

Planning and Community Development- Planning Division

September 10, 2025

SUBJECT: Comal County Property ID #378449 OSSF Permit 118945, 118946, 118947, 118948

To whom it may concern:

The City has reviewed the history and condition of the property identified as Comal County Property ID #378449 and has determined that the current condition of the property meets all State and Local subdivision requirements.

There will be no further review from the city at this time.

If you have any questions or concerns, please feel free to contact me at (210) 619-1783.

Sincerely,



Samuel Haas
Senior Planner



COMAL COUNTY

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

--	--

Date Received

Initials

118948

Permit Number

Instructions:

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

OSSF Permit

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

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


Signature of Applicant

7/31/25
Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

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



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date 5/27/2025

Permit Number 118948

1. APPLICANT / AGENT INFORMATION

Owner Name LI Schertz TX Investors, LP (
Mailing Address 401 Franklin St. Ste. 2555
City, State, Zip Houston, TX 77002
Phone # _____
Email _____

Agent Name Jake Fears, PE
Agent Address 8738 FM 225 S
City, State, Zip Laneville, TX 75667
Phone # 903-646-8340
Email jakefears@JHFEngineering.com

2. LOCATION

Subdivision Name Schertz Logistics Subdivision Unit - Lot 1 Block 1
Survey Name / Abstract Number Edwin Woodruff Survey Abst. No. 671 Acreage 42.98
Address _____ City Schertz State TX Zip _____

3. TYPE OF DEVELOPMENT

☐ Single Family Residential

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

Number of Bedrooms _____

Indicate Sq Ft of Living Area _____

☒ Non-Single Family Residential

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

Type of Facility Building 4 Warehouse

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants 93

Restaurants, Lounges, Theaters - Indicate Number of Seats N/A

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds N/A

Travel Trailer/RV Parks - Indicate Number of Spaces N/A

Miscellaneous N/A

Estimated Cost of Construction: \$ 1,800,000.00 (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?

☐ Yes ☒ No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities..
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

B See

Signature of Owner

May 27, 2025

Date

ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Jake Fears, PE

System Description Aerobic Treatment Unit with Drip Emitter Disposal Field over imported sand media

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

Tank Size(s) (Gallons) 1100 Absorption/Application Area (Sq Ft) 2,160

Gallons Per Day (As Per TCEQ Table III) 744

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

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

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

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

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

Is there at least one acre per single family dwelling as per 285.40(c)(1)? ☒ Yes ☐ No

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

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

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

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

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

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

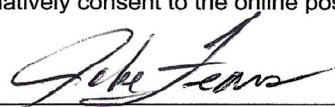
(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

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

If yes, indicate the city: Schertz

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

7/31/25
Date

OSSF_Application Bldg-4

Final Audit Report

2025-05-27

Created:	2025-05-27
By:	Melissa Brueckner (melissa.brueckner@lovetindustrial.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAWgxoZOWDpqKZJk9c7A4C2YWYWVY8Wokd

"OSSF_Application Bldg-4" History

-  Document created by Melissa Brueckner (melissa.brueckner@lovetindustrial.com)
2025-05-27 - 11:00:47 PM GMT
-  Document emailed to Alva See (bennett.see@lovetindustrial.com) for signature
2025-05-27 - 11:01:17 PM GMT
-  Email viewed by Alva See (bennett.see@lovetindustrial.com)
2025-05-27 - 11:01:58 PM GMT
-  Document e-signed by Alva See (bennett.see@lovetindustrial.com)
Signature Date: 2025-05-27 - 11:12:03 PM GMT - Time Source: server
-  Agreement completed.
2025-05-27 - 11:12:03 PM GMT



202506018345 06/17/2025 09:13:46 AM 1/2

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 (OSSF's), this document is filed in the Deed Records of Comal County, Texas.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (commission) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety code, requires owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

II

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property described as (Insert legal description): _____

Tract 1: All that certain 10.01 acres of land out of the residue of the 68.14 acre tract described in deed from Comal J.V. #86 to Board of Trustees of the Comal Independent School District recorded in Document No. 201006004237, Official Public Records, Comal County, Texas in the Edwin Woodruff Survey No. 95, Abstract 671, Comal County, Texas.

Tract 2: All that certain 33.00 acres of land, out of the 68.14 acre tract described in the deed from Comal J.V. #86 to Board of Trustees of the Comal Independent School District recorded under Document No. 201006004237, in the Official Public Records, Comal County, Texas, in the Edwin Woodruff Survey No. 95, A-671, Comal County, Texas.

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.

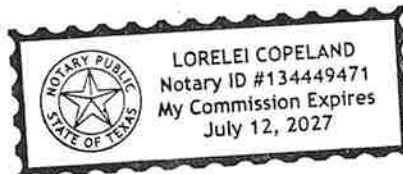
WITNESS BY HAND(S) ON THIS 3 DAY OF June, 2025

LI Schertz TX Investor, LP
By: LI Schertz TX GP, LLC, its General Partner

Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 3 DAY OF June, 2025

Notary Public, State of Texas





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

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

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
06/17/2025 09:13:46 AM
TAMMY 2 Page(s)
202506018345

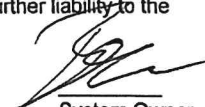


Bobbie Koepp

GASAWAY SERVICES
17071 FM 1798 W
Henderson, Texas 75654
903-646-3385

This Contract may be terminated by System Owner, at System Owner's sole discretion, with 30 days prior notice to Maintenance Company without penalty or fee to System Owner and thereafter neither party shall have any further liability to the other.

Initials: 
Gasaway Services


System Owner

On-Site Sewage Facility Maintenance
Initial Warranty Contract

Installation Location: Schertz Logistics - 22372 FM 2252 Schertz, Tx 78154
LI Schertz TX Owner, LP
System Owner: By: LI Schertz TX GP, LLC Installation Co. Gasaway Services
Permit Authority: Comal County
Maintenance Co.: Gasaway Services
Installation Date: _____
Brand Name: _____ Model No: _____ Serial Number: _____

Other Information on System:

INITIAL POLICY

Gasaway Services shall provide an Inspection/Service Call once every four months for two years. If any improper operation is observed which cannot be corrected at that time, the user will be notified immediately in writing of the conditions and the estimated date of corrections if applicable.

The following items shall be checked at each visit:

1. Aerator/s
2. Surface application pump/s (if applicable or disposal field pumps)
3. Recirculation pump (if applicable)
4. Disinfection Device (if applicable)
5. Chlorine Supply (if applicable)
6. Electrical Circuits
7. Distribution System
8. Filter/s (if applicable)
9. Sprayfield (or disposal field, if other) Vegetation/Seeding
10. Settle Sludge depth in the pretreatment and aerobic tanks.

Any call or request for service outside the routine service provided under this contract will be repented to within 48 hours. There will be a service charge of \$75.00 per hour with a minimum of one hour per call.

All additional charges shall be authorized by the owner.

Chlorine supply for the chlorinator is to be maintained by _____

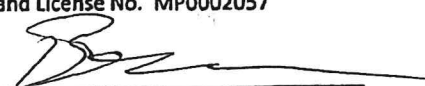
THIS POLICY DOES NOT INCLUDE PUMPING SLUDGE FROM UNIT IF NECESSARY.

Texas Commission On Environmental Quality Rules require a service policy to be in effect at all times for this system.

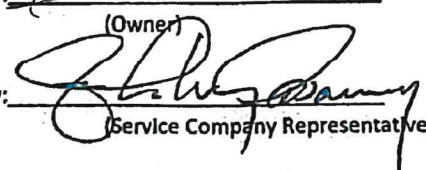
I agree to abide by the service policy as stated above.

Service Company Employee Certified by the Manufacturer : John Gasaway

License Type and License No. MP0002057

Accepted by: 
(Owner)

Date: 28 July 2025

Accepted by: 
(Service Company Representative)

Date: _____

OSSF SOIL EVALUATION

Date Performed: 3/6/25

Property Location: 22372 FM 2252 Schertz, TX

Proposed Excavation Depth: 2'

Name of Site Evaluator: Jake Fears, PE

License Number: 99376

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil borings or dug pits must be shown on the site drawing.

