

Olvera,Brandon

From: Olvera,Brandon
Sent: Thursday, October 9, 2025 8:53 AM
To: Greg Johnson
Cc: Keith Eismann; Hendry,Clint
Subject: RE: 2425 W. AMMANN RD - JDK ASSOCIATES #118182

Property Owner/Agent,
File has been updated.

The combined absorption area for the Hoot system (15,306 sq.ft.) and the NuWater system (11,310 sq.ft.) totals 26,616 sq.ft. Since you're currently only claiming 23,788 sq.ft., you may want to consider claiming the full 26,616 sq.ft.

Thank You,

| Brandon Olvera | Designated Representative OS0034792 |
| t: 830-608-2090 | e: olverb@co.comal.tx.us |

From: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Monday, October 6, 2025 9:53 AM
To: Olvera,Brandon <Olverb@co.comal.tx.us>
Cc: Keith Eismann <keith.eismann@yahoo.com>
Subject: 2425 W. AMMANN RD - JDK ASSOCIATES #118182

REVISED SPRAY.
THX,
GREG

Send for Greg W. Johnson, P.E., R.S.)

170 Hollow Oak

New Braunfels, TX 78132

Office/Fax (830) 905-2778

Email: gregjohnsonpe@yahoo.com

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:

Address:

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

Inspector Notes:

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County 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						



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: 118182
Issued This Date: 03/20/2025
This permit is hereby given to: JDK ASSOCIATES, INC.

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

2425 W AMMANN RD
BULVERDE, TX 78163

Subdivision: EDWARD VELASCO SURVEY #233, A-647
Unit: 0
Lot: 0
Block: 0
Acreage: 19.8500

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.

RECEIVED

By Kathy Griffin at 9:20 am, Dec 13, 2024



COMAL COUNTY

ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		118182
<i>Date Received</i>	<i>Initials</i>	<i>Permit Number</i>

Instructions:

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

OSSF Permit

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

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

Signature of Applicant

12/12/2024

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

(Missing Items Circled, Application Refeused)

RECEIVED

By Brandon Olvera at 3:05 pm, Mar 03, 2025

COMAL COUNTY
ENGINEER'S OFFICE**ON-SITE SEWAGE FACILITY APPLICATION**195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CCEO.ORGDate November 15, 2024Permit Number 118182**1. APPLICANT / AGENT INFORMATION**Owner Name JDK ASSOCIATES, INC.
Mailing Address P.O. BOX 478
City, State, Zip WHITESBORO, TX 76273-0478
Phone # 830-980-4037
Email steve@jdkinc.comAgent Name GREG W. JOHNSON, P.E.
Agent Address 170 HOLLOW OAK
City, State, Zip NEW BRAUNFELS, TX 78132
Phone # (830) 905-2778
Email gregjohnsonpe@yahoo.com**2. LOCATION**Subdivision Name _____ Unit _____ Lot _____ Block _____
Survey Name / Abstract Number EDWARD VELASCO SURVEY #223, A-647 Acreage 19.849
Address 2425 W. AMMANN ROAD City BULVERDE State TX Zip 78070**3. TYPE OF DEVELOPMENT**☐ Single Family Residential

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

Number of Bedrooms _____

Indicate Sq Ft of Living Area _____

☒ 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 4 - MOBILES & RESTROOM (2-4BR + 2-3BR) MOBILES 2BATH

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: \$ 125,000 (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 Date 11-15-24

#118182

COMAL COUNTY
ENGINEER'S OFFICEReceived
Brandon Mark Olvera
10/09/2025 8:27:21 AM

EDWARD VELASCO SURVEY #223, A-647, BEING 19.849 AC

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

TY APPLICATION

Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) 750 TRASH/ NEW 639 TRASH/1447 EQ/HOOT
1000AN/NUWATER E-1500/2086 PUMP Absorption/Application Area (Sq Ft) 23,788Gallons Per Day (As Per TCEQ Table 111) 1400

(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 ☐ NoIf 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 ☐ NoIs there an existing TCEQ approval CZP for the property? ☐ Yes ☒ No

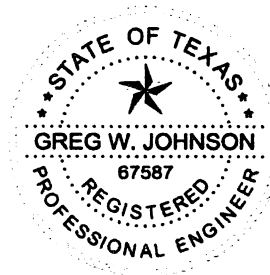
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

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

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

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

If yes, indicate the city: _____



FIRM #2585

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.

- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of DesignerNovember 1, 2024
Date

AFFIDAVIT**THE COUNTY OF COMAL
STATE OF TEXAS****CERTIFICATION OF OSSF REQUIRING MAINTENANCE**

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

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety code, requires owner's to provide notice to the public that certain types of 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's were installed.

II

2- OSSF's requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be/have been installed on the property described as (insert legal description):

UNIT/PHASE/SECTION _____ BLOCK _____ LOT _____ SUBDIVISION _____

IF NOT IN SUBDIVISION: 19.849 ACREAGE EDWARD VELASCO SURVEY #223, A-647 SURVEY

The property is owned by (insert owner's full name): JDK ASSOCIATES, INC.

The OSSF's 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's shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF's can be obtained from the Comal County Engineer's Office.

WITNESS BY HAND(S) ON THIS 18 DAY OF November, 2024

X 4-81
Owner(s) signature(s)

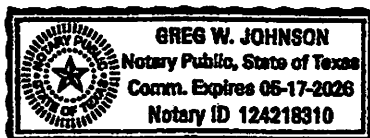
JAMES S. KENNEY

James S. Kenney - MANAGER
Owner (s) Printed name (s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 18 DAY OF

November, 2024

[Signature]
Notary Public Signature



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
12/11/2024 10:51:01 AM
TERRI 1 Pages(s)
202406037581



Bobbie Koepf



Received
Brandon Mark Olvera
10/08/2025 7:59:57 AM

420 Bear Creek Drive
New Braunfels, Texas 78132
210-844-1885

On-Site Sewage Facility (OSSF) Maintenance Agreement

- i. **General:** This work for Hire Agreement (hereinafter referred to as "**Agreement**") is entered into by and between JDK Associates, Inc. (hereinafter referred to as "**Client**") and Eoff Septic Services (hereinafter referred to as "**Contractor**"). By this Agreement, **Contractor** agrees to render services, as described herein, and the **Client** agrees to fulfill his/their responsibilities under this agreement as described herein.
- ii. **Effective Dates:** Unless otherwise stated below, this agreement commences on the date the Licenses to Operate (LTO), date as noted below or upon receipt of full payment and runs for two (2) Year(s).
- Agreement Starting Date: (LTO Date) and Ending Date: (Two Years Thereafter).
- iii. **Services by Contractor:** **Contractor** will provide the following services (hereinafter referred to as the "Services"):
- 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 years (Every 4 Months).
 - Report to the appropriate regulatory authority and to the **Client**, as is required by both the State's on-site rules and local **Agency's** rules, if more stringent. All findings must be reported to the local agency within 14 days.
 - If any components of the OSSF are found to be in need of repair during the inspection, the **Contractor** will notify the **Client** of the repairs needed and provide any associated materials and labor costs.
 - Visit site 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 the **Agreement** and will be billed to the **Client**.
 - Provide notification of arrival to site to the homeowner or to site personnel. Additionally, written notification will be left at the site with site personnel or e-mailed to the **Client** upon completion of inspection, as well as, forwarded to **Agency** within 14 days.
- iv. **Site Location:** The Services are to be performed at the property located at:
- Site Address: 2425 W. Ammann Rd., Bulverde, TX 78163 OSSF Permit #: 118182
- v. **Payment(s):** The fee for this **Agreement** only covers the **Services** described herein. This fee does not cover equipment, parts or labor supplied for repairs or charges for unscheduled **Client** requested trips to the site. By signing this **Contract**, the **Client** is authorizing the **Contractor** to remove any parts which were installed but not paid for at the end of 30 days. The **Client** is still responsible for any labor costs associated with the installation and removal of said parts.
- vi. **Client's Responsibilities:** The **Client** is responsible for each and all of the following:
- Maintain chlorinator and provide proper chlorine supply, if OSSF is equipped with same.
 - 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.
 - Immediately notify **Contractor** and **Agency** of any and all problems with, including failure of the OSSF.
 - Upon receiving 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** is responsible for ensuring the **Contractor**

Client Initial: _____
Contractor Initial: _____

- holds the proper licenses (Installer II, Maintenance provider) and is certified by the manufacture. Also, the **Client** is responsible for ensuring proper notification is given to the **Agency**, as required by the State local Agency rules.
- e. **Clients** residing in Comal County should allow for samples at both the inlet and outlet to the OSSFF to be obtained by the **Contractor** for the purpose of evaluating, the OSSFs performance when requested by the **County**. If these samples are sent to a lab for testing, the **Client** will directly pay the lab for the cost of the testing plus pay the **Contractor** for all man-hours expending in providing this additional service at the current **Contractor's** labor rate.
 - f. Not allow backwash from water treatment or water conditioning equipment to enter the OSSF.
 - g. Maintain site drainage to prevent adverse effect on the OSSF.
 - h. Promptly and fully pay **Contractor's** bills, fee, or invoices are described herein.
- vii. **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 manway or risers for the purpose of evaluations required by manufacture, and/or rules. If such manway or risers are not in place, excavation together with other labor and materials will be required, and will be billed to **Client** as an additional service. Any excavated soil is to be replaced as best as reasonable possible.
- viii. **Limits of Liability:** In no event shall the **Contractor** be liable for indirect, consequential, incidental or punitive damages, whether in contract tort of any other theory. In no event shall the **Contractor's** liability for damages exceed the price for the **Services** described in this **Agreement**.
- ix. **Entire Agreement:** this **Agreement** contains the entire **agreement** of the parties, and there are no other promises or conditions in any other **agreement**, oral or written.

Client and/or Authorized Client Agent:

Print Name: JDK Associates, Inc. Signature: [Signature]
 Date: 10/6/25 Email Address: Steve@jdcinc.com
 Phone Number: 830-980-4037
 Site Address: 2425 W. Ammann Rd., Bulverde, TX 78163 OSSF Permit #: 118182
 Billing Address: Same

=====Contractor=====

C Eoff Services Inc. dba Eoff Septic Services
 420 Bear Creek Drive
 New Braunfels, TX 78132
 210-844-1885

Signature: [Signature]
 Name/Title: Keith R. Eismann / CFO
 Date: 10-6-25

OSSF Maintenance Provider Licenses # - MP0001745
 OSSF Installer II Licenses # - OS00029546

ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: November 01, 2024

Site Location: 2545 BULVERDE ROAD / EDWARD VELASCO SURVEY #223, A-647, 19.849 AC

Proposed Excavation Depth: N/A

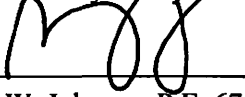
Requirements:

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 <u> </u> SURFACE EVALUATION <u> </u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	III	CLAY LOAM	N/A	NONE OBSERVED	LIMESTONE @ 10"	BROWN
10"						
1						
2						
3						
4						
5						

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

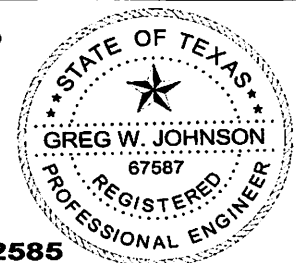
I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.



