



COMAL COUNTY

ENGINEER'S OFFICE

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

Address: _____

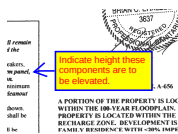
Legal Description: _____

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:

119127.pdf Markup Summary 11-14-2025

rabbjr (1)



Subject: Callout
Page Label: 12
Author: rabbjr
Date: 11/14/2025 4:21:16 PM
Status:
Color: ■
Layer:
Space:

Indicate height these components are to be elevated.

From: Dana Moses
To: Hernandez,Sandra; sophiakarbach@gmail.com
Cc: "Brian Erxleben 660-9133"; Amanda Mushinski; [Matthew W. Simmont](mailto:Matthew.W.Simmont); Olvera,Brandon; Gallegos,Efrain; Molina,Ashley; Vollbrecht, David; Mary Lovell
Subject: RE: Permit 119127 - 2929 Laurel Cliff Drive
Date: Thursday, October 23, 2025 10:08:26 AM
Attachments: [image001.png](#)
[EmailLogo-Small_c6d86cff-0062-47bb-89b0-351933562e2d.png](#)
[deed - legal lot.pdf](#)

THIS EMAIL ORIGINATED OUTSIDE THE ORGANIZATION.

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

– Comal IT

Good morning Ms.Hernandez,

I hope you are doing well. Thank you for your inquiry regarding the property at 2929 Laurel Cliff Drive. The property complies with Section 118-10 of our platting code and is considered a legal lot. A 1964 deed for the property is attached for your reference, and platting is not required.

Thank you,



Dana Moses
Planner | Neighborhood and Community Planning
550 Landa St | New Braunfels, TX 78130
830-221-4054 | dmoses@newbraunfels.gov

We encourage you to keep up with the progress on our comprehensive plan by visiting www.envisionnewbraunfels.org.

We would like to hear from you! [Click here](#) to provide your input on the land development ordinance update.

This email, plus any attachments, may constitute a public record of the City of New Braunfels and may be subject to public disclosure under the [Texas Public Information Act](#).

Please take a moment to complete the City of New Braunfels [Customer Satisfaction Survey](#).

From: Hernandez,Sandra <rabsah@co.comal.tx.us>

Sent: Wednesday, October 22, 2025 3:33 PM

To: sophiakarbach@gmail.com

Cc: 'Brian Erxleben 660-9133' <bandverx@gmail.com>; Amanda Mushinski <AMushinski@newbraunfels.gov>; Dana Moses <dmoses@newbraunfels.gov>; Matthew W. Simmont <MSimmont@newbraunfels.gov>; Olvera,Brandon <Olverb@co.comal.tx.us>; Gallegos,Efrain <gallee@co.comal.tx.us>; Molina,Ashley <haegea@co.comal.tx.us>; Vollbrecht, David <vollbd@co.comal.tx.us>

Subject: Permit 119127 - 2929 Laurel Cliff Drive

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

RE: Permit #119127 – 2929 Laurel Cliff Drive

Dear property owner,

We received a septic permit application in our office for the referenced property on October 22, 2025. This property shows to be in the ETJ of New Braunfels, so we are including the city in this email. Please be advised that you will need to contact the City of New Braunfels Development Planning office at 830-221-4041 option 2 to verify this tract is compliant with their subdivision regulations and provide confirmation to our office that indicates this tract is compliant. This may involve submitting a request for a Legal Lot Determination Letter which can be done at the following link:

<https://www.newbraunfels.gov/3450/Forms-and-Applications>

Thank you,

RECEIVED

By Kathy Griffin at 1:51 pm, Oct 22, 2025



COMAL COUNTY

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

--	--

Date Received

Initials

119127

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

10-20-2025

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refused)



ON-SITE SEWAGE FACILITY APPLICATION

Date 9/14/2025

Permit Number 119127

1. APPLICANT / AGENT INFORMATION

Owner Name Ishrat Karbach
Mailing Address 2929 Laurel Cliff Drive
City, State, Zip New Braunfels, Texas 78132
Phone # 830-660-0611
Email sophiakarbach@gmail.com

Agent Name Brian Exleben, R.S. 3637
Agent Address 562 S. Hwy 123 Bypass #128
City, State, Zip Seguin, Texas 78155
Phone # 830-660-9133
Email bandverx@gmail.com

2. LOCATION

Subdivision Name _____ Unit _____ Lot _____ Block _____
Survey Name / Abstract Number Lewis P. Whiting Survey #2/A-656 Acreage 84.94
Address 2929 Laurel Cliff Drive City New Braunfels State Texas Zip 78132

3. TYPE OF DEVELOPMENT

☒ Single Family Residential
Type of Construction (House, Mobile, RV, Etc.) House
Number of Bedrooms 4
Indicate Sq Ft of Living Area 2594

☐ Non-Single Family Residential
(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)
Type of Facility _____
Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____
Restaurants, Lounges, Theaters - Indicate Number of Seats _____
Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____
Travel Trailer/RV Parks - Indicate Number of Spaces _____
Miscellaneous _____

Estimated Cost of Construction: \$ 400,000 (Structure Only)

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

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

Source of Water ☐ Public ☒ Private Well ☐ Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

X Ishrat A Karbach
Signature of Owner

10/28/2025
Date



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Brian Erxleben, R.S. 3637

System Description Aerobic Drip

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

Tank Size(s) (Gallons) 840 gpd Absorption/Application Area (Sq Ft) 2520

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.)

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

9-18-25

Date

2k



202506033906 10/22/2025 11:36:32 AM 1/2

THE COUNTY OF COMAL *
STATE OF TEXAS *

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

I

The Texas Health and Safety Code, Chapter 366, authorizes the Texas Commission on Environmental Quality (commission) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the TCEQ primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission 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:

UNIT BLOCK LOT SUBDIVISION

IF NOT IN SUBDIVISION: ACRES 84.94 SURVEY *Lewis P. Whiting Survey #2* ABSTRACT 656

The property is owned by *Ishrat Karbach*.

