

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
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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
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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

COUNTY OF COMAL

COUNTY ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

Items	Date Received
	Initials

117862
Permit Number

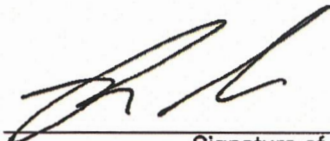
Instructions:

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
- ☒ 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



Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

___ INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)

RECEIVED

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

APPLICATION FOR PERMIT FOR AUTHORIZATION

ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

By Brandon Olvera at 9:31 am, Oct 21, 2024

Date 7/9/24 Permit # _____
Owner Name Rischen Skolant Riley Skolant Agent Name R
Mailing Address 470 Wind gust Agent Address _____
City, State, Zip New Braunfels TX 78130 City, State, Zip _____
Phone # 830-837-6193 Phone # _____
Email the skolants@gmail.com Email _____

All correspondence should be sent to: ☒ Owner ☐ Agent ☐ Both Method: ☐ Mail ☒ Email

Subdivision Name Pinnacle Subdivision Unit _____ Lot 62 Block _____
Acreage/Legal 1 acre
Street Name/Address 534 Pinnacle Pkwy City New Braunfels Zip 78132

Type of Development:

☒ Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 2576

☐ 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: \$ 330,000 (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

Are Water Saving Devices Being Utilized Within the Residence? ☒ Yes ☐ No

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

Riley Skolant

Date

7/9/24
7/9/24

Page 1 of 2

* * * COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH * * *
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Planning Materials & Site Evaluation as Required Completed By Kaeleigh Crandall

System Description Aerobic w/ surface spray

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

Tank Size(s) (Gallons) 6000 gallon ATU Absorption/Application Area (Sq Ft) 4688ft²

Gallons Per Day (As Per TCEQ Table III) 300 gpd

(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: New Braunfels TX

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.

Kaeleigh Crandall
Signature of Designer

8/5/24
Date

Page 2 of 2

AFFIDAVIT TO THE PUBLIC

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

II

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

Lot 62 Pinnacle Subdivision
Comal County § 534 Pinnacle Parkway

The property is owned by (insert owner's full name): Reschen Travis Skolant

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 14th DAY OF August, 2024

[Signature]
Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 14th DAY OF August, 2024

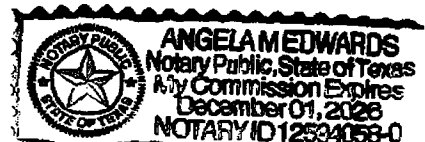
[Signature]
Notary Public, State of Texas

Notary's Printed Name: Angela M. Edwards
My Commission Expires: 12-01-2026

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
08/14/2024 01:11:15 PM
LAURA 1 Pages(s)
202406024592



Bobbie Koepp





Maintenance Provider
MP0002312

Property Address: 534 Pinnacle Parkway Canyon Lake, TX 78130
Permit #: _____ Contract Start Date: LTO DATE Contract End Date: _____
Customer Name: Reschea Skolaut Phone # 830-837-6193

INITIAL TWO YEAR MAINTENANCE SERVICE AGREEMENT

Apollo Septic & Services, LLC will maintain the OSSF system for a period of 2 years.

1. An Inspection one every 4 months (three inspections a year), for a total of 6 over the two year period including inspection, adjustment and servicing of mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting control panel, air pumps, air filters, diffuser operation, and replacing or repairing any component not found to be functioning correctly. Any alarm situation effecting the proper function of the Aerobic process will be addressed within a 48-hour timeframe for a service fee of \$85.00.
 2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and PH will be taken and reported as necessary.
 3. A sample shall be pulled from the aeration tank every 4 months to determine if there is an excess of solids in the treatment plant. If the test results determine a need for solids removal, the user will bear the cost and responsibility for doing so.
 4. If any improper operation is observed, which cannot be corrected at the time of the service visit, you shall be notified immediately in writing of the conditions and the estimated date of correction.
 5. Customer is responsible for chlorine tablets; they must be filled before/during the service visit.
- This contract does not include additional services including: replacement of components, laboratory test work, and pumping of unit. This will be done upon approval from the customer for an additional charge.
The Homeowners Manual must be strictly followed or warranties are subject to invalidation.

ACCESS BY CONTRACTOR:

The contractor or anyone authorized by the Contractor may enter the property at reasonable times without prior notice for the purpose of the above-described Services. The contractor may access the System components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil is to be replaced with the excavated material as best as possible.

Owner Signature: [Signature] Acceptance of Agreement Date: 8/12/24
Maintenance Provider: [Signature] Date: 8/10/24

P.O. BOX 1057
Castroville, TX 78009

Office: 830-368-4144
service@apolloseptic.com

SITE EVALUATION AND CALCULATIONS

Site Evaluation:

Soil Texture: Stony clay
Soil Structure: Blocky
Soil Depth: 0" to 13"
Restrictive Horizon: Rock Horizon from 0" to 13" below surface
Groundwater: None encountered
Topography: More than 2% slope on site of drainfield

Determination: Site was determined to have a Class IV soil. There was no encountered groundwater. Due to the clayey soil and rock over the drainfield area an aerobic treatment unit followed by spray irrigation will be installed. The spray area will be controlled by a commercial irrigation timer.

Calculations:

System is designed for a 3 bedroom residence with a living area of 2576 sq. ft. Water saving devices are used throughout.

$$Q = 300 \text{ gpd}$$

A 600 gallon aerobic treatment system, or equal, shall be installed. It has built in pre-treatment, and pump tanks. The aerobic unit shall be followed by a spray irrigation system. (Reference the System Layout) Chlorinator is required for water entering pump tank compartment. Liquid type chlorination shall be used.

$$R_i = 0.064 \text{ gal. / sq. ft. / day, (For location in Comal County)}$$

$$A = Q / R_i, \quad A = (300 \text{ gal. / day}) / (0.064 \text{ gal. / sq. ft. / day}) = 4688 \text{ sq. ft.}$$

calculations continued on next page....

Owner Reschen Skolaut

Drawn by: Corey E. Mangold

Location Comal County, Texas

Drawing No. 100-9678



MANGOLD Engineering Company

5596 CR 5710

Devine, TX 78016

Phone: (830) 931-0400

FIRM NO. 5549

Date: 7/15/24

Scale: None

Sheet 1 of 6



SITE EVALUATION AND CALCULATIONS

Calculations:

Install 3 sprinklers. The sprinklers are a low angle type, with nozzle and spray radius as shown on the System Layout. See System Layout for spray pattern.

