



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 01/27/2022 Permit Number: 112619

Location Description: 1275 AGARITAVILLE
SPRING BRANCH, TX 78070

Subdivision: J. Henderson Survey 46, Abst. 254
Unit: 0
Lot: 0
Block: 0
Acreage: 16.0300

Type of System: Aerobic
Surface Irrigation

Issued to: Twisted Tree, LLC

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 Commission on Environmental Quality.

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.

Alterations to this permit including, but not limited to:

- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system

may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

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

Licensing Authority
Comal County Environmental Health

OS0036769

ENVIRONMENTAL HEALTH INSPECTOR

ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: _____ OSSF Installer #: _____

12/16/21 JC field check for water line sleeving, good.

1st Inspection Date: _____ 2nd Inspection Date: _____ 3rd Inspection Date: _____

Inspector Name: _____ Inspector Name: _____ Inspector Name: _____

Permit#:		Address:					
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		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)				
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards		285.91(10) 285.30(b)(4) 285.31(d)				
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)		285.32(a)(1)				
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot		285.32(a)(3)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)		285.32(a)(5)				
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:

**Comal County Environmental Health
OSSF Inspection Sheet**

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		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
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						
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number						
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
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)				
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.		285.32(c)(1)				
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						
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
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?		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)				
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		285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed						
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: 112619
Issued This Date: 07/09/2021
This permit is hereby given to: Twisted Tree, LLC

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

1275 AGARITAVILLE
SPRING BRANCH, TX 78070

Subdivision: J. Henderson Survey 46, Abst. 254
Unit: 0
Lot: 0
Block: 0
Acreage: 16.0300

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.

From: Ritzen, Brenda
To: ["david flugrath"](#)
Subject: RE: twisted 112619
Date: Wednesday, July 7, 2021 12:54:00 PM
Attachments: [image001.png](#)

David,

✓ Please show the reserve areas for the treatment and disposal facilities.

Thank you,



Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: david flugrath <flugd2002@yahoo.com>
Sent: Wednesday, July 7, 2021 10:23 AM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Subject: Re: twisted 112619

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.

- Comal IT

On Friday, July 2, 2021, 09:34:54 AM CDT, Gary Dean <garydean@gvtc.com> wrote:

Ok. We'll correct the documents and resubmit. Thanks.

From: "Brenda Ritzen" <rabbjr@co.comal.tx.us>
To: "Gary Dean" <garydean@gvtc.com>
Cc: "david flugrath" <flugd2002@yahoo.com>
Sent: Thursday, July 1, 2021 3:46:08 PM
Subject: RE: twisted 112619

REVISED

11:12 am, Jul 07, 2021

RECEIVED

By KG at 3:21 pm, May 14, 2021



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090

Date _____

Permit Number 112619

1. APPLICANT / AGENT INFORMATION

Owner Name Twisted Tree, LLC
Mailing Address 1282 Agaritaville
City, State, Zip Spring Branch, Texas 78070
Phone # 210 215 2451
Email garydean@gvtc.com

Agent Name David Flugrath
Agent Address 1858 Flugrath Hills Dr.
City, State, Zip N.B. Tx. 78132
Phone # 210-275-1481
Email flugd2002@yahoo.com

2. LOCATION

Subdivision Name Agaritaville Unit _____ Lot _____ Block _____
Survey Name / Abstract Number James Henderson Survey #440, Abstract 254 Acreage 16.03
Address 1275 Agaritaville City Spring Branch State TX Zip 78070

3. TYPE OF DEVELOPMENT

Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) _____
Number of Bedrooms _____
Indicate Sq Ft of Living Area _____

Non-Single Family Residential

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)
Type of Facility RV Park
Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants 0
Restaurants, Lounges, Theaters - Indicate Number of Seats 0
Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds 0
Travel Trailer/RV Parks - Indicate Number of Spaces 31
Miscellaneous _____

Estimated Cost of Construction: \$ 232,500. Sites/Infrastruct (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.

Gary Dean - Gary Dean - Managing Partner May 6, 2021



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Schrock/Flisat

System Description Proprietary Sprawl

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

Tank Size(s) (Gallons) 1500 Absorption/Application Area (Sq Ft) ~~1500~~ 19,375 SF

Gallons Per Day (As Per TCEQ Table III) 1240

(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.)

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.

Vern R. Schmit
Signature of Designer

4/4/2021
Date

1/2



202106034600 06/28/2021 01:17:51 PM 1/1

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities (OSSF's), this document is filed in the Deed Records of Comal County, Texas.

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.

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):

A 16.03 acre tract of land part of the James Henderson Sucker No. 416, Abstract 254 Comal County Texas and being a portion of a called 28.31 acres described in Document No. 201406029656, Official Public Records, Comal County Texas and being another of a called 0.543 acre, tract, recorded in Document No. 20190601311, Official Public Records, Comal County, Texas.

The property is owned by (insert owner's full name): Trustad Tree LLC.

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.

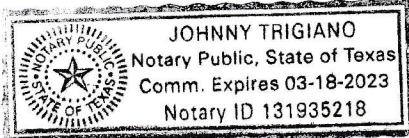
WITNESS BY HAND(S) ON THIS 17 DAY OF June, 2021

[Signature]
Owner(s) signature(s) - Managing Partner

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 17 DAY OF June, 2021

[Signature]
Notary Public, State of Texas

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
06/28/2021 01:17:51 PM
CASHFOUR 1 Page(s)
202106034600



Bobbie Koepf

TWO YEAR WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

1. General: This work for hire agreement (known as "Agreement") is entered into by and between Twisted Tree, LLC, Gary Deane (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 his or her or their responsibilities, as best he or she or they can. The designed flow rate for this system is a maximum of 1740 gallons per day.

2. Effective dates: This agreement commences on 1-1-2019 and ends on 1-1-2020 for a total of (2) TWO years. 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 issued.

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. Chlorinization 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 OSSG 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 1500 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 full, all contractors fees, bills or invoices as described here in.

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 \$250.00 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/ FLUGTRATH 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: *Twisted Tree, LLC*
SITE ADDRESS: *1275 Aganita Ville*
CITY: *SPRING BRANCH*
STATE & ZIP: *Tx. 78070*
PERMIT #: *112619*

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: *David Flugrath*

CUSTOMER NAME: *Grant Dean - Managing Partner*
PLEASE PRINT NAME

CUSTOMER SIGNATURE *[Signature]*
ONLY ONE PERSON NEED SIGN

Septic Design for Aerobic Treatment Of Wastewater

OWNER & SITE LOCATION: Twisted Tree, LLC, *14.03 acre tract out of James Henderson survey #46*
DESIGN SPECIFICATIONS: This design is for an RV park with 31 spaces using 40 GPD utilizing water saving devices. The projected wastewater usage is 1,240 gallons per day. *ABSTRACT 254*

SITE EVALUATION: The area of effluent treatment has a slope of less than 15 percent. The site is supporting a good strand of native grasses. Owner requested Aerobic Treatment so no profile holes were dug. No recharge features were found within 150 feet of the spray discharge area. No water runs, or dry creeks are located in the treatment area. This site is located in the Edwards Contributing zone. The location is not in the 100-year Floodplain. Spray area is more than 20' from the property line a timer will be used and will spray between midnight and 5am.

SYSTEM DISCRIPTION: The system will use a 1,500 GPD Aerobic wastewater treatment plant off the TCEQ approved list. The pipe from the house to the pretreatment tank will be a 3" or 4" PVC sch. 40 pipe. The pretreatment tank is to be connected to the Aerobic center by 4" sch 40. pump tank by 4" sch 40 The manifold pipe to the sprinklers is to be 1" sch. 40 PVC pipe. Audio & visual alarm required. The system is to be installed as to manufactures instruction.

CALCULATIONS: No. RV spaces:31
Wastewater Flow: 1,240gpd
Application Rate: 0.064gal/ft. x ft/day
Min. Area Required: 1,240gpd/0.064
=19,375sq. ft.
Actual Spray Area $7(30 \times 30 \times 3.14) = 19,782$ sq ft

Vern R. Schrank
Firm # F-11631
May 4 2021

PUMP TANK CALCULATIONS:
Pump of at 15" above 25.8 gallons per inch floor = 388 gal.
Pump on at 27" above floor = 309 gal.
Alarm on 34" above floor = 181 gal.
Total Effluent = 878 gal.
Reserve-(1500-878) gallons = 622 gal.
Reserve Required $(622 \times 1/3) = 207$ gal.

PUMP AND SPRINKLER SECSIFICATIONS: 7 sprinkler, with a 30' radius with an arc of 180 degees . Pump to be a 10-20 gallon 1/2 hp shallow well pump.

LANDSCAPING: Type II or Type III, soils must be placed over all exposed surface rock. All areas must be seeded with Rye or Bermuda grass or a combination of both.

AFFIDAVIT AND MAINTENANCE: An Affidavit that has been certified and duly recorded at the Count Clerks Office must be submitted. A Maintenance Contract between the owner and an Authorized maintenance company must be submitted and included for a two year period under the original contract of installation, at the end of two years and will be renewed each year after for the life of the system.

OSSF SOIL EVALUATION FORM

Owners Name: Twisted Tree
 Physical Address: David Flugrath 1275 Agerataville
 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		N/A				

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		N/A				

FEATURES OF SITE AREA

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

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

_____ #9620
 Signature of Site Evaluator

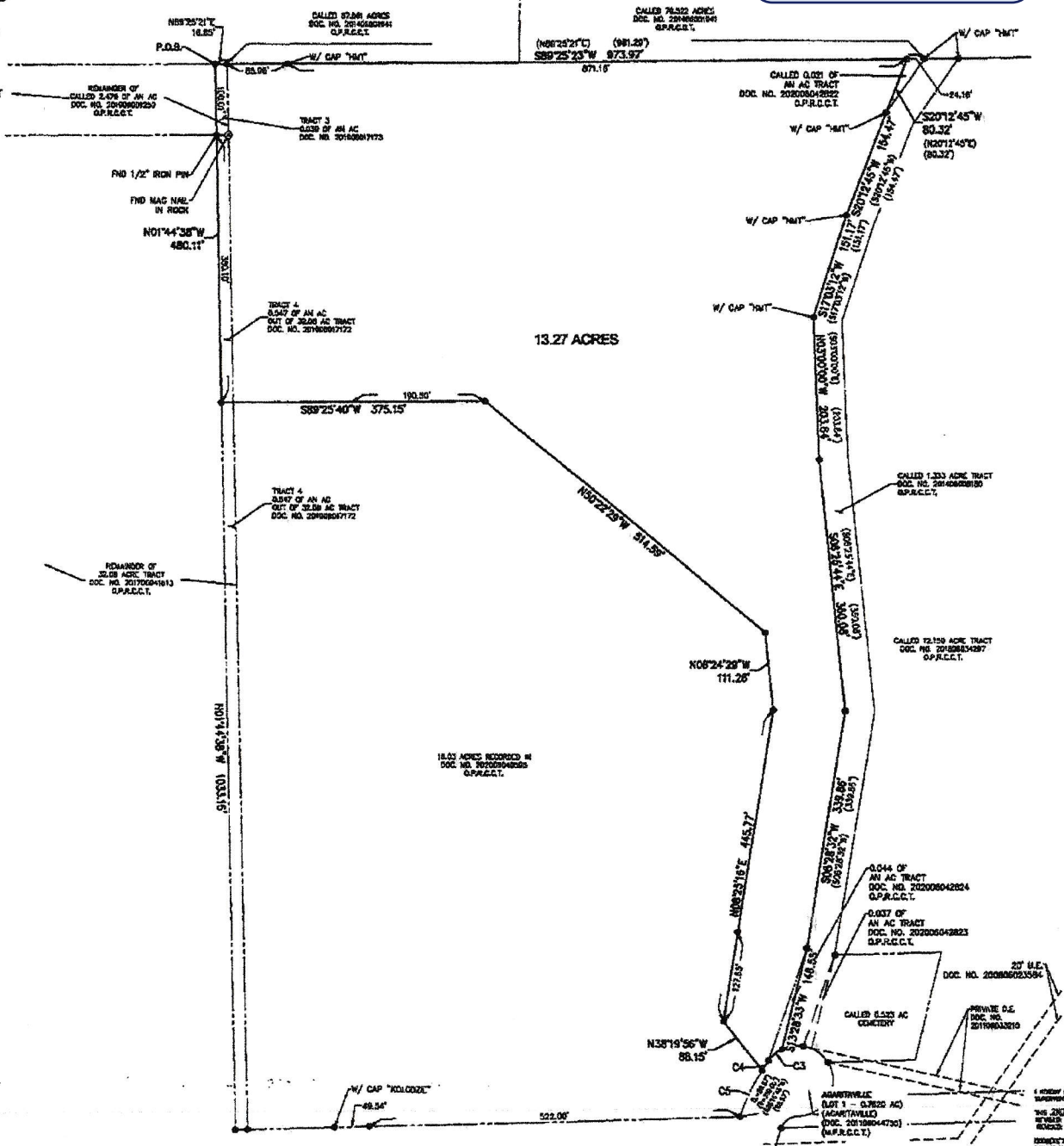
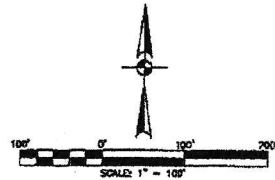
 Date

REVISED

12:21 pm, Jul 01, 2021

BEING A 13.27 ACRE TRACT OF LAND OUT OF THE JAMES HENDERSON SURVEY NO. 45, ABSTRACT NO. 254, COMAL COUNTY, TEXAS, AND BEING COMPRISED OF A PORTION OF A CALLED 28.71 ACRES, DESCRIBED IN DOCUMENT NO. 20146802828, A PORTION OF A CALLED 0.547 ACRE, TRACT 4, RECORDED IN DOCUMENT NO. 201908017172, ALL OF A CALLED 0.039 ACRE TRACT, TRACT 3, RECORDED IN DOCUMENT NO. 2019080017173 AND ALL OF A CALLED 0.044 ACRE TRANSLE TRACT RECORDED IN DOCUMENT NO. 202008042824, ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

- LEGEND:
- = 1/2" IRON PIN
 - = 1/4" CAP IRON PIN
 - = UNLESS OTHERWISE NOTED
 - = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "MUT"
 - = UNLESS OTHERWISE NOTED
 - D.L. = BILLING SERVICE LINE
 - U.G. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - R.W.K. = RIGHT-OF-WAY
 - () = RECORD CALLS
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF CONJOINING



CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C3	24.70	50.00	S49°13'57\"/>	
C4	16.41	310.00	S32°06'35\"/>	
C5	72.60	310.00	S34°47'40\"/>	

THIS SURVEY WAS PREPARED WITHOUT THE DEDUCT OF A TITLE REPORT.

THE SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH TO REVEAL OTHER MATTERS OF RECORD, SUCH AS EASEMENTS, ENCUMBRANCES, OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.

NO ATTEMPT HAS BEEN MADE TO LOCATE ANY INTERESTS, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

BOUNDARIES SHOWN HEREON ARE BASED ON THE BEST AVAILABLE SURVEY DATA, INCLUDING AERIAL PHOTOGRAPHS, AND ARE A RECONSTRUCTION OF THE TRACT AS SHOWN IN CONNECTION WITH THIS SURVEY.



1275 AGARVILLE SPRING TERRACE, TEXAS
THE SURVEY IS CERTIFIED FOR POSTER BY THE SURVEYOR.

HMT 390 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
PHONE 817-10981
FAX 817-1013360

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE BEINGING THEREIN BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS.

DATE OF SURVEY: JULY 1, 2021
REVISIONS: 11-01-2021 - REVISED SURVEY
DRAWN: 11-11-2021 - A.M.
CHECKED: [Signature]
DATE: 11-11-2021



202108092016_08/14/2021 03:29:38 PM 1/7

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.

General Warranty Deed

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL §

Executed on date of acknowledgement to be Effective: June 11, 2021.

Grantor: **TWISTED TREE, LLC**

Grantor's Mailing Address: 1282 Agaritaville, Spring Branch, Comal County, Texas 78070

Grantee: **GARY A. DEAN and wife, GLENDA L. DEAN**

Grantee's Mailing Address: 1290 Agaritaville, Spring Branch, Comal County, Texas 78070

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): Being a 13.27 acre tract of land out of the James Henderson Survey No. 46, Abstract No. 254, Comal County, Texas, and being comprised of a portion of a called 28.71 acres, described in Document No. 201406029626, and being a portion of a called 0.547 acre, Tract 4, recorded in Document No. 201906017172, all of a called 0.039 acre tract, Tract 3, recorded in Document No. 2019060017173 and all of a called 0.044 acre triangle tract recorded in Document No. 2020060428424 all recorded in the Official Public Records, Comal County, Texas, said 13.27 acre tract of land being more particularly described by metes and bounds on Exhibit A attached hereto and made a part hereof.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: All presently recorded restrictions, reservations, easements, covenants and conditions that affect the property and taxes for the current year, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds

Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

TWISTED TREE, LLC
By: 
GARY A DEAN, President

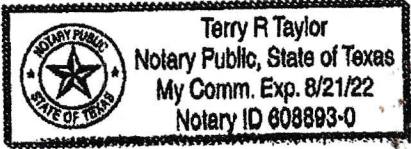
THE STATE OF TEXAS *
COUNTY OF COMAL *

This instrument was acknowledged before me on this the 11th day of June, 2021, by **GARY A. DEAN**, President of **TWISTED TREE, LLC**, in the capacity therein stated.

