

# Comal County Environmental Health OSSF Inspection Sheet

Installer Name: \_\_\_\_\_

OSSF Installer #: \_\_\_\_\_

1st Inspection Date: \_\_\_\_\_

2nd Inspection Date: \_\_\_\_\_

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

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

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

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

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

Inspector Notes:

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

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

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

**Comal County Environmental Health  
OSSF Inspection Sheet**

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



# COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 116931  
Issued This Date: 11/30/2023  
This permit is hereby given to: MICHAEL JAY & COURTNEY MARLENE MEYER

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

285 ABBEY RD  
NEW BRAUNFELS, TX 78132

Subdivision: VALENTINE BENNETT S#100, A-72  
Unit: 0  
Lot: 0  
Block: 0  
Acreage: 8.8800

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:** [Hernandez, Sandra](#)  
**To:** [julie@woolseyconstruction.com](mailto:julie@woolseyconstruction.com)  
**Cc:** [Samuel Haas](#); [Greg Johnson](#); [Ritzen, Brenda](#); [Olvera, Brandon](#); [Vollbrecht, David](#)  
**Subject:** 285 Abbey Road - Permit 116931  
**Date:** Tuesday, November 21, 2023 9:52:00 AM  
**Attachments:** [image001.png](#)

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RE: 285 Abbey Road – Permit #116931

Dear property owner(s),

We received a septic permit application in our office for the referenced property yesterday. This property shows to be in the jurisdiction of the City of Schertz, so we are including the city in this email. Please be advised that you will need to contact Sam Hass (210-619-1750) with the City of Schertz 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

Date October 26, 2023 Permit Number 116931

1. APPLICANT / AGENT INFORMATION

Owner Name <u>MICHAEL JAY &amp; COURTNEY MARLENE MEYER</u>	Agent Name <u>GREG W. JOHNSON, P.E.</u>
Mailing Address <u>c/o 2111 IH35 S. SUITE 2110</u>	Agent Address <u>170 HOLLOW OAK</u>
City, State, Zip <u>NEW BRAUNFELS, TX 78132</u>	City, State, Zip <u>NEW BRAUNFELS, TX 78132</u>
Phone # <u>830-317-1717</u>	Phone # <u>(830) 905-2778</u>
Email <u>julie@woolseyconstruction.com</u>	Email <u>gregjohnsonpe@yahoo.com</u>

2. LOCATION

Subdivision Name \_\_\_\_\_ Unit \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Survey Name / Abstract Number VALENTINE BENNETT SURVEY #100, A-72 Acreage 8.882 AC

Address 285 ABBEY ROAD City NEW BRAUNFELS State TX Zip 78132

3. TYPE OF DEVELOPMENT

Single Family Residential

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

Number of Bedrooms 5

Indicate Sq Ft of Living Area 3430

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: \$ 650,000 (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  Public Well  Rainwater Collection

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.

Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_



#116931

\*\*\* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \*\*\*

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

REVISED

12:57 pm, Apr 18, 2024

Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) AQUAKLEAR AKA 600 CA Absorption/Application Area (Sq Ft) 5654

Gallons Per Day (As Per TCEQ Table III) 360

(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 [X] No

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

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

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

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

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

Is the property located over the Edwards Contributing Zone? [ ] Yes [X] No

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

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

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

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

Is this property within an incorporated city? [ ] Yes [X] No

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



FIRM #2686

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 (Handwritten signature)

Date October 26, 2023

**AFFIDAVIT**

**THE COUNTY OF COMAL  
STATE OF TEXAS**

**CERTIFICATION OF OSSF REQUIRING MAINTENANCE**

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

**I**

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

**II**

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property described as (insert legal description):

UNIT/PHASE/SECTION \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_ SUBDIVISION \_\_\_\_\_

IF NOT IN SUBDIVISION: 8.882 ACREAGE VALENTINE BENNETT SURVEY #100, A-72 SURVEY

The property is owned by (insert owner's full name): MICHAEL JAY MEYER & COURTNEY MARLENE MEYER

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 6 DAY OF November, 2023

[Signature]

Michael Meyer

[Signature]

Courtney Meyer

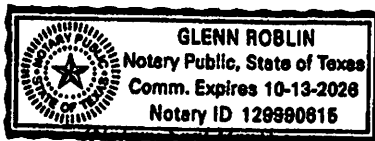
Owner(s) signature(s)

Owner (s) Printed name (s)

MICHAEL & COURTNEY MEYER SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 6 DAY OF

November, 2023

[Signature]  
Notary Public Signature



Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
11/14/2023 10:48:36 AM  
MARY 1 Pages(s)  
202306036029

Bobbie Koepf

Maintenance Service Provider  
15188 FM 306  
Canyon Lake, TX 78133  
Office/Fax (830) 964-2365



VALENTINE BENNETT SURVEY #100, A-72, BEING 8.882 AC

SITE ADDRESS	INSTALLER	DATE
285 ABBEY ROAD, NEW BRAUNFELS, TX 78132	TOM HAMPTON	OCTOBER 26, 2023

### Routine Maintenance and Inspection Agreement

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by and between **MICHAEL J. & COURTNEY M. MEYER** (referred to as "Client") and Aerobic Services of South Texas (Thomas W. Hampton MP349) (hereinafter referred to as "Contractor") located at 15188 FM 306 Canyon Lake, Texas 78133 (830) 964-2365. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein.

This contract will provide for all required inspections, testing and service for your Aerobic Treatment System. The policy will include the following:

1. 3 inspections a year/services calls (at least one every 4 months), for a total of 6 over the **two year period** including inspection, adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting the control panel, air pumps, air filters, diffuser operation. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48-hour time frame. Repair work on non-warranty parts will include price for parts & labor. The prices will be quoted before work is performed.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and pH will be taken and reported as necessary.
3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.
4. The customer is responsible for the chlorine; it must be filled before or during the service visit.
5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, and County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy. BOD and TSS testing is covered by this contract.

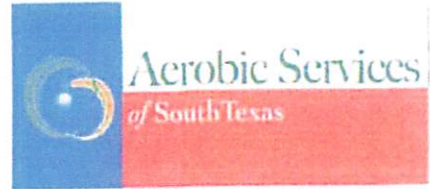
The Homeowners Manual must be strictly followed or warranties are subject to invalidation. **Pumping of sludge build-up is not covered by this policy and will result in additional charges.**

#### ACCESS BY CONTRACTOR

The Contractor or anyone authorized by the Contractor may enter the property at reasonable times without prior notice for the purpose of the above described Services. The contractor may access the System components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil is to be replaced with the excavated material as best as possible.

#### Termination of Agreement

Either party may terminate this agreement within ten days with a written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this Agreement is so terminated, **the Contractor will immediately notify the appropriate health authority of the termination.**



**Limit of Liability**

In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the services described in this Agreement.

**Dispute Resolution**

If a dispute between the Client and the Contractor arises that cannot be settled in good faith negotiations then the parties shall choose a mutually acceptable arbitrator and shall share the cost of the arbitration services equally.

