



Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **04/28/2015** Permit Number: **102879**

Location Description: 925 BELL RANCH RD
SPRING BRANCH, TX 78070

Subdivision: G.F. Kunz Survey 607, V. Kunz Survey 717
Unit: J. Threadgill Surv 97, J. Stahl Surv 915
Lot: M Rechtold Surv 723, M. Rechtold Sur 955
Block: F Scheel Sur 979
Acreage: 181.4600

Type of System: Septic Tank
Leaching Chambers

Issued to: John & Erika Sykes

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.

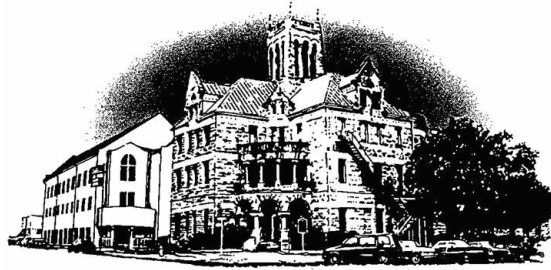
Licensing Authority

Comal County Environmental Health

OS 0031174

ENVIRONMENTAL HEALTH INSPECTOR

ENVIRONMENTAL HEALTH COORDINATOR OS 0025599



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: 102879
Issued This Date: 03/18/2015
This permit is hereby given to: John & Erika Sykes

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

925 BELL RANCH RD
SPRING BRANCH, TX 78070

Subdivision: G.F. Kunz Survey 607, V. Kunz Survey 717
Unit: J. Threadgill Surv 97, J. Stahl Surv 915
Lot: M Rechtold Surv 723, M. Rechtold Sur 955
Block: F Scheel Sur 979
Acreage: 181.4600

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank
Leaching Chambers

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.

Comal County OSSF Inspection Sheet

Permit#: 102879 Location: 925 Bell Ranch Rd.

Installer Name: Paul Swayer License # 050026238

1st Inspection: 4/21/15 ^{3:15} WS 2nd Inspection: _____ Final Inspection: 4/28/15 ^{12:00} WS
(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: _____ 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: 1000 d/c Manuf./Brand: Belp
Model#: _____ Pump Tank Size: _____ Alarms/Audible & Visual: _____ Operational: _____
Is timer required/provided? _____ Chlorination required/provided? _____

Notes:

Maintenance Tag for Aerobic: () _____

System installation:

Pipe check/house to tank: ☒ Clean-out at structure/every 50 ft./@90's ☒ 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: ☒ Water lines: ☒ Water Wells: ☒ Bldgs/Driveway/Improvements: ☒ Creeks/Rivers/Ponds: ☒

Drainage Easements/Sharp Slopes: _____ If over Recharge Zone check for recharge features: ☒ Are there water

lines crossing tightlines/or within 10 feet of system?: no Have they been properly sleeved: ☒ Are there sewer

lines crossing under driveways, sidewalks, or within 5 ft. of surface improvements: no Have the sewer lines been

properly sleeved?: ☒

Notes: Tank Set, level. Trenches and panels Level. Ready for cover.

Final Inspection:

Tank(s) Backfilled: ☒

System Backfilled: ☒ ET Systems Class II backfill & vegetative cover for transpiration in place: _____

Surface application area properly landscaped/vegetation acceptable: _____

Notes:

Size of Installed Drainfield/Spray Area: 900 Ft² panels

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

Comal County OSSF Inspection Sheet

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Installer Name: Paul Swayer License # 050026238

1st Inspection: 4/21/15 ^{3:15} WS 2nd Inspection: _____ Final Inspection: _____
(inspector initials & date) (inspector initials & date) (inspector initials & date)

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Re-inspection fee owed: _____ Re-inspection fee paid: _____

Existing soil conditions:

Site/soil conditions match soil evaluation: ☒ Notes: _____

System Description:

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Evapotranspirative (ET) system: _____ Gravel-less drainfield piping: _____ Leaching chambers: ☒
Soil substitution drainfield: _____ other: _____