Terry R Taylor
Notary Public State of Texas

AFTER RECORDING RETURN TO:
Kristen Quinney Porter, LLC
P.O. Box 312643
New Braunfels, Texas 78131-2643

PREPARED IN THE LAW OFFICE OF:
Kristen Quinney Porter, LLC
P.O. Box 312643
New Braunfels, Texas 78131-2643





290 S. Castell Avenue, Ste. 100
New Braunfels, TX 78130
(830) 625-8555
TBPE-FIRM F-10961
TBPLS FIRM 10153600

Exhibit A

**METES AND BOUNDS DESCRIPTION
FOR A
13.27 ACRE TRACT OF LAND**

Being a 13.27 acre tract of land out of the James Henderson Survey No. 46, Abstract No. 254, Comal County, Texas, and being comprised of a portion of a called 28.71 acres, described in Document No. 201406029626, and being a portion of a called 0.547 acre, Tract 4, recorded in Document No. 201906017172, all of a called 0.039 acre tract, Tract 3, recorded in Document No. 2019060017173 and all of a called 0.044 acre triangle tract recorded in Document No. 2020060428424 all recorded in the Official Public Records, Comal County, Texas, said 13.27 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2" iron pin with cap stamped "HMT" found for the Northwest corner of said 0.039 acre Tract 3 and being the Northeast corner of the remainder of a called 2.479 acre tract recorded in Document No. 201906001259, Official Public Records, Comal County, Texas, also being the Northwest of the herein described tract and being in the South line of a called 57.561 acre tract recorded in Document No. 201406001941, Official Public Records, Comal County, Texas;

THENCE N 89°25'21" E along the South line of said 57.561 acre tract and passing at a distance of 16.85 feet a 1/2" iron pin found for the Northeast corner of said 0.039 acre Tract 3 and being the Northwest corner of the remainder of said 28.71 acre tract, passing at a distance of 85.96 feet (from the Northeast corner of said 0.039 acre Tract 3) a 1/2" iron pin (with cap stamped "HMT") found and continuing along said common line and passing the Southeast corner of said 57.561 acre tract common with the Southwest corner of a called 70.522 acre tract recorded in Document No. 201406001941, Official Public Records, Comal County, Texas, and continuing in all a distance of 973.97 feet to a 1/2" iron pin (with cap stamped "HMT") found for the Northeast corner of the herein described tract and being the Northwest corner of a called 0.021 acre triangle tract recorded in Document No. 202006042822, Official Public Records, Comal County, Texas, from which a 1/2" iron pin (with cap stamped "HMT") found bears N 89°25'21" E a distance of 24.16 feet for the Northeast corner of said 0.021 acre triangle tract, also being the Northwest corner of a called 1.333 acre tract, recorded in Document No. 201406008180, Official Public Records, Comal County, Texas;

THENCE S 20°12'45" W along the Westerly line of said 0.021 acre triangle tract, passing at 80.32 feet a 1/2" iron pin (with cap stamped "HMT") found for the South corner of said 0.021 acre triangle tract and being an angle point in said 1.333 acre tract;

THENCE S 20°12'45" W along the Easterly line of the remainder of said 28.71 acre tract and the herein described tract, common with the Westerly line of said 1.333 acre tract, 154.47 feet to a 1/2" iron pin (with cap stamped "HMT") found;

THENCE along the Easterly line of the remainder of said 28.71 acre tract and the herein described tract, and common with the Westerly line of said 1.333 acre tract, the following 4 calls:

1. S 17°03'12" W a distance of 151.17 feet to a 1/2" iron pin (with cap stamped "HMT") found;

2. S 03°00'00" E a distance of 203.84 feet to a 1/2" iron pin (with cap stamped "KSC") found;
3. S 06°25'44" E a distance of 360.08 feet to a 1/2" iron pin (with cap stamped "KSC") found;
4. S 08°28'32" W a distance of 339.86 feet to a 1/2" Iron pin (with cap stamped "HMT") found for the North corner of a called 0.044 acre triangle tract, recorded in Document No. 202006042824, Official Public Records, Comal County, Texas;

THENCE along the Easterly line of said 0.044 acre triangle tract and the herein described tract, S 13°28'33" W a distance of 146.55 feet to a 1/2" Iron pin (with cap stamped "HMT") found in the arc of a non-tangent curve of a cul-de-sac of Argariltaville, Lot 1, as shown on plat recorded in Document No. 201106044755, Map and Plat Records, Comal County, Texas;

THENCE along said cul-de-sac and the arc of non-tangent curve to the left, having a radius of 50.00 feet, an arc length of 24.79 feet and a chord bearing of S 49° 13' 57" W, a distance of 24.53 feet to a 1/2" iron pin (with cap stamped "HMT") found for the South corner of said 0.044 acre triangle tract, and an East corner of the herein described tract and a point of compound curvature;

THENCE along the arc of compound curve to the left, having a radius of 310.00 feet, an arc length of 16.41 feet and a chord bearing of S 32° 06' 35" W, a distance of 16.41 feet to a 1/2" iron pin (with cap stamped "HMT") found for the South corner of the herein described tract and being the East corner of a called 16.03 acre tract recorded in Document No. 202006040595, Official Public Records, Comal County, Texas,

THENCE along the Easterly and Northerly line of said 16.03 acre tract, the following 5 calls:

1. N 38°19'56" W a distance of 88.15 feet to a 1/2" Iron pin (with cap stamped "HMT") found;
2. N 08°25'16" E, passing a 1/2" iron pin (with cap stamped "HMT") found at 127.26 feet and continuing in all a distance of 445.77 feet to a 1/2" iron pin (with cap stamped "HMT") found;
3. N 06°24'29" W a distance of 111.26 feet to a 1/2" iron pin (with cap stamped "HMT") found;
4. N 50°22'29" W, a distance of 514.59 to a 1/2" iron pin (with cap stamped "HMT") found;
5. S 89°25'40" W passing a 1/2" Iron pin (with cap stamped "HMT") found at 190.50 feet and passing the Easterly line of the aforementioned 0.547 acre Tract 4, continuing in all a distance of 375.15 feet to a 1/2" iron pin (with cap stamped "HMT") found for the Southwest corner of the herein described tract and being the Northwest corner of said 16.03 acre tract, also being in the West line of said 0.547 acre Tract 4, and being in the East line of the remainder of a called 32.08 acre tract recorded in Document No. 201706041613, Official Public Records, Comal County, Texas, from which a 1/2" iron pin (with cap stamped "HMT") found for the Southwest corner of said 16.03 acre tract bears S 01°44'38" E a distance of 1033.15 feet;

THENCE N 01°44'38" W along the West line of said 0.547 acre Tract 4, common with the East line of remainder of said 32.08 acre tract, passing at a distance of 380.10 feet to a 1/2" iron pin (with cap stamped

REVISED

12:21 pm, Jul 01, 2021

"HMT") found for the Northwest corner of said 0.547 acre Tract 4, common with Northeast corner of remainder of said 32.08 acre tract, also being common with the Southeast corner of the remainder of the aforementioned 2.479 acre tract and Southwest corner of the aforementioned 0.039 acre Tract 3, from which a PK Nail found in rock bears N 89°25'32" E a distance of 16.87 feet for the Southeast corner of said 0.039 acre Tract 3 common with the Northeast corner of said 0.547 acre Tract 4, continuing along the West line of herein described tract, in all a total distance of 480.11 feet to the POINT OF BEGINNING containing 13.27 acres in Comal County, Texas.

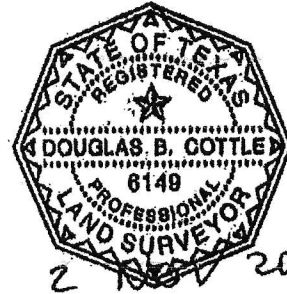
Bearings shown hereon are based on the Texas Coordinate System, South Central Zone (4204), NAD 83.

Surveyed this the 2nd day of July, 2019.

Reference survey of said 13.27 tract of land prepared November 2, 2020.


Douglas B. Cottle
Registered Professional Land Surveyor No. 6149

S:\Projects\Title Surveys\Henderson, James - Comal\28.7 ac - 1275 Agaritaville - Dennis
19-0617 Partition\MB\Henderson J 13.27ac MB_1275 Agaritaville_19-0617.docx



7/06/21 As per Gary Dean the RV Park is actually located on the 16.03 acres, not the 13.27. Will await revised planning materials with the correct acreage amount of 16.03 acres.

From: Ritzen, Brenda
To: ["Gary Dean"](#)
Cc: ["david flugrath"](#)
Subject: FW: twisted 112619
Date: Thursday, July 1, 2021 10:15:00 AM
Attachments: [IMG_20210701_0004.pdf](#)
[image001.png](#)

Gary,

The attached Affidavit to the Public was submitted today. Will a revised permit application, revised planning materials, and a new deed which match the property description on this Affidavit be submitted?

Thank you,



Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: david flugrath <flugd2002@yahoo.com>
Sent: Thursday, July 1, 2021 9:48 AM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Subject: Re: twisted 112619

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.
- Comal IT

On Thursday, June 10, 2021, 08:47:53 AM CDT, Ritzen, Brenda <rabbjr@co.comal.tx.us> wrote:

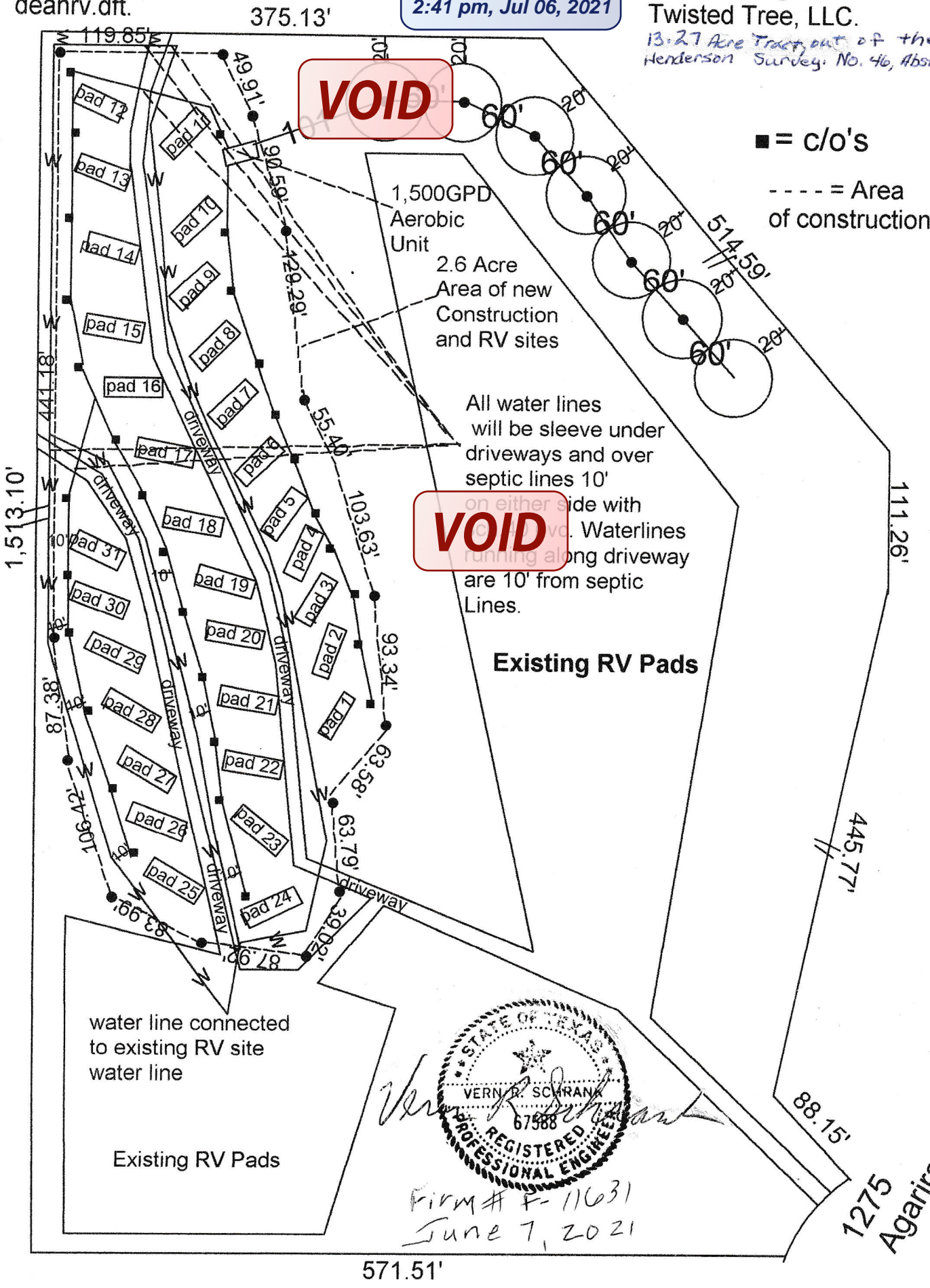
Re: Twisted Tree, LLC
28.679 acres, 1275 Agaritaville

Scale: 1"=100'
deanrv.dft.

REVISED
2:41 pm, Jul 06, 2021

Septic Design For Twisted Tree, LLC.

13.27 Acre Tract, out of the James
Henderson Survey, No. 46, Abstract 254



VOID
on either side with ... Waterlines running along driveway are 10' from septic Lines.

Existing RV Pads

■ = c/o's
----- = Area of construction



Firm # F-11631
June 7, 2021

1275
Agariraville

RECEIVED
By KG at 3:21 pm, May 14, 2021

VOID

REVISED
2:41 pm, Jul 06, 2021



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090

Date _____

Permit Number 112619

1. APPLICANT / AGENT INFORMATION

Owner Name Twisted Tree, LLC
Mailing Address 1282 Agaritaville
City, State, Zip Spring Branch, Texas 78070
Phone # 210 215 2451
Email garydean@gvtc.com

Agent Name David Flugrath
Agent Address 1858 Flugrath Hills Dr.
City, State, Zip N.B. Tx. 78132
Phone # 210-275-1481
Email flugd2002@yahoo.com

2. LOCATION

Subdivision Name Agaritaville Unit _____ Lot _____ Block _____
Survey Name / Abstract Number James Henderson Survey #440, Abstract 254 Acreage 13.27
Address 1275 Agaritaville City Spring Branch State TX Zip 78070

3. TYPE OF DEVELOPMENT

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

VOID

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 RV Park
Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants 0
Restaurants, Lounges, Theaters - Indicate Number of Seats 0
Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds 0
Travel Trailer/RV Parks - Indicate Number of Spaces 31
Miscellaneous _____

Estimated Cost of Construction: \$ 232,500. Sites/Infrastruct (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.

Gary Dean - Gary Dean - Managing Partner May 6, 2021

REVISED

2:40 pm, Jul 06, 2021

VOID



202106035941 07/06/2021 12:35:57 PM 1/2

202106034600 06/28/2021 01:17:51 PM 1/1

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities (OSSFs), this document is filed in the Deed Records of Comal County, Texas.

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. The owner must provide proof of the recording to the OSSF permitting authority. This affidavit is not a representation or warranty by the commission of the quality of the OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

VOID

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): A 13.27 acre tract of land out of the James Henderson Sucker No. 416, Abstract 254, Comal County, Texas and being a portion of a called 28.71 acres described in Document No. 201406029656, official public records, Comal County, Texas and being a portion of a called 0.57 acre, tract, recorded in Document No. 20140602717, official public records, Comal County, Texas.

The property is owned by (insert owner's full name): Trusted Tree LLC.

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 17 DAY OF June, 2021

[Signature]
Owner(s) signature(s) - Managing Partner

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 17 DAY OF June, 2021

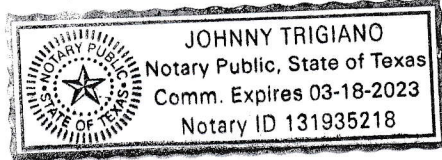
[Signature]
Notary Public, State of Texas

re-recorded to correct legal

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
06/28/2021 01:17:51 PM
CASHFOUR 1 Page(s)
202106034600



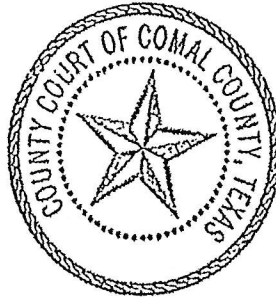
Bobbie Koepf



REVISED

2:40 pm, Jul 06, 2021

VOID



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

VOID

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

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
07/06/2021 12:35:57 PM
CSCHUL 2 Page(s)
202106035941



Bobbie Koepf

Septic Design for Aerobic Treatment Of Wastewater

VOID

OWNER & SITE LOCATION: Twisted Tree, LLC, 15,27 acre tract out of Times Henderson survey #46
 DESIGN SPECIFICATIONS: This design is for an RV park with 31 spaces using 40 GPD utilizing water saving devices. The projected wastewater usage is 1,240 gallons per day.

SITE EVALUATION: The area of effluent treatment has a slope of less than 15 percent. The site is supporting a good stand of native grasses. Owner requested Aerobic Treatment so no profile holes were dug. No recharge features were found within 150 feet of the spray discharge area. No water runs, or dry creeks are located in the treatment area. This site is located in the Edwards Contributing zone. The location is not in the 100-year Floodplain. Spray area is more than 20' from the property line a timer will be used and will spray between midnight and 5am.

SYSTEM DISCRIPTION: The system will use a 1,500 GPD Aerobic wastewater treatment plant off the TCEQ approved list. The pipe from the house to the pretreatment tank will be a 3" or 4" PVC sch. 40 pipe. The pretreatment tank is to be connected to the Aerobic center by 4" sch 40. pump tank by 4" sch 40 The manifold pipe to the sprinklers is to be 1" sch. 40 PVC pipe. Audio & visual alarm required. The system is to be installed as to manufactures instruction.

CALCULATIONS: No. RV spaces:31
 Wastewater Flow: 1,240gpd
 Application Rate: 0.064gal/ft. x ft/day
 Min. Area Required: 1,240gpd/0.064
 =19,375sq. ft.
 Actual Spray Area 7(30 x 30 x 3.14) = 19,782 sq ft



PUMP TANK CALCULATIONS:
 Pump of at 15" above 25.8 gallons per inch floor = 388 gal.
 Pump on at 27" above floor = 309 gal.
 Alarm on 34" above floor = 181 gal.
 Total Effluent = 878 gal.
 Reserve-(1500-878) gallons = 622 gal.
 Reserve Required (622x1/3)= 207 gal.

Firm # F-11631
 May 4 2021

PUMP AND SPRINKLER SECSIFICATIONS: 7 sprinkler, with a 30' radius with an arc of 180 degees . Pump to be a 10-20 gallon 1/2 hp shallow well pump.

LANDSCAPING: Type II or Type III, soils must be placed over all exposed surface rock. All areas must be seeded with Rye or Bermuda grass or a combination of both.

AFFIDAVIT AND MAINTENANCE: An Affidavit that has been certified and duly recorded at the Count Clerks Office must be submitted. A Maintenance Contract between the owner and an Authorized maintenance company must be submitted and included for a two year period under the original contract of installation, at the end of two years and will be renewed each year after for the life of the system.

1/2

REVISED
10:14 am, Jul 01, 2021



AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities (OSSF's), this document is filed in the Deed Records of Comal County, Texas.

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.

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):

VOID
A 16.03 acre tract of the James Henderson Sucker No. 46, Abilene, Comal County, Texas and being a portion of a called 28.31 acres described in Document No. 201406029656, official public records, Comal County, Texas and being a portion of a called 0.547 acre, tract recorded in Document No. 20190601717, official public records, Comal County, Texas.

The property is owned by (insert owner's full name): Trustod Tree LLC.

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 17 DAY OF June, 2021

[Signature]
Owner(s) signature(s) - Managing Partner

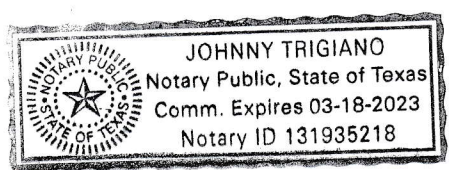
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 17 DAY OF June, 2021

[Signature]
Notary Public, State of Texas

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
06/28/2021 01:17:51 PM
CASHFOUR 1 Page(s)
202106034600



Bobbie Koepf



From: [Gary Dean](#)
To: [Ritzen, Brenda](#)
Cc: [david flugrath](#)
Subject: Re: twisted 112619
Date: Thursday, June 10, 2021 9:27:30 AM
Attachments: [image001.png](#)

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.

- Comal IT

Brenda,

It looks like something was totally lost in a few emails to David. I'm waiting on the lawyer Kristen Porter to complete a deed transfer so the 16.03 acres will be a stand alone, well defined RV Park property that will fit whatever the future may bring. To my knowledge the deed will be filed by tomorrow or Monday at the latest. Whereupon we will refile the 16.03 acres per our previous discussion.

I'm very sorry for the confusion and miscommunication.

Sincerely,

Gary Dean

From: "Brenda Ritzen" <rabbjr@co.comal.tx.us>
To: "Gary Dean" <garydean@gvtc.com>
Cc: "david flugrath" <flugd2002@yahoo.com>
Sent: Thursday, June 10, 2021 8:47:49 AM
Subject: RE: twisted 112619

Re: Twisted Tree, LLC
28.679 acres, 1275 Agaritaville
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Gary, David,

I have reviewed the revised planning materials submitted June 9th, and have found the following information is still needed:

1. Add the legal description, abstract & survey information from the deed, to the property description on the permit application.
2. Revise the design to reflect the correct property configuration for the 28.679.
3. It is not required but you may wish to file a correction Affidavit to the Public to Document #202106024959, to remove the additional acreage from the document. If you have questions on how to style the form please do not hesitate to call.

From: Ritzen, Brenda
To: ["Gary Dean"](#)
Cc: ["david flugrath"](#)
Subject: RE: twisted 112619
Date: Thursday, June 10, 2021 8:47:00 AM
Attachments: [image001.png](#)

Re: Twisted Tree, LLC
28.679 acres, 1275 Agaritaville
Application for Permit for Authorization to Construct an On-Site Sewage Facility

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2. Revise the design to reflect the correct property configuration for the 28.679.
3. It is not required but you may wish to file a correction Affidavit to the Public to Document #202106024959, to remove the additional acreage from the document. If you have questions on how to style the form please do not hesitate to call.
4. Revise as needed and resubmit.

