Comal County Environmental Health
OSSF Inspection Sheet

Installer Name: DJ Hinds **OSSF Installer #:** OS0030965

1st Inspection Date: 2/21/25 **2nd Inspection Date:** **3rd Inspection Date:**

Inspector Name: Hendry **Inspector Name:** **Inspector Name:**

Permit#: 118000 **Address:** 1675 OBLATE DR

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	X	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)		X		
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	X	285.91(10) 285.30(b)(4) 285.31(d)		X		
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	X	285.32(a)(1)		X		
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	X	285.32(a)(3)		X		
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	X	285.32(a)(5)		X		
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: **2/21/25 CH: Revision for plumber installed tight line with letter from plumber and Aeris 840, tight sleeved, tank good, distribution line sleeved,operational, move flush to pump tank and check on final**

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 SingleTank, 2Compartments Provided withBaffle SEPTIC TANK Inlet Flowline Greater than3" and " T " Provided on Inlet and OutletSEPTIC TANK Septic Tank(s) MeetMinimum 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	X	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		X		
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 providedSEPTIC 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	X			X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X		NuWater B-800; as per design	X X		
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	X	285.33(c)(3)(A)-(F)		X		
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.	X	285.32(c)(1)		X		
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	X X X X			X X X X		
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	X			X		
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?	X	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)		X		
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	X X	285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)		X X		
42	APPLICATION AREA Area Installed	X			X		
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number:	118000
Issued This Date:	11/05/2024
This permit is hereby given to:	F.E. MASSEY, LLC

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

1675 OBLATE DR
CANYON LAKE, TX 78133

Subdivision:	GEORGE BURKHARNT S#932, A-806
Unit:	0
Lot:	G
Block:	0
Acreage:	0.6900

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System:	Aerobic
	Drip Irrigation

This permit gives permission for the construction of the above referenced on-site facility to commence. Installation must be completed by an installer holding a valid registration card from the Texas Commission on Environmental Quality (TCEQ). Installation and inspection must comply with current TCEQ and Comal County requirements.

Call (830) 608-2090 to schedule inspections.

RECEIVED
By Kathy Griffin at 9:51 am, Oct 11, 2024

COMAL COUNTY
ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

		118000
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.

Signature of Applicant

10/10/2024

Date

___ COMPLETE APPLICATION

Check No._____ Receipt No._____

INCOMPLETE APPLICATION
—— (Missing Items Circled, Application Refeused)

Revised: September 2019

COMAL COUNTY
ENGINEER'S OFFICE

RECEIVED
By Brandon Olvera at 9:54 am, Nov 05, 2024

ON-SITE SEWAGE FACILITY APPLICATION

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

Date September 27, 2024 Permit Number 118000

1. APPLICANT / AGENT INFORMATION

Owner Name	F.E. MASSEY, LLC	Agent Name	GREG W. JOHNSON, P.E.
Mailing Address	P.O. BOX 203	Agent Address	170 HOLLOW OAK
City, State, Zip	SPRING BRANCH, TX 78070	City, State, Zip	NEW BRAUNFELS, TX 78132
Phone #	210-501-2954	Phone #	(830) 905-2778
Email	budsfleetsale@yahoo.com	Email	gregjohnsonpe@yahoo.com

2. LOCATION

Subdivision Name _____ Unit _____ Lot _____ Block _____

Survey Name / Abstract Number GEORGE BURKHANDT SURVEY #932, A-806 Acreage 0.688

Address 1675 OBLATE DRIVE City CANYON LAKE State TX Zip 78133

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 2

Indicate Sq Ft of Living Area 1200

☐ 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: $ 225,000 (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 ☐ Public Well ☐ Rainwater Collection

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

_____ 9/30/2024

Signature of Owner Date

Revised January 2021

#118006

RECEIVED
By Brandon Olvera at 4:22 pm, Feb 21, 2025

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

GEORGE BURKHANDT SURVEY #932, A-806,BEING 0.688 AC

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

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

System Description PROPRIETARY; AEROBIC TREATMENT AND DRIP TUBING

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

Tank Size(s) (Gallons) AERIES D840 Absorption/Application Area (Sq Ft) 1444

Gallons Per Day (As Per TCEQ Table 111) 180

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

Is the property located over the Edwards Recharge Zone? ☐ Yes ☒ No

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

Is there an existing TCEQ approved WPAP for the property? ☐ Yes ☒ No

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

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

If there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? ☐ Yes ☒ No

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

Is the property located over the Edwards Contributing Zone? ☒ Yes ☐ No

Is there an existing TCEQ approval CZP for the property? ☐ Yes ☒ No

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

If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? ☐ Yes ☒ No

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

Is this property within an incorporated city? ☐ Yes ☒ No

If yes, indicate the city: _____

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

FIRM #2585

By signing this application, I certify that:

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

Signature of Designer

September 27, 2024
Date

Revised March 2024

AFFIDAVIT

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

I

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

II

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

_____ **UNIT/PHASE/SECTION** _____ **BLOCK** G **LOT** Canyon Lake Hills **SUBDIVISION**

IF NOT IN SUBDIVISION: 0.668 **ACREAGE** GEORGE BURKHANDT SURVEY #932, A-806 **SURVEY**

The property is owned by (insert owner's full name): F.E. MASSEY, LLC

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 30th **DAY OF** September **,20** 24

x _____
Owner(s) signature(s)

FARREL MASSEY - MANAGER
Owner (s) Printed name (s)

FARREL MASSEY **SWORN TO AND SUBSCRIBED BEFORE ME ON THIS** 30th **DAY OF** September **,20** 24

_____
Notary Public Signature

PAMELA S BACON
Notary Public, State of Texas
My Commission Expires
April 12, 2027
NOTARY ID 12800202-9

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
10/01/2024 09:21:53 AM
LAURA 1 Pages(s)
202406029777

Bobbie Koepp

PERMIT#

SOTX SEPTIC SERVICES
15656 CRANES MILL RD.
CANYON LAKE, TX 78133
(830) 481-3249
SOTXSERVICES@GMAIL.COM

On-Site Sewage Facility (OSSF) Service Agreement

I. **General:** This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between F.E. MASSEY, LLC, (hereinafter referred to as "Client") and SOTX Septic Services (hereinafter to as "Contractor"). By this agreement, Contractor agrees to render services, as described herein, and the Client agrees to fulfill his/her/their responsibilities under this agreement as described herein.

II. **Effective Dates**: This agreement commences on receipt of full payment and runs for two (2) years. Agreement's... Starting Date: (Date License to Operate is Issued) Ending Date: (2yrs. From Date of LTO)

III. **Services by Contractor**: Contractor will provide the following services (hereinafter referred to as the "Services"):

1. In compliance with Agency (TCEQ and/or County) and manufacturer's requirements, inspect and perform routine maintenance on the On-Site Sewage Facility (hereinafter referred to as the "OSSF") three (3) times per year (approximately once every four (4) months).
2. Report to the appropriate regulatory authority and to the Client, as is required by both the State's on-site rules and the local Agency's rules, if more stringent. All findings must be reported to the local Agency within 14 days.
3. If any components of the OSSF are found to need repair during the inspection, the Contractor will notify the Client of the repairs needed.
4. Visit in response to Client's request(s) for unscheduled service(s) within two business days from the date of Contractor's receipt of Client's request. All unscheduled responses are in addition to the fee covered by this Agreement and will be billed to the Client.
5. Provide notification of arrival to site to the homeowner or to site personnel. Additionally, written notification of the visit will be left at the site or with site personnel upon completion or inspection, as well as, forwarded to agency within 14 days.

IV. **Site Location**: The Services are to be performed at the property located at:

1675 OBLATE DR, CANYON LAKE, TX 78133

V. **Payment(s):** The fee for this Agreement only covers the Services describes herein. This fee does not cover equipment, parts or labor supplied for the repairs or charges for unscheduled Client-request trips to the site. Payments for such additional services are due when service is provided or rendered. Payments not received within 30 days from due date will be subjected to a $20.00 late penalty and / or a 1.5% carrying charge, whichever is greater, in addition the reasonable attorney's fees and all costs of collection incurred by Contractor in collection of any unpaid debt(s). By signing this contract, the Client is authorizing the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and remove of said parts.

Initials... Customer: _____ Contractor: CDH

Client's Responsibilities: The Client is responsible for each and all the following:

1. Maintain chlorinator and provide proper chlorine supply, if OSSF is equipped with same.
2. Provide all necessary yard or lawn maintenance and removal of obstacles as needed to allow the OSSF to function properly, and to allow Contractor easy access to all parts of the OSSF.
3. Maintain a current license to operate and abide by the conditions and limitations of that license and all requirements for on-site sewage facilities (OSSF's) from the State and local regulatory agency, as well as manufacturer's recommendations.
4. Immediately notify the Contractor and Agency of all problems with, including the failure of the OSSF.
5. Upon receiving a written notification of services needed from the Contractor, it becomes the Client's responsibility to contact the Contractor to authorize the service. If the Client chooses to use a different contractor to perform the service, the Client's responsible for ensuring the contractor holds the proper license (installer II) and is certified by the manufacturer. Also, the Client is responsible for ensuring proper notification is given to the Agency, as required by the State and local Agency rules.
6. Provide the Contractor with water usage records, upon request, for evaluation by the Contractor of the OSSF performance.
7. Clients residing in Harris County should allow for samples at both the inlet and outlet to the OSSF to be obtained by the Contractor for the purpose of evaluating the OSSF's performance when requested by the Client. If these samples are sent to the lab for testing, the Client will directly pay the lab for the cost of the testing plus pay the Contractor for all man-hours expended in providing this additional service at the rate of $75.00 per hour measured from office to site, site to lab, and lab to office, otherwise known as portal to portal.
8. Not allow the backwash from water treatment or water conditioning equipment to enter the OSSF.
9. Provide for pumping of tanks, when needed, at Clients expense.
10. Maintain site drainage to prevent adverse effects on OSSF.
11. Promptly and fully pay Contactor's bills, fees, or invoices as described herein.

VI. **Access by Contractor:** Contractor, or personnel authorized by the Contractor, may enter the property at reasonable times without prior notice for the purpose of performing the above-described Services. Contractor will require access to the OSSF electrical and physical components, including tanks, by means of manways or risers for the purpose of evaluations required by manufacturer, and/ or rules. If such manways or risers are not in place, excavation together with other labor and materials will be required and will be billed to Client as additional service at the rate of $75.00 per hour, plus materials billed at list price. Excavated soil is to be replaced as best as reasonably possible.

VII. **Application or Transfer of Payments:** The fees paid for this agreement may transfer to subsequent owner(s); however, this agreement will not transfer. The subsequent owner(s) must sign a similar agreement authorizing Contractor to perform the above-described Services and accepting Client's responsibilities. This replacement Agreement must be signed and received within 30 days of transfer of ownership. Contractor will apply all funds received from Client first to any past due obligations arising from this Agreement including late charges, return check charges, and charges for repairs or services not paid within 30 days of invoicing. The consumption of the payment in this manner may lead to early termination of the agreement by Contractor.

VIII. **Termination of Agreement:** This Agreement may be terminated by either party within 30 days written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this Agreement is so terminated, Contractor shall be paid at the rate of $75.00 per hour for any work performed, but not yet paid. The party terminating will immediately notify the other party, the equipment manufacturer, and the regulatory agency of the termination.

IX. **Limits of Liability:** In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contact tort or any other theory. In no event the Contractor's liability for direct damages exceed the price for the Services described in this Agreement.

X. **Severability:** If any provision in the Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If court finds that any provision of this

Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be written, construed, and enforced as so limited.

XI. **Performance of Agreement:** Commencement of performance by Contractor under this agreement is contingent on the following conditions (1) Contractor receiving a fully execute original copy of this agreement. (2) Contractor receiving payment in full for the fee as described in Section V. If the above conditions are not met, then Contractor is not obligated to perform any portion of this agreement.

XII. **Entire Agreement:** This agreement contains the entire agreement parties, and there are no other promises or conditions in any other agreement, oral or written.

Client... (And/or authorized agent)

Printed Name: FARREL MASSEY **Signature:** _____ **Date:** _____

Printed Name: _____ **Signature:** _____ **Date:** _____

Physical Address: 1675 OBLATE DR, CANYON LAKE **Zip:** 78133

Mailing Address: P.O. BOX 203, SPRING BRANCH **Zip:** 78070

Phone # 210-501-2954 **Cell#** 210-748-6945 **County:** COMAL

Email: budsfleetsale@yahoo.com **Gate Code:** _____

==========Contractor==========Contractor==========

SOTX Septic Services

15656 Cranes Mill Rd.

Canyon Lake, TX 78133

830-481-3249

sotxservices@gmail.com

Clarence D. Hinds Jr Clarence D Hinds Jr.

Lic #: OSSF Installer II #: OS0030965

Maintenance Provider #: MP0002439

Installer Name: _____

Phone #: _____

Email: _____

Lic #: _____

Manufacturer: _____

GPD: 600 800 1000 Other: _____

Disposal: Spray Drip Other: _____

Initials... Customer: _____ Contractor: CDH

ON-SITE SEWERAGE FACILITY
SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: **September 26, 2024**

Site Location: **0.688 ACRES OUT OF THE GEORGE BURKHANDT SURVEY No. 932, A-806**

Proposed Excavation Depth: **N/A**

Requirements:

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

SOIL BORING NUMBER **SURFACE EVALUATION**

Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 – 6"	III	CLAY LOAM	N/A	NONE OBSERVED	LIMESTONE @ 6"	BROWN
1						
2						
3						
4						
5						

SOIL BORING NUMBER **SURFACE EVALUATION**

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

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

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

9/26/24
Date

Comments

Add Comment Sort ▲

callen **11/4/2024 1:51 PM**

Site conditions match evaluation. Large boulders in proposed field

Close

OSSF SOIL EVALUATION REPORT INFORMATION

Date: September 27, 2024

Applicant Information:

Name: F.E. MASSEY, LLC.
Address: P.O. BOX 203
City: SPRING BRANCH State: TEXAS
Zip Code: 78070 Phone: (210) 748-6945

Site Evaluator Information:

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

Property Location:

Lot SEE BELOW Unit ___ Blk ___ Subd. ___
Street Address: 1675 OBLATE DRIVE
City: CANYON LAKE Zip Code: 78133
Additional Info.: 0.688 ACRES OUT OF THE GEORGE BURKHANDT SURVEY No. 932, A-806

Installer Information:

Name: ___
Company: ___
Address: ___
City: ___ State: ___
Zip Code: ___ Phone ___

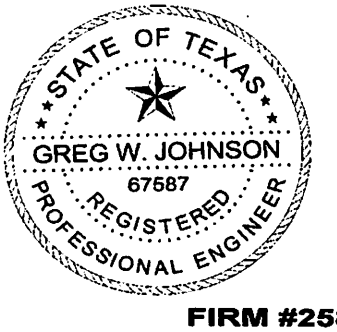
Topography: Slope within proposed disposal area: 8 %

Presence of 100 yr. 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 ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016).

GREG W. JOHNSON, P.E. 67587 - S.E. 11561

09/27/24
DATE



FIRM #2585

RECEIVED
By Brandon Olvera at 4:23 pm, Feb 21, 2025

DRIP TUBING SYSTEM
DESIGNED FOR:
F.E. MASEY, LLC
P.O. BOX 203
SPRING BRANCH, TX 78070

SITE DESCRIPTION:
Located in the George Burkhandt Survey #932, A-806, being 0.688 acres at 1675 Oblate Drive, this septic will serve a two bedroom mobile residence (1200 sf) in area with shallow Type-III soil as described in the Soil Evaluation Report. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:
A 3 or 4-inch SCH-40 pipe discharges from the residence into an Aeries D840 840 gpd aerobic plant containing a 552-gallon pretreatment tank, an aerobic treatment plant, and a 916-gallon pump chamber containing a (0.5 HP FPS E-Series-20FE05P4-2W115) well pump. The well pump is activated by a time controller allowing the distribution ten times per day with an 6 minute run time with float setting at 430 gallons. A high level audible and visual alarm will activate should the pump fail. Distribution is through a self flushing 100 micron disc filter (Arkal) then through a 1" SCH-40 manifold to a 1444sf. drip tubing field, with ***Netifim*** drip lines set approximately two feet apart with ***0.61 gph*** emitters set every two feet, as per the attached schematic. A pressure regulator PMR-MF 30psi installed in the pump tank on the manifold to the field will maintain pressure at 30 psi. A 1" SCH-40 return line is installed to continuously flush the system to the pump tank by throttling a 1" ball valve. Solids caught in the disc filter are flushed each cycle back to the trash tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Field area will be scarified and built up with 6" of Type II or Type III soil, then the drip tubing will be laid and capped with 6" of Type II or Type III soil ***(NOT SAND)***. ***A minimum of 12" soil required between drip and rock.*** The field area will be sodded with grass prior to system startup. **Risers are required on tank inspection ports as per 30 TAC 285.38 (9/1/2023). This includes access limitation (<65lbs lid or hardware secured lid), inspection and cleanout ports shall have risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.**

DESIGN SPECIFICATIONS:
Daily waste flow: 180 gpd Table III
Pretreatment tank size: 552Gal
Plant Size: Aeries D840 840 gpd (TCEQ Approved)

RECEIVED
By Brandon Olvera at 4:23 pm, Feb 21, 2025

Pump tank size: 916 Gal
Reserve capacity after High Level: 285 Gal (>1/3 day Req'd)
Application Rate: Ra = 0.2 gal/sf
Total absorption area: Q/Ra = 180 GPD/0.20 = 900 sf. (Actual 1444 sf.)
Total linear feet drip tubing: 722' ***Netifim*** drip tubing .61 GPH
Pump requirement: 375 emitters @ .61 gph @ 30 psi = 3.67 gpm
Pump Requirement (cont.): FPS E-SERIES 20FE05P4-2W115 submersible well pump
Dosing volume: 50-70 gal.
Pump Tank Calculations: 768 Gal (14.5 gal/in.)
Volume below working level = 15"= 218 gal
Working level = 180 gal = 12.5"
Reserve Requirement = >1/3 day = 60 gal. = 4.25"

MINIMUM SCOUR VELOCITY (**MSV**) > 2 FPS
IN DRIP TUBING W/ NOM. DIA. 0.55" ID
MSV = 2 FPS (Πd↑2)/4*7.48 gal/cf*60 sec/min
MSV = 2(3.14159((.55/12)↑2)/4)*7.48*60
MSV = 1.5 gpm MIN FLOW RATE x 3 = 4.5 gpm

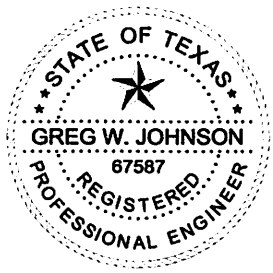
IN RETURN MANIFOLD W/ NOM. DIA 1.049" ID
MSV = 2 FPS (Πd↑2)/4*7.48 gal/cf*60 sec/min
MSV = 2(3.14159((1.049/12)↑2)/4)*7.48*60
MSV = 5.4 GPM

PIPE AND FITTINGS:
All pipes and fittings in this drip tubing system shall be 1" schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging. Drip tubing 0.61 gph drip tubing to be used in field.