For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed 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.

III

None

Sandy Clay

Soil Boring Number:

Depth (Inches)	Textural Class	Structure (If applicable)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0"					
12"					
24"	IV			None	Fat Clay
36"	III			None	Sandy Clay
48"					
60"					

Soil Boring Number:

Depth (Inches)	Textural Class	Structure (If applicable)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0"					
12"	IV			None	Fat Clay
24"	III			None	Sandy Clay
36"					
48"					
60"					

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

Site Evaluator:

Name: Jake Fears

Signature: _____

License No.: 3/6/25

DATE: 3/6/25

Applicant Information:

Name: Charlie Meyer
Address: 401 Franklin St. Ste. 2555
City: Houston State: TX
Zip Code: 77002 Phone: Fax:

Property Location:

Lot: 1 Block: 1 Subdivision: Logisitics
County: Comal Unincorporated Area? Y N
City: Schertz Zip Code: 78154
Additional Information:

OSSF NUMBER:

Site Evaluator Information:

Name: Jake Fears, PE
Address: 8738 FM 225 S
City: Laneville State: TX
Zip Code: 75667 Phone: 903-646-8340 Fax:

Installer Information:

Name: John Gasaway
Address: 17071 FM 1798 W
City: Henderson State: TX
Zip Code: 75654 Phone: 903-646-3359 Fax:

Schematic of Lot or Tract

Show:

Compass North, adjacent streets, property lines, property dimensions, location of buildings, easements, swimming pools, water lines, and other structures where known.

Location of existing or proposed water wells within 150 feet of property.

Indicate slope or provide contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.

Location of soil borings or dug pits (show location with respect to a known reference point).

Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundment areas, cut or fill bank, sharp slopes and breaks.

Lot size (acres):

SITE DRAWING

Scale: 1 inch = 50 feet



Show
Compass
North

SEE ATTACHED PLANS

Based on this site evaluation, the following systems may be utilized:

☐ CONVENTIONAL

☒ DRIP

☐ ET

☐ GRAVELESS

☐ LEACHING CHAMBER

☐ LPD

☐ MOUND

☒ SOIL SUBSTITUTION

☐ SURFACE IRRIGATION

☐ OTHER

Features of Site Area

Presence of 100 year flood zone

Yes

No ☒

Presence of upper water shed

Yes

No ☒

Presence of adjacent ponds, streams, water impoundments

Yes

No ☒

Existing or proposed water well in nearby area

Yes

No ☒

Organized sewage service available to lot or tract

Yes

No ☒

EARZ features within 150' of OSSF

Yes

No ☒

Evidence of groundwater

Yes

No ☒

Site Evaluator:

Name: Jake Fears, PE

Signature:

License No.: 99376

SCHERTZ, TEXAS

ONSITE SANITARY SEWER IMPROVEMENTS

SCHERTZ LOGISTICS

22372 FM 2252

SCHERTZ, TX 78154

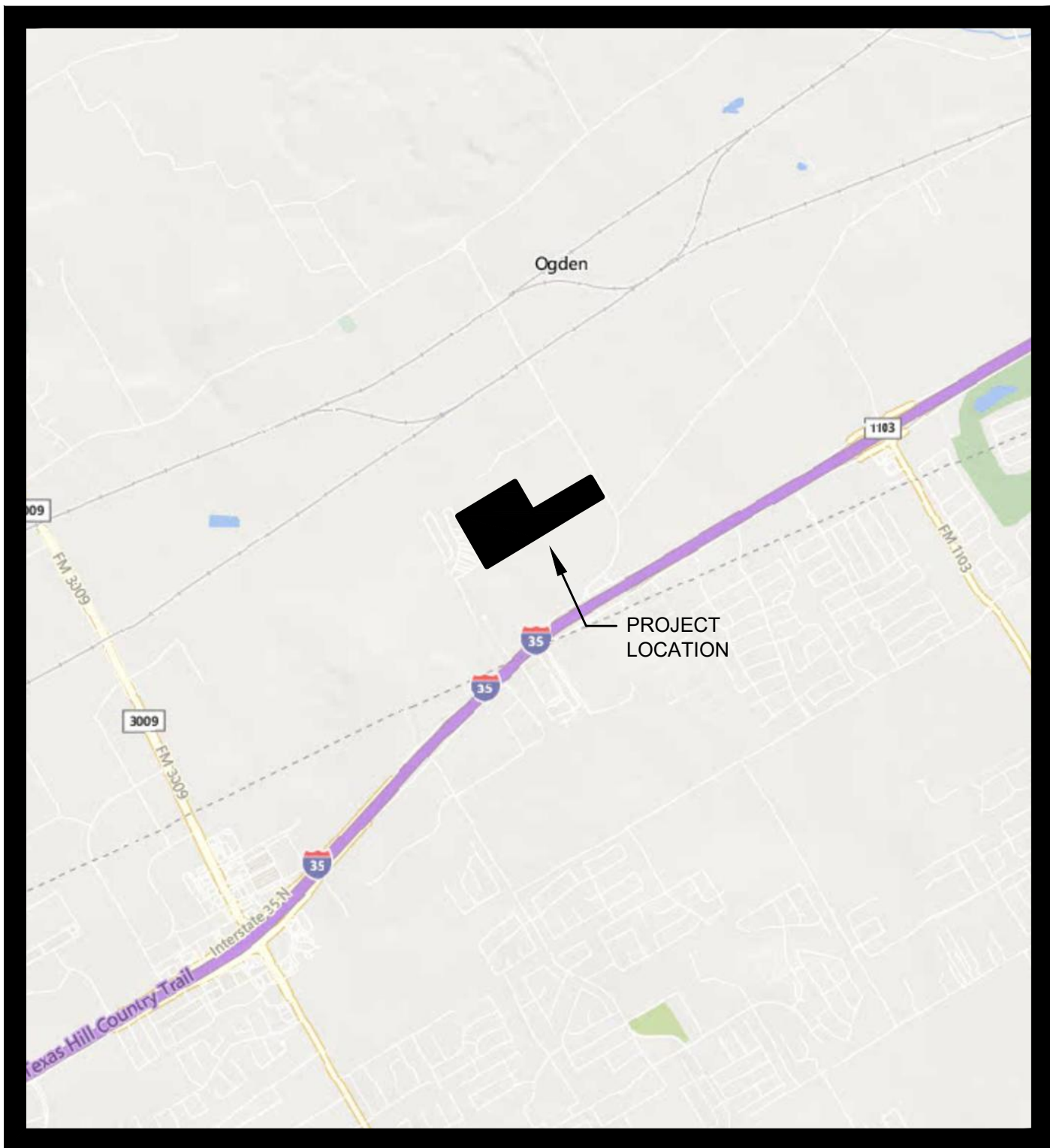
PRIVATE IMPROVEMENTS

OWNER

PROJECT: SCHERTZ LOGISTICS
CONTACT: LI SCHERTZ TX INVESTOR LP
401 FRANKLIN ST., SUITE 2555
HOUSTON, TX 77002

ENGINEER:

JHF ENGINEERING, PLLC.
8738 FM 225 S.
LANEVILLE, TX 75667
JAKE H. FEARS
903-646-8340
JakeFears@JHFEEngineering.com



VICINITY MAP

SHEET INDEX

00	COVER SHEET
U101	ONSITE SANITARY SEWER FACILITIES SITE LAYOUT
U102	BUILDING 1 OSSF PLAN & DESIGN
U103	BUILDING 2 OSSF PLAN & DESIGN
U104	BUILDING 3 OSSF PLAN & DESIGN
U105	BUILDING 4 OSSF PLAN & DESIGN

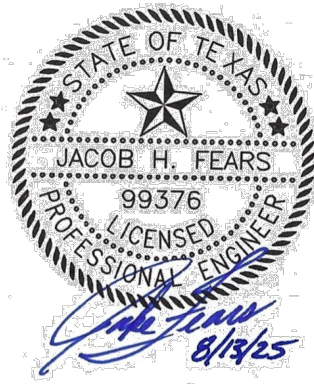
EXISTING UTILITIES ARE SHOWN IN
APPROXIMATE LOCATIONS GENERATED FROM
PREVIOUS MAPS AND SURVEY. CONTRACTOR
SHALL VERIFY EXACT LOCATION AND ELEVATION
OF ALL EXISTING UTILITIES IN AREA OF WORK
PRIOR TO CONSTRUCTION AND CALL TEXAS ONE
CALL SYSTEM AT 1-800-245-4545 AND ALL OTHER
UTILITY COMPANIES AT LEAST 2 WORKING DAYS
(48 HOURS) PRIOR TO CONSTRUCTION.



1-800-344-8377

WWW.TEXAS811.COM

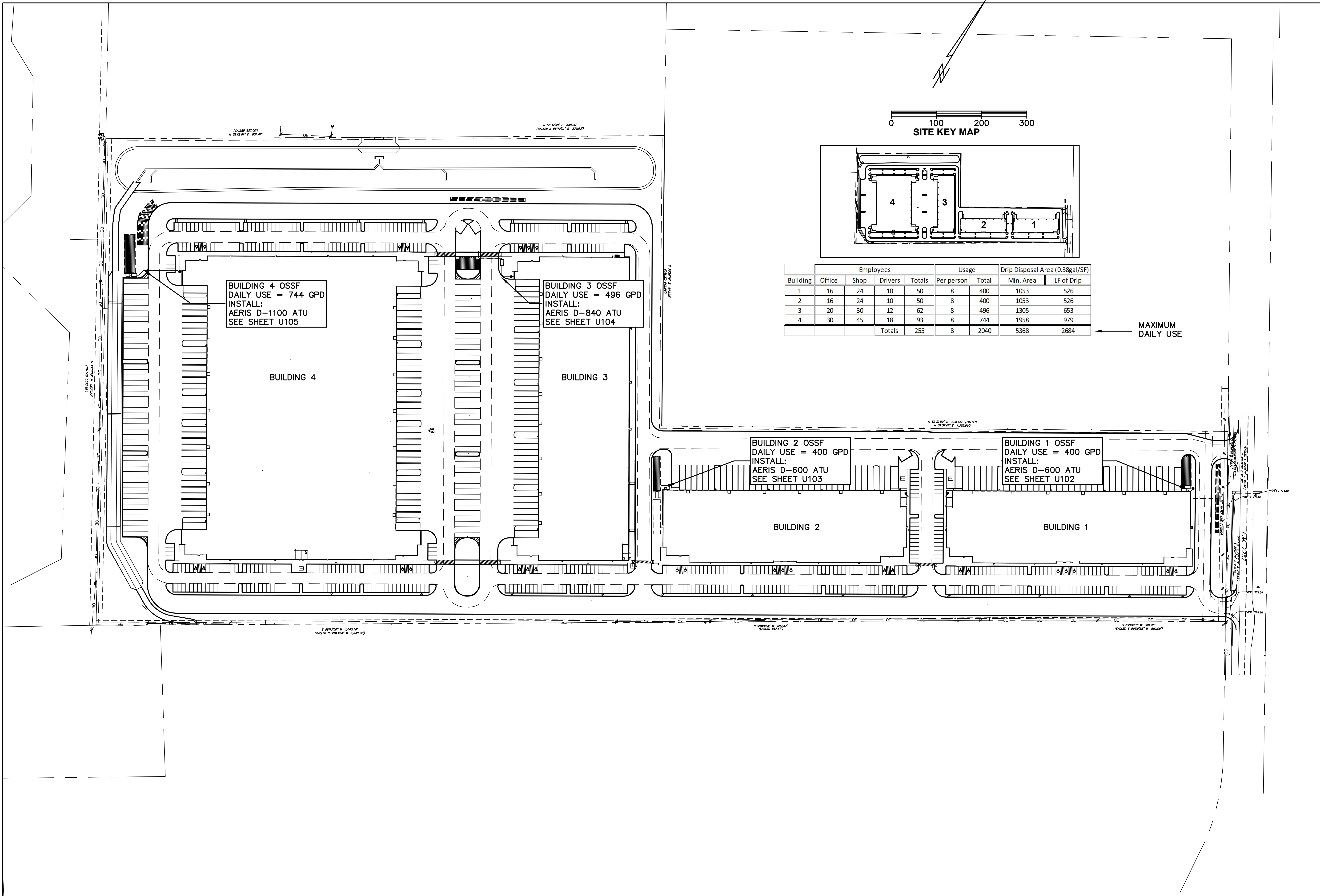
TEXAS ONE CALL SYSTEM



PREPARED BY:

JHF ENGINEERING, PLLC.
ENGINEERS LAND PLANNERS

8738 FM 225 S LANEVILLE, TEXAS 75667 PHONE (903)646-8340
Texas Firm Registration No. F-22071



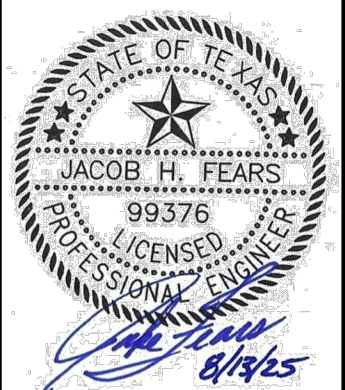
Building	Employees				Usage		Drip Disposal Area (0.38gal/SF)	
	Office	Shop	Drivers	Totals	Per person	Total	Min. Area	LF of Drip
1	16	24	10	50	8	400	1053	526
2	16	24	10	50	8	400	1053	526
3	20	30	12	62	8	496	1305	653
4	30	45	18	93	8	744	1958	979
			Totals	255	8	2040	5368	2684

