

# 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: 117100  
Issued This Date: 02/06/2024  
This permit is hereby given to: RANDALL BENHARDT

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

10971 DEDEKE DR  
NEW BRAUNFELS, TX 78132

Subdivision: SCHOENTHAL RANCH  
Unit: 5  
Lot: 1(PT)  
Block: 0  
Acreage: 3.5800

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.



**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

*Staff will complete shaded items*

		117100
<i>Date Received</i>	<i>Initials</i>	<i>Permit Number</i>

**Instructions:**

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

**OSSF Permit**

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

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

\_\_\_\_\_  
Signature of Applicant

1/20/2024

\_\_\_\_\_  
Date

___ COMPLETE APPLICATION Check No. _____ Receipt No. _____
---------------------------------------------------------------

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



COMAL COUNTY  
ENGINEERS OFFICE

**ON-SITE SEWAGE FACILITY APPLICATION**

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

Date November 21, 2023

Permit Number 117100

**1. APPLICANT / AGENT INFORMATION**

Owner Name RANDALL BENHARDT  
Mailing Address 10971 DEDEKE DRIVE  
City, State, Zip NEW BRAUNFELS TEXAS 78132  
Phone # 580-916-0717  
Email rbenhardt@gmail.com

Agent Name GREG JOHNSON, P.E.  
Agent Address 170 HOLLOW OAK  
City, State, Zip NEW BRAUNFELS TEXAS 78132  
Phone # 830-905-2778  
Email gregjohnsonpc@yahoo.com

**2. LOCATION**

Subdivision Name SCHOENTHAL RANCH Unit 5 Lot 1 PT Block \_\_\_\_\_  
Survey Name / Abstract Number \_\_\_\_\_ Acreage 3.5808  
Address 10971 DEDEKE DRIVE City NEW BRAUNFELS State TX Zip 78132

**3. TYPE OF DEVELOPMENT**

Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 3393

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: \$ EXISTING HOUSE (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 Collection

**4. SIGNATURE OF OWNER**

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities..
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

*Randy Benhardt*  
Signature of Owner

12/20/23  
Date



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

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

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

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) EXISTING 1000 GAL (#52190) & HYDRO-ACTION AP-500 & 500 PUMP Absorption/Application Area (Sq Ft) 4926

Gallons Per Day (As Per TCEQ Table III) 300

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

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

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

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

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

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

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

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

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

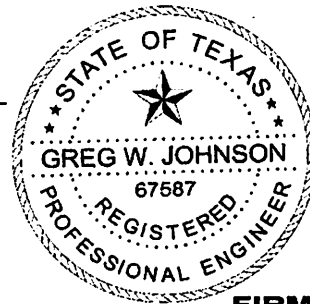
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP)

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

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

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

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



FIRM #2585

By signing this application, I certify that:

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

Signature of Designer (Handwritten signature)

Date December 18, 2023

**AFFIDAVIT**

**THE COUNTY OF COMAL  
STATE OF TEXAS**

**CERTIFICATION OF OSSF REQUIRING MAINTENANCE**

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

**I**

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

**II**

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

5 UNIT/PHASE/SECTION \_\_\_\_\_ BLOCK 1PT LOT \_\_\_\_\_ SCHOENTHAL RANCH SUBDIVISION \_\_\_\_\_

IF NOT IN SUBDIVISION: 3.58 ACREAGE \_\_\_\_\_ SURVEY \_\_\_\_\_

The property is owned by (Insert owner's full name): RANDALL BENHARDT

This OSSF must be covered by a continuous maintenance contract for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

WITNESS BY HAND(S) ON THIS 20<sup>th</sup> DAY OF December, 2023

[Signature]  
Owner(s) signature(s)

\_\_\_\_\_  
RANDALL BENHARDT  
Owner (s) Printed name (s)

RANDALL BENHARDT SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 20<sup>th</sup> DAY OF

Dec, 2023

[Signature]  
Notary Public Signature



Filed and Recorded  
Official Public Records  
Bobbie Koeppe, County Clerk  
Comal County, Texas  
01/16/2024 08:48:35 AM  
NANCY 1 Pages(s)  
202406001227

Bobbie Koeppe

# Bulldog Septic Services

5361 Gin Rd, Marion Tx 78124  
Tel.: (830) 583-7867

Permit# _____
Regulatory Agency <u>Comal</u>

## COMMERCIAL INSPECTION & MAINTENANCE AGREEMENT

Regular and continuing Maintenance is the single most important key to the long-term safe and successful operation of surface application systems utilizing aerobic treatment plants. The OWNER of an aerobic wastewater treatment system is a VITAL KEY to its success or failure and thereby they must accept their responsibilities of its upkeep and maintenance. Bulldog Septic Services hereby enters this maintenance contract to assist the Owner in keeping his/her aerobic system operating properly and safely; and, to keep the owner in compliance with the Texas Commission on Environmental Quality (TCEQ) regulations. (Title 30 Texas Administrative Code, Chapter 285)

**INSPECTION OF ITEMS:** Items to be inspected include aerators, alarms, chlorine supply and disinfection system, diffusers, distribution systems, drip emitters, sludge volume, chlorine residual, electrical circuitry, filters and pumps.

**FREQUENCY OF MAINENANCE INSPECTION:** Bulldog Septic Services will perform maintenance inspections to the owner's aerobic wastewater treatment system three (3) times a year at approximately four (4) month intervals. On each report the owner receives, it will indicate when their next schedule maintenance inspection will occur.

**REPORTS:** A report will be generated during each visit with one (1) copy submitted to the required regulatory agency, one (1) copy sent to the owner of the system and the original maintained in our files. The report will indicate the date the inspection was performed, owners name and address, the items inspected, sampling test results for Chlorine Residual, comments, recommendations, and/or repairs performed.

**SAMPLING:** A Chlorine Residual sample will be conducted during each maintenance inspection visit. Results will be recorded on each report. For commercial systems only, each year, one (1) Biological Oxygen Demand (BOD) and one (1) Total Suspended Solids (TSS) sample will be taken for laboratory analysis. The owner is responsible for the laboratory cost for these tests. The test results will be submitted to the required regulatory agency.

**REPAIRS:** The owner of the aerobic wastewater treatment system is responsible for any cost associated with the repair or replacement of the system's components. Any repairs and/or replacement costs will be discussed with and accepted by the owner prior to any work performed by Bulldog Septic Services. Bulldog Septic Services will respond to non-scheduled services within 24 hours. There is additional fee for non-scheduled visits and/or service calls.