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

02/18/25

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



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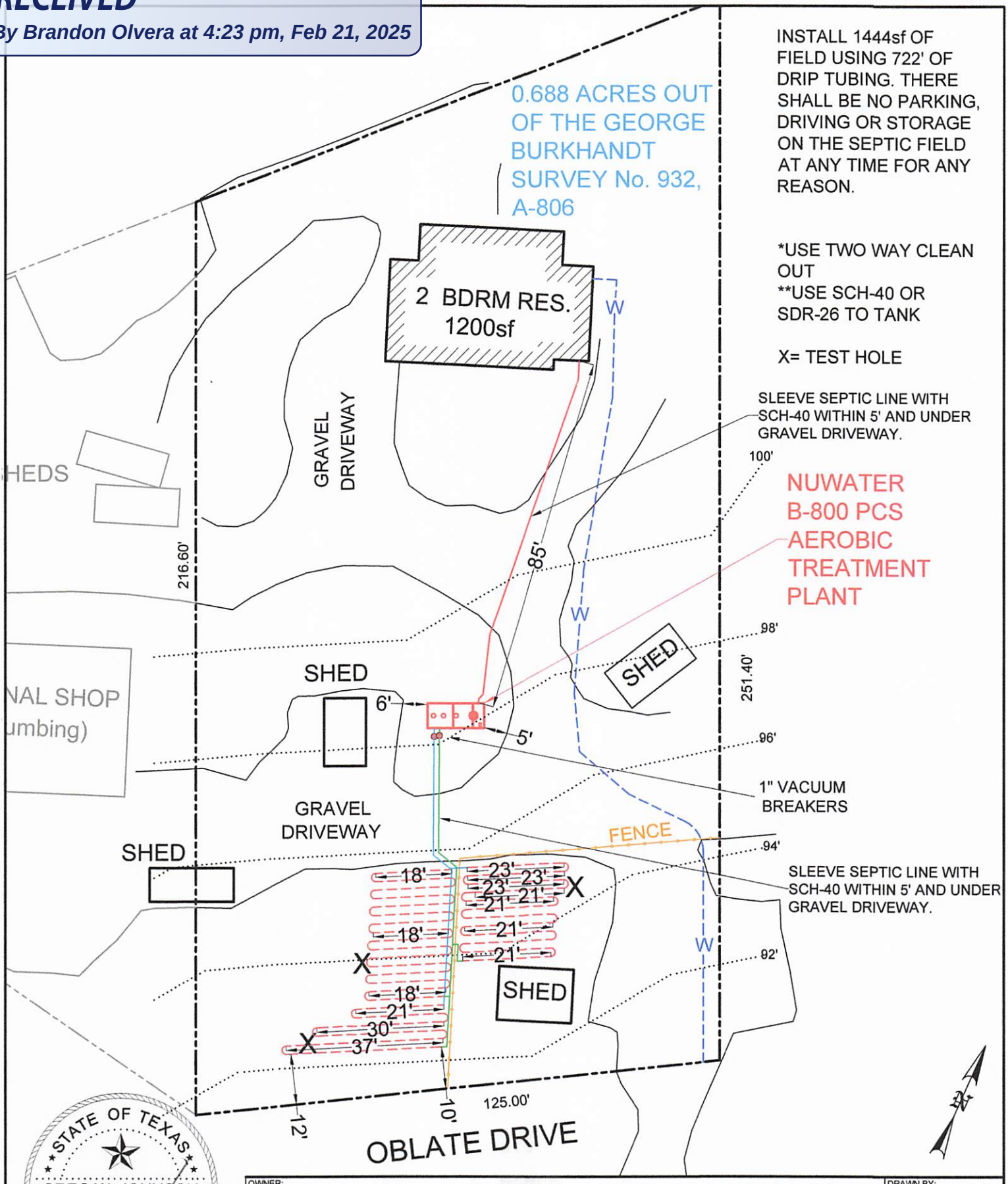
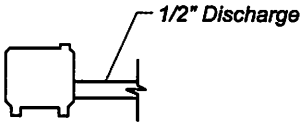
By Brandon Olvera at 4:23 pm, Feb 21, 2025

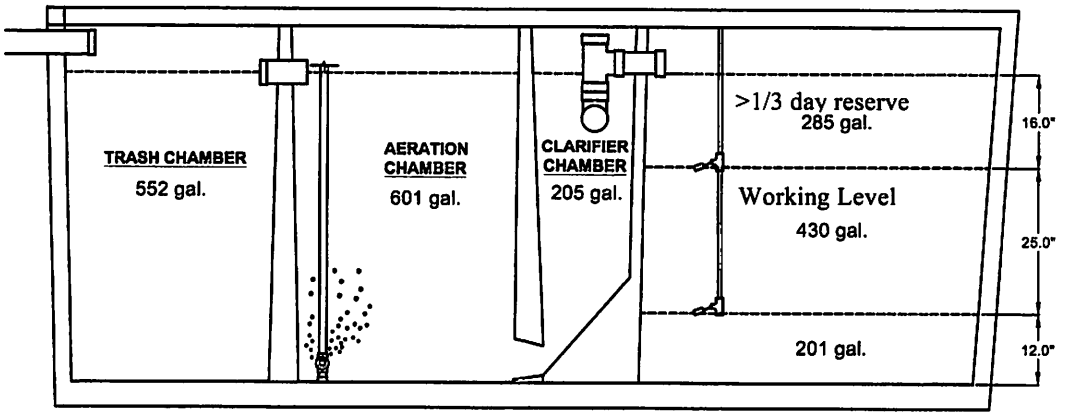


STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

OWNER: F.E. MASSEY, LLC.				DRAWN BY: EJS III
STREET ADDRESS: 1675 OBLATE DRIVE				
LEGAL DESC: GEORGE BURKHANDT SURVEY No. 932, A-806				ACREAGE: 0.688
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=30'	DATE: 9/27/2024	REVISED: 2/18/2025	

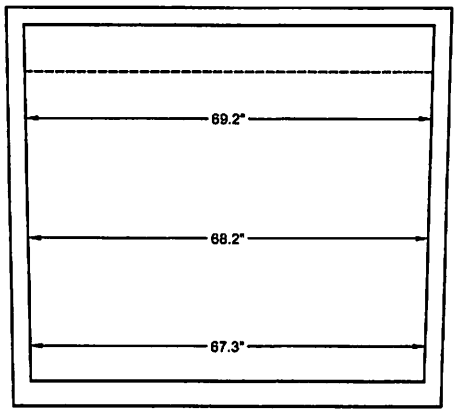


BLOWER



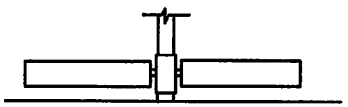
SIDE SECTION VIEW

SCALE: 1' = 3/8 "



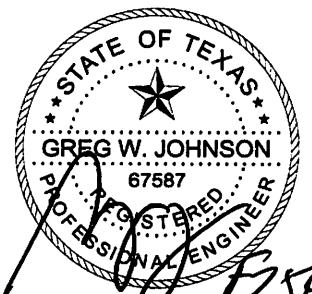
END SECTION VIEW

SCALE: 1' = 3/8 "



Diffuser Detail

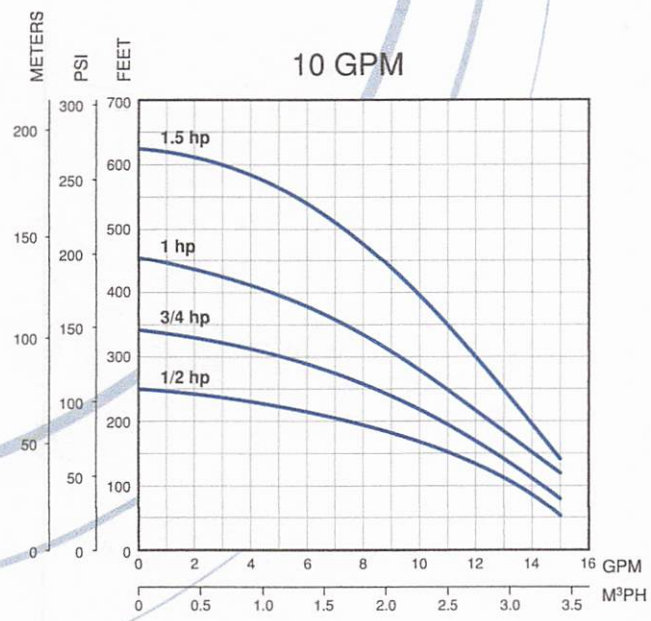
2 - 250 mm
Max flow per diffuser
= 55 liters/minute

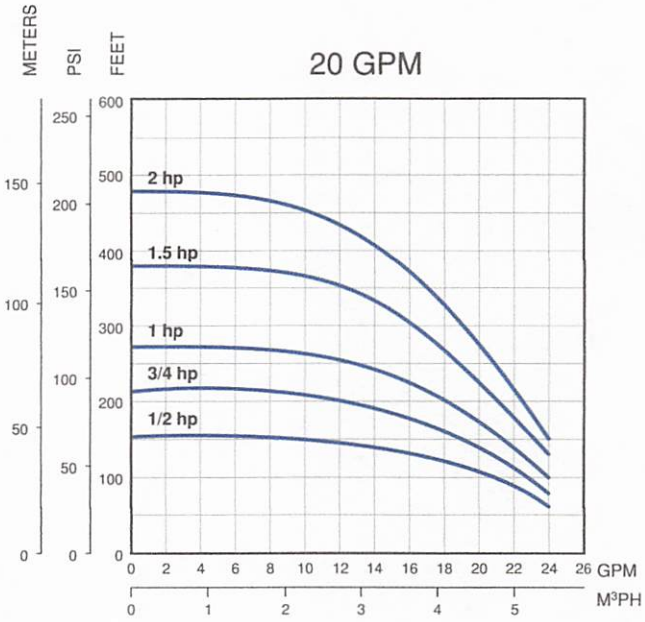


67587
09/27/24

Title:	Company Name:	Date:
Model D-840 Night Time Pumping	Aeris Aerobics	5-8-2014

