

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: Fischer, Roy G

OSSF Installer #: OS0000271

1st Inspection Date: 10/23/25

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: Hendry

Inspector Name: _____

Inspector Name: _____

Permit#: **118958**

Address: **728 FLIGHTLINE DR**

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

Inspector Notes: **10/23/25 CH:**

**Comal County Environmental Health
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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	X	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		X		
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system 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	X			X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X		Aeris D-840; as per design	X X		
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 118958
Issued This Date: 10/20/2025
This permit is hereby given to: Michael and Sheridan Buck RVCBL Trust

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

728 FLIGHTLINE DR
SPRING BRANCH, TX 78070

Subdivision: Kestral Air Park
Unit: n/a
Lot: 9
Block: 7
Acreage: 1.0000

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Drip Irrigation

This permit gives permission for the construction of the above referenced on-site facility to commence. Installation must be completed by an installer holding a valid registration card from the Texas Commission on Environmental Quality (TCEQ). Installation and inspection must comply with current TCEQ and Comal County requirements.

Call (830) 608-2090 to schedule inspections.

Received

Brandon Mark Olvera

10/13/2025 2:33:12 PM



ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

Date Received	Initials	Permit Number

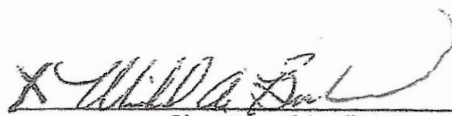
Instructions:

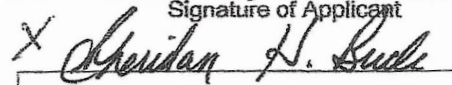
Place a check mark next to all items that apply. For items that do not apply, place "N/A". This OSSF Development Application Checklist must accompany the completed application.

OSSF Permit

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

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

X 
Signature of Applicant

X 

COMPLETE APPLICATION

Check No. _____ Receipt No. _____

29 July 2025
Date

10/06/2025

INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)

Received

Brandon Mark Olvera

10/20/2025 3:28:33 PM

SEWAGE FACILITY APPLICATION

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

Date _____

Permit Number 118958

1. APPLICANT / AGENT INFORMATION

Owner Name Michael Buck & Sheridan Buck Revocable Trust Agent Name Hayt Seidenicker
Mailing Address 728 Flight Line Dr Agent Address 124 Bristow Way
City, State, Zip Spring Branch, TX 78070 City, State, Zip Brazoria, TX 78009
Phone # (409) 836-9857 Phone # 2104146603
Email kmikeandsheridanbuck@gmail.com Email hayt.seidenicker@ccco.org

2. LOCATION

Subdivision Name Kestral Air Park Unit _____ Lot 9 Block 7
Survey Name / Abstract Number _____ Acreage 1.00
Address 728 Flight Line Dr City Spring Branch State TX Zip 78070

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 5871

Ht 10-13-25

☐ 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 _____

Planning Materials
and Site Plan show
6 bedrooms

Estimated Cost of Construction: \$ 20,000⁰⁰ (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 Central 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.

Signature of Owner

29 July 2025
Date 10/06/2025

Received

Brandon Mark Olvera

10/13/2025 2:43:37 PM

SEWAGE FACILITY APPLICATION

NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CCEQ.ORG

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidensticker

System Description Aerobic with Drip Irrigation

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

Tank Size(s) (Gallons) 840 GPD ATU Absorption/Application Area (Sq Ft) 2800 2720

Gallons Per Day (As Per TCEQ Table III) 480

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

Our office will be conducting a site visit on 10-06-2025

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: _____

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

Hoyt Seidensticker

Date

8-21-25



201106009204 03/15/2011 08:06:36 AM 1/1

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

93240

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):

Lot 9, Block 7, Kestrel Air Park, Comal County, Texas, according to plat thereof recorded in Volume 12, Pages 314-316, Map and Plat Records of Comal County, Texas.

The property is owned by (insert owner's full name): BENJAMIN S. ARMEN AND Amy K. ARMEN

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.

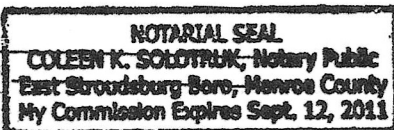
WITNESS BY HAND(S) ON THIS 8th DAY OF March, 2011

Benjamin S. Armen Benjamin S. Armen
Amy K. Armen Amy K. Armen
Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 8th DAY OF March, 2011

Coleen K. Solotruk
Notary Public, State of Texas

Notary's Printed Name:
My Commission Expires



Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
03/15/2011 08:06:36 AM
CASHTWO
201106009204



Joy Streater

I-10 Contracting, LTD Maintenance Contract (TWO YEAR)

I-10 Contracting LTD agrees to the following:

1. I-10 LTD shall perform 3 inspections/service calls a year, equally distributed, for a total of 3 over the 12 month period which include inspection, adjustment, and servicing of the system components (control panel, compressor, filter, and diffuser) to insure proper function and to repair or replace any nonfunctioning component.
2. Inspections shall also include an efficient quality inspection consisting of a visual check for color, turbidity, scum overflow and examinations of odors. Testing for chlorine residual and PFI will be completed and reported as required.
3. If uncorrectable conditions cannot be corrected at the time of service the Home Owner will be advised immediately, in writing, of the problem and the estimated date of correction.
4. Request for service shall be fulfilled within 48 hours (weekends and holidays excluded) by I-10 Contracting LTD or an authorized agent.

Home Owner Agrees To The Following:

1. To maintain a chlorine residual of at least 0.1 mg/L in the septic system. This can be accomplished using chlorine designed for wastewater. If the system requires the addition of chlorine on a service date the provider will add chlorine and the Home Owner will be charged accordingly.
2. If Home Owner fails to add chlorine and the Home Owners responsibilities as described in the Home Owners Manual it shall be considered as a breach of this agreement. In addition, failure may also be considered an unlawful act in some jurisdiction and provider will contact the appropriate governmental authorities to report violation.
3. To maintain a factory authorized service provider for the lifetime of the system, as required by state law applicable to aerobic systems. Service provider agrees to make available, for purchase on a yearly basis, a continuing service policy to cover labor for normal inspection, maintenance, and repair.
4. To follow the duties in the Home Owners Manual regarding Home Owners responsibilities.

This Service Policy (Agreement) entered into this 24 day of License to Operate by and between Michael Buck (Home Owner) and I-10 Contracting LTD agrees to operate and maintain Aerobic Septic System located at 728 Flight Line DR.
Kestrel Air Park
Block 7, Lot 9 (legal description only). Permit # _____

For the period of 24 months beginning 2025 and ending 2027 pursuant of the terms listed above.

HOME OWNER

Michael Buck
728 Flight Line DR
Spring Branch, TX 78070
X Charden A. Buck
X Will D. Buck

I-10 Contracting LTD

Rickey L. Fischer
516 N 10th
P.O. Box 217

Fulton, Texas 78352

361-729-5535

MP0001769

IMPORTANT: This warranty/service agreement does not cover additional service calls or any labor and/or materials (other than items covered by warranty) which are required due to misuse or abuse of the system; workmanship and materials provided by anyone other than I-10 Contracting LTD or its representatives; failure to maintain electrical power to the system; sewage flows exceeding the organic design capabilities; disposal of non-biodegradable materials or as advised by the authorized service representative.