This OSSF shall 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 Environmental Health Department**.

WITNESS MY HAND ON THIS 20 DAY OF October, 2025.

Ishrat A. Karbach
OWNER/AGENT NAME (SIGNATURE)

OWNER/AGENT NAME (SIGNATURE)

ISHRAT A. KARBACH
OWNER/AGENT NAME (PRINTED)

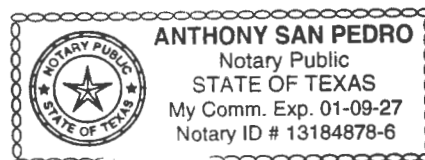
OWNER/AGENT NAME (PRINTED)

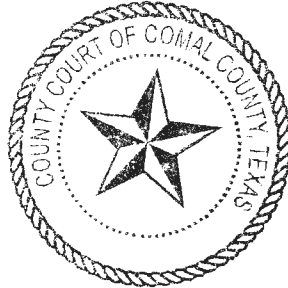
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 20 DAY OF October, 2025

ASP
Notary Public, State of Texas

Notary's Printed Name: Anthony San Pedro

Commission Expires: 01/09/2027





This page has been added to comply with the statutory requirements 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
10/22/2025 11:36:32 AM
MARY 2 Page(s)
202506033906

Created 7/27/15



Bobbie Koepp

SILVA SEPTIC SOLUTIONS
550 LEISSNER SCHOOL ROAD
SEGUIN, TEXAS 78155

Fernando Silva
Office: (210) 363-2183

TCEQ License No.: MP0001779
Service: (210) 363-2183

CONTRACT FOR AEROBIC OSSF SERVICE
AND MAINTENANCE

Owner Name: Ishrat Karbach
Phone: 830-660-0611
No. and Street: 2929 Laurel Cliff Drive
City, State, Zip: New Braunfels, Texas 78132
County: Comal

Permit No.: _____
Permitting Authority: Comal County
Installer: Fernando Silva
Date Installed: _____
Model: Aeris D-840

Agreement Type: ☒ Initial Two Year Service and Maintenance Agreement

☐ One Year Service and Maintenance Agreement

Note: All initial maintenance contracts shall become effective the date the License to Operate is issued. **Effective Date:** _____ **Date of Expiration:** _____

The following describes the provisions and exclusions of this Service and Maintenance Agreement.

A. Provisions:

- a. A routine service and inspection call shall be completed every four months to include:
 1. System inspection, as well as adjustment and servicing of electrical and mechanical components essential to proper system function.
 2. Inspection of effluent color, turbidity, chlorine level, and odor to insure quality treatment. The owner must maintain a residual chlorine level of 1 mg/L. Failure to do so is a violation of state law may result in additional charges.
 3. Sampling of settled solids in the aeration chamber.
- b. If upon inspection, improper operation of the system is observed that can only be corrected by actions that exceed the requirements of a routine service and inspection call, the owner shall be promptly notified of the conditions and the estimated cost of repair.
- c. Any service calls or complaints concerning system operation initiated by the property owner shall be carried out within forty-eight hours of time of notification. Payment must be rendered in full at the time service is completed. If the owner fails to maintain financial responsibility the contract will be terminated.

- B. Exclusions and Owner Responsibility:** This contract **does not** include the cost of pumping of a tank or any compartment of a tank, the settling of soil around the tank or other system components. **Nor does it include** the cost of: repairs or replacement of defective system components; sprinklers that are broken, leaking, stopped up, or otherwise malfunctioning; repairs to components damaged by failure to maintain electrical power to the system, the owner disconnecting the alarm, sewage flows exceeding the hydraulic/organic load rating of the system, the input of non-biodegradable materials such as solvents, grease, oils, paints, etc., damage caused by rodents, fire ants, and other insects, or any usage that is not in accordance with the instructions listed in the systems operator's manual. It is the **responsibility of the owner** to read and understand the systems operator's manual and operate the system within its parameters, add chlorine to the system as needed, eradicate varmints and insects from the system area, observe system alarms, and contact the maintenance company to schedule repairs as needed.

By signing below the property owner affirms that they have read and fully agree with the terms and provisions of the contract as stated above.

Owner Signature: Ishrat A. Karbach **Print Name:** ISHRAT KARBACH **Date:** 10/26/2025
Provider Signature: FS **Date:** 9-18-25

COMAL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

OSSF SOIL EVALUATION FORM

Owners Name: Ishrat Karbach
 Physical Address: 2929 Laurel Cliff Drive New Braunfels, Texas 78132
 Name of Site Evaluator: Brian Erxleben, S.E. #11458
 Date Performed: 9-10-25 Proposed Excavation Depth: 6"

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil evaluation must be shown on the application site drawing or designer's 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.
 Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

SOIL BORING NUMBER <u>1 & 2</u>						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III- blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	Type 3	Clay loam	No gravel	None	None	Aerobic Drip
1						
2						
3 <u>↓ 36"</u>						
4						
5						

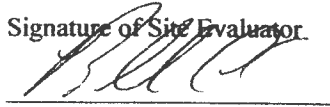
SOIL BORING NUMBER _____						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III- blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0						
1						
2						
3						
4						
5						

FEATURES OF SITE AREA

Presence of 100 year flood zone	YES <u>X</u> NO <u> </u>
Presence of adjacent ponds, streams, water impoundments	YES <u>X</u> NO <u> </u>
Existing or proposed water well in nearby area	YES <u>X</u> NO <u> </u>
Organized sewage available to lot or tract	YES <u> </u> NO <u>X</u>
Recharge features within 150 feet	YES <u> </u> NO <u>X</u>

I certify that the above statements are true and are based on my own field observations.

