

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)				

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 117124
Issued This Date: 02/26/2024
This permit is hereby given to: Dave Brietzke

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

5424 RIVER RD
NEW BRAUNFELS, TX 78132

Subdivision: DL Gilleland A-180 Sur 147
Unit: n/a
Lot: n/a
Block: n/a
Acreage: 17.4400

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank
Leaching Chambers

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

ON-SITE SEWAGE FACILITY APPLICATION

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

Date _____ JULIE JONAS
KERRY HALL Permit Number 117124

1. APPLICANT / AGENT INFORMATION

Owner Name DAVE BRETZKE KRISTI STANLEY
CLINTON BRETZKE
BOBBY BRETZKE
Agent Name Hoyt Seidensticker
Mailing Address 5424 RIVER ROAD Agent Address _____
City, State, Zip NEW BRAUNFELS, TX 78132 City, State, Zip _____
Phone # 830-221-9068 Phone # 210 414 6603
Email riverancher@hughes.net Email hoyt@landstewardshipservices.com

2. LOCATION

Subdivision Name DL GILLELAND A-180 SUR-147 Unit _____ Lot _____ Block _____
Survey Name / Abstract Number DL GILLELAND A-180 SUR-147 Acreage 17.44
Address 5424 RIVER ROAD City NEW BRAUNFELS State TX Zip 78132

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 2

Indicate Sq Ft of Living Area 840

☐ 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: \$ \$4,000 (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

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.

Dave Bretzke Julie Jonas 12-26-23
Signature of Owner Date
Kristi Stanley Clinton Bretzke Kerry B. Hall



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidenthal

System Description Standard disposal with Septic Tank

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

Tank Size(s) (Gallons) 750 Dual Absorption/Application Area (Sq Ft) 675

Gallons Per Day (As Per TCEQ Table III) 180

(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.

Hoyt Seidenthal
Signature of Designer

12-15-22
Date

ON-SITE SEWAGE FACILITY Soil Evaluation Report Information

RECEIVED

By Brandon Olvera at 11:47 am, Feb 26, 2024

Date Soil Survey Performed: 11/15/2022

Site Location: 5424 RIVER Road

Name of Site Evaluator: Hoyt Seidensticker Registration Number: QS0008771

Proposed Excavation Depth: 18 inches County: COMAL

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Location of soil boring or dug pits must be shown on the site drawing.

For subsurface disposal, soil evaluation 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 feature on the form. Indicate depths where features appear.

Soil Boring Number <u>1</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0 <u> </u>	III	Clay loam	<30%	none	none	BROWN
1 <u>12 in</u>	III	Clay loam	<30%			Cream with calcareous material
2 <u> </u>						
3 <u> </u>						
4 <u> </u>						
5 <u>60 in</u>						

Soil Boring Number <u>2</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0 <u> </u>	III	Clay loam	<30%	none	none	BROWN
1 <u>12 in</u>	III	Clay loam	<30%			Cream with calcareous material
2 <u> </u>						
3 <u> </u>						
4 <u> </u>						
5 <u>60 in</u>						

Features of Site Area

Presence of 100 year flood zone Yes No X

Presence of adjacent ponds, streams, water improvements Yes No X

Existing or proposed water well in nearby area Yes X No

Organized sewage service available to lot or tract Yes No X

Recharge feature within 150 feet Yes No X

By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my ability.

I understand that any misrepresentation of the information contained in this report may be grounds to revoke or suspend my license. The site evaluation

determined the site is suitable for a STANDARD disposal system with SEPTIC TANK treatment

According to table XIII, the site is suitable for this proposed system. A copy of Table XIII has been given to the property owner to inform them of other alternatives based upon the result of this site evaluation

Hoyt Seidensticker
Signature of Site Evaluator

2-21-24
Date

ON-SITE SEWAGE FACILITY
Site Evaluation Report Information

RECEIVED

By Brandon Olvera at 11:47 am, Feb 26, 2024

Date: 11/21/2022

Applicant Information:

Name: David Lee Bretzke

Address: 5424 River Road

City: New Braunfels State: Texas Zip: 78132

Phone: (Bret) 830 -221-9068

Property Location:

Lot: _____ Block _____

Sub.: _____

Street/Road Address: 5424 River Road

City: New Braunfels State: Texas Zip: 78132

Unincorporated Area? Y or N y

Additional information _____

Site Evaluator Information:

Name: Hoyt Seidensticker

License OS0008771 Expires 8/31/2026

Company: Land Stewardship Services, LLC

Address: 124 Bristow Way

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603

Email hoyt@landstewardshipservices.com

Installer information:

Name: Leonard Doss OS0005881

Company: _____

Address: 215 W Bandera Road #114-439

City: Boerne State: Texas Zip: 78006

Phone: 210-851-0953 Fax: _____

Schematic of Lot or Tract

Show:

Compass North, adjacent streets, property lines, property dimensions, location of buildings, easements, 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 show 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 impoundments areas, cut or fill bank, sharp slopes and breaks.

SITE DRAWING

Lot Size: 19 acres

SEE ATTACHED

Signature of Site Evaluator

Hoyt Seidensticker

Site Evaluator License No OS0008771

2/21/2024
6:50 AM
Standard System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

DAVID L. Bretzke

RECEIVED
By Brandon Olvera at 11:46 am, Feb 26, 2024

117124

Property Information:

St. Address: 5424 River Road
City: New Braunfels State: Texas
Zip code: 78132

Predicted Quantity of Sewage (Q)

Water Saving Devices in house. (y/n): yes
Gallons/day (Q): 180
Greywater included (yes/no): yes

Rate of Adsorption (Ra)

Application rate (g/sq. ft.): 0.2
Minimum Adsorptive Area in (sq. ft.): 900
25% reduction Min Abs area (sq. ft.): 675

Supply Line from house

Total length of supply line (approx. ft): 5
Type of supply line: min Sch 40
Size of Supply line (in): 3 or 4

Septic Tank Capacity

Block Creek Concrete Products tank
(830) 995-3189 or equivalent: 1
Total tank volume (gallons) 750
1st compartment size (gallons): 500
2nd compartment size (gallons): 250

House Information

number of bedrooms: 2
approx. square ft. 840
Water Supply: well
gallons per day 180

Supply Line From Tank & Lateral Lines

Length of supply line (approx. ft): 10
Type of supply line: min of SDR 35
Size of supply line (in): 3 or 4
Total length of manifold (ft): 8
Manifold placement: end
Number of laterals: 2
Type of laterals: leaching chambers
Number of panels: 27
Tot length of laterals required (ft): 135
Tot length of laterals installed (ft): 135

Trench Information

Trench depth (in): 18
Single trench length (ft): 65 and 70
Trench width (ft): 3
Gravel depth under
lateral (minimum in): N/A
Minimum total gravel depth (in): N/A

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions.