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

11/01/24

Date



FIRM #2585

OSSF SOIL EVALUATION REPORT INFORMATION

Date: November 11, 2024

Applicant Information:

Name: JDK ASSOCIATES, INC.
Address: P.O. BOX 478
City: WHITESBORO State: TEXAS
Zip Code: 78273 Phone: 830-980-4037

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 ____ Unit ____ Blk ____ Subd. ____
 Street Address: **2425 W. AMMANN ROAD**
 City: **BULVERDE** Zip Code: **78163**
 Additional Info.: **EDWARD VELASCO SURVEY #223, A-647**
BEING 19.849 ACRES

Installer Information:

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

Topography: Slope within proposed disposal area:	<u>4</u>	%	
Presence of 100 yr. Flood Zone:	YES <u>X</u>	NO <u> </u>	>75'
Existing or proposed water well in nearby area.	YES <u>X</u>	NO <u> </u>	>100'
Presence of adjacent ponds, streams, water impoundments	YES <u> </u>	NO <u>X</u>	
Presence of upper water shed	YES <u> </u>	NO <u>X</u>	
Organized sewage service available to lot	YES <u> </u>	NO <u>X</u>	

Design Calculations for Aerobic Treatment with Spray Irrigation:

Commercial

$$Q = \frac{1400}{\text{GPD}} \quad \underline{2\text{-}4\text{BR MOBILE @ } 300 \text{ GPD \& } 2\text{-}3\text{BR MOBILE} = 480 \text{ GPD} + \text{Bathroom @ } 320 \text{ gpd}}$$

Residential Water conserving fixtures to be utilized? Yes X No

Number of Bedrooms the septic system is sized for: _____ Total sq. ft. living area _____

$$Q \text{ gal/day} = (\text{Bedrooms} + 1) * 75 \text{ GPD} - (20\% \text{ reduction for water conserving fixtures})$$
$$Q = (\underline{\hspace{2cm}} + 1) * 75 - (20\%) = \underline{\hspace{2cm}} \mathbf{1400}$$

Trash Tank Size 750+639 Gal.

TCEQ Approved Aerobic Plant Size 1000 + 1500 G.P.D.

Req'd Application Area = $Q/R_i = \frac{1400}{0.064} = 21875$ sq. ft.

Application Area Utilized = 12478 + 11,310 sq. ft.

Pump Requirement 15 Gpm @ 41 Psi (FRANKLIN 0.5 HP C1 series or equivalent)

Dosing Cycle: _____ ON DEMAND or X TIMED TO DOSE IN PREDAWN HOURS

Pump Tank Size = $\frac{1469}{2086}$ Gal. $\frac{22.6}{33}$ Gal/inch.

Reserve Requirement = $\frac{316}{500}$ Gal. 1/3 day flow.

Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction

With Chlorinator

SCH-40 or SDR-26 3" or 4" sewer line to tank

Two way cleanout

Pop-up rotary sprinkler heads w/ purple non-potable lids

1" Sch-40 PVC discharge manifold

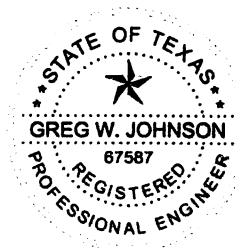
APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

EXPOSED ROCK WILL BE COVERED WITH SOIL

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. F#002585 - S.E. 11561

11/11/24
DATE



**AEROBIC TREATMENT
DRIP TUBING SYSTEM
DESIGNED FOR:
JDK ASSOCIATES, INC.
P.O. BOX 478
WHITESBORO, TX 76273-0478**

SITE DESCRIPTION:

Located in the Edward Velasco Survey #223, A-647, being 19.849 acres at 2425 W. Ammann Road, the proposed system will serve two existing four bedroom mobile homes and two new three bed condominiums/apartments situated in an area with shallow depth Type III soils as described in the Soil Evaluation Report. Native grasses, Mountain Cedar, and Live Oak trees were found throughout this property. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:

A SCH-40 pipe discharges from the mobiles and restroom and enters an existing 750 gallon trash tank. Flow continues to a new 639 trash/1447 gallon flow equalization tank. Flow equalization tank is fitted with dual Liberty LE40 effluent pumps controlled by a dual alternating control panel with manual reset and cycle timer. Effluent is pumped through a 2" Sch-40 manifold to an existing Hoot 1000AN and a new NuWater E-1500 gallon aerobic plant at 3.1 gpm each for ten minutes per hour. After treatment flow enters the 1400 gallon pump chamber. Tank is fitted with a Blaster Model 20EB 0.5 hp pump. Distribution is through a 1" SCH-40 manifold to a series of spray heads as per the attached drawing. Pump to cycle in the predawn hours. The field must continue to be maintained with vegetation. Additionally flow from the NuWater E1500 flow continues to a 2086 gallon pump tank. Tank is fitted with dual pumps and TCEQ/NSF. The well pumps are activated by a dual alternating controller distributing to spray field four times per day in the predawn hours for for fifteen minutes starting at 2am then again each 30 minutes for at total of four cycles. Effluent is pumped through a 1" Sch-40 PVC alternating from each pump to the spray field. A high level audible and visual alarm will activate should the pump fail.

DESIGN SPECIFICATIONS:

Daily flow: 2 - four bedroom mobiles (2240sf + 2048sf) & 2 - three bedroom (1191 sf) + bathroom

$$2 \times 300 \text{ gpd} + 2 \times 240 \text{ gpd} + 320 \text{ gpd} = 1400 \text{ gpd}$$

Pretreatment tank size: 750 gal + 639 Gal

Equalization tank: 1447 gal w/ w/ dual sewage pumps Liberty LE40 0.4p or equiv.

Plant Size: Existing Hoot 1000 AN & New Nuwater E-1500 1500gpd Aerobic Unit

Pump tank size: 1400 with single pump / 2086 Gal with dual pumps

Pump requirement: Blaster 20 EB & Dual FPS E-Series 0.5HP 20 gpm

Reserve capacity after High Level: 240 gal EQ & 316 + 500 Gal (>4hrs flow Req'd)

Application Rate: $R_a = 0.064 \text{ gal/sf}$

Total application area: $Q/R_a = 1400 \text{ GPD}/0.064 = 21,875 \text{ sf. (Actual 11,053 \& 11,310sf.)}$

Alarms: Audible Visual High Level in all pump tanks.

PUMP TANK CALCULATIONS SYSTEM:

Equalization Tank: 1447 gallon w/ Liberty LE40 0.4hp pump

Volume below working level = 8" = 183gal

Working level = 500 gal = 23"

Reserve = 180 gal. = 8" (>1/3 day reserve)

Final Pump tank #1 size: 1400gallon w/ dual effluent pumps

Volume below working level = 15" = 339gal

Working level = 780 gal = 32"

Reserve = 240 gal. = 10.5" (>1/3 day reserve)

Final Pump tank #2 size: 2086 gallon w/ dual effluent pumps

Volume below working level = 12" = 396gal

Working level = 924 gal = 28"

Reserve = 500 gal. = 15.5" (>1/3 day reserve)

ELECTRICAL COMPONENTS:

All electrical wiring shall conform to the requirements of the National Electric Code (1999) or under any other standards approved by the executive director. Additionally, all external wiring shall be installed in approved, rigid, non-metallic electrical conduit. The conduit shall be buried according to the requirements in the National Electric Code and terminated at a main circuit breaker panel or sub-panel. Connections shall be in approved junction boxes. All electrical components shall have an electrical disconnect within direct vision from the place where the electrical device is being serviced. Electrical disconnects must be weatherproof (approved for outdoor use) and have maintenance lockout provisions.

TANK NOTES:

- The bottom of the excavation for the tanks shall be level and free of large rocks and debris.
- All tanks are to be set level on a minimum 4 inch layer of sand, sandy loam, clay loam, or pea gravel.
- Risers are required on tank inspection ports as per 30 TAC 285.38 (9/1/2023). This includes access limitation (<65lbs lid or hardware secured lid), inspection and cleanout ports shall have risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed. Fencing recommended around treatment tanks to limit public access.
- All openings in the tank must be properly sealed to prevent the escape of wastewater, and/or to prevent the infiltration of water.
- Tanks must be filled with water for at least 24 hours to test for leaks and structural integrity.
- The tanks must be set low enough to have fall of at least 1/8 inch per foot from business to tank.

PIPE AND FITTINGS:

All pipes and fittings in this aerobic system shall be schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. The spray manifold shall be 1" in diameter and be colored purple.

ADDITIONAL NOTES:

1. Install audio-visual alarm for aerator and pump on separate breakers.
2. The high water and air compressor alarms shall be audio/visual and mounted in a place that can be easily seen and heard when alarms are activated.
3. All pipe fittings and 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.

MAINTENANCE REQUIREMENTS:

- The maintenance company will verify that the system is operating properly and provide on-going maintenance of the installation.
- The initial contract will be a minimum of two years.
- A maintenance contract will authorize the maintenance company to maintain and repair the system as needed.
- The property owner must continuously maintain a signed written contract with a valid maintenance company and shall submit a copy of the contract to the permitting authority at least 30 days prior to the date service will cease.

CONSTRUCTION/INSTALLATION NOTES & REQUIREMENTS:

- Refer to site plan for component placement and follow manufacturer's instructions for installation of treatment plant and aerator.
- All materials and construction methods are required to conform to the standards for Private Sewage Facilities set forth by the Texas Administrative Code, §285 On-Site Sewage Facilities.
- The installer must have a current and valid Texas installer certificate, and is required to have at the minimum and Installer II certification.
- The installer must notify designer and regulatory authority in advance to schedule required inspections to ensure that the system is installed in accordance with approved plans and specifications.
- The installer may not alter these plans without the approval from the designer.
- It is the responsibility of the installer to maintain the minimum setback requirements as stated in Chapter §285 On-Site Sewage Facilities.
- No part of the system shall be located within 10 feet of a potable water line. If this is unavoidable, follow Chapter 290.44(e)(4)(B)(iv-v)


OPERATION AND MANAGEMENT NOTES:

- The OSSF should not be treated as a normal city sewer.
- Do not use the toilet to dispose of cleaning tissue, cigarette butts, or other trash. This disposal practice will waste water and also impose an undesirable solid load on the treatment system.
- Water Softeners should not be connected to this system.
- Septic tanks shall be cleaned before sludge accumulates to a point where it approaches the bottom of the outlet device. If sludge or scum accumulates to this point, solids will leave the tank with the liquid and possibly cause the system to clog resulting in sewage surfacing or backing up into the house through plumbing fixtures.
- A regular schedule of cleaning the tanks at least three year intervals should be established. Commercial cleaners are equipped to readily perform the cleaning operation. Owners of OSSF's shall engage only persons registered with the TCEQ to transport the septic system waste.
- Do not build driveways, storage buildings, or other structures over system components or the disposal field.
- Chemical additives or so-called enzymes are not necessary for the operation of a septic tank. Some of these additives may even be harmful to the systems operation.
- 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.

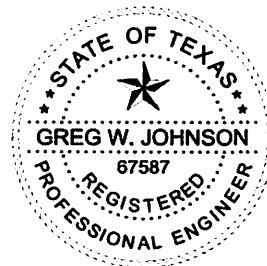
LANDSCAPING

Spray field area will continue to be maintained with vegetation.