**Entire Agreement**

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

**Severability**

If any provision of this Agreement 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 this 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.

**HOME OWNER**

MICHAEL J. & COURTNEY M. MEYER  
NAME ENTITY

EMAIL \_\_\_\_\_

PHONE \_\_\_\_\_

SIGNATURE 

EFFECTIVE DATE \_\_\_\_\_

EXPIRED DATE \_\_\_\_\_

INSTALLED \_\_\_\_\_

Model # \_\_\_\_\_

Blower Panel Serial # \_\_\_\_\_

**SERVICE PROVIDER**

Aerobic Services of South Texas Inc.

15188 FM 306 Canyon Lake TX 78133

OS000964 - 2365

*Tom Hampton*

*ASP*

Signature of Service Provider and License #  
[Thomas Hampton, OS0023597 - MP0000349]

*The effective date of this initial maintenance contract shall be the date license to operate is issued.*

**ON-SITE SEWERAGE FACILITY  
SOIL EVALUATION REPORT INFORMATION**

Date Soil Survey Performed: October 25, 2023

Site Location: 8.882 ACRES OUT OF THE VALENTINE BENNETT SURVEY No. 100, A-72

Proposed Excavation Depth: N/A

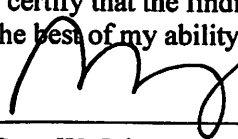
**Requirements:**

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

SOIL BORING NUMBER <u>1</u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	IV	CLAY	< 30%			GRAY BROWN GRAVELLY
1						
2						
3						
4						
5	IV	CLAY		NONE OBSERVED	NONE OBSERVED	LT. GRAY BROWN

SOIL BORING NUMBER <u>2</u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	SAME		AS		ABOVE	
1						
2						
3						
4						
5						

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

  
 \_\_\_\_\_  
 Greg W. Johnson, P.E. 67587-F2585, S.E. 11561

10/25/23  
 \_\_\_\_\_  
 Date

**OSSF SOIL EVALUATION REPORT INFORMATION**

**REVISED**  
12:57 pm, Apr 18, 2024

Date: October 26, 2023  
**Applicant Information:**

**MICHAEL JAY & COURTNEY MARLENE MEYER**  
Name: MEYER  
Address: c/o 2111 IH 35 SOUTH SUITE 2110  
City: NEW BRAUNFELS State: TEXAS  
Zip Code: 78130 Phone: (214) 536-9895

**Site Evaluator Information:**  
Name: Greg W. Johnson, P.E., R.S., S.E. 11561  
Address: 170 Hollow Oak  
City: New Braunfels State: Texas  
Zip Code: 78132 Phone & Fax: (830)905-2778

**Property Location:**  
Lot 000000 Unit      Blk      Subd.       
Street Address: 285 ABBEY ROAD  
City: NEW BRAUNFELS Zip Code: 78132  
Additional Info.: 8.882 ACRES OUT OF THE VALENTINE BENNETT SURVEY No. 100, A-72

**Installer Information:**  
Name:       
Company:       
Address:       
City:      State:       
Zip Code:      Phone     

**Topography:** Slope within proposed disposal area: 8 %  
Presence of 100 yr. Flood Zone: YES      NO X  
Existing or proposed water well in nearby area: YES X NO      >100'  
Presence of adjacent ponds, streams, water impoundments: YES      NO X  
Presence of upper water shed: YES      NO X  
Organized sewage service available to lot: YES      NO X

**Design Calculations for Aerobic Treatment with Spray Irrigation:**

**Commercial**  
Q =      GPD

**Residential** Water conserving fixtures to be utilized? Yes X No       
Number of Bedrooms the septic system is sized for: 5 Total sq. ft. living area 3430

Q gal/day = (Bedrooms +1) \* 75 GPD - (20% reduction for water conserving fixtures)

$Q = (5 + 1) * 75 - (20\%) = 360$

Trash Tank Size 500 Gal.

TCEQ Approved Aerobic Plant Size 600 G.P.D.

Req'd Application Area =  $Q/R_i = 360 / 0.064 = 5625$  sq. ft.

Application Area Utilized = 5654 sq. ft.

Pump Requirement 12 Gpm @ 41 Psi (Redjacket 0.5 HP 18 G.P.M. series or equivalent)

Dosing Cycle: ON DEMAND or X TIMED TO DOSE IN PREDAWN HOURS

Pump Tank Size = 800 Gal. 15.23 Gal/inch.

Reserve Requirement = 120 Gal. 1/3 day flow.

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  
Two way cleanout

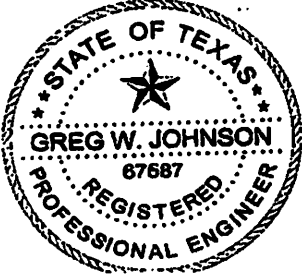
Pop-up rotary sprinkler heads w/ purple non-potable lids  
1" Sch-40 PVC discharge manifold

**APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.  
EXPOSED ROCK WILL BE COVERED WITH SOIL .**

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016)

