



# COMAL COUNTY

## ENGINEER'S OFFICE

### License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 11/12/2024 Permit Number: 117765

Location Description: 3053 HORTON PREISS RD  
BLANCO, TX 78606

Subdivision: William M. Carper Survey 50, Abst 100  
Unit: 0  
Lot: 0  
Block: 0  
Acreage: 7.4400

Type of System: Septic Tank  
Leaching Chambers

Issued to: Trustees of the Guadalupe Romers Barrera Heirs Family Trust

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

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

Alterations to this permit including, but not limited to:

- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system

may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

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

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

Licensing Authority  
**Comal County Environmental Health**

ENVIRONMENTAL HEALTH INSPECTOR

OS0032485

ENVIRONMENTAL HEALTH COORDINATOR

Assistant: OS0034792

# Comal County Environmental Health OSSF Inspection Sheet

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

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

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

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

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

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

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

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

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

Address: \_\_\_\_\_

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

Inspector Notes:

**Comal County Environmental Health  
OSSF Inspection Sheet**

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

**Comal County Environmental Health  
OSSF Inspection Sheet**

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



# COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 117765  
Issued This Date: 10/30/2024  
This permit is hereby given to: Trustees of the Guadalupe Romers Barrera Heirs Family Trust

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

3053 HORTON PREISS RD  
BLANCO, TX 78606

Subdivision: William M. Carper Survey 50, Abst 100  
Unit: 0  
Lot: 0  
Block: 0  
Acreage: 7.4400

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.





# ON-SITE SEWAGE FACILITY APPLICATION

**REVISED**  
10:24 am, Oct 15, 2024

Date 08-01-2024

Permit Number \_\_\_\_\_

### 1. APPLICANT / AGENT INFORMATION

Owner Name Trustees of the Guadalupe Romero Barrera Heirs Family Trust

Agent Name Thalia Rivas

Mailing Address 3053 HORTON PREISS RD

Agent Address P.O. BOX 768

City, State, Zip BLANCO, TX 78606

City, State, Zip Spring Branch

Phone # 330-554-0164

Phone # (210)- 385-3487

Email \_\_\_\_\_

Email RS.TR@OSSFDESIGNS.COM

### 2. LOCATION

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

Survey Name / Abstract Number WILLIAM M. CARPER SURVEY No. 50, A-100 Acreage 7.426

Address 3053 HORTON PREISS RD City BLANCO State TX Zip 78606

### 3. TYPE OF DEVELOPMENT

Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1500SQFT

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: \$ \_\_\_\_\_ (Structure Only)

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

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

Source of Water  Public  Private Well  Rainwater

### 4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Josue Barrera - 08-01-2024  
Signature of Owner Date  
Rebecca Lopez



Planning Materials & Site Evaluation as Required Completed By THALIA RIVAS. R.S 5067

System Description STANDARD TREATMENT UNIT WITH LEACHING CHAMBERS

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

Tank Size(s) (Gallons) 1000GAL Standard Treatment Unit Absorption/Application Area (Sq Ft) 1200SF / 180LNFT

Gallons Per Day (As Per TCEQ Table III) 240GPD

(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.)

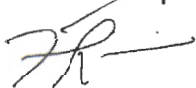
Is this property within an incorporated city?  Yes  No

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.



\_\_\_\_\_  
Signature of Designer

08-01-2024

\_\_\_\_\_  
Date

## OSSF SOIL EVALUATION REPORT INFORMATION

DATE: 07-25-24

**APPLICANT INFORMATION:**

Name: GUADALUPE ROMERO BARRERA  
HEIRS FAMILY TRUST  
 Address: 3053 HORTON PREISS RD  
 City: BLANCO TX 78606  
 Zip Code: 78606 Phone: 830-554-0164

**SITE EVALUATOR INFORMATION:**

Name: THALIA RIVAS  
 Address: PO BOX 768  
 City: Spring Branch State: TEXAS  
 Zip Code: 78070 Phone: 210-385-3487  
 Email: RS.TR@OSSFDESIGNS.COM  
 License #: 050036382

**PROPERTY LOCATION:**

Lot \_\_\_\_\_ Unit: \_\_\_\_\_ Block: \_\_\_\_\_  
 Street Address: 3053 HORTON PREISS RD  
 City: BLANCO TX 78606 Zip: 78606  
 Subdivision: \_\_\_\_\_

Depth	Texture Class	Soil Texture	Structure	Drainage	Restrictive Horizon	Observation
Soil Boring #1 <u>0-5'</u>	III	CLAY <b>LOAM</b>		< 30% GRAVEL	NONE OBSERVED	BROWN
Soil Boring #2		SAME AS ABOVE				

TOPOGRAPHY: Slope within proposed disposal area: 2 %

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

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

FR

Thalia Rivas R.S 5067 – S.E. 36382

07-25-24

Date





## OSSF Technical Report Information

### Owner/ Applicant Information

Name: GUADALUPE ROMERO BARRERA HEIRS FAMILY TRUST

Mailing Address: 3053 HORTON PREISS RD. BLANCO TX 78606

Phone: 830-554-0164 Email: \_\_\_\_\_

### Property Location

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Company: \_\_\_\_\_

Street Address: 3053 HORTON PREISS RD. BLANCO TX 78606

County: COMAL State: TEXAS Zip: 78606

### Designer/ Site Evaluator/ Installer

Designer: Thalia Rivas Address: PO BOX 768 Spring Branch Tx 78070

Phone: 210-385-3487 Email: Rs.tr@ossfdesigns.com

Site Evaluator: Thalia Rivas Address: PO BOX 768 Spring Branch Tx 78070

Phone: 210-385-3487 Email: Rs.tr@ossfdesigns.com

Installer: \_\_\_\_\_ OSSF License \_\_\_\_\_

Phone: \_\_\_\_\_

### Site Description and Evaluation

OSSF SYSTEM WILL SERVE A 3 BED RESIDENCE 1200SF. SITE HAS TYPE III SOIL AS PER SOIL EVALUATION

REPORT. SITE HAS NATIVE GRASS WITH OAK AND CEDAR TREES.

Topography: Slope within proposed disposal area: 2 %

### Wastewater Design Flow

The site evaluation determined the site is suitable for a STANDARD TREATMENT UNIT with LEACHING CHAMBERS, with the projected wastewater flow of 240 gpd per TCEQ.

### Design Specs

# Of Occupants: 3 BED RESIDENCE

Sq ft. living space: 1200SF

Gallons per day: 240GPD

Soil Class: III

Application rate: 0.20

Sqft absorptive area: 1200SF / 180LNFT

Size of tank: MINIMUM 1000GAL DUAL COMP. STANDARD TREATMENT UNIT

**Calculations**

Q = 240GPD  
Ra = 0.20  
SOIL TYPE: III  
SOIL CLASS: CLAY LOAM  
TRENCH WIDTH (W): 3'

A = Q / Ra  
1200SF = 240 / 0.20

L = A(.75) / W + 2  
180LNFT = 1200(.75) / 5

INSTALL / USE: 180LNFT  
3 ROWS @ 60' EACH ( 12 - 5'  
LEACHING CHAMBERS EACH  
ROW) TOTAL OF 36 - 5'  
LEACHING CHAMBERS

*I certify that the facts in this report and the accompanying septic design were based on my field observations and information obtained from the builder and/or owner and are accurate to the best of my ability and in compliance with state and local regulations.*

**Signature of Designer:** FR **Print Name:** Thalia Rivas

**License Number:** 5067 **Expiration Date:** 03-15-2025

**Signature of Site Evaluator:** FR **Print Name:** Thalia Rivas

**License Number:** OS0036382 **Expiration Date:** 08-31-2024



**REVISED**

10:20 am, Oct 30, 2024

THE SLOPE OF THE PIPE FROM THE BUILDING TO THE TREATMENT SYSTEM SHALL BE NO LESS THAN 1/8" FALL PER FOOT OF PIPE.

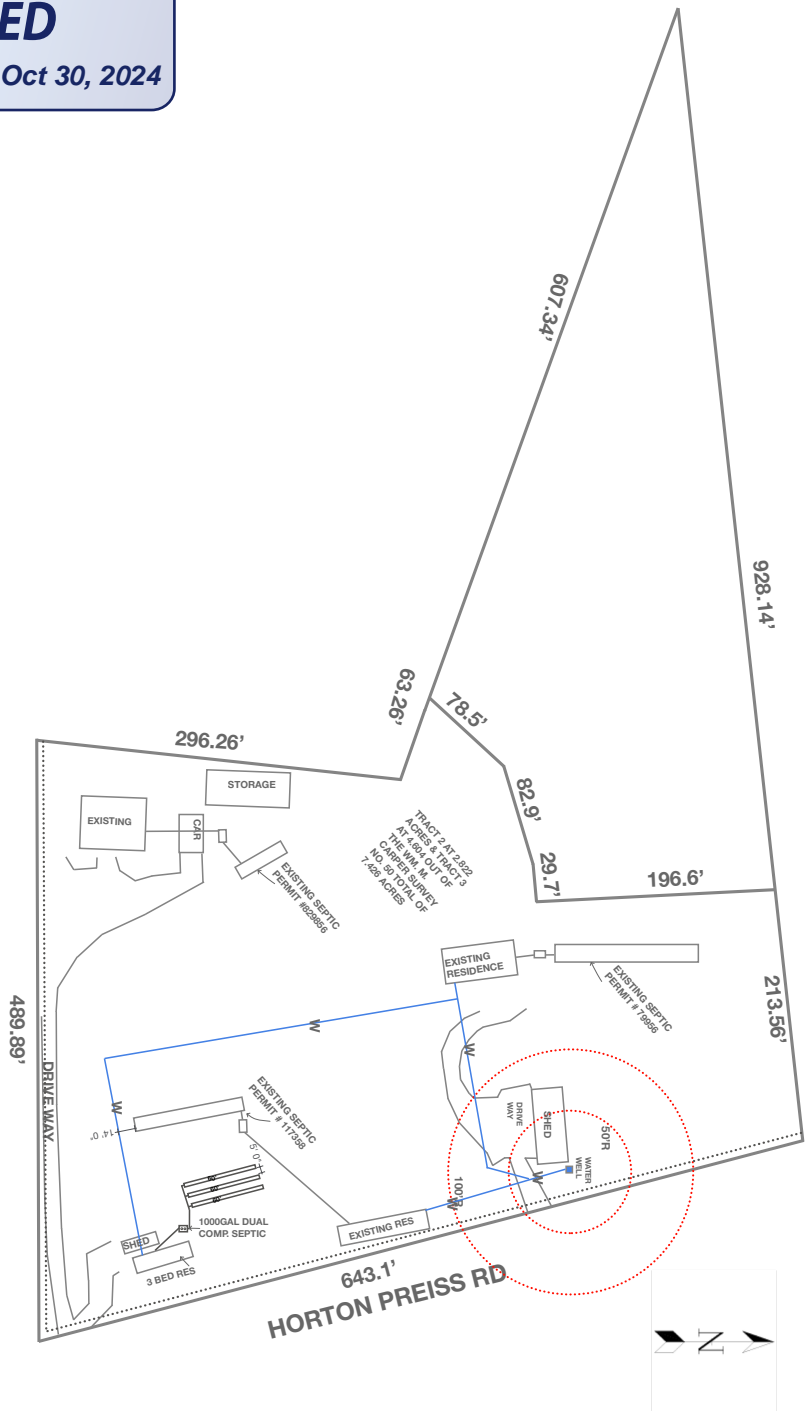
USE TWO WAY CLEAN OUT SCH 40 OR SDR 26 FROM BUILDING TO TREATMENT UNIT.