ON-SITE SEWAGE FACILITY

Soil Evaluation Report Information

Date Soil Survey Performed: 5/13/2025

Site Location: 728 Flightline Drive

Name of Site Evaluator: Hoyt Seidensticker Registration Number: OS0008771

Proposed Excavation Depth: 6 inches County: Comal

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Location of soil boring or dug pits must be shown on the site drawing.

For subsurface disposal, soil evaluation 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 feature on the form. Indicate depths where features appear.

Soil Boring Number <u>1</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	Clay loam	<30%	none		Brown
1 <u>12 in</u>	III	Clay loam	<30%			cream with calcareous material
2						
3 <u>36 in</u>		rock			yes, rock	
4						
5						

Soil Boring Number <u>2</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	Clay loam	<30%	none		Brown
1	III	Clay loam	<30%			cream with calcareous material
2 <u>12 in</u>						
3		rock			yes, rock	
4 <u>36 in</u>						
5						

Features of Site Area

Presence of 100 year flood zone Yes ☐ No ☒

Presence of adjacent ponds, streams, water improvements Yes ☐ No ☒

Existing or proposed water well in nearby area Yes ☐ No ☒

Organized sewage service available to lot or tract Yes ☐ No ☒

Recharge feature within 150 feet Yes ☐ No ☒

By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my ability.

I understand that any misrepresentation of the information contained in this report may be grounds to revoke or suspend my license. The site evaluation

determined the site is suitable for a Drip Irrigation disposal system with Aerobic unit treatment

According to table XIII, the site is suitable for this proposed system. A copy of Table XIII has been given to the property owner to inform them of

other alternatives based upon the result of this site evaluation

Hoyt Seidensticker
Signature of Site Evaluator

8-21-25
Date

ON-SITE SEWAGE FACILITY
Site Evaluation Report Information

Date: 5/13/2025

Applicant Information:

Name: Michael and Sheridan Buck Rvcbl Trust

Address: 728 Flightline drive

City: Spring Branch State: Texas Zip: 78070

Phone: Rickey 210-365-0857

Property Location:

Lot: 9 Block: 7

Sub.: Kestral Air Park

Street/Road Address: 728 Flightline Drive

City: Spring Branch State: Texas Zip: 78070

Unincorporated Area? Y or N

Additional information _____

Site Evaluator Information:

Name: Hoyt Seidensticker

License OS0008771 Expires 8/31/2026

Company: Land Stewardship Services, LLC

Address: 124 Bristow Way

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603

Email hoyt@landstewardshipservices.com

Installer information:

Name: Rickey Fischer OS0022286

Company: I-10 Contracting, Ltd.

Address: P.O. Box 217

City: Fulton State: Texas Zip: 78358

Phone: (210) 365-0857 Fax: _____

Schematic of Lot or Tract

Show:

Compass North, adjacent streets, property lines, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks).

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

Indicate slope or show 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 impoundments areas, cut or fill bank, sharp slopes and breaks.

SITE DRAWING

Lot Size: 0.996 acres

SEE ATTACHED

Signature of Site Evaluator

Hoyt Seidensticker

Site Evaluator License No OS0008771

CCEO
COPY

Preliminary Field Check For Drip Systems

INSPECTOR: Hendry

COMMENTS: Probing in the area of the proposed drip field showed an average of 3" of soil above a restrictive horizon

CCEO
COPY



CCEO
COPY



10/13/2025

4:16 PM

Aerobic with Drip

Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Michael and Sheridan Buck RVCBL Trust

Received
Brandon Mark Olvera
 10/20/2025 4:18:10 PM

Property Information:St. Address: 728 Flightline driveCity: Spring Branch State: TexasZip code: 78070**Predicted Quantity of Sewage (Q)**Water Saving Devices in Home (y/n): yesGallons/day (Q): 480Greywater included (yes/no): yes**Rate of Adsorption (Ra)**Application rate (g/sq. ft): 0.2Minimum Adsorptive Area (sq. ft.): 2400Absorptive area installed (sq.ft.): 2720**Aerobic Unit**Required size of aerobic unit: 840 gpdPretreatment Tank (gallons): 552Class 1 Aerobic Unit: Aeris Model D840Pump tank total capacity (gal): 912Chlorination: Liquid installed in TankPump Switch operation: Float systemDosing cycle quantity (gals): VariedCycling time: night timePump size and capacity: Schaefer E-Series 20 GPM**House Information**No. of Bedrooms: 3Sq. footage (Approx.): 5891Water Supply: CLWSGallons per day 480**Supply Line from House**Length of supply line (approx. ft.): 133Type of supply line: SCH 40 PVCSize of Supply line (in): 3 or 4**Supply Line to Drip Irrigation Manifold**Length of supply line (approx. ft.): 42Type of supply line: Purple SCH 40Size of supply and flush line (in): 1Required linear foot of tubing: 1200Linear feet of tubing installed: 1360

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker
 Hoyt Seidensticker, R.S. No. 3588

Date

10-13-25

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

hoyt@landstewardshipservices.com

Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

10/6/2025
10:11 AM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Received
Brandon Mark Olvera
10/13/2025 2:46:40 PM

Michael and Sheridan Buck RVCBL Trust

A class 1 residential aerobic treatment unit will be designed for this home. Wastewater from the home will flow to the pretreatment tank of the aerobic unit. From the pretreatment tank, effluent will flow to the treatment unit. Treated effluent will then flow to the pump tank for disposal through subsurface drip irrigation. All warning systems shall be installed with the aerobic unit.

Field loading Rates and Distribution

All flow from the treatment compartment of the aerobic unit will flow into a pump tank. The pump tank will be equipped with a submersible pump. The pump will dose the single zone.

A filtering device capable of filtering particles large than 100 microns and that meets the manufactures requirements must be installed on the supply line

A pressure release bypass valve can be installed, by the installer, if desired on the supply line in the pump tank.

A Ball Valve must be installed on the return lines for pressure adjustment.

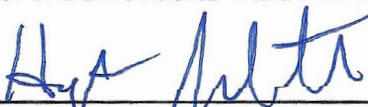
A pressure gauge must be installed on the return line to allow for monitoring of the pressure in the drip lines.

Ultra Air Release-Vacuum Breaking Valve or equivalent need to be installed in each zone at the highest point of both supply and return manifolds.

The area of the drip tubing will need to be shaped by the installer. The area will need to be leveled before installing the drip tubing. The drip tubing needs to be installed as level as possible.

Drip lines are to be placed on 2 ft centers and tied into a pressure manifold at one end and a return manifold which is run back to the pump tank for continuous flushing of the drip lines. A pressure gage and control valve on the return line at the pump tank is to be set at 35 psi, which maintains a minimum required pressure of the drip emitters. The drip lines will be flushed continuously when the pump doses the drip field. The drip lines will be continuously flushed.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.


