

**COMAL COUNTY FLOODPLAIN
DEVELOPMENT PERMIT APPLICATION**

92133

Date: September 15, 2009

Permit #: _____

OWNER'S INFORMATION

Name: DARYL J. INGEGRETSON Address: c/o 4210 HWY 281 NORTH Phone #: 210-771-7490
SPRING BRANCH, TEXAS 78070

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BUILDER'S INFORMATION

SEP 23 2009

Name: _____ Address: _____

COUNTY ENGINEER
Phone #: _____

PROJECT LOCATION

Legal Description: BULVERDE RANCHETTES, UNIT 5, LOT 1

Address: 32685 HWY 281 NORTH

Ferguson Map Page: 418 Section: A-1

PROJECT DESCRIPTION

Description of Work: (i.e., new home, commercial, manufactured home, septic replacement, fill, excavation, etc.):

COMMERCIAL - MEDICAL BUILDING

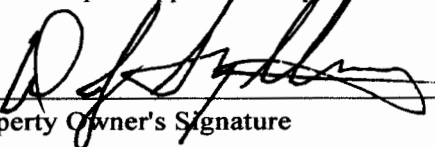
Estimated Cost of Construction: \$ 215,500

PLEASE PROVIDE THE FOLLOWING DOCUMENTS TO IDENTIFY THE PROPERTY AND STRUCTURES:
Recorded Document showing ownership of property; sketch or drawing of property lines that is to scale showing where structures will be within the property lines. If proposed development is in a designated SFHA additional information will be requested.

**READ THE FOLLOWING ACKNOWLEDGMENT AND
CERTIFICATION BEFORE SIGNING THIS APPLICATION**

By signing this application, I acknowledge the following: The flood insurance rate maps and other data used by Comal County in evaluating flood hazards for the proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best scientific and engineering data available. Greater floods can and do occur, and flood heights may be increased by man-made or natural causes. The issuance of an exemption certificate does not imply that development outside the identified areas of special flood hazards will be free from flooding or flood damage. Issuance of an exemption certificate or permit shall not create liability on the part of Comal County in the event flooding or flood damage does occur.

By signing this application, I certify that I have obtained all other necessary permits from those Federal, State, or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which prior approval is required.


Property Owner's Signature

09/15/2009

Date



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:

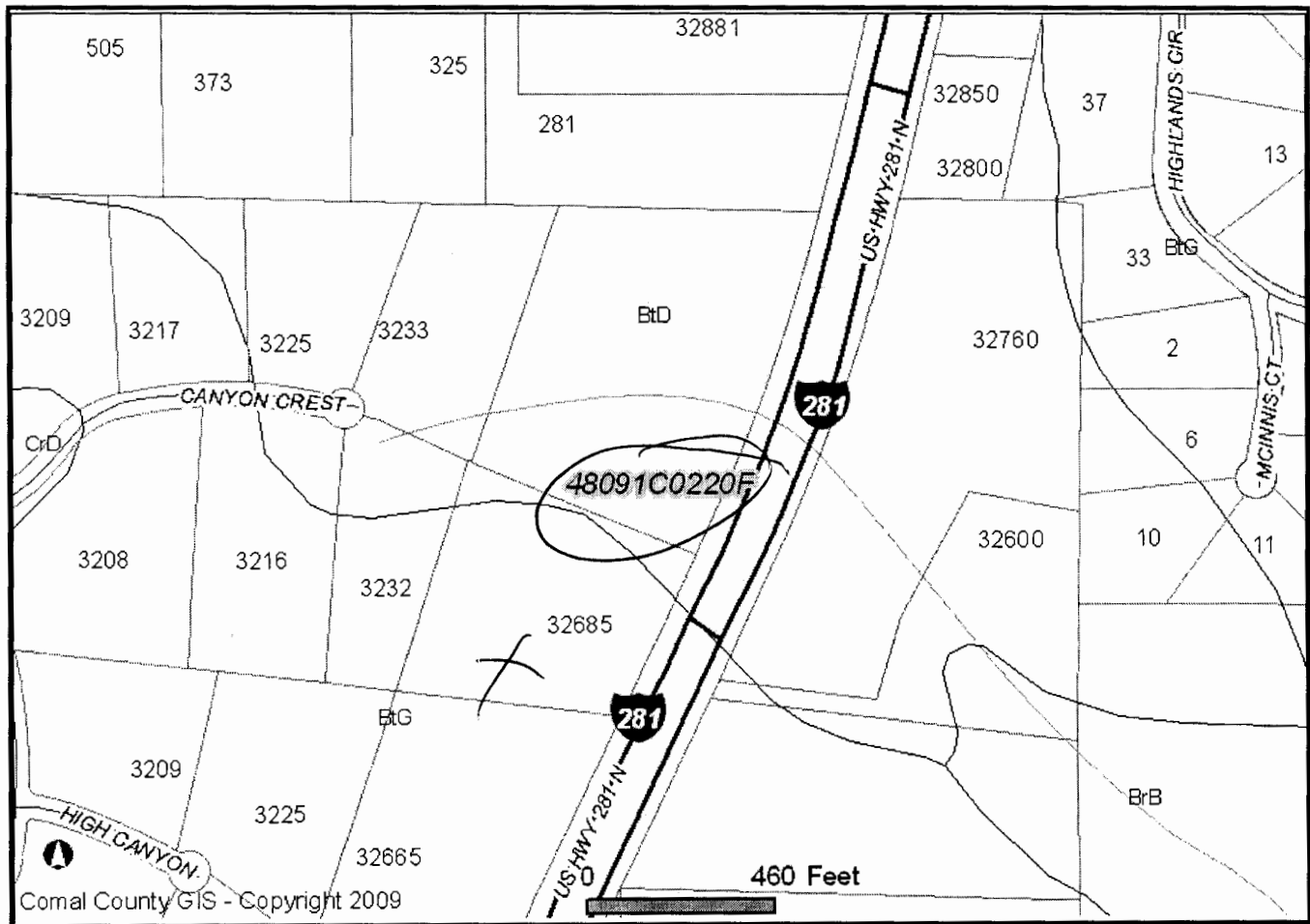
THIS CERTIFICATE EXEMPTS THE APPLICANT FROM DEVELOPMENT STANDARDS
REQUIRED BY THE COMAL COUNTY FLOOD DAMAGE PREVENTION ORDER. WORK IS
HEREBY AUTHORIZED TO PROCEED.