Thank you,



Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: david flugrath <flugd2002@yahoo.com>
Sent: Wednesday, June 9, 2021 1:53 PM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Subject: twisted 112619

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

From: [Griffin, Kathy](#)
To: [Hernandez, Sandra](#)
Subject: Permit 112619
Date: Monday, May 17, 2021 12:33:16 PM
Attachments: [image001.png](#)

Sandra,

I made some notes below regarding the septic permit at 1275 Agaritaville. Can you review these to see if you agree with my notes or think I should add anything?

RE: Permit 112619

After discussing this with Sandra, this application should be for 28.679 acres, not 29.3 acres as listed on the current application. This should also be the only acreage listed on the affidavit. The application is in the name of Twisted Tree, LLC, but we have a deed showing that Twisted Tree sold this property to Phyllis R. Dean in 2019. So unless Flugrath provides a deed showing Twisted Tree as the owner, the applicant should be Phyllis R. Dean for 28.679 acres.



Kathy Griffin, CFM
Floodplain Coordinator
Comal County Engineer's Office
830-608-2090
www.cceo.org

From: Ritzen, Brenda
To: ["garydean@gvtc.com"](mailto:garydean@gvtc.com)
Cc: ["david flugrath"](#)
Subject: Permit 112619
Date: Friday, May 21, 2021 4:28:00 PM
Attachments: [image001.png](#)

Re: Twisted Tree, LLC
28.679 acres, 1275 Agaritaville
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Gary / David,

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

1. **Revise the permit application and the planning materials to reflect the correct property description and configuration of the 28.679 acre tract.**
- ✓ 2. Clarify what is meant by the notations on the design regarding the plumber.
- ✓ 3. Provide details for the sleeve requirements for water supply line at water and sewer line crossings.
- ✓ 4. Identify the location of the property to be serviced on the 2 year initial maintenance contract.
5. Revise as needed and resubmit.

Thank you,



Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

Re: OSSF Permit 112619

This permit should be for 28.679 acres only.

Kathy

RECEIVED
By KG at 3:21 pm, May 14, 2021



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090

VOID

Date _____

Permit Number 112619

1. APPLICANT / AGENT INFORMATION

Owner Name Twisted Tree, LLC
Mailing Address 1282 Agaritaville
City, State, Zip Spring Branch, Texas 78070
Phone # 210 215 2451
Email garydean@gvvc.com

Agent Name David Flugrath
Agent Address 1858 Flugrath Hills Dr.
City, State, Zip N.B. Tx. 78132
Phone # 210-275-1481
Email flugd2002@yahoo.com

2. LOCATION

Subdivision Name Agaritaville Unit _____ Lot # _____ Block _____
Survey Name / Abstract Number _____ Acreage 28.679
Address 1275 Agaritaville City Spring Branch State TX Zip 78070

3. TYPE OF DEVELOPMENT

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

Non-Single Family Residential
(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)
Type of Facility RV Park
Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants 0
Restaurants, Lounges, Theaters - Indicate Number of Seats 0
Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds 0
Travel Trailer/RV Parks - Indicate Number of Spaces 31
Miscellaneous _____

Estimated Cost of Construction: \$ 232,500. Sites/Infrastruct (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.

Gary Dean - Gary Dean - Managing Partner May 6, 2021

RECEIVED
By KG at 3:21 pm, May 14, 2021

REVISED
12:54 pm, May 24, 2021



ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090

Date _____

VOID

Permit Number 112619

1. APPLICANT / AGENT INFORMATION

Owner Name Twisted Tree, LLC
Mailing Address 1282 Agaritaville
City, State, Zip Spring Branch, Texas 78070
Phone # 210 215 2451
Email garydean@gvtc.com

Agent Name David Flugrath
Agent Address 1858 Flugrath Hills Dr.
City, State, Zip N.B. Tx. 78132
Phone # 210-275-1481
Email flugd2002@yahoo.com

2. LOCATION

Subdivision Name Agaritaville Unit _____ Lot 1 _____ Block _____
Survey Name / Abstract Number A-254 SUR-46 J Henderson, See additional below Acreage 29.3
Address 1275 Agaritaville City Spring Branch State TX Zip 78070

3. TYPE OF DEVELOPMENT

Single Family Residential

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

Number of Bedrooms _____

Indicate Sq Ft of Living Area _____

Non-Single Family Residential

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

Type of Facility RV Park

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants 0

Restaurants, Lounges, Theaters - Indicate Number _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____

Travel Trailer/RV Parks - Indicate Number of Spaces 31

Miscellaneous _____

VOID

Estimated Cost of Construction: \$ 232,500. Sites/Infrastruct: (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.

Gary Dean - Gary Dean - Manager Partner May 6, 2021

19/c ⑤



202106024959 05/07/2021 12:53:57 PM 1/19

VOID

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL STATE OF TEXAS

AFFIDAVIT According to Texas Commission on Environmental Quality Rules for On-Site Sewage (OSSFs) 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 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 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 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):

PT
152594

① A-254 SUR-46 J HENDERSON 28.679ac

② A-254 SUR-46 J HENDERSON 1.947 ac 427133

- A-304 SUR-45 GC JENKINS

The property is owned by (insert owner's full name)

③ A-254 SUR-46 J HENDERSON .039 ac 427141

Twisted Tree, LLC

④ A-304 SUR-45 GC JENKINS .024 ac 438811

This OSSF shall be covered by a continuous service policy 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 as prescribed by law. 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 may be obtained from the Comal County Public Health Department.

WITNESS BY HAND(S) ON THIS 3rd DAY OF May, 2021

① - Gary ... Managing Partner (Owner(s) signature(s))

VOID

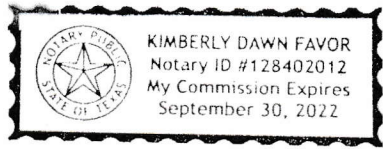
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 03 DAY OF May, 2021

Notary's Signature: _____
Texas

Notary Public, State of

Notary's Name Printed: Kimberly Dawn FAVOR

My Commission Expires: 09.30.2022



REVISED

2:19 pm, May 24, 2021

Septic Design for Aerobic Treatment Of Wastewater

VOID

1) A-254 sur. 46 J Henderson 28.679 ac PID#152594
sur-46 J Henderson .547ac. A-304 sur-45 GC Jennings
33, 3) A-254 sur- 46 J. Henderson .039ac. PID#427141
4) A sur-45 GC Jennings .024 ac. PID# 438841

OWNER & SITE LOCATION: Twisted Tree, LLC

DESIGN SPECIFICATIONS: This design is for an RV park with 31 spaces using 40 GPD utilizing water saving devices. The projected wastewater usage is 1,240 gallons per day.

SITE EVALUATION: The area of effluent treatment has a slope of less than 15 percent. The site is supporting a good strand of native grasses. Owner requested Aerobic Treatment so no profile holes were dug. No recharge features were found within 150 feet of the spray discharge area. No water runs, or dry creeks are located in the treatment area. This site is located in the Edwards Contributing zone. The location is not in the 100-year Floodplain. Spray area is more than 20' from the property line a timer will be used and will spray between midnight and 5am.

SYSTEM DISCRIPTION: The system will use a 1,500 GPD Aerobic wastewater treatment plant off the TCEQ approved list. The pipe from the house to the pretreatment tank will be a 3" or 4" PVC sch. 40 pipe. The pretreatment tank is to be connected to the Aerobic center by 4" sch 40. pump tank by 4" sch 40 The manifold pipe to the sprinklers is to be 1" sch. 40 PVC pipe. Audio & visual alarm required. The system is to be installed as to manufactures instruction.

CALCULATIONS: No. RV spaces:31

Wastewater Flow: 1,240gpd

Application Rate: 0.064gal/ft. x ft/day

Min. Area Required: 1,240gpd/0.064
=19,375sq. ft.

Actual Spray Area $7(30 \times 30 \times 3.14) = 19,782$ sq ft



Firm # F-11631
May 4 2021

PUMP TANK CALCULATIONS:

Pump of at 15" above 25.8 gallons per inch floor = 388 gal.

Pump on at 27" above floor = 309 gal.

Alarm on 34" above floor = 181 gal.

Total Effluent = 878 gal.

Reserve-(1500-878) gallons = 622 gal.

Reserve Required $(622 \times 1/3) = 207$ gal.

PUMP AND SPRINKLER SECSIFICATIONS: 7 sprinkler, with a 30' radius with an arc of 180 degees . Pump to be a 10-20 gallon 1/2 hp shallow well pump.

LANDSCAPING: Type II or Type III, soils must be placed over all exposed surface rock. All areas must be seeded with Rye or Bermuda grass or a combination of both.

AFFIDAVIT AND MAINTENANCE: An Affidavit that has been certified and duly recorded at the Count Clerks Office must be submitted. A Maintenance Contract between the owner and an Authorized maintenance company must be submitted and included for a two year period under the original contract of installation, at the end of two years and will be renewed each year after for the life of the system.

REVISED

12:56 pm, May 24, 2021

VOID

Scale: 1"=100'
annv.dft.

375.13'

Septic Design For
Twisted Tree, LLC.

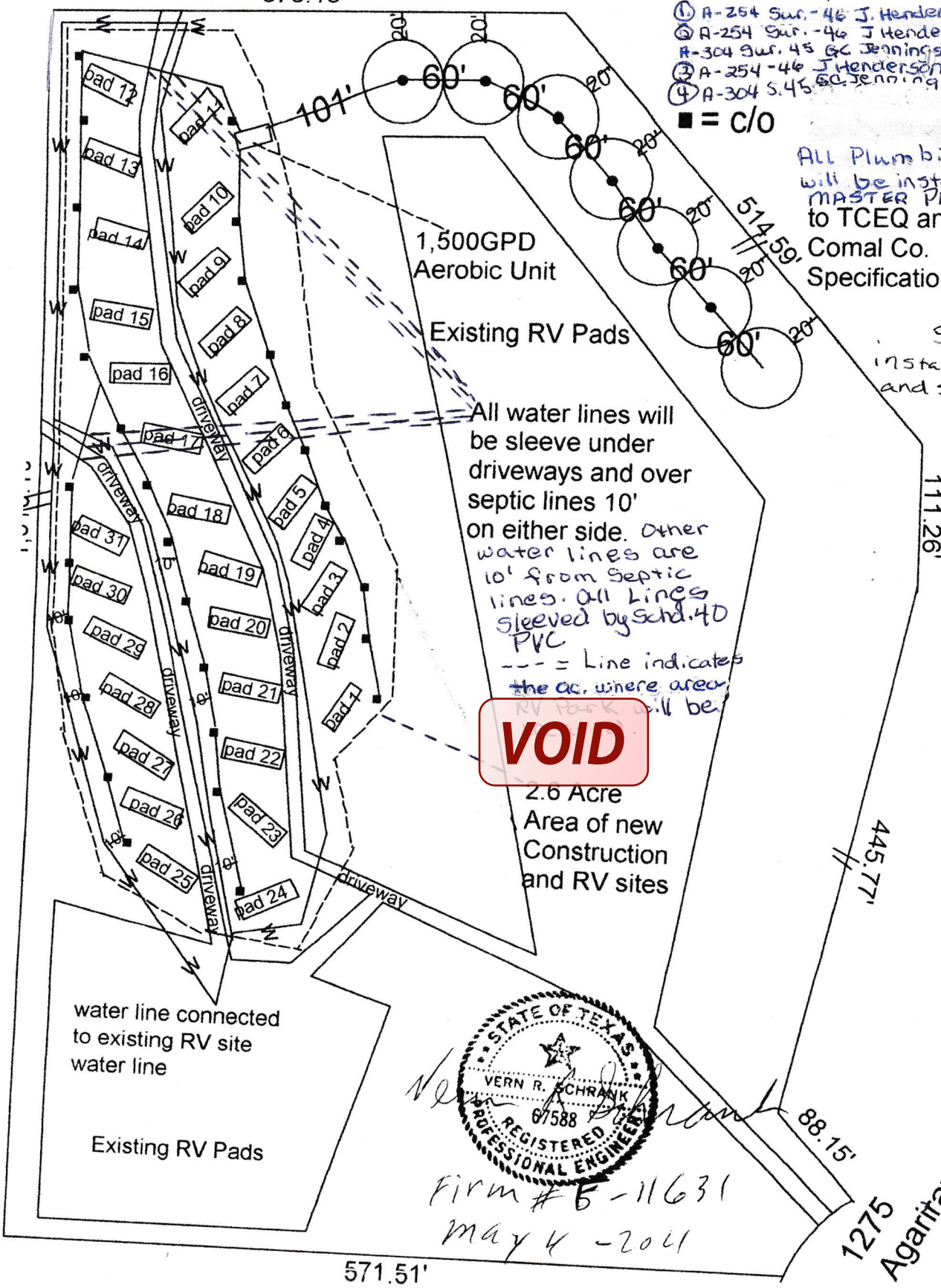
PID
152594

- ① A-254 Sur. -46 J. Henderson .28679 ac
- ② A-254 Sur. -46 J. Henderson .547 ac. 417133
- A-304 Sur. 45 GC Jennings .039 ac. 427146
- ③ A-254 -46 J. Henderson .039 ac.
- ④ A-304 S.45 GC Jennings .024 ac. 438841

■ = c/o

All Plumbing & water lines
will be installed By a Lisc.
MASTER PLUMBER
to TCEQ and
Comal Co.
Specifications.

Septic Installer
installs Septic Tank
and sprinkler lines
only.



All water lines will
be sleeve under
driveways and over
septic lines 10'
on either side. Other
water lines are
10' from septic
lines. All Lines
sleeved by Schd. 40
PVC

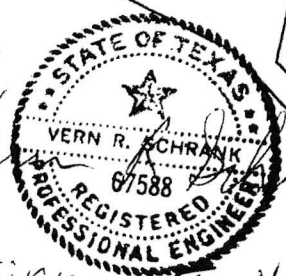
--- = Line indicates
the ac. where area
will be

VOID

2.6 Acre
Area of new
Construction
and RV sites

water line connected
to existing RV site
water line

Existing RV Pads



Firm # 5-11631
May 4 - 2021

571.51'

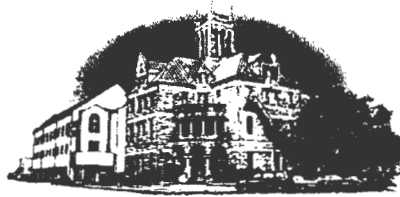
88.15'
1275
Agaritaville

445.77'

111.26'

514.59'

**CCEO
COPY**



Comal County
OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **10/11/2016** Permit Number: **104052**

Location Description: 1275 AGARITAVILLE
SPRING BRANCH, TX 78070

Subdivision: J. Henderson A-254 Sur-46
Unit:
Lot:
Block:
Acreage: 28.7000

Type of System: Aerobic
Drip Irrigation

Issued to: Twisted Tree, LLC

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 Commission on Environmental Quality.

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.

Alterations to this permit including, but not limited to:

- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system

may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

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

Shelley K. Helmske OS0031545
ENVIRONMENTAL HEALTH INSPECTOR

[Signature] OS0007722
ENVIRONMENTAL HEALTH COORDINATOR

**CCEO
COPY**

REVISED
10:32 am, Feb 17, 2016

There is Adequate Land Area for Doubling the
Required Land area for Disposal Area and treatment Unit.

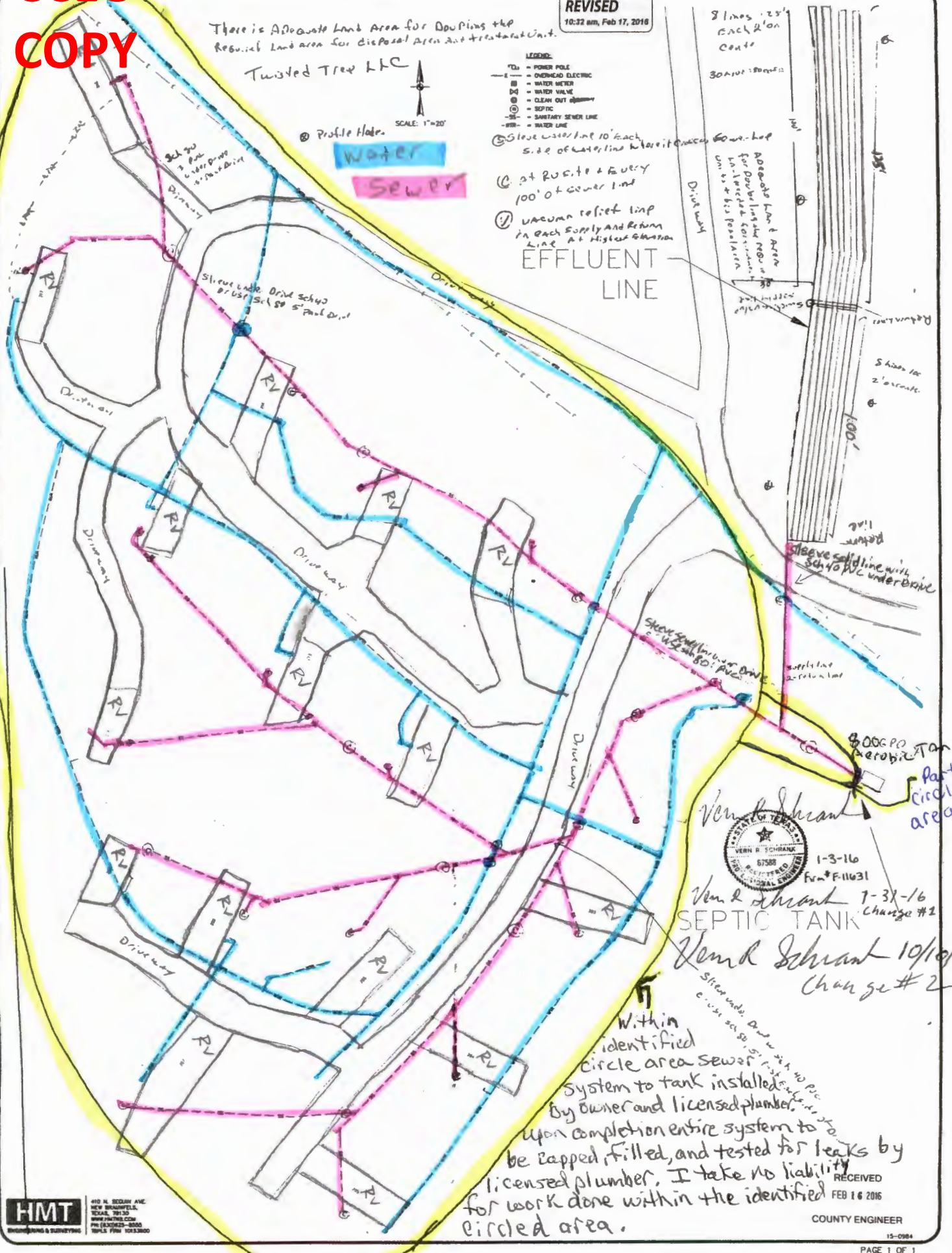
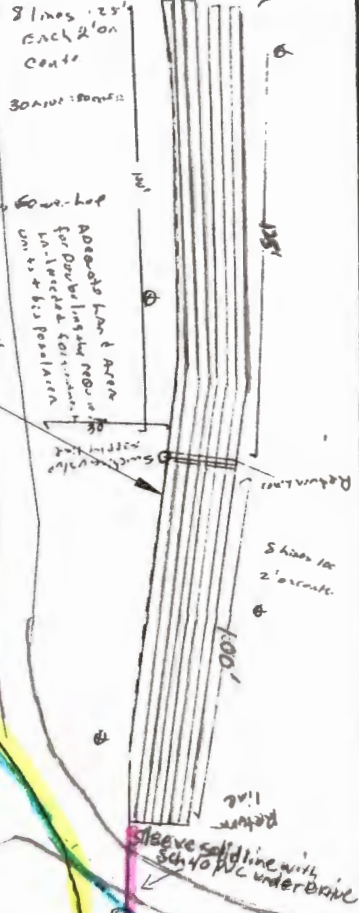
Twisted Tree LLC

Profile Hole. SCALE: 1"=20'

WATER
SEWER

- LEGEND:**
- ⊕ - POWER POLE
 - E— OVERHEAD ELECTRIC
 - ⊕ - WATER METER
 - ⊕ - WATER VALVE
 - ⊕ - CLEAN OUT
 - ⊕ - SEPTIC
 - S— SANITARY SEWER LINE
 - W— WATER LINE

- ① Slope 1/80" line 10' Each Side of water line where it crosses 60' wide road
 - ② at Route & every 100' of sewer line
 - ③ vacuum relief line in each Supply and Return Line At Highest Elevation
- EFFLUENT LINE**



8000 PD Aerobic TANK
Part of circled area



Vern R. Schrank 1-3-16
Firm # F-11631
Vern R. Schrank 7-31-16
SEPTIC TANK Change #2
Vern R. Schrank 10/10/16
Change #2

Within identified circle area sewer system to tank installed by owner and licensed plumber. Upon completion entire system to be capped, filled, and tested for leaks by licensed plumber. I take no liability for work done within the identified circled area.

HMT
ENGINEERING & SURVEYING
410 N. BUCKLEY AVE.
NEW BRUNSWICK, TEXAS, 76130
WWW.HMTINC.COM
PH: (817) 252-8800
FAX: (817) 252-8800

RECEIVED
FEB 16 2016
COUNTY ENGINEER

**CCEO
COPY**

BEING 28.71 ACRES OUT OF THE J. HENDERSON SURVEY NO. 46, ABSTRACT NO. 254, AND THE G.C. JENNINGS SURVEY NO. 45, ABSTRACT NO. 304, COMAL COUNTY, TEXAS, BEING ALL OF A CALLED 13.49 ACRE TRACT DESCRIBED IN DOCUMENT NO. 201206011063, ALL OF A CALLED 10.21 ACRE TRACT DESCRIBED IN DOCUMENT NO. 201406006769, AND ALL OF A CALLED 5.00 ACRE TRACT DESCRIBED IN DOCUMENT NO. 201406004176, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

LEGEND:

- = FND 1/2" IRON PIN UNLESS OTHERWISE NOTED
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- M.P.R.C.C.T. = MAP & PLAT RECORDS OF COMAL COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING
- ⊕ = POWER POLE
- E — = OVERHEAD ELECTRIC
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊙ = CLEAN OUT

NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH TO DEPICT OTHER MATTERS OF RECORD, SUCH AS EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83.

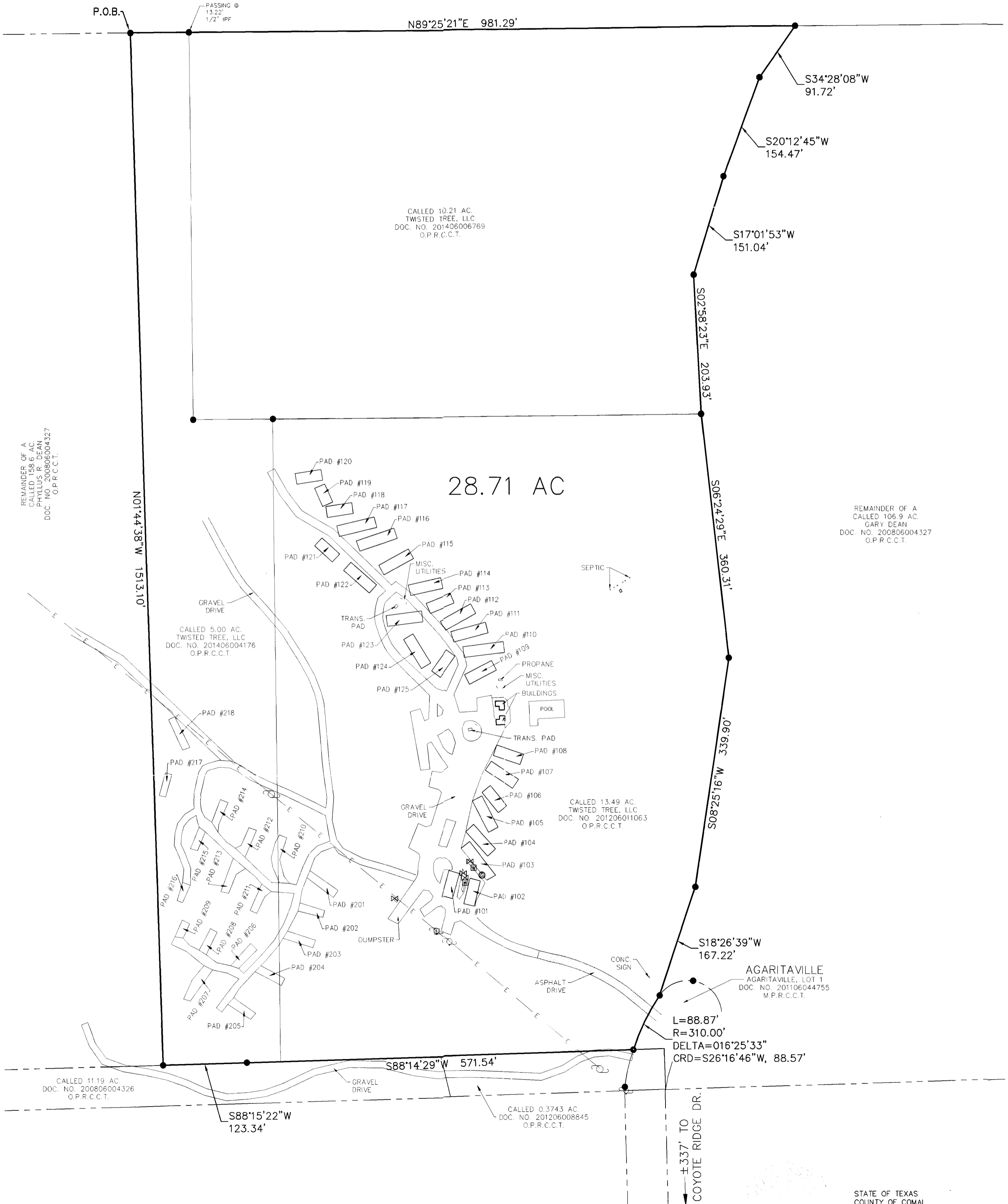
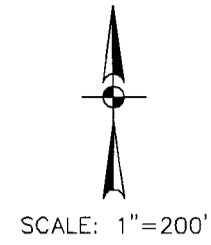
NO ATTEMPT HAS BEEN MADE TO LOCATE ANY IMPROVEMENTS, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

A METES & BOUNDS DESCRIPTION OF THIS TRACT WAS CREATED IN CONJUNCTION WITH THIS SURVEY.

RECEIVED

By rabsah at 2:53 pm, Feb 03, 2016

CALLED 178.85 AC.
JAMES MAYER & BAMBI MAYER
DOC. NO. 201006022040
O.P.R.C.C.T.



REMAINDER OF A CALLED 158.6 AC. PHYLIS R. DEAN 20080604327 O.P.R.C.C.T.

REMAINDER OF A CALLED 106.9 AC. GARY DEAN DOC. NO. 20080604327 O.P.R.C.C.T.

CALLLED 13.49 AC. TWISTED TREE, LLC DOC. NO. 201206011063 O.P.R.C.C.T.

CALLLED 11.19 AC. DOC. NO. 200806004326 O.P.R.C.C.T.

CALLLED 0.3743 AC. DOC. NO. 201206008845 O.P.R.C.C.T.

CALLLED 5.00 AC. TWISTED TREE, LLC DOC. NO. 201406004176 O.P.R.C.C.T.

CALLLED 10.21 AC. TWISTED TREE, LLC DOC. NO. 201406006769 O.P.R.C.C.T.

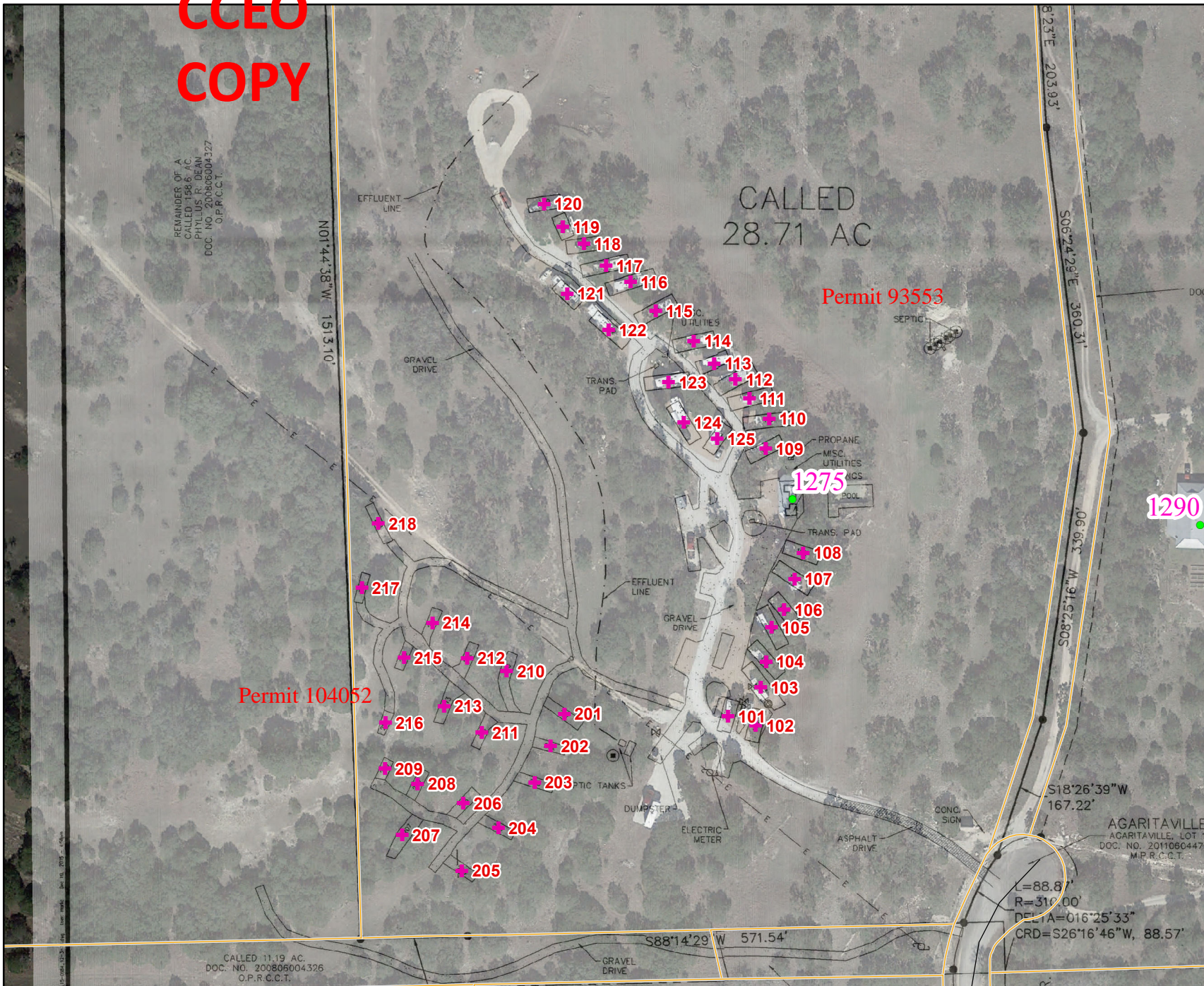
STATE OF TEXAS
COUNTY OF COMAL
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION
THIS 9TH DAY OF JUNE 2014
REVISED NOVEMBER 9, 2015 - ADDED IMPROVEMENTS
MARK E. SURAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6342



410 N. SEQUIN AVE.
NEW BRAUNFELS,
TEXAS, 78130
WWW.HMTNS.COM
PH: (830)625-8555
TBPLS FIRM 10153600



**CCEO
 COPY**

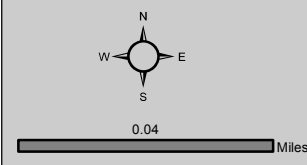


Legend

- geoAddr
- ✚ geoEdit.DBO.Suites
- StreetCenterlines
- ▭ geoParcel

Notes:
 PROPERTY ID:
 152594

LEGAL DESCRIPTION:
 A-254 SUR-46
 J HENDERSON
 ACRES 28.7



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

For information concerning the source of the data, please contact:
 Comal County Engineer's Office

RECEIVED

By KG at 3:21 pm, May 14, 2021



COMAL COUNTY ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR NEW BRAUNFELS, TX 78132 (830) 608-2090

Date _____

Permit Number 112619

1. APPLICANT / AGENT INFORMATION

Owner Name Twisted Tree, LLC Agent Name David Flugrath
 Mailing Address 1282 Agaritaville Agent Address 1858 Flugrath Hills Dr.
 City, State, Zip Spring Branch, Texas 78070 City, State, Zip N.B. Tx. 78132
 Phone # 210 215 2451 Phone # 210-275-1481
 Email garydean@gvvc.com Email flugd2002@yahoo.com

VOID

2. LOCATION

Subdivision Name Agaritaville Unit _____ Lot 1 _____ Block _____
 Survey Name / Abstract Number A-254 SUR-46 J Henderson, see Exhibit A & B Acreage 29.3
 Address 1275 Agaritaville City Spring Branch State TX Zip 78070

3. TYPE OF DEVELOPMENT

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

Non-Single Family Residential
 (Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)
 Type of Facility RV Park
 Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants 0
 Restaurants, Lounges, Theaters - Indicate Number of Seats 0
 Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds 0
 Travel Trailer/RV Parks - Indicate Number of Spaces _____
 Miscellaneous _____

VOID

Estimated Cost of Construction: \$ 232,500. Sites/Infrastuct (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.

Gary Dean - Gary Dean - Managing Partner May 6, 2021

VOID

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 \$250.00 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/ FLUGTRATH 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:
SITE ADDRESS:
CITY:
STATE & ZIP:
PERMIT #:

VOID

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: *David Flugrath*

CUSTOMER NAME: *Carly Dean - Managing Partner*
PLEASE PRINT NAME

CUSTOMER SIGNATURE: *[Signature]*
ONLY ONE PERSON NEED SIGN

SEPTIC DESIGN FOR AEROBIC TREATMENT
OF WASTE WATER

VOID

OWNER & SITE LOCATION: Twisted Tree, LLC., Exhibit "A" and Exhibit "B"

DESIGN SPECIFICATIONS: This design is for an RV park with 31 spaces using 40 GPD utilizing water saving devices. The projected wastewater usage is 1,240 gallons per day.

SITE EVALUATION: The area of effluent treatment has a slope of less than 15 percent. The site is supporting a good strand of native grasses. Owner requested Aerobic Treatment so no profile holes were dug. No recharge features were found within 150 feet of the spray discharge area. No water runs, or dry creeks are located in the treatment area. This site is located in the Edwards Contributing zone. The location is not in the 100-year Floodplain. Spray area is more than 20' from the property line a timer will be used and will spray between midnight and 5am.

SYSTEM DISCRIPTION: The system will use a 1,500 GPD Aerobic wastewater treatment plant off the TCEQ approved list. The pipe from the house to the pretreatment tank will be a 3" or 4" PVC sch. 40 pipe. The pretreatment tank is to be connected to the Aerobic center by 4" sch 40. pump tank by 4" sch 40 The manifold pipe to the sprinklers is to be 1" sch. 40 PVC pipe. Audio & visual alarm required. The system is to be installed as to manufactures instruction.

CALCULATIONS: No. RV spaces:31

Wastewater Flow: 1,240gpd

Application Rate: 0.064gal/ft. x ft/day

Min. Area Required: 1,240gpd/0.064

=19,375sq. ft.

Actual Spray Area $7(30 \times 30 \times 3.14) = 19,782$ sq ft



PUMP TANK CALCULATIONS:

Pump of at 15" above 25.8 gallons per inch floor = 388 gal.

Pump on at 27" above floor = 309 gal.

Alarm on 34" above floor = 181 gal.

Total Effluent = 878 gal.

Reserve-(1500-878) gallons = 622 gal.

Reserve Required $(622 \times 1/3) = 207$ gal.

Firm # F-11631
May 4 2021

PUMP AND SPRINKLER SECSIFICATIONS: 7 sprinkler, with a 30' radius with an arc of 180 degees . Pump to be a 10-20 gallon 1/2 hp shallow well pump.

LANDSCAPING: Type II or Type III, soils must be placed over all exposed surface rock. All areas must be seeded with Rye or Bermuda grass or a combination of both.

AFFIDAVIT AND MAINTENANCE: An Affidavit that has been certified and duly recorded at the Count Clerks Office must be submitted. A Maintenance Contract between the owner and an Authorized maintenance company must be submitted and included for a two year period under the original contract of installation, at the end of two years and will be renewed each year after for the life of the system.

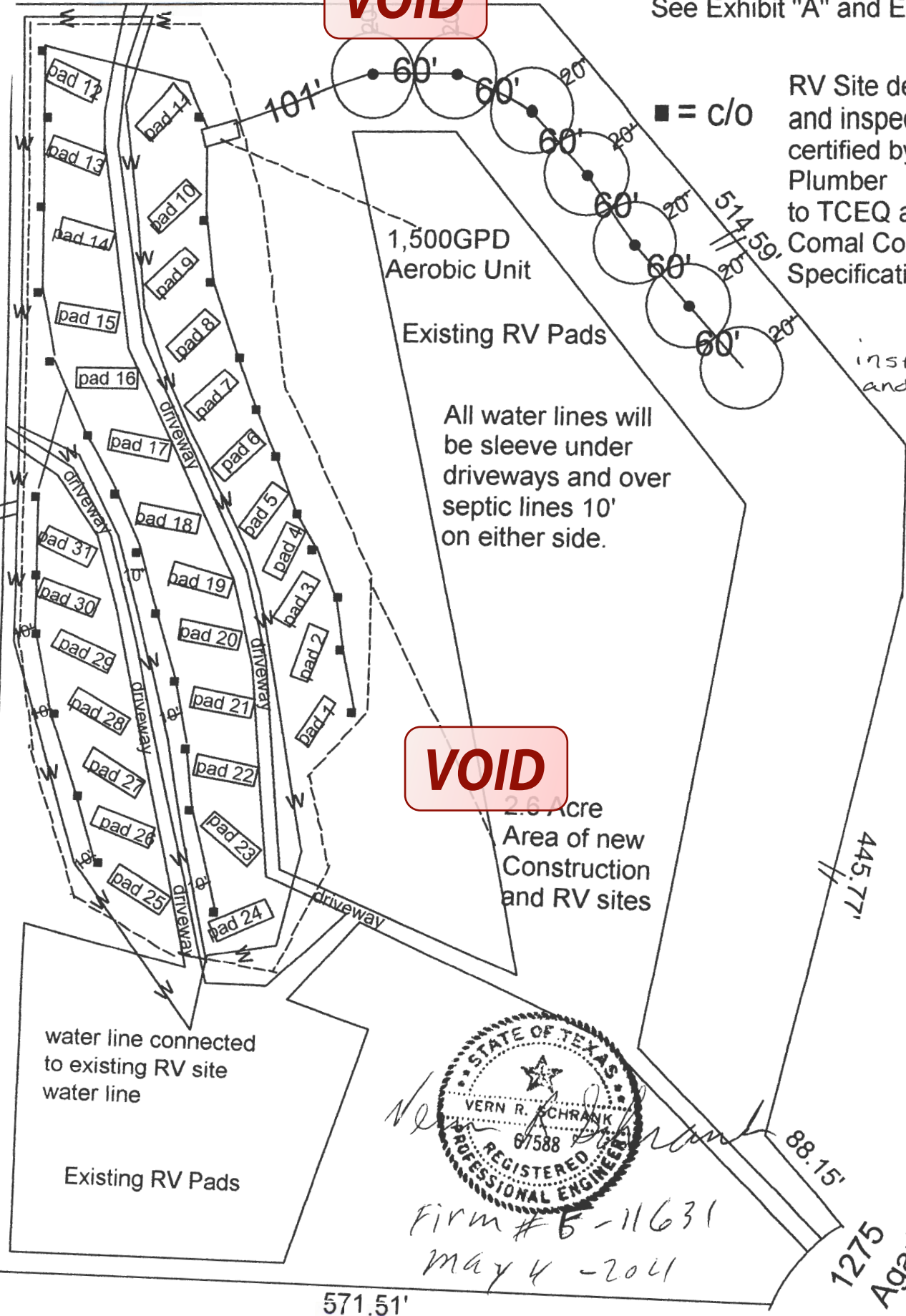
Scale: 1"=100'
anrv.dft.