Thermoplastic Performance





Thermoplastic Units Ordering Information

1/2 - 1.5 HP Single-Phase Units						
Order No.	Model	GPM	HP	Volt	Wire	Wt.
94741005	10FE05P4-2W115	10	1/2	115	2	24
94741010	10FE05P4-2W230	10	1/2	230	2	24
94741015	10FE07P4-2W230	10	3/4	230	2	28
94741020	10FE1P4-2W230	10	1	230	2	31
94741025	10FE15P4-2W230	10	1.5	230	2	46
94742005	20FE05P4-2W115	20	1/2	115	2	25
94742010	20FE05P4-2W230	20	1/2	230	2	25
94742015	20FE07P4-2W230	20	3/4	230	2	28
94742020	20FE1P4-2W230	20	1	230	2	31
94742025	20FE15P4-2W230	20	1.5	230	2	40

Thermoplastic 1/2 - 2 HP Pump Ends						
Order No.	Model	GPM	HP	Volt	Wire	Wt.
94751005	10FE05P4-PE	10	1/2	N/A	N/A	6
94751010	10FE07P4-PE	10	3/4	N/A	N/A	7
94751015	10FE1P4-PE	10	1	N/A	N/A	8
94751020	10FE15P4-PE	10	1.5	N/A	N/A	12
94752005	20FE05P4-PE	20	1/2	N/A	N/A	6
94752010	20FE07P4-PE	20	3/4	N/A	N/A	7
94752015	20FE1P4-PE	20	1	N/A	N/A	8
94752020	20FE15P4-PE	20	1.5	N/A	N/A	10
94752025	20FE2P4-PE	20	2	N/A	N/A	11

Arkal 1" Super Filter

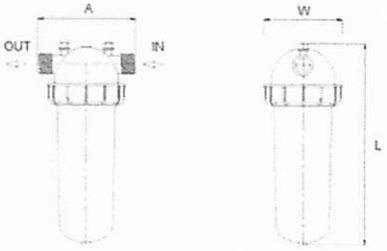
Catalog No. 1102 0_ _ _

Features

- A "T" shaped filter with two 1" male threads.
- A "T" volume filter for in-line installation on 1" pipelines.
- The filter prevents clogging due to its enlarged filtering area that collects sediments and particles.
- Manufactured entirely from fiber reinforced plastic.
- A cylindrical column of grooved discs constitutes the filter element.
- Spring keeps the discs compressed.
- Screw-on filter cover.
- Filter discs are available in various filtration grades.

Technical Data

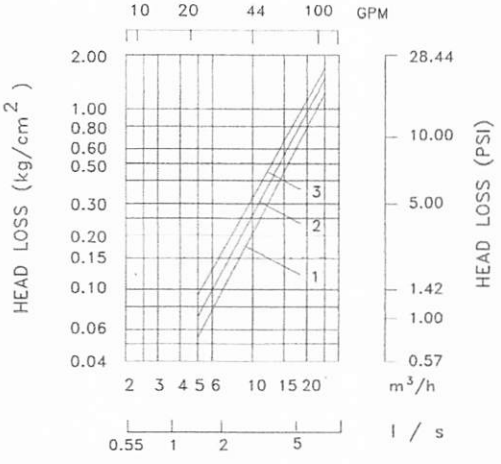
Inlet/outlet diameter	1" BSPT (male) 25.0 mm – nominal diameter 33.6 mm – pipe diameter (O. D.)	1" NPT (male)
Maximum pressure	10 atm	145 psi
Maximum flow rate	8 m^3/h (1.7 l/sec)	35 gpm
General filtration area	500 cm^2	77.5 in^2
Filtration volume	600 cm^3	37 in^3
Filter length L	340 mm	13 13/32"
Filter width W	130 mm	5 3/32"
Distance between end connections A	158 mm	6 7/32"
Weight	1.420 kg	3.13 lbs.
Maximum temperature	70° C	158 °F
pH	5-11	5-11



Filtration Grades

Blue	(400 micron / 40 mesh)
Yellow	(200 micron / 80 mesh)
Red	(130 micron / 120 mesh)
Black	(100 micron /140 mesh)
Green	(55 micron)

Head Loss Chart



PMR-MF

PRESSURE-MASTER REGULATOR - MEDIUM FLOW

Specifications

The pressure regulator shall be capable of operating at a constant, factory preset, non-adjustable outlet pressure of 6, 10, 12, 15, 20, 25, 30, 35, 40, 50, or 60 PSI (0.41, 0.69, 0.83, 1.03, 1.38, 1.72, 2.07, 2.41, 2.76, 3.45, or 4.14 bar) with a flow range between:

4 - 16 GPM (909 - 3634 L/hr) for 6 - 10 PSI models or
2 - 20 GPM (454 - 4542 L/hr) for 12 - 60 PSI models.

The pressure regulator shall maintain the nominal pressure at a minimum of 5 PSI (0.34 bar) above model inlet pressure and a maximum of 80 PSI (5.52 bar) above nominal model pressure*. Refer to the PRU performance curve to establish specific outlet pressures based on relative inlet pressure and flow rate. Always install downstream from all shut off valves. Recommended for outdoor use only. Not NSF certified.

All pressure regulator models shall be equipped with one of these inlet-x-outlet configurations:

Inlet	Outlet
¾-inch Female National Pipe Thread (FNPT)	¾-inch Female National Pipe Thread (FNPT)
1-inch Female National Pipe Thread (FNPT)	1-inch Female National Pipe Thread (FNPT)
1-inch Female British Standard Pipe Thread (FBSPT)	1-inch Female British Standard Pipe Thread (FBSPT)

The upper housing, lower housing, and internal molded parts shall be of engineering-grade thermoplastics with internal elastomeric seals and a reinforced elastomeric diaphragm. Regulation shall be accomplished by a fixed stainless steel compression spring, which shall be enclosed in a chamber isolated from the normal water passage.

Outlet pressure and flow shall be clearly marked on each regulator.

The pressure regulator shall carry a two-year manufacturer's warranty on materials, workmanship, and performance. Each pressure regulator shall be water tested for accuracy before departing the manufacturing facility.

The pressure regulator shall be manufactured by Senninger Irrigation in Clermont, Florida. Senninger is a Hunter Industries Company.

Physical

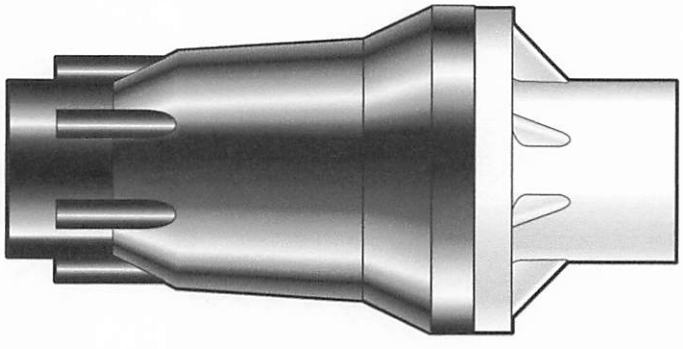
3/4" FNPT x 3/4" FNPT model *(shown on right)*

Overall Length	5.2 inches (13.1 cm)
Overall Width	2.5 inches (6.4 cm)

1" FNPT x 1" FNPT model

1" FBSPT x 1" FBSPT model

Overall Length	5.8 inches (14.6 cm)
Overall Width	2.5 inches (6.4 cm)



* Please consult factory for applications outside of recommended guidelines.

PMR-MF

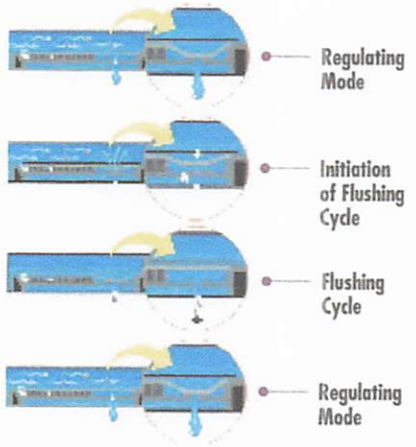
PRESSURE-MASTER REGULATOR - MEDIUM FLOW

Model Numbers

Model #	Flow Range	Preset Operating Pressure	Maximum Inlet Pressure
PMR-6 MF	4 - 16 GPM (909 - 3634 L/hr)	6 PSI (0.41 bar)	80 psi (5.51 bar)
PMR-10 MF	4 - 16 GPM (909 - 3634 L/hr)	10 PSI (0.69 bar)	90 psi (6.20 bar)
PMR-12 MF	2 - 20 GPM (454 - 4542 L/hr)	12 PSI (0.83 bar)	90 psi (6.20 bar)
PMR-15 MF	2 - 20 GPM (454 - 4542 L/hr)	15 PSI (1.03 bar)	95 psi (6.55 bar)
PMR-20 MF	2 - 20 GPM (454 - 4542 L/hr)	20 PSI (1.38 bar)	100 psi (6.89 bar)
PMR-25 MF	2 - 20 GPM (454 - 4542 L/hr)	25 PSI (1.72 bar)	105 psi (7.24 bar)
PMR-30 MF	2 - 20 GPM (454 - 4542 L/hr)	30 PSI (2.07 bar)	110 psi (7.58 bar)
PMR-35 MF	2 - 20 GPM (454 - 4542 L/hr)	35 PSI (2.41 bar)	115 psi (7.93 bar)
PMR-40 MF	2 - 20 GPM (454 - 4542 L/hr)	40 PSI (2.76 bar)	120 psi (8.27 bar)
PMR-50 MF	2 - 20 GPM (454 - 4542 L/hr)	50 PSI (3.45 bar)	130 psi (8.96 bar)
PMR-60 MF	2 - 20 GPM (454 - 4542 L/hr)	60 PSI (4.14 bar)	140 psi (9.65 bar)

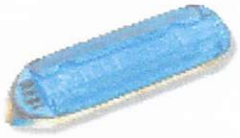
NETAFIM™
Bioline® Dripperline

Pressure Compensating Dripperline for Wastewater



BioLine's Self-Cleaning, Pressure Compensating Dripper is a fully self-contained unit molded to the interior wall of the dripper tubing.