- 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

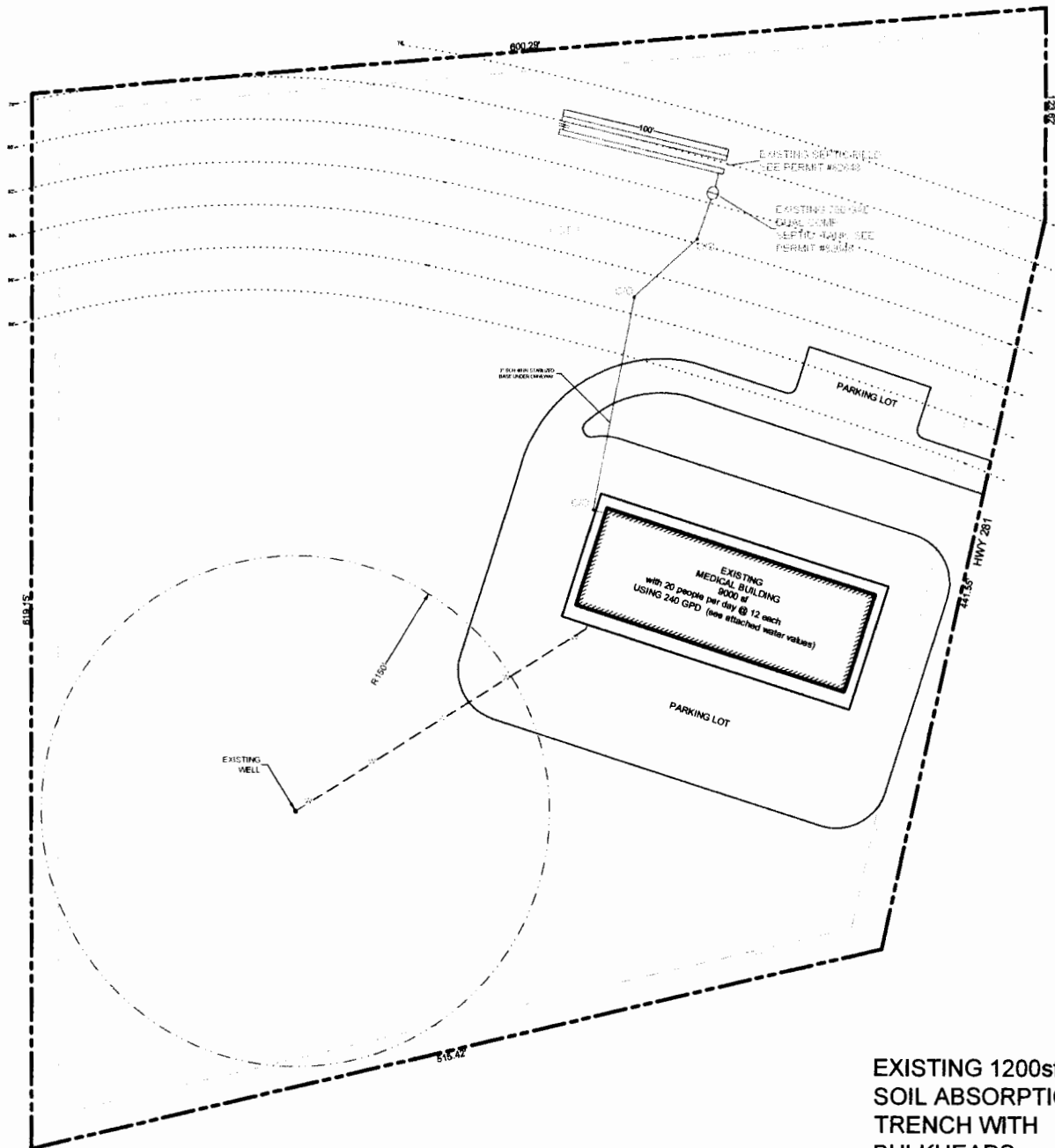
DATE:

9-28-09



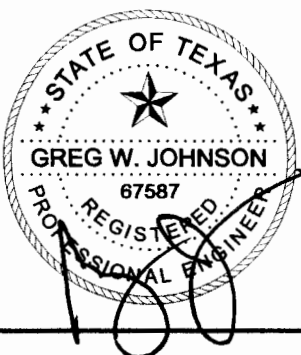


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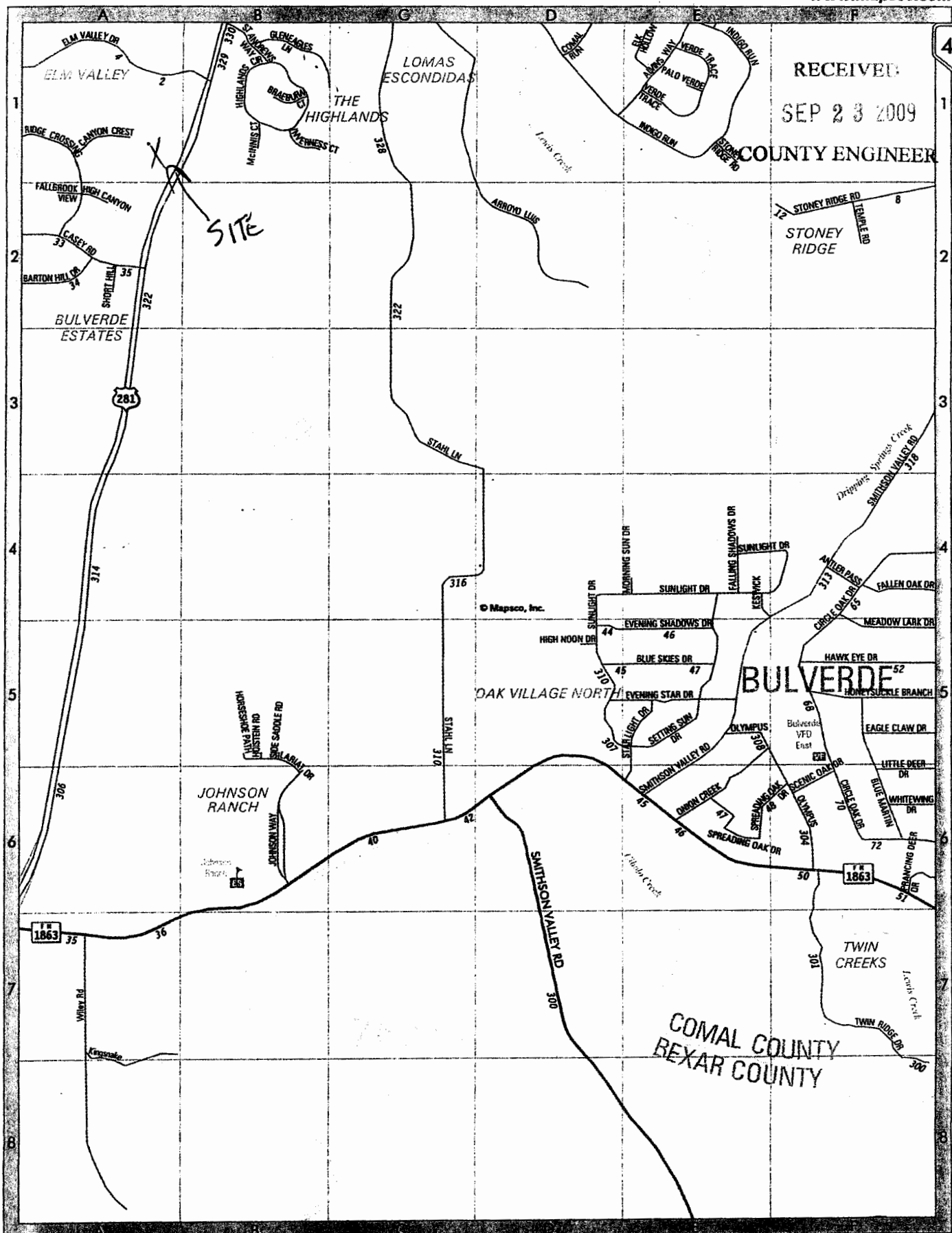


EXISTING 1200sf OF
SOIL ABSORPTION
TRENCH WITH
BULKHEADS

*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



418

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CONTINUED ON MAP 419

SCALE IN MILES
0 1/8 1/4 3/8 1/2

CONTINUED IN SAN ANTONIO MAPSCO
ON MAP 452

SCALE IN FEET
0 1000 2000 3000

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.

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SEP 23 2009

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

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SEP 20 2001

COUNTY ENGINEER

Grantee: DARYL J. INGEBRETSON

Grantee's Mailing Address: 4815 Spreading Oak Drive
Bulverde, Texas 78163

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 attorney's 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 exception 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 23 2009

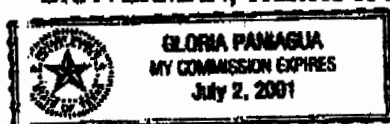
Sheldon P. Braverman, M.D.
SHELDON P. BRAVERMAN, M.D., Trustee of
the Braverman Children's Trust

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. Ingebrechtson
4815 Spreading Oak Drive
Bulverde, TX 78163

Doc# 200006019617

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

to certify that this document
was recorded in the Official
Records of Capital County, Texas,
this 29th day of June 2000.

Joy Streeter
COUNTY CLERK

[Signature]
COUNTY ENGINEER

92133

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

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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