Comal County Environmental Health
OSSF Inspection Sheet

Installer Name: Kyle Johnson **OSSF Installer #:** OS0005796

1st Inspection Date: 3/10/25 **2nd Inspection Date:** 3/13/25 **3rd Inspection Date:** 04/02/2025

Inspector Name: Hendry **Inspector Name:** Hendry **Inspector Name:** Efrain Gallegos

Permit#: 118280 **Address:** 4655 STATE HWY 46 W

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: **3/10/25 CH: Tight line installed, tanks good, ready for cover**
3/13/25 CH: Field installed to design, operational, cover all
4/2/25 EG: Covered.

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	x		1000 gal. trash/ lift station	x		
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed						
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	x x		Clearstream 600; 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:	118280
Issued This Date:	02/06/2025
This permit is hereby given to:	NEW BRAUNFELS EXECUTIVE STORAGE, LLC

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

4655 STATE HWY 46 W
NEW BRAUNFELS, TX 78132

Subdivision:	Alva Morris Holdbrook S#423, A-271
Unit:	0
Lot:	0
Block:	0
Acreage:	9.0000

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 2:05 pm, Jan 14, 2025

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 7, 2024 Permit Number 118280

1. APPLICANT / AGENT INFORMATION

Owner Name	NEW BRAUNFELS EXECUTIVE STORAGE, LLC	Agent Name	GREG JOHNSON, P.E.
Mailing Address	575 ORCHARD WAY	Agent Address	170 HOLLOW OAK
City, State, Zip	NEW BRAUNFELS, TEXAS 78132	City, State, Zip	NEW BRAUNFELS TEXAS 78132
Phone #	210-494-5511	Phone #	830-905-2778
Email	kfelux@quiddity.com	Email	gregjohnsonpe@yahoo.com

2. LOCATION

Subdivision Name _____ Unit _____ Lot _____ Block _____

Survey Name / Abstract Number Alva Morris Holdbrook Survey #423, A-271 Acreage 9.00

Address 4655 ST HWY 46 W. City NEW BRAUNFELS State TX Zip 78132

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 STORAGE BUILDINGS w/OFFICE

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants 2

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: $ 250,000 (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 ☐ 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.

X _____ 1/10/2025

Signature of Owner Date

Revised January 2021

#118280

ALVA MORRIS HOLBROOK Survey #423, A-271, being 9.0ac

COMALCOUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR
TX 78132
(830) 608-2090

REVISED
9:24 am, Feb 12, 2025

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) 1000 GAL 2 COMP w/PUMP CLEARSTREAM 600NC3T Absorption/Application Area (Sq Ft) 1200

Gallons Per Day (As Per TCEQ Table 111) 120

(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

January 11, 2025
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** _____ **LOT** _____ **SUBDIVISION**

IF NOT IN SUBDIVISION: 9.00 **ACREAGE** ALVA MORRIS HOLBROOK SURVEY #423, A-271 **SURVEY**

The property is owned by (insert owner's full name): NEW BRAUNFELS EXECUTIVE STORAGE, 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 9th **DAY OF** August **,20** 23

Owner(s) signature(s)

Jorden Mahler
Owner (s) Printed name (s)

JORDEN MAHLER

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 9th **DAY OF** August **,20** 23

Emily R. Smith
Notary Public Signature

EMILY R. SMITH

EMILY RENEE SMITH NOTARY PUBLIC STATE OF TEXAS ID 13406107-6 EXP: 11-11-2026

(Notary Seal Here)

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
08/18/2023 11:00:58 AM
MARY 1 Pages(s)
202306026563

Bobbie Koepp

CENTRAL TEXAS AEROBICS, INC.

2918 Dauer Ranch Rd. New Braunfels, Tx 78130
Phone (830)303-4065 Fax (830)837-5573
www.septictex.com Email: info@septictex.com

INITIAL State Maintenance and Inspection Agreement (COMMERCIAL)

General
This contract (herein referred to as this "Agreement") is entered into by **New Braunfels Executive Storage** (hereinafter referred to as the "Customer") located at **4655 Hwy 46 W., New Braunfels TX 78132, Comal** County and Central Texas Aerobics, Inc. By this agreement Central Texas Aerobics, Inc. agrees to render professional service, as described herein, and the Customer agrees to fulfill the terms of this Agreement as described herein.

This contract will provide for all required inspections, testing and service on your **CLEARSTREAM** Aerobic Treatment System. The policy will include the following:

1. 3 inspections a year (at least one every four months), for a total of 6 over the two-year period including inspection, adjustment, and servicing of the mechanical, electrical, and other applicable component parts to ensure proper function. This includes inspection of control panel, air pumps, air filter, diffuser operation and replacing or repairing any component not found to be operating correctly. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48-hour time frame.

2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and pH will be taken and reported as necessary.

3. If any improper operation is observed which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date and cost of correction.

4. Any additional visits, inspections, or sample collections required by specific Municipalities, Water/River Authorities, County Agencies, the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy.

5. Pumping of sludge build-up is not covered by this contract and will result in additional charges. Replacing of parts due to misuse/abuse will not be covered under this contract. The Owner assumes full responsibility for the cost of parts and labor.

6. With STATE MAINTENANCE the customer is responsible for the chlorine tablets. They must be filled before the service visit. If not, the service representative will add them, and you will be charged. The use of improper chlorine (such as swimming pool tablets) will VOID all warranties. The **CLEARSTEAM** Owners Manual must be strictly followed, or warranties are subject to invalidation.
Initials of Central Texas Aerobics, Inc. X WKJ Initials of Owner X JM

~~7. If choosing the *EXPANDED CHLORINE PLACEMENT POLICY we will add necessary chlorine tablets and clean filters at each monthly service visit. Service calls and labor are included in this expanded contract (excluding misuse/abuse/over water usage.) If payments are not made on this policy, service will be suspended and Central Texas Aerobics, Inc. will immediately notify the appropriate health authority of this termination.~~
~~Initials of Central Texas Aerobics, Inc. X_____ Initials of Owner X_____~~

8. At the conclusion of the initial service policy, our Company will make available for purchase on an annual basis, a continuing service policy to cover normal inspections, maintenance and repair or an Expanded Chlorine Placement Policy. According to state law, ALL OWNERS OF AEROBIC SEPTIC SYSTEMS MUST maintain a factory authorized service provider for the lifetime of the system.

ACCESS BY CENTRAL TEXAS AEROBICS, Inc.
Central Texas Aerobics, Inc. or anyone authorized by them may enter the property at reasonable times without prior notice for the purpose of the above-described Services. Central Texas Aerobics, Inc. may access the System components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil is to be replaced with the excavated material as best as possible.

PAYMENT FOR SERVICES
STATE MAINTENANCE: The initial (first two years of STATE MAINTENANCE) is included in the price of the septic.

~~EXPANDED CHLORINE PLACEMENT POLICY: The Owner will pay Central Texas Aerobics, Inc. **$1,800.00 annually** or **$150.00 per month**, if this additional coverage is selected.~~

~~With the *Expanded chlorine placement policy we will come out MONTHLY and chlorinate your aerobic system and clean filters at each service visit. Service calls and labor are included in this expanded contract (excluding misuse/abuse/over water usage.) Parts are offered to you at reduced rates. If payments are not made on this policy, service will be suspended and Central Texas Aerobics, Inc. will immediately notify the appropriate health authority of this termination~~

~~Please INITIAL here for this service—X_____~~

Payments not received within 30 days of the due date will be subject to a $20.00 late penalty or 15% per month carrying charge, whichever is greater.

TERMINATION OF AGREEMENT:
This agreement may be terminated by either party with ten 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, Central Texas Aerobics, Inc. will immediately notify the appropriate health authority of the termination.

LIMIT OF LIABILITY:
In no event shall Central Texas Aerobics, Inc. be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall Central Texas Aerobic Inc.'s liability for direct damages exceed the price for the services described in this Agreement.

DISPUTE RESOLUTION:
If a dispute between the Customer and Central Texas Aerobics, Inc. arises that cannot be settled in good faith negotiations, then the parties shall choose a mutually acceptable arbitrator and shall share the cost of the arbitration services equally.

ENTIRE AGREEMENT:
This agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement either written or oral.

SEVERABILITY:
If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a 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 deemed to be written, construed and enforced as so limited.

OWNER(S)

New Braunfels Executive Storage
4655 Hwy 46 W.
New Braunfels, TX 78132

X Docusigned by: Jordin Maleler 1/13/2025
Signature of Owner(s) Date

SERVICE PROVIDER

Central Texas Aerobics, Inc.
2918 Dauer Ranch Rd.
New Braunfels, TX 78130

Wm. Kyle Johnson 1-13-25
WM. KYLE JOHNSON #MP0001058 Date

Brand: **CLEARSTREAM** MODEL#_____ SERIAL#_____

COUNTY: **COMAL** PERMIT# **116559** DATE INSTALLED: _____

CERTIFIED & LICENSED MAINTENANCE PROVIDER: William Kyle Johnson #MP0001058

EFFECTIVE DATE: *_____ EXPIRATION DATE:_____
The effective date of this initial maintenance contract shall be the date the License to Operate is issued.

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

May 23, 2023

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

RE- SEPTIC DESIGN
4451 ST HWY 46W
ALVA MORRIS HOLBROOK SURVEY NO.423, A-271, BEING 9.00 AC
NEW BRAUNFELS, TX 78132
NEW BRAUNFELS EXECUTIVE STORAGE, LLC

Brandon /Brenda,

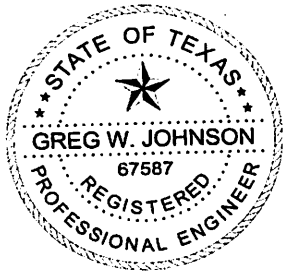
The referenced property is located within the Edwards Aquifer Recharge Zone. This OSSF design will comply with requirements in the WPAP.

Temporary erosion and sedimentation controls should be utilized as necessary prior to construction. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, activities must be suspended immediately and the applicant or his agent must immediately notify the TCEQ Regional Office. After that operations can only proceed after the Executive Director approves required additional engineered impact plans.

Designed in accordance with Chapter 285, Subchapter D, §285.40,285.41, & 285.42, Texas Commission on Environmental Quality (Effective December 29, 2016).