Designed in accordance with Chapter 285, Subchapter D, §285.30, §285.32 Texas Commission on Environmental Quality (Effective December 29, 2016)

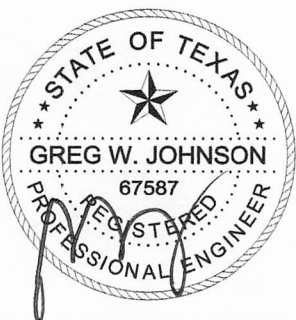
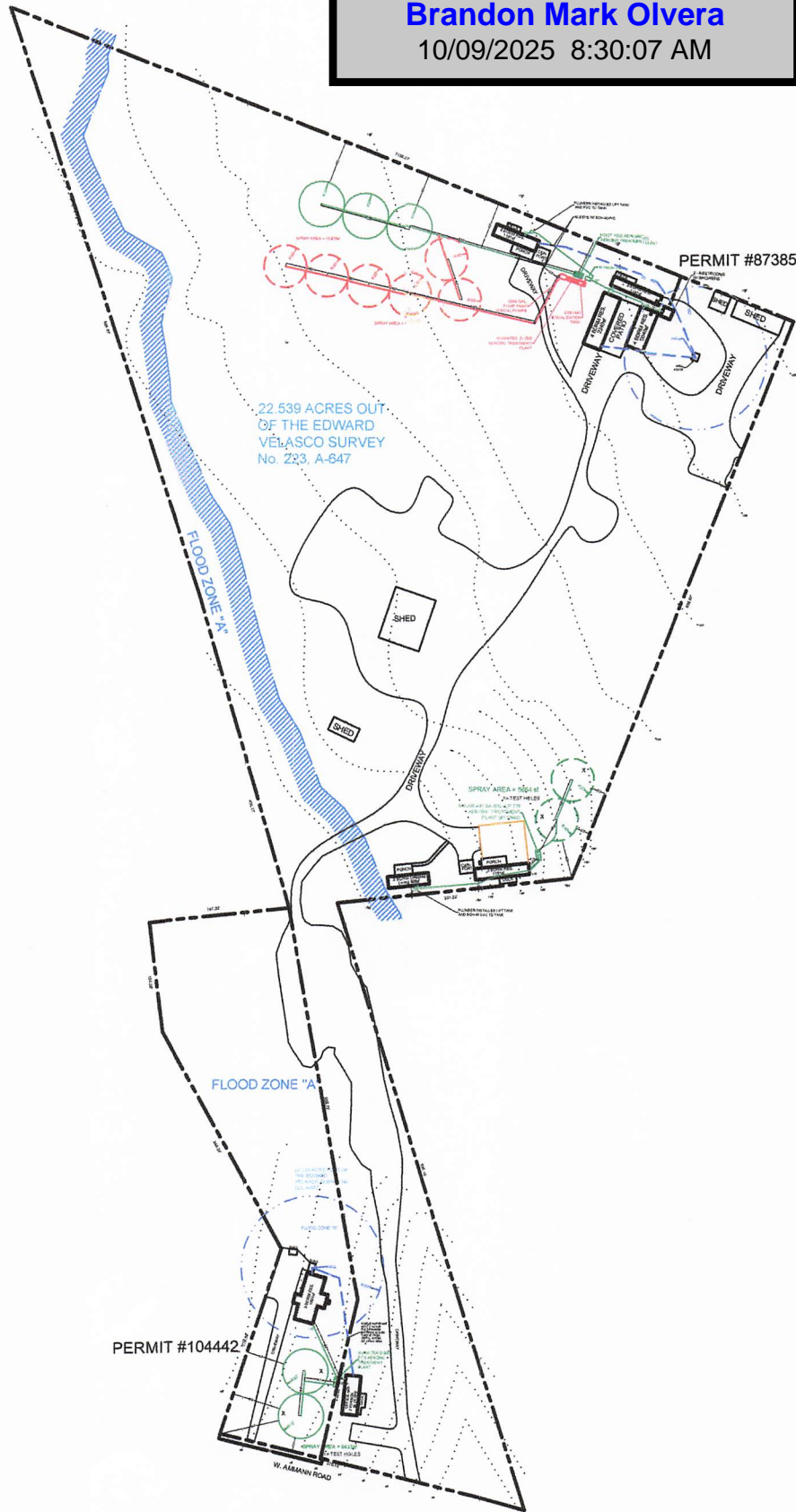
 11/15/24

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



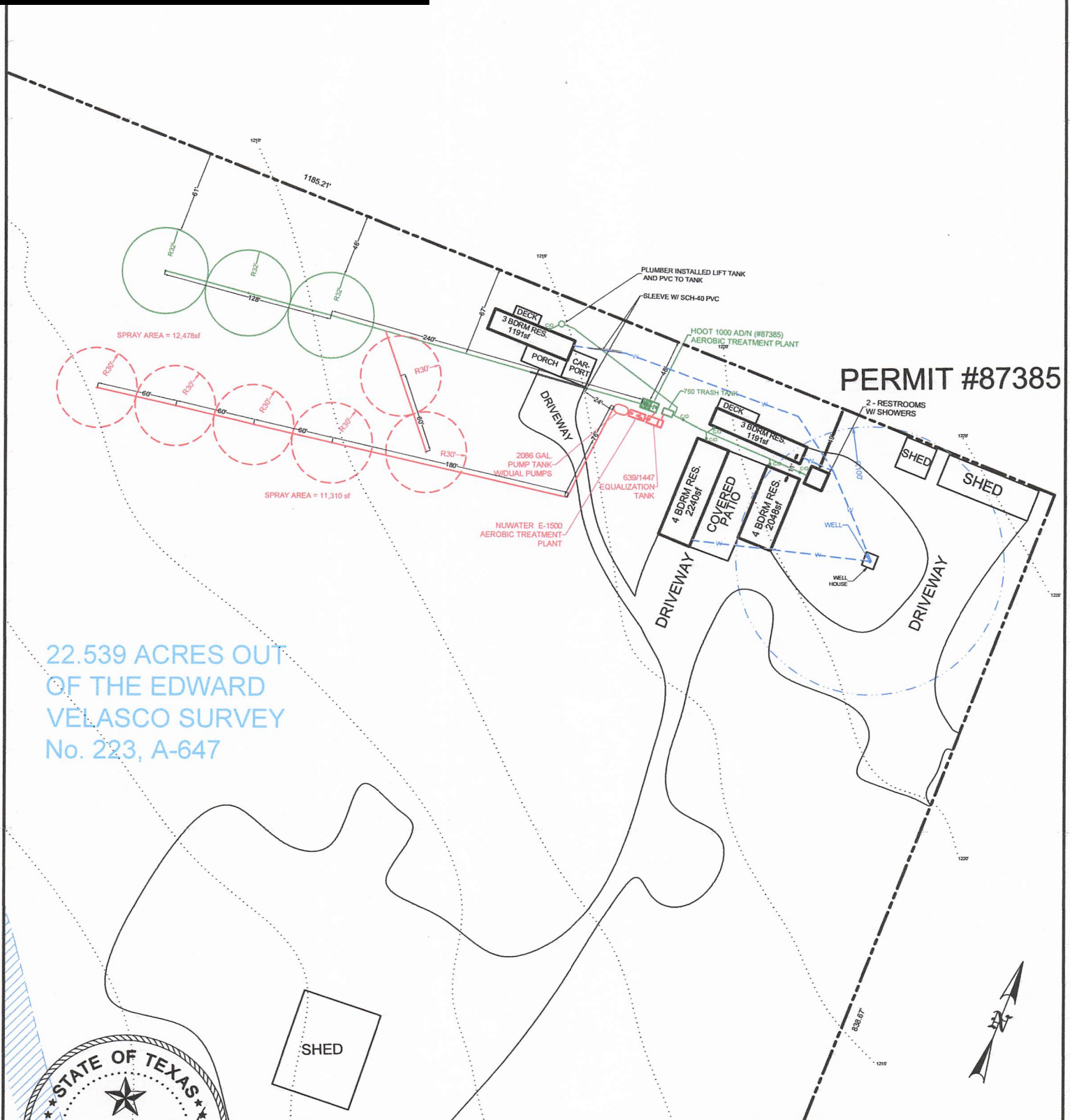
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Brandon Mark Olvera
10/09/2025 8:30:07 AM

#118182



OWNER:	JDK ASSOCIATES, INC.	DRAWN BY:	GWJ
STREET ADDRESS:	2425 W. AMMANN ROAD		
LEGAL DESC:	EDWARD VELASCO SURVEY No. 223, A-647	ACREAGE:	19.849
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	N.T.S.
		DATE:	11/01/2024
		REVISED:	10/06/2025

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10/09/2025 8:30:12 AM



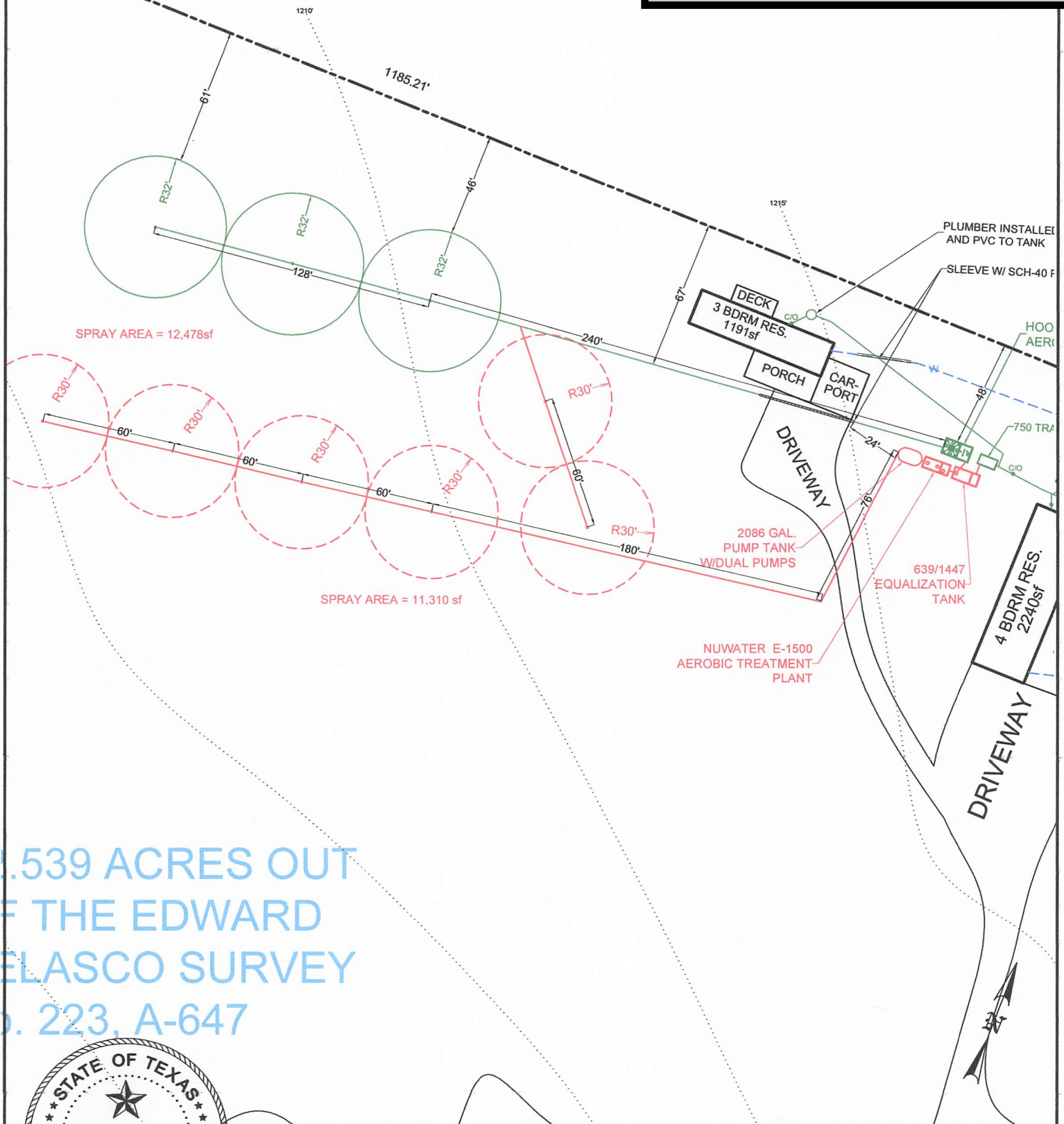
PERMIT #87385

22.539 ACRES OUT
OF THE EDWARD
VELASCO SURVEY
No. 223, A-647



OWNER:	JDK ASSOCIATES, INC.	DRAWN BY:	GWJ
STREET ADDRESS:	2425 W. AMMANN ROAD		
LEGAL DESC:	EDWARD VELASCO SURVEY No. 223, A-647	ACREAGE:	19.849
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=100'
		DATE:	11/01/2024
		REVISED:	10/06/2025