**FEES:** The cost of a maintenance agreement for the system listed below is: \$ 500 and is valid for Two year(s). Payment is due at the time of contract signing. Failure to make payment within ten (10) days of date of the contract constitutes a breach of contract, and the appropriate regulatory agency will be notified of the cancellation of the contract. This maintenance agreement does not cover the cost of customer-requested service calls, materials or labor that are due to system or component failure. Non-scheduled visits and/or service calls requested by the owner will be at an additional charge. Invoices are due upon completion of the work performed and/or receipt of invoices.

### OWNER'S RESPONSIBILITIES:

- The owner of the Aerobic Treatment Unit must maintain sufficient chlorine (tablets or liquid) in the disinfection system at all times.
- The owner must maintain an area free of overgrowth or vegetation around the Aerobic Treatment Unit and sprinklers.
- Make your property accessible (gate unlocked or key/combination provided), and dogs restrained during each visit.
- The owner must follow the manufacturer's recommendations for the system's proper operation, including restricting the disposal of non-biodegradable material, chemicals, solvents, thinners, fuels, grease, oils, etc. that can effect the systems performance and/or pollute the environment.
- The owner must have their system repaired or components replaced immediately by a Certified Provider as needed.
- The owner must have their Aerobic Treatment Unit pumped out by a licensed waste hauler when their system exceeds 65% sludge volume.
- Bulldog Septic Services will advise you when this is necessary by conducting a free annual 30 minute settleometer test.
- The owner should keep fire ants away from the Aerobic Treatment unit and its components. Any damage caused by fire ants is not covered under any warranty. Bulldog Septic Services reserves the right to refuse service to systems infested by fire ants. A Travel charge shall be made for return visits, due to fire ant infestation or animals not restrained.

This contract is valid from: NA through 2 years from License to operate

Manufacturer: \_\_\_\_\_ Model: \_\_\_\_\_ Serial Number: \_\_\_\_\_

Owner's Name: Jodie Benhardt Site Address: 10971 Dedeke Dr

Mailing Address: 10971 Dedeke Dr, New Braunfels, TX 78132

Telephone: \_\_\_\_\_ Cell Phone: 830-386-6831 Work Phone: \_\_\_\_\_

Email: jbenhardt01@gmail.com Call or Text Before Each Visit? \*  Yes  No Gate Code: \_\_\_\_\_

Jodie Benhardt 1/12/2024 MP2229  
 Signature of Owner Date John Foster, MP TCEQ License

**Greg W. Johnson, P.E.**  
170 Hollow Oak  
New Braunfels, Texas 78132  
830/905-2778

December 18, 2023

Comal County Office of Environmental Health  
195 David Jonas Drive  
New Braunfels, Texas 78132-3760

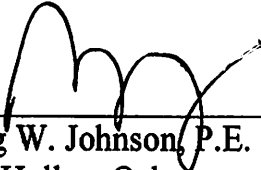
RE- SEPTIC DESIGN  
10971 DEDEKE DR  
SCHOENTHAL RANCH, UNIT 5, LOT 1 (PT) being 3.5808 ac  
NEW BRAUNFELS, TX 78132

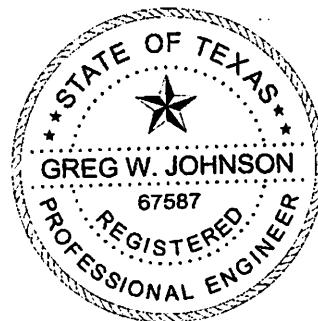
Brandon/Brenda,

The referenced property is located within the Edwards Aquifer Recharge Zone. This property is exempt from a WPAP because it is not a regulated activity according to §213.5(h)(2) "exempt ... does not exceed 20 % impervious cover on the site. To my knowledge no WPAP exists for this property.

Temporary erosion and sedimentation controls should be utilized as necessary prior to construction. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, activities must be suspended immediately and the applicant or his agent must immediately notify the TCEQ Regional Office. After that operations can only proceed after the Executive Director approves required additional engineered impact plans.

Designed in accordance with Chapter 285, Subchapter D, §285.40, 285.4 1, & 285.42, Texas Commission on Environmental Quality (Effective December 29, 2016).

  
12/18/23  
\_\_\_\_\_  
Greg W. Johnson, P.E. No. 67587/F#2585  
170 Hollow Oak  
New Braunfels, Texas 78132 - 830/905-2778



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

Date Soil Survey Performed: November 21, 2023

Site Location: SCHOENTHAL RANCH, UNIT 5, LOT 1PT 3.58 ac

Proposed Excavation Depth: N/A

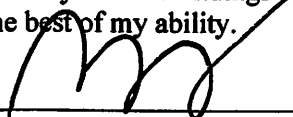
**Requirements:**

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

SOIL BORING NUMBER <u>        </u> SURFACE EVALUATION						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	<b>III</b>	<b>CLAY LOAM</b>	<b>N/A</b>	<b>NONE OBSERVED</b>	<b>LIMESTONE @ 12"</b>	<b>BROWN</b>
1						
2						
3						
4						
5						

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

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

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

11/21/23  
 \_\_\_\_\_  
 Date

**Greg W. Johnson, P.E.**

170 Hollow Oak  
New Braunfels, Texas 78132  
830/905-2778

January 22, 2024

Comal County Office of Environmental Health  
195 David Jonas Drive  
New Braunfels, Texas 78132-3760

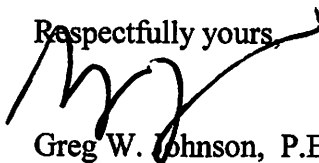
RE: Septic Design #117100  
10971 Dedeke Drive  
Schoenthal Ranch, Unit 5, Lot 1 pt, being 3.5808 acres  
New Braunfels, TX 78132  
Benhardt Residence

Brandon,

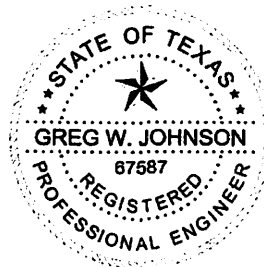
According to the FEMA floodplain map (FIRM 48091C0420F) a portion of the referenced property located within the 100 year flood plain (Flood Zone A) where a portion of the aerobic spray field is located. The property slopes from four to eight percent and is not in an area where seeps will occur. This spray location does not contain any ditches, swales, or drainage features. No setbacks are required. The system has been designed so that during a 100 year flood event, in my professional opinion, no damage will occur to the OSSF as to cause contamination to the environment or a nuisance.

If I can be of further assistance please contact me.

