

# Comal County Environmental Health OSSF Inspection Sheet

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

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

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

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

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

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

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

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

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

Inspector Notes:

**Comal County Environmental Health  
OSSF Inspection Sheet**

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

**Comal County Environmental Health  
OSSF Inspection Sheet**

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

**Comal County Environmental Health  
OSSF Inspection Sheet**

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

**Comal County Environmental Health  
OSSF Inspection Sheet**

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



# 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: 117037  
Issued This Date: 05/02/2024  
This permit is hereby given to: Gary Dean

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

1290 AGARITAVILLE  
SPRING BRANCH, TX 78070

Subdivision: GC Jennings Survey 45, Abstract 304  
Unit: 0  
Lot: 0  
Block: 0  
Acreage: 20.0000

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic  
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.

Date March 19, 2024

Permit Number 117037

**REVISED**  
8:03 am, Mar 19, 2024

**1. APPLICANT / AGENT INFORMATION**

Owner Name Gary Dean  
Mailing Address 1290 Agartaville  
City, State, Zip Spring Branch, Texas 78070  
Phone # 210 215 2451  
Email garydean@gvvc.com

Agent Name David Flugrath  
Agent Address 1858 Flugrath Hills Dr.  
City, State, Zip New Braunfels, Texas 78132  
Phone # 210 215 1481  
Email flugd2002@yahoo.com

**2. LOCATION**

Subdivision Name N/A Unit \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
Survey Name / Abstract Number A-304 SUR-45 GC Jennings Acreage 20.0  
Address 1290 Agartaville Property ID 76932 City Spring Branch State TX Zip 78070

**3. TYPE OF DEVELOPMENT**

Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) House, Guest Apartment, Office

Number of Bedrooms 3 Total

Indicate Sq Ft of Living Area 2030 Total

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: \$ 200,000. (New) \_\_\_\_\_ (Structure Only)

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

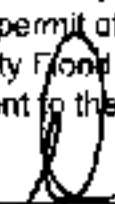
Yes  No (If yes, owner must provide approval from USACE for proposed OSSF Improvements within the USACE flowage easement)

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.

  
Signature of Owner

March 19, 2024  
Date

**REVISED**

4:18 pm, May 02, 2024



**COMAL COUNTY**  
ENGINEER'S OFFICE

**ON-SITE SEWAGE FACILITY APPLICATION**

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

Planning Materials & Site Evaluation as Required Completed By Schrank / Plus, A/E

System Description Existing Proprietary Spray

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

Tank Size(s) (Gallons) 500 GPD Absorption/Application Area (Sq Ft) 8,478

Gallons Per Day (As Per TCEQ Table III) 305

(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.

Ken R. Schrank  
Signature of Designer

Dec 21 2023  
Date



3/c



**Affidavit to the Public from Gary Dean and Glenda Dean regarding use of their property and improvements located at 1290 Agaritaville, Spring Branch, Texas 78070**

**The State of Texas**

**Know all men by these presents.**

**County of Comal**

Before me, the undersigned authority, on this day personal appeared Gary Dean and Glenda Dean, husband and wife, and on oath of such individual, or each of them, swears that the following statements are true.

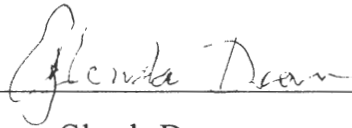
All improvements, existing and new, made to our 20.0 acre homestead tract are for the sole use of Gary Dean, Glenda Dean and occasional guests.

Further, Affiants saith not.

Executed on this the 19<sup>TH</sup> day of December, 2023

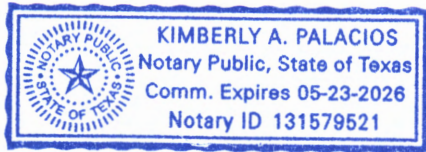
  
\_\_\_\_\_


Gary Dean

  
\_\_\_\_\_

Glenda Dean

Sworn to and Subscribed before me, the undersigned authority, by Gary Dean and Glenda Dean on this the 19 day of December, 2023, to certify witness my hand and seal of office.



  
\_\_\_\_\_  
Notary Public, State of Texas

10/c

**REVISED**

3:40 pm, Feb 21, 2024

AFFIDAVIT TO THE PUBLIC



117037

202406005026 02/20/2024 11:49:58 AM 1/10

County of Comal, State of Texas

According to the Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities, This Document is filed in the Deed of Records of Comal County, Texas.

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

An OSSF requiring a Monitoring Contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property described as (legal description as shown on the recorded warranty deed.)

20.0 Acres per Attached Deeds

The property is owned by (owner's name as shown recorded warranty deed: if more than one owner both names must be included)

GARY DEAN

This OSSF must be covered by a continuous Monitoring Agreement. All Monitoring on this, OSSF must be performed by an approved Monitoring Company, and a signed monitoring Contract must be submitted to the County Engineers Office within 30 days after the property has been transferred.

The owner will upon sale or transfer of the above described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the County Engineer's Office.

WITNESS BY HANDS(S) ON THE 20<sup>th</sup> DAY OF February 2024

\_\_\_\_\_  
Gary Dean  
Owner(s)

\_\_\_\_\_  
[Signature]  
Signature(s)

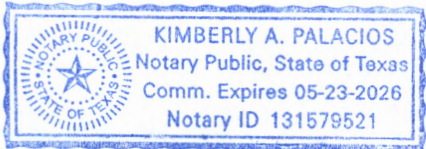
WORN TO AND SUBSCRIBED BEFORE ME ON THIS 20<sup>th</sup> DAY OF February 2024

\_\_\_\_\_  
Notary Public State of Texas

Notary's Printed name Kimberly A. Palacios

My Commission Expires 05-23-2026

Place Notary Seal Here



POOR QUALITY

EXHIBIT "A"

117037

201806034297 08/31/2018 10:43:08 AM 1/4

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

RECEIVED

FEB 20 2024

COUNTY ENGINEER

**REVISED**

3:40 pm, Feb 21, 2024

CASH WARRANTY DEED

Date: August 27, 2018

Grantor: Gary A. Dean

Grantor's Mailing Address: 1290 Agaritaville  
Spring Branch, Texas 78070

Grantee: Glenda Dean

Grantee's Mailing Address: 1290 Agaritaville  
Spring Branch, Texas 78070

Consideration:

Cash and other good and valuable consideration.

Property (including any improvements):

: an undivided one-half interest in the following:

12.150 acres of land, more or less, out of the James Henderson Survey, Abstract 254, Comal County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

All ad valorem taxes for the current and all subsequent years, zoning ordinances and utility district assessments, if any, applicable to and enforceable against the Property and all conditions, covenants, options, restrictions, easements, charges and liens for assessments, setbacks, encroachments, reservations, and mineral reservations affecting the Property that are shown in the Real Property Records of Comal County, Texas.

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 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.

**REVISED**

3:40 pm, Feb 21, 2024

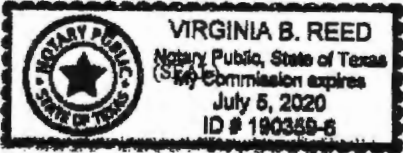
When the context requires, singular nouns and pronouns include the plural.

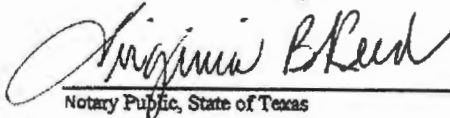


\_\_\_\_\_  
Gary A. Dean

State of Texas  
County of Bexar

This instrument was acknowledged before me on this 21 day of August, 2018 by  
Gary A. Dean.



  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Gary A. Dean and Glenda Dean  
1290 Agaritaville  
Spring Branch, Texas 78070

**REVISED**

3:40 pm, Feb 21, 2024



410 N. Seguin Ave.  
New Braunfels, TX 78130  
HMTNS.COM  
830.625.8555 • FAX: 830.625.8556  
TBPUS FIRM 10153800

**METES AND BOUNDS DESCRIPTION  
FOR A 12.150 ACRE TRACT**

Being 12.150 acres of land located in the James Henderson Survey, A-254 Comal County, Texas. Said tract being part of that same land described as 106.9 acres in a deed to Gary Dean recorded in Document No. 200806004327 of the Official Public Records of Comal County, Texas. Said tract being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found for the Northeast corner of a called 1.333 acre tract, recorded in Document No. 20140608180 of the Official Public Records of Comal County, Texas, lying in the North line of said 106.9 acre tract and the South line of a called 178.85 acre tract, conveyed to James Mayer and Bambi Mayer, recorded in Document No. 201006022040 of the Official Public Records of Comal County, Texas;

**THENCE** with the North line of said 106.9 acre tract and the South line of said 178.85 acre tract, North 89°25'19" East, a distance of 104.10 feet to a 1/2" iron rod with cap "HMT" set for the Northeast corner of the herein described tract in the approximate centerline of a creek;

**THENCE** into and across said 106.9 acre tract, with the approximate centerline of the creek, the following eleven courses:

- 1.) South 00°35'00" East, a distance of 335.89 feet to a 1/2" iron rod with cap "HMT" set;
- 2.) South 15°13'31" East, a distance of 149.73 feet to a 1/2" iron rod with cap "HMT" set;
- 3.) South 12°49'35" East, a distance of 91.73 feet to a 1/2" iron rod with cap "HMT" set;
- 4.) South 15°09'32" East, a distance of 221.01 feet to a 1/2" iron rod with cap "HMT" set;
- 5.) South 37°17'13" East, a distance of 89.21 feet to a 1/2" iron rod with cap "HMT" set;
- 6.) South 16°59'11" East, a distance of 107.05 feet to a 1/2" iron rod with cap "HMT" set;
- 7.) South 21°58'18" East, a distance of 71.80 feet to a 1/2" iron rod with cap "HMT" set;
- 8.) South 21°59'24" East, a distance of 74.85 feet to a 1/2" iron rod with cap "HMT" set;
- 9.) South 20°42'27" East, a distance of 135.57 feet to a 1/2" iron rod with cap "HMT" set;
- 10.) South 19°36'33" East, a distance of 181.69 feet to a 1/2" iron rod with cap "HMT" set in the approximate centerline of the creek;

**THENCE** continuing within said 106.9 acre tract, the following four courses:

- 1.) South 39°37'03" West, a distance of 61.34 feet to a 1/2" iron rod with cap "HMT" set;
- 2.) South 88°16'36" West, a distance of 232.05 feet to a point for corner;
- 3.) South 58°13'56" West, a distance of 20.02 feet to a 1/2" iron rod with cap "HMT" set;
- 4.) South 88°13'56" West, a distance of 358.56 feet to a 1/2" iron rod with cap "HMT" set in the Cul-de-sac of Agaritaville Street, Lot 1 of Agaritaville Subdivision, recorded in Document No. 201106044755 of the Official Public Records of Comal County, Texas;

**THENCE** along a curve in the Cul-de-Sac of Agaritaville Street, with a radius of 50.00', arc length of 51.04 feet and a chord bearing North 02°31'56" West, a distance of 48.86 feet to a 1/2" iron rod with cap "KSC RPLS 5980" found for the Southwest corner of a proposed cemetery, surveyed this date;

**THENCE** around said cemetery, the following three courses:

**REVISED**

3:40 pm, Feb 21, 2024

Exhibit "A"  
Page 2 of 2

- 1.) North 88°13'58"East, a distance of 119.88 feet to a 1/2" iron rod with cap "HMT" set for the Southeast corner of the cemetery;
- 2.) North 13°01'32"East, a distance of 156.47 feet to a 1/2" iron rod found;
- 3.) South 86°13'56"West, a distance of 147.13 feet to a 1/2" iron rod found with cap "KSC RPLS 5960" lying in the East line of said 1.333 acre tract,


THENCE with the West line of said 1.333 acre tract, the following six courses:

- 1.) North 08°28'32"East, a distance of 348.57 feet to a 1/2" iron rod found;
- 2.) North 06°25'44"West, a distance of 364.12 feet to a 1/2" iron rod found;
- 3.) North 03°00'00"West, a distance of 195.57 feet to a 1/2" iron rod found;
- 4.) North 17°03'12"East, a distance of 143.00 feet to a 1/2" iron rod found;
- 5.) North 20°12'45"East, a distance of 148.36 feet to a 1/2" iron rod found;
- 6.) North 34°28'08"East, a distance of 114.78 feet to the POINT OF BEGINNING and containing 12.150 acres of land in Comal County, Texas.

Bearings are based upon the Texas State Plane Coordinate System, South Central Zone (4204) NAD83.

Surveyed this the 12th day of July, 2018.

Reference survey of said 12.150 acre tract of land prepared this same date.

  
 Dorothy J. Taylor  
 Registered Professional Land Surveyor No. 6295  
 Job No. 18-0305



Filed and Recorded  
 Official Public Records  
 Bobbie Koepf, County Clerk  
 Comal County, Texas  
 08/31/2018 10:43:08 AM  
 LAURA 4 Pages(s)  
 201806034297



*Bobbie Koepf*



**REVISED**

3:40 pm, Feb 21, 2024

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Reservation: None

This conveyance is made subject to all presently recorded restrictions, reservations, easements, covenants and conditions that affect the property and taxes for the current year, the payment of which Grantee assumes and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

TO HAVE AND TO HOLD the above described premises unto the said Grantee, Grantee's heirs and assigns forever, subject to all presently recorded restrictions, reservations, easements, covenants and conditions that affect the property and taxes for the current year.

[SIGNATURE AND ACKNOWLEDGEMENT TO FOLLOW]




**REVISED**

3:40 pm, Feb 21, 2024


*(Signature page to Deed of Gift- less save & except 12.150 acres)*

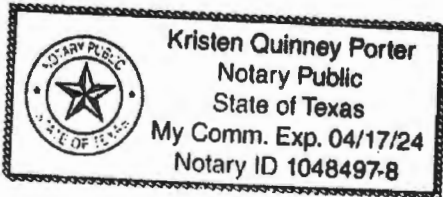
EXECUTED on this the 25<sup>TH</sup> day of October, 2023, to be EFFECTIVE AS  
OF January 1, 2023.

  
\_\_\_\_\_  
Gary Dean

THE STATE OF TEXAS           §  
COUNTY OF COMAL           §

This instrument was acknowledged before me on this the 25 day of  
October, 2023, by Gary Dean.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS



**AFTER RECORDING RETURN TO:**  
Kristen Quinney Porter, LLC  
P. O. Box 312643  
New Braunfels, Texas 78131-2643

**REVISED**

3:40 pm, Feb 21, 2024



430 N. Seguin Ave,  
New Braunfels, TX 78130  
HMTNH.COM  
830.625.8555 • FAX:830.625.8556  
TOLPLS FIRM 10153600

## Exhibit A

### METES AND BOUNDS DESCRIPTION FOR A 20.00 ACRE TRACT

Being 20.00 acres of land located in the James Henderson Survey No. 46, Abstract No. 254 and the C.G. Jennings Survey No. 45, Abstract No. 304, Comal County, Texas, being all of a called 12.150 acre tract recorded in Document No. 201806034297, Official Public Records, Comal County, Texas, and being a portion of called 106.9 acres, recorded in Document No. 200806004327 of the Official Public Records of Comal County, Texas. Said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the Northeast corner of a called 1.333 acre tract, recorded in Document No. 20140608180 of the Official Public Records of Comal County, Texas, lying in the North line of said 106.9 acre tract and the South line of a called 178.85 acre tract, conveyed to James Mayer and Bambi Mayer, recorded in Document No. 201006022040 of the Official Public Records of Comal County, Texas;

THENCE with the North line of said 106.9 acre tract and the South line of said 178.85 acre tract, North 89°25'18" East, a distance of 486.67 feet to a 1/2" iron rod with cap "HMT" set for the Northeast corner of the herein described tract;

THENCE crossing said 106.9 acre tract, the following five courses:

- 1.) South 00°16'07" West, a distance of 1402.03 feet to a 1/2" iron rod with cap "HMT" set;
- 2.) South 39°37'03" West, a distance of 61.34 feet to a 1/2" iron pin (with cap stamped "HMT") set;
- 3.) South 88°16'36" West, a distance of 232.05 feet to a point for corner;
- 4.) South 58°13'56" West, a distance of 20.02 feet to a 1/2" iron rod with cap "HMT" found;
- 5.) South 88°13'56" West, a distance of 356.56 feet to a 1/2" iron rod with cap "HMT" found in the Cul-de-sac of Agaritaville Street, Lot 1 of Agaritaville Subdivision, recorded in Document No. 201106044755 of the Official Public Records of Comal County, Texas;

THENCE along a non-tangent curve in the Cul-de-Sac of Agaritaville Street, having a radius of 50.00', arc length of 51.04 feet and a chord bearing North 02°31'56" West, a distance of 48.86 feet to a 1/2" iron rod with cap "KSC RPLS 5960" found for the Southwest corner of a proposed cemetery, surveyed this date;

THENCE around said cemetery, the following three courses:

- 1.) North 88°13'56" East, a distance of 119.88 feet to a 1/2" iron rod with cap "HMT" set for the Southeast corner of the cemetery;
- 2.) North 13°01'32" East, a distance of 156.47 feet to a 1/2" iron rod found;
- 3.) South 88°13'56" West, a distance of 147.13 feet to a 1/2" iron rod found with cap "KSC RPLS 5960" lying in the East line of said 1.333 acre tract,

THENCE with the West line of said 1.333 acre tract, the following six courses:

- 1.) North 08°28'32" East, a distance of 348.57 feet to a 1/2" iron rod found;

**REVISED**

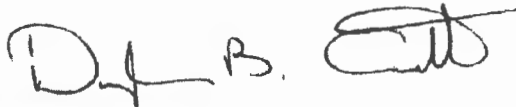
3:40 pm, Feb 21, 2024

- 2.) North 06°25'44" West, passing at a distance of 341.11 feet a ½" iron rod found with cap "KSC RPLS 5960", continuing in all a distance of 364.12 feet to a ½" iron rod found;
- 3.) North 03°00'00" West, a distance of 195.57 feet to a ½" iron rod found;
- 4.) North 17°03'12" East, a distance of 143.00 feet to a ½" iron rod found;
- 5.) North 20°12'45" East, a distance of 148.36 feet to a ½" iron rod found;
- 6.) North 34°28'08" East, a distance of 114.78 feet to the POINT OF BEGINNING and containing 20.00 acres of land in Comal County, Texas.

Bearings are based upon the Texas State Plane Coordinate System, South Central Zone (4204) NAD83.

Surveyed this the 16th day of December, 2019.

Reference survey of said 20.00 acre tract of land prepared December 16, 2019.



Douglas B. Cottle  
Registered Professional Land Surveyor No. 6149  
Job No. 19-0617



S:\Projects\Title Surveys\Jennings, G.\84.99 ac 12..51ac-20.00ac - 1290 Agartaville - Gary Dunn\19-0617 Cut Out 20ac BND\NM&B\18-0305\_20.00ac.docx

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
02/20/2024 11:49:58 AM  
MARY 10 Page(s)  
202406005026



*Bobbie Koepf*

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
10/31/2023 10:18:22 AM  
MARY 5 Page(s)  
202306034635



*Bobbie Koepf*

Centex Hydro-Flo, Inc. & "Bulverde  
Electro Septic Tech"

P.O. Box 372  
Bulverde, TX 78163 830-438-7329  
Carl A Scheel Maint provider # MP0000014  
Justin Scheel Maint provider # MP0002046

# AEROBIC INITIAL SERVICE POLICY

Printed Date:  
2/14/2024

**RECEIVED**  
**FEB 20 2024**  
**COUNTY ENGINEER**

<b>BILL TO</b>
Gary Dean 1290 Agraritiville Spring Branch, TX 78070

<b>SEPTIC SYSTEM LOCATION</b>
Gary Dean 1290 Agraritiville Spring Branch, TX 78070

<b>Aerobic Manufacturer</b>	<b>Permit #</b>	<b>Authorized Agent:</b>	<b>Contract Date:</b>
Hoot	117037 was 90843	Comal County	

**DESCRIPTION**

We agree to provide a two-year initial service policy which will provide for inspection and service of your AEROBIC TREATMENT PLANT.

