

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:

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|-----|---|--------|---|-------|-----------|-----------|-----------|
| 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) | | | | |

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|-----|---|--------|--|-------|-----------|-----------|-----------|
| 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) | | | | |

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| 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 | | | | | | |

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|-----|---|--------|--|-------|-----------|-----------|-----------|
| 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: 118460
Issued This Date: 04/14/2025
This permit is hereby given to: Kenneth & Cora Brietzke

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

965 KROESCHE LN
NEW BRAUNFELS, TX 78130

Subdivision: Territory Pass
Unit: 1
Lot: 3
Block: NA
Acreage: 2.0000

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 3:20 pm, Mar 11, 2025



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

| | | |
|---------------|----------|---------------|
| | | 118460 |
| 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.

Kenneth Brutsche
Cona Brutsche

Signature of Applicant

3-5-25

Date

| | |
|--------------------------|-------------------|
| ___ COMPLETE APPLICATION | |
| Check No. _____ | Receipt No. _____ |

| |
|--|
| ___ INCOMPLETE APPLICATION (Missing Items Circled, Application Refused) |
|--|

RECEIVED

By Kathy Griffin at 3:20 pm, Mar 11, 2025

ENGINEER'S OFFICE

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

Date _____

Permit Number 118460**1. APPLICANT / AGENT INFORMATION**Owner Name Kenneth & Cora Brietzke
Mailing Address 947 Kroesche Ln.
City, State, Zip New Braunfels, TX 78130
Phone # 830-832-1155 830-832-2705
Email _____Agent Name Mario Howatdost
Agent Address 9131 Alpine Trail ST
City, State, Zip San Antonio, TX 78250
Phone # 210-389-8228
Email mHowatdost@yahoo.com**2. LOCATION**Subdivision Name Territory Pass 1 Lot #3 Unit 1 Lot 3 Block _____
Survey Name / Abstract Number _____ Acreage 2 ac
Address 965 Kroesche Ln. City New Braunfels State TX Zip 78130**3. TYPE OF DEVELOPMENT**☒ Single Family ResidentialType of Construction (House, Mobile, RV, Etc.) mobile HomeNumber of Bedrooms 5Indicate Sq Ft of Living Area 2000☐ Non-Single Family Residential

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)

Type of Facility _____

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

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

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

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 100,000 (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**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.

Kenneth Brietzke Cora Brietzke
Signature of Owner3-5-25
Date



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Majid Howiatdost

System Description Aerobic spray septic system

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

Tank Size(s) (Gallons) 600 GPD

Absorption/Application Area (Sq Ft) 6,838

Gallons Per Day (As Per TCEQ Table III) 360 GPD

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

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

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

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

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

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

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

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

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

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

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

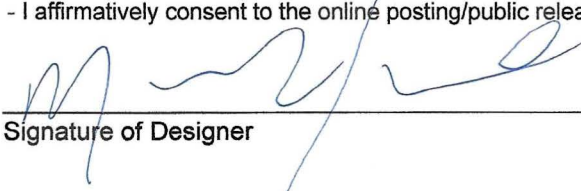
(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

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

If yes, indicate the city: _____

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

3/10/25
Date

210



202506006209 03/05/2025 02:02:47 PM 1/2

THE COUNTY OF COMAL
STATE OF TEXAS

AFFIDAVIT

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities (OSSFs), 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 owners 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):

Teritary Pass 1 LOT #3

The property is owned by (owner as per deed) Kenneth Brietzke's wife Cora Brietzke

This OSSF shall be covered by a continuous service policy 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 may be obtained from (insert name of permitting authority).

WITNESS BY HAND(S) ON THIS 4th DAY OF March, 2025.

Kenneth Brietzke
Owner(s) Printed Name(s)

Kenneth Brietzke
Owner(s) Printed Signature(s)

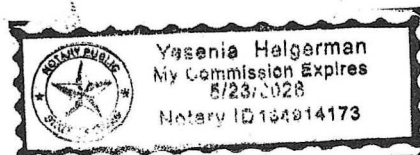
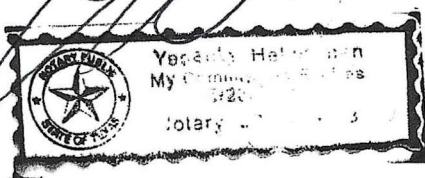
Cora Brietzke
Owner(s) Printed Name(s)

Cora Brietzke
Owner(s) Printed Signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 4th DAY OF

March, 2025.

Notary Public Signature





This page has been added to comply with the statutory requirement that the clerk shall stamp the recording information at the bottom of the last page.

This page becomes part of the document identified by the file clerk number affixed on preceding pages.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
03/05/2025 02:02:47 PM
TAMMY 2 Page(s)
202506006209



Bobbie Koepp



WASTEWATER TREATMENT SYSTEM MAINTENANCE CONTRACT

Customer

Kenneth Brietzke

Residential



Initial Contract



Site Address

965 Kroesche Lane, New Braunfels, TX 78130

Agency

Comal County

Email

tylerbrietzke21@gmail.com

Phone

830-832-1155

Permit Number

System Details

Treatment: Aerobic Surface Application Liquid Bleach / System: Clearstream Wastewater Systems 600 Max GPD

MAINTENANCE AGREEMENT

I. General:

This work for hire agreement (hereinafter referred to as "Agreement") is entered into by and between the Client and Luna Environmental, LLC (hereinafter referred to as "Contractor"), located at 9595 Ranch Rd 12 Suite #1, Wimberley, TX 78676. By this agreement, Contractor agrees to render services, as described herein, and Client agrees to fulfill his/her/their responsibilities under the agreement as described herein.

II. Dates & Fees:

This agreement commences upon receipt by the Contractor of notice that the Local Regulatory Agency has given final approval of the installation (for a new or modified system), or on **3/10/2026** for an existing system, provided the Contractor has received payment in full of Fee(s) as agreed herein. The fees for this agreement are **\$500.00** and shall be prepaid per the payment terms outlined herein.

III. Renewal Terms:

The term of this Agreement is **2 year(s)** but in no case shall the Fee to the Contractor be for less than **one (1) year**. This Agreement is non-expiring and automatically renews without need for signing of any additional document(s) – provided Client continues to timely pay the Fee(s) when due. Agreements paid monthly are paid using Contractor's system for automatic debit or automatic draft. Agreements that are prepaid will be invoiced by Contractor before the due date and must be timely paid by Client. If not timely paid before the due date, the Contractor has the right to terminate this Agreement.