Respectfully yours,



Greg W. Johnson, P.E., F#2585



**OSSF SOIL EVALUATION REPORT INFORMATION**

Date: December 18, 2023

**Applicant Information:**

**Site Evaluator Information:**

Name: RANDALL BENHARDT  
 Address: 10971 DEDEKE DRIVE  
 City: NEW BRAUNFELS State: TEXAS  
 Zip Code: 78132 Phone: (580) 916-0717

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

**Property Location:**

Lot 1PT Unit 5 Blk \_\_\_\_\_ Subd. SCHOENTHAL RANCH  
 Street Address: 10971 DEDEKE DRIVE  
 City: NEW BRAUNFELS Zip Code: 78132  
 Additional Info.: \_\_\_\_\_

**Installer Information:**

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

**Topography:** Slope within proposed disposal area: 4 to 8 %

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

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

Commercial

Q = \_\_\_\_\_ GPD \_\_\_\_\_

Residential Water conserving fixtures to be utilized? Yes  No

Number of Bedrooms the septic system is sized for: 4 Total sq. ft. living area 3393

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

Q = (4 +1)\*75-(20%)= 300

Trash Tank Size 1000 Gal.

TCEQ Approved Aerobic Plant Size 500 G.P.D.

Req'd Application Area = Q/Ri = 300 / 0.064 = 4688 sq. ft.

Application Area Utilized = 4926 sq. ft.

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

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

Pump Tank Size = 500 Gal. 17.2 Gal/inch.

Reserve Requirement = 100 Gal. 1/3 day flow.

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

With Chlorinator NSF/TCEQ APPROVED

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

Two way cleanout

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

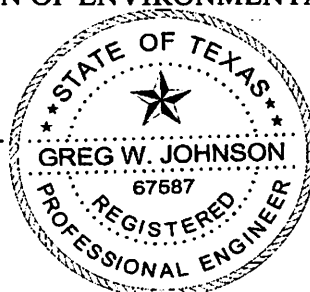
1" Sch-40 PVC discharge manifold

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

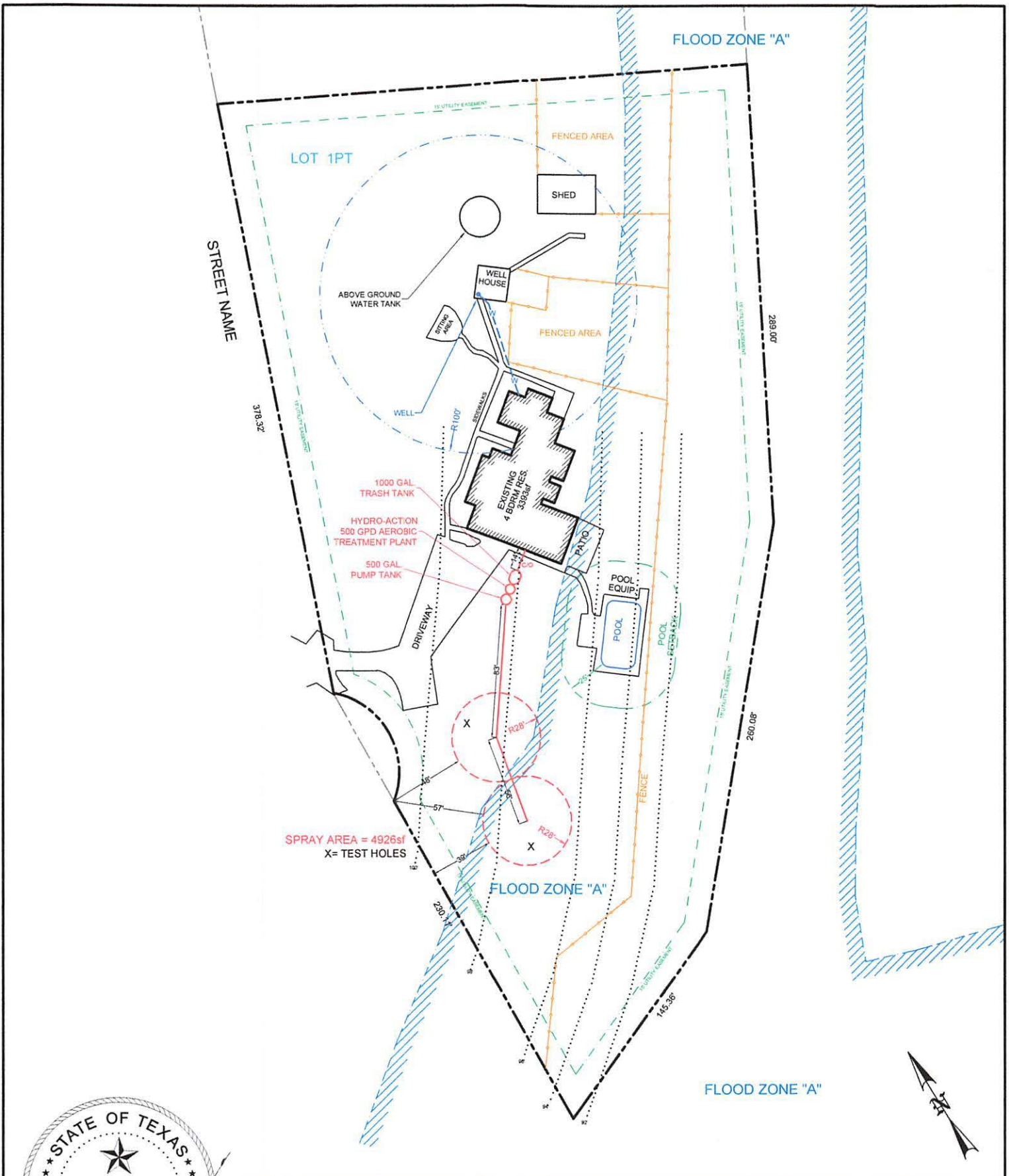
I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016)

