



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: 118827
Issued This Date: 08/12/2025
This permit is hereby given to: TERRIE G. & WILLIAM E. BEDFORD, III

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

10010 CREEKWOOD PASS
SPRING BRANCH, TX 78070

Subdivision: CREEKWOOD RANCHES
Unit: 3
Lot: 26R
Block: 9
Acreage: 1.7400

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.COED.CO.TX

Date May 29, 2025

Permit Number 118827

1. APPLICANT / AGENT INFORMATION

WILLIAM E. BEDFORD III & TERRIE G.

Owner Name BEDFORD
Mailing Address 10010 CREEKWOOD PASS
City, State, Zip SPRING BRANCH TEXAS 78070
Phone # 210-527-7828
Email tgbedford@yahoo.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 CREEKWOOD RANCHES Unit 3 Lot 26R Block 9

Survey Name / Abstract Number _____ Acreage _____

Address 10010 CREEKWOOD PASS City SPRING BRANCH State TX Zip 78070

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 2400

☐ 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: \$ EXISTING (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.

William E. Bedford III
Signature of Owner

5/29/25
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) EXISTING AQUA-KLEAR
AK5BESIDE3 (#88016) Absorption/Application Area (Sq Ft) 5549

Gallons Per Day (As Per TCEQ Table III) 300

(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 appropriate regional office.)

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

June 6, 2025

Date

1
C

AFFIDAVIT TO THE PUBLIC

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, 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 TCEQ 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 TCEQ, under the authority of the TWC and the Texas Health and Safety code, requires owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TNRCC 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 (legal description as shown on recorded warranty deed):

Lot 26, Block 9 Creekwood Ranches Unit 3
Lot 26, 27 Block 9 Creekwood Ranches Unit 3

The property is owned by (owner's full name as shown on recorded warranty deed):

William Bedford III
Terrie Bedford

This OSSF must be covered by a continuous maintenance contract. All maintenance on this OSSF must be performed by an approved maintenance company, and a signed maintenance contract must be submitted to Comal County Engineer's Office within 30 days after the property has been transferred.

A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

WITNES BY HAND(S) ON THIS 2nd DAY OF May, 2006
William Bedford III

Terrie Bedford
Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 2nd DAY OF

May, 2006

Katrina M. Martin
Notary Public, State of Texas



KATRINA M. MARTIN
Notary Public
State of Texas
My Comm. Exp. 03-23-2008

Notary's Printed Name: Katrina Martin
My Commission Expires: March 23, 2008

Doc# 200606017329
Pages 1
05/02/2006 12:15PM
Official Records of
COMAL COUNTY
JOY STREATER
COUNTY CLERK
Fees \$16.00



Joy Streater

Doc# 200606017329

ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: June 05, 2025

Site Location: CREEKWOOD RANCHES, UNIT 3, BLOCK 9, LOT 26R

Proposed Excavation Depth: N/A

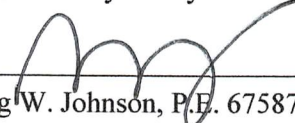
Requirements:

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

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

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


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

06/05/25
Date

OSSF SOIL EVALUATION REPORT INFORMATION

Date: June 06, 2025

Applicant Information:

WILLIAM E. BEDFORD III & TERRIE G.

Name: BEDFORD
Address: 10010 CREEKWOOD PASS
City: SPRING BRANCH State: TEXAS
Zip Code: 78070 Phone: (210) 527-7828

Site Evaluator Information:

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

Property Location:

Lot 26R Unit 3 Blk 9 Subd. CREEKWOOD RANCHES
Street Address: 10010 CREEKWOOD PASS
City: SPRING BRANCH Zip Code: 78070
Additional Info.: _____

Installer Information:

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

Topography: Slope within proposed disposal area: 5 %

Presence of 100 yr. Flood Zone: YES _____ NO X
Existing or proposed water well in nearby area: YES X NO _____ >100' (EXISTING)
Presence of adjacent ponds, streams, water impoundments: YES _____ NO X
Presence of upper water shed: YES _____ NO X
Organized sewage service available to lot: YES _____ NO X

Design Calculations for Aerobic Treatment with Spray Irrigation:

Commercial

Q = _____ GPD

Residential Water conserving fixtures to be utilized? Yes X No _____

Number of Bedrooms the septic system is sized for: 4 Total sq. ft. living area 2400

Q gal/day = (Bedrooms + 1) * 75 GPD - (20% reduction for water conserving fixtures)

Q = (4 + 1) * 75 - (20%) = 300

Trash Tank Size 424 Gal.

TCEQ Approved Aerobic Plant Size 500 G.P.D.

Req'd Application Area = Q/Ri = 300 / 0.064 = 4688 sq. ft.

Application Area Utilized = 5549 sq. ft.

Pump Requirement 12 Gpm @ 41 Psi (Redjacket 0.5 HP 18 G.P.M. series or equivalent)

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

Pump Tank Size = 750 Gal. 12.7 - 16 Gal./inch.

Reserve Requirement = 100 Gal. 1/3 day flow.

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

With Chlorinator NSF/TCEQ APPROVED

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

Two way cleanout

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

1" Sch-40 PVC discharge manifold

APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

EXPOSED ROCK WILL BE COVERED WITH SOIL .