Received
Brandon Mark Olvera
10/09/2025 8:30:15 AM



1.539 ACRES OUT
F THE EDWARD
ELASCO SURVEY
D. 223, A-647



OWNER: JDK ASSOCIATES, INC.		DRAWN BY: GWJ	
STREET ADDRESS: 2425 W. AMMANN ROAD			
LEGAL DESC: EDWARD VELASCO SURVEY No. 223, A-647			ACREAGE: 19.849
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=60'	DATE: 11/01/2024	REVISED: 10/06/2025



MINIMUM EXCAVATION DIMENSIONS:

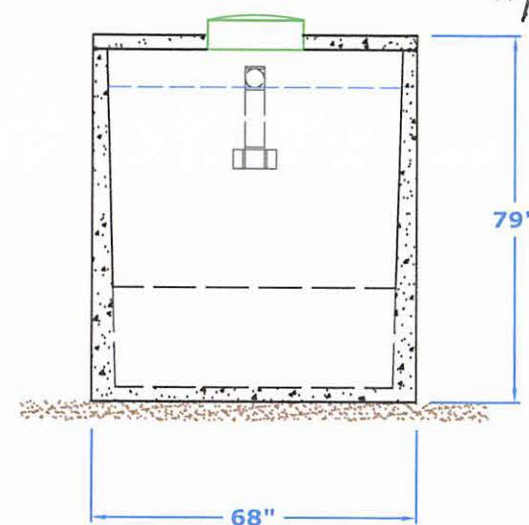
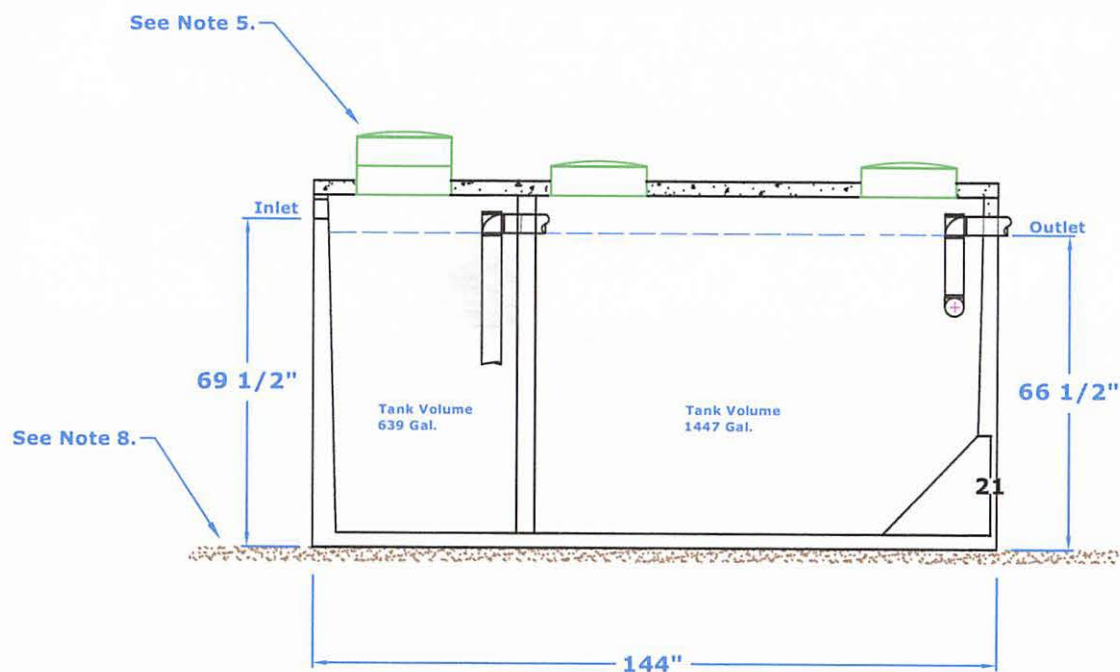
Width: 80"
Length: 156"

GENERAL NOTES:

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



FLSBS
11/10/24



2086 gallon tank
639 trash / 1447 EQ tank

Model: 2086 gallon

November 2011
By: gwj

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: 2086 tank



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

TANK NOTES:

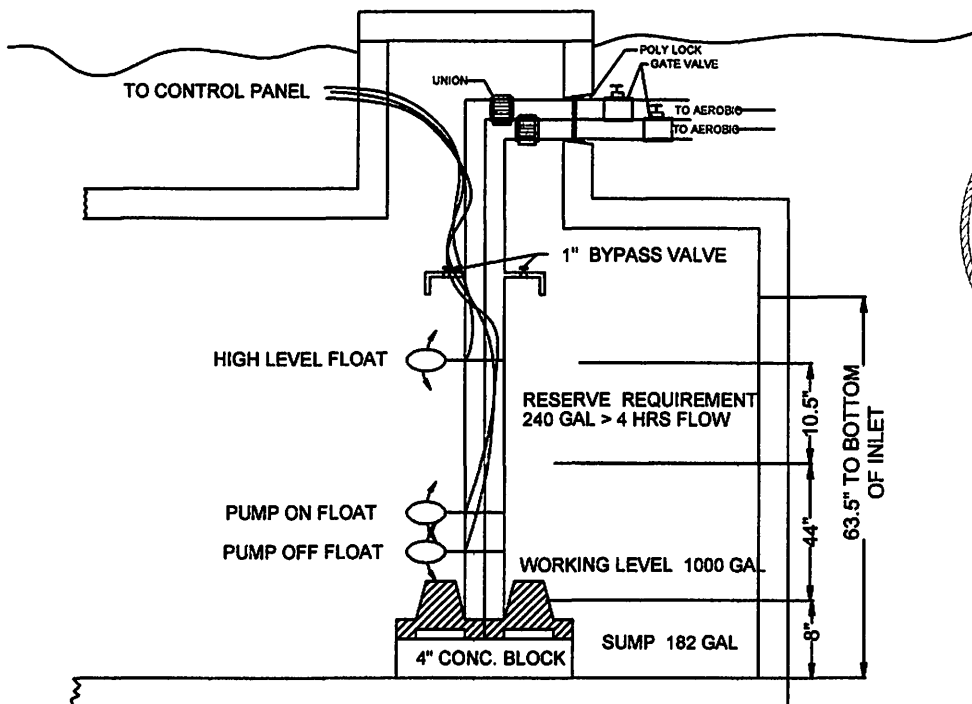
Tanks must be set to allow a minimum of 1/8" per foot fall from building.

Tightlines to the tank shall be SCH-40 PVC.

A two way sanitary tee is required between mobiles and tank.

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

ALL WIRING MUST BE IN COMPLIANCE WITH
THE MOST RECENT NATIONAL ELECTRIC CODE



11/10/24

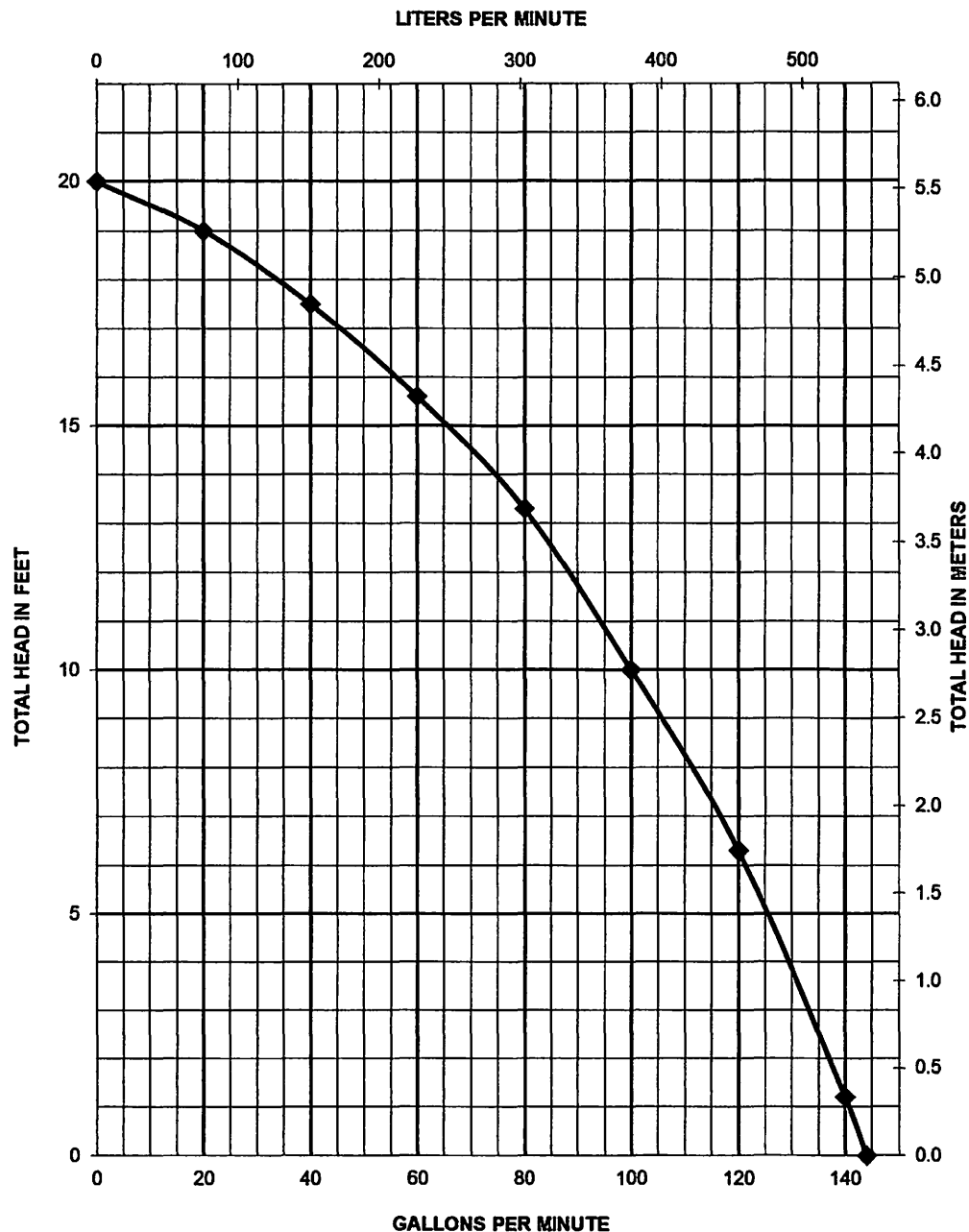
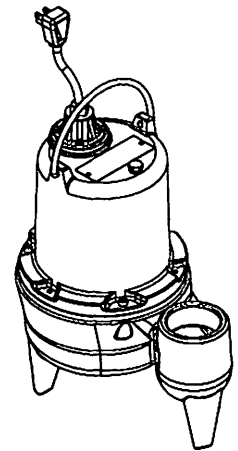
EQUALIZATION TANK 1447 GAL PUMP TANK
VOLUME = 22.8 GAL/IN