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Spray irrigation purple pipe: _____ Spray irrigation area checked: _____

Notes: _____

Separation Distances

Prop. Lines: ☒ Water lines: ☒ Water Wells: ☒ Bldgs/Driveway/Improvements: ☒ Creeks/Rivers/Ponds: _____
Drainage Easements/Sharp Slopes: _____ If over Recharge Zone check for recharge features: ☒ Are there water
lines crossing tightlines/or within 10 feet of system?: no Have they been properly sleeved: _____ Are there sewer
lines crossing under driveways, sidewalks, or within 5 ft. of surface improvements: no Have the sewer lines been
properly sleeved?: _____

Notes: Tank Set, level. Trenches and panels Level. Ready for cover.

Final Inspection:

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

Notes: _____

Size of Installed Drainfield/Spray Area: 900 Ft² panels

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

OSSF/FLOOD PLAIN DEVELOPMENT
APPLICATION CHECKLIST

Staff will complete shaded items

--	--

Date Received

Initials

102879

Permit Number

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Instructions:

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

<input type="checkbox"/> COMPLETE APPLICATION

<input type="checkbox"/> INCOMPLETE APPLICATION (Missing Items Circled, Application Refused)

* * * COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH * * *

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Date February 9, 2015

Permit # 102879

Owner Name JOHN C. & ERIKA C. SYKES
Mailing Address c/o 23011 F.M. 306
City, State, Zip CANYON LAKE, TEXAS 78133
Phone # (210) 639-4213
Email _____

Agent Name: GREG W. JOHNSON, P.E.
Agent Address: 170 HOLLOW OAK
City, State, Zip: NEW BRAUNFELS, TEXAS 78132
Phone #: (830) 905-2778
Email: _____

All correspondence should be sent to. ☐ Owner ☒ Agent ☐ Both ☐ Method: ☐ Mail ☒ Email

Subdivision Name _____ Unit _____ Lot _____ Block _____
Acreage/Legal 181.46 ACRES (SEE ATTACHED DEED)
Street Name/Address BELL RANCH ROAD City SPRING BRANCH Zip 78070

Type of Development:

☒ Single Family Residential

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

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Number of Bedrooms 3

Indicate Sq Ft of Living Area 1200

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☐ Commercial or Institutional Facility

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

Type of Facility _____

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

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

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

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

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 ☐ Other: _____

Are Water Saving Devices Being Utilized Within the Residence? ☒ Yes ☐ No

I certify that the completed application and all additional information submitted does not contain any false information and does not conceal any material facts. 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 also understand that a permit of authorization to construct will not be issued until the floodplain administrator has approved and released the development permit for this property.


Signature of Owner

2/6/15
Date

February 9, 2015

181.46 ACRES (SEE ATTACHED DEED)

***** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH *****

**APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE**

Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.

System Description PROPRIETARY; SEPTIC TANK AND LEACHING CHAMBERS

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

Tank Size(s) (Gallons) 1000 GAL. DUAL COMP. SEPTIC TANK **Absorption/Application Area (Sq Ft)** 900

Gallons Per Day (As Per TCEQ Table III) 240

(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.))

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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.)

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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



I certify that the information provided above is true and correct to the best of my knowledge.

[Signature]
Signature of Designer

February 9, 2015
Date

ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: February 06, 2015

Site Location: 181.46 ACRES (SEE ATTACHED DEED)

Proposed Excavation Depth: 18" to 36"

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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.

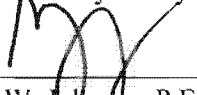
Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

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SOIL BORING NUMBER <u>1</u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	III	CLAY LOAM				BROWN
1						
2						
3						
4						
5	III	SILTY LOAM	N/A	NONE OBSERVED	LIMESTONE @ 60"	TAN CALICHE

SOIL BORING NUMBER <u>2</u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	SAME		AS		ABOVE	
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-F2585, S.E. 11561

02/06/2015
Date

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Site Evaluator Information **COUNTY ENGINEER**
Name: Greg W. