

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

1/6/25 CA: System is operational to design. Leave tightline and waterline sleeving exposed to verify. Cover. 02/21/25 EG:

Tight line sleeved, covered.

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

**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: 117639  
Issued This Date: 08/19/2024  
This permit is hereby given to: WUEST MILLENNIUM PARTNERS, LTD

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

26510 FM 3009  
SAN ANTONIO, TX 78266

Subdivision: J. Landa S7574, A Hutzler S-687, G.W. Pl  
Unit: 0  
Lot: 0  
Block: 0  
Acreage: 167.5000

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.



ON-SITE SEWAGE FACILITY APPLICATION

Date 4-2-24

Permit Number 117639

1. APPLICANT / AGENT INFORMATION

Owner Name WUEST MILLENNIUM PARTNERS LTD  
Mailing Address c/o 23011 FM 306  
City, State, Zip Canyon Lake, TX 78133  
Phone # 830-935-4936  
Email traci@psseptics.com

Agent Name GREG W. JOHNSON, P.E.  
Agent Address 170 Hollow Oak  
City, State, Zip New Braunfels, TX 78132  
Phone # 830-905-2778  
Email gregjohnsonpe@yahoo.com

2. LOCATION

Subdivision Name \_\_\_\_\_ Unit \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
Survey Name / Abstract Number JOSEPH LANDA SUR NO 574, ANTON HUTZLER SUR NO 687, GEORGE W PLEASANT SUR NO 749, WILLIAM CLAREY SUR NO 759 & JOSEPH THOMPSON SUR NO 758 Acreage 167.497  
Address 26510 NATURAL BRIDGE CAVERNS ROAD (FM 3009) City SAN ANTONIO State TX Zip 78266

3. TYPE OF DEVELOPMENT

Single Family Residential

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

Number of Bedrooms 9

Indicate Sq Ft of Living Area 9768

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: \$ 2,000,000 (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.

[Signature]  
Signature of Owner

4-2-24  
Date

Alexa Wuest

4-2-24



### ON-SITE SEWAGE FACILITY APPLICATION

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) 639 TRASH / 1447 EQ / 1500 MAXX AIR ATU / 2086 PUMP Absorption/Application Area (Sq Ft) 12,867

Gallons Per Day (As Per TCEQ Table 111) 720

(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.)

Is there at least one acre per single family dwelling as per 285.40(c)(1)?  Yes  No

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

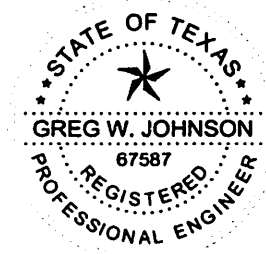
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

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 UP has been approved by the appropriate reg

Is this property within an incorporated city?  Yes  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

April 3, 2024  
Date



**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 OSSF's are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

**II**

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

UNIT/PHASE/SECTION \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_ SUBDIVISION \_\_\_\_\_  
IF NOT IN SUBDIVISION: 167.497 ACRES SURVEY  
JOSEPH LANDA SUR NO 574, ANTON HUTZLER SUR NO 687, GEORGE W PLEASANT SUR NO 749, WILLIAM CLAREY SUR NO 759 & JOSEPH THOMPSON SUR NO 752

The property is owned by (insert owner's full name): WUEST MILLENNIUM PARTNERS LTD

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.

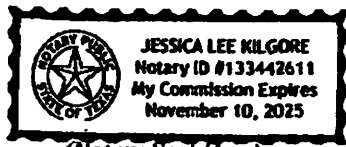
WITNESS BY HAND(S) ON THIS 2 DAY OF April, 2024

Brad Wuest  
Alexa Wuest  
Owner(s) signature(s)

Brad Wuest - MANAGER  
Alexa Wuest - MANAGER  
Owner (s) Printed name (s)

Brad and Alexa Wuest SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 2 DAY OF April, 2024

Jessica Kilgore  
Notary Public Signature



(Notary Seal Here)

THIS AREA FOR COMAL COUNTY CLERK RECORDING PURPOSES ONLY

Filed and Recorded  
Official Public Records  
Bobbie Koeppe, County Clerk  
Comal County, Texas  
06/18/2024 01:31:16 PM  
TERRI 1 Pages(s)  
202406018265



Bobbie Koeppe

# **Luna Environmental Service Agreement**

**(Formerly AMS & PS Septic Supply)**

## **Agreement**

I. **General:** This work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between the Client and Luna Environmental, LLC (hereinafter referred to as Contractor), located at 4222 FM 482 New Braunfels, Texas 78132, (830-312-8776) or (830-850-0080). By this agreement, Contractor agrees to render services, as described herein, and Client agrees to fulfill his/her/ their responsibilities under the agreement as described herein.

II. **Effective Dates:** If this is an Initial Install Contract, the contract will be for two years and BEGINS when the License To Operate (LTO) has been issued. A 30-day written notice is required if there is a cancellation before the year of the agreement is up. The written notice will be sent to the local regulatory Agency and any of the agreement unused funds is non-refundable.

III. **Contractor or Client, if choosing to terminate the contract, must give the other party and the local regulatory Agency written notice Thirty (30) Days prior to the ending of the Contract.**

IV. **Services by Contractor:** Contractor will provide the following services (Referred to as the "Services").

1. In compliance with the Local Regulatory Agency and Manufacture's requirements, inspect and perform routine maintenance and upkeep on all parts within the On-Site Sewage Facility (hereafter referred to as the "OSSF") three times per year. The contractor does not provide chlorine. Client is solely responsible for maintaining the chlorine in the chlorinator at all times.
2. Contractor will provide a weatherproof tag on the control panel containing company name, phone number and inspection dates.
3. Contractor will do inspections 3 times a year, every 4 months.
4. Contractor will report all findings to the appropriate regulatory and authority and to the Client, as required by both the State's On-Site rules and the local Agency's rules. All findings must be reported to local Agency's within 14 days, email is acceptable.
5. The contractor's inspection will include the following: Effluent Quality (Color, Turbidity, overflow and Odor), Alarm Function Filters, Operation of Effluent Pump and Chlorine Availability in the

Chlorinator, (BOD and TSS Annually on Commercial Accounts, Client is responsible for charges for test)

6. Contractor will respond to client calls and complaints, regarding visual or audible alarms, suspicious conditions and or problems that might confront the Client within 48 hours, excluding weekend and holidays. The Contractor will maintain a 24-hour answering service at 830-312-8776. The unscheduled responses may be billed to the client at a going rate.

#### V. Clients Responsibilities:

1. Maintain Chlorinator and Proper Chlorine supply, if OSSF is equipped with.
2. Provide all necessary lawn or yard maintenance and remove all obstacles, including dogs and other animals as needed to allow the OSSF to function properly and to allow the Contractor easy and safe access to all parts of the OSSF.
3. Immediately notify the Contractor of any alarms or problems with, including failure of the OSSF.
4. Provide for pumping of the tanks, generally every 3 years or as suggested by the Contractor at Clients own expense.
5. Upon receiving a written notification of services needed from the Contractor, it becomes the Client's responsibility to contact the Contractor to authorize the service.
6. Contractor will not be responsible for any warranty work; Client must contact the Installer for Warranty Problems.
7. Not allow the backwash from water treatment of water conditioning equipment to enter the OSSF.
8. Maintain site drainage to prevent adverse effects on OSSF.
9. Promptly and fully pay Contractor's Bills, Fees or invoices as described herein.



VI. Contractor will schedule with client, dates to perform the above-described Services of repairs. If Contractor is not able to access the site on the date of appointment, a charge of \$75.00 will be billed if the inspection for repairs is not able to be completed and are required to be scheduled on another date. The contractor requires access to the OSSF electrical and physical components, including tanks, by means of man ways or risers for the purpose of evaluation of system and equipment as required by the manufacturer and /or rules. If such man ways or risers are not in place, excavation together with other labor and materials will be required and be billed to the Client an additional service at a rate of \$75.00 per hour plus materials billed at list process. Excavated soil is to be replaced as best as reasonably possible.

VII. Payments: The fee for this agreement only covers the Services described herein. This fee does not cover equipment or labor supplied for non-warranty repairs or for charges for unscheduled Client request trips to the Client's site of pumping of the OSSF. Payments not received within 30 days from the date will be subject to a \$30.00 late penalty and or a 1.5% carrying charge, whichever is greater, in addition to reasonable attorney's fees. All cost of collection incurred by contractor in collection of any unpaid debt. By signing this contract, the Client is authorizing the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and removal of said parts. Invoice due when service is completed. The contract fee is \$ INCLUDED WITH SEPTIC.

VIII. Severability: If any provision of this agreement shall be considered to be invalid or unenforceable for any reason the remaining provisions shall continue to be held valid and enforceable. If a court finds that any provision of the agreement is invalid or unenforceable, by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed and enforced as so limited.

**Client**

Print Name: WUEST MILLENNIUM PARTNERS LTD

Signature:   


Client Address: 26510 NATURAL BRIDGE CAVERNS ROAD

Client Phone Number: 210-651-6101

Email Address: bwuest@naturalbridgecaverns.com

**Contractor Luna Environmental LLC:**

MP Signature: Ryan Seidensticker

MP NUMBER: 0001708

Contract Date: LTO to 2 YEARS FROM LTO County: COMAL

Permit #: \_\_\_\_\_

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

April 3, 2024

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

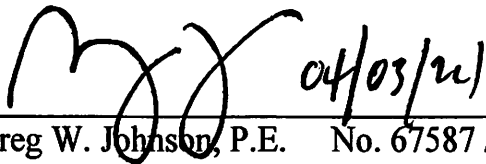
RE- SEPTIC DESIGN  
26510 FM 3009 (Natural Bridge Caverns Road)  
SAN ANTONIO, TX 78266  
WUEST MILLENNIUM PARTNERS, LTD

Ms. Brenda Ritzen / Allyse Gros,

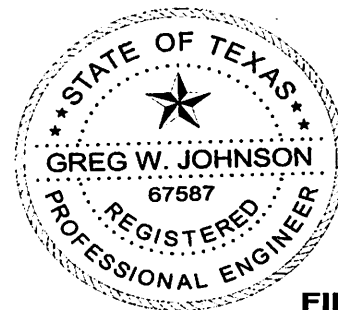
The referenced property is located within the Edwards Aquifer Recharge Zone. This property is exempt from a WPAP because it is not regulated activity according to §213.3 (27)(B)(v) "construction of single-family residence on lots that are larger than five acres, were no more than one single-family residence is located on each lot." 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, 285.41, & 285.42, Texas Commission on Environmental Quality (Effective December 27, 2012).

 04/03/24

Greg W. Johnson, P.E. No. 67587 / S.E. 11561  
170 Hollow Oak  
New Braunfels, Texas 78132 - 830/905-2778



**FIRM #2585**

## ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: April 02, 2024

Site Location: 167.497 ACRES - SEE ATTACHED DEED

Proposed Excavation Depth: N/A

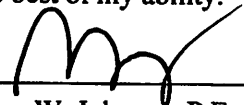
**Requirements:**

- 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 _____ SURFACE EVALUATION _____						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	IV	CLAY				DRK. BROWN
1						
2	III	CLAY LOAM	> 30%	NONE OBSERVED	LIMESTONE @ 30"	REDDISH STONY BROWN
3						
4						
5						

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

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

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

04/02/24  
 \_\_\_\_\_  
 Date



**AEROBIC TREATMENT PLANT  
DESIGNED FOR:  
WUEST MILLENNIUM PARTNERS, LTD  
c/o 23011 FM 306  
CANYON LAKE, TX 78133**

**SITE DESCRIPTION:**

Located in the Joseph Land S#574, Anton Hutzler S#687, George W. Pleasant S#749, William Clarey S#759, & Joseph Thompson S-758, at 26510 Natural Bridge Caverns Road, this system will serve a nine bedroom residence (9768 sf.). Native grasses, Mountain Cedar and live oak trees are located throughout this lot. (See Soil Evaluation Report). An aerobic treatment plant with spray irrigation will serve these conditions.

**PROPOSED SYSTEM:**

A 3 or 4 inch SCH-40 pipe discharges from the residence into a 639 gallon trash/1447 gallon flow equalization tank fitted with dual effluent pumps controlled by a float switches, dual alternating controller and a cycle timer.. A Grasslin Model 60A810 cycle timer will be installed allowing the distribution to the ATU every two hours with a 15 minute run time at a rate of four gallons per minute by a bypass valve and throttling valve on the 2" SCH -40 distribution line to a Maxx Air M-1500 1500gpd aerobic plant. After treatment effluent continues to a 2086 gallon pump tank. Effluent is treated by a NSF/TCEQ approved liquid chlorinator prior to discharge to the field. The pump tank contains dual alternating 0.5 HP Ashland CPM effluent pumps. A bypass valve in the pump chamber will maintain manifold pressure at a maximum of 40 psi to prevent aerosols and relieve excess pressure and volume and also serve as a sampling point during routine maintenance. Distribution is through a 1" purple Sch-40 manifold to a series of low angle (13 deg. or less) pop-up sprinkler heads, each spraying as per the attached schematic only in the predawn hours. Spray area will be maintained with vegetation.

**Tank must have at grade risers on each opening with watertight caps that must be at least 65# or have a padlock or can only be removed with tools. A secondary plug, cap, or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed, in compliance with Chapter §285.38.**

**SYSTEM COMPONENTS:**

3"or 4" Sch-40 sewer line

Two way cleanouts

639 gal trash tank

1447 gallon Equalization Tank w/ dual alternating 0.4 hp Liberty LE 40 effluent pumps.

Maxx Air M-1500 1500 gpd Aerobic Treatment Plant (TCEQ Approved)

Liquid chlorinator NSF/TCEQ approved

2086 gallon pump tank w/ dual alternating 0.5 HP Ashland-Series-20+CPM5 effluent pumps or equivalent

K-RainPro Plus pop-up rotary sprinkler heads w/ No. 3 low angle nozzles and purple non-potable water lids.



1" SCH-40 PVC PURPLE discharge manifold.

Alarms: Audible & visual high water level alarm & air pump malfunction alarm

Timed Dual alternating controller on each pump tank w/ manual reset

Grasslin Model 60A810 cycle timer controlling each pump tank

**Note: All electrical wiring must be in conduit**

**PIPE AND FITTINGS:**

All pipes and fittings in this aerobic system shall be schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. The manifold shall be 1" in diameter and be colored purple. Well pump capable of providing at least 12.4 gpm @ 41 psi head, such as the 0.5 hp effluent pump (CPM), shall be utilized for pumping effluent.

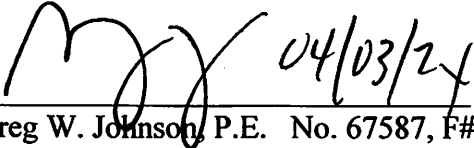
**TANK NOTES:**

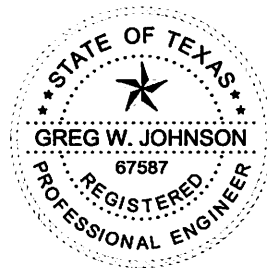
- The bottom of the excavation for the tanks shall be level and free of large rocks and debris.
- Tank to be set level on a minimum 4 inch layer of sand, sandy loam, clay loam, or pea gravel.
- Risers are required on tank inspection ports as per 30 TAC 285.38 (9/1/2023). This includes access limitation (<65lbs lid or hardware secured lid), inspection and cleanout 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. Fencing recommended around treatment tanks to limit public access.
- All openings in the tank must be properly sealed to prevent the escape of wastewater, and/or to prevent the infiltration of water.
- Tanks must be filled with water for at least 24 hours to test for leaks and structural integrity.

**LANDSCAPING**

Disposal area must be seeded with a mix of rye and Bermuda grasses prior to system operation. It is recommended that a good stand of vegetation be established prior to system operation.

Designed in accordance with Chapter 285, Subchapter D, §285.30 and §285.40 Texas Commission on Environmental Quality (Effective December 29, 2016).

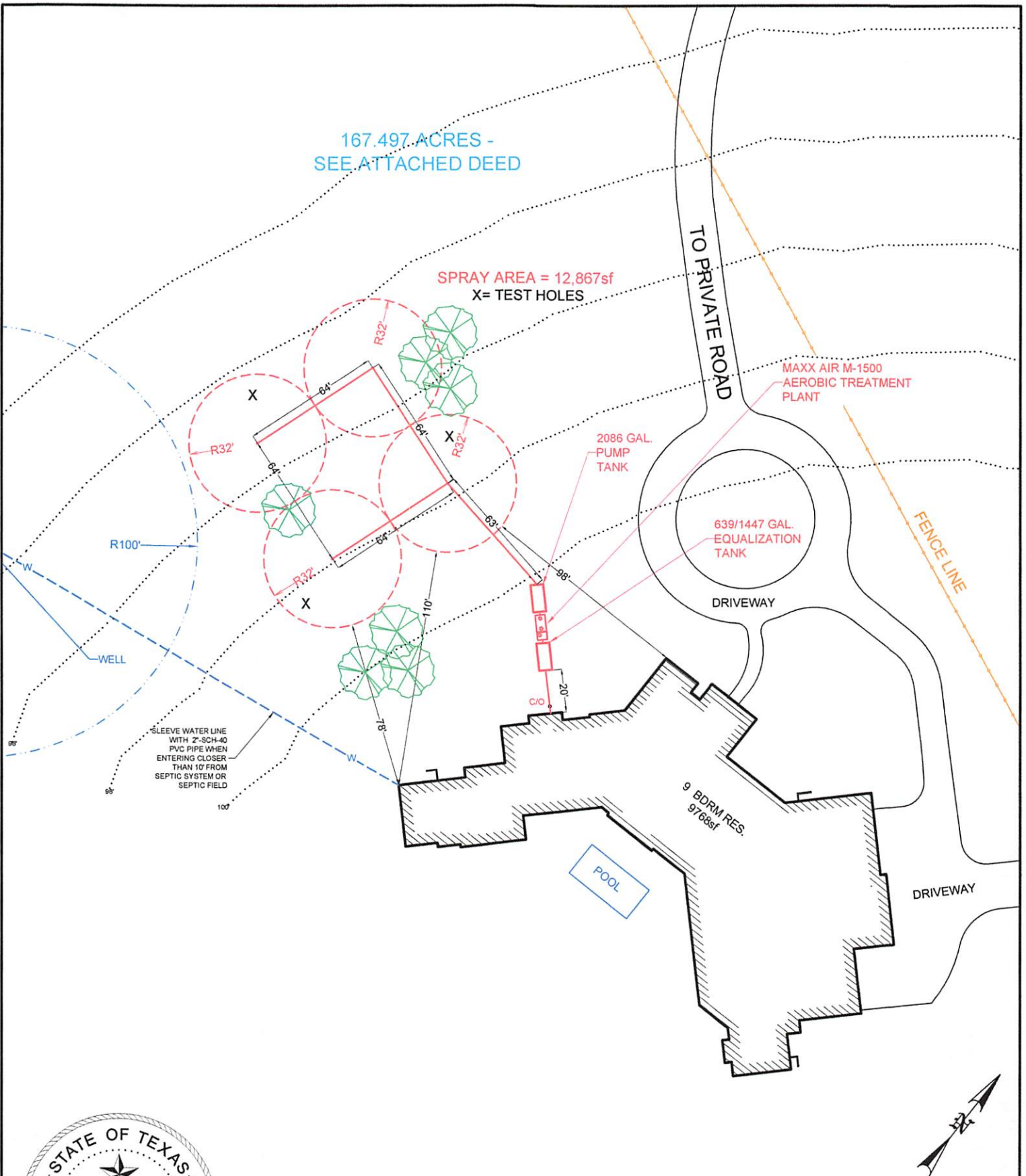
  
Greg W. Johnson, P.E. No. 67587, F#2585  
170 Hollow Oak  
New Braunfels, Texas 78132  
(830)905-2778





167.497 ACRES -  
SEE ATTACHED DEED

SPRAY AREA = 12,867sf  
X= TEST HOLES



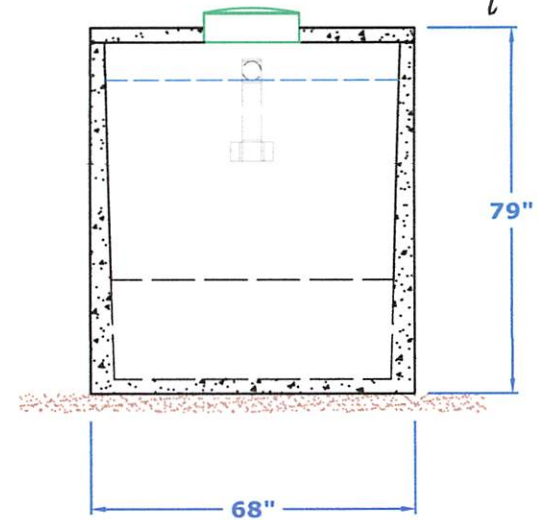
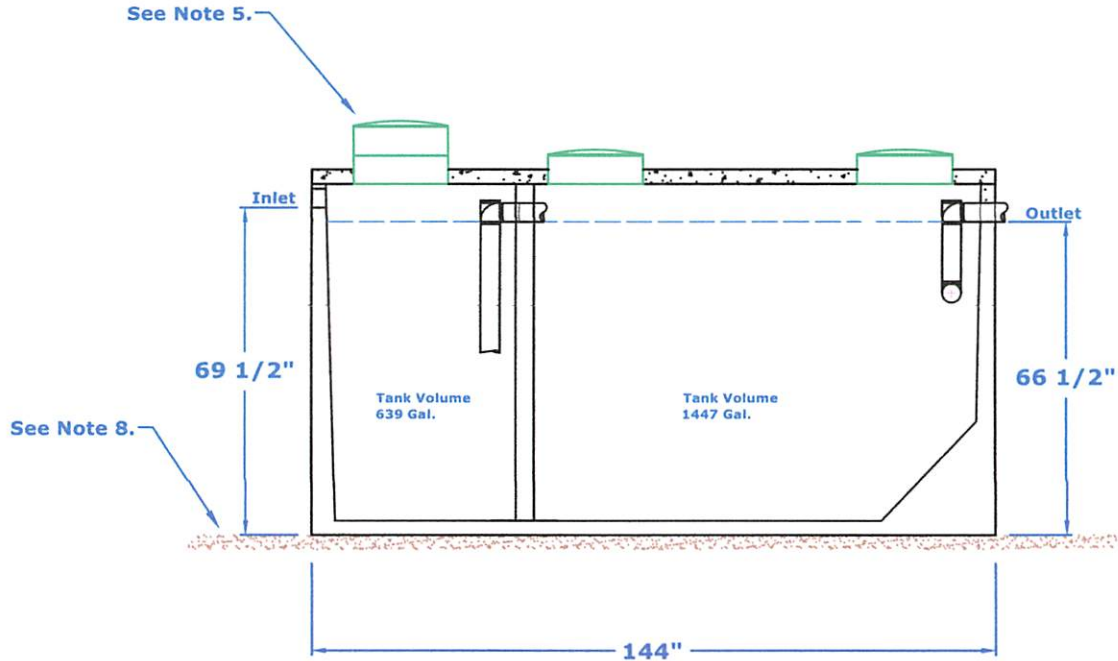
OWNER:	WIEST MILLENNIUM PARTNERS, LTD.	DRAWN BY:	EJS III
STREET ADDRESS:	26510 NATURAL BRIDGE CAVERNS ROAD		
LEGAL DESC:	SEE ATTACHED DEED	ACREAGE:	167.497
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=60'
		DATE:	4/3/2024
		REVISED:	

**MINIMUM EXCAVATION DIMENSIONS:**

Width: 80"  
Length: 156"

**GENERAL NOTES:**

1. Tank structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 16,600 lbs.
4. Tank capacity is 2,086 Gal. (639 trash/1447 EQ tank)
5. 20" Ø access riser w/ lid (Typical 3). Optional extension risers available.
6. 4" min. compacted sand or gravel pad by Contractor



**2086 gallon tank  
639 trash / 1447 EQ tank**

**Model: 2086 gallon**

**November 2011  
By: gwj**

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

**Dwg. #: 2086 tank**

## TANK NOTES:

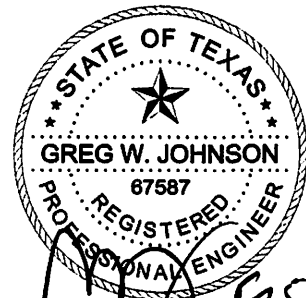
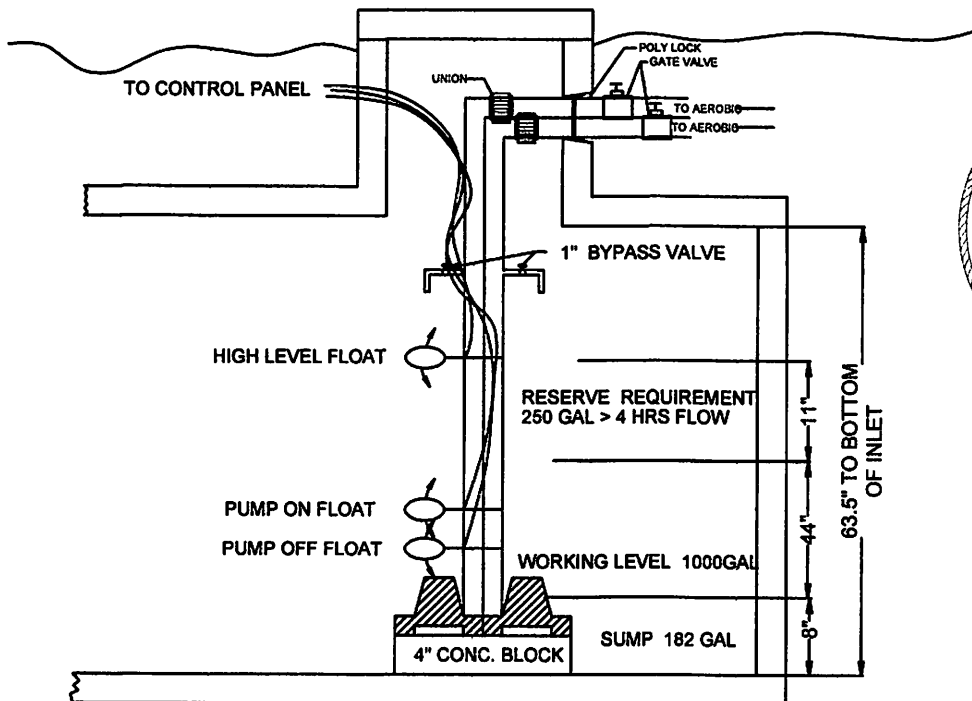
Tanks must be set to allow a minimum of 1/8" per foot fall from building.

Tightlines to the tank shall be SCH-40 PVC.

A two way sanitary tee is required between mobiles 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



*M. J. P2505*  
*04/03/24*

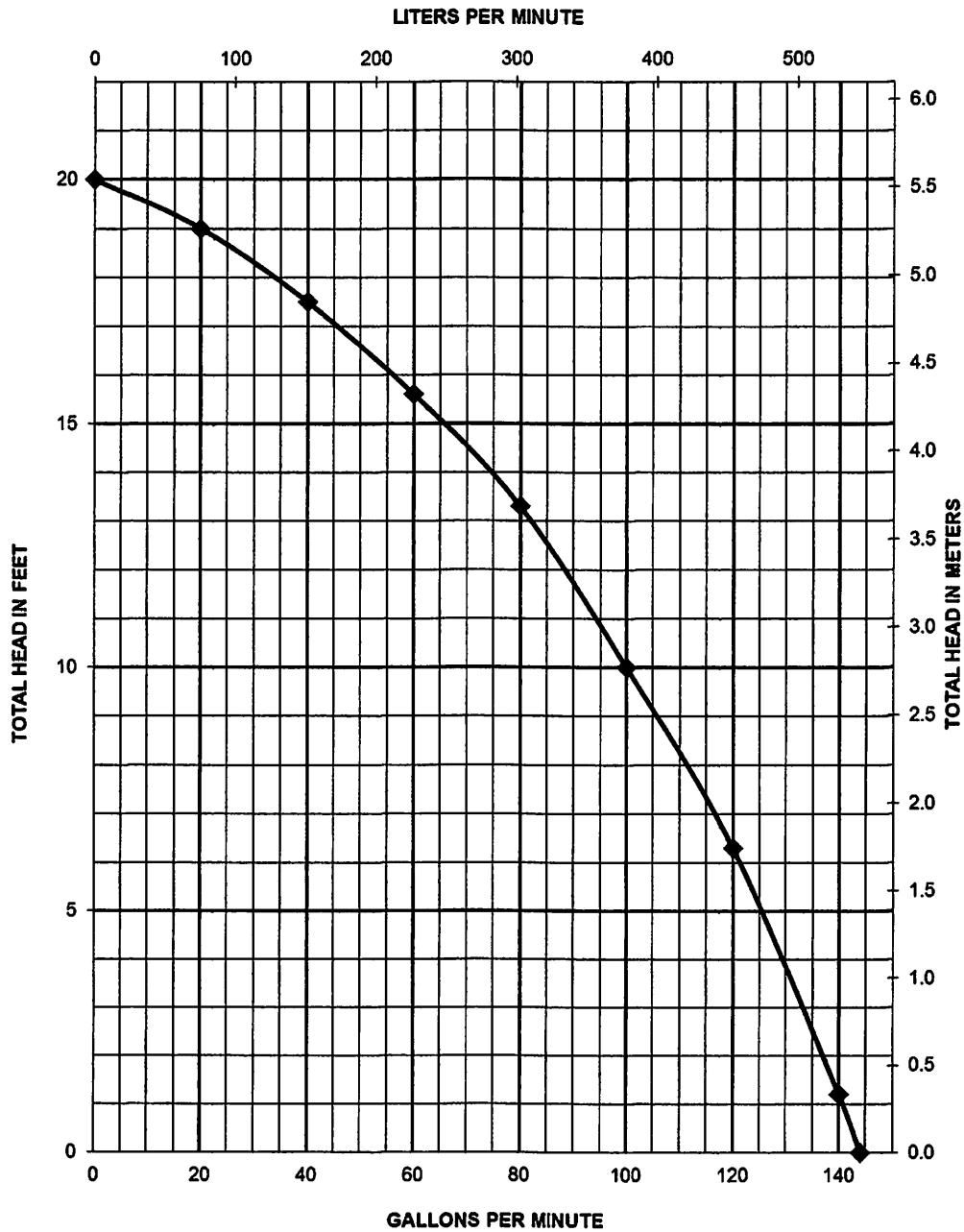
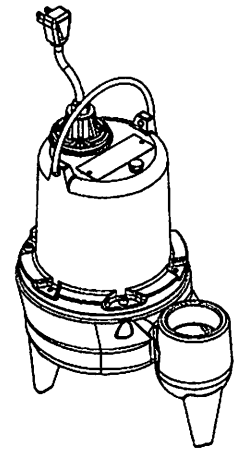
EQUALIZATION TANK 1447 GAL PUMP TANK  
VOLUME = 22.8 GAL/IN