Proposed total area = **5341 sq. ft.**

Overlap and masked area: **532 sq. ft.**

Actual covered area = 4809 sq. ft. (Covered area is greater than required area)

A 1" ball valve will be installed just downstream of the pump either inside of or outside of the pump tank compartment. The ball valve shall be used to adjust the spray radius(radii) of the sprinkler(s) to the value(s) shown on the System Layout. (Reference the attached data for pump curves and nozzle data.)

NOTES FOR INSTALLER (if applicable):

Do not connect water softener back-wash to septic system.

The TCEQ allows washing machine water to be discharged without treatment into a separate gray water system, unless the water contains human waste. Running this water out separate from the septic system can prolong the life of the system.

Areas where tanks and drainfields / spray areas are located shall be built-up or drained so that no ponding of water occurs in these areas.

The design application rate is 0.062 gallons / sq. ft. / day

Dosing cycle quantity is 300 gallons, average. Use a commercial irrigation timer.

The number of dosing cycles per day is one (1).

Owner Reschen Skolaut

Drawn by: Corey E. Mangold

Location Comal County, Texas

Drawing No. 100-9678



MANGOLD Engineering Company

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Phone: (830) 931-0400

FIRM NO. 5549

Date: 7/15/24

Scale: None

Sheet 2 **of** 6



SITE EVALUATION AND CALCULATIONS

The design pressure at each sprinkler head is 30 to 40 psig.

The total length of supply pipe is as shown on the System Layout

Means of preventing siphoning is an anti-siphon valve.

Diameter of supply line is as shown on the System Layout.

Flow control valve is required downstream of the pump.

NOTES TO OWNER OF SYSTEM:

MAINTENANCE AND MANAGEMENT PRACTICES (if applicable):

An OSSF should not be treated as if it were a normal city sewer system.

The excessive use of in-sink garbage grinders and grease discarding should be avoided.

Do not use the toilet to dispose of cleaning tissues, cigarette butts, or other trash.

Septic tanks shall be cleaned before sludge accumulates to a point where it approaches the bottom of the outlet device, to prevent solids from exiting the tank with the liquid.

Septic tanks should be cleaned every two-to-three years to prevent excessive sludge buildup.

Do not build driveways, storage buildings, or other structures over the treatment works or its disposal field.

Chemical additives or the so-called enzymes are not necessary for the operation of a septic tank. Some of these additives may be harmful to the tank's operation.

continued next page.....

Owner Reschen Skolaut

Drawn by: Corey E. Mangold

Location Comal County, Texas

Drawing No. 100-9678



MANGOLD Engineering Company

5596 CR 5710

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Phone: (830) 931-0400

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Scale: None

Sheet 3 **of** 6



SITE EVALUATION AND CALCULATIONS

Soaps, detergents, bleaches, drain cleaners, and other household cleaning materials will very seldom affect the operation of the system. However, moderation should be exercised in the use of such materials.

It is not advisable to allow water softener back flush to enter into any portion of the OSSF.

Except for Aerobic systems, the liquid from the OSSF is still heavily laden with bacteria. Contact with this liquid should be avoided, if it surfaces.

WATER CONSERVATION MEASURES (if applicable):

Showers usually use less water than baths. Install a water saving shower head that uses less than 2 1/2 gallons per minute and saves both water and energy.

If you take a tub bath, reduce the level of water in the tub from the level to which you customarily fill it.

Leaky faucets and faulty toilet fill-up mechanisms should be repaired as quickly as possible.

Check toilets for leaks that may not be apparent. Add a few drops of food coloring to the tank. Do not flush. If the color appears in the bowl within a few minutes, the toilet fill or ball-cock valve needs to be adjusted to prevent water from overflowing the stand pipe, or the flapper at the bottom of the toilet tank needs to be replaced.

Reduce the amount of water used for flushing the toilet by installing one of the following: a new toilet (1.6 gallon); a toilet tank dam; or filling and capping one-quart plastic bottles with water (usually one is all that will fit in smaller toilet tanks) and lowering them into the tank of the existing 3.5 gallon or larger toilet. Do not use bricks since they may crumble and cause damage to the fixture.

continued next page.....

Owner Reschen Skolaut

Drawn by: Corey E. Mangold

Location Comal County, Texas

Drawing No. 100-9678



MANGOLD Engineering Company

5596 CR 5710

Devine, TX 78016

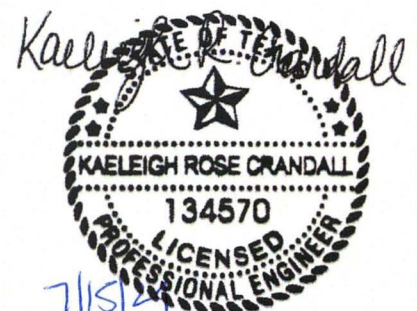
Phone: (830) 931-0400

FIRM NO. 5549

Date: 7/15/24

Scale: None

Sheet 4 **of** 6



SITE EVALUATION AND CALCULATIONS

Try to run the dishwasher with a full load, whenever possible.

Avoid running the water continuously for brushing teeth, washing hands, rinsing kitchen utensils, or for cleaning vegetables.

Use faucet aerators that restrict flow to no more than 2.2 gallons per minute to reduce water consumption.

Keep a container of drinking water in the refrigerator instead of running the faucet until the water turns cool.

Insulate all hot water pipes to avoid long delays of wasted water while waiting for the heated water.

Ask your city, county, or local government about their programs to conserve water, and how they can help you save water.

Owner Reschen Skolaut

Drawn by: Corey E. Mangold

Location Comal County, Texas

Drawing No. 100-9678



MANGOLD Engineering Company

5596 CR 5710

Devine, TX 78016

Phone: (830) 931-0400

FIRM NO. 5549

Date: 7/15/24

Scale: None

Sheet 5 **of** 6



MANGOLD ENGINEERING COMPANY WILL NOT BE RESPONSIBLE FOR THE CONSEQUENCES OF THE USE OF ANY PART OF THE ENGINEERING OF THIS SEPTIC SYSTEM BEFORE THE ENGINEERING HAS BEEN COMPLETELY AND FINALLY APPROVED BY THE APPROPRIATE COUNTY AUTHORITY IN THE COUNTY FOR WHICH IT IS INTENDED. IF TEST HOLES WERE NOT PRESENT DURING THE SITE-EVALUATION, THE OWNER/INSTALLER SHALL BE RESPONSIBLE FOR DIGGING TEST HOLES AND CONTACTING MANGOLD ENGINEERING COMPANY PRIOR TO ANY USE OF THIS ENGINEERING DESIGN.

WHERE A WATER LINE IS CLOSER THAN 10' TO A WASTEWATER MAIN, THE WATER LINE SHALL BE CASED INSIDE OF A SCH 40 PVC PIPE SUCH THAT THE ENDS OF THE CASING ARE AT LEAST 10' AWAY FROM THE WASTEWATER MAIN. IN ADDITION, IF THE LINES CROSS, THE WATER LINE SHALL BE AT LEAST 6" ABOVE THE WASTEWATER MAIN.