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

12/18/23  
 \_\_\_\_\_  
 DATE

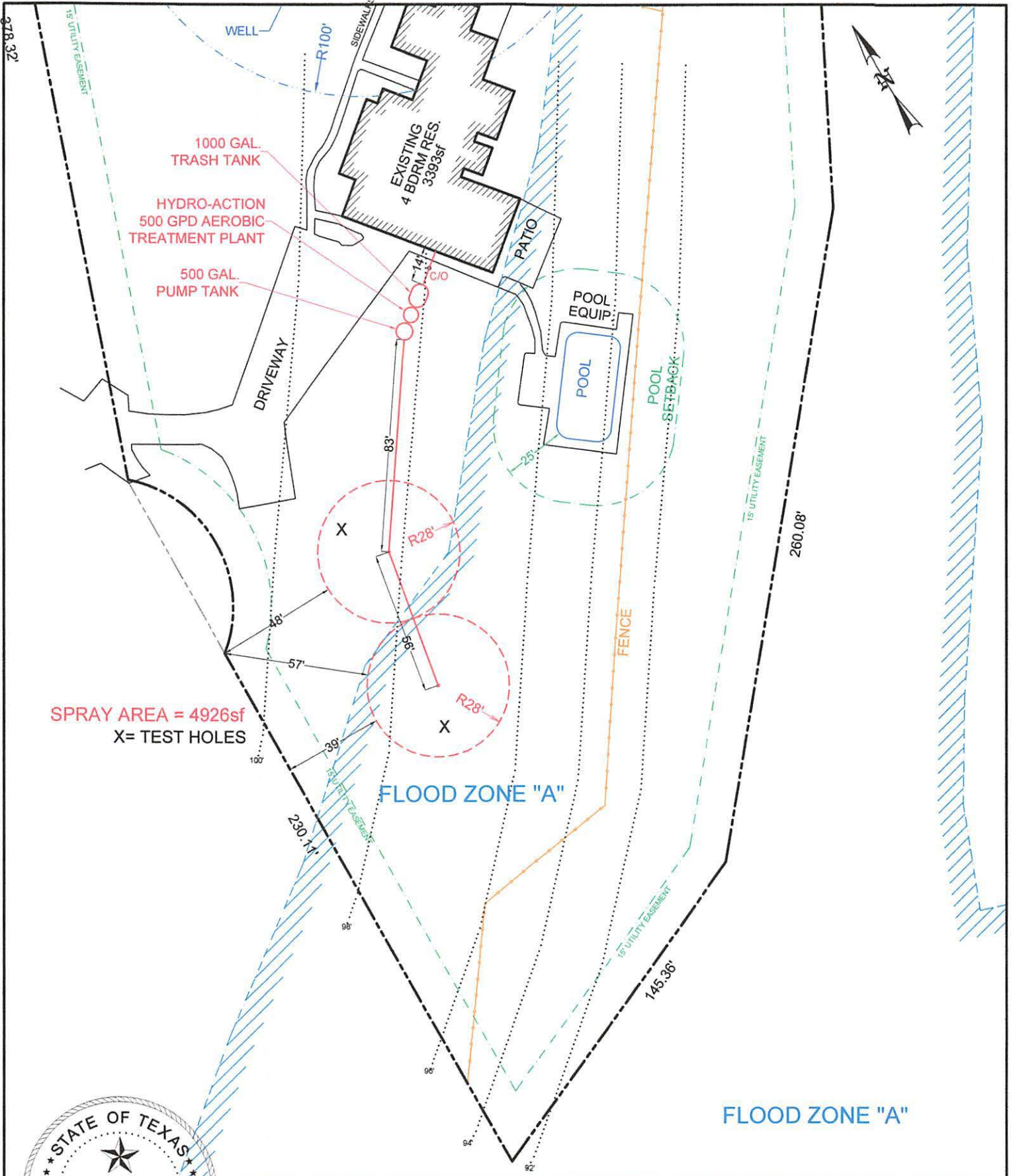


**FIRM #2585**



OWNER: RANDALL BENHARDT		DRAWN BY: EJS III		
STREET ADDRESS: 10971 DEDEKE DRIVE				
LEGAL DESC: SCHOENTHAL RANCH	UNIT/SECTION/PHASE: 5	BLOCK:	LOT: 1PT	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=80'	DATE: 12/18/2023	REVISED: 1/22/2024	





SPRAY AREA = 4926sf  
X = TEST HOLES

FLOOD ZONE "A"

FLOOD ZONE "A"



OWNER: RANDALL BENHARDT		DRAWN BY: EJS III	
STREET ADDRESS: 10971 DEDEKE DRIVE			
LEGAL DESC: SCHOENTHAL RANCH	UNIT/SECTION/PHASE: 5	BLOCK:	LOT: 1PT
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=80'	DATE: 12/18/2023	REVISED: 1/22/2024

**RECEIVED**

By Brandon Olvera at 3:38 pm, Apr 25, 2024

**Greg W. Johnson, P.E.**  
170 Hollow Oak  
New Braunfels, Texas 78132  
830/905-2778

April 19, 2024

Comal County Office of Environmental Health  
195 David Jonas Drive  
New Braunfels, Texas 78132-3760

RE: Permit #107100  
10971 Dedek Drive  
Schoenthal Ranch, Unit 5, Lot 1pt, being 3.5808 ac  
Benhardt Residence

Brandon,

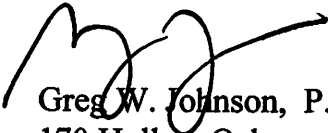
This septic system was installed without Comal County inspections. I personally visited the referenced site and critical portions of the septic system were uncovered and I can confirm the treatment tank portion of the design was installed according to my design specifications and meet the requirements as permitted.

The tank was exposed and was level and backfilled with appropriate backfill material and has proper piping was installed.

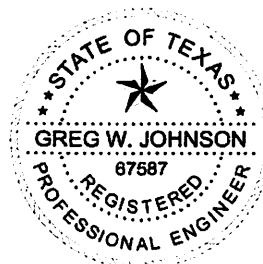
I hereby certify this portion of the installation complies with my design and TCEQ regulations.

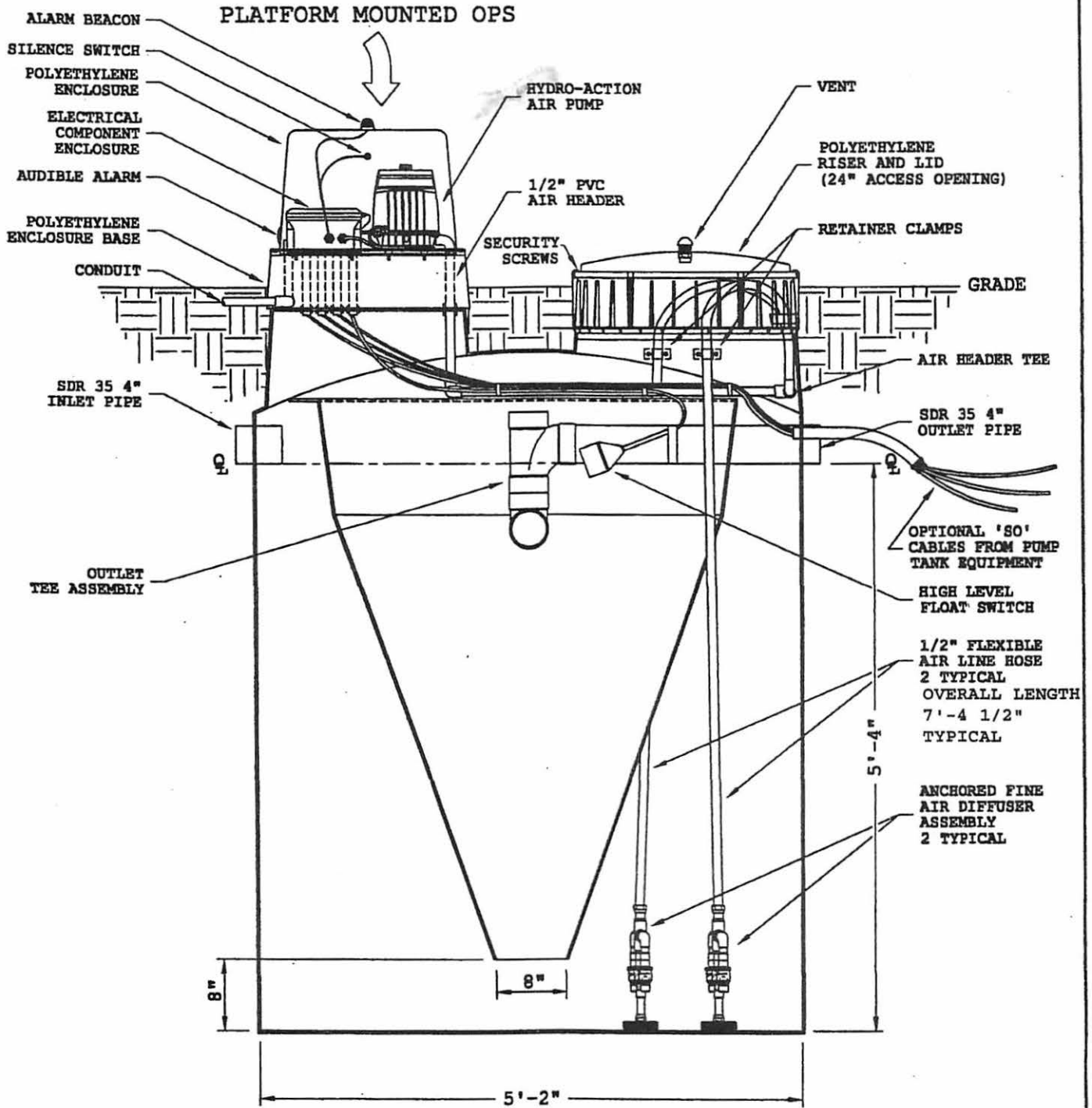
If I can be of further assistance please contact me.

Respectfully yours,



Greg W. Johnson, P.E.  
170 Hollow Oak  
New Braunfels, Texas 78132  
830/905-2778





AP-500\*  
SECTION

\*PATENTS PENDING

NOTES:

1. Q = FLOW LINE



SEALONT, TX  
MODEL AP-500 WWTP  
SECTIONAL VIEW

DRAWN BY	D.M.
APPROVED:	R.S.
SCALE:	N.T.S.
DATE:	2-10-99
DRAWING NUMBER	APG-500-1

2/15/99 8:53 AM

APG5001.dwg

Texas Commission on Environmental Quality  
On-Site Sewage Facility Program

Approved Product - Treatment Unit

Product Name: Hydro-Action  
Model Name: AP-500  
Manufacturer: Hydro-Action, Inc.  
Product Type: Treatment Unit  
Capacity: 500

Contact: Hydro-Action, Inc.  
Address: 8645 Broussard Rd  
Beaumont, TX 77713  
Phone: (800) 370-3749 (409) 892-3600  
Website: <http://www.hydro-action.com/>

Technical Notes: The audible portion of this products failure sensing and signaling equipment was between 70 and 90 dBA at 1.5 meters.

Restrictions: Pretreatment tank required.

Certifying Agency: NSF International  
Certification Standard: NSF Standard 40

This information was printed from the TCEQ Approved Product page:  
<https://www.tceq.texas.gov/permitting/ossf/ossf-products>

## TANK NOTES:

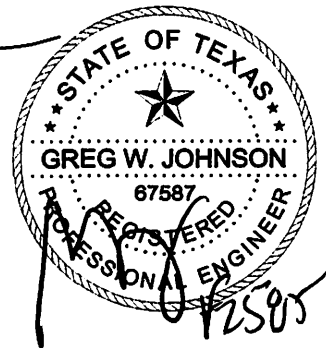
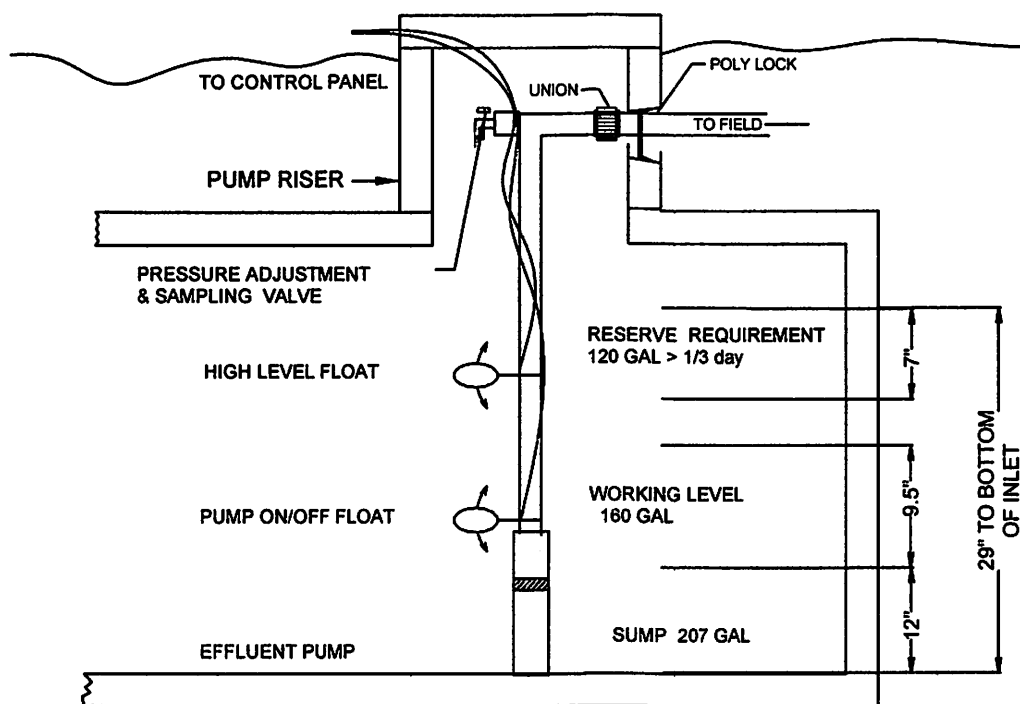
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

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

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

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



**TYPICAL PUMP TANK CONFIGURATION  
500 GAL TANK**

### OPERATION

1. The pump must be submerged at all times during normal operation. Do not run pump dry.
2. Make sure that the float switches are set so that the pump stops before the pump runs dry or breaks suction. If necessary, adjust float switches to achieve this.
3. The motor bearings are lubricated internally. No maintenance is required or possible on the pump.