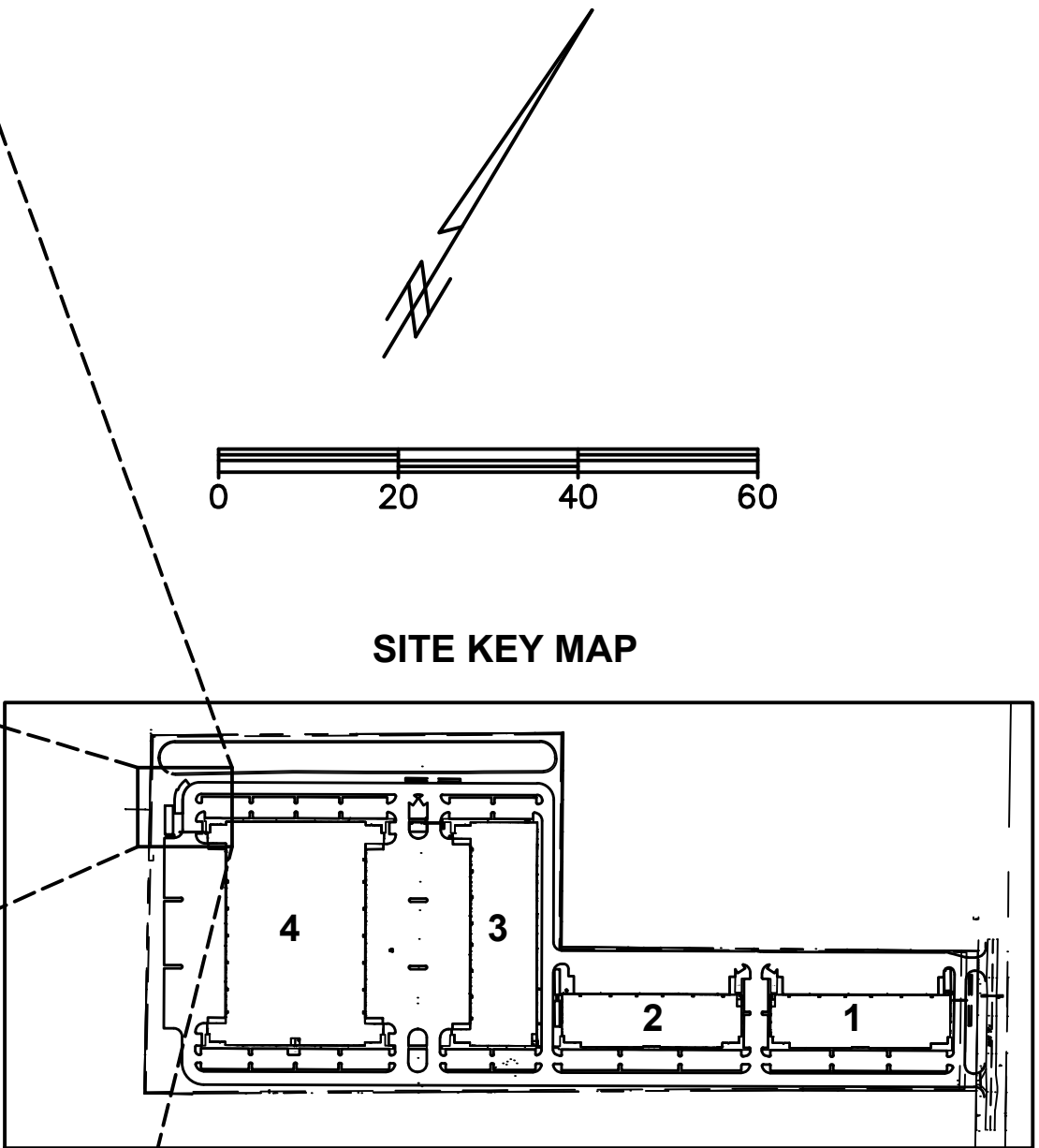
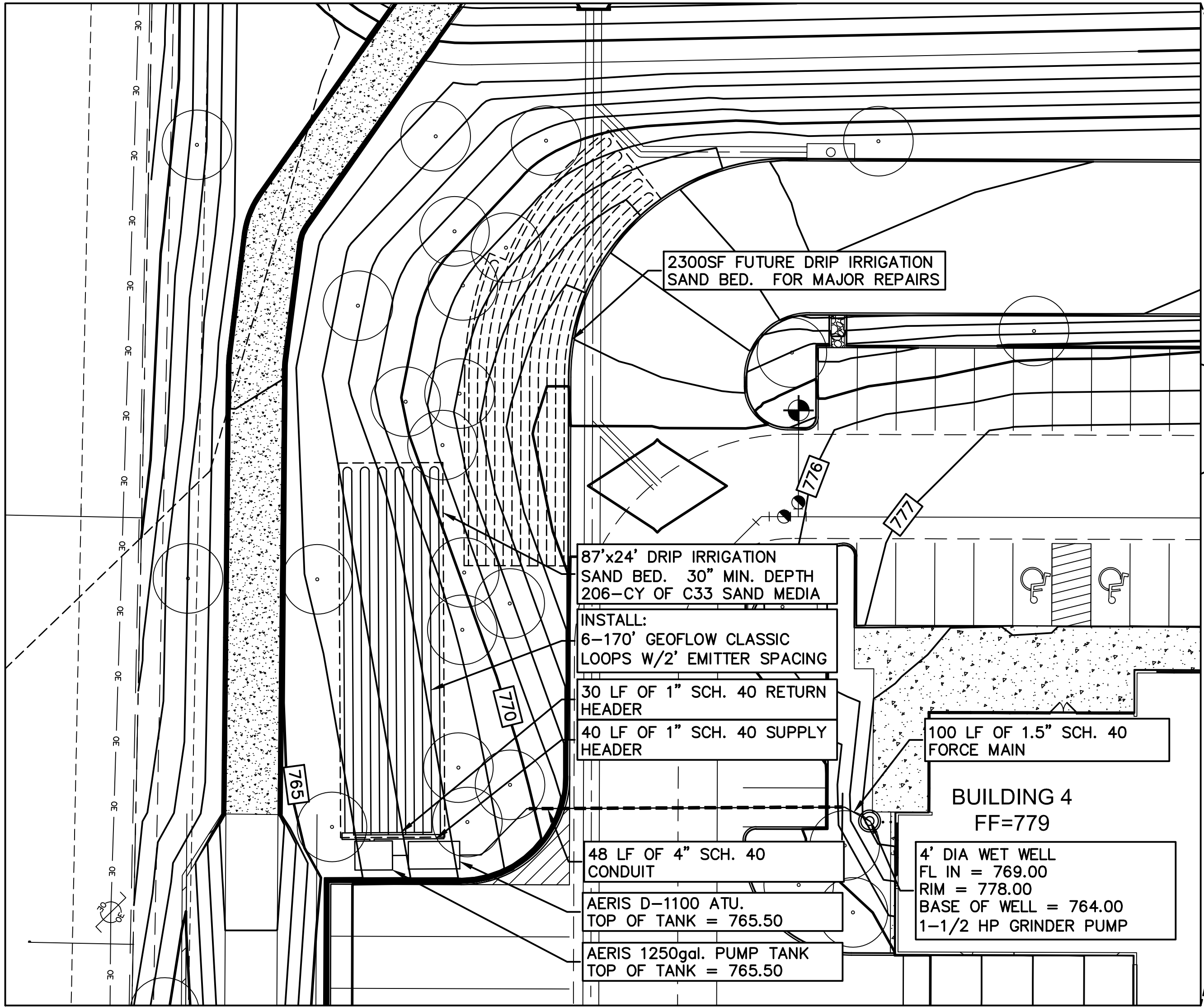
MAXIMUM
DAILY USE

NO.	DATE	DESCRIPTION	BY

SCHERTZ LOGISTICS OSSF
FM 2252
SCHERTZ, TEXAS

ONSITE SANITARY SEWER
FACILITIES OVERALL LAYOUT





Building	Employees				Usage		Drip Disposal Area (0.38gal/SF)	
	Office	Shop	Drivers	Totals	Per person	Total	Min. Area	LF of Drip
1	16	24	10	50	8	400	1053	526
2	16	24	10	50	8	400	1053	526
3	20	30	12	62	8	496	1305	653
4	30	45	18	93	8	744	1958	979
Totals				255	8	2040	5368	2684