All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker
Hoyt Seidensticker, R.S. No. 3588

2-21-24
Date

Land Stewardship Services, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603, hoyt@landstewardshipservices.com



Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

2/21/2024
6:50 AM
Standard System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

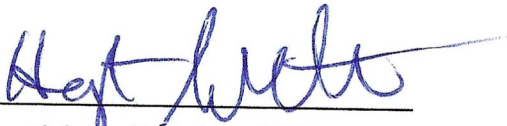
DAVID L. Bretzke

RECEIVED
By Brandon Olvera at 11:46 am, Feb 26, 2024

All tanks must have inspection or cleanout ports located on the tank top over all inlet and outlet devices. Each inspection or cleanout port must be offset to allow for pumping of the tank. The ports may be configured in any manner as long as the smallest dimension of the opening is at least 12 inches, and large enough to provide for maintenance and equipment removal. All inspection and cleanout ports shall have riser 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

The risers shall have inside diameters which are equal to or larger than the inspection or cleanout ports. Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or another means approved by the executive director. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.



Hoyt Seidensticker, R.S. No. 3588

2-21-24
Date

Land Stewardship Services, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

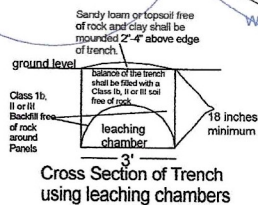
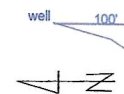
hoyt@landstewardshipservices.com



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 Chapter 213.5(h)(2) "exempt ... Does not exceed 20% impervious cover on the site." There is no recharge feature within 150' of the proposed septic system.

not to Scale

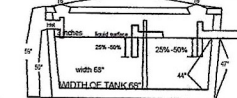
Site Map
Standard w/ Septic Tank Treatment
David Lee Bretzke
5424 River Road
New Braunfels, Texas 78132
Comal County



The pipe from the final treatment tank must maintain a continuous fall to a gravity disposal system

100 yr flood plain does not exist on this tract

The bottom of the excavation shall be level to within one inch over each 25 feet of excavation or within three inches over the entire excavation, whichever is less.



CROSS SECTION OF 750 GALLON DUAL SEPTIC TANK

All tanks buried more than 12 inches below the ground shall have risers over the port openings. All inspection and clean out ports shall have risers over the port openings which extend to a minimum of 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.

The risers shall have inside diameters which are equal to or larger than the inspection or clean out ports. Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight.

Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.

2-28-24



Hoyt Seidensticker

Scale 1"=50'

Site Map

Standard w/ Septic Tank Treatment

David Lee Bretzke

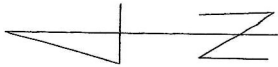
5424 River Road

New Braunfels, Texas 78132

Comal County

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 Chapter 213.5(h)(2) "exempt ... Does not exceed 20% impervious cover on the site." There is no recharge feature within 150' of the proposed septic system.

well 100'



Sandy loam or topsoil free of rock and clay shall be mounded 2"-4" above edge of trench.

ground level

Class 1b, II or III Backfill free of rock around Panels

balance of the trench shall be filled with a Class 1b, II or III soil free of rock

leaching chamber

18 inches minimum

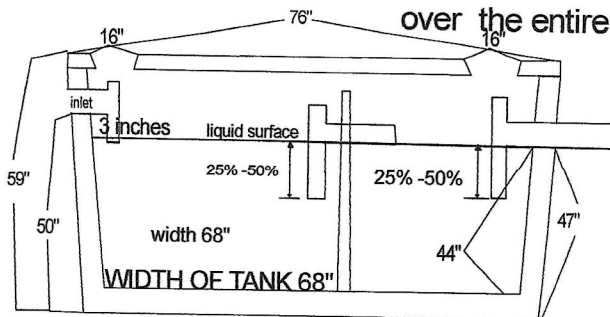
3'

Cross Section of Trench using leaching chambers

The pipe from the final treatment tank must maintain a continuous fall to a gravity disposal system

100 yr flood plain does not exist on this tract

The bottom of the excavation shall be level to within one inch over each 25 feet of excavation or within three inches over the entire excavation, whichever is less.



CROSS SECTION OF 750 GALLON DUAL SEPTIC TANK

All tanks buried more than 12 inches below the ground shall have risers over the port openings. All inspection and clean out ports shall have risers over the port openings which extend to a minimum of 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.

drive

2 bdr
840 sq.ft.
180 gpd

750 gallon DUAL septic tank

TH-1

70' by 3' wide with 14, five foot panels

65' by 3' wide with 13, five foot panels

POLE

OHE

POLE

OHE



2-21-24

[Handwritten signature]

The risers shall have inside diameters which are equal to or larger than the inspection or clean out ports. Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.



COMAL COUNTY

ENGINEER'S OFFICE

RE: 5424 River Road

Dear Property Owner & Agent,

Thank you for your submission. We have reviewed the planning materials for the referenced permit application, and unfortunately, they are insufficient. To proceed with processing this permit, we require the following:

- ✓ 1. What Class of material is between 12 and 60 inches?
- ✓ 2. §285.38. PREVENTION OF UNAUTHORIZED ACCESS TO ON-SITE SEWAGE FACILITIES (OSSFS).
 - a. The rules for the above-mentioned rule have effective September 1, 2023.
- 3. Revise accordingly and resubmit.

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

Thank You,

| **Brandon Olvera** | **Designated Representative OS0034792** |

| Comal County | www.cceo.org | f: 830-608-2078 | e: olverb@co.comal.tx.us |

ON-SITE SEWAGE FACILITY Soil Evaluation Report Information

Date Soil Survey Performed: 11/15/2022

Site Location: 5424 RIVER RUN

Name of Site Evaluator: Hoyt Seidensticker Registration Number: QS0008771

Proposed Excavation Depth: 18 inches County: COMAL

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Location of soil boring or dug pits must be shown on the site drawing.

For subsurface disposal, soil evaluation must be performed to a depth of at least two feet below the proposed excavation

Describe each soil horizon and identify any restrictive feature on the form. Indicate depths where features appear.

Soil Boring Number <u>1</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	Clay loam	<30%	none	none	BROWN
1 12 in	III	Clay loam	<30%	none	none	Cream with calcareous material
2						
3						
4						
5 60 in						
Soil Boring						
Depth (feet)	Class	Soil Structure	Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	Clay loam	<30%	none	none	BROWN
1 12 in	III	Clay loam	<30%	none	none	Cream with calcareous material
2						
3						
4						
5 60 in						

Features of Site Area

Presence of 100 year flood zone Yes ☐ No ☒

Presence of adjacent ponds, streams, water improvements Yes ☐ No ☒

Existing or proposed water well in nearby area Yes ☒ No ☐

Organized sewage service available to lot or tract Yes ☐ No ☒

Recharge feature within 150 feet Yes ☐ No ☒

By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my ability.

