

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:

Address:

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

Inspector Notes:

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 118644
Issued This Date: 06/11/2025
This permit is hereby given to: BRETT T. & AMY R. ENZOR

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

10321 REBECCA CREEK RD
SPRING BRANCH, TX 78070

Subdivision: H. RAISNER SURVEY #53, A-489
Unit: 0
Lot: 0
Block: 0
Acreage: 14.6200

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.



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date April 21, 2025

Permit Number 118644

1. APPLICANT / AGENT INFORMATION

Owner Name BRETT THOMAS ENZOR & AMY RENEAU ENZOR
Mailing Address c/o 201 E. MAIN ST.
City, State, Zip JOHNSON CITY, TEXAS 78636
Phone # 830-225-4424
Email kevin@kevintravishomes.com

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

2. LOCATION

Subdivision Name _____ Unit _____ Lot _____ Block _____
Survey Name / Abstract Number H. RAISNER SURVEY NO. 53, A-489 Acreage 14.615
Address 10321 REBECCA CREEK ROAD City SPRING BRANCH State TX Zip 78070

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

HOUSE & DETACHED LIVING & HORSE

Type of Construction (House, Mobile, RV, Etc.) STABLE W/ DETACHED LIVING

Number of Bedrooms 3+3+1

Indicate Sq Ft of Living Area 4369+2725+1105

☐ 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: \$ 1,600,000 (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.

Brett Enzor
Signature of Owner

5-2-2025
Date



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

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

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) NUWATER B-1000 & 2086 PUMP Absorption/Application Area (Sq Ft) 8562

Gallons Per Day (As Per TCEQ Table III) 540

(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 P.E. or R.S. 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 app

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

If yes, indicate the city: _____



FIRM #2585

By signing this application, I certify that:

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

Signature of Designer

APRIL 22, 2025
Date

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

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities (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 owner's to provide notice to the public that certain types of OSSFs are located on specific places 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):

_____ UNITS/PHASE/SECTION _____ BLOCK _____ LOT _____ SUBDIVISION

IF NOT IN SUBDIVISION: 14615 ACRES H. RAISNER SURVEY NO. 53, A-489 SURVEY

The property is owned by (insert owner's full name): BRETT THOMAS ENZOR & AMY RENEAU ENZOR

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 2nd DAY OF May, 2025 ^{BTE}

X Brett Enzor

BRETT THOMAS ENZOR

X Amy RenEAU

AMY RENEAU ENZOR

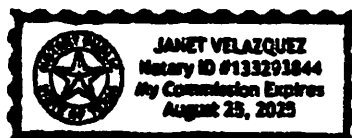
Owner(s) signature(s)

Owner (s) Printed name (s)

BRETT THOMAS & AMY RENEAU ENZOR SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 2nd DAY OF

May, 2025

[Signature]
Notary Public Signature



**THE COUNTY OF COMAL
STATE OF TEXAS**

CERTIFICATION OF SINGLE FAMILY DWELLING

According to Texas Commission of Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of COMAL COUNTY, TEXAS.

I

BRETT THOMAS ENZOR &

Before me this day appeared **AMY RENEAU ENZOR**, being the owners of the referenced property at **10321 REBECCA CREEK ROAD**. They further state that the Residence and any additional living space on this property will be occupied only by a single family.

An OSSF requiring a Certification of Single Family Dwelling, will be installed on the property described as:

____ UNIT ____ BLOCK ____ LOT ____ SUBDIVISION

IF NOT IN SUBDIVISION: **14.615** ACRES **H. RAISNER SURVEY NO. 53, A-489** SURVEY

The property is owned by **BRETT THOMAS ENZOR & AMY RENEAU ENZOR**

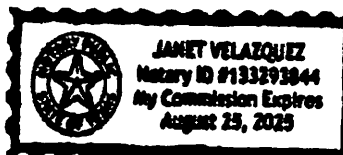
WITNESS MY HAND ON THIS **2nd** OF DAY OF **May**, **20²⁵** BTE
 
OWNER (SIGNATURE) OWNER (SIGNATURE)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS **2nd** DAY OF **May**, **20²⁵** BY

BRETT THOMAS ENZOR
OWNER NAME (PRINTED)

AMY RENEAU ENZOR
OWNER NAME (PRINTED)


Notary Public Signature



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
05/12/2025 08:12:56 AM
TAMMY 2 Pages(s)
202506013763

 **Bobbie Koepp**

Maintenance Service Provider
15188 FM 306
Canyon Lake, TX 78133
Office (830)964-2365



H. RAISNER SURVEY #53, A-489, BEING 14.615 AC

SERVICE ADDRESS

INSTALLER

TERM

10321 REBECCA CREEK RD, SPRING BRANCH, TX 78070 MIKE RYBARSKI

2 year

Routine Maintenance and Inspection Agreement

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by and between ; (referred to as "Client") and Aerobic Services of South Texas (Thomas W. Hampton MP349) (hereinafter referred to as "Contractor") located at 15188 FM 306 Canyon Lake, Texas 78133 (830) 964-2365. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein. This contract will provide for all required inspections, testing and service for your Aerobic Treatment System. The policy will include the following:

1. 3 inspections a year/services calls (at least one every 4 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 inspecting the control panel, air pumps, air filters, diffuser operation. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48-hour time frame. Repair work on non-warranty parts will include price for parts & labor. The prices will be quoted before work is performed.
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 of correction.
4. The Property Owner is responsible for the chlorine; it must be filled before or during the service visit.
5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, and County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy. BOD and TSS testing is covered by this contract.

The Property Owner Manual must be strictly followed or warranties are subject to invalidation. Pumping of sludge build-up is not covered by this policy and will result in additional charges.

ACCESS BY CONTRACTOR

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

Termination of Agreement

Either party may terminate this agreement within ten days with a 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, the Contractor will immediately notify the appropriate health authority of the termination.

Limit 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. In no event shall the Contractor's liability for direct damages exceed the price for the services described in this Agreement.

Dispute Resolution

If a dispute between the Client and the Contractor 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 oral or written.

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.

Property Owner

Name

BRETT T. & AMY R. ENZOR

Email

brett.enzor@ey.com

Service Address

10321 REBECCA CREEK RD
SPRING BRANCH, TX 78070

Phone

917.325.4432


SIGNATURE

EFFECTIVE DATE _____

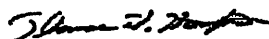
EXPIRED DATE _____

SERVICE PROVIDER

Aerobic Services of South Texas LLC.

15188 FM 306 Canyon Lake, TX 786133

(830) 964-2365



Signature of Service Provider and License #
[Thomas Hampton, OS0024597 / MP0000349]



*The effective date of this initial maintenance contract shall be the date license to operate is issued.

ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: April 21, 2025

Site Location: 14.615 ACRES OUT OF THE H. RAISNER SURVEY No. 53, A-489

Proposed Excavation Depth: N/A

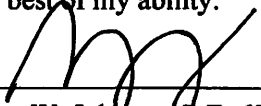
Requirements:

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

SOIL BORING NUMBER <u> </u> SURFACE EVALUATION <u> </u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	III	CLAY LOAM	N/A	NONE OBSERVED	LIMESTONE @ 8"	BROWN
1						
2						
3						
4						
5						

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

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



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

04/21/25

Date

FIRM #2585

Greg W. Johnson, P.E.

170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778

April 22, 2025

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

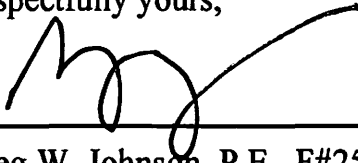
RE- Septic Design
10321 REBECCA CREEK ROAD
H. RAISNER SURVEY NO. 53, A-489, BEING 14.615 AC
SPRING BRANCH, TX 78070
ENZOR RESIDENCE

Brandon/Brenda,

Due to the lack of available application area it is necessary to have the setback from the property line to the spray at ten feet as required by TCEQ Chapter 285 rules Table X. I hereby request a variance to the twenty foot setback to property lines as required by Comal County Order and equivalent protection will be maintained by including a battery backup to the timer clock to assure sprayers to only spray during the predawn hours. In my professional opinion this variance will not pose a threat to the environment or public health.

If I can be of further assistance please contact me.