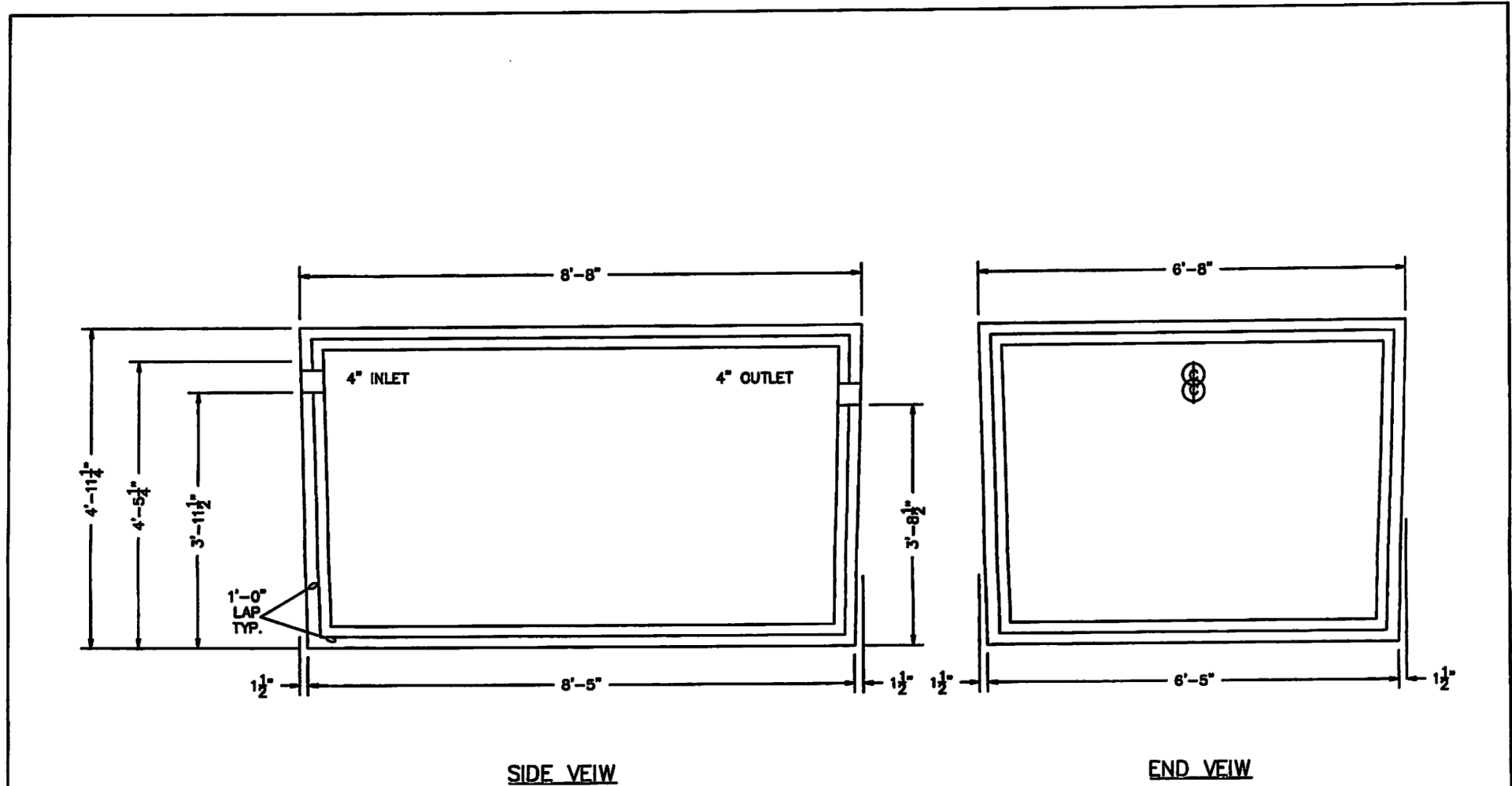
Proposed OSSF Design

DESIGN PARAMETERS:

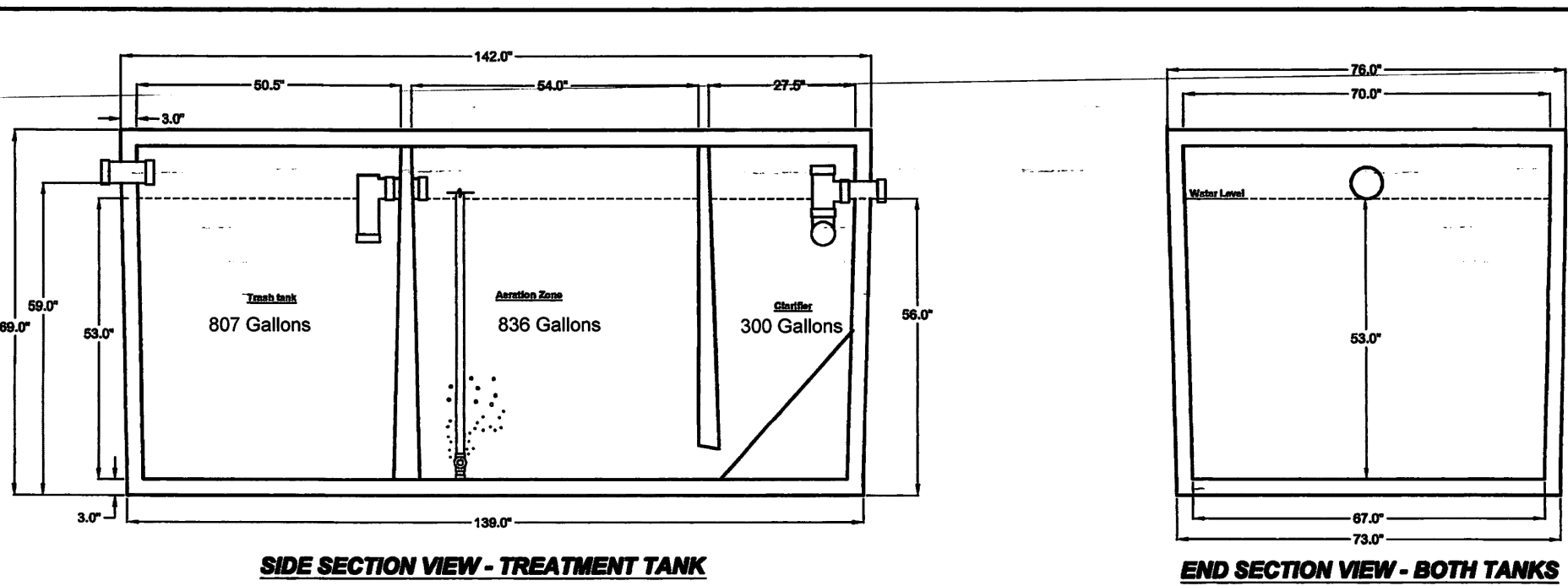
Structure: Commercial Building
Daily Flow: 744 gpd
Application Rate: 0.38 gal/sf
Area Required: 1,958 sf
Area Designed: 2,160 sf

AEROBIC TREATMENT UNIT

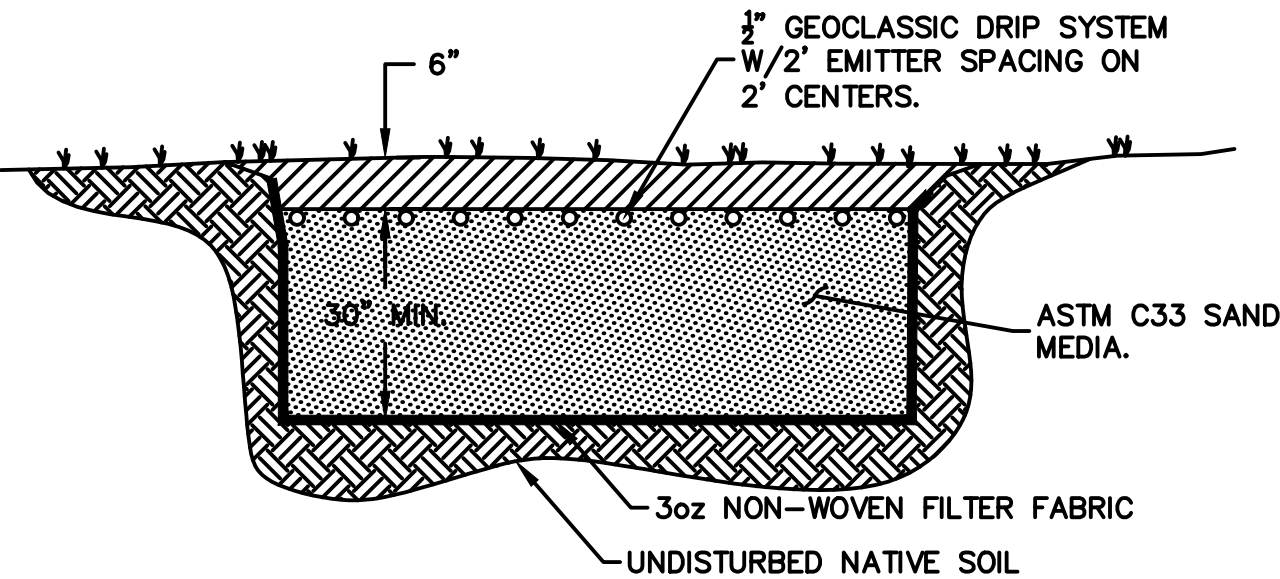
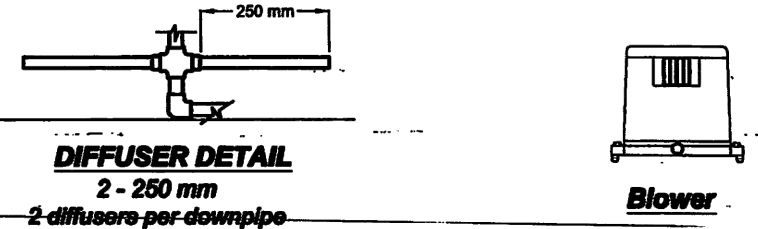
Pre-treatment Tank (trash tank): AERIS MODEL D-1100 807 gallon conc.
Treatment Unit (Aerobic): AERIS MODEL D-1100836 gallon conc.
Pump Tank: AERIS DOSING TANK 1,250 gallon conc.min.
Pump: Meyers J-BE 25gpm or Equal
Filter: Geoflow AP4E100 or Equal
Supply Manifold: 1" sch. 40 PVC
Return Manifold: 1" sch. 40 PVC
Drainfield: 1080 linear feet
Number of Emitters: 540
Emitter Flow Rate: 1.3 GPH@20psi
Total Flow Rate: 702 GPH (11.7 gal/min)
Vacuum Breaker: 2 per zone
Flow Alternator: 1 2-way splitter
Timer: required (On 8 mins, Off 180 mins)
Gallons per Dose: 94 gal x 8 doses per day = 752gal
Disinfection: Chlorinator
Depth of Installation: Per plans