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016)

GREG W. JOHNSON, P.E. F#002585 - S.E. 11561

06/06/25
DATE

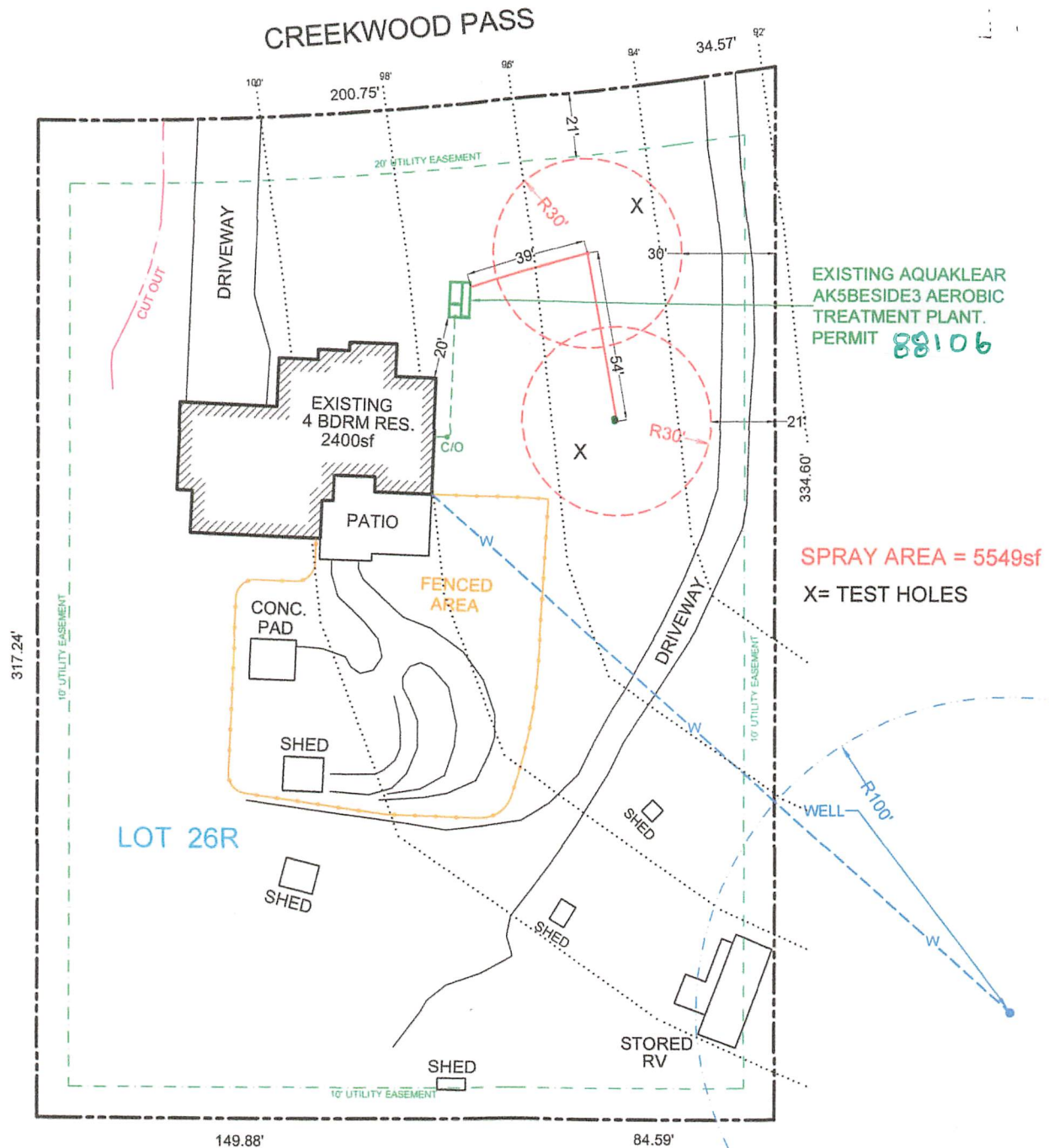


FIRM #2585

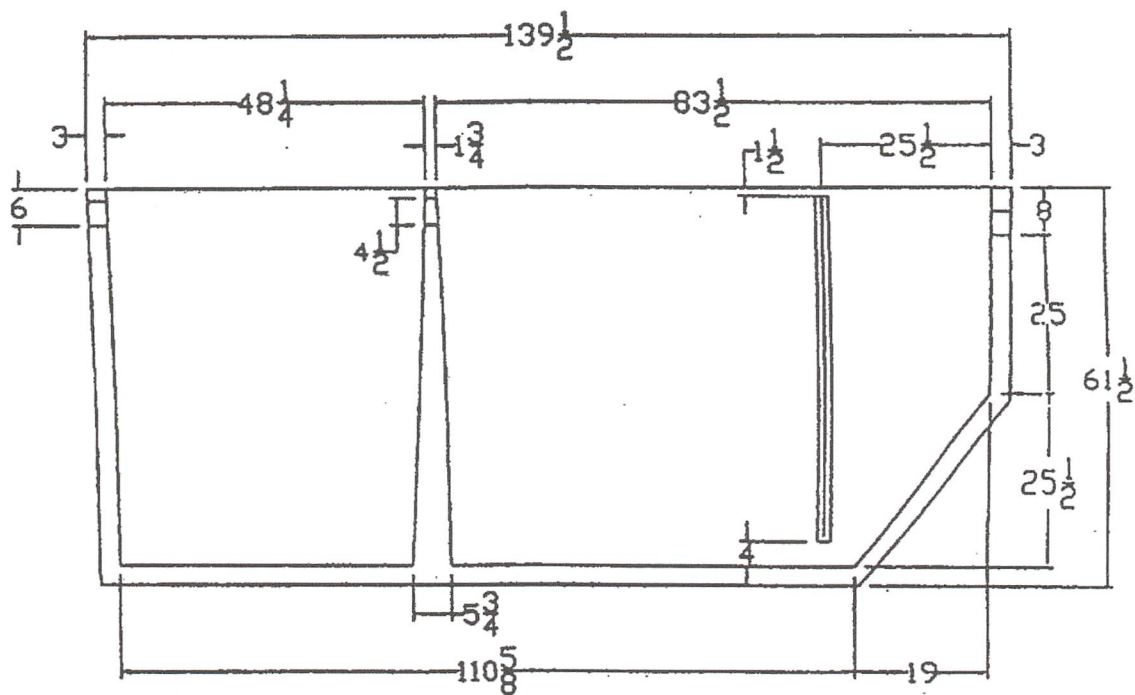
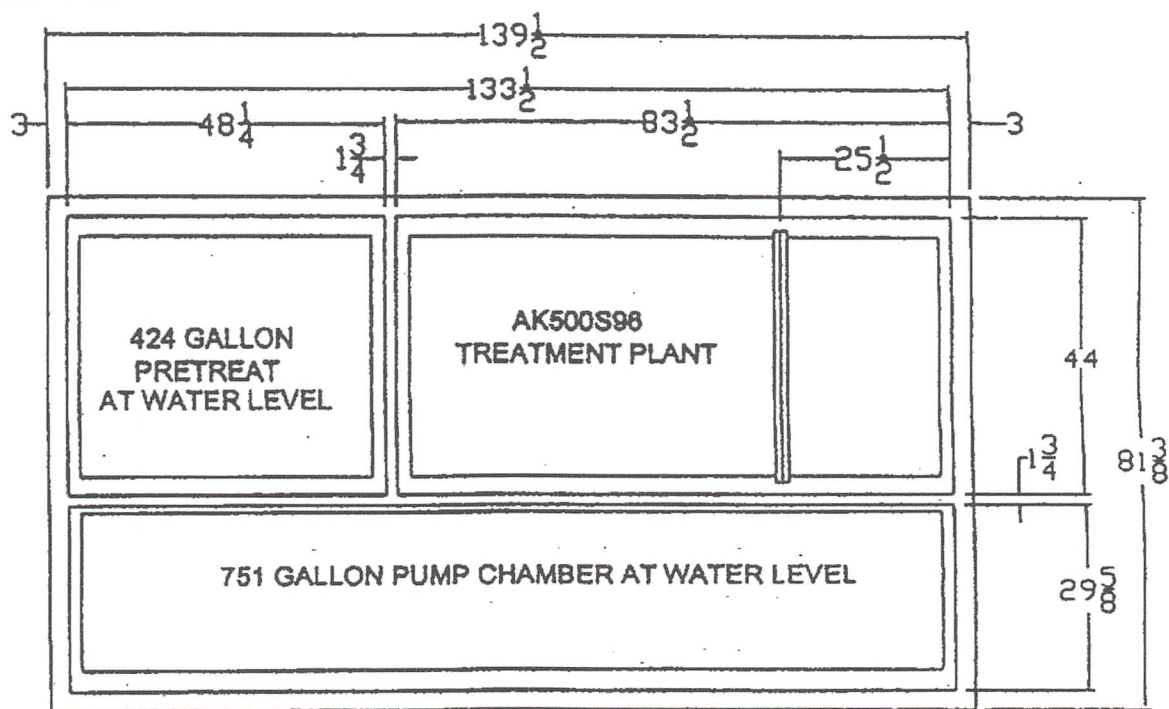
REVISED

8:06 am, Aug 12, 2025

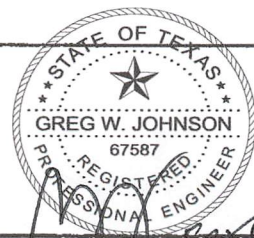