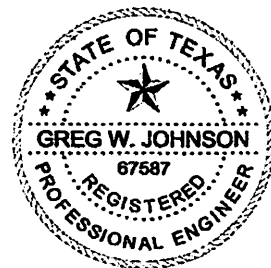
Respectfully yours,



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

April 22, 2025

Date



Olvera,Brandon

From: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Monday, June 9, 2025 6:17 AM
To: Olvera,Brandon
Cc: kevin@kevintravishomes.com
Subject: Re: 118644.pdf
Attachments: 10321 REBECCA CREEK RD - ENZOR #118644 REV.pdf

This email originated from outside of the organization.

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

- Comal IT

Brandon,

1. Many of the structures have been demolished and replaced.
2. Attached is the additional deed information for the 0.829 acres for a total of 14.615 acres.
3. Variance request is due to the other area have equine.
4. Showing sleeving with Sch-40 PVC under sidewalk
5. Setback not required. Placing Sch-40 PVC around spray head can reduce damage potential.

Thanks,
Greg

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

170 Hollow Oak

New Braunfels, TX 78132

Office/Fax (830) 905-2778

Email: gregjohnsonpe@yahoo.com

By Brandon Olvera at 11:12 am, Jun 24, 2025

#118644

[illegible]

OWNER: BRETT THOMAS & AMY RENEAU ENZOR		DRAWN BY: EJS III	
STREET ADDRESS: 10321 REBECCA CREEK ROAD			
LEGAL DESC: H. RAISNER SURVEY No. 53, A-489			ACREAGE: 14.615
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 4/22/2025	2nd REVISION: 6/15/2025

RECEIVED

By Brandon Olvera at 11:12 am, Jun 24, 2025

NOTE:
EXISTING SEPTIC TANK TO
BE PUMPED, CRUSHED
AND BACK FILLED.
EXISTING SEPTIC SYSTEM
TO BE ABANDONED

370.70'

SPRAY AREA = 8562sf

X= TEST HOLES

14.615 ACRES OUT
OF THE H. RAISNER
SURVEY No. 53,
A-489

2086 GAL.
PUMP TANK

NUWATER B-1000
AEROBIC TREATMENT
PLANT

HORSE STABLES /
1 BDRM APT.
DETACHED LIVING
1105sf

FENCED AREA

SLEEVE SEPTIC LINE WITH
SCH-40 WITHIN
5' AND UNDER
DRIVEWAY.

SLEEVE WATER LINE
WITH 2"-SCH-40
PVC PIPE WHEN
ENTERING CLOSER
THAN 10' FROM
SEPTIC SYSTEM OR
SEPTIC FIELD
WHICH MEETS
TAC 30 CHAPTER
290.44(e)(B)(i).

SLEEVE SEPTIC LINE WITH
SCH-40 WITHIN 5' AND UNDER
SIDEWALK.

14.615 ACRES OUT
OF THE H. RAISNER
SURVEY No. 53,
A-489

REBECCA CREEK ROAD

FENCE

ADD CURBING
HERE
DRIVEWAY

SLEEVE SEPTIC LINE
WITH SCH-40 WITHIN
5' AND UNDER DRIVEWAY.

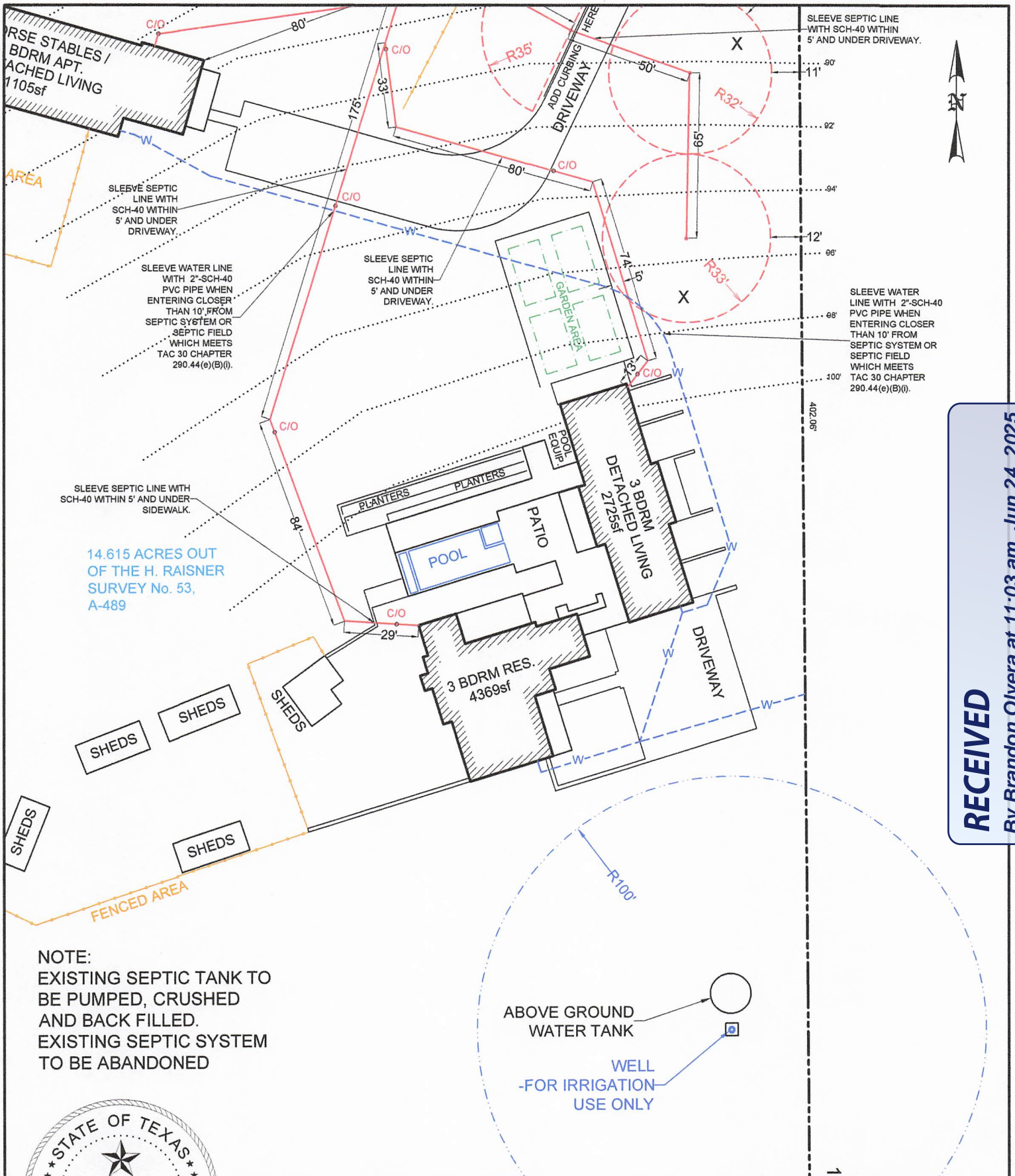
SLEEVE WATER LINE WITH 2"-SCH-40
PVC PIPE WHEN
ENTERING CLOSER
THAN 10' FROM
SEPTIC SYSTEM OR
SEPTIC FIELD
WHICH MEETS
TAC 30 CHAPTER
290.44(e)(B)(i).

DETACHED LIVING
2725sf

3 BDRM RES.
4369sf



OWNER: BRETT THOMAS & AMY RENEAU ENZOR		DRAWN BY: EJS III	
STREET ADDRESS: 10321 REBECCA CREEK ROAD			
LEGAL DESC: H. RAISNER SURVEY No. 53, A-489		ACREAGE: 14.615	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=50'	DATE: 4/22/2025	2nd REVISION: 6/15/2025



OWNER: BRETT THOMAS & AMY RENEAU ENZOR				DRAWN BY: EJS III	
STREET ADDRESS: 10321 REBECCA CREEK ROAD					
LEGAL DESC: H. RAISNER SURVEY No. 53, A-489				ACREAGE: 14.615	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: 1"=50'	DATE: 4/22/2025	2nd REVISION: 6/15/2025	

RECEIVED

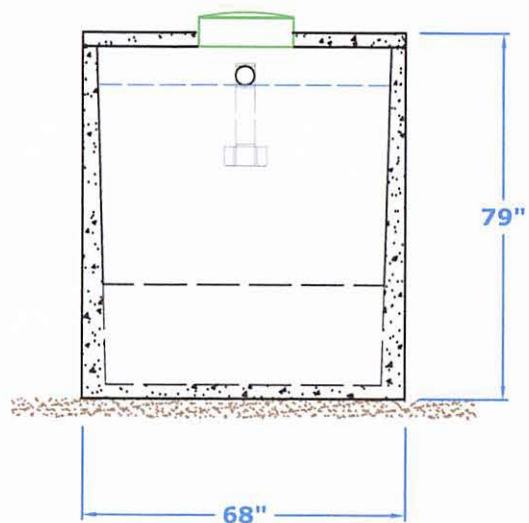
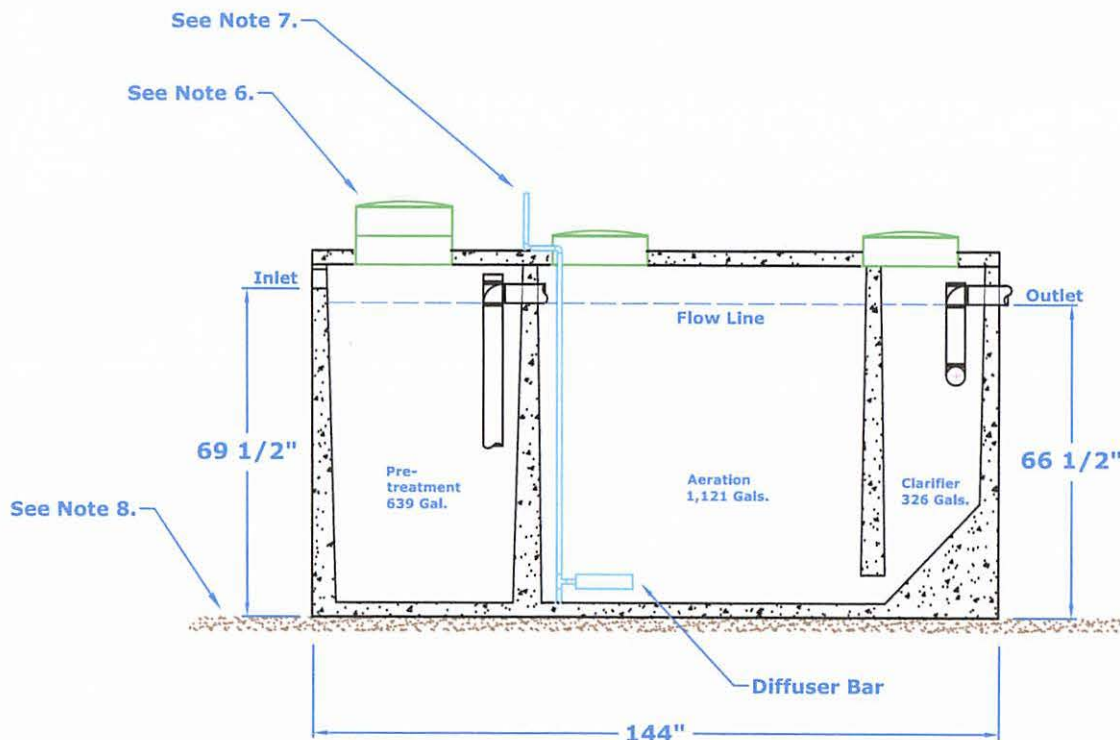
By Brandon Olvera at 11:03 am, Jun 24, 2025

MINIMUM EXCAVATION DIMENSIONS:

Width: 80"
Length: 156"

GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 16,600 lbs.
4. Treatment capacity is 1,000 GPD.
5. BOD Loading = 3.00 lbs. per day.
6. 20" Ø access riser w/ lid (Typical 3). Optional extension risers available.
7. 1" Sch. 40 PVC Air Line to Bio-Robic B-1000 Air Compressor (Max. 50 Lft from Plant).
8. 4" min. compacted sand or gravel pad by Contractor



**NuWater B-1000
Aerobic Treatment Plant (Assembled)**

Model: B-1000

July, 2012
By: A.S.

Scale:

* All Dimensions subject to allowable specification tolerances.

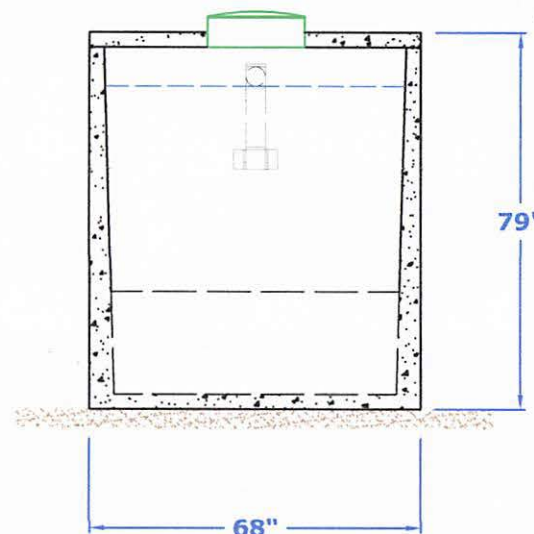
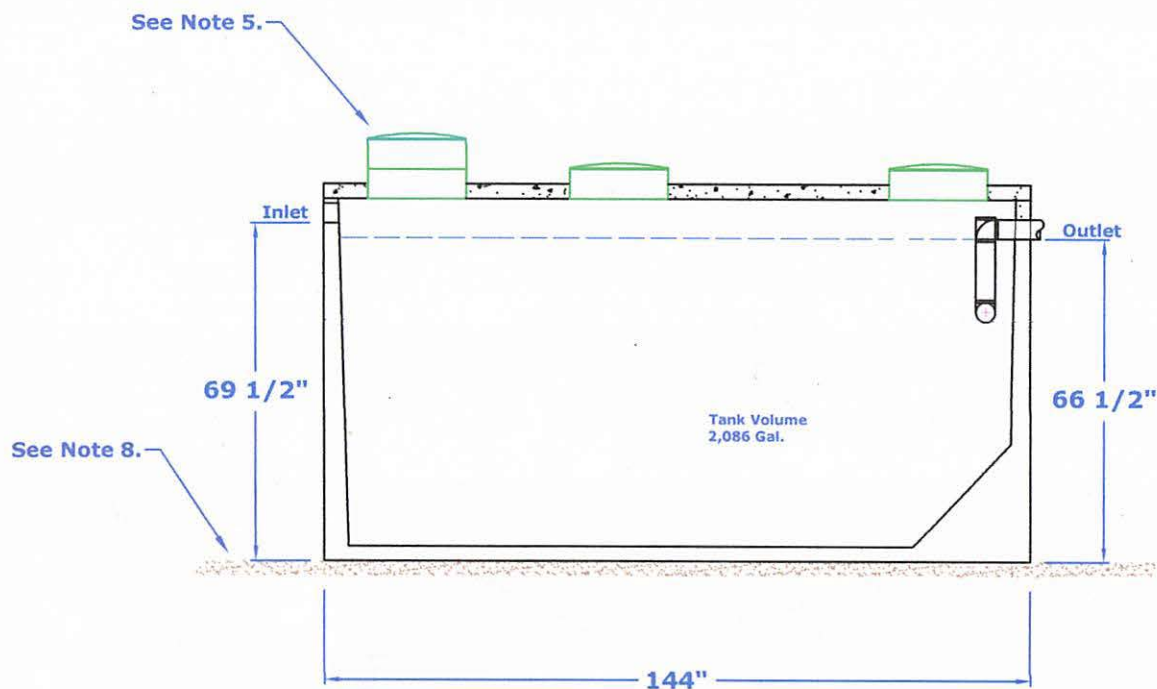
Dwg. #: ADV-B1000-2

GENERAL NOTES:

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

MINIMUM EXCAVATION DIMENSIONS:

Width: 80"
Length: 156"



2086 gallon tank

Model: 2086 gallon

November 2011
By: gwj

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: 2086 tank

TANK NOTES:

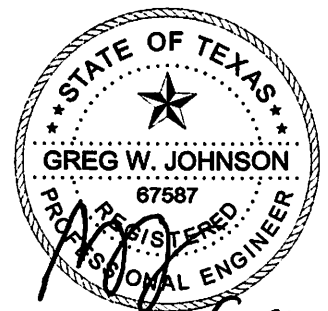
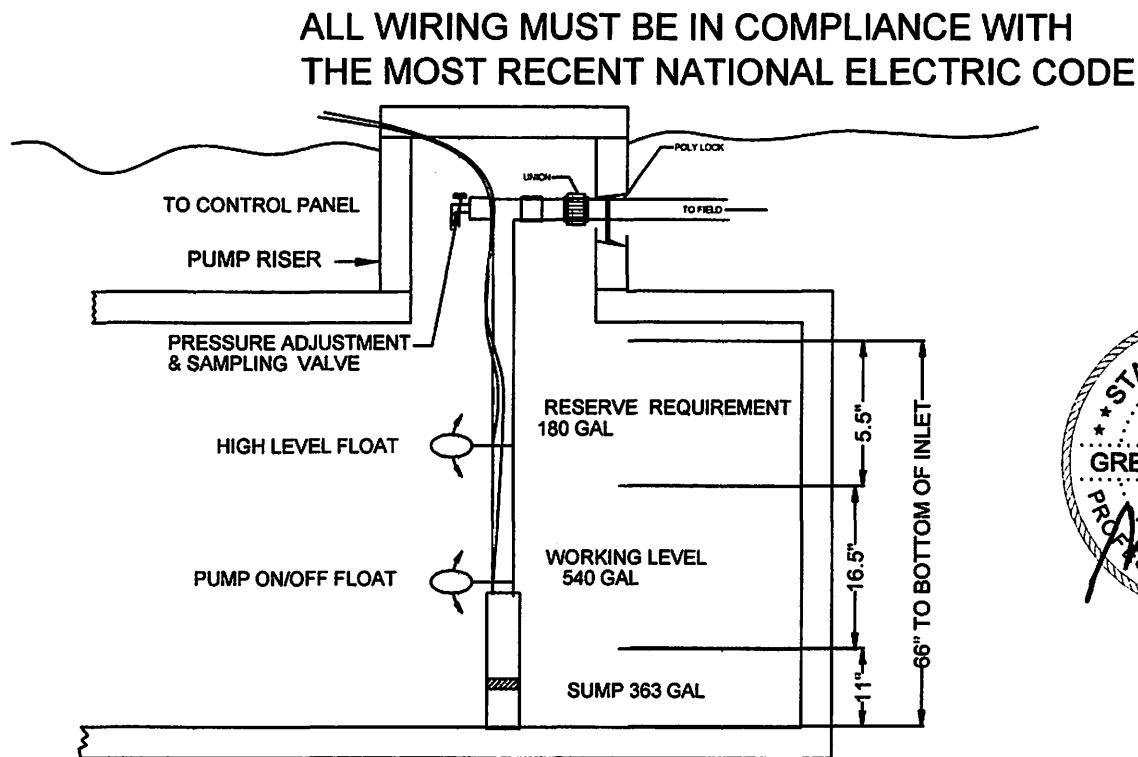
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

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.



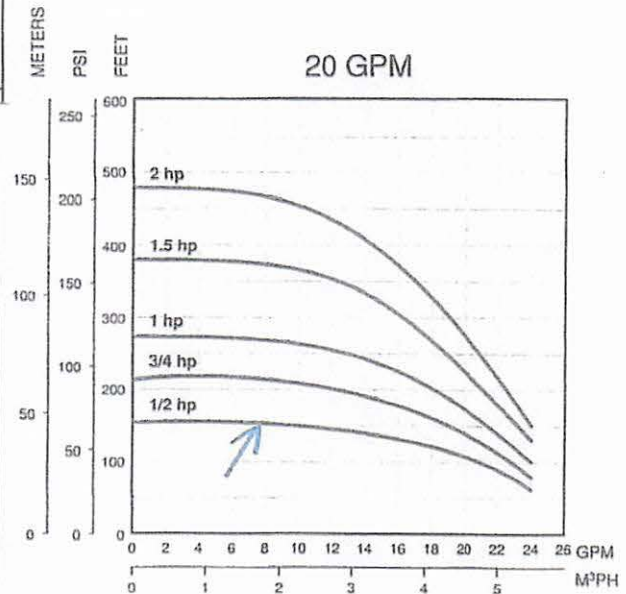
F258r
04/22/20

**TYPICAL PUMP TANK CONFIGURATION
2086 GALLON PUMP TANK**

T3 / T35 Performance

						Metric				
Nozzle	Pressure PSI	Radius ft.	Flow gpm	Precipita in/hr	Precip. in/hr ▲	Pressure BAR	Radius m	Flow m ³ /hr	Precip. mm/hr	Precip. mm/hr ▲
SMARTANGLE 13° LOW ANGLE TRAJECTORY										
2.0LA	30	29	1.6	0.37	0.42	2.1	8.8	0.36	9	11
	40	33	1.9	0.34	0.39	2.8	10.1	0.43	9	10
	50	34	2.1	0.35	0.40	3.4	10.4	0.48	9	10
2.5LA	30	31	2.1	0.42	0.49	2.1	9.4	0.48	11	12
	40	35	2.6	0.41	0.47	2.8	10.7	0.59	10	12
	50	36	2.9	0.43	0.50	3.4	11.0	0.66	11	13
3.5LA	30	31	2.7	0.54	0.62	2.1	9.4	0.61	14	16
	40	35	3.2	0.50	0.58	2.8	10.7	0.73	13	15
	50	37	3.5	0.49	0.57	3.4	11.3	0.79	13	14
4.5LA	30	33	3.0	0.53	0.61	2.1	10.1	0.68	13	16
	40	37	3.4	0.48	0.55	2.8	11.3	0.77	12	14
	50	37	4.1	0.58	0.67	3.4	11.3	0.93	15	17
FLOW+ NOZZLES 26° TRAJECTORY										
9	50	50	9.5	0.73	0.84	3.4	15.2	2.16	19	21
	60	54	10.8	0.71	0.82	4.1	16.5	2.45	18	21
	70	55	11.7	0.74	0.86	4.8	16.8	2.66	19	22
13	50	57	12.4	0.73	0.85	3.4	17.4	2.82	19	22
	60	59	13.8	0.76	0.88	4.1	18.0	3.13	19	22
	70	61	14.9	0.77	0.89	4.8	18.6	3.38	20	23
■ Square spacing based on 50% of diameter ▲ Triangular spacing based on 50% of diameter Note: All precipitation rates are calculated for 180° operation. Divide by 2 for full circle precipitation rates										

Thermoplastic Performance



Thermoplastic Units Ordering Information

1/2 - 1.5 HP Single-Phase Units

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

Thermoplastic 1/2 - 2 HP Pump Ends

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



COMAL COUNTY

ENGINEER'S OFFICE

RE: ***10321 Rebecca Creek Rd.
13.786 Acre Tract out of the
H. Raisner Survey No. 53, Abstract No. 489***

Dear Property Owner & Agent,

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

- ✓ Our office will be conducting a site visit on 06-09-2025.
- ✓ Based on the GIS imagery the layout of the structures looks different from the submitted site plan.
- ✓ The deed provided is for 13.786 acres, the site plan is for 14.615 acres.
- ✓ Provide a deed for the additional acreage or show only the 13.786 acres.
- ✓ What is the reason for the variance request?
- ✓ There appears to be adequate space to meet the 20ft separation distance.
- ✓ What are you purposing for protection for the sewer line beneath the sidewalk that leads to a shed.
- ✓ What protection are you purposing for the spray head within 5ft of the driveway?
- 6. 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 |

NOTE:
EXISTING SEPTIC TANK TO
BE PUMPED, CRUSHED
AND BACK FILLED.
EXISTING SEPTIC SYSTEM
TO BE ABANDONED

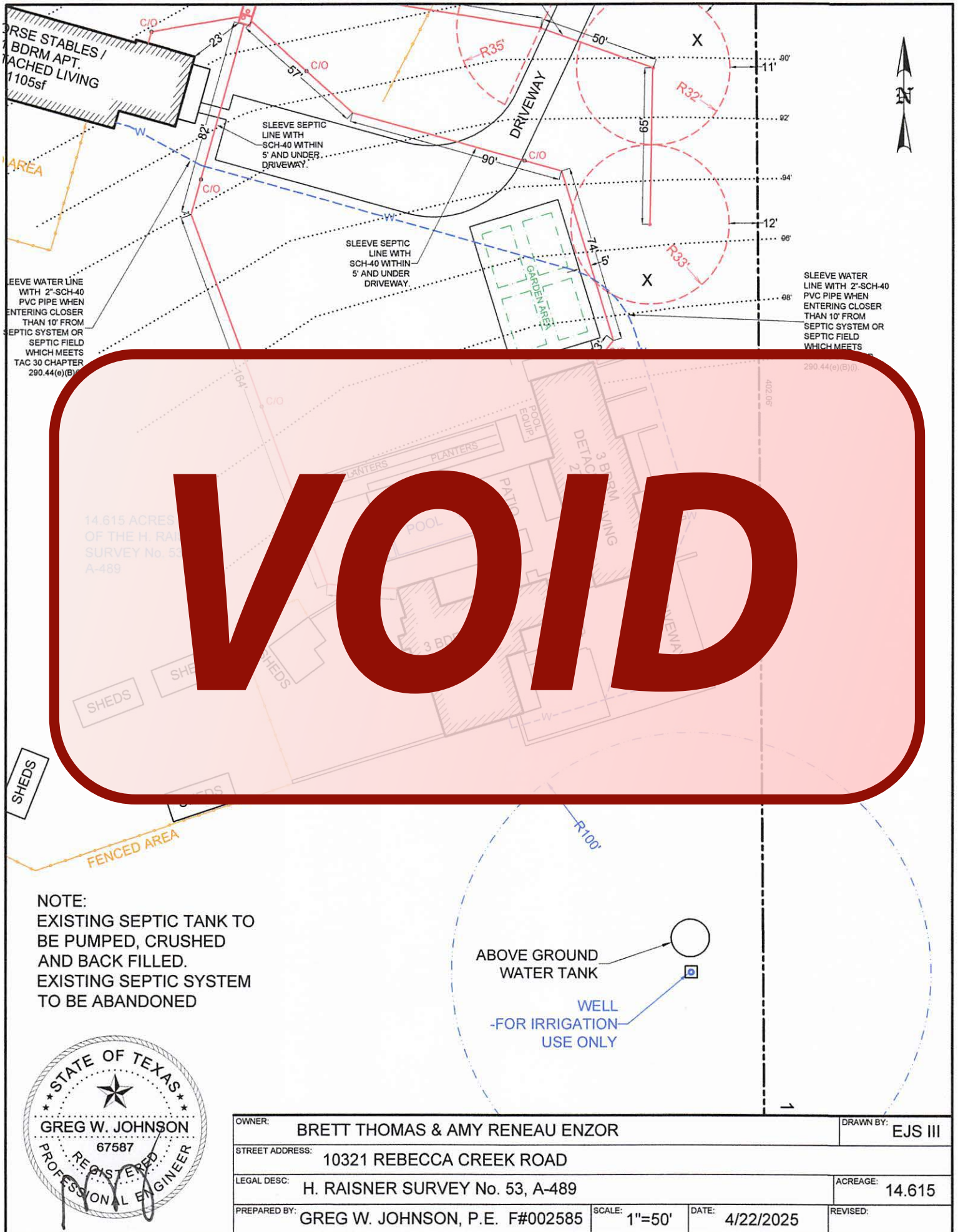
The figure is a survey map for H. Raisner Survey No. 53, A-489. It shows the intersection of Rebecca Creek Road and Shallow Springs Drive. A large, semi-transparent red rectangle with the word "VOID" in bold, dark red letters is superimposed over the central portion of the map. The map includes various survey points, bearings, and distances. Key features include: Rebecca Creek Road at the top; Shallow Springs Drive at the bottom; Contour Drive on the right; and an "OBSERVATION POINT" marked with a cross. A "SPRAY AREA - 1000' DIA" is indicated near the top right. The map also shows a "WATER TANK" and "WELL" area. A north arrow is located in the bottom right corner.

The image is a circular professional seal for Greg W. Johnson, a Registered Professional Engineer in the State of Texas. The seal features a five-pointed star in the center, surrounded by the words "STATE OF TEXAS" and "REGISTERED PROFESSIONAL ENGINEER". The engineer's name "GREG W. JOHNSON" and his license number "67587" are also inscribed on the seal.

OWNER: BRETT THOMAS & AMY RENEAU ENZOR			DRAWN BY: EJS III	
STREET ADDRESS: 10321 REBECCA CREEK ROAD				
LEGAL DESC: H. RAISNER SURVEY No. 53, A-489			ACREAGE:	14.615
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 4/22/2025	REVISED:	



OWNER: BRETT THOMAS & AMY RENEAU ENZOR		DRAWN BY: EJS III	
STREET ADDRESS: 10321 REBECCA CREEK ROAD			
LEGAL DESC: H. RAISNER SURVEY No. 53, A-489			ACREAGE: 14.615
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 4/22/2025	REVISED:



NOTE:
EXISTING SEPTIC TANK TO
BE PUMPED, CRUSHED
AND BACK FILLED.
EXISTING SEPTIC SYSTEM
TO BE ABANDONED

370.70'

SPRAY AREA = 8562sf

X= TEST HOLES

OBSERVATION
DECK

14.615 ACRES OUT
OF THE H. RAISNER
SURVEY No. 53,
A-489

SLEEVE SEPTIC
LINE WITH
SCH-40 METAL
DRIVEWAY

REBECCA CREEK RD

NUWATER B-1000
AEROBIC TREATMENT
PLANT

VOID

HORSE STABLES /
3 BDRM APT.
DETACHED LIVING
105sf

SLEEVE
LINE WITH
SCH-40
5' AND
DRIVEWAY

SLEEVE SEPTIC
LINE WITH
SCH-40 WITHIN
5' AND UNDER
DRIVEWAY

SLEEVE WATER
LINE WITH 2" SCH-40
PVC PIPE WHEN
ENTERING CLOSER
THAN 10' FROM
SEPTIC SYSTEM OR
SEPTIC FIELD
WHICH MEETS
TAC 30 CHAPTER
290.44(e)(B)(i).

14.615 ACRES OUT
OF THE H. RAISNER
SURVEY No. 53,
A-489



OWNER:	BRETT THOMAS & AMY RENEAU ENZOR		DRAWN BY:	EJS III			
STREET ADDRESS:	10321 REBECCA CREEK ROAD						
LEGAL DESC:	H. RAISNER SURVEY No. 53, A-489		ACREAGE:	14.615			
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'	DATE:	4/22/2025	REVISED:	

#118644

NOTE:
EXISTING SEPTIC TANK TO
BE PUMPED, CRUSHED
AND BACK FILLED.
EXISTING SEPTIC SYSTEM
TO BE ABANDONED

RECEIVED

By Brandon Olvera at 12:04 pm, Jun 11, 2025

REBECCA CREEK ROAD

14.615 ACRES OUT
OF THE H. RAISNER
SURVEY No. 53, A-489

VOID

CONTOUR DRIVE

SHALLOW SPRINGS DRIVE



OWNER:	BRETT THOMAS & AMY RENEAU ENZOR	DRAWN BY:	EJS III
STREET ADDRESS:	10321 REBECCA CREEK ROAD		
LEGAL DESC:	H. RAISNER SURVEY No. 53, A-489	ACREAGE:	14.615
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	N.T.S.
		DATE:	4/22/2025
		REVISED:	6/7/2025

NOTE:
EXISTING SEPTIC TANK TO
BE PUMPED, CRUSHED
AND BACK FILLED.
EXISTING SEPTIC SYSTEM
TO BE ABANDONED

370.70'

