

Preliminary Field Check For Drip Systems



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date 2/6/2025

Permit Number

119141

1. APPLICANT / AGENT INFORMATION

Owner Name Rebecca Dorman Trust
Mailing Address 2412 Dove Crossing
City, State, Zip New Braunfels, TX 78130
Phone # 210-883-6877
Email _____

Agent Name David Flugrath
Agent Address 1858 Flugrath Hills Dr
City, State, Zip New Braunfels, TX 78132
Phone # 210-275-4481
Email flugd2002@yahoo.com

2. LOCATION

Subdivision Name Riverchase 6, Lot 885 Unit _____ Lot 885 R Block _____
Survey Name / Abstract Number _____ Acreage _____
Address 128 Falling Hills City New Braunfels State TX Zip 78132

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 6

Indicate Sq Ft of Living Area 6,460

☐ 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: \$ 2,100,000 (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.

Signature of Owner

Date

Luis E. J. V.P. F.F.T.M. 8/21/2025



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Schane / August

System Description Proprietary Disinfection

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

Tank Size(s) (Gallons) 1000 GPD Absorption/Application Area (Sq Ft) 4,800

Gallons Per Day (As Per TCEQ Table III) 840

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

840 gpd would require a much larger system. Should this be 480 as per Table III?

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.

Kenn R. Schane
Signature of Designer

10-12-2025
Date

10

AFFIDAVIT TO THE PUBLIC

Legal description is now lot 884R.
Correct and resubmit revised and
re-recorded document.

County of Comal, State of Texas



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According to the Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities, This Document is filed in the Deed of Records of Comal County, Texas.

The Texas Health and Safety Code, Chapter 366 Authorizes the Texas Commission on Environmental Quality (T.C.E.Q.) to regulate on-site sewage facilities (OSSF's). Additionally, the Texas Water Code (TWC), § 5.012, 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 power and duties under the TWC. The TCEQ, under the authority of the TWC and the Texas Health and safety code, requires owner's to provide notice to the public that certain types of OSSF's are located on specific pieces of property. To achieve this notice, the TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation of warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guaranty by the TCEQ that the appropriate OSSF was installed.

An OSSF requiring a Monitoring Contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property described as (legal description as shown on the recorded warranty deed.)

Riverchase 6, Lot 885

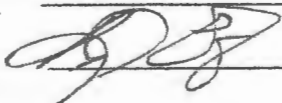
The property is owned by (owner's name as shown recorded warranty deed: if more than one owner both names must be included)

Rebecca Dorman Trust

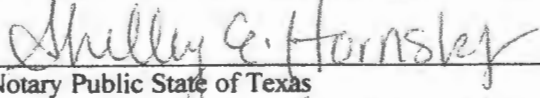
This OSSF must be covered by a continuous Monitoring Agreement. All Monitoring on this, OSSF must be performed by an approved Monitoring Company, and a signed monitoring Contract must be submitted to the County Engineers Office within 30 days after the property has been transferred.

The owner will upon sale or transfer of the above described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the County Engineer's Office.

WITNESS BY HANDS(S) ON THE 6 DAY OF Feb 2022 2025

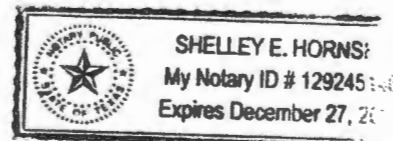
Owner(s)  Signature(s) REBECCA DORMAN

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 6 DAY OF Feb 2022 2025

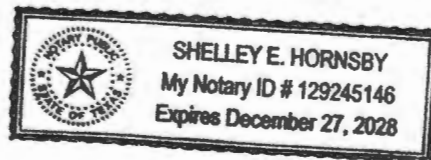

Notary Public State of Texas

Notary's Printed name Shelley Hornsby

My Commission Expires December 27, 2028
Place Notary Seal Here



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
10/27/2025 09:59:35 AM
TAMMY 1 Page(s)
202506034304



Bobbie Koepf

OSSE SOIL EVALUATION FORM

Owners Name: Rebecca Dorman
 Physical Address: David Flugrath
 Name of Site Evaluator: _____
 Date Performed: _____ Proposed Excavation Depth: _____

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 _____						
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						

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 ___ NO X
 Presence of adjacent ponds, streams, water impoundments YES ___ NO X
 Existing or proposed water well in nearby area YES ___ NO X
 Organized sewage available to lot or tract YES ___ NO X
 Recharge features within 150 feet YES ___ NO X

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

David Flugrath #9620
 Signature of Site Evaluator

10-2-25
 Date

TWO YEAR WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

1. General: This work for hire agreement (known as "Agreement") is entered into by and between Rebecca Dammun Trust known as "Customer") and (**David Flugrath**). By this agreement, Flugrath Construction and its employees (known as "Contractor") agree to render services at the site address stated below, and customer agrees to fulfill h or her or their responsibilities, as best he or she or they can. The designed flow rate for this system is a maximum of _____ gallons per day.
2. Effective dates: This agreement commences on _____ and ends on _____ for a total of (1) TWO year. The (T. C. E. Q.) Texas Commission on Environmental Quality requires that a contract be in effect at all times. This start date is this contract shall be the date of the License to Operate is renewed.
3. Termination of agreement: This agreement may be terminated by both parties with thirty (30) days written notice. Either party may terminate, without fault or liability of the terminating party. If this agreement is terminated: wither party terminating this agreement for any reason, including non-renewal shall notify in writing the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination.
4. Services: Contractor Will:
- A. Inspect and perform upkeep on OSSF Facility as recommended by system manufacturer and State and local Regulatory Authority for a total of 3 visits per year.
 - B. Provide written records of each visit by means of tag attached to control panel.
 - C. Repair or replace any component of the OSSF found inoperable any time of the duration of the monitoring visits. If such services are not under warranty the customer holds full responsibility for the costs of said repairs and authorizes the contractor to make repairs and bill customer accordingly as to the State and Regulatory code.
 - D. Provide sample collection for testing of TSS and BOC on a yearly basis.
 - E. Forward copies of this agreement and all reports to the Regulatory Agency and Customer within 14 days.
 - F. Respond to Customer request for unscheduled request within 48 hours of the date of notification. Unless costs are covered under the warranty an unscheduled response will be billed to Customer.
5. Chlorination is the sole responsibility of the customer.
6. Performance of Agreement: Performance by Contractor under this agreement is contingent on the following conditions:
- A. Contractors receipt of original copy of monitoring agreement.
 - B. Contractors receipt of payment of Wastewater monitoring fee.
 - C. If the above conditions are not met, Contractor is not obligated to perform any portion of this agreement.
7. Customer responsibilities: The customer is responsible for each and all of the following:
- A. Provide all necessary yard or lawn maintenance and removal of all obstacles, like dogs and other animals, needed to allow access and the proper function of the OSSF to allow Contractor safe and easy access to the OSSF including gate codes and combinations to locks.
 - B. Protect OSSF equipment form physical damage including by and not limited to the damage caused by ants and insects.
 - C. Maintain and abide by the conditions and limitations of the license to operate for and OSSF from the state and local regulatory agency and manufacturers recommendations.
 - D. It is the customers responsibility to notify the contractor of any or all alarms or problems immediately.
 - E. Allow for samples of OSSF be obtained by contractor of evaluating the OSSF's performance.
 - F. Prevent backwash or flushing of water treatment or conditioning equipment from enter OSSF.
 - G. Prevent hydraulically overloading OSSF by introducing more than 840 gallons a day into the system. Drain lines may discharge into the surface application pump tank if approved by system designer.
 - H. Schedule for pumping and cleaning of all tanks when recommended by contractor is at customers expense.
 - I. Maintain site drainage to prevent adverse effects on the OSSF.
 - J. Pay promptly and fully, all contractors fees, bills or invoices as described herein.
8. Access by Contractor: Contractor is granted easement to the OSSF for purpose of servicing described: Contractor may enter property during normal business hours without prior notice to customer to service or repair of OSSF. Contractor is not responsible for the uneven settling of the soil.
9. Limited Liability: Contractor shall not be held liable for any incidental, consequential or special damages or for economic loss due to expense or loss of profits or income or loss of use to customer, whether in contract tort or any other theory. In no

event shall contractor be held liable in an amount exceeding the total fee for services amount paid by customer under this agreement.

10. Fee for Services: The fee for the basic services described in this agreement is \$350.00 per year unless this is an initial monitoring agreement of a new installation. This fee does not include any equipment materials, or labor cost for non-warranty or unscheduled repairs. This fee doesn't include the cost of pumping the system upon contractor's advice to do so.

11. Payment: Fees for services of a 1-year contract are as follows:

- A. \$350.00 per 1 years in full amount due on signing the monitoring agreement.
- B. 2 payments, \$175.00
- C. Payments for invoices are due upon receipt and any checks returned will be charged \$35.00 fee.

12. Application or transfer of payment: The fees paid for this agreement may be transferred to the subsequent property owner(s). The customer will advise the subsequent owner(s) of the requirement that they sign a replacement agreement authorizing contractor to perform services, and accepting customer responsibilities. This replacement agreement must be signed and received in the contractor's office within ten (10) days of date of transfer of property. Contract will continue from existing date of startup or license to operate is null and void and ends in one year of that date.

13. Entire agreement: This agreement contains the entire agreement of the parties, and no other promises or conditions in any other agreement, oral or written.

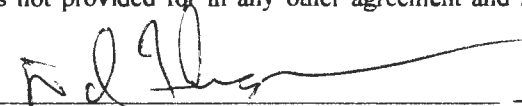
DAVID FLUGRATH/ FLUGRATH CONSTRUCTION, TEXAS INSTALLER II AND SITE EVALUATOR LICENSE # OS1648 & OS9620. ADDRESS 1235 LONE OAK RD., NEW BRAUNFELS, TX 78132 CERTIFIED SERVICE PROVIDER FOR ARIES, SOLAR, HOOT, PRO FLO, AQUA SAFE, AQUA AIRE, NORWECO, CAJUN AIRE. MEMBER: TEXAS ON SITE WASTEWATER ASSOCIATION AND NATIONAL ON SITE WASTEWATER RECYCLING ASSOCIATION.

CUSTOMER NAME: Rebecca Dorman Trust
SITE ADDRESS: 123 Falling Hills
CITY: New Braunfels
STATE & ZIP TX 78132
PERMIT #

REGULATORY AUTHORITY/ COUNTY: Comal

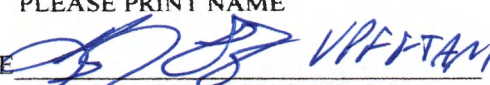
ATU BRAND: MODEL: SERIAL #:

Acceptance of this agreement: The above prices, specification, and conditions are satisfactory and are hereby accepted. You are authorized to perform the services as specified. Payment will be made as outlined above. It is understood and agreed that this work is not provided for in any other agreement and no contractual rights arise until this agreement is accepted in writing.