05/23/2023

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



ON-SITE SEWERAGE FACILITY
SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: **May 22, 2023**

Site Location: **9.00 ACRES OUT OF THE ALVA MORRIS HOLBROOK SURVEY No. 423, A-271**

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"	**IV**	**CLAY**	**N/A**	**NONE OBSERVED**	**LIMESTONE @ 6"**	**DRK. BROWN STONY**
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

05/22/2023
Date

OSSF SOIL EVALUATION REPORT INFORMATION

Date: May 23, 2023

Applicant Information:

Name: NEW BRAUNFELS EXECUTIVE STORAGE, LLC.
Address: 575 ORCHARD WAY
City: NEW BRAUNFELS State: TEXAS
Zip Code: 78132 Phone:

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: HWY 46 WEST
City: NEW BRAUNFELS Zip Code: 78132
Additional Info.: 9.00 ACRES OUT OF THE ALVA MORRIS HOLBROOK SURVEY No. 423, A-271

Installer Information:

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

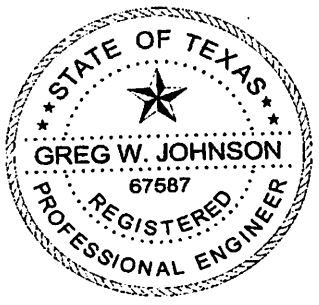
Topography: Slope within proposed disposal area: 2 %

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

05/23/2023
DATE



FIRM #2585

RECEIVED
By Brandon Olvera at 2:22 pm, Mar 25, 2025

#118280

AEROBIC TREATMENT
DRIP TUBING SYSTEM
DESIGNED FOR:
NEW BRAUNFELS EXECUTIVE STORAGE, LLC
575 ORCHARD WAY
NEW BRAUNFELS, TEXAS 78132

SITE DESCRIPTION:

Located in the Alva Morris Holbrook Survey #423, A-271, being 9.00 acres at 4655 State Hwy 46 W, the proposed system will serve an office for a storage facility with two office employees, situated in an area with shallow Type III soil as described in the Soil Evaluation Report. Native grasses 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 plumber installed 6 inch SCH-40 pipe discharges from the building into a 1000 gallon two compartment tank with traffic lid and with the second compartment fitted with a Liberty LE40 and high level audible visual alarm. Effluent will be pumped on demand to the Clearstream 600 NC3T 600gpd aerobic treatment plant containing a 400-gallon pretreatment tank, an aerobic treatment plant, and a 700-gallon pump chamber containing a submersible (Dominator 20DOM05121) well pump. The well pump is activated by a time controller allowing the distribution eight times per day with an 5 minute run time with float setting at 180 gallons. . The pump chamber contains a 0.5 HP FPS submersible well pump. The well pump is activated by mercury floats and a timer set to cycle eight times per day with a ten minute run time. A high level audible and visual alarm will activate should the pump fail. Distribution is through a self flushing 100 micron Arkal Disc filter then through a 1" SCH-40 manifold to a 1000 sf. drip tubing field, with ***Netifim Bioline*** drip lines set approximately two feet apart with 0.61 gph emitters set every two feet, as per the attached schematic. A pressure regulator Model PMR40MF installed in the pump tank on the manifold to the field will maintain pressure at 40 psi. A 1" SCH-40 return line is installed to continuously flush the system by throttling a 1" ball valve. Solids caught in the disk filter are flushed each cycle back to the trash tank. Agricultural Products, Inc. (Model #VBK-1) 1" PVC vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Prior to installing drip tubing the top 8inches removed and then the field area will be scarified and built up with 6" of Type II or III soil. Drip tubing will be laid and the entire field area will be capped with 6" of Type II or III soil (***NOT SAND)***. The field area will be covered with Curlex erosion control blankets and heavily seeded or just sodded with a hearty grass such as Bermuda, St. Augustine, etc. 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:

Q = 120 gallons (Design Rate 2 office at 12 gpd = 24 gpd (Design120 gpd) (Table III)
Trash/Lift Tank: 1000 gallon 2-comp. w/ 2nd compartment fitted with Liberty LE40 pump

RECEIVED
By Brandon Olvera at 2:22 pm, Mar 25, 2025

Pretreatment tank size: 400 Gal
Plant Size: Clearstream 600 NC3T 600gpd (TCEQ Approved)
Pump tank size: 700 Gal
Reserve capacity after High Level: 60 gal. (>1/3 day usage)
Application Rate: Ra = 0.2 gal/sf
Total absorption area: Q/Ra = 120 GPD/0.10 = 1200 sf
Total linear feet drip tubing: 600' ***Netifim Bioline*** drip tubing .61 GPH
Pump requirement: 300 emitters @ 0.61 gph @ 30 psi = 3.05 gpm
Pump:0.5 HP FPS E-Series 20FE05P4-2W115 submersible pump or equivalent.
Dosing volume: 50-70 gal.
Pump Tank Calculations: 700 Gal (14.5 gal/in.)
Volume below working level = 12"= 148 gal
Working level = 180 gal = 15"
Reserve Requirement = 1/3 day =60 gal. = 5"

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 2 = 3.0 GPD

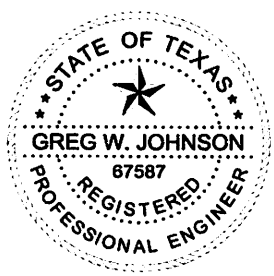
IN RETURN MANIFOLD W/ NOM. DIA 1.049" ID
MSV = 2 FPS (Πd↑2)/4*7.48 gal/cf*60 sec/min
MSV = 2(3.14159((1.049/12)↑2)/4)*7.48*60
MSV = 5.4 GPM

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.

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

03/14/25

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

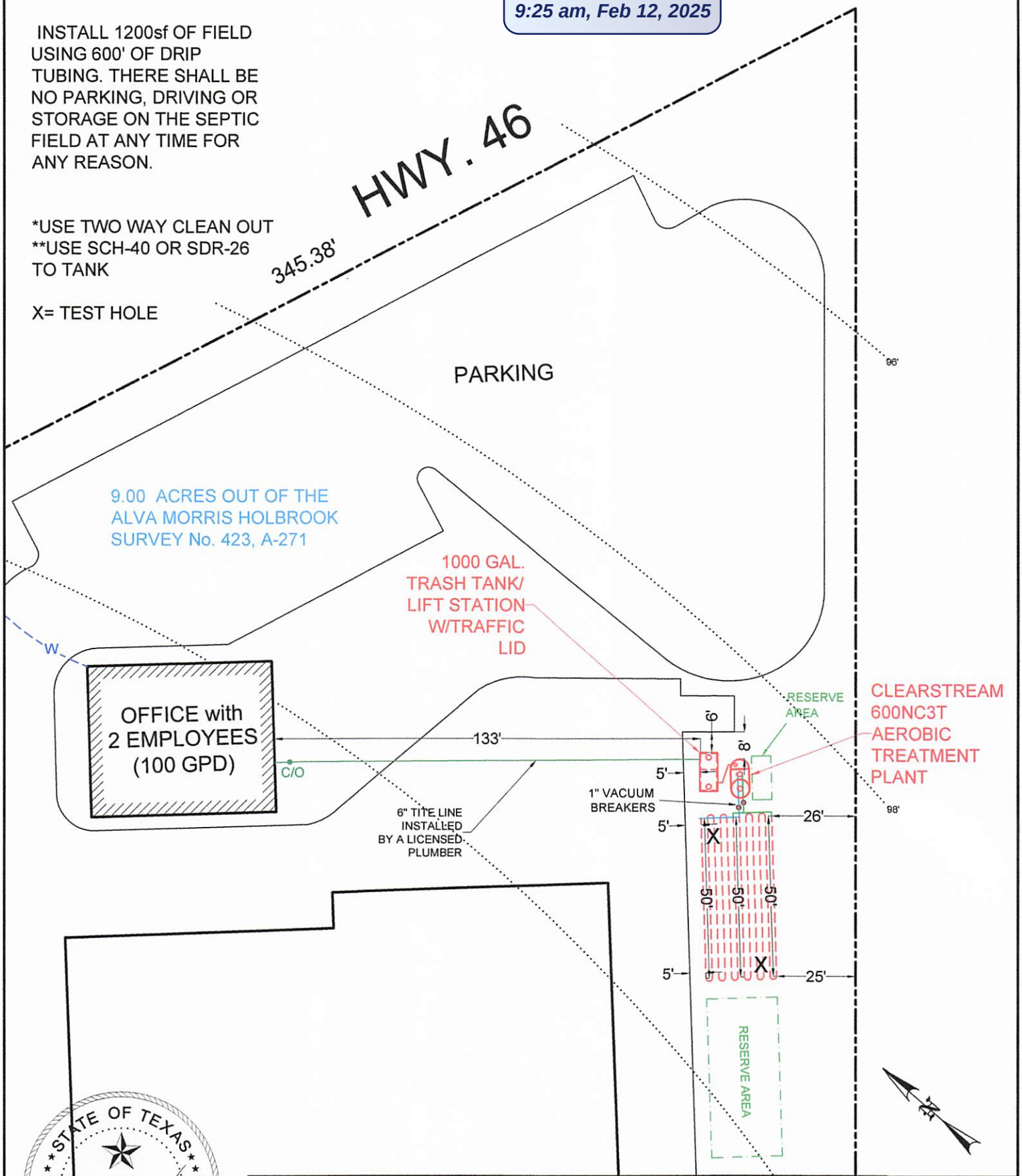


REVISED
9:25 am, Feb 12, 2025

INSTALL 1200sf OF FIELD USING 600' OF DRIP TUBING. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

*USE TWO WAY CLEAN OUT
**USE SCH-40 OR SDR-26 TO TANK

X= TEST HOLE



STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED PROFESSIONAL ENGINEER

OWNER: NEW BRAUNFELS EXECUTIVE STORAGE, LLC.				DRAWN BY: EJS III
STREET ADDRESS: 4655 HWY. 46 WEST				
LEGAL DESC: ALVA MORRIS HOLBROOK SURVEY No. 423, A-271				ACREAGE: 9.00
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=40'	DATE: 5/23/2023	3rd REVISION: 2/12/2025	

INSTALL 1200sf OF FIELD USING 600' OF DRIP TUBING. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

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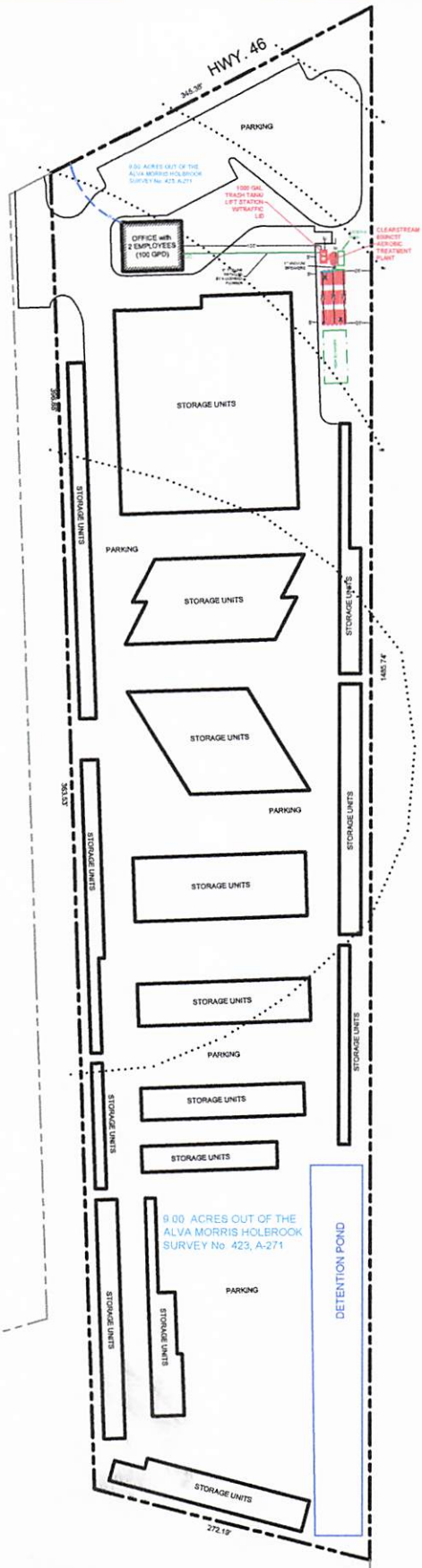
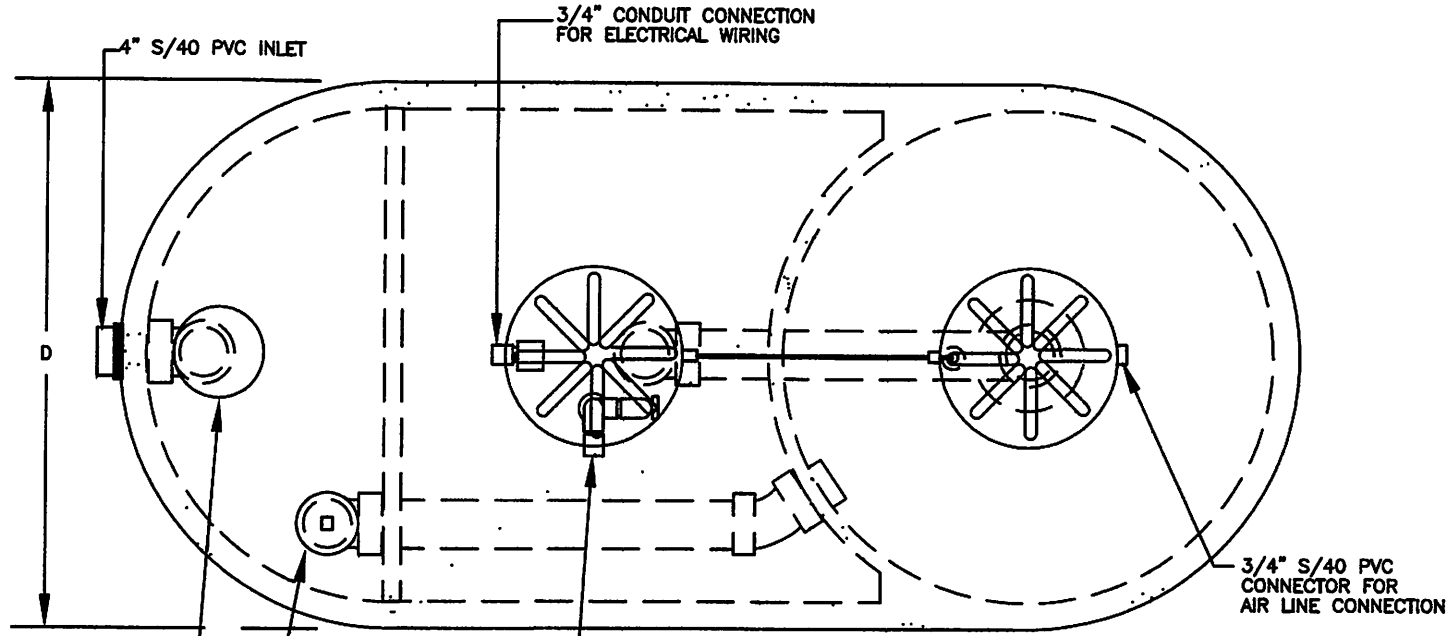
REVISED
9:25 am, Feb 12, 2025