RECEIVED

By Brandon Olvera at 12:04 pm, Jun 11, 2025

SPRAY AREA = 8562sf

X= TEST HOLES



14.615 ACRES OUT
OF THE H. RAISNER
SURVEY No. 53,
A-489

2086 GAL.
PUMP TANK

REBECCA CREEK ROAD

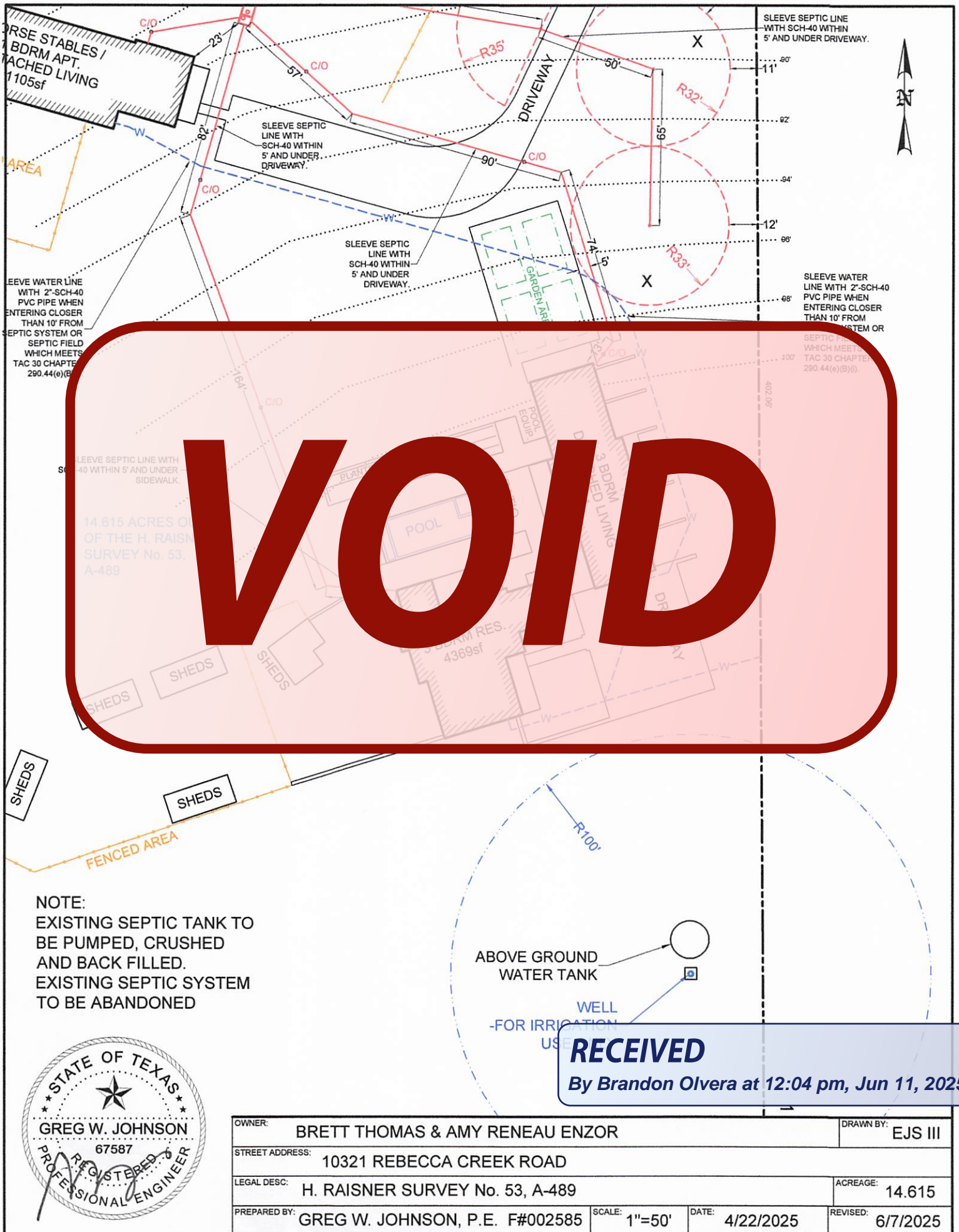
VOID

SLEEVE SEPTIC LINE WITH
SCH-40 WITHIN 5' AND UNDER
SIDEWALK.

14.615 ACRES OUT
OF THE H. RAISNER
SURVEY No. 53,
A-489



OWNER: BRETT THOMAS & AMY RENEAU ENZOR		DRAWN BY: EJS III	
STREET ADDRESS: 10321 REBECCA CREEK ROAD			
LEGAL DESC: H. RAISNER SURVEY No. 53, A-489		ACREAGE: 14.615	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=50'	DATE: 4/22/2025	REVISED: 6/7/2025



NOTE:
EXISTING SEPTIC TANK TO
BE PUMPED, CRUSHED
AND BACK FILLED.
EXISTING SEPTIC SYSTEM
TO BE ABANDONED



RECEIVED

By Brandon Olvera at 12:04 pm, Jun 11, 2025

OWNER:	BRETT THOMAS & AMY RENEAU ENZOR			DRAWN BY:	EJS III
STREET ADDRESS:	10321 REBECCA CREEK ROAD				
LEGAL DESC:	H. RAISNER SURVEY No. 53, A-489			ACREAGE:	14.615
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'	DATE:	4/22/2025
				REVISED:	6/7/2025



202206029177 06/24/2022 09:41:13 AM 1/7

GENERAL WARRANTY DEED

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.

Certain documents recorded in the public records may have language restricting land ownership or use because of race, color, creed, national origin, religion, disabilities, handicap, sex, or familial status (called herein "Personal Restrictions"). Federal law prohibits enforcement of such personal restrictions.

Date: June 21, 2022

Grantor: THOMAS BOYCE POZNIAK and DOUGLAS JOHN CHRISTENSEN, Trustees of the THOMAS BOYCE POZNIAK and DOUGLAS JOHN CHRISTENSEN JOINT LIVING TRUST, whose mailing address is: 10321 Rebecca Creek Road, Spring Branch, Texas 78070

Grantee: BRETT THOMAS ENZOR and AMY RENEAU ENZOR, a married couple, whose mailing address is: 2925 Nottingham Street, Houston, Texas 77005

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged.

Property (including any improvements): BEING a 13.786 Acre Tract, more or less, conveyed to Thomas Pozniak, recorded in Volume 845, Page 34, Deed Records of Comal County, Texas, out of the H. Raisner Survey No. 53, Abstract No. 489, Comal County, Texas; said 13.786 acres being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:


1. Rights of tenants, as tenants only, under unrecorded leases or rental agreements.
2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
3. Rights and claims of adjoining property owners in and to that portion of property lying outside fence but inside record title located on the Northern Eastern and Western portion of the Property, and that portion of property lying inside fence but outside record title located on the Northern portion of the Property.
4. The driveway encroaching on the Northeastern boundary line of the Property and into Contour Drive and Rebecca Creek Road.
5. Subject further to all rights, obligations, and other matters arising from and existing by reason of the actions of any governmental agency or political subdivision; and taxes for 2022, which Grantee assumes and agrees to pay.

AS A MATERIAL PART OF THE CONSIDERATION FOR THIS DEED, GRANTOR AND GRANTEE AGREE THAT GRANTEE IS TAKING THE PROPERTY "AS IS."

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

THE THOMAS BOYCE POZNIAK and DOUGLAS JOHN CHRISTENSEN JOINT LIVING TRUST

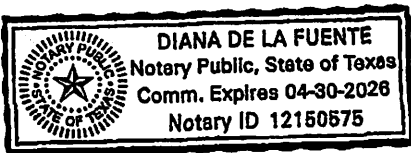

BY: THOMAS BOYCE POZNIAK, Trustee



BY: DOUGLAS JOHN CHRISTENSEN, Trustee

STATE OF TEXAS)(

COUNTY OF Comal)(

This instrument was acknowledged before me on this 21st day of June, 2022, by THOMAS BOYCE POZNIAK and DOUGLAS JOHN CHRISTENSEN, Trustees of the THOMAS BOYCE POZNIAK and DOUGLAS JOHN CHRISTENSEN JOINT LIVING TRUST..




Notary Public, State of Texas
My commission expires: 4-30-2026

AFTER RECORDING RETURN TO:

GF220503C
Texas Title Network
P.O. Box 1639
Leakey, TX 78873

EXHIBIT "A"

STATE OF TEXAS

COUNTY OF COMAL

JUNE 4, 2022

13.786 Acres

Being a 13.786 Acre Tract, conveyed to Thomas Pozniak, recorded in Volume 845, Page 34, Deed Records of Comal County, Texas, out of the H. Raisner Survey No. 53, Abstract No. 489, Comal County, Texas and being more particularly described by metes and bounds as follows :

BEGINNING at a ½" Iron Rod found in the South Right-of-way line of Rebecca Creek Road, for the Northeast corner of a 4.235 Acre Tract conveyed to Richard Lozono, recorded in Document No. 202106027234, Official Public Records of Comal County, Texas, and for the Northwest corner of this Tract.

THENCE N.88°46'49"E. with the South line of said Rebecca Creek Road, 740.17' to a ½ " Iron Rod Found for a point of angle in the North line of this Tract.

THENCE S.85°49'00"E. with the South line of said Rebecca Creek Road, 99.00' to a ½ " Iron Rod Found for a point of angle in the North line of this Tract.

THENCE S.75°55'00"E. with the South line of said Rebecca Creek Road, 370.70" to a ½ " Iron Rod Found in the West Right-of-way line of South Contour Drive recorded in Rebecca Creek Park First Filing, Volume 1, Pages 26 and 27, Map and Plat records of Comal County, Texas, for the Northwest corner of a 8.546 Acre Tract, conveyed to Jefferson and Sandra Adams, recorded in Document No. 201306028251, Official Public Records of Comal County, Texas and for the Northeast corner of this Tract.