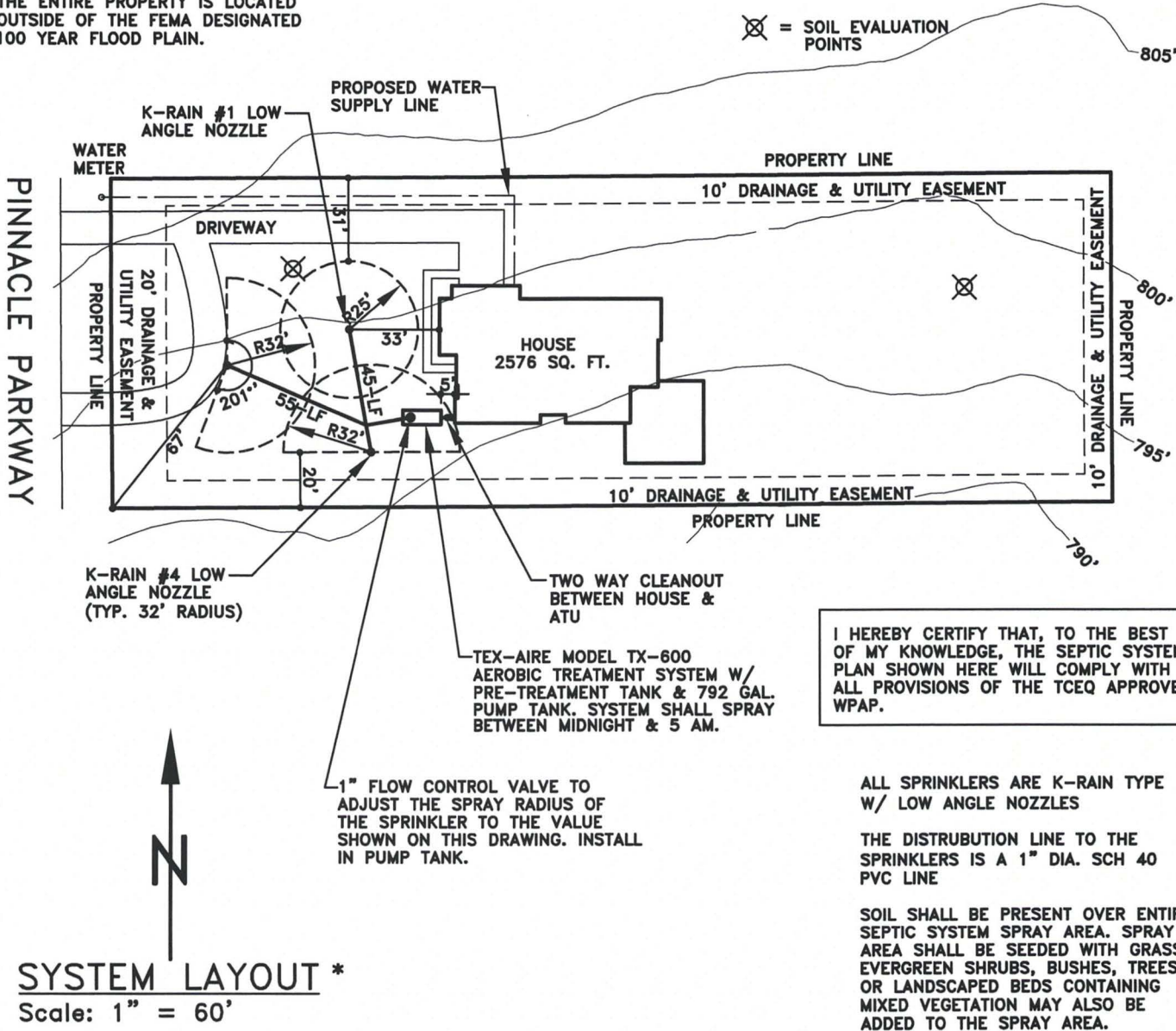
WHERE DRAIN LINES PASS UNDER ROADWAYS, THEY SHALL BE SCH 80 PVC OR THEY SHALL BE SLEEVED INSIDE OF A SCH 40 PVC PIPE WHICH IS AT LEAST TWO NOMINAL SIZES LARGER THAN THE DRAIN LINE.

THE ENTIRE PROPERTY IS LOCATED OUTSIDE OF THE FEMA DESIGNATED 100 YEAR FLOOD PLAIN.

FLOAT SETTINGS & DISTANCES ABOVE THE INSIDE BOTTOM OF THE PUMP COMPT. ARE AS FOLLOWS:

ON: 21" - 314 GAL.
OFF: 20" - 299 GAL.
ALARM LEVEL: 44" - 658 GAL.
TANK INLET: 53" - 792 GAL.

DISTANCE BETWEEN ALARM LEVEL & TANK INLET IS 9" WHICH CORRESPONDS TO 134 GAL.



I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SEPTIC SYSTEM PLAN SHOWN HERE WILL COMPLY WITH ALL PROVISIONS OF THE TCEQ APPROVED WPAP.

ALL SPRINKLERS ARE K-RAIN TYPE W/ LOW ANGLE NOZZLES

THE DISTRIBUTION LINE TO THE SPRINKLERS IS A 1" DIA. SCH 40 PVC LINE

SOIL SHALL BE PRESENT OVER ENTIRE SEPTIC SYSTEM SPRAY AREA. SPRAY AREA SHALL BE SEEDED WITH GRASS, EVERGREEN SHRUBS, BUSHES, TREES, OR LANDSCAPED BEDS CONTAINING MIXED VEGETATION MAY ALSO BE ADDED TO THE SPRAY AREA.

* Septic tank must be a minimum of 50' from any water well. Closest distance from any part of spray area to water well must be 100' minimum, unless well is pressure cemented. Minimum setback of spray area from property lines is 10'. Minimum separation distance between septic tank or spray area and water supply lines is 10'. Setback of spray area from lakes, streams, ponds, and rivers is 50' minimum.

NOTES:

SLOPE OF INFLOW LINE TO TANK IS 1/8 INCH PER FOOT RUN. PIPE IS 4" DIA. SCH 40 PVC.

PRE-TREATMENT TANK IS BUILT ONTO THE AEROBIC TREATMENT UNIT. NO ADDITIONAL TRASH TANK IS REQUIRED IN THIS SYSTEM.

SYSTEM WILL BE INSPECTED BY COUNTY INSPECTOR IN ACCORDANCE WITH CURRENT COUNTY INSPECTION PROCEDURES.

