



## Comal County

OFFICE OF COMAL COUNTY ENGINEER

### License to Operate On-site Sewage Treatment and Disposal Facility

Date Issued: 5/9/2011

Permit Number: 92133

Location Description: 32685 Hwy 281, Bulverde, TX 78163

Lot 1, Bulverde Ranchettes Unit 5 Subdivision

Type of System: Septic Tank Treatment with Std Trenches/Beds Discharge

License issued to: Daryl J. Ingebretson

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

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

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

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

Licensing Authority

Comal County Environmental Health

  
ENVIRONMENTAL HEALTH INSPECTOR  
OS0023773

  
ENVIRONMENTAL HEALTH COORDINATOR  
OS 0025599

# System Profile

Printed: Monday, May 09, 2011

**System is installed at:**

32685 Hwy 281  
Bulverde, TX 78163  
Comal County

Permit Number: 92133  
System Name: Primary  
Brand Name:  
Model:  
Serial Number:

**Owner Information:**

Daryl J. Ingebretson  
32685 Hwy 281  
Bulverde, TX 78163  
Home Phone: (210)771-7490

The original contract for installation was written on .  
This system was installed by: .  
The installation date was 5/9/2011.  
This system is to be inspected every 4 months.  
The most recent inspection for this system occurred on .  
The next scheduled inspection for this system is due on .

**Permitting Agency:**

Comal County Environmental Health  
195 David Jonas Drive  
New Braunfels, TX 78132-3760  
Contact: Sandra Hernandez, Assistant Env. Health Coord  
Phone: (830) 608-2090  
Fax: (830) 608-2078

**Installation Company Info:****Maintenance Company Info:****Most Recent Visits and Results**

Date Comp.	Visit Type	Description of Repairs
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**Property Notes:**

case#1988 S1 - 12/8/09 preliminary S2 - 12/15/09 S2 - 5/9/11

**System Notes:**

Existing conventional

# Comal County OSSF Inspection Sheet

Permit#: 92/33 Location: 32685 Hwy 281  
Installer Name: ? Owner Daryl Ingelbretson 210-862-6300  
(if more than one installer is used list them according to inspection)  
1st Inspection: 12/8/09 Preliminary 2nd Inspection: 12/15/09 JJ Final Inspection: 5/9/11  
(inspector initials & date) (inspector initials & date) (inspector initials & date)  
Are additional inspections required: \_\_\_\_\_

Re-inspection fee owed: \_\_\_\_\_ Re-inspection fee paid: \_\_\_\_\_

## Existing soil conditions:

Site/soil conditions match soil evaluation: \_\_\_\_\_ Notes: \_\_\_\_\_

## System Description:

Aerobic with spray: \_\_\_\_\_ Aerobic with drip emitters: EXISTING Low Pressure Dosing: \_\_\_\_\_ Absorptive drainfield: \_\_\_\_\_  
Evapotranspirative (ET) system: \_\_\_\_\_ Gravel-less drainfield piping: \_\_\_\_\_ Leaching chambers: \_\_\_\_\_  
Soil substitution drainfield: \_\_\_\_\_ other: \_\_\_\_\_

## Tank Inspection:

Tank set level & watertight: \_\_\_\_\_ Inlet/Outlet: \_\_\_\_\_ Tank Size or GPD: \_\_\_\_\_ Manuf./Brand: \_\_\_\_\_  
Model#: \_\_\_\_\_ Pump Tank Size: \_\_\_\_\_ Alarms/Audible & Visual: \_\_\_\_\_ Operational: \_\_\_\_\_  
Is timer required/provided?: \_\_\_\_\_ Chlorination required/provided? \_\_\_\_\_

Notes: \_\_\_\_\_

## System installation:

Pipe check/house to tank: \_\_\_\_\_ Clean-out at structure/every 50 ft./@90's 165 Pipe check/tank to drainfield: \_\_\_\_\_  
(1/8"-ft., SDR 26 or Sch. 40)  
Trenches/Excavations: Width/Depth: \_\_\_\_\_ Trenches/Excavations Level: \_\_\_\_\_ Pipe & Gravel: \_\_\_\_\_  
Slope within drainfield/spray area: \_\_\_\_\_ Leaching Chambers: \_\_\_\_\_ GeoTex: \_\_\_\_\_  
Spray irrigation purple pipe: \_\_\_\_\_ Spray irrigation area checked: \_\_\_\_\_

Notes: \_\_\_\_\_

## Separation Distances

Prop. Lines: OK Water lines: \_\_\_\_\_ Water Wells: \_\_\_\_\_ Bldgs/Driveway/Improvements: OK Creeks/Rivers/Ponds: OK  
Drainage Easements/Sharp Slopes: OK If over Recharge Zone check for recharge features: \_\_\_\_\_ Are there water  
lines crossing tightlines/or within 10 feet of system?: \_\_\_\_\_ Have they been properly sleeved: \_\_\_\_\_ Are there sewer  
lines crossing under driveways, sidewalks, or within 5 ft. of surface improvements: \_\_\_\_\_ Have the sewer lines been  
properly sleeved?: \_\_\_\_\_

Notes: \_\_\_\_\_

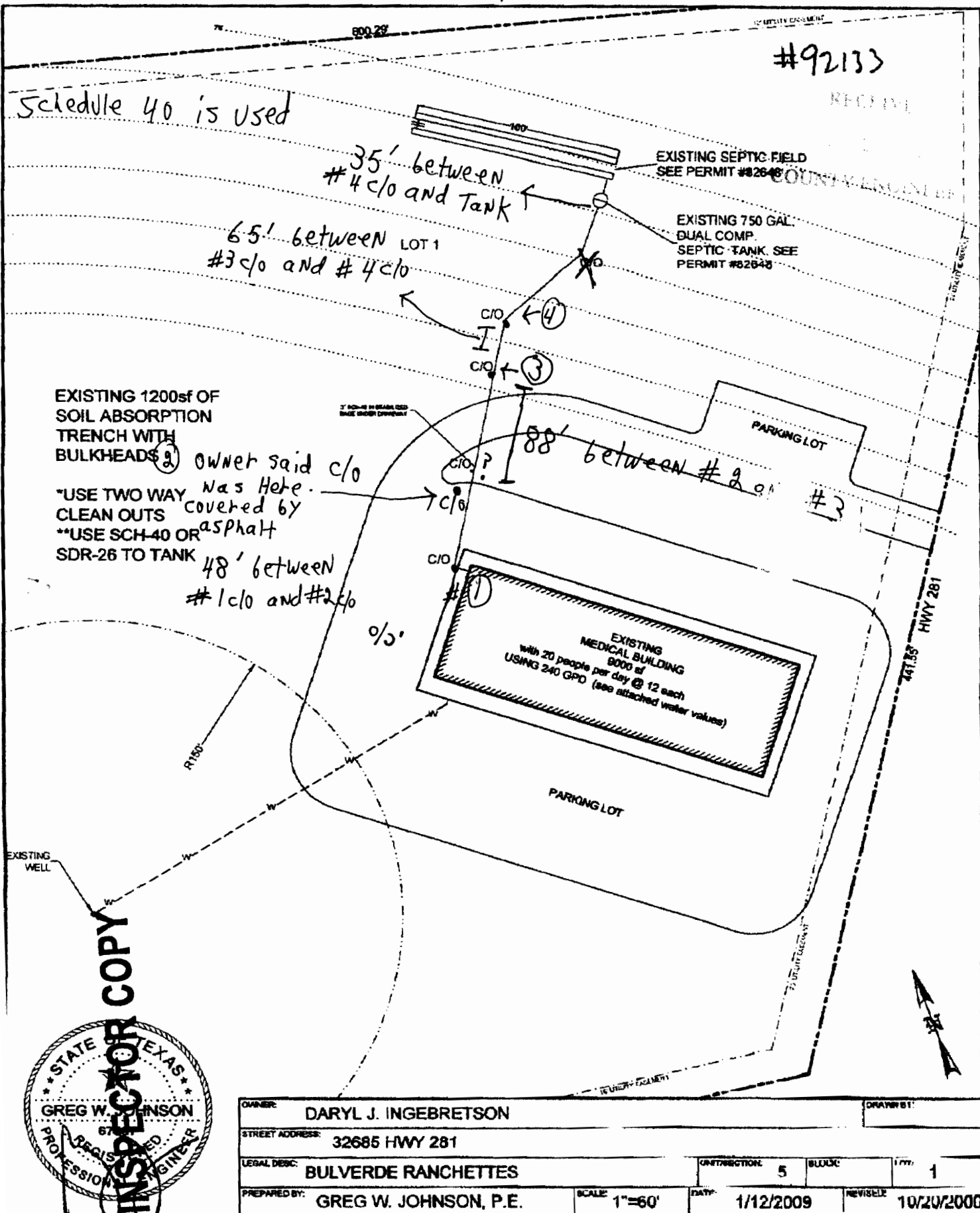
## Final Inspection:

Blank(s) Backfilled: /  
System Backfilled: \_\_\_\_\_ ET Systems Class II backfill & vegetative cover for transpiration in place: \_\_\_\_\_  
Surface application area properly landscaped/vegetation acceptable: /

Notes: \_\_\_\_\_

Area of Installed Drainfield/Spray Area: \_\_\_\_\_

\_\_\_\_ Check here to confirm that service agreement has been received, entered and activated in CASST



## INSPECTOR COPY

#92133

RECEIVED

OCT 21 2009

COUNTY ENGINEER

EXISTING SEPTIC FIELD  
SEE PERMIT #82648EXISTING 750 GAL.  
DUAL COMP.  
SEPTIC TANK. SEE  
PERMIT #82648

LOT 1

EXISTING 1200sf OF  
SOIL ABSORPTION  
TRENCH WITH  
BULKHEADS\*USE TWO WAY  
CLEAN OUTS  
\*\*USE SCH-40 OR  
SDR-26 TO TANK

PARKING LOT

EXISTING  
MEDICAL BUILDING  
with 20 people per day @ 12 each  
USING 240 GPD (see attached water values)

PARKING LOT

441.35' HWY 281

EXISTING  
WELL

OWNER:	DARYL J. INGEBRETSON			DRAWN BY:
STREET ADDRESS:	32685 HWY 281			
LEGAL DESC:	BULVERDE RANCHETTES	UNIT/SECTION:	5	BLOCK:
				LOT: 1
PREPARED BY:	GREG W. JOHNSON, P.E.	SCALE:	1"=60'	DATE:
				1/12/2009
				REVISED:
				10/20/2009

# OSSF PERMIT INFORMATION SHEET Case# 1988

Date of Permit Application	Permit Number	Date of OSSF Approval	Date of Flood Plain Approval
9.23.09	92133	9-30-09	9-28-09

LOCATION: Bulverde Ranchettes U.S. 1

IF A FLOOD PLAIN PERMIT IS NOT RECEIVED GIVE REASON:

IS A BUILDING PERMIT REQUIRED? \_\_\_\_\_ RECEIVED? \_\_\_\_\_

PRELIMINARY INSPECTION DATE IF APPLICABLE: \_\_\_\_\_

PLANNING MATERIALS REVIEWED BY: ✓ BR

LIST DEFICIENCIES IN PLANNING MATERIALS THAT DO NOT MEET TCEQ RULES/CHECK OFF WHEN APPROVED: \_\_\_\_\_

1 - Please indicate Now attached  
water valves were calculated  
to come out to the 12 gpd used.