I understand that any misrepresentation of the information contained in this report may be grounds to revoke or suspend my license. The site evaluation

determined the site is suitable for a STANDARD disposal system with SEPTIC TANK treatment

According to table XIII, the site is suitable for this proposed system. A copy of Table XIII is being placed in this report's appendix before the report.

other alternatives based upon the result of this site evaluation:

Signature of Site Evaluator Hoyt Seidensticker

Date 12-15-22

ON-SITE SEWAGE FACILITY
Site Evaluation Report Information

Date: 11/21/2022

Applicant Information:

Name: David Lee Bretzke

Address: 5424 River Run

City: New Braunfels State: Texas Zip: 78132

Phone: (Bret) 830 -221-9068

Property Location:

Lot: _____ Block: _____

Sub.: _____

Street/Road Address: 5424 River Run

City: New Braunfels State: Texas Zip: 78132

Unincorporated Area? Y or N y

Additional information: _____

Show:

Compass North arrow, streets, property lines, property dimensions, location of buildings, easements, well, and other improvements (drainage, patios, sidewalks).
Location of existing and proposed water features within the property.
Indicate slope and contour lines and the location of soil absorption or infiltration 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 impoundments areas, cut or fill bank, sharp slopes and breaks.

Site Evaluator Information:

Name: Hoyt Seidensticker

License OS0008771 Expires 8/31/2023

Company: Land Stewardship Services, LLC

Address: 124 Bristow Way

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603

Email hoyt@landstewardshipservices.com

Installer information:

Name: Leonard Doss OS00058

Company: _____

Address: 215 W Bandera Road #114-439

City: Boerne State: Texas Zip: 78006

Phone: 410-85

Schematic of site or project

SITE DRAWING

_____ acres

SEE ATTACHED

Signature of Site Evaluator

Hoyt Seidensticker

Site Evaluator License No: OS0008771

12/15/2022
11:40 AM
Standard System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

DAVID L. Bretzke

Property Information:

St. Address: 5424 River Run
City: New Braunfels State: Texas
Zip code: 78132

House Information

number of bedrooms: 2
approx. square ft. 840
Water Supply: well
gallons per day 180

Predicted Quantity of Sewage (Q)

Water Saving Devices in house. (y/n): yes

Supply Line From Tank & Lateral Lines

Galons/day (Q): 180 Length of supply line (approx. ft): 10
Greywater included (yes/no): yes Type of supply line: min of SDR 35
Rate of Adsorption (Ra) Size of supply line (in): 3 or 4
Application rate (g/sq. ft): 0.2 Total length of manifold (ft): 8
Minimum Adsorption Area in (sq. ft): 8 end
25% reduction Minimum area (sq. ft): 2
Supply Line from house Type of materials: shing chambers
Total length of supply line (approx. ft): 5 Number of panels: 27
Size of supply line (in): 3 or 4 Length of lateral required (ft): 135
Size of supply line (in): 3 or 4 Length of lateral installed: 135
Septic Tank Capacity (gallons): 500 Trench depth (in): 18
Black Creek Concrete Products tank Single trench length (ft): 65 and 70
(800) 995-3189 or equivalent: 1 Trench width (ft): 3
Total tank volume (gallons): 750
2nd compartment size (gallons): 250 lateral (minimum in): N/A
Minimum total gravel depth (in): N/A

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker

Hoyt Seidensticker, R.S. No. 3588

Date

12-15-22

Land Stewardship Services, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

hoyt@landstewardshippservices.com



Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

Scale 1"=50'

Site Map

Standard w/ Septic Tank Treatment

David Lee Bretzke

5424 River Road

New Braunfels, Texas 78132

Comal County

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 Chapter 213.5(h)(2) "exempt ... Does not exceed 20% impervious cover on the site." There is no recharge feature within 150' of the proposed septic system.

well 100'



Sandy loam or topsoil free of rock and clay shall be mounded 2"-4" above edge of trench.

ground level

balance of the trench shall be filled with a

Class 1b, II or III Backfill free of rock

Class 1b, II or III Backfill free of rock around Panels

leaching chamber

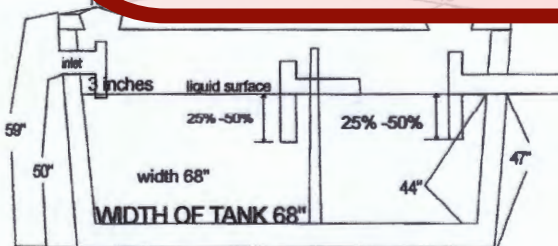
18 inches minimum

VOID

The pipe from the first septic tank must maintain a continuous fall to a disposal area.

100 year flood plain does not exist on this tract

The bottom of the excavation shall be level to within one inch over each 25 feet of excavation or within three inches over the entire excavation, whichever is less.



CROSS SECTION OF 750 GALLON DUAL SEPTIC TANK

Septic tanks buried more than 12 inches below the ground shall have risers over the port openings. The risers shall extend from the tank surface to no more than six inches below the ground. 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.

Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director.



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 Chapter 213.5(h)(2) "exempt ... Does not exceed 20% impervious cover on the site." There is no recharge feature within 150' of the proposed septic system.

not to Scale

Site Map
Standard w/ Septic Tank Treatment

5424 River Road
New Braunfels, Texas 78132
Somali County

VOID

CROSS SECTION OF 750
GALLON DUAL SEPTIC TANK

Septic tanks must be installed at least 12 inches below the ground surface and must have a minimum of 12 inches of cover over the top of the tank. The cover must be made of concrete or steel and must be at least 12 inches thick. A concrete, clay, or other suitable material system shall be used to prevent leaks into the ground if the cover is damaged or removed.

Flow must be permanently directed to the tank lid or into the tank. The connection between the sewer and the tank lid must be made with a pipe that is at least 12 inches in diameter and must be secured with a lock or other device to prevent unauthorized removal. A cover that can be removed with a standard tool is not acceptable. A cover that can be removed with a standard tool is not acceptable. A cover that can be removed with a standard tool is not acceptable.



Hoyt Seidensticker

From: [Matthew W. Simmont](#)
To: [Hernandez, Sandra](#)
Subject: 5424 River Road
Date: Tuesday, February 6, 2024 3:09:17 PM
Attachments: [EmailLogo-Small_c6d86cff-0062-47bb-89b0-351933562e2d.png](#)

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

Hello Sandra,

We received an inquiry from Mr. Bretzke concerning a septic permit application – see below link with documentation.

https://cceo.org/environmental/documents/septic_permits/117124.pdf

I have reviewed the subject property and can confirm that this tract is compliant as a legal tract according to the city's regulations.

Thank you,



Matthew W. Simmont, AICP
Planning Manager | Planning and Development Services
550 Landa St | New Braunfels, TX 78130
830-221-4058 | MSimmont@newbraunfels.gov

Do you have a question about a permit? Check out the [Citizen Portal](#).

We would like to hear from you! [Click here](#) to provide your input on the land development ordinance update.

This email, plus any attachments, may constitute a public record of the City of New Braunfels and may be subject to public disclosure under the [Texas Public Information Act](#).

Please take a moment to complete the City of New Braunfels [Customer Satisfaction Survey](#).

From: [Hernandez, Sandra](#)
To: riverrancher@hughes.net
Cc: [Hoyt Seidensticker](#); [Olvera, Brandon](#); [Ritzen, Brenda](#); [Vollbrecht, David](#); [Molina, Ashley](#); [Planning Division](#)
Subject: Permit 117124 - 5424 River Road
Date: Tuesday, January 30, 2024 9:51:00 AM
Attachments: [Permit 117124.pdf](#)
[image001.png](#)

RE: 5424 River Road

Dear property owner,

We received a septic permit application in our office for the referenced property on January 30, 2024. This property shows to be in the jurisdiction of the City of New Braunfels, so we are including the city in this email. Please be advised that you will need to contact the City of New Braunfels at 830-221-4000 to verify this tract is compliant with their subdivision regulations and provide confirmation to our office that indicates this tract is compliant.

Thank you,



Sandra Ann Hernandez

Subdivision Coordinator

Comal County Engineer's Office

195 David Jonas Drive | 830-608-2090 | www.cceo.org

21 Dec 2009



200906044455

12/22/2009 02:56 35 PM 1/10

12/C
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.

CO-TRUSTEES' DEED

Grantor: ROBERT LEE BRETZKE RESIDUARY CREDIT SHELTER TRUST, DAVE LEE BRETZKE and MICHAEL W. BRETZKE, Co-Trustees

**Grantor's Mailing Address (including county): 5424 River Road
New Braunfels, Comal County, Texas 78132**

Grantee: MICHAEL W. BRETZKE, DAVE LEE BRETZKE, JULIE ANNE BRETZKE JONAS, KERRY LYNN BRETZKE HALL AND KRISTI LU BRETZKE STANLEY, to each as their separate property.

**Grantee's Mailing Address (including county): 5424 River Road
New Braunfels, Comal County, Texas 78132**

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration, and in accordance with the Trust provisions.

Property: All of the undivided interest of the ROBERT LEE BRETZKE RESIDUARY CREDIT SHELTER TRUST in and to the real property described as follows:

TRACT I: Being 4.99 acres, more or less, situated in a tract called 424.693 acres in a conveyance to Robert Lee Bretzke from Julia B. Seipp, Volume 133, Page 105, Deed Records, situated in the Wm. Joice Survey No. 36, Comal County, Texas, and described by metes and bounds on Exhibit "A" attached hereto and incorporated herein for all purposes.

TRACT II: Being 321.442 acres, more or less, out of the hereinafter 424.693 acre tract and described by metes and bounds on Exhibit "B" attached hereto and incorporated herein for all purposes.

LESS, SAVE AND EXCEPT, the following tracts of land:

Exhibit "B-1" 92.706 acres of land, more or less.

Exhibit "B-2" 0.5449 of an acre of land, more or less.

Exhibit "B-3" 10 acres of land, more or less.

TRACT III: Being 19 acres of land, more or less, out of the Daniel Gilliland Survey and being the same tract of land sold and conveyed to Robert Bretzke by Alex Hoffman, et al, by deed dated October 6, 1903, and recorded in Volume 26 on pages 534-535 of the Deed Records of Comal County, Texas, 124.5 acres of land out of Survey No. 6 in the name of J.M. Henry and being the same tract of land sold to Robert Bretzke by Mrs. Emma Penshorn, et al, by deed dated July 19, 1924, and recorded in Volume 49, on pages 549-550 of the Deed Records of Comal

County, Texas; and being 563.387 acres of land as fenced, more or less, out of that certain 976.2 acres of land known as the Northwest part of Survey No. 36 in the name of W.N. Joice conveyed to Robert Bretzke by Mrs. Emma Penshorn, et al, by deed dated July 19, 1924, and recorded in Volume 49, on pages 549-550 of the Deed Records of Comal County, Texas, and also described in a deed dated 1897 and recorded in Volume X on pages 426-428; all of which properties are also part of the same tracts, described in that certain deed dated August 1, 1924, and recorded in Volume 49, on pages 566-567, From Robert Bretzke to Julia Bretzke (being the same person as Julia B. Seipp) and Robert Lee Bretzke, reference to which is here made for all purposes,

LESS, SAVE AND EXCEPT, that certain 1.00 acre tract of land, more or less, to DAVE LEE BRETZKE, in deed dated December 10, 1990, recorded in Volume 747, pages 370-372, Official Public Records of Real Property of Comal County, Texas, reference to which is here made for all purposes; and

LESS, SAVE AND EXCEPT, that certain 1.0594 acre tract of land, more or less, to MICHAEL W. BRETZKE, in deed dated December 10, 1990, recorded in Volume 747, pages 367-369, Official Public Records of Real Property of Comal County, Texas, reference to which is here made for all purposes,

And specifically including a 16.55 acre tract described by metes and bounds on Exhibit "C" attached hereto and incorporated herein for all purposes and all of the above described property called Tract III.

This conveyance is made and accepted subject to the following matters: Any and all restrictions, exceptions, reservations, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect or shown of record in the hereinabove mentioned County and State, and to all building codes, zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, relating to the hereinabove described property, including all statutes, rules and regulations pertaining to any septic systems and water wells and flood plain, and to any and all visible and apparent easements, and to any and all governmental statutes, rules and regulations concerning the property because of its location in, on or over any aquifer, the aquifer recharge zone and/or any contributing zone or watershed.

No warranty of any kind, express or implied, is made by Grantor as to title of the Property and all warranties that might arise by common law and the warranties of Section 5.023 of the Texas Property Code (or its successor) are also expressly excluded.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, gives, grants and conveys the Property to Grantee.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, as such Grantee's separate property, their heirs, successors and assigns forever. DAVE LEE BRETZKE and MICHAEL W. BRETZKE act only in their capacity as Co-Trustees of the ROBERT LEE BRETZKE RESIDUARY CREDIT SHELTER TRUST.

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

EXECUTED this 21st day of December, 2009.

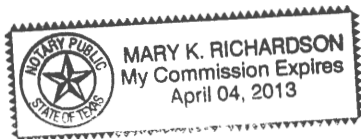
Dave Lee Bretzke
DAVE LEE BRETZKE
Co-Trustee of the ROBERT LEE BRETZKE
RESIDUARY CREDIT SHELTER TRUST

Michael W. Bretzke
MICHAEL W. BRETZKE
Co-Trustee of the ROBERT LEE BRETZKE
RESIDUARY CREDIT SHELTER TRUST

THE STATE OF TEXAS)(

COUNTY OF COMAL)(

This instrument was acknowledged by DAVE LEE BRETZKE, as Co-Trustee of the ROBERT LEE BRETZKE RESIDUARY CREDIT SHELTER TRUST, on behalf of said Trust, this 21st day of December, 2009

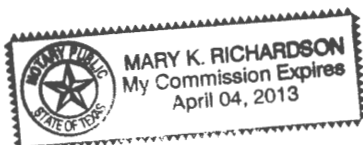


Mary K. Richardson
Notary Public, State of Texas

THE STATE OF TEXAS)(

COUNTY OF COMAL)(

This instrument was acknowledged by MICHAEL W. BRETZKE, as Co-Trustee of the ROBERT LEE BRETZKE RESIDUARY CREDIT SHELTER TRUST, on behalf of said Trust, this 22nd day of December, 2009.



Mary K. Richardson
Notary Public, State of Texas

EXHIBIT "A"

Field Notes describing 4.99 acres of land situated in a tract called 424.693 acres in a conveyance to Robert Lee Bretzke from Julia B. Seipp, Volume 133, Page 105, Deed Records, situated in the Wm. Joice Survey No. 36, Comal County, Texas and described by metes and bounds as follows:

Beginning at an iron pin set for the southeast corner of the herein described 4.99 acre tract and the east corner of the called 424.693 acre bears N72°54'31"E 460.00 feet and N71°32'08"E (basis of orientation established by a Global Positioning System) 2477.46 feet;

Thence S72°54'31"W 200.00 feet to an iron pin set for the south corner of the herein described 4.99 acre tract;

Thence N17°05'29"W 660.00 feet to an iron pin set for the west corner of the herein described 4.99 acre tract;

Thence N72°54'31"E 660.00 feet to an iron pin set for the north corner of the herein described 4.99 acre tract ;

Thence S17°05'29"E 185.57 feet to the east corner of the herein described 4.99 acre tract;

Thence S72°54'31"W 460.00 feet to a reentrant corner of the herein described 4.99 acre tract;

Thence S17°05'29"E 474.43 feet to the place of beginning and containing 4.99 acres of land.

BEING 424.693 acres of land out of the 1479.7 acre tract conveyed to Julia Bretzke, et al by Robert Bretzke by Deed of Gift, dated August 1, 1924, and recorded in Volume 49 at pages 566-567 in the Deed Records of Comal County, Texas, being out of the Wm. Joice Survey No. 36, Comal County, Texas, and described more particularly by metes and bounds as follows:

BEGINNING at an iron pin in the East bank of the Guadalupe River, set for the South corner of a 1.063 acre tract conveyed to Robert Lee Bretzke by Julia Bretzke Seipp by deed dated March 5, 1955, and recorded in Volume 105 at pages 461-462 in the Deed Records of Comal County, Texas, said iron pin being set S. 47° 08' E. 293.6 feet and S. 45° 11' E. 155.55 feet from the extreme Northeast corner of the bridge at the so-called "First Crossing" and for the West corner of the herein conveyed 424.693 acre tract;

THENCE with the Southeast line of the said 1.063 acre tract N. 28° 28' E. 336.5 feet to an iron pin set for the Northeast corner of the said 1.063 acre tract and for a re-entrant corner of this tract;

THENCE with the Northeast line of said 1.063 acre tract N. 59° 32' W. 119.3 feet to an iron pin;

THENCE severing the land of the subject owner and with an existing fence as follows: N. 49° 31' E. 190.0 feet, N. 51° 24' E. 1006.6 feet, N. 54° 38' E. 252.5 feet, N. 61° 07' E. 733.6 feet, S. 6° 05' W. 249.7 feet, N. 67° 06' E. 298.0 feet, N. 64° 29' E. 431.7 feet, N. 39° 25' E. 699.8 feet, N. 38° 06' E. 420.2 feet to Cedar corner post set for the West corner of the Mrs. Alonzo Wohlfahrt tract and for the North corner of this tract;

THENCE with the fence and Southwest line of the said Wohlfahrt tract, S. 45° 53' E. 1706.0 feet and S. 13° 00' E. 475.6 feet to a Cedar corner post set for the North corner of the Bennie Gerstenberger 95.21 acre tract and for the Northern most East corner of this tract;

THENCE with the fence and common line between this tract and the said Gerstenberger tract as follows: S. 64° 00' W. 381.5 feet, N. 89° 30' W. 182.0 feet, N. 51° 30' W. 115.0 feet, S. 42° 15' W. 130.5 feet, S. 14° 00' W. 202.0 feet, S. 36° 50' W. 282.0 feet, S. 51° 21' W. 163.0 feet, S. 48° 00' W. 91.7 feet, S. 52° 20' W. 521.0 feet, S. 45° 30' E. 1727.0 feet and S. 50° 46' E. 52.7 feet to an iron pin set for the East corner of this tract;

THENCE with existing fence and common line between this tract and the Mrs. Alonzo Wohlfahrt tract as follows: S. 49° 43' W. 107.3 feet, S. 43° 48' W. 400.5 feet, S. 45° 04' W. 728.7 feet, S. 2° 38' E. 40.8 feet, S. 46° 38' W. 241.7 feet, S. 42° 52' W. 91.2 feet, S. 45° 57' W. 200.3 feet, S. 44° 49' W. 399.8 feet, S. 43° 54' W. 991.5 feet and S. 19° 24' E. 464.0 feet to a point in the East bank of the Guadalupe River;

THENCE with the East bank of the Guadalupe River as follows: N. 69° 40' W. 627.9 feet, N. 60° 49' W. 904.9 feet, N. 23° 40' W. 418.6 feet, N. 12° 44' W. 177.9 feet, N. 3° 18' E. 208.4 feet, N. 0° 24' W. 104.9 feet, N. 20° 10' E. 252.5 feet, N. 30° 44' E. 194.1 feet, N. 14° 54' W. 276.0 feet, N. 19° 00' W. 197.0 feet, N. 33° 13' W. 281.7 feet, N. 5° 06' W. 514.2 feet, N. 6° 24' W. 159.5 feet, N. 17° 14' W. 462.7 feet, and N. 34° 30' W. 540.1 feet to the place of beginning, according to a survey made on the ground by deputy surveyor William L. Kolodziej for A. M. M. M. M.

EXHIBIT "B-1"

FIELD NOTES describing 92.706 acres of land situated in a tract called 424.693 acres in a Deed of Gift from Robert Lee Bretzke to Ruby A. Bretzke, volume 338, page 331, Wm. Joice Survey No. 36, Comal County, Texas, and described by metes and bounds as follows:

BEGINNING at a point marking the north corner of this tract, the north corner of the called 424.693 acre tract, the west corner of the Mrs. Alonzo Wohlfahrt tract;

THENCE with the southwest line of the Wohlfahrt tract, S 45° 53' E 1706.0 feet and S 13° 00' E 475.6 feet to a point marking the east corner of this tract, the north corner of the Bennie Gerstenberger 95.21 acre tract;

THENCE with the northwest line of the Gerstenberger tract along the following:

S 64° 00' W 381.5 feet,

N 89° 30' W 182.0 feet,

N 51° 30' W 115.0 feet,

S 42° 15' W 130.5 feet,

S 14° 00' W 202.0 feet,

S 36° 50' W 282.0 feet,

S 51° 21' W 163.0 feet,

S 48° 00' W 91.7 feet and S 52° 20' W 521.0 feet to a point marking the south corner of this tract, the west corner of the Gerstenberger tract;

THENCE severing the called 424.693 acre tract, N 45° 30' W 2239.99 feet to a point marking the west corner of this tract situated in the northwest line of the called 424.693 acre tract;

THENCE with the northwest line of the called 424.693 acre tract along the following:

N 61° 07' E 517.42 feet,

S 6° 05' W 249.7 feet,

N 67° 06' E 298.0 feet,

N 64° 29' E 431.7 feet,

N 39° 25' E 699.8 feet and N 38° 06' E 420.2 feet to the PLACE OF BEGINNING and containing 92.706 acres of land.