Owner Reschen Skolaut

Drawn by: Corey E. Mangold

Location 534 Pinnacle Parkway

Drawing No. 100-9678



MANGOLD Engineering Company
5596 CR 5710
Devine, TX 78016
Phone: (830) 931-0400

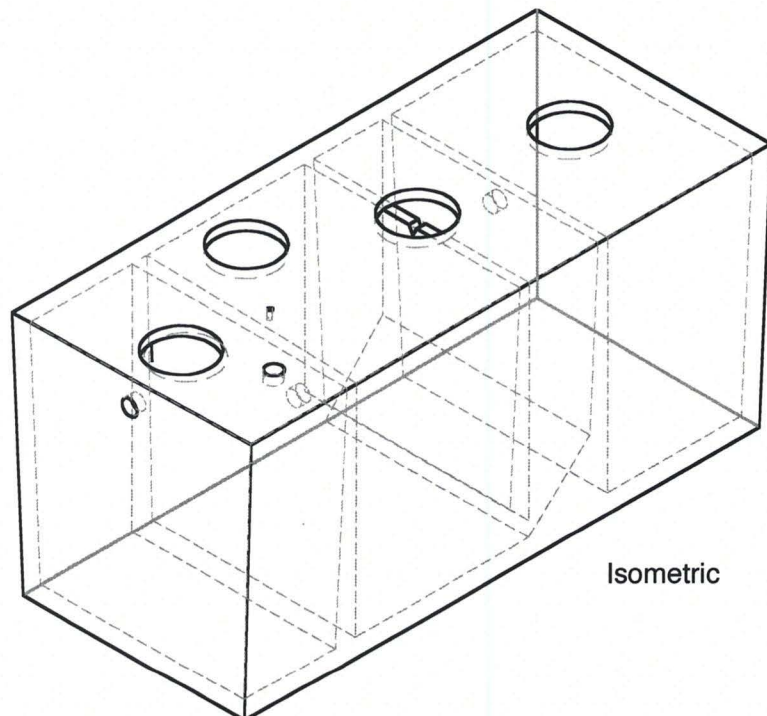
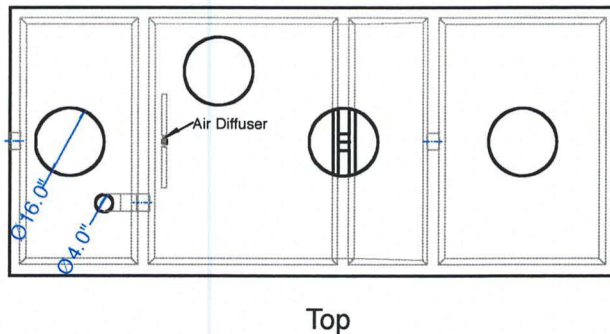
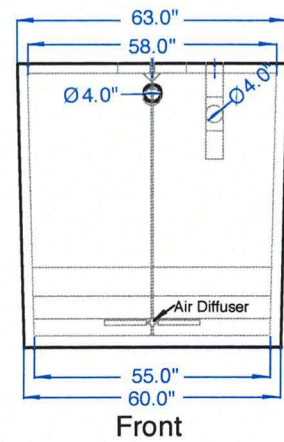
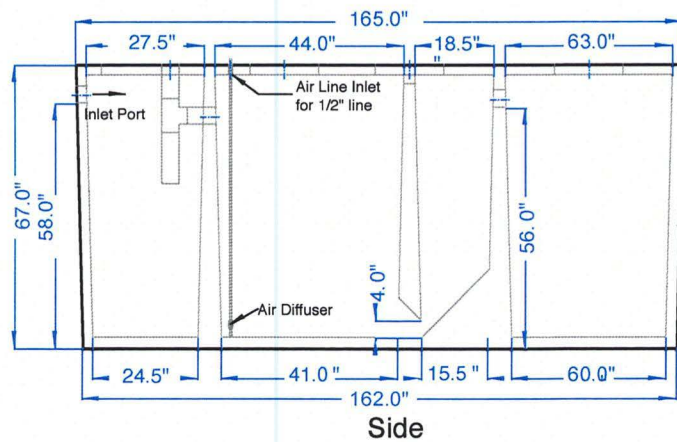
FIRM NO. 5549

Date: 7/15/24

Scale: Noted

Sheet 6 of 6





Tank Capacity

Pretreatment Chamber: 400 Gal
 Aeration Chamber: 530 Gal
 Clarifier Chamber: 220 Gal
 Pump Chamber: 792 Gal



Tank Notes

- *Access at or above grade level must be secured against unauthorized access.
- *Tank is not rated for vehicular traffic loading
- *Primary dimensions are in inches
- *Minimum tank wall thickness is 2 1/2"
- *Labeling will include: manufacturer name, liquid capacity, date, and model number.
- *Concrete Strength Min. 3000psi

Tex Aire Brand

On Site Wastewater Treatment Systems
 by Acquired Wastewater Technologies, LCC

Model:
TX 600 S PT792

Material:
Concrete

Diffuser:
D100P

Class:
I

Date:
08/30/10

Rated Capacity:
600GPD w/792 Gal pump tank

EL Series

EL-60 / EL-80-15 / EL-80-17
/ EL-100 /

Available Accessories:

Alarm Box
Signal Lamp
Signal Wire

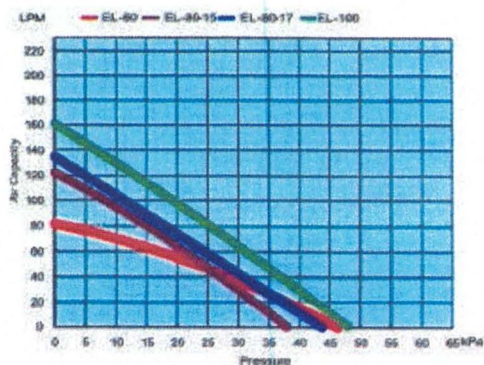


Specifications

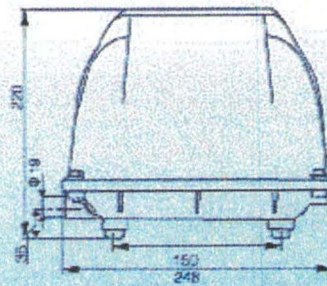
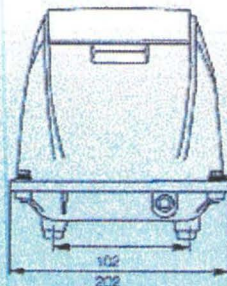
Model		EL-60	EL-80-15	EL-80-17	EL-100
Voltage	V	110/115			
Frequency	Hz	50/60			
Rated pressure	psi (kPa)	2.13 (14.7)		2.42 (16.7)	
Rated air flow	LPM	62/64	80/80	85/95	105/115
Amperage	Amp.	1.6	2.6	1.8	2.5
Bore diameter	mm	OD:19 ID:11			
Net weight	Ibs. (kg)	18.7 (8.5)			
Accessory		L-joint hose			