IV. Services by Contractor:

1. Inspect and perform routine maintenance on the part with "On-Site Sewage Facility ("OSSF or "the system") in compliance with code, regulations, and/or rules of the Texas Commission on Environmental Quality ("TCEQ") and county in which the OSSF is located and the manufacturer's requirements, at a frequency of approximately once every four (4) months.
2. Inspection, adjustment, and servicing of the mechanical, electrical, and other components to ensure proper functioning. This includes inspecting control panels, air pumps, air filters, diffusers, floats, and spray heads.
3. Effluent Inspection will include the following: effluent quality (color, turbidity, overflow, and odor), testing effluent chlorine and pH levels, when necessary, alarm function, filters, operation of effluent pump and chlorinator. Unless otherwise agreed to, Contractor does not provide chlorine. BOD and TSS annually on commercial accounts, additional charges apply.
4. Notify Client of any repairs needed to keep OSSF in proper working condition and up to regulatory standards. Items under warranty may be repaired while the technician is on-site. Replacement, Replenishment, and

Repairs are additional services not covered by the Fee. Regarding all such work, Contractor shall abide by Client's election in Section V of this agreement.

5. Report to the appropriate regulatory agency and to Client, as required by the State of Texas' on-site rules and, if required, TCEQ or County rules. All findings must be reported to the appropriate regulatory agency within 14 days.
6. Visit site within 48 hours of a service request.
7. Provide Customer Support line at (855) 560-9909

V. Client Responsibilities:

1. Maintain a current License to Operate and abide by the conditions and limitations of that license and all requirements for OSSF from the State and Local Regulatory Agency as well as manufacturer's recommendations.
2. Maintain disinfection unit and at all times provide proper and adequate chlorine supply or operating disinfection component, if OSSF is equipped with same.
3. Provide all necessary site, yard, or lawn maintenance and removal of obstacles, including dogs and other animals, as needed to allow the system and its components to function properly and to allow Contractor safe and easy access to all parts of the system and its components.
4. Maintain site drainage to prevent adverse effects on OSSF.
5. Provide for pumping of tanks, when and as suggested by Contractor, at Client's own expense. Typically, every 3 years.
6. Do not exceed the system's physical, hydraulic, or biological limitations
7. Notify Contractor within 24 hours of the occurrence of any and all alarms or problems with any component or with the system.
8. Be available by text, phone, or in person when the Contractor is on-site in case of required repair approvals or questions.
9. Promptly pay Contractor's bills, fees, and invoices in full.
10. Elect one of the following: Authorized

Yes, I authorize. If during the Contractor's time of the maintenance check any component of the system is found to need replacement, replenishment, or repair, then Client authorizes Contractor to perform the service per the above and bill or charge the Client for such additional services without further approval by Client so long as the service is \$150 or less and the Contractor has the necessary materials to perform the replacement, replenishment, or repair.

No, I do not authorize. If, during the Contractor's maintenance check, any component of the system is found to be in need of replacement, replenishment, or repair, Contractor will notify Client of repairs needed and, where feasible, provide an estimate of costs. No replacement, replenishment, or repairs will be performed without express approval of Client. Additional Service fees will apply for return visits to perform repairs.

VI. Authority

In signing this Agreement, the Client: (1) hereby affirms ownership to the Property as well as the OSSF that is the subject of this Agreement. (2) represents that he/she has authority to permit Contractor's entry upon property to monitor, service, or repair and agrees to hold Contractor and its agents harmless for entry upon such real property for these purposes, and (3) represents to have the authority to bind all owners of the property to the terms of this agreement, or to accept personal responsibility for these terms.

VII. Access By Contractor

Contractor is hereby granted access to the system and all related components for the purposes of performing the Services or Additional Services. Unless other arrangements have been made in advance in writing, Contractor's personnel may enter the property at reasonable times without any form of notice for the purpose of performing the Services or Additional Services. Contractor will require free, unrestricted access to the system and related components for the purpose of performing all work. If upon arrival at the site, Contractor determines that access is prevented, blocked, or restricted, Contractor is not required to perform any of the steps, and will be credited with completion of that maintenance check. Additional maintenance checks to complete the Services shall be billed to Client as an Additional Service.

VIII. Payment Terms:

The fee for this agreement only covers the services described herein. This fee does not cover equipment or labor for non-warranty repairs, labor for warranty repairs, or service charges resulting from unscheduled, Client requested trips to the Client's OSSF. Payments not received within 30 days from the date of invoicing will be subject to a \$30.00 late penalty and or a 1.5% monthly carrying charge, whichever is greater. By signing this contract, the Client authorizes 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. All invoices are due upon receipt by Client. Under no condition shall prepayment of Fee, or the sum of monthly payments of Fee, be for less than **a one-year** term. After **2 year(s)**, prepaid agreements (other than monthly) may be prorated using monthly increments, less other charges as discussed elsewhere in this Agreement.

IX. Application or Transfer of Payment:

The Fee paid for this Agreement may transfer to the subsequent owner(s), however, this Agreement will not transfer. Client will advise subsequent owner(s) of the regulatory requirement for a replacement Agreement. Regulations require that replacement Agreements be signed and received within 30 days of transfer of ownership. Contractor will apply all funds received from Client first to any past-due obligations arising from this Agreement including late charges, returned check charges, and charges for repairs or services not paid within 10 days of invoicing. Unpaid balances on Client's account may lead to the extension of the monthly drafting or debiting program, if applicable, to complete payment of Client's account balance(s).

X. Termination of Agreement:

After a minimum of **2 year(s)**, in order to provide sufficient time to comply with the regulatory requirement for notices from the Contractor to the Local Regulatory Agency, this Agreement may be terminated for any reason by either party with a minimum 30 day written notice, without fault of the terminating party. Contractor shall be due a Fee equal to at least the first year and may also deduct for any other work performed by Contractor but not yet paid by Client, whether invoiced prior to termination or not. Contractor will notify the appropriate Local Regulatory Agency of this termination.

XI. Limitation of Liability:

In no event shall the Contractor be liable for indirect, consequential, incidental, or punitive damages, whether in contract, tort, or any other theory of liability. In no event shall the Contractor's liability for the direct damages exceed payments by the Client under this agreement.

XII. 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 held valid and enforceable. If a court finds that any provision of this agreement is invalid or unenforceable, 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.

Kenneth Brietzke

Signed by:

Customer Name

Kenneth Brietzke

20688D7E49AF403...

Customer Signature

Luna Environmental / Logan Leppo

Maintenance Provider Name

LOGAN LEPPA

License # MP0002494

Maintenance Provider Signature

Additional Comments / Special Terms

OSSF Soil & Site Evaluation

Page 1 (Soil & Site Evaluation)

Date Performed: 3/3/25

Property Owner: Kenneth & Cara Brietzke

Site Location: 956 Kroesche Ln New Braunfels TX 78130 Proposed Excavation Depth: Surface

REQUIREMENTS:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil borings 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 disposal field excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

| Soil Boring Number: <u>1</u> | | | | | |
|------------------------------|---------------|---------------------------------|---------------------------------|---------------------|--------------|
| Depth (Feet) | Texture Class | Gravel Analysis (If Applicable) | Drainage (Mottles/ Water Table) | Restrictive Horizon | Observations |
| 1 FT. | <u>IV</u> | | | | |
| 2 FT. | <u>Clay</u> | <u>NA</u> | <u>none</u> | <u>NO</u> | <u>Black</u> |
| 3 FT. | | | | | |
| 4 FT. | | | | | |
| 5 FT. | | | | | |

| Soil Boring Number: <u>2</u> | | | | | |
|------------------------------|---------------|---------------------------------|---------------------------------|---------------------|--------------|
| Depth (Feet) | Texture Class | Gravel Analysis (If Applicable) | Drainage (Mottles/ Water Table) | Restrictive Horizon | Observations |
| 1 FT. | <u>IV</u> | | | | |
| 2 FT. | <u>Clay</u> | <u>NA</u> | <u>none</u> | <u>NO</u> | <u>Black</u> |
| 3 FT. | | | | | |
| 4 FT. | | | | | |
| 5 FT. | | | | | |

FEATURES OF SITE AREA

Presence of 100 year flood zone ☐ Yes ☒ No
 Presence of upper water shed ☐ Yes ☒ No
 Presence of adjacent ponds, streams, water impoundments ☐ Yes ☒ No
 Existing or proposed water well in nearby area (within 150 feet) ☐ Yes ☒ No
 Ground Slope 1-2 %

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

[Signature]
 (Signature of person performing evaluation)
 Form # PA5/030204-Final

3/10/25
 (Date)

0538622
 Registration Number and Type



Higher Ratings LLC
Majid Howiatdost JR.
9131 Alpine Trail San Antonio TX, 7850
Designed for:
Kenneth & Cora Brietzke
AEROBIC SEPTIC SYSTEM
SPRAY IRRIGATION

Residential Septic System @
Site: 965 Kroesche Ln,
New Braunfels, TX 78130

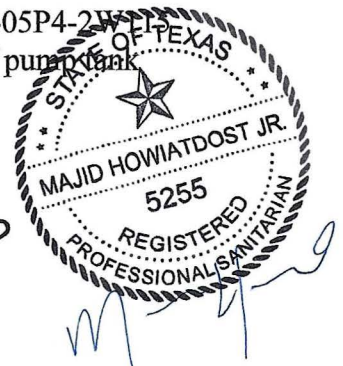
This Design includes an attached drawing:
Dated 3-10-2025
Use a Clear Stream NC3T 600 GPD ATU

Design Specifications:

This site will consist of a 5 Bedroom 2,000 Sq Ft. residential structure with maximum daily load capacity of 360 Gal/day.

| | |
|--|--|
| Pump tank/chlorine contact chamber capacity: | Min: 500 Gal |
| Design application rate: Ra | 0.064 gal/sq.ft./day |
| Soil Profile determined: | Clay IV |
| Number of dosing cycles per day: | 1 |
| Type of float switch: | Mercury Float Switch |
| Design pressure head: | 25 to 45 PSI @ sprinkler head |
| Total length of supply pipe: | 351 Ft. |
| Dosing Pump Capacity: | Franklin C1 submersible well pump Model 20C1-05P4-2W-1P |
| Chlorinate: | Installed @ inlet of pump tank |

HIGHER RATINGS LLC
9131 ALPINE TRAILS SAN ANTONIO TX 78250
TEL. (210) 389-8228



| | |
|---|---|
| Max slope of the field: | < 15 (%) |
| Means of preventing siphoning: | Gravity |
| Type of forced main required: | 1" schedule 40 with two (2) sprinkler heads |
| Diameter of supply pipe: | 1" |
| Pressure of adjusting valves to be installed: | Ball valve |
| Offsets: | Property lines, wells, easements, waterlines, structures, swimming pools, ponds, etc. Shall be strictly adhered to as required by the latest Texas Commission on Environmental Quality (TCEQ) |

Pump controls must have National Electrical Manufacturing Association (NEMA) Approval. A PVC union shall be placed above the pump to allow the easy pump removal.

Calculation of Field Size

A 5 Bedroom with 2,000 Sq Ft. with maximum daily load capacity of 360 Gal/day.

$$360/0.064 = 5,625 \text{ Sq. Ft.} \quad \text{Min needed}$$

If two (2) spray heads were installed with both heads having a 360 degree radius of 33', the area is then calculated to be:

$$3.14r^2 = 3.14(33)^2 \times 2 = 6,838 \text{ Sq. Ft.}$$

Overlap of 40 sq. Ft.

$$\text{Total } 6,838 \text{ Sq. Ft.} \quad \text{Design}$$

Elevation Head = 6 Ft.

Pressure Head = 30 PSI x 2.30 = 69 FT

Friction Head = 351' of 1" sch 40 pvc = 322' x 0.0452 = 18.8'

$$\text{Total Dynamic Head (TDH)} = 6' + 69' + 18.8' = 90.8'$$



HIGHER RATINGS LLC
9131 ALPINE TRAILS SAN ANTONIO TX 78250
TEL. (210) 389-8228

Pipes and Fittings

All pipes and fittings in this system shall be schedule 40 PVC. All joints shall be sealed with approved PVC cement. The forced main shall be 1 inch in diameter. A Myers Rustler or equivalent high head submersible pump capable of providing at least 6 GPM and providing a 25+ psi head shall be utilized for pumping effluent.

Site Preparation

The area selected for irrigation shall be cleared of cedar and brush. Very little preparation is required. Sprayed area shall be provided with grass or other suitable ground cover prior to system start up.

Provisions for Emergencies

A warning system shall be added to the pump tank on a separate circuit from the pump circuit to provide warning of a failure of the system. This aerobic system has a 24 month service agreement which includes emergency service (see attached copy of service contract).

Tank Sizes

A 552 gallon trash tank, a 806 gallon aeration tank and the pump tank shall have a capacity of 919 gallons. A Clear Stream NC3T 600 GPD Aerobic Treatment Unit will be used.

Inspections

Inspections are to be conducted by the county in which the OSSF is located.