INSPECTOR COPY

## NOTES TO INSPECTOR

Variance given for not sleeving pipe  
under drive/parking areas. Pipe was  
installed in 2004. - Inspection of this  
pipe and clean-outs is required.

COUNTY OF COMAL

COUNTY ENGINEER'S OFFICE

# OSSF/FLOOD PLAIN DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

--	--	--

Date Received

Initials

--	--

Permit Number

RECEIVED

SEP 23 2009

Instructions:

COUNTY ENGINEER

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

## OSSF Permit

- \_\_\_\_\_ Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- \_\_\_\_\_ Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- \_\_\_\_\_ Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.
- \_\_\_\_\_ Required Permit Fee
- \_\_\_\_\_ Surface Application/Aerobic Treatment System
- \_\_\_\_\_ Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public

## Floodplain Development Permit

- \_\_\_\_\_ Completed Application
- \_\_\_\_\_ Boundary Map Indicating Location of Proposed Improvements
- \_\_\_\_\_ Copy of Recorded Deed
- \_\_\_\_\_ Required Permit Fee

_____ COMPLETE APPLICATION
----------------------------

_____ INCOMPLETE APPLICATION (Missing Items Circled, Application Refused)
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## Comal County

OFFICE OF COMAL COUNTY ENGINEER

**PERMIT OF AUTHORIZATION TO CONSTRUCT  
AN ON-SITE SEWAGE FACILITY  
PERMIT VALID FOR ONE YEAR FROM DATE ISSUED**

Permit Number: 92133

Issued this date: September 30, 2009

**REVISED**  
10/21/09

This Permit is hereby given to: Daryl J. Ingebretson

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

32685 Hwy 281, Bulverde, TX 78163  
Lot 1, Bulverde Ranchettes Unit 5 Subdivision

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank Treatment with Std Trenches/Beds Discharge

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 Natural Resource Conservation Commission (TNRCC). Installation and inspection must comply with current TNRCC and Comal County requirements.

Call (830) 608-2090 to schedule inspections.

**NOTE: All unpermitted sewer pipe must be made available for inspection.**



195 DAVID JONAS DRIVE, NEW BRAUNFELS, TEXAS 78132-3760 \* (830) 608-2094 FAX (830) 608-2078

## OSSF SOIL EVALUATION REPORT INFORMATION

RECEIVED

SEP 28 2009

**Date: September 15, 2009**

**Applicant Information:**

Name: **DARYL J. INGEGRETSON**  
Address: **c/o 4210 HWY 281 NORTH**  
City: **SPRING BRANCH** State: **TEXAS**  
Zip Code: **78070** Phone: **(210) 771-7490**

**Site Evaluator Information:** COUNTY ENGINEER

Name: **Greg W. Johnson, P.E., R.S., S.E. 11561**  
Address: **170 Hollow Oak**  
City: **New Braunfels** State: **Texas**  
Zip Code: **78132** Phone & Fax **(830)905-2778**

**Property Location:**

**Lot** 1 **Unit** 5 **Blk** \_\_\_\_ **Subd.** BULVERDE RANCHETTES  
**Street Address:** 32685 HWY 281  
**City:** BULVERDE **Zip Code:** 78163  
**Additional Info.:**

### Installer Information:

Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_  
 Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_

**Topography:** Slope within proposed disposal area: 8 %

Presence of 100 yr. Flood Zone:

Existing or proposed water well in nearby area.

Presence of adjacent ponds, streams, water impoundments

### Presence of upper water shed

Organized sewage service available to lot

☐ YES      ☒ NO X

YES **X** NO

YES NO **X**

YES \_\_\_\_\_ NO **X**

YES NO **X**

### Design Calculations for Soil Absorption Trenches:

## Commercial

Q = 240 GPD MEDICAL BUILDING with 20 PEOPLE @ 12 GPD PER PERSON - USING 240 GPD (see attached water values)

Residential Water conserving fixtures to be utilized? Yes X No

Number of Bedrooms the septic system is sized for: \_\_\_\_\_ Total sq. ft. living area \_\_\_\_\_

$$Q \text{ gal/day} = (\text{Bedrooms} + 1) * 75 \text{ GPD} - (20\% \text{ reduction for water conserving fixtures})$$
$$Q = ( \quad + 1 ) * 75 - ( 20 \% ) = \quad 240$$
$$A = Q/Ra = 240 / 0.20 = 1200 \text{ sq. ft.}$$

Tank Size = ( $\sim 3 * Q$ ) = 750 (existing) Gal. Dual Comp.

### Excavation Length & Width

$$L = A/(W+2) (<3' \text{ Wide}) = 1200 / 6' = 200 \text{ of } 4' \text{ WIDE}$$

or

$L = (A - 2W) / (W + 2)$  ( $> 3'$  Wide) =      /      =      of     

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE SEPTEMBER 11, 2008).

GREG W. JOHNSON, P.E. 67587 - S.E. 11561

DATE \_\_\_\_\_



# ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

92133

Date Soil Survey Performed: January 09, 2009

RECEIVED

Site Location: BULVERDE RANCHETTES, UNIT 5, LOT 1

SEP 23 2009

Proposed Excavation Depth: to 36"

COUNTY ENGINEER

**Requirements:**

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.  
Locations of soil boring or dug pits must be shown on the site drawing.  
For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.  
Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

SOIL BORING NUMBER <u>          </u> SURFACE EVALUATION						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	III	CLAY LOAM	N/A			BROWN
1						
2						
3						
4	III	CLAY LOAM		NONE OBSERVED	NONE OBSERVED	TAN CALICHE
5						

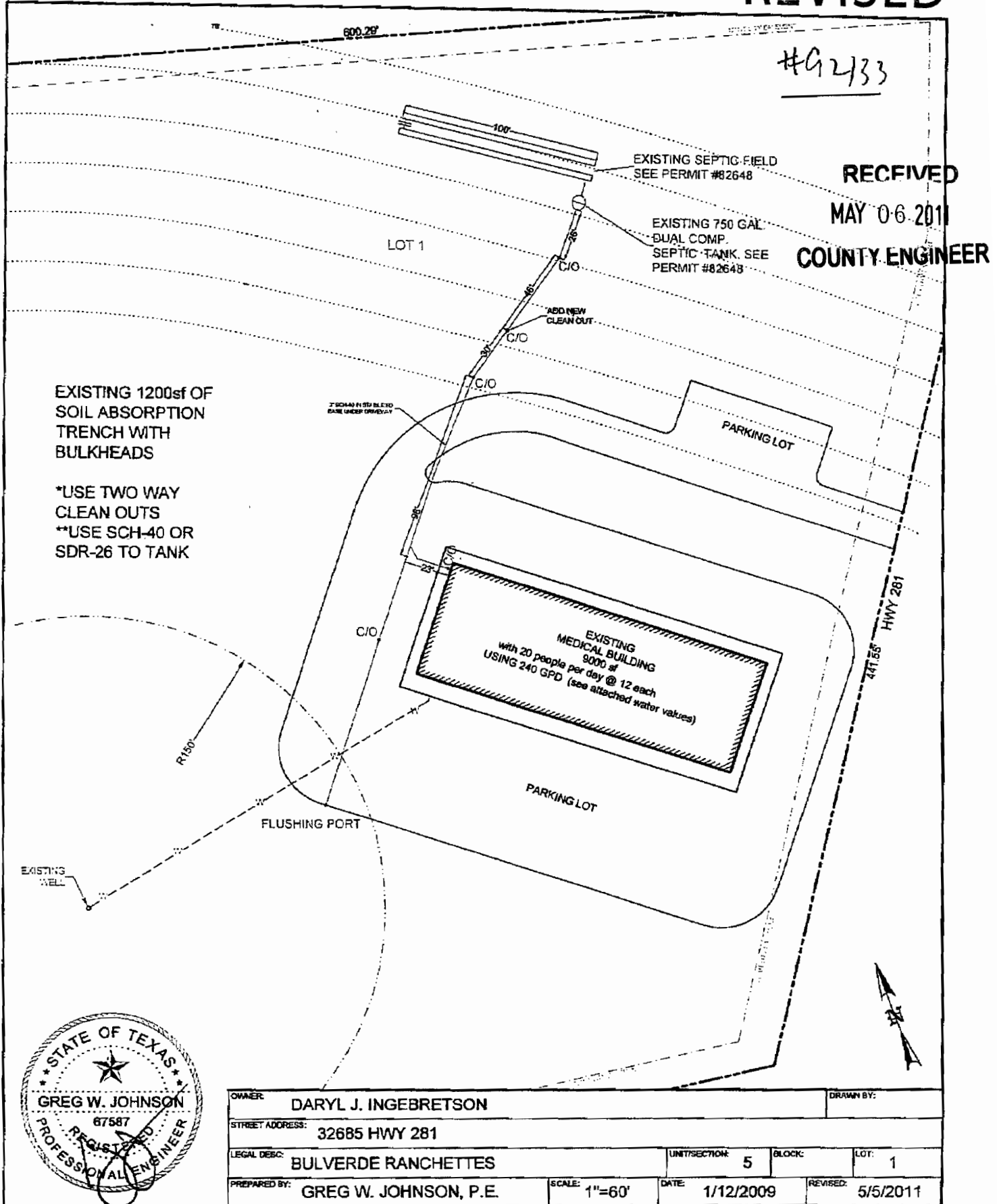
SOIL BORING NUMBER <u>          </u> SURFACE EVALUATION						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0						
1						
2						
3						
4						
5						