Performance have $\pm 10\%$ deviation

Performance Curve:



Dimensions(mm):



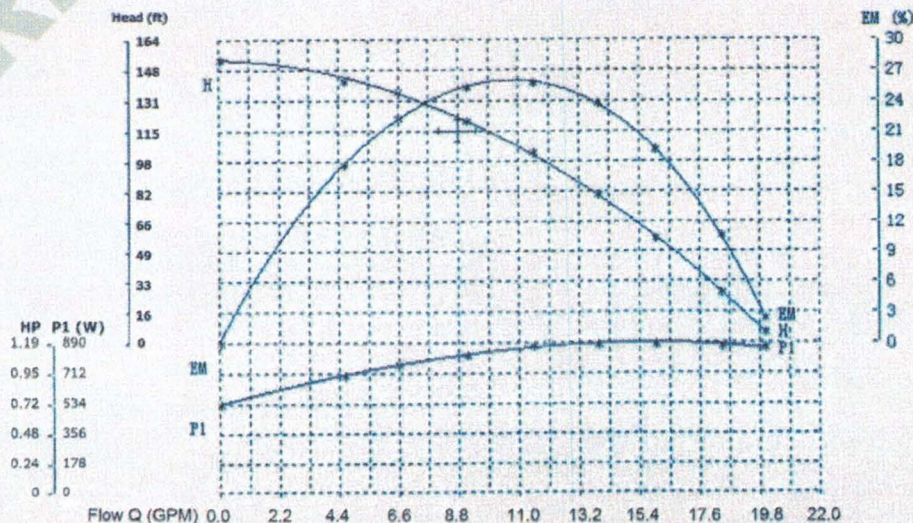
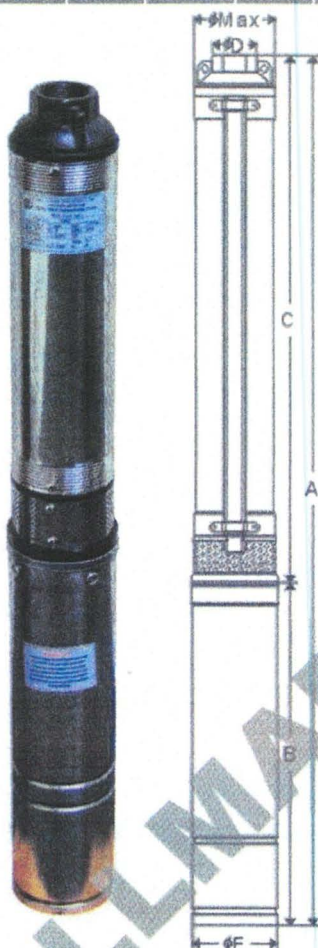
RapidFlo®**4" Deep Well Submersible Pump
Performance chart**

Part #	Power			Flow M ³ /H	0	1	2	2.6	3.2	3.6	4.2	4.5	Weight
	HP	Volt	Amp	Flow (GPM)	0	4.6	9.1	11.5	14	16	18.4	20	(lbs)
MA0343X-4	1/2	115	6.5	Head (ft)	154	142	120	103	80	56	27	5	26
MA0343X-4A	1/2	230	3.3	Head (ft)	154	142	120	103	80	56	27	5	26

A	B	C	D	E	MAX
25.3"	14.3"	11	1-1/4 NPT	3.8"	4.0"

Features & Technical Specifications:

- 4" deep well submersible pump, 150 feet max head (open tank—no pressure).
- Patented impeller provides heavy duty high flow: 25 GPM. That is greater than almost all other 1/2 HP well pumps.
- Water temperature: (32~113°F)
- Trans medium's Ph: 6.5~8.5
- Solid stainless steel body with heavy duty cast iron discharge
- Industrial grade heavy duty, also good for home usage
- Built in capacitor start, and thermal protection for longer life and powerful start.
- Built in control box. This pump DOES NOT require an external control box!
- This pump uses high quality UL approved motor, UL file No.: E233961
- This is a 2 wire pump with 3-Wire (2 wires + ground wire)
- 10' long electric cord comes with this submersible deep well pump.
- 1 1/4" NPT discharge
- Designed to fit inside 4" ID or larger pipe/well casing
- Heavy-duty thermoplastic impellers, diffusers, and intake screen.
- High efficiency, hermetically sealed motor is thermally protected to prevent overheating
- Submersible design eliminates the need for priming and creates quiet operation

**HALLMARK INDUSTRIES, INC.**624 Estes Ave, Schaumburg, IL 60193, USA • Ph: 847-301-8050 • www.hallmarkind.com

PROPLUS™ GEAR DRIVEN SPRINKLER SETTING INSTRUCTIONS

SPRINKLER INSTALLATION

1► INSTALL AND BURY

Do not use pipe dope. Thread the sprinkler on the pipe. Bury the sprinkler flush to grade. **NOTE:** Gear driven sprinklers and pop-up sprays should not be installed on the same watering zone.

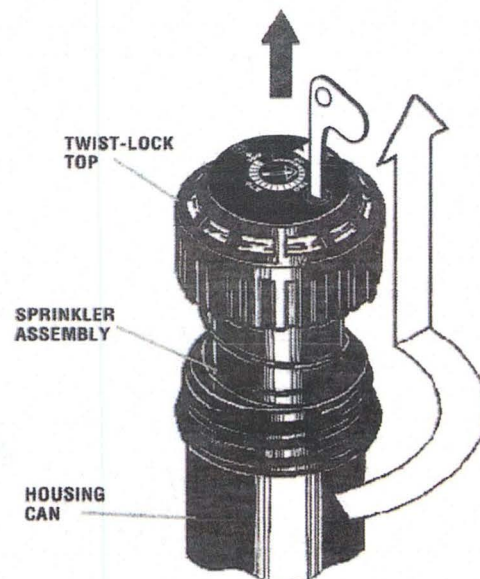
2► INSPECTING THE FILTER

Unscrew the top and lift the complete sprinkler assembly out of the housing can. The filter is located on the bottom of the sprinkler assembly and can easily be pulled out, cleaned and re-installed.

3► WINTERIZATION TIPS

When using an air compressor to remove water from the system please note the following:

- 1) Do not exceed 30 PSI.
- 2) Always introduce air into the system gradually to avoid air pressure surges. Sudden release of compressed air into the sprinkler can cause damage.
- 3) Each zone should run no longer than 1 minute on air. Sprinklers turn 10 to 12 times faster on air than on water. Over spinning rotors on air can cause damage to the internal components.



