo, from which a L. O. 36' dia. brs. N. 69 deg. 19 vrs. and another L. O. 16' dia. brs. N. 69 deg. E. 19 vrs. and another L. O. 16' dia. brs. N. 81-1/4 deg. E. 17-1/2 vrs.;

Thence N. 82-1/4 deg. W. 469 vrs. to a pile of rocks, from which a L. O. 12' dia. brs. S. 29-1/2 deg. W. 10 vrs.;

Thence S. 57 deg. 20' W. 231-3/10 vrs. to a pile of rocks, from which a L. O. 12' dia. brs. S. 35 deg. E. 18-1/2 vrs.;

Thence N. 0 deg. 26' W. at 343 vrs. North line of Juan Manual Rivas League at 1306 3/4 vrs. S. E. corner of Survey No. 224 E. Velasco;

Thence with E. line of E. Velasco N. 0.3/4 deg. W. 1849.1 vrs. to a pile of rocks made for N. E. corner of Survey No. 224 E. Velasco, and N. W. corner of Survey No. 235, Herman Jaeger;

Thence with Blanco-San Antonio Road N. 891 50' E. 678 vrs. to the place of beginning, and being the same property conveyed to August Scholz by Christoph Pfeuffer by deed dated January 1, 1904, recorded in Vol. 27,



Pages 41-42 of the Deed Records of Comal County, Texas.

Second Tract: All that certain tract or parcel of land situated in Comal County, Texas, containing 212.90 acres of land, comprising 35 acres out of Survey No. 191 in the name of Juan Manuel Rivas, and 177.90 acres out of Survey No. 234 in the name of Onisene Pevoteaux, being more particularly described by metes and bounds as follows, to-wit:

Beginning at a corner of fence recognized as the North corner of a 295 acre tract conveyed by Henry Scheel et ux to Fritz Scheel;

Thence S. 0-1/4 deg. E. 1321-1/5 vrs. to a pile of rocks for S. E. corner of this Survey, from which a L. O. 12" dia. standing on bank of Cibolo Creek brs. S. 35 deg. E. 18-1/2 vrs.;

Thence West 488-9/10 to a pile of rocks for S. W. corner from which a L. O. 8" dia. brs. N. 46-1/2 deg. 16 vrs.;

Thence N. 44 deg. 8' W. 361.1 vrs. to a L. O. 9" in dia. for corner;

Thence N. 47 deg. 51' W. 161.4 vrs. to a corner of existing field;

Thence N. 37 deg. 47-1/2 W. 199.1 vrs. to a stake on N. E. bank of Cibolo Creek, whence an elm 10" in dia. brs. N. 45-1/2 deg. W. 8-1/2 vrs.;

Thence up with bluff of Cibolo Creek as follows: N. 4 deg. 41' E. 197-1/2 vrs.; N. 4 deg. 4' W. 121-3/10 vrs.; N. 12 deg. 59' W. 179-1/2 vrs.; N. 10 deg. 13' W. 121 vrs. to a pile of rocks;

Thence N. 46 deg. 53' W. partly with field fence 269-9/10 vrs. to a pile of rocks under fence, for N. W. corner of this tract from which a P. O. 12" in dia brs. N. 7 deg. 35' W. 23 vrs.;

Thence East 1227-6/10 vrs. to the place of beginning, and being the same property conveyed to August Scholz by Fritz Scheel by deed dated December 20, 1913, and recorded in Vol. 34, Pages 441-442 of the Deed Records of Comal County, Texas.

VALUE SUBTOTAL .....\$ 776,340.00

LESS COMMUNITY ONE-HALF

OF SURVIVING SPOUSE .....\$ 388,170.00

TOTAL VALUE OF REAL PROPERTY IN THE

ESTATE OF VANCE ARTHUR DIETZ ..... \$ 388,170.00

0155 0602

SCHEDULE "B"

STOCKS AND BONDS

SEPARATE PROPERTY

None

COMMUNITY PROPERTY

One (1) United States Savings Bond

VALUE SUBTOTAL ..... \$ 500.00

LESS ONE-HALF COMMUNITY PROPERTY

INTEREST TO SURVIVING SPOUSE .....\$ 250.00

TOTAL VALUE OF STOCKS AND BONDS

IN THE ESTATE OF VANCE ARTHUR DIETZ ..... \$ 250.00

SCHEDULE "C"

MORTGAGES, NOTES AND CASH

SEPARATE PROPERTY

None

COMMUNITY PROPERTY

Savings account at First Federal Savings and Loan,  
New Braunfels, Texas, Account #105320 .....\$ 81,502.12