SEPTIC TANK MUST BE INSTALLED WITH AT LEAST 12" DROP IN ELEVATION FROM THE BOTTOM OF THE OUTLET PIPE TO THE BOTTOM OF THE DISPOSAL AREA.

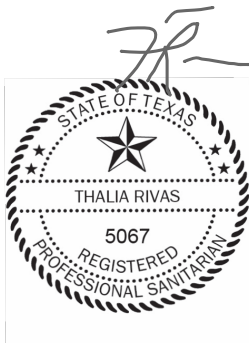
THE EXCAVATION SHALL BE AT LEAST 18" DEEP BUT SHALL NOT EXCEED A DEPTH OF 3'

THE BOTTOM OF THE EXCAVATION SHALL BE LEVEL.

INSTALL: 180LNFT 3 ROWS @ 60' EACH (12' 5' LEACHING CHAMBERS EACH ROW). TOTAL OF 36 - 5' LEACHING CHAMBERS.



- LEGEND:**  
X = TEST HOLES  
W = WATER LINE  
● = CLEAN OUT  
.... = SETBACK LINE

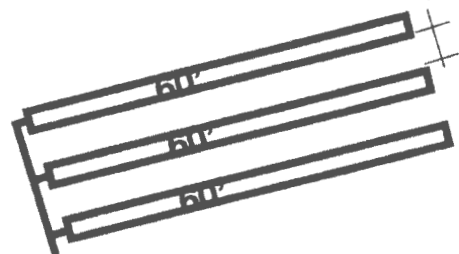


OWNER: GUADALUPE ROMERO BARRERA HEIRS FAMILY TRUST  
LEGAL DESCRIPTION: 7.426 ACRES WM. M. CARPER SURVEY NO. 50,  
ADDRESS: 3053 HORTON PRESSIS ROAD  
PREPARED BY: THALIA RIVAS R.S 5067 SCALE: 1" = 150'

**DRIVE WAY**

**W**  
14' 0"

**EXISTING SEPTIC PERMIT # 117358**



**1000 GAL DUAL COMP. SEPTIC**

**SHED**

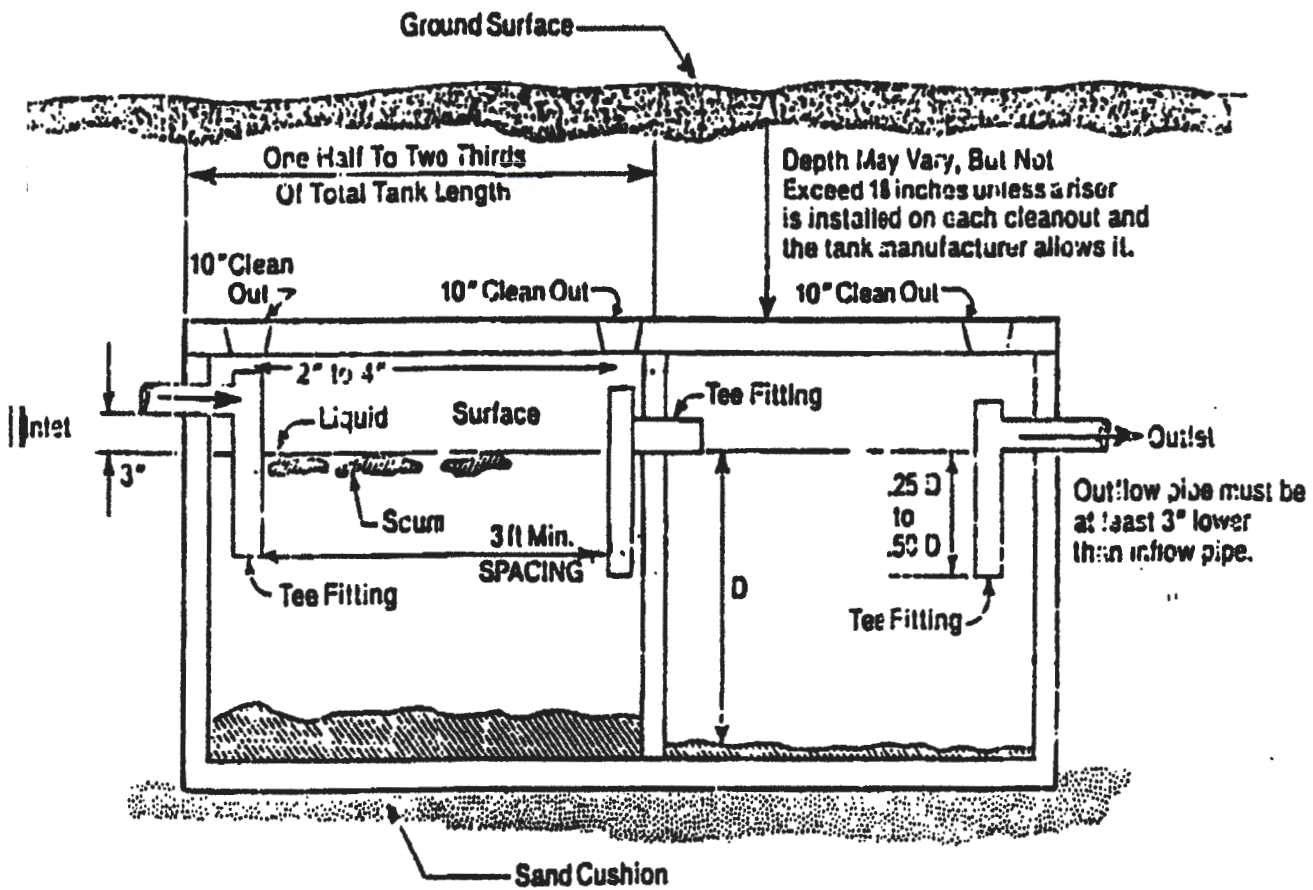


**3 BED RES**

**ZOOMED IN VERSION**

**HOR**

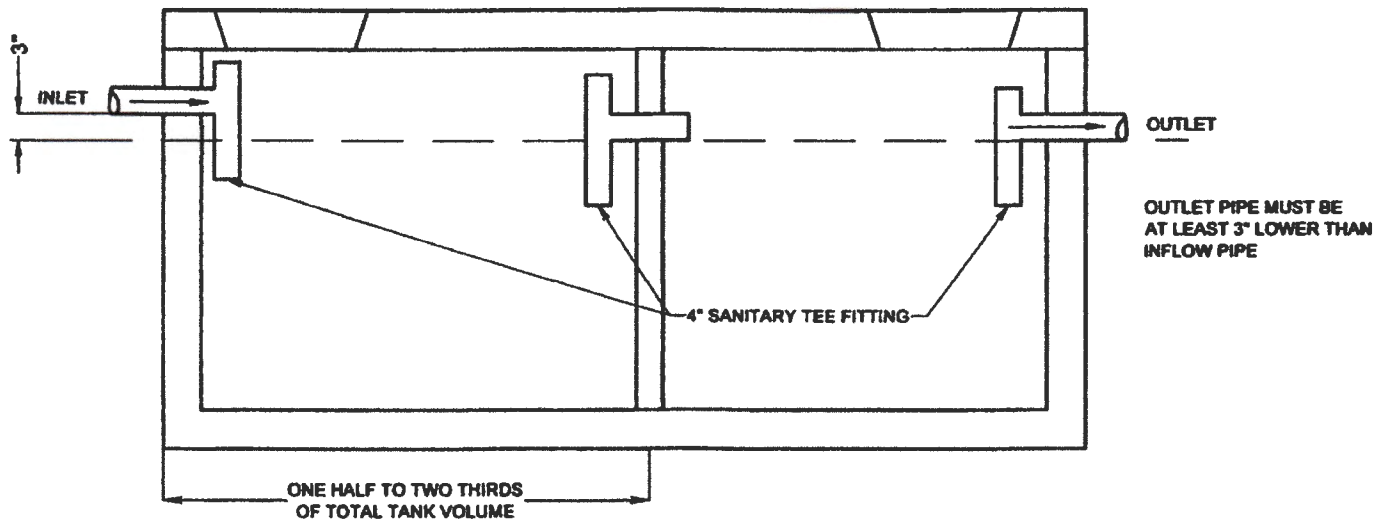
FIGURE 1  
TWO COMPARTMENT SEPTIC TANK



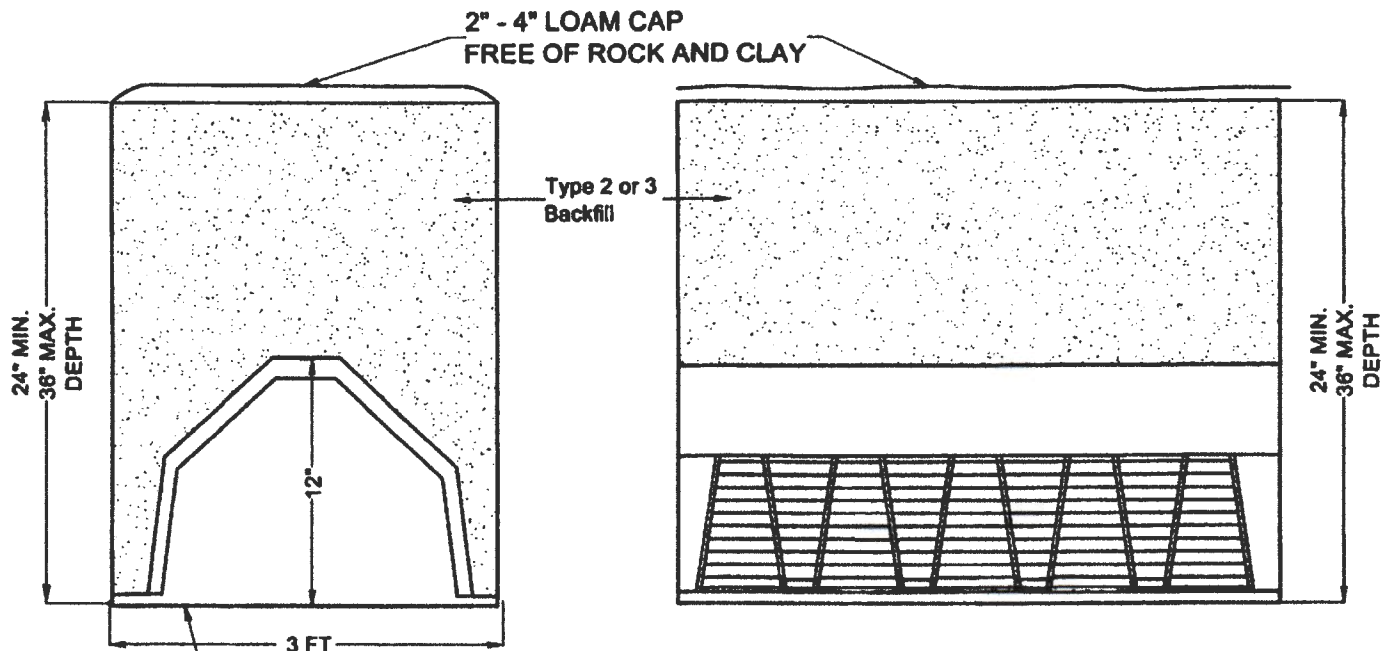
*Not intended to serve as an engineered design for construction purposes*



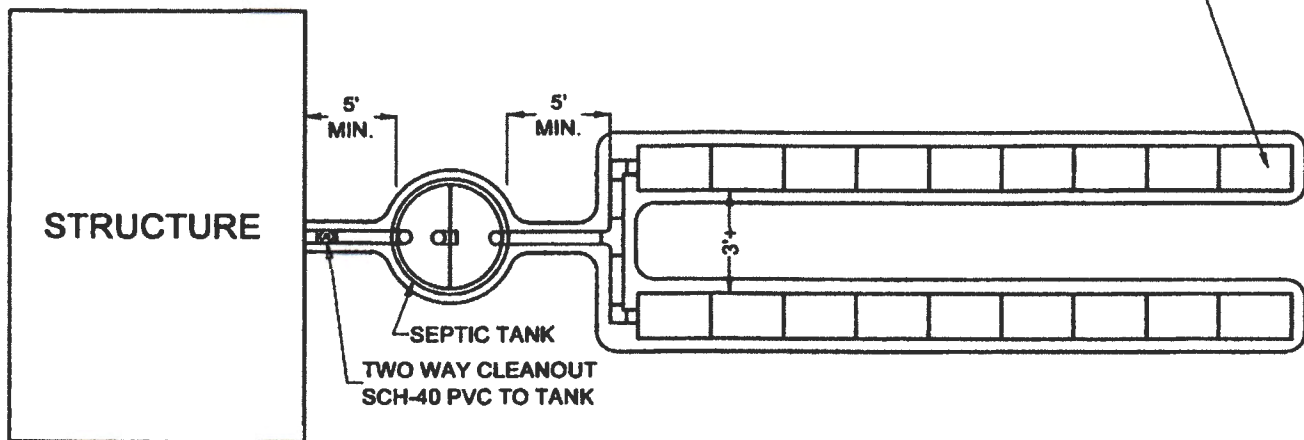




**TYPICAL TWO COMPARTMENT SEPTIC TANK**



**HANCOR ARC 36 LEACHING CHAMBER DETAIL**



**HANCOR ARC 36 LEACHING CHAMBER DETAIL**

**CCEO  
COPY**



**Comal County**  
OFFICE OF COMAL COUNTY ENGINEER

**License to Operate  
On-site Sewage Treatment and Disposal Facility**

Date Issued: 4/24/2002 Permit Number: 82985  
Location Description: Horton Preiss Road, 17.795 Acres, Canyon Lake, TX 78133  
Lot n/a, Block n/a, Wm. M Carper Survey No 50 Subdivision  
Type of System: Septic Tank Treatment with Std Trenches/Beds Discharge  
License issued to: Arturo/Richard Romero/Trigo

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

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

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

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

Licensing Authority

**Comal County Environmental Health**

Michael Taylor OS 8479  
ENVIRONMENTAL HEALTH INSPECTOR

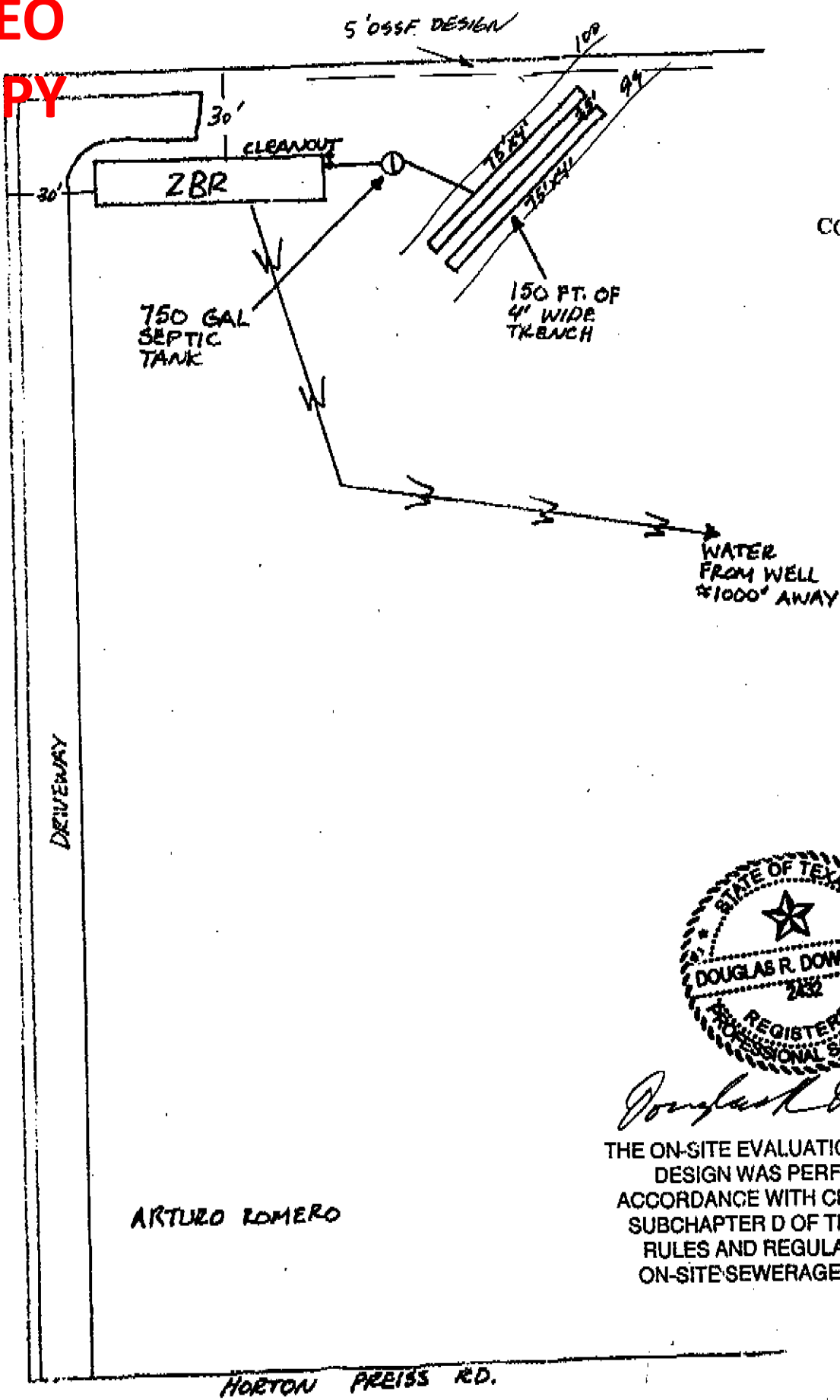
[Signature] OS7722  
ENVIRONMENTAL HEALTH COORDINATOR

This "License-Operate" report was printed on 4/24/2002 by: Comal County Environmental Health, operator, using CASST Ver.2.1

CCEO

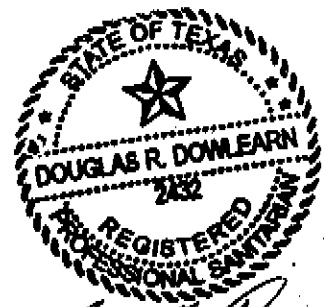
COPY

82985



11=50'  
RECEIVED

FEB 11 2002  
COUNTY ENGINEER



*Douglas R. Dowlearn*

THE ON-SITE EVALUATION AND SEPTIC DESIGN WAS PERFORMED IN ACCORDANCE WITH CHAPTER 285.3, SUBCHAPTER D OF THE T.N.R.C.G. RULES AND REGULATIONS FOR ON-SITE SEWERAGE FACILITIES.

ARTURO ROMERO

HORTON PREISS RD.

DATE  
02/11/99

PERMIT#  
79556

**CCEO  
COPY**



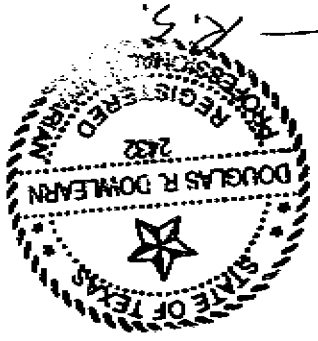
# Comal County

OFFICE OF COMAL COUNTY ENGINEER

## LICENSE TO OPERATE A PRIVATE SEWAGE FACILITY

OWNER(L) Romero & Trigo		FIRST Arturo & Richard		SUBDIVISION NAME	
STREET Horton Preiss Road		UNIT	BLOCK	LOT	ACRES/TRACT 17.795 Acres
<p>This license is authorization for the owner to operate and maintain a private facility at the location described in accordance to the rules and regulations for on-site sewerage facilities of Comal County, Texas, and the Texas Natural Resource Conservation Commission.</p> <p>The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.</p> <p>Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.</p> <p>This license to operate is valid for an indefinite period. It may be transferred by the holder to a succeeding owner, provided the facility has not been remodeled and is functioning properly.</p>					
THE FACILITY IS LICENSED FOR					
<input checked="" type="checkbox"/> SINGLE FAMILY RESIDENCE			SQUARE FEET OF DWELLING 1680		
<input type="checkbox"/> INSTITUTION			TYPE OF BUSINESS/INSTITUTION		
THE FACILITY CONSISTS OF					
SYSTEM TYPE Standard			SYSTEM DESCRIPTION Septic Tank & Absorptive Drainfield		
GALLON TANK 1000		SQUARE FEET ABSORPTION AREA 1536		SWITCHING VALVE?YES/N No	
SPECIAL CONDITIONS					
INSPECTOR <i>P. Kriss 5/24/99</i>			ENVIRONMENTAL HEALTH COORDINATOR <i>Diana P. V. [Signature]</i>		

**CCEO  
COPY**

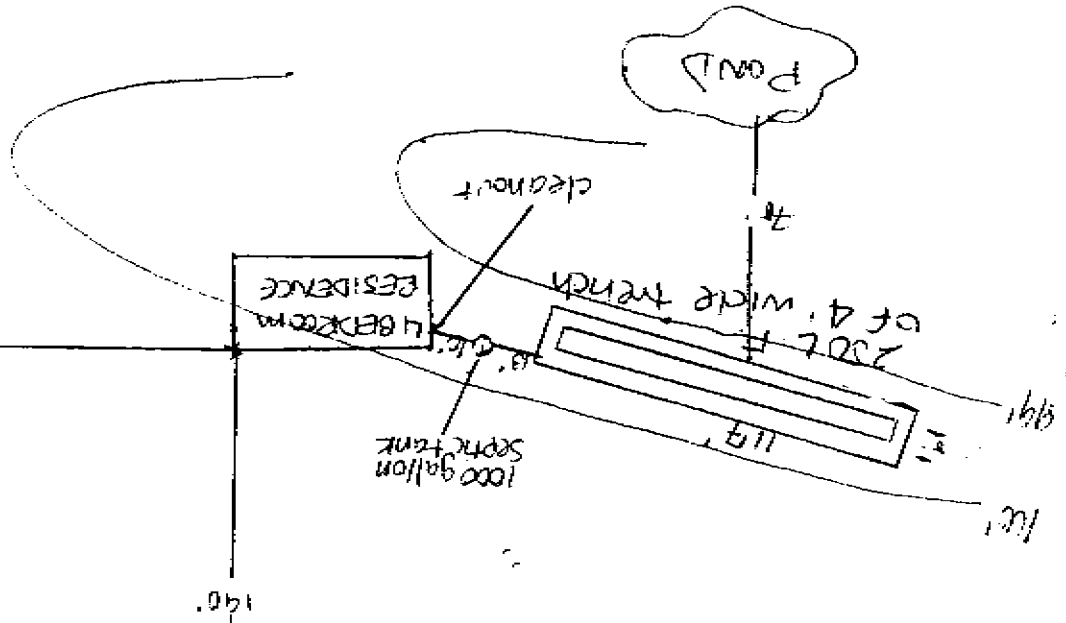


*Douglas R. Downearn*

THE ON-SITE EVALUATION AND SEPTIC DESIGN WAS PERFORMED IN ACCORDANCE WITH CHAPTER 285.3, SUBCHAPTER D OF THE T.N.R.C. RULES AND REGULATIONS FOR ON-SITE SEWERAGE FACILITIES.