TITLE: 1250 Gallon/Dosing Tank	COMPANY NAME: Aeris Aerobics, 5021 SE McKinney St., Rice, TX 75155, (903) 326-4800
-----------------------------------	--



**Pump tank is not part of tested unit.
See state minimum requirements for tank sizing.



Title: Model D-1100 1100 ood Aerobic Treatment Unit with 560 gal Pump Tank	Company Name: Aeris Aerobics, Inc.	Date: 07-04-22
--	---------------------------------------	-------------------

JHF ENGINEERING, PLLC.
ENGINEERS LAND PLANNERS
8738 FM 225 S LANEVILLE, TEXAS 75667 PHONE (903)46-8340
FIRM No. F-22071

BY	DESCRIPTION	DATE	NO.

SCHERTZ LOGISTICS OSSF
FM 2252
SCHERTZ, TEXAS

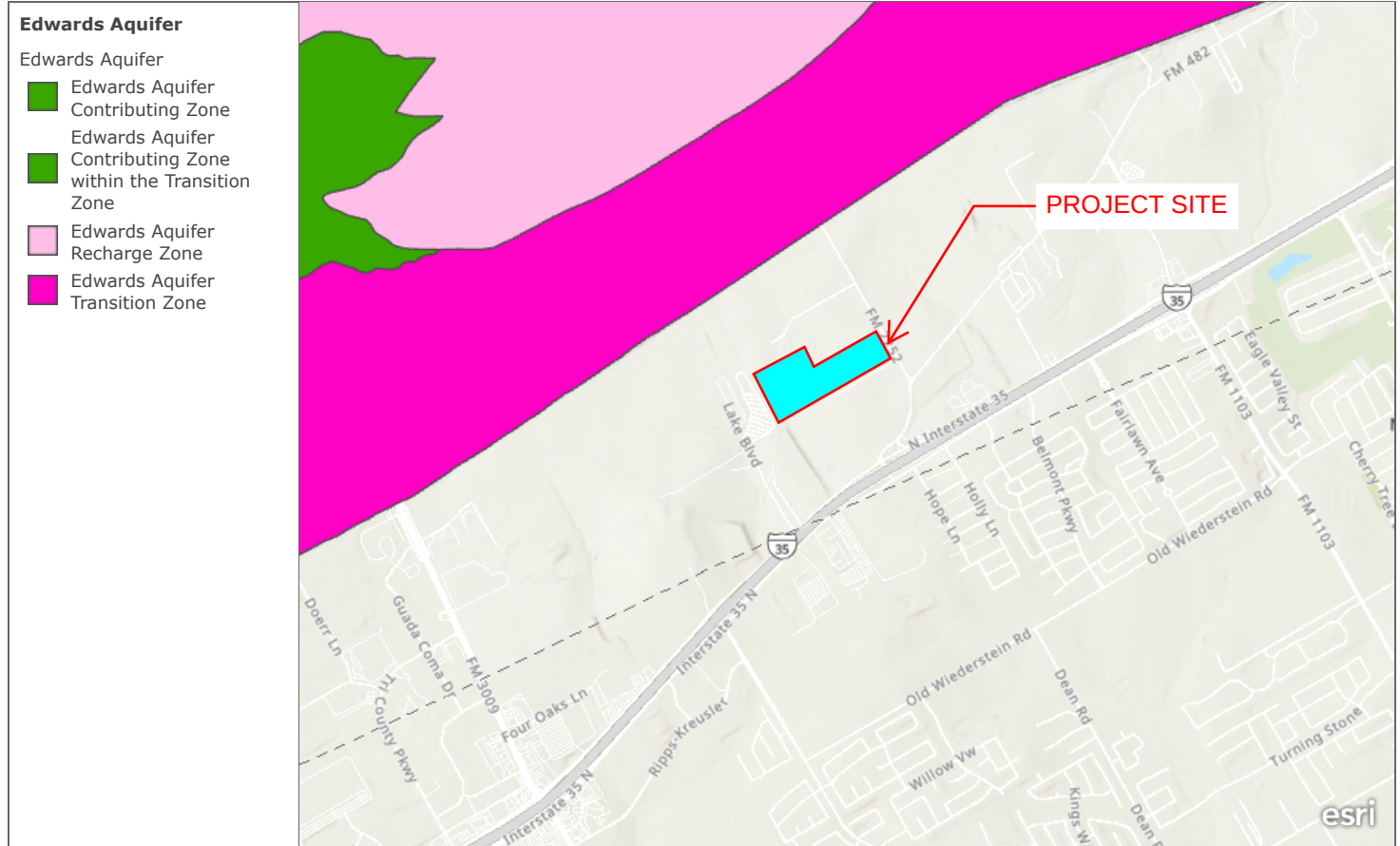
BUILDING 4
OSSF DESIGN & LAYOUT

STATE OF TEXAS
JACOB H. FEARS
99376
LICENSED PROFESSIONAL ENGINEER
8/19/25

COPYRIGHT ©
JHF ENGINEERING, PLLC.
LAST SHEET EDIT
DATE: 5/21/2025
JE # 24020

SHEET No.
U105

Edwards Aquifer



Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, City of Cibola, Texas, City of New Braunfels, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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

Effective Date: July 18, 2024

Grantor: Krippco Enterprises, Inc. and Larry Krippendorf, owning and claiming other property as homestead

Grantee: LI SCHERTZ TX INVESTOR, LP
401 Franklin St., Suite 2555
Houston, TX 77002

Consideration: Ten Dollars (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named the receipt and sufficiency of is hereby acknowledged and received by Grantor.

Property (including any improvements): A 42.98 acre parcel of land situated in the Edwin Woodruff Survey No. 95, Abstract No. 671, Comal County, Texas, described by metes and bounds on Exhibit "A" attached hereto.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: This conveyance is made subject to the items listed on Exhibit "B" attached hereto, but only to the extent they are still in effect as of the Effective Date.

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 successors or 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, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, when the claim is made by, through or under Grantor, but not otherwise.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and, except for those representations and warranties set forth in Paragraph 28 of that certain Commercial Contract – Unimproved Property dated as of November 29, 2022, as amended, by and between Grantor and Grantee, without any representations or warranties whatsoever, express or

implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the Property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions, drainage or other conditions existing at the Property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the Property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

Krippco Enterprises, Inc. owns only a 10.01 acre tract of the Property, and its conveyance and warranty are limited to such tract. Larry J. Krippendorf owns only a 33.00 acre tract of the Property, and his conveyance and warranty are limited to such tract.