Signature of Site Evaluator



Date

9-18-25

OSSF SOIL EVALUATION REPORT INFORMATION
COMAL COUNTY

DATE: 9-18-25

Applicant Information:

Name: Ishrat Karbach
Address: 2929 Laurel Cliff Drive
City: New Braunfels State: Texas Zip: 78132
Ph: (830) 660-0611 sophiakarbach@gmail.com

Site Evaluator Information:

Name: Brian Erxleben
Address: 562 S. Hwy 123 Bypass #128
City: Seguin State: Texas Zip: 78155
Ph: (830) 660-9133 E-mail: bandverx@gmail.com

Property Location:

Lot: Block:
Subdivision:
Street/Road Address: 2929 Laurel Cliff Drive
City: New Braunfels State: TX Zip: 78132
Additional: Lewis Whiting Survey #2, A-656

Installer Information:

Name: Danny Beck, OS0030961
Company:
Address: 641 Muehl Road
City: Seguin State: TX Zip: 78155
Ph: (830) 556-1074 dannybeck1972@yahoo.com

SCHEMATIC of LOT of TRACT

Show:

North arrow, adjacent streets, property lines, 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 for the proposed soil absorption or irrigation area.

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

Location of drainage ways, water impoundment areas, cut or fills bank, sharp slopes and breaks.

Lot Size: 84.94 acres

SITE DRAWING

SEE SITE PLAN

FEATURES OF SITE AREA

Presence of 100 year flood zone	YES <u>X</u> NO <u> </u>	Presence of upper water shed	YES <u> </u> NO <u>X</u>
Existing or proposed water well in nearby area	YES <u>X</u> NO <u> </u>	Organized sewage service available to lot	YES <u> </u> NO <u>X</u>
Presence of adjacent ponds, streams, water impoundments	YES <u>X</u> NO <u> </u>		

Site Evaluator:

NAME: BRIAN ERXLEBEN Signature:  License No: 11458

Brian Erxleben, R.S., S.E.
562 S. Hwy 123 Bypass #128
Seguin, Texas 78155
Mobile (830) 660-9133 bandverx@gmail.com

OSSF DESIGN

Owner: **Ishrat Karbach**
Location: **2929 Laurel Cliff Drive New Braunfels, Texas 78132**
Phone: **(830) 660-0611**
Date: **9-14-25**

Development: **Residence with water saving devices** Bedrooms: **4** Sq. Ft: **2594**

Q: **300 gpd (480 gpd design Q)** Soil: **Type 3** R_a : **0.20 gall/ft²/day**

System Type: **Aerobic Treatment & Disinfection/Drip Disposal**

ATU: **Aeris D-840, 840 gpd** Dripline: **Netafim Bioline 0.62**

Dripline Spacing: **2'** Emitter Spacing: **24"** Emitter Flow Rate (F): **0.62 gph**

Total Absorption Area Required (A): **2400 ft² (Q/R_a)** Total Length Dripline Required (L): **1200 ft (A/2)**

Total Length Dripline Designed: **1260 ft** Total Absorption Area Designed: **2520 ft² (L)(2 ft)**

Total Number Emitters (E): **630 (L/2)** Dripline Flow Rate: **6.51 gpm (E)(F)/(60 min/hr)**

Dosing Duration: **15 min (6 -15 min)** Dosing Volume: **97 gall (Duration)(Dripline Flow Rate)**

Doses Per Day: **5 (Q/Dosing Volume)** Dosing Interval: **3 hrs (18/Doses per day + 1)**

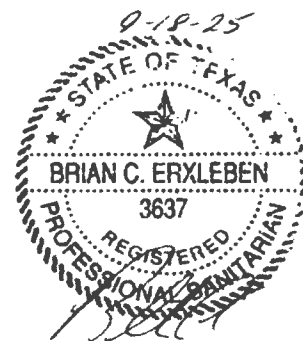
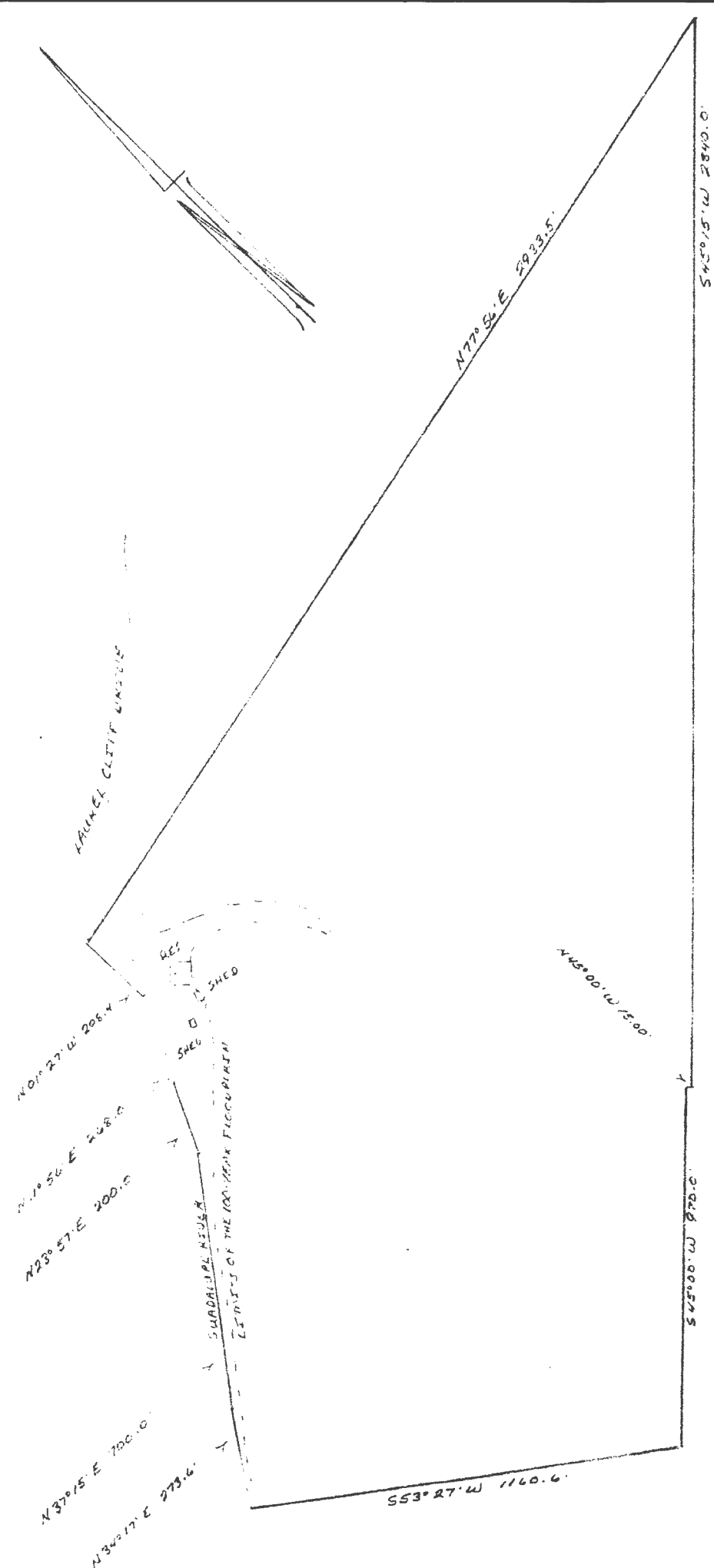
Supply Line: **Sch 40, 1" purple (~70')** Flush Line: **Sch 40, 1" purple (~70')**

Filter: **100-130 micron disc filter, manual flush** Flush Valve: **1" Ball Valve**

Disinfection: **Required**

Pump Used: **StaRite 0.50 HP, 20 gpm**





84.94 ACRES
LEWIS P. WHITING SURVEY #2, A-656

A PORTION OF THE PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN. PROPERTY IS LOCATED WITHIN THE RECHARGE ZONE. DEVELOPMENT IS A SINGLE FAMILY RESIDENCE WITH <20% IMPERVIOUS COVER AND A WPAP IS NOT REQUIRED. ATU IS LOCATED >50' FROM A WELL AND THE DRIPFIELD IS LOCATED >150' FROM THE WELL.

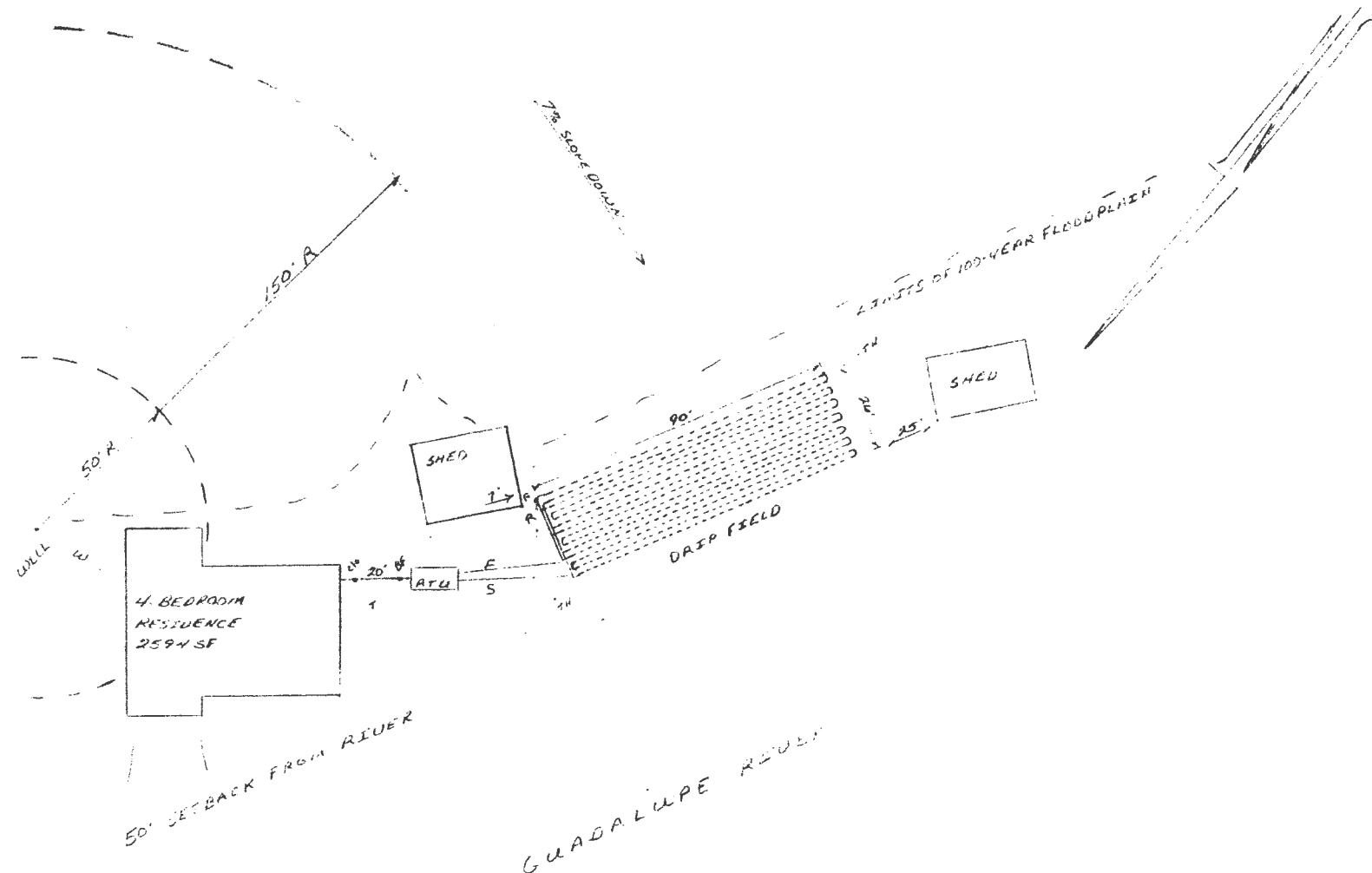
SITE PLAN:

ISHRAT KARBACH
2929 LAUREL CLIFF DRIVE
NEW BRAUNFELS, TEXAS 78132

BRIAN C. ERXLEBEN, R.S.
562 S. HWY 123 BYPASS #128
SEGUIN, TEXAS 78155
(830) 660-9133

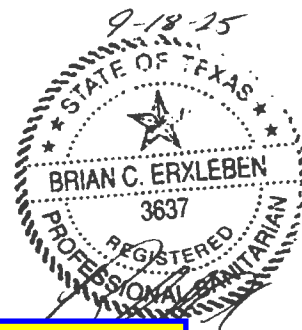
DATE: 9-14-25

SCALE: 1" = 400'



NOTES:

1. Design replaces a failed OSSF. Existing tank (T) to be pumped and filled.
2. Design is for a maximum wastewater flow of 480 gpd.
3. Install an Aeris D-840 ATU. Pretreatment and aerobic chambers of the tank shall remain full at all times, pump tank shall have a minimum of 200 gall reserve volume and the ATU shall have a minimum of 18" of cover in order to prevent flotation.
4. External disconnect within site of the pump tank, pumps and alarms on separate breakers, audible and visual high water alarms and external wiring in conduit required. Alarm panel, air compressor and junction boxes shall be elevated above the base flood elevation.
5. Install a 2-way cleanout in a 3" or 4" sch 40 tightline from the house to the ATU, minimum slope 1/8 in/ft. Install a backflow prevention valve (BF) in the line between the cleanout and the ATU.
6. Install 1260' of Netafim 0.62 gpm dripline as 3-360' laterals and 1-180' lateral as shown. Dripline shall be installed 6" deep and lines shall be spaced 2' apart. Flexible pvc shall be used on all loops. Backfill with excavated soil.
7. Supply (S) and flush (F) lines are purple 1" sch 40. A vacuum relief valve (R) shall be installed on the supply and flush lines at their highest points. Valves shall be installed in valve boxes with pea gravel.
8. A 100-130 micron disc filter shall be installed in the supply line inside of the pump chamber.
9. Backflush shall be manual with a 1" ball valve installed in the flush line inside the pump tank or in a valve box. Chlorination is required and the flush line shall terminate in the pump tank.
10. Timer shall be set to run the pump every 3 hours for a 15 minute duration.
11. Grass shall be planted over the dripfield. Sprinkler systems and impervious materials shall not be installed over the dripfield. Vehicles should not be driven over the dripfield.
12. All OSSF elements with the exception of cleanouts, risers and inspection ports shall be completely covered without adding fill.
13. Proper installation and adherence to the landscape plan (note #11) shall insure that the OSSF will not be damaged during a flood event and no contamination of the environment shall result.



Indicate height these components are to be elevated.

A PORTION OF THE PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN. PROPERTY IS LOCATED WITHIN THE RECHARGE ZONE. DEVELOPMENT IS A SINGLE FAMILY RESIDENCE WITH <20% IMPERVIOUS COVER AND A WPAP IS NOT REQUIRED. ATU IS LOCATED >50' FROM A WELL AND THE DRIPFIELD IS LOCATED >150' FROM THE WELL.

SITE PLAN & OSSF DESIGN:

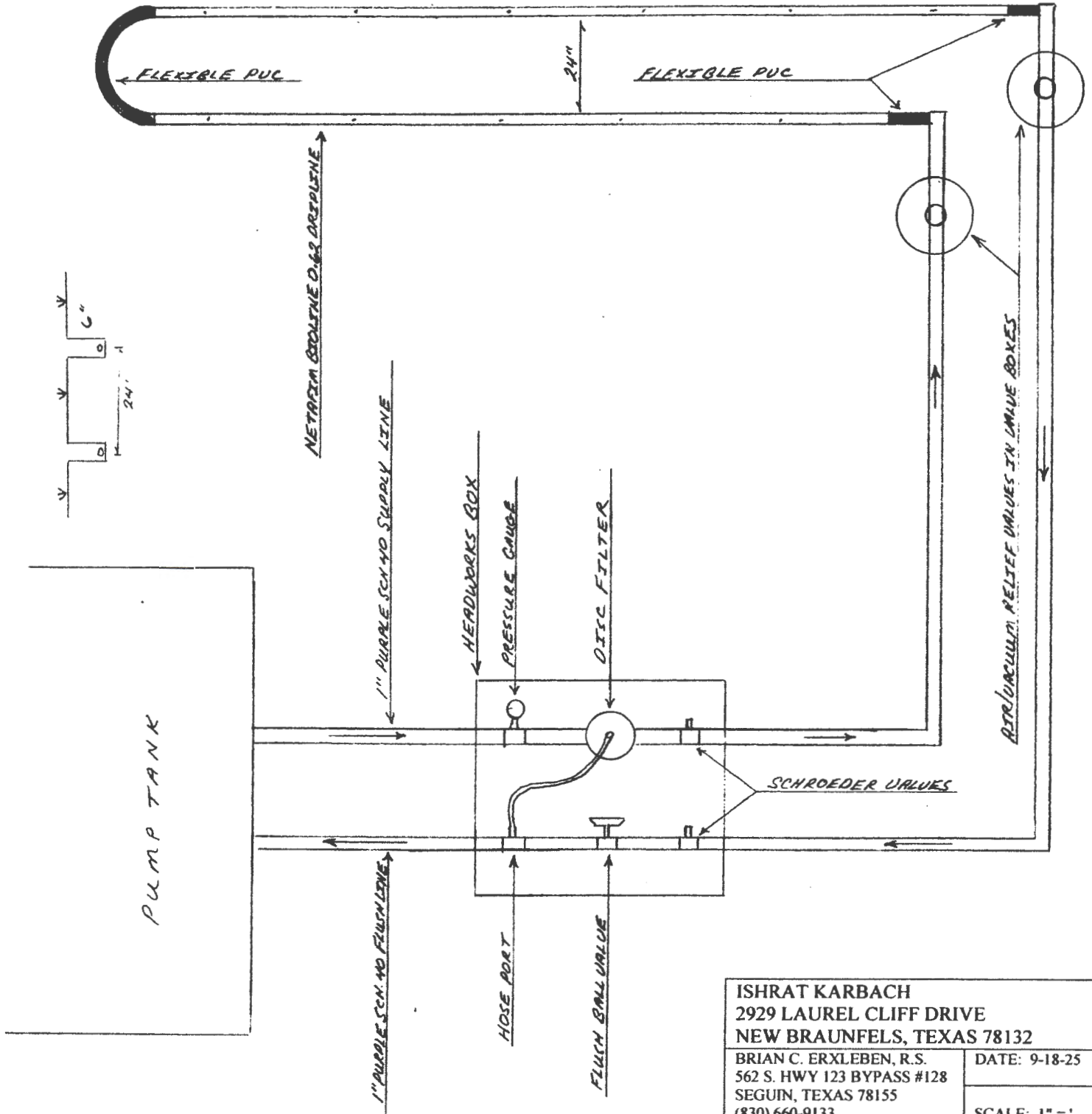
ISHRAT KARBACH
2929 LAUREL CLIFF DRIVE
NEW BRAUNFELS, TEXAS 78132

BRIAN C. ERXLEBEN, R.S.
562 S. HWY 123 BYPASS #128
SEGUIN, TEXAS 78155
(830) 660-9133

DATE: 9-14-25

SCALE: 1" = 50'

DRIP FIELD DETAIL SHEET

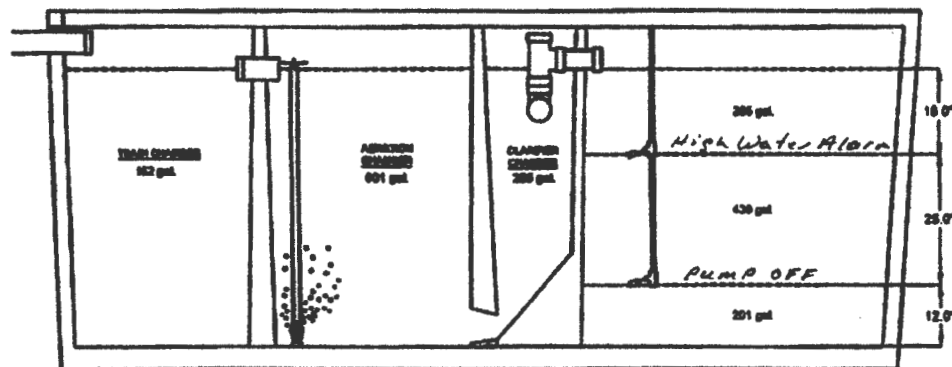
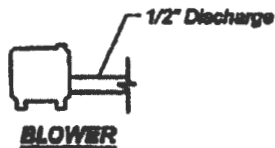


ISHRAT KARBACH
2929 LAUREL CLIFF DRIVE
NEW BRAUNFELS, TEXAS 78132

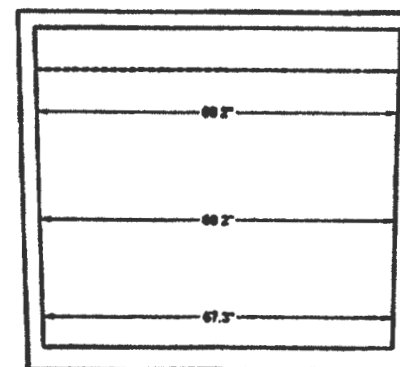
BRIAN C. ERXLEBEN, R.S.
562 S. HWY 123 BYPASS #128
SEGUIN, TEXAS 78155
(830) 660-9133

DATE: 9-18-25

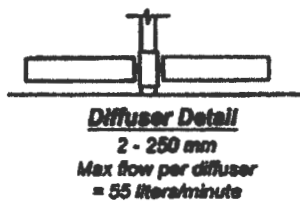
SCALE: 1" = 1'



SIDE SECTION VIEW
SCALE: 1" = 30"



END SECTION VIEW
SCALE: 1" = 30"



Title: **Model D-840**
Night Time Pumping

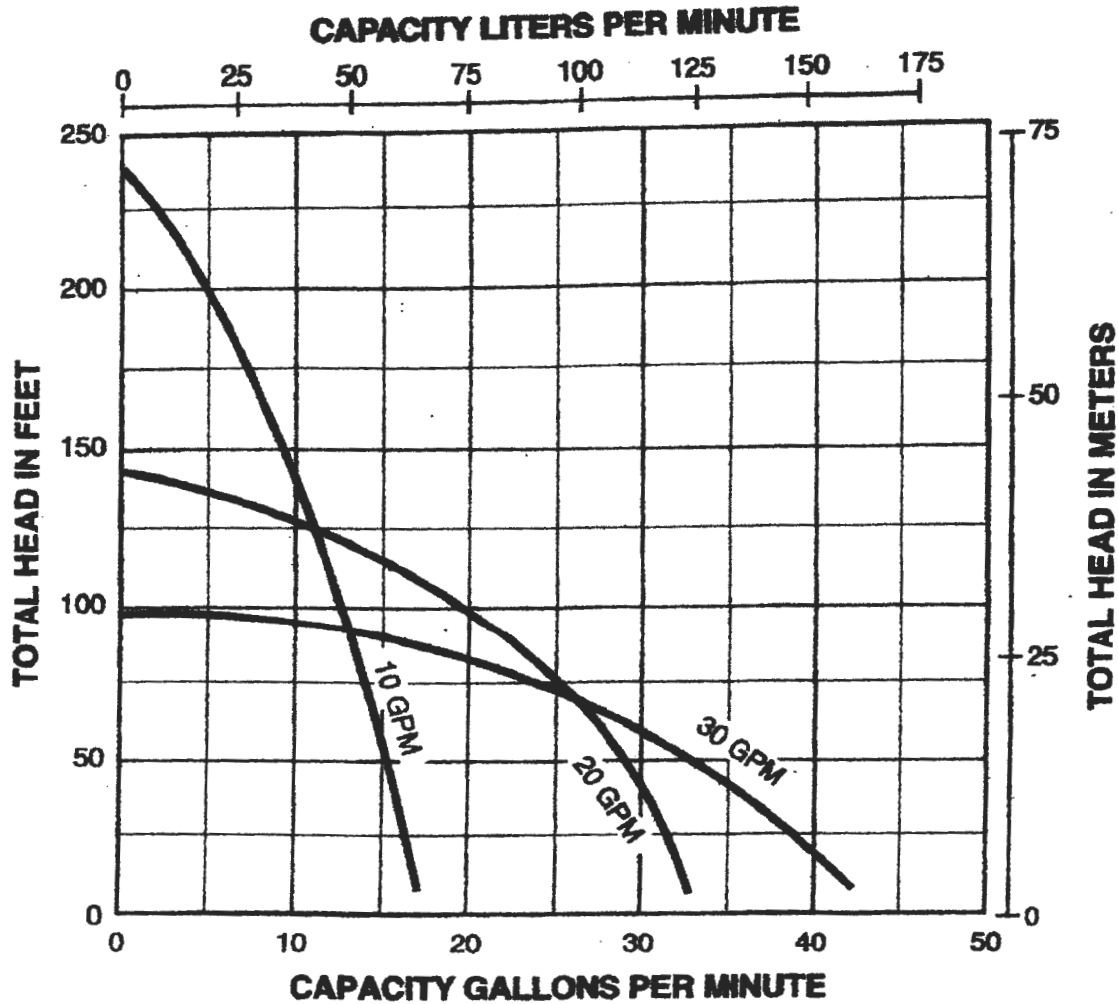
Company Name: **Aeris Aerobics**

Date: **5-8-2014**



4" multi-stage submersible pump

PUMP PERFORMANCE



PUMP PERFORMANCE

Pump Model	PSI											
	0	10	20	30	40	50	60	70	80	90	100	110
10DOM05121			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
20DOM05121			30.0	26.0	21.5	14.2	4.4					
30DOM05121		38.5	33.3	25.8	16							

PUMP PERFORMANCE

Pump Model	Bar											
	0	.69	1.38	2.07	2.76	3.45	4.13	4.82	5.51	6.20	6.89	7.58
10DOM05121			56.8	51.9	48.1	43.5	38.6	31.8	24.6	16.3	3.8	
20DOM05121			113.6	98.4	81.4	53.7	16.7					
30DOM05121		145.7	126.0	97.7	60.6							

2/c



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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.

EXECUTOR'S DEED

Grantor: Ishrat A. Karbach, Independent Executor of the Estate of David C. Karbach, Jr., Deceased as appointed in Cause No. 2024PC0473 in the County Court at Law of Comal County, Texas, (said records are hereby incorporated by reference for all purposes).

Grantor's Mailing Address: 2929 Laurel Cliff Drive, New Braunfels, Comal County, Texas 78132

Grantee: Ishrat A. Karbach

Grantee Mailing Address: 2929 Laurel Cliff Drive, New Braunfels, Comal County, Texas 78132

Consideration: In compliance with the terms of the Will of David C. Karbach, Jr., Deceased.

Property (including any improvements): It is the express intention of Grantor that this deed is a conveyance of the Estate of David C. Karbach, Jr.'s interest in the property following property commonly known as 2929 Laurel Cliff Drive, New Braunfels, Comal County, Texas 78132:

TRACT I: All that certain tract, piece or parcel of land being 85.092 acres of land out of the Lewis P. Whiting Survey No. 2, Comal County, Texas, and being 85.092 acres of land out of the Beulah Karbach Engelhardt, wife of Dr. H. T. Engelhardt, John Karbach and David Karbach 342.881 acre tract and described more particularly by metes and bounds as follows:

BEGINNING at an iron pin in the fence, the Southeast line of the said 342.881 acre tract, the Northwest line of the Casper Levenstone Survey No. 1, the Southeast line of the Lewis P. Whiting Survey No. 2, set S. 44 deg. 27' W. 1690.0 feet from the North corner of the said Casper Levenstone Survey No. 2, the North corner of the said Lee Bretzke tract, the West corner of the J. M. Henry Survey No. 6, the West corner of the John Karbach 1089 acre tract, set for the Southwest corner of the John Karbach 171.453 acre tract and for the East corner of the herein described 85.092 acre tract;