ROMERO  
HORTON-PEISS ROAD  
1.7 ACRES  
1" = 60'  
→ N

• PROPOSED WATER WELL



HORTON PEISS RD.

RECEIVED  
NOV 12 1998  
ENVIRONMENTAL HEALTH



**CCEO  
COPY**



**COMAL COUNTY**  
ENGINEER'S OFFICE

**License to Operate On-Site Sewage Treatment and Disposal Facility**

Issued This Date: **06/13/2024** Permit Number: **117358**

Location Description: **3053 HORTON PREISS RD  
BLANCO, TX 78606**

Subdivision: **WILLIAM M. CARPER S#50, A-100**  
Unit: **0**  
Lot: **0**  
Block: **0**  
Acreage: **7.426**

Type of System: **Septic Tank  
Leaching Chambers**

Issued to: **GUADALUPE ROMERO BARRETA HEIRS FAMILY TRUST**

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

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

Alterations to this permit including, but not limited to:

- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system

may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

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

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

Licensing Authority

**Comal County Environmental Health**

**OS0036769**

ENVIRONMENTAL HEALTH INSPECTOR

ENVIRONMENTAL HEALTH COORDINATOR

**OS0007722**

**RECEIVED**

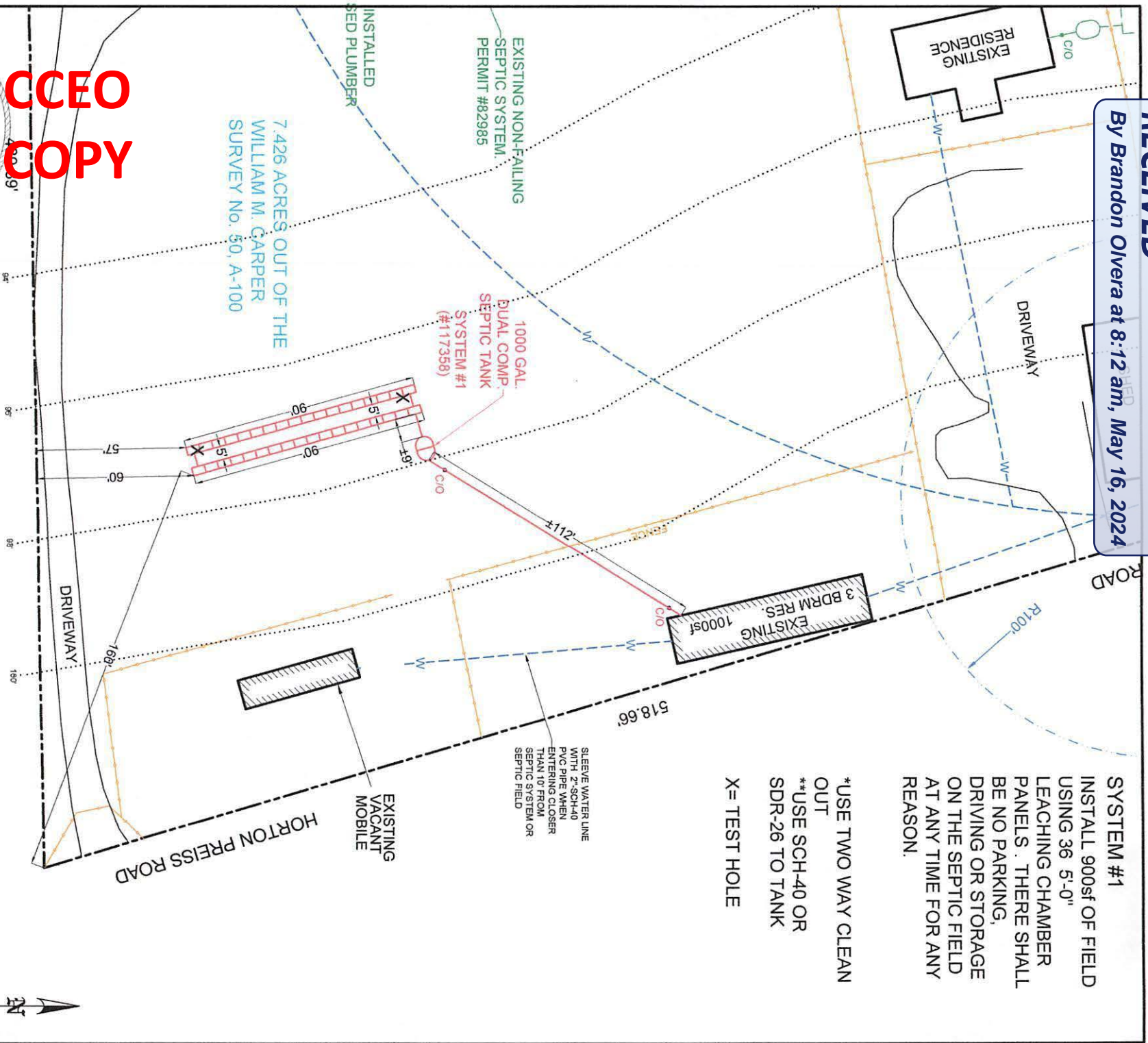
By Brandon Olivera at 8:12 am, May 16, 2024

**SYSTEM #1**  
INSTALL 900sf OF FIELD USING 36 5'-0" LEACHING CHAMBER PANELS. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

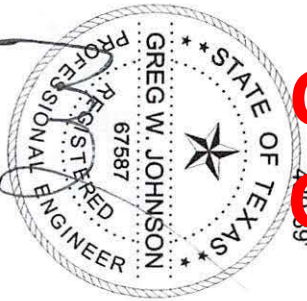
\*USE TWO WAY CLEAN OUT

\*\*USE SCH-40 OR SDR-26 TO TANK

X = TEST HOLE



**CC**  
**CEO**  
**CO**



OWNER:	GUADALUPE ROMERO BARRERA HEIRS FAMILY TRUST		DRAWN BY:	EJS III/GWJ	
STREET ADDRESS:	3053 HORTON PREISS ROAD		ACRAGE:	7.426	
LEGAL DESC:	WILLIAM M. CARPER SURVEY NO. 50, A-100		REVISION:	05/10/2024	
PREPARED BY:	GREG W. JOHNSON, P. E. F#002585	SCALE:	1"=50'	DATE:	12/7/2022

**REVISED**

4:03 pm, Sep 20, 2024

**VOID**

THE SLOPE OF THE PIPE FROM THE BUILDING TO THE TREATMENT SYSTEM SHALL BE NO LESS THAN 1/8" FALL PER FOOT OF PIPE.

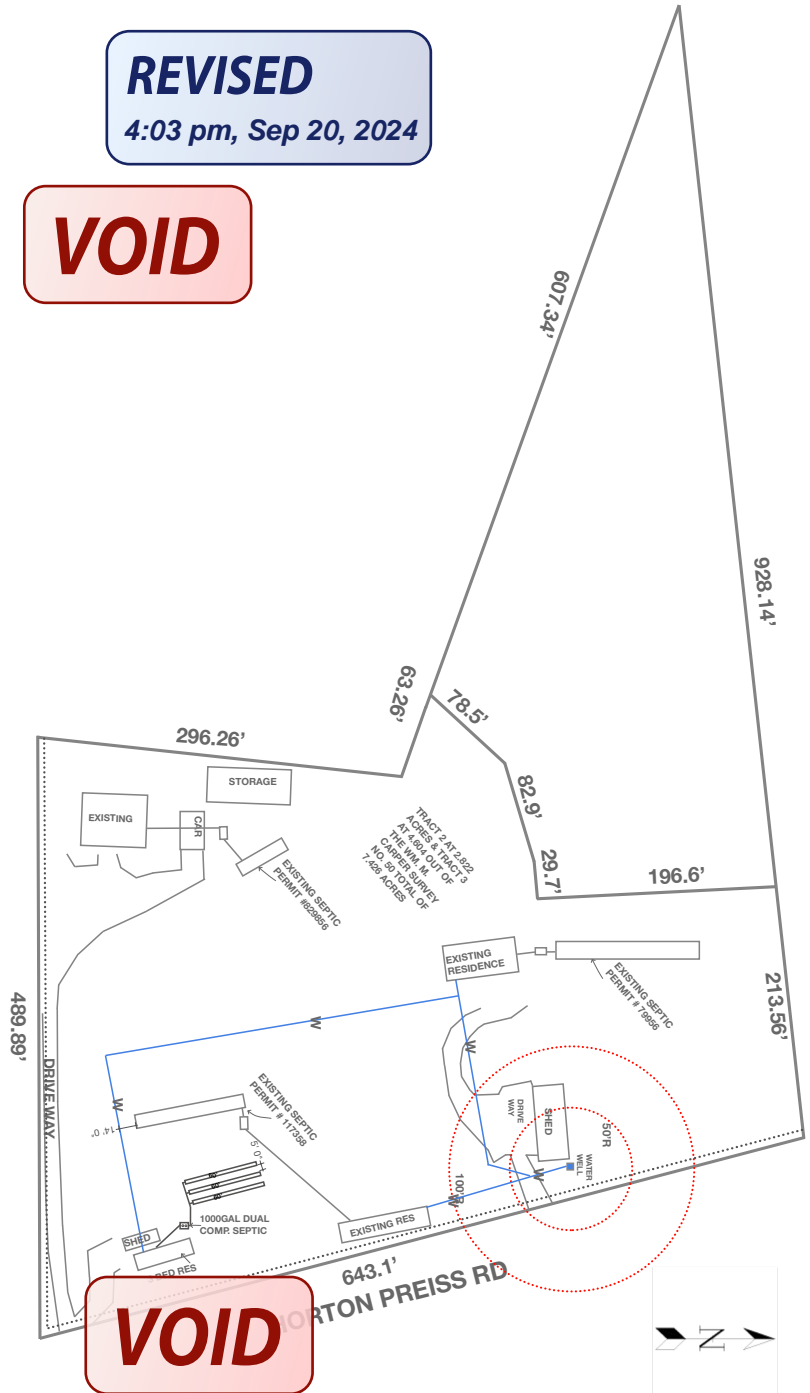
USE TWO WAY CLEAN OUT SCH 40 OR SDR 26 FROM BUILDING TO TREATMENT UNIT.

SEPTIC TANK MUST BE INSTALLED WITH AT LEAST 12" DROP IN ELEVATION FROM THE BOTTOM OF THE OUTLET PIPE TO THE BOTTOM OF THE DISPOSAL AREA.

THE EXCAVATION SHALL BE AT LEAST 18" DEEP BUT SHALL NOT EXCEED A DEPTH OF 3'

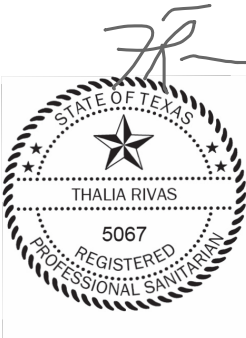
THE BOTTOM OF THE EXCAVATION SHALL BE LEVEL.

INSTALL: 180LNFT 3 ROWS @ 60' EACH (12' 5' LEACHING CHAMBERS EACH ROW). TOTAL OF 36 - 5' LEACHING CHAMBERS.



**VOID**

- LEGEND:**  
 X = TEST HOLES  
 W = WATER LINE  
 ● = CLEAN OUT  
 .... = SETBACK LINE



**OWNER: GUADALUPE ROMERO BARRERA HEIRS FAMILY TRUST**  
**LEGAL DESCRIPTION: 4.604 ACRES WM. M. CARPER SURVEY NO. 50,**  
**ADDRESS: 3053 HORTON PRESSIS ROAD**  
**PREPARED BY: THALIA RIVAS R.S 5067 SCALE: 1" = 150'**

**From:** [Ritzen, Brenda](#)  
**To:** [Thalia Rivas](#)  
**Subject:** RE: Permit 117765  
**Date:** Friday, September 20, 2024 4:12:00 PM  
**Attachments:** [image001.png](#)

---

Thalia,

The revision still reflects the 4.604 acres as a separate tract and indicates 4.604 at the bottom. This property needs to remain as the 7.426 acres in order to meet our minimum lot size requirements.