**Table 1: Recommended Fusing Data**  
60 Hz/1 Phase 2-Wire Cable

Model	HP	Voltz/Hz/ Phase	Max Load Amps	Locked Rotor Amps	Fuse Size Standard/ Dual Element
P10D	1/2	115/60/1	11.0	30.0	15
P20D	1/2	115/60/1	9.5	30.0	15
P30D	1/2	115/60/1	9.5	30.0	15



Figure 1: Insert a piece of 3" PVC pipe in the bottom of the motor to raise the pump in the tank.

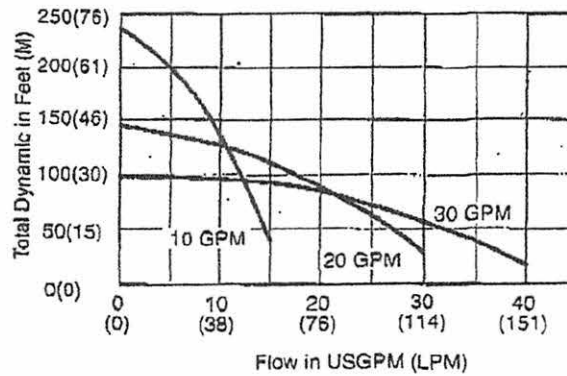


Figure 2: Performance in Feet of Head at Gallons Per Minute (G@LPM).

### LOW ANGLE NOZZLE PERFORMANCE CHART

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

KRAIN  
K-2 PLUS

\*

ATC-NEW BRAUNFELS  
4000142300148

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

**GENERAL WARRANTY DEED**

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

THAT THE UNDERSIGNED, **James K. Weaver and Meredith Weaver**, hereinafter called "Grantor," whether one or more, for and in consideration of the sum of **TEN DOLLARS (\$10.00)** and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of **SIX HUNDRED SIXTY FIVE THOUSAND AND NO/100 DOLLARS (\$665,000.00)**, payable to the order of **Mortgage Financial Services, LLC** ("Lender"), as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to **BRETT M. SHANKS TRUSTEE**, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY** unto **RANDALL BENHARDT, A MARRIED MAN**, herein referred to as the "Grantee," whether one or more, all of Grantor's interest in the following described real property ("Property"):

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A";**

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described Property as the same are filed for record in the County Clerk's Office of **COMAL County, Texas**.

**TO HAVE AND TO HOLD** the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described Property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become

absolute. Lender, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described Property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said Property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns.

Current ad valorem taxes on the Property having been prorated, the payment thereof is assumed by Grantee.

[SIGNATURE TO APPEAR ON THE NEXT PAGE]



EXECUTED on this 1<sup>st</sup> day of May 2023

GRANTOR:

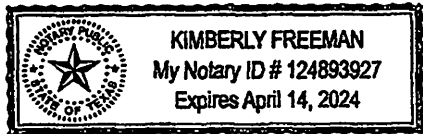
[Signature]  
James K. Weaver

GRANTOR:

[Signature]  
Meredith Weaver

THE STATE OF TX §  
§  
COUNTY OF Comal §

This instrument was acknowledged before me on the 1 day of May, 2023 by James K. Weaver and Meredith Weaver.



[Signature]  
NOTARY PUBLIC, STATE OF TX

After Recording, Return To:  
Grantee's Address

\_\_\_\_\_  
\_\_\_\_\_

## EXHIBIT A

A TRACT OR PARCEL OF LAND CONTAINING 3.5808 ACRES (155,978 SQUARE FEET) BEING OUT OF LOT 1, SCHOENTHAL RANCH, UNIT 5, RECORDED IN VOLUME 6, PAGE 200, MAP AND PLAT RECORDS COMAL COUNTY, TEXAS (M.P.R.C.C.T.) AND BEING THAT SAME TRACT CONVEYED TO CLINTON WOOD AND BRANDI WOOD, HUSBAND AND WIFE, RECORDED IN DOCUMENT No. (Doc. No.) 200806038229, OFFICIAL PUBLIC RECORDS COMAL COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN VOL. 6, PG. 200, M.P.R.C.C.T.)

BEGINNING at a found 1/2" iron rod in the easterly right-of-way (R.O.W.) line of Dedeke Drive (60' R.O.W.) for the common North corner of herein described Tract and the and the southwest corner of a called 2.965 acre tract conveyed to Burns Waggener and wife, Dana Waggener, recorded in Volume 711, Page 818, O.P.R.C.C.T.;

THENCE S 62°55'48" E, departing the easterly R.O.W. line of said Dedeke Drive and along the common Northerly line of herein described Tract and the southerly line of said tract conveyed to Burns Waggener and wife, Dana Waggener, at 290.00' pass a set 1/2" iron rod with orange plastic cap stamped "Precision Surveyors" (hereinafter called "set 1/2" iron rod") for reference, in all a total distance of 334.70', to a point in a creek bed and the westerly line of Schoenthal Ranch, Unit 4, recorded in Volume 6, Page 183, M.P.R.C.C.T., for the common East corner of herein described Tract and the southeast corner of said tract conveyed to Burns Waggener and wife, Dana Waggener;

THENCE S 28°12'39" W, 288.51', along the said creek bed and the common Easterly line of herein described Tract and the westerly line of said Schoenthal Ranch, Unit 4, to a point for an exterior angle point and corner of herein described Tract and an interior angle point and corner of said Schoenthal Ranch, Unit 4;

THENCE S 40°55'00" W, 260.08', continuing along the said creek bed and the common Easterly line of herein described Tract and the westerly line of said Schoenthal Ranch, Unit 4, to a point for an exterior angle point and corner of herein described Tract, a corner of said Schoenthal Ranch, Unit 4 and a corner of Lot 2, Schoenthal Ranch, Unit 5;

THENCE S 66°57'34" W, 145.36', continuing along the said creek bed and the common Southerly line of herein described Tract and a northerly line of said Lot 2, Schoenthal Ranch, Unit 5, to a point for the common South corner of herein described Tract and an interior angle point and corner of said Lot 2, Schoenthal Ranch, Unit 5;

THENCE N 02°07'00" E, departing the said creek bed and along the common Westerly line of herein described Tract and an easterly line of said Lot 2, Schoenthal Ranch, Unit 5, at 54.44' pass a set 1/2" iron rod for reference, in all a total distance of 229.44', to a set 1/2" iron rod in the easterly R.O.W. line of said Dedeke Drive and a non-tangent curve to the left for a common corner of herein described Tract and a corner of said Lot 2, Schoenthal Ranch, Unit 5;

THENCE along the common Westerly line of herein described Tract and the easterly R.O.W. line of said Dedeke Drive and said curve to the left having a RADIUS of 50.00', DELTA of 102°00'47", LENGTH of 89.02', CHORD BEARING of N02°09'21"E and a CHORD LENGTH of 77.72', to a set 1/2" iron rod for a corner of herein described Tract;

THENCE N 20°22'01" E, 376.57', continuing along the common Westerly line of herein described Tract and the easterly R.O.W. line of said Dedeke Drive to the POINT OF BEGINNING containing 3.5808 acres (155,978 square feet) of land.