As shown at left, BioLine is continuously self-cleaning during operation, not just at the beginning and end of a cycle. The result is dependable, clog free operation, year after year.



Product Advantages

The Proven Performer

- Tens of millions of feet used in wastewater today.
- Bioline is permitted in every state allowing drip disposal.
- Backed by the largest, most quality-driven manufacturer of drip products in the U.S.
- Preferred choice of major wastewater designers and regulators.
- Proven track record of success for many years of hard use in wastewater applications.

Quality Manufacturing with Specifications Designed to Meet Your Needs

- Pressure compensating drippers assure the highest application uniformity - even on sloped or rolling terrain.
- Excellent uniformity with runs of 400 feet or more - reducing installation costs.
- Highest quality-control standards in the industry: Cv of 0.25 (coefficient of manufacturer's variation).
- A selection of flows and spacings to satisfy the designer's demand for almost any application rate.

Long-Term Reliability

- Protection against plugging:
  - Dripper inlet raised 0.27" above wall of tubing to prevent sediment from entering dripper.
  - Drippers impregnated with Vinyzene to prevent buildup of microbial slime.
  - Unique self-flushing mechanism passes small particles before they can build up.

Cross Section of Bioline Dripperline

Root Safe

- A physical barrier on each BioLine dripper helps prevent root intrusion.
- Protection never wears out - never depletes - releases nothing to the environment.
- Working reliably for up to 15 years in subsurface wastewater installations.
- Additional security of chemical root inhibition with Techfilter - supplies Trifluralin to the entire system, effectively inhibiting root growth to the dripper outlets.

Applications

- For domestic strength wastewater disposal.
- Installed following a treatment process.
- Can be successfully used on straight septic effluent with proper design, filtration and operation.
- Suitable for reuse applications using municipally treated effluent designated for irrigation water.

Specifications

Wall thickness (mil): 45*

Nominal flow rates (GPH): .4, .6, .9*

Common spacings: 12", 18", 24"*

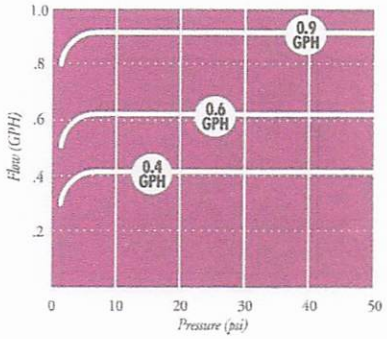
Recommended filtration: 120 mesh

Inside diameter: .570*

Color: Purple tubing indicates non-potable source

*Additional flows, spacings, and pipe sizes available by request. Please contact Netafim USA Customer Service for details.

BIOLINE Flow Rate vs. Pressure



NETAFIM™

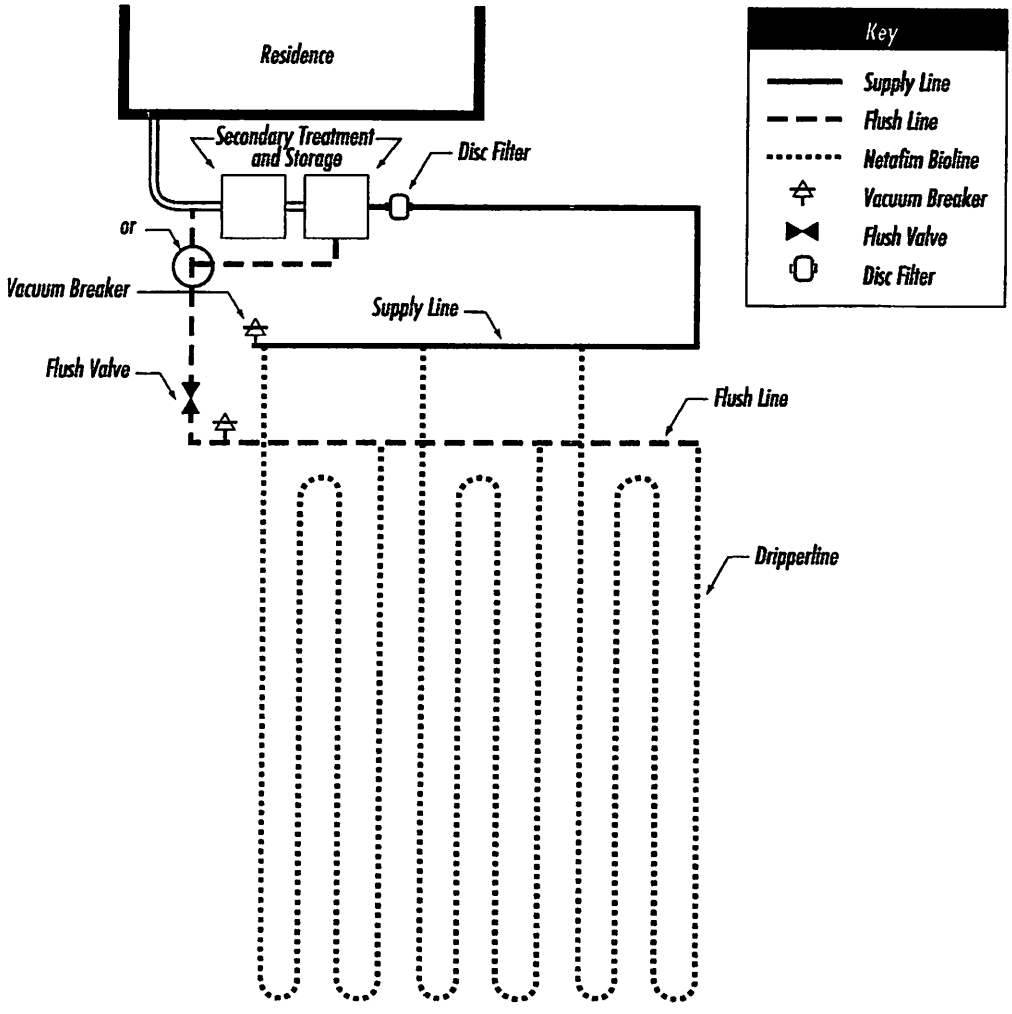
NETAFIM USA
5470 E. Home Ave. • Fresno, CA 93727
888.638.2346 • 559.453.6800
FAX 800.695.4753
www.netafimusa.com

SAMPLE DESIGNS

SINGLE TRENCH LAYOUT

Rectangular field with supply and flush manifold on same side and in same trench;

- Locate supply and flush manifold in same trench
- Dripperlines are looped at the end opposite the supply and flush manifolds
- The longest Bioline length should not exceed 400 ft. Drip fields 200 ft. in length might loop the Bioline once; drip dispersal fields under 100 ft. might be looped twice, as illustrated



RECEIVED
By Kathy Griffin at 9:50 am, Oct 11, 2024

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date September 27, 2024 Permit Number 118000

1. APPLICANT / AGENT INFORMATION

Owner Name	F.E. MASSEY, LLC	Agent Name	GREG W. JOHNSON, P.E.
Mailing Address	P.O. BOX 203	Agent Address	170 HOLLOW OAK
City, State, Zip	SPRING BRANCH, TX 78070	City, State, Zip	NEW BRAUNFELS, TX 78132
Phone #	210-501-2954	Phone #	(830) 905-2778
Email	budsfleetsale@yahoo.com	Email	gregjohnsonpe@yahoo.com

2. LOCATION

Subdivision Name CANYON LAKE HILLS Unit ____ Lot 6 Block ____

Survey Name / Abstract Number GEORGE BURKHANDT SURVEY #932, A-806 Acreage ____

Address 1675 OBLATE DRIVE City CANYON LAKE State TX Zip 781__

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

Type of Construction: House, Mobile, RV, Etc. HOUSE

Number of Bedrooms ____

Indicate Sq Ft of Living Area ____00

☐ Non-Single Family Residential

Planning materials must show adequate land area for doubling if required, needed treatment units, disposal area)

Type of Facility ____

Offices, Factories, Churches, Schools, Parks Number 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: $ 225,000 (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 ☐ Public Well ☐ Rainwater Collection