GRANTORS:

KRIPPCO ENTERPRISES, INC.,
a Texas corporation

By: _____

Larry F. Krippendorf, Jr., President

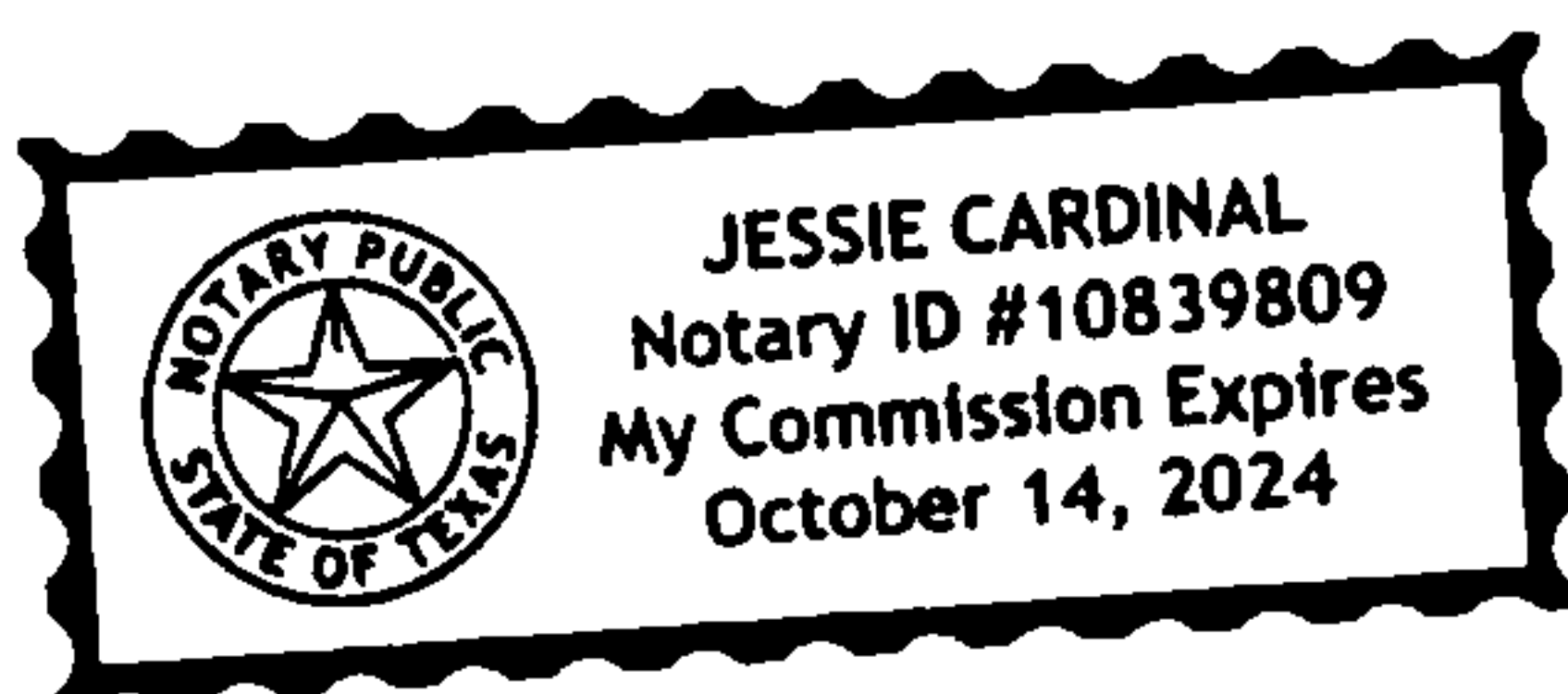
LARRY KRIPPENDORF

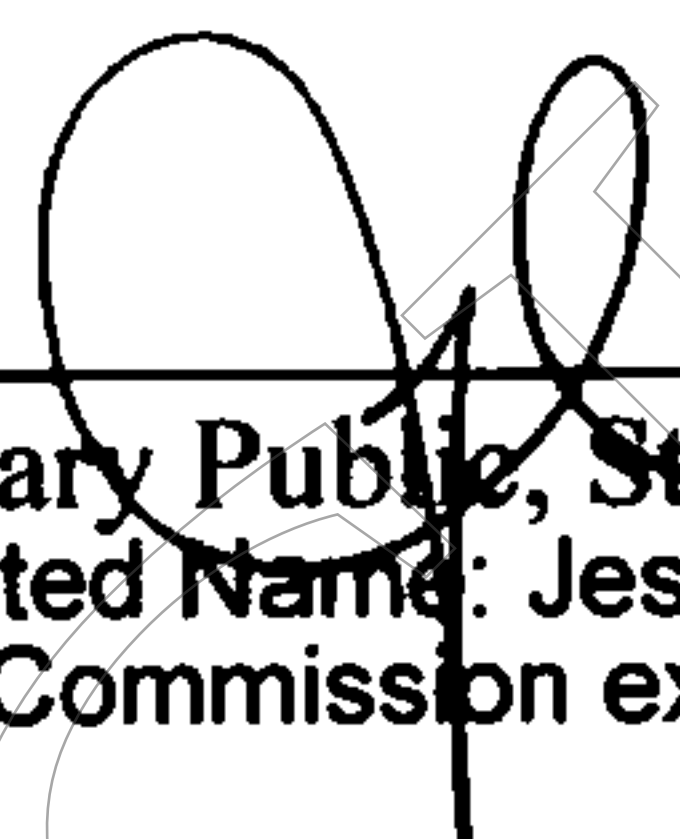
[Acknowledgements on following page.]

THE STATE OF TEXAS §

COUNTY OF COMAL §

This instrument was acknowledged before me on July 18, 2024, by Larry F. Krippendorf, Jr., President of KRIPPCO ENTERPRISES, INC., a Texas corporation.



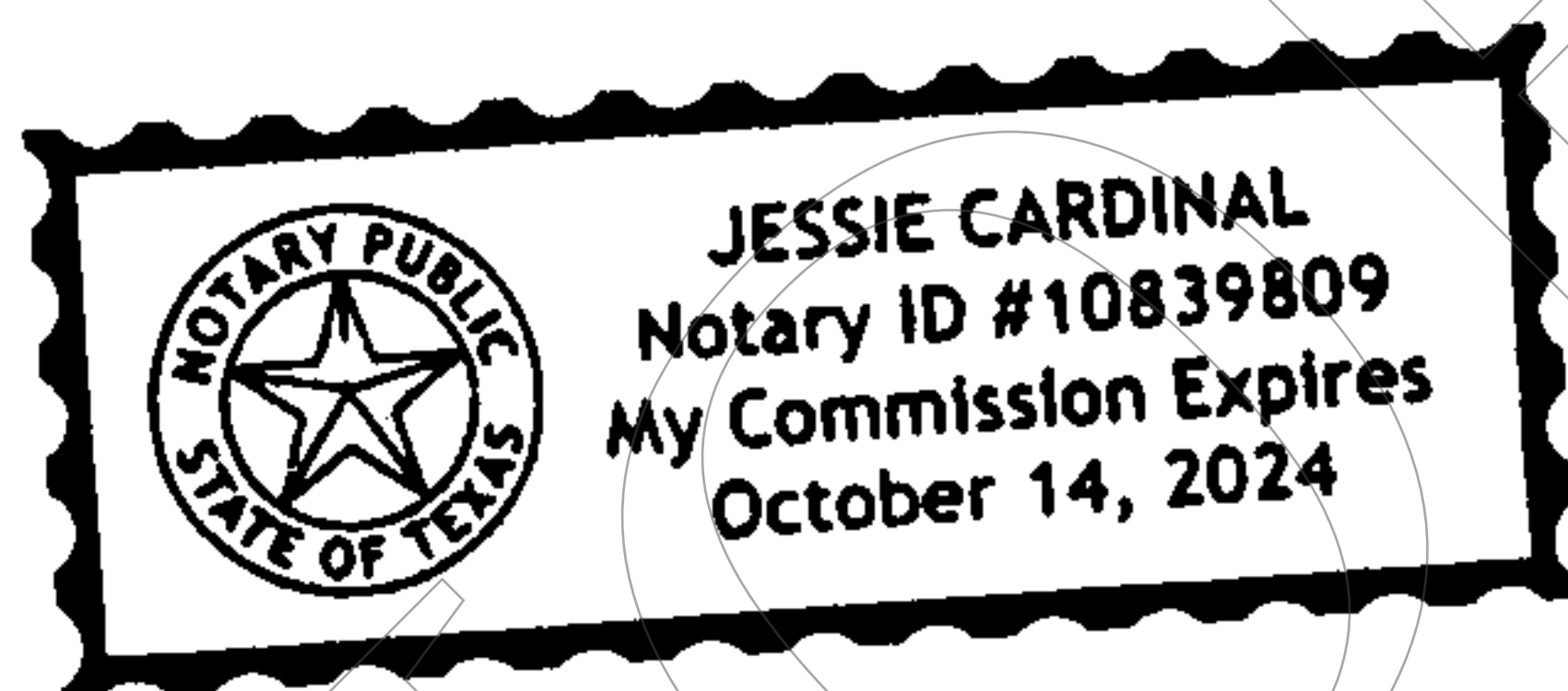


Notary Public, State of Texas
Printed Name: Jessie Cardinal
My Commission expires 10/14/2024

THE STATE OF TEXAS §

COUNTY OF COMAL §

This instrument was acknowledged before me on July 18, 2024, by LARRY KRIPPENDORF.