STANDARD NOZZLE PERFORMANCE

Nozzle	U.S.			METRIC				
	Pressure PSI	Radius Ft.	Flow GPM	Pressure KPa	Radius Meters	Flow L/M	Flow M/H	
#2.5 Factory Installed Nozzle	30	38'	2.5	206	2.04	11.6	9.46	.57
	40	39'	2.8	275	2.72	11.9	10.60	.64
	50	40'	3.2	345	3.40	12.2	12.11	.73
	60	41'	3.6	413	4.08	12.5	13.25	.79
#0.5	30	28'	0.5	206	2.0	8.5	1.89	.11
	40	29'	0.6	275	3.0	8.8	2.27	.14
	50	29'	0.7	345	3.5	8.8	2.65	.16
	60	30'	0.8	413	4.0	9.1	3.03	.18
#0.75	30	29'	0.7	206	2.0	8.8	2.65	.16
	40	30'	0.8	275	3.0	9.1	3.03	.18
	50	31'	0.9	345	3.5	9.4	3.41	.20
	60	32'	1.0	413	4.0	9.8	3.79	.23
#1	30	32'	1.3	206	2.0	9.8	4.92	.14
	40	33'	1.5	275	3.0	10.1	5.68	.18
	50	34'	1.6	345	3.5	10.4	6.05	.20
	60	35'	1.8	413	4.0	10.7	6.81	.23
#2	30	37'	2.4	206	2.0	11.3	9.08	.54
	40	40'	2.5	275	3.0	12.2	9.46	.56
	50	42'	3.0	345	3.5	12.8	11.35	.68
	60	43'	3.3	413	4.0	13.1	12.49	.75
#3	30	38'	3.6	206	2.0	11.6	13.63	.75
	40	39'	4.2	275	3.0	11.9	15.89	.95
	50	41'	4.6	345	3.5	12.5	17.41	1.04
	60	42'	5.0	413	4.0	12.8	18.92	1.13
#4	30	43'	4.4	206	2.0	13.1	16.65	.99
	40	44'	5.1	275	3.0	13.4	19.30	1.15
	50	46'	5.6	345	3.5	14.0	21.19	1.27
	60	49'	5.9	413	4.0	14.9	22.33	1.33
#6	40	45'	5.9	206	3.0	13.7	22.33	1.33
	50	46'	6.0	275	3.5	14.0	22.71	1.36
	60	48'	6.3	345	4.0	14.6	23.85	1.43
	70	49'	6.7	413	5.0	14.9	25.35	1.52
#8	40	42'	8.0	206	3.0	12.8	30.28	1.81
	50	45'	8.5	275	3.5	13.7	32.12	1.92
	60	49'	9.5	345	4.0	14.8	35.95	2.15
	70	50'	10.0	413	5.0	15.3	37.85	2.27

LOW ANGLE NOZZLE PERFORMANCE

Nozzle	U.S.			METRIC				
	Pressure PSI	Radius Ft.	Flow GPM	Pressure KPa	Radius Meters	Flow L/M	Flow M/H	
#1	30	22'	1.2	207	2.04	6.71	4.54	.34
	40	24'	1.7	275	2.72	7.32	5.43	.39
	50	26'	1.8	344	3.40	7.92	6.80	.41
	60	28'	2.0	413	4.08	8.53	7.56	.46
#3	30	29'	3.0	207	2.04	8.84	11.34	.68
	40	32'	3.1	275	2.72	9.75	11.72	.71
	50	35'	3.5	344	3.40	10.67	13.23	.80
	60	37'	3.8	413	4.08	11.58	14.36	.87
#4	30	31'	3.4	207	2.04	9.45	12.85	.78
	40	34'	3.9	275	2.72	10.36	14.74	.89
	50	37'	4.4	344	3.40	11.28	16.63	1.00
	60	38'	4.7	413	4.08	11.58	17.77	1.07
#6	40	38'	6.5	275	2.72	11.58	24.57	1.68
	50	40'	7.3	344	3.40	12.19	27.59	1.76
	60	42'	8.0	413	4.08	12.80	30.24	1.82
	70	44'	8.6	482	4.76	13.41	32.51	1.96

Data represents test results in zero wind for ProPlus. Adjust for local conditions. Radius may be reduced with nozzle retention screw.



K-RAIN MANUFACTURING CORP.
1640 Australian Avenue
Riviera Beach, FL 33404 USA
PH: 1-561-844-1002 / 1-800-735-7246
FAX: 1-561-842-9493
WEB: <http://www.krain.com>

PROPLUS™ GEAR DRIVEN SPRINKLER SETTING INSTRUCTIONS

NOTE: The ProPlus is factory preset with a 90° arc setting, and includes a pre-installed #2.5 nozzle.

CHANGING A NOZZLE

1► REMOVING THE NOZZLE RETENTION SCREW

Use your K-Key or a small flat blade screwdriver to remove the nozzle retention screw by turning counter-clockwise to remove and clockwise to re-install.

2► PULL UP THE RISER

Insert the K-Key in the keyhole on the top of the nozzle turret and turn the key 1/4 turn to insure that the key does not slip out of the keyhole when you pull it up. Firmly pull up the entire spring-loaded riser to access the nozzle socket. Hold the riser assembly up with one hand.

3► REMOVING THE NOZZLE

With the nozzle retention screw removed, insert the K-Key into the slot directly under the nozzle "prongs" at the top of the nozzle. Now, turn the key 1/4 turn to "hook" the nozzle and pull the nozzle out.

4► INSTALLING A NOZZLE

Press the desired nozzle into the nozzle socket. Make sure the nozzle number is visible and the nozzle "prongs" are up. Then, re-install the nozzle retention screw. **NOTE:** The nozzle retention screw is also a break-up screw and used to adjust the distance of the spray.

SETTING THE ARC ADJUSTMENT

1► FINDING THE LEFT START POSITION

Place your finger on the top center of the nozzle turret. Rotate the turret to the right until it stops and then back to the left until it stops. Notice the position of the nozzle arrow. This is the "Left Start" position. The sprinkler will begin spraying from this position and rotate clockwise until it reaches the right Adjustable Stop-Return Point.