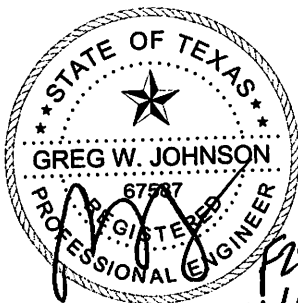
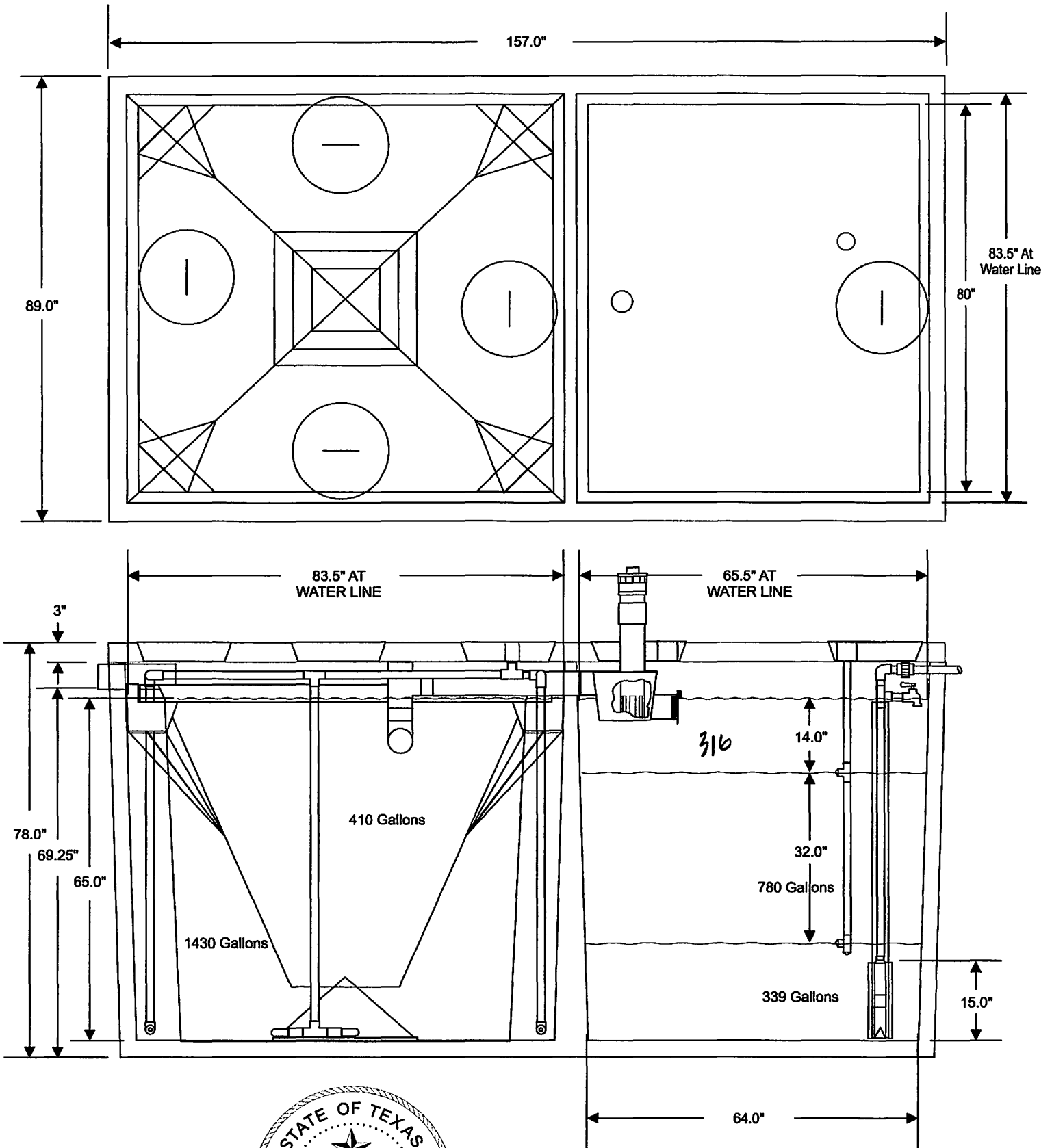
Pump Specifications

LE40 Series

4/10 HP Submersible Sewage Pump



1000 GPD PUMPED SYSTEM H-1000 AN

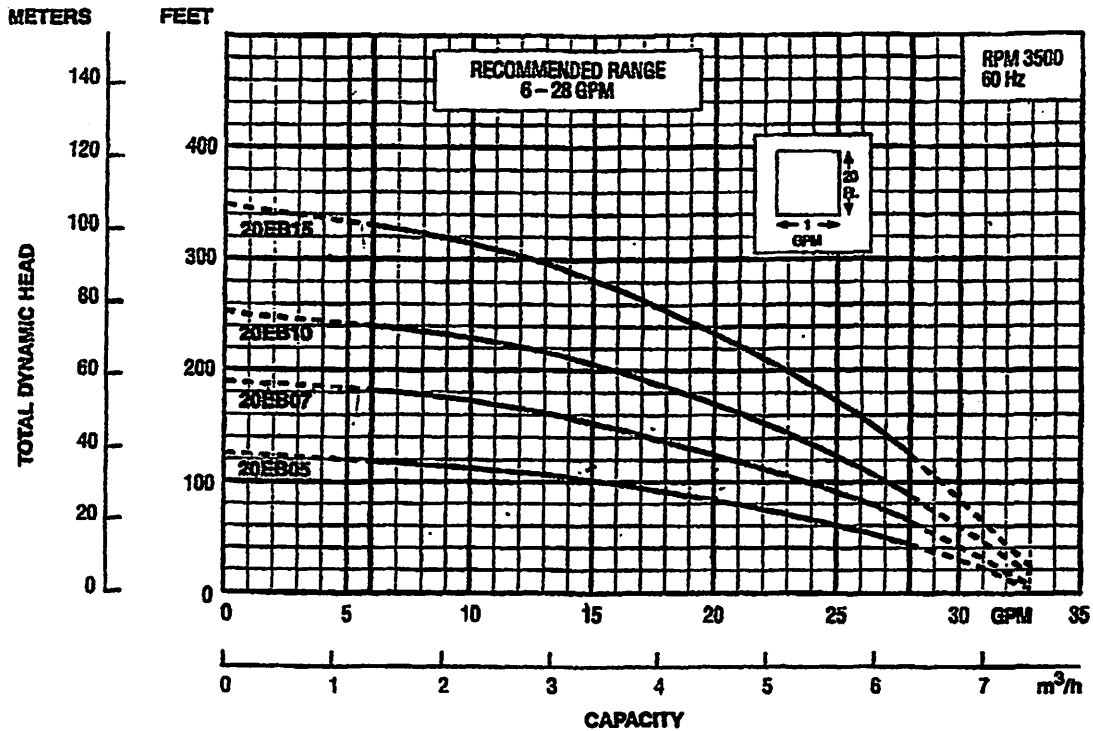


5.312' Avg. Length
6.812' Avg. Width
5.416' Depth

1469 Gallons
339 Gallons Remaining In Tank
1130 Gallons Pumping Capacity

Model 20EB

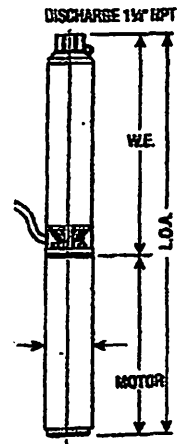
FILTERED EFFLUENT BLASTER.



LOW ANGLE NOZZLE PERFORMANCE CHART

Nozzle	PSI	Radius	GPM
#1	30	22'	1.5
	40	24'	1.7
	50	26'	1.8
	60	28'	2.0
#3	30	29'	3.0
	40	32'	3.1
	50	35'	3.5
	60	37'	3.8
#4	30	31'	3.4
	40	34'	3.9
	50	37'	4.4
	60	38'	4.7
#6	40	38'	6.5
	50	40'	7.3
	60	42'	8.0
	70	44'	8.6

#3
LOW ANGLE



DIMENSIONS AND WEIGHT

Order Number
20EB0522, 20EB0521

WE = water end or pump
L.O.A. = length of assembly

K-RAIN K-2 PLUS

DATA REPRESENTS TEST RESULTS IN ZERO WIND. ADJUST FOR LOCAL CONDITIONS. RADIUS MAY BE REDUCED WITH NOZZLE RETENTION SCREW.

Effective April, 1996
Printed in the U.S.A.
BLASTER

RECEIVED

By Brandon Olvera at 3:08 pm, Mar 03, 2025

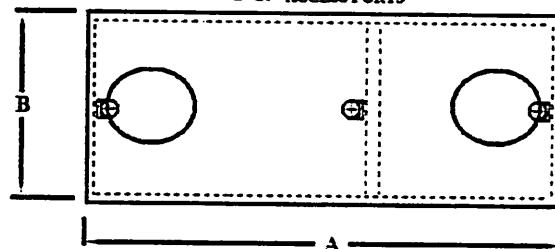
Comal Concrete Products, Inc.
4222 FM 482 NEW BRAUNFELS, TX 78132
EMAIL: comalconcrete@comalconcrete.com
830-608-1699 SA Metro: 830-606-4732 Fax: 830-608-1396

**500 GALLON TO
2000 GALLON
SEPTIC TANKS**

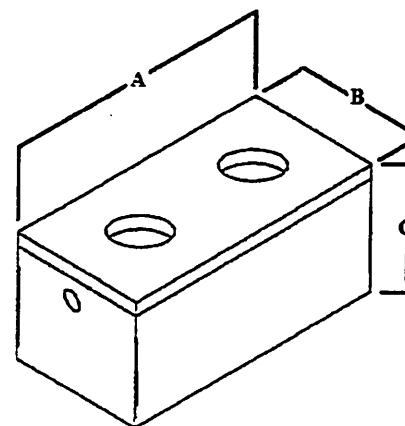
NON TRAFFIC

PLAN VIEW TOP

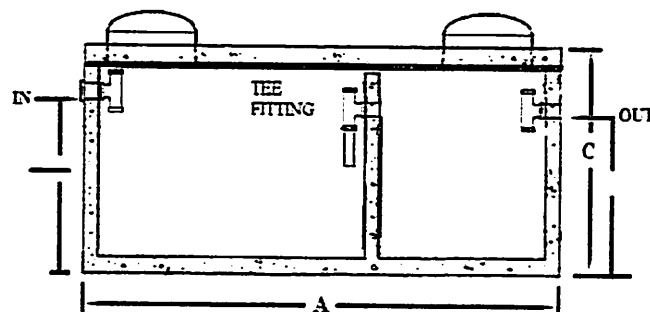
2 - 20" ACCESS PORTS



NOTE: DRAWING NOT TO SCALE



SECTION: ELEVATION



SEPTIC TANK

DESIGN CONFORMS TO: ASTM C 1227

CONCRETE:

4500 PSI CONFORMING TO ASTM C 150

STEEL REINFORCEMENT:

GRADE 60 CONFORMING TO ASTM A 615

BEDDING SPECIFICATION:

6" TO 8" DEPTH OF PEA GRAVEL BED

RECOMMENDED BY MANUFACTURER

GALLON	CAP	DIM. A	DIM. B	DIM. C	FLOW -IN	FLOW -OUT	COMPARTMENTS
500		68	68	54	45	42	SINGLE
750		100	65	52	43	40	DOUBLE
1000		103	79	52	43	40	DOUBLE
1250		129	80	52	43	40	DOUBLE
1500		151	83	50	40	37	DOUBLE
2000		176	74	60	50	47	DOUBLE

REVISED 8/2010 K.B.
APPROVED _____



RECEIVED

By Brandon Olvera at 3:08 pm, Mar 03, 2025

GENERAL NOTES:

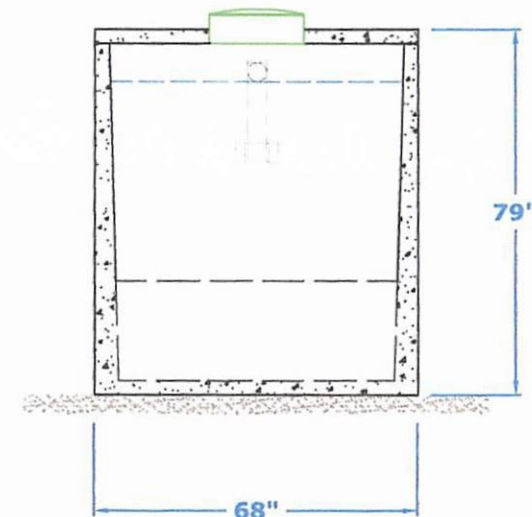
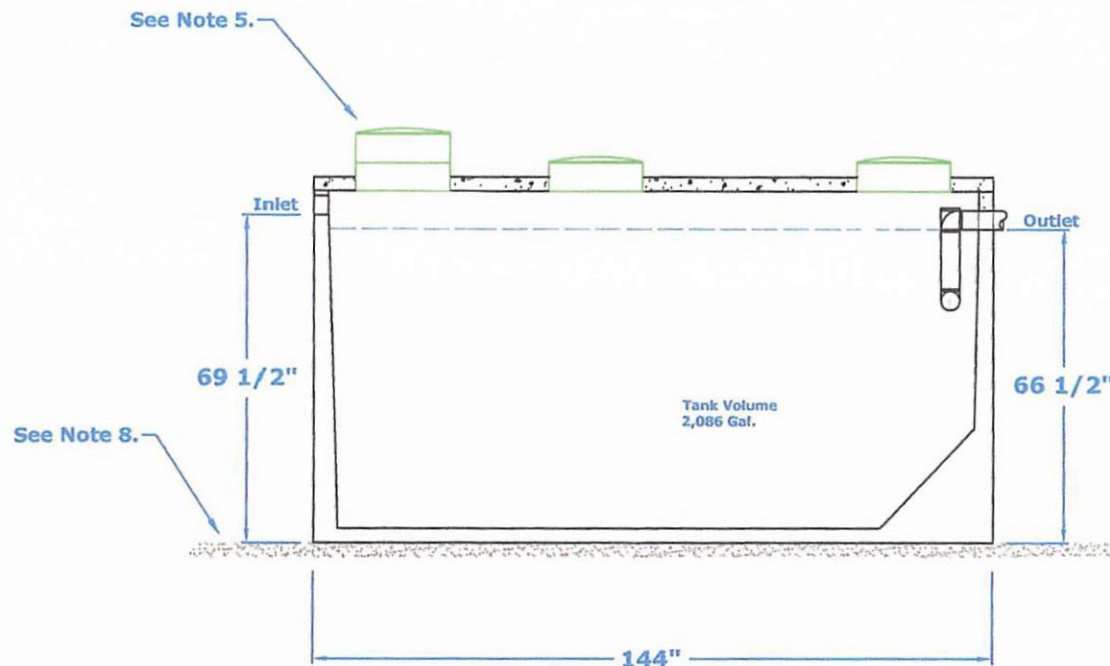
1. Tank structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 16,600 lbs.
4. Tank capacity is 2,086 Gal.
5. 20" Ø access riser w/ lid (Typical 3). Optional extension risers available.
6. 4" min. compacted sand or gravel pad by Contractor

MINIMUM EXCAVATION DIMENSIONS:

Width: 80"
Length: 156"



Fr595
5/1/2013



2086 gallon tank

November 2011
By: gwj

Scale:

* All Dimensions subject to allowable specification tolerances.

Dwg. #: 2086 tank



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

Model: 2086 gallon

RECEIVED

By Brandon Olvera at 3:08 pm, Mar 03, 2025

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

March 28, 2013

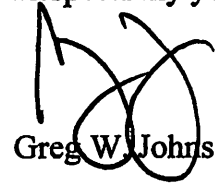
Block Creek Concrete Products
Attn: Burt Seidensticker
444 A Old #9
Comfort, TX 78013

RE: BLOCK CREEK CONCRETE PRODUCTS

Attached is a schematic for septic tanks manufactured by BLOCK CREEK CONCRETE PRODUCTS. The tanks meet the specifications required by Texas State Code and ASTM Designation C 1227-93a Standard Specification for Precast Concrete septic tanks. Additionally, these tanks meet the specifications required in Chapter 285.32.

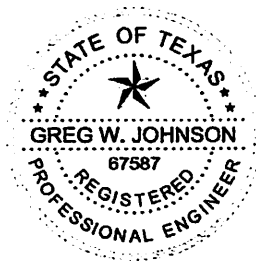
Please contact me should you have any questions.

Respectfully yours,



Greg W. Johnson, P.E., F#2585

3/28/2013



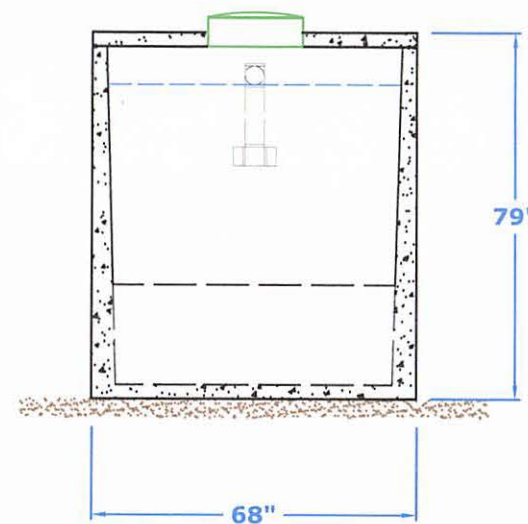
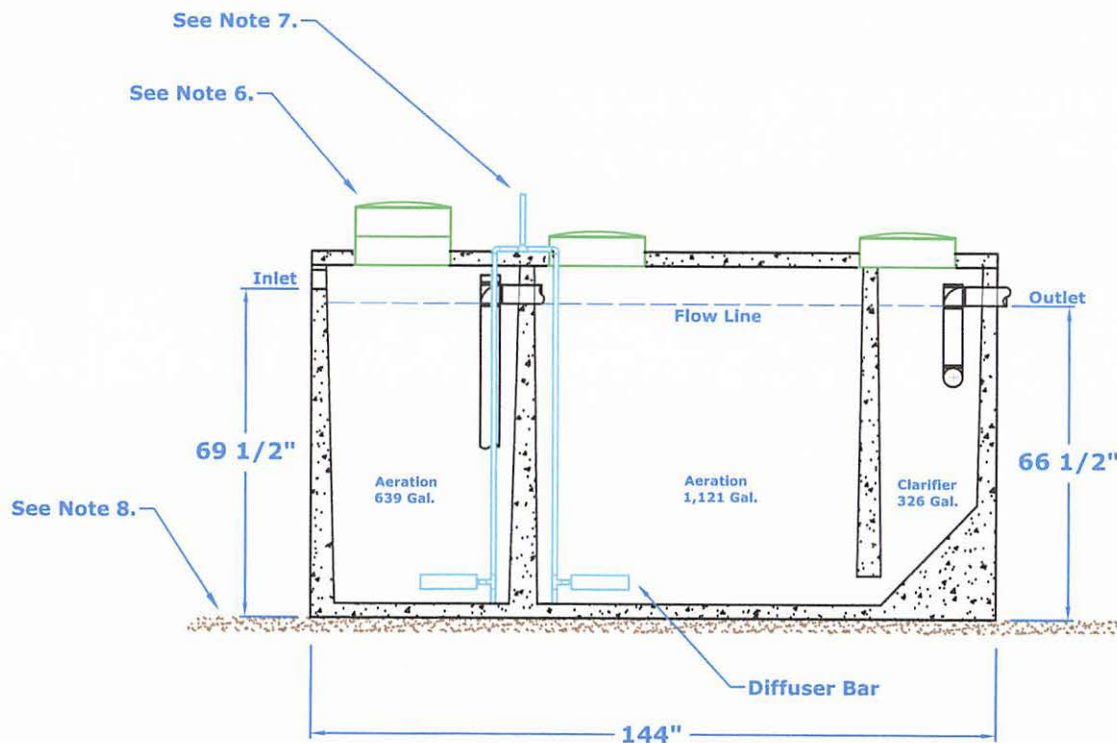


MINIMUM EXCAVATION DIMENSIONS:

Width: 80"
Length: 156"

GENERAL NOTES:

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



**NuWater E-1500 Duel Aeration
Aerobic Treatment Plant (Assembled)**

Model: E-1500

July, 2010
By: A.S.