Septic Design For
Twisted Tree, LLC.
See Exhibit "A" and Exhibit B

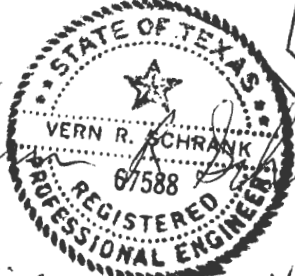
VOID

RV Site designs
and inspection by
certified by Master
Plumber
to TCEQ and
Comal Co.
Specifications.

Septic Installer
installs septic tank
and sprinklers line
only.



VOID



Firm # 5-11631
May 4 - 2011

1275
Agariraville

VOID


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

Phyllis R. Dean
Phyllis R. Dean

THE STATE OF TEXAS *
COUNTY OF Comal *

This instrument was acknowledged before me on this the 14 day of
May, 2019, by Phyllis R. Dean.

J. J. Crofts
NOTARY PUBLIC, State of Texas



After Recording Return To:
Kristen Quinney Porter, LLC
P.O. Box 312643
New Braunfels, Texas 78131-2643



410 N. Seguin Ave.
New Braunfels, TX 78130
HMTNS.COM
830.625.8535 - FAX: 830.625.8536
TBM5 FIRM 10159600

Exhibit B

**METES AND BOUNDS DESCRIPTION
FOR A 0.547 ACRE TRACT OF LAND – TRACT 4**

Being Tract 4, a 0.547 acre tract of land out of the J. Henderson Survey No. 46, Abstract No. 254, Comal County, Texas, being a portion of the remainder of a called 32.08 acre tract, described in Document No. 201706041613, Official Public Records, Comal County, Texas, said Tract 4 being more particularly described as follows:

BEGINNING at a mag nail in rock found for the Southeast corner of a called 2.479 acre tract, described in Document No. 201906001259, Official Public Records, Comal County, Texas, same being the Northeast corner of said remainder of 32.08 acre tract and the herein described tract;

THENCE with the East line of said remainder of 32.08 acre tract and the herein described tract, common with the West line of said 28.7 acre tract; South 01°44'38" East a distance of 1412.86 feet to a 1/2" iron pin (w/ cap stamped "KSC 5960") found for an interior corner of said remainder of 32.08 acre tract and the Southeast corner of the herein described tract;

THENCE across said remainder of 32.08 acre tract, the following 2 calls:

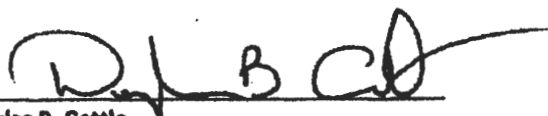
1. South 88°07'18" West a distance of 16.87 feet to a point for the Southwest corner of the herein described tract;
2. North 01°44'38" West a distance of 1413.25 to a point for the Northwest corner of the herein described tract and being in the South line of said 2.479 acre tract common with the North line of said 32.08 acre tract;

THENCE along said common line, North 89°25'32" East a distance of 16.87 feet to the POINT OF BEGINNING and containing a 0.547 acre tract of land in Comal County, Texas.

Bearings shown hereon are based on the Texas Coordinate System, South Central Zone (4204), NAD 83.

Prepared this the 1st day of April, 2019.
Revised: April 10, 2019 Widen Tract 3 and Tract 4.

Reference exhibit of said 0.547 acre tract prepared this same date.


Douglas B. Cottle
Registered Professional Land Surveyor No. 6149



S:\Projects\Title Surveys\Henderson, James - Comal\32.08 - 1263 Agaritaville - Dean\18-042 Land Swap BNDYMBH\Henderson J 0.547 ac tract 4.docx



410 N. Seguin Ave.
New Braunfels, TX 78130
HMTVA.COM
830.225.8555 • FAX: 830.625.8554
TOLLS FREE 18153800

VOID

Exhibit A
**METES AND BOUNDS DESCRIPTION
FOR A 1.662 ACRE TRACT OF LAND – TRACT 1**

Being Tract 1, a 1.662 acre tract of land out of the J. Henderson Survey No. 46, Abstract No. 254, Comal County, Texas, being a portion of the remainder of a called 32.08 acre tract, described in Document No. 201706041613, Official Public Records, Comal County, Texas, said Tract 1 being more particularly described as follows:

BEGINNING at a 1/2" iron pin (with cap stamped "HMT") found in the East line of a called 20.0 acre tract, described in Document No. 201606001826, Official Public Records, Comal County, Texas, for the Southwest corner of a called 2.479 acre tract of land, described in Document No. 201906001259, Official Public Records, Comal County, Texas, same being the Northwest corner of said remainder 32.08 acre tract and the herein described tract;

THENCE with the common line of said 2,479 acre tract, said remainder of 32.08 acre tract, N 89°25'32" E a distance of 97.57 feet to a point for the Northeast corner of the herein described tract;

THENCE across said remainder of 32.08 acres, S 09°43'04"E a distance of 1502.76 feet to a 1/2" iron pin (with cap stamped "HMT") found in the North line of Lot 21, Coyote Ridge Unit 2, recorded in Volume 11, Page 386, Map and Plat Records, Comal County, Texas, for the Southwest corner of said remainder of 32.08 acres, same being the Southeast corner of said 20.0 acres, the South corner of the herein described tract;

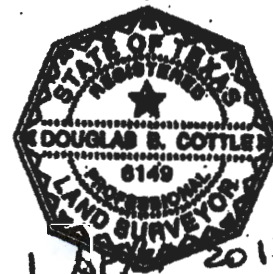
THENCE with the common line of said remainder of 32.08 acres, the said 20.0 acre tract, N 13°20'53" W a distance of 1521.32 feet to the POINT OF BEGINNING and containing a 1.662 acre tract of land in Comal County, Texas.

Bearings shown hereon are based on the Texas Coordinate System, South Central Zone (4204), NAD 83.

Prepared this the 1st day of April, 2019.

Reference exhibit of said 1.662 acre tract prepared this same date.


Douglas B. Cottle
Registered Professional Land Surveyor No. 6149



S:\Projects\TITLE Surveys\Henderson, James - Comal\32.08 - 1263 Agriville - Deed
18-0442 Land Swap BNDYMBNHenderson J 1.662 ac tract 1.docx

W/c



201906017173 05/20/2019 03:39:01 PM 1/11

VOID

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

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

§

Date: MAY 14, 2019, 2019

Grantor: **Twisted Tree, LLC**

Grantor's Mailing Address: 1282 Agaritaville, Spring Branch, Comal County, Texas 78070

Grantee: **Phyllis R. Dean**

Grantee's Mailing Address: 1263 Agaritaville, Spring Branch, Comal County, Texas 78070

Consideration: The exchange of property, title to which is accepted by Grantor the same as if the consideration represented by the exchange were paid in cash. There is no lien, either expressed or implied, created by the exchange of property.

Property (including any improvements): **See Attached Exhibit A.**

Definitions:

Dominant Estate Property: Being a 28.71 acre tract of land out of the J. Henderson Survey No. 46, Abstract No. 254, and the G. C. Jennings Survey No. 45, Abstract No. 304, Comal County, Texas and being all of a called 13.49 acre tract described in Document No. 201206011063, all of a called 10.21 acre tract described in Document No. 201406006769, and all of a called 5.00 acre tract described in Document No. 201406004176, Official Public Records, Comal County, Texas, which tracts are incorporated herein as if fully set forth.

Easement Property: Being Easement 6, a 0.250 acre-10 feet waterline easement, out of the James Henderson Survey No. 46, Abstract No. 254, Comal County, Texas, and being a portion of a called 2.479 acre tract recorded in Document No. 201906001259, Official Public Records, Comal County, Texas, said 0.250 acre 10 feet wide Waterline Easement being more particularly described by metes and bounds on the attached Exhibit B.

Easement Purpose: For the installation, construction, operation, maintenance, replacement, repair, upgrade, and removal of a waterline and related facilities (collectively, the "Facilities").

VOID

Reservations from Conveyance: For Grantor and Grantor's successors, and assigns a reservation of an easement over, on, and across the Easement Property for the Easement Purpose and for the benefit of the Dominant Estate Property, and portions thereof, together with all and singular the rights and appurtenances thereto in any way belonging, in accordance with the terms and conditions set forth below.

1. *Character of Easement.* The Easement is appurtenant to, runs with, and inures to the benefit of all or any portion of the Dominant Estate Property, whether or not the Easement is referenced or described in any conveyance of all or such portion of the Dominant Estate Property. The Easement is nonexclusive and irrevocable.

2. *Duration of Easement.* The duration of the Easements is perpetual

3. *Reservation of Rights.* Grantee's right to use the Easement Property is nonexclusive, and Grantor reserves for Grantor and Grantor's heirs, successors, and assigns the right to use all or part of the Easement Property in conjunction with Grantee as long as such use by Grantor and Grantor's heirs, successors, and assigns does not interfere with the use of the Easement Property by Grantee for the Easement Purpose, and the right to convey to others the right to use all or part of the Easement Property in conjunction with Grantee, as long as such further conveyance is subject to the terms of this agreement.

4. *Improvement and Maintenance of Easement Property.* Improvement and maintenance of the Easement Property will be at the expense of the Grantor. Improvements and maintenance of the Facilities will be at the sole expense of Grantee. Grantee has the right to eliminate any encroachments into the Easement Property. Grantee must maintain the Easement Property in a neat and clean condition. Grantee has the right to construct, install, maintain, replace, and remove the Facilities under or across any portion of the Easement Property. All matters concerning the Facilities and their configuration, construction, installation, maintenance, replacement, and removal are at Grantee's sole discretion, subject to performance of Grantee's obligations under this agreement. Grantee has the right to remove or relocate any fences within the Easement Property or along or near its boundary lines if reasonably necessary to construct, install, maintain, replace, or remove the Facilities, subject to replacement of the fences to their original condition on the completion of the work.

5. *Indemnity.* Each party agrees to indemnify, defend, and hold harmless the other party from any loss, attorney's fees, expenses, or claims attributable to breach or default of any provision of this agreement by the indemnifying party. The obligations of the parties under this provision will survive termination of this agreement.

Exceptions to Conveyance and Warranty: All presently recorded restrictions, reservations, easements, covenants and conditions that affect the property and taxes for the current year, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds

VOID

Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

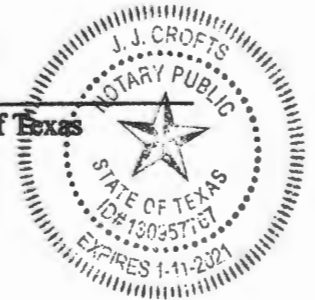
Twisted Tree, LLC

By: [Signature]
Gary Dean, MANAGER

THE STATE OF TEXAS *
COUNTY OF Comal *

This instrument was acknowledged before me on this the 14 day of May, 2019, by Gary Dean, MANAGER of Twisted Tree, LLC, in the capacity therein stated on behalf of said company.

[Signature]
NOTARY PUBLIC, State of Texas



After Recording Return To:
Kristen Quinney Porter, LLC
P.O. Box 312643
New Braunfels, Texas 78131-2643

VOID

**EXHIBIT A CONSISTS OF A 2.479 ACRE TRACT,
LESS, SAVE AND EXCEPT A 0.231 ACRE TRACT AND A 0.039 ACRE TRACT.,**

**ADDED TO EFFECT
SCANNING PER COMAL
COUNTY CLERK**

**ADDED TO EFFECT
SCANNING PER COMAL
COUNTY CLERK**

VOID

Exhibit "A"



410 N. Soguin Ave.
New Braunfels, TX 78130
HMTNB.COM
830.625.8555 • FAX: 830.625.8556
T&PE FIRM F-10961

**METES AND BOUNDS DESCRIPTION
FOR A
2.479 ACRE TRACT OF LAND**

Being a 2.479 acre tract of land out of the J. Henderson Survey No. 46, Abstract No. 254, Comal County, Texas, and being a portion of the remainder of a called 158.6 acres of land, described in Document No. 201206045758, Official Public Records, Comal County, Texas and being all of a called 2.47 acre tract recorded in Document No. 201606007982, Official Public Records, Comal County, Texas, said 2.479 acre tract of land being more particularly described as follows:

COMMENCING at a 1/2" Iron pin (with cap stamped "HMT") found for the Northeastly corner of a called 10.21 acre tract as described in Document No. 201406006769, Official Public Records, Comal County, Texas;

THENCE along the North line of said called 10.21 acres and a called 5.00 acre recorded in Document No. 201406004176, Official Public Records, Comal County, Texas, S 89°25'32" W a distance of 981.29 feet to a point for the Northwest corner of said called 5.00 acre tract, common with the Northeast corner and POINT OF BEGINNING of the herein described tract, from which a 1/2" Iron pin found bears N 70°40'36" W a distance of 0.37 feet;

THENCE along the West line of said called 5.00 acres, S 01°44'38" E a distance of 100.02 feet to a Mag Nail set in rock for the Southeast corner of the herein described tract;

THENCE crossing the aforementioned called 158.6 acres, S 89°25'32" W a distance of 1,069.83 feet to a 1/2" Iron pin (with cap stamped "HMT") set on the East line of a called 20.00 acre tract as described in Document No. 201606001826, Official Public Records, Comal County, Texas, and being the Southwest corner of the herein described tract;

THENCE along the East line of said called 20.00 acres, N 13°20'58" W a distance of 101.11 feet to a 1/2" Iron pin found for the most Northerly corner of said called 20.00 acres, and being the Northwest corner of the herein described tract;

THENCE along the North line of aforementioned called 158.6 acres and the South line of a called 178.85 acres of land as described in Document No. 201006022040, Official Public Records, Comal County, Texas, N 69°26'19" E at a distance of 4.06 feet to a 1/2" Iron pin found for an angle point;

THENCE continuing along the North line of said 158.6 acres and the South line of said 178.85 acre tract, N 89°25'32" E at a distance of 1,066.98 feet to the POINT OF BEGINNING and containing 2.479 acres of land in Comal County, Texas.

VOID

Bearings are based upon the Texas Coordinate System, South Central Zone (4204), NAD 83.

Surveyed this the 28th day of October 2015.

Revised: November 21, 2018 extend West boundary to adjoiner

Revised: December 1, 2018 Bearing

Reference survey of said 2.479 tract of land prepared this same date.



Douglas B. Cottle

Registered Professional Land Surveyor No. 6148

2017 Project All Title Surveys Jennings, C. O. 2.479 Ac - Gary Dean 15-0994 Entry
13-0964 MB-2.479a.docx



Less, SAVE + Except

VOID



410 N. Seguin Ave.
New Braunfels, TX 78130
HMTNB.COM
800.825.8555 - FAX: 810.826.8556
TAMU FRM 10159600

**METES AND BOUNDS DESCRIPTION
FOR A 0.231 ACRE TRACT OF LAND – TRACT 2**

Being Tract 2, a 0.231 acre tract of land out of the J. Henderson Survey No. 46, Abstract No. 254, Comal County, Texas, being a portion of a called 2.479 acre tract, described in Document No. 201906001259, Official Public Records, Comal County, Texas, said Tract 2 being more particularly described as follows:

BEGINNING at a 1/2" Iron pin (with cap stamped "HMT") found in the South line of a called 57.561 acre tract recorded in Document No. 201406001940, Official Public Records, Comal County, Texas and being the North corner of a called 20.0 acre tract, described in Document No. 201606001826, Official Public Records, Comal County, Texas, same being the Northwest corner of said 2.479 acre tract and the herein described tract;

THENCE with the common line of said 2.479 acre tract, said 57.561 acre tract, and the herein described tract, the following 2 calls:

1. N 69°26'35" E a distance of 4.06 feet to a 1/2" Iron pin found;
2. N 89°25'32" E a distance of 100.02 feet to a point for the Northeast corner of the herein described tract;

THENCE across said 2.479 acre tract, S 09°43'04" E a distance of 101.27 feet to a point for the Southeast corner of the herein described tract and being in the South line of said 2.479 acre tract, common with the North line of a called 32.08 acre tract, recorded in Document No. 201706041613, Official Public Records, Comal County, Texas;

THENCE along said common line, S 89°25'32" W a distance of 97.57 feet to a 1/2" Iron pin (with cap stamped "HMT") found in the East line of said 20.0 acre tract and being the Southwest corner of said 2.479 acre tract and the herein described tract;

THENCE along the West line of said 2.479 acre tract common with the East line of said 20.0 acre tract and the herein described tract, N 13°20'53" W a distance of 101.11 feet to the POINT OF BEGINNING and containing a 0.231 acre tract of land in Comal County, Texas.

Bearings shown hereon are based on the Texas Coordinate System, South Central Zone (4204), NAD 83.

Prepared this the 1st day of April, 2019.

Reference exhibit of said 0.231 acre tract prepared this same date.


Douglas B. Cottle
Registered Professional Land Surveyor No. 6149



S:\Projects\Title Surveys\Henderson, James - Comal\32.08 - 1263 Agartaville - Deant
18-0442 Land Swap BNDY\MB\Ficaderson J 0.231 so tract 2.docx



410 N. Seguin Ave.
 New Braunfels, TX 78130
 KNTN8.COM
 830.625.8555 • FAX: 830.625.8556
 TPLS FIRM 10153600

VOID

**METES AND BOUNDS DESCRIPTION
 FOR A 0.039 ACRE TRACT OF LAND – TRACT 3**

Being Tract 3, a 0.039 acre tract of land out of the J. Henderson Survey No. 46, Abstract No. 254, Comal County, Texas, being a portion of a called 2.479 acre tract, described in Document No. 201906001259, Official Public Records, Comal County, Texas, said Tract 3 being more particularly described as follows:

BEGINNING at a point for the Northwest corner of a called 28.7 acre tract, described in Document No. 201406006769, Official Public Records, Comal County, Texas, same being the Northeast corner of said 2.479 acre tract and the Northeast corner of the herein described tract and the South line of a called 57.561 acre tract, described in Document No. 201406001940, Official Public Records, Comal County, Texas, from which a 1/2" Iron pin found bears N 70°40'36" W a distance of 0.37 feet;

THENCE with the common line of said 2.479 acre tract, said 28.7 acre tract and the herein described tract, S 01°44'38" E a distance of 100.02 feet to a mag nail in rock found for the Southeast corner of said 2.479 acre tract and the Southeast corner of the herein described tract, same being the Northeast corner of the remainder of a called 32.08 acre tract, described in Document No. 201706041613, Official Public Records, Comal County, Texas;

THENCE with the common line of said 2.479 acre tract and said remainder of 32.08 acre tract, South 89°25'32" West a distance of 16.87 feet to a point for the Southwest corner of the herein described tract;

THENCE across said 2.479 acre tract, North 01°44'38" West a distance of 100.02 feet to a point in the North line of said 2.479 acre tract, same being the South line of said 57.561 acre tract, for the Northwest corner of the herein described tract;

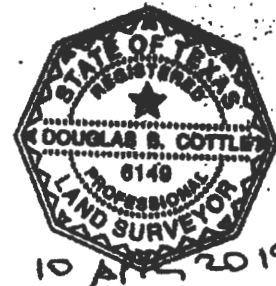
THENCE with the common line of said 2.479 acre tract, the herein described tract and said 57.561 acre tract, N 89°25'32" E a distance of 16.87 feet to the POINT OF BEGINNING and containing a 0.039 acre tract of land in Comal County, Texas.

Bearings shown hereon are based on the Texas Coordinate System, South Central Zone (4204), NAD 83.

Prepared this the 1st day of April, 2019.
 Revised: April 10, 2019 Widen Tract 3 and Tract 4

Reference exhibit of said 0.039 acre tract prepared this same date.


 Douglas B. Cottle
 Registered Professional Land Surveyor No. 6149



S:\Projects\Title Surveys\Henderson, James - Comal\32.08 - 1263 Agartville - Dem\18-0442 Land Swap BNDYMB\Henderson J 0.039 ac tract 3.docx



410 N. Seguin Ave.
New Braunfels, TX 78130
HMTNA.COM
PH: 830.253.8555 • FAX: 830.253.8556
CDPLS FROM 10153600

VOID

EXHIBIT **B**
METES AND BOUNDS DESCRIPTION
FOR EASEMENT 6
A 0.250 acre – 10 FEET WATERLINE EASEMENT

Being Easement 6, a 0.250 acre-10 feet Waterline Easement, out of the James Henderson Survey No. 46, Abstract No. 254, Comal County, Texas, and being a portion of a called 2.479 acre tract recorded in Document No. 201906001259, Official Public Records, Comal County, Texas, said 0.250 acre 10 feet wide Waterline Easement being more particularly described as follows:

BEGINNING at a 1/2" Iron pin (with cap stamped "HMT") found for the North corner of a called 20.0 acre tract recorded in Document No. 201606001826, Official Public Records, Comal County, Texas and being the Northwest corner of said 2.479 acre tract, also being in the South line of a called 57.561 acre tract, recorded in Document No. 201406001940, Official Public Records, Comal County, Texas;

THENCE along North line of said 2.479 acre tract common with the Southerly line of said 57.561 acre tract, the following two (2) calls:

1. North 69°26'35" East a distance of 4.06 feet to 1/2" Iron pin found for an angle point in the said common line;
2. North 89°25'32" East a distance of 1086.33 feet to a point for the Northeast corner of said 2.479 acre tract and being the Northwest corner of a called 28.71 acre tract recorded in Document No. 201406029626, Official Public Records, Comal County, Texas, from which a 1/2" Iron pin found bears North 70°40'36" W a distance of 0.37 feet;

THENCE departing said common line South 01°44'38" East a distance of 10.00 to a point for a corner, from which a 1/2" Iron pin found for the Southeast corner of said 2.479 acre tract bears South 01°44'38" East, a distance of 90.02 feet;

THENCE along a line 10.00 feet South of and parallel to the North line of said 2.479 acre tract, South 89°25'32" West, a distance of 1084.78 feet to an angle point;

THENCE South 69°26'19" West a distance of 3.54 feet to a point for the Southwest corner of the herein described Easement 6, a 0.250 acre 10 feet wide Waterline Easement, and being in the Westerly line of said 2.479 acre tract common with the Easterly line of the aforementioned 20.00 acre tract;

THENCE along said common line North 13° 20' 53" West, a distance of 10.08 feet to the POINT OF BEGINNING and containing 0.250 acre of land in Comal County, Texas.

Bearings shown hereon are based on the Texas Coordinate System, South Central Zone (4204), NAD 83.

VOID

Prepared this 1st day of April, 2019.

Reference Exhibit of said Easement 6, 0.250 acre 10 feet Wide Easement prepared this same date.



Douglas B. Cottle
Registered Professional Land Surveyor No. 6149

S:\Projects\Title Surveys\Henderson, James - Cornal\32.08 - 1263 Agarville - Down\18-1046 Waterline & Land Swap\MB\Henderson J 0.250ac 10'WLE-6 MB-18-1046.docx



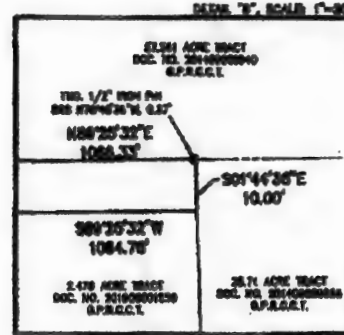
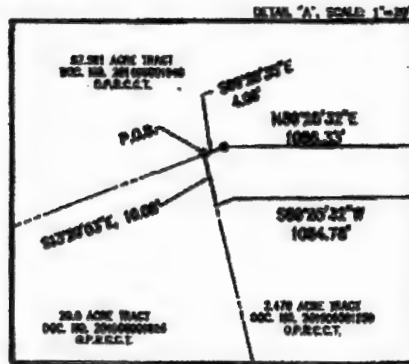
VOID

EXHIBIT "B", EASEMENT 8 - 10' WATERLINE EASEMENT, 0.280 ACRE LOCATED IN J. HENDERSON SURVEY NO. 48, ABSTRACT NO. 284, COMAL COUNTY, TEXAS, OUT OF A CALLED 2.478 ACRE TRACT, RECORDED IN DOCUMENT NO. 201906001280, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

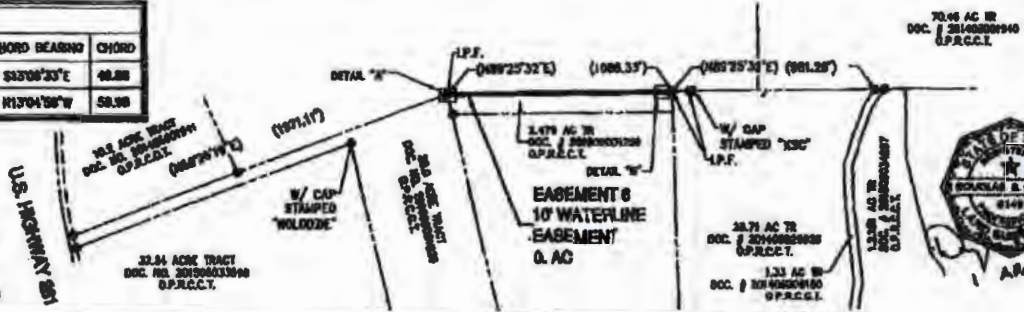
BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (GDA), NAD 83. A MERID & BOUNDARY DESCRIPTION OF THIS TRACT WAS CREATED IN CONFORMANCE WITH THIS EASEMENT.

LEGEND:

- - 2"Ø 1/2" IRON PIN PLASDED CAP BEARING "BY" UNLESS NOTED OTHERWISE
- RAW - RIGHT-OF-WAY
- () - PLAY CALLS
- D-C - WATER VALVE
- - WATER METER



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	48.00	2404.70	001°08'44"	S43°08'23"E	48.00
C2	88.00	2324.70	001°21'40"	N13°04'38"W	58.98



SCALE 1"=500'
SPRING BRANCH, TEXAS

70.46 AC TRACT
DOC. NO. 20140800940
O.P.R.C.T.



APR 2019

HMT
ENGINEERING & SURVEYING

710 N. SEELY AVE.
NEW BRUNSWICK, TEXAS 76136
PH: 817-251-1000
FAX: 817-251-1000
WWW.HMT-ENG.COM

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
05/07/2021 12:53:57 PM
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202106024959



Bobbie Koepf

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
05/20/2019 03:39:01 PM
JESSICA 11 Page(s)
201906017173



Bobbie Koepf

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C ②



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AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL STATE OF TEXAS

AFFIDAVIT According to Texas Commission on Environmental Quality Rules for On-Site Sewage (OSSFs) 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 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 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 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):

PT
152594

① A-254 SUR-46 J HENDERSON 28.67 ac

② A-254 SUR-46 J HENDERSON 1.547 ac. 427133

- A-304 SUR-45 GC JENKINS

The property is owned by (insert owner's full name)

③ A-254 SUR-46 J HENDERSON .039 ac 427141

Twisted Tree, LLC

④ A-304 SUR-45 GC JENKINS .024 ac 438841

This OSSF shall be covered by a continuous service policy 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 as prescribed by law. 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 may be obtained from the Comal County Public Health Department.

WITNESS BY HAND(S) ON THIS 3rd DAY OF May, 2021

[Signature] - Gary Dean / Managing Partner (Owner(s) signature(s))

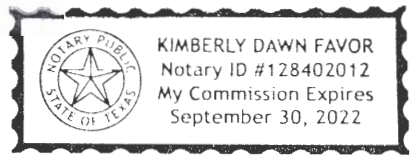
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 03 DAY OF May, 2021

Notary's Signature: [Signature]

Notary Public, State of Texas

Notary's Name Printed: Kimberly Dawn Favor

My Commission Expires: 09.30.2022



dl



201906017172 05/20/2019 03:39:00 PM 1/6

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

VOID

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

§

Date: MAY 14, 2019 2019

Grantor: **Phyllis R. Dean**

Grantor's Mailing Address: 1263 Agaritaville, Spring Branch, Comal County, Texas 78070

Grantee: **Twisted Tree, LLC**

Grantee's Mailing Address: 1282 Agaritaville, Spring Branch, Comal County, Texas 78070

Consideration: The exchange of property, title to which is accepted by Grantor the same as if the consideration represented by the exchange were paid in cash. There is no lien, either expressed or implied, created by the exchange of property.

Property (including any improvements): **See Attached Exhibits A and B, which are incorporated herein for all purposes.**

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: All presently recorded restrictions, reservations, easements, covenants and conditions that affect the property and taxes for the current year, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

VOID

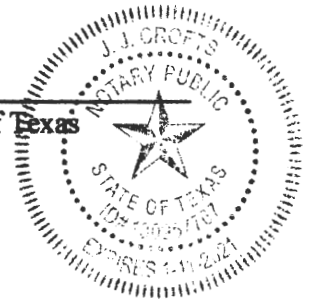
When the context requires, singular nouns and pronouns include the plural.

Phyllis R. Dean
Phyllis R. Dean

THE STATE OF TEXAS *
COUNTY OF Comal *

This instrument was acknowledged before me on this the 14 day of
May, 2019, by Phyllis R. Dean.

J. J. Crofts
NOTARY PUBLIC, State of Texas



After Recording Return To:
Kristen Quinney Porter, LLC
P.O. Box 312643
New Braunfels, Texas 78131-2643

POOR QUALITY



410 N. Seguin Ave.
New Braunfels, TX 78130
HMTNB.COM
830.625.8555 • FAX: 830.625.8556
TDPLS FIRM 10153600

VOID

Exhibit A
METES AND BOUNDS DESCRIPTION
FOR A 1.662 ACRE TRACT OF LAND – TRACT 1

Being Tract 1, a 1.662 acre tract of land out of the J. Henderson Survey No. 46, Abstract No. 254, Comal County, Texas, being a portion of the remainder of a called 32.08 acre tract, described in Document No. 201706041613, Official Public Records, Comal County, Texas, said Tract 1 being more particularly described as follows:

BEGINNING at a 1/2" iron pin (with cap stamped "HMT") found in the East line of a called 20.0 acre tract, described in Document No. 201606001826, Official Public Records, Comal County, Texas, for the Southwest corner of a called 2.479 acre tract of land, described in Document No. 201906001259, Official Public Records, Comal County, Texas, same being the Northwest corner of said remainder 32.08 acre tract and the herein described tract;

THENCE with the common line of said 2,479 acre tract, said remainder of 32.08 acre tract, N 89°25'32" E a distance of 97.57 feet to a point for the Northeast corner of the herein described tract;

THENCE across said remainder of 32.08 acres, S 09°43'04"E a distance of 1502.76 feet to a 1/2" iron pin (with cap stamped "HMT") found in the North line of Lot 21, Coyote Ridge Unit 2, recorded in Volume 11, Page 386, Map and Plat Records, Comal County, Texas, for the Southwest corner of said remainder of 32.08 acres, same being the Southeast corner of said 20.0 acres, the South corner of the herein described tract;

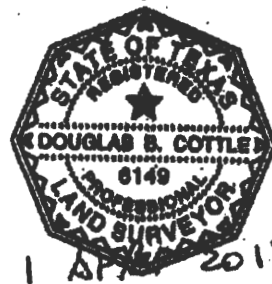
THENCE with the common line of said remainder of 32.08 acres, the said 20.0 acre tract, N 13°20'53" W a distance of 1521.32 feet to the POINT OF BEGINNING and containing a 1.662 acre tract of land in Comal County, Texas.

Bearings shown hereon are based on the Texas Coordinate System, South Central Zone (4204), NAD 83.

Prepared this the 1st day of April, 2019.

Reference exhibit of said 1.662 acre tract prepared this same date.


Douglas B. Cottle
Registered Professional Land Surveyor No. 6149



S:\Projects\Title Surveys\Henderson, James - Comal\32.08 - 1263 Agarville - Deed\18-0442 Land Swap BNDY\MBN\Henderson J 1.662 ac tract 1.docx

POOR QUALITY



410 N. Seguin Ave.
New Braunfels, TX 78130
HMTNA.COM
830.625.8555 • FAX 830.625.8556
TBPLS FIRM 10159600

VOID

exhibit B
METES AND BOUNDS DESCRIPTION
FOR A 0.547 ACRE TRACT OF LAND – TRACT 4

Being Tract 4, a 0.547 acre tract of land out of the J. Henderson Survey No. 46, Abstract No. 254, Comal County, Texas, being a portion of the remainder of a called 32.08 acre tract, described in Document No. 201706041613, Official Public Records, Comal County, Texas, said Tract 4 being more particularly described as follows:

BEGINNING at a mag nail in rock found for the Southeast corner of a called 2.479 acre tract, described in Document No. 201906001259, Official Public Records, Comal County, Texas, same being the Northeast corner of said remainder of 32.08 acre tract and the herein described tract;

THENCE with the East line of said remainder of 32.08 acre tract and the herein described tract, common with the West line of said 28.7 acre tract; South 01°44'38" East a distance of 1412.86 feet to a 1/2" iron pin (w/ cap stamped "KSC 5960") found for an Interior corner of said remainder of 32.08 acre tract and the Southeast corner of the herein described tract;

THENCE across said remainder of 32.08 acre tract, the following 2 calls:

1. South 88°07'18" West a distance of 16.87 feet to a point for the Southwest corner of the herein described tract;
2. North 01°44'38" West a distance of 1413.25 to a point for the Northwest corner of the herein described tract and being in the South line of said 2.479 acre tract common with the North line of said 32.08 acre tract;

THENCE along said common line, North 89°25'32" East a distance of 16.87 feet to the POINT OF BEGINNING and containing a 0.547 acre tract of land in Comal County, Texas.

Bearings shown hereon are based on the Texas Coordinate System, South Central Zone (4204), NAD 83.

Prepared this the 1st day of April, 2019.

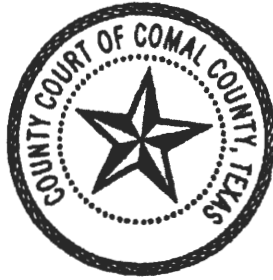
Revised: April 10, 2019 Widen Tract 3 and Tract 4.

Reference exhibit of said 0.547 acre tract prepared this same date.

Douglas B. Cottle
Registered Professional Land Surveyor No. 6149



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

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

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
05/20/2019 03:39:00 PM
JESSICA 6 Page(s)
201906017172



Bobbie Koepf

5/c



201206011063 03/30/2012 11:11:34 AM 1/5

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 and 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 from Gary Dean and Glenda L. Dean to Twisted Tree, LLC.

Date: March 29, 2012

Grantor: GARY DEAN, joined herein by GLENDA L. DEAN, pro forma

Grantor's Mailing Address: 1290 Agaritaville, Spring Branch, Comal County, Texas 78070

Grantee: TWISTED TREE, LLC

Grantee's Mailing Address: 1282 Agaritaville, Spring Branch, Comal County, Texas 78070

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property: (Including any improvements):

All that certain 13.49 acres of land, out of the 3.800 acre tract described in the deed from Phyllis R. Dean to Gary Dean recorded under Document No. 201206008846, in the Official Public Records of Comal County, Texas, and out of the 106.9 acre tract described as Tract One in the deed from Gary A. Dean and Phyllis R. Dean to Gary A. Dean recorded under Document No. 200806004327, in the Official Public Records of Comal County, Texas, in the Gordon Jennings Survey No. 45, A-304 and the James Henderson Survey No. 46, A-254, Comal County, Texas, and more particularly described by metes and bounds as follows: (All bearings are based on the Texas State Plane Coordinate System, South Central Zone)

BEGINNING at a ½" iron rod found for the northeast corner of the 0.3743 acre tract described in the deed from Gary Dean, et ux to Phyllis R. Dean recorded under Document No. 201206008845, in the Official Public Records of Comal County, Texas, common to the southeast corner of the herein described tract, in the west line of Agaritaville Subdivision according to the plat thereof recorded under Document No. 201106044755, in the Map and Plat Records of Comal County, Texas;

THENCE South 87°53'03" West – 522.11', along the north line of said 0.3743 acre tract, at 286.45' passing a ½" iron rod found for the northwest corner of said 0.3743 acre tract, common to the southeast corner of aforesaid 3.800 acre tract

and the most easterly northeast corner of the 11.19 acre tract described as Tract One in the deed from Gary A. Dean a/k/a Gary Dean and Glenda L. Dean to Phyllis R. Dean recorded under Document No. 200806004326, in the Official Public Records of Comal County, Texas, continuing along the north line of said 11.19 acre tract, common to the south line of said 3.800 acre tract, to a ½" iron rod found for the southwest corner of said 3.800 acre tract, common to the southwest corner of the herein described tract;

THENCE North 00°55'51" West – 941.84' (Basis of Bearings), along a west line of said 3.800 acre tract, to a ½" iron rod found for an angle corner of said 3.800 acre tract, common to the northwest corner of the herein described tract;

THENCE North 89°04'09" East – 632.91', departing said west line, across said 3.800 acre tract and aforesaid 106.9 acre tract to a ½" iron rod set for the northeast corner of the herein described tract;

THENCE continuing across said 106.9 acre tract the following three (3) courses and distances:

1. South 06°47'05" East – 360.09' to a ½" iron rod set for an angle corner of the herein described tract;
2. South 08°03'50" West – 339.90' to a ½" iron rod set for an angle corner of the herein described tract;
3. South 18°05'13" West – 167.22' to a ½" iron rod found in the west line of aforesaid Agaritaville Subdivision for a point on a curve to the left, having a central angle of 16°25'37", a radius of 310.00', and from which point the center of the circle of said curve bears South 55°51'47" East;

THENCE along said curve to the left, along said west line, in a southwesterly direction, and arc distance of 88.88' to the POINT OF BEGINNING of the herein described tract and containing 13.49 acres of land.

A copy of the survey of the 13.49 acres is attached hereto as Exhibit A.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: All presently recorded restrictions, reservations, easements, covenants and conditions that affect the property and are currently in existence, and taxes for the year 2012, the payment of which Grantee assumes.

These exceptions do not constitute an acknowledgement of the existence or viability of any of the foregoing, nor a ratification, adoption or revival of any expired or terminated interest.


Grantor, for the Consideration and subject to the Reservations from Conveyance and

the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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



GARY DEAN



GLENDA L. DEAN

THE STATE OF TEXAS *
COUNTY OF Comal *

This instrument was acknowledged before me on this the 29th day of March, 2012, by GARY DEAN.





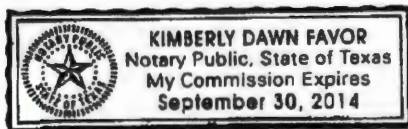
NOTARY PUBLIC, STATE OF TEXAS

Notary's Name Printed:

Kimberly Favor
My Commission Expires: Sept 30, 2014

THE STATE OF TEXAS *
COUNTY OF Comal *

This instrument was acknowledged before me on this the 29th day of March, 2012, by GLENDA L. DEAN.



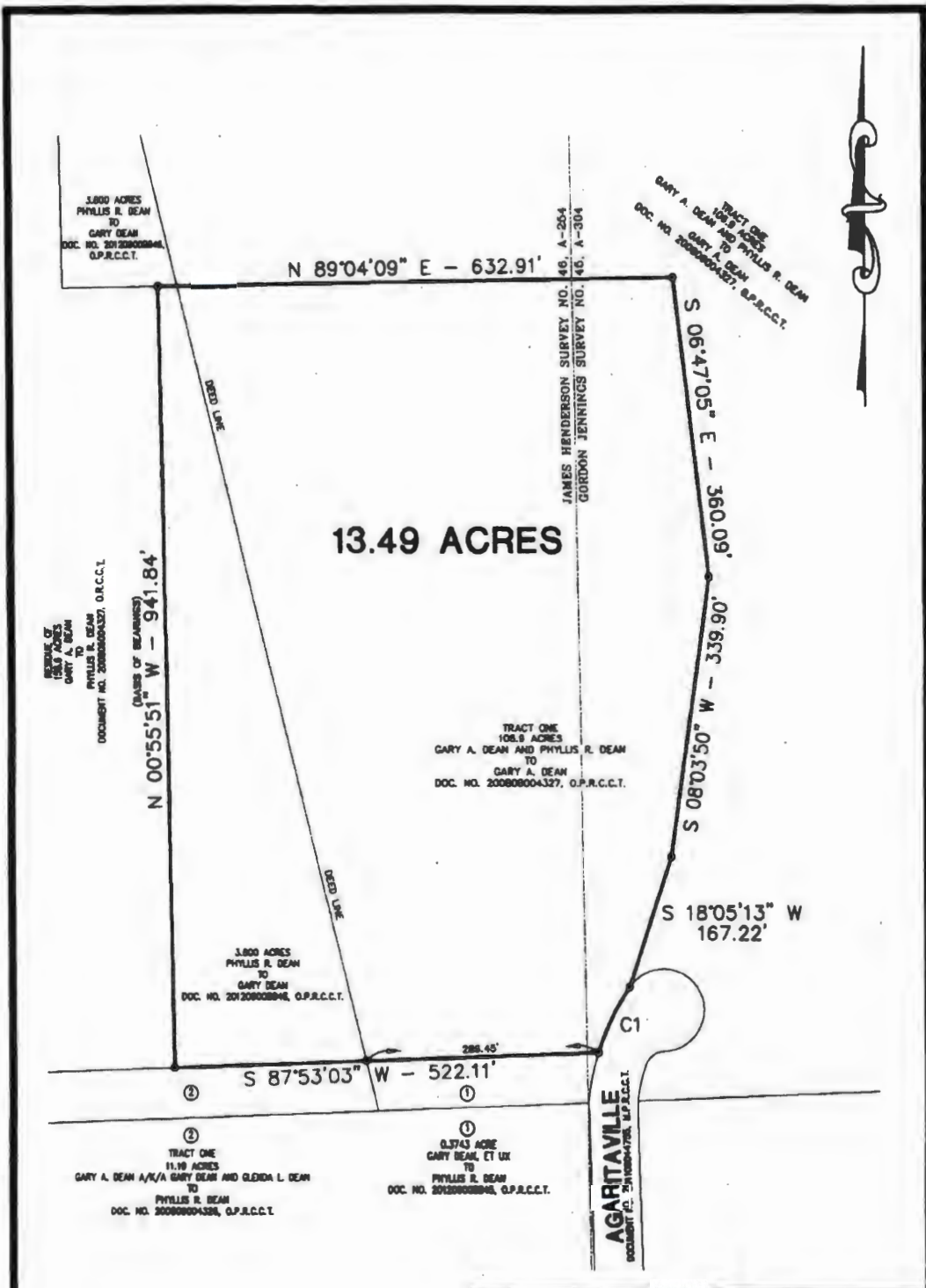


NOTARY PUBLIC, STATE OF TEXAS

Notary's Name Printed:

Kimberly Favor
My Commission Expires: Sept 30, 2014

**AFTER RECORDING RETURN TO:
KIESLING, PORTER, KIESLING & FREE, P.C.
P. O. Box 311686
New Braunfels, TX 78131-1686**



**KOLODZIE
SURVEYING
COMPANY**

107 WEST HILL STREET • NEW BRUNSWICK, TX 79130 • PHONE: 409-428-4484 • FAX: 409-428-8484

EXHIBIT

13.49 ACRES
JAMES HENDERSON SURVEY NO. 46, A-254
GORDON JENNINGS SURVEY NO. 45, A-304
COMAL COUNTY, TEXAS

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	RADIAL BEARING
C1	16°25'37"	310.00'	88.88'	S 55°51'47" E

DRAWN BY	ORIGINAL	DATE	SCALE	R.T.S.
		02/20/12		
APPROVED FOR ISSUE:	JOB NO.: 1007-001-12-53.			

VOID

4/e



201406006769 03/03/2014 01:52:03 PM 1/4

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 and 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 from Gary Dean and Glenda L. Dean to Twisted Tree, LLC.

Date: Feb. 18, 2014

Grantor: GARY DEAN, joined herein by GLENDA L. DEAN, pro forma

Grantor's Mailing Address: 1290 Agaritaville, Spring Branch, Comal County, Texas 78070

Grantee: TWISTED TREE, LLC

Grantee's Mailing Address: 1290 Agaritaville, Spring Branch, Comal County, Texas 78070

VOID

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property: (including any improvements): Being a 10.21 acre tract of land out of the J. Henderson Survey No. 46, Abstract No. 254, and the G. Jennings Survey No. 45, Abstract No. 304, Comal County, Texas, being a portion of a tract of land called 3.800 acres described in Document No. 201206008846, and a portion of a tract of land called 106.9 acres described in Document No. 200806004327, all of the Official Public Records, Comal County, Texas, said 10.21 acre tract of land being more particularly described as follows:

BEGINNING at 1/2" iron pin (with cap stamped "KSC") found for the Northeasterly corner of a called 13.49 acre tract described in Document No. 201206011063, Official Public Records, Comal County, Texas, common with the Southeast corner of this herein described 10.21 acre tract;

THENCE S 89°25'35" W along the Northerly line of said 13.49 acre tract, passing at a distance of 632.68 feet a 1/2" iron pin (with cap stamped "KSC") found for the Northwesterly corner of said 13.49 acre tract, common with a Northeasterly corner of a called 158.6 acre tract described in Document No. 200806004327, Official Public Records, Comal County, Texas, continuing along a Northerly line of said 158.6 acre tract, in all a total distance of 750.09 feet to a 1/2" (with cap stamped "KSC") found for an interior corner of said 158.6 acre tract, common with the Southwesterly corner of this herein described 10.21 acre tract;

VOID

THENCE along the Easterly line of said 158.6 acre tract, common with the Westerly line of said 3.800 acre tract, and this herein described 10.21 acre tract, N 00°37'13" W a distance of 567.14 feet to a 1/2" iron pin (with cap stamped "HMT") set in the Southerly line of a called 178.85 acre tract described in Document No. 201006022040, Official Public Records, Comal County, Texas, for the Northeasterly corner of said 158.6 acre tract, common with the Northwesterly corner of said 3.800 acre tract, and this herein described 10.21 acre tract;

THENCE along the Southerly line of said 178.85 acre tract, common with the Northerly line of said 3.800 acre tract, and said 106.9 acre tract, N 89°25'12" E, passing at a distance of 13.22 feet a 1/2" iron pin (with cap stamped "KSC") found for the Northeasterly corner of said 3.800 acre tract, and the Northwesterly corner of said 106.9 acre tract, continuing in all a total distance of 895.18 feet to a 1/2" iron pin (with cap stamped "HMT") set for a Northeasterly corner of this herein described 10.21 acre tract, from which a 1/2" iron pin found for the Northeast corner of said 106.9 acre tract, and the Southeast corner of said 178.85 acre tract bears, S 89°25'12" E a distance of 2356.14 feet;

THENCE across said 106.9 acre tract, the following four (4) calls:

1. S 34°28'08" W a distance of 91.72 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
2. S 20°12'45" W a distance of 134.97 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
3. S 17°01'53" W a distance of 151.04 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
4. S 02°58'23" E a distance of 203.93 feet to the POINT OF BEGINNING and containing 10.21 acres of land in Comal County, Texas.

VOID

Bearings are based upon the Texas Coordinate System, South Central Zone (4204), NAD 83.

Surveyed this the 19th day of August, 2013.

Reference survey of said 10.21 acre tract of land prepared this same date.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: All presently recorded restrictions, reservations, easements, covenants and conditions that affect the property and are currently in existence, and taxes for the year 2014, the payment of which Grantee assumes.


VOID

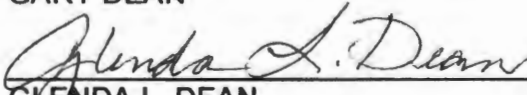
These exceptions do not constitute an acknowledgement of the existence or viability of any of the foregoing, nor a ratification, adoption or revival of any expired or terminated interest.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

VOID

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

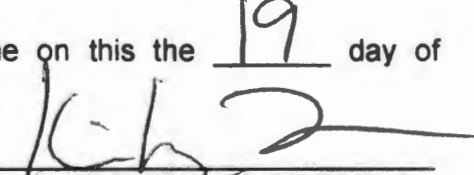


GARY DEAN


GLENDA L. DEAN

THE STATE OF TEXAS *
COUNTY OF Comal *

This instrument was acknowledged before me on this the 19 day of Feb, 2014, by GARY DEAN.



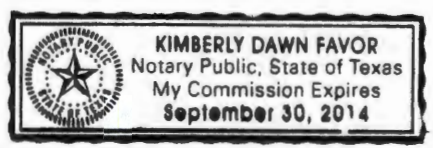
NOTARY PUBLIC, STATE OF TEXAS
Notary's Name Printed: Kimberly Dawn Favor
My Commission Expires: Sept 30, 2014



VOID

THE STATE OF TEXAS *
COUNTY OF Comal *

This instrument was acknowledged before me on this the 18 day of Feb, 2014, by GLENDA L. DEAN.




[Signature]
NOTARY PUBLIC, STATE OF TEXAS
Notary's Name Printed: Kimberly Favor
My Commission Expires: Sept 30, 2014

AFTER RECORDING RETURN TO:
KRISTEN QUINNEY PORTER, LLC.
P. O. Box 312643
New Braunfels, TX 78131-1686

VOID

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
03/03/2014 01:52:03 PM
CASHFOUR 4 Page(s)
201406006769

 Joy Streater

VOID



201406004176 02/07/2014 01:01:32 PM 1/5

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.

5
C

General Warranty Deed

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL §

Effective Date: 1/7/14, 2014

Grantor: PHYLLIS RENE DEAN, a single lady and HEIDI HUFFMAN STETSON, a married lady, out of her sole and separate property

VOID

Grantor's Mailing Address: c/o 171 Olive and Alfred Land, Spring Branch, Comal County, Texas 78070

Grantee: Twisted Tree, LLC, a Texas limited liability company

Grantee's Mailing Address: 1290 Agaritaville, Spring Branch, Comal County, Texas 78070

Consideration: Ten Dollars and other good and valuable consideration

Property (including any improvements): Being a 5.00 acre tract of land out of the J. Henderson Survey No. 46, Abstract No. 254, Comal County, Texas, and being a portion of the remainder of a tract of land called 158.6 acres, described in Document No. 200806004327, Official Public Records, Comal County, Texas, said 5.00 acre tract of land being more particularly described on Exhibit "A" attached hereto and incorporated for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Any and all restrictions, exceptions, reservations, covenants, conditions and easements, if any, relating to the hereinabove described; and taxes for 2014, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the

VOID

Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

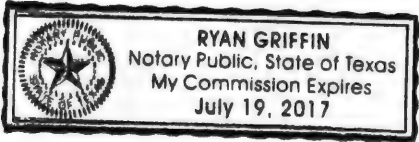
When the context requires, singular nouns and pronouns include the plural.

Phyllis Renee Dean
PHYLLIS RENE DEAN

Heidi Huffman Stetson
HEIDI HUFFMAN STETSON

THE STATE OF TEXAS *
COUNTY OF Comal *

This instrument was acknowledged before me on this the 6 day of February, 2014, by PHYLLIS RENE DEAN.

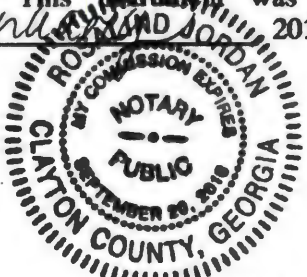


Ryan Griffin
NOTARY PUBLIC, STATE OF TEXAS
Notary's Name Printed: Ryan Griffin
My Commission Expires: 07/19/17

VOID

THE STATE OF Georgia
COUNTY OF Clayton *

This instrument was acknowledged before me on this the 7 day of January, 2014, by HEIDI HUFFMAN STETSON.



Rosalind Jordan
NOTARY PUBLIC, STATE OF Georgia
Notary's Name Printed: Rosalind Jordan
My Commission Expires: 09-20-2016

AFTER RECORDING RETURN TO:
Kristen Quinney Porter, LLC
P.O. Box 312643
New Braunfels, Texas 78131-2643

PREPARED IN THE LAW OFFICE OF:
Kristen Quinney Porter, LLC
P.O. Box 312643
New Braunfels, Texas 78131-2643

VOID

Page 1 of 3



410 N. Seguin Ave.
New Braunfels, TX 78130
HMTNB.COM
830.625.8555 - FAX: 830.625.8556
TBPE FIRM F-10961

**METES AND BOUNDS DESCRIPTION
FOR A
5.00 ACRE TRACT OF LAND**

Being a 5.00 acre tract of land out of the J. Henderson Survey No. 46, Abstract No. 254, Comal County, Texas, and being a portion of the remainder of a tract of land called 158.6 acres, described in Document No. 200806004327, Official Public Records, Comal County, Texas, said 5.00 acre tract of land being more particularly described as follows:

BEGINNING at 1/2" Iron pin found in a Northerly line of a called 11.19 acre tract described in Document No. 200806004326, Official Public Records, Comal County, Texas, for the Southeasterly corner of said remainder of a called 158.6 acre tract, common with the Southwesterly corner of a called 13.49 acre tract described in Document No. 201206011123, Official Public Records, Comal County, Texas, for the Southeast corner of this herein 5.00 acre tract;

THENCE along the Southerly line of said remainder of a called 158.6 acre tract, common with the Northerly line of said 11.19 acre tract the following two (2) calls:

1. S 88°14'28" W a distance of 49.43 feet to a 1/2" Iron pin (with cap stamped "HMT") set for a corner;
2. S 88°15'22" W a distance of 123.34 feet to a 1/2" iron pin (with cap stamped "HMT") set for the Southwest corner of this herein 5.00 acre tract;

THENCE across said remainder of a called 158.6 acre tract, N 01°44'38" W a distance of 1513.10 feet to a 1/2" Iron pin (with cap stamped "HMT") set in the Northerly line of said remainder of a called 158.6 acre tract, common with the Southerly line of the remainder of a called 178.85 acre tract described in Document No. 201006022040, Official Public Records, Comal County, Texas, for the Northwesterly corner of this herein described 5.00 acre tract;

THENCE along said common line, N 89°25'32" E a distance of 86.10 feet to a 1/2" Iron pin (with cap stamped "HMT") set for the Northeasterly corner of said remainder of a called 158.6 acre tract, common with the Northwesterly corner of the remainder of a called 106.9 acre tract described in Document No. 200806004327, Official Public Records, Comal County, Texas, for a Northeasterly corner of this herein 5.00 acre tract;

THENCE along the common line of said 158.6 and said 106.9 acre tract, the following two (2) calls:

1. S 00°37'13" E a distance of 567.14 feet to a 1/2" Iron pin found for an interior corner of this herein 5.00 acre tract;
2. N 89°32'17" E a distance of 117.08 feet to a 1/2" Iron pin found for the Northwest corner of the aforementioned 13.49 acre tract, for an Easterly corner of this herein 5.00 acre tract;

VOID

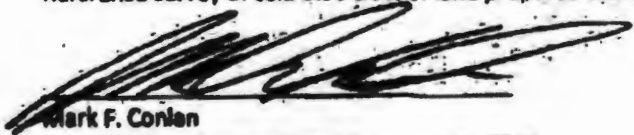
EXHIBIT A - Page 2 of 3

THENCE along the Westerly line of said 13.49 acre tract, S 00°34'25" E a distance of 941.84 feet to the POINT OF BEGINNING and containing 5.00 acres of land in Comal County, Texas.

Bearings are based upon Texas Coordinate System, South Central Zone (4204), NAD 83

Surveyed this the 30th day of September, 2013.

Reference survey of said 5.00 tract of land prepared this same date.



Mark F. Conlan
Registered Professional Land Surveyor No. 6342



S:\Projects\Title Surveys\Monings, G.C.S Ac - Twisted Tract\13-772 MB.doc

VOID

BEING 5.00 ACRES OUT OF THE J. HENDERSON SURVEY NO. 48, ABSTRACT NO. 254, COMAL COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 158.6 ACRE TRACT DESCRIBED IN DOCUMENT NO. 200806004327, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

LEGEND:
○ - SET 1/2" IRON PIN 2" A PLASTIC CAP STAMPED "HMT"
● - PIN 1/2" IRON PIN
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
P.O.B. = POINT OF BEGINNING

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT
THE SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH TO DETECT OTHER MATTERS OF RECORD, SUCH AS EASEMENTS, SERVICED, RESTRICTIONS OR OTHER ENCUMBRANCES THAT MAY AFFECT THE PROPERTY
BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 1983



SCALE: 1"=300'

REMAINDER OF A CALLED 178.85 AC. JAMES MAYER & SAUNDY MAYER 201008022040 O.P.R.C.C.T.

REMAINDER OF A CALLED 108.9 AC. GARY DEAN 200806004327 O.P.R.C.C.T.

REMAINDER OF A CALLED 158.6 AC. PHYLLIS R. DEAN 200806004327 O.P.R.C.C.T.

VOID

CALLED 13.49 AC. TWISTED TREE, LLC 201206011063 O.P.R.C.C.T.

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
02/07/2014 01:01:32 PM
KATHY 5 Page(s)
201406004176



Joy Streater

CALLLED 11.19 AC. PHYLLIS R. DEAN 200806004328 O.P.R.C.C.T.

S88°15'22"W 123.34'

S88°14'28"W 49.43'

CALLLED 0.4489 AC. PHYLLIS R. DEAN 200706040838 O.P.R.C.C.T.