DAVID FLUGRATH: 

CUSTOMER NAME: Rebecca Dorman Trust

PLEASE PRINT NAME

CUSTOMER SIGNATURE 

ONLY ONE PERSON NEED SIGN

SEPTIC DESIGN
FOR

Revise to 884R

OWNER/LOCATION: Rebecca Dorman Trust

SITE ADDRESS: Lot 884 tract 1, lot 885 tract 2

COUNTY: Comal

WASTEWATER DESIGN FLOW: This design is for a single family residence, 6 Bdrm and 5545 sq ft. and a mother in laws house 1 bedroom and 915 sq.ft each utilizing water saving devices. The projected wastewater flow will be for 7 bedroom and less than 7000 sq.ft will be 840 GPD.

SITE EVALUATION: The owner requested Aerobic Treatment with drip irrigation. A soil evaluation was conducted. The area of drip irrigation has a slope of less than 15%. The native vegetation consists of various grasses. There are no recharge features located within 150' of the proposed system and there are no water runs in the treatment area. There is adequate space for alternative drip area. The site is located in the Edwards recharge Zone. The system is not in the 100 year flood plane.

TREATMENT DESCRIPTION: The homes will use a 1000 GPD FUJI Aerobic Treatment System off the TCEQ list. The homes shall be connected to a 1000 gpd aerobic system 3" or 4" sch 40 PVC. The effluent will then pass into a 1500 gallon pump tank. The system is required to be on a timer. It is then pumped to ~~4,800~~ 2,100 linear feet of drip tubing. The system is to be installed to manufacture's instructions.

SPECIFICATIONS:

Identify both the ATU
gpd and the disposal
area gpd.

Gallons per day- 840
Soil Class III
Soil loading rate- (FPD/sq. ft.) .02
Minutes per dose- 24
Sq Ft. of application area -4800
Linear feet of tubing -2400
Linear feet of tubing Zone 1, 200 field 1
Linear feet of tubing Zone 2 1,200 field 1
Linear feet tubing Zone 1 1,200 field 2
Linear feet tubing Zone 2 1,200 field 2
of emitters zone 1- 1200
of emitters zone 2-1200
Total Emitters/zones -2400
Drip Rate (GPH) - .064 per zone
Gallons per min./zone - 38.4
Minutes per day/zones -10
Doses per zone - 10
Total Doses /day - 10
Time between doses in hours - 2.0


Firm # F11631
Oct 12 2025

Total Run time in minutes – 69
Maximum Connection to manifold – 10
Vacuum relief valves – 4
Supply line and manifold 1" sch. 40 PVC
Return line and manifold 1 " sch. 40 PVC

TANK VOLUME AND SETTINGS: 1069 gal.
See diagram

PUMP OFF POSITION: 1.25 ft above tank floor (15")
 $1.25 \times 23.54 \text{ s.f.} = 29.43 \text{ c.f.}$
 $29.43 \text{ c.f.} \times 7.48 \text{ gal/c.f.} = 220 \text{ gal.}$

PUMP ON POSITION: 3.29 feet (39.5") above floor
 $3.29' - 1.25' = 2.04'$
 $2.04' \times 23.54 \text{ sq ft} = 48.02 \text{ cu ft}$
 $48.02 \text{ c.f.} \times 7.48 \text{ gal./cu. Ft.} = 360$

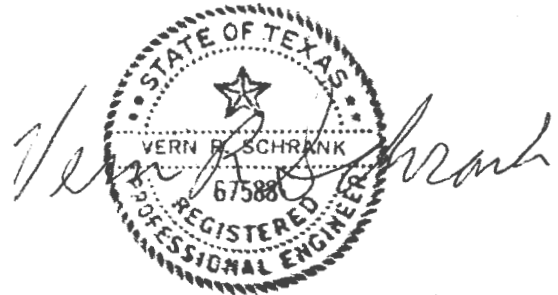
ALARM ON POSITION: If water is above the high water alarm the high water alarm the pump is activated and will pump for 15 minute intervals until it has pumped down below the pump off position at 15" above the bottom of the floor. If the water doesn't pump down the high water alarm will sound.

RESERVE CAPACITY: $1500 - 840 = 660 \text{ gal.}$ reserve (more than 1/3 full day requirement above the alarm 280 gallons)

PUMP REQUIREMENTS: .5 h/p. submersible pump/ 20 gpm (normally included with the aerobic unit)

INSTALLATION OUTLINE: Dig tank hole, place 4" of sand, sand loam, or pea gravel, free of rock on floor of tank hole and level. Install tanks and back fill with same type material. Place audio and visual alarm in an easily seen area. Place compressor in an accessible area as close as possible to the tank. Install pump and hook to system with auto field flush (back to trash tank). Scarify existing Class III soil. Place 6" of class III soil on existing soil. Install drip lines as to plan. Then cover drip lines with 6" of class III soil. Connect from drip lines to 1" PVC supply lines and the other in the 1" PVC return manifold and connect to trash tank. Lines should be a minimum of 6" below the surface of the ground and closer than 10 ft to water lines and under driveway slieve with sch 40 PVC. Content of drop lines will be intermittently flushed back to pre treatment tank. A k rain 4400 switching valve placed as to design and vacuum break valves placed at highest point in each field. All wires shall be run in PVC conduit and electrical wiring shall be connected in a weatherproof box. And must conform to local code. A separate 20 amp breaker is required for the system. All effluent lines should be kept 10 feet from all water lines.