The effective date of this initial maintenance contract shall be the date the License to Operate is issued.

The policy will include the following:

The Owner shall provide unhindered access to the property (padlock key or combination is acceptable) in order to perform the duties of this contract. If there are any pets that could potentially present a safety issue, it is the homeowners responsibility to notify us & make the necessary arrangements for safe entry. Any extra trips to perform the duties of this contract caused by a lack of or miscommunication will be done and the home owner shall be responsible for the cost of an extra service call.

- Six inspection/service calls at least one (1) every four (4) months over the two (2) 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 pump, air filters, diffuser operation, and cleaning, replacing or repairing any component not found to be functioning correctly due to normal use. Spray heads and or any component showing signs of damage or abuse will be repaired and the home owner will be responsible for the cost of the repair.
- An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors.
- If any malfunction is observed, which cannot be corrected at that time, you shall be notified immediately of the conditions and the estimated date of correction.
- The Homeowner/ Tenant is responsible for the maintaining of chlorine in the system for the purpose of disinfection.
- Response Time: Problems are to be reported to the phone number above, response time will be within 48 hours.

Owner/ user operation instructions must be strictly followed or warranties are subject to invalidation.

Notice: Alterations to this permit include but are 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 or sprinkler system
- Adding a structure or pool near the system components.

Any alteration may require a new permit.

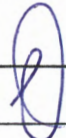
It is the responsibility of the owner to apply for a new permit if applicable.

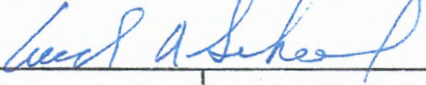
The cost of repairs, or replacement of equipment not under warranty, or pumping sludge build-up from the system, if necessary, is not included in this policy.

At the conclusion of the initial service policy, our company will make available, for purchase on an annual basis, a continuing service policy to cover labor for normal inspection, maintenance and repair.

Service Dealer: Centex Hydro-Flo, Inc. & "Best" (Bulverde Electro Septic Tech)  
Responsible Party: Justin Scheel "TCEQ" # MP0002046 or Carl Scheel MP0000014

Owner Signatures





90843

**Applicant Information:**

Name: GARY DEAN  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_  
Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

**Site Evaluator Information:**

Name: David Seagraves, R.S.  
Company: \_\_\_\_\_  
Address: 136 Twinleaf Lane  
City: San Antonio State: TX  
Zip Code: 78213 Phone: (210) 377-1603 Fax: \_\_\_\_\_

**Property Location:**

106.9 ACRES  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
Street/Road Address 1188 COVOTE RIDGE DR  
County COMAL Unincorporated Area Y or N \_\_\_\_\_  
City \_\_\_\_\_ Zip Code \_\_\_\_\_  
Additional Information \_\_\_\_\_

**Installer Information:**

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_  
Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

RECEIVED

COUNTY ENGINEER

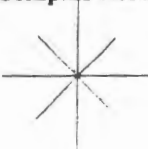
**Schematic of Lot or Tract**

Show:

- Compass North, adjacent streets, property lines, property dimensions, location of buildings, easements, swimming pools, water lines, and other surface improvements where known (drainage, patios, sidewalks).
- Location of existing or proposed water wells within 150 feet of property.
- Indicate slope or provide contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.
- Location of soil borings or dug pits (show location with respect to a known reference point).
- Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundment areas, cut or fill bank, sharp slopes and breaks.

Lot Size: 106.9 acres

**Compass North**



**Site Drawing**  
Scale: 1 inch = 50 feet  
Note type of vegetation on lot

**NOTE: SEE DESIGN**

SURFACE ANALYSIS (AEROBIC):  
*THIN TO MODERATE CLAY LOAM SURFACE COVER OVER LIMESTONE.*

VEGETATION: *MODERATE GRASS COVER & MODERATE TO DENSE TREE COVER*

SLOPE: *~ 10%*

**Features of Site Area**

Edwards Recharge Zone	Yes _____	No <input checked="" type="checkbox"/>
Presence of 100 year flood zones	Yes _____	No <input checked="" type="checkbox"/>
Presence of adjacent ponds, streams, water impoundments	Yes _____	No <input checked="" type="checkbox"/>
Existing or proposed water well in nearby area	Yes <input checked="" type="checkbox"/>	No _____
Organized sewage service available to lot or tract	Yes _____	No <input checked="" type="checkbox"/>

Site Evaluator:

Name: David Seagraves Signature: [Signature] License No: OS6893  
(Circle one: RS PE, DR, Installer II)

**REVISED**  
4:00 pm, May 31, 2024

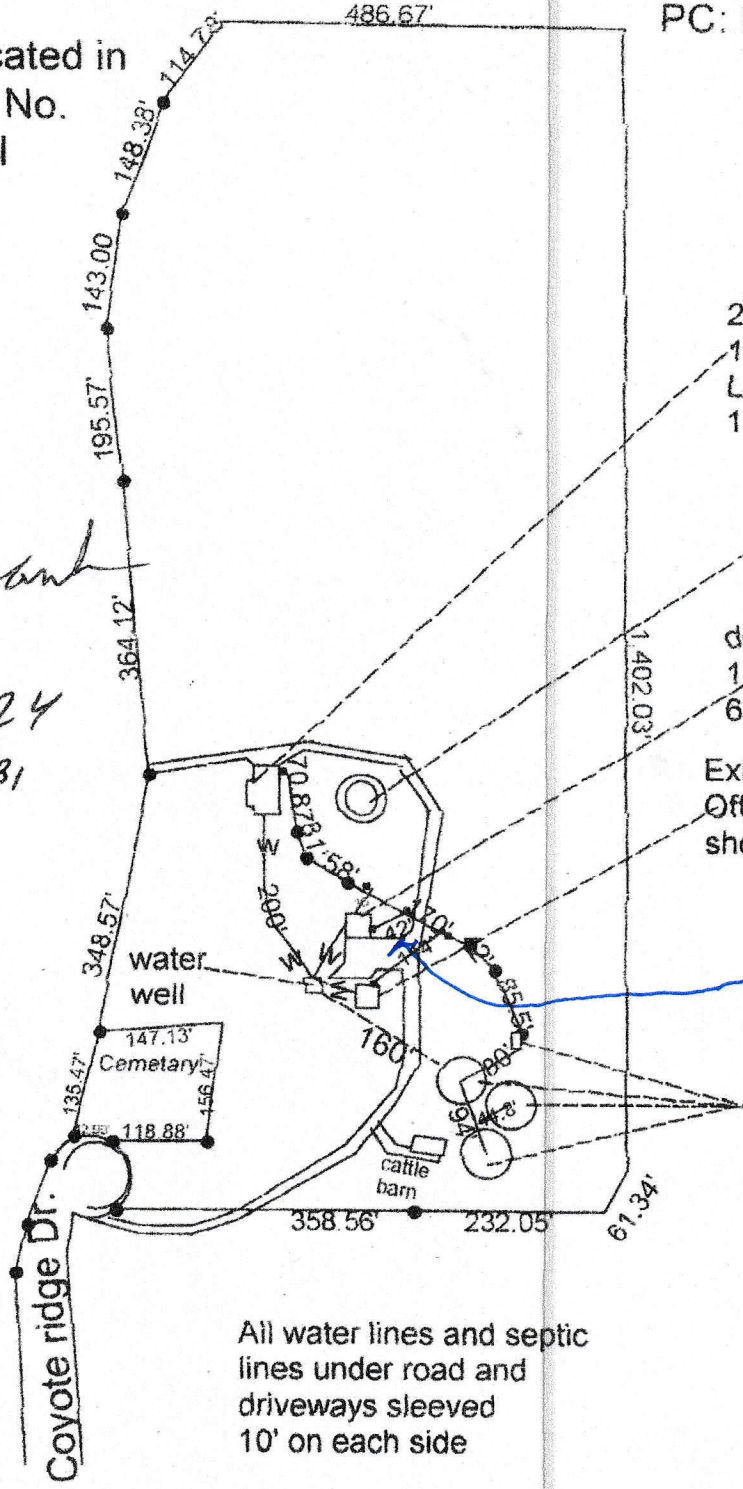
Septic design for  
Gary Dean,  
20 acre Tract, located in  
the GC Jennings No.  
44, A-302, Comal  
Co. Texas, being  
part of a called  
106.9 acre tract

PERMIT#: 117037

Scale: 1"=200'  
PC: Dean/ldft

■ = c/o

*Vern R Schrank*  
APR 21 2024  
Firm # F11631



2 Bdrm.  
1 bath  
Ls. than  
1,500 sq. ft.

Cistern  
& Grave

detached  
1 Bdrm  
600s.f.

Existing  
Office/  
shop

*Installed  
By Plumber*

Existing  
500  
gpd aerobic  
unit w/ c/o  
every 50'  
and 3 30'  
360 degree  
sprinklers

All water lines and septic  
lines under road and  
driveways sleeved  
10' on each side

*Note the New 42' 4" sch 40 pvc  
Installed By Plumber*

*VRs*

**REVISED**

2:28 pm, May 02, 2024

SEPTIC DESIGN FOR AEROBIC TREATMENT  
OF WASTEWATER

OWNER & SITE LOCATION: Gary Dean revised permit # 90843

DESIGN SPECIFICATIONS: This design is for, existing home 1,320 sf adding a detached 1 br 600 s.f.br and bath at total of 300 gpd. Total s.f.is 1920 s.f. and addition of existing office for owner no employees at 5gpd. The projected wastewater usage is 305 gallons per day.

SITE EVALUATION: The area of effluent treatment has a slope of less than 15 percent. The site is supporting a good strand of native grasses. Owner requested Aerobic Treatment so no profile holes were dug. No recharge features were found within 150 feet of the spray discharge area. No water runs, or dry creeks are located in the treatment area. This site is not located in the Edwards recharge zone. The location is not in the 100-year Floodplain. Spray area is 20' from the property line a timer will be used and will spray between midnight and 5am.

SYSTEM DESCRIPTION: The system will use an existing 500 GPD Aerobic wastewater treatment plant off the TCEQ approved list. The existing pipe from the house to the 440 gallon pretreatment tank will is 4" PVC sch. 40. The pretreatment tank is to be connected to the Aerobic center by 4" sch 40. The Aerobic tank is connected to a stack feed Chlorinator and then to the 760 gallon pump tank by 4" sch 40 The manifold pipe to the sprinklers is 1" sch. 40 PVC. Audio & visual alarm required. The system is installed as to manufactures instruction.

CALCULATIONS: No. of Bedrooms: 3 bedroom (2 existing br and 1br and bath detached addition)

Wastewater Flow: 305gpd  
Application Rate: 0.064gal/ft. x ft/day  
Min. Area Required: 305gpd/0.064  
= 4,766sq. ft.

Actual Spray Area 3(30x30x3.14)= 8,478 sq ft

PUMP TANK CALCULATIONS:

Pump of at 15" above floor = 253 gal.  
Pump on at 27" above floor = 203 gal.  
Alarm on 34" above floor = 118 gal.  
Total Effluent = 575 gal.  
Reserve (760-305) gallons = 455gal.  
Reserve Required (305x1/3)= 102 gal.

APR 21 2024  
Firm # F11631

PUMP AND SPRINKLER SECSIFICATIONS: 3 sprinklers, with a 30' radius each with an arc of 360 degrees'. Pump to be a 10-20 gallon 1/2 hp shallow well pump.

LANDSCAPING: Type II or Type III, soils must be placed over all exposed surface rock. All areas must be seeded with Rye or Bermuda grass or a combination of both.

AFFIDAVIT AND MAINTENANCE: An Affidavit that has been certified and duly recorded at the Count Clerks Office must be submitted. A Maintenance Contract between the owner and an Authorized maintenance company must be submitted and included for a two year period under the original contract of installation, at the end of two years and will be renewed each year after for the life of the system.

**From:** [Ritzen, Brenda](#)  
**To:** [david.flugrath](#)  
**Subject:** RE: gary dean  
**Date:** Friday, May 31, 2024 4:01:00 PM  
**Attachments:** [image001.png](#)

---

David,

The permit file has been updated. Please contact our office when ready for inspection.

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:** david.flugrath <[flugd2002@yahoo.com](mailto:flugd2002@yahoo.com)>  
**Sent:** Friday, May 31, 2024 1:04 PM  
**To:** Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>  
**Subject:** Re: gary dean

**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

---

On Friday, May 31, 2024 at 12:32:48 PM CDT, Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)> wrote:

David,


The designer needs to mark on the design which part of the sewer line is installed by the plumber. Once received be advised that an operational inspection will be required.



**From:** [Ritzen, Brenda](#)  
**To:** [david.flugrath](#)  
**Subject:** RE: gary dean  
**Date:** Friday, May 31, 2024 12:32:00 PM  
**Attachments:** [image001.png](#)

---

David,

The designer needs to mark on the design which part of the sewer line is installed by the plumber. Once received  be advised that an operational inspection will be required.

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:** david.flugrath <flugd2002@yahoo.com>  
**Sent:** Friday, May 31, 2024 11:42 AM  
**To:** Ritzen, Brenda <rabbjr@co.comal.tx.us>  
**Subject:** gary dean

**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**

12:30 pm, May 31, 2024

**VOID**

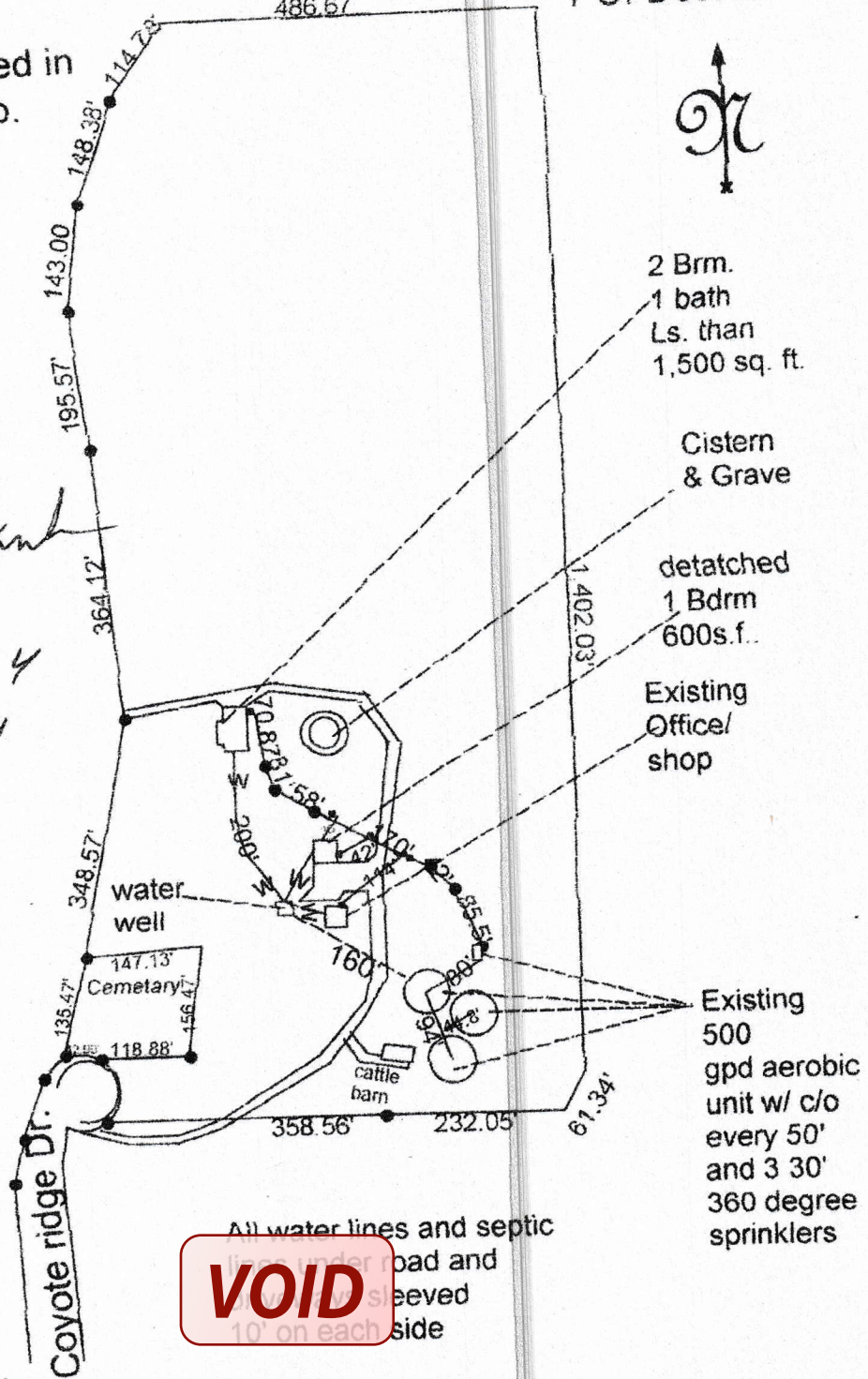
Scale: 1"=200'  
PC: Deanlldft

Septic design for  
Gary Dean,  
20 acre Tract, located in  
the GC Jennings No.  
44, A-302, Comal  
Co. Texas, being  
part of a called  
106.9 acre tract

■ = c/o

*Vern R Schrank*

APR 21 2024  
Firm # F11631



**VOID**

Note the New 45' x 4" sch 40 PVC  
Installed by Plumber

VRs

Septic design for  
Gary Dean,  
20 acre Tract, located in  
the GC Jennings No.  
44, A-302, Comal  
Co. Texas, being  
part of a called  
106.9 acre tract

PERMIT# 17037  
**VOID**

Scale: 1"=200'  
PC: Dean/ldft

■ = c/o

*Vern R Schrank*  
*APR 21 2024*  
*Firm # F11631*



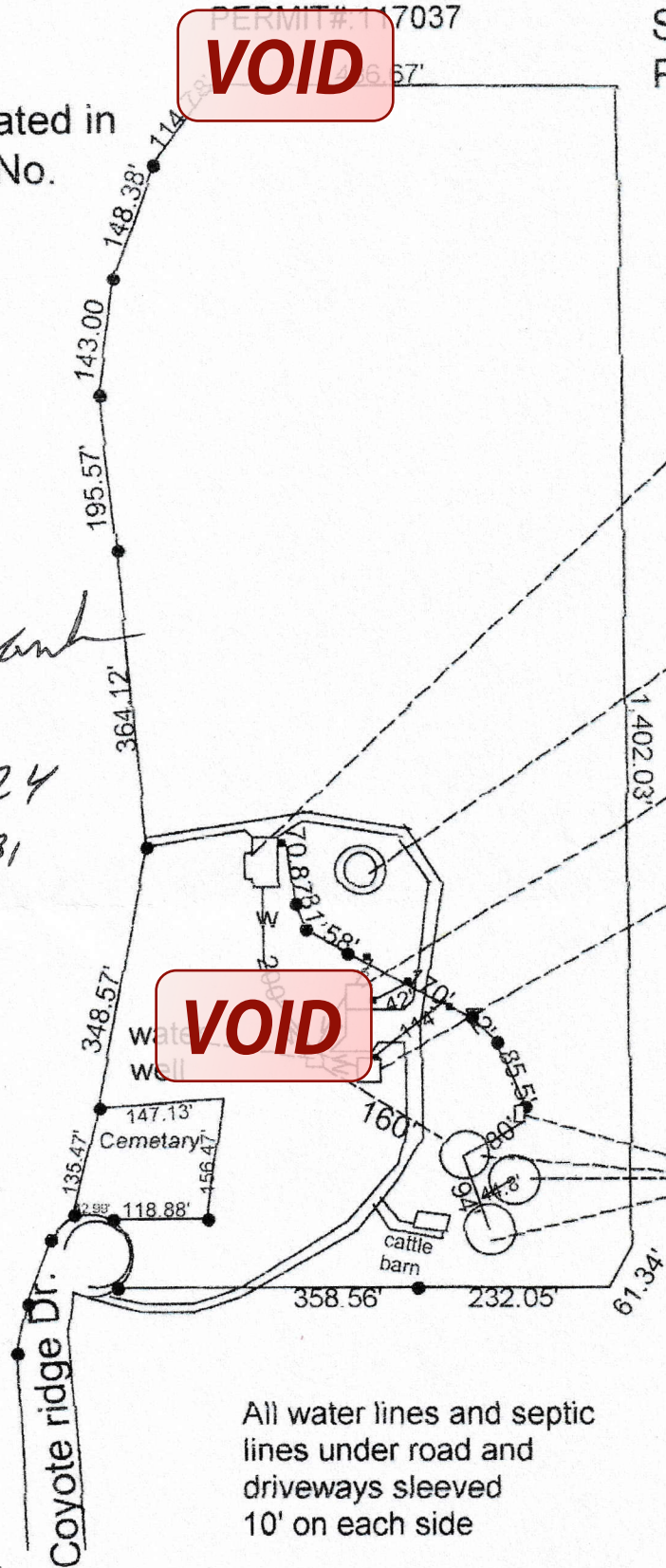
2 Bdrm.  
1 bath  
Ls. than  
1,500 sq. ft.

Cistern  
& Grave

detached  
1 Bdrm  
600s.f..

Existing  
Office/  
shop

Existing  
500  
gpd aerobic  
unit w/ c/o  
every 50'  
and 3 30'  
360 degree  
sprinklers



All water lines and septic  
lines under road and  
driveways sleeved  
10' on each side

**CCEO  
COPY**



## Comal County

OFFICE OF COMAL COUNTY ENGINEER

### License to Operate

### On-site Sewage Treatment and Disposal Facility

Date Issued: 6/23/2008

Permit Number: 90843

Location Description: 1188 Coyote Ridge - 106.9 ac, Spring Branch, TX 78070  
Jennings Sur #45 A-304 Subdivision

Type of System: Aerobic Treatment with Surface Irrigation Discharge

License issued to: Gary Dean

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

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

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

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

Licensing Authority

**Comal County Environmental Health**

  
ENVIRONMENTAL HEALTH INSPECTOR

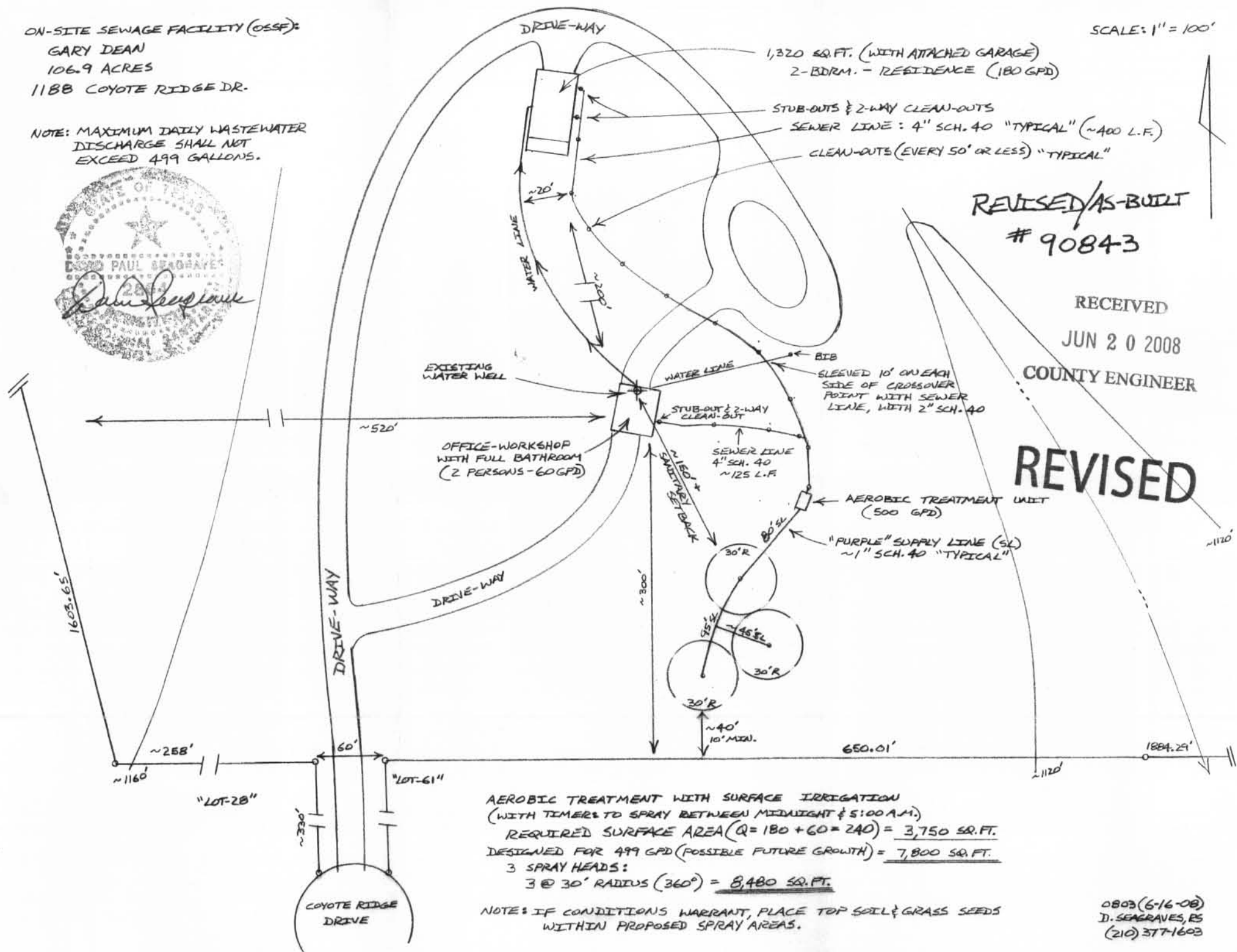
OS 0026386

  
ENVIRONMENTAL HEALTH COORDINATOR OS 0025599

**CCEO  
COPY**

ON-SITE SEWAGE FACILITY (OSSF)  
GARY DEAN  
106.9 ACRES  
1188 COYOTE RIDGE DR.

NOTE: MAXIMUM DAILY WASTEWATER DISCHARGE SHALL NOT EXCEED 499 GALLONS.



SCALE: 1" = 100'

REVISED/AS-BUILT  
# 90843

RECEIVED  
JUN 20 2008  
COUNTY ENGINEER

REVISED

AEROBIC TREATMENT WITH SURFACE IRRIGATION  
(WITH TIMERS TO SPRAY BETWEEN MIDNIGHT & 5:00 A.M.)  
REQUIRED SURFACE AREA ( $Q = 180 + 60 = 240$ ) = 3,750 SQ. FT.  
DESIGNED FOR 499 GPD (POSSIBLE FUTURE GROWTH) = 7,800 SQ. FT.  
3 SPRAY HEADS:  
3 @ 30' RADIUS ( $360^\circ$ ) = 8,480 SQ. FT.

NOTE: IF CONDITIONS WARRANT, PLACE TOP SOIL & GRASS SEEDS WITHIN PROPOSED SPRAY AREAS.

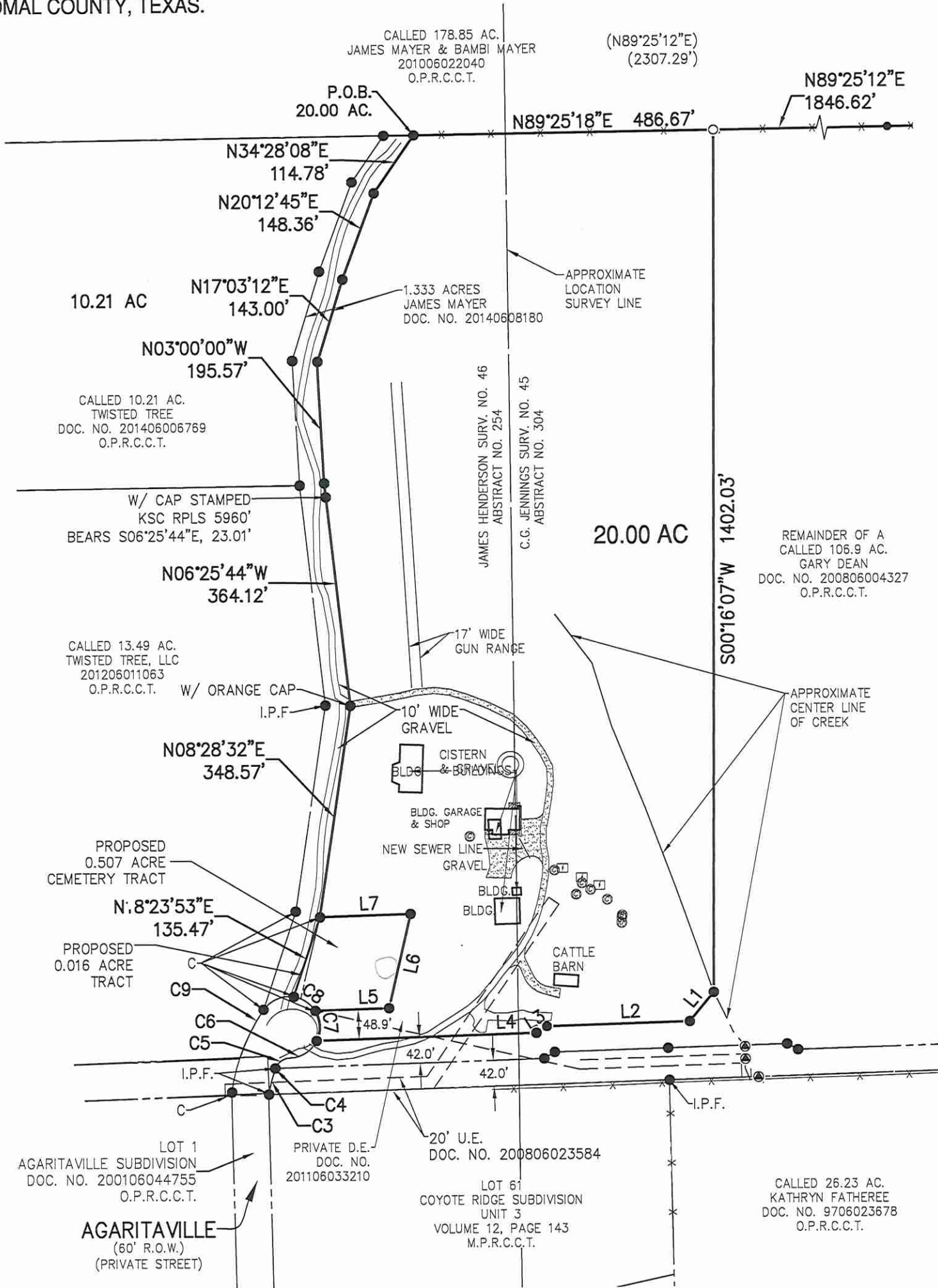
0803 (6-16-08)  
D. SEAGRAVES, P.E.  
(210) 377-1603

BEING A 20.00 ACRES AND A 0.507 OF AN ACRE CEMETERY OUT OF A CALLED 106.9 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 200806004327, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. LOCATED IN THE JAMES HENDERSON SURVEY NO. 46, ABSTRACT NO. 254, C.G. JENNINGS SURVEY NO. 45, ABSTRACT NO. 304, COMAL COUNTY, TEXAS.

**REVISED**  
12:48 pm, Feb 13, 2024

**LEGEND:**

- = FND 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" UNLESS OTHERWISE NOTED
- = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
- ⊙ = FOUND NAIL
- B.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- ( ) = PLAT CALLS
- A = CURRENT CEMETERY CORNER
- C = W/ CAP STAMPED "KSC RPLS 5960"
- I.P.F. = IRON PIN FOUND
- P.O.B. = POINT OF BEGINNING



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH TO DEPICT OTHER MATTERS OF RECORD, SUCH AS EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.

NO ATTEMPT HAS BEEN MADE TO LOCATE ANY IMPROVEMENTS, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83.

LINE #	BEARING	LENGTH
L1	S39°37'03"W	61.34
L2	S88°16'36"W	232.05
L3	S58°13'56"W	20.02
L4	S88°13'56"W	356.56
L5	N88°13'56"E	119.88
L6	N13°01'32"E	156.47
L7	S88°13'56"W	147.13

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C3	40.95	250.00	N14°02'18"E	40.91
C4	33.06	25.00	S51°12'02"W	30.70
C5	33.06	25.00	S51°12'02"W	30.70
C6	54.42	50.00	N57°53'39"E	51.77
C7	51.04	50.00	N02°31'56"W	48.86
C8	42.99	50.00	N56°24'42"W	41.68
C9	146.52	310.00	S21°12'22"W	145.16

1290 AGARITAVILLA  
SPRING BRANCH, TEXAS  
THIS SURVEY IS CERTIFIED TO:  
GARY DEAN & GLENDA DEAN



STATE OF TEXAS  
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION

THIS 19TH DAY OF DECEMBER 2019  
REVISED THIS 12TH DAY OF JUNE 2023-- ADDED IMPROVEMENTS

DOUGLAS B. COTTLE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6149

18-0305




410 N. SEGUIN AVE.  
NEW BRAUNFELS,  
TEXAS, 78130  
WWW.HMTNB.COM  
PH: (830)625-8555  
TBPLS FIRM 10153600

**From:** [Ritzen, Brenda](#)  
**To:** ["david flugrath"](#)  
**Cc:** [Gary Dean](#)  
**Subject:** Permit 117037  
**Date:** Thursday, May 2, 2024 1:44:00 PM  
**Attachments:** [Page from 117037.pdf](#)  
[image001.png](#)

---

David,

The gpd on the  attached 2<sup>nd</sup> page of the permit application must be updated to match the revised planning materials.

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:** david flugrath <flugd2002@yahoo.com>  
**Sent:** Thursday, May 2, 2024 10:08 AM  
**To:** Ritzen, Brenda <rabbjr@co.comal.tx.us>  
**Subject:** gary dean

**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

---

117037



**VOID**

Planning Materials & Site Evaluation as Required Completed By Schrank / Plus, AHS

System Description Existing Proprietary Spray

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

Tank Size(s) (Gallons) 500 GPD Absorption/Application Area (Sq Ft) 8,478

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  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.)

**VOID**

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.

Vern R. Schrat  
Signature of Designer

Dec 21 2023  
Date



**From:** [Ritzen, Brenda](#)  
**To:** [Gary Dean](#)  
**Cc:** [david flugrath](#)  
**Subject:** RE: Permit 117037  
**Date:** Tuesday, March 19, 2024 8:06:00 AM  
**Attachments:** [image001.png](#)

---

Gary,

I will update the application within your permit file. I will await your revised planning materials prior to further processing of your permit submittal.

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:** Gary Dean <garydean@gvvc.com>  
**Sent:** Tuesday, March 19, 2024 7:46 AM  
**To:** Ritzen, Brenda <rabbjr@co.comal.tx.us>  
**Cc:** david flugrath <flugd2002@yahoo.com>  
**Subject:** Re: Permit 117037

**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*

Good Morning,

Attached is a copy of the revised OSSF application. Will drop off the original with CCEO/Environmental this morning.

And a good day to all.

Sincerely,

Gary Dean

**From:** [Ritzen, Brenda](#)  
**To:** [flugd2002@yahoo.com](mailto:flugd2002@yahoo.com); [Gary Dean](#)  
**Subject:** Non-Standard System Review OSSF Permit 117037  
**Date:** Friday, March 15, 2024 2:48:00 PM  
**Attachments:** [image003.png](#)  
[Comal County-1290 Agaritaville. 3-15-24. Unfavorable TCEQ Review.pdf](#)

---

**Re: Gary Dean**  
**20.0 acres out of the G.C. Jennings Survey No. 44 A-302, Comal County**  
**1290 Agaritaville, Spring Branch, Texas 78070**  
**Application for Permit for Authorization to Construct an On-Site**  
**Sewage**  
**Facility**

**David / Gary :**

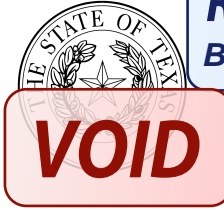
**See attached review letter from TCEQ. Please revise as needed and resubmit. Once all information as requested has been received I will forward to TCEQ for review.**

**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)

Jon Niermann, *Chairman*  
Emily Lindley, *Commissioner*  
Catarina R. Gonzales, *Commissioner*  
Kelly Keel, *Executive Director*



**RECEIVED**  
By Brenda Ritzen at 2:43 pm, Mar 15, 2024

## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

March 15, 2024

Ms. Brenda Ritzen, Designated Representative  
Comal County, TCEQ ID No. 620049  
195 David Jonas Dr.  
New Braunfels, Texas 78132

Re: Non-Standard Review of an On-Site Sewage Facility Located at:  
1290 Agaritaville, Spring Branch, Comal County, Texas, 78070  
OSSF Permit Application Number OSSF- (117037)

Dear Ms. Ritzen:

We received your request for a Texas Commission on Environmental Quality (TCEQ) review of the above-referenced nonstandard design on March 13, 2024. The nonstandard design review is to evaluate compliance with applicable requirements for On-Site Sewage Facilities (OSSF), as required by 30 Texas Administrative Code (TAC) §285.5(b)(2). Cindy Rojas Annicchiarico of the TCEQ Technical Programs Team conducted a review of the above-referenced application, planning materials, and related technical information. The nonstandard planning materials and related technical information submitted have been determined to generally not meet the requirements for further OSSF system permitting activity. **This letter serves as notification that your nonstandard design review request is determined to be unfavorable, as submitted.** Specifically, the following items are required to be addressed prior to the issuance of an Authorization to Construct by the applicable Authorized Agent:

### LIST OF DEFICIENCIES, RECOMMENDATIONS, AND/OR REQUIRED ITEMS.

1. 30 TAC §285.32(d)(2) identifies the planning materials for nonstandard treatment systems submitted for review will be evaluated using the criteria established in this chapter, or basic engineering and scientific principles.
  - All equipment identified in the design should have specification sheets attached as references in the submitted materials to facilitate review and clearly identify components selected by the designer.
  - The designer shall provide BOD calculations through the treatment train.
  - Drawing details need to specify the construction materials for the collection system. Appropriate design notes should indicate installation guidelines such as grade for piping.
  - The separation distance for sewer lines from surface improvements (RV pads) shall be 5 feet, 30 TAC §285.91(10). If separation distance cannot be provided, the sewer piping shall be constructed of schedule 80 PVC or sleeved with schedule 40 PVC pipe.
  - The separation distance between the water and sewer lines shall be 10 feet, 30 TAC §285.91(10). If water and sewer lines cross, the crossing shall be constructed according to 30 TAC §290.