EXHIBIT "B-2"

BEING 0.5449 of an acre of land situated in a tract conveyed to Robert Lee Bretzke by Julia B. Seipp, et vir, Volume 133, Page 105, Deed Records, Wm. N. Joice Survey No. 36, Comal County, Texas and described by metes and bounds as follows:

BEGINNING at an iron pin set for the southeast corner of this 0.5449 of an acre tract, from which the east corner of the called tract conveyed in Volume 133, Page 105 bears N 65° 21' E 1993.5 feet;

THENCE S 76° 50' 50" W 160.58 feet to an iron pin set for the southwest corner of this 0.5449 of an acre tract;

THENCE N 04° 04' 17" W 139.36 feet to an iron pin set for the northwest corner of this 0.5449 of an acre tract;

THENCE N 59° 28' 43" E 138.0 feet to an iron pin set for the northeast corner of this 0.5449 of an acre tract;

THENCE S 20° 21' 30" E 98.93 feet to an iron pin set and S 09° 13' 46" E 80.85 feet to the PLACE OF BEGINNING and containing 0.5449 of an acre of land.

EXHIBIT "B-3"

)
Field Notes describing 10.00 acres of land situated in a tract called 424.693 acres in a conveyance to Robert Lee Bretzke from Julia B. Seipp, Volume 133, Page 105, Deed Records, situated in the Wm. Joice Survey No. 36, Comal County, Texas and described by metes and bounds as follows:

Beginning at an iron pin set for the east corner of the herein described 10.00 acre tract and the east corner of the called 424.693 acre bears $N71^{\circ}32'08''E$ (basis of orientation established by a Global Positioning System) 2477.46 feet;

Thence $S72^{\circ}54'31''W$ 660.00 feet to an iron pin set for the south corner of the herein described 10.00 acre tract;

Thence $N17^{\circ}05'29''W$ 660.00 feet to an iron pin set for the west corner of the herein described 10.00 acre tract;

Thence $N72^{\circ}54'31''E$ 660.00 feet to an iron pin set for the north corner of the herein described 10.00 acre tract ;

Thence $S17^{\circ}05'29''E$ 660.00 feet to the place of beginning and containing 10.00 acres of land.

EXHIBIT "C"

Field Notes describing 16.55 acres of land situated in Subdivision No. 20, Casper Levenston Survey No. 1, Abstract No. 360, called 13 acres in a conveyance to Robert Lee Bretzke from Julia B. Seipp and Otto H. Seipp, Volume 167, Page 114, Deed Records, Comal County, Texas and described by metes and bounds as follows:

Beginning at an iron pin found marking the east corner of the Melvin Nolte, Jr. 21.5 acre tract described in Volume 458, Page 822, Official Records, the south corner of the herein described 16.55 acre tract and situated in the common line between the Casper Levenston Survey No. 1, Abstract No. 360 and Wm. N. Joice Survey No. 36, the northwest line of the Robert Lee Bretzke, et al tract described in Volume 167, Page 115, Deed Records;

Thence N45°01'16"W 787.08 feet to an iron pin found marking the west corner of the herein described 16.55 acre tract, the south corner of a 5.151 acre tract described in Volume 305, Page 55, Deed Records and situated in the northeast line of the Melvin Nolte, Jr. 21.5 acre tract;


Thence N43°49'09"E 532.10 feet to an iron pin found marking the northwest corner of the herein described 16.55 acre tract, the west corner of the Jane M. Abbott, et vir 5.00 acre tract described in Volume 303, Page 252, Deed Records;

Thence S45°06'24"E 342.11 feet to an iron pin found marking the south corner of the Jane M. Abbott, et vir 5.00 acre tract described in Volume 303, Page 252, Deed Records, a reentrant corner of the herein described 16.55 acre tract;

Thence N45°17'19"E 639.92 feet to a fence corner marking the northeast corner of the herein described 16.55 acre tract, the east corner of the Jane M. Abbott, et vir 5.00 acre tract and situated in the common line between Subdivisions No. 20 and 21 of the Casper Levenston Survey No. 1, Abstract No. 360, the southwest line of the Jane Abbott, 18.5 acre tract described in Volume 262, Page 485, Deed Records;

Thence S43°22'10"E 472.02 feet to an iron pin found marking the east corner of the herein described 16.55 acre tract, the south corner of Jane Abbott 18.5 acre tract described in Volume 262, Page 485, Deed Records, the south corner of Subdivision No. 21, the east corner of Subdivision No. 20 and situated in the common line between the Casper Levenston survey No. 1, Abstract No. 360 and Wm. N. Joice Survey No. 36, the northwest line of the Robert Lee Bretzke, et al tract described in Volume 167, Page 115, Deed Records;

Thence with the common line between the surveys, the northwest line of the Robert Lee Bretzke, et al tract described in Volume 167, Page 115, Deed Records S45°56'42"W (basis of orientation) 1158.97 feet to the place of beginning and containing 16.55 acres of land. The orientation of the bearings was established by a Global Positioning System.

 J. J. Serrano

7/e



201806036517 09/17/2018 08:59:26 AM 1/7

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.

EXECUTRIX'S DEED

Date: September 13, 2018

Grantor: BARBARA GALE BRETZKE, Independent Executrix of the Estate of MICHAEL W. BRETZKE, Deceased, pending in the County Court at Law of Comal County, Texas, in Cause Number 2017PCB0394

Grantor's Mailing Address (including county): 5346 River Road
New Braunfels, Comal County, Texas 78132

Grantee: ROBERT EARL BRETZKE and CLINTON WAYNE BRETZKE, as their sole and separate property

Grantee's Mailing Address (including county):
ROBERT EARL BRETZKE, 5320 River Road, New Braunfels, Comal County, Texas 78132
CLINTON WAYNE BRETZKE, 4014 Granada, Georgetown, Williamson County, Texas 78628

Consideration: In compliance with the terms and intentions of the Will of MICHAEL W. BRETZKE and for other good and valuable consideration.

Property: Being all of Grantor's right, title and interest and being all the undivided twenty percent (20%) interest of the Estate of MICHAEL W. BRETZKE and MICHAEL W. BRETZKE, individually, in and to the real property known as the Bretzke Ranch, described as follows:

TRACT 1:

Being 230 acres, more or less, and being out of the CASPER LEVENSTON Survey No. 1, Abstract 360 and also 0.334 of an acre, more or less, and being out of the LEWIS P. WHITING Survey No. 2, Abstract 656 and being described in Exhibit "A" attached hereto and incorporated herein for all purposes.

TRACT 2:

Being 16.55 acres, more or less, and being out of the Subdivision No. 20, Casper Levenston Survey No. 1, Abstract 360, Comal County, Texas, and being described in Exhibit "B" attached hereto and incorporated herein for all purposes.