THENCE with the fence, the Northwest line of the Lee Bretzke tract, the Northwest line of the Casper Levenstone Survey No. 1, the Southeast line of the Lewis P. Whiting Survey No. 2, S. 45 deg. 15' W. 2840.0 feet to an iron pin set for the East corner of a 15 foot road tract conveyed to Lee Bretzke by John Karbach et al;

THENCE with the fence and common line between this tract and the said 15 foot road tract of Lee Bretzke N. 45 deg. 00' W. 15.0 feet and S. 45 deg. 00' W. 970.0 feet to an iron pin the Northeast line of the Arlis Bretzke Mosley tract; set for the South corner of this tract;

THENCE with the fence and common line between this tract and the said Arlis Bretzke Mosley tract, N. 53 deg. 27' W. 1160.6 feet to a Cypress 3 feet in diameter in the waters edge in the Northeast line of the Guadalupe River;

THENCE with the waters edge in the Northeast line of the said Guadalupe River N. 34 deg. 17' E. 273.6 feet, N. 37 deg. 15' E. 700.0 feet, N. 23 deg. 57' E. 200.0 feet, N. 11 deg. 56' E. 268.0 feet and N. 1 deg. 27' W. 208.4 feet to an iron pin set for the West corner of the aforesaid John Karbach 171.453 acre tract and for the Northwest corner of this tract;

THENCE with the common line between this tract and the said John Karbach 171.453 acre tract N. 77 deg. 56' E. 2933.5 feet to the place of beginning and containing 85.092 acres more or less of land, and being the same property described in Deed of Partition dated May 15, 1964, recorded in Volume 147, pages 383-390, Deed Records of Comal County, Texas.

Together with our interest in and to the roadway easement that extends from the Property to River Road.

LESS, SAVE AND EXCEPT THE FOLLOWING PROPERTY OUT OF TRACT I ABOVE:
BEING a 0.1482 of an acre tract out of an 85.092 acre tract of land conveyed by John E. Karbach et al to David Karbach by Deed of Partition, dated May 15, 1964, and recorded in Volume 147, pages 383-390, of the Comal County Deed Records, and being a part of the Lewis P. Whiting Survey No. 2, Abstract No. 656, in Comal County, Texas, and being more particularly described by metes and bounds in Deed dated May 30, 1977, from David Karbach to River Oaks Development Company recorded in Volume 255, pages 303-304, Deed Records of Comal County, Texas, said property description incorporated herein and made a part hereof for all purposes.

TRACT II: All that certain tract or parcel of land lying and being situated in Comal County, Texas,

and described as follows, to-wit:

BEING parts of Lot 64 and Lot J, according to an unrecorded plat of River Oaks Subdivision, Unit 2;

BEING out of a 171.453 acre tract of land conveyed by John E. Karbach et ux to River Oaks Development Co. by deed dated December 10, 1974, and recorded in Volume 223, pages 685-690, of the Comal County Deeds Records, and being a part of the Lewis P. Whiting Survey No. 2, Abstract No. 656, in Comal County, Texas;

BEGINNING at an iron stake in the southeasterly line of the River Oaks Development Co. 171.453 acre tract, located N. 78 deg. 06' E. 192.64 feet from its southwest corner, for the southwest corner of the herein conveyed 0.1475 acre tract of land; same being also the northeasterly corner of a 0.1482 of an acre tract of land conveyed by David Karbach to River Oaks Development;

THENCE N. 7 deg. 46' E. 150.63 feet, and N. 2 deg. 04' W. 58 feet to an iron stake in the southerly line of a circular cul de sac; said stake being the northeasterly corner of said Lot J and westernmost corner of said Lot 64;

THENCE in a northeasterly direction along the arc of said cul de sac curve to the left, having a radius of 30 feet, an chord N. 32 deg. 56' E. 42.43 feet, an arc length of 47.12 feet to an iron stake;

THENCE S. 12 deg. 04' E. 32.62 feet; S. 2 deg. 04' E. 63.2 feet; and S. 7 deg. 46' W. 142.1 feet to an iron stake in the southeasterly line of said River Oaks Development Co. 171.453 acre tract, and northwesterly line of the David Karbach 85.092 acre tract;

THENCE S. 78 deg. 06' W., with the southeast line of said 171.453 acre tract and northwest line of said 85.092 acre tract; a distance of 31.85 feet to the place of beginning, containing 0.1475 of an acre of land, more or less, and being the same property conveyed by deed dated June 17, 1977, from River Oaks Development Company to David Karbach, recorded in Volume 255, pages 279-281, Deed Records of Comal County, Texas.

This conveyance is made subject to, all and singular, the restrictions, conditions, easements, reservations, and covenants, if any, applicable to and enforceable against the above described property as reflected by the records of Comal County, Texas.

TO HAVE AND TO HOLD the above described property, together with, all and singular, the rights and appurtenances thereto, in anywise belonging unto the said Grantee, Grantee's heirs and assigns forever.

It is distinctly understood and agreed that this conveyance is made and accepted without covenants or warranty of any kind, and made pursuant to the terms of the above referenced Will.

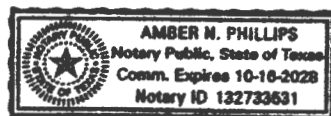
EXECUTED on this the 18th day of March, 2025.


Ishrat A. Karbach, Independent Executor of
the Estate of David C. Karbach, Jr., Deceased

STATE OF TEXAS §
COUNTY OF COMAL §

BEFORE ME, the undersigned authority, on this day personally appeared Ishrat A. Karbach, Independent Executor of the Estate of David C. Karbach, Jr., Deceased, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 18th day of March, 2025.




Notary Public, State of Texas

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
03/19/2025 03:28:28 PM
TAMU 2 Page(s)
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