Notary Public, State of Texas
Printed Name: Jessie Cardinal
My Commission expires 10/14/2024

EXHIBIT "A"

Legal Description

A TRACT OR PARCEL CONTAINING 42.98 ACRE OR 1,872,287 SQUARE FEET OF LAND SITUATED IN THE EDWIN WOODRUFF SURVEY NO. 95, ABSTRACT NO. 671, COMAL COUNTY, TEXAS, BEING ALL OF A CALLED 33.00 ACRE TRACT, CONVEYED TO LARRY KRIPPENDORF, AS RECORDED UNDER DOC. NO. 201206033847, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS (O.P.R.C.C.T.) AND ALL OF A CALLED 10.01 ACRE TRACT, CONVEYED TO KIPPCO ENTERPRISES, INC., AS RECORDED UNDER DOC. NO. 201206025110, O.P.R.C.C.T., WITH SAID 42.98 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

BEGINNING AT A CAPPED 5/8 INCH IRON ROD FOUND ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF F.M. 2252, BEING THE SOUTHEAST CORNER OF A CALLED 25.134 ACRE TRACT, CONVEYED TO STX FRIO I INVESTMENTS, LLC, AS RECORDED UNDER DOC. NO. 202206039386, O.P.R.C.C.T., BEING A NORTH CORNER OF SAID 10.01 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 30 DEG. 28 MIN. 26 SEC. EAST (CALLED SOUTH 30 DEG. 28 MIN. 19 SEC. EAST 120.71 FEET), WITH THE LINE COMMON TO SAID 10.01 ACRE TRACT AND THE WEST R.O.W. LINE OF SAID F.M. 2252, A DISTANCE OF 120.71 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE MOST EASTERLY CORNER OF SAID 10.01 ACRE TRACT, BEING A NORTH CORNER OF SAID 33.00 ACRE TRACT AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 30 DEG. 28 MIN. 19 SEC. EAST (CALLED SOUTH 30 DEG. 28 MIN. 19 SEC. EAST 20.37 FEET), WITH THE LINE COMMON TO SAID 33.00 ACRE TRACT AND THE WEST R.O.W. LINE OF SAID F.M. 2252, A DISTANCE OF 20.37 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 30 DEG. 04 MIN. 18 SEC. EAST (CALLED SOUTH 30 DEG. 04 MIN. 18 SEC. EAST 279.63 FEET), CONTINUING WITH THE LINE COMMON TO SAID 33.00 ACRE TRACT AND THE WEST R.O.W. LINE OF SAID F.M. 2252, A DISTANCE OF 279.63 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE MOST EASTERLY CORNER OF SAID 33.00 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 59 DEG. 10 MIN. 07 SEC. WEST (CALLED SOUTH 59 DEG. 05 MIN. 58 SEC. WEST 592.08 FEET), WITH THE SOUTH LINE OF SAID 33.00 ACRE TRACT, A DISTANCE OF 591.76 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 58 DEG. 40 MIN. 54 SEC. WEST (CALLED SOUTH 58 DEG. 40 MIN. 54 SEC. WEST 867.47 FEET), CONTINUING WITH THE SOUTH LINE OF SAID 33.00 ACRE TRACT, A DISTANCE OF 867.47 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 58 DEG. 42 MIN. 30 SEC. WEST (CALLED SOUTH 58 DEG. 43 MIN. 34 SEC. WEST 1,040.72 FEET), WITH THE LINE COMMON TO SAID 33.00 ACRE TRACT AND A CALLED 7.475 ACRE TRACT, CONVEYED TO LOCK AWAY STORAGE SCHERTZ, LLC, AS RECORDED UNDER DOC. NO. 201406042727, O.P.R.C.T.C., DISTANCE OF 1,040.50 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A LOT 2, BLOCK 1, REPLAT OF LOT 1, STONE CREEK R.V. PARK, AS RECORDED IN VOL. 7, PG. 537, OF THE MAP AND PLAT RECORDS COMAL COUNTY, TEXAS, (M.P.R.C.C.T.), BEING THE SOUTH CORNER OF SAID 33.00 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 29 DEG. 51 MIN. 15 SEC. WEST (CALLED NORTH 29 DEG. 51 MIN. 15 SEC. WEST 1,077.66 FEET), WITH THE LINE COMMON TO SAID LOT 2 AND SAID 33.00 ACRE TRACT, A DISTANCE OF 1,077.27 FEET TO A

CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST CORNER A CALLED 69.8 ACRE TRACT, CONVEYED TO STANLEY E. STEHLE & SUSAN LORILLARD STEHLE, AS RECORDED IN VOL. 122, PG. 553, OF THE COMAL COUNTY DEED RECORDS (C.C.D.R.), BEING THE MOST WESTERLY CORNER OF SAID 33.00 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 58 DEG. 42 MIN. 01 SEC. EAST (CALLED NORTH 58 DEG. 42 MIN. 01 SEC. EAST 857.00 FEET), WITH THE LINE COMMON TO SAID 69.8 ACRE TRACT AND SAID 33.00 ACRE TRACT, A DISTANCE OF 856.47 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE COMMON NORTH CORNER OF SAID 33.00 ACRE TRACT AND AFORESAID 10.01 ACRE TRACT AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 58 DEG. 37 MIN. 50 SEC. EAST (CALLED NORTH 58 DEG. 42 MIN. 01 SEC. EAST 379.62 FEET), WITH THE LINE COMMON TO SAID 69.8 ACRE TRACT AND SAID 10.01 ACRE TRACT, A DISTANCE OF 380.20 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF AFORESAID 25.134 ACRE TRACT, BEING THE NORTH CORNER OF SAID 10.01 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 30 DEG. 28 MIN. 19 SEC. EAST (CALLED SOUTH 30 DEG. 28 MIN. 19 SEC. EAST 642.95 FEET), WITH THE LINE COMMON TO SAID 10.01 ACRE TRACT AND SAID 25.134 ACRE TRACT, A DISTANCE OF 642.95 FEET TO A CAPPED 5/8 INCH IRON ROD FOUND BEING THE SOUTH CORNER OF SAID 25.134 ACRE TRACT, BEING AN INTERIOR CORNER OF SAID 10.01 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 59 DEG. 32 MIN. 59 SEC. EAST (CALLED NORTH 59 DEG. 31 MIN. 41 SEC. EAST 1,253.89 FEET), CONTINUING WITH THE LINE COMMON TO SAID 10.01 ACRE TRACT AND SAID 25.134 ACRE TRACT, A DISTANCE OF 1,253.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.98 ACRES OR 1,872,287 SQUARE FEET OF LAND.

EXHIBIT "B"

Exceptions to Conveyance and Warranty

1. Standby fees, taxes and assessments by any taxing authority for the year 2024 not yet due and payable, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
2. Easement(s) as reserved therein, granted to Green Valley Water Supply Corporation, dated July 14, 1954, recorded in Volume 139, Page 391, Deed Records of Comal County, Texas.
3. Electric Line Right of Way Agreement granted to CPSB, dated October 11, 1988, recorded in Volume 673, Page 759, Official Public Records, Comal County, Texas.
4. Easement(s) as reserved therein, granted to Southwestern Bell Telephone, dated June 23, 1992, recorded in Volume 830, Page 194, Official Public Records, Comal County, Texas.
5. Temporary Electric Line Right Of Way Agreement dated December 4, 2023, recorded in Document No. 202306038073, Official Public Records, Comal County, Texas.

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
07/19/2024 02:00:59 PM
MARY 6 Pages(s)
202406021655**



Bobbie Koepp