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:** Thalia Rivas <rs.tr@ossfdesigns.com>  
**Sent:** Friday, September 20, 2024 12:48 PM  
**To:** Ritzen,Brenda <rabbjr@co.comal.tx.us>  
**Subject:** Re: Permit 117765

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**Do not click links or open attachments unless you recognize the sender and know the content is safe.**

- Comal IT

---

Hello,  
Attached are revised documents. If you have any questions please let me know.  
Thank You.

**From:** [Ritzen, Brenda](#)  
**To:** ["Thalia Rivas"](#)  
**Subject:** RE: Permit 117765  
**Date:** Friday, September 20, 2024 9:52:00 AM  
**Attachments:** [image001.png](#)  
[Minimum Lot Size Requirement Flowchart.pdf](#)

---

**Re: Trustees of the Guadalupe Romero Barrera Heirs Family Trust  
7.426 acres out of the William M. Carper Survey No. 50 Abstract 100  
3053 Horton Preiss Rd.  
Application for Permit for Authorization to Construct an On-Site  
Sewage Facility**

Thalia,

Upon further review of the permit file, it appears that the 4.604 acre tract does not meet the minimum lot size requirement of 5.01 acres with private water well. You would need to revise the permit application and planning materials back to the 7.426 acres (Tract 2 at 2.822 acres & Tract 3 at 4.604 acres). Apologies for any confusion this may have caused.

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:** Thalia Rivas <[rs.tr@ossfdesigns.com](mailto:rs.tr@ossfdesigns.com)>  
**Sent:** Friday, September 20, 2024 8:15 AM  
**To:** Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>  
**Subject:** Re: Permit 117765

**This email originated from outside of the**





VOID

Date 08-01-2024

Permit Number

REVISED 4:03 pm, Sep 20, 2024

1. APPLICANT / AGENT INFORMATION

Owner Name Trustees of the Guadalupe Romero Barrera Heirs Family Trust

Agent Name Thalia Rivas

Mailing Address 3053 HORTON PREISS RD

Agent Address P.O. BOX 768

City, State, Zip BLANCO, TX 78606

City, State, Zip Spring Branch

Phone # 330-554-0164

Phone # (210)- 385-3487

Email

Email RS.TR@OSSFDESIGNS.COM

2. LOCATION

Subdivision Name Unit Lot Block

Survey Name / Abstract Number WILLIAM M. CARPER SURVEY No. 50, A-100 Acreage 7.426

Address 3053 HORTON PREISS RD City BLANCO State TX Zip 78606

3. TYPE OF DEVELOPMENT

[X] Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1500SQFT

[ ] 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: \$

VOID

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

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

Source of Water [ ] Public [X] Private Well [ ] Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Signature of Owner [Handwritten signatures]

Date 08-01-2024





**VOID**

Date 08-01-2024

Permit Number \_\_\_\_\_

**REVISED**  
9:03 am, Sep 20, 2024

**1. APPLICANT / AGENT INFORMATION**

Owner Name Trustees of the Guadalupe Romero Barrera Heirs Family Trust  
Mailing Address 3053 HORTON PREISS RD  
City, State, Zip BLANCO, TX 78606  
Phone # 330-554-0164  
Email \_\_\_\_\_

Agent Name Thalia Rivas  
Agent Address P.O. BOX 768  
City, State, Zip Spring Branch  
Phone # (210)- 385-3487  
Email RS.TR@OSSFDESIGNS.COM

**2. LOCATION**

Subdivision Name \_\_\_\_\_ Unit \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
Survey Name / Abstract Number WILLIAM M. CARPER SURVEY No. 50, A-100 Acreage 4.60246  
Address 3053 HORTON PREISS RD City BLANCO State TX Zip 78606

**3. TYPE OF DEVELOPMENT**

Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1500SQFT

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: \$ \_\_\_\_\_ (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 improvements within the USACE flowage easement)

Source of Water  Public  Private Well  Rainwater

**VOID**

**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.

Jose Barrera  
Signature of Owner

08-01-2024  
Date



**REVISED**

10:24 am, Oct 15, 2024

**VOID**

THE SLOPE OF THE PIPE FROM THE BUILDING TO THE TREATMENT SYSTEM SHALL BE NO LESS THAN 1/8" FALL PER FOOT OF PIPE.

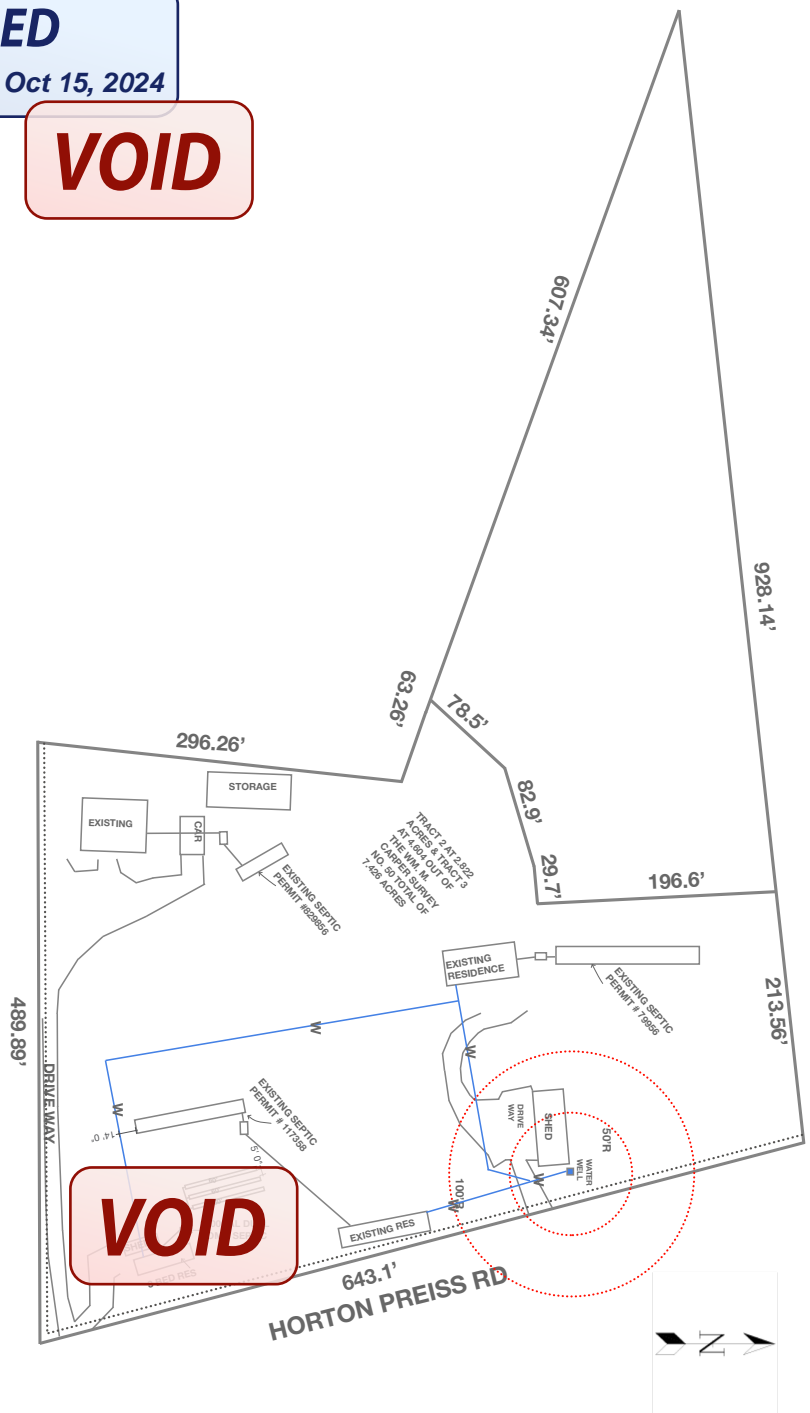
USE TWO WAY CLEAN OUT SCH 40 OR SDR 26 FROM BUILDING TO TREATMENT UNIT.

SEPTIC TANK MUST BE INSTALLED WITH AT LEAST 12" DROP IN ELEVATION FROM THE BOTTOM OF THE OUTLET PIPE TO THE BOTTOM OF THE DISPOSAL AREA.

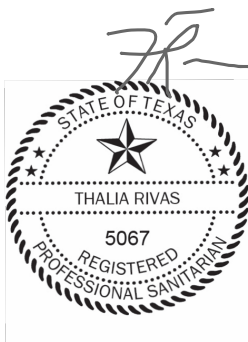
THE EXCAVATION SHALL BE AT LEAST 18" DEEP BUT SHALL NOT EXCEED A DEPTH OF 3'

THE BOTTOM OF THE EXCAVATION SHALL BE LEVEL.

INSTALL: 180LNFT 3 ROWS @ 60' EACH (12' 5' LEACHING CHAMBERS EACH ROW). TOTAL OF 36 - 5' LEACHING CHAMBERS.



- LEGEND:**  
 X = TEST HOLES  
 W = WATER LINE  
 ● = CLEAN OUT  
 .... = SETBACK LINE



**OWNER: GUADALUPE ROMERO BARRERA HEIRS FAMILY TRUST**  
**LEGAL DESCRIPTION: 7.426 ACRES WM. M. CARPER SURVEY NO. 50,**  
**ADDRESS: 3053 HORTON PRESSIS ROAD**  
**PREPARED BY: THALIA RIVAS R.S 5067 SCALE: 1" = 150'**

**REVISED**

1:31 pm, Sep 12, 2024

THE SLOPE OF THE PIPE FROM THE BUILDING TO THE TREATMENT SYSTEM SHALL BE NO LESS THAN 1/8" FALL PER FOOT OF PIPE.

USE TWO WAY CLEAN OUT SCH 40 OR SDR 26 FROM BUILDING TO TREATMENT UNIT.