**RECEIVED**

By Brenda Ritzen at 2:43 pm, Mar 15, 2024

**VOID**

Ms. Brenda Ritzen  
Page 2, Permit # 117037  
March 15, 2024

- The designer should consider using professional safety factors when designing and sizing system components. The owner is responsible for providing the life cycle costs associated with an OSSF. The implementation of professional safety factors can reduce the overall operation and maintenance costs associated with a facility. A professional safety factor of 30 to 40 percent can improve system performance and reduce long-term costs.
2. 30 TAC §285.30 (b)(1)(C) requires that a soil and site evaluation be performed prior to the issuance of an authorization to construct. 30 TAC §285.30 provides the requirements for site evaluations. The site evaluation submitted did not address:
    - The soil boring location identification should be specified on the scaled drawing.
  3. 30 TAC §285.32(a)(5) identifies cleanout requirements as a two-way clean out should be located near the building foundation. Additionally, a clean out should be placed every one-hundred foot and within five feet of a 90-degree bend.
    - The cleanout locations shall be identified on the scaled drawing. The cleanout type shall also be included on the drawing.
  4. 30 TAC §285.91 Tables II & III require information regarding the water usage to properly size the proposed OSSF.
    - The designer stated the water usage is 365 gallons per day. The water usage was allocated based on a 1,320-sf home at 180 GPD, 3 RV spaces at 40 GPD for a total of 120 GPD, a detached 600 s.f bedroom with a bathroom at 65 GPD, and an office. The designer presents the calculations for the water usage allocation as 180 GPD+120 GPD+65GPD+existing office=365 GPD on page 19 of 60. Please indicate the water allocation for the existing office. Also, please indicate the type of amenities included in the office.
  5. 30 TAC §285.32 (b) identifies that a professional engineer shall verify in writing that the pre-cast concrete tanks are in compliance with the Materials and Manufacture Section and the Structural Design Requirements Section of ASTM Designation: C 1227, Standard Specification for Precast Concrete Septic Tanks (2000).
    - The designer shall provide the stamped verification letter or stamped verified plans that verify compliance with this requirement for each tank included in the design.
  6. 30 TAC §285.33(d)(2)(D) identifies effluent disinfection. All disinfection systems shall be listed as approved dispensers or disinfection devices for wastewater systems by NSF/ANSI standard 46.
    - Please provide this information for the specific disinfection equipment used in the design.
  7. 30 TAC §285.32(f)(2) identifies other high strength sewage. It is the responsibility of the professional designer to justify sewage design strength estimations and properly design a system that reduces the wastewater strength to 140 mg/L BOD prior to disposal unless secondary levels are required.

**RECEIVED**

By Brenda Ritzen at 2:43 pm, Mar 15, 2024

**VOID**

Ms. Brenda Ritzen

Page 3, Permit # 117037

March 15, 2024

- The designer shall present a set of calculations indicating the organic reduction of the materials achieved through the treatment train.
  - The designer and owner are responsible for selecting a BOD value for the organic strength of the wastewater. The data from RV sampling studies being conducted by Agrilife Research indicates the settled wastewater strength ranges from 450 mg/L to over 2,000 mg/l depending on the practices in the facility. Therefore, the minimum wastewater strength is 600 mg/L. Additionally, BOD from the bathrooms units is 600 mg/L, laundries 300 mg/L, and tiny, mobile, or residential homes is 300 mg/L. The designer shall revise the calculations accordingly.
  - The final water quality shall meet the testing requirements for non-residential facility sampling.
8. 30 TAC §285.32(f)(3) identifies the designer should consider whether flow equalization will be needed for the treatment system to function properly.
- The designer shall specify the control panel for the flow equalization tank. The design should include elapsed time meters and cycle counters for the pump in the tank. The manufacturer's literature for the control panel should be included in the design.
  - The designer shall include flow equalization as part of the treatment system. The system is collecting water from one home, one tiny home, office/shop and three RV spaces. The RVs have holding tanks for the blackwater and graywater. The dumping of the liquid stored in the holding tanks can overload the aerobic treatment unit hydraulically and organically.
  - The duty point for the pump shall be calculated for the flow equalization pump to demonstrate the selected pump will meet the required flow and pressure for proper dosing of the aerobic treatment units.
9. 30 TAC §285.34(b)(1-3) identifies criteria for pump tanks. The criteria for tank volume and designation for minimum volume, operating volume, alarm activation volume, and alarm volume.
- The float type, attachment location, and tether length should be specified for all floats in the tanks.
  - A profile drawing for the pump tanks would assist in verifying the set point for the floats and the corresponding volumes.
10. 30 TAC §285.32 (d) (5) identifies electrical wiring for non-standard systems shall be installed according to 30 TAC §285.34 (c). 30 TAC §285.34 (c) identifies the electrical wiring shall conform to the requirements of the National Electric code. Additionally, all external wiring shall be installed in approved, rigid, non-metallic gray code electrical conduit. The conduit shall be buried according to the requirements in the National Electrical Code and terminated at a main circuit breaker panel or sub-panel. Connections shall be in approved junction boxes All electrical components shall have an electrical disconnect within direct vision from the place where the electrical device is being serviced. Electrical disconnects must be weatherproof (approved for outdoor use) and have maintenance lockout provisions.

**RECEIVED**

By Brenda Ritzen at 2:44 pm, Mar 15, 2024

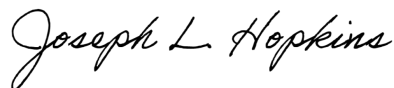
**VOID**

Ms. Brenda Ritzen  
Page 4, Permit # 117037  
March 15, 2024

- The designer shall note these requirements in the design.
11. 30 TAC §285.33(d)(2) (G) identifies surface application should uniformly distribute effluent.
- The designer shall provide the total dynamic head calculations for spray field to support selection of the pump.
  - Spray Distribution System components should be specified and associated supporting literature to allow evaluation and verification of proper installation during system inspection.
  - Pump specification and literature should be provided to meet distribution requirements.
  - Methods to monitor operating pressure and adjust flow rate/pressure should be presented as part of design detail.
12. 30 TAC §285.38 identifies the Prevention of Unauthorized Access to On-site Sewage Facilities (OSSF).
- The proposed facility location allows access by the public to the treatment system. Consideration for fencing or other means to limit access should be discussed with the owner and identified as part of the maintenance and management program.
  - Effective September 1, 2023, inspection and cleanout ports shall have risers over the port openings which extend to two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed, 30 TAC §285.38 (c).

This letter serves as notification of an unfavorable OSSF nonstandard system design review by the TCEQ Technical Programs Team. A redesign of the system is required. The Authorized Agent should submit the new design to TCEQ for review. The Authorized Agent or their Designated Representative should review the responses to comments to confirm they are complete. If you have any questions, or if we may be of assistance to you, please contact Cindy Rojas Annicchiarico in the TCEQ Technical Programs Team at (512) 239-5146 or via e-mail at [Cindy.Annicchiarico@tceq.texas.gov](mailto:Cindy.Annicchiarico@tceq.texas.gov).

Sincerely,



Joseph L. Hopkins, P.G.  
PSEAD Technical Programs Team Leader  
Texas Commission on Environmental Quality

JLH/CRA

**From:** [Ritzen, Brenda](#)  
**To:** [david.flugrath](#)  
**Cc:** [Gary Dean](#)  
**Subject:** RE: 117037  
**Date:** Wednesday, March 13, 2024 10:56:00 AM  
**Attachments:** [image001.png](#)

---

David, Gary,

The permit has been submitted to TCEQ for their review. We will await their response prior to further processing of your permit submittal.

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:** david.flugrath <flugd2002@yahoo.com>  
**Sent:** Wednesday, March 13, 2024 9:56 AM  
**To:** Ritzen, Brenda <rabbjr@co.comal.tx.us>  
**Subject:** 117037

**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

**From:** [Ritzen, Brenda](#)  
**To:** [Donna Coper](#)  
**Cc:** [OSSF](#)  
**Subject:** Non-Standard System Review OSSF Permit 117037  
**Date:** Wednesday, March 13, 2024 10:53:00 AM  
**Attachments:** [image001.png](#)

---

**Re: Gary Dean**  
**20.0 acres out of the G.C. Jennings Survey No. 44 A-302, Comal County**  
**1290 Agaritaville, Spring Branch, Texas 78070**  
**Application for Permit for Authorization to Construct an On-Site**  
**Sewage**  
**Facility**

Donna,

As per TCEQ guidance regarding Nonstandard System Designs, the following permit is being submitted to your office for review:

[https://cceo.org/environmental/documents/septic\\_permits/117037.pdf](https://cceo.org/environmental/documents/septic_permits/117037.pdf)

We await your response.

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:** [Ritzen, Brenda](#)  
**To:** [david.flugrath](#)  
**Cc:** [Gary Dean](#)  
**Subject:** RE: 117037  
**Date:** Friday, February 16, 2024 1:41:00 PM  
**Attachments:** [image001.png](#)  
[Nonstandard System Designs Clarification TOWA-TCEO Letter \(003\).pdf](#)

---

David,

I have reviewed the revised planning materials and found the following information is needed:

- ✓ 1. Submit a new Affidavit for OSSF Requiring Maintenance for the 20 acres referenced on the permit application.
- ✓ 2. Submit a 2 year initial maintenance contract with a valid TCEQ maintenance provider.
- ✓ 3. Show the doubling area for the treatment and disposal for the non-single family structures.
4. Be advised that based on the attached guidance, once our review is complete this permit will be submitted to the TCEQ for review.
5. 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)

---

**From:** david.flugrath <flugd2002@yahoo.com>  
**Sent:** Thursday, February 15, 2024 6:16 PM  
**To:** Ritzen, Brenda <rabbjr@co.comal.tx.us>  
**Subject:** 117037



**VOID**

Date \_\_\_\_\_

Permit Number 117037

1. APPLICANT / AGENT INFORMATION

Owner Name Gary Dean  
Mailing Address 1290 Agaritaville  
City, State, Zip Spring Branch TX 78070  
Phone # 210 215 2451  
Email garydean@gvtc.com

Agent Name David Flugrath  
Agent Address 1858 Flugrath Hills Dr.  
City, State, Zip New Braunfels, TX 78132  
Phone # 210 275-1481  
Email flugd2002@yahoo.com

2. LOCATION

Subdivision Name \_\_\_\_\_ Unit - Lot - Block -  
Survey Name / Abstract Number A-304 SUB-45 G-C Jennings Acreage 2.75 20.0  
Address 1290 Agaritaville Prop ID 76932 City Spring Branch State TX Zip 78070

3. TYPE OF DEVELOPMENT

Single Family Residential  
Type of Construction (House, Mobile, RV, Etc.) Apartment - Detached 600 SF - 1 Bedroom  
Number of Bedrooms 3 Existing 2 Bedroom + 1 new Bedroom  
Indicate Sq Ft of Living Area 1920 SF Existing 1320 SF + 600 SF New Construction

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 Shop + Office **VOID** OFFICE w/ 1 Bathroom @ 25 SF  
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 3  
Miscellaneous \_\_\_\_\_

Estimated Cost of Construction: \$ 200,000 (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  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.

[Signature]  
Signature of Owner

2.13.2024  
Date

**VOID**

**SEPTIC DESIGN FOR AEROBIC TREATMENT OF WASTEWATER**

**OWNER & SITE LOCATION:** Gary Dean revised permit # 90843

**DESIGN SPECIFICATIONS:** This design is for existing home 1,320 sf adding a detached 1 br 600 s.f.br and bath. Total s.f.is 1920 s.f. and 3br.In addition of 3 rv sites also an existing office for owner no other employees. The projected wastewater usage is 240 gpd + 3x40 gpd + existing office + 5gpd= 365 gpd gallons per day.

**SITE EVALUATION:** The area of effluent treatment has a slope of less than 15 percent. The site is supporting a good strand of native grasses. Owner requested Aerobic Treatment so no profile holes were dug. No recharge features were found within 150 feet of the spray discharge area. No water runs, or dry creeks are located in the treatment area. This site is not located in the Edwards recharge zone. The location is not in the 100-year Floodplain. Spray area is 20' from the property line a timer will be used and will spray between midnight and 5am.

**SYSTEM DESCRIPTION:** The system will use an existing 500 GPD Aerobic wastewater treatment plant off the TCEQ approved list. The existing pipe from the house to the 440 gallon pretreatment tank will is 4" PVC sch. 40. The pretreatment tank is to be connected to the Aerobic center by 4" sch 40. The Aerobic tank is connected to a stack feed Chlorinator and then to the 760 gallon pump tank by 4" sch 40 The manifold pipe to the sprinklers is 1" sch. 40 PVC. Audio & visual alarm required. The system is installed as to manufactures instruction.

**CALCULATIONS:** No. of Bedrooms: 3 bedroom (2 existing br and 1 detached br + 3 rv sites plus office)

Wastewater Flow: 365gpd

Application Rate: 0.064gal/ft. x ft/day

Min. Area Required: 365gpd/0.064

= 5,703sq. ft.

Actual Spray Area 3(30x30)

**VOID**

**PUMP TANK CALCULATIONS:**

Pump of at 15" above floor = 253 gal.

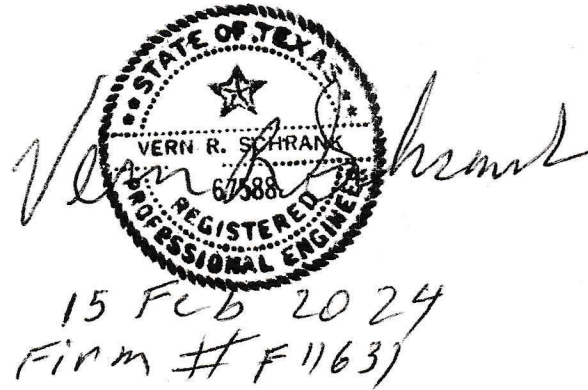
Pump on at 27" above floor = 203 gal.

Alarm on 34" above floor = 118 gal.

Total Effluent = 575 gal.

Reserve (760-360) gallons = 400gal.

Reserve Required (365x1/3)= 122 gal.



**PUMP AND SPRINKLER SECSIFICATIONS:** 3 sprinklers, with a 30' radius each with an arc of 360 degrees'. Pump to be a 10-20 gallon 1/2 hp shallow well pump.

**LANDSCAPING:** Type II or Type III, soils must be placed over all exposed surface rock. All areas must be seeded with Rye or Bermuda grass or a combination of both.

**AFFIDAVIT AND MAINTENANCE:** An Affidavit that has been certified and duly recorded at the Count Clerks Office must be submitted. A Maintenance Contract between the owner and an Authorized maintenance company must be submitted and included for a two year period under the original contract of installation, at the end of two years and will be renewed each year after for the life of the system.

Septic design for  
 Gary & Glenda Dean,  
 20 acre Tract, located in  
 the GC Jennings No.  
 44, A-302, Comal  
 Co. Texas, being  
 part of a called  
 106.9 acre tract

**VOID**

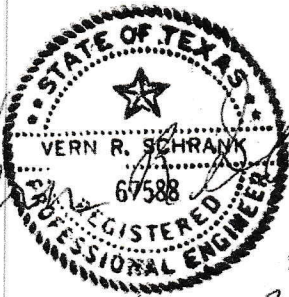
Scale: 1"=200'  
 PC: Deanlldft



■ = c/o

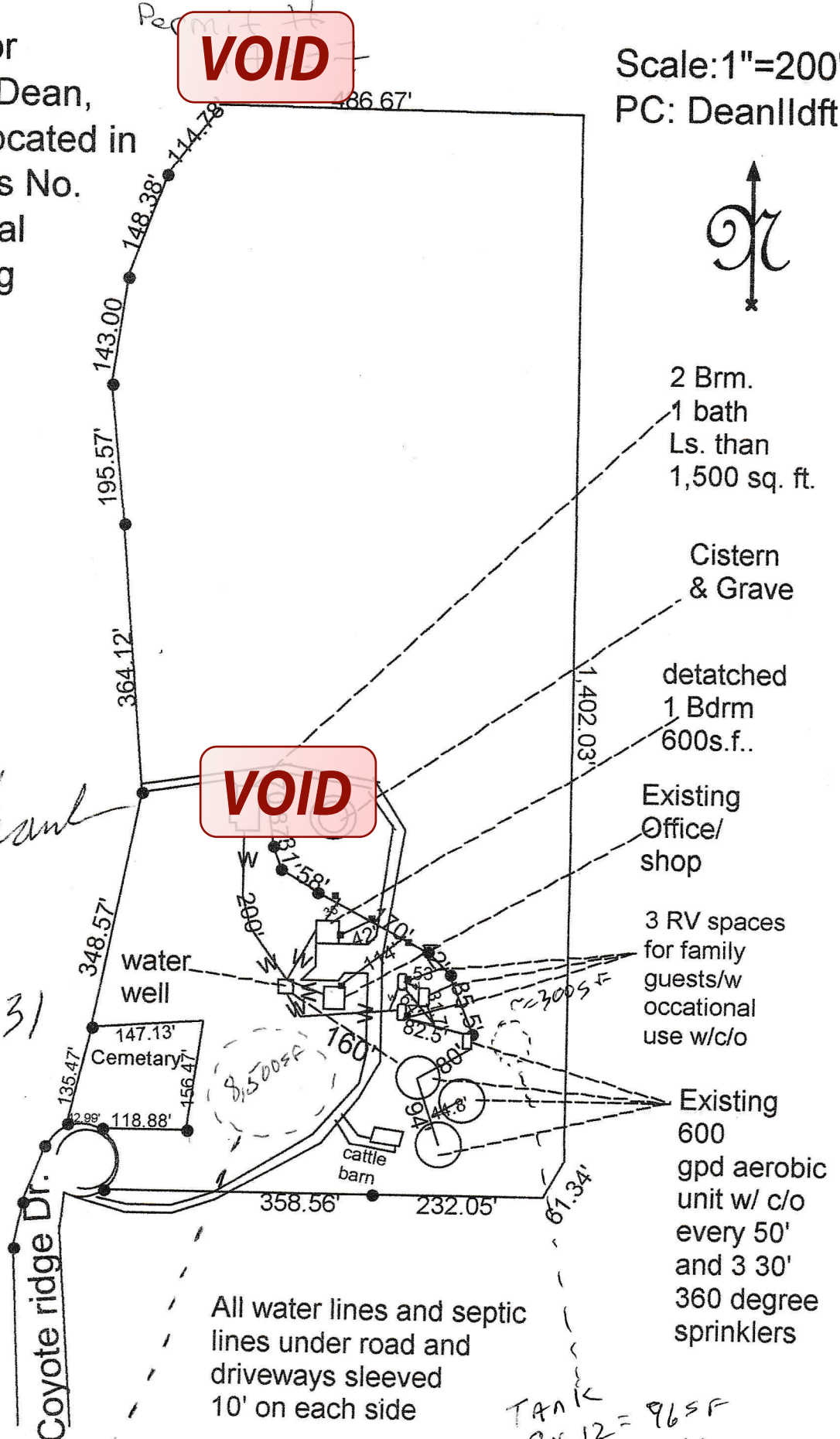
**REVISED**

10:43 am, Mar 13, 2024



*Vern R. Schrank*

15 Feb 2024  
 Firm # F11631



**VOID**

All water lines and septic lines under road and driveways sleeved 10' on each side

Alternate Spray Area

TANK 8x12 = 96 SF  
 Alternate Area

**From:** [Ritzen, Brenda](#)  
**To:** [Gary Dean](#)  
**Cc:** [david.flugrath](#)  
**Subject:** RE: Permit 117037  
**Date:** Tuesday, February 13, 2024 4:21:00 PM  
**Attachments:** [image001.png](#)  
[Page from 117037.pdf](#)  
[Nonstandard System Designs Clarification TOWA-TCEQ Letter \(003\).pdf](#)

---

Gary,

The existing Affidavit for single family use will suffice.

The following information will be needed:

- ✗ Submit a copy of the recorded deed showing your sole ownership of the property.
2. Submit a new Affidavit for OSSF Requiring Maintenance for the 20 acres referenced on the permit application.
- ✓ There is a discrepancy in the description of the office between the permit application (which indicates office only) and the design which all indicate office/shop.
- ✓ Add the gpd for the office/shop to all planning materials.
5. Show the doubling area for the treatment and disposal for the non-single family structures.
- ✓ 6. There appears to be a discrepancy in the description of the home on the attached page. See highlighted.
- ✓ 7. Identify the separation distances between system components.
8. Be advised that based on the attached TCEQ guidance, once our review is complete this permit will be submitted to TCEQ for their review.
9. 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)

---

**From:** Gary Dean <garydean@gvtc.com>  
**Sent:** Tuesday, February 13, 2024 11:21 AM  
**To:** Ritzen, Brenda <rabbjr@co.comal.tx.us>

3/8



200804 03/10/2008 02 43 35 AFFIDAVIT 1-13

AFFIDAVIT TO

**VOID**

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, 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 (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the TCEQ 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 TCEQ, 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 TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ that the appropriate OSSF was installed.