      
GREG W. JOHNSON, P.E. F#002585 - S.E. 11561

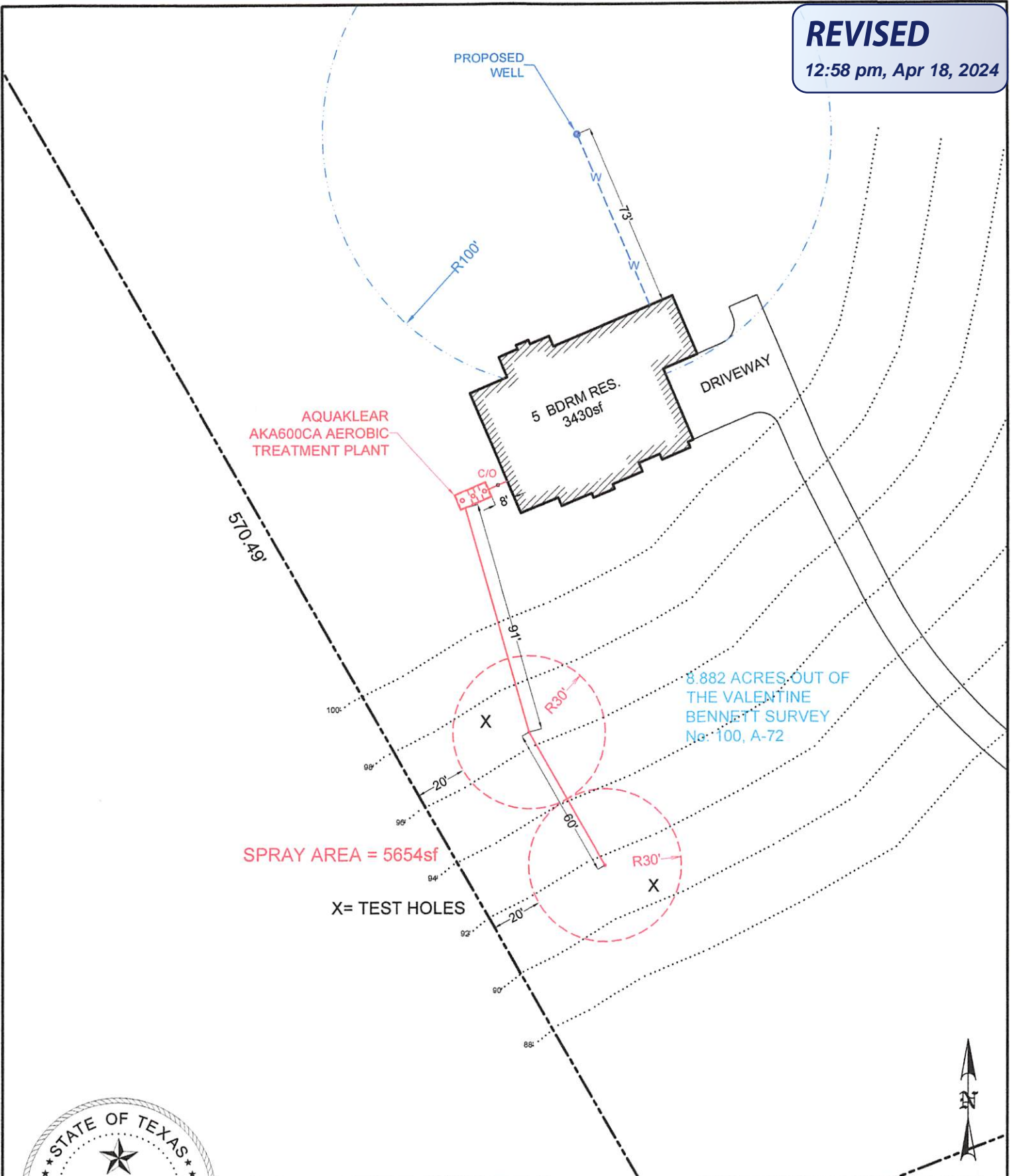
10/26/23  
DATE



FIRM #2688

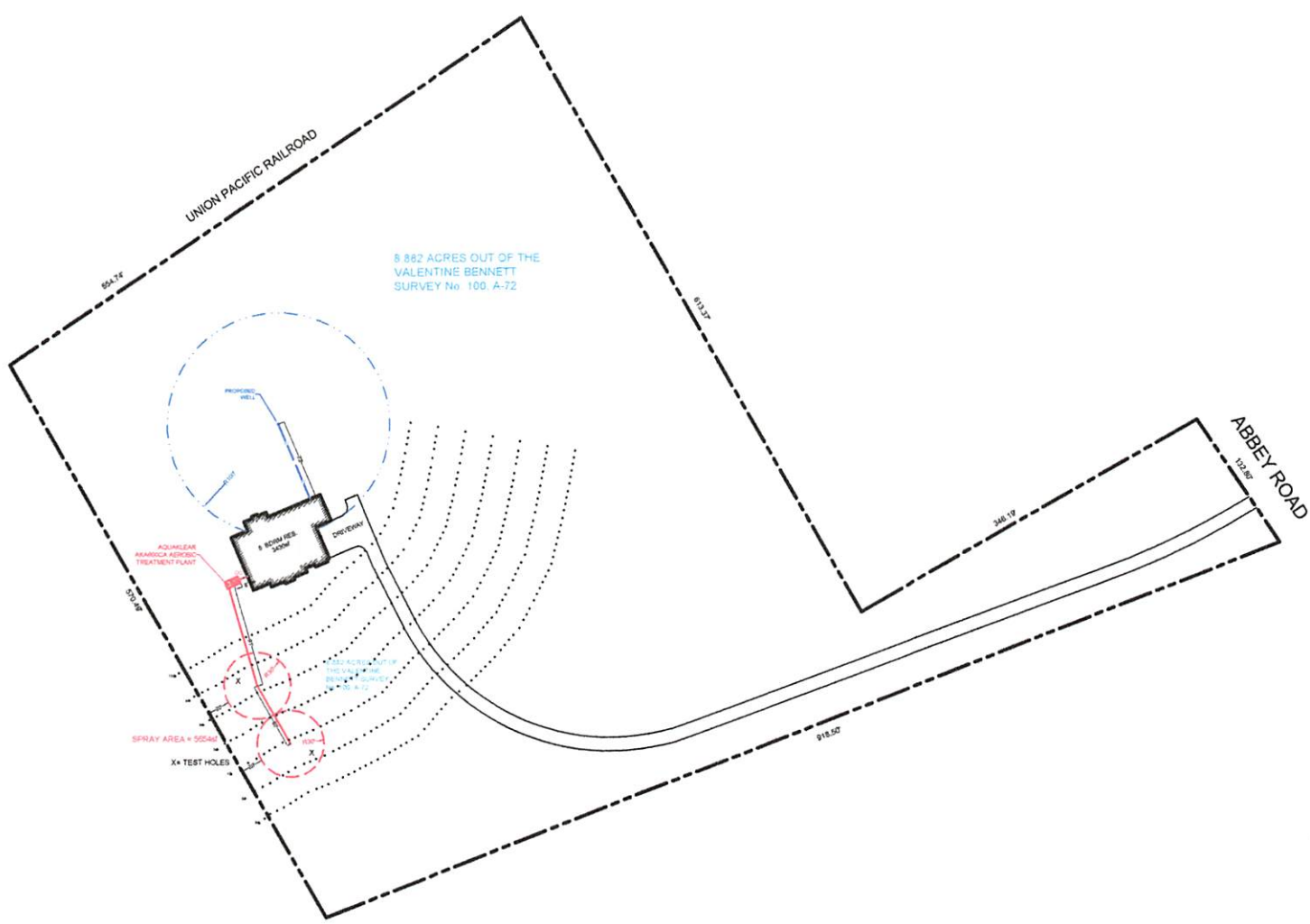
**REVISED**

12:58 pm, Apr 18, 2024



OWNER:	MICHAEL JAY & COURTNEY MARLENE MEYER	DRAWN BY:	EJS III
STREET ADDRESS:	285 ABBEY ROAD		
LEGAL DESC:	VALENTINE BENNETT SURVEY No. 100, A-72	ACREAGE:	8.882
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=40'
		DATE:	10/26/2023
		REVISED:	4/13/2024

**REVISED**  
 12:58 pm, Apr 18, 2024



OWNER:	MICHAEL JAY & COURTNEY MARLENE MEYER	DRAWN BY:	EJS III
STREET ADDRESS:	285 ABBEY ROAD		
LEGAL DESC:	VALENTINE BENNETT SURVEY No. 100, A-72	ACREAGE:	8.882
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	N.T.S.
		DATE:	10/26/2023
		REVISED:	4/13/2024



