

COMAL COUNTY FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION

PERMIT NO. 82648
DATE: _____

82648

Applicant: DARYL J. INGEBRETSON

Phone#: 830-980-4868

Mailing Address: P.O. BOX 366

BULVERDE, TEXAS 78163

Legal Description Of Property Location: (Attach recorded document & vicinity map) Lot 1, BULVERDE RANCHETTES, UNIT FIVE (5), in Comal County, Texas, according to plat thereof recorded in Volume 12, Pages 201, Map and Plat Records of Comal County, Texas.

NATURE OF PROPOSED CONSTRUCTION: 418 A-2 pch 2

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COUNTY ENGINEER

Residential XX Non-Residential Placement of Fill

Alteration of Natural Waterway Or Water Course

Other (Specify) DOCTOR'S OFFICE

Cost of New Construction

House \$ _____
Mobile \$ 70,000
Commercial \$ _____
Other \$ _____

O
R

Cost of Substantial Improvements

Residential \$ _____
Non-Residential \$ _____
Commercial \$ _____
Other \$ _____

APPLICANT WILL PROVIDE PLANS AND SPECIFICATIONS OF THE PROPOSED CONSTRUCTION

FOR OFFICE USE ONLY

ARE PROPOSED BUILDINGS LOCATED IN A SPECIAL FLOOD HAZARD AREA? No

IS A WATER POLLUTION ABATEMENT PLAN REQUIRED? YES _____ NO ✓

EXEMPTION CERTIFICATE

THE ABOVE NAMED APPLICANT HAS APPLIED FOR A DEVELOPMENT PERMIT.

THE APPLICATION HAS BEEN REVIEWED THE COUNTY ADMINISTRATOR AND IT IS HIS DETERMINATION THAT THE PROPOSED DEVELOPMENT IS NOT WITHIN AN IDENTIFIED FLOOD PLAIN OF COMAL COUNTY.

THIS CERTIFICATE EXEMPTS THE APPLICANT FROM DEVELOPMENT STANDARDS REQUIRED BY COMAL COUNTY FLOOD PLAIN MANAGEMENT REGULATIONS. WORK IS HEREBY AUTHORIZED TO PROCEED ON THE ABOVE.

THE COUNTY ADMINISTRATOR HAS REVIEWED THE PLANS AND SPECIFICATIONS OF THE PROPOSED DEVELOPMENT AND DESIRES TO MAKE THE FOLLOWING RECOMMENDATIONS FOR DEVELOPMENT OR DESIGN ALTERATIONS:

****WARNING****

THE FLOOD HAZARD BOUNDARY MAPS AND OTHER FLOOD DATED USED BY THE COUNTY ADMINISTRATOR IN EVALUATING FLOOD HAZARDS TO PROPOSED DEVELOPMENTS ARE CONSIDERED REASONABLE AND ACCURATE FOR REGULATORY PURPOSES AND ARE BASED ON THE BEST SCIENTIFIC AND ENGINEERING DATA. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS EXEMPTION CERTIFICATE DOES NOT IMPLY THAT DEVELOPMENTS OUTSIDE THE IDENTIFIED AREAS OF SPECIAL FLOOD HAZARD WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ISSUANCE OF THIS EXEMPTION CERTIFICATE SHALL NOT CREATE LIABILITY ON THE PART OF COMAL COUNTY IN THE EVENT FLOODING OR FLOOD DAMAGE DOES OCCUR.

DBA BULCOBEXAR

Acknowledgement of Warning By Applicant/Agent

DATE: 05 8/17/01

12 Sep 01

County Administrator

DATE: 9-28-01

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DATE: 05 8 / 14 01

12 Sep 01

County Administrator

DATE: 9-28-01

WARRANTY DEED WITH VENDOR'S LIEN

00-10001168
\$1100.

Date: June 22, 2000

82648

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 680, and in Volume 706, Page 768, Comal County, Texas Official Records, each conveying an undivided 8.57% interest.

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

Grantee: DARYL J. INGEBRITSON

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

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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 therein 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 RUN CHETTES 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.


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.

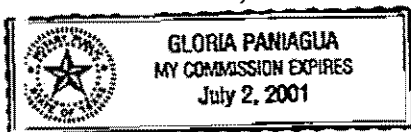

SHELDON P. BRAVERMAN

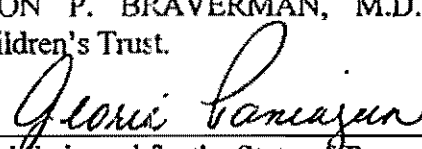

SHELDON P. BRAVERMAN, M.D., Trustee of
the Braverman Children's Trust


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.