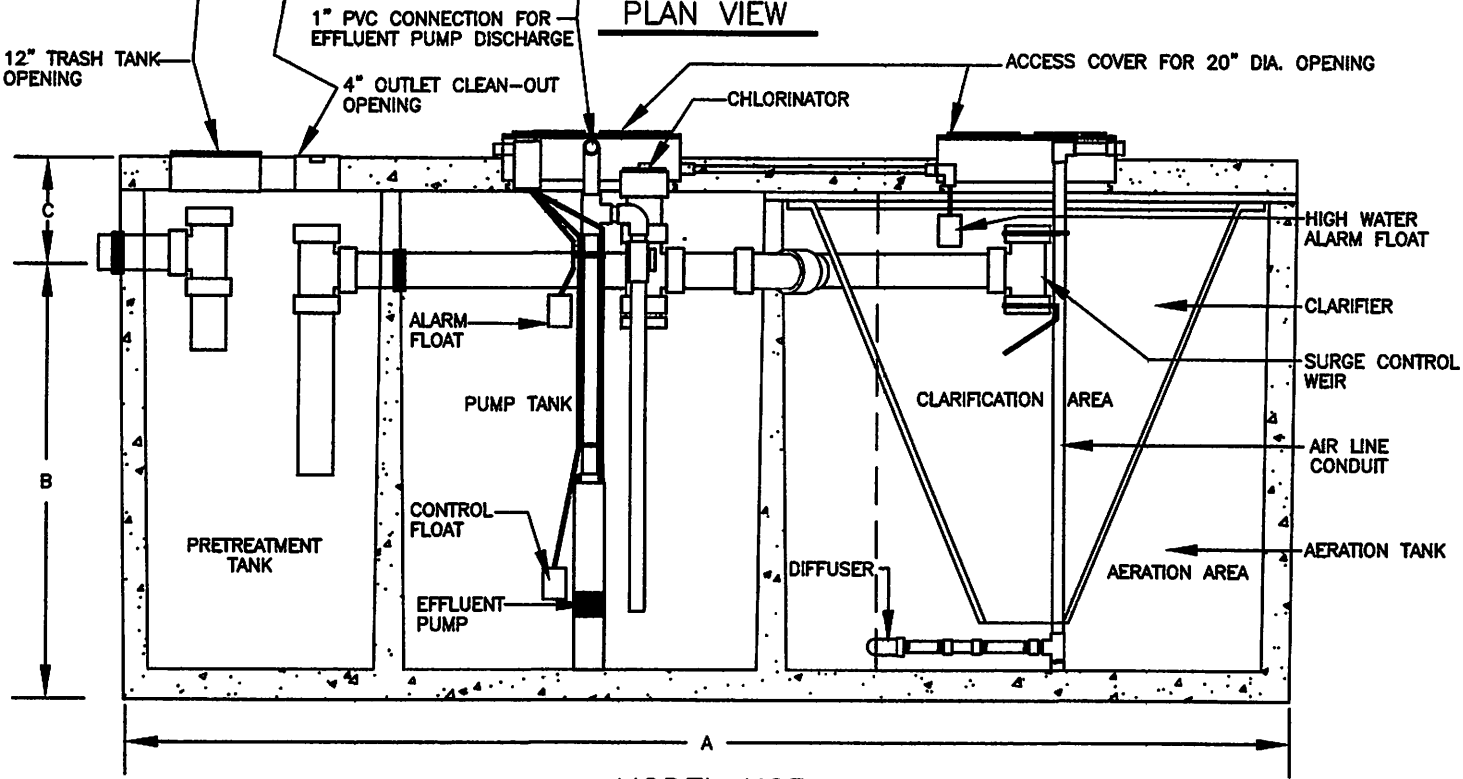
STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

OWNER:	NEW BRAUNFELS EXECUTIVE STORAGE, LLC.			DRAWN BY:	EJS III
STREET ADDRESS:	4655 HWY. 46 WEST				
LEGAL DESC:	ALVA MORRIS HOLBROOK SURVEY No. 423, A-271			ACREAGE:	9.00
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 5/23/2023	3rd REVISION:	2/12/2025

DESIGN DRAWINGS



PLAN VIEW



MODEL NC3
SECTION

DIMENSIONAL DATA

MODEL	A	B	C	D
500NC3-500	12'-2"	60"	10"	75"
500NC3-750	13'-5"	60"	10"	75"
600NC3	12'-7"	60"	10"	82"

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

F-2585

6/3/24

TANK NOTES:

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

Tightlines to the tank shall be SCH-40 PVC.

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

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

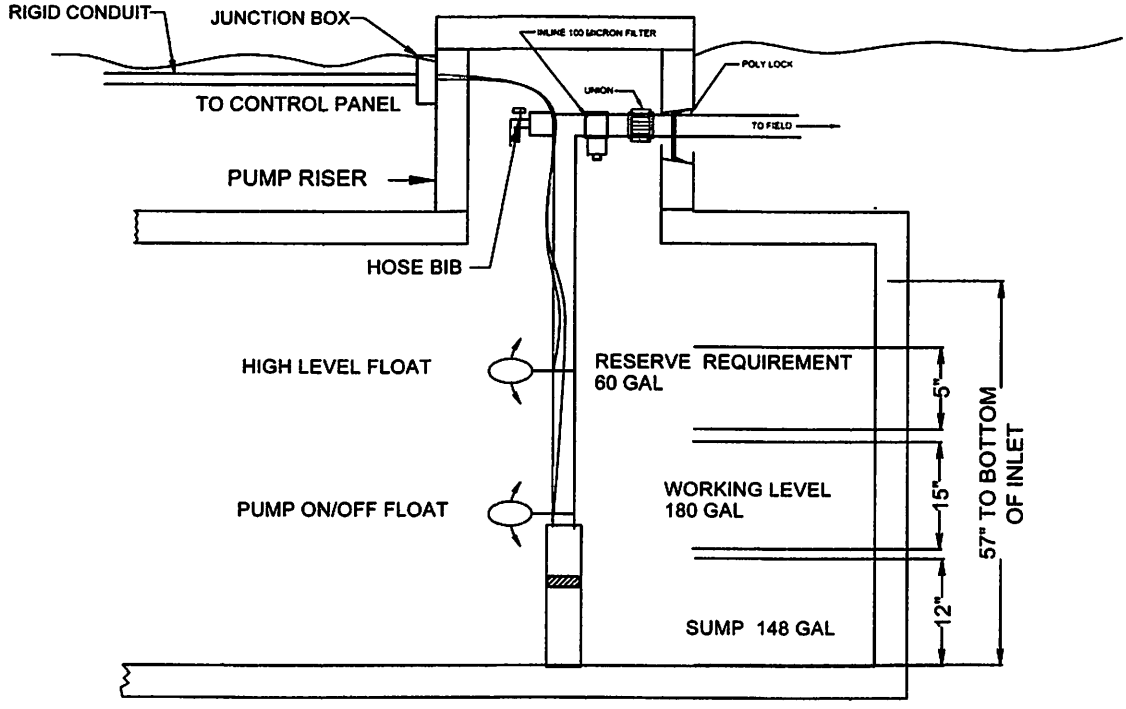
Tanks must be left uncovered and full of water for inspection by the permitting authority.

STATE OF TEXAS
GREG W. JOHNSON
67987
REGISTERED
PROFESSIONAL ENGINEER

F-2585

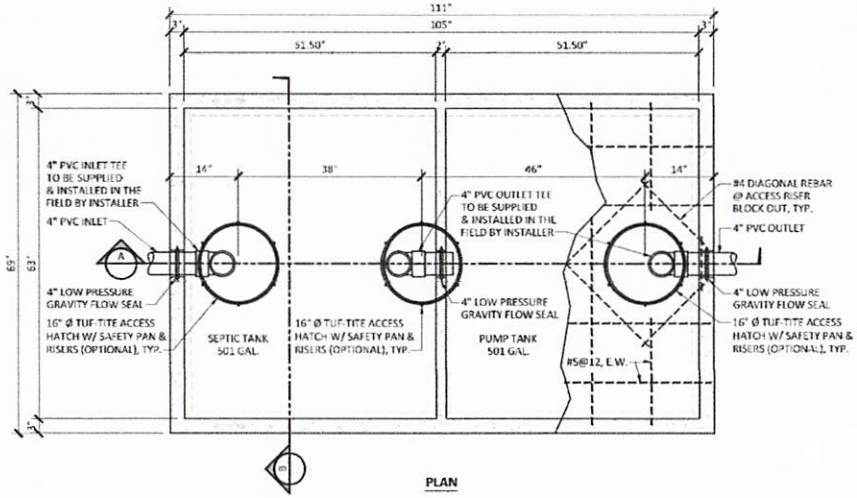
06/3/24

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



TYPICAL PUMP TANK CONFIGURATION
CLEARSTREAM 600NC3T W/ 700 GAL PUMP TANK

REVISED
9:25 am, Feb 12, 2025



PLAN

CONCRETE SPECIFICATIONS:

1. THE MINIMUM COMPRESSIVE STRENGTH SHALL BE 4500 psi @ 28 DAYS OF AGE.
2. THE CONCRETE COVER FOR REINFORCING BARS, MATS, OR FABRIC SHALL NOT BE LESS THAN 1 IN.

GENERAL NOTES :

1. THIS TANK MEETS THE REQUIREMENTS OF ASTM C1227-12 STANDARD SPECIFICATION FOR PRECAST CONCRETE SEPTIC TANKS.
2. ACCESS COVERS MAY BE BURIED BELOW GRADE W/ A MINIMUM 6" COVER, BUT NOT TO EXCEED 12". IF COVER EXCEEDS 12", RISERS WILL BE REQUIRED TO MAKE TOP OF COVER MEET REQUIREMENTS.
3. TANKS SHALL BE CLEARLY MARKED WITHIN 2'-0" OF TANK INLET, PROVIDING THE FOLLOWING INFORMATION:
   - MANUFACTURED NAME OR TRADEMARK OF MANUFACTURER
   - MANUFACTURED DATE
   - TANK CAPACITY
   - EXTERNAL LOAD CAPACITY (SEE DETAIL THIS SHEET)
3. EXPOSED ACCESS OPENINGS 12" O.D. OR LARGER SHALL BE PROVIDED WITH A LOCK SYSTEM, TO PREVENT UNAUTHORIZED ENTRANCE.
4. ANY ACCESS OPENING 8" O.D. AND LARGER SHALL BE CLEARLY MARKED "ENTRANCE TO TANK COULD BE FATAL"
5. ALL INLET/OUTLET FITTINGS TO BE 4" Ø TUF-TITE LOW PRESSURE GRAVITY SEAL (MODEL No. TS-4PRG) CAST INTO TANK WALL.
6. BAFFLES OR TEES SHALL BE PLACED AT THE INFLUENT PIPE. SHALL EXTEND AT LEAST 8 IN. BELOW THE LIQUID LEVEL AND AT LEAST 5 IN. ABOVE THE LIQUID LEVEL. (BY INSTALLER)
7. WHEN USED AS A CONVENTIONAL SEPTIC TANK, PER ASTM 1227.12 THE MIN. DISTANCE BETWEEN THE INLET & OUTLET TO BE A MIN. OF 6' FEET. THE SEPTIC TANK SYSTEM SHALL INCLUDE TWO COMPARTMENTS.

INLET

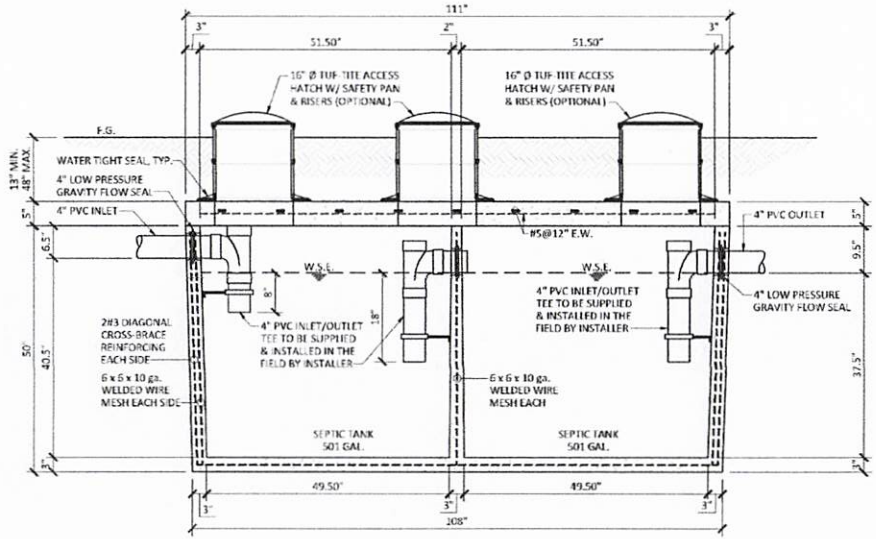
GTS
MODEL NO. DZ1000LP-2COMP
MANF date: XX-XX-XXXX
TANK CAP.: 1002 GAL.
48" MAX. COVER

TANK MARKING DETAIL
NTS

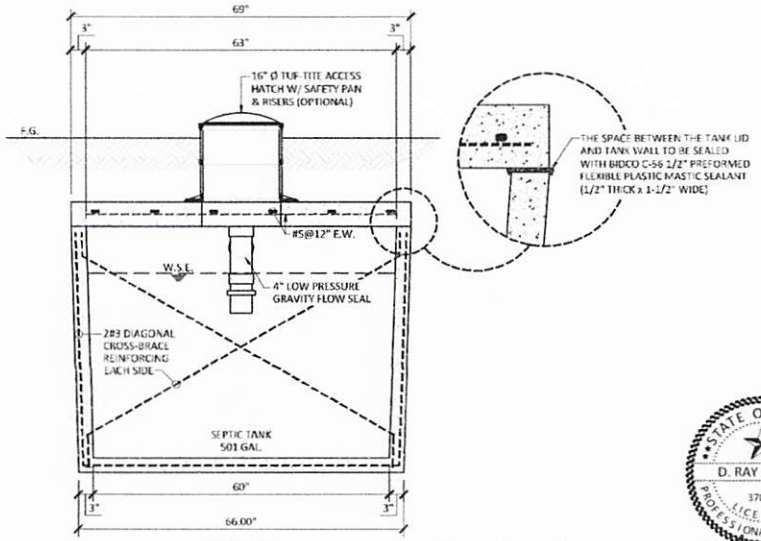
SPRAY PAINT MARKING ON TANK LID WITHIN 2'-0" OF INLET OF THE TANK

TANK DIMENSIONS		
TANK LENGTH (TOP)	111.00	in
TANK LENGTH (BOTTOM)	108.00	in
TANK WIDTH (TOP)	69.00	in
TANK WIDTH (BOTTOM)	66.00	in
TANK HEIGHT	50.00	in
WALL THICKNESS	3.00	in
FLOOR THICKNESS	3.00	in
LID THICKNESS	5.00	in
BOTTOM TO INLET	40.50	in

TANK VOLUMES				
SEPTIC TANK CAPACITY	1002	gal.		
WATER DEPTH	37.5	in		
TANK CONCRETE VOLUME	44.53	FT³	1.65	YD³
TANK LID CONCRETE VOLUME	20.42	FT³	0.76	YD³
TANK WEIGHT (EMPTY)	6680	lbs.		
LID WEIGHT	3063	lbs.		
TOTAL TANK WEIGHT (EMPTY)	9743	lbs.		



SECTION A



SECTION B

STATE OF TEXAS
D. RAY YOUNG
37068
LICENSED
PROFESSIONAL ENGINEER
10-11-2016

REVISION	DATE
DESCRIPTION	M/D/YY

WATERENGINEERS, INC.
Water & Wastewater Treatment Consultants
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No. 2066
17230 HUFFMEISTER ROAD
CYPRESS, TEXAS 77429
TEL: 281-373-6530
FAX: 281-373-1113

WASTEWATER TREATMENT STRUCTURE

GATCO TREATMENT SYSTEMS, LP
32107 ROCHEN RD
WALLER, TEXAS 77484
TELEPHONE: 936-372-5403

SHEET NAME:
DZ1000 LP 2COMP TANK

DRAWN BY:	JEW
CHECKED BY:	DRY
PROJECT No.:	5600.02
DATE:	10/6/2016
SHEET No.:	01 OF 01

\\server\wei cad\current jobs\5600.1 gatco tanks\5602.2 cc\1000lp-dz-1000lp.dwg

REVISED
9:25 am, Feb 12, 2025

TANK NOTES:

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

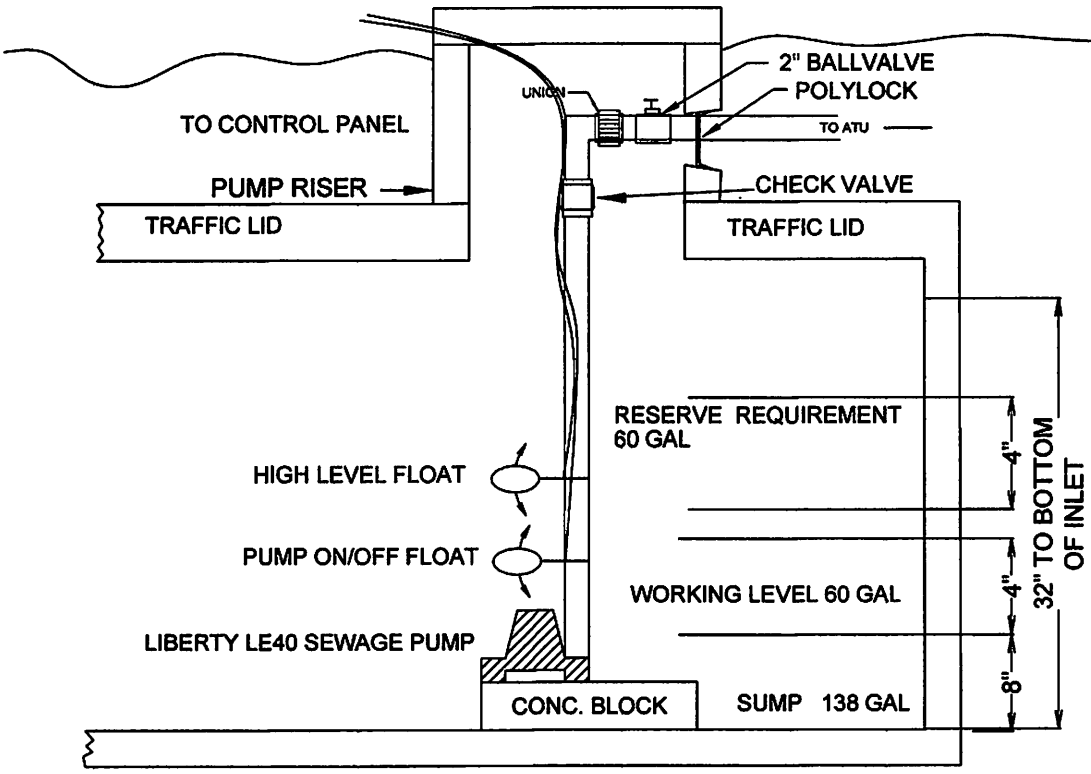
Tightlines to the tank shall be SCH-40 PVC.

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

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

Tanks must be left uncovered and full of water for inspection by the permitting authority.