TRACT 3:

Being 706.887 acres, more or less, Comal County, Texas, and being 19 acres of land, more or less, out of the Daniel Gilliland Survey and being the same tract of land sold and conveyed to Robert Bretzke by Alex Hoffmann, et al, by deed dated October 6, 1903, and recorded in Volume 26 on

pages 534-535 of the Deed Records of Comal County, Texas, 124.5 acres of land out of Survey No. 6 in the name of J.M. Henry and being the same tract of land sold to Robert Bretzke by Mrs. Emma Penshorn, et al, by deed dated July 19, 1924, and recorded in Volume 49, on pages 549-550 of the Deed Records of Comal County, Texas; and being 563.387 acres of land as fenced, more or less, out of that certain 976.2 acres of land known as the Northwest part of Survey No. 36 in the name of W.N. Joice conveyed to Robert Bretzke by Mrs. Emma Penshorn, et al, by deed July 19, 1924, and recorded in Volume 49, on pages 549-550 of the Deed Records of Comal County, Texas, and also described in a deed dated 1897 and recorded in Volume X on pages 426-428; all of which properties are also part of the same tracts, described in that certain deed dated August 1, 1924, and recorded in Volume 49, on pages 566-567, from Robert Bretzke to Julia Bretzke (being the same person as Julia B. Seipp) and Robert Lee Bretzke, reference to which is here made for all purposes.

LESS, SAVE AND EXCEPT, that certain 1.00 acre tract of land, more or less, to DAVE LEE BRETZKE, in deed dated December 10, 1990, recorded in Volume 747, pages 370-372, Official Public Records of Real Property of Comal County, Texas, reference to which is here made for all purposes; and

LESS, SAVE AND EXCEPT, that certain 1.0594 acre tract of land, more or less, to MICHAEL W. BRETZKE, in deed dated December 10, 1990, recorded in Volume 747, pages 367-369, Official Public Records of Real Property of Comal County, Texas; and also as described in an Executor's Deed from the Estate of Michael W. Bretzke, Deceased, to Barbara Gale Bretzke, a Life Estate, and Robert Earl Bretzke and Clinton Wayne Bretzke, a Remainder Interest, dated April 5, 2018, recorded in Document Number 201806012899, of the Official Public Records of Comal County, Texas, reference to which is here made for all purposes.

LESS, SAVE AND EXCEPT, that portion of the Property in the County Road called River Road..

TRACT 4:

Being 424.693 acres, more or less, out of the WM. N. JOICE Survey No. 36, Abstract 296, being more fully described on Exhibit "C" attached hereto and incorporated herein for all purposes

LESS, SAVE AND EXCEPT, 0.5449 of an acre, more or less, being described in Exhibit "D"

There is further given, granted and conveyed to Grantee all water rights, claims, permits, strips and gores and easements without warranty of any kind whether statutory, express or implied.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to any and all of the conditions, restrictions, reservations, covenants, easements and setbacks, relating to the hereinabove described property, to the extent they are still in effect, shown of record in the above mentioned County and State, and to all regulations and ordinances of municipal or other governmental authority, if any, relating to the above described property, including taxes for the current year, for which the Grantees assume the responsibility for payment.

No warranty of any kind, express or implied, is made by Grantor as to title of the Property and all warranties that might arise by common law and the warranties of Section 5.023 of the Texas Property Code (or its successor) are also expressly excluded.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, gives, grants and conveys the Property to Grantee.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, as each of their sole and separate property, their heirs, successors and assigns forever. BARBARA GALE BRETZKE acts only in her fiduciary capacity as Independent Executrix of the Estate of MICHAEL W. BRETZKE, Deceased.

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

Barbara Gale Bretzke
BARBARA GALE BRETZKE
Independent Executrix of the Estate of
MICHAEL W. BRETZKE, Deceased

THE STATE OF TEXAS)(

COUNTY OF COMAL)(

This instrument was acknowledged before me this the 13th day of September, 2018, by BARBARA GALE BRETZKE, Independent Executrix of the Estate of MICHAEL W. BRETZKE, Deceased.

Mary K. Richardson
Notary Public, State of Texas

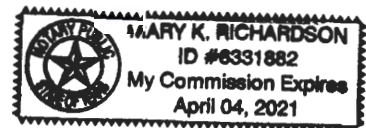


EXHIBIT "A"

All of Blocks 6, 7, 8, 9, 10, 11, 12, 26, 27 and 28 lying in Comal County, Texas, described in a deed from Wilhelm Schriewer to Robert Bretzke, dated December 11, 1899, and recorded in Comal County Deed Records, Volume Y, Pages 500 to 501 and also all that certain 0.334 of an acre tract out of the Lewis P. Whiting Survey No. 2, conveyed by John E. Karbach, et al to R. Lee Bretzke, et al, by deed dated December 28, 1960, and recorded in Volume 122, pages 412-413, of the Comal County Deed Records, which tract is designated as Tract 3 in a deed from Robert Lee Bretzke, et ux, to Mrs. Otto Seipp, dated April 26, 1963, and recorded in Volume 133, pages 107-110, reference to which deeds is here made for all purposes; and also being the same property as conveyed by deed dated May 14, 1963, from Julia B. Seipp and husband, Otto H. Seipp, to Robert Lee Bretzke, recorded in Vol. 133, pages 258-259, Deed Records of Comal County, Texas, and being the same property as conveyed by deed dated February 19, 2004, from Robert Lee Bretzke, et ux, to Michael W. Bretzke, et al, recorded in Document #200406006255 of the Official Public Records of Comal County, Texas.

LESS, SAVE AND EXCEPT, any right, title or interest in a called ten (10) acre tract, more or less, as may be claimed in the name of the Fritz Alves Estate.

EXHIBIT "B"

Field Notes describing 16.55 acres of land situated in Subdivision No. 20, Casper Levenston Survey No. 1, Abstract No. 360, called 13 acres in a conveyance to Robert Lee Bretzke from Julia B. Seipp and Otto H. Seipp, Volume 167, Page 114, Deed Records, Comal County, Texas and described by metes and bounds as follows:

Beginning at an iron pin found marking the east corner of the Melvin Nolte, Jr. 21.5 acre tract described in Volume 458, Page 822, Official Records, the south corner of the herein described 16.55 acre tract and situated in the common line between the Casper Levenston Survey No. 1, Abstract No. 360 and Wm. N. Joice Survey No. 36, the northwest line of the Robert Lee Bretzke, et al tract described in Volume 167, Page 115, Deed Records;

Thence N45°01'16"W 787.08 feet to an iron pin found marking the west corner of the herein described 16.55 acre tract, the south corner of a 5.151 acre tract described in Volume 305, Page 55, Deed Records and situated in the northeast line of the Melvin Nolte, Jr. 21.5 acre tract;

Thence N43°49'09"E 532.10 feet to an iron pin found marking the northwest corner of the herein described 16.55 acre tract, the west corner of the Jane M. Abbott, et vir 5.00 acre tract described in Volume 303, Page 252, Deed Records;

Thence S45°06'24"E 342.11 feet to an iron pin found marking the south corner of the Jane M. Abbott, et vir 5.00 acre tract described in Volume 303, Page 252, Deed Records, a reentrant corner of the herein described 16.55 acre tract;