# Liberty Pumps®

## Pump Specifications

LE40 Series

4/10 HP Submersible Sewage Pump



**Texas Commission on Environmental Quality  
On-Site Sewage Facility Program**

**Approved Product - Treatment Unit**

Product Name:

Model Name:

Manufacturer:

Product Type:

Capacity:

Contact:

Address:

Phone:

Website:

Technical Notes

Restrictions

Certifying Agency:

Certification Standard:

**RECEIVED**

*By Brenda Ritzen at 12:26 pm, Aug 19, 2024*

**Texas Commission on Environmental Quality  
On-Site Sewage Facility Program**

**Approved Product - Treatment Unit**

Product Name:

Model Name:

Manufacturer:

Product Type:

Capacity:

Contact:

Address:

Phone:

Website:

Technical Notes

Restrictions

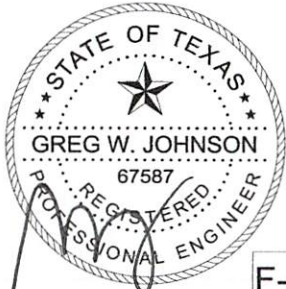
Certifying Agency:

Certification Standard:

**RECEIVED**

*By Brenda Ritzen at 1:12 pm, Jul 25, 2024*



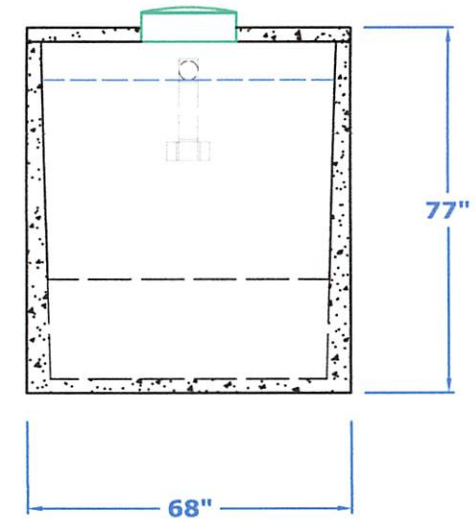
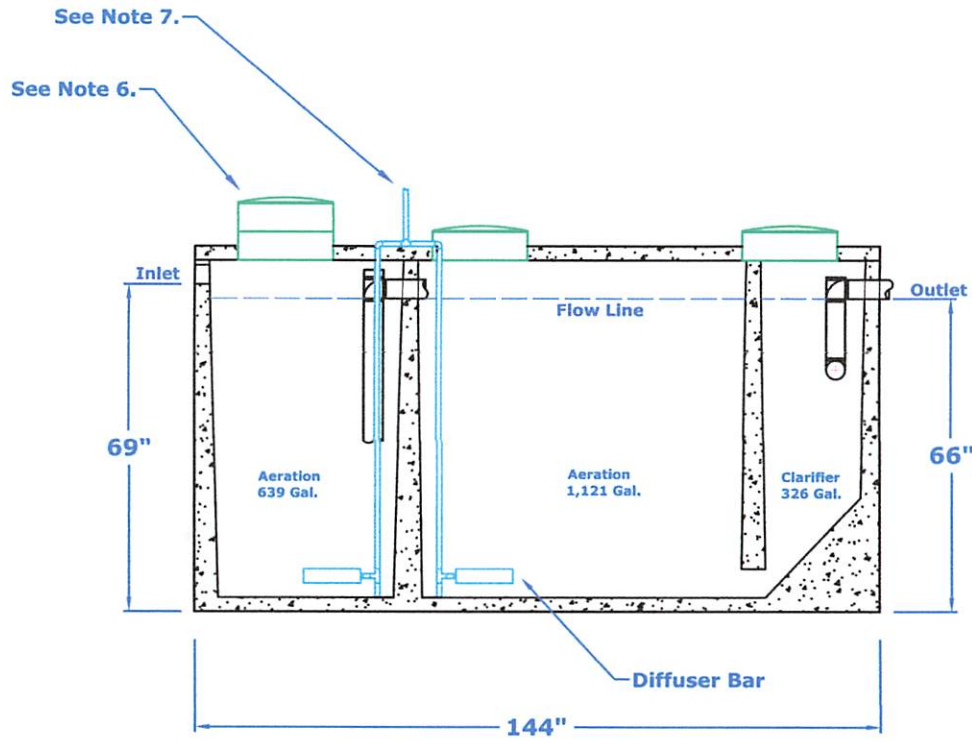


F-2585  
04/03/24

**GENERAL NOTES:**

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 16,600 lbs.
4. Treatment capacity is 1,500 GPD.
5. BOD Loading = 4.50 lbs. per day.
6. 20" Ø access riser w/ lid (Typical 3). Optional extension risers available.
7. Sch. 40 PVC Air Line to Maxx Air M-1500 Air Compressor (Max. 50 Lft from Plant).
8. Requires minimum 1,000 gallon trash tank unless otherwise specified by engineering.

**MINIMUM EXCAVATION DIMENSIONS:**  
 Width: 80"  
 Length: 156"



**MAXX AIR M-1500 Duel Aeration  
 Aerobic Treatment Plant (Assembled)**

**Model: M1500**

NOV, 2015  
 By: A.S.

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

Dwg. #: ADV-M1500-2

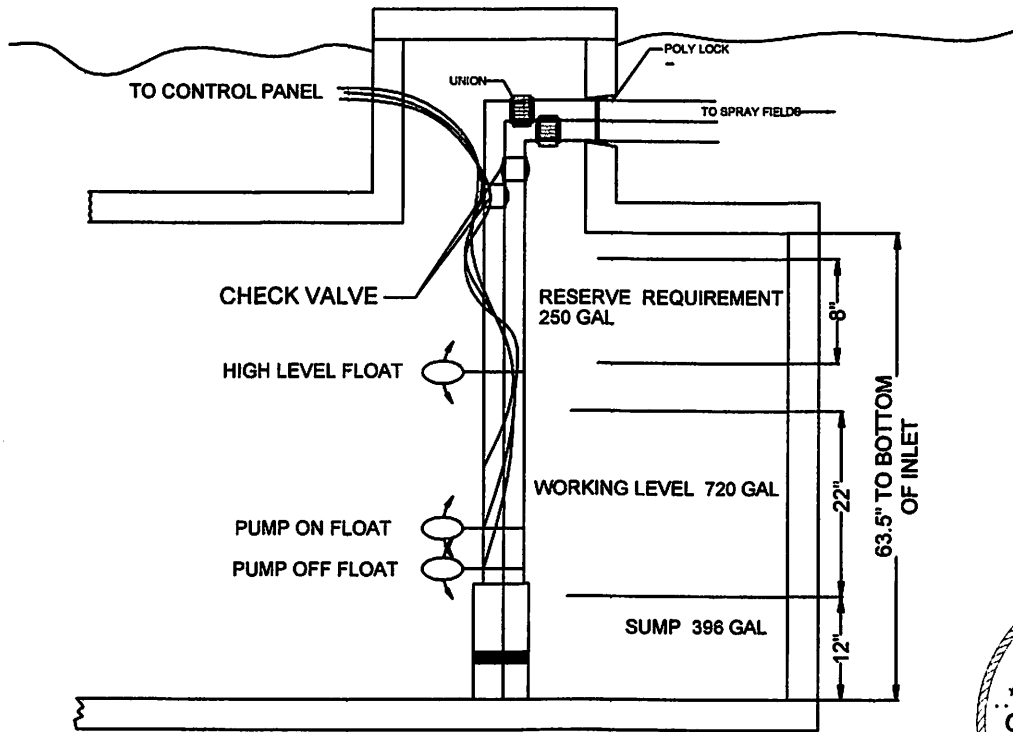


Advantage Wastewater Solutions llc.  
 444 A Old Hwy No 9  
 Comfort, TX 78013  
 830-995-3189  
 fax 830-995-4051

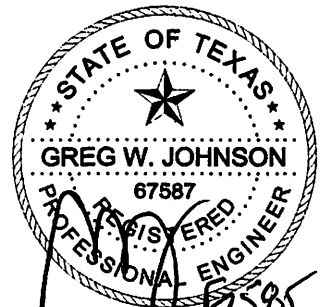
# TANK NOTES:

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



FINAL TANK 2086 GAL PUMP TANK  
VOLUME = 33 GAL/IN



# CISTERN PUMPS

## CPM Series

### Ashland Pump – CPM Series

The Ashland Pump CPM Series is designed to operate in filtered effluent/gray water applications. The bottom suction design allows for maximum drawdown of fluid and the hydraulic stages are able to pass 1/8" solids without damage to the pump.

Installations in cistern tanks, rain basin catchments or anywhere drawdown levels need to be maximized are ideal applications for the Ashland Pump CPM Series.

### APPLICATIONS

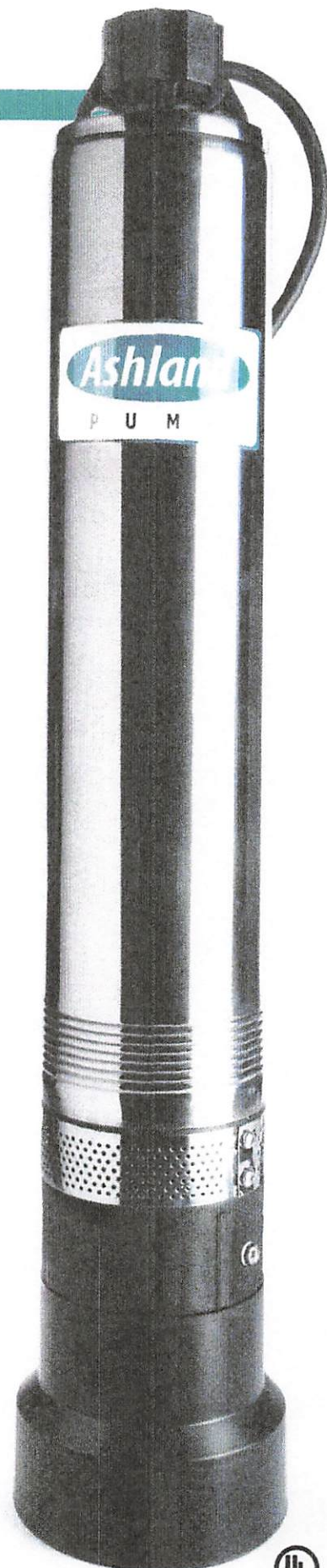
- Filtered Effluent Water Pumping
- Gray Water Pumping
- Water Feature / Aeration Applications
- Rain Water Basin Applications

### FEATURES

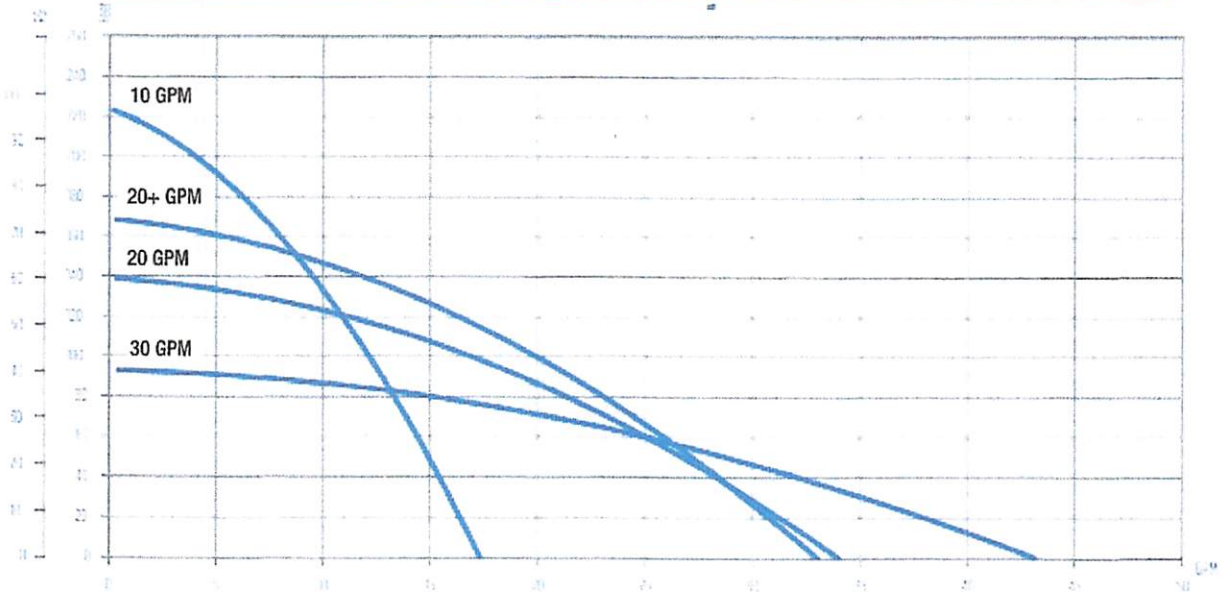
- Bottom suction design for maximum drawdown
- Able to pass 1/8" solids
- Available in 10, 20 and 30 GPM flow rates
- ½ HP, 115V and 230V single phase motors
- Heavy duty discharge with stainless steel internal threads
- 600 Volt, 10' SJOOW jacketed lead
- High shut-off pressure
- Quiet operation
- Standard removable base for stable mounting

### ORDERING INFORMATION

CPM SERIES CISTERN PUMP						
Model/Order No.	GPM	HP	Voltage/Ph.	Stage Count	Length (in.)	Shipping Wt. (lbs.)
10CPM5-115	10	1/2	115/1	7	26	17
10CPM5-230	10		230/1	7	26	17
20CPM5-115	20		115/1	5	25	16
20CPM5-230	20		230/1	5	25	16
20+CPM5-115	20+		115/1	6	26	17
20+CPM5-230	20+		230/1	6	26	17
30CPM5-115	30		115/1	4	25	16
30CPM5-230	30		230/1	4	25	16



## ASHLAND PUMP CPM SERIES CISTERN PUMP PERFORMANCE



### Low Angle Performance Data

NOZZLE	PRESSURE			RADIUS		FLOW RATE		
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M <sup>3</sup> /H
#1.0	30	207	2.1	22	6.7	1.2	4.5	.27
	40	276	2.8	24	7.3	1.7	6.4	.39
	50	345	3.4	26	7.9	1.8	6.8	.41
	60	414	4.1	28	8.5	2.0	7.6	.45
#3.0	30	207	2.1	29	8.8	3.0	11.4	.68
	40	276	2.8	32	9.8	3.1	11.7	.70
	50	345	3.4	35	10.7	3.5	13.2	.80
	60	414	4.1	37	11.3	3.8	14.4	.86
#4.0	30	207	2.1	31	9.4	3.4	12.9	.77
	40	276	2.8	34	10.4	3.9	14.8	.89
	50	345	3.4	37	11.3	4.4	16.7	1.00
	60	414	4.1	38	11.6	4.7	17.8	1.07
#6.0	40	275	2.8	38	11.6	6.5	24.6	1.48
	50	344	3.4	40	12.2	7.3	27.7	1.66
	60	413	4.1	42	12.8	8.0	30.3	1.82
	70	482	4.8	44	13.4	8.6	32.6	1.96

*\*All precipitation rates calculated for 180° operation. For the precipitation rate for a 36*