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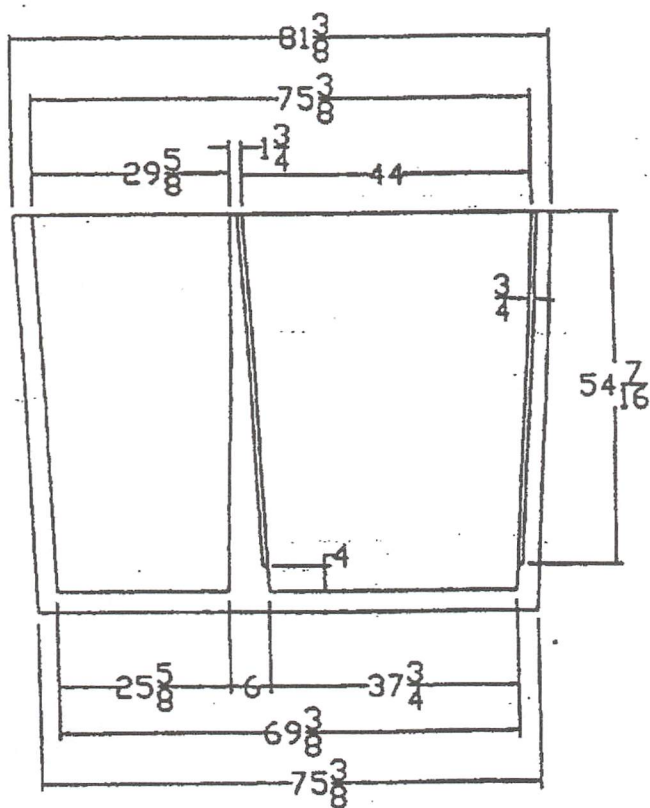
OWNER:	WILLIAM E BEDFORD III & TERRIE G. BEDFORD					DRAWN BY:	EJS III			
STREET ADDRESS:	10010 CREEKWOOD PASS									
LEGAL DESC:	CREEKWOOD RANCHES			UNIT/SECTION/PHASE:	3	BLOCK:	9	LOT:	26R	
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585			SCALE:	1"=50'	DATE:	6/6/2025		REVISED:	