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

8 Pages 2

06/29/2000 10:42:49 AM

Filed & Recorded in
Official Records of
COMAL COUNTY
JOY STREATER
COUNTY CLERK
Fees \$11.00

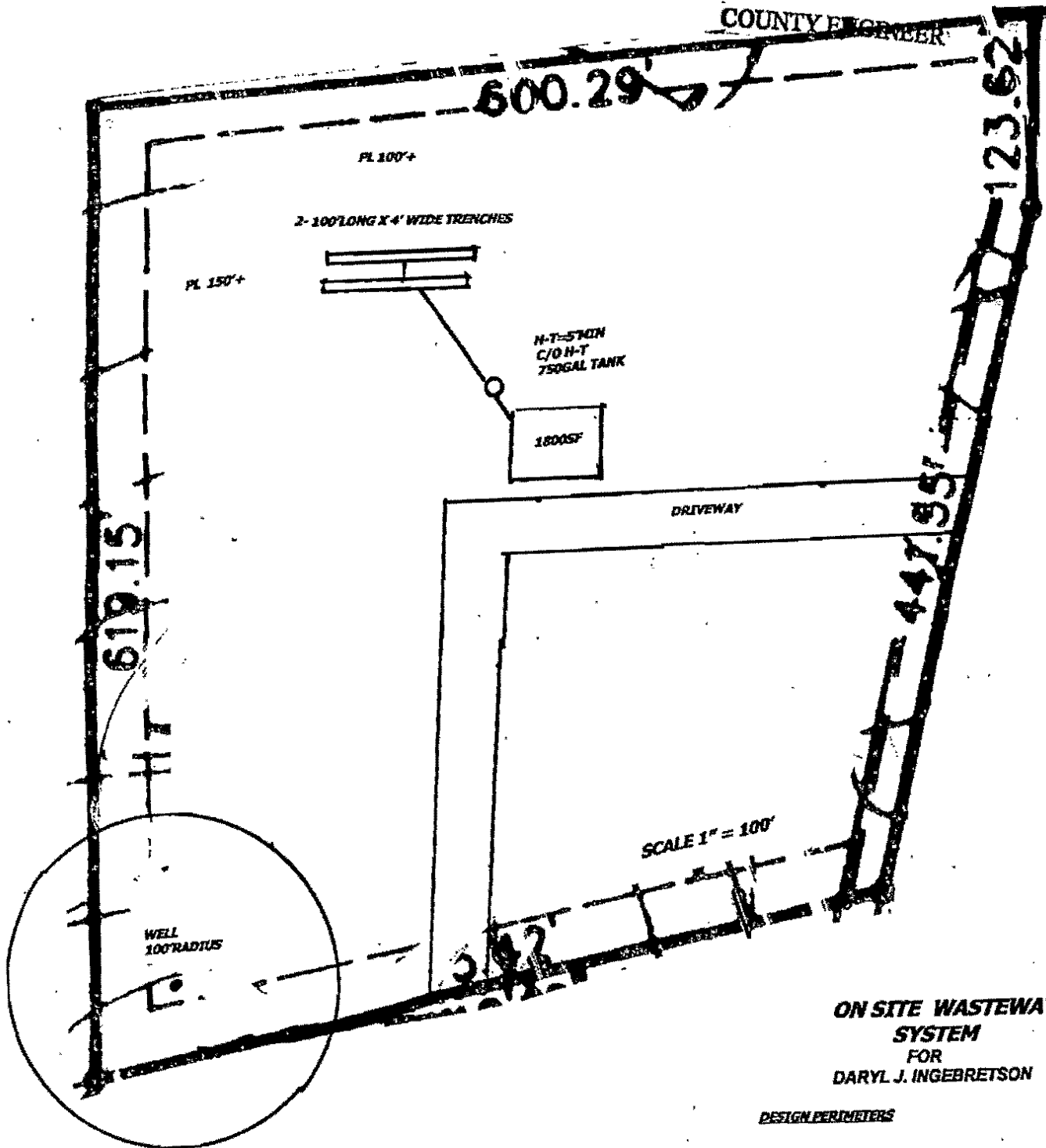
to certify that this document
and RECORDED in the Office
of the County Clerk of Comal County, Texas,
on the date and time stamped thereon.


COUNTY CLERK

RECEIVED 82648

SEP 20 2001

COUNTY ENGINEER



**ON SITE WASTEWATER
SYSTEM
FOR
DARYL J. INGEBRETSON**

DESIGN PARAMETERS

RES. SIZE:	LESS THAN 2500 SF (1800SF)
# BEDROOMS:	Mobile Home to be used as a Chiropractors Office, 2 persons
APP RATE	240GAL/DAY
APP RATE REQ	240/.20 = 1200 SF
ACT APP RATE:	1216 SQ FT

TREATMENT SYSTEM:

INSTALL A STANDARD SYSTEM-BULKHEADED TRENCHES
2-100FT TRENCHES, 4FT WIDE = 1216 SQ FT
INSTALL A 2-COMPARTMENT 750G SEPTIC TANK
INSTALL TANK MIN. 5FT FROM HOUSE USING SCH40 PVC
INSTALLER MAY MAKE ADJUSTMENTS TO AVOID TREES

DBA BULCOBEXAR

BS 8746
12 Sep 01