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property described as (legal description as shown on recorded warranty deed): 106.9 ACRES PER ATTACHED LEGAL DESCRIPTION

The property is owned by (owner's full name as shown on recorded warranty deed): GARY A. DEAN

This OSSF must be covered by a continuous maintenance contract. All maintenance on this OSSF must be performed by an approved maintenance company, and a signed maintenance contract must be submitted to Comal County Engineer's Office within 30 days after the property has been transferred.

A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

WITNES BY HAND(S) ON THIS 10<sup>th</sup> DAY OF MARCH, 2008

[Signature]  
Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 10<sup>th</sup> DAY OF MARCH, 2008

Jennifer Paige Smith  
Notary Public, State of Texas

Notary's Printed Name: Jennifer Paige Smith  
My Commission Expires: December 5, 2011



**VOID**

TWO YEAR WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

**VOID**

1. General: This work for hire agreement (known as "Agreement") is entered into by and between Gary Dean (known as "Customer") and **(David Flugrath)**. By this agreement, Flugrath Construction and its employees (known as "Contractor") agree to render services at the site address stated below, and customer agrees to fulfill his or her or their responsibilities, as best he or she or they can. The designed flow rate for this system is a maximum of \_\_\_\_\_ gallons per day.

2. Effective dates: This agreement commences on \_\_\_\_\_ and ends on \_\_\_\_\_ for a total of (2) TWO year. The (T. C. E. Q. ) Texas Commission on Environmental Quality requires that a contract be in effect at all times. This start date is this contract shall be the date of the License to Operate is renewed.

3. Termination of agreement: This agreement may be terminated by both parties with thirty (30) days written notice. Either party may terminate, without fault or liability of the terminating party. If this agreement is terminated: wither party terminating this agreement for any reason, including non-renewal shall notify in writing the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination.

4. Services: Contractor Will:

A. Inspect and perform upkeep on OSSF Facility as recommended by system manufacturer and State and local Regulatory Authority for a total of 3 visits per year.

B. Provide written records of each visit by means of tag attached to control panel.

C. Repair or replace any component of the OSSF found inoperable any time of the duration of the monitoring visits. If such services are not under warranty the customer holds full responsibility for the costs of said repairs and authorizes the contractor to make repairs and bill customer accordingly as to the State and Regulatory code.

D. Provide sample collection for testing of TSS and BOC on a yearly basis.

E. Forward copies of this agreement and all reports to the Regulatory Agency and Customer within 14 days.

F. Respond to Customer request for unscheduled request within 48 hours of the date of notification. Unless costs are covered under the warranty an unscheduled response will be billed to Customer.

5. Chlorination is the sole responsibility of the customer.

6. Performance of Agreement: Performance by Contractor under this agreement is contingent on the following conditions:

A. Contractors receipt of original copy of monitoring agreement.

B. Contractors receipt of payment of Wastewater monitoring fee.

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

7. Customer 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, like dogs and other animals, needed to allow access and the proper function of the OSSG to allow Contractor safe and easy access to the OSSF including gate codes and combinations to locks.

B. Protect OSSF equipment form physical damage including by and not limited to the damage caused by ants and insects.

C. Maintain and abide by the conditions and limitations of the license to operate for and OSSF from the state and local regulatory agency and manufacturers recommendations.

D. It is the customers responsibility to notify the contractor of any or all alarms or problems immediately.

E. Allow for samples of OSSF be obtained by contractor of evaluating the OSSF's performance.

F. Prevent backwash or flushing of water treatment or conditioning equipment from enter OSSF.

G. Prevent hydraulically overloading OSSF by introducing more than 360 gallons a day into the system. Drain lines may discharge into the surface application pump tank if approved by system designer.

H. Schedule for pumping and cleaning of all tanks when recommended by contractor is at customers expense.

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

J. Pay promptly and fully, all contractors **VOID** as described herein.

8. Access by Contractor: Contractor is granted easement to the OSSF for purpose of servicing described: Contractor may enter property during normal business hours without prior notice to customer to service or repair of OSSF. Contractor is not responsible for the uneven settling of the soil.

9. Limited Liability: Contractor shall not be held liable for any incidental, consequential or special damages or for economic loss due to expense or 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 held liable in an amount equal to the total fee for services amount paid by customer under this agreement.

10. Fee for Services: The fee for the basic services described in this agreement is \$350.00 per year unless this is an initial monitoring agreement of a new installation. This fee does not include any equipment materials, or labor cost for non-warranty or unscheduled repairs. This fee doesn't include the cost of pumping the system upon contractor's advice to do so.

11. Payment: Fees for services of a 1-year contract are as follows:

- A. \$350.00 per 1 years in full amount due on signing the monitoring agreement.
- B. 2 payments, \$175.00
- C. Payments for invoices are due upon receipt and any checks returned will be charged \$35.00 fee.

12. Application or transfer of payment: The fees paid for this agreement may be transferred to the subsequent property owner(s). The customer will advise the subsequent owner(s) of the requirement that they sign a replacement agreement authorizing contractor to perform services, and accepting customer responsibilities. This replacement agreement must be signed and received in the contractor's office within ten (10) days of date of transfer of property. Contract will continue from existing date of startup or license to operate is null and void and ends in one year of that date.

13. Entire agreement: This agreement contains the entire agreement of the parties, and no other promises or conditions in any other agreement, oral or written.

DAVID FLUGRATH/ FLUGTRATH CONSTRUCTION, TEXAS INSTALLER II AND SITE EVALUATOR LICENSE # OS1648 & OS9620. ADDRESS 1235 LONE OAK RD., NEW BRAUNFELS, TX 78132 CERTIFIED SERVICE PROVIDER FOR ARIES, SOLAR,HOOT, PRO FLO, AQUA SAFE, AQUA AIRE, NORWECO, CAJUN AIRE. MEMBER: TEXAS ON SITE WASTEWATER ASSOCIATION AND NATIONAL ON SITE WASTEWATER RECYCLING ASSOCIATION.

CUSTOMER NAME: Gary + Glenda Dean  
SITE ADDRESS: 1290 Agarita,ville  
CITY: Spring Branch  
STATE & ZIP 78070  
PERMIT #

REGULATORY AUTHORITY/ COUNTY: Comal

ATU BRAND: MODEL: SERIAL #:

Acceptance of this agreement: The above prices, specification, and conditions are satisfactory and are hereby accepted. You are authorized to perform the services as specified. Payment will be made as outlined above. It is understood and agreed that this work is not provided for in any other agreement and no contractual rights arise until this agreement is accepted in writing.

DAVID FLUGRATH: [Signature]

CUSTOMER NAME: GARY DEAN  
PLEASE PRINT NAME

CUSTOMER SIGNATURE [Signature]  
ONLY ONE PERSON NEED SIGN





Septic design for  
 Gary & Glenda Dean,  
 20 acre Tract, located in  
 the GC Jennings No.  
 44, A-302, Comal  
 Co. Texas, being  
 part of a called  
 106.9 acre tract

Permit #  
 117037

Scale: 1"=200'  
 PC: Dean/ldft

**VOID**

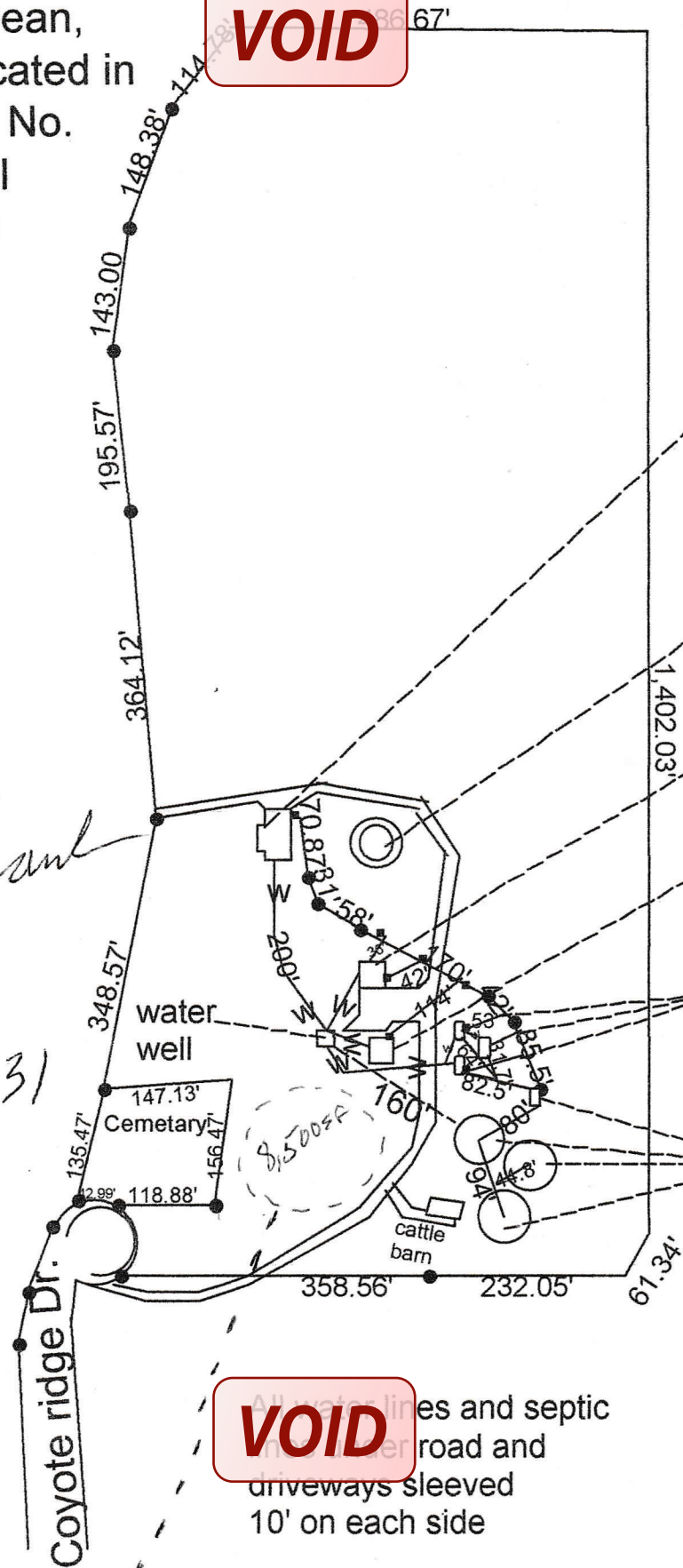


■ = c/o

**REVISED**  
 8:05 am, Feb 29, 2024



*Vern R. Schrank*  
 15 Feb 2024  
 Firm # F11631



**VOID** lines and septic  
 road and  
 driveways sleeved  
 10' on each side

Alternate Spray Area

**REVISED**

9:49 am, Feb 16, 2024

**VOID**

Septic design for  
Gary & Glenda Dean,  
20 acre Tract, located in  
the GC Jennings No.  
44, A-302, Comal  
Co. Texas, being  
part of a called  
106.9 acre tract

Scale: 1"=200'  
PC: DeanIldft

■ = c/o



2 Brm.  
1 bath  
Ls. than  
1,500 sq. ft.

Cistern  
& Grave

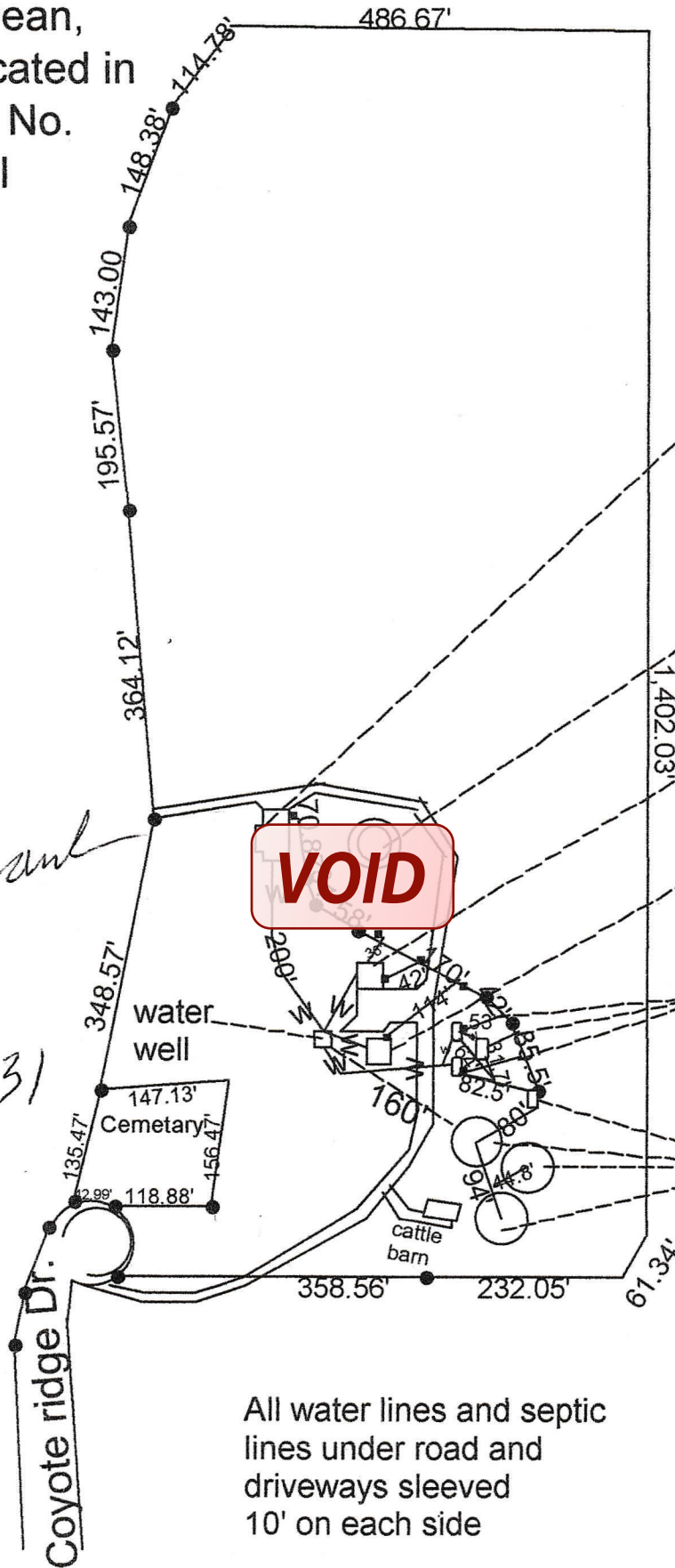
detached  
1 Bdrm  
600s.f..

Existing  
Office/  
shop

3 RV spaces  
for family  
guests/w  
occasional  
use w/c/o

Existing  
600  
gpd aerobic  
unit w/ c/o  
every 50'  
and 3 30'  
360 degree  
sprinklers

**VOID**



All water lines and septic  
lines under road and  
driveways sleeved  
10' on each side



*Vern R. Schrank*

15 Feb 2024  
Firm # F11631

SEPTIC DESIGN & AEROBIC TREATMENT  
OF WASTEWATER

**VOID**

OWNER & SITE LOCATION: Gary & Glenda Dean revised permit # 90843

DESIGN SPECIFICATIONS: This design is for a 2 bdrm less than 2,500 sq. ft. house, using water saving devices. Existing home 1,320 sf adding a detached 1 br 600 s.f.br and bath. Total s.f.is 1920 s.f. and 3br.In addition of 3 rv sites also. The projected wastewater usage is 240 gpd + 3x40 gpd = 360 gpd gallons per day.

SITE EVALUATION: The area of effluent treatment has a slope of less than 15 percent. The site is supporting a good strand of native grasses. Owner requested Aerobic Treatment so no profile holes were dug. No recharge features were found within 150 feet of the spray discharge area. No water runs, or dry creeks are located in the treatment area. This site is not located in the Edwards recharge zone. The location is not in the 100-year Floodplain. Spray area is 20' from the property line a timer will be used and will spray between midnight and 5am.

SYSTEM DISCRIPTION: The system will use a existing 500 GPD Aerobic wastewater treatment plant off the TCEQ approved list. The existing pipe from the house to the 440 gallon pretreatment tank will is 4" PVC sch. 40. The pretreatment tank is to be connected to the Aerobic center by 4" sch 40. The Aerobic tank is connected to a stack feed chlorinator and then to the 760 gallon pump tank by 4" sch 40 The manifold pipe to the sprinklers is 1" sch. 40 PVC. Audio & visual alarm required. The system is installed as to manufactures instruction.

CALCULATIONS: No. of Bedrooms: 3 bedroom (2 existing br and 1 detached br + 3 rv sites)  
Wastewater Flow: 360gpd  
Application Rate: 0.064gal/ft. x ft/day  
Min. Area Required: 360gpd/0.064  
= 5,625sq. ft.  
Actual Spray Area 3(30x30x3.14)= 8,478 sq ft

PUMP TANK CALCULATIONS:

Pump of at 15" above floor = 53 gal.  
Pump on at 27" above floor = 203 gal.  
Alarm on 34" above floor = 118 gal.  
Total Effluent = 575 gal.  
Reserve (760-360) gallons = 400gal.  
Reserve Required (360x1/3)= 120 gal.

**VOID**

STATE OF TEXAS  
VERN R. SCHRANK  
67588  
REGISTERED  
PROFESSIONAL ENGINEER  
DEC 21 2023  
Firm # F-11631

PUMP AND SPRINKLER SECSIFICATIONS: 3 sprinklers, with a 30' radius each with an arc of 360 degrees'. Pump to be a 10-20 gallon 1/2 hp shallow well pump.

LANDSCAPING: Type II or Type III, soils must be placed over all exposed surface rock. All areas must be seeded with Rye or Bermuda grass or a combination of both.

AFFIDAVIT AND MAINTENANCE: An Affidavit that has been certified and duly recorded at the Count Clerks Office must be submitted. A Maintenance Contract between the owner and an Authorized maintenance company must be submitted and included for a two year period under the original contract of installation, at the end of two years and will be renewed each year after for the life of the system.

Septic design for  
 Gary & Glenda Dean,  
 20 acre Tract, located in  
 the GC Jennings No.  
 44, A-302, Comal  
 Co. Texas, being  
 part of a called  
 106.9 acre tract

Scale: 1"=200'  
 PC: Deanlldft

**VOID**



■ = c/o

2 Brm.  
 1 bath  
 Ls. than  
 1,500 sq. ft.

Cistern  
 & Grave

detached  
 1 Bdrm  
 600s.f..