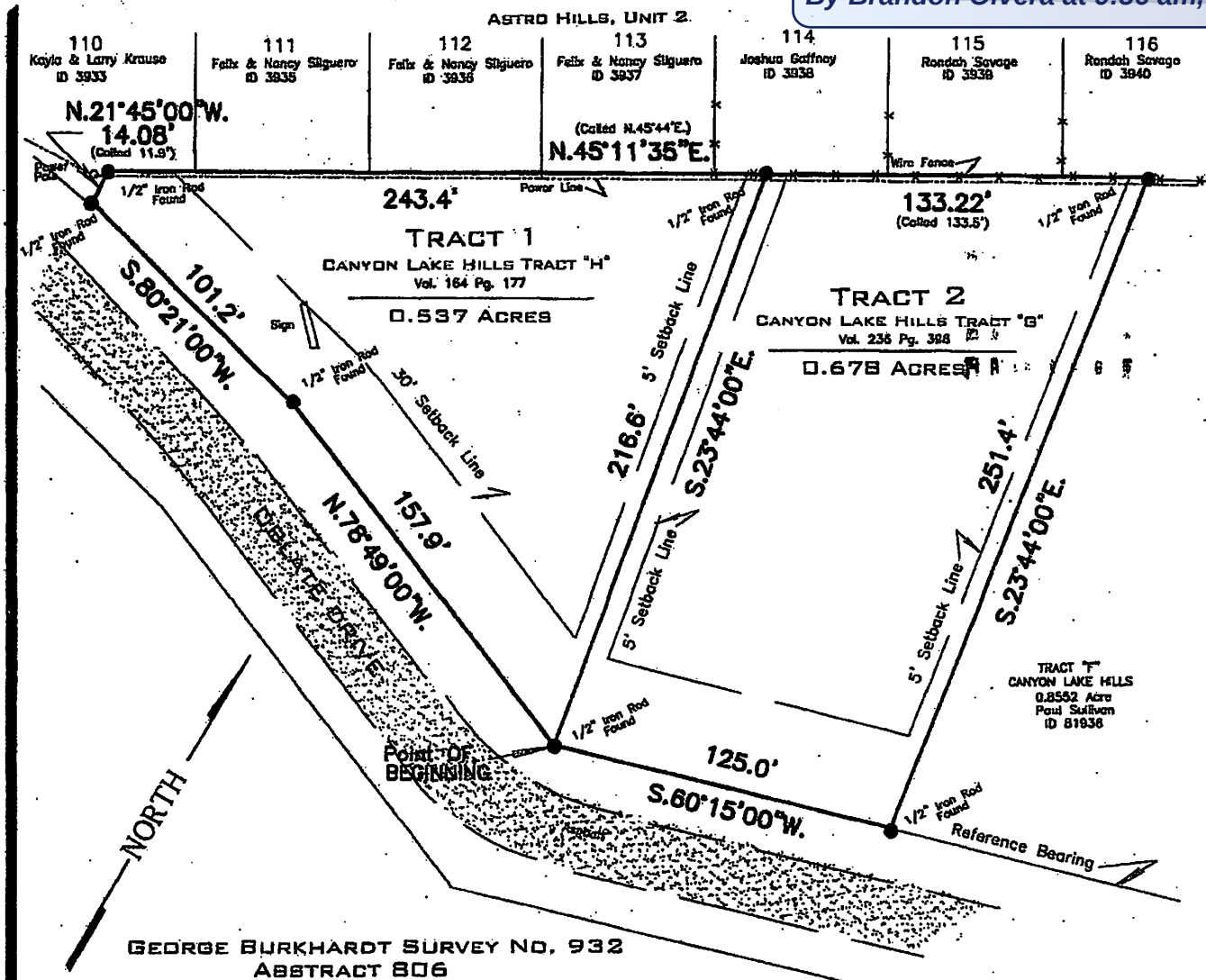
4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Signature of Owner 9/30/2024 Date

Revised January 2021



Scale

0 25 50 75 100

SURVEY PLAT

OF

TRACT 1, 0.678 ACRE TRACT
TRACT "H", CANYON LAKE HILLS, &
TRACT 2, 0.537 ACRE TRACT,
TRACT "G", CANYON LAKE HILLS,
OUT OF THE GEORGE BURKHARDT SURVEY NO. 932, ABSTRACT NO. 806, AND PARTLY OUT OF THE GEORGE BURKHANDT SURVEY NO. 522, ABSTRACT NO. 56,
COMAL COUNTY, TEXAS

MARCH 10, 2019

ADDRESS: TRACT 1
1645 OBLATE DRIVE
TRACT 2
1675 OBLATE DRIVE
CANYON LAKE, TEXAS

THIS PROPERTY DOES NOT FALL WITHIN A "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON FEMA MAP NO. 48091C0095F DATED SEPTEMBER 2, 2009

TRACT "G", CANYON LAKE HILLS, AND RESTRICTIONS RECORDED IN VOLUME 236, PAGE 386, DEED RECORDS OF COMAL COUNTY, TEXAS

TRACT "H", CANYON LAKE HILLS, AND RESTRICTIONS RECORDED IN VOLUME 164, PAGE 386, DEED RECORDS OF COMAL COUNTY, TEXAS

SURVIVAL OF COVENANTS AGREEMENT RECORDED IN VOLUME 175, PAGE 51, DEED RECORDS OF COMAL COUNTY,TEXAS

I HERE BY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND IS BASED ON A SURVEY DONE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE 10TH DAY OF MARCH, 2019

STATE OF TEXAS REGISTERED BILL J. LOFTIS 5823 PROFESSIONAL LAND SURVEYOR

Bill J. Loftis

BILL J. LOFTIS
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 5823

Comal Hills Surveying
3200 Puter Creek Road
Spring Branch, Texas
78070
(830) 228-6571
chs@gvtc.com

DWN: BJJ Loftis
CHK: BJJ Loftis
Job # 180310-1
Date :3/10/2019
FB # 55

GEORGE BURKHANDT SURVEY #932, A-806,BEING 0.688 AC

COMALCOUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

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

System Description PROPRIETARY; AEROBIC TREATMENT AND DRIP TUBING

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

Tank Size(s) (Gallons) AERIES D840 Absorption/Application Area (Sq Ft) 1500

Gallons Per Day (As Per TCEQ Table 111) 180

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

Is the property located over the Edwards Recharge Zone? ☐ Yes ☒ No

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

Is there an existing TCEQ approved WP... the ...? ☐ ☒ N...

(if yes, the R.S. or P.E. shall ... that the ... desi... plies with all ...tions ...existi... AP.)

Is there at least one acre pe... gle ... dwelli... per 285.40(c...

If there is no existing WPAP ... proposed ...pment ac... equir... CEQ ...ved WPAP ☐ Yes ☒ No

(if yes, the R.S or P.E. shall ce... e OSSF desig... ...-provis... ...f the p... ...rmit to Construct will no... be issued ...r the proposed OSS... ...e proposed WPAP ...pproved by ...propri... ...e.)

Is the property located over the Edwards Contributing Zone? ☒ Yes ☐ No

Is there an existing TCEQ approval CZP for the property? ☐ Yes ☒ No

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

If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? ☐ Yes ☒ No

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

Is this property within an incorporated city? ☐ Yes ☒ No

If yes, indicate the city: _____

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

FIRM #2585

By signing this application, I certify that:

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

Signature of Designer

September 27, 2024
Date

Revised March 2024

DRIP TUBING SYSTEM
DESIGNED FOR:
F.E. MASEY, LLC
P.O. BOX 203
SPRING BRANCH, TX 78070

SITE DESCRIPTION:
Located in the George Burkhandt Survey #932, A-806, being 0.688 acres at 1675 Oblate Drive, this septic will serve a two bedroom mobile residence (1200 sf) in area with shallow Type-III soil as described in the Soil Evaluation Report. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:
A 3 or 4-inch SCH-40 pipe discharges from the residence into an Aeries D840 840 gpd aerobic plant containing a 552-gallon pretreatment tank, an aerobic treatment plant, and a 916-gallon pump chamber containing a 0.5 HP FPS E-Series 20EE06P4-2W115) well pump. The pump is activated by a controller with ten times per day with a minute run time from float set at 4 gallons high level audible and visual alarm activation should the pump fail. Distribution is through a self-flushing 100 micron disc filter (Amiad) then through a 1" SCH-40 manifold to 500sf. drip tubing field, with *Netafim* line set approximately two feet apart with *0.6 gph* emitters every two feet, as per the approved schematic. A pressure regulator PN-15 MF 30psi is installed in the pump tank on the manifold to the field to maintain pressure. A 1" SCH-40 return line is installed to continuously flush the system to the pump tank by throttling a 1" ball valve. Solids caught in the disc filter are flushed each cycle back to the trash tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Field area will be scarified and built up with 6" of Type II or Type III soil, then the drip tubing will be laid and capped with 6" of Type II or Type III soil *(NOT SAND). A minimum of 12" soil required between drip and rock.* The field area will be sodded with grass prior to system startup. **Risers are required on tank inspection ports as per 30 TAC 285.38 (9/1/2023). This includes access limitation (<65lbs lid or hardware secured lid), inspection and cleanout ports shall have risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.**

DESIGN SPECIFICATIONS:
Daily waste flow: 180 gpd Table III
Pretreatment tank size: 552Gal
Plant Size: Aeries D840 840 gpd (TCEQ Approved)

Pump tank size: 916 Gal
Reserve capacity after High Level: 285 Gal (>1/3 day Req'd)
Application Rate: Ra = 0.2 gal/sf
Total absorption area: Q/Ra = 180 GPD/0.20 = 900 sf. (Actual 1500 sf.)
Total linear feet drip tubing: 750' ***Netafim*** drip tubing .61 GPH
Pump requirement: 375 emitters @ .61 gph @ 30 psi = 3.813 gpm
Pump Requirement (cont.): FPS E-SERIES 20FE05P4-2W115 submersible well pump
Dosing volume: 50-70 gal.
Pump Tank Calculations: 768 Gal (14.5 gal/in.)
Volume below working level = 15"= 218 gal
Working level = 180 gal = 12.5"
Reserve Requirement = >1/3 day = 60 gal. = 4.25"

MINIMUM SCOUR VELOCITY (MSV) > 2 FPS
IN DRIP TUBING W/ NOM. DIA. 0.55" ID
MSV = FPS (ID↑2)*7.48 gal/cf*60 sec/min
MSV = (3.1415*(.5/12)↑2)*7.48*60
MSV = .5 gpm MIN FLOW RATE = 4.5

IN RETURN LINE W/ NOM. DIA 1" ID
MSV = FPS (ID↑2)*7.48 gal/cf*60 sec/m
MSV = 3.159((1.0/12)↑2)/4)*7.48*60
MSV = FPM

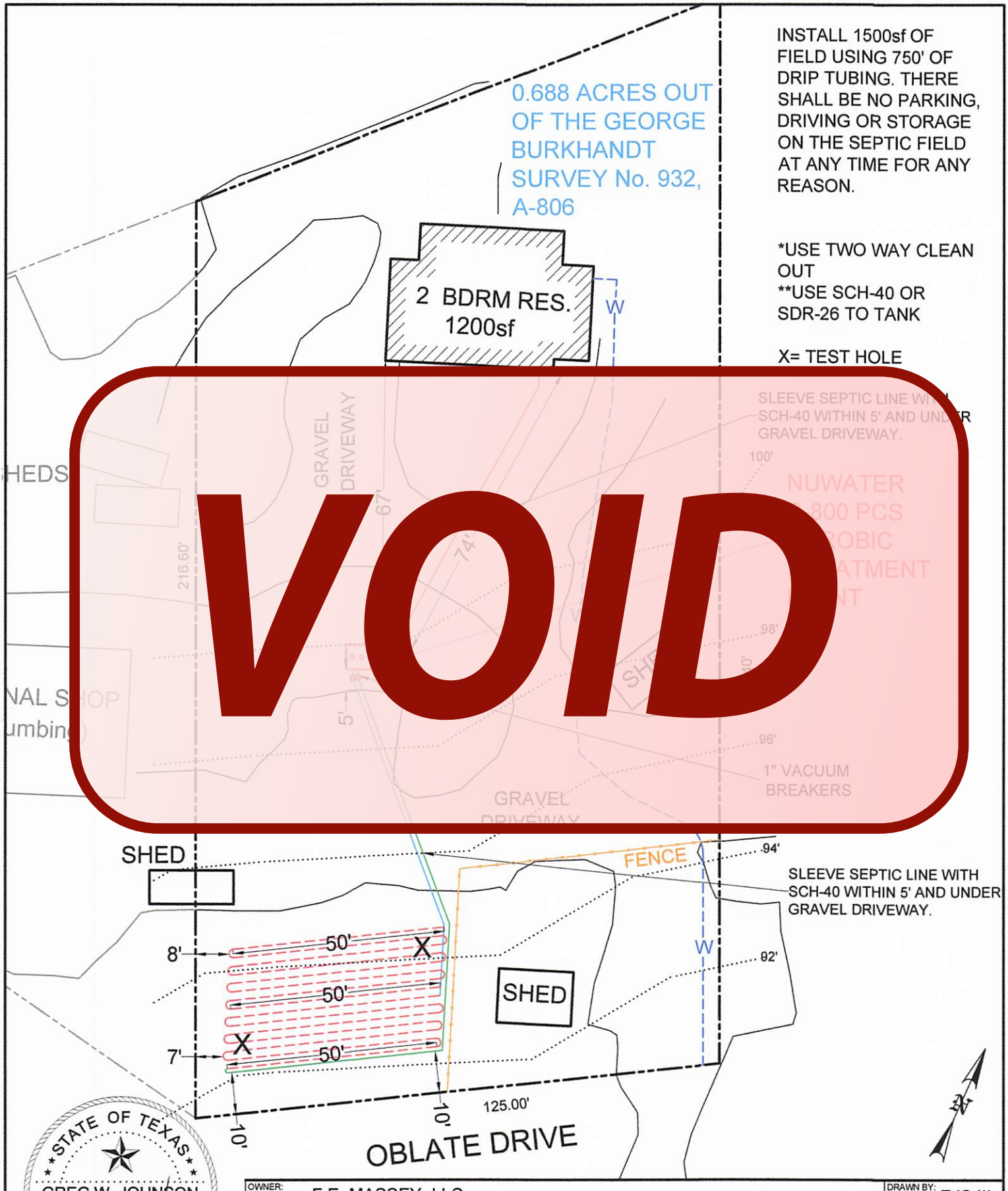
PIPE AND FITTINGS:
All pipes and fittings in this drip tubing system shall be 1" schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging. Drip tubing 0.61 gph drip tubing to be used in field.

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

09/27/24

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

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER



VOID

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

OWNER: F.E. MASSEY, LLC.				DRAWN BY: EJS III
STREET ADDRESS: 1675 OBLATE DRIVE				
LEGAL DESC: GEORGE BURKHANDT SURVEY No. 932, A-806				ACREAGE: 0.688
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=30'	DATE: 9/27/2024	REVISED:	

0494 0242

277377

FILED FOR RECORD

1986 FEB 24 PM 3 26

ROSIE BOSENBURY
COUNTY CLERK COMAL COUNTY
BY Dorothy B. Rauhpach 5.00 pd

MARGARET JEAN WELSHIMER and husband, GEORGE F. WELSHIMER,

TO JOHN LOUGHLIN - Rt 4 - Box 339, Canyon Lake, TX 78130

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS *

* KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL *

THAT we, MARGARET JEAN WELSHIMER, formerly known as MARGARET JEAN GUTHRIE, and husband, GEORGE F. WELSHIMER, of the County of Harris and State of Texas, for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00) and other valuable consideration to the undersigned paid by the GRANTEE herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by GRANTEE of his one certain promissory note of even date herewith, in the principal sum of SIX THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($6,500.00), payable to the order of GRANTORS as therein provided and bearing interest at the rate therein specified and containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the Vendor's Lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to PAUL R. ROBERTS, JR., Trustee, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto JOHN LOUGHLIN of Rt 4 - Box 339, Canyon Lake, TX 78130, of the County of Comal and State of Texas, all of the following described real property in Comal County, Texas, to-wit:

BEING 0.677 acres of land, more of less, out of the George Burkhardt Survey No. 932, Abstract No. 806, and partially out of the George Burkhardt Survey No. 522, Abstract No. 56, which is a portion of that 7.78 acre tract of land, more or less, that was conveyed by warranty deed to Lakecroft Beach Estates, Inc. by Winfred G. Ellis and wife, KATHLEEN D. ELLIS, and is described by metes and bounds as follows, to-wit:

BEGINNING at a steel bar set in the N.W. line of that aforesaid 7.78 acre tract of land, more or less, being a point 379.0 feet S. 45° 00' W. from the East corner of the G. Oberkampf Survey No. 834 for the N.E. corner of this tract of land;

THENCE S. 23° 44' E. 251.4 feet to a steel bar set in the North line of a street for the S. E. corner of this tract of land;

THENCE with the North line of said street, S. 60° 15' W. 125.0 feet to a steel bar set for the S. W. corner of this tract;

THENCE N. 23° 44' W. 216.6 feet to a steel bar set in fence line for the N. W. corner of this tract of land;

THENCE with fence, N. 45° 00' E. 133.5 feet to the place of BEGINNING.

GRANTORS under the provisions of this paragraph do hereby designate the above described property as business property, and it may be used by GRANTEE for business property, subject to all covenants and restrictions of this deed.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said GRANTEE, his heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said GRANTEE, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

Current ad valorem taxes and maintenance fees on said property having been prorated, the payment thereof is assumed by GRANTEE.

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, reservations, assessments, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State.

EXECUTED this the 7th day of February, 1986.

Margaret Jean Welshimer
MARGARET JEAN WELSHIMER

George F. Welshimer
GEORGE F. WELSHIMER

(Acknowledgments)

THE STATE OF TEXAS *
COUNTY OF Harris *

This instrument was acknowledged before me on the 12th day of February, A. D. 1986 by MARGARET JEAN WELSHIMER.

"N" Lee Ann Doyle
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 9-23-89

NAME: (Print) Lee Ann Doyle

THE STATE OF TEXAS *
COUNTY OF Harris *

This instrument was acknowledged before me on the 13th day of February, A. D. 1986 by GEORGE F. WELSHIMER.

"N" Lee Ann Doyle
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 9-23-89

NAME: (Print) Lee Ann Doyle

ORT/OF#10516 /Close NF
NB

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.

General Warranty Deed

Effective Date: JANUARY 11, 2021

Grantor: Farrel Massey III, a single person

Grantor's Mailing Address: 4838 E. Beverley Mae Dr., San Antonio, Texas 78229

Grantee: F E Massey LLC

Grantee's Mailing Address: 1675 Oblate Dr., Canyon Lake, Texas 78133

Consideration: Ten Dollars ($10.00) and other valuable consideration

Property (including any improvements):

Tract 1: 0.537 acre tract, Tract "H", Canyon Lake Hills and being more particularly described by metes and bounds on Exhibit "A" attached.

Tract 2: 0.668 acre tract, Tract "G", Canyon Lake Hills and being more particularly described by metes and bounds on Exhibit "A" attached.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: 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; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2021, which Grantee assumes and agrees to pay, and subsequent assessments for that that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and 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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

Farrel Massey III

October 30, 2024

118000

COMAL COUNTY
ENGINEER'S OFFICE

RE: ***1675 Oblate Drive***
.688 Acres out of
GEORGE BURKHANDT SURVEY #932 A-806

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. ✓ Our office will be conducting a site visit on 10-31-2024.
2. ✓ I cannot find a recorded plat of Canyon Lake Hills Tract G.
    a. Any mention of Comal Hills tract G will need to be marked as unrecorded.
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** |

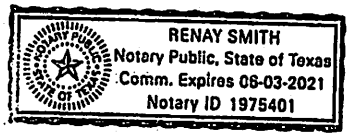
| Comal County | www.cceo.org | f: 830-608-2078 | e: olverb@co.comal.tx.us |

195 David Jonas Dr, New Braunfels, Texas 78132 - Phone (830) 608-2090

STATE OF TEXAS §

COUNTY OF COMAL §

This instrument was acknowledged before me on JANUARY 11, 2021, by Farrel Massey III.



Notary Public, State of Texas

PREPARED IN THE OFFICE OF: Moore Ganske Murr pllc, 536 E. Court Street, Seguin, Texas 78155, (830) 386-3805
AFTER RECORDING RETURN TO: Old Republic National Title, 290 S. Castell Ave., New Braunfels, Texas 78130

THE STATE OF TEXAS :

COUNTY OF COMAL :

March 10, 2019

Tract 1
0 .537 Acres, Tract "H", Canyon Lake Hills

Being a 0.537 Acre Tract , Tract "H", Canyon Lake Hills, recorded in Volume 164 Page 177, Deed Records of Comal County, Texas, and out of the George Burkhandt Survey No. 932, Abstract No. 806, and partly out of the George Burkhandt Survey No. 522, Abstract No. 56, Comal County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2" Iron Rod Found in the North Right-of-way line of Oblate Drive for the Southwest corner of Tract ""G", Canyon Lake Hills, recorded in Volume 236, Page 396, Deed Records of Comal County, Texas and for the Southeast corner of this Tract.

Thence N.78°49'00"W. With the North Right-of-way line of said Oblate Drive, 157.9' to a 1/2" Iron Rod Found for a point of angle in the South line of this Tract.

Thence S.80°21"00"W. With the North Right-of-way line of said Oblate Drive, 101.2" to a 1/2" Iron Rod Found for the Southwest corner of Lot 110, Astro Hills, Unit 2, and for the Southwest corner of this Tract.

Thence N.21°45'00"W. With the South line of said Lot 110, Astro Hills, Unit 2, 14.08' to a 1/2" Iron Rod set for the Northwest corner of this Tract.

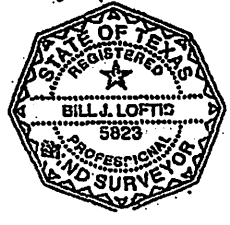
Thence N.45°11"35"E. Passing Lots 110, 111, 112 & 113, said Astro Hills, Unit 2,, 243.4' in all to a 1/2" Iron Rod Found for the Northwest corner of said Tract "G", Canyon Lake Hills, and for the Northeast corner of this Tract.

Thence S.23°44"00"E. With the West line of said Tract "G", Canyon Lake Hills, 216.6"' to the point of BEGINNING

Containing 0.537 Acres or 233887.484 sq. ft. of land.

I, Hereby certify that the above description is true and correct to the best of my knowledge and belief, and was prepared from actual surveys made on the ground by me or under my supervision.
MARCH 10, 2019 , Job No. 190310-1

Bill J. Loftis RPLS No.5823
Comal Hills Surveying
3200 Puter Creek Road
Spring Branch, Texas 78070
830-228-5571



THE STATE OF TEXAS :

COUNTY OF COMAL :

March 10, 2019

Tract 2
0 .668 Acres, Tract "G", Canyon Lake Hills

Being a 0.668 Acre Tract , Tract "G", Canyon Lake Hills, recorded in Volume 236 Page 396, Deed Records of Comal County, Texas, and out of the George Burkhandt Survey No. 932, Abstract No. 806, and partly out of the George Burkhandt Survey No. 522, Abstract No. 56, Comal County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2" Iron Rod Found in the North Right-of-way line of Oblate Drive for the Southeast corner of Tract ""H", Canyon Lake Hills, recorded in Volume 184, Page 177, Deed Records of Comal County, Texas and for the Southwest corner of this Tract.

Thence N.23°44'00"E. With the East line of said Tract "H", Canyon Lake Hills, 216.6' to a 1/2" Iron Rod Found, in the South line of Lot 114, Astro Hills, Unit 2, for the Northeast corner of said Tract "H" and for the Northwest corner of this Tract.

Thence N.45°11'35"E. Passing Lots 114 & 115, Astro Hills, Unit 2, 133.22' to a 1/2" Iron Rod Found for the Northwest corner of Tract "F", Canyon Lake Hills, and for the Northeast corner of this Tract.

Thence S.23°44'00"E. With the West line of said Tract "F", Canyon Lake Hills, 251.4' ' to a 1/2" Iron Rod found in the North Right-of-way of said Oblate Drive, for the Southwest corner of said Tract "F", Canyon Lake Hills, and for the Southeast corner of this Tract.

Thence S.60°15'00"W. With the North Right-of-way line of said Oblate Road, 125.0' to the point of BEGINNING.

Containing 0.668 Acres or 29088.875 sq. ft. of land.

I, Hereby certify that the above description is true and correct to the best of my knowledge and belief, and was prepared from actual surveys made on the ground by me or under my supervision.
MARCH 10, 2019 , Job No. 190310-1

Bill J. Loftis RPLS No.5823
Comal Hills Surveying
3200 Puter Creek Road
Spring Branch, Texas 78070
830-228-5571

STATE OF TEXAS
REGISTERED
BILL J. LOFTIS
5823
PROFESSIONAL
LAND SURVEYOR

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
03/20/2019 02:49:02 PM
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201906009356

Bobbie Koepp

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
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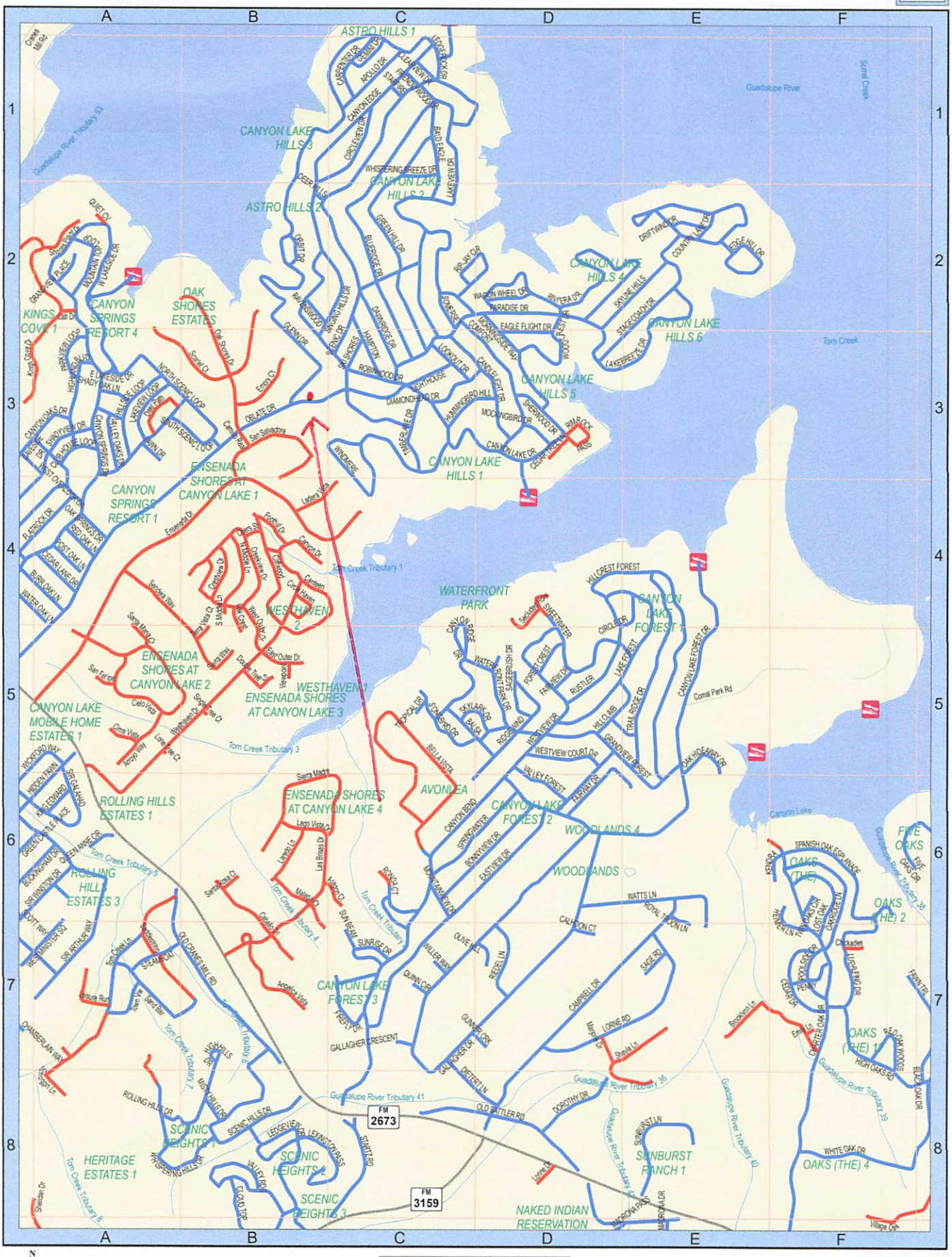
Bobbie Koepp

SEE PAGE 28



N
W E
S

0 1,250 2,500
Feet

0 0.25 0.5
Miles

Produced by the Comal County Engineer's Office - 7/17/2023