**AQUAKLEAR
JACKSON, MISSISSIPPI
MODEL NO. AK5BESIDE3**



06/6/25



MODEL AK5BESIDE3
WITH 424 PRETREAT
&
751 SIDE PUMP CHAMBER

TANK NOTES:

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

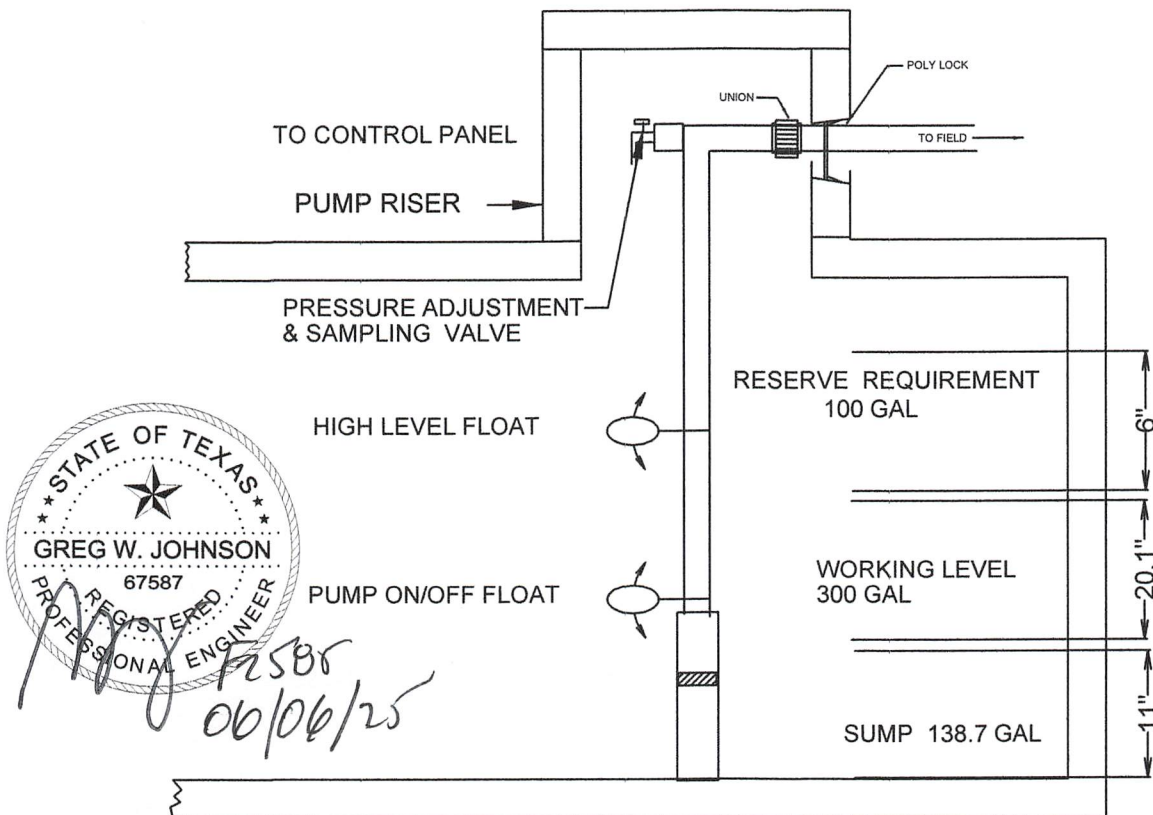
Tightlines to the tank shall be SCH-40 PVC.

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.

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



TYPICAL PUMP TANK CONFIGURATION
AQUA-KLEAR AK5BESIDES W/ 751 GAL PUMP TANK

OPERATION

1. The pump must be submerged at all times during normal operation. Do not run pump dry.
2. Make sure that the float switches are set so that the pump stops before the pump runs dry or breaks suction. If necessary, adjust float switches to achieve this.
3. The motor bearings are lubricated internally. No maintenance is required or possible on the pump.

Table 1: Recommended Fusing Data
60 Hz/1 Phase 2-Wire Cable

Model	HP	Voltz/Hz/ Phase	Max Load Amps	Locked Rotor Amps	Fuse Size Standard/ Dual Element
P10D	1/2	115/60/1	11.0	30.0	15
P20D	1/2	115/60/1	9.5	30.0	15
P30D	1/2	115/60/1	9.5	30.0	15



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

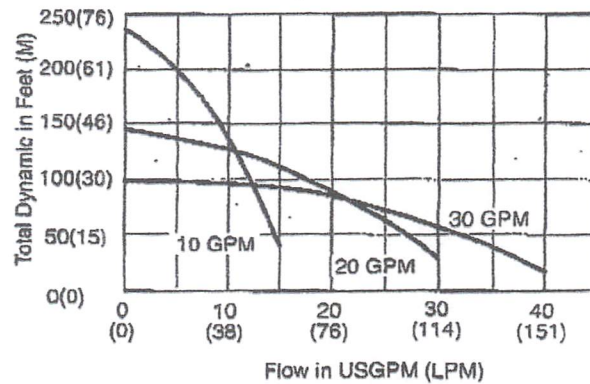


Figure 2: Performance in Feet of Head at Gallons Per Minute (GPM).

LOW ANGLE NOZZLE PERFORMANCE CHART

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

KRAIN
K-2 Plus

*

Permit # 118827

From Gallegos,Efrain <gallee@co.comal.tx.us>

Date Thu 7/24/2025 11:59 AM

To tgbedford@yahoo.com <tgbedford@yahoo.com>; Greg Johnson <gregjohnsonpe@yahoo.com>

RE: William & Terrie Bedford

10010 Creekwood Pass

Spring Branch, Tx 78070

Application for permit for authorization to construct an on-site sewage facility (OSSF)

Applicant / Agent:

The following information is needed before I can continue processing the referenced permit submittal:

1.  Existing permit # on app and design does not match existing permit address on file.

Revise as needed and resubmit.

Thank you,



Efrain Z Gallegos

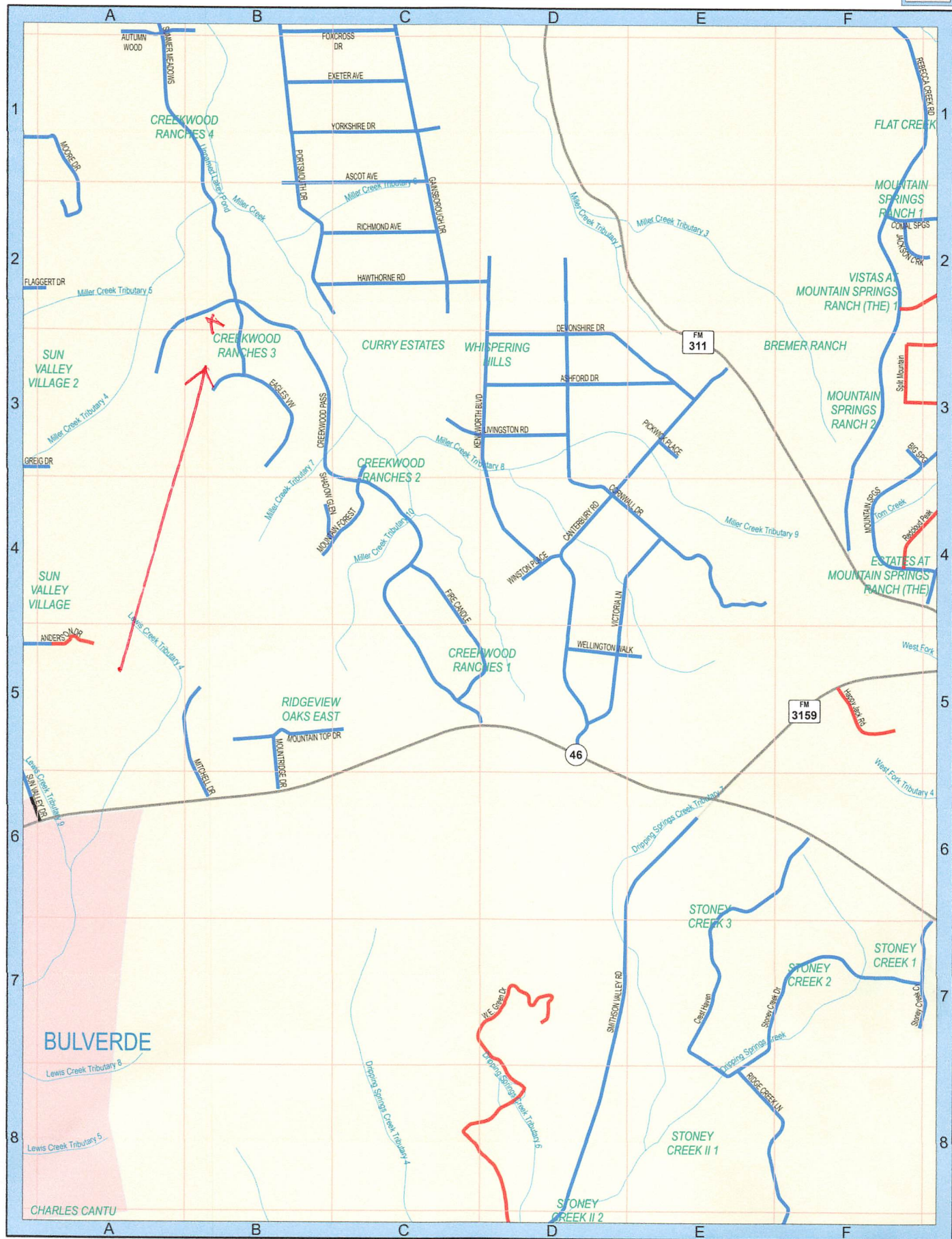
Environmental Health Inspector

DR: OS0039964

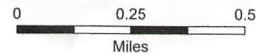
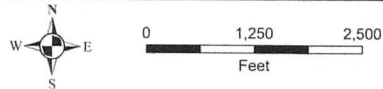
O: 830-608-2090 Ext 3167

C: 830-708-4304

E: gallee@co.comal.tx.us



SEE PAGE 41



GF# 04322

121138

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

General Warranty Deed

Date: October 1, 2004

Grantor: PETER A. THARP and DEBORAH K. THARP

Grantor's Mailing Address:

PETER A. THARP and DEBORAH K. THARP
30712 Starlight Drive
Bulverde, TX 78163

Grantee: WILLIAM E. BEDFORD III and TERRIE G. BEDFORD

Grantee's Mailing Address:

WILLIAM E. BEDFORD III and TERRIE G. BEDFORD
18010 Marble Springs
San Antonio, TX 78258

Consideration:

Cash and other good and valuable consideration.