INSPECTION SCHEDULE: Two inspections by permitting authority.



Finm # F11631
Oct 12 2025

LANDSCAPING: The the drip field is to be sodded. Areas which are bare or disturbed will need to be seeded with a rye" Bermuda, or mixture of these grasses. All surface rock in drip field shall be removed.

MAINTENANNCE AGREEMENT: A maintenance agreement between the owner and a TCEQ approved maintenance company is required. The initial agreement is for a two year period and must be included in the price of the system. A copy of said agreement must be provided to the permitting authority prior to final permit approval. If a maintenance company discontinues business. The owner has (30) thirty days in which to procure a new agreement with a different company.

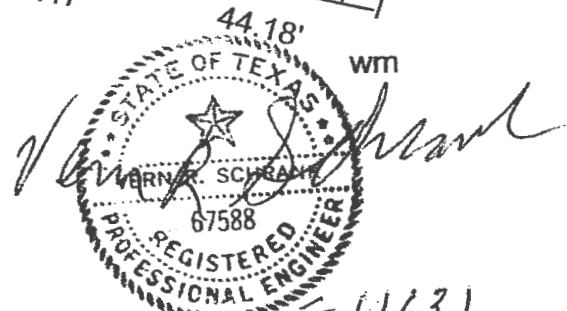
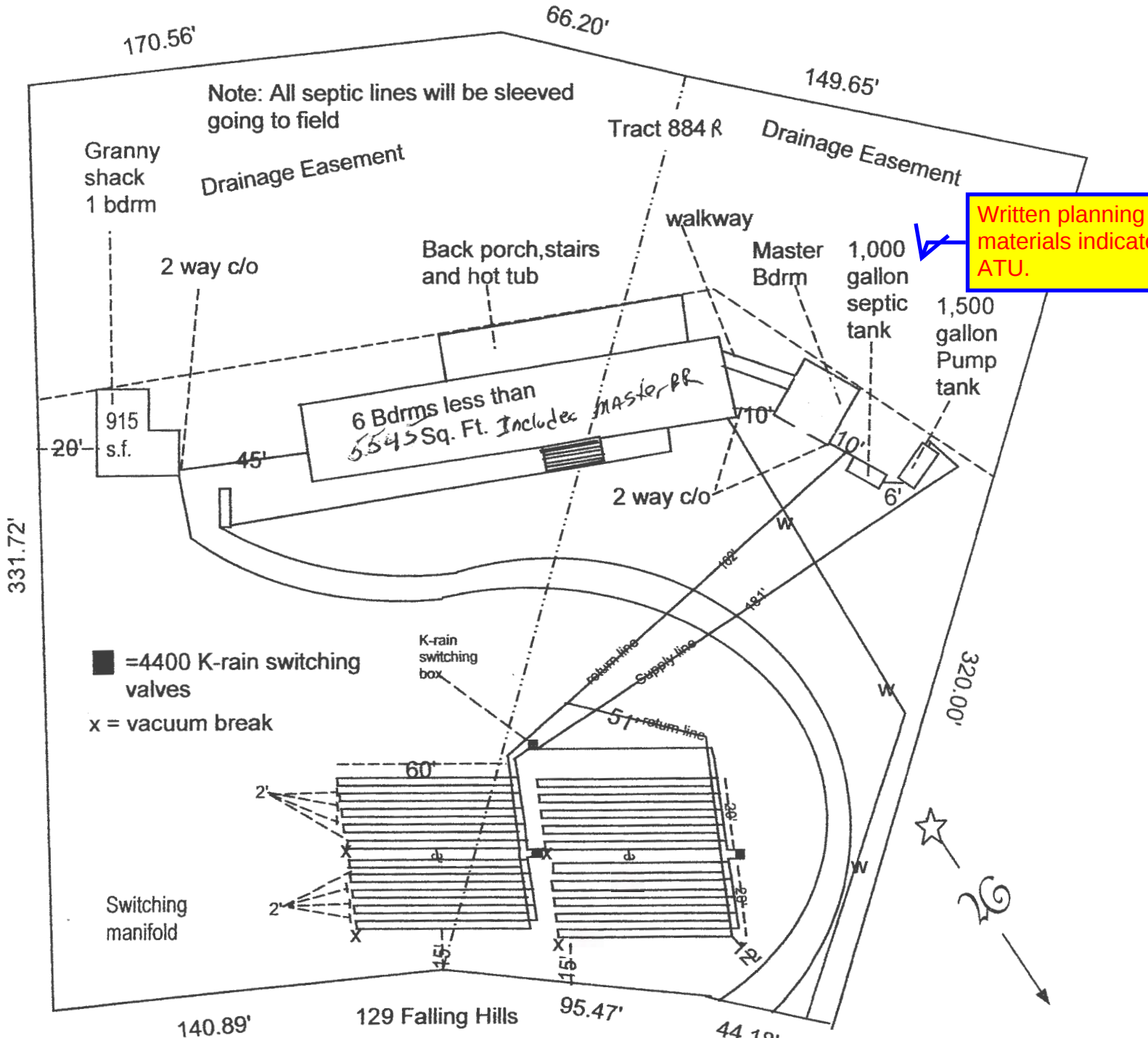
AFFIDAVIT: Prior to issuance of a permit, a certified copy, which has been duly recorded at the county clerks office and filed in reference to the real property deed on which the surface application system is to be installed, must be submitted. The owner and all new owners shall be advised that the property contains a drip irrigation system for waste water disposal. The transfer of an OSSF permit will accompany the transfer of waste water disposal. The transfer of an OSSF permit will accompany the transfer of the property on which an OSSF is located. Al l new owners are required to obtain a maintenance contract with a TCEQ approved maintenance company, and to submit it to the permitting authority.