HIGHER RATINGS LLC
9131 ALPINE TRAILS SAN ANTONIO TX 78250
TEL. (210) 389-8228

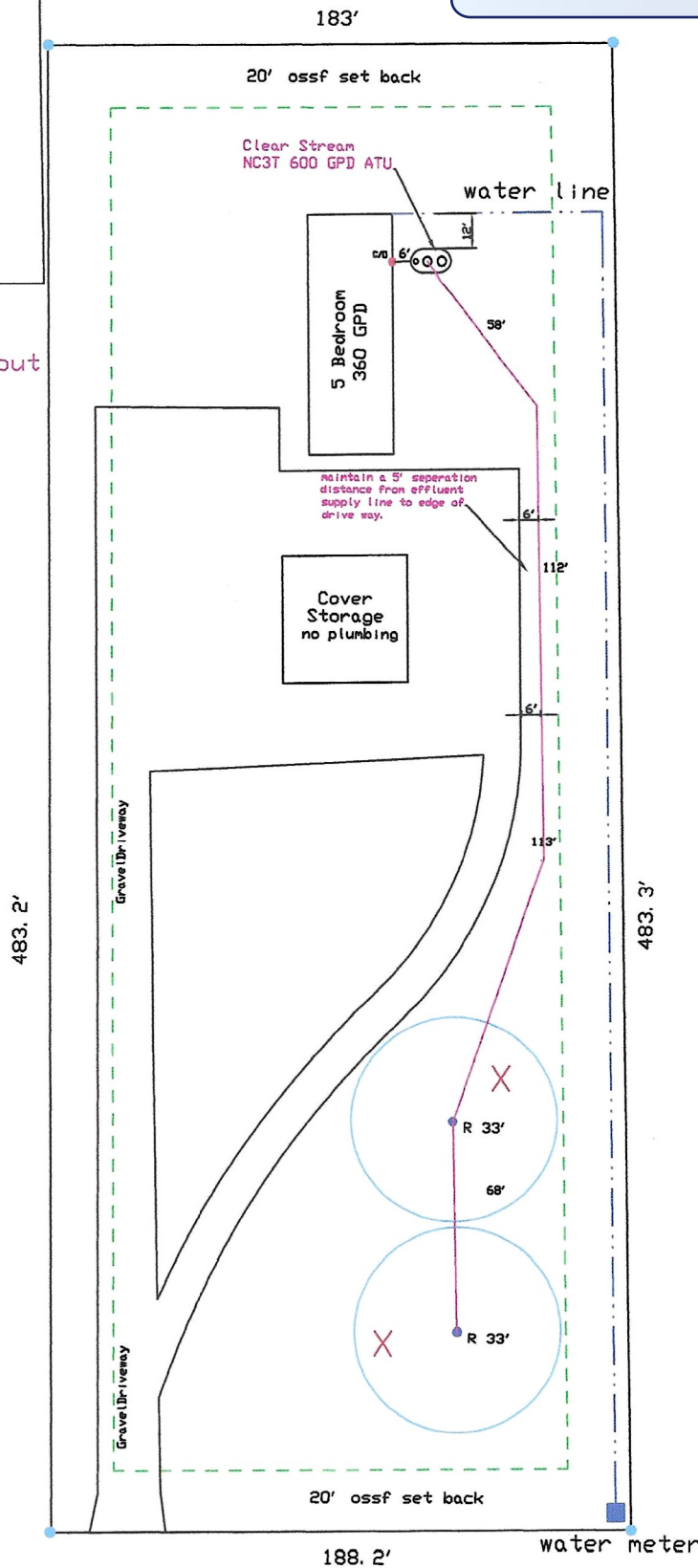
MAP LEGEND

RECEIVED

By Brandon Olvera at 12:25 pm, Apr 14, 2025

- 20' ossf set back
- 2 way Clean Out
- Spray radius
- 1" PVC Purple pipe
- Spray head
- X Test holes
- Property corners
- Water meter

Use a 3" or 4" 2 way clean out
Clear Stream NC3 600 GPD
Spray Area = 6,838 Sq Ft



Kroesche



Handwritten signature

DATE: 03-10-2025
JOB NO. 2500105P

DRAWN BY: MAJID

TITLE: *Design*
SHEET: 1/1

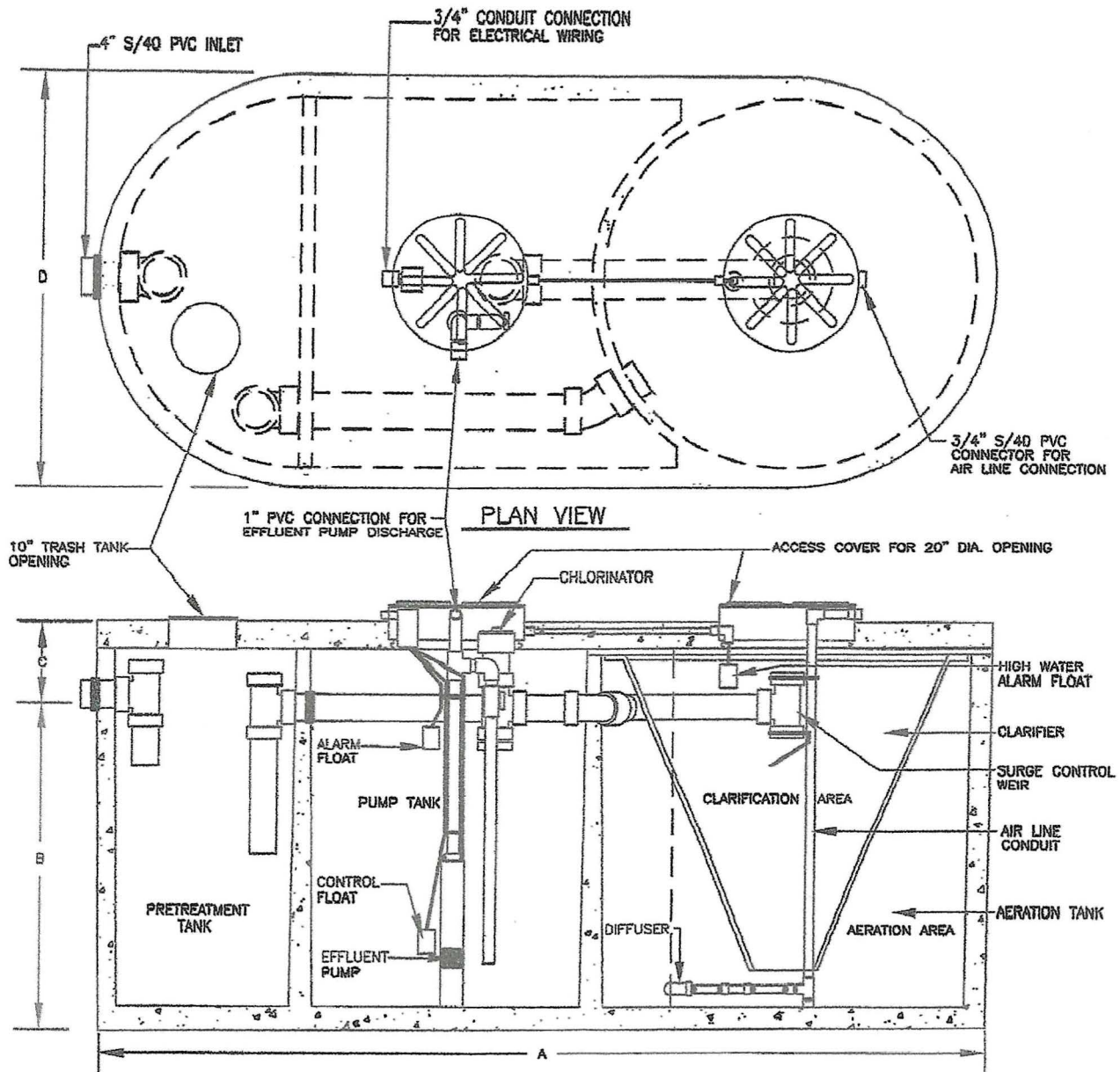
OSSF Design for TERRITORY PASS 1, LOT 3
aka 965 Kroesche Ln, New Braunfels, TX 78130
BRIETZKE KENNETH & CORA L



Higher Ratings LLC

9131 Alpine Trail
SAN ANTONIO, TEXAS 78250
TEL. 210-389-8225

DESIGN DRAWINGS



MODEL NC3
SECTION

DIMENSIONAL DATA

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



TANK NOTES:

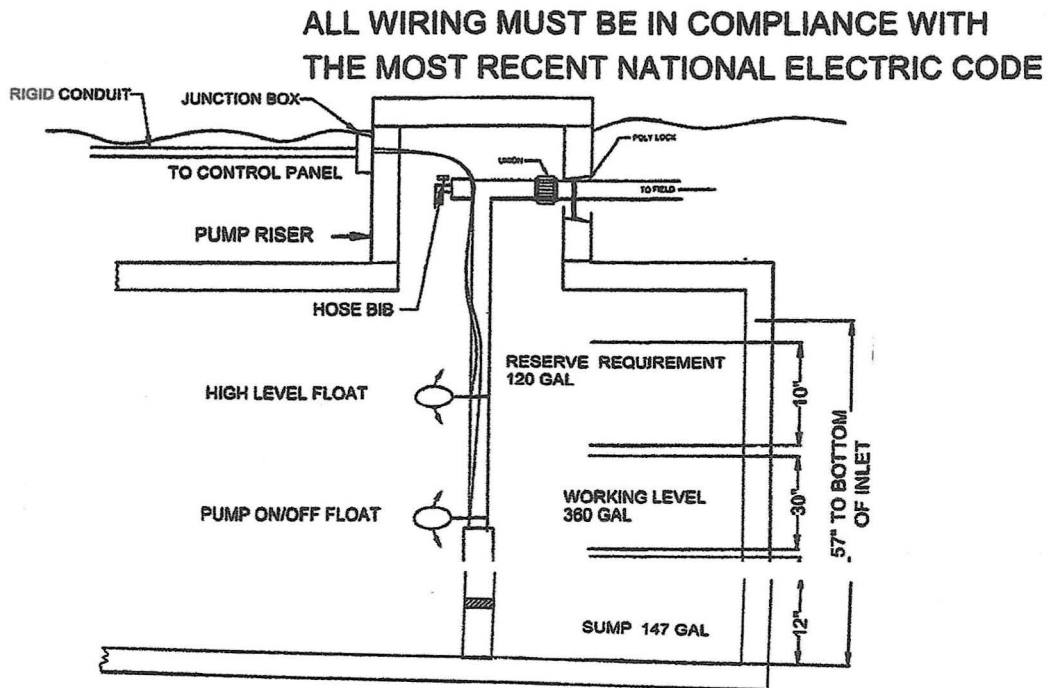
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

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.

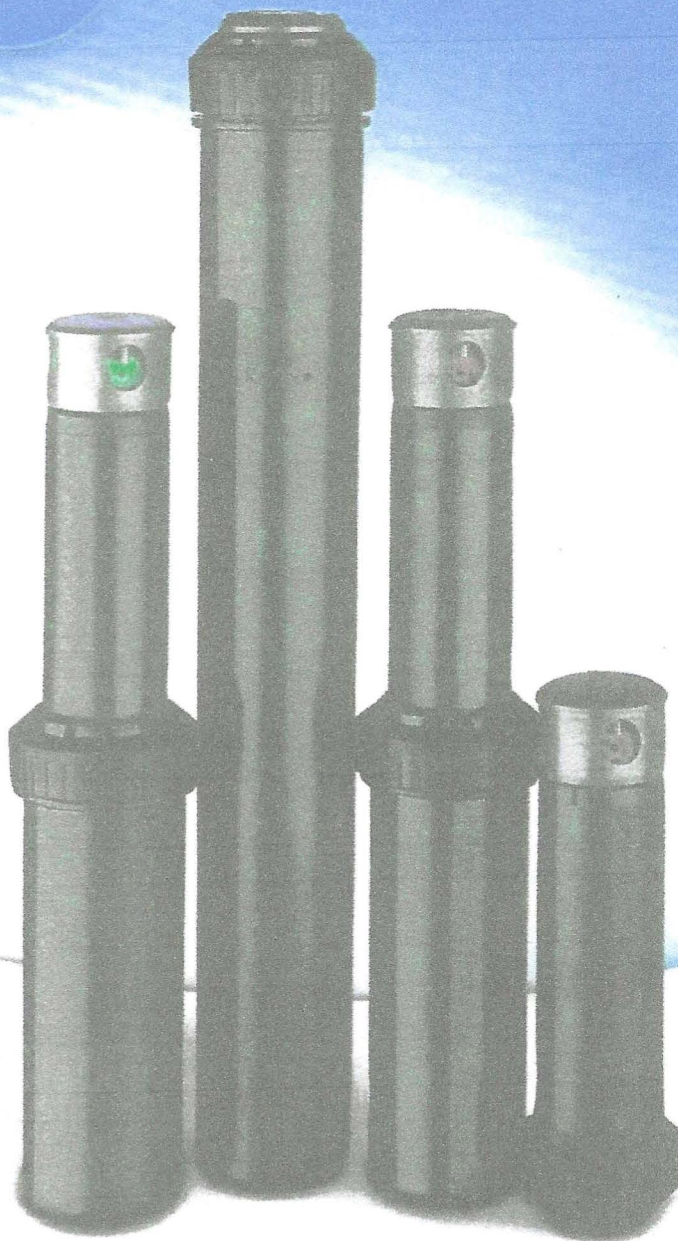


**TYPICAL PUMP TANK CONFIGURATION
CLEARSTREAM 600NC3T W/ 700 GAL PUMP**



PROPLUS™

Or Equivalent



The ProPlus™ is packed with features that ensure reliability, saving the installer time, money and needless frustration.

- **Revolutionary Patented Easy Arc Set** – Simplified arc set allows for wet or dry adjustment in seconds.
- **6" Riser** – Perfect for grasses with thick thatch.
- **3/4" Inlet** – Replaces all standard rotors.
- **2M Adjustable or Continuous Rotation** – Provides a full range adjustment from 40° to a continuous full circle.
- **Patented Arc Set Degree Markings** – Clearly indicates the current watering pattern and simplifies arc set adjustment.
- **Arc Memory Clutch** – Prevents internal gear damage and returns rotor to its prior setting automatically if nozzle turret is forced past its stop.
- **Time Proven Patented Reversing Mechanism** – Assures continuous reverse and return...over a 20 year history.
- **Ratcheting Riser** – Allows for easy adjustment of your left starting position with a simple turn of the riser.
- **Rubber Cover** – Seals out dirt and increases product durability.
- **Wide Selection of Nozzles** – Including standard and low angle, provides flexibility in system design.
- **Optional Check Valve** – Prevents low head drainage.

K RAIN®

**IRRIGATION SOLUTIONS
WORLDWIDE™**

PROPLUS™

The PROPLUS™ adjustable arc and full-circle gear driven rotor comes standard with nine numerically coded interchangeable nozzles. Excellent nozzle performance delivers an exceptional fall out pattern. In independent testing by C.I.T., the PROPLUS™ delivered up to 90% uniform coverage.

Also Available: 12" High Pop, Shrub Head and Reclaimed Water models.

Tough, proven and advanced, the PROPLUS™ is the leader in it's class. Set it and forget it. Arc Memory Clutch returns the rotor to its preset position. Technology works for you.

MODELS

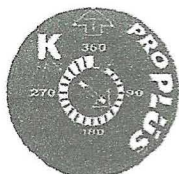
| | |
|----------|----------------------|
| 11003 | ProPlus |
| 11003-NP | ProPlus 12" High Pop |
| 11003-SH | ProPlus Shrub Head |

OTHER OPTIONS: ADD TO PART NUMBER

| | |
|------|--|
| -CV | Check Valve |
| -LA | Low Angle Nozzle |
| -NN | No Nozzle |
| -RCW | ProPlus for Reclaimed Water w/Low Angle Nozzle |

EASY ARC SETTING

Arc Selection 40° to Continuous 360°
Adjust From Left Start



HOW TO SPECIFY

| | |
|--------------|-------------|
| 11003 | -RCW |
| Model Number | Description |



K-Rain Manufacturing Corp.
1640 Australian Avenue
Riviera Beach, FL 33404 USA
+1 561 844-1002
FAX: +1 561 842-9493

1.800.735.7246 | www.krain.com

SPECIFICATIONS

- ▶ Inlet: 3/4" Threaded NPT
- ▶ Arc Adjustment Range: 40° to Continuous 360°
- ▶ Flow Range: .5 - 10.0 GPM
- ▶ Pressure Rating: 20 - 70 PSI
- ▶ Precipitation Rate: .06 to .50 Inches Per Hour (Depending on Spacing and Nozzle Used)
- ▶ Overall Height (Popped Down): 7 1/2" / 17" for High Pop
- ▶ Recommended Spacing: 28' to 44'
- ▶ Radius: 22' to 50'
- ▶ Nozzle Trajectory: 26°
- ▶ Low Angle Nozzle Trajectory: 12°
- ▶ Standard and Low Angle Nozzle: Included
- ▶ Riser Height: 5"

PERFORMANCE DATA

| PERFORMANCE | | | | | METRIC | | | | |
|--------------------|-----------------|-------------|--------------|-------------|--------------------|-------------------|------------|-------------|------------|
| Nozzles | Flow Rate (GPM) | Radius (ft) | Spacing (ft) | Height (ft) | Nozzles | Flow Rate (L/min) | Radius (m) | Spacing (m) | Height (m) |
| #0.5 | 30 | 28' | .5 | | #0.5 | 208 | 2.0 | 8.5 | 1.89 |
| | 40 | 29' | .6 | | | 275 | 3.0 | 8.8 | 2.27 |
| | 50 | 29' | .7 | | | 345 | 3.5 | 8.8 | 2.65 |
| | 60 | 30' | .8 | | | 413 | 4.0 | 9.1 | 3.03 |
| #0.75 | 30 | 29' | .7 | | #0.75 | 208 | 2.0 | 8.8 | 2.66 |
| | 40 | 30' | .8 | | | 275 | 3.0 | 9.1 | 3.03 |
| | 50 | 31' | .9 | | | 345 | 3.5 | 9.4 | 3.41 |
| | 60 | 32' | 1.0 | | | 413 | 4.0 | 9.6 | 3.79 |
| #1 | 30 | 32' | 1.3 | | #1 | 208 | 2.0 | 9.8 | 4.92 |
| | 40 | 33' | 1.5 | | | 275 | 3.0 | 10.1 | 5.68 |
| | 50 | 34' | 1.6 | | | 345 | 3.5 | 10.4 | 6.05 |
| | 60 | 35' | 1.8 | | | 413 | 4.0 | 10.7 | 6.81 |
| #2 | 30 | 37' | 2.4 | | #2 | 208 | 2.0 | 11.3 | 9.08 |
| | 40 | 40' | 2.5 | | | 275 | 3.0 | 12.2 | 9.46 |
| | 50 | 42' | 3.0 | | | 345 | 3.5 | 12.8 | 11.95 |
| | 60 | 43' | 3.3 | | | 413 | 4.0 | 13.1 | 12.49 |
| #2.5 PRE-INSTALLED | 30 | 38' | 2.5 | | #2.5 PRE-INSTALLED | 208 | 2.04 | 11.6 | 9.46 |
| | 40 | 39' | 2.8 | | | 275 | 2.72 | 11.9 | 10.80 |
| | 50 | 40' | 3.2 | | | 345 | 3.40 | 12.2 | 12.11 |
| | 60 | 41' | 3.5 | | | 413 | 4.08 | 12.5 | 13.25 |
| #3 | 30 | 38' | 3.6 | | #3 | 208 | 2.0 | 11.6 | 13.63 |
| | 40 | 39' | 4.2 | | | 275 | 3.0 | 11.9 | 15.89 |
| | 50 | 41' | 4.6 | | | 345 | 3.5 | 12.5 | 17.41 |
| | 60 | 42' | 5.0 | | | 413 | 4.0 | 12.8 | 18.92 |
| #4 | 30 | 43' | 4.4 | | #4 | 208 | 2.0 | 13.1 | 15.65 |
| | 40 | 44' | 5.1 | | | 275 | 3.0 | 13.4 | 19.30 |
| | 50 | 46' | 5.6 | | | 345 | 3.5 | 14.0 | 21.19 |
| | 60 | 49' | 5.9 | | | 413 | 4.0 | 14.9 | 22.33 |
| #5 | 40 | 45' | 5.9 | | #5 | 208 | 3.0 | 13.7 | 22.33 |
| | 50 | 46' | 6.0 | | | 275 | 3.5 | 14.0 | 22.71 |
| | 60 | 48' | 6.3 | | | 345 | 4.0 | 14.6 | 23.65 |
| | 70 | 49' | 6.7 | | | 413 | 5.0 | 14.9 | 25.35 |
| #6 | 40 | 42' | 8.0 | | #6 | 208 | 3.0 | 12.8 | 30.23 |
| | 50 | 45' | 8.5 | | | 275 | 3.5 | 13.7 | 32.12 |
| | 60 | 49' | 9.5 | | | 345 | 4.0 | 14.8 | 35.95 |
| | 70 | 50' | 10.0 | | | 413 | 5.0 | 15.3 | 37.85 |

| LOW ANGLE DATA | | | | | METRIC | | | | |
|----------------|-----------------|-------------|--------------|-------------|---------|-------------------|------------|-------------|------------|
| Nozzles | Flow Rate (GPM) | Radius (ft) | Spacing (ft) | Height (ft) | Nozzles | Flow Rate (L/min) | Radius (m) | Spacing (m) | Height (m) |
| #1 | 30 | 22' | 1.2 | | #1 | 207 | 2.04 | 6.71 | 4.54 |
| | 40 | 25' | 1.5 | | | 275 | 2.72 | 7.32 | 6.49 |
| | 50 | 26' | 1.8 | | | 344 | 3.40 | 7.92 | 6.80 |
| | 60 | 28' | 2.0 | | | 413 | 4.08 | 8.53 | 7.55 |
| #3 | 30 | 29' | 3.0 | | #3 | 207 | 2.04 | 8.24 | 11.34 |
| | 40 | 32' | 3.5 | | | 275 | 2.72 | 9.75 | 11.72 |
| | 50 | 35' | 3.8 | | | 344 | 3.40 | 10.67 | 13.23 |
| | 60 | 37' | 4.2 | | | 413 | 4.08 | 11.58 | 14.38 |
| #4 | 30 | 31' | 3.4 | | #4 | 207 | 2.04 | 9.45 | 12.85 |
| | 40 | 34' | 3.9 | | | 275 | 2.72 | 10.36 | 14.74 |
| | 50 | 37' | 4.4 | | | 344 | 3.40 | 11.28 | 16.63 |
| | 60 | 38' | 4.7 | | | 413 | 4.08 | 11.58 | 17.77 |
| #6 | 40 | 38' | 6.5 | | #6 | 275 | 2.72 | 11.58 | 24.57 |
| | 50 | 40' | 7.3 | | | 344 | 3.40 | 12.19 | 27.59 |
| | 60 | 42' | 8.0 | | | 413 | 4.08 | 12.80 | 30.24 |
| | 70 | 44' | 8.5 | | | 482 | 4.76 | 13.41 | 32.61 |

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

© K-Rain Manufacturing Corporation
AN ISO 9001:2000 CERTIFIED COMPANY

L-10011



COMAL COUNTY

ENGINEER'S OFFICE

RE: ***965 Kroesche Lane***
Territory Pass 1
Lot 3

Dear Property Owner & Agent,

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

- ✓ 1. There is a 5 ft. separation distance from sewer pipes containing secondary effluent and driveways/surface improvements. What is the separation distance from the distribution pipe and the driveway?
2. Revise accordingly and resubmit.

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

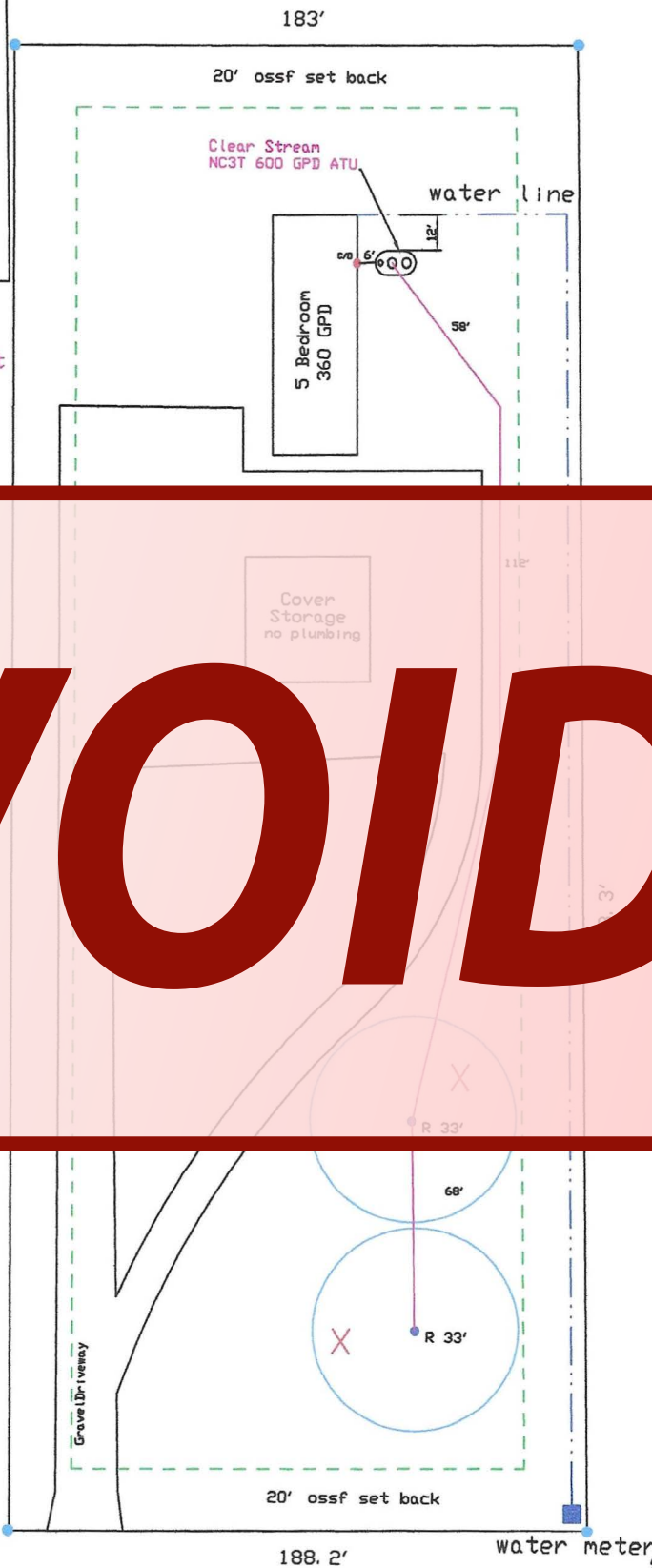
Thank You,

| **Brandon Olvera** | **Designated Representative OS0034792** |
| Comal County | www.cceo.org | f: 830-608-2078 | e: olverb@co.comal.tx.us |

MAP LEGEND

| | |
|--|--------------------|
| | 20' ossf set back |
| | 2 way Clean Out |
| | Spray radius |
| | 1' PVC Purple pipe |
| | Spray head |
| | Test holes |
| | Property corners |
| | Water meter |

Use a 3" or 4" 2 way clean out
 Clear Stream NC3 600 GPD
 Spray Area = 6,838 Sq Ft



1"=35'

Kroesche



DATE: 09-10-2025
 JOB NO. 250810SP

DRAWN BY: MAJID

TITLE: Design
 SHEET: 1/1

OSSF Design for TERRITORY PASS 1, LOT 3
 aka 965 Kroesche Ln, New Braunfels, TX 78130
 BRIETZKE KENNETH & CORA L



Higher Ratings LLC

9131 Alpine Trail
 SAN ANTONIO, TEXAS 78250

TEL. 210-389-8225

2
C NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Date: MARCH 13, 2007

Grantor: JIM E. SCHAEFER

Grantor's Mailing Address (including county): 3035 Moss Spring, San Antonio, Bexar County, Texas 78224

Grantee: KENNETH BRIETZKE and wife, CORA BRIETZKE

Grantee's Mailing Address (including county): 947 Kroesche Ln. New Braunfels, Comal County, Texas 78130

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration.

Property (including any improvements):

All that certain tract or parcel of land known and designated as Lot 3, TERRITORY PASS, Unit One, located in Comal County, Texas, according to a map or plat thereof recorded in Volume 11, Page 182, of the Map and Plat Records of Comal County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

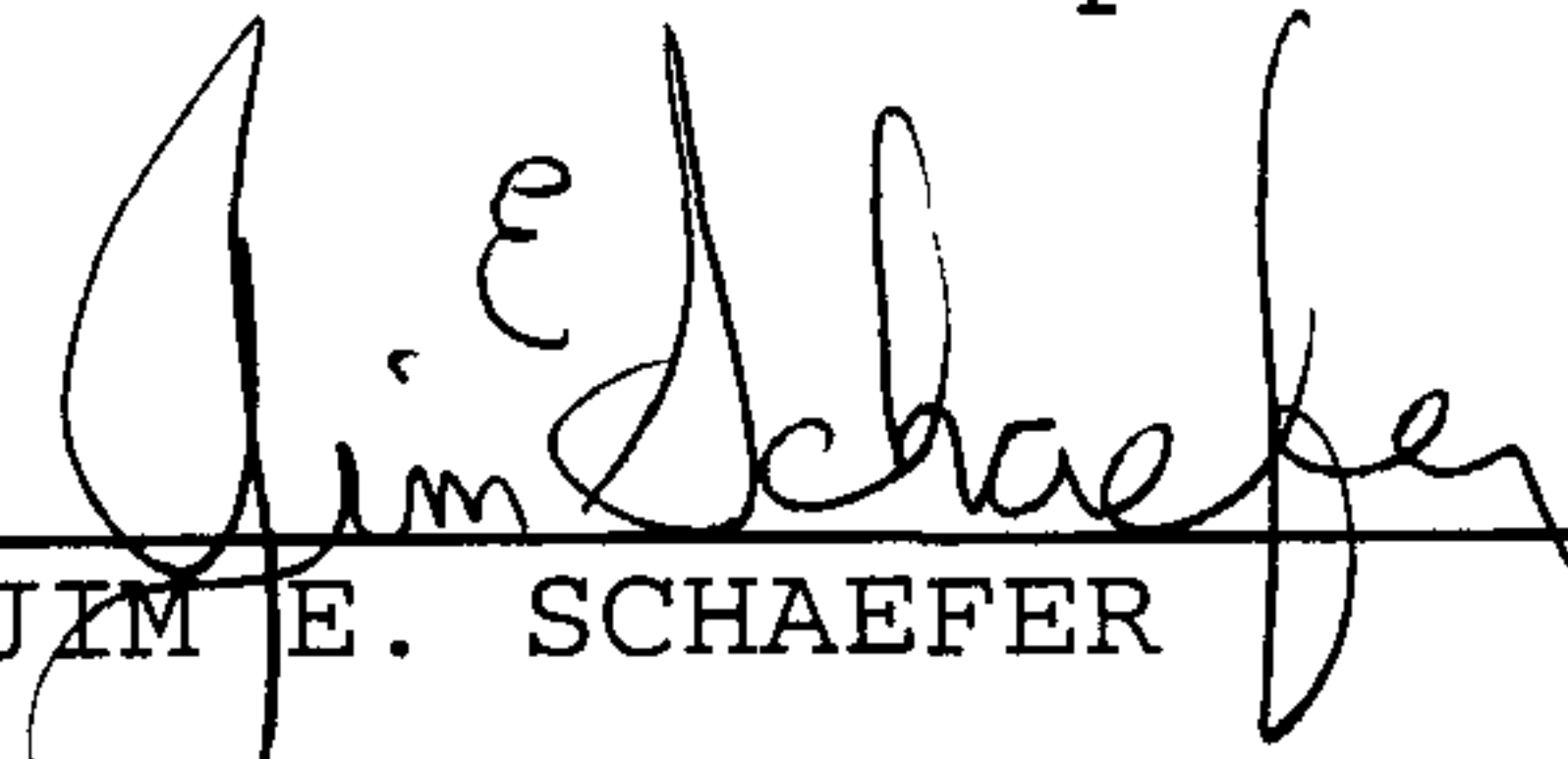
This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions, and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Comal County, Texas.

Property taxes for the current year are assumed by Grantee herein.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the

same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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



JIM E. SCHAEFER

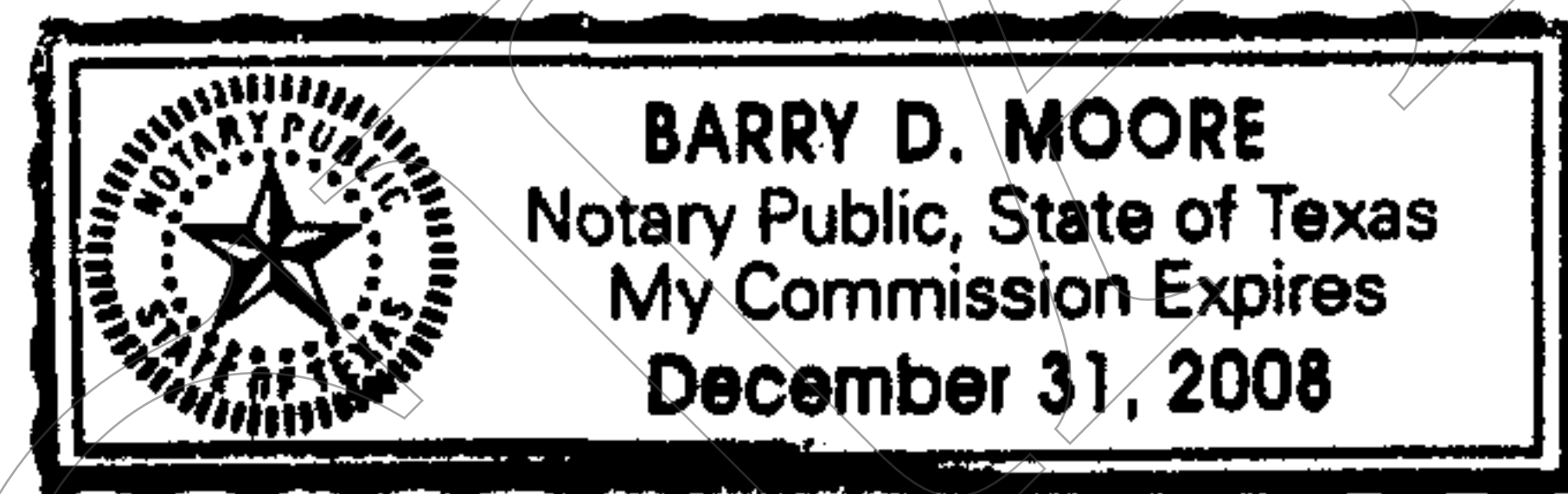
THE STATE OF TEXAS

*
*
*

COUNTY OF COMAL

This instrument was acknowledged before me on the 13th day of March, 2007, by JIM E. SCHAEFER.


Notary Public, State of Texas



Prepared in the Law Office of:
Barry D. Moore
245 S. Seguin
New Braunfels, Texas 78130

After recording, return to:

Doc# 200706012724
Pages 2
03/22/2007 12:07PM
Official Records of
COMAL COUNTY
JOY STREATER
COUNTY CLERK
Fees \$20.00