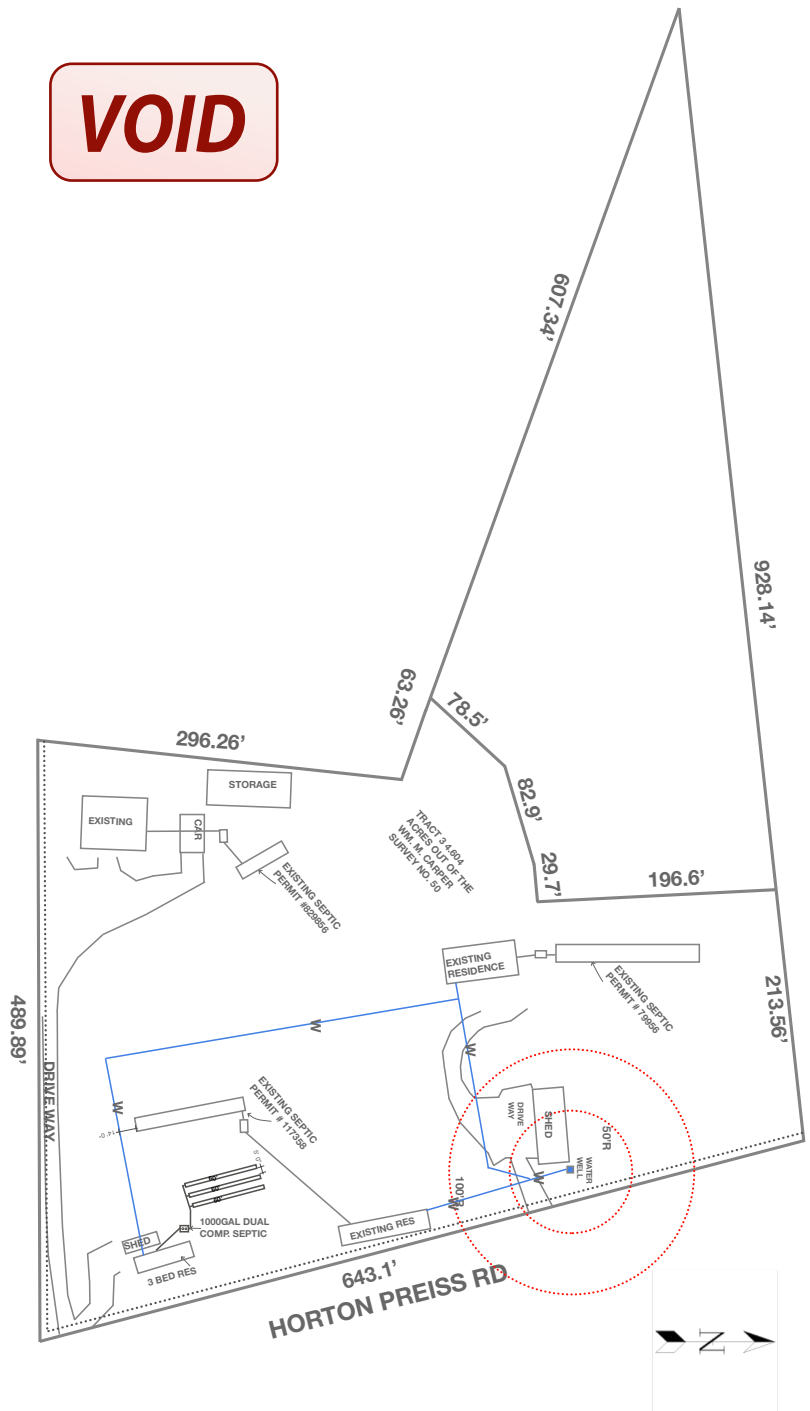
SEPTIC TANK MUST BE INSTALLED WITH AT LEAST 12" DROP IN ELEVATION FROM THE BOTTOM FO THE OUTLET PIPE TO THE BOTTOM OF THE DISPOSAL AREA.

THE EXCAVATION SHALL BE AT LEAST 18" DEEP BUT SHALL NOT EXCEED A DEPTH OF 3'

THE BOTTOM OF THE EXCAVATION SHALL BE LEVEL.

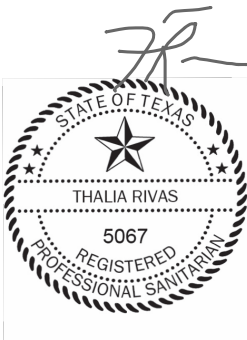
INSTALL: 180LNFT 3 ROWS @ 60' EACH (12' 5' LEACHING CHAMBERS EACH ROW). TOTAL OF 36 - 5' LEACHING CHAMBERS.

**VOID**



- LEGEND:**  
 X = TEST HOLES  
 W = WATER LINE  
 ● = CLEAN OUT  
 .... = SETBACK LINE

**VOID**



OWNER: GUADALUPE ROMERO BARRERA HEIRS FAMILY TRUST  
 LEGAL DESCRIPTION: 4.604 ACRES WM. M. CARPER SURVEY NO. 50,  
 ADDRESS: 3053 HORTON PRESIS ROAD  
 PREPARED BY: THALIA RIVAS R.S 5067 SCALE: 1" = 150'

**From:** [Ritzen, Brenda](#)  
**To:** [Thalia Rivas](#)  
**Subject:** RE: Permit 117765  
**Date:** Thursday, September 12, 2024 1:33:00 PM  
**Attachments:** [image001.png](#)

---

Thalia,

All property owners as identified on the recorded deed must sign the permit application.

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:** Thalia Rivas <[rs.tr@ossfdesigns.com](mailto:rs.tr@ossfdesigns.com)>  
**Sent:** Thursday, September 12, 2024 12:21 PM  
**To:** Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>  
**Subject:** Re: Permit 117765

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- Comal IT

---

Hello,  
Attached are revised documents. If you have any questions please let me know.  
Thank You





Date 08-01-2024

Permit Number

**REVISED**  
1:29 pm, Sep 12, 2024

**1. APPLICANT / AGENT INFORMATION**



Owner Name TRUSTEES OF THE GUADALUPE ROMERS BARRERA HEIRS FAMILY TRUST Name Thalia Rivas  
 Mailing Address 3053 HORTON PREISS RD Agent Address P.O. BOX 768  
 City, State, Zip BLANCO, TX 78606 City, State, Zip Spring Branch  
 Phone # 330-554-0164 Phone # (210)- 385-3487  
 Email \_\_\_\_\_ Email RS.TR@OSSFDESIGNS.COM

**2. LOCATION**

Subdivision Name \_\_\_\_\_ Unit \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
 Survey Name / Abstract Number WM. M CARPER SURVEY NO. 50 Acreage 4.604  
 Address 3053 HORTON PREISS RD City BLANCO State TX Zip 78606

**3. TYPE OF DEVELOPMENT**

Single Family Residential  
 Type of Construction (House, Mobile, RV, Etc.) HOUSE  
 Number of Bedrooms 3  
 Indicate Sq Ft of Living Area 1500SQFT

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: \$ 3,000

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?  
 Yes  No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water  Public  Private Well  Rainwater

**4. SIGNATURE OF OWNER**

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

Jesus Barrera  
Signature of Owner

08-01-2024  
Date

**From:** [Ritzen, Brenda](#)  
**To:** [Thalia Rivas](#)  
**Subject:** RE: Permit 117765  
**Date:** Tuesday, September 3, 2024 1:49:00 PM  
**Attachments:** [image001.png](#)

---

Thalia,

Upon further review of the information provided, it appears that you are proposing to install the new system on the 4.064 acre tract and not the 7.426 acre tract. Revise as needed and resubmit.

Thank you,



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

---

**From:** Thalia Rivas <[rs.tr@ossfdesigns.com](mailto:rs.tr@ossfdesigns.com)>  
**Sent:** Tuesday, September 3, 2024 12:47 PM  
**To:** Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>  
**Subject:** Re: Permit 117765

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Hello,  
Attached are revised documents. If you have any questions please let me know.  
Thank You.





**VOID**

**REVISED**  
1:16 pm, Sep 03, 2024

Date 08-01-2024

Permit Number \_\_\_\_\_

**1. APPLICANT / AGENT INFORMATION**

Owner Name Trustees of the Guadalupe Romero Barrera Heirs Family Trust  
Mailing Address 3053 HORTON PREISS RD  
City, State, Zip BLANCO, TX 78606  
Phone # 330-554-0164  
Email \_\_\_\_\_

Agent Name Thalia Rivas  
Agent Address P.O. BOX 768  
City, State, Zip Spring Branch  
Phone # (210)- 385-3487  
Email RS.TR@OSSFDESIGNS.COM

**2. LOCATION**

Subdivision Name \_\_\_\_\_ Unit \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
Survey Name / Abstract Number WILLIAM M. CARPER SURVEY No. 50, A-100 Acreage 7.426  
Address 3053 HORTON PREISS RD City BLANCO State TX Zip 78606

**3. TYPE OF DEVELOPMENT**

Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1500SQFT

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 \_\_\_\_\_

**VOID**

Estimated Cost of Construction: \$ \_\_\_\_\_ (Structure Only)

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

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

Source of Water  Public  Private Well  Rainwater

**4. SIGNATURE OF OWNER**

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- 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.

Jose Barrera ABS - 08-01-2024  
Signature of Owner Date  
Rebecca Lopez



**VOID**

THE SLOPE OF THE PIPE FROM THE BUILDING TO THE TREATMENT SYSTEM SHALL BE NO LESS THAN 1/8" FALL PER FOOT OF PIPE.

USE TWO WAY CLEAN OUT SCH 40 OR SDR 26 FROM BUILDING TO TREATMENT UNIT.

SEPTIC TANK MUST BE INSTALLED WITH AT LEAST 12" DROP IN ELEVATION FROM THE BOTTOM FO THE OUTLET PIPE TO THE BOTTOM OF THE DISPOSAL AREA.

THE EXCAVATION SHALL BE AT LEAST 18" DEEP BUT SHALL NOT EXCEED A DEPTH OF 3'

THE BOTTOM OF THE EXCAVATION SHALL BE LEVEL.

INSTALL: 180LNFT 3 ROWS @ 60' EACH (12' 5' LEACHING CHAMBERS EACH ROW). TOTAL OF 36 - 5' LEACHING CHAMBERS.



**VOID**

- LEGEND:**  
 X = TEST HOLES  
 W = WATER LINE  
 ● = CLEAN OUT  
 .... = SETBACK LINE



**OWNER: GUADALUPE ROMERO BARRERA HEIRS FAMILY TRUST**  
**LEGAL DESCRIPTION: WILLIAM M. CARPER SURVEY NO. 50, A - 100**  
**ADDRESS: 3053 HORTON PREISIS ROAD**  
**PREPARED BY: THALIA RIVAS R.S 5067 SCALE: 1" = 150'**

**From:** [Ritzen, Brenda](#)  
**To:** [Thalia Rivas](#)  
**Subject:** Permit 117765  
**Date:** Friday, August 16, 2024 3:03:00 PM  
**Attachments:** [image001.png](#)

---

**Re: Trustees of the Guadalupe Romero Barrera Heirs Family Trust  
Acreage out of the Wm. M. Carper Survey No. 50, Comal County,  
Texas  
Application for Permit for Authorization to Construct an On-Site  
Sewage Facility (OSSF)**

**Owner / Agent :**

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

- 1. All trustees as identified on the recorded deed must sign the permit application.**
- 2. The permit application indicates 7.436 acres, but the deed shows 7.426. Please explain this difference?**
- 3. Revise as needed and resubmit.**

**Thank you,**



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

---



ON-SITE SEWAGE FACILITY APPLICATION

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



Date 08-01-2024

Permit Number 117765

1. APPLICANT / AGENT INFORMATION

Owner Name TRUSTEES OF THE GUADALUPE ROMERS BARRERA HEIRS FAMILY TRUST  
Mailing Address 3053 HORTON PREISS RD  
City, State, Zip BLANCO, TX 78606  
Phone # 330-554-0164  
Email \_\_\_\_\_

Agent Name Thalia Rivas  
Agent Address P.O. BOX 768  
City, State, Zip Spring Branch  
Phone # (210)- 385-3487  
Email RS.TR@OSSFDESIGNS.COM

2. LOCATION

Subdivision Name \_\_\_\_\_ Unit \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
Survey Name / Abstract Number WILLIAM M. CARPER SURVEY No. 50, A-100 Acreage 7.436  
Address 3053 HORTON PREISS RD City BLANCO State TX Zip 78606

3. TYPE OF DEVELOPMENT

Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1500SQFT

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: \$ \_\_\_\_\_ (Structure Only)

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

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

Source of Water  Public  Private Well  Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Josema Barrera  
Signature of Owner

08-01-2024  
Date



**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.**

**DEED PREPARED SOLELY FROM INFORMATION AND ON INSTRUCTIONS FROM GRANTOR/GRANTEE. NO TITLE OPINION NOR VERIFICATION OF TAX HISTORY HAS BEEN DONE ON THE PROPERTY BEING TRANSFERRED BY THIS DEED.**

**SPECIAL WARRANTY DEED**

**DATE:** December 24, 2022

**GRANTOR:** JESUS ANGEL BARRERA-STRATTON, REBECCA BARRERA LOPEZ, RAQUEL ROSE JAIMES, DIANA ELIZABETH BARRERA, CARLOS ARTURO BARRERA AND JESUS DELGADO BARRERA, ALL OWNING AND HOLDING TITLE AS THEIR SOLE AND SEPARATE PROPERTY

**GRANTEE:** JESUS ANGEL BARRERA-STRATTON, REBECCA BARRERA LOPEZ, RAQUEL ROSE JAIMES, DIANA ELIZABETH BARRERA, CARLOS ARTURO BARRERA AND JESUS DELGADO BARRERA, TRUSTEES OF THE GUADALUPE ROMERO BARRERA HEIRS FAMILY TRUST

**GRANTEE'S MAILING ADDRESS:** P. O. Box 1597, Blanco  
Blanco County, Texas 78606

**CONSIDERATION:**

CASH and good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either express or implied.