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B1500-2

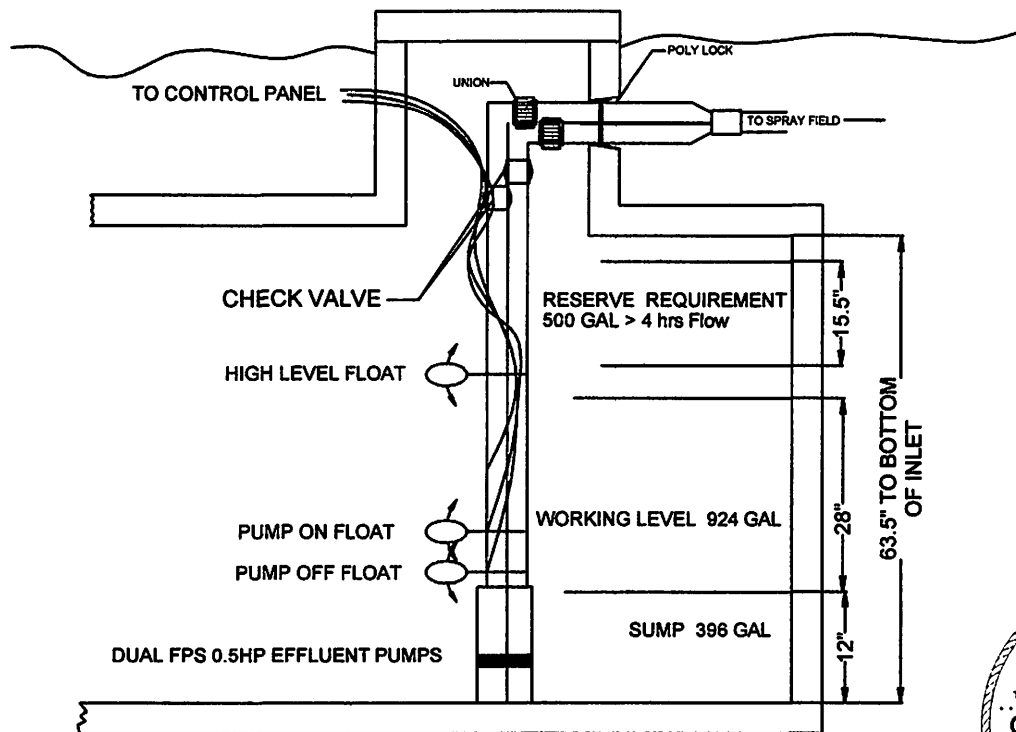


Advantage Wastewater Solutions llc.
444 A Old Hwy No 9
Comfort, TX 78013
830-995-3189
fax 830-995-4051

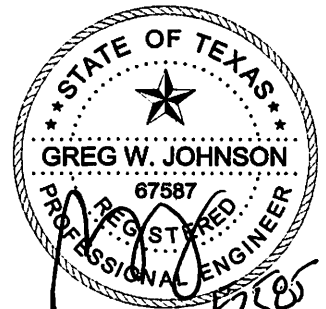
TANK NOTES:

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

ALL WIRING MUST BE IN COMPLIANCE WITH
THE MOST RECENT NATIONAL ELECTRIC CODE



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



Environmental Series Pumps

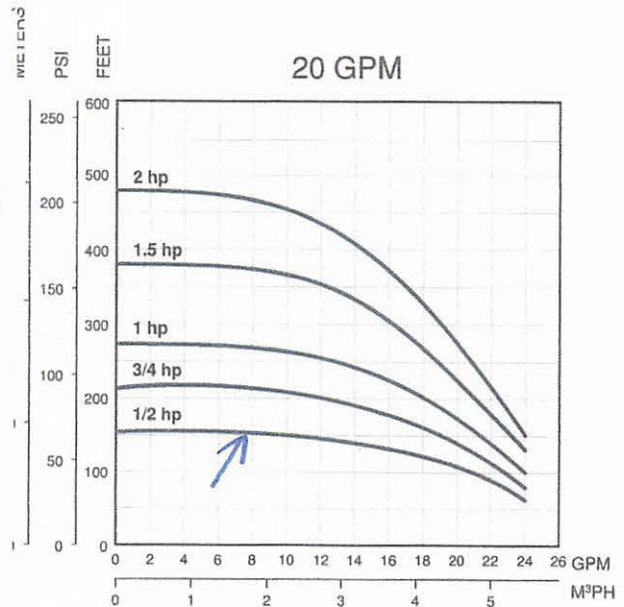
Thermoplastic Performance

LOW ANGLE NOZZLE PERFORMANCE CHART

Nozzle	PSI	Radius	GPM
#1	30	22'	1.5
	40	24'	1.7
	50	26'	1.8
	60	28'	2.0
#3	30	29'	3.0
	40	32'	3.1
	50	35'	3.5
	60	37'	3.8
#4	30	31'	3.4
	40	34'	3.9
	50	37'	4.4
	60	38'	4.7
#6	40	38'	6.5
	50	40'	7.3
	60	42'	8.0
	70	44'	8.6

KRAIN
Pro-Plus

A



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



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 November 15, 2024

Permit Number 118182

1. APPLICANT / AGENT INFORMATION

Owner Name JDK ASSOCIATES, INC.
Mailing Address P.O. BOX 478
City, State, Zip WHITESBORO, TX 76273-0478
Phone # 830-980-4037
Email steve@jdkinc.com

Agent Name GREG W. JOHNSON, P.E.
Agent Address 170 HOLLOW OAK
City, State, Zip NEW BRAUNFELS, TX 78132
Phone # (830) 905-2778
Email gregjohnsonpe@yahoo.com

2. LOCATION

Subdivision Name _____ Unit _____ Lot _____ Block _____

Survey No. _____

Address 2425 W. AMMANN ROAD City BULVERDE State TX Zip 78079

3. TYPE OF DEVELOPMENT

☐ Single Family Residential

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

Number of Bedrooms _____

Indicate Sq Ft Living Area _____

☒ Non-Single Family Residential

(Planning material must show adequate lot area for doubling lot covered by permitted units and total area)

Type of Facility MOBILE BATHROOM

Offices, Factory, Warehouse, School, etc. - Indicate Number of Occupants _____

Restaurants, Lodging, etc. - Indicate Number of Occupants _____

Hotel, Motel, Home, Nursing Home - Indicate Number of Beds _____

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 125,000 (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 [Signature]

Date 11-13-24

From: [Bailey Dorn](#)
To: [Hernandez,Sandra](#)
Cc: [Danny Batts](#); [Olvera,Brandon](#); steve@jdkinc.com; [Greg Johnson](#); [Heath Edwards](#)
Subject: RE: 2425 W. Ammann - Permit 118182
Date: Wednesday, March 12, 2025 2:08:25 PM
Attachments: [image002.png](#)
[image003.png](#)

This email originated from outside of the organization.

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

- Comal IT

Good afternoon Sandra,

2425 W. Ammann Rd is complaint with the City of Bulverde Subdivision regulations.

Please let me know if you have any further questions.

Thank you,

Bailey Dorn

Planner I



30360 Cougar Bend

Bulverde, TX 78163

Office: (830) 438-3612

Direct: (830) 380-3047

Fax: (830) 438-4339

bdorn@bulverdetx.gov

From: Hernandez,Sandra <rabsah@co.comal.tx.us>

Sent: Monday, February 10, 2025 4:28 PM

To: steve@jdkinc.com; Greg Johnson <gregjohnsonpe@yahoo.com>

Cc: Danny Batts <dbatts@bulverdetx.gov>; Bailey Dorn <Bdorn@bulverdetx.gov>; Olvera,Brandon <Olverb@co.comal.tx.us>

Subject: 2425 W. Ammann - Permit 118182

RE: Permit 118182 – 2425 W. Ammann Rd.

From: [Hernandez, Sandra](#)
To: steve@jdkinc.com; [Greg Johnson](#)
Cc: dbatts@bulverdetx.gov; [Bailey Dorn](#); [Olvera, Brandon](#)
Subject: 2425 W. Ammann - Permit 118182
Date: Monday, February 10, 2025 4:28:00 PM
Attachments: [image001.png](#)
[Pages from 118182.pdf](#)

RE: Permit 118182 – 2425 W. Ammann Rd.

Dear property owner ,

We received a septic permit application in our office for the referenced property on December 13, 2024 (see attachment). This property shows to be in the jurisdiction of the City of Bulverde, so we are including the city in this email. Please be advised that you will need to contact Bailey Dorn or Danny Batts at (830-438-3612) with the City of Bulverde to verify this tract is compliant with their subdivision regulations and provide confirmation to our office that indicates this tract is compliant.

Thank you,



Sandra Ann Hernandez

Subdivision Coordinator

Comal County Engineer's Office

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

Olvera,Brandon

From: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Friday, February 21, 2025 11:27 AM
To: Olvera,Brandon
Cc: steve@jdkinc.com
Subject: Re: 118182.pdf
Attachments: 2425 W AMMANN RD - JDK ASSOCIATES #118182 REV.pdf

This email originated from outside of the organization.

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

- Comal IT

Brandon,

In response to your email:

1. Revised application showing bedrooms and restrooms for each mobile home.
- 2 & 3. Acreage is 19.849 acres, but the owner is reacquiring the lot for Permit #104442 next month.
4. Attached are additional cross-sections of the tanks.

Thanks,

Greg

Send for Greg W. Johnson, P.E., R.S.)

170 Hollow Oak

New Braunfels, TX 78132

Office/Fax (830) 905-2778

Email: gregjohnsonpe@yahoo.com



COMAL COUNTY

ENGINEER'S OFFICE

RE: ***2425 W. Ammann Road***
19.849 acres of land out of Edward Velasco
Survey No. 223, Abstract No. 647

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:

- ✓ Application Page 1:
 - a. State the number of bedrooms for each mobile.
 - b. State the number of restrooms
- 2. Site plan acreage does not match the acreage stated in the legal description.
- ✗ It appears that permit 104442 is shared by 2 properties with different owners
 - a. OSSFs for non-single families cannot cross property boundaries.
- ✓ Submit a cross section of all the tanks.
- 5. 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 |



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

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) 750 TRASH/ NEW 639 TRASH/1447 EQ/HOOT
1000AN/NUWATER E-1500/2086 PUMP Absorption/Application Area (Sq Ft) 22,363

Gallons Per Day (As Per TCEQ Table 111) 1400

(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 of single family dwelling over 285.4 sq ft? ☒ 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 UP has been approved by the appropriate regional office.)

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

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

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

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

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

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

If yes, indicate the city: _____



FIRM #2585

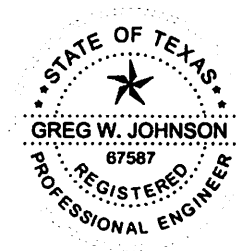
By signing this application, I certify that:

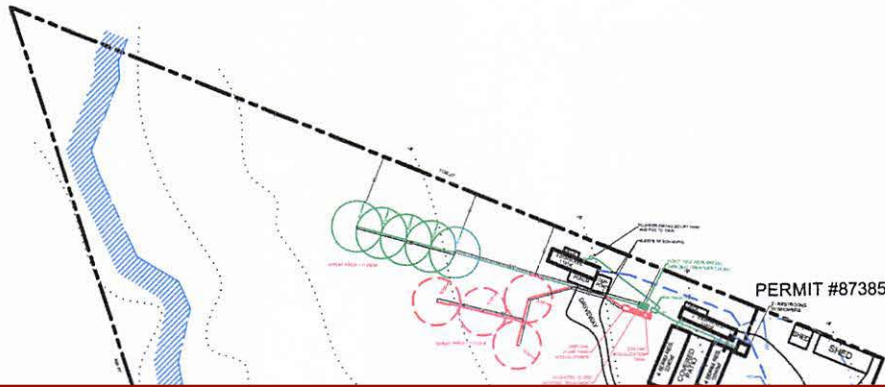
- The information provided above is true and correct to the best of my knowledge.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Designer

November 1, 2024

Date

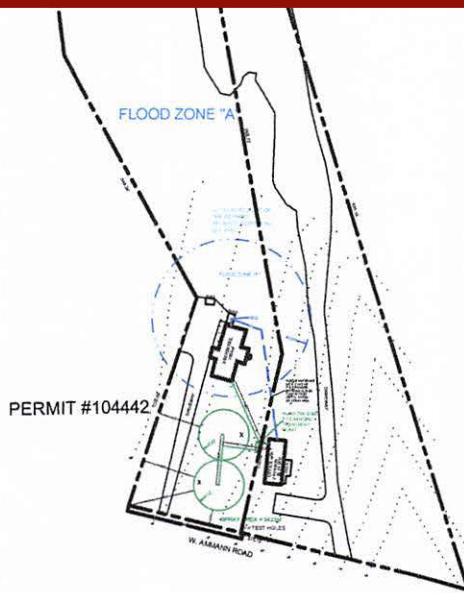




22.539 ACRES OUT
OF THE EDWARD
VELASCO SURVEY
No. 223, A-647

VOID

PERMIT #112848



OWNER:	JDK ASSOCIATES, INC.	DRAWN BY:	GWJ
STREET ADDRESS:	2425 W. AMMANN ROAD		
LEGAL DESC:	EDWARD VELASCO SURVEY No. 223, A-647	ACREAGE:	22.539
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	N.T.S.
		DATE:	11/01/2024
		REVISED:	