EXHIBIT "A"
(Continued)

THENCE S.27°35'00"E. with the West Right-of-way of said South Contour Drive and the West line of said 8.546 Acre Tract, 100.00' to a ½" Iron Rod Found for an angle point in the West Right-of-way line of said South Contour Drive, for an angle point in the West line of said 8.546 Acre Tract and for an angle point in the East line of this Tract.

THENCE S.20°28'23"E. with the West Right-of-way of said South Contour Drive and the West line of said 8.546 Acre Tract, 153.53' to a ½" Iron Rod Found for an angle point in the West Right-of-way line of said South Contour Drive, for an angle point in the West line of said 8.546 Acre Tract and for an angle point in the East line of this Tract.

THENCE S.24°49'00"E. with the West Right-of-way of said South Contour Drive and the West line of said 8.546 Acre Tract, 234.60' to a ½" Iron Rod Found for an angle point in the West Right-of-way line of said South Contour Drive, for an angle point in the West line of said 8.546 Acre Tract and for an angle point in the East line of this Tract.

THENCE S.00°23'02"E. with the West Right-of-way of said South Contour Drive, , 159.25' to a ½" Iron Rod Found for the Southwest corner of said 8.546 Acre Tract, for the Northeast corner of Lot 1, Harley Acres, recorded in Volume 11, Page 80, Map and Plat Records of Comal County, Texas, conveyed to River Crossing Holdings LLC, recorded in Document No. 201706042125, Official Public Records of Comal County, Texas and for an interior corner of this Tract.

THENCE S. 89°00'56"W. With the North line of said Lot 1, Harley Acres, 211.07' to a ½" Iron Rod Found for the Northwest corner of said Lot 1, Harley Acres and for an interior corner of this Tract.

EXHIBIT "A"
(Continued)

THENCE S.07°34'11"E. with the West line of said Lot 1, Harley Acres, 167.15' to a ½" Iron Rod Found in the North Right of-way line of Contour Drive, for the Southwest corner of said Lot 1, Harley Acres, and for a point of angle in the East line of this Tract.

THENCE S.83°27'27"W. with the North Right of-way line of said Contour Drive, 79.07' to a ½ " Iron Rod for an interior corner of this Tract.

THENCE S.03°29'34"E. with the West Right-of-way line of said Contour Drive, 121.10' to a ½" Iron Rod Found for the Southeast corner of this Tract.

THENCE S.59°22'18"W. with the North line of said Contour Drive 35.57' to a ½" Iron Rod Found in the North Right of-way line of Shallow Springs Drive, for a point of angle in the South line of this Tract

THENCE N.56°52'00"W. with the North line of said Shallow Springs Drive 198.52' to a ½" Iron Rod Found for the Southeast corner of Lot 7, Block 17, Rebecca Creek Park Revised First Filing, recorded in Volume 3, Page 62, Map & Plat Records of Comal County, Texas for the Southwest corner of this Tract.

THENCE N.33°10'10"E. with the East line of said Lot 7, Block 17, Rebecca Creek Park Revised First Filing , 155.77' to a ½" Iron Rod Found for the Northeast corner of said Lot 7, Block 17, Rebecca Creek Park Revised First Filing, and for an interior corner of this Tract.

THENCE along the North line of said Block 17, Rebecca Creek Park Revised First Filing, the following bearings and distances,

N.57°12'50"W. 70.57'

N.18°42'25"W. 83.65

N.43°30'30"W. 101.21'

N.52°35'27"W. 104.44'

EXHIBIT "A"
(Continued)

N.68°47'07"W. 207.57' to a ½" Iron Rod Found in the East Right-of-way line of Paddock Lane, for the Northwest corner of Lot 1, Block 17, Rebecca Creek Park Revised First Filing, and for an angle point in the South line of this Tract.

THENCE N.26°31'00"E. with the East Right-of-way line of said Paddock Lane, 143.50' to a ½" Iron Rod Found for an interior corner of this Tract.

THENCE N.76°59'00"W. with the North of Block 17, Rebecca Creek Park Revised First Filing, 520.20' to a ½" Iron Rod Found for a corner in the East line of said 4.235 Acre Tract and for the most Northerly Southwest corner of this Tract.

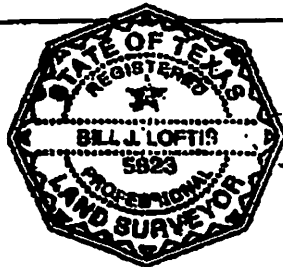
THENCE N.16°39'20"W. with the West Line of said 4.235 Acre Tract, 196.93' to the point of BEGINNING.

Containing 13.786 Acres or 600,540.53 sq ft of land

I, Hereby certify that the above description is true and correct to the best of my knowledge and belief and was prepared from actual surveys made on the ground by me or under my supervision. Job# 220604-1 June 4, 2022

Bill J. Loftis

**Bill J. Loftis RPLS
Comal Hills Surveying
3200 Puter Creek Rd.
Spring Branch, Texas
78070
830-228-5571
Firm No. 1007230**



**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
06/24/2022 09:41:13 AM
CASHFOUR 7 Page(s)
202206029177**



Bobbie Koepp

RECEIVED

By Brandon Olvera at 11:50 am, Jun 11, 2025

202306000812 01/06/2023 01:13:21 PM 1/5

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

SPECIAL WARRANTY DEED

Date: January 6, 2023

Grantor and Mailing Address:

Jefferson Bass Adams, Jr., and Sandra Padgett Adams
10245 Rebecca Creek Rd.
Spring Branch, TX 78070

Grantee and Mailing Address:

Brett Thomas Enzor and Amy Reneau Enzor
2925 Nottingham St.
Houston, TX 77005

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Field notes for a 0.829 acre tract of land out of a called 8.546 acre tract of land in deed to Jefferson Bass Adams and wife, Sandra Padgett Adams, recorded in Document No. 201306028251 Official Public Records Comal County, Texas (OPRCCT), situated in the H. Raisner Survey No. 53, Abstract No. 489, Comal County, Texas, and being more particularly described by metes and bounds in exhibit A.

Exceptions to Conveyance and Warranty: Any and all easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the Property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for the current year and subsequent years, which Grantee assumes and agrees to pay any subsequent assessments for the current year and prior years due change in land usage, ownership, or both, the payment of which Grantee assumes.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S LENGTH AGREEMENT BETWEEN GRANTOR AND GRANTEE. THE CONSIDERATION WAS BARGAINED FOR ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION. THE PROPERTY IS CONVEYED TO GRANTEE ON AN "AS-IS", "WHERE IS" AND "WITH ALL FAULTS" BASIS, AND GRANTEE, BY ACCEPTING AND RECORDING THIS INSTRUMENT, EXPRESSLY ACKNOWLEDGES AND AGREES THAT: (1) GRANTOR HAS MADE NO REPRESENTATIONS, NOR IS GRANTEE RELYING ON ANY SUCH

RECEIVED

By Brandon Olvera at 11:50 am, Jun 11, 2025

REPRESENTATIONS, AS TO THE COMMERCIAL SUITABILITY, PHYSICAL CONDITION, OR ANY OTHER MATTER AFFECTING OR RELATING TO THE PROPERTY; (2) GRANTEE HAS HAD AN OPPORTUNITY TO INSPECT THE PROPERTY AND IS RELYING SOLELY ON GRANTEE'S INSPECTION OF THE PROPERTY; AND (3) GRANTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE, OR TITLE WITH RESPECT TO THE PROPERTY OR ANY PORTION THEREOF, OTHER THAN THE SPECIAL WARRANTY OF TITLE CONTAINED IN THIS INSTRUMENT WITH RESPECT TO THE PROPERTY, AND ANY IMPLIED WARRANTIES OR WARRANTIES ARISING BY OPERATION OF LAW ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

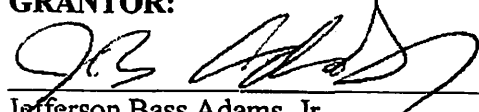
BY ACCEPTING AND RECORDING THIS INSTRUMENT, GRANTEE FURTHER RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY: (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY.