Thence N45°17'19"E 639.92 feet to a fence corner marking the northeast corner of the herein described 16.55 acre tract, the east corner of the Jane M. Abbott, et vir 5.00 acre tract and situated in the common line between Subdivisions No. 20 and 21 of the Casper Levenston Survey No. 1, Abstract No. 360, the southwest line of the Jane Abbott, 18.5 acre tract described in Volume 262, Page 485, Deed Records;

Thence S43°22'10"E 472.02 feet to an iron pin found marking the east corner of the herein described 16.55 acre tract, the south corner of Jane Abbott 18.5 acre tract described in Volume 262, Page 485, Deed Records, the south corner of Subdivision No. 21, the east corner of Subdivision No. 20 and situated in the common line between the Casper Levenston survey No. 1, Abstract No. 360 and Wm. N. Joice Survey No. 36, the northwest line of the Robert Lee Bretzke, et al tract described in Volume 167, Page 115, Deed Records;

Thence with the common line between the surveys, the northwest line of the Robert Lee Bretzke, et al tract described in Volume 167, Page 115, Deed Records S45°56'42"W (basis of orientation) 1158.97 feet to the place of beginning and containing 16.55 acres of land. The orientation of the bearings was established by a Global Positioning System.

BEING 424.693 acres of land out of the 1479.7 acre tract conveyed to Julia Bretzke, et al by Robert Bretzke by Deed of Gift, dated August 1, 1924, and recorded in Volume 49 at pages 566-567 in the Deed Records of Comal County, Texas, being out of the Wm. Joice Survey No. 36, Comal County, Texas, and described more particularly by metes and bounds as follows:

BEGINNING at an iron pin in the East bank of the Guadalupe River, set for the South corner of a 1.063 acre tract conveyed to Robert Lee Bretzke by Julia Bretzke Seipp by deed dated March 5, 1955, and recorded in Volume 105 at pages 461-462 in the Deed Records of Comal County, Texas, said iron pin being set S. 47° 08' E. 293.6 feet and S. 45° 11' E. 155.55 feet from the extreme Northeast corner of the bridge at the so-called "First Crossing" and for the West corner of the herein conveyed 424.693 acre tract;

THENCE with the Southeast line of the said 1.063 acre tract N. 28° 28' E. 336.5 feet to an iron pin set for the Northeast corner of the said 1.063 acre tract and for a re-entrant corner of this tract;

THENCE with the Northeast line of said 1.063 acre tract N. 59° 32' W. 119.3 feet to an iron pin;

THENCE severing the land of the subject owner and with an existing fence as follows: N. 49° 31' E. 190.0 feet, N. 51° 24' E. 1006.6 feet, N. 54° 38' E. 252.5 feet, N. 61° 07' E. 733.6 feet, S. 6° 05' W. 249.7 feet, N. 67° 06' E. 298.0 feet, N. 64° 29' E. 431.7 feet, N. 39° 25' E. 699.8 feet, N. 38° 06' E. 420.2 feet to Cedar corner post set for the West corner of the Mrs. Alonzo Wohlfahrt tract and for the North corner of this tract;

THENCE with the fence and Southwest line of the said Wohlfahrt tract, S. 45° 53' E. 1706.0 feet and S. 13° 00' E. 475.6 feet to a Cedar corner post set for the North corner of the Bennie Gerstenberger 95.21 acre tract and for the Northern most East corner of this tract;

THENCE with the fence and common line between this tract and the said Gerstenberger tract as follows: S. 64° 00' W. 381.5 feet, N. 89° 30' W. 182.0 feet, N. 51° 30' W. 115.0 feet, S. 42° 15' W. 130.5 feet, S. 14° 00' W. 202.0 feet, S. 36° 50' W. 282.0 feet, S. 51° 21' W. 163.0 feet, S. 48° 00' W. 91.7 feet, S. 52° 20' W. 521.0 feet, S. 45° 30' E. 1727.0 feet and S. 50° 46' E. 52.7 feet to an iron pin set for the East corner of this tract;

THENCE with existing fence and common line between this tract and the Mrs. Alonzo Wohlfahrt tract as follows: S. 49° 43' W. 107.3 feet, S. 43° 48' W. 400.5 feet, S. 45° 04' W. 728.7 feet, S. 2° 38' E. 40.8 feet, S. 46° 38' W. 241.7 feet, S. 42° 52' W. 91.2 feet, S. 45° 57' W. 200.3 feet, S. 44° 49' W. 399.8 feet, S. 43° 54' W. 991.5 feet and S. 19° 24' E. 464.0 feet to a point in the East bank of the Guadalupe River;

THENCE with the East bank of the Guadalupe River as follows: N. 69° 40' W. 627.9 feet, N. 60° 49' W. 904.9 feet, N. 23° 40' W. 418.6 feet, N. 12° 44' W. 177.9 feet, N. 3° 18' E. 208.4 feet, N. 0° 24' W. 104.9 feet, N. 20° 10' E. 252.5 feet, N. 30° 44' E. 194.1 feet, N. 14° 54' W. 276.0 feet, N. 19° 00' W. 197.0 feet, N. 33° 13' W. 281.7 feet, N. 5° 06' W. 514.2 feet, N. 6° 24' W. 159.5 feet, N. 17° 14' W. 462.7 feet, and N. 34° 30' W. 540.1 feet to the place of beginning, according to a survey made on the

EXHIBIT "D"

BEING 0.5449 of an acre of land situated in a tract conveyed to Robert Lee Bretzke by Julia B. Seipp, et vir, Volume 133, Page 105, Deed Records, Wm. N. Joice Survey No. 36, Comal County, Texas and described by metes and bounds as follows:

BEGINNING at an iron pin set for the southeast corner of this 0.5449 of an acre tract, from which the east corner of the called tract conveyed in Volume 133, Page 105 bears N 65° 21' E 1993.5 feet;

THENCE S 76° 50' 50" W 160.58 feet to an iron pin set for the southwest corner of this 0.5449 of an acre tract;

THENCE N 04° 04' 17" W 139.36 feet to an iron pin set for the northwest corner of this 0.5449 of an acre tract;

THENCE N 59° 28' 43" E 138.0 feet to an iron pin set for the northeast corner of this 0.5449 of an acre tract;

THENCE S 20° 21' 30" E 98.93 feet to an iron pin set and S 09° 13' 46" E 80.85 feet to the PLACE OF BEGINNING and containing 0.5449 of an acre of land.

Being the same property conveyed by Robert Lee Bretzke, et ux, to Julie Ann Bretzke Jonas by Deed of Gift dated December 10, 1990, recorded in Volume 747, Pages 373-374, Official Public Records of Comal County, Texas.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
09/17/2018 08:59:26 AM
CHRISTY 7 Page(s)
201806036517



Bobbie Koepp



Land Stewardship Services, LLC
124 Bristow Way
Boerne, TX 78006

Invoice

Date	Invoice #
11/15/2022	3023

Hoyt Seidensticker
210-414-6603
hoyt@landstewardshipservices.com

Bill To

Bret Bretzke

Quantity	Description	Rate	Amount
	Site Evaluation, Site Visit, Design - 5424 River Road	550.00	550.00
		Total	\$550.00