**PROPERTY (including any improvements):**

**TRACT 1:**  
BEING A 1.05 ACRE TRACT OF LAND SITUATED IN THE WILLIAM M. CARPER SURVEY NO. 50, ABSTRACT NO. 100, COMAL COUNTY, TEXAS AND BEING ALL OF THAT APPARENT CALLED 1.053 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 9606000606, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS AND PART OF A CALLED 3.053 ACRE TRACT OF LAND RECORDED IN VOLUME 552, PAGE 461, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS; SAID 1.05 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO

AND INCORPORATED HEREIN FOR ALL PURPOSES TOGETHER WITH THE RIGHT TO USE THE WATER WELL AND SEPTIC TANK SITUATED ON SAID 3.0553 ACRE TRACT UPON PAYMENT OF ONE-HALF OF THE MAINTENANCE AND EXPENSE OF THE WELL AND SEPTIC TANK;

**TRACT 2:**

BEING 7.426 ACRES OF LAND OUT OF THE WM. M. CARPER SURVEY NO. 50, COMAL COUNTY, TEXAS, BEING A PORTION OF THAT 17.795 ACRES OF LAND DESCRIBED IN A DEED TO ARTURO C. ROMERO AND RICHARD TRIGO OF RECORD IN VOLUME 870, PAGE 354 OF THE DEED RECORDS OF COMAL COUNTY TEXAS; SAID 7.426 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; SAVE AND EXCEPT THAT CERTAIN 4.604 ACRES OF LAND OUT OF THE WM. M. CARPER SURVEY NO. 50, COMAL COUNTY, TEXAS, BEING A PORTION OF THAT 17.795 ACRES OF LAND DESCRIBED IN A DEED TO ARTURO C. ROMERO AND RICHARD TRIGO OF RECORD IN VOLUME 870, PAGE 354 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS; SAID 4.604 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "C" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES;

**TRACT 3:**

THAT CERTAIN 4.604 ACRES OF LAND OUT OF THE WM. M. CARPER SURVEY NO. 50, COMAL COUNTY, TEXAS, BEING A PORTION OF THAT 17.795 ACRES OF LAND DESCRIBED IN A DEED TO ARTURO C. ROMERO AND RICHARD TRIGO OF RECORD IN VOLUME 870, PAGE 354 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS; SAID 4.604 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "C" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES;

**RESERVATIONS FROM CONVEYANCE:** NONE

**EXCEPTIONS TO CONVEYANCE AND WARRANTY:** THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO:

Any and all validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described Property, but only to the extent they are still in effect, whether or not shown of record in the herein above mentioned County and State, and to all mineral leases, outstanding mineral interest, zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described Property; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

The contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that the Contract provides for any such limitations or other agreed matters to survive closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

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 to hold it to Grantee, Grantee's heirs, executors, administrators, 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 heirs, executors, administrators, 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, by, through and under Grantor but not otherwise.

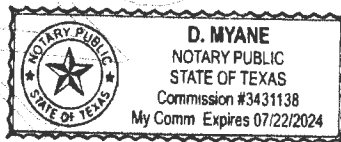
When the context requires, singular nouns and pronouns include the plural.

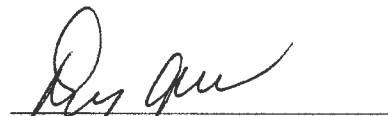
  
JESUS ANGEL BARRERA-STRATTON

STATE OF TEXAS )

COUNTY OF BLANCO )

SWORN TO AND SUBSCRIBED TO before me this 29<sup>th</sup> day of December,  
2022 by JESUS ANGEL BARRERA-STRATTON.



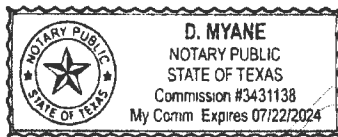
  
Notary Public, State of Texas

Rebecca Barrera Lopez  
REBECCA BARRERA LOPEZ

STATE OF TEXAS )

COUNTY OF Blanco )

SWORN TO AND SUBSCRIBED TO before me this 21<sup>st</sup> day of December,  
2022 by REBECCA BARRERA LOPEZ.



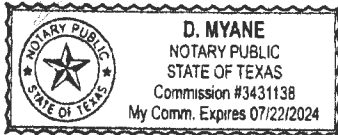
D. Myane  
Notary Public, State of Texas

Raquel Rose James  
RAQUEL ROSE JAIMES

STATE OF TEXAS )

COUNTY OF Blanco )

SWORN TO AND SUBSCRIBED TO before me this 21<sup>st</sup> day of December,  
2022 by RAQUEL ROSE JAIMES.



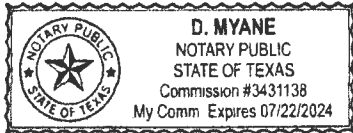
D. Myane  
Notary Public, State of Texas

Diana E. Barrera  
DIANA ELIZABETH BARRERA

STATE OF TEXAS )

COUNTY OF Blanco )

SWORN TO AND SUBSCRIBED TO before me this 21<sup>st</sup> day of December,  
2022 by DIANA ELIZABETH BARRERA.



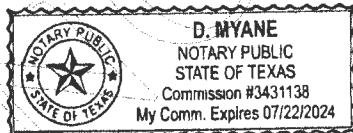
Diana E. Barrera  
Notary Public, State of Texas

[Signature]  
CARLOS ARTURO BARRERA

STATE OF TEXAS )

COUNTY OF Blanco )

SWORN TO AND SUBSCRIBED TO before me this 21<sup>st</sup> day of December,  
2022 by CARLOS ARTURO BARRERA.



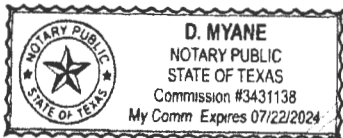
Diana E. Barrera  
Notary Public, State of Texas

Jesus Delgado Barrera  
JESUS DELGADO BARRERA

STATE OF TEXAS )

COUNTY OF Blanco )

SWORN TO AND SUBSCRIBED TO before me this 21<sup>st</sup> day of December,  
2022 by JESUS DELGADO BARRERA.



D. Myane  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Jesus Angel Barrera-Stratton, Trustee  
P. O. Box 1597  
Blanco, Texas 78606

PREPARED IN THE LAW OFFICE OF:

Dean C. Myane  
P. O. Box 787  
Blanco, Texas 78606



**WCR**  
**LAND SURVEYING**  
P.O. Box 481 Blanco, TX 78606  
(512)618-7672 rpls6344@gmail.com  
TBPE&LS FIRM #10194135

**FIELD NOTE DESCRIPTION OF A  
1.05 ACRE TRACT OF LAND**

Being a 1.05 acre tract of land surveyed at the request of Angel Barrera situated in the William M. Carper Survey No. 50, Abstract No. 100, Comal County, Texas and being all of that apparent called 1.053 acre tract of land recorded in Document No. 9606000606, Official Public Records, Comal County, Texas and part of a called 3.053 acre tract of land recorded in Volume 552, Page 461, Official Public Records, Comal County, Texas, said 1.05 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod found in a wire fence line and also being in the southerly right-of-way line of Horton Priess Road (called 60.0' right-of-way in Volume 552, Page 461, Deed Records, Comal County, Texas) for the northwest corner of the above referenced 3.053 acre tract, said 1.053 acre tract and herein described tract;

**THENCE** with the southerly and westerly right-of-way line of Horton Priess Road and northerly and easterly lines of said 1.053 acre tract and said 3.053 acre tract the following courses and distances:

S 85° 01' 04" E, a distance of 12.04' to a 1/2" iron rod found;

S 56° 38' 09" E, a distance of 228.23' to a 1/2" iron rod found;

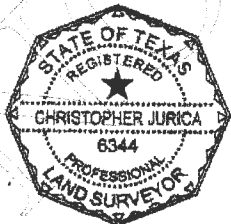
and S 12° 04' 39" E, a distance of 146.46' to an iron rod set for the calculated southeast corner of the above referenced 1.053 acre tract and herein described tract;


**THENCE** severing said 3.053 acre tract with the calculated southerly line of said 1.053 acre tract, S 75° 21' 34" W, a distance of 203.76' to a 3" metal fence post found for an interior corner of said 3.053 acre tract, for the called southwest corner by Angel Barrera of said 1.053 acre tract and herein described tract;

**THENCE** with the west line of said 1.053 acre tract, generally along a wire fence, N 06° 24' 52" W, a distance of 323.31' to the **POINT OF BEGINNING** containing 1.05 acres of land.

Notes:

1. Basis of Bearing: Texas State Plane Coordinate System, South Central Zone, NAD83
2. A survey plat was prepared by separate document.
3. 1/2" iron rods set with a yellow "WCR" plastic cap.



  
12/14/2020  
Christopher Jurica, RPLS #6344  
(512)618-7672 rpls6344@gmail.com  
Job No. 1291-20

# SEIDEL TECHNICAL & SURVEYING SERVICES

BOUNDARY • TITLE • TOPOGRAPHIC • CONSTRUCTION

## FIELD NOTES

BEING 7.426 ACRES OF LAND OUT OF THE WM. M. CARPER SURVEY NO. 50, COMAL COUNTY, TEXAS. BEING A PORTION OF THAT 17.795 ACRES OF LAND DESCRIBED IN A DEED TO ARTURO C. ROMERO AND RICHARD TRIGO OF RECORD IN VOLUME 870, PAGE 354 DEED RECORDS OF COMAL COUNTY, TEXAS, SAID 7.426 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, AS SURVEYED FOR ARTURO C. ROMERO BY SEIDEL TECHNICAL & SURVEYING SERVICES, 708 TRAINER STREET, BLANCO, TEXAS:

**BEGINNING** at a 1/2" iron rod found in west right-of-way line of Horton Preiss Road a 60 foot right-of-way, said 1/2" iron rod found being the southeast corner of a called 17.795 acre tract described in a deed to Arturo C. Romero and Richard Trigo of record in Volume 870, Page 354 Deed Records of Comal County, Texas (D.R.C.C.TX.), also being the northeast corner of a called 10.002 acre tract described in a deed to Francis Lawrence McCarthy of record in Volume 663, Page 272, D.R.C.C.TX., for the southeast corner of the tract described herein, from which a 1/2" iron rod found bears S 15°36'29" E a distance of 285.77 feet;

**THENCE** S 89°38'56" W leaving said Horton Preiss Road right-of-way and with the south line of said 17.795 acre tract and the north line of said 10.002 acre tract a distance of 489.86 feet to a 1/2" iron rod found for the southwest corner of said 17.795 acre tract and the northwest corner of said 10.002 acre tract for the southwest corner of the tract described herein;

**THENCE** N 6°16'24" E with a west line of said 17.795 acre tract and crossing a called 431.4 acre tract described in a deed to Harry Preiss and Rosalia Preiss in Volume 82, Page 598 D.R.C.C.TX. a distance of 296.26 feet to a 1/2" iron rod found for an angle point;

**THENCE** N 69°36'27" W continuing with a west line of said 17.795 acre tract and crossing said 431.4 acre tract a distance of 670.62 feet to a fence post for the northwest corner of the tract described herein;

**THENCE** N 84°25'08" E crossing said 17.795 acre tract a distance of 928.14 feet to 1/2" iron rod set stamp "STSS 5672" in the west right-of-way line of said Horton Preiss Road for the northeast corner of the tract described herein, from which a 1/2" iron rod found bears N 11°02'38" W a distance of 437.72 feet;

**THENCE** S 11°02'38" E with the west right-of-way line of said Horton Preiss Road a distance of 120.87 feet to a 1/2" iron rod found for an angle point;

**THENCE** S 15°34'00" E continuing with the west right-of-way line of said Horton Preiss Road a distance of 518.66 feet to the **PLACE OF BEGINNING** and containing 7.426 acres of land.