**REVISED**

12:58 pm, Apr 18, 2024

# ASSEMBLY DETAILS

**Dimensions:**

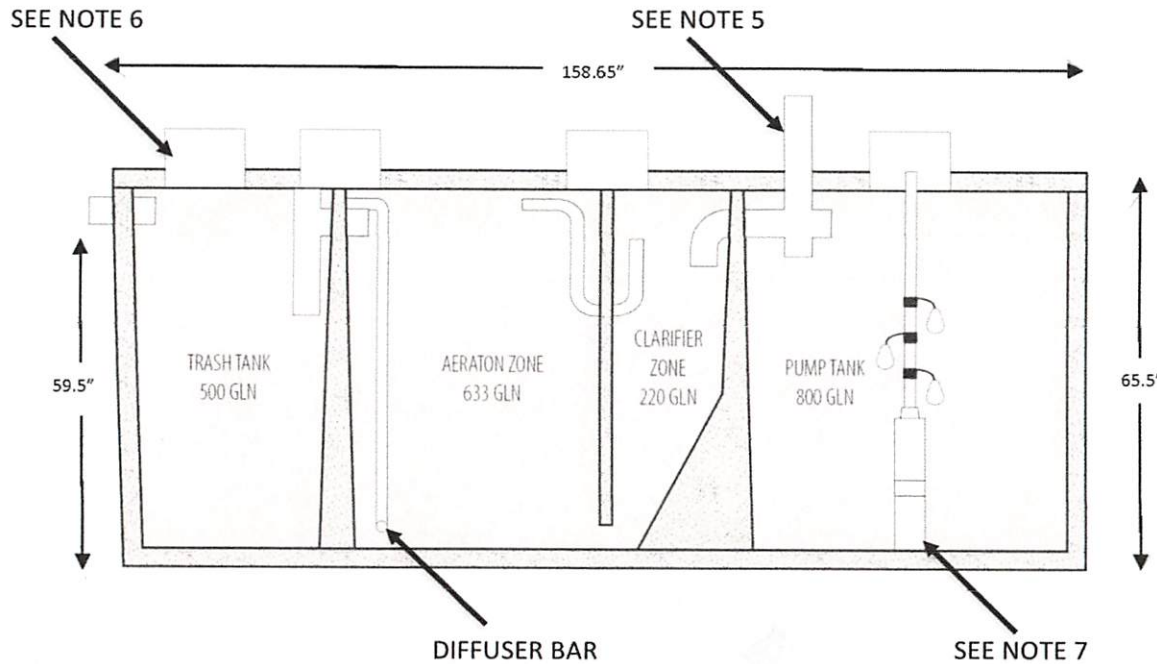
Outside Height: 65.5"

Outside Width: 77"

Outside Length: 158.65

**General Notes:**

1. Structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Treatment Capacity is 600 GPD. Trash Tank is 500 gallons. Pump Tank is 800 gallons.
4. BOD Loading = 1.2-1.8 lbs./day
5. Standard tablet chlorinator or optional liquid chlorinator. NSF approved chlorinators available.
6. 20" access riser with lid. Extension risers available.
7. 20 GPM, ½ HP effluent pump.
8. Thomas/HiBlow Air Compressor connected with ½" Sch 40 PVC pipe (Max. 50 Lft from plant).
9. AKA600CA with timed spray application (AKT Panel).



4/18/24

*[Handwritten Signature]*

F-2585

**AKA600CA**

NOT TO SCALE

**DESIGNED TO TREAT 600 GALLONS PER DAY**

TRASH TANK: 500 GALLONS

AERATION ZONE: 633 GALLONS

CLARIFIER ZONE: 220 GALLONS

PUMP TANK: 800 GALLONS



**AquaKlear, Inc.**

876 N. Bierdeman Rd.  
Pearl, MS 39208  
877-936-7711

**REVISED**

12:58 pm, Apr 18, 2024

**TANK NOTES:**

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

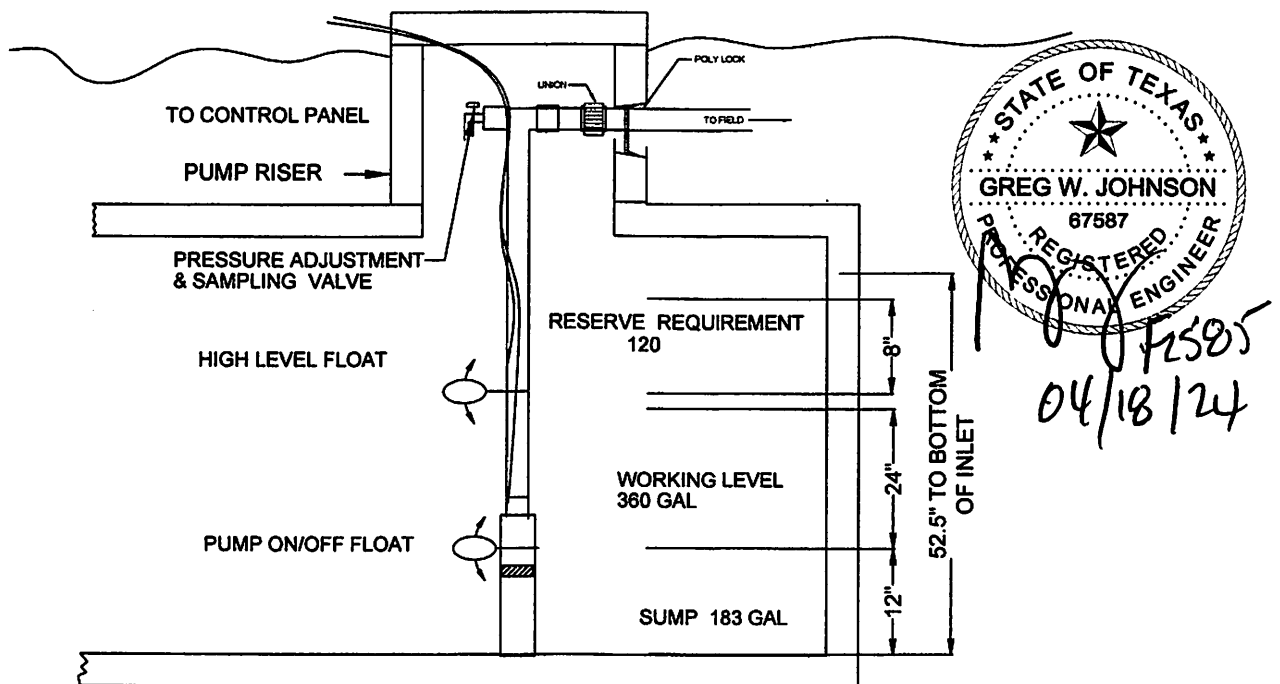
Tightlines to the tank shall be SCH-40 PVC.

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

Tanks must be left uncovered and full of water for inspection by the permitting authority.