Savings account at First Federal Savings and Loan,  
New Braunfels, Texas, Account #1003007 .....\$ 22,894.10

Checking account at First Federal Savings and Loan,  
New Braunfels, Texas, Account #15000909 .....\$ 3,145.61

Checking account at Texas Commerce Bank,  
New Braunfels, Texas, Account #1160100 .....\$ 6,082.52

VALUE SUBTOTAL .....\$113,624.35

LESS ONE-HALF COMMUNITY PROPERTY

INTEREST OF SURVIVING SPOUSE .....\$ 56,812.18

TOTAL VALUE OF MORTGAGES, NOTES AND CASH

IN THE ESTATE OF VANCE ARTHUR DIETZ .....\$ 56,812.18

0155 0603

SCHEDULE "D"

MISCELLANEOUS

SEPARATE PROPERTY

None

COMMUNITY PROPERTY

1950 Dodge Pickup Truck .....	\$ 100.00
1950 John Deere Tractor .....	\$ 100.00
1978 Dodge Aspen Automobile .....	\$ 500.00
30/30 caliber rifle .....	\$ 150.00
22 caliber rifle .....	\$ 75.00
Misc. farm implements, including plow, disc harrow and cultivator (no item in working condition) .....	\$ 100.00
Bedroom suite .....	\$ 150.00
Table and chairs .....	\$ 50.00
Misc. household furniture .....	\$ 100.00
Personalty (clothing, jewelry) .....	\$ 150.00
VALUE SUBTOTAL .....	\$ 1,475.00
LESS ONE-HALF COMMUNITY PROPERTY OF SURVIVING SPOUSE .....	\$ 737.50
TOTAL VALUE OF MISCELLANEOUS PROPERTY IN THE ESTATE OF VANCE ARTHUR DIETZ .....	\$ 737.50



**LAST WILL AND TESTAMENT  
OF  
NANCY DIETZ**

2016 PCA0025  
FILED FOR RECORD  
16 JAN 22 PM 1:21  
BOBBIE KOEPP  
COUNTY CLERK COMAL COUNTY  
BY *msb*

I, NANCY DIETZ, of New Braunfels, Comal County, Texas make this my Last Will and Testament, and I revoke all Wills and Codicils previously made by me.

**ARTICLE I.  
Identification**

I am not married and I have no children. I have only one sibling and that is my sister, Lynda Ressel.

**ARTICLE II.  
DISPOSITION OF ESTATE**

I give, devise and bequeath all of my estate of whatsoever nature and wheresoever situated to my sister, Lynda Ressel.

**ARTICLE III.  
APPOINTMENT OF EXECUTRIX**

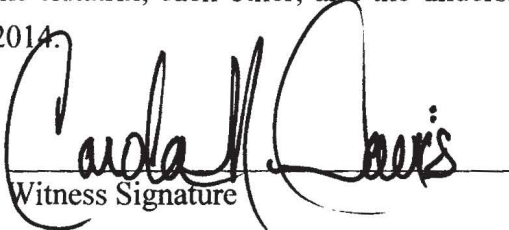
I appoint my sister, Lynda Ressel, to be the Independent Executrix of my Will and Estate and direct that no bond or other security shall be required of her. My Executrix shall have all powers provided by law.

**ARTICLE IV**

I, Nancy Dietz, as testatrix, after being duly sworn, declare to the undersigned witnesses and to the undersigned authority that this instrument is my will, that I have willingly made and executed it in the presence of the undersigned witnesses, all of whom were present at the same time, as my free act and deed, and that I have requested each of the undersigned witnesses to sign this will in my presence and in the presence of each other. I now sign this will in the presence of the attesting witnesses and the undersigned authority on the 3<sup>rd</sup> day of March, in the year 2015.

*Nancy Dietz*  
\_\_\_\_\_  
NANCY DIETZ

The undersigned, Carola M. Davis and John H. Davis, each being above fourteen years of age, after being duly sworn, declare to the testatrix and to the undersigned authority that the testatrix declared to us that this instrument is the testatrix's will and that the testatrix requested us to act as witnesses to the testatrix's will and signature. The testatrix then signed this will in our presence, all of us being present at the same time. The testatrix is eighteen years of age or over (or being under such age, is or has been lawfully married, or is a member of the armed forces of the United States or of an auxiliary thereof or of the Maritime Service), and we believe the testatrix to be of sound mind. We now sign our names as attesting witnesses in the presence of the testatrix, each other, and the undersigned authority on the 30 day of December, in the year 2014.