Field Notes Prepared June 07, 2003  
From a Survey Completed May 2003

Seidel Technical and Surveying Services

By:

Teresa A. Seidel  
Texas Registered Professional  
Land Surveyor No. 5672  
Job #030501



708 Trainer Street / P.O. Box 591 / Blanco, Texas 78606 / 830-833-0762 / 830-833-4585 Fax

EXHIBIT B

Any provisions herein which restrict the sale, rental or use of the described property because of color or race is invalid and unenforceable under Federal law  
STATE OF TEXAS  
COUNTY OF BLANCO  
I hereby certify that this instrument was FILED in File Number Sequence on the date and the time stamped herein by me and was duly RECORDED in Official Public records of Real Property of Blanco County, Texas on

AUG 05 2003



Karen Newman  
COUNTY CLERK  
BLANCO COUNTY, TEXAS

VOL 0281 PAGE 834

STATE OF TEXAS  
COUNTY OF COMAL

This is to certify that this document was FILED and RECORDED in the Official Public Records of Comal County, Texas on the date and time stamped thereon.



Joy Abbott  
COUNTY CLERK

**SEIDEL TECHNICAL & SURVEYING SERVICES**

**BOUNDARY • TITLE • TOPOGRAPHIC • CONSTRUCTION**

**FIELD NOTES**

BEING 4.604 ACRES OF LAND OUT OF THE WM. M. CARPER SURVEY NO. 50, COMAL COUNTY, TEXAS. BEING A PORTION OF THAT 17.795 ACRES OF LAND DESCRIBED IN A DEED TO ARTURO C. ROMERO AND RICHARD TRIGO OF RECORD IN VOLUME 870, PAGE 354 DEED RECORDS OF COMAL COUNTY, TEXAS, SAID 4.604 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, AS SURVEYED FOR ARTURO C. ROMERO BY SEIDEL TECHNICAL & SURVEYING SERVICES, 708 TRAINER STREET, BLANCO, TEXAS:

**BEGINNING** at a 1/2" iron rod found in west right-of-way line of Horton Preiss Road a 60 foot right-of-way, said 1/2" iron rod found being the southeast corner of a called 17.795 acre tract described in a deed to Arturo C. Romero and Richard Trigo of record in Volume 870, Page 354 Deed Records of Comal County, Texas (D.R.C.C.TX.), also being the northeast corner of a called 10.002 acre tract described in a deed to Francis Lawrence McCarthy of record in Volume 663, Page 272, D.R.C.C.TX., for the southeast corner of the tract described herein, from which a 1/2" iron rod found bears S 15°36'29" E a distance of 285.77 feet;

**THENCE** S 89°58'56" W leaving said Horton Preiss Road right-of-way and with the south line of said 17.795 acre tract and the north line of said 10.0002 acre tract a distance of 489.86 feet to a 1/2" iron rod found for the southwest corner of said 17.795 acre tract and the northwest corner of said 10.002 acre tract for the southwest corner of the tract described herein;

**THENCE** N 6°16'24" E with a west line of said 17.795 acre tract and crossing a called 431.4 acre tract described in a deed to Harry Preiss and Rosalia Preiss in Volume 82, Page 598 D.R.C.C.TX., a distance of 296.26 feet to a 1/2" iron rod found for an angle point;

**THENCE** N 69°36'27" W continuing with a west line of said 17.795 acre tract and crossing said 431.4 acre tract a distance of 63.28 feet to 1/2" iron rod set stamp "STSS 5672" for the northwest corner of the tract described herein;

**THENCE** crossing said 17.795 acre tract and following a fence as found in place on the ground courses numbered 1 through 3 inclusive, as follows:

1. N 42°43'00" E a distance of 77.15 feet to a fence post;
2. N 73°31'10" E a distance of 82.42 feet to a fence post and;
3. N 80°54'17" E a distance of 30.00 feet to a 1/2" iron rod set stamped "STSS 5672" in said fence line;

**THENCE** N 3°04'25" W leaving said fence line and continuing crossing said 17.795 acre tract a distance of 133.42 feet to a 1/2" iron rod set stamped "STSS 5672";

**THENCE** N 83°17'11" E a distance of 213.59 feet to a 1/2" iron rod set stamped "STSS 5672" in the west right-of-way line of said Horton Preiss Road for the northeast corner of the tract described herein, from which a 1/2" iron rod set bears N 11°01'50" W a distance of 60.00 feet;

**THENCE** S 11°01'50" E with west right-of-way line of said Horton Preiss Road and the east line of said 17.795 acre tract a distance of 60.87 feet to a 1/2" iron rod found for an angle point;

**THENCE** S 15°34'00" E with the west right-of-way line of said Horton Preiss Road and the east line of said 17.795 acre tract a distance of 518.66 feet to the PLACE OF BEGINNING and containing 4.604 acres of land.



EXHIBIT C

Field Notes Prepared August 26, 2003  
From a Survey Completed August 2003  
Seidel Technical and Surveying Services

By:

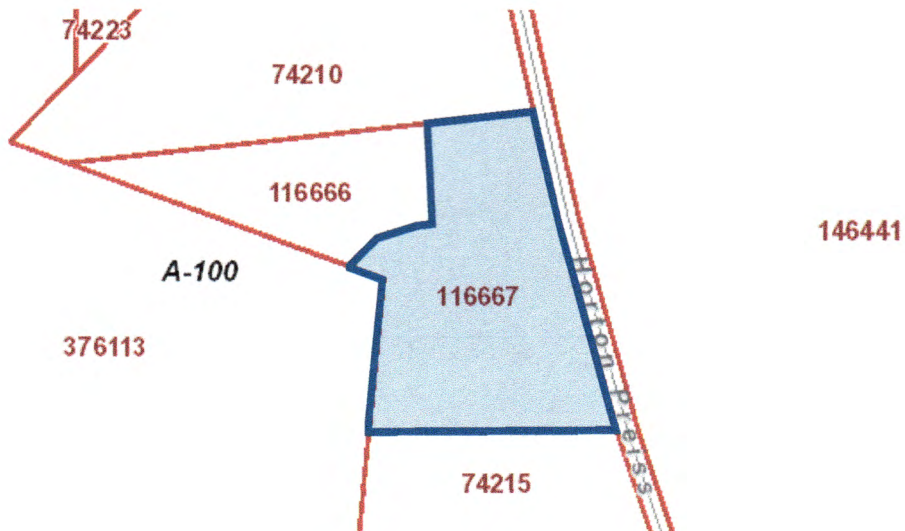
Teresa A. Seidel  
Texas Registered Professional  
Land Surveyor No. 5672  
Job #030501  
Plan #506E

**Filed and Recorded**  
**Official Public Records**  
**Bobbie Koepf, County Clerk**  
**Comal County, Texas**  
**12/27/2022 08:08:31 AM**  
**TERRI 9 Pages(s)**  
**202206052884**



*Bobbie Koepf*

Map



Property Details

Account

**Property ID:** 116667 **Geographic ID:** [740100000404](#)  
(tel:740100000404)

**Type:** Real **Zoning:**

**Property Use:**

Location

**Situs Address:** 3053 HORTON PREISS RD BLANCO, TX 78606

**Map ID:** 1G-A100-TR 4-4 **Mapsco:**

**Legal Description:** A-100 SUR- 50 WM CARPER, ACRES 4.604

**Abstract/Subdivision:** A0100 - A-100 SUR- 50 WM CARPER

**Neighborhood:** RURAL2

Owner

**Owner ID:** [1085459](#) (tel:1085459)

**Name:** BARRERA GUADALUPE R HEIRS FAMILY TRUST

**Agent:**

**Mailing Address:** JESUS A BARRERA-STRATTON ET AL TR  
PO BOX 1597  
BLANCO, TX 78606

**% Ownership:** 100.00%

**Exemptions:** HS - HOMESTEAD  
For privacy reasons not all exemptions are shown online.

Property Values



<b>Improvement Homesite Value:</b>	\$97,250 (+)
<b>Improvement Non-Homesite Value:</b>	\$6,450 (+)
<b>Land Homesite Value:</b>	\$357,540 (+)
<b>Land Non- Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$461,240 (=)
<b>Agricultural Value Loss: ⓘ</b>	\$0 (-)
<b>HS Cap Loss/Circuit Breaker: ⓘ</b>	\$127,045 (-)
<b>Appraised Value:</b>	\$334,195
<b>Ag Use Value:</b>	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.





Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RUR.AC	Rural Acres	4.60	200,550.24	0.00	0.00	\$357,540	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2025	N/A	N/A	N/A	N/A	N/A
2024	\$103,700	\$357,540	\$0	\$127,045	\$334,195
2023	\$91,890	\$340,510	\$0	\$129,260	\$303,140
2022	\$98,190	\$306,460	\$0	\$128,596	\$276,054
2021	\$116,460	\$129,780	\$0	\$0	\$246,240
2020	\$120,070	\$129,780	\$0	\$0	\$249,850
2019	\$129,580	\$180,830	\$0	\$0	\$310,410
2018	\$111,700	\$77,140	\$0	\$0	\$188,840
2017	\$112,150	\$77,140	\$0	\$0	\$189,290
2016	\$116,170	\$77,140	\$0	\$0	\$193,310
2015	\$120,160	\$34,250	\$0	\$0	\$154,410
2014	\$124,190	\$34,250	\$0	\$0	\$158,440

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	I
12/21/2022	SWD	SPECIAL WARRANTY DEED	LOPEZ REBECCA ET AL	BARRERA GUADALUPE R HEIRS FAMILY TRUST	<u>202206052884</u> (tel:202206052884)		<u>20220</u> (tel:20220)
1/22/2018	DTH	DEATH CERTIFICATE	BARRERA GUADALUPE	LOPEZ REBECCA ET AL	<u>0000011108</u> (tel:0000011108)		<u>0000</u> (tel:0000)
9/25/2003	WD	WARRANTY DEED	ROMERO ARTURO C	BARRERA GUADALUPE	<u>200306035851</u> (tel:200306035851)		<u>200306</u> (tel:200306)



**COMAL COUNTY**  
ENGINEER'S OFFICE

**REVISED**  
9:05 am, Sep 20, 2024

**OSSF DEVELOPMENT APPLICATION CHECKLIST**

Staff will complete shaded items

--	--	--

Date Received

Initials

Permit Number

Instructions:

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

OSSF Permit

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

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

*[Handwritten Signature]*  
*[Handwritten Signature]*  
*[Handwritten Signature]*  
 Signature of Applicant

08-01-2024

Date

\_\_\_ COMPLETE APPLICATION

Check No. \_\_\_\_\_ Receipt No. \_\_\_\_\_

INCOMPLETE APPLICATION  
 (Missing Items Circled, Application Refeused)