Property (including any improvements):

All that certain tract or parcel of land lying and being situated in Comal County, Texas, being known and designated as Lot 25, 26 and 27, Block 9, CREEKWOOD RANCHES UNIT NO. 3, according to map or plat recorded in Vol. 7, pages 75-76, Comal County, Texas Map and Plat Records.

Reservations from Conveyance:

None

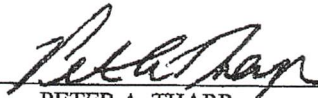
Exceptions to Conveyance and Warranty:

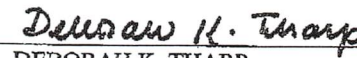
Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2004 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; validly existing reservations or exceptions approved in writing by Grantee and described in Schedule B of the Owner Policy for Title Insurance issued to Grantee as part of this transaction; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) statutory water rights, including riparian rights, or (e) the area

extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

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.

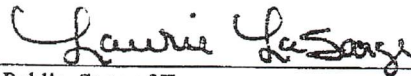

PETER A. THARP


DEBORAH K. THARP

STATE OF Texas)

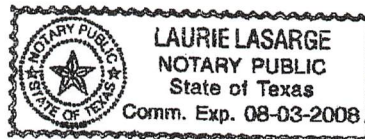
COUNTY OF Comal)

This instrument was acknowledged before me on October 1, 2004, by PETER A. THARP and DEBORAH K. THARP.



Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
Casteel & Casteel P.L.L.C.
29710 US Hwy 281 N
Bulverde, Texas 78163
Tel. (830) 980-6000
Fax (830) 980-6030



AFTER RECORDING RETURN TO:
AmeriPoint Title
29710 US Hwy 281 N
Bulverde, Texas 78163

Doc# 200406030809
Pages 2
10/06/2004 10:24:31 AM
Filed & Recorded in
Official Records of
COMAL COUNTY
JOY STREATER
COUNTY CLERK
Fees \$16.00

Doc# 200406030809

VACATE AND REPLAT FILING

**NAME OF
SUBDIVISION:**

**LOTS 25, 26, and 27, BLOCK 9,
CREEKWOOD RANCHES, UNIT 3**

INTO

**LOTS 25R and 26R, BLOCK 9
CREEKWOOD RANCHES, UNIT 3**

Book 15 Page 294

PREPARED IN THE OFFICE OF THE COMAL COUNTY CLERK

BY:

Cynthia Jazua
Deputy Clerk

FOR RECORDING PURPOSES

Doc# 200506033180

Pages 1

09/02/2005 9:46AM

Official Records of

COMAL COUNTY

JOY STREATER

COUNTY CLERK

Fees \$117.00



Joy Streater

REV 7/01

Issued By:
COMAL COUNTY TAX OFFICE
PO BOX 311445
NEW BRAUNFELS, TX 78131-1445

Doc# 200506033180

Property Information

Property ID: 19840 Geo ID: 150310017900
Legal Acres: 1.2280
Legal Desc: BLK: 9 LOT: 25 CREEKWOOD RANCHES 3, ACRES
1.2280
Situs: 0 SUMMER MEADOWS
DBA:
Exemptions:

Owner ID: 183216 100.00%
DUNCAN BEN A & GRACE E
12522 DARRYL DR
BUDA, TX 78610

For Entities

Comal County
Comal ISD
EMS # 1
EMS #4
Lateral Road
Overpayment Credit
Rural Fire #1

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 17,580
Productivity Market: 0
Productivity Use: 0
Assessed Value 17,580

Current/Delinquent Taxes

This document is to certify, that after a careful check of the tax records of this office, the following current or delinquent taxes, penalties, and interest are due on the property for the taxing entities described above.

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 05/26/2005

Total Due if paid by: 05/31/2005 0.00

Tax Certificate Issued for:

Comal County
Lateral Road
Comal ISD
EMS # 1
Overpayment Credit
EMS #4

Taxes Paid in 2004

50.74
7.93
319.96
3.52
0.00
5.27

If applicable, the above described property is receiving special valuation based on its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this document.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 05/26/2005
Requested By: CASH SURVEYING INC
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

Through Tax Year
2004

TAX CERTIFICATE

Certificate #
1476

Issued By:
COMAL COUNTY TAX OFFICE
PO BOX 311445
NEW BRAUNFELS, TX 78131-1445

Doc# 200506033180

Property Information

Property ID: 19841 Geo ID: 150310018000
Legal Acres: 1.1440
Legal Desc: BLK: 9 LOT: 26 CREEKWOOD RANCHES 3, ACRES
1.1440
Situs: 0 CREEKWOOD PASS
DBA:
Exemptions:

Owner ID: 180795 100.00%
BEDFORD WILLIAM E III & TERRIE G
18010 MARBLE SPRINGS
SAN ANTONIO, TX 78258

For Entities

Comal County
Comal ISD
EMS # 1
EMS #4
Lateral Road
Overpayment Credit
Rural Fire #1

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 16,670
Productivity Market: 0
Productivity Use: 0
Assessed Value 16,670

Current/Delinquent Taxes

This document is to certify, that after a careful check of the tax records of this office, the following current or delinquent taxes, penalties, and interest are due on the property for the taxing entities described above.