AGARITAVILLE, LOT 1 DOC. NO. 201106044755 MAP AND PLAT RECORDS COMAL COUNTY, TEXAS



HMT
SURVEYING & ENGINEERING

610 N. BERRY AVE.
NEW BRUNSWICK, TEXAS 78050
WWW.HMT-ENG.COM
PH (817) 282-0288

STATE OF TEXAS
COUNTY OF COMAL

THIS SURVEY IS CERTIFIED TO GARY DEAN & TWISTED TREE, LLC

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUNDS UNDER MY SUPERVISION

THIS 20TH DAY OF SEPTEMBER 2014

[Signature]
PROFESSIONAL LAND SURVEYOR REG. NO. 13-772

Centex Hydro-Flo, Inc. & "Bulverde
Electro Septic Tech"

P.O. Box 372
Bulverde, TX 78163 830-438-7329
Carl A Scheel Maint provider # MP0000014
Justin Scheel Maint provider # MP0002046

Aerobic Testing & Reporting Contract

Date Generated
8/28/2022

Contract #
18268

Contract To:
Oasis Master Holdings LLC c/o Jake Yetterberg 14400 Northbrook Drive # 100 San Antonio, TX 78232

Septic System Location
Hidden Hill R/V Park #3 1275 Agaritaville Spring Branch, TX 78070

Permit #	Authorized Agent	Due Date	Contract Date	Aerobic Manufacturer
112619	Comal County	July 16, 2022	08/29/22 - 08/29/23	

ITEM	DESCRIPTION	AMOUNT
Reporting 1 ...	<p>We agree to provide Testing & Reporting service on the existing Aerobic system for its proper working condition by making regularly scheduled inspections one (1) each four (4) months including inspection of the mechanical, electrical, and other operation and an effluent quality inspection consisting of a visual check for color, turbidity, scum overflow, and examination for odors.</p> <p>Notice: The Owner shall provide unhindered access to the property (padlock key or combination is acceptable) in order to perform the duties of this contract. If there are any pets that could potentially present a safety issue, it is the homeowners responsibility to notify us & make the necessary arrangements for safe entry. Any extra trips to perform the duties of this contract caused by a lack of or miscommunication will be done and the home owner shall be responsible for the cost of an extra service call.</p> <p>In the event repairs are deemed necessary for the proper operation of the Aerobic system and/or its components, attempts of notification for the need of repairs will be made prior to work being performed. Extra service trips will be billed accordingly. By your signature on this contract you agree & approve the necessary repairs. I understand that the services herein are provided only for compensation. By accepting services I am representing that I have sufficient funds available to pay for the services herein and I agree to provide full payment upon the completion of these services. Any attempt to seek out or use another maintenance provider for repairs will be considered a breach of this contract.</p> <p>The owner/tenant is responsible for maintaining chlorine in the system for the purpose of disinfection. Problems are to be reported to the office phone number above. Response time will be within 48 hours. A report of function & repairs will be completed & sent to the "TCEQ Authorized Agent" after each inspection.</p> <p>This agreement will remain in effect One Year as noted in the contract dates above or less if the property owner or service company gives written thirty (30) days notice of their desire to terminate said agreement.</p> <p>Inspectors & Inspections are under the authority and responsibility of Carl A. Scheel "TCEQ" License # MP0000014 Or Justin Scheel License # MP0002046</p> <p>No refunds!</p>	325.00
45 Day Disc	Discount offered for signed contracts & payments received with a postmark on or before the "DUE DATE" of this invoice. If mailed after the due date which is 45 days before the contract date, please remit full amount! Make checks payable to "BEST".	-25.00
Discount V...	Discount is void due to late remittance of payment &/or contract. Discount is offered only if payment is received 45 days prior to expiration of current contract!	25.00

<i>[Signature]</i>	8-26-2022	Total	\$325.00
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<i>[Signature]</i>	PAID 2026/9-1-22	Payments/Credits	\$0.00
		Balance Due	\$325.00

Centex Hydro-Flo, Inc. & "Bulverde
Electro Septic Tech"

P.O. Box 372
Bulverde, TX 78163 830-438-7329
Carl A Scheel Maint provider # MP0000014
Justin Scheel Maint provider # MP0002046

Aerobic Testing & Reporting Contract

Date Generated
8/28/2022

Contract #
18268

Contract To:
Oasis Master Holdings LLC c/o Jake Yetterberg 14400 Northbrook Drive # 100 San Antonio, TX 78232

Septic System Location
Hidden Hill R/V Park #3 1275 Agaritaville Spring Branch, TX 78070

Permit #	Authorized Agent	Due Date	Contract Date	Aerobic Manufacturer
112619	Comal County	July 16, 2022	08/29/22 - 08/29/23	

ITEM	DESCRIPTION	AMOUNT
Reporting 1 ...	<p>We agree to provide Testing & Reporting service on the existing Aerobic system for its proper working condition by making regularly scheduled inspections one (1) each four (4) months including inspection of the mechanical, electrical, and other operation and an effluent quality inspection consisting of a visual check for color, turbidity, scum overflow, and examination for odors.</p> <p>Notice: The Owner shall provide unhindered access to the property (padlock key or combination is acceptable) in order to perform the duties of this contract. If there are any pets that could potentially present a safety issue, it is the homeowners responsibility to notify us & make the necessary arrangements for safe entry. Any extra trips to perform the duties of this contract caused by a lack of or miscommunication will be done and the home owner shall be responsible for the cost of an extra service call.</p> <p>In the event repairs are deemed necessary for the proper operation of the Aerobic system and/or its components, attempts of notification for the need of repairs will be made prior to work being performed. Extra service trips will be billed accordingly. By your signature on this contract you agree & approve the necessary repairs. I understand that the services herein are provided only for compensation. By accepting services I am representing that I have sufficient funds available to pay for the services herein and I agree to provide full payment upon the completion of these services. Any attempt to seek out or use another maintenance provider for repairs will be considered a breach of this contract.</p> <p>The owner/tenant is responsible for maintaining chlorine in the system for the purpose of disinfection. Problems are to be reported to the office phone number above. Response time will be within 48 hours. A report of function & repairs will be completed & sent to the "TCEQ Authorized Agent" after each inspection.</p> <p>This agreement will remain in effect One Year as noted in the contract dates above or less if the property owner or service company gives written thirty (30) days notice of their desire to terminate said agreement.</p> <p>Inspectors & Inspections are under the authority and responsibility of Carl A. Scheel "TCEQ" License # MP0000014 Or Justin Scheel License # MP0002046</p> <p>No refunds!</p>	325.00
45 Day Disc	Discount offered for signed contracts & payments received with a postmark on or before the "DUE DATE" of this invoice. If mailed after the due date which is 45 days before the contract date, please remit full amount! Make checks payable to "BEST".	-25.00
Discount V...	Discount is void due to late remittance of payment &/or contract. Discount is offered only if payment is received 45 days prior to expiration of current contract!	25.00

<i>[Signature]</i>	8-26-2022	Total	\$325.00
--------------------	-----------	--------------	----------

<i>[Signature]</i>	PAID 2026/9-1-22	Payments/Credits	\$0.00
		Balance Due	\$325.00

Centex Hydro-Flo, Inc. & "Bulverde
Electro Septic Tech"

P.O. Box 372

Bulverde, TX 78163 830-438-7329

Carl A Scheel Maint provider # MP0000014

Justin Scheel Maint provider # MP0002046

Aerobic Maintenance Testing/Report Record

This testing and reporting record shall be completed, signed and dated after each inspection. One copy shall be retained by the maintenance company. The second copy is sent to the local permitting authority and the third copy is sent to the system owner along with an invoice for services by the maintenance company.

Report Sent to:		Installation & Startup Date	Contract Date:	Permit #
Oasis Master Holdings LLC c/o Jake Yetterberg 14400 Northbrook Drive # 100 San Antonio, TX 78232		01/27/22	08/29/22 - 08/29/23	112619
Mapsco :		SEPTIC SYSTEM LOCATION		
355-E1	Authorized Agent:	Hidden Hill RV Park #3 1275 Agaritaville Spring Branch, TX 78070		Route Book # 11-135
	Comal County			18269

Report Findings & Inspector Signatures

1. Required Frequency of Visits: 3 times per year or every 4 months.			Inspector please print	Inspector Signature
Actual visit:	Day of week	Month/Day/Year		
#1.	<u>tu</u>	<u>9/27/22</u>	Carl A Scheel or <u>Justin Scheel</u>	<u>[Signature]</u>
#2.			Carl A Scheel or Justin Scheel	
#3.			Carl A Scheel or Justin Scheel	

Inspected Item	Date #1	Date #2	Date #3
	Operational#1 Yes or No	Operational#2 Yes or No	Operational#3 Yes or No
Chlorine Supply:	<u>/</u>		
Aerators:	<u>/</u>		
Air Filters:	<u>/</u>		
Air Pump:	<u>/</u>		
Irrigation Pump:	<u>/</u>		
Disinfection Device:	<u>/</u>		
Electrical Circuits:	<u>/</u>		
Distribution System:	<u>/</u>		
Sprayfield Vegetation:	<u>/</u>		
Tank Lids Secured:	<u>/</u>		

3. Repairs to System (list all components replaced)

Date #1.	<u>None</u>
Date #2.	
Date #3.	

4. Circle Test Performed (one is required)	mg/L,	mpm/100 ml,	or trace	Results	Test Method
Date #1.	BOD (Grab)	TSS (Grab)	<u>CL2 (Grab)</u>	Fecal Coliform	<u>sample</u> Hach test kit
Date #2.	BOD (Grab)	TSS (Grab)	CL2 (Grab)	Fecal Coliform	Hach test kit
Date #3.	BOD (Grab)	TSS (Grab)	CL2 (Grab)	Fecal Coliform	Hach test kit

5. General Comments or Recommendations:

Date #1.	<u>Plant seems to be hooked up backwards</u>
Date #2.	
Date #3.	

Centex Hydro-Flo, Inc. & "Bulverde
Electro Septic Tech"

P.O. Box 372

Bulverde, TX 78163 830-438-7329

Carl A Scheel Maint provider # MP0000014

Justin Scheel Maint provider # MP0002046

Aerobic Maintenance Testing/Report Record

This testing and reporting record shall be completed, signed and dated after each inspection. One copy shall be retained by the maintenance company. The second copy is sent to the local permitting authority and the third copy is sent to the system owner along with an invoice for services by the maintenance company.

Report Sent to:		Installation & Startup Date	Contract Date:	Permit #
Oasis Master Holdings LLC c/o Jake Yetterberg 14400 Northbrook Drive # 100 San Antonio, TX 78232		01/27/22	08/29/22 - 08/29/23	112619
Mapsco :		SEPTIC SYSTEM LOCATION		
Authorized Agent:		Hidden Hill RV Park #3 1275 Agaritaville Spring Branch, TX 78070		Route Book #
355-EI				11-135
Comal County				18269

Report Findings & Inspector Signatures

1. Required Frequency of Visits:	3 times per year or every 4 months.		Inspector please print	Inspector Signature
Actual visit:	Day of week	Month/Day/Year		
#1.	tue	9/27/22	Carl A Scheel or Justin Scheel	<i>[Signature]</i>
#2.	wed	1/25/23	Carl A Scheel or Justin Scheel	<i>[Signature]</i>
#3.	wed	5/24/23	Carl A Scheel or Justin Scheel	<i>[Signature]</i>

2. System Inspection:	Date #1 Operational#1 Yes or No	Date #2 Operational#2 Yes or No	Date#3 Operational#3 Yes or No
Inspected Item			
Chlorine Supply:	/	/	/
Aerators:	/	/	/
Air Filters:	/	/	/
Air Pump:	/	/	/
Irrigation Pump:	/	/	/
Disinfection Device:	/	/	/
Electrical Circuits:	/	/	/
Distribution System:	/	/	/
Sprayfield Vegetation:	/	/	/
Tank Lids Secured:	/	/	/

3. Repairs to System (list all components replaced)

Date #1.	None
Date #2.	/
Date #3.	None

4. Circle Test Performed (one is required)	mg/L,	mpm/100 ml,	or trace	Results	Test Method
Date #1.	BOD (Grab)	TSS (Grab)	CL2 (Grab)	Fecal Coliform	1 sample
Date #2.	BOD (Grab)	TSS (Grab)	CL2 (Grab)	Fecal Coliform	1 sample
Date #3.	BOD (Grab)	TSS (Grab)	CL2 (Grab)	Fecal Coliform	1 sample

5. General Comments or Recommendations:

Date #1.	Plant seems to be hooked up backwards
Date #2.	ll ll ll ll
Date #3.	I have determined that the plant is set in its correct orientation but the air piping and diffuser was installed in the wrong chamber

Centex Hydro-Flo, Inc. & "Bulverde
Electro Septic Tech"

Aerobic Testing & Reporting Contract

P.O. Box 372
Bulverde, TX 78163 830-438-7329
Carl A Scheel Maint provider # MP0000014
Justin Scheel Maint provider # MP0002046

Date Generated
6/15/2023

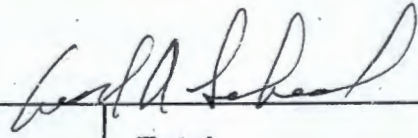
Contract #
19584

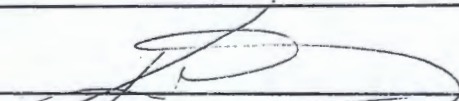
Contract To:
Oasis Master Holdings LLC c/o Jake Yetterberg 14400 Northbrook Drive # 100 San Antonio, TX 78232

Septic System Location
Hidden Hill RV Park #3 1275 Agaritaville Spring Branch, TX 78070

Permit #	Authorized Agent	Due Date	Contract Date	Aerobic Manufacturer
112619	Comal County	July 16, 2023	08/29/23 - 08/29/24	AERIS

ITEM	DESCRIPTION	AMOUNT
Reporting 1 ...	<p>We agree to provide Testing & Reporting service on the existing Aerobic system for its proper working condition by making regularly scheduled inspections one (1) each four (4) months including inspection of the mechanical, electrical, and other operation and an effluent quality inspection consisting of a visual check for color, turbidity, scum overflow, and examination for odors.</p> <p>Notice: The Owner shall provide unhindered access to the property (padlock key or combination is acceptable) in order to perform the duties of this contract. If there are any pets that could potentially present a safety issue, it is the homeowners responsibility to notify us & make the necessary arrangements for safe entry. Any extra trips to perform the duties of this contract caused by a lack of or miscommunication will be done and the home owner shall be responsible for the cost of an extra service call.</p> <p>In the event repairs are deemed necessary for the proper operation of the Aerobic system and/or its components, attempts of notification for the need of repairs will be made prior to work being performed. Extra service trips will be billed accordingly. By your signature on this contract you agree & approve the necessary repairs. I understand that the services herein are provided only for compensation. By accepting services I am representing that I have sufficient funds available to pay for the services herin and I agree to provide full payment upon the completion of these services. Any attempt to seek out or use another maintenance provider for repairs will be considered a breach of this contract.</p> <p>The owner/tenant is responsible for maintaining chlorine in the system for the purpose of disinfection. Problems are to be reported to the office phone number above. Response time will be within 48 hours. A report of function & repairs will be completed & sent to the "TCEQ Authorized Agent" after each inspection.</p> <p>This agreement will remain in effect One Year as noted in the contract dates above or less if the property owner or service company gives written thirty (30) days notice of their desire to terminate said agreement. By funding this contract you agree to its terms.</p> <p>Inspectors & Inspections are under the authority and responsibility of Carl A. Scheel "TCEQ" License # MP0000014 Or Justin Scheel License # MP0002046 No refunds!</p>	325.00
45 Day Disc	Discount offered for signed contracts & payments received with a postmark on or before the "DUE DATE" of this invoice. If mailed after the due date which is 45 days before the contract date, please remit full amount! Make checks payable to "BEST".	-25.00



Sign here → 

Total	\$300.00
Payments/Credits	\$0.00
Balance Due	\$300.00

PAID
2021/6-30-23

Centex Hydro-Flo, Inc. & "Bulverde
Electro Sentic Tech"

P.O. Box 372

Bulverde, TX 78163 830-438-7329

Carl A Scheel Maint provider # MP0000014

Justin Scheel Maint provider # MP0002046

Aerobic Repair Call Inspection Report

Date of Trouble Called in:

7/20/2023

BILL TO

Oasis Master Holdings LLC
c/o Jake Yetterberg
31120 Blanco Road
Bulverde, TX 78163

SEPTIC SYSTEM LOCATION

Hidden Hill RV Park #3
1275 Agaritaville
Spring Branch, TX 78070

Mapsco - Code:

355-E1

Route Book #

Authorized Agent:

Permit #

Contract Date:

Reason for Trouble Call:

11-135

Comal County

112619

08/29/23 - 08/29/24

move air pipe to correct

Service ...

Operational Yes or No

Aerobic Mfg

AERIS

AMOU...

7/21/2023

1. Actual day of visit: Friday

110.00

2. System Inspection: yes no

Chlorine Supply: --X-- -----

Aerators: -----X-- -----

Air Filters: -----X-- -----

Air Pump: -----X-- -----

Irrigation Pump: -----X-- -----

Disinfection Device: ---X--- -----

Electrical Circuits: ---X--- -----

Distribution System: ---X--- -----

Sprayfield Vegetation: ---X--- -----

Tank lids Secured: ---X--- -----

3. Repairs to System: (see items below)

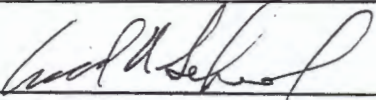
Move the air piping in the plant to its correct placement according to the tank drawings from the Manufacturer.

4. Test Performed CL2 (Grab) in mg/L

Test Method "Hach Test Kit" NONE TAKEN

5. General Comments or Recommendations:

OK NOW

Inspector: Carl A Scheel
Signature: 

Total

\$110.00

Payments/Credits

\$0.00

Balance Due

\$110.00

Centex Hydro-Flo, Inc. & "Bulverde
Electro Septic Tech"

P.O. Box 372

Bulverde, TX 78163 830-438-7329

Carl A Scheel Maint provider # MP0000014

Justin Scheel Maint provider # MP0002046

Aerobic Maintenance Testing/Report Record

This testing and reporting record shall be completed, signed and dated after each inspection. One copy shall be retained by the maintenance company. The second copy is sent to the local permitting authority and the third copy is sent to the system owner along with an invoice for services by the maintenance company.

Report Sent to:		Installation & Startup Date	Contract Date:	Permit #	
Oasis Master Holdings LLC c/o Jake Yetterberg 31120 Blanco Road Bulverde, TX 78163		01/27/22	08/29/23 - 08/29/24	112619	
Mapsco :		SEPTIC SYSTEM LOCATION			
Authorized Agent:		Hidden Hill RV Park #3 1275 Agaritaville Spring Branch, TX 78070		Route Book #	
355-E1				13-090	
Comal County				19926	
Report Findings & Inspector Signatures		Aerobic MFG		AERIS	
1. Required Frequency of Visits: 3 times per year or every 4 months.		Inspector please print		Inspector Signature	
Actual visit:	Day of week	Month/ Day/Year			
#1.	Mon	10/2/23	Carl A Scheel or Justin Scheel	<i>[Signature]</i>	
#2.		/ /	Carl A Scheel or Justin Scheel		
#3.		/ /	Carl A Scheel or Justin Scheel		
2. System Inspection:		Date #1	Date #2	Date #3	
	Operational#1	Operational#2	Operational#3		
	Yes or No	Yes or No	Yes or No		
Inspected Item					
Chlorine Supply:	/				
Aerators:	/				
Air Filters:	/				
Air Pump:	/				
Irrigation Pump:	/				
Disinfection Device:	/				
Electrical Circuits:	/				
Distribution System:	/				
Sprayfield Vegetation:	/				
Tank Lids Secured:	/				
3. Repairs to System (list all components replaced)					
Date #1.	/				
Date #2.					
Date #3.					
4. Circle Test Performed (one is required)					
	mg/L,	mpm/100 ml,	or trace	Results	Test Method
Date #1.	BOD (Grab)	TSS (Grab)	CL2 (Grab)	fecal Coliform	slurry 16
Date #2.	BOD (Grab)	TSS (Grab)	CL2 (Grab)	fecal Coliform	Hach test kit
Date #3.	BOD (Grab)	TSS (Grab)	CL2 (Grab)	fecal Coliform	Hach test kit
5. General Comments or Recommendations:					
Date #1.	OK				
Date #2.					
Date #3.					