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

  
Greg W. Johnson, P.E. 67587, S.E. 11561

Date

09/15/09



#92133  
REVISED

RECEIVED

MAY 05 2011

COUNTY ENGINEER

LOT 1

EXISTING SEPTIC FIELD  
SEE PERMIT #82648

EXISTING 750 GAL.  
DUAL COMP.  
SEPTIC TANK. SEE  
PERMIT #82648

ADD NEW  
CLEAN OUT

EXISTING 1200sf OF  
SOIL ABSORPTION  
TRENCH WITH  
BULKHEADS

\*USE TWO WAY  
CLEAN OUTS  
\*\*USE SCH-40 OR  
SDR-26 TO TANK

3" SCH 40 IN STABILIZED  
BASE UNDER DRIVEWAY

PARKING LOT

EXISTING  
MEDICAL BUILDING  
9000 sf  
with 20 people per day @ 12 each  
USING 240 GPD (see attached water values)

PARKING LOT

HWY 281  
441.55'

FLUSHING PORT

EXISTING  
WELL

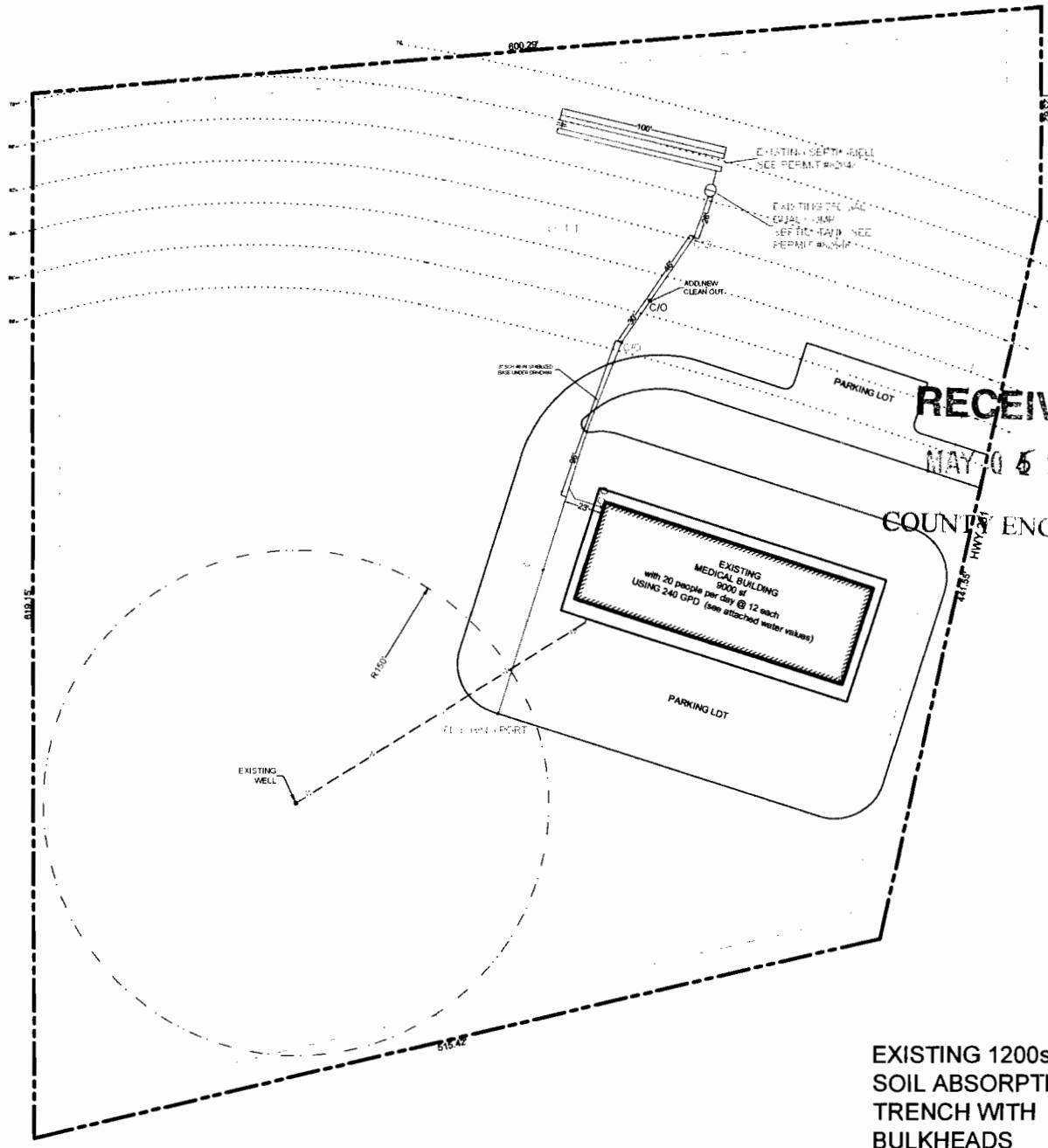


OWNER: DARYL J. INGEBRETSON		DRAWN BY:	
STREET ADDRESS: 32685 HWY 281			
LEGAL DESC: BULVERDE RANCHETTES	UNIT/SECTION: 5	BLOCK:	LOT: 1
PREPARED BY: GREG W. JOHNSON, P.E.	SCALE: 1"=60'	DATE: 1/12/2009	REVISED: 5/5/2011



#92133

REVISED



RECEIVED

MAY 05 2011

COUNTY ENGINEER

EXISTING 1200sf OF  
SOIL ABSORPTION  
TRENCH WITH  
BULKHEADS

\*USE TWO WAY  
CLEAN OUTS  
\*\*USE SCH-40 OR  
SDR-26 TO TANK



OWNER: DARYL J. INGEBRETSON		DRAWN BY:	
STREET ADDRESS: 32685 HWY 281			
LEGAL DESC: BULVERDE RANCHETTES	UNIT/SECTION: 5	BLOCK:	LOT: 1
PREPARED BY: GREG W. JOHNSON, P.E.	SCALE: 1"=100'	DATE: 1/12/2009	REVISED: 5/5/2011

## Ritzen, Brenda

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**From:** James Mccaine [James.Mccaine@tceq.texas.gov]  
**Sent:** Thursday, May 05, 2011 10:32 AM  
**To:** Ritzen, Brenda  
**Subject:** Re: Variance request Permit 92133

Brenda,

I would have no objections to that variance.

>>> "Ritzen, Brenda" <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)> 5/5/2011 10:17 AM >>>

James,

Please review the attached variance request and advise us if this request is allowable.

Thank you,

Brenda Ritzen  
Environmental Health Coordinator  
Comal County Engineers Office  
195 David Jonas Drive  
New Braunfels, Texas 78132-3706  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

<<4757\_001.pdf>>

Greg W. Johnson, P.E.

170 Hollow Oak  
New Braunfels, Texas 78132  
830/905-2778

April 11, 2011

Comal County Office of Environmental Health  
195 David Jonas Drive  
New Braunfels, Texas 78132-3760

RE: Permit #92133 Variance Request  
Bulverde Ranchettes Unit 5, Lot 1  
32685 HWY 281  
Daryl J. Ingebretson

RECEIVED  
APR 27 2011  
COUNTY ENGINEER

Ms. Brenda Ritzen,

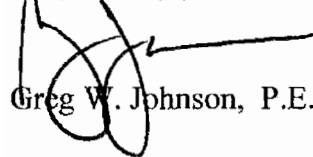
An existing sewer line runs under an asphalt parking lot and concrete water drainage swale and a cleanout should not be installed every fifty feet for the following reasons:

- Installation of a cleanout in or near the concrete swale would damage the structure and could cause erosion and degrade the driveway.
- Slope of the pipe is more than twice the required 1/8" per foot and is unlikely to clog in this area.
- Cleanouts located at each end of this run will be available to service this line that is located under the driveway and concrete swale area.

I hereby request a variance for the requirement that cleanouts each fifty feet on the sewer pipe that is located under the driveway and concrete swale. This variance will not cause a nuisance nor a threat to the public health. Equivalent protection is provided by existing cleanouts located on the ends the greater than fifty foot run.

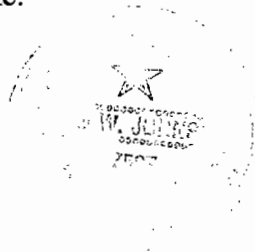
If I can be of further assistance please contact me.

Respectfully yours,



Greg W. Johnson, P.E.

FL585





Greg W. Johnson, P.E.  
170 Hollow Oak  
New Braunfels, Texas 78132  
830/905-2778

RECEIVED  
OCT 20 2009  
COUNTY ENGINEER

October 20, 2009

Comal County Office of Environmental Health  
195 David Jonas Drive  
New Braunfels, Texas 78132-3760

RE: Permit #92133  
Bulverde Ranchettes Unit 5, Lot 1  
32685 HWY 281  
Daryl J. Ingebretson

Ms. Brenda Ritzen,

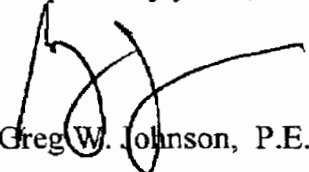
As per your questions concerning the referenced property, please consider the following:

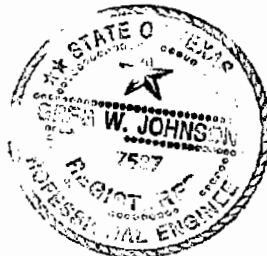
1. Existing sewer line is Sch-40 and in compacted base under the driveway and in my professional opinion will not be damaged.
2. Cleanouts to be installed at minimum of every 50'.