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

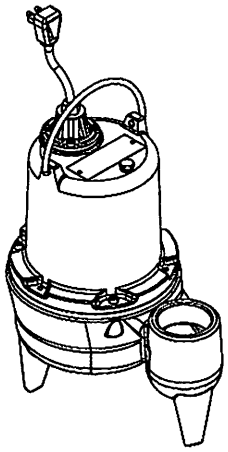


STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

02/12/25

TYPICAL PUMP TANK CONFIGURATION
500 GAL TANK
(SECOND COMPARTMENT OF 1000 GAL)

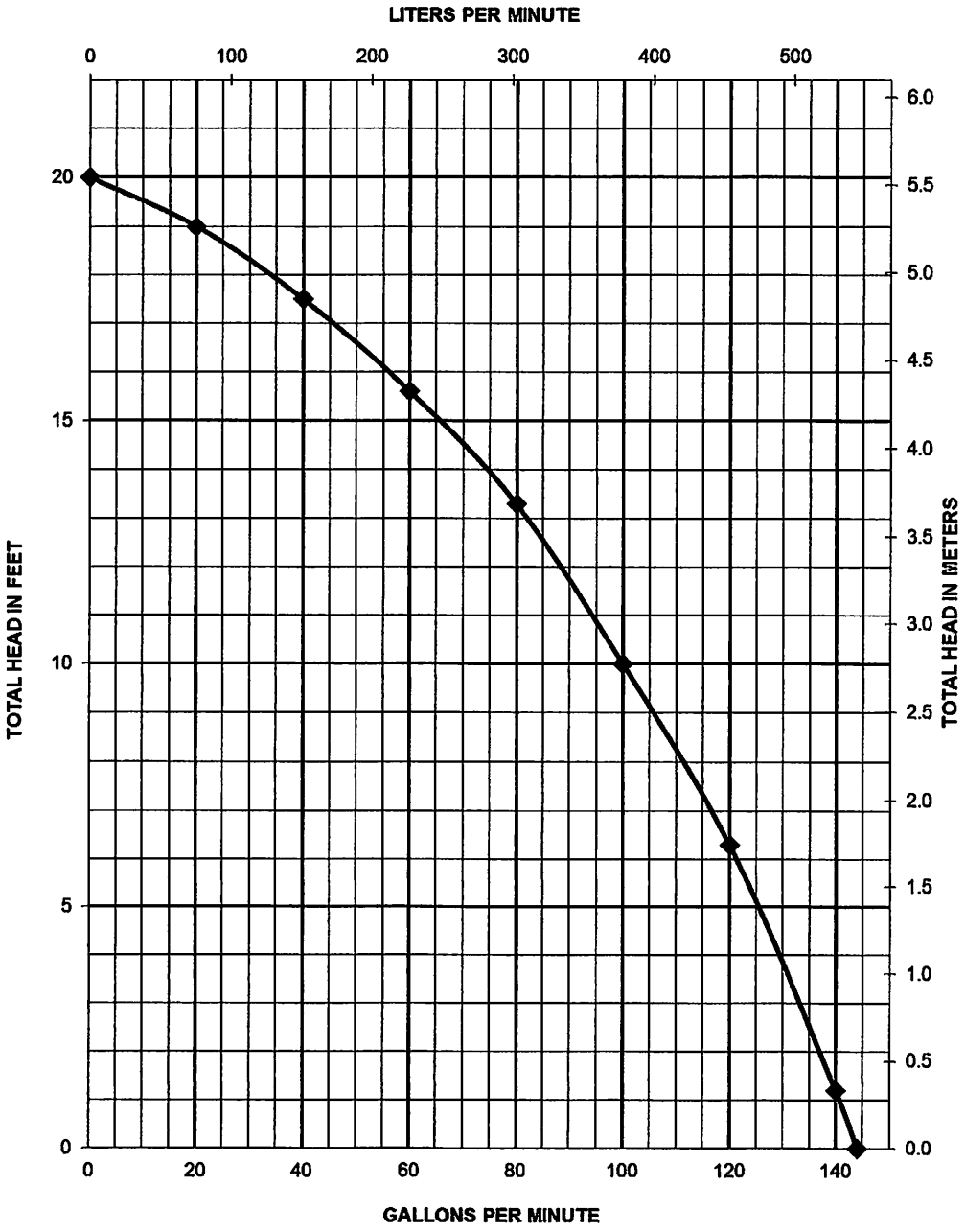
REVISED
9:25 am, Feb 12, 2025



Liberty Pumps®

Pump Specifications

LE40 Series
4/10 HP Submersible Sewage Pump



Liberty Pumps

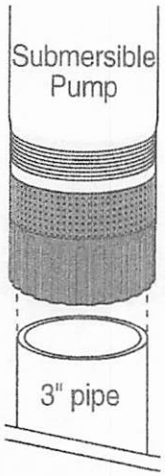


Figure 1: Insert a 3" PVC pipe in the bottom of the motor to raise the pump in the tank.

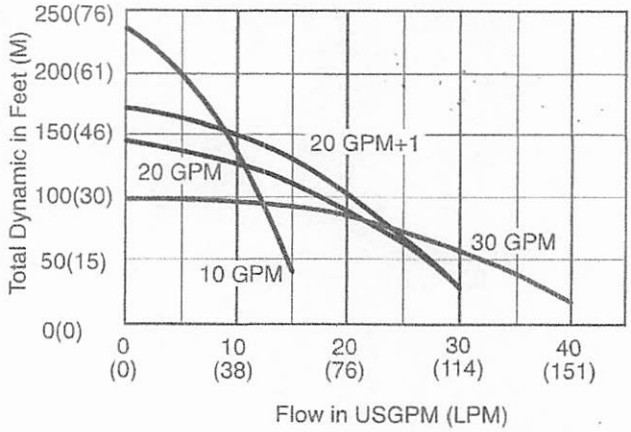


Figure 2: Performance in Feet of Head at Gallons per Minute (M@LPM).

Table 1: Recommended Fusing Data

60 Hz/1 Phase 2-Wire Cable

Model	HP	Voltz/Hz/ Phase	Max Load Amps	Locked Rotor Amps	Fuse Size Standard/ Dual Element
10DOM05121	1/2	115/60/1	11.0	30.0	15
20DOM05121	1/2	115/60/1	9.5	30.0	15
30DOM05121	1/2	115/60/1	9.5	30.0	15
10DOM05221	1/2	230/60/1	5.5	14.5	10
20DOM05221	1/2	230/60/1	4.6	14.5	10
30DOM05221	1/2	230/60/1	4.6	14.5	10
20DOM05121+1	1/2	115/60/1	10.6	30.0	15
20DOM05221+1	1/2	230/60/1	5.3	14.5	10

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

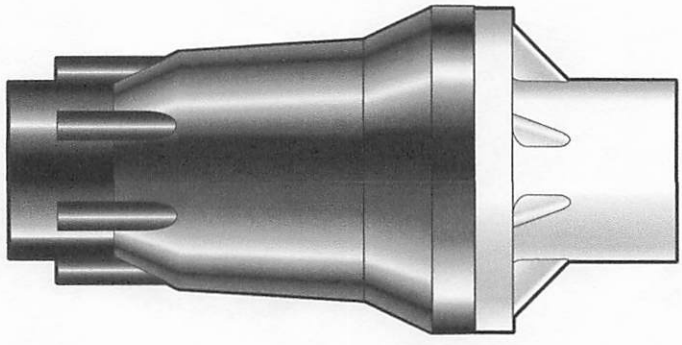
3/4" FNPT x 3/4" FNPT model *(shown on right)*

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

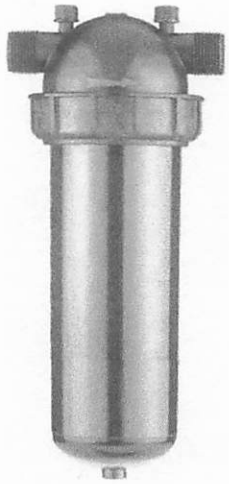
PRESSURE-MASTER REGULATOR - MEDIUM FLOW

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)

Arkal 1" Super Filter

Catalog No. 1102 0_ _ _

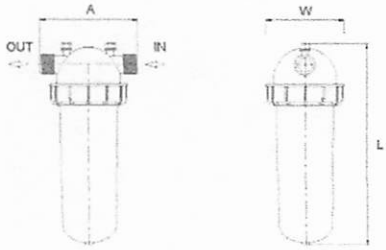


Features

- 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

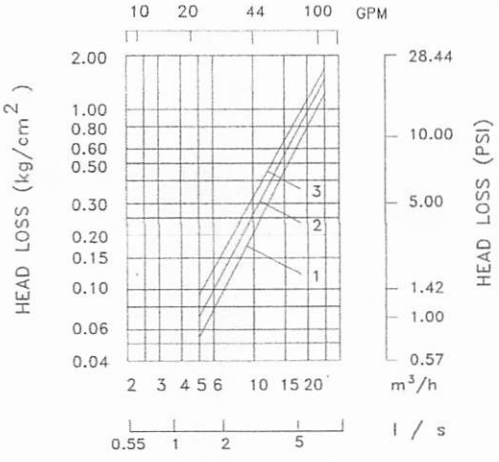
Inlet/outlet diameter	1" BSPT (male) 25.0 mm – nominal diameter 33.6 mm – pipe diameter (O. D.)	1" NPT (male)
Maximum pressure	10 atm	145 psi
Maximum flow rate	8 m^3/h (1.7 l/sec)	35 gpm
General filtration area	500 cm^2	77.5 in^2
Filtration volume	600 cm^3	37 in^3
Filter length L	340 mm	13 13/32"
Filter 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)

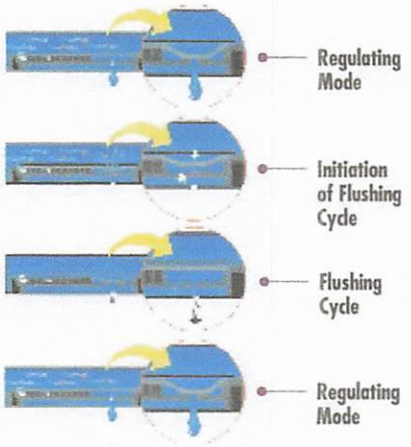
Head Loss Chart



NETAFIM™

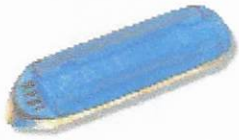
Bioline® Dripperline

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.

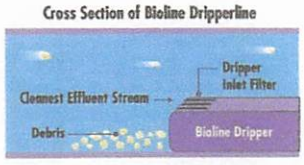
Quality Manufacturing with Specifications Designed to Meet Your Needs