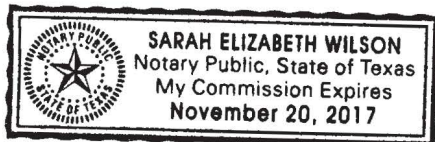
  
 Witness Signature

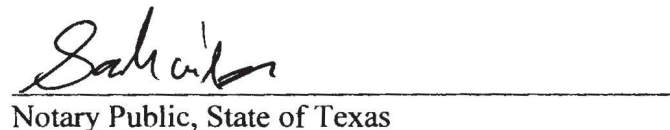
2802 W. Hwg. 46, New Braunfels,  
Texas 78132  
 Address

  
 Witness Signature

2802 W. Hwg. 46, New Braunfels,,  
Texas 78133  
 Address

Subscribed and sworn to before me by the said NANCY DIETZ, the testatrix, and by the said Carola M. Davis and John H. Davis, witnesses, on the 3rd day of March, in the year 2015.



  
 Notary Public, State of Texas

**RECEIVED**

By Kathy Griffin at 10:56 am, Oct 30, 2023



## COMAL COUNTY

ENGINEER'S OFFICE

## OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

		116847
Date Received	Initials	Permit Number

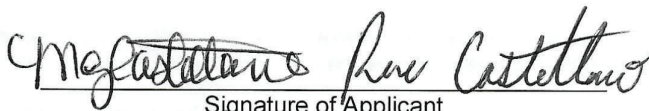
### Instructions:

Place a check mark next to all items that apply. For items that do not apply, place "N/A". This OSSF Development Application Checklist **must** accompany the completed application.

### OSSF Permit

- ☒ Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- ☒ Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- ☒ Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.
- ☒ Required Permit Fee - See Attached Fee Schedule
- ☒ Copy of Recorded Deed
- ☒ Surface Application/Aerobic Treatment System
  - ☒ Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
  - ☒ Signed Maintenance Contract with Effective Date as Issuance of License to Operate

I affirm that I have provided all information required for my OSSF Development Application and that this application constitutes a completed OSSF Development Application.

  
Signature of Applicant  
Cynthia Ressel

10/24/2023

Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION ___ (Missing Items Circled, Application Refeused)
---

# Block Creek Aerobic Services, LLC

444 A Old Hwy No 9  
Comfort, TX 78013

(830) 995-3189

Printed: 2/1/2024

**Permit: 116847**

Site: 1151 Scholz Rd, Bulverde, TX 78233

Main Phone: 2109548018

**Darian Castellano**  
1151 Scholz Rd  
Bulverde, TX 78233

Agency: Comal County  
County: Comal

System Info: MFG: Advantage Wastewater LLC Brand: Nu Water  
Treatment Type: Aerobic With Chlorine Disposal Type: Surface Application  
Installed: 11/30/2023 Warranty Expiration: 11/30/2025 System S/N: 62961  
Customer ID: 8914  
Insp ID: 153737  
Visit Details  
**Visit Date: 2/1/2024** Entered By: Rudy Carson GPS Lat: 29.752072 GPS Long: -98.524590  
Scheduled Date: 4/6/2024 Contract Starts: 12/6/2023  
Entered On: 2/1/2024 Contract Ends: 12/6/2025  
Visit Results

## Service Type: Customer Request

Method: Grab

Technician: Rudy Carson

Provider: Rudy Carson

License #

MP0002036

Expires

MP0002036

11/30/2025

☒ Service Completed

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Drip/Sprayfield Veg: Operational

Alarm: Operational

## Comments

- Technician Secured the Tank Lid and/or Riser prior to leaving location. Replaced bad sprinkler casing and reset timer

Provider:

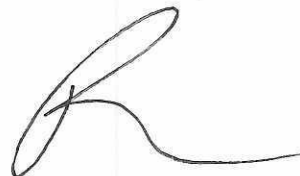
*Rudy Carson*

Technician:

*Rudy Carson*

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

License: Number: MP0002036 Exp:





# Block Creek Aerobic Services, LLC

444 A Old Hwy No 9  
Comfort, TX 78013

(830) 995-3189

Printed: 4/11/2024

**Permit: 116847**

Site: 1151 Scholz Rd, Bulverde, TX 78233

Main Phone: 2109548018

**Darian Castellano**

1151 Scholz Rd  
Bulverde, TX 78233

Agency: Comal County

County: Comal

---

System Info: MFG: Advantage Wastewater LLC Brand: Nu Water		Customer ID: <u>8914</u>
Treatment Type: <u>Aerobic With Chlorine</u>	Disposal Type: <u>Surface Application</u>	Insp ID: <u>156819</u>
Installed: <u>11/30/2023</u>	Warranty Expiration: <u>11/30/2025</u>	System S/N: <u>62961</u>