I hereby request a variance for the requirement that the sewer pipe under the driveway be sleeved. This variance will not cause a nuisance nor a threat to the public health. Equivalent protection is provided by the sewer line encased in compacted road base.

If I can be of further assistance please contact me.

Respectfully yours,

  
Greg W. Johnson, P.E.



Note: Existing Sewer Line was installed in 2004 as per owner. See email in file from owner of 10/16/09

**REVISED**

GREG W. JOHNSON, P.E.  
170 HOLLOW OAK  
NEW BRAUNFELS, TEXAS 78132  
(830) 905-2778

May 6, 2011

RE: DARYL J. INGEBRETSON  
PERMIT # 92133  
BULVERDE RANCHETTES, UNIT 5, LOT 1  
32685 HWY 281

**RECEIVED**  
**MAY 06 2011**  
**COUNTY ENGINEER**

Brenda,

A clean out extension to the sewer line exists as shown past the edge of the asphalt. No sewer water travels up through this portion of pipe. Since both pipes are Sch-40 pvc pipe and are perpendicular to each other, and no sewer water runs through this section of pipe, no sleeving should be required.

Respectfully yours,

Greg W. Johnson, P.E.



Greg W. Johnson, P.E.  
170 Hollow Oak  
New Braunfels, Texas 78132  
830/905-2778

RECEIVED  
SEP 30 2009  
COUNTY ENGINEER

September 28, 2009

Comal County Office of Environmental Health  
195 David Jonas Drive  
New Braunfels, Texas 78132-3760

RE: Permit #92133  
Bulverde Ranchettes Unit 5, Lot 1  
32685 HWY 281  
Daryl J. Ingebretson

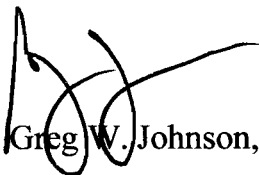
Ms. Brenda Ritzen,

As per your questions concerning the referenced property, please consider the following:

1. I used water values for a factory worker, since the building occupants are mostly technicians. 20 occupants x 12 gal = 240 gpd.
2. Water meter readings indicate 165 gallons per day is the average use. (3950 gallons/24 days)

If I can be of further assistance please contact me.

Respectfully yours,



Greg W. Johnson, P.E.



92133

**Bulverde Ridge Medical/Business Park**  
32685 Hwy. 281 N. # 01  
Bulverde, TX 78163  
(210) 862-6300  
Fax (830) 885-2052

RECEIVED  
SEP 23 2009  
COUNTY ENGINEER

Greg W. Johnson, P.E., R.S.  
170 Hollow Oak  
New Braunfels, TX 78132

9-14-09

Via: Fax (830) 905-2778

Re: **Bulverde Ridge Medical/Business Park**  
32685 Hwy. 281 N. Suite #01  
Bulverde, TX 78163

Dear Mr. Johnson,

As suggested, we had Bomax Industries install a new water meter on our building to measure the amount of water actually used.

New Meter reading when installed	8 - 20 - 09	0000004
Reading 10 p.m.	9 - 13 - 09	<u>0000399</u>

**GALLONS USED in 24 DAYS                      395**

Please calculate septic requirements and let me know if the existing Septic system meets the State requirements.

Sincerely,



Daryl Ingebretson  
Managing Partner

✓

## Ritzen, Brenda

---

**From:** Ritzen, Brenda  
**Sent:** Wednesday, April 27, 2011 2:39 PM  
**To:** 'Greg Johnson'  
**Subject:** RE: 32685 HWY 281, P#92133

Dear Greg,

Revise your design to reflect the actual location of the clean-outs and identifying the separation distances between clean-outs.

Thank you,

Brenda Ritzen  
Environmental Health Coordinator  
Comal County Engineers Office  
195 David Jonas Drive  
New Braunfels, Texas 78132-3706  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

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**From:** Greg Johnson [<mailto:gregjohnsonpe@yahoo.com>]  
**Sent:** Wednesday, April 27, 2011 2:20 PM  
**To:** Ritzen, Brenda  
**Subject:** Re: 32685 HWY 281, P#92133

Here you are.  
My bad.  
chad

Send for Greg W. Johnson, P.E., R.S.)

170 Hollow Oak

New Braunfels, TX 78130

Office/Fax (830) 905-2778

Email: [gregjohnsonpe@yahoo.com](mailto:gregjohnsonpe@yahoo.com)

**Ritzen, Brenda**

---

**From:** Ritzen, Brenda  
**Sent:** Wednesday, December 16, 2009 12:14 PM  
**To:** 'Daryl'  
**Subject:** RE:

Mr. Ingebretson,

Please be advised that our inspector was unable to pass the inspection of 12/15/09. Accessible clean outs have not been installed as per the permitted design. Please contact your licensed installer to complete the installation of the clean outs. Your licensed installer may then contact our office for inspection when complete. If I can be of further assistance, please let me know.

Brenda Ritzen  
Environmental Health Coordinator  
Comal County Engineers Office  
195 David Jonas Drive  
New Braunfels, Texas 78132-3706  
830-608-2094  
www.cceo.org

-----Original Message-----

From: Daryl [mailto:ingebretson2222@yahoo.com]  
Sent: Monday, December 07, 2009 12:28 PM  
To: Ritzen, Brenda  
Subject: RE:

Brenda, Has a the inspection been done? The Schedule 40 pipe has been uncovered but I haven't heard anything. Is it ok to cover it backup? Do I need a form from your office saying to do so? I be reached at (210) 862-6300.

Thanks,

Daryl Ingebretson

-----Original Message-----

From: Ritzen, Brenda [mailto:rabbjr@co.comal.tx.us]  
Sent: Tuesday, November 17, 2009 8:57 AM  
To: Daryl  
Subject: RE:

Mr. Ingebretson,

An approved Permit to Construct was mailed to you on 10/21/09. A copy of this Permit and the approved planning materials are attached. Based on your statements the sewer pipe under the driveway was installed prior to 9/11/08 and will not be subject to the current regulations requiring this pipe to be sleeved. According to your engineer, Greg Johnson, the schedule 40 pipe under the driveway is in compacted base and will not require additional protection. Clean outs must be installed at a minimum of every 50 feet on the sewer pipe from the structure to the septic tank. The unpermitted sewer pipe, added after Permit 82648 was issued, must be made available for inspection. As we discussed previously, and at the inspectors discretion, an adequate amount of pipe may be uncovered for inspection. Be advised that it may be possible that upon view by the inspector he determines that the entire section of unpermitted pipe may need to be uncovered. If I can be of further assistance please let me know.

Sincerely,

Brenda Ritzen  
Environmental Health Coordinator  
Comal County Engineers Office  
195 David Jonas Drive  
New Braunfels, Texas 78132-3706  
830-608-2094  
www.cceo.org

-----Original Message-----

From: Daryl [mailto:ingebretson2222@yahoo.com]  
Sent: Monday, November 16, 2009 11:37 AM  
To: Ritzen, Brenda  
Subject:

A request for variance was submitted to your offices in October by Greg Johnson. I contacted his office today and was told that they had not heard from your office regarding the request, and would not unless it was not granted or there was a problem. Do we assume that everything is now OK?

PH 92133

**Ritzen, Brenda**

---

**From:** Daryl [ingebretson2222@yahoo.com]  
**Sent:** Tuesday, December 08, 2009 9:05 AM  
**To:** Ritzen, Brenda  
**Subject:** RE:

As Indicated previously, there is no installer since this work was completed in 2004. Therefore, I guess I will call the Number you provided and make an appointment with an inspector to look at the pipe we've uncovered.

-----Original Message-----

**From:** Ritzen, Brenda [mailto:rabbjr@co.comal.tx.us]  
**Sent:** Tuesday, December 08, 2009 8:35 AM  
**To:** Daryl  
**Subject:** RE:

Mr. Ingebretson,

My records show no record of your installer requesting an inspection for this location. Please have him contact our office at 830-608-2090 to make this request. If I can be of further assistance, please let me know.

Sincerely,

Brenda Ritzen  
Environmental Health Coordinator  
Comal County Engineers Office  
195 David Jonas Drive  
New Braunfels, Texas 78132-3706  
830-608-2094  
[www.cceo.org](http://www.cceo.org)

-----Original Message-----

**From:** Daryl [mailto:ingebretson2222@yahoo.com]  
**Sent:** Monday, December 07, 2009 12:28 PM  
**To:** Ritzen, Brenda  
**Subject:** RE:

Brenda, Has a the inspection been done? The Schedule 40 pipe has been uncovered butI haven't heard anything. Is it ok to cover it backup? Do I need a form from your office saying to do so? I be reached at (210) 862-6300.

Thanks,

Daryl Ingebretson

-----Original Message-----

**From:** Ritzen, Brenda [mailto:rabbjr@co.comal.tx.us]  
**Sent:** Tuesday, November 17, 2009 8:57 AM  
**To:** Daryl  
**Subject:** RE:



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Sincerely,

Brenda Ritzen  
Environmental Health Coordinator  
Comal County Engineers Office  
195 David Jonas Drive  
New Braunfels, Texas 78132-3706  
830-608-2094  
[www.cceo.org](http://www.cceo.org)

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Sent: Monday, November 16, 2009 11:37 AM  
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**Ritzen, Brenda**

---

**From:** Ritzen, Brenda  
**Sent:** Friday, October 16, 2009 8:43 AM  
**To:** 'Daryl'  
**Subject:** RE:

Mr. Ingebretson,

We await Greg Johnson's variance request and revised design showing all items noted in your email.

Thank you,

Brenda Ritzen  
Environmental Health Coordinator  
Comal County Engineers Office  
195 David Jonas Drive  
New Braunfels, Texas 78132-3706  
830-608-2094  
www.cceo.org

*sewer pipe installed  
OK - prior to  
9/11/08*

-----Original Message-----

From: Daryl [mailto:ingebretson2222@yahoo.com]  
Sent: Thursday, October 15, 2009 8:07 AM  
To: Ritzen, Brenda  
Subject:

Comal County Office of Environmental Health

Atten: Marlece A. Ebbesen / Brenda ?

10-14-09 Regarding: Bulverde Ridge Medical/Business Park, LTD.