**ALL WIRING MUST BE IN COMPLIANCE WITH THE MOST RECENT NATIONAL ELECTRIC CODE**



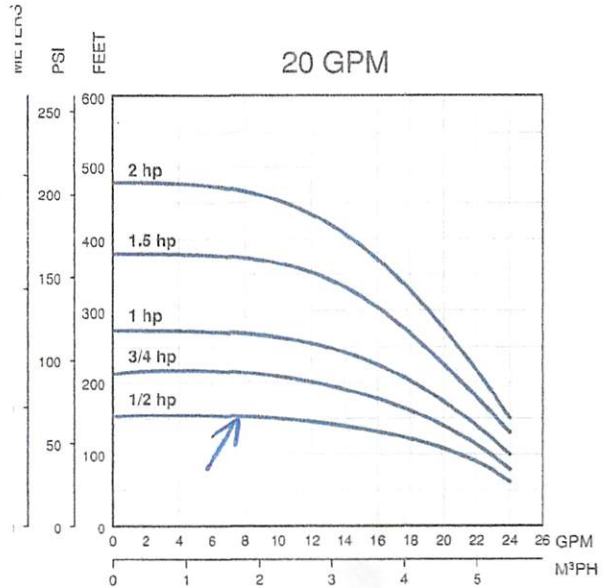
**TYPICAL PUMP TANK CONFIGURATION  
AQUAKLEAR AKA600 W/ 800 GAL PUMP TANK**

Thermoplastic Performance

LOW ANGLE NOZZLE PERFORMANCE CHART

Nozzle	PSI	Radius	GPM
#1	30	22'	1.5
	40	24'	1.7
	50	26'	1.8
	60	28'	2.0
#3	30	29'	3.0
	40	32'	3.1
	50	35'	3.5
	60	37'	3.8
#4	30	31'	3.4
	40	34'	3.9
	50	37'	4.4
	60	38'	4.7
#6	40	38'	6.5
	50	40'	7.3
	60	42'	8.0
	70	44'	8.6

KRAIN  
Pro-Plus  
X



Thermoplastic Units Ordering Information

1/2 - 1.5 HP Single-Phase Units						
Order No.	Model	GPM	HP	Volt	Wire	Wt.
94741005	10FE05P4-2W115	10	1/2	115	2	24
94741010	10FE05P4-2W230	10	1/2	230	2	24
94741015	10FE07P4-2W230	10	3/4	230	2	28
94741020	10FE1P4-2W230	10	1	230	2	31
94741025	10FE15P4-2W230	10	1.5	230	2	46
94742005	20FE05P4-2W115	20	1/2	115	2	25
94742010	20FE05P4-2W230	20	1/2	230	2	25
94742015	20FE07P4-2W230	20	3/4	230	2	28
94742020	20FE1P4-2W230	20	1	230	2	31
94742025	20FE15P4-2W230	20	1.5	230	2	40

Thermoplastic 1/2 - 2 HP Pump Ends						
Order No.	Model	GPM	HP	Volt	Wire	Wt.
94751005	10FE05P4-PE	10	1/2	N/A	N/A	6
94751010	10FE07P4-PE	10	3/4	N/A	N/A	7
94751015	10FE1P4-PE	10	1	N/A	N/A	8
94751020	10FE15P4-PE	10	1.5	N/A	N/A	12
94752005	20FE05P4-PE	20	1/2	N/A	N/A	6
94752010	20FE07P4-PE	20	3/4	N/A	N/A	7
94752015	20FE1P4-PE	20	1	N/A	N/A	8
94752020	20FE15P4-PE	20	1.5	N/A	N/A	10
94752025	20FE2P4-PE	20	2	N/A	N/A	11

**From:** [Ritzen, Brenda](#)  
**To:** [Greg Johnson](#)  
**Cc:** [Susan Winters](#); [Garrett Winters](#)  
**Subject:** RE: 285 ABBEY ROAD - MEYER #116931  
**Date:** Thursday, April 18, 2024 1:06:00 PM  
**Attachments:** [image001.png](#)

---

Greg,

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:** Greg Johnson <gregjohnsonpe@yahoo.com>  
**Sent:** Thursday, April 18, 2024 11:28 AM  
**To:** Ritzen, Brenda <rabbjr@co.comal.tx.us>  
**Cc:** Susan Winters <wintersseptics@gvvc.com>; Garrett Winters <gwintersseptics@gmail.com>  
**Subject:** 285 ABBEY ROAD - MEYER #116931

**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

---

REVISED TANK BRAND.  
THX,  
GREG

Send for Greg W. Johnson, P.E., R.S.)  
170 Hollow Oak  
New Braunfels, TX 78132



\*\*\* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \*\*\*

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) NUWATER B-550-PC Absorption/Application Area (Sq Ft) 5654

Gallons Per Day (As Per TCEQ Table III) 360

(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 [X] No

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

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

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

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

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

Is the property located over the Edwards Contributing Zone? [ ] Yes [X] No



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

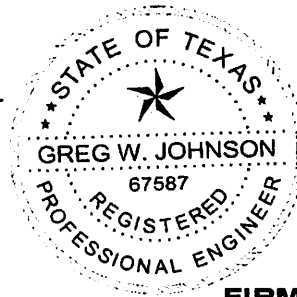
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP)

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

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

Is this property within an incorporated city? [ ] Yes [X] No

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



FIRM #2585

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 (Handwritten Signature)

Date October 26, 2023

OSSF SOIL EVALUATION REPORT INFORMATION



Date: October 26, 2023

Applicant Information:

MICHAEL JAY & COURTNEY MARLENE

Name: MEYER
Address: c/o 2111 IH 35 SOUTH SUITE 2110
City: NEW BRAUNFELS State: TEXAS
Zip Code: 78130 Phone: (214) 536-9895

Site Evaluator Information:

Name: Greg W. Johnson, P.E., R.S., S.E. 11561
Address: 170 Hollow Oak
City: New Braunfels State: Texas
Zip Code: 78132 Phone & Fax (830)905-2778

Property Location:

Lot Unit Blk Subd.
Street Address: 285 ABBEY ROAD
City: NEW BRAUNFELS Zip Code: 78132
Additional Info.: 8.882 ACRES OUT OF THE VALENTINE
BENNETT SURVEY No. 100, A-72

Installer Information:

Name:
Company:
Address:
City: State:
Zip Code: Phone

Topography: Slope within proposed disposal area: 8 %

- Presence of 100 yr. Flood Zone: YES NO X
Existing or proposed water well in nearby area: YES X NO >100'
Presence of adjacent ponds, streams, water impoundments: YES NO X
Presence of upper water shed: YES NO X
Organized sewage service available to lot: YES NO X

Design Calculations for Aerobic Treatment with Spray Irrigation:

Commercial

Q = GPD

Residential Water conserving fixtures to be utilized? Yes X No

Number of Bedrooms the septic system is sized for: 5 Total sq. ft. living area 3430

Q gal/day = (Bedrooms +1) \* 75 GPD - (20% reduction for water conserving fixtures)

Q = (5 +1)\*75-(20%)= 360

Trash Tank Size 353 Gal.

TCEQ Approved Aerobic Plant Size 600 G.P.D.

Req'd Application Area = Q/Ri = 360 / 0.064 = 5625 sq. ft.

Application Area Utilized = 5654 sq. ft.

Pump Requirement 12 Gpm @ 41 Psi (Redjacket 0.5 HP 18 G.P.M. series or equivalent)

Dosing Cycle: ON DEMAND or X TIMED TO DOSE IN PREDAWN HOURS

Pump Tank Size = 768 Gal. 14.5 Gal/inch.

Reserve Requirement = 120 Gal. 1/3 day flow.

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

Two way cleanout

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

1" Sch-40 PVC discharge manifold

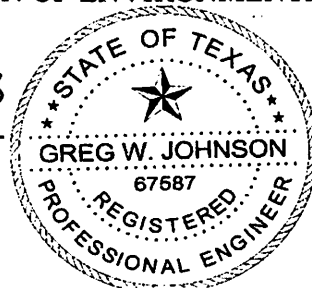
APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

EXPOSED ROCK WILL BE COVERED WITH SOIL .

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016)

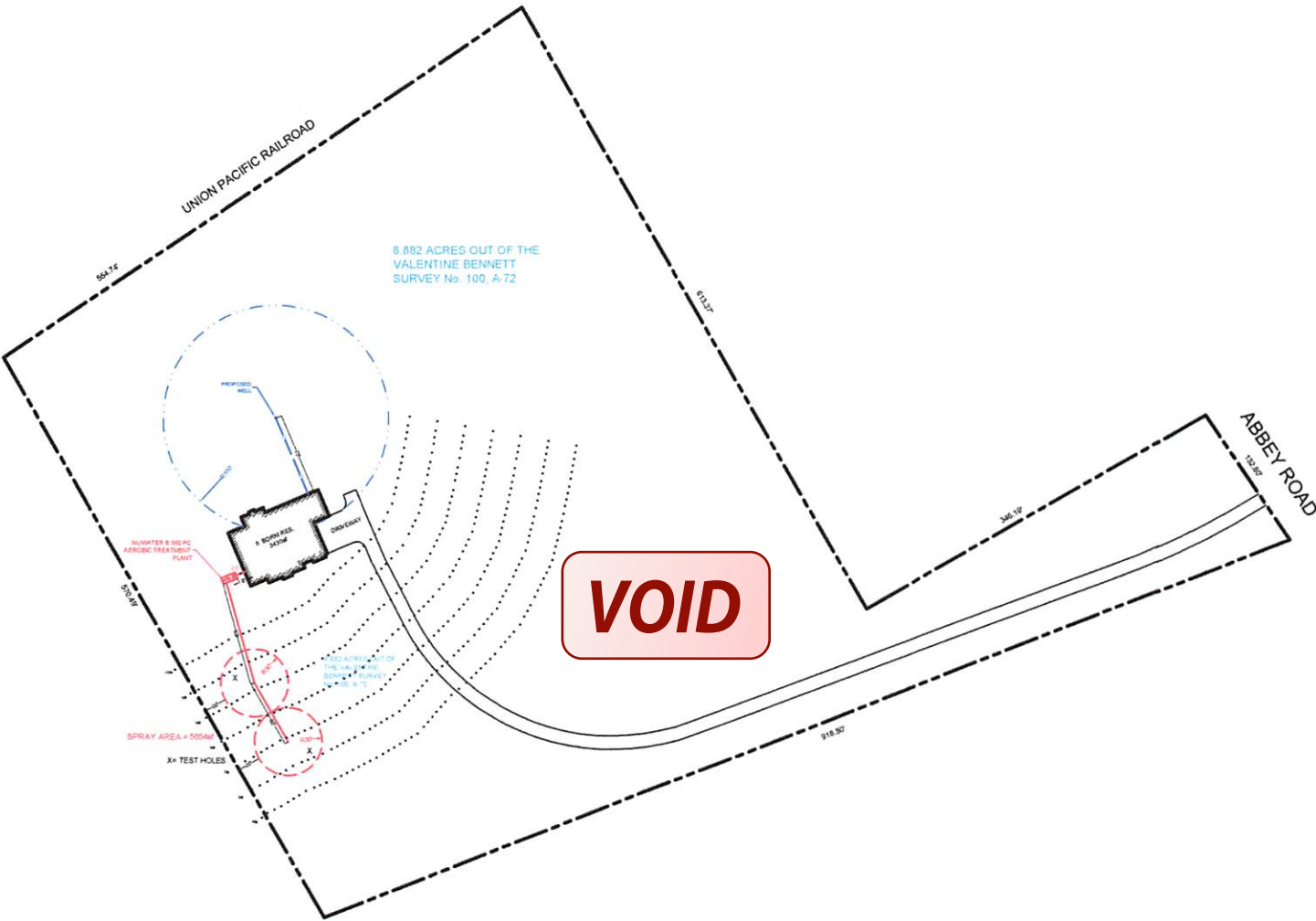
Signature of Greg W. Johnson
GREG W. JOHNSON, P.E. F#002585 - S.E. 11561

10/26/23
DATE



FIRM #2585

**VOID**



OWNER: MICHAEL JAY & COURTNEY MARLENE MEYER		DRAWN BY: EJS III	
STREET ADDRESS: 285 ABBAY ROAD			
LEGAL DESC: VALENTINE BENNETT SURVEY No. 100, A-72			ACREAGE: 8.882
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 10/26/2023	REVISED:

**VOID**

**VOID**

NUWATER B 550 PC  
AEROBIC TREATMENT  
PLANT

5 BDRM RES.  
3430sf

DRIVEWAY

8.882 ACRES OUT OF  
THE VALENTINE  
BENNETT SURVEY  
No. 100, A-72

SPRAY AREA = 5654sf

X= TEST HOLES

R30'



OWNER:	MICHAEL JAY & COURTNEY MARLENE MEYER	DRAWN BY:	EJS III
STREET ADDRESS:	285 ABBEY ROAD		
LEGAL DESC:	VALENTINE BENNETT SURVEY No. 100, A-72	ACREAGE:	8.882
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=40'
		DATE:	10/26/2023
		REVISED:	





# Assembly Details

OSSF

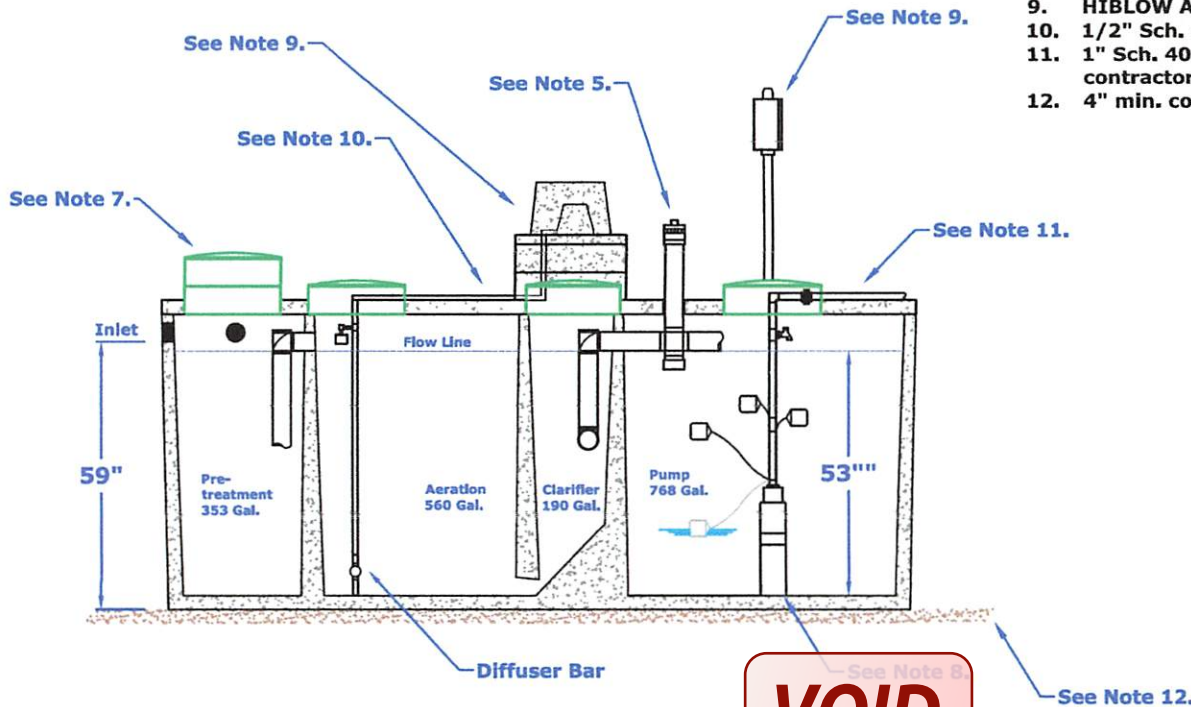
**VOID**



*67587  
10/26/23*

**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. Pump compartment set-up for a 360 GPD Flow Rate (4 bedroom, < 4,000 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 1.62 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix 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.
7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. HIBLOW Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
12. 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"

**VOID**

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

**Model: B-550-PC-400PT**

March, 2012 - Rev 1  
 By: A.S.

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

Dwg. #: ADV-B550-3



**Advantage Wastewater Solutions llc.**  
 444 A Old Hwy No 9  
 Comfort, TX 78013  
 830-995-3189  
 fax 830-995-4051

**VOID**

**TANK NOTES:**

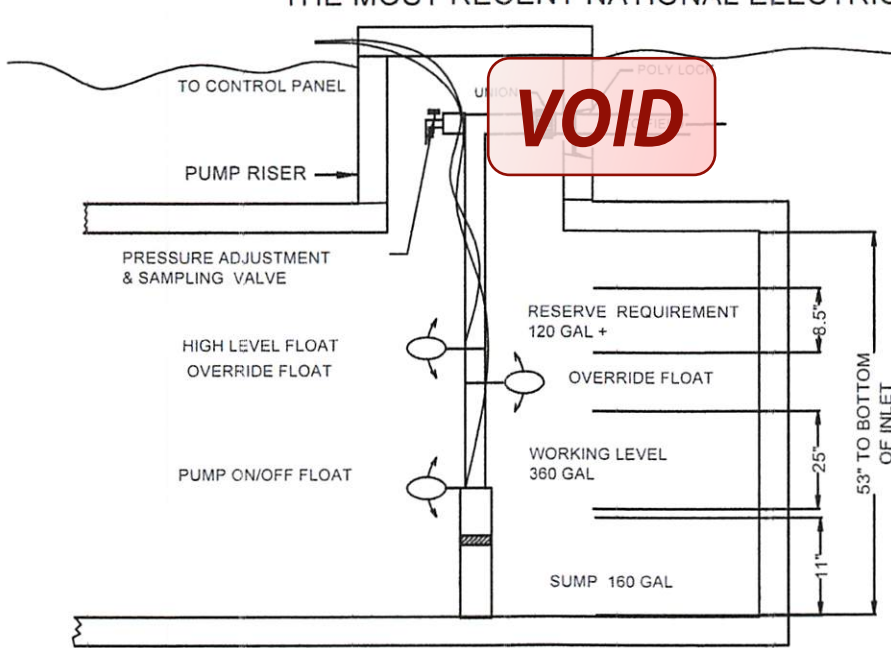
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

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

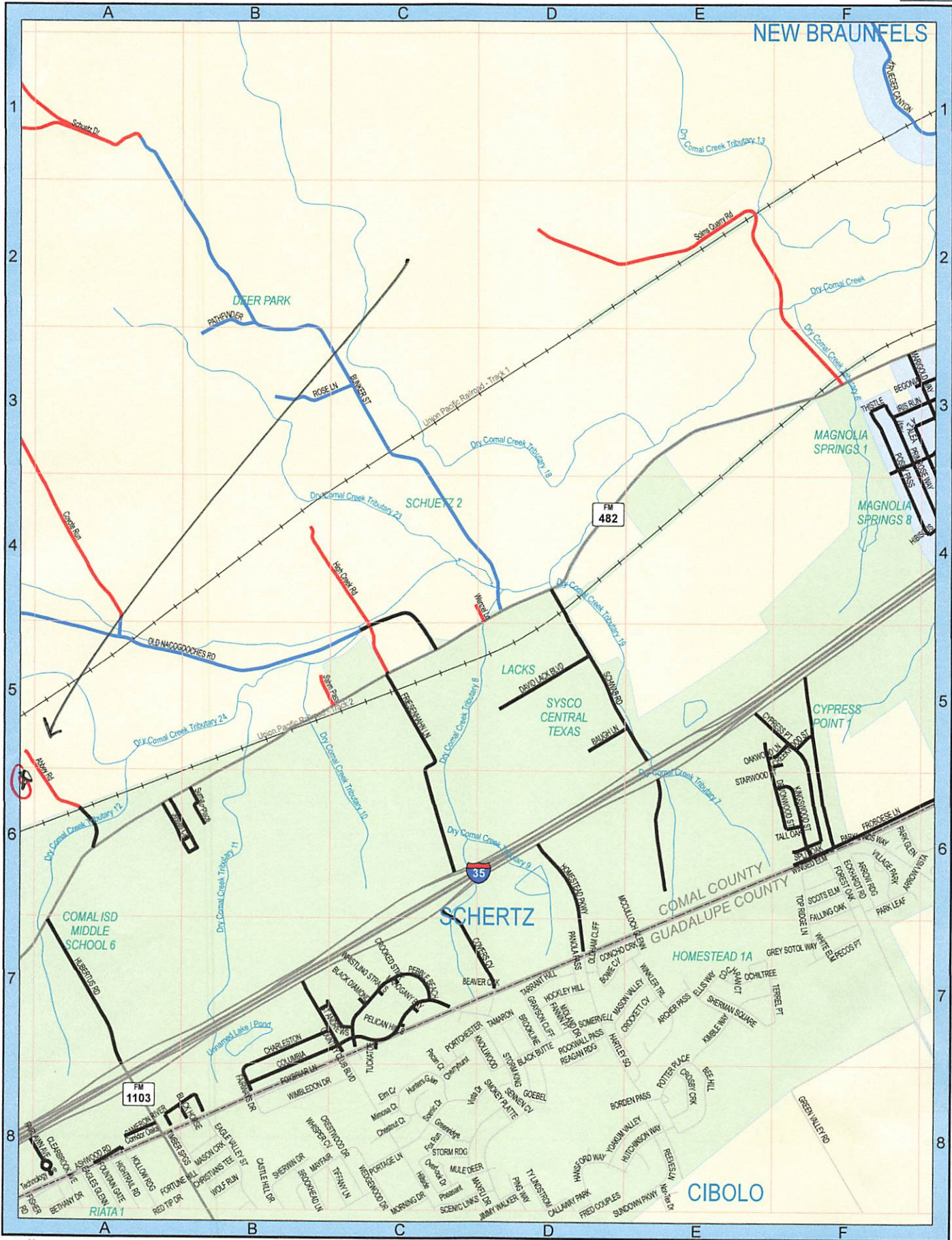
A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