Existing  
 Office/  
 shop

3 RV spaces  
 for family  
 guests/w  
 occational  
 use w/c/o

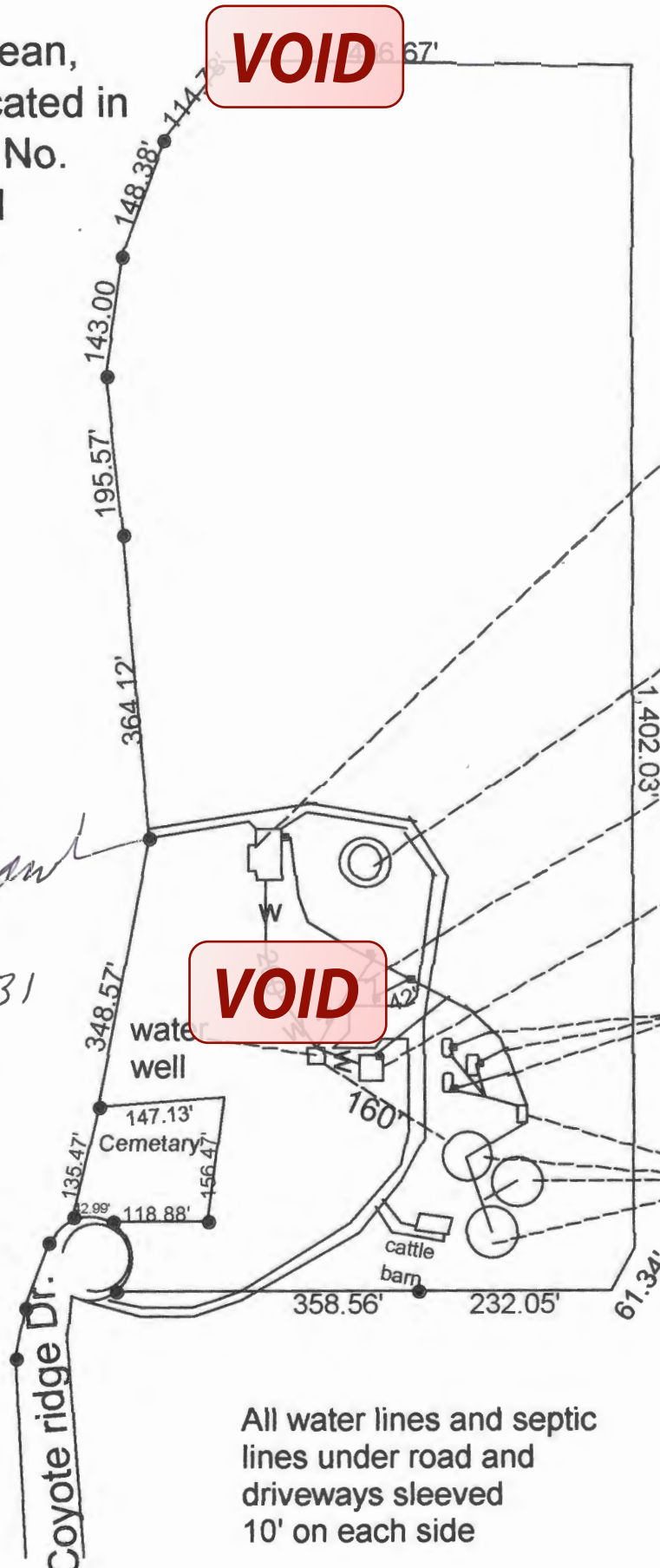
Existing  
 600  
 gpd aerobic  
 unit w/ c/o  
 every 50'  
 and 3 30'  
 360 degree  
 sprinklers

**VOID**

All water lines and septic  
 lines under road and  
 driveways sleeved  
 10' on each side



*Firm # F-11631  
 Dec 21 2023*



Coyote ridge Dr.

water well

147.13' Cemetary

cattle barn


**From:** [Ritzen, Brenda](#)  
**To:** ["garydean@gvtc.com"](mailto:garydean@gvtc.com); [flugd2002@yahoo.com](mailto:flugd2002@yahoo.com)  
**Subject:** Permit 117037  
**Date:** Friday, January 12, 2024 3:44:00 PM  
**Attachments:** [image001.png](#)  
[Nonstandard System Designs Clarification TOWA-TCEQ Letter \(003\).pdf](#)  
[Page from 117037.pdf](#)

---

**Re: Gary Dean and Glenda Dean  
20 Acres out of the GC Jennings Survey 45 Abstract 304, 1290  
Agaritaville  
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 copy of the recorded warranty deed for the referenced  
20 acre tract.**
- 2. The acreage indicated on the permit application does not match  
the Affidavit for OSSF Requiring Maintenance**
-  **3. Add the office shop and the RV's to the permit application.**
- 4. Correct the highlighted description of the less than 2500 sq. ft.  
home on the attached page.**
- 5. The existing Office/Shop is missing from the gpd calculations.**
- 6. Identify separation distances between system components.**
- 7. Be advised that based on the attached TCEQ guidance, once our  
review is complete this permit submittal will be sent to TCEQ for  
their review.**
- 8. Revise the design accordingly 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)

---



Date \_\_\_\_\_

Permit Number 117037

1. APPLICANT / AGENT INFORMATION

Owner Name Gary Dean, Glenda Dean  
Mailing Address 1290 Agaritaville  
City, State, Zip Spring Branch, Texas 78070  
Phone # 210 215 2451  
Email garydean@gvtc.com

Agent Name David Flusgrath  
Agent Address 1858 Flusgrath Hills Dr  
City, State, Zip N.B Tx 78132  
Phone # 210-275-1481  
Email flugd2002@yahoo.com

2. LOCATION

Subdivision Name \_\_\_\_\_ Unit \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
Survey Name / Abstract Number A-304 SUR-45 GC Jennings Acreage 20.0  
Address 1290 Agaritaville City Spring Branch State Tx Zip 78070

3. TYPE OF DEVELOPMENT

Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) ADD Detached 600's Bedroom

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1920

*Existing house 1320 SF  
Detached Bedroom 600 SF*

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 3

Miscellaneous \_\_\_\_\_



Estimated Cost of Construction: \$ \_\_\_\_\_ (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.

Signature of Owner Glenda Dean

Date 12.19.2021

**AFFIDAVIT OF FACTS CONCERNING THE IDENTITY OF HEIRS  
IN RE: Estate of Glenda Lou Dean, deceased  
FROM: Bambi Mayer  
TO: The Public**

THE STATE OF TEXAS                   §

COUNTY OF COMAL                   §

BEFORE ME, the undersigned authority, on this day personally appeared **Bambi Mayer** (“Affiant”), who, being first duly sworn, upon her oath states:

1. My name is **Bambi Mayer**, my address is 11040 US Hwy 281 N, Spring Branch, Texas 78070. I am personally familiar with the family and marital history of **Glenda Lou Dean** (“Decedent”), and I have personal knowledge of the facts stated in this affidavit.

2. I have known the Decedent for over 30 years. Decedent died on December 23, 2023, in Comal County, Texas, at the age of 72 years. At the time of her death, Decedent resided at 1290 Agaritaville, Spring Branch, Texas 78070. Decedent’s date of birth was August 27, 1951, and the last four digits of Decedent’s social security number are 7820.

3. Decedent’s marital history was as follows: Decedent was married a first time and divorced. To the best of my knowledge there is no information available concerning this marriage and divorce. Decedent and **Gary A. Dean** were married on June 12, 1982, in New Braunfels, Texas, and remained married until Decedent’s death.

4. Decedent had no children.

5. Decedent did not have or adopt any other children and did not take any other children into Decedent’s home or raise any other children.

6. Decedent died leaving a Will which is attached hereto as Exhibit A.

7. To the best of my knowledge, there has been no administration of Decedent’s estate.

8. To the best of my knowledge, Decedent left no debts that are unpaid.

9. To the best of my knowledge, there are no unpaid estate or inheritance taxes.




**RECEIVED**

By Brenda Ritzen at 9:58 am, Feb 14, 2024

10. To the best of my knowledge, Decedent owned an interest in the following real property:

**See Exhibit B attached hereto and incorporated herein.**

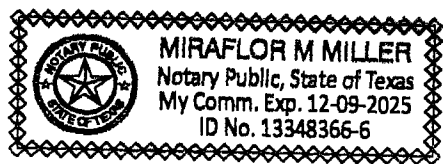
SIGNED this the 7<sup>th</sup> day of February, 2024.

  
Bambi Mayer, Affiant

THE STATE OF TEXAS \*  
COUNTY OF COMAL \*

Sworn to and subscribed to before me on this the 07 day of February, 2024, by **Bambi Mayer**.

  
NOTARY PUBLIC, STATE OF TEXAS



After Recording Return To:  
**Kristen Quinney Porter, LLC**  
P.O. Box 312643  
New Braunfels, Texas 78131

**RECEIVED**

By Brenda Ritzen at 9:57 am, Feb 14, 2024

202406003859 02/08/2024 08:39:38 AM 1/9

**AFFIDAVIT OF FACTS CONCERNING THE IDENTITY OF HEIRS  
IN RE: Estate of Glenda Lou Dean, deceased  
FROM: James Mayer  
TO: The Public**

THE STATE OF TEXAS §

COUNTY OF COMAL §

BEFORE ME, the undersigned authority, on this day personally appeared **James Mayer** (“Affiant”), who, being first duly sworn, upon his oath states:

1. My name is **James Mayer**, my address is 11040 US Hwy 281 N, Spring Branch, Texas 78070. I am personally familiar with the family and marital history of **Glenda Lou Dean** (“Decedent”), and I have personal knowledge of the facts stated in this affidavit.

2. I have known the Decedent for over 30 years. Decedent died on December 23, 2023, in Comal County, Texas, at the age of 72 years. At the time of her death, Decedent resided at 1290 Agaritaville, Spring Branch, Texas 78070. Decedent’s date of birth was August 27, 1951, and the last four digits of Decedent’s social security number are 7820.

3. Decedent’s marital history was as follows: Decedent was married a first time and divorced. To the best of my knowledge there is no information available concerning this marriage and divorce. Decedent and **Gary A. Dean** were married on June 12, 1982, in New Braunfels, Texas, and remained married until Decedent’s death.

4. Decedent had no children.

5. Decedent did not have or adopt any other children and did not take any other children into Decedent’s home or raise any other children.

6. Decedent died leaving a Will which is attached hereto as Exhibit A.

7. To the best of my knowledge, there has been no administration of Decedent’s estate.

8. To the best of my knowledge, Decedent left no debts that are unpaid.

9. To the best of my knowledge, there are no unpaid estate or inheritance taxes.

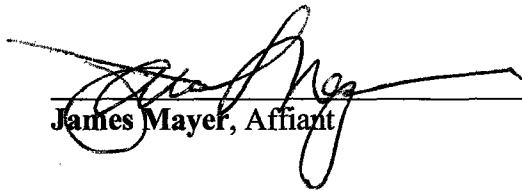
**RECEIVED**

By Brenda Ritzen at 9:57 am, Feb 14, 2024

10. To the best of my knowledge, Decedent owned an interest in the following real property:

**See Exhibit B attached hereto and incorporated herein.**

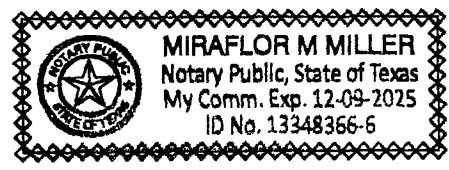
SIGNED this the 7<sup>TH</sup> day of FEBRUARY, 2024

  
James Mayer, Affiant

THE STATE OF TEXAS \*  
COUNTY OF COMAL \*

Sworn to and subscribed to before me on this the 07 day of February, 2024, by James Mayer.

  
NOTARY PUBLIC, STATE OF TEXAS



After Recording Return To:  
**Kristen Quinney Porter, LLC**  
P.O. Box 312643  
New Braunfels, Texas 78131

**RECEIVED**

By Brenda Ritzen at 9:55 am, Feb 14, 2024

202406003699 02/07/2024 09:05:58 AM 1/9

**AFFIDAVIT OF FACTS CONCERNING THE IDENTITY OF HEIRS**  
**IN RE: Estate of Glenda Lou Dean, deceased**  
**FROM: Gary A. Dean**  
**TO: The Public**

THE STATE OF TEXAS                   §

COUNTY OF COMAL                   §

BEFORE ME, the undersigned authority, on this day personally appeared **Gary A. Dean** (“Affiant”), who, being first duly sworn, upon his oath states:

1. My name is **Gary A. Dean**, and I live at 1290 Agaritaville, Spring Branch, Texas 78070. I am the surviving spouse **Glenda Lou Dean** (“Decedent”), and I have personal knowledge of the facts stated in this affidavit.

2. I have known the Decedent for over 40 years. Decedent died on December 23, 2023, in Comal County, Texas, at the age of 72 years. At the time of her death, Decedent resided at 1290 Agaritaville, Spring Branch, Texas 78070. Decedent’s date of birth was August 27, 1951, and the last four digits of Decedent’s social security number are 7820.

3. Decedent’s marital history was as follows: Decedent was married for a first time and divorced. To the best of my knowledge there is no information available concerning this marriage and divorce. Decedent and I were married on June 12, 1982, in New Braunfels, Texas, and remained married until Decedent’s death.

4. Decedent had no children.

5. Decedent did not have or adopt any other children and did not take any other children into Decedent’s home or raise any other children.

6. Decedent died leaving a Will which is attached hereto as Exhibit A.

7. There has been no administration of Decedent’s estate.

8. Decedent left no debts that are unpaid.

9. There are no unpaid estate or inheritance taxes.

10. Decedent owned an interest in the following real property:

**See Exhibit B attached hereto and incorporated herein.**

**RECEIVED**

By Brenda Ritzen at 9:55 am, Feb 14, 2024

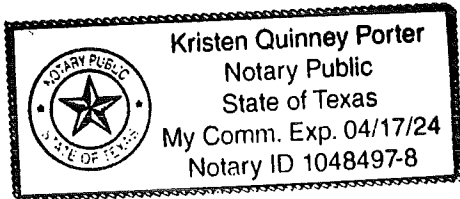
SIGNED this the 15<sup>th</sup> day of February, 2024.



\_\_\_\_\_  
**Gary A. Dean, Affiant**

THE STATE OF TEXAS \*  
COUNTY OF COMAL \*

Sworn to and subscribed to before me on this the 1<sup>st</sup> day of February, 2024, by **Gary A. Dean**.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

After Recording Return To:  
**Kristen Quinney Porter, LLC**  
P.O. Box 312643  
New Braunfels, Texas 78131

RECEIVED

By Brenda Ritzen at 9:55 am, Feb 14, 2024

EXHIBIT A

MAY 4, 2023

LAST WILL & TESTAMENT  
OF  
GLENDA LOU DEAN

I HEREBY GIVE MY LOVE & WORDLY POSSESSIONS  
TO MY HUSBAND, GARY DEAN, IF LIVING. IF NOT, THEN  
TO JAMES ARMON KECK, JAMES MATTHEY NEWMAN,  
TAK KROESCHE, LAURA HENDLMYER, AND HEIDI  
HUFFMAN, OR THEIR SURVIVORS HERE OF,

I NAME LISA KECK & JAMES A. KECK OF NORTH  
CAROLINA AS MY INDEPENDENT EXECUTORS WITHOUT  
BOND.

SIGNED Glenda Lou Dean MAY 4<sup>TH</sup>, 2023

GLENDA L. DEAN  
1290 AGARITAVILLE  
SPG. BRANCH, TX  
78070

**RECEIVED**

By Brenda Ritzen at 9:55 am, Feb 14, 2024

**EXHIBIT B**

**Tract One:**

Lot 1, Agaritaville Subdivision, as more fully shown on a plat recorded under Clerk's Document No. 201106044755 in the Official Public Records of Comal County, Texas.

**Tract Two:**

Being 20.00 acres of land located in the James Henderson Survey No. 46, Abstract No. 254 and the C.G. Jennings Survey No. 45, Abstract No. 304, Comal County, Texas, being all of a called 12.150 acre tract recorded in Document No. 201806034297, Official Public Records, Comal County, Texas, and being a portion of called 106.9 acres, recorded in Document No. 200806004327 of the Official Public Records of Comal County, Texas. Said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the Northeast corner of a called 1.333 acre tract, recorded in Document No. 20140608180 of the Official Public Records of Comal County, Texas, lying in the North line of said 106.9 acre tract and the South line of a called 178.85 acre tract, conveyed to James Mayer and Bambi Mayer, recorded in Document No. 201006022040 of the Official Public Records of Comal County, Texas;

THENCE with the North line of said 106.9 acre tract and the South line of said 178.85 acre tract, North 89°25'18" East, a distance of 486.67 feet to a 1/2" iron rod with cap "HMT" set for the Northeast corner of the herein described tract;

THENCE crossing said 106.9 acre tract, the following five courses:

- 1.) South 00°16'07" West, a distance of 1402.03 feet to a 1/2" iron rod with cap "HMT" set;
- 2.) South 39°37'03" West, a distance of 61.34 feet to a 1/2" iron pin (with cap stamped "HMT") set;
- 3.) South 88°16'36" West, a distance of 232.05 feet to a point for corner;
- 4.) South 58°13'56" West, a distance of 20.02 feet to a 1/2" iron rod with cap "HMT" found;
- 5.) South 88°13'56" West, a distance of 356.56 feet to a 1/2" iron rod with cap "HMT" found in the Cul-de-sac of Agaritaville Street, Lot 1 of Agaritaville Subdivision, recorded in Document No. 201106044755 of the Official Public Records of Comal County, Texas;

THENCE along a non-tangent curve in the Cul-de-Sac of Agaritaville Street, having a radius of 50.00', arc length of 51.04 feet and a chord bearing North 02°31'56" West, a

**RECEIVED**

**By Brenda Ritzen at 9:55 am, Feb 14, 2024**

distance of 48.86 feet to a ½" iron rod with cap "KSC RPLS 5960" found for the Southwest corner of a proposed cemetery, surveyed this date;

THENCE around said cemetery, the following three courses:

- 1.) North 88°13'56" East, a distance of 119.88 feet to a ½" iron rod with cap "HMT" set for the Southeast corner of the cemetery;
- 2.) North 13°01'32" East, a distance of 156.47 feet to a ½" iron rod found;
- 3.) South 88°13'56" West, a distance of 147.13 feet to a ½" iron rod found with cap "KSC RPLS 5960" lying in the East line of said 1.333 acre tract

THENCE with the West line of said 1.333 acre tract, the following six courses:

- 1.) North 08°28'32" East, a distance of 348.57 feet to a ½" iron rod found;
- 2.) 2.) North 06°25' 44" West, passing at a distance of 341.11 feet a ½" iron rod found with cap "KSC RPLS 5960", continuing in all a distance of 364.12 feet to a ½" iron rod found;
- 3.) North 03°00'00" West, a distance of 195.57 feet to a ½" iron rod found;
- 4.) North 17°03'12" East, a distance of 143.00 feet to a ½" iron rod found;
- 5.) North 20°12'45" East, a distance of 148.36 feet to a ½" iron rod found;
- 6.) North 34°28'08" East, a distance of 114.78 feet to the POINT OF BEGINNING and containing 20.00 acres of land in Comal County, Texas.

Bearings are based upon the Texas State Plane Coordinate System, South Central Zone (4204) NAD83.

Surveyed this the 16th day of December, 2019.

**Tract Three:**

Being a 20.00 acre tract, located in the G.C. Jennings Survey No. 44, A-302, Comal County Texas, being part of a called 106.9 acre tract, recorded in Document No. 200806004327, Official Public Records Comal County, Texas, said 20.00 acre tract being more particularly described as follows:

BEGINNING at a ½" Iron rod with cap "KSC RPLS 5960" found in the cul-de-sac of Agaritaville Road, described as Lot 1, Agaritaville Subdivision, recorded in Document No. 201106044755 of the Map and Plat Records of Comal County, Texas, for the Northwest corner of a called 10.01 acre tract, recorded in Document No. 201906040599, of the Official Public Records of Comal County and for the Southwest corner of the herein described tract;

THENCE with the East curves of the cul-de-sac, Lot 1, Agaritaville Subdivision, the following bearings and distances:



**RECEIVED**

**By Brenda Ritzen at 9:55 am, Feb 14, 2024**

1. Along a curve to the right, with a radius of 25.00 feet, an arc length of 30.89 feet, and a chord bearing N 53°48'58" E, a distance of 28.96 feet to a ½" iron rod with cap "KSC RPLS 5960" found, for a point of reverse curve to the left;

2. Along said reverse curve, with a radius of 50.00 feet, an arc length of 54.27 feet, and a chord bearing N 58°28'04" E, a distance of 51.64 feet to a mag nail found for the Southwest corner of a called 12.150 acre tract, recorded in Document No. 201806034297 of the Official Public Records of Comal County, Texas, for the most Westerly Northwest corner of this tract;

THENCE departing the Agartaville Road cul-de-sac, with the South line of said 12.150 acre tract, into said 106.9 acre tract, the following bearings and distances:

1. N 88°11'46" E, a distance of 356.43 feet to a ½" iron rod with cap "HMT" found, for a corner of this tract;
2. N 58°54'28" E, a distance of 19.93 feet to a ½" iron rod with cap "HMT" set, for a corner of this tract;
3. N 88°15'39" E, a distance of 231.97 feet to a mag nail found, for a corner of this tract.
4. N 39°44'45" E, a distance of 61.09 feet to a mag nail found in the approximate centerline of a creek for the Southeast corner of said 12.150 acre tract, for a corner of this tract.
5. N 88°18'58" E a distance of 563.15 feet to a ½" iron pin set with plastic cap stamped ("HMT"), for a corner of this tract;
6. N 50°23'35" E a distance of 793.68 feet to a ½" iron pin set with plastic cap stamped ("HMT"), for a corner of this tract;
7. N 02°36'48" E a distance of 892.65 feet to a ½" iron pin set with plastic cap stamped ("HMT") in the South line of a tract of land called 178.85 acres, recorded In Document No, 201406001941, Official Public Records of Comal County, Texas, the North line of said 106.9 acre tract, for an upper Northwest Corner of this tract;

THENCE along the common line of said 106.9 acre tract and said 178.85 acre tract, N 89°25'11" E a distance of 611.97 feet to a ½" iron pin found for the Southeast corner of said 178.85 acre tract, for the Northeast corner of the said 106.9 acre tract, said point lying in the West line of Lot 3, Rust Ranchettes, recorded in Volume 12, Pages 276-277, Map and Plat Records of Comal County, Texas, for the Northeast corner of this tract.

THENCE along the East line of said 106.9 acre tract the following bearings and distances:

1. S 02°45'23" W a distance of 95.28 feet to a 2" fence post found, for a corner of this tract.
2. S 01°11'24" E a distance of 128.10 feet to a ½" iron pin found, for a corner of this tract;
3. S 06°55'16" E a distance of 64.17 feet to a fence post found for a corner of this tract;
4. S 04°29'21" E a distance of 128.14 feet to a ½" iron pin found In tree trunk, for a corner of this tract.

**RECEIVED**

**By Brenda Ritzen at 9:55 am, Feb 14, 2024**

1. Along a curve to the right, with a radius of 25.00 feet, an arc length of 30.89 feet, and a chord bearing N 53°48'58" E, a distance of 28.96 feet to a ½" iron rod with cap "KSC RPLS 5960" found, for a point of reverse curve to the left;

2. Along said reverse curve, with a radius of 50.00 feet, an arc length of 54.27 feet, and a chord bearing N 58°28'04" E, a distance of 51.64 feet to a mag nail found for the Southwest corner of a called 12.150 acre tract, recorded in Document No. 201806034297 of the Official Public Records of Comal County, Texas, for the most Westerly Northwest corner of this tract;

THENCE departing the Agaritaville Road cul-de-sac, with the South line of said 12.150 acre tract, into said 106.9 acre tract, the following bearings and distances:

1. N 88°11'46" E, a distance of 356.43 feet to a ½" iron rod with cap "HMT" found, for a corner of this tract;
2. N 58°54'28" E, a distance of 19.93 feet to a ½" iron rod with cap "HMT" set, for a corner of this tract;
3. N 88°15'39" E, a distance of 231.97 feet to a mag nail found, for a corner of this tract.
4. N 39°44'45" E, a distance of 61.09 feet to a mag nail found in the approximate centerline of a creek for the Southeast corner of said 12.150 acre tract, for a corner of this tract.
5. N 88°18'58" E a distance of 563.15 feet to a ½" iron pin set with plastic cap stamped ("HMT"), for a corner of this tract;
6. N 50°23'35" E a distance of 793.68 feet to a ½" iron pin set with plastic cap stamped ("HMT"), for a corner of this tract;
7. N 02°36'48" E a distance of 892.65 feet to a ½" iron pin set with plastic cap stamped ("HMT") in the South line of a tract of land called 178.85 acres, recorded In Document No, 201406001941, Official Public Records of Comal County, Texas, the North line of said 106.9 acre tract, for an upper Northwest Corner of this tract;

THENCE along the common line of said 106.9 acre tract and said 178.85 acre tract, N 89°25'11" E a distance of 611.97 feet to a ½" iron pin found for the Southeast corner of said 178.85 acre tract, for the Northeast corner of the said 106.9 acre tract, said point lying in the West line of Lot 3, Rust Ranchettes, recorded in Volume 12, Pages 276-277, Map and Plat Records of Comal County, Texas, for the Northeast corner of this tract.

THENCE along the East line of said 106.9 acre tract the following bearings and distances:

1. S 02°45'23" W a distance of 95.28 feet to a 2" fence post found, for a corner of this tract.
2. S 01°11'24" E a distance of 128.10 feet to a ½" iron pin found, for a corner of this tract;
3. S 06°55'16" E a distance of 64.17 feet to a fence post found for a corner of this tract;
4. S 04°29'21" E a distance of 128.14 feet to a ½" iron pin found In tree trunk, for a corner of this tract.

**RECEIVED**

**By Brenda Ritzen at 9:56 am, Feb 14, 2024**

5. S 08°03'32" W a distance of 223.31 feet to a 60D nail found, for a corner of this tract;
6. S 21°21'03" W a distance of 63.32 feet to railroad spike found under tree, for a corner of this tract;
7. S 29°53'42" W a distance of 124.49 feet to a railroad spike found under tree, for a corner of this tract;
8. S 24°32'10" W a distance of 76.12 feet to a ½" iron pin found (leaning) with plastic cap stamped ("HMT"), for the Northwest corner of a tract of land called 87.00 acres, recorded in Volume 212, Page 1, Deed Records of Comal County, Texas, from which a railroad spike found bears N 08°04'59" E a distance of 5.38 feet;

THENCE continuing with the East line of said 106.9 acre tract and the West line of said 87.00 acre tract, S 03°09'05" E, a distance of 56.18 feet to a ½" iron rod with cap "HMT" set for the Southeast corner of the residue of said 106.9 acre tract and the herein described tract and for the most Easterly Northeast corner of a tract of land called 10.01 acres recorded in Document No. 201906040599, Official Public Records of Comal County, Texas, for a corner of this tract, from which a found 8" fence post (leaning) bears N 88°21' 45" E, a distance of 1.45 feet;

THENCE into and across said 106.9 acre tract, and with the North line of said 10.01 acre tract, the following bearings and distances:

1. S 88°17'47" W, a distance of 217.75 feet to a ½" iron rod with cap "HMT" found;
2. S 45°17'31" W, a distance of 791.27 feet to a ½" iron rod with cap "HMT" found;
3. S 88°18'58" W, a distance of 782.25 feet to a ½" iron rod with cap "HMT" found;
4. N 61°48'07" W, a distance of 19.94 feet to a ½" iron rod with cap "HMT" found;
5. S 88°20'51" W, a distance of 192.96 feet to a ½" iron rod with cap "HMT" found;
6. S 88°10'34" W, a distance of 184.09 feet to a ½" iron rod with cap "HMT" found;
7. S 58°44'07" W, a distance of 19.96 feet to a ½" iron rod with cap "HMT" found;
8. S 88°13'07" W, a distance of 436.35 feet to the POINT OF BEGINNING, containing a 20.00 acre tract in Comal County, Texas.

Bearings shown hereon are based on the Texas Coordinate system, South Central Zone (4204), NAD 83.

Written May 10th 2023 Field work date May 4th 2023.

**Tract Four:**

Being a 34.38 acre tract, located in the G.C. Jennings Survey No. 44, Abstract No. 302, Comal County, Texas, being part of a called 106.9 acre tract, recorded in Document No, 200806004327,

**RECEIVED**

**By Brenda Ritzen at 9:56 am, Feb 14, 2024**

Official Public Records Comal County, Texas, said 34.38 acre tract being more particularly described as follows:

COMMENCING at a ½" iron pin found with plastic cap stamped ("HMT") In the South line of a tract of land called 178.85 acres, recorded in Document No. 201406001941, Official Public records of Comal County, Texas, for the Northeast corner of a tract of land called 12.150 acres recorded in Document No. 201806034297, Official Public Records of Comal County, Texas, said point lying in the North line of the above referenced 106.9 acre tract of land;

THENCE along the common line of said 106.9 acre tract and said 178.85 acre tract, N 89°31'38" E a distance of 382.41 feet to a ½" iron pin set with plastic cap stamped ("HMT"), for the Northeast corner of the residue of said 106.9 acres, for the Northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE continuing along the common line of said 106.9 acre tract and said 178.85 acre tract, N 89°25'10" E a distance of 1208.53 feet to a ½" iron pin set with plastic cap stamped ("HMT"), for the Northeast corner of the herein described tract;

THENCE departing said common line of said 10.9 acre tract and said 178.85 acre tract, severing said 106.9 acre tract, the following bearings and distances:

1. S 02°36' 48" W a distance of 892.64 feet to a ½" iron pin set with plastic cap stamped ("HMT") for an angle point of the herein described tract;
2. S 50°23'35" W a distance of 793.68 feet to a ½" iron pin set with plastic cap stamped ("HMT") for the Southeast corner of the herein described tract;
3. S 88°18'58" W a distance of 563.15 feet to a mag nail found for a corner of the above referenced 12.150 acre tract, for the Southwest corner of this tract, from which a mag nail found for a Southeast corner of the aforementioned 12.150 acre tract bears S 39°44' 45" W a distance of 61.09 feet;

THENCE N 00°16'13" E a distance of 1402.02 feet to the POINT OF BEGINNING and containing 34.38 acres of land in Comal County, Texas.

Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAO 83 (NA2011) Epoch 2010.00.

Written June 14, 2023 Field work date May 4th 2023.

Reference survey of said 34.38 acre tract, prepared this same date.

**Tract Five:**

A 0.523 acre tract (known as Cemetery) out of the G.C. Jennings Survey No. 45, Abstract No. 305, Comal County, Texas, as shown on Survey dated July 15, 2021.

**RECEIVED**

*By Brenda Ritzen at 9:56 am, Feb 14, 2024*

**Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
02/07/2024 09:05:58 AM  
TERRI 9 Pages(s)  
202406003699**



*Bobbie Koepf*

**RECEIVED**

*By Brenda Ritzen at 12:44 pm, Feb 13, 2024*

**IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.**

DEED OF GIFT

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

That I, **Gary Dean** of 1290 Agaritaville, Spring Branch, Comal County, Texas 78070 Texas, hereinafter referred to as Grantor, for and in consideration of the love and affection which I have and bear unto my wife, **Glenda Dean** of 1290 Agaritaville, Spring Branch, Comal County, Texas 78070, hereinafter referred to as Grantee, have GIVEN, GRANTED and CONFIRMED, and by these presents do GIVE, GRANT and CONFIRM, unto the said Grantee, an undivided one-half interest in and to Grantor’s right, title and interest in and to the following described property, to-wit:

**Being a 20.00 acre tract, located in the G.C. Jennings Survey No. 44, A-302, Comal County, Texas, being part of a called 106.9 acre tract, recorded in Document No. 200806004327, Official Public Records Comal County, Texas, said 20.00 acre tract being more fully described by metes and bounds on Exhibit A attached and incorporated herein.**

**LESS, SAVE and EXCEPT:** That certain 12.150 acres of land located in the James Henderson Survey, A-254, comal County, Texas. Said tract being part of that same land described as 106.9 acres in a deed to Gary Dean recorded in Document NO. 200806004327 of the Official Public Records of Comal County, Texas. Said Tract being more particularly described in a Deed from Gary A. Dean to Glenda Dean for an undivided one-half interest, which deed is recorded under Clerk’s Document No. 201806034297 of the Official Public Records of Comal County, Texas

**RECEIVED**

*By Brenda Ritzen at 12:44 pm, Feb 13, 2024*

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Reservation: None

This conveyance is made subject to all presently recorded restrictions, reservations, easements, covenants and conditions that affect the property and taxes for the current year, the payment of which Grantee assumes and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.


TO HAVE AND TO HOLD the above described premises unto the said Grantee, Grantee's heirs and assigns forever, subject to all presently recorded restrictions, reservations, easements, covenants and conditions that affect the property and taxes for the current year.

[SIGNATURE AND ACKNOWLEDGEMENT TO FOLLOW]

**RECEIVED**  
By Brenda Ritzen at 12:44 pm, Feb 13, 2024

(Signature page to Deed of Gift- less save & except 12.150 acres)

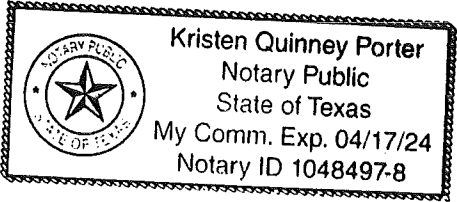
EXECUTED on this the 25<sup>TH</sup> day of October, 2023, to be EFFECTIVE AS  
OF January 1, 2023.

  
\_\_\_\_\_  
Gary Dean

THE STATE OF TEXAS           §  
COUNTY OF COMAL           §

This instrument was acknowledged before me on this the 25 day of  
October, 2023, by **Gary Dean**.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS



**AFTER RECORDING RETURN TO:**  
Kristen Quinney Porter, LLC  
P. O. Box 312643  
New Braunfels, Texas 78131-2643





410 N. Seguin Ave,  
New Braunfels, TX 78130  
HMTNB.COM  
830.625.8555 • FAX:830.625.8556  
TDLPS FIRM 10153600

**RECEIVED**

*By Brenda Ritzen at 12:44 pm, Feb 13, 2024*

Exhibit A

METES AND BOUNDS DESCRIPTION  
FOR A 20.00 ACRE TRACT

Being 20.00 acres of land located in the James Henderson Survey No. 46, Abstract No. 254 and the C.G. Jennings Survey No. 45, Abstract No. 304, Comal County, Texas, being all of a called 12.150 acre tract recorded in Document No. 201806034297, Official Public Records, Comal County, Texas, and being a portion of called 106.9 acres, recorded in Document No. 200806004327 of the Official Public Records of Comal County, Texas. Said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the Northeast corner of a called 1.333 acre tract, recorded in Document No. 20140608180 of the Official Public Records of Comal County, Texas, lying in the North line of said 106.9 acre tract and the South line of a called 178.85 acre tract, conveyed to James Mayer and Bambi Mayer, recorded in Document No. 201006022040 of the Official Public Records of Comal County, Texas;

THENCE with the North line of said 106.9 acre tract and the South line of said 178.85 acre tract, North 89°25'18" East, a distance of 486.67 feet to a 1/2" iron rod with cap "HMT" set for the Northeast corner of the herein described tract;

THENCE crossing said 106.9 acre tract, the following five courses:

- 1.) South 00°16'07" West, a distance of 1402.03 feet to a 1/2" iron rod with cap "HMT" set;
- 2.) South 39°37'03" West, a distance of 61.34 feet to a 1/2" iron pin (with cap stamped "HMT") set;
- 3.) South 88°16'36" West, a distance of 232.05 feet to a point for corner;
- 4.) South 58°13'56" West, a distance of 20.02 feet to a 1/2" iron rod with cap "HMT" found;
- 5.) South 88°13'56" West, a distance of 356.56 feet to a 1/2" iron rod with cap "HMT" found in the Cul-de-sac of Agaritaville Street, Lot 1 of Agaritaville Subdivision, recorded in Document No. 201106044755 of the Official Public Records of Comal County, Texas;

THENCE along a non-tangent curve in the Cul-de-Sac of Agaritaville Street, having a radius of 50.00', arc length of 51.04 feet and a chord bearing North 02°31'56" West, a distance of 48.86 feet to a 1/2" iron rod with cap "KSC RPLS 5960" found for the Southwest corner of a proposed cemetery, surveyed this date;

THENCE around said cemetery, the following three courses:

- 1.) North 88°13'56" East, a distance of 119.88 feet to a 1/2" iron rod with cap "HMT" set for the Southeast corner of the cemetery;
- 2.) North 13°01'32" East, a distance of 156.47 feet to a 1/2" iron rod found;
- 3.) South 88°13'56" West, a distance of 147.13 feet to a 1/2" iron rod found with cap "KSC RPLS 5960" lying in the East line of said 1.333 acre tract,

THENCE with the West line of said 1.333 acre tract, the following six courses:

- 1.) North 08°28'32" East, a distance of 348.57 feet to a 1/2" iron rod found;

**RECEIVED**

*By Brenda Ritzen at 12:45 pm, Feb 13, 2024*

- 2.) North 06°25'44" West, passing at a distance of 341.11 feet a ½" iron rod found with cap "KSC RPLS 5960", continuing in all a distance of 364.12 feet to a ½" iron rod found;
- 3.) North 03°00'00" West, a distance of 195.57 feet to a ½" iron rod found;
- 4.) North 17°03'12" East, a distance of 143.00 feet to a ½" iron rod found;
- 5.) North 20°12'45" East, a distance of 148.36 feet to a ½" iron rod found;
- 6.) North 34°28'08" East, a distance of 114.78 feet to the POINT OF BEGINNING and containing 20.00 acres of land in Comal County, Texas.

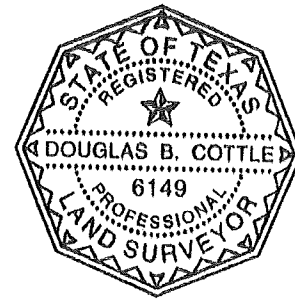
Bearings are based upon the Texas State Plane Coordinate System, South Central Zone (4204) NAD83.

Surveyed this the 16th day of December, 2019.

Reference survey of said 20.00 acre tract of land prepared December 16, 2019.



Douglas B. Cottle  
Registered Professional Land Surveyor No. 6149  
Job No. 19-0617



S:\Projects\Title Surveys\Mennings, G, C\84.99 ac 12..51ac-20.00ac - 1290 Agaritaville - Gary Dean\  
19-0617 Cut Out 20ac BNDY\M&B\18-0305\_20.00ac.doex

**Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
10/31/2023 10:18:22 AM  
MARY 5 Pages(s)  
202306034635**



*Bobbie Koepf*

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

CASH WARRANTY DEED

**RECEIVED**

*By Brenda Ritzen at 12:47 pm, Feb 13, 2024*

Date: August 27, 2018

Grantor: Gary A. Dean

Grantor's Mailing Address: 1290 Agaritaville  
Spring Branch, Texas 78070

Grantee: Glenda Dean

Grantee's Mailing Address: 1290 Agaritaville  
Spring Branch, Texas 78070

Consideration:

Cash and other good and valuable consideration.

Property (including any improvements):

: an undivided one-half interest in the following:

12.150 acres of land, more or less, out of the James Henderson Survey, Abstract 254, Comal County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

All ad valorem taxes for the current and all subsequent years, zoning ordinances and utility district assessments, if any, applicable to and enforceable against the Property and all conditions, covenants, options, restrictions, easements, charges and liens for assessments, setbacks, encroachments, reservations, and mineral reservations effecting the Property that are shown in the Real Property Records of Comal County, Texas.

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 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.

**RECEIVED**  
By Brenda Ritzen at 12:47 pm, Feb 13, 2024

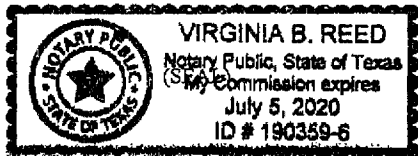
When the context requires, singular nouns and pronouns include the plural.

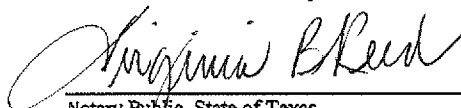


\_\_\_\_\_  
Gary A. Dean

State of Texas  
County of Bexar

This instrument was acknowledged before me on this 27 day of August, 2018 by  
Gary A. Dean.



  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Gary A. Dean and Glenda Dean  
1290 Agaritaville  
Spring Branch, Texas 78070

**RECEIVED**

By Brenda Ritzen at 12:47 pm, Feb 13, 2024

Exhibit "A"  
Page 1 of 2

410 N. Seguin Ave.  
New Braunfels, TX 78130  
HMTNB.COM  
830.625.8555 • FAX: 830.625.8556  
TBPLS FIRM 10153600

METES AND BOUNDS DESCRIPTION  
FOR A 12.150 ACRE TRACT

Being 12.150 acres of land located in the James Henderson Survey, A-254 Comal County, Texas. Said tract being part of that same land described as 106.9 acres in a deed to Gary Dean recorded in Document No. 200806004327 of the Official Public Records of Comal County, Texas. Said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the Northeast corner of a called 1.333 acre tract, recorded in Document No. 20140608180 of the Official Public Records of Comal County, Texas, lying in the North line of said 106.9 acre tract and the South line of a called 178.85 acre tract, conveyed to James Mayer and Bambi Mayer, recorded in Document No. 201006022040 of the Official Public Records of Comal County, Texas;

THENCE with the North line of said 106.9 acre tract and the South line of said 178.85 acre tract, North 89°25'19" East, a distance of 104.10 feet to a 1/2" iron rod with cap "HMT" set for the Northeast corner of the herein described tract in the approximate centerline of a creek;

THENCE into and across said 106.9 acre tract, with the approximate centerline of the creek, the following eleven courses:

- 1.) South 00°35'00" East, a distance of 335.93 feet to a 1/2" iron rod with cap "HMT" set;
- 2.) South 15°13'31" East, a distance of 149.73 feet to a 1/2" iron rod with cap "HMT" set;
- 3.) South 12°49'35" East, a distance of 91.73 feet to a 1/2" iron rod with cap "HMT" set;
- 4.) South 15°09'32" East, a distance of 221.01 feet to a 1/2" iron rod with cap "HMT" set;
- 5.) South 37°17'13" East, a distance of 99.21 feet to a 1/2" iron rod with cap "HMT" set;
- 6.) South 16°59'11" East, a distance of 107.05 feet to a 1/2" iron rod with cap "HMT" set;
- 7.) South 21°58'18" East, a distance of 71.80 feet to a 1/2" iron rod with cap "HMT" set;
- 8.) South 21°59'24" East, a distance of 74.65 feet to a 1/2" iron rod with cap "HMT" set;
- 9.) South 20°42'27" East, a distance of 135.57 feet to a 1/2" iron rod with cap "HMT" set;
- 10.) South 19°36'33" East, a distance of 181.59 feet to a 1/2" iron rod with cap "HMT" set in the approximate centerline of the creek;

THENCE continuing within said 106.9 acre tract, the following four courses:

- 1.) South 39°37'03" West, a distance of 61.34 feet to a 1/2" iron rod with cap "HMT" set;
- 2.) South 88°16'36" West, a distance of 232.05 feet to a point for corner;
- 3.) South 58°13'56" West, a distance of 20.02 feet to a 1/2" iron rod with cap "HMT" set;
- 4.) South 88°13'56" West, a distance of 358.56 feet to a 1/2" iron rod with cap "HMT" set in the Cul-de-sac of Agaritaville Street, Lot 1 of Agaritaville Subdivision, recorded in Document No. 201106044755 of the Official Public Records of Comal County, Texas;

THENCE along a curve in the Cul-de-Sac of Agaritaville Street, with a radius of 50.00', arc length of 51.04 feet and a chord bearing North 02°31'56" West, a distance of 48.88 feet to a 1/2" iron rod with cap "KSC RPLS 5960" found for the Southwest corner of a proposed cemetery, surveyed this date;

THENCE around said cemetery, the following three courses:

**RECEIVED**

By Brenda Ritzen at 12:47 pm, Feb 13, 2024

Exhibit "A"  
Page 2 of 2

- 1.) North 88°13'56"East, a distance of 119.88 feet to a 1/2" iron rod with cap "HMT" set for the Southeast corner of the cemetery;
- 2.) North 13°01'32"East, a distance of 156.47 feet to a 1/2" iron rod found;
- 3.) South 88°13'56"West, a distance of 147.13 feet to a 1/2" iron rod found with cap "KSC RPLS 5960" lying in the East line of said 1.333 acre tract,

THENCE with the West line of said 1.333 acre tract, the following six courses:

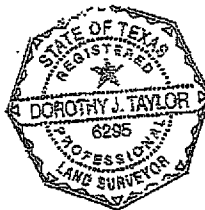
- 1.) North 08°28'32"East, a distance of 348.57 feet to a 1/2" iron rod found;
- 2.) North 06°25'44"West, a distance of 364.12 feet to a 1/2" iron rod found;
- 3.) North 03°00'00"West, a distance of 195.57 feet to a 1/2" iron rod found;
- 4.) North 17°03'12"East, a distance of 143.00 feet to a 1/2" iron rod found;
- 5.) North 20°12'45"East, a distance of 148.36 feet to a 1/2" iron rod found;
- 6.) North 34°28'08"East, a distance of 114.78 feet to the POINT OF BEGINNING and containing 12.150 acres of land in Comal County, Texas.

Bearings are based upon the Texas State Plane Coordinate System, South Central Zone (4204) NAD83.

Surveyed this the 12th day of July, 2018.

Reference survey of said 12.150 acre tract of land prepared this same date.

  
 Dorothy J. Taylor  
 Registered Professional Land Surveyor No.6295  
 Job No. 18-0305



Filed and Recorded  
 Official Public Records  
 Bobbie Koepf, County Clerk  
 Comal County, Texas  
 08/31/2018 10:43:08 AM  
 LAURA 4 Pages(s)  
 201806034297



*Bobbie Koepf*



430 N. Seguin Ave,  
New Braunfels, TX 78130  
HMTNB.COM  
830.625.8555 • FAX:830.625.8556  
TIPPLS FIRM 10153600

**VOID**

Exhibit A

METES AND BOUNDS DESCRIPTION  
FOR A 20.00 ACRE TRACT

Being 20.00 acres of land located in the James Henderson Survey No. 46, Abstract No. 254 and the C.G. Jennings Survey No. 45, Abstract No. 304, Comal County, Texas, being all of a called 12.150 acre tract recorded in Document No. 201806034297, Official Public Records, Comal County, Texas, and being a portion of called 106.9 acres, recorded in Document No. 200806004327 of the Official Public Records of Comal County, Texas. Said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the Northeast corner of a called 1.333 acre tract, recorded in Document No. 20140608180 of the Official Public Records of Comal County, Texas, lying in the North line of said 106.9 acre tract and the South line of a called 178.85 acre tract, conveyed to James Mayer and Bambi Mayer, recorded in Document No. 201006022040 of the Official Public Records of Comal County, Texas;

THENCE with the North line of said 106.9 acre tract and the South line of said 178.85 acre tract, North 89°25'18" East, a distance of 486.67 feet to a 1/2" iron rod with cap "HMT" set for the Northeast corner of the herein described tract;

THENCE crossing said 106.9 acre tract, the following five courses:

- 1.) South 00°16'07" West, a distance of 1402.03 feet to a 1/2" iron rod with cap "HMT" set;
- 2.) South 39°37'03" West, a distance of 61.34 feet to a 1/2" iron pin (with cap stamped "HMT") set;
- 3.) South 88°16'36" West, a distance of 232.05 feet to a point for corner;
- 4.) South 58°13'56" West, a distance of 20.02 feet to a 1/2" iron rod with cap "HMT" found;
- 5.) South 88°13'56" West, a distance of 356.56 feet to a 1/2" iron rod with cap "HMT" found in the Cul-de-sac of Agaritaville Street, Lot 1 of Agaritaville Subdivision, recorded in Document No. 201106044755 of the Official Public Records of Comal County, Texas;

THENCE along a non-tangent curve in the Cul-de-Sac of Agaritaville Street, having a radius of 50.00', arc length of 51.04 feet and a chord bearing North 02°31'56" West, a distance of 48.86 feet to a 1/2" iron rod with cap "KSC RPLS 5960" found for the Southwest corner of a proposed cemetery, surveyed this date;

THENCE around said cemetery, the following three courses:

- 1.) North 88°13'56" East, a distance of 119.88 feet to a 1/2" iron rod with cap "HMT" set for the Southeast corner of the cemetery;
- 2.) North 13°01'32" East, a distance of 156.47 feet to a 1/2" iron rod found;
- 3.) South 88°13'56" West, a distance of 147.13 feet to a 1/2" iron rod found with cap "KSC RPLS 5960" lying in the East line of said 1.333 acre tract,

THENCE with the West line of said 1.333 acre tract, the following six courses:

- 1.) North 08°28'32" East, a distance of 348.57 feet to a 1/2" iron rod found;

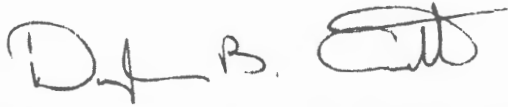
**VOID**

- 2.) North 06°25'44" West, passing at a distance of 341.11 feet a ½" iron rod found with cap "KSC RPLS 5960", continuing in all a distance of 364.12 feet to a ½" iron rod found;
- 3.) North 03°00'00" West, a distance of 195.57 feet to a ½" iron rod found;
- 4.) North 17°03'12" East, a distance of 143.00 feet to a ½" iron rod found;
- 5.) North 20°12'45" East, a distance of 148.36 feet to a ½" iron rod found;
- 6.) North 34°28'08" East, a distance of 114.78 feet to the POINT OF BEGINNING and containing 20.00 acres of land in Comal County, Texas.

Bearings are based upon the Texas State Plane Coordinate System, South Central Zone (4204) NAD83.

Surveyed this the 16th day of December, 2019.

Reference survey of said 20.00 acre tract of land prepared December 16, 2019.



Douglas B. Cottle  
Registered Professional Land Surveyor No. 6149  
Job No. 19-0617



S:\Projects\Title Surveys\Jennings, G.C\84.99 ac 12..51 ac-20.00 ac - 1290 Agartaville - Gary Dunn\19-0617 Cut Out 20 ac BNDY\M&B\18-0305\_20.00 ac.docx

**Filed and Recorded**  
**Official Public Records**  
**Bobbie Koeppe, County Clerk**  
**Comal County, Texas**  
**10/31/2023 10:18:22 AM**  
**MARY 5 Pages(s)**  
**202306034635**



*Bobbie Koeppe*



**RECEIVED**

By Kathy Griffin at 12:43 pm, Dec 29, 2023



**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

*Staff will complete shaded items*

\_\_\_\_\_  
Date Received

\_\_\_\_\_  
Initials

117037  
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

12.19.2023  
\_\_\_\_\_  
Date

\_\_\_\_\_  
COMPLETE APPLICATION  
Check No. \_\_\_\_\_ Receipt No. \_\_\_\_\_

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

Centex Hydro-Flo, Inc. & "Bulverde  
Electro Septic Tech"

P.O. Box 372

Bulverde, TX 78163 830-438-7329

Carl A Scheel Maint provider # MP0000014

Justin Scheel Maint provider # MP0002046

# Aerobic Maintenance Testing/Report Record

This testing and reporting record shall be completed, signed and dated after each inspection. One copy shall be retained by the maintenance company. The second copy is sent to the local permitting authority and the third copy is sent to the system owner along with an invoice for services by the maintenance company.

<b>Report Sent to:</b>		<b>Installation &amp; Startup Date</b>	<b>Contract Date:</b>	<b>Permit #</b>	
Gary Dean 1290 Agraritiville Spring Branch, TX 78070		06/23/08	02/19/24 - 02/19/26	117037 was 90843	
		<b>SEPTIC SYSTEM LOCATION</b>			
		Gary Dean 1290 Agraritiville Spring Branch, TX 78070		<b>Route Book #</b> 13-070	
				21105	
<b>Mapsco :</b>		<b>Authorized Agent:</b>			
352-DI		Comal County			
<b>Report Findings &amp; Inspector Signatures</b>		<b>Aerobic MFG</b>		<b>Hoot</b>	
<b>1. Required Frequency of Visits:</b> 3 times per year or every 4 months.		<b>Inspector please print</b>		<b>Inspector Signature</b>	
<b>Actual visit:</b> Day of week      Month/ Day/Year					
#1.	tu      6 14 124	Carl A Scheel or <u>Justin Scheel</u>			
#2.	/    /	Carl A Scheel or Justin Scheel		_____	
#3.	/    /	Carl A Scheel or Justin Scheel		_____	
<b>2. System Inspection:</b>		<b>Date #2</b>		<b>Date#3</b>	
	<b>Date #1</b>	<b>Operational#2</b>		<b>Operational#3</b>	
	<b>Operational#1</b>	<b>Yes or No</b>		<b>Yes or No</b>	
<b>Inspected Item</b>					
Chlorine Supply:	/	— —		— —	
Aerators:	/	— —		— —	
Air Filters:	/	— —		— —	
Air Pump:	/	— —		— —	
Irrigation Pump:	/	— —		— —	
Disinfection Device:	/	— —		— —	
Electrical Circuits:	/	— —		— —	
Distribution System:	/	— —		— —	
Sprayfield Vegetation:	/	— —		— —	
Tank Lids Secured:	/	— —		— —	
<b>3. Repairs to System ( list all components replaced )</b>					
Date #1.	/				
Date #2.	_____				
Date #3.	_____				
<b>4. Circle Test Performed (one is required)    mg/L,    mpm/100 ml,    or trace    Results    Test Method</b>					
Date #1.	BOD (Grab)	TSS (Grab)	<u>CL2 (Grab)</u>	Fecal Coliform	<u>1 mg/L</u> Hach test kit
Date #2.	BOD (Grab)	TSS (Grab)	CL2 (Grab)	Fecal Coliform	_____      Hach test kit
Date #3.	BOD (Grab)	TSS (Grab)	CL2 (Grab)	Fecal Coliform	_____      Hach test kit
<b>5. General Comments or Recommendations:</b>					
Date #1.	OK				
Date #2.	_____				
Date #3.	_____				

Centex Hydro-Flo, Inc. & "Bulverde  
Electro Septic Tech"

P.O. Box 372

Bulverde, TX 78163 830-438-7329

Carl A Scheel Maint provider # MP0000014

Justin Scheel Maint provider # MP0002046

# Aerobic Maintenance Testing/Report Record

This testing and reporting record shall be completed, signed and dated after each inspection. One copy shall be retained by the maintenance company. The second copy is sent to the local permitting authority and the third copy is sent to the system owner along with an invoice for services by the maintenance company.

<b>Report Sent to:</b>		<b>Installation &amp; Startup Date</b>	<b>Contract Date:</b>	<b>Permit #</b>	
Gary Dean 1290 Agraritiville Spring Branch, TX 78070		06/23/08	02/19/24 - 02/19/26	117037 was 90843	
<b>SEPTIC SYSTEM LOCATION</b>					
Gary Dean 1290 Agraritiville Spring Branch, TX 78070				<b>Route Book #</b>	
				13-070	
				21105	
<b>Mapsco :</b>		<b>Authorized Agent:</b>			
352-D1		Comal County			
<b>Report Findings &amp; Inspector Signatures</b>		<b>Aerobic MFG</b>		<b>Hoot</b>	
1. Required Frequency of Visits: 3 times per year or every 4 months.		Inspector please print		Inspector Signature	
Actual visit: Day of week	Month/ Day/Year				
#1. <u>tu</u>	<u>6 14 24</u>	Carl A Scheel or <u>Justin Scheel</u>		<u>[Signature]</u>	
#2. <u>tu</u>	<u>10 1 24</u>	Carl A Scheel or <u>Justin Scheel</u>		<u>[Signature]</u>	
#3. _____	<u>1 1</u>	Carl A Scheel or Justin Scheel		_____	
2. System Inspection:	Date #1 Operational#1 Yes or No	Date #2 Operational#2 Yes or No	Date#3 Operational#3 Yes or No		
Inspected Item	<u>/</u>	<u>/</u>	___		
Chlorine Supply:	<u>/</u>	<u>/</u>	___		
Aerators:	<u>/</u>	<u>/</u>	___		
Air Filters:	<u>/</u>	<u>/</u>	___		
Air Pump:	<u>/</u>	<u>/</u>	___		
Irrigation Pump:	<u>/</u>	<u>/</u>	___		
Disinfection Device:	<u>/</u>	<u>/</u>	___		
Electrical Circuits:	<u>/</u>	<u>/</u>	___		
Distribution System:	<u>/</u>	<u>/</u>	___		
Sprayfield Vegetation:	<u>/</u>	<u>/</u>	___		
Tank Lids Secured:	<u>/</u>	<u>/</u>	___		
3. Repairs to System ( list all components replaced )					
Date #1.	<u>/</u>				
Date #2.	<u>/</u>				
Date #3.	_____				
4. Circle Test Performed (one is required) mg/L, mpm/100 ml, or trace Results Test Method					
Date #1.	BOD (Grab)	TSS (Grab)	<u>CL2 (Grab)</u>	Fecal Coliform	<u>.1 mg/l</u> Hach test kit
Date #2.	BOD (Grab)	TSS (Grab)	<u>CL2 (Grab)</u>	Fecal Coliform	<u>.1 mg/l</u> Hach test kit
Date #3.	BOD (Grab)	TSS (Grab)	CL2 (Grab)	Fecal Coliform	_____ Hach test kit
5. General Comments or Recommendations:					
Date #1.	<u>ok</u>				
Date #2.	<u>ok</u>				
Date #3.	_____				

Centex Hydro-Flo, Inc. & "Bulverde  
Electro Septic Tech"

P.O. Box 372

Bulverde, TX 78163 830-438-7329

Carl A Scheel Maint provider # MP0000014

Justin Scheel Maint provider # MP0002046

# Aerobic Maintenance Testing/Report Record

This testing and reporting record shall be completed, signed and dated after each inspection. One copy shall be retained by the maintenance company. The second copy is sent to the local permitting authority and the third copy is sent to the system owner along with an invoice for services by the maintenance company.

<b>Report Sent to:</b>		<b>Installation &amp; Startup Date</b>	<b>Contract Date:</b>	<b>Permit #</b>	
Gary Dean 1290 Agraritiville Spring Branch, TX 78070		06/23/08	02/19/24 - 02/19/26	117037 was 90843	
<b>Mapsco :</b>		<b>SEPTIC SYSTEM LOCATION</b>			
<b>Authorized Agent:</b>		Gary Dean 1290 Agraritiville Spring Branch, TX 78070		<b>Route Book #</b>	
352-D1		Comal County		13-070	
				080	
				21105	
<b>Report Findings &amp; Inspector Signatures</b>			<b>Aerobic MFG</b>	<b>Hoot</b>	
1. Required Frequency of Visits: 3 times per year or every 4 months.			Inspector please print	Inspector Signature	
Actual visit:	Day of week	Month/ Day/Year			
#1.	Thu	6/14/24	Carl A Scheel or Justin Scheel	<i>[Signature]</i>	
#2.	Thu	10/1/24	Carl A Scheel or Justin Scheel	<i>[Signature]</i>	
#3.	Mon	2/3/25	Carl A Scheel or Justin Scheel	<i>[Signature]</i>	
2. System Inspection:					
	Date #1	Date #2	Date #3		
	Operational#1	Operational#2	Operational#3		
	Yes or No	Yes or No	Yes or No		
Inspected Item	/	/	/		
Chlorine Supply:	/	/	/		
Aerators:	/	/	/		
Air Filters:	/	/	/		
Air Pump:	/	/	/		
Irrigation Pump:	/	/	/		
Disinfection Device:	/	/	/		
Electrical Circuits:	/	/	/		
Distribution System:	/	/	/		
Sprayfield Vegetation:	/	/	/		
Tank Lids Secured:	/	/	/		
3. Repairs to System ( list all components replaced )					
Date #1.	/				
Date #2.	/				
Date #3.	/				
4. Circle Test Performed (one is required) mg/L, mpn/100 ml, or trace Results Test Method					
Date #1.	BOD (Grab)	TSS (Grab)	CL2 (Grab)	Fecal Coliform	<i>[Signature]</i> Hach test kit
Date #2.	BOD (Grab)	TSS (Grab)	CL2 (Grab)	Fecal Coliform	<i>[Signature]</i> Hach test kit
Date #3.	BOD (Grab)	TSS (Grab)	CL2 (Grab)	Fecal Coliform	<i>[Signature]</i> Hach test kit
5. General Comments or Recommendations:					
Date #1.	ok				
Date #2.	ok				
Date #3.	ok				