32685 Hwy. 281N. Suite #01  
Bulverde, Tx 78163

RE: Septic System - Original Permit # 82648  
Engineered, Permit request

9-18-09 Fee pd. 9-23-09

Explanation as requested by you today.

As discussed on several occasions previously, the change in the sewer drain line for the new building which was installed November, 2004, is

under 4" of concrete, using 4" schedule 40 PVC as required, with Nine (9) 4" cleanouts . It was installed in solid limestone and met all

requirements for drainage fall. We submit that your stated requirement that the "drain pipe must be installed in an additional PVC sleeve" did not

become a requirement till 2008, and therefore, we would not be required to be held to that requirement, as the installation was done four (4)

years prior to the new requirement.

The cleanouts (9)... Seven (7) are visible, One (1) is under 2" of asphalt, which would be cut if needed to be accessed, one (1) is now under

gravel which has washed off the hillside, but can be accessed, and we will schedule to clear away this gravel within 10 days. Most have

approx. 50' between them, however, your 50' requirement should not be an issue since RJM cleanout machines reach 150', If you entered opposite directions thru existing cleanouts, you can reach up to 300'. We submit some common sense should prevail.

As stated, we own the building and used a certified plumber to do the install of the sewer line. We certainly would not install inferior sewer

lines under expensive hard surface which we would then have to dig up later because they failed.

We certainly understand that your requirements must be followed, however, we submit that we have met or exceeded the spirit of those rules.

In addition to this letter, I will ask Greg Johnson, P.E., R.S. to file a letter requesting a variance (which I thought had already been settled) for the clean out which is under the asphalt.

It is our hope that this clears up any questions regarding the sewer system and drain line.

Sincerely,

Daryl Ingebretson  
Managing Partner  
Bulverde Ridge Management, LLC  
(210) 862-6300

## Ritzen, Brenda

---

**From:** Daryl [ingebretson2222@yahoo.com]  
**Sent:** Thursday, October 15, 2009 8:07 AM  
**To:** Ritzen, Brenda  
**Subject:**  
**Attachments:** message.txt

Comal County Office of Environmental Health

Atten: Marlece A. Ebbesen / Brenda ?

Regarding: Bulverde Ridge Medical/Business Park, LTD.

10-14-09

32685 Hwy. 281N. Suite #01  
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9-18-09

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As stated, we own the building and used a certified plumber to do the install of the sewer line. We certainly would not install inferior sewer

lines under expensive hard surface which we would then have to dig up later because they failed.

Spoke to Mr. Ingrebretson  
and confirmed exactly  
what is needed for  
this permit.

10/14/09

Note: gave him this  
same info. on 10/07/09  
when I sent the  
info to Johnson.

(RL)

**Comal County**  
**Environmental Health**  
195 David Jonas Drive  
New Braunfels, Texas 78132  
www.cceo.org

**FAX TRANSMITTAL**

Phone (830) 608-2094  
FAX (830) 608-2078

TO:

Greg

FAX #:

905-2778

FROM:

Brenda

DATE:

10-7-09

Number of page including cover: 2

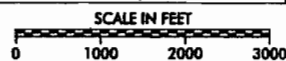
**MESSAGE:**

Permit 92133

Please address the  
following:

1- Sleeve under driveway  
required.

2- Clean-outs placed  
every 50 ft.



# Existing



## Comal County

OFFICE OF COMAL COUNTY ENGINEER

### License to Operate On-site Sewage Treatment and Disposal Facility

Date Issued: 10/29/2001

Permit Number: 82648

Location Description: Highway 281, Bulverde, TX 78163

Lot 1, Bulverde Ranchettes Unit 5 Subdivision

Type of System: Septic Tank Treatment with Std Trenches/Beds Discharge

License issued to: Daryl Ingebretson

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


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

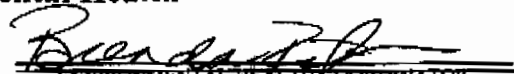
**Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.**

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

Licensing Authority

Comal County Environmental Health

  
ENVIRONMENTAL HEALTH INSPECTOR

  
ENVIRONMENTAL HEALTH COORDINATOR

This "License-Operate" report was printed on 10/29/2001 by: Comal County Environmental Health, operator, using CASST Ver 2.1