Hoyt Seidensticker, R.S. No. 3588

10.6.25
Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603,
hoyt@landstewardshipservices.com



10/6/2025

10:11 AM

Aerobic with Drip

Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Received
Brandon Mark Olvera
10/13/2025 2:46:46 PM

Michael and Sheridan Buck RVCBL Trust

If the drip lines are laid on top of the native soil and the native soil is scarified then a minimum of 6 inches of class II sandy loam or class III clay loam must be placed over the drip lines.

The drip lines will be laid on two foot centers and parallel with the contour of the land. The drip lines will not be laid perpendicular with the slope. The drip lines will then be covered with a minimum of 6 inches of the material.

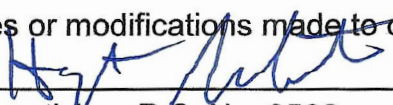
Then entire area where the drip lines have been installed or disturbed, must be sodded with a type of vegetative cover or seeded curlex installed or seeded then a curlex blanket laid over the area or an equivalent county approved method of cover that is considered a high water user prior to system operation.

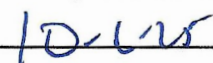
A maintenance contract for the entire system must be established at time of installation with someone holding a license to maintain the install aerobic system.

All tanks must have inspection or cleanout ports located on the tank top over all inlet and outlet devises. Each inspection or cleanout port must be offset to allow for pumping of the tank. The ports may be configured in any manner as long as the smallest dimension of the opening is at least 12 inches, and large enough to provide for maintenance and equipment removal. All inspection and cleanout ports shall have riser over the port openings, which extend to two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed

The risers shall have inside diameters which are equal to or larger than the inspection or cleanout ports. Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or another means approved by the executive director. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.

All changes or modifications made to design must be approved by the below signed designer.


Hoyt Seidensticker, R.S. No. 3588


Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

hoyt@landstewardshippservices.com



Michael and Sheridan Buck RVCBL Trust

Received
Brandon Mark Olvera
 10/13/2025 2:46:55 PM

Gallons per Day	480
Application Rate (gal/sq. ft/day)	0.2
Square footage required	2400
Feet between Lines	2
Feet between emitters	2
Number of zones	1
Linear feet of dripline	1360
Number of emitters	680
Linear Feet of Tubing Per Zone	1360
Type of emitters	Pressure compensating
Determine drip field pressure (psi)	35
Feet of head pressure	80.85
gph/emitter	0.61
gallons per minute per Zone	6.9
gallons per hour	414.8
minutes per dose	10
Minutes Per Day Per Zone	69
gallons per day	480
Doses per Zone	7
Total Doses per Day	7
Time Between Doses in Hours	3.4
Total Run time in Minutes	69.43105111
Number of Connections to Manifold	5
Linear feet of dripline per connection	272
minimum pump capacity (gpm)	6.9
header pipe size (inches)	1
Pressure loss in 100 ft. pipe (psi)	1.58
Friction head in 100 ft. of pipe (ft of head)	3.6498
Static head	
height from pump to top of tank (ft.)	4
Elevation increase (ft.)	1
Total static head (ft.)	5
Friction head	
equivalent length of fittings (ft.)	1
Distance from pump to field (ft.)	42
Total equivalent length of pipe (ft.)	43
total effective head (ft.)	1.57
head required at drip field (ft.)	80.85
Head loss through filters or headworks (ft.)	23.10
head loss through valves (ft.)	3.47
Minimum total head (ft.)	108.98

10-6-25



Hoyt Seidensticker

Received
Brandon Mark Olvera
 10/20/2025 3:35:58 PM

The risers shall have inside diameters which are equal to or larger than the inspection or clean out ports. Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.

site map
 Aerobic with Drip
 irrigation system
 Michael and Sheridan
 Buck Rvcbl trust
 Lot 9, block 7
 Kestral Air Park
 728 Flightline Drive
 Spring Branch, Texas 78070
 Comal County

N 51° 08'52" W 155.38'

20' UTILITY EASEMENT
 25' B.S.L.

the drip tubing is laid on top of the native soil and the native soil is scarified then a minimum of 6 inches of class II sandy loam or Class III Clay loam must be placed on top of the drip tubing.
 drip tubing laid on 2 foot centers

addition Cross Section of Drip Irrigation single connection
 The area of the drip tubing will need to be shaped by the installer. The area will need to be leveled before installing the drip tubing. the drip tubing needs to be installed as level as possible.

Where sewer can not meet the 5' buffer from the concrete slab the sewer line must be either sleeved in a minimum of sch 40 pvc or installed sch 80 pvc.

Effective September 1, 2023, inspection and cleanout ports shall have risers over the port opening, which extend to two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.

The referenced property is located within the Edwards Aquifer Contributing Zone. This property is exempt from a contributing zone plan because it is not a regulated activity according to Chapter 213.5(h)(2) "exempt ... Does not exceed 20% impervious cover on the site." There is no recharge feature within 150' of the proposed septic system.

existing aerobic unit will be pumped and trashed and filled in

All external electrical lines must be in gray conduit
 100 yr flood plain does not exist on this tract

All pipes from the structures to the septic tank shall be no less than 1/8 inch fall per foot of pipe

vacuum relief valves must be installed in each zone at the highest point of the supply line and return manifolds

Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

1" Sch 40
 160.44 Gal.
 high water alarm
 43"
 487.53 Gal.
 pump on-off float with 4" tether
 201.73 Gal.
 13"

supply line 42'
 return line 42'

20 lines and all lines 68' for a total of 1360 linear feet

12' utility easement and 1 ft buffer for a total of 13' between drip tubing and property line

scale 1" = 30'

12' B.S.L. / UTILITY EASEMENT
 S 38° 51'08" W 280.34'

12' B.S.L. / UTILITY EASEMENT
 N 38° 51'08" E 280.34'

S 51° 08'25" E 155.38'



10-13-25
 [Signature]

distribution box with 100 micron filter, pressure gauge, and ball valve
 pressure gauge
 return line
 supply line
 50x50 HANGER
 100 micron filter
 ball valve
 ball valve to adjust
 pressure release bypass valve

Aeris D840, 840 gpd Aerobic Unit with a Chlorination Station 200-1500

Distribution Box with 100 micron filter, pressure gauge and ball valve

3 bdr
 5891 sq.ft.
 480 gpd

EXISTING HOUSE

TURF

CONC.

POOL

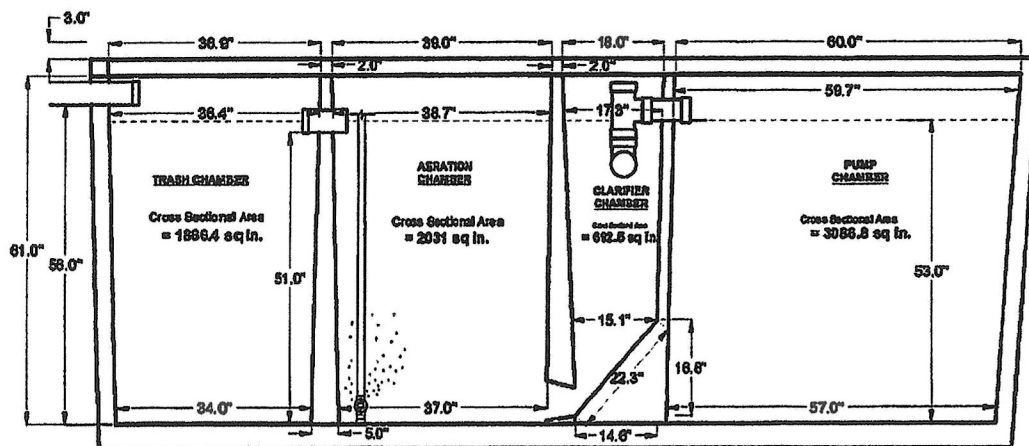
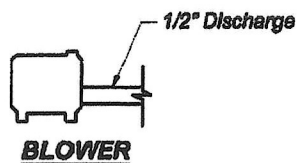
TURF

concrete

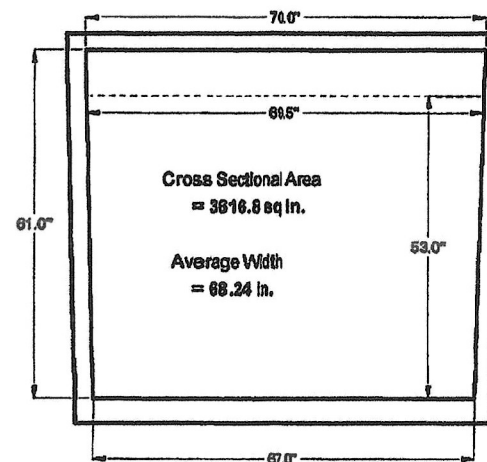
concrete driveway

CONCRETE DRIVE

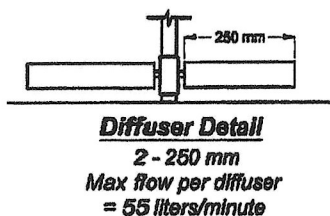
CONCRETE DRIVE



SIDE SECTION VIEW
SCALE: 1" = 3/8"



END SECTION VIEW
SCALE: 1" = 3/8"



Title: **Model D840**
840 gallon per day Aerobic Treatment Unit

Company Name:

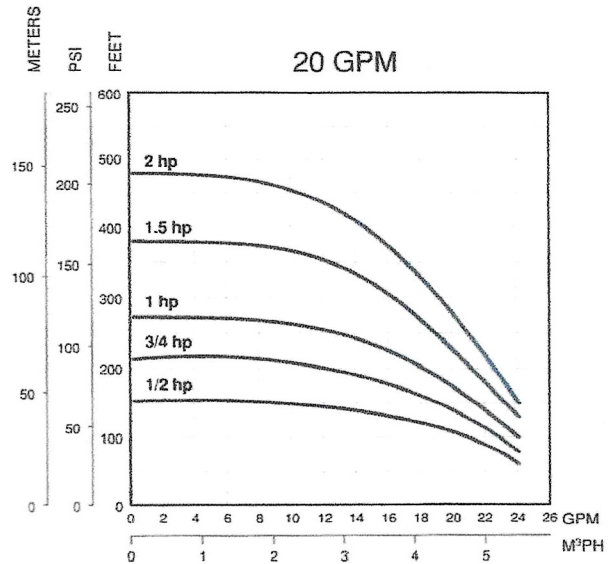
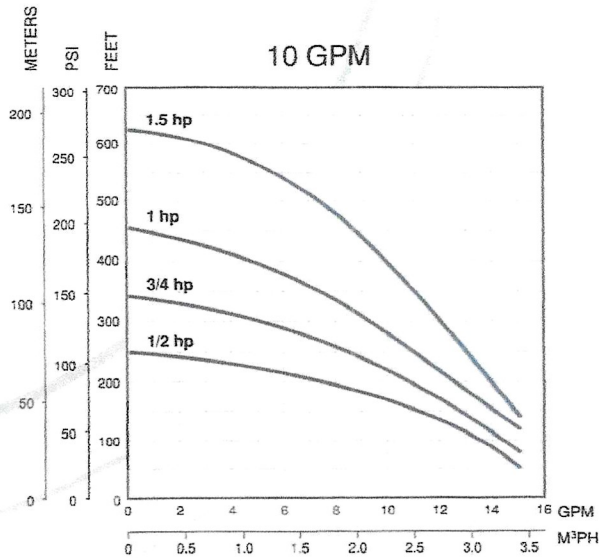
Aeris Aerobics

Date:

3-1-2014

Environmental Series Pumps

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

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		118958
Date Received	Initials	Permit Number

Instructions:

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

OSSF Permit

☒	Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
☒	Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
☒	Planning Materials for the OSSF, including the OSSF Rules for OSSF Check, shall consist of a scaled design and all system specifications.
☒	Required Permit for Sewerage Discharge Schedule
☒	Copy of Recorded Certificate of Completion
☒	Surface Application for On-Site Sewage 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

29 July 2025
Date

___ COMPLETE APPLICATION
Check No. _____ Receipt No. _____

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



ON-SITE SEWAGE FACILITY APPLICATION

RECEIVED
By Kathy Griffin at 8:42 am, Aug 25, 2025

Date _____

Permit Number 118958

1. APPLICANT / AGENT INFORMATION

Owner Name Michael Buck + Sheridan Buck Revocable Trust Agent Name Hoyt Seidensticker
Mailing Address 728 Flight Line Dr Agent Address 124 Briskow Way
City, State, Zip Spring Branch, Tx 78070 City, State, Zip Boerne, Tx 78006
Phone # (406) 836-9857 Phone # 210 914 6603
Email xmikeandsheridanbuck@gmail.com Email hoyt@landstewardship-services.com

2. LOCATION

Subdivision Name Kestral Air Park Unit _____ Lot 9 Block 7
Survey Name / Abstract Number _____ Acreage 1.00
Address 728 Flight Line Dr City Spring Branch State Tx Zip 78070

3. TYPE OF DEVELOPMENT

- ☒ Single Family Residential
Type of Construction House, RV, Mobile Home
Number of Bedrooms 3
Indicate Sq Ft of Lot Area 58
☐ Non-Single Family
Planning materials must include adequate land for development, including required and needed for site 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: \$ 40,000.00 (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 ☐

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.

Signature of Owner [Signature]

Date 29 JULY 2025

Both trustees need to sign the application.



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidensticker

System Description Aerobic with Drip Irrigation

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

Tank Size(s) (Gallons) 840 GPD ATU Absorption/Application Area (Sq Ft) 2800

Gallons Per Day (As Per TCEQ Table III) 480

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

Our office will be conducting a site visit on 10-06-2025

Is the property located within the Flood Hazard 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 approved single dwelling per acre (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 WPAP has been approved by the appropriate regional office.)

Is the property located within the Flood Hazard Zone? ☐ Yes ☒ No

Is there an existing TCEQ approval CZP for the property? ☐ Yes ☒ No
(If yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? ☐ Yes ☒ No
(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

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

If yes, indicate the city: _____

By signing this application, I certify that:

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

Signature of Designer Hoyt Seidensticker

Date 8-21-25

I-10 Contracting, LTD Maintenance Contract (TWO YEAR)

I-10 Contracting LTD agrees to the following:

1. I-10 LTD shall perform 3 inspections/service calls a year, equally distributed, for a total of 3 over the 12 month period which include inspection, adjustment, and servicing of the system components (control panel, compressor, filter, and diffuser) to insure proper function and to repair or replace any nonfunctioning component.
2. Inspections shall also include an efficient quality inspection consisting of a visual check for color, turbidity, scum overflow and examinations of odors. Testing for chlorine residual and PH will be completed and reported as required.
3. If unsuitable conditions cannot be corrected at the time of service the Home Owner will be advised immediately, in writing, of the problem and the estimated date of correction.
4. Request for service shall be made to I-10 Contracting LTD or an authorized agent.

Home Owner Agrees To The Following:

1. To maintain a chlorine residual of at least 0.1 mg/L in the septic system. This chlorine designed for wastewater. If the system requires the addition of chlorine, the provider will add it and the Home Owner will be responsible for the cost.
2. The Home Owner will be responsible for the cost of any additional services or materials required to maintain the system.
3. The Home Owner will be responsible for the cost of any additional services or materials required to maintain the system.
4. To maintain the system in accordance with the manufacturer's instructions.

This Service Agreement is made this 24 day of April, 2025, between Michael Buck (Home Owner) and I-10 Contracting LTD agrees to operate and maintain Aerobic Septic System located at 728 Flight Line DR.
Kestrel Air Park
Block 7, Lot 9
(legal description only). Permit # 24
For the period of 24 months beginning 2025 and ending 2027

HOME OWNER

Michael Buck
728 FLIGHT LINE DR.
Spring Branch, TX 78070

X [Signature]

I-10 Contracting LTD

Rickey L. Fischer
P.O. Box 217
Fulton, Texas 78358
361-729-5535

Include the MP number provided by TCEQ.

IMPORTANT: This warranty/service agreement does not cover additional service calls or any labor and/or materials (other than items covered by warranty) which are required: due to misuse or abuse of the system; workmanship and materials provided by anyone other than I-10 Contracting LTD or its representatives; failure to maintain electrical power to the system; sewage flows exceeding the organic design capabilities; disposal of non-biodegradable materials or as advised by the authorized service representative.

285.7(d)(1)(F)

(F) indicate the business physical address and telephone number for the maintenance provider.

7/16/2025

3:46 PM

Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Michael and Sheridan Buck RVCBL Trust

Property Information:

St. Address: 728 Flightline drive

City: Spring Branch State: Texas

Zip code: 78070

Predicted Quantity of Sewage (Q)

Water Saving Devices in Home (y/n): yes

Gallons/day (Q): 480

House Information

No. of Bedrooms: 4

Sq. footage (Approx.): 5891

Water Supply: CLWS

Gallons per day 480

Supply Line from House

Length of supply line (approx. ft.): 133

Greywater included (yes/no): yes

Type of supply line: SCH 40 PVC

Size of Supply line (in): 3 or 4

Rate of Adsorption (Ra)

Application rate (g/sq. ft.): 0.2

Minimum Adsorptive Area (sq. ft.): 2800

Absorptive area installed (sq. ft.): 2800

Aerobic Unit

Required size of aerobic unit: 840 gpd

Pretreatment (baffles): 552

Class 1 Aerobic Unit: Model D8

Pump tank total capacity (gal): 1200

Chlorination: Liquid installed in Tank

Pump Switch operation: Float system

Dosing cycle quantity (gals): Varied

Cycling time: night time

Supply Line to Drip Irrigation Manifold

Length of supply line (approx. ft.): 42

Type of supply line: Purple SCH 40

Size of supply line and flush (in): 1

Required linear feet of tubing: 1200

Linear feet of tubing installed: 1400

Pump size and capacity: Schaefer E-Series 20 GPM

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker
Hoyt Seidensticker, R.S. No. 3588

7-16-25
Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603, hoyt@landstewardshipservices.com



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7/16/2025

3:46 PM

Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Michael and Sheridan Buck RVCBL Trust

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Field loading Rates and Distribution

All flow from the treatment compartment of the aerobic unit will flow into a pump tank.

The pump tank will be equipped with a submersible pump. The pump will dose the single zone.

A filtering device capable of filtering particles large than 100 microns and that meets the manufacturers requirements must be installed on the supply line

A pressure release valve must be installed on the installed design supply line in the pump tank.

A Ball Valve must be installed on the return line for pressure maintenance

A pressure gauge must be installed on the return line for monitoring of the pressure in the drip lines.

Ultra Air Release-Vacuum Breaking Valve or equivalent must be installed in each line at the highest point of both supply and return lines.

The area of the drip tubing will need to be shaped by the installer. The area will need to be leveled before installing the drip tubing. The drip tubing needs to be installed as level as possible.

Drip lines are to be placed on 2 ft centers and tied into a pressure manifold at one end and a return manifold which is run back to the pump tank for continuous flushing of the drip lines. A pressure gage and control valve on the return line at the pump tank is to be set at 35 psi, which maintains a minimum required pressure of the drip emitters. The drip lines will be flushed continuously when the pump doses the drip field. The drip lines will be continuously flushed.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions.

All changes or modifications made to design must be approved by the below signed designer.



Hoyt Seidensticker, R.S. No. 3588



Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

hoyt@landstewardshipservices.com



7/16/2025

3:46 PM

Aerobic with Drip

Irrigation System

ON-SITE SEWAGE FACILITY

DESIGN CRITERIA

Michael and Sheridan Buck RVCBL Trust

If the drip lines are laid on top of the native soil and the native soil is scarified then a minimum of 6 inches of class II sandy loam or class III clay loam must be placed over the drip lines.

The drip lines will be laid on two foot centers and parallel with the contour of the land. The drip lines will not be laid perpendicular with the slope. The drip lines will then be covered with a minimum of 6 inches of the material.

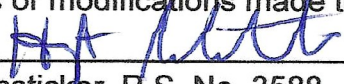
Then entire area where the drip lines have been installed or disturbed, must be seeded with a type of vegetative cover or seeded curlex installed or seeded then a curlex blanket laid over the area or an equivalent county approved method of cover that is considered a high water user prior to system operation.

A maintenance contract for the entire system must be established at the time of installation with someone holding a license to install a septic system.

All tanks must have inspection or cleanout ports located on top of tank over all inlet and outlet devices. Each inspection or cleanout port must be set in a flow from pumping tank. The ports may be configured in a manner as to allow inspection and cleaning. The diameter of the port is at least 12 inches, and large enough to provide for maintenance and equipment removal. All inspection and cleanout ports shall have riser over the port openings, which extend to two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.

The risers shall have inside diameters which are equal to or larger than the inspection or cleanout ports. Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or another means approved by the executive director. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.

All changes or modifications made to design must be approved by the below signed designer.


Hoyt Seidensticker, R.S. No. 3588

7-16-25
Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

hoyt@landstewardshipservices.com



Michael and Sheridan Buck RVCBL Trust

Gallons per Day	480
Application Rate (gal/sq. ft/day)	0.2
Square footage required	2400
Feet between Lines	2
Feet between emitters	2
Number of zones	1
Linear feet of dripline	1400
Number of emitters	700
Linear Feet of Tubing Per Zone	1400
Type of emitters	Pressure compensating
Determine drip field pressure (psi)	35
Feet of head pressure	80.85

gph/emitter	0.61
gallons per minute per Zone	7.1
gallons per hour	427
minutes per dose	10
Minutes Per Day Per Zone	67
ons per day	7
es per Zone	7
l Dose per Day	3.4
Between Dose hours	730679
Rough in Manifold	5
Connect to Manifold	7.1
Linear feet of dripline per Zone	1
minimum pump capacity (gpm)	1.58
header pipe size (inches)	3.6498
Pressure loss in 100 ft. pipe (psi)	
Friction head in 100 ft. of pipe (ft of head)	

VOID

Static head

height from pump to top of tank (ft.)	4
Elevation increase (ft.)	1
Total static head (ft.)	5

Friction head

equivalent length of fittings (ft.)	1
Distance from pump to field (ft.)	42
Total equivalent length of pipe (ft.)	43
total effective head (ft.)	1.57
head required at drip field (ft.)	80.85
Head loss through filters or headworks (ft.)	23.10
head loss through valves (ft.)	3.47

Minimum total head (ft.)	108.98
--------------------------	--------



Hoyt Seidensticker

site map

Aerobic with Drip
irrigation system

Michael and Sheridan

Buck Rvcbl trust

Lot 9, block 7

Kestral Air Park

728 Flightline Drive

Spring Branch, Texas 78070

Cornal County

N 51° 08' 52" W 155.38'

20' UTILITY EASEMENT

25' B.S.L.

The risers shall have inside diameters which are equal to or larger than the inspection or clean out ports. Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.

ground level

the drip tubing is laid on top of the native soil and the native soil is scarified then a minimum of 6 inches of class II sandy loam or Class III Clay loam must be placed on top of the drip tubing.
drip tubing laid on 2 foot centers

addition

Cross Section of Drip Irrigation single connection

The area of the drip tubing will need to be shaped by the installer. The area will need to be leveled before installing the drip tubing. the drip tubing needs to be installed as level as possible.

VOID

Where sewer can not meet the 5' buffer from the concrete slab the sewer line must be either sleeved in a minimum of sch 40 pvc or installed sch 40 pvc. Effective September 1, 2023, inspection and cleanout ports shall have risers over the port opening, which extend to two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank failure if the cap is damaged or removed. The cap shall be within the Edwards Aquifer Recharge Zone and exempt from a contributing zone because it is not a recharge feature according to Chapter 213.5. Does not exceed the previous cover on the site." no recharge feature of the proposed septic system

installing aerobic unit will be pumped and crushed and filled in

All external electrical lines must be in gray conduit

100 yr flood plain does not exist on this tract

Air pipes from the structures to the septic tank shall be no less than 1/8 inch fall per foot of pipe

vacuum relief valves must be installed in each zone at the highest point of the supply line and return manifolds

Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

distribution box with 100 micron filter, pressure gauge, and ball valve

pressure gauge return line supply line

effluent pump

pump tank

Aeris D840, 840 gpd Aerobic Unit with a Chlorination Station 200-1500

supply line 42' return line 42'

20 lines and all lines 70' for a total of 1400 linear feet

concrete driveway

5' buffer

S 51° 08' 25" E 155.38'

Show the 12ft. utility easement, and maintain necessary setbacks.

160.44 Gal. high water alarm
487.53 Gal. pump on-off float with 4" tether
201.73 Gal.

scale 1" = 30'



COMAL COUNTY

ENGINEER'S OFFICE

195 David Jonas Dr, New Braunfels, Texas 78132 (830)608-2090

Address: 728 FLIGHTLINE DR

Legal Description: Kestral Air Park, Lot 9 Block 7

Dear Property Owner & Agent,

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

118958.pdf Markup Summary 10-3-2025

Brandon Mark Olvera (6)



Subject: Group
Page Label: 2
Checkmark: Unchecked
Author: Brandon Mark Olvera
Date: 10/3/2025 3:34:02 PM



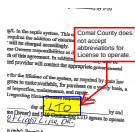
Both trustees need to sign the application.



Subject: Group
Page Label: 3
Checkmark: Unchecked
Author: Brandon Mark Olvera
Date: 10/3/2025 4:03:09 PM



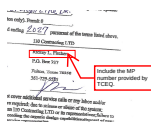
Our office will be conducting a site visit on 10-06-2025



Subject: Group
Page Label: 5
Checkmark: Unchecked
Author: Brandon Mark Olvera
Date: 10/3/2025 3:40:45 PM



Comal County does not accept abbreviations for License to operate.



Subject: Group
Page Label: 5
Checkmark: Unchecked
Author: Brandon Mark Olvera
Date: 10/3/2025 3:41:11 PM



Include the MP number provided by TCEQ.



COMAL COUNTY

ENGINEER'S OFFICE

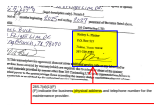
195 David Jonas Dr, New Braunfels, Texas 78132 (830)608-2090

Address: 728 FLIGHTLINE DR

Legal Description: Kestral Air Park, Lot 9 Block 7

Dear Property Owner & Agent,

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



Subject: Group
Page Label: 5
Checkmark: Unchecked
Author: Brandon Mark Olvera
Date: 10/3/2025 4:03:30 PM



285.7(d)(1)(F)
(F) indicate the business physical address and telephone number for the maintenance provider.



Subject: Group
Page Label: 12
Checkmark: Unchecked
Author: Brandon Mark Olvera
Date: 10/3/2025 4:03:22 PM



Show the 12ft. utility easement, and maintain necessary setbacks.

Received

Brandon Mark Olvera

10/13/2025 2:33:16 PM

SEWAGE FACILITY APPLICATION

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

Date _____

Permit Number 118958

1. APPLICANT / AGENT INFORMATION

Owner Name Michael Buck & Sheridan Buck Revocable Trust Agent Name Hoyt Seidenicker
Mailing Address 728 Flight Line Dr Agent Address 124 Bristow Way
City, State, Zip Spring Branch, TX 78070 City, State, Zip Breina, TX 78009
Phone # (409) 836-9857 Phone # 2104146603
Email xmikeandsheridanbuck@gmail.com Email hoyt.seidenicker@psn.com

2. LOCATION

Subdivision Name Kestral Air Park Unit _____ Lot 9 Block 7
Survey Name / Abstract Number _____ Acreage 1.00
Address 728 Flight Line Dr, Spring Branch, TX 78070

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq. Footing Area 2100

☐ Non-Single Family Residential

(Planning materials must show site plan for doubling up of existing units and total area)

Type of Facility

Offices, Factories, Churches, Schools, etc. - Indicate Number of Occupants

Restaurants, Lodging, etc. - Indicate Number of Seats

Hotel, Motel, Home, Nursing Home, etc. - Indicate Number of Beds

Travel Trailer/Parasol - Indicate Number

Miscellaneous _____

VOID

Estimated Cost of Construction: \$ 20,000** (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities.
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Central 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.

[Signature]
Signature of Owner

29 JULY 2025
Date

10/06/2025

site map

Aerobic with Drip
irrigation system

Michael and Sheridan

Buck Rvcbl trust

Lot 9, block 7

Kestral Air Park

728 Flightline Drive

Spring Branch, Texas 78070

Comal County

N 51° 08' 52" W 155.38'

20' UTILITY EASEMENT

25' BSL

6"

native soil

The risers shall have inside diameters which are equal to or larger than the inspection or clean out ports. Riser must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Riser must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director. Riser and riser caps exposed to sunlight must have ultraviolet light protection. Riser must be able to withstand the pressures created by the surrounding soil.

ground level

the drip tubing is laid on top of the native soil and the native soil is scarified then a minimum of 6 inches of class II sandy loam or Class III Clay loam must be placed on top of the drip tubing. drip tubing laid on 2 foot centers

addition

Cross Section of Drip Irrigation
single connection

The area of the drip tubing will need to be shaped by the installer. The area will need to be leveled before installing the drip tubing. the drip tubing needs to be installed as level as possible.

VOID

When sewer can not meet the 5' buffer from the concrete slab the sewer line must be either sleeved in a minimum of sch 40 pvc or installed sch 40 pvc. Effective September 1, 2023, inspection and maintenance ports shall have risers over the port opening, which extend to two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed. This property is located within the Edwards Aquifer Contributing zone. This property is exempt from a regulated activity according to Chapter 213.5(h)(2) on the site." There is no feature within 150' of the property that is a septic system.

existing aerobic unit will be pumped and crushed and filled in

All external electrical lines must be in gray conduit
100 yr flood plain does not exist on this tract.

All pipes from the structures to the septic tank shall be no less than 1/2 inch per foot of pipe

vacuum relief valves must be installed in each zone at the highest point of the supply line and return manifolds

Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

distribution box with 100 micron filter, pressure gauge, and ball valve
pressure gauge
return line
supply line
100 micron filter
ball valve to adjust pressure
ball valve
pressure release bypass valve

Aeris D840, 840 gpd Aerobic Unit with a Chlorination Station 200-1500

effluent pump

pump tank

supply line 42'
return line 42'

20 lines and all lines 68' for a total of 1360 linear feet

concrete driveway

12' utility easement and 1 ft buffer for a total of 13' between drip tubing and property line

S 51° 08' 25" E 155.38'

160.44 Gal.
high water alarm
43"
487.53 Gal.
pump on-off float with 4" tether
13"
201.73 Gal.

scale 1" = 30'



COMAL COUNTY

ENGINEER'S OFFICE

195 David Jonas Dr, New Braunfels, Texas 78132 (830)608-2090

Address: 728 FLIGHTLINE DRIVE

Legal Description: KESTRAL AIR PARK, LOT 9 BLOCK 7

Dear Property Owner & Agent,

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

118958.pdf Markup Summary 10-13-2025

Brandon Mark Olvera (1)



Subject: Group
Page Label: 2
Checkmark: Unchecked
Author: Brandon Mark Olvera
Date: 10/13/2025 2:41:26 PM



Planning Materials and Site Plan
show 6 bedrooms

10/6/2025

10:11 AM

Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY

DESIGN CRITERIA

Michael and Sheridan Buck R

Received

Brandon Mark Olvera

10/13/2025 2:46:36 PM

Property Information:

St. Address: 728 Flightline drive

City: Spring Branch State: Texas

Zip code: 78070

Predicted Quantity of Sewage (Q)

Water Saving Devices in Home (y/n): yes

Gallons/day (Q): 480

House Information

No. of Bedrooms: 6

Sq. footage (Approx.): 5891

Water Supply: CLWS

Gallons per day 480

Supply Line from House

Length of supply line (approx. ft.): 133

Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.2

Supply Line to Drip Irrigation Manifold

Length of supply line (approx. ft.): 42

Absorptive area (sq. ft.): 250

Type of supply line: Purple SCH 40

Aerobic Unit

Required size of aerobic unit: 340 gpd

Size of supply line (in): 3 or 4

Retreatment Tank capacity: 552

Size of supply line (flush line): 1

Class 1 Aerobic Unit: Aerobic Model D840

Pump tank total capacity (gal): 1200

Required line: 1200

Chlorination: Liquid installed in tank

Linear feet of tubing installed: 1360

Pump Switch operation: Float system

Dosing cycle quantity (gals): Varied

Cycling time: night time

Pump size and capacity: Schaefer E-Series 20 GPM

VOID

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker

Hoyt Seidensticker, R.S. No. 3588

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

hoyt@landstewardshipservices.com

Date

10-6-25



Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

**CCEO
COPY**



Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate

On-site Sewage Treatment and Disposal Facility

Date Issued: 8/11/2011

Permit Number: 93240

Location Description: 728 Flightline Drive, Spring Branch, TX 78070

Lot 9, Block 7, Kestrel Air Park Subdivision

Type of System: Aerobic Treatment with Surface Irrigation Discharge

License issued to: Benjamin/Amy Armen

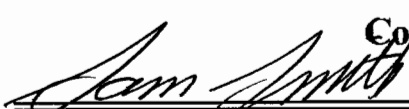
This license is authorization for the owner to operate and maintain a private facility at the location described in accordance to the rules and regulations for on-site sewerage facilities of Comal County, Texas, and the Texas Natural Resource Conservation Commission.

The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.

Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

Licensing Authority


Comal County Environmental Health
OS0023773
ENVIRONMENTAL HEALTH INSPECTOR


OS7722
ENVIRONMENTAL HEALTH COORDINATOR

REVISED

Benjamin & Amy Kathleen Armen
728 Flightline Drive
Lot 9, Block 7,
Kestrel Air Park
~1 Acres / Comal County
1" = 40'
* = Test Hole

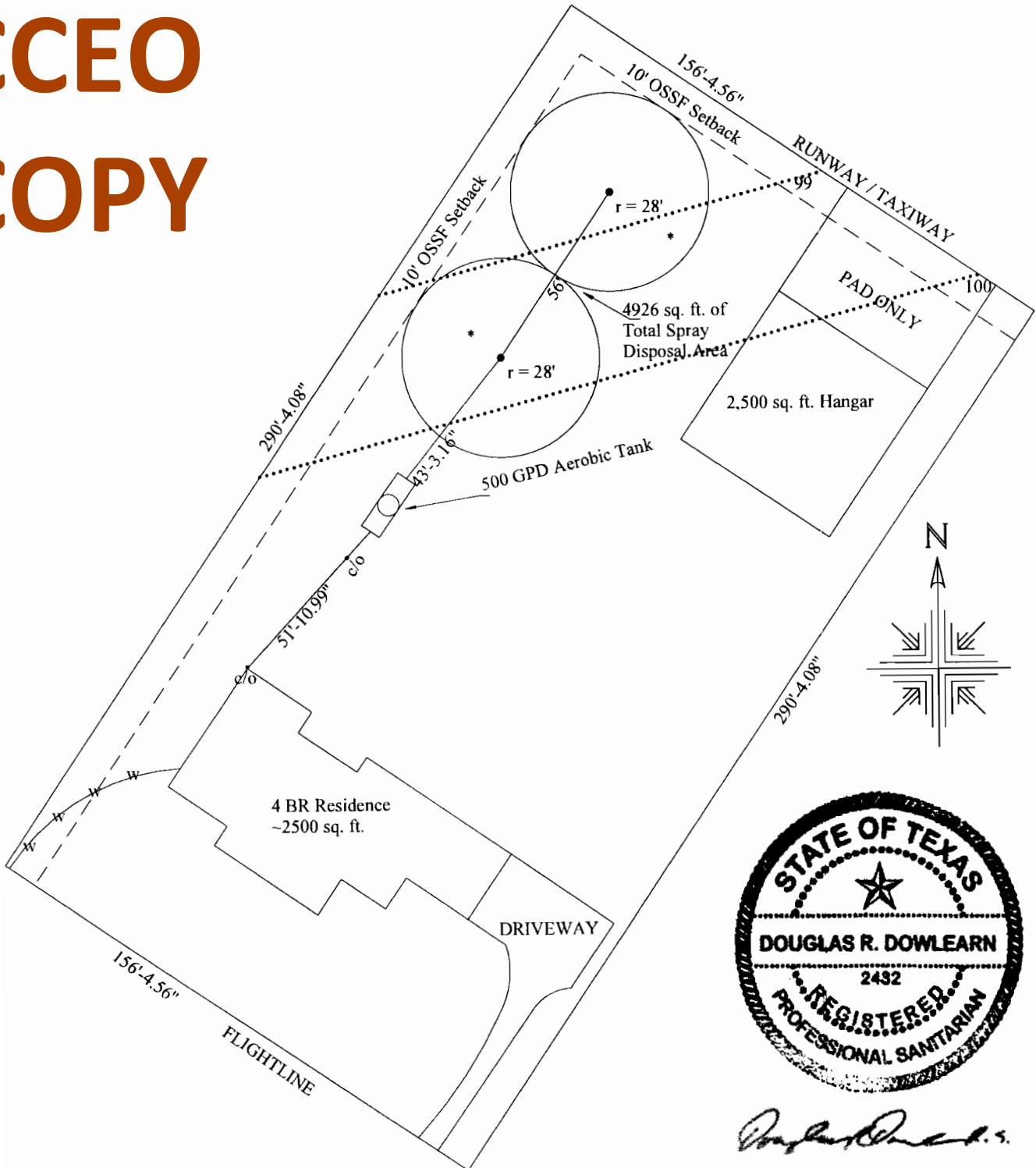
93240

RECEIVED

APR 12 2011

COUNTY ENGINEER

CCEO
COPY



Comal AD Property Search

Property Details

Account

Property ID: 32999 Geographic ID: 250360007300
Type: R Zoning:

Property Use:

Location

Situs Address: 728 FLIGHTLINE DR SPRING BRANCH, TX 78070
Map ID: 5E Mapsco:
Legal Description: KESTREL AIR PARK, BLOCK 7, LOT 9
Abstract/Subdivision: 250360
Neighborhood: (384A502) KESTRAL AIR PARK - RUNWAY LOTS

Owner

Owner ID: 1100615
Name: BUCK MICHAEL & SHERIDAN RVCBL TRST
Agent: 170201
Mailing Address: MICHAEL A & SHERIDAN H BUCK TR
728 FLIGHTLINE DR
SPRING BRANCH, TX 78070

% Ownership: 100.0%

Exemptions: HS -
For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$786,940 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$100,000 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$886,940 (=)
Agricultural Value Loss:Ⓢ	\$0 (-)



3/1/24
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

STATE OF TEXAS

§

COUNTY OF COMAL

§

§

THAT **MICHAEL A. BUCK** (also known as **MICHAEL A. BUCK, SR.**) and **SHERIDAN H. BUCK**, of Comal County, Texas (hereinafter referred to jointly as "Grantor"), for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **MICHAEL A. BUCK and SHERIDAN H. BUCK, Co-Trustees of the MICHAEL AND SHERIDAN BUCK REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such trust having been established under that certain revocable trust agreement dated October 10, 2023, by and between **MICHAEL A. BUCK and SHERIDAN H. BUCK**, as settlors and as co-trustees, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Grantee, all of Grantor's interest in and to the following real property together with all improvements situated thereon (such interest is hereinafter referred to as "Subject Property"):

Lot 9, Block 7, KESTREL AIR PARK, a subdivision in Comal County, Texas, according to the Map and Plat thereof recorded in Volume 12, Page 314, Map and Plat Records, Comal County, Texas.

Grantor does hereby convey the Subject Property together with all rights, titles and interests of Grantor in and to any roads, easements, streets and rights-of-way within, adjoining, adjacent or contiguous to the Subject Property, and all condemnation awards, reservations and remainders, and together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the Subject Property. The term Subject Property shall refer to and include the property described in this paragraph.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the Subject Property, but only to the extent they are still in force and effect and shown of record in Comal County, Texas, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the Subject Property and to all matters which would be revealed by an inspection and/or a current survey of the Subject Property.

TO HAVE AND TO HOLD the Subject Property, to the extent conveyed hereby, subject to the terms and provisions contained herein, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's heirs, executors, administrators, personal representatives, successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, personal representatives, successors and assigns to warrant and forever defend all and singular the Subject Property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, executors, administrators, personal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise.

The revocable trust agreement described above provides that Grantor has right to use and occupy real or personal property owned by such trust as Grantor's principal residence rent free, without charge, and at no cost (other than the payment of taxes and other costs and expenses specified in the revocable trust agreement or ordered by a court) for life or until such trust is revoked or terminated, whichever occurs first. Grantor intends to qualify the Subject Property as Grantor's residential homestead for ad valorem tax purposes by causing the trust which owns such property to be a "qualifying trust" as defined and described in Section 11.13(j) of the Texas Tax Code and in Section 41.0021 of the Texas Property Code.

Taxes for the current year have been prorated and are assumed by Grantee.

EXECUTED on OCTOBER 10TH, 2023.


MICHAEL A. BUCK, Grantor


SHERIDAN H. BUCK, Grantor

STATE OF TEXAS
COUNTY OF BEXAR

§
§

This instrument was acknowledged before me on Oct 10th, 2023,
by MICHAEL A. BUCK.




Notary Public, State of Texas