K

RAIN



P U M P

*Honest, Professional, Dependable*

1899 Cottage Street, Ashland, Ohio 44805

Telephone: 855 281-6830 • Fax: 877 326-1994 • [ashlandpump.com](http://ashlandpump.com)

## STATE OF TEXAS WELL REPORT for Tracking #642097

Owner:	Wuest Millennium Partners, LTD- Brad Wuest	Owner Well #:	EAA200546 CT556
Address:	26495 Natural Bridge Caverns Rd San Antonio, TX 78266	Grid #:	68-22-5
Well Location:	26495 Natural Bridge Caverns Rd San Antonio, TX 78266	Latitude:	29° 41' 09.8" N
Well County:	Comal	Longitude:	098° 19' 16.8" W
		Elevation:	974 ft. above sea level

Type of Work: <b>New Well</b>	Proposed Use: <b>Domestic</b>
-------------------------------	-------------------------------

Drilling Start Date: **4/4/2023**      Drilling End Date: **4/10/2023**

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	<b>13</b>	<b>0</b>	<b>8</b>
	<b>9</b>	<b>8</b>	<b>1275</b>

Drilling Method: **Air Rotary**

Borehole Completion: **Open Hole**

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks &amp; material)</i>
Annular Seal Data:	<b>0</b>	<b>20</b>	<b>Cement 11 Bags/Sacks</b>
	<b>20</b>	<b>660</b>	<b>Bentonite 94 Bags/Sacks</b>
	<b>660</b>	<b>760</b>	<b>Cement 33 Bags/Sacks</b>

Seal Method: **Tremie**

Sealed By: **Driller**

Distance to Property Line (ft.): **50+**

Distance to Septic Field or other  
concentrated contamination (ft.): **150+**

Distance to Septic Tank (ft.): **50+**

Method of Verification: **Owner**

Surface Completion: <b>Surface Sleeve Installed</b>	<b>Surface Completion by Driller</b>
---	--------------------------------------

Water Level: **370 ft. below land surface on 2023-04-10**      Measurement Method: **Electric Line**

Packers: **Plastic at 760 ft.**  
**Rubber at 760 ft.**  
**Rubber at 765 ft.**  
**Paper at 1150 ft.**

Type of Pump: **Submersible**

Well Tests: **Estimated**      **Yield: 15-20 GPM**



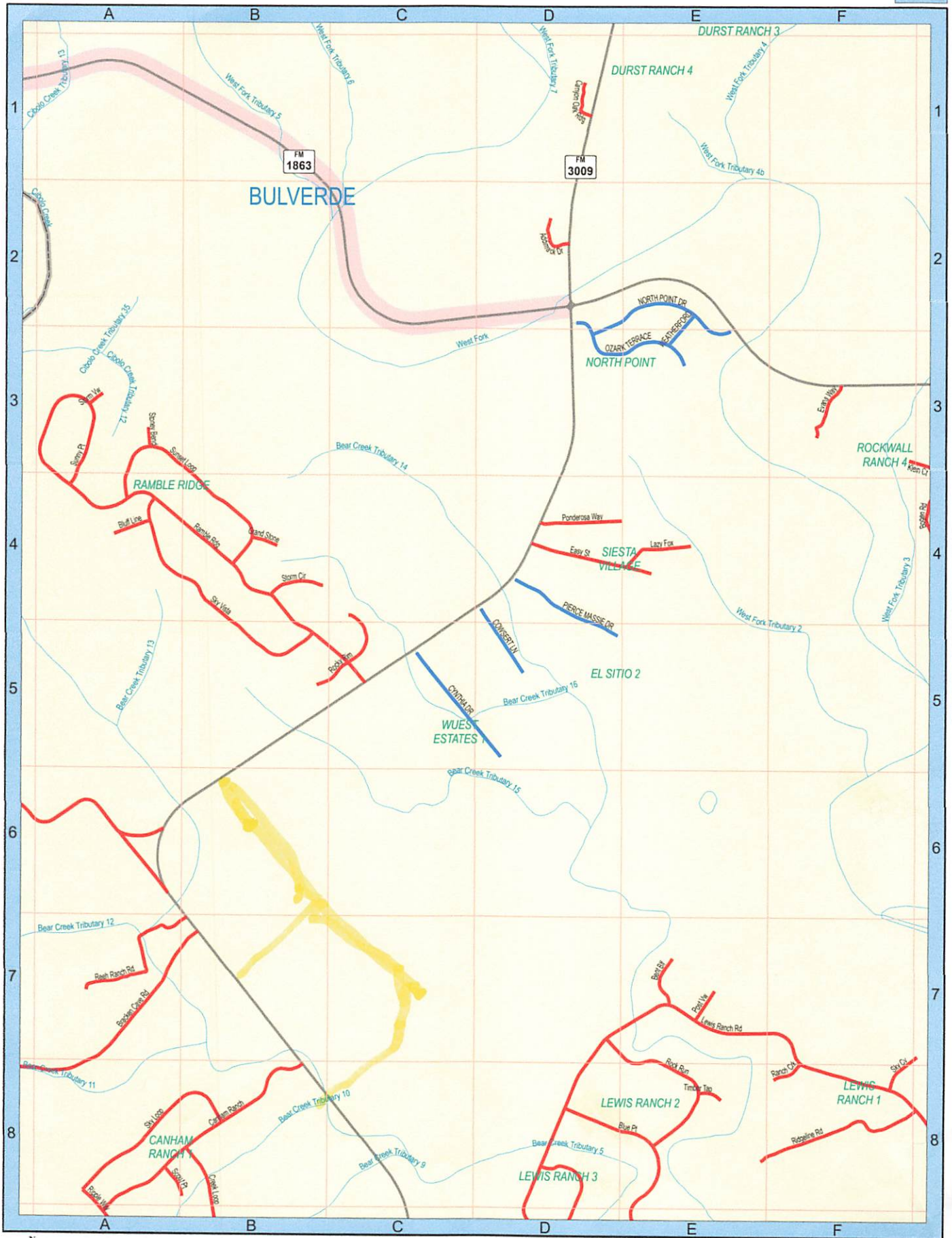
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**IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY**

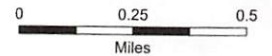
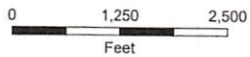
TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

**Texas Department of Licensing and Regulation  
P.O. Box 12157  
Austin, TX 78711  
(512) 334-5540**



SEE PAGE 67





**From:** [Ritzen, Brenda](#)  
**To:** [Greg Johnson](#)  
**Cc:** [Traci Field](#)  
**Subject:** RE: Permit 117639  
**Date:** Thursday, July 25, 2024 1:11:00 PM  
**Attachments:** [image001.png](#)

---

Greg,

Please provide official verification from the TCEQ confirming product approval.

Thank you,



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

---

**From:** Greg Johnson <gregjohnsonpe@yahoo.com>  
**Sent:** Thursday, July 25, 2024 5:46 AM  
**To:** Ritzen, Brenda <rabbjr@co.comal.tx.us>  
**Cc:** Traci Field <traci@psseptics.com>  
**Subject:** Re: Permit 117639

**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

---

SEE ATTACHED.  
THX,  
GREG

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

**From:** [Ritzen, Brenda](#)  
**To:** [Traci Field; "\(gregjohnsonpe@yahoo.com\)"](#)  
**Subject:** Permit 117639  
**Date:** Wednesday, July 17, 2024 3:59:00 PM  
**Attachments:** [image001.png](#)

---

**Re: Wuest Millennium Partners LTD.  
167.497 acres, 26510 FM 3009  
Application for Permit for Authorization to Construct an On-Site  
Sewage Facility (OSSF)**

Traci / Greg :

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

1. Submit TCEQ verification of approval for the Maxx Air M-1500 ATU.

Thank you,



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

MNBTC

**SPECIAL WARRANTY DEED**

4/T

**DATE:** August 2, 2001

**GRANTOR:** Joye Ella Wuest, as Independent Executrix of the Estate of Reginald Dennis Wuest, and as the Successor Trustee of the Reginald Dennis Wuest 1997 Living Trust.