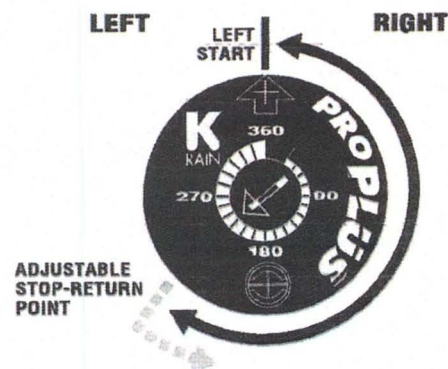
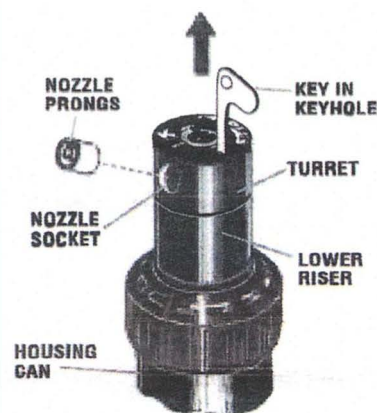
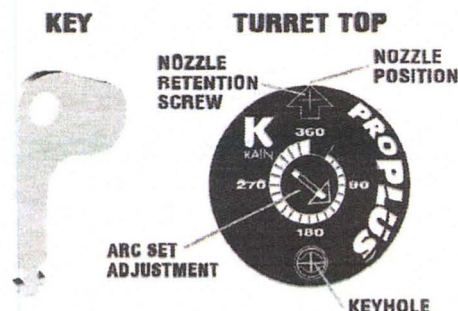
2► ORIENTING THE LEFT START POSITION

Insert the K-Key in the keyhole on the top of the nozzle turret and turn the key 1/4 turn to insure that the key does not slip out of the keyhole when you pull it up. Being careful not to allow the nozzle turret to turn, firmly pull up the entire spring-loaded riser. Hold the lower riser assembly up with one hand. Now turn only the lower riser clockwise or counter-clockwise until the nozzle arrow is pointing where you want the sprinkler to begin spraying.

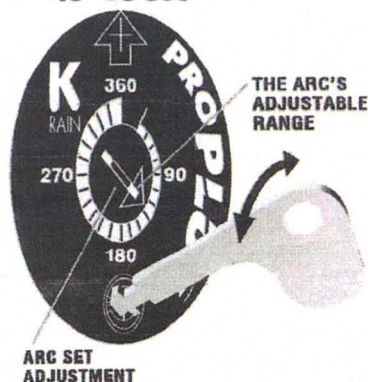
3► CHANGING THE ARC

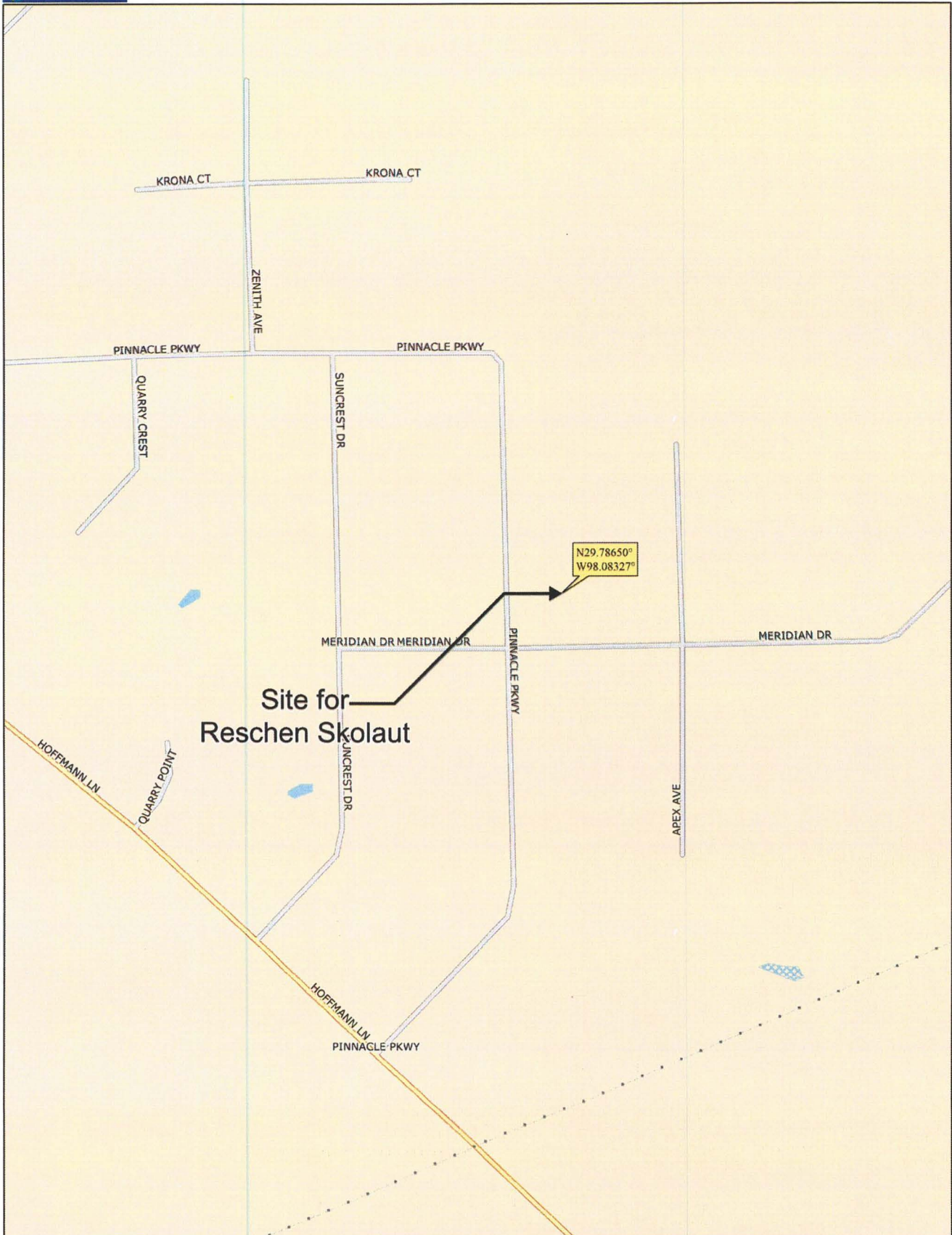
Insert the K-Key or a small flat blade screwdriver into the Arc Set Adjustment slot. Turn clockwise to increase the arc or counter-clockwise to decrease the arc.

WHEN SET AT 360°, THE PROPLUS WILL ROTATE CONTINUOUSLY IN A CLOCKWISE DIRECTION.