TESTING AND REPORTING: The maintenance company shall inspect and report the results to the permitting authority. All tests must adherer to the testing procedure of the TCEQ as shown in 285.91(4) and as to the permitting authority's guidelines.

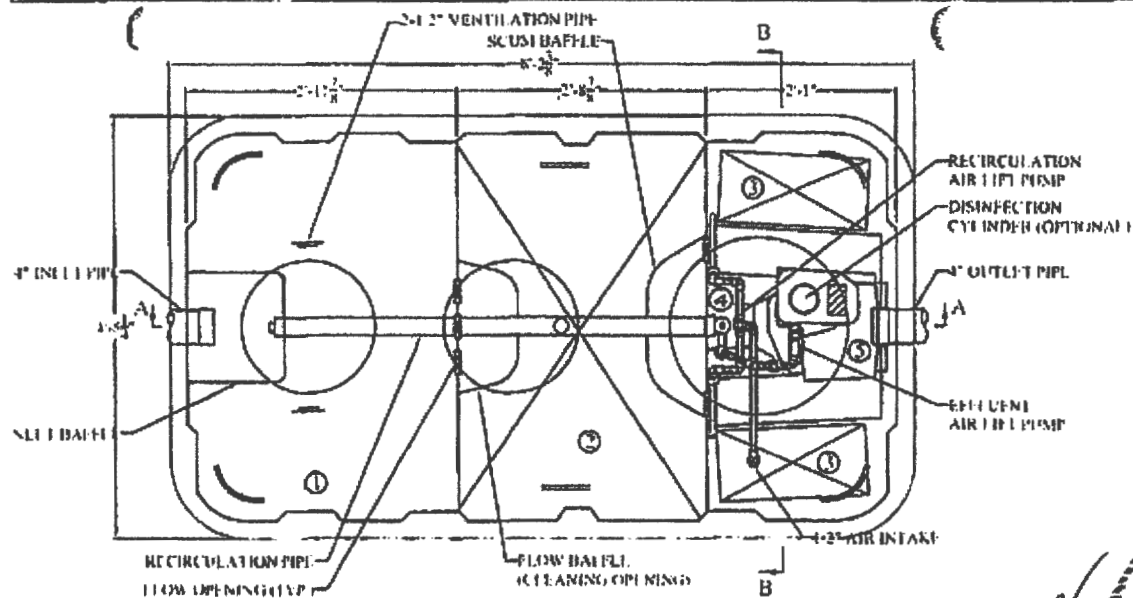

Firm # F11631
Oct 12 2025

Rebecca Dorman Trust, Tract 884,
River Chase, Unit Six

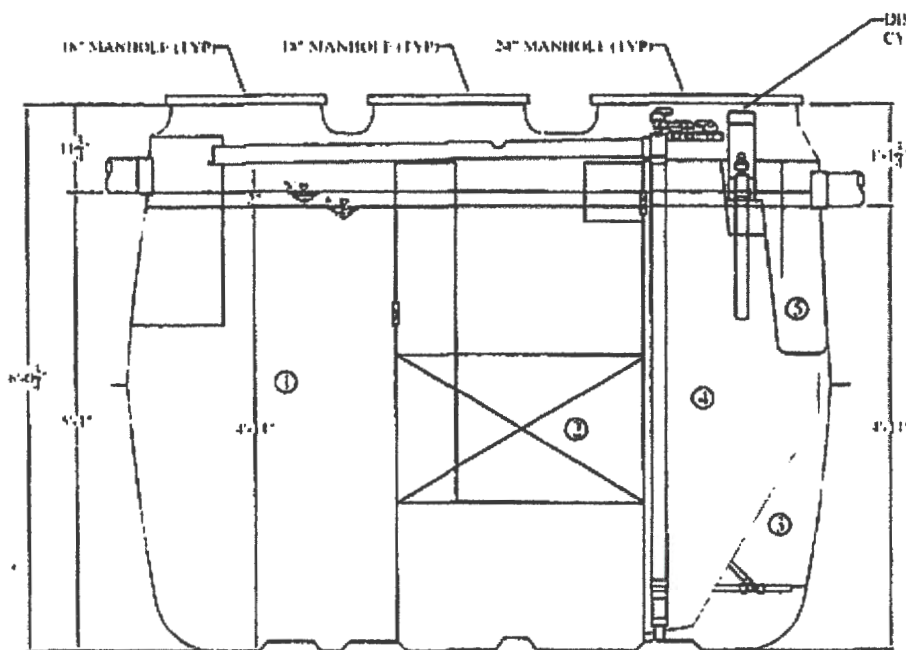
Scale: 1"=50"
PC Sorman



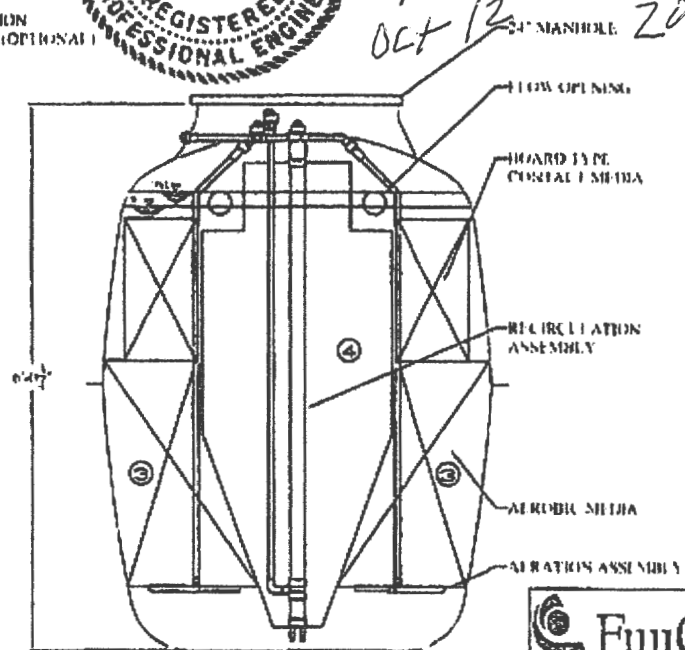
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01/12/2025



PLAN VIEW



SECTION A-A VIEW



SECTION B-B VIEW

CHAMBER		Volume
①	Sedimentation Chamber	397
②	Anaerobic Filtration Chamber	396
③	Aerobic Contact Filtration Chamber	181
④	Storage Chamber	90
⑤	Disinfection Chamber	6
Total Volume		1061

SPECIFICATIONS		
Anaerobic Media	PP / PE	Filling Rate
Board Type Aerobic Media	PVC / PP / PE	Filling Rate
Aerobic Media	PP / PE	Filling Rate
Blower	2.8 cfm	
Tank	FRP	
Piping	PVC / PP / PE	
Access Covers	Plastic / Cast Iron	
Disinfectant (Optional)	Chlorine Tablets	