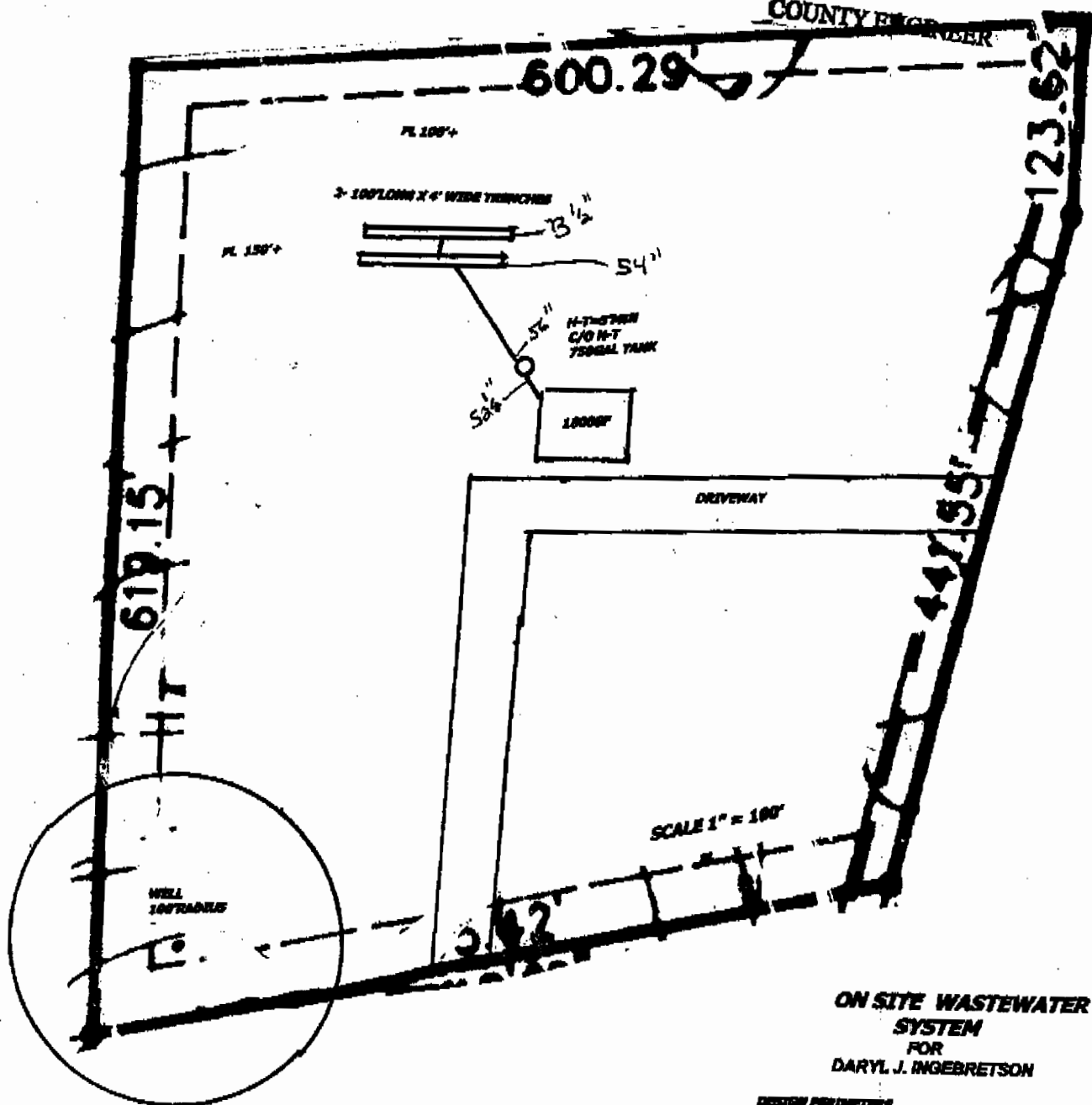
# Existing Permit Info -

RECEIVED

82648

SEP 20 2001

COUNTY RECORDER



## ON SITE WASTEWATER SYSTEM

FOR  
DARYL J. INGEBRETSON

### DESIGN PARAMETERS

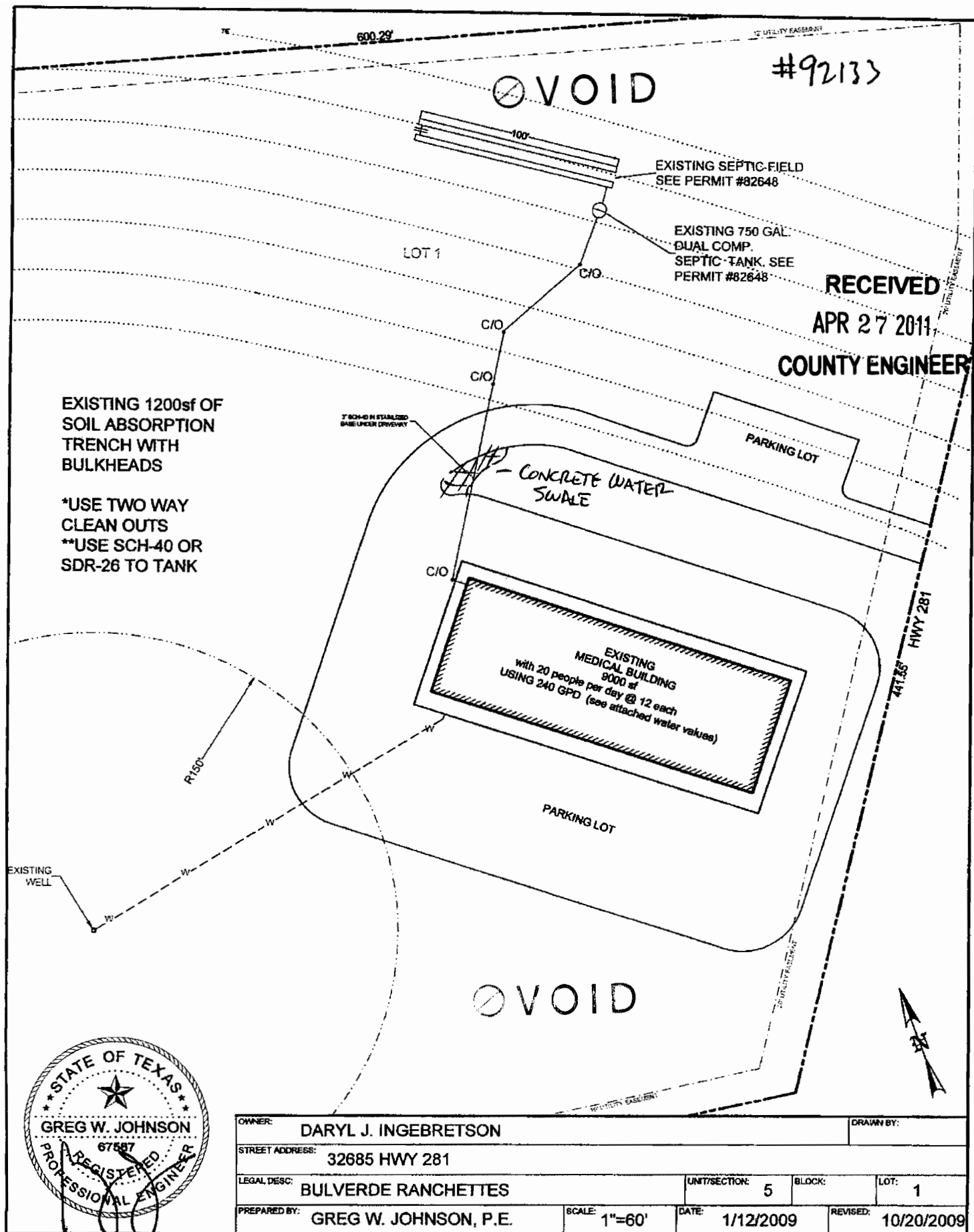
RES. SIZE:	LESS THAN 2000 SF (1800 SF)
# BEDROOMS:	Mobile Home to be used as a Childproofers Office, 2 persons
APP RATE	2400 GAL/DAY
APP RATE REQ	900/.30 = 1200 SF
ACT APP RATE	1216 SQ FT

### TREATMENT SYSTEMS

INSTALL A STANDARD SYSTEM-BALDHEAD TRENCHER  
3-100' TRENCHES; 6\"/>

DBA BULCOBEXAR

038746  
12 Sep 01



**Comal County  
Environmental Health**

195 David Jonas Drive  
New Braunfels, Texas 78132  
www.cceo.org

**FAX TRANSMITTAL**

Phone (830) 608-2094  
FAX (830) 608-2078

TO:

Greg Johnson

FAX #:

905-2778

FROM:

Brenda

DATE:

9-28-09

Number of page including cover: 3

**MESSAGE:**

Permit 92133

Bulverde Ranchettes U-5 L-1

Indicate how attached  
water values were

calculated and the

12 gpd rate was

determined.

**Comal County  
Environmental Health**

**195 David Jonas Drive  
New Braunfels, Texas 78132  
www.cceo.org**

**FAX TRANSMITTAL**  
-----

**Phone (830) 608-2094  
FAX (830) 608-2078**

**TO:** Greg Johnson  
**FAX #:** 905-2778  
**FROM:** Brenda  
**DATE:** 9/30/09

**Number of page including cover: 3**

---

**MESSAGE:**

Permit # 92133 Bulverde Ranchettes Unit 5 Lot 1, 32685 Hwy, 281

The data submitted showing actual water usage rates indicates a greater usage rate than TCEQ Table III usage rates, and therefore must be considered when computing the gallons per day. However, our most recent guidance from the TCEQ tells us that when actual water usage rates are utilized, those **actual usage rates must show the usage rates recorded on a daily basis**. Then, the greatest daily value is what is used to compute the gallons per day. Please revise your planning materials accordingly and resubmit.

012

**Comal County  
Environmental Health**

195 David Jonas Drive  
New Braunfels, Texas 78132  
www.cceo.org

**FAX TRANSMITTAL**

Phone (830) 608-2094  
FAX (830) 608-2078

TO:

Greg Johnson

FAX #:

905-2778

FROM:

Brenda

DATE:

10-20-09

Number of page including cover: 3

**MESSAGE:**

Permit 92133

Revise design to show  
installation of clear  
cuts every 50 feet.



VOID

## Comal County

OFFICE OF COMAL COUNTY ENGINEER

### **PERMIT OF AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY PERMIT VALID FOR ONE YEAR FROM DATE ISSUED**

Permit Number: 92133

Issued this date: September 30, 2009

VOID

This Permit is hereby given to: Daryl J. Ingebretson

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

32685 Hwy 281, Bulverde, TX 78163  
Lot 1, Bulverde Ranchettes Unit 5 Subdivision

~~APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN~~

Type of System: Aerobic Treatment with Absorp Drainfield Discharge

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 Natural Resource Conservation Commission (TNRCC). Installation and inspection must comply with current TNRCC and Comal County requirements.

Call (830) 608-2090 to schedule inspections.

**REVISED**

**Greg W. Johnson, P.E.**  
170 Hollow Oak  
New Braunfels, Texas 78132  
830/905-2778

**RECEIVED**  
**SEP 29 2009**  
**COUNTY ENGINEER**

September 28, 2009

Comal County Office of Environmental Health  
195 David Jonas Drive  
New Braunfels, Texas 78132-3760

RE: Permit #92133  
Bulverde Ranchettes Unit 5, Lot 1  
32685 HWY 281  
Daryl J. Ingebretson

VOID

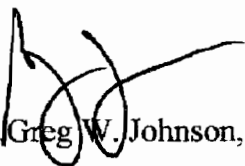
Ms. Brenda Ritzen,

As per your questions concerning the referenced property, please consider the following:

1. I used water values for a factory worker, since the building occupants are mostly technicians. 20 occupants x 12 gal = 240 gpd.
2. Water meter readings indicate 165 gallons per day is the average use. (3950 gallons/24 days)

If I can be of further assistance please contact me.

Respectfully yours,



Greg W. Johnson, P.E.



VOID

92133  
RECEIVED

SEP 23 2009

COUNTY ENGINEER

EXISTING SEPTIC FIELD  
SEE PERMIT #82648

EXISTING 750 GAL  
DUAL COMP.  
SEPTIC TANK. SEE  
PERMIT #82648

LOT 1

C/O

C/O

3' SCH-40 IN STABILIZED  
BASE UNDER DRIVEWAY

PARKING LOT

EXISTING 1200sf OF  
SOIL ABSORPTION  
TRENCH WITH  
BULKHEADS

\*USE TWO WAY  
CLEAN OUTS  
\*\*USE SCH-40 OR  
SDR-26 TO TANK

VOID

C/O

EXISTING  
MEDICAL BUILDING  
9000 sf  
with 20 people per day @ 12 each  
USING 240 GPD (see attached water values)

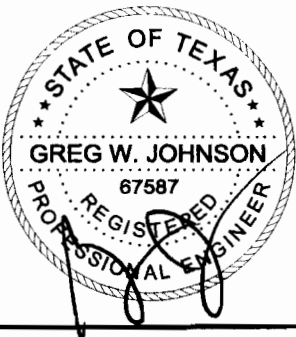
PARKING LOT

HWY 281  
441.55'

R150'

EXISTING  
WELL

VOID



OWNER: DARYL J. INGEBRETSON		DRAWN BY:	
STREET ADDRESS: 32685 HWY 281			
LEGAL DESC: BULVERDE RANCHETTES	UNIT/SECTION: 5	BLOCK:	LOT: 1
PREPARED BY: GREG W. JOHNSON, P.E.	SCALE: 1"=60'	DATE: 1/12/2009	REVISED: 9/15/2009