VOID

PERMIT # 7385

22.539 ACRES OUT
OF THE EDWARD
VELASCO SURVEY
No. 223, A-647



OWNER:	JDK ASSOCIATES, INC.	DRAWN BY:	GWJ
STREET ADDRESS:	2425 W. AMMANN ROAD		
LEGAL DESC:	EDWARD VELASCO SURVEY No. 223, A-647	ACREAGE:	22.539
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=100'
		DATE:	11/01/2024
		REVISED:	

VOID

539 ACRES OUT
THE EDWARD
LASCO SURVEY
223, A-647



OWNER: JDK ASSOCIATES, INC.		DRAWN BY: GWJ	
STREET ADDRESS: 2425 W. AMMANN ROAD			
LEGAL DESC: EDWARD VELASCO SURVEY No. 223, A-647			ACREAGE: 22.539
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=100'	DATE: 11/01/2024	REVISED:

5/CB



20180803053 01/24/2018 01:59:02 PM 1/5

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

Date: January 19, 2018

Grantor: GREGORY SETH WEST and DONNA M. WEST, a married couple
Grantor's Mailing Address:

GREGORY SETH WEST and DONNA M. WEST
33171 Blanco Rd.
Bulverde, Texas 78163

Grantee: JDK ASSOCIATES, INC, a Texas corporation
Grantee's Mailing Address:

JDK ASSOCIATES, INC
P.O. Box 557
Pilot Point, Texas 76258-0557

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): A 19.849 acres of land, more or less, being out of 22.539 acres of land out of the Edward Velasco Survey No. 223, Abstract No. 647, Comal County, Texas and being comprised of those certain parcels of land called 5.3034 acres recorded in Volume 603, Page 488 and 17.226 acres recorded in Document No. 200506039658, both of the Official Public Records of Comal County, Texas; said 22.539 acres of land being more particularly described in Exhibit "A" attached hereto and made a part hereof; SAVE AND EXCEPT a 2.69 acre (117327 square feet more or less) tract of land out of the Edward Velasco Survey No. 223, Abstract No. 647, Comal County, Texas and being a portion of a 22.539 acre tract as conveyed to Gregory Seth and Donna M. West in Deed recorded in Document No. 201106007590, Official Public Records, Comal County, Texas, and being more particularly described by metes and bounds in Exhibit "B" attached hereto and made a part hereof.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: 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 2018, which Grantee assumes and agrees to pay, and subsequent assessments for 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.



GREGORY SETH WEST

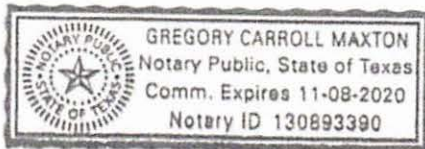


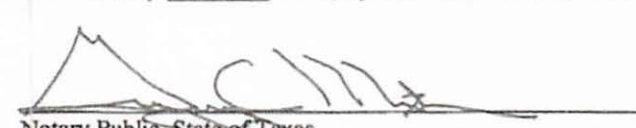
DONNA M. WEST

STATE OF TEXAS)

COUNTY OF Comal)
)

This instrument was acknowledged before me on January 23, 2018, by GREGORY SETH WEST and DONNA M. WEST.





Notary Public, State of Texas

My commission expires: Nov 8, 2020

PREPARED IN THE OFFICE OF:

Law Offices of Kevin H. Berry
242 W. Sunset Road, Suite 201
San Antonio, Texas 78209

AFTER RECORDING RETURN TO:

JDK ASSOCIATES, INC
P.O. Box 557
Pilot Point, Texas 76258-0557

Exhibit A

All that certain tract or parcel of land containing 22.539 acres of land, out of the Edward Velasco Survey No. 223, Abstract No. 647, Comal County, Texas and being comprised of those certain parcels of land called 5.3034 acres recorded in Volume 603, Page 488 and 17.226 acres recorded in Document No. 200506039658, both of the Official Public Records of Comal County, Texas; Said 22.539-acre parcel being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar set on the northerly right-of-way line of W. Axmann Road for the southeasterly corner and **POINT OF BEGINNING** of this parcel; same being the southeasterly corner of said 5.3034 acre parcel and the southwesterly corner of that certain called 17.2966 acre parcel described in Document No. 9506478419 of said Official Public Records;

THENCE with the common line of said 5.3034 acre parcel with said right-of-way line, South 84 deg 45' 54" West, a distance of 66.03 feet (called South 84 deg 45' 54" West, 66.92 feet) to a 1/2 inch rebar set for angle and South 82 deg 38' 41" West, a distance of 375.12 feet (called South 82 deg 38' 41" West, 374.59 feet) to a 1/2 inch rebar set for the southwesterly corner of this parcel, same being the southwesterly corner of said 5.3034 acre parcel and the southeasterly corner of that certain called 19.777 acre parcel described in Document No. 200506042105 of said Official Public Records;

THENCE departing said right-of-way line and with the common line of this parcel with said 19.777 acre parcel, the following six (6) courses:

- 1). North 3 deg 09' 42" West, a distance of 276.58 feet (called North 3 deg 09' 42" West, 276.58 feet) to a 16d nail found for angle;
- 2). North 49 deg 59' 14" West, a distance of 348.24 feet (called North 49 deg 59' 14" West, 384.15 feet) to a 24" oak tree found for angle;
- 3). North 28 deg 10' 30" West, a distance of 154.08 feet (called North 28 deg 10' 30" West, 153.17 feet) to a 16d nail found for an exterior corner of this parcel, same being the northwesterly corner of said 5.3034 acre parcel;
- 4). North 62 deg 57' 46" East, a distance of 197.32 feet (called North 62 deg 47' 05" East) to a 3/8 inch rebar found for an interior corner of this parcel, same being the southwesterly corner of said 17.226 acre parcel;
- 5). North 37 deg 17' 45" West, a distance of 455.17 feet (called North 37 deg 16' 37" West, 455.14 feet) to a fence post found for angle;
- 6). North 38 deg 59' 36" West, a distance of 869.81 feet (called North 38 deg 58' 51" West, 869.94 feet) to a 3/8 inch rebar found for the northwesterly corner of this parcel, same being the northwesterly corner of said 17.226 acre parcel, the northeasterly corner of said 19.777 acre parcel and lying in a southerly line of that certain called 357.593 acre tract described in Volume 977, Page 588 of said Official Public Records;

THENCE with the common line of said 17.226 acre parcel with said 357.593 acre tract, South 89 deg 11' 32" East, a distance of 1185.21 feet (called South 89 deg 08' 25" East, 1185.09 feet) to a 60d nail found in fence post for the northeasterly corner of this parcel, same being the northeasterly corner of said 17.226 acre parcel and the northwesterly corner of that certain called 4.00 acre parcel described in Document No. 200406018510 of said Official Public Records;

THENCE with the common line of said 17.226 acre parcel with said 4.00 acre parcel and that certain called 10.01 acre parcel described in Document No. 200306029682 of said Official Public Records, South 0 deg 26' 55" West, a distance of 838.67 feet (called South 0 deg 26' 59" West, 837.85 feet) to a 1/2 inch rebar found for an exterior corner of this parcel, same being the southeasterly corner of said 17.226 acre parcel, the southwesterly corner of said 10.01 acre parcel and lying in the northerly line of the aforementioned 17.2966 acre parcel;

THENCE with the common line of said 17.226 acre parcel with said 17.2966 acre parcel, South 62 deg 47' 05" West (basis of bearings obtained from said Document No. 200506039658), a distance of 331.22 feet (called South 62 deg 47' 05" West) to a 1/2 inch rebar found for an interior corner of this parcel, same being the northeasterly corner of said 5.3034-acre parcel and the northwesterly corner of said 17.2966 acre parcel;

THENCE with the common line of said 5.3034 acre parcel with said 17.2966 acre parcel, South 38 deg 20' 30" East, a distance of 895.10 feet (called South 38 deg 20' 30" East, 895.87 feet) to the **POINT OF BEGINNING** and containing 22.539 acre of land, as surveyed and found on the ground on June 5, 2007.



RICKMAN LAND SURVEYING

2.69 ACRE TRACT

FIELD NOTES OF A 2.69 ACRE (117327 SQUARE FEET MORE OR LESS) TRACT OF LAND OUT OF THE EDWARD VELASCO SURVEY NO. 223, ABSTRACT NO. 647, COMAL COUNTY, TEXAS AND BEING A PORTION OF A 22.539 ACRE TRACT AS CONVEYED TO GREGORY SETH AND DONNA M. WEST IN DEED RECORDED IN DOCUMENT NO. 201108007590, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: NOTE: (BASIS OF BEARING IS TEXAS SOUTH CENTRAL ZONE, NAD83.)

BEGINNING: At a 1/2" Iron rod found in the northwest Right-of-Way line of Ammann Road for the southwest corner of the 22.539 acre tract, This Tract, a southeast corner of a 19.77 acre tract as conveyed to Richard Earl Gonzalez, Jr. of record in Document No. 201508049571, Official Public Records, Comal County, Texas and the POINT OF BEGINNING;

THENCE: Departing the northwest Right-of-Way line of Ammann Road, with the westerly line of This Tract, the 22.539 acre tract and a northeast line of the 19.77 acre tract, the following calls and distances:

N 04°18'39" W, Bearing Basis (Record Bearing N03°09'42"W), a distance of 276.70 feet to a concrete nail found for angle point;

N 50°42'06" W, a distance of 348.15 feet to a 24" Oak tree found for an angle point;

N 30°12'14" W, a distance of 153.17 feet to a 1/2" Iron rod found for the west corner of This Tract, the 22.539 acre tract and an interior corner of the 19.77 acre tract;

THENCE: N 61°45'42" E, with the northwest line of This Tract, the 22.539 acre tract and a southeast line of the 19.77 acre tract, a distance of 196.74 feet to a 1/2" Iron rod set with cap stamped "RICKMAN RPLS 5826" for the north corner of This Tract, the east corner of the 19.77 acre tract and an interior corner of the 22.539 acre tract;

THENCE: Departing a southeast line of the 19.77 acre tract, across the 22.539 acre tract, with the northeast line of This Tract, the following calls and distances:

S 32°40'32" E, a distance of 558.73 feet to a 1/2" Iron rod set with cap stamped "RICKMAN RPLS 5826" for an angle point;

S 09°35'09" E, a distance of 232.82 feet to a 1/2" Iron rod set with cap stamped "RICKMAN RPLS 5826" in the northwest Right-of-Way line of Ammann Road and the southeast line of the 22.539 acre tract for the east corner of This Tract, from which a 1/2" Iron rod found for an angle point in the 22.539 acre tract bears, N81°27'03" E, a distance of 226.64 feet;

THENCE: S 81°27'03" W, with the northwest Right-of-Way line of Ammann Road, the southeast line of This Tract and the 22.539 acre tract, a distance of 148.32 feet to the POINT OF BEGINNING and containing 2.69 acres of land in Comal County, Texas, according to a survey on this parcel on October 25, 2017 by Rickman Land Surveying.

J. Derrick Rickman
J. Derrick Rickman
Registered Professional Land Surveyor #5826



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
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