- 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"*

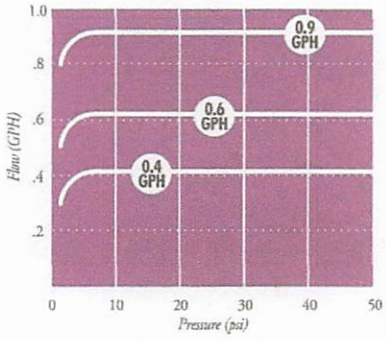
Recommended filtration: 120 mesh

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™

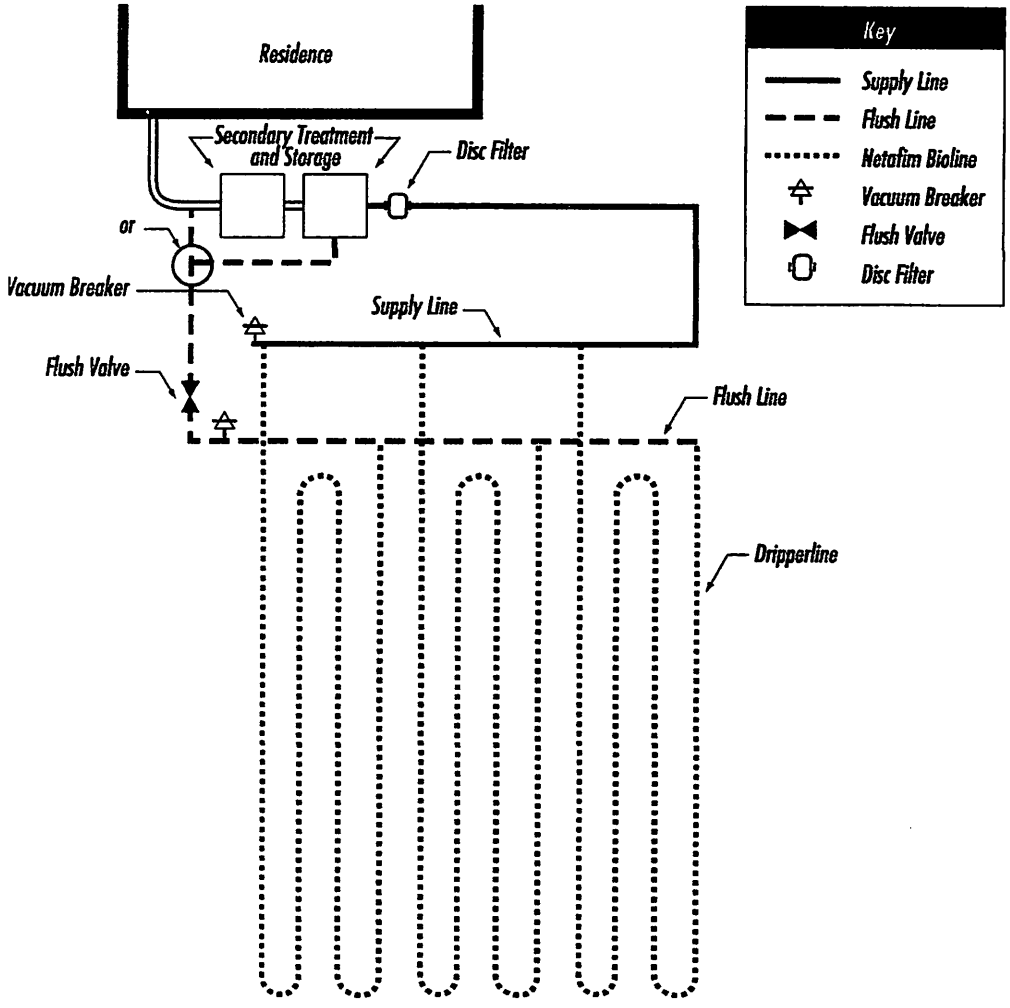
NETAFIM USA
5470 E. Home Ave. • Fresno, CA 93727
888.638.2346 • 559.453.6800
FAX 800.695.4753
www.netafimusa.com

SAMPLE DESIGNS

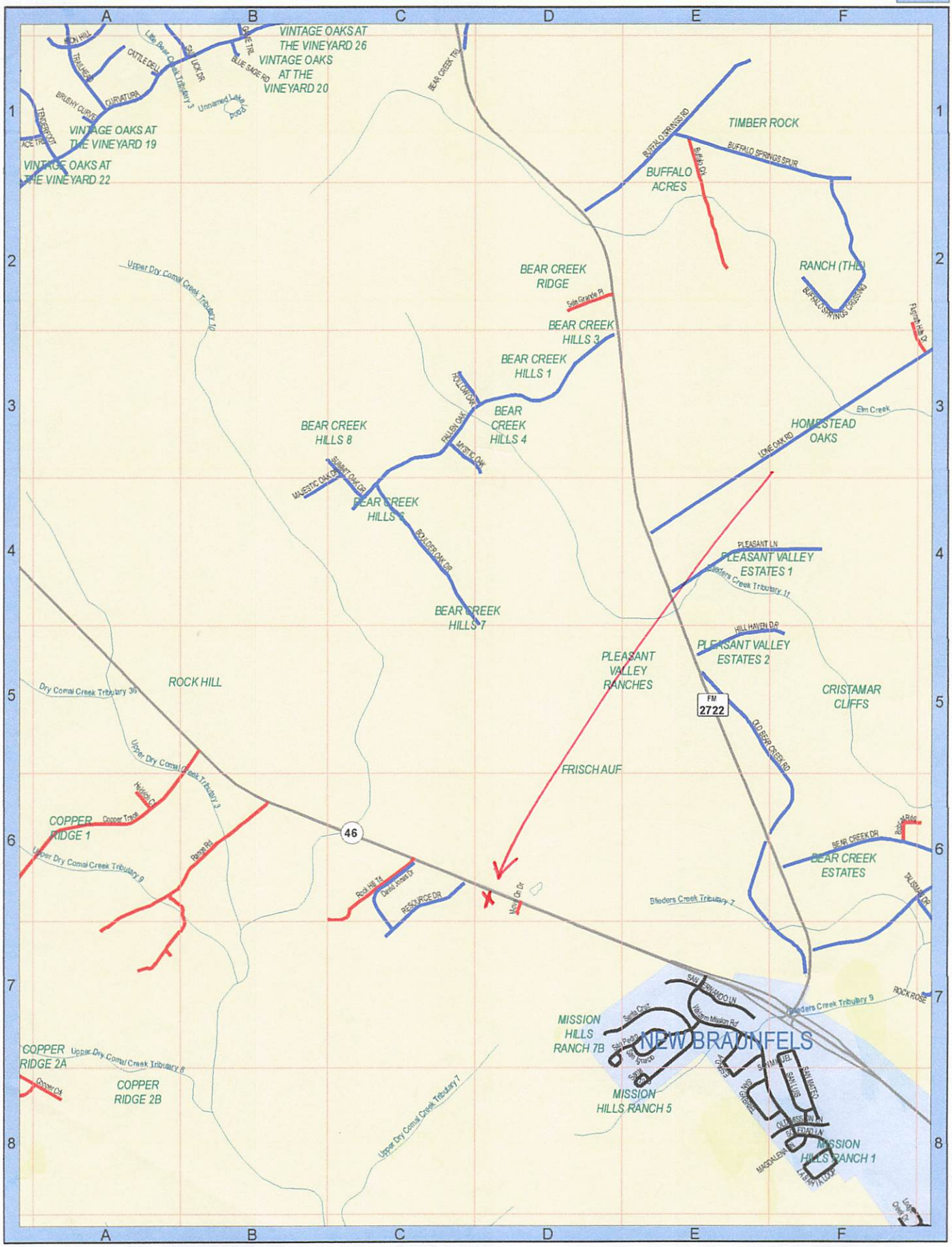
SINGLE TRENCH LAYOUT

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



SEE PAGE 43



N
W E
S

0 1,250 2,500
Feet

0 0.25 0.5
Miles

Produced by the Comal County Engineer's Office - 1/20/2023

From: Ritzen,Brenda
To: Greg Johnson; Olvera,Brandon
Cc: Chasity Schneider; Kyle Johnson
Subject: RE: 4655 HWY 46W - NEW BRAUNFELS EXECUTIVE STORGE #118280
Date: Wednesday, February 12, 2025 9:30:00 AM
Attachments: image001.png

Greg,

The permit file has been updated.

Thank you,

Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Wednesday, February 12, 2025 9:12 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>; Olvera,Brandon <Olverb@co.comal.tx.us>
Cc: Chasity Schneider <chasity@septictex.com>; Kyle Johnson <kyle@septictex.com>
Subject: 4655 HWY 46W - NEW BRAUNFELS EXECUTIVE STORGE #118280

REVISED TO ADD TRASH/LIFT TANK WITH TRAFFIC LID DUE TO PLUMBER INSTALLED SEWER LINE DEPTH.
THX,
GREG

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

170 Hollow Oak

New Braunfels, TX 78132

ALVA MORRIS HOLBROOK Survey #423, A-271, being 9.0ac

COMALCOUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

VOID

Planning Materials & Site Evaluation as Required Co[illegible] 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) CLEARSTREAM 600NC3T Absorption/Application Area (Sq Ft) 1200

Gallons Per Day (As Per TCEQ Table 111) 120

(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 appro[illegible] reg

VOID

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

January 11, 2025
Date

Revised March 2024

AERO[illegible]MENT
DRIP [illegible]STEM
DESIGNED FOR:
NEW BRAUNFELS EXECUTIVE STORAGE, LLC
575 ORCHARD WAY
NEW BRAUNFELS, TEXAS 78132

SITE DESCRIPTION:

Located in the Alva Morris Holbrook Survey #423, A-271, being 9.00 acres at 4655 State Hwy 46 W, the proposed system will serve an office for a storage facility with two office employees, situated in an area with shallow Type III soil as described in the Soil Evaluation Report. Native grasses 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 3 inch SCH-40 pipe discharges from the building into a Clearstream 600 NC3T 600gpd aerobic treatment plant containing a 400-gallon pretreatment tank, an aerobic treatment plant, and a 700-gallon pump chamber containing a submersible (Dominator 20DOM05121) well pump. The well pump is activated by a time controller allowing the distribution eight times per day with an 5 minute run time with float setting at 180 gallons. . The pump chamber contains a 0.5 HP FPS submersible well pump. The well pump is activated by mercury floats and a timer set to cycle eight times per day with a ten minute run time. A high level audible and visual alarm will activate should the pump fail. Distribution is through a self flushing 100 micron Arkal Disc filter then through a 1" SCH-40 manifold to a 1000 sf. drip tubing field, with ***Netifim Bioline*** drip lines set approximately two feet apart with 0.61 gph emitters set every two feet, as per the attached schematic. A pressure regulator Model PMR40MF installed in the pump tank on the manifold to the field will maintain pressure at 40 psi. A 1" SCH-40 return line is installed to continuously flush the system by throttling a 1" ball valve. Solids caught in the disk filter are flushed each cycle back to the trash tank. Agricultural Products, Inc. (Model #VBK-1) 1" PVC vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Prior to installing drip tubing the top 8inches removed and then the field area will be scarified and built up wit[illegible]r III soil. Drip tubing will be laid and the entire field area will be capped w[illegible]I or III soil (***NOT SAND)***. The field area will be sodded with a hearty grass such as Bermuda, St. Augustine, etc. 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.

VOID

DESIGN SPECIFICATIONS:

Q = 120 gallons (Design Rate 2 office at 12 gpd = 24 gpd (Design120 gpd) (Table III)
Pretreatment tank size: 400 Gal
Plant Size: Clearstream 600 NC3T 600gpd (TCEQ Approved)
Pump tank size: 700 Gal
Reserve capacity after High Level: 60 gal. (>1/3 day usage)
Application Rate: Ra = 0.2 gal/sf
Total absorption area: Q/Ra = 120 GPD/0.10 = 1200 sf
Total linear feet drip tubing: 600' ***Netifim Bioline*** drip tubing .61 GPH
Pump requirement: 300 emitters @ 0.61 gph @ 30 psi = 3.05 gpm
Pump:0.5 HP FPS E-Series 20FE05P4-2W115 submersible pump or equivalent.
Dosing volume: 50-70 gal.
Pump Tank Calculations: 700 Gal (14.5 gal/in.)

Volume below working level = 12"= 148 gal
Working level = 180 gal = 15"
Reserve Requirement = 1/3 day =60 gal. = 5"

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 2 = 3.0 GPD

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

VOID

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.