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 05/26/2005

Total Due if paid by: 05/31/2005 0.00

Tax Certificate Issued for:

Comal County
Lateral Road
Comal ISD
EMS # 1
Overpayment Credit
EMS #4

Taxes Paid in 2004

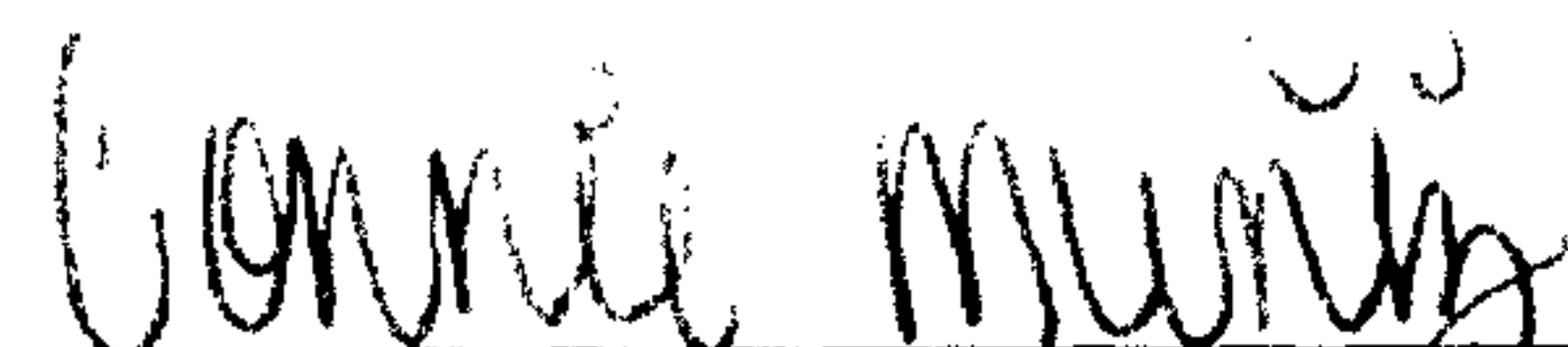
48.12
7.52
303.39
3.33
0.00
5.00

If applicable, the above described property is receiving special valuation based on its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this document.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 05/26/2005
Requested By: CASH SURVEYING INC
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

Through Tax Year
2004

TAX CERTIFICATE

Certificate #
1477

Issued By:
COMAL COUNTY TAX OFFICE
PO BOX 311445
NEW BRAUNFELS, TX 78131-1445

Doc# 200506033180

Property Information

Property ID: 19842 Geo ID: 150310018100
Legal Acres: 1.0960
Legal Desc: BLK: 9 LOT: 27 CREEKWOOD RANCHES 3, ACRES
1.0960
Situs: 0 CREEKWOOD PASS
DBA:
Exemptions:

Owner ID: 180795 100.00%
BEDFORD WILLIAM E III & TERRIE G
13010 MARBLE SPRINGS
SAN ANTONIO, TX 78258

For Entities

Comal County
Comal ISD
EMS # 1
EMS #4
Lateral Road
Overpayment Credit
Rural Fire #1

Value Information

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	16,120
Productivity Market:	0
Productivity Use:	0
Assessed Value	16,120

Current/Delinquent Taxes

This document is to certify, that after a careful check of the tax records of this office, the following current or delinquent taxes, penalties, and interest are due on the property for the taxing entities described above.

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 05/26/2005

Total Due if paid by: 05/31/2005 0.00

Tax Certificate Issued for:

Comal County
Lateral Road
Comal ISD
EMS # 1
Overpayment Credit
EMS #4

Taxes Paid in 2004

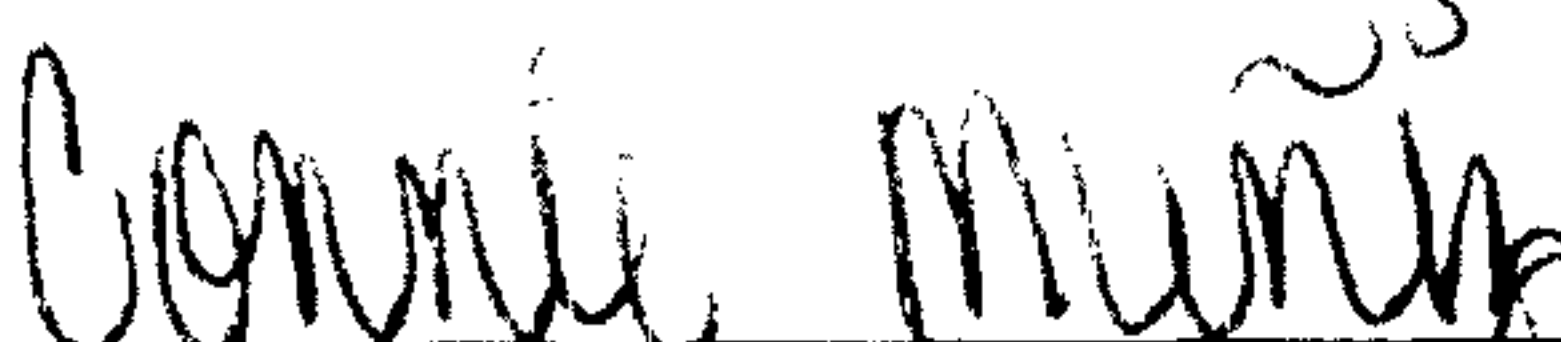
46.53
7.27
293.38
3.22
0.00
4.84

If applicable, the above described property is receiving special valuation based on its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this document.