Visit Details

<b>Visit Date:</b> <u>4/11/2024</u>	<b>Entered By:</b> Alejandro Gonzalez	GPS Lat: 29.752072 GPS Long: -98.524590
Scheduled Date: <u>4/6/2024</u>	Contract Starts: <u>12/6/2023</u>	
Entered On: <u>4/11/2024</u>	Time Out: <u>12:12</u>	Contract Ends: <u>12/6/2025</u>

Visit Results

**Service Type:** Scheduled Inspection

Count: Inspection 1 of 6

<b>Method:</b> <u>Grab</u>	License #	Expires
<b>Technician:</b> <u>Christopher Konecny</u>	<u>MT0002730</u>	<u>4/30/2027</u>
<b>Provider:</b> <u>Rudy Carson</u>	<u>MP0002036</u>	<u>11/30/2025</u>

☒ Service Completed

---

Chlorine Residual: na

## Comments

could not inspect no gate code

**Provider:**

*Rudy Carson*

**Technician:** Christopher Konecny

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

**License:** Number: MT0002730 Exp: 4/30/2027

# Block Creek Aerobic Services, LLC

444 A Old Hwy No 9  
Comfort, TX 78013

(830) 995-3189

Printed: 9/9/2024

**Permit: 116847**

Site: 1151 Scholz Rd, Bulverde, TX 78233

Main Phone: 2109548018

**Darian Castellano**

1151 Scholz Rd

Bulverde, TX 78233

Agency: Comal County

County: Comal

System Info: MFG: Advantage Wastewater LLC Brand: Nu Water

Treatment Type: Aerobic With Chlorine

Disposal Type: Surface Application

Customer ID: 8914

Insp ID: 163092

Installed: 11/30/2023

Warranty Expiration: 11/30/2025

System S/N: 62961

## Visit Details

Visit Date: 9/9/2024

Entered By: Kaleb Hernandez

GPS Lat: 29.752072 GPS Long: -98.524590

Scheduled Date: 8/6/2024

Time In: 1030

Contract Starts: 12/6/2023

Entered On: 9/9/2024

Time Out: 1046

Contract Ends: 12/6/2025

## Visit Results

### Service Type: Scheduled Inspection

Count: Inspection 2 of 6

Method: Grab

Technician: Kaleb Hernandez

License #

MT0002671

Expires

1/31/2027

Provider: Rudy Carson

MP0002036

11/30/2025

☒ Service Completed

Aerators: Operational

Sludge Level Tank 1: 12"

Filters: Operational

Sludge Level Tank 2: 22"

Irrigation Pumps: Operational

Sludge Level Tank 3: 0"

Disinfection Device: Operational

Chlorine Supply: Operational

Floats: OP

Turbidity: Good

Chlorine Residual: 1

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

- Scum in pretreatment is 2" - Cleaned compressor filter - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Provider:

*Rudy Carson*

Technician: Kaleb Hernandez

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

License: Number: MT0002671 Exp: 1/31/2027

# Block Creek Aerobic Services, LLC

444 A Old Hwy No 9

Comfort, TX 78013

(830) 995-3189

Owner Phone: (210) 954-8018

Darian Castellano

1151 Scholz Rd

Bulverde, TX 78233

Agency: Comal County

County: Comal

**Site Address: 1151 Scholz Rd, Bulverde Permit #: 116847**

System Info: MFG: Advantage Wastewater LLC Brand: Nu Water

Treatment Type: Aerobic With Chlorine

Disposal Type: Surface Application

ID: 8914

Installed: 11/30/2023

Warranty Expiration: 11/30/2025

System S/N: 62961

Insp ID: 169410

Visit Details

Visit Date: 1/24/2025

Entered By: Kyle

GPS Lat: 29.752072 GPS Long: -98.524590

Scheduled Date: 12/6/2024

Contract Starts: 12/6/2023

Entered On: 1/24/2025

Contract Ends: 12/6/2025

Visit Results

**Service Type: Scheduled Inspection**

Printed: 1/24/2025

Count: Inspection 3 of 6

Method: Grab

Technician: Christopher Konecny

Provider: Rudy Carson

License #

Expires

MP0002036

11/30/2025

☒ Service Completed

Sludge Level Tank 1: N/A

Sludge Level Tank 2: N/A

Sludge Level Tank 3: N/A

Comments

Unable to contact home owner

Provider:

*Rudy Carson*

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