ALL WIRING MUST BE IN COMPLIANCE WITH THE MOST RECENT NATIONAL ELECTRIC CODE

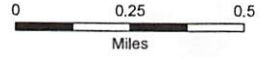


*FZS*  
*10/26/2023*

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



SEE PAGE 77



Independence Title Company  
GF# 2323340-NB1-

## GENERAL WARRANTY DEED

(with Vendor's Lien)

### NOTICE OF CONFIDENTIALITY RIGHTS

**IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

Date: August 29, 2023

Grantor: Julie R. Woolsey and James E. Bono

Grantor's Mailing Address: 547 W. Nagogdoches, New Braunfels TX 78130

Grantee: Michael Jay Meyer and Courtney Marlene Meyer, a married couple

Grantee's Mailing Address: 9609 South 123rd Ave, Papillion NE 68046

**Consideration:** Cash and a note, dated August 29, 2023, executed by Borrower and payable to the order of American Bank, N.A. ("Lender") in the principal amount of \$837,028.00. The note is secured by a first and superior vendor's lien against, and superior title to, the Property retained in this deed in favor of American Bank, N.A. and is also secured by a first-lien deed of trust, of even date, to Townes Mahaffey, Trustee, recorded in the real property records of Comal County, Texas.

The vendor's lien against and superior title to the Property are retained for the benefit of American Bank, N.A. until the \$837,028.00 note described above is fully paid according to its terms, at which time this deed will become absolute as to the lien securing this note. The vendor's lien and superior title are transferred to American Bank, N.A. without recourse.

#### Property (including any improvements):

TRACT I: 8.882 acres, more or less, situated in Comal County, Texas, out of the Valentine Bennett Survey 100, Abstract 72 and being out of and a part of a 29.319 acre tract of land described in deed recorded in Document 202306015255 of the Official Public Records of Comal County, Texas; Said 8.882 acres being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

TRACT II: Together with a 30 foot wide Ingress/Egress easement described in Volume 205, Page 483, Deed Records, Comal County, Texas. and

TRACT III: Together with a 15 foot wide Ingress/Egress described in Volume 221, Page 621, Deed Records, Comal County, Texas.

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:**

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of any water, utility, road, or improvement districts which affect the Property; standby fees, taxes, and assessments by any taxing authority for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee also assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor warrants that Grantor owns and has legal and equitable title to all of the Property in fee simple, has the right to convey the Property, and binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

**NOTICE:** This instrument was prepared by HMB Law at the request of Independence Title or the parties using information provided by the title company and the parties. Unless we have been provided with a copy of any contracts related to this transaction or been informed of any reservations required by the Grantor, the reservations will not be included in this warranty deed and by accepting this deed, all parties release HMB Law from any liability resulting from the failure to include undisclosed reservations. We have not investigated or verified information provided to us and do not warrant the validity of the information or quality of title to the real estate described above. **We do not represent the**

Independence Title Co.  
417 W. San Antonio St., Ste. 100  
New Braunfels, TX 78130

## Exhibit A

TRACT B  
8.882 ACRES  
COMAL COUNTY, TEXAS

A field note description of an 8.882 acre tract of land situated in Comal County, Texas, out of the Valentine Bennett Survey 100, Abstract 72, Comal County, Texas and being out of and a part of a 29.319 acre tract of land described in Document 202306015255 of the Official Public Records of Comal County, Texas, described by metes and bounds as follows: (Note: All iron pins set are ½" rebar with pink plastic cap stamped "RKB 5409", Basis of bearing is WGS 84)

Beginning at an iron pin found for the northwest corner of the herein described tract and the northeast corner of a 30.363 acre tract of land described in Document 201306052859 of the Deed Records of Comal County, Texas, in the south right of way line of Union Pacific Railroad;

Thence N 55°55'20" E, 554.74 feet along the north line of the herein described tract and the south right of way line of said Union Pacific Railroad to an iron pin found for the most northerly northeast corner of the herein described tract and the northwest corner of a 19.585 acre tract of land described in deed recorded in Volume 830, Page 337 of the Deed Records of Comal County, Texas;

Thence S 29°47'40" E, 613.37 feet along an east of the herein described tract and the west line of said 19.585 acre tract to an iron pin found for a re-entrant corner of the herein described tract;

Thence N 60°21'20" E, 346.19 feet along a north line of the herein described tract and a south line of said 19.585 acre tract to an iron pin found for the most southerly northeast corner of the herein described tract, in a west line of said 19.585 acre tract;

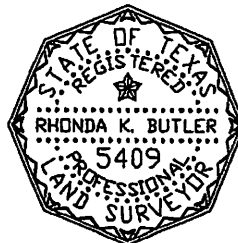
Thence S 33°54'38" E, 132.80 feet along an east line of the herein described tract and a west line of said 19.585 acre tract to an iron pin set for the southeast corner of the herein described tract and the northeast corner of a 10.418 acre tract of land this day surveyed and known as Tract A;

Thence S 68°38'44" W, 918.50 feet along the south line of the herein described tract and the north line of said Tract A to an iron pin set for the southwest corner of the herein described tract and the northwest corner of said Tract A;

Thence N 29°49'50" W, 570.49 feet along the west line of the herein described tract and the east line of aforesaid 30.363 acre tract to the place of beginning and containing 8.882 acres of land according to a survey made on the ground on June 2, 2023 by Ace Surveying, Inc.



Rhonda K. Butler  
Registered Professional  
Land Surveyor #5409  
File: Tract B\_8.882 Acres  
Corresponding Drawing Prepared



**Filed and Recorded**  
**Official Public Records**  
**Bobbie Koepf, County Clerk**  
**Comal County, Texas**  
**08/30/2023 02:33:25 PM**  
**LAURA 4 Pages(s)**  
**202306027881**



*Bobbie Koepf*



**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

*Staff will complete shaded items*

		116931
<i>Date Received</i>	<i>Initials</i>	<i>Permit Number</i>

**Instructions:**

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

**OSSF Permit**

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

**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

11/19/2023

\_\_\_\_\_  
Date

___ COMPLETE APPLICATION Check No. _____ Receipt No. _____
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INCOMPLETE APPLICATION (Missing Items Circled, Application Refeused)
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