Note: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of Schedule B hereof.

**Filed and Recorded**  
**Official Public Records**  
**Bobbie Koepf, County Clerk**  
**Comal County, Texas**  
**05/02/2023 09:30:53 AM**  
**TERRI 5 Pages(s)**  
**202306013346**



*Bobbie Koepf*

CCEO

COPY

GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY

9110537

JPR/ab

\$7.00

THE STATE OF TEXAS

382260

FILED

COUNTY OF Comal

KNOW ALL MEN BY THESE PRESENTS:

91 NOV - 3 11:53

THAT We, JESSE P. JACKSON and BONNIE M. JACKSON, Husband and Wife

*Dated & Signed*

(hereinafter called "GRANTORS" whether one or more), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good

whose address is 10971 Dedeke Drive  
New Braunfels, TX 78130

(hereinafter called "GRANTEES" whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the note in the principal sum of One Hundred Seventy Thousand and No/100 (\$ 170,000.00)

payable to the order of INDEPENDENCE ONE MORTGAGE CORPORATION (hereinafter referred to as "BENEFICIARY") at the special instance and request of the Grantees herein, the receipt of which is hereby acknowledged and confessed, and as evidence of such advancement, the said Grantees herein have executed their note of even date herewith for said amount payable to the order of said Beneficiary, bearing interest at the rate therein provided, principal and interest being due and payable in monthly installments as therein set out, and providing for attorney's fees and acceleration of maturity at the rate and in the events therein set forth, which note is secured by the Vendor's Lien herein reserved and is additionally secured by a Deed of Trust of even date herewith, executed by the Grantees herein to ALLAN B. POLUNSKY,

Trustee, reference to which is here made for all purposes; and in consideration of the payment of the sum above mentioned by the Beneficiary above mentioned, Grantors hereby transfer, set over, assign and convey unto said Beneficiary and assigns, the Vendor's Lien and Superior Title herein retained and reserved against the property and premises herein conveyed, in the same manner and to the same extent as if said note had been executed in Grantor's favor and by said Grantors assigned to the Beneficiary without recourse; have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said Grantees herein, the following described property, together with all improvements thereon, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto the said Grantees, their heirs and assigns forever. And Grantors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Taxes for the current year have been prorated and are assumed by Grantee. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the above described property as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances.

But it is expressly agreed and stipulated that the Vendor's Lien and the Superior Title are retained and reserved in favor of the payee in said note against the above described property, premises and improvements, until said note, and all interest thereon is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

When this deed is executed by one person, or when the Grantee is one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "Successors and assigns".

Executed on this the 31st day of October, 1991

*Jesse P. Jackson*  
JESSE P. JACKSON

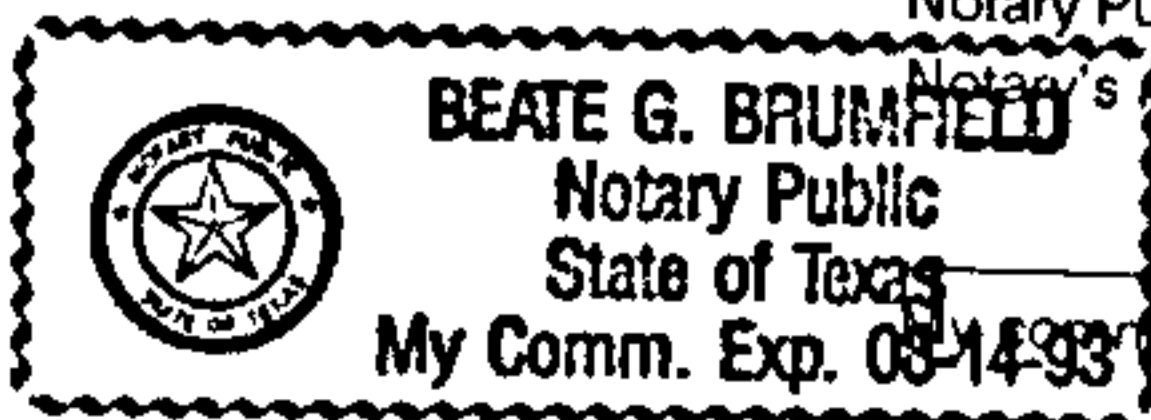
*Bonnie M. Jackson*  
BONNIE M. JACKSON

THE STATE OF TEXAS:  
COUNTY OF BEXAR

This instrument was acknowledged before me on November 1, 1991  
by JESSE P. JACKSON and BONNIE M. JACKSON

RETURN TO:  
MARY ALICE FULLER  
10971 Dedeke Drive  
New Braunfels, TX 78130

*Beate G. Brumfield*  
Notary Public, State of Texas



Notary's name printed:  
My Comm. Exp. 08-14-93

GENERAL WARRANTY DEED  
WITH VENDOR'S LIEN

34, 225-NBTC

CCEO  
COPY

0790 0551

EXHIBIT "A"

FIELD NOTES  
FOR  
A 3.603 ACRE TRACT

Being a 3.603 acre tract of land out of the S. A. & M. G. Railroad Company Survey No. 497 $\frac{1}{2}$  and also being out of the Southern portion of Lot 1, Schoenthal Ranch, Unit No. 5, a subdivision in Comal County, Texas, recorded in Volume 6, Page 200 of the Map and Plat Records of Comal County, Texas, and being more particularly described as follows:

BEGINNING: At an iron pin set in the Westerly line of Lot 1, the Easterly line of a road, called Dedeka Drive, for the Northwest corner of this tract, said point being S 07° 15' W 118.28 feet and S 20° 22' W 146.53 feet from an iron pin found at the Northwest corner of the above referenced Lot 1;