**ARC SELECTION:
40° TO 360°**

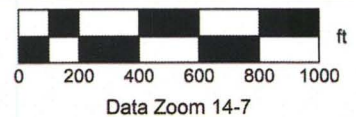




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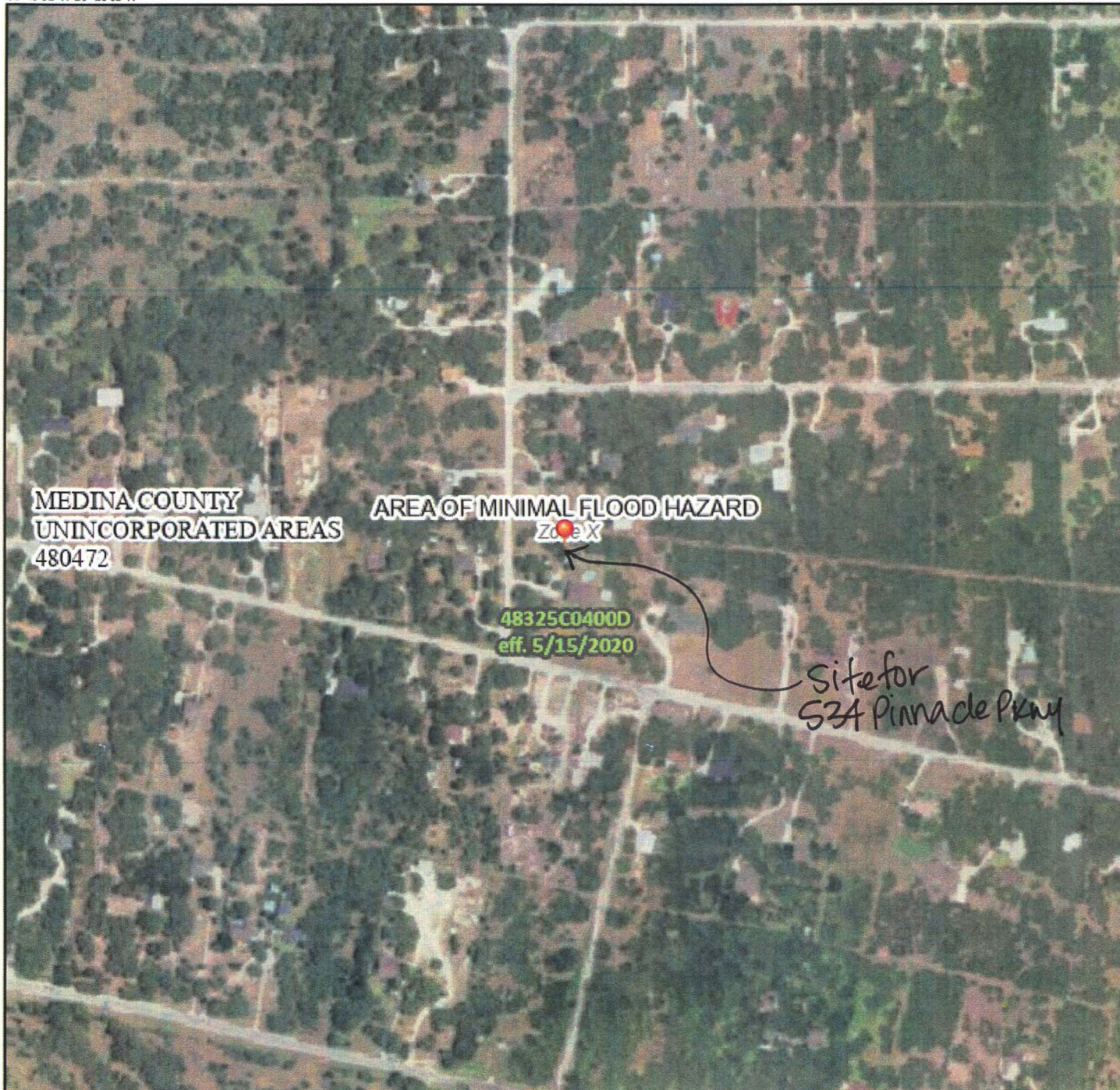
www.delorme.com



National Flood Hazard Layer FIRMeTte



98°49'52"W 29°26'33"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone Y
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
OTHER AREAS		Area with Flood Risk due to Levee Zone D
		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone E
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/31/2024 at 1:23 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

98°49'14"W 29°26'2"N



COMAL COUNTY

ENGINEER'S OFFICE

RE: ***534 Pinnacle Parkway***
Pinnacle (The)
Plot 62

Dear Property Owner & Agent,

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

- ✓ 1. Both owners of the property need to be on the application.
- ✓ 2. Both owners need to sign the application.
3. Revise accordingly and resubmit.

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

Thank You,

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

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

* * * COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH * * *
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Date 7/9/24 Permit # 117862

Owner Name Rischen Skolant Agent Name /
Mailing Address 470 Wind gust Agent Address /
City, State, Zip New Braunfels TX 78130 City, State, Zip /
Phone # 830-837-6143 Phone # /
Email the skolants@gmail.com Email /

All correspondence should be sent to: ☒ Owner ☐ Agent ☐ Both Method: ☐ Mail ☒ Email

Subdivision Name Pinnacle Subdivision Unit / Lot 62 Block /
Acreage 1 acre
Street Name/Address 534 Pinnacle Pkwy City New Braunfels Zip 78132

Type of Development:

☒ Single Family Residential

Type of Construction House, Mobile Home, Etc.

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1616

☐ Non-Single Family Residential

(Planning materials must indicate land area including the proposed land area for all units and total 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: \$ 330,000 (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

Are Water Saving Devices Being Utilized Within the Residence? ☒ Yes ☐ No

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

Date

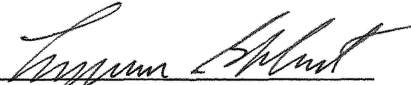
Page 1 of 2

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; any prior reservations or conveyances for oil gas or other minerals that may be produced from the Property; validly existing restrictive covenants common to the platted subdivision in which the Property is located or which appear of record and affect the Property; standby fees, taxes, and assessments by any taxing authority for the current year taxes and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing easements created by dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; and any validly existing titles or rights asserted by anyone, including but not

limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

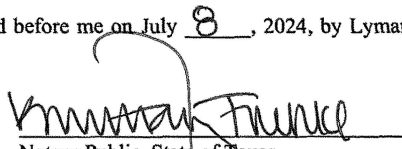
Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Grantor but not otherwise, except as to the Exceptions to Conveyance and Warranty.

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

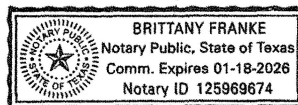

Lyman Skolaut

STATE OF TEXAS §
 §
COUNTY OF COMAL §

This instrument was acknowledged before me on July 8, 2024, by Lyman Skolaut.


Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
Law Office of
Albert E. Butler, P.C.
5353 West Alabama, Suite 515
Houston, Texas 77056
Tel: (713) 369-6500
Fax: (713) 758-0207



AFTER RECORDING RETURN TO:

Rescen Travis Skolaut and Riley Elizabeth Skolaut
470 Wind Crest
New Braunfels, TX 78130

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
07/10/2024 10:29:43 AM
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 Bobbie Koepp