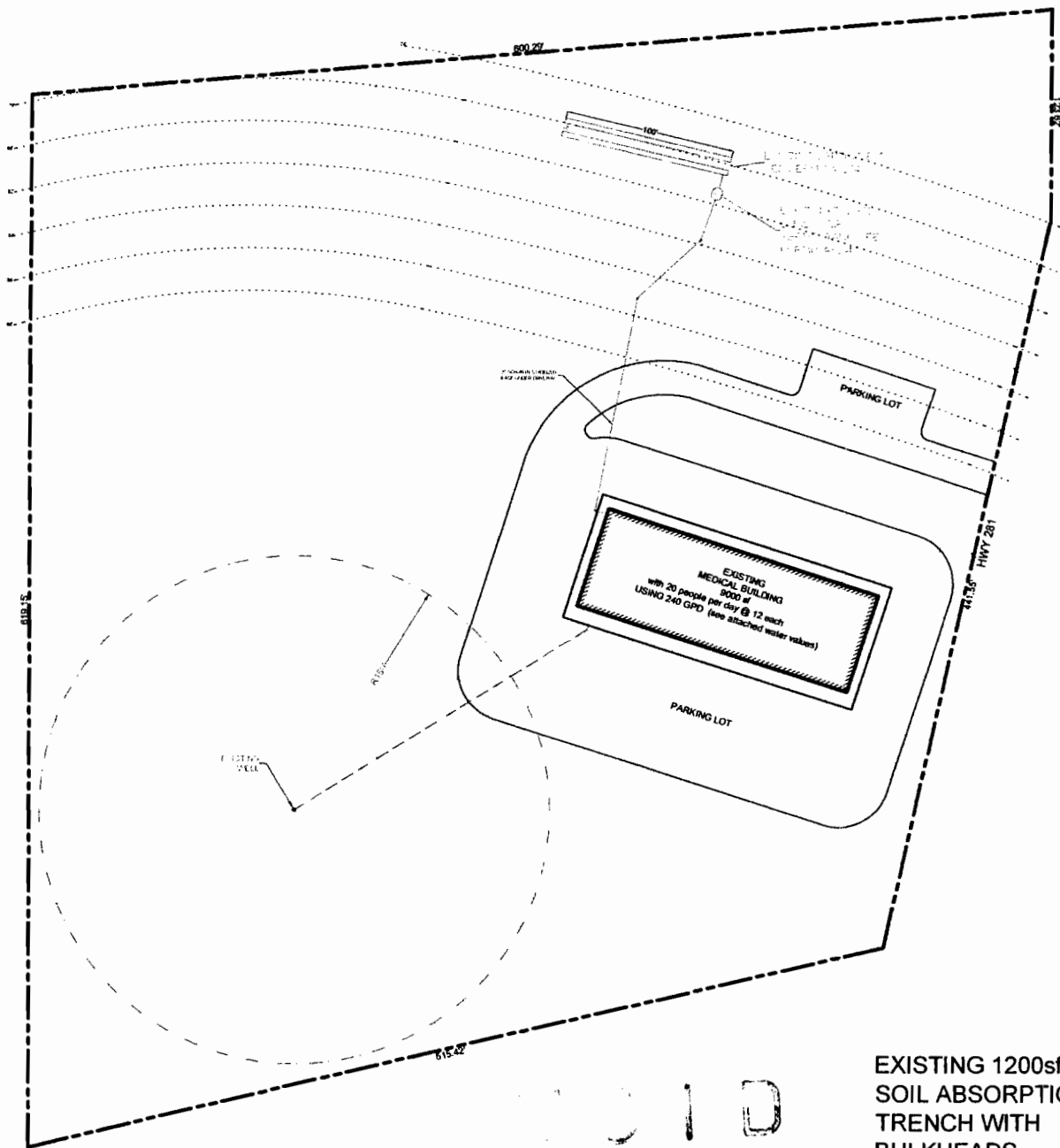




VOID

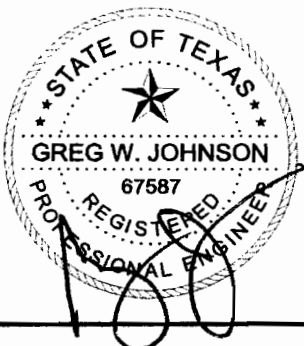
92133  
RECEIVED

SEP 23 2009  
COUNTY ENGINEER



EXISTING 1200sf OF  
SOIL ABSORPTION  
TRENCH WITH  
BULKHEADS

\*USE TWO WAY  
CLEAN OUTS  
\*\*USE SCH-40 OR  
SDR-26 TO TANK



OWNER: DARYL J. INGEBRETSON		DRAWN BY:	
STREET ADDRESS: 32685 HWY 281			
LEGAL DESC: BULVERDE RANCHETTES	UNIT/SECTION: 5	BLOCK:	LOT: 1
PREPARED BY: GREG W. JOHNSON, P.E.	SCALE: 1"=100'	DATE: 1/12/2009	REVISED: 9/15/2009

# REVISED

## #92133

RECEIVED

COUNTY ENGINEER

VOID

LOT 1

EXISTING SEPTIC FIELD  
SEE PERMIT #82648

EXISTING 750 GAL.  
DUAL COMP.  
SEPTIC TANK. SEE  
PERMIT #82648

EXISTING 1200sf OF  
SOIL ABSORPTION  
TRENCH WITH  
BULKHEADS

\*USE TWO WAY  
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SDR-26 TO TANK

3" SCH-40 IN STABILIZED  
BASE UNDER DRIVEWAY

PARKING LOT

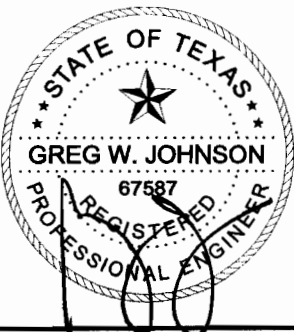
EXISTING  
MEDICAL BUILDING  
with 20 people per day @ 12 each  
9000 sf  
USING 240 GPD (see attached water values)

PARKING LOT

HWY 281  
441.55'

R150'

EXISTING  
WELL



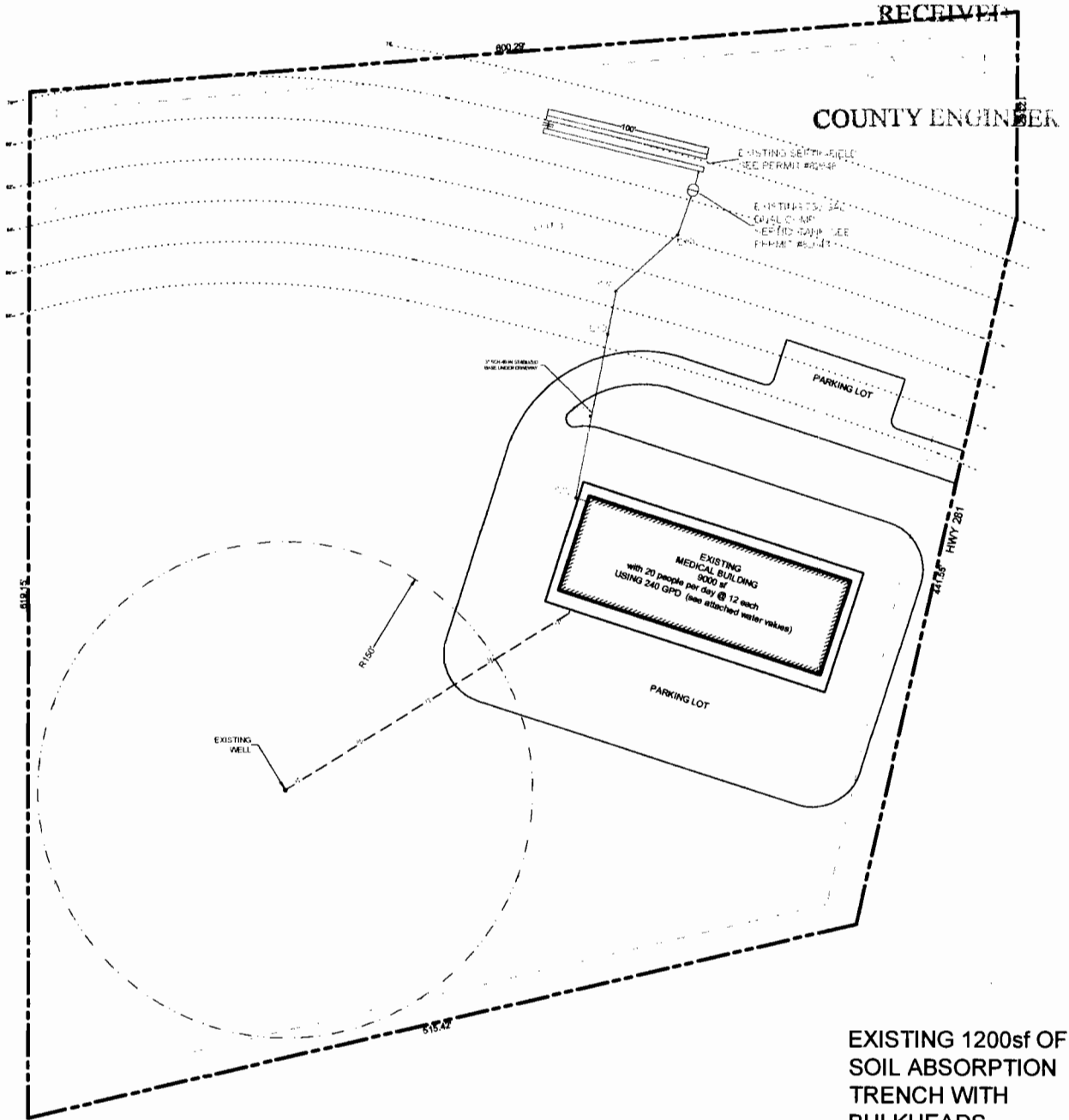
OWNER: DARYL J. INGEBRETSON		DRAWN BY:	
STREET ADDRESS: 32685 HWY 281			
LEGAL DESC: BULVERDE RANCHETTES	UNIT/SECTION: 5	BLOCK:	LOT: 1
PREPARED BY: GREG W. JOHNSON, P.E.	SCALE: 1"=60'	DATE: 1/12/2009	REVISED: 10/20/2009

# REVISED

## #92133

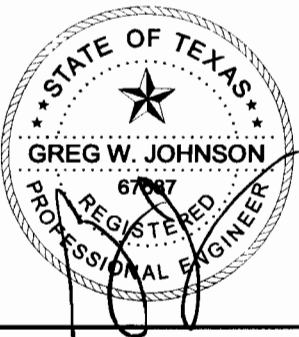


VOID



EXISTING 1200sf OF  
SOIL ABSORPTION  
TRENCH WITH  
BULKHEADS

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SDR-26 TO TANK



OWNER: DARYL J. INGEBRETSON		DRAWN BY:	
STREET ADDRESS: 32685 HWY 281			
LEGAL DESC: BULVERDE RANCHETTES	UNIT/SECTION: 5	BLOCK:	LOT: 1
PREPARED BY: GREG W. JOHNSON, P.E.	SCALE: 1"=100'	DATE: 1/12/2009	REVISED: 10/20/2009