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

01/10/25

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

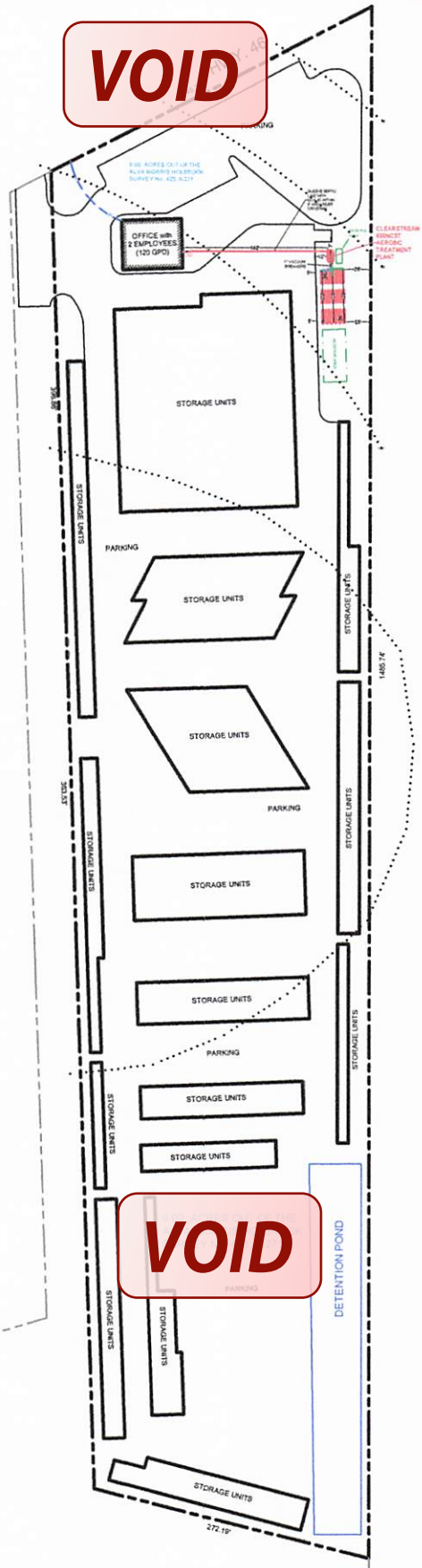
STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

INSTALL 1200sf OF FIELD USING 600' OF DRIP TUBING. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

*USE TWO WAY CLEAN OUT
**USE SCH-40 OR SDR-26 TO TANK

X= TEST HOLE

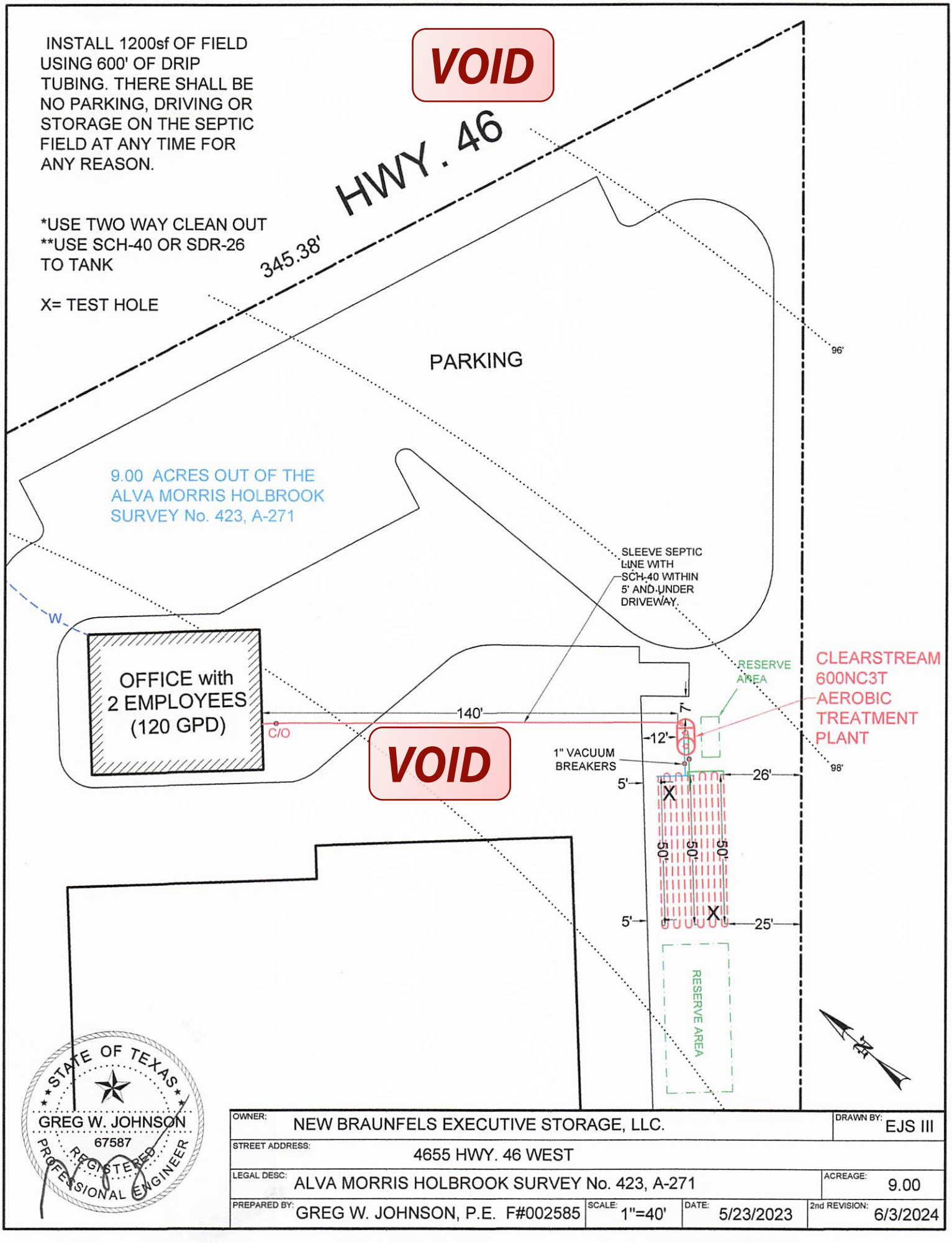
VOID



VOID

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED PROFESSIONAL ENGINEER

OWNER:	NEW BRAUNFELS EXECUTIVE STORAGE, LLC.			DRAWN BY:	EJS III
STREET ADDRESS:	4655 HWY. 46 WEST				
LEGAL DESC:	ALVA MORRIS HOLBROOK SURVEY No. 423, A-271			ACREAGE:	9.00
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 5/23/2023	2nd REVISION:	6/3/2024


INSTALL 1200sf OF FIELD USING 600' OF DRIP TUBING. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.
VOID
HWY. 46
*USE TWO WAY CLEAN OUT
**USE SCH-40 OR SDR-26 TO TANK
X= TEST HOLE
345.38'
PARKING
96'
9.00 ACRES OUT OF THE ALVA MORRIS HOLBROOK SURVEY No. 423, A-271
SLEEVE SEPTIC LINE WITH SCH-40 WITHIN 5' AND UNDER DRIVEWAY.
W
OFFICE with 2 EMPLOYEES (120 GPD)
140'
C/O
VOID
RESERVE AREA
CLEARSTREAM 600NC3T AEROBIC TREATMENT PLANT
7'
12'
1" VACUUM BREAKERS
98'
5'
26'
X
50'
50'
50'
5'
X
25'
RESERVE AREA
STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER
OWNER: NEW BRAUNFELS EXECUTIVE STORAGE, LLC.
DRAWN BY: EJS III
STREET ADDRESS: 4655 HWY. 46 WEST
LEGAL DESC: ALVA MORRIS HOLBROOK SURVEY No. 423, A-271
ACREAGE: 9.00
PREPARED BY: GREG W. JOHNSON, P.E. F#002585
SCALE: 1"=40'
DATE: 5/23/2023
2nd REVISION: 6/3/2024

From: Hernandez, Sandra
To: Kyler J. Felux PE
Cc: Vollbrecht, David; Joe E. York PE; Molina,Ashley; Ritzen, Brenda; Olvera,Brandon
Subject: RE: Property ID#430140 - Permit 116559
Date: Tuesday, October 31, 2023 10:13:08 AM
Attachments: image001.png
image002.png

Good morning Kyler,

Based on further review of the violation date, purchase of property and release from ETJ we can consider this tract compliant.

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

Thank you,

Sandra Ann Hernandez
Subdivision Coordinator
Comal County Engineer's Office
195 David Jonas Drive | 830-608-2090 | www.cceo.org

From: Kyler J. Felux PE <kfelux@quiddity.com>
Sent: Monday, October 30, 2023 2:24 PM
To: Hernandez, Sandra <rabsah@co.comal.tx.us>
Cc: Vollbrecht, David <vollbd@co.comal.tx.us>; Joe E. York PE <jyork@quiddity.com>; Molina,Ashley <haegea@co.comal.tx.us>
Subject: RE: Property ID#430140 - Permit 116559

Sandra,

We relayed the information to our client. He's asking now if there is any type of variance that can be applied for since we are so far in the process and have the other permits needed. If so, what is the process to submit a variance?

Thank you,

REVISED
9:24 am, Feb 12, 2025

AEROBIC TREATMENT
DRIP TUBING SYSTEM
DESIGNED FOR:
NEW BRAUNFELS EXECUTIVE STORAGE, LLC
575 ORCHARD WAY
NEW BRAUNFELS, TEXAS 78132

SITE DESCRIPTION:

Located in the Alva Morris Holbrook Survey #423, A-271, being 9.00 acres at 4655 State Hwy 46 W, the proposed system will serve an office for a storage facility with two office employees, situated in an area with shallow Type III soil as described in the Soil Evaluation Report. Native grasses 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 plumber installed 6 inch SCH-40 pipe discharges from the building into a 1000 gallon two compartment tank with traffic lid and with the second compartment fitted with a Liberty LE40 and high level audible visual alarm. Effluent will be pumped on demand to the Clearstream 600 NC3T 600gpd aerobic treatment plant containing a 400-gallon pretreatment tank, an aerobic treatment plant, and a 700-gallon pump chamber containing a submersible (Dominator 20DOM05121) well pump. The well pump is activated by a time controller allowing the distribution eight times per day with an 5 min run time with a dosing setting of gallons. . The pump contains a 0.5 HP FPS submersible well pump. The well pump is activated by mercury float to cycle eight times per day with a 5 minute run time. A high level audible and visual alarm will activate should the pump fail. Effluent is distributed through a self flushing 200 mesh Arkal Disc filter then through a 1" SCH 40 manifold to the 1200 sf. drip tubing field with *Netafim Bioline* drip lines set approximately 2 feet apart with 0.6 gph emitters spaced every 2 feet, per the attached schematic. A pressure regulating model PMR-25 installed at the pump tank or manifold of the field will maintain pressure at 25 psi. A 1" SCH 40 return line is installed to continuously flush the system by throttling a ball valve. Solids collected in the disk filter are flushed back to the trash tank. Agricultural Products, Inc. (Model # VBK-1) 1" PVC vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Prior to installing drip tubing the top 8inches removed and then the field area will be scarified and built up with 6" of Type II or III soil. Drip tubing will be laid and the entire field area will be capped with 6" of Type II or III soil *(NOT SAND)*. The field area will be sodded with a hearty grass such as Bermuda, St. Augustine, etc. prior to system startup.