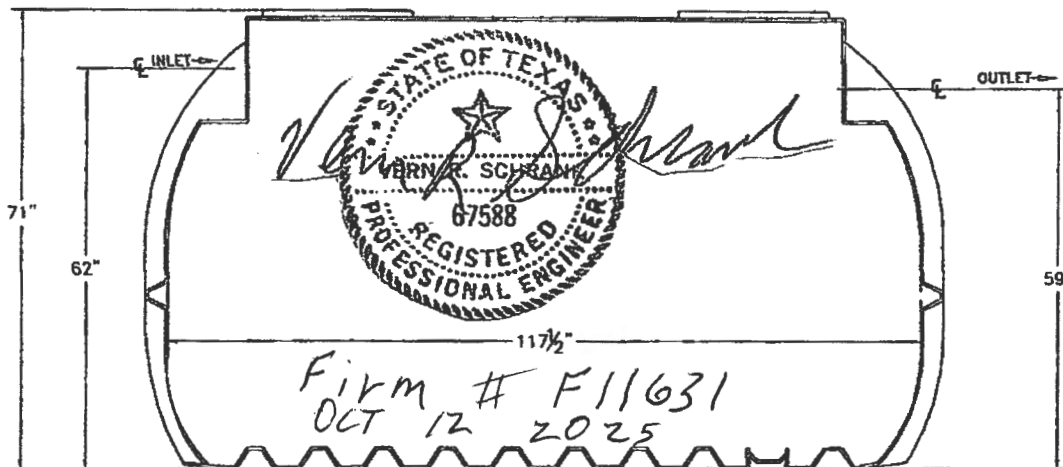


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 Oct 12, 2025



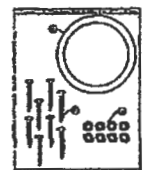
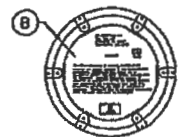
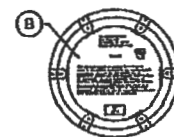
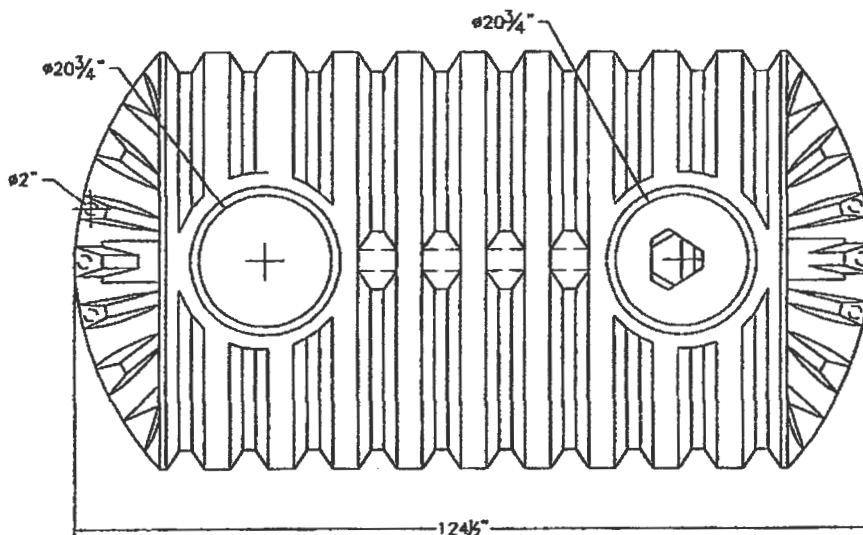
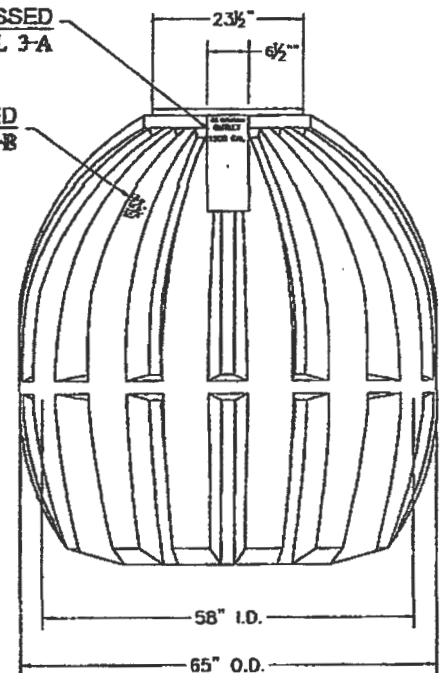
CE-10 Structural Dra

THIS DRAWING IS THE SOLE PROPERTY OF AK INDUSTRIES INC.

DETAIL
1-BAK Industries
OUTLET
1500 GALLONDETAIL
2-B

AK INDUSTRIES
P/N DOUGL
SERIES
S-1850 S-1500
AKS9700 AKS95000
1125/4250 1504/6029
WORKING CAP
US GALLON / LITERS
VOLUME PER MACH:
SEE OWNERS MANUAL
TYPE 1
TRICKLE-TYPE SEPTIC TANK
BURIAL DEPTH:
GRAY = 24" ON 30/96 m
GREEN = 48" ON 1,2192 m
ORANGE = 60" ON 1,524 m
INSTALL CONDITIONS:
SEE OWNERS MANUAL
ACHP

(4) THRU HOLES FOR HOLD DOWNS

EMBOSSSED
SEE DETAIL 3-AEMBOSSSED
SEE DETAIL 3-B

B.O.M.

ITEM	P/N	DESCRIPTION	QTY:
A	AKS95000-HVY	SEPTIC, 1500 PLAIN HEAVY	1
B	AKS11000	COVER, 20" ROTOMOLDED	2



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AMENDMENT TO PLAT

OWNER NAME(S) As Shown On Deed: First Financial Trust, Trustee of Rebecca Dorman Trust
MAILING ADDRESS: 400 Pine Street Ste 800

LEGAL DESCRIPTION OF PROPERTIES

PLAT Document #: 200206039032 OR Vol: _____ Page(s): _____
Lot(s): 884 885 Block(s): _____
Subdivision: Riverchase Unit 6
LOT: 884 R ESTABLISHING BLOCK: _____
SUBDIVISION: Riverchase Unit 6

NO IMAGE WILL BE PRODUCED. SEE REFERENCED DOCUMENTS