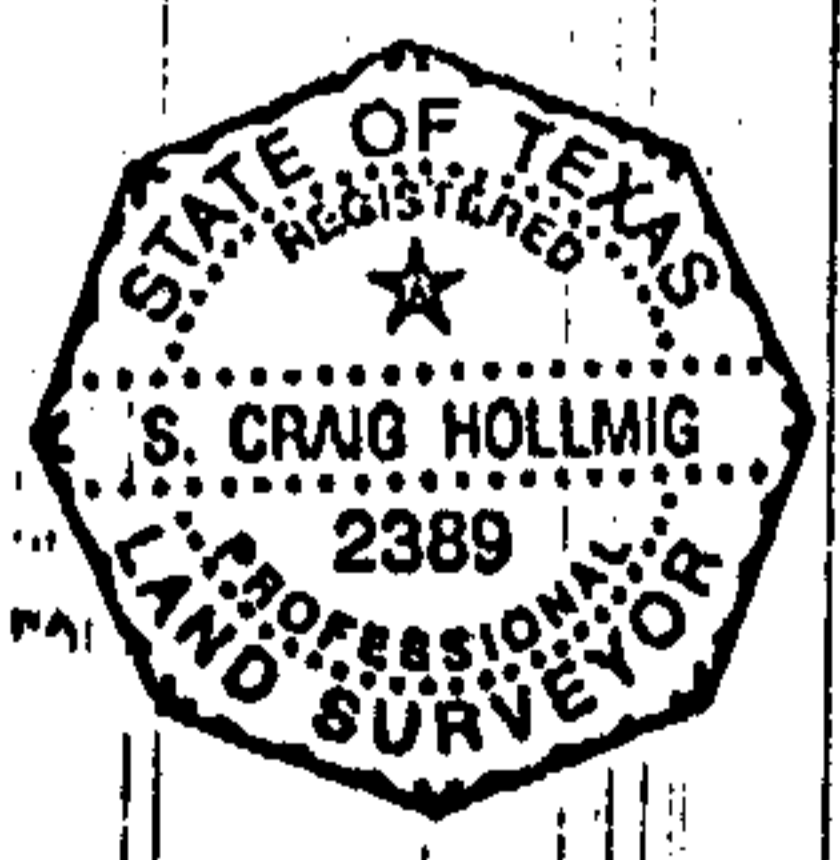
THENCE: S 62° 55' 48" E 334.70 feet to an iron pin set in the Easterly line of Lot 1, for the Northeast corner of this tract;

THENCE: Along the Easterly line of Lot 1, S 28° 12' 39" W 288.51 feet, S 40° 55' 00" W 260.08 feet, an iron pin set and S 66° 57' 34" W 145.36 feet to an iron pin set at the South corner of Lot 1, for the South corner of this tract;

THENCE: Along the Westerly line of Lot 1, N 02° 07' E 307.0 feet to an iron pin found at the Southeast end of Dedeka Drive, for a corner of Lot 1, for a corner of this tract;

THENCE: Continuing along the Westerly line of Lot 1, the Easterly line of Dedeka Drive, N 20° 22' E 376.74 feet to the Point of Beginning and containing 3.603 acres of land, more or less.

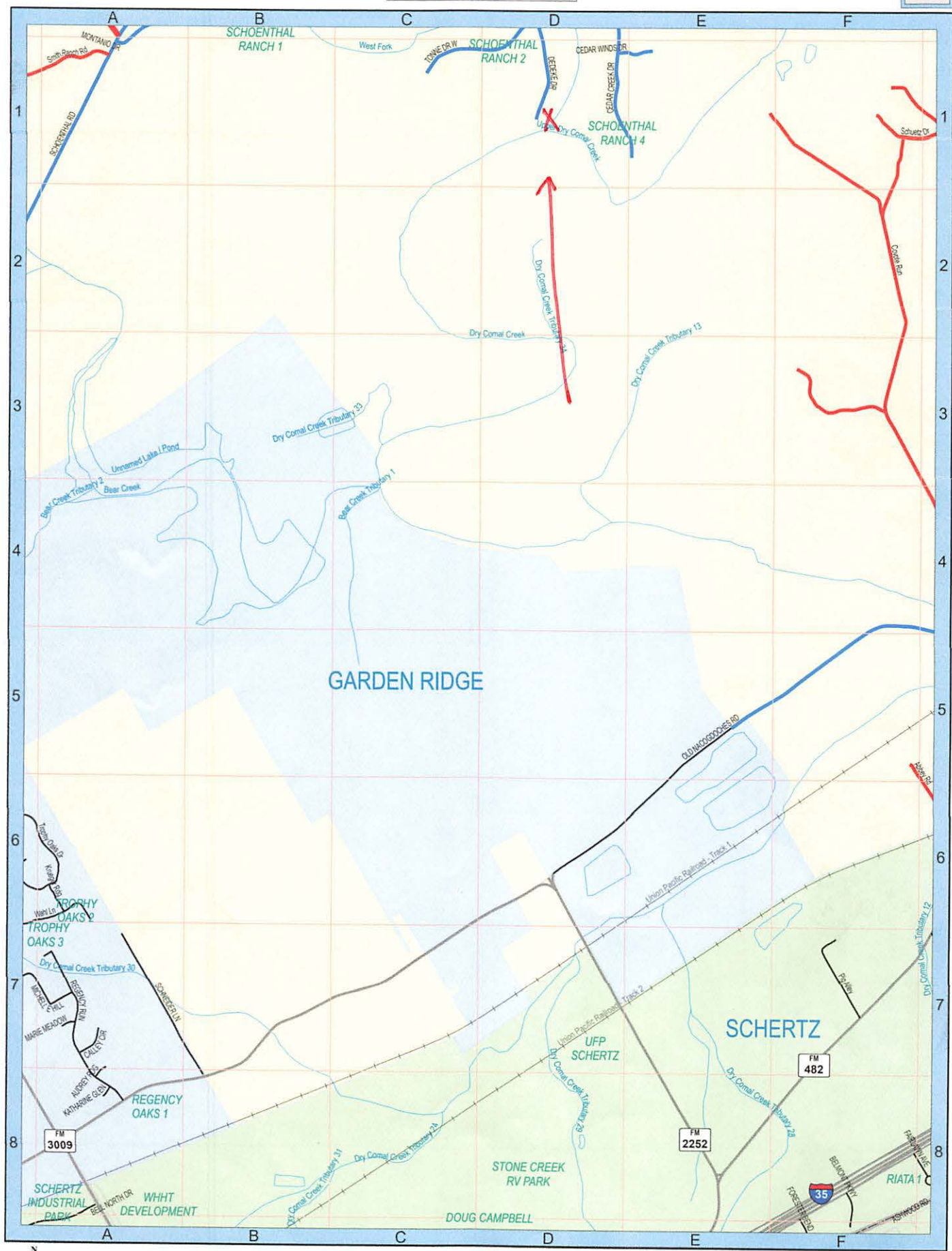
The foregoing field notes represent the results of an on-the-ground survey made under my supervision, October 30, 1991.



*S. Craig Hollmig*

S. Craig Hollmig  
Registered Professional Land Surveyor #2389

RECORDER'S MEMORANDUM  
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SEE PAGE 76