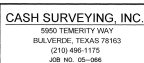
This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 05/26/2005
Requested By: CASH SURVEYING INC
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

VACATE AND REPLAT OF LOTS 25, 26 AND
27, BLOCK 9, CREEKWOOD RANCHES, UNIT
NO. 3, ESTABLISHING LOTS 25R AND 26R



CURVE	LENGTH	CHORD
C1	118.12'	116.85'
C2	28.47'	26.93'
C3	139.34'	138.36'
C4	150.22'	150.15'
C5	60.66'	60.66'

SCALE
1" = 100'

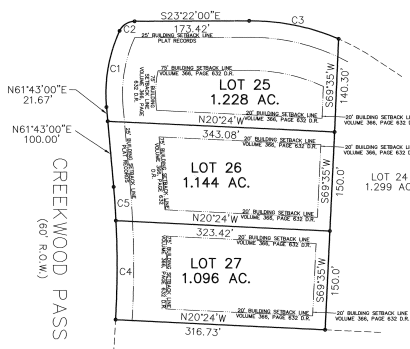
VACATE OF LOTS 25, 26 AND 27, BLOCK 9, CREEKWOOD RANCHES,
UNIT NO. 3 AS RECORDED IN VOLUME 7, PAGES 75-76 OF THE MAP
AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD
C1	118.13'	228.00'	29°41'06"	60.42'	N78°33'33"E	116.81'
C2	28.43'	25.00'	85°08'30"	15.98'	S55°53'37"E	26.93'
C3	138.98'	340.00'	23°25'12"	70.47'	S11°37'44"E	138.01'
C4	300.83'	1388.00'	1°00'6"	100.64'	S89°05'01"E	299.78'

SCALE
1" = 100'

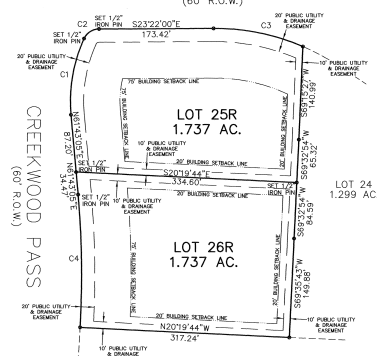
REPLAT OF LOTS 25, 26 AND 27, BLOCK 9,
ESTABLISHING LOTS 25R AND 26R

SUMMER MEADOWS
(60' R.O.W.)



LOT 28
1.885 AC

SUMMER MEADOWS
(60° R.O.W.)



LOT 28
1.885 AC

STATE OF TEXAS:
COUNTY OF COMAL:

KNOW ALL MEN BY THESE PRESENTS:
THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BEN A. DUNCAN GRACE E. DUNCAN
(BEN A. DUNCAN & GRACE E. DUNCAN) (LOT 25) (18010 MARBLE SPRING SAN ANTONIO, TX 78258)

STATE OF TEXAS:
COUNTY OF COMAL:

BEFORE ME, THE UNDERSIGNED AUTHORITY, APPEARED BEN A. DUNCAN A. GRACE B. DUNCAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 24 DAY OF August, A.D., 2005

JUANMIE L. BINKLEY
 NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: 3/29/08
 JUANMIE L. BINKLEY
 NOTARY PUBLIC, STATE OF TEXAS
 PREVIOUS NAME: _____
 COMMISSION EXPIRES: _____

STATE OF TEXAS:
COUNTY OF CONAL:

KNOW ALL MEN BY THESE PRESENTS:
THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR
THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF, OR THE PUBLIC FOREVER ALL STREETS,
PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND
CONSIDERATIONS THEREIN EXPRESSED.

William J. Brown *William J. Brown*

(WILLIAM E. BEDFORD II & TERRE G. BEDFORD) (LOT 26 & LOT 27)
(18010 MARBLE SPRING, SAN ANTONIO, TX., 78258)

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BEFORE ME, THE UNDERSIGNED AUTHORITY, APPEARED WILLIAM E. REDFORD II & TERRILL G. REDFORD, KNOWN TO ME

TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO
HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAP-
TIONED STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 24 DAY OF August, A.D., 2005

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

JIMMIE L. BINKLEY
NOTARY PUBLIC, STATE OF TEXAS
COMMISSION EXPIRES: _____

THIS PLAT OF THE VACATE AND REPLAT OF LOTS 25, 26 AND 27, BLOCK 9 CREEKWOOD RANCHES, UNIT NO. 3 ESTABLISHING LOTS 25R AND 26R HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF CONAL COUNTY, TEXAS, AND IS HEREBY APPROVED FOR FILING BY SAID COURT ON _____, 2008.

DATED THIS 1 DAY OF September A.D., 2005

and Brown School

ATTEST: Cynthia Jaque
COUNTY CLERK - DEPUTY

STATE OF TEXAS)
COUNTY OF TARRANT)

I, JOY STREATER, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR

RECORD IN MY OFFICE ON THE 2 DAY OF September A.D., 2005 AT 9:46 A.M. AND
 I AM RECORDING THE 2 DAY OF September A.D. 2005 AT 9:46 A.M. IN THE PRESENCE OF

OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN BOOK VOLUME 15 PAGE(S) 294

TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 22 DAY OF April,
A.D., 2005.

JOY STREATER, COUNTY CLERK
COMAL COUNTY, TEXAS

BY: Kathy Brown
DEPUTY

STATE OF TEXAS:
COUNTY OF _____

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

JOSEPH H. CASH II
5753

JOSEPH H. CASH II
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5753

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 24 DAY OF August, A.D., 2006.

James L. B. Bley

NOTARY PUBLIC
STATE OF TEXAS

MARCH 20, 2008

[illegible]

Vol#15 Pg 294



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		118827
<i>Date Received</i>	<i>Initials</i>	<i>Permit Number</i>

Instructions:

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

OSSF Permit

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

Signed Maintenance Contract with Effective Date as Issuance of License to Operate

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

Signature of Applicant

07/09/2025

Date