The signatures affixed below will certify that the owner(s) of the described property hereby amend the plat of the property so as to combine the referenced lot(s) or tract(s) into a single lot or tract. The property owner(s) acknowledge that this Amendment to Plat may not dissolve or alter any existing easement(s) or other property interests that may exist within the boundaries of this property and that obtaining releases or permission from any owner(s) or beneficiary of easement(s) or other property interest(s) affected by this process shall be the responsibility of the property owner(s). The owner(s) also certify that any unit or Lien-Holders have acknowledged this Amendment to Plat in per the attached Lien-Holder Acknowledgement(s) if applicable.

Keeton Eoff

Printed Name of Owner

Printed Name of Owner

Signature of Owner (above)

Signature of Owner (above)

STATE OF TEXAS:

COUNTY OF TaylorSWORN AND SUBSCRIBED before me by Keeton Eoff and

Printed Name of Owner

Printed Name of Owner

on the 1st day of July, 2024Laurie A. Miller

NOTARY SIGNATURE



APPROVED BY COMMISSIONERS COURT on the

1ST day of AUGUST, 2024

TEST:

COUNTY CLERK

Bobbie Koepp

COUNTY CLERK

FOR RECORDING PURPOSES ONLY

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
08/05/2024 09:05:26 AM
TRACY 3 Page(s)
202406023276

Bobbie Koepp



COMAL COUNTY

ENGINEER'S OFFICE

August 1, 2024

First Financial Trust & Asset Mgmt Trustee,
Rebecca Dorman Trust
Attn: Keeton Eoff – Vice President FFTAM
400 Pine Street Ste. 300
Abilene, TX 79601

Re: Amendment to Plat of *River Chase, Unit 6, combining* Lots 884 and 885,
establishing Lot 884R, within Comal County, Texas

Dear Property Owner(s):

Commissioners Court approved the referenced Amendment to Plat on August 1, 2024.

Please be advised that any further reconfiguring or subdividing of the lot would, in most cases, require the preparation of a County-approved subdivision plat.

If you do not receive the recorded document in the mail within two weeks of the approval date, please contact the Comal County Clerk's Office (830-221-1230).

If you have any questions, please do not hesitate to contact our office.

Sincerely,

Ashley Molina
Assistant Subdivision Coordinator

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF COMAL

202

NOW, THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, **REBECCA DORMAN HALL**, with an address of 2412 Dove Crossing, New Braunfels, Texas 78130, hereinafter referred to as "GRANTOR", by these presents has GRANTED, DISTRIBUTED, and CONVEYED and does hereby GRANT, DISTRIBUTE, and CONVEY to **FIRST FINANCIAL TRUST & ASSET MANAGEMENT COMPANY, N.A.**, in its capacity as **Trustee of the REBECCA DORMAN TRUST** created under the RED TRUST, which was created on October 13, 2005 by Larry J. Dorman, as Settlor and Trustee, and which was subsequently amended on July 22, 2008, with an address of 400 Pine Street, Suite 300, Abilene, Texas 79601, hereinafter referred to as "GRANTEE", subject to the exceptions hereinafter made, all of the right title and interest of the Grantor in and to the real property (including improvements) described in **Exhibit "A"**, attached hereto and incorporated herein for all purposes, to the extent the Grantor owns any interest in real property (the "Property").

The "Property" includes all of the right, title, and interest of the Grantor in and to (a) oil, gas, and minerals; (b) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way, and interests appurtenant to the real property and any improvements on the real property; (c) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way, and interests of the Grantor, either at law or in equity, in possession or in expectancy, in and to any real estate lying in the streets, highways, roads, alleys, rights-of-way, or sidewalks, open or proposed, in front of, above, over, under, through, or adjoining the real property, and in and to any strips or gores of real estate adjoining the real property; and (d) any and all claims or causes of action concerning the Property.

This conveyance of the Property is made by Grantor and accepted by Grantee subject to the following matters:

1. Any and all conditions, covenants, restrictions, zoning ordinances, leases, exceptions, reservations and awards (including mineral and royalty exceptions, reservations and awards), affecting the Property to the extent that the same are valid and in force and effect and shown of record in the aforesaid city and county;

2. Taxes and assessments with respect to the Property by any taxing authority for the current year and subsequent years;
3. All valid and subsisting liens or encumbrances against the Property; and
4. Any matters visible, valid, apparent and existing on the Property.

TO HAVE AND TO HOLD the Property, subject to the matters and exceptions hereinabove recited, together with all and singular the rights and appurtenances thereto or in any way belonging, unto the said Grantee and Grantee's successors and assigns forever; and Grantor, in Grantor's stated capacity, does hereby bind the Grantor, Grantor's heirs, personal representatives, successors, and assigns to warrant and forever defend the Property, subject to the matters hereinabove recited, unto said Grantee and Grantee's successors and assigns, against every person lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

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

This instrument was prepared with information provided by the parties, and no independent title search has been made.

Executed to be effective the 10th day of August, 2022 (the "Effective Date").

GRANTOR


REBECCA DORMAN HALL

(Acknowledgment)

THE STATE OF TEXAS

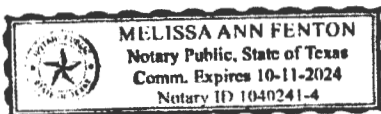
§

§

COUNTY OF COMAL

§

This instrument was acknowledged before me on this the 10th day of August, 2022, by
REBECCA DORMAN HALL.





Notary Public, State of Texas

ACCEPTED BY GRANTEE:

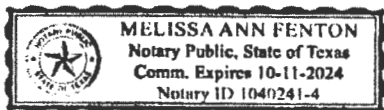
**First Financial Trust & Asset
Management Company, N.A., Trustee of
The Rebecca Dorman Trust**

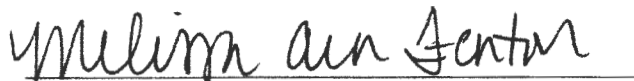
By: 
**Keeton Eoff, Vice President of Trust
Real Estate**

(Acknowledgment)

THE STATE OF TEXAS §
 §
COUNTY OF TAYLOR §

This instrument was acknowledged before me on this the 10th day of August, 2022, by **Keeton Eoff**, Vice President of Trust Real Estate for **First Financial Trust & Asset Management Company, N.A.**, in its capacity as Trustee of the **REBECCA DORMAN TRUST**, on behalf of said association.




Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

**First Financial Trust & Asset
Management Company, N.A.
ATTN: Keeton Eoff
P.O. Box 701
Abilene, Texas 79604**

Comal County, Texas

Exhibit "A"

Tract 1:

Lot 884, River Chase, Unit Six, in Comal County, Texas, according to plat thereof recorded in Volume 14, Pages 189-203, Map and Plat Records of Comal County, Texas.

Tract 2:

Lot 885, River Chase, Unit Six, in Comal County, Texas, according to plat thereof recorded in Volume 14, Pages 189-203, Map and Plat Records of Comal County, Texas.

6

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
08/16/2022 10:11:56 AM
CHRISTY 4 Page(s)
202206036989



Bobbie Koepp

RECEIVED

By Kathy Griffin at 9:55 am, Oct 29, 2025



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		119141
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.

Signature of Applicant

8/18/25

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

____ (Missing Items Circled, Application Refused)