VOID

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:

Q = 120 gallons (Design Rate 2 office at 12 gpd = 24 gpd (Design120 gpd) (Table III)
Trash/Lift Tank: 1000 gallon 2-comp. w/ 2nd compartment fitted with Liberty LE40 pump
Pretreatment tank size: 400 Gal

REVISED
9:25 am, Feb 12, 2025

Plant Size: Clearstream 600 NC3T 600gpd (TCEQ Approved)
Pump tank size: 700 Gal
Reserve capacity after High Level: 60 gal. (>1/3 day usage)
Application Rate: Ra = 0.2 gal/sf
Total absorption area: Q/Ra = 120 GPD/0.10 = 1200 sf
Total linear feet drip tubing: 600' ***Netifim Bioline*** drip tubing .61 GPH
Pump requirement: 300 emitters @ 0.61 gph @ 30 psi = 3.05 gpm
Pump:0.5 HP FPS E-Series 20FE05P4-2W115 submersible pump or equivalent.
Dosing volume: 50-70 gal.
Pump Tank Calculations: 700 Gal (14.5 gal/in.)
Volume below working level = 12"= 148 gal
Working level = 180 gal = 15"
Reserve Requirement = 1/3 day =60 gal. = 5"

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 2 = 3.0 GPD

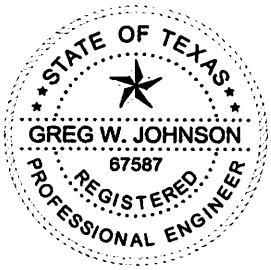
IN RETURN MANIFOLD [illegible] NOM. DIA. [illegible] ID
MSV [illegible] FPS (Πd [illegible] *7.48 [illegible] in
MSV [illegible] 3.1415 [illegible] 49/ [illegible] /4)*7.48
MSV [illegible] GPM

PIPE AND F[illegible]N
All pipes and [illegible] this drip [illegible]ng system [illegible] be [illegible]edul[illegible] PVC. Al[illegible]s shall be sealed with ap[illegible]olvent-type [illegible]ceme[illegible]pper [illegible]cutter [illegible]recom[illegible]d to prevent PVC burrs dur[illegible]ng of pipes [illegible]e plug

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

VOID

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



202206042695 09/27/2022 01:50:36 PM 1/6

4/C

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.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COMAL §

THAT **JORDEN BRISCOE MAHLER, a married person, not joined herein by his spouse because the herein conveyed property forms no part of any property claimed as homestead,** hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash and other good and valuable consideration in hand paid by **NEW BRAUNFELS EXECUTIVE STORAGE, LLC,** hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged;

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee the following described property situated in Comal County, Texas, to-wit:

Tract 1: Being a 9.00 acre tract located in the Alva Morris Holbrook Survey No. 423, A-271, Comal County, Texas, being a portion of a called 17.009 acre tract, described in Document No. 200306013611, Official Public Records of Comal County, Texas, said 9.00 acre tract being described by metes and bounds in Exhibit "A" attached hereto.

Tract 2: Being a 40' wide perpetual, non-exclusive, utility, vehicular and pedestrian ingress and egress easement located in the Alva Morris Holbrook Survey No. 423, A-271, Comal County, Texas, being out of a called 17.009 acre tract, described in Document No. 200306013611, Official Public Records of Comal County, Texas, said easement being more particularly described by metes and bounds in Exhibit "B" attached hereto.

This conveyance is made subject to, all and singular, the restrictions, conditions, easements, and covenants, if any, applicable to and enforceable against the above described property as reflected by the records of the County Clerk of Comal County, Texas.

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, Grantee's heirs, executors, administrators, successors, or assigns forever.

Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and assigns against any person whomsoever claiming or to claim the same or any part thereof, by through or under Grantor but not otherwise.

DATED this the 21st day of **September, 2022.**

JORDEN BRISCOE MAHLER

STATE OF TEXAS §
COUNTY OF COMAL §

This instrument was acknowledged before me on this the 21st day of **September, 2022**, by **JORDEN BRISCOE MAHLER.**

A. ALLYSON HANZ
Notary Public, State of Texas
Comm. Expires 10-05-2023
Notary ID 229184-3

Notary Public in and for the State of Texas

Grantee's Address:
NEW BRAUNFELS EXECUTIVE STORAGE, LLC
575 Orchard Way
New Braunfels, Texas, 78132

HMT
ENGINEERING & SURVEYING
290 S. Castell Avenue, Ste. 100
New Braunfels, TX 78130
(830) 625-8555
TBPE-FIRM F-10961
TBPLS FIRM 10153600

Exhibit "A"

METES AND BOUNDS DESCRIPTION
FOR A 9.00 ACRE TRACT

Being a 9.00 acre tract located in the Alva Morris Holbrook Survey No. 423, A-271, Comal County, Texas, being a portion of a called 17.009 acre tract, described in Document No. 200306013611, Official Public Records, Comal County, Texas, said 9.00 acre tract being more particularly described as follows;

BEGINNING at a 1/2" iron pin found in the Southwest line of State Highway 46 for the North corner of a called 32.138 acre tract, described in Volume 972, Page 411, Deed Records, Comal County, Texas, same being the East corner of the herein described tract;

THENCE departing the right-of-way of State Highway 46, with the common line of said 32.138 acre tract and the herein described tract, S 48°51'25" W a distance of 1485.74 feet to a 1/2" iron pin (w/ cap "HMT") set for the South corner of the herein described tract, from which a 1/2" iron pin found for the West corner of said 32.138 acre tract, same being the South corner of said 17.009 acre tract, bears S 48°51'25" W a distance of 383.83 feet;

THENCE over and across said 17.009 acre tract, the following 4 calls:

1. N 26°40'41" W a distance of 272.19 feet to a 1/2" iron pin (w/ cap "HMT") set for the West corner of the herein described tract;
2. N 46°56'55" E a distance of 500.00 feet to a 1/2" iron pin (w/ cap "HMT") set for a corner;
3. N 46°55'50" E, passing at a distance of 193.88 feet a 1/2" iron pin (w/ cap "HMT") set for the West corner of a 2.00 acre tract for deed of trust this day surveyed, and continuing in all a total distance of 363.53 feet to a 1/2" iron pin (w/ cap "HMT") set for a corner;
4. N 46°44'34" E, passing at a distance of 247.08 feet a 1/2" iron pin (w/ cap "HMT") set for the North corner of said 2.00 acre tract, and continuing in all a total distance of 396.88 feet to a 1/2" iron pin (w/ cap "HMT") set in the Southwest right-of-way line of State Highway 46 for the North corner of the herein described tract, from which a 1/2" iron pin found for the North corner of said 17.009 acre tract bears N 68°23'02" W a distance of 44.18 feet;

THENCE with the Southwest right-of-way line of State Highway 46, S 68°23'02" E, passing at a distance of 81.56 feet a TXDOT disk monument found 1.20 feet left of the property line, and continuing in all a total distance of 345.88 feet to the POINT OF BEGINNING and containing a 9.00 acre tract in Comal County, Texas.

Bearings shown hereon are based on the Texas Coordinate System, South Central Zone (4204), NAD 83.

Surveyed this the 11th day of December, 2019.

Reference survey of said 9.00-acre tract prepared this same date.

HMT advises client to contact local regulatory agencies for subdivision approval. This survey may violate local subdivision rules and regulations. Development of the subject tract may require submittal, approval, and/or recording of a plat or replat. Rules and regulations are established by the governmental agency, which has jurisdiction. These rules and regulations may include dedication of setback lines, easements, additional right-of-way, and other matters.

STATE OF TEXAS
REGISTERED
DOROTHY J. TAYLOR
6295
PROFESSIONAL
LAND SURVEYOR

Dorothy J. Taylor
Registered Professional Land Surveyor No. 6295
S:\Projects\Title Surveys\Holbrook, A.M\17.009 ac - 4571 State Hwy 46\19-0945 Land Partitions\19-0945_9.00acre.docx

HMT
ENGINEERING & SURVEYING
290 S. Castell Avenue, Ste. 100
New Braunfels, TX 78130
(830) 629-8355
TBPE FIRM # 10981
TBPLS FIRM 10155600

Exhibit B

METES AND BOUNDS DESCRIPTION
FOR A 0.512 OF AN ACRE
40-FOOT WIDE ACCESS EASEMENT

Being a 40-foot wide Access Easement located in the Alva Morris Holbrook Survey No. 423, A-271, Comal County, Texas, being out of a called 17.009 acre tract, described in Document No. 200306013611, Official Public Records, Comal County, Texas, said Access Easement being more particularly described as follows:

BEGINNING at a 1/2" iron pin found in the Southwest right-of-way line of State Highway 46 for the East corner of a called 2.005 acre tract, described in Document No. 201306042072, Official Public Records, Comal County, Texas, same being the North corner of said 17.009 acre tract and the herein described Access Easement;

THENCE with the common line of the Southwest right-of-way line of State Highway 46, said 17.009 acre tract and the herein described Access Easement, S 68°23'02" E a distance of 44.18 feet to a 1/2" iron pin (w/ cap "HMT") set for the North corner of a 9.00 acre tract, this day surveyed, same being the East corner of the herein described Access Easement, from which a 1/2" iron pin found for the East corner of said 17.009 acre tract and said 9.00 acre tract bears S 68°23'02" E a distance of 345.38 feet;

THENCE with the common line of said 9.00 acre tract and the herein described Access Easement, over and across said 17.009 acre tract, the following 3 calls:

1. S 46°44'34" W, passing at a distance of 149.80 feet a 1/2" iron pin (w/ cap "HMT") set for the North corner of a 2.00 acre deed of trust, this day surveyed, and continuing in all a total distance of 896.88 feet to a 1/2" iron pin (w/ cap "HMT") set for a corner;
2. S 46°55'50" W a distance of 169.65 feet to a 1/2" iron pin (w/ cap "HMT") set for the West corner of said 2.00 acre tract, same being the South corner of the herein described Access Easement, from which a 1/2" iron pin (w/ cap "HMT") set for a corner of said 9.00 acre tract bears S 46°55'50" W a distance of 193.88 feet;
3. N 43°03'54" W a distance of 40.00 feet to a point in the Southeast line of a called 5.669 acre tract, described in Document No. 201306013491, Official Public Records, Comal County, Texas, for the West corner of the herein described Access Easement, from which a 1" iron pin found for an angle point of said 5.669 acre tract and 17.009 acre tract bears S 46°55'50" W a distance of 193.87 feet;

THENCE with the common line of said 5.669 acre tract, said 17.009 acre tract and the herein described Access Easement, N 46°55'50" E a distance of 169.58 feet to a 1/2" iron pin found for the East corner of said 5.669 acre tract, same being the South corner of said 2.005 acre tract and an angle point of the herein described Access Easement;

THENCE with the common line of said 2.005 acre tract, said 17.009 acre tract and the herein described Access Easement, N 46°44'34" E a distance of 378.06 feet to the POINT OF BEGINNING and containing a 0.512 of an acre, 40-foot wide Access Easement in Comal County, Texas.

Bearings shown hereon are based on the Texas Coordinate System, South Central Zone (4204), NAD 83.

Surveyed this the 11th day of December, 2019.

Reference exhibit of said 0.512 of an acre, 40-foot wide Access Easement prepared this same date.

HMT advises client to contact local regulatory agencies for subdivision approval. This survey may violate local subdivision rules and regulations. Development of the subject tract may require submittal, approval, and/or recording of a plat or replat. Rules and regulations are established by the governmental agency, which has jurisdiction. These rules and regulations may include dedication of setback lines, easements, additional right-of-way, and other matters.

STATE OF TEXAS
REGISTERED
DOROTHY J. TAYLOR
6295
PROFESSIONAL
LAND SURVEYOR

Dorothy J. Taylor
Registered Professional Land Surveyor No. 6295
S:\Projects\TTEc Surveys\Holbrook, A.M\17.009 ac - 4571 State Hwy 46\19-0945 Land Partitions\Word\19-0945_40FAE_MB.docx

→ Andreason Law Firm, PLLC
Kurt M. Andreason
P.O. Box 19429
Sugar Land, TX. 77496

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
09/27/2022 01:50:36 PM
LOUISA 6 Page(s)
202206042695
Bobbie Koepp

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
07/19/2022 07:41:55 AM
CASHFOUR 6 Page(s)
202206032787
Bobbie Koepp

RECEIVED
By Kathy Griffin at 2:05 pm, Jan 14, 2025

COMAL COUNTY
ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

		118280
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

01/13/2025
Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

___ INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)

Revised: September 2019