REVIS<sup>D</sup>

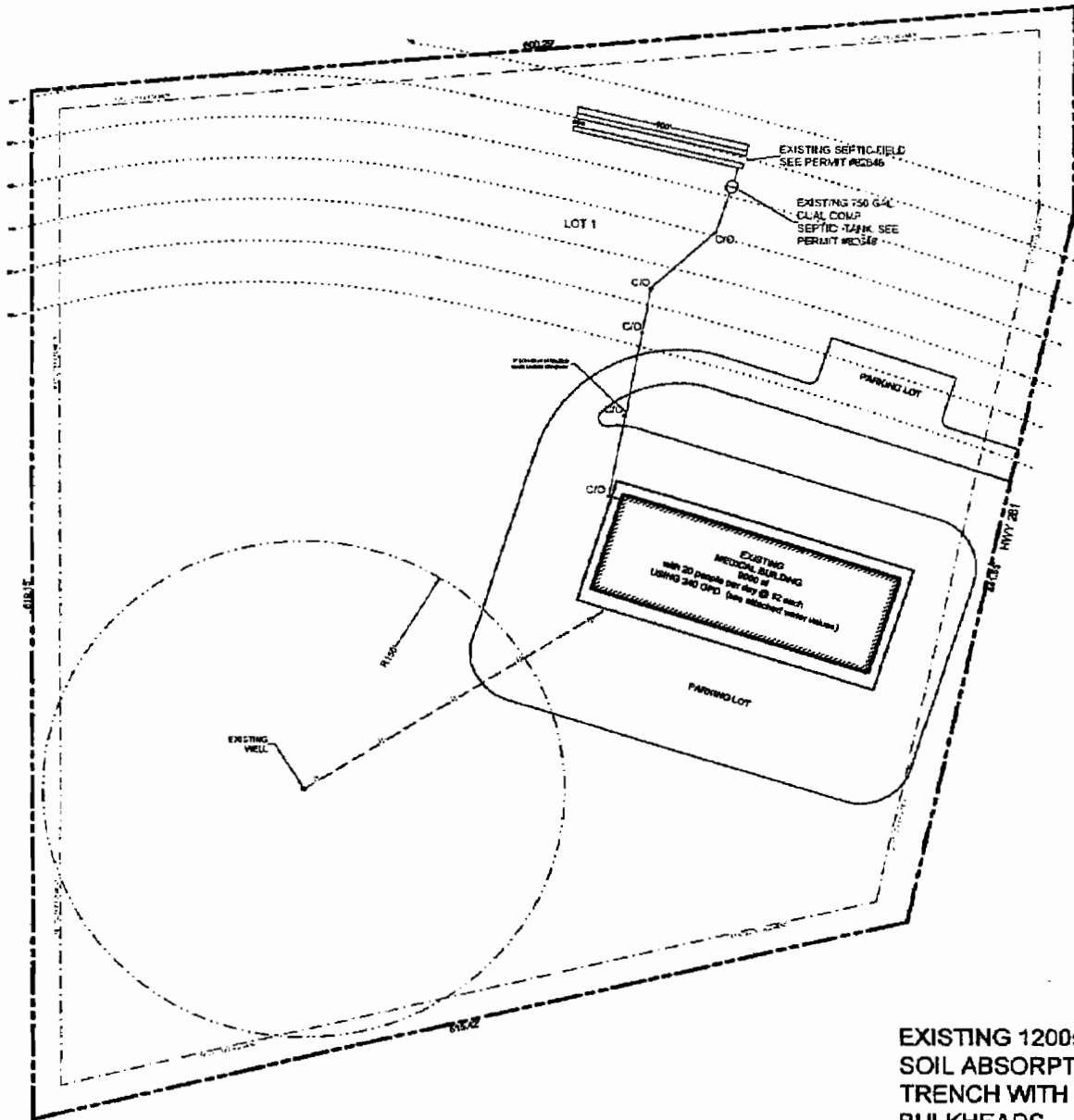
RECEIVED

OCT 21 2009

COUNTY ENGINEER

#92133

VOID

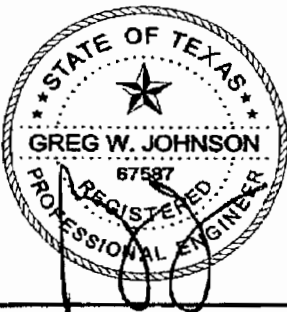


EXISTING 1200sf OF  
SOIL ABSORPTION  
TRENCH WITH  
BULKHEADS

\*USE TWO WAY  
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STREET ADDRESS: 32685 HWY 281			
LEGAL DESC: BULVERDE RANCHETTES	UNIT/SECTION: 5	BLOCK:	LOT: 1
PREPARED BY: GREG W. JOHNSON, P.E.	SCALE: 1"=100'	DATE: 1/12/2009	REVISED: 10/20/2009



**WARRANTY DEED WITH VENDOR'S LIEN**00-10001168  
\$1100

Date: June 22, 2000

82048

Grantor: SHELDON P. BRAVERMAN and SHELDON P. BRAVERMAN, M.D. and PHYLLIS BRAVERMAN, Trustees of the Braverman Children's Trust, being 25.71% interest by virtue of Deeds of Gifts recorded in Volume 661, Page 268, Volume 610, Page 180, and in Volume 706, Page 768, Comal County, Texas Official Records, each conveying an undivided 8.57% interest.

RECEIVED

SEP 23 2009

Grantor's Mailing Address: 1100 N. Main  
San Antonio, Texas 78212

COUNTY ENGINEER

RECEIVED

SEP 20 2001

COUNTY ENGINEER

Grantee: DARYL J. INGEBRETSON

Grantee's Mailing Address: 4815 Spreading Oak Drive  
Bulverde, Texas 78153

**Consideration:** Ten and NO/100 dollars (\$10.00) and other good and valuable consideration in hand paid to the Grantor, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, and the further consideration of the execution and delivery by Grantee of its one certain Promissory Note of even date herewith in the principal sum of One Hundred Thousand and 00/100 Dollars (\$100,000.00) payable to the order of Grantors, payable as therein provided and bearing interest as herein specified and providing for acceleration of maturity in the event of default and for attorneys fees; and being secured by Vendor's Lien and Superior Title herein and hereby expressly retained and reserved upon the property herein described and conveyed, and being additionally secured by Deed of Trust thereon of even date herewith to Stewart Alexander, Trustee.

**Property (including any improvements):**

Lot One (1) of BULVERDE RANCHETTES UNIT 5, a subdivision in Comal County, Texas, according to the map or plat thereof recorded in Volume 12, Page 201, of the Map and Plat Records of Comal County, Texas

**Reservations from and Exception to Conveyance and Warranty:**

The conveyance is made and accepted subject to any and all covenants, restrictions, conditions, easements, and reservations, if any, to the extent same are in effect at this time, relating to the hereinabove described property, as reflected in instruments filed for record in the office of the County Clerk of Comal County, Texas, and to all zoning laws, regulations and ordinances of municipal and/or governmental authorities, if any, which affect the property conveyed hereby, to the extent that they are still in effect.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever.

Doc# 200006019617

Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through or under Grantor, but not otherwise.

The vendor's lien against and superior title to the Property are retained until the note described is fully paid according to its terms, at which time this deed shall become absolute.

Ad valorem taxes for the current year have been prorated as of the date of closing hereof, and payment thereof is assumed by Grantee.

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

*Sheldon P. Braverman*  
SHELDON P. BRAVERMAN

RECEIVED

SEP 28 2009

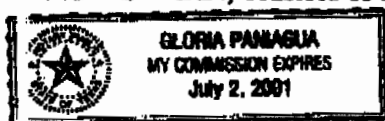
*Sheldon P. Braverman, M.D.*  
SHELDON P. BRAVERMAN, M.D., Trustee of  
the Braverman Children's Trust

COUNTY ENGINEER

*Phyllis Braverman*  
PHYLLIS BRAVERMAN, Trustee of the  
Braverman Children's Trust

STATE OF TEXAS §  
§  
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 22nd day of June 2000, by SHELDON P. BRAVERMAN, Individually, and SHELDON P. BRAVERMAN, M.D. and PHYLLIS BRAVERMAN, Trustees of the Braverman Children's Trust.



*Gloria Panagula*  
Notary Public in and for the State of Texas  
My Commission Expires: July 2, 2001

After Recording Return To:  
Daryl J. Ingebretson  
4815 Spreading Oak Drive  
Bulverde, TX 78163

Doc# 200006019617

6 Pages  
06/29/2000 10:42:49 AM  
Filed & Recorded in  
Official Records of  
COMAL COUNTY  
JOY STREETER  
COUNTY CLERK  
Fees \$11.00

to certify that this document  
was and RECORDED in the Office  
of the County Clerk of Comal County, Texas,  
this 29th day of June 2000.

*Joy Streeter*  
COUNTY CLERK

TO ALL WHOM THESE PRESENTS SHALL COME, I HEREBY CERTIFY THAT THE FOREGOING DEED WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF COMAL COUNTY, TEXAS, ON THE 29TH DAY OF JUNE, 2000, AT 10:42:49 AM, AND WAS RECORDED IN THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, BOOK 10, PAGE 11.

WDVL-BUL2.DOC.DOC

Doc# 200006019617



Comal County

OFFICE OF COMAL COUNTY ENGINEER

**EXEMPTION CERTIFICATE**

**COMAL COUNTY FLOODPLAIN DEVELOPMENT  
PERMIT**

**PERMIT # 92133**

**LOCATION: Bulverde Ranchettes, Unit 5**

**Lot: 1**  
**FIRM Panel No. 0220F**

**Dated: September 2, 2009**

THIS APPLICATION HAS BEEN REVIEWED BY THE COMAL COUNTY ENGINEERS OFFICE,  
AND IT IS THEIR DETERMINATION THAT THE PROPOSED DEVELOPMENT IS:

**Located within Zone C, and is NOT located within a Special Flood Hazard Area (SFHA)**

THE COUNTY ADMINISTRATOR HAS REVIEWED THE PLANS AND MAKES THE  
FOLLOWING COMMENTS:

THIS CERTIFICATE EXEMPTS THE APPLICANT FROM DEVELOPMENT STANDARDS  
REQUIRED BY THE COMAL COUNTY FLOOD DAMAGE PREVENTION ORDER. WORK IS  
HEREBY AUTHORIZED TO PROCEED.

- THIS PERMIT IS VOID IF THE PERMITTED CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS FROM DATE OF ISSUANCE
- THIS PERMIT IS VOID IF THE PERMITTED CONSTRUCTION HAS NOT COMMENCED AND A FEMA MAP REVISION AFFECTING FLOODPLAINS WITHIN THE PERMITTED PROPERTY HAS BEEN ADOPTED
- THIS PERMIT IS VOID IF THE FOUNDATION FOR A RESIDENTIAL OR COMMERCIAL STRUCTURE HAS NOT BEEN COMPLETED WITHIN 180 DAYS FROM DATE OF ISSUANCE
- THIS PERMIT IS VOID IF THE FOUNDATION FOR A RESIDENTIAL OR COMMERCIAL STRUCTURE HAS NOT BEEN COMPLETED AND A FEMA MAP REVISION AFFECTING FLOODPLAINS WITHIN THE PERMITTED PROPERTY HAS BEEN ADOPTED

SIGNED

DATE:

9-28-09