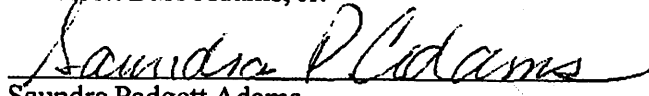
Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns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

RECEIVED

By Brandon Olvera at 11:50 am, Jun 11, 2025

GRANTOR:


Jefferson Bass Adams, Jr.

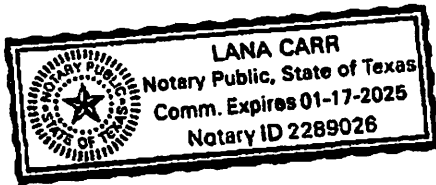

Sandra Padgett Adams

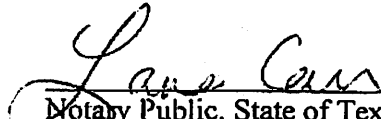
(Acknowledgment)

STATE OF TEXAS §

COUNTY OF COMAL §

This instrument was acknowledged before me on the 6 day of January, 2023 by Jefferson Bass Adams, Jr., and Sandra Padgett Adams.




Notary Public, State of Texas

After Recording Return To:

Texas Lone Star Title LLC
c/o Law Office of Jason M. Rammel, P.C.
17130 Highway 46 W, Suite 5
Spring Branch, Texas 78070



SOLIS-KANAK & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

Firm License
No. 10140200

0.829 Acres

Field notes for a 0.829 acre tract of land out of a called 8.546 acre tract of land in deed to Jefferson Bass Adams and wife, Sandra Padgett Adams, recorded in Document No. 201306028251 Official Public Records Comal County, Texas (OPRCCT), situated in the H. Raiser Survey No. 53, Abstract No. 489, Comal County, Texas, and being more particularly described by metes and bounds as follows with all bearings being based on Texas State Plane Coordinates South Central Zone (NAD 83):

Beginning: at a found $\frac{1}{2}$ " iron bar (N 13881270.60, E 2167836.87) with cap (Solis-Kanak) lying on the south right-of-way (ROW) line of Rebecca Creek Road (60' ROW) marking the northwest corner of said 8.546 acre tract, the northeast corner of a called 13.786 acre tract of land recorded in Document No. 202206029177 OPRCCT and the northwest corner of the herein described tract, from which a found $\frac{1}{2}$ " iron bar (N 13881044.17, E 2168392.35) lying on the south ROW line of said Rebecca Creek Road marking an angle point on the north line of said 8.546 acre tract bears S 67° 49' 20" E (Bearing Basis), 599.85 feet (called S 67° 48' 51" E, 599.84 feet);

Thence: S 67° 49' 20" E, 111.76 feet (called S 67° 48' 51" E), along the south ROW line of said Rebecca Creek Road, the north line of said 8.546 acre tract and the north line of the herein described tract, to a set $\frac{1}{2}$ " iron bar with cap (Solis-Kanak) for the northeast corner of the herein described tract;

Thence: S 01° 23' 53" E, 402.06 feet, across said 8.546 acre tract, along the east line of the herein described tract, to a found $\frac{3}{8}$ " iron bar marking an angle point on the west line of said 8.546 acre tract, an angle point on the east line of said 13.786 acre tract and the south corner of the herein described tract;

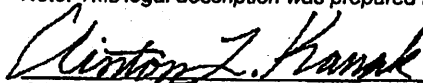
Thence: along the westerly line of said 8.546 acre tract, the easterly line of said 13.786 acre tract and the westerly line of the herein described tract with the following calls:

N 24° 42' 00" W, 234.75 feet (called N 24° 40' 11" W, 234.60 feet), to a point for angle (inaccessible);

N 22° 57' 11" W, 153.32 feet (called N 22° 58' 36" W, 153.50 feet), to a found $\frac{1}{2}$ " iron bar for angle;

N 26° 26' 01" E, 100.15 feet (called N 26° 23' 41" E, 100.00 feet), to the Place of Beginning and containing 0.829 of an acre of land more or less.

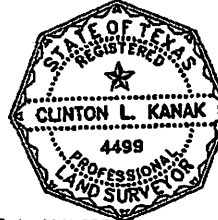
Note: This legal description was prepared in conjunction with a survey plat Job. No. 22-0181


Clinton L. Kanak, R.P.L.S.
Registered Professional Land Surveyor, No. 4499

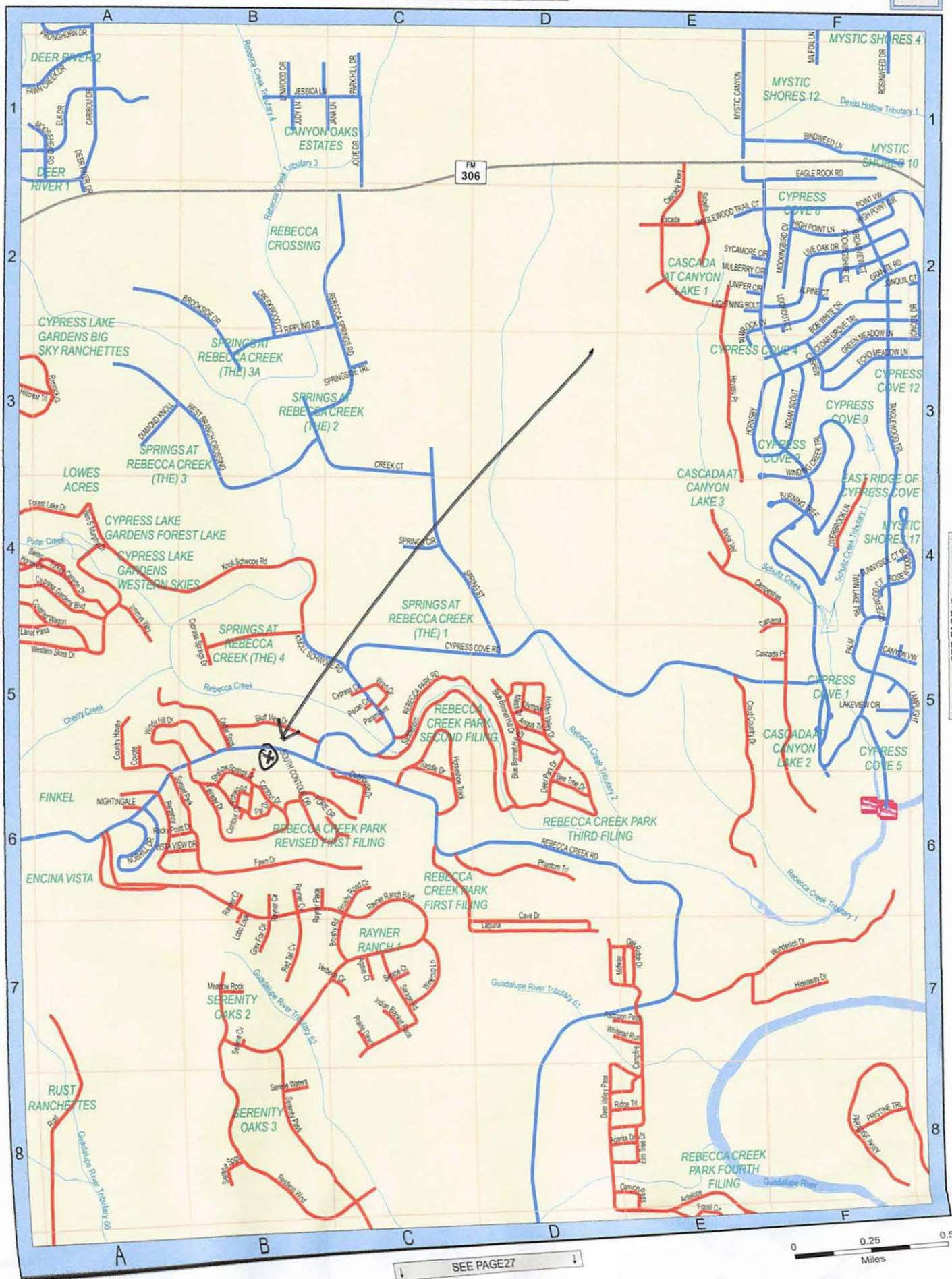
Date: November 11, 2022

G:\Jobs\2022\22-0181\1Field Notes 0.829 Acres.doc

Page 1 of 1



17500 FM 306 ♦ P. O. Box 1773 ♦ Canyon Lake, Texas 78133 ♦ (830) 935-4011 ♦ Fax (830) 935-4012



SEE PAGE 17