**GRANTOR'S MAILING ADDRESS (INCLUDING COUNTY):**

26495 Natural Bridge Caverns Road  
Natural Bridge Caverns, Comal County, Texas 78266

**GRANTEE:** Wuest Millennium Partners, Ltd.

**GRANTEE'S MAILING ADDRESS (INCLUDING COUNTY):**

26495 Natural Bridge Caverns Road  
Natural Bridge Caverns, Comal County, Texas 78266

**CONSIDERATION:** Ten and No/100 Dollars (\$10.00) and other good and valuable consideration.

**PROPERTY (INCLUDING IMPROVEMENTS):**

A 167.497 acre tract of land out of the Joseph Landa Survey No. 574, the Anton Hutzler Survey No. 687, the George W. Pleasant Survey No. 749, the William Clarey Survey No. 759, and the Joseph Thompson Survey No. 758, Comal County, Texas, said 167.497 acre tract being a portion of that certain Charles A. and Emilie M. Wuest 3352 acre tract recorded in Volume 98, Pages 254-258, Deed Records, Comal County, Texas, and being a portion of that certain 649.175 acre tract described in partition deed recorded in Volume 227, Pages 296-315, Deed Records, Comal County, Texas, said 167.497 acre tract being more particularly described by metes and bounds on **Exhibit "A"** attached;

provided, however, that such improvements and property are hereby conveyed "AS-IS" AND WITH ALL FAULTS, AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE ACKNOWLEDGES AND ACCEPTS THAT, EXCEPT FOR THE WARRANTY OF TITLE CONTAINED HEREIN, GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY,

PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDER OR REQUIREMENTS, INCLUDING THE EXISTENCE IN OR ON THE PROPERTY OF HAZARDOUS MATERIALS. GRANTEE FURTHER ACKNOWLEDGES AND AGREES AND ACCEPTS THE PROPERTY "AS IS", WAIVES ALL OBJECTIONS OR CLAIMS AGAINST GRANTOR (INCLUDING, BUT NOT LIMITED TO, ANY RIGHT OR CLAIM OF CONTRIBUTION) ARISING FROM OR RELATED TO THE PROPERTY OR TO ANY HAZARDOUS MATERIALS ON THE PROPERTY.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

This conveyance is made and accepted subject to all validly existing restrictions, covenants, conditions, rights-of-way, prescriptive rights, exceptions, easements, leases, any discrepancies, conflicts, or shortages in area or boundary lines, any encroachments or overlaps of improvements, mineral reservations and royalty reservations, all whether of record or not, if any, affecting the Property including, but not limited to, (i) any and all exceptions to title which were included and reflected on and in the deed or other conveyance of title into Grantor of the above-described Property, and (ii) the easement and right-of-way, for electric transmission and distribution line purposes, twenty-eight feet (28') wide, granted to the City Public Service Board of San Antonio, Texas, and described in instrument dated January 23, 1989, recorded in Volume 694, Page 137 of the Official Public Records of Comal County, Texas, and (iii) the terms, conditions and stipulations of that certain Partition Deed, dated April 1, 1975, filed May 8, 1975, and recorded in Volume 227, Page 296 of the Deed Records of Comal County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, **GRANTS, SELLS, and CONVEYS** to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to **WARRANT and FOREVER DEFEND** all and singular the Property to Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is made by, through or under Grantor, but not otherwise. It is expressly agreed by and between Grantor and Grantee that any and all liability of Grantor and Grantor's heirs, executors and administrators for breach of the above stated warranty of title or for any other warranty of title, whether implied, created by law or arising out of equitable principles, is expressly limited to any amounts actually collected and received by or through Grantor from others in connection with covenants of warranty by others heretofore given or made with respect to the estates, rights, titles and interests herein conveyed, or any part thereof, or from any title insurance company which has issued a policy of title insurance insuring the condition of the title to the respective tracts comprising the Property.

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

Ad valorem taxes and maintenance fees, if any, have not been prorated between Grantor and Grantee as of the date hereof, and Grantee assumes the obligations to pay same as they become due and payable subsequent to the date hereof.

**GRANTOR:**

Joye Ella Wuest  
Joye Ella Wuest, as Independent Executrix of the Estate of Reginald Dennis Wuest, and as the Successor Trustee of the Reginald Dennis Wuest 1997 Living Trust

THE STATE OF TEXAS

§  
§

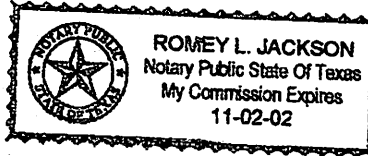
COUNTY OF COMAL

This instrument was acknowledged before me on the 2<sup>nd</sup> day of August, 2001, by Joye Ella Wuest, as Independent Executrix of the Estate of Reginald Dennis Wuest, and as the Successor Trustee of the Reginald Dennis Wuest 1997 Living Trust

Romey L. Jackson  
Notary Public in and for the State of Texas

**PREPARED IN THE LAW OFFICES OF AND AFTER RECORDING RETURN TO:**

Cauthorn Hale Hornberger Fuller  
Sheehan Becker & Belter, Inc.  
700 N. St. Mary's Street, Suite 600  
San Antonio, Texas 78205  
Attention: Ms. Mary Wigodsky



34/cw0092/003/loan collateral closing documents/deed 649 acre tract 4 parcel.2nd

**EXHIBIT "A"**

**PROPERTY**

Being a 167.497 acre tract of land out of the Joseph Landa Survey No. 574, the Anton Hutzler Survey No. 687, the George W. Pleasant Survey No. 749, the William Clarey Survey No. 759, and the Joseph Thompson Survey No. 758, Comal County, Texas, said 167.497 acre tract being a portion of that certain Charles A. and Emilie M. Wuest 3352 acre tract recorded in Volume 98, Pages 254-258, Deed Records, Comal County, Texas, and being a portion of that certain 649.175 acre tract described in partition deed recorded in Volume 227, Pages 296-315, Deed Records, Comal County, Texas, said 167.497 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod set in the northeast right-of-way line of F.M. 3009, said point being N. 38°06'04" W., a distance of 1501.80 feet from the south corner of the 649.175 acre tract, the west corner of the remaining portion of the Woodrow Wuest 838 acre tract recorded in Volume 39, Pages 308-311, Probate Minutes, Comal County, Texas;

Thence, along the northeast right-of-way line of F.M. 3009, N. 38°06'04" W., a distance of 2979.44 feet to a 1/2" steel rod set for corner;

Thence, departing the northeast right-of-way line of F.M. 3009, N. 47°34'30" E., a distance of 2274.43 feet to a 1/2" steel rod set for corner;

Thence, S. 31°13'59" E., a distance of 193.92 feet to a 1/2" steel rod set for angle;

Thence, S. 58°45'54" E., a distance of 624.74 feet to a 1/2" steel rod set for angle;

Thence, S. 51°11'57" E., a distance of 872.59 feet to a 1/2" steel rod set for angle;

Thence, S. 40°42'33" E., a distance of 304.01 feet to a 1/2" steel rod set for angle;

Thence, S. 50°09'27" E., a distance of 415.76 feet to a 1/2" steel rod set for corner;

Thence, S. 25°26'27" W., a distance of 1826.22 feet to a 1/2" steel rod set for angle;

Thence, S. 51°53'56" W., a distance of 1128.72 feet to the Place of Beginning and containing 167.497 acres of land.

Doc# 200106024924  
# Pages 4  
08/03/2001 12:51:25 PM  
Filed & Recorded in  
Official Records of  
COMAL COUNTY  
JOY STREATER  
COUNTY CLERK  
Fees \$15.00

Doc# 200106024924



**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

*Staff will complete shaded items*

		117639
<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

06/27/2024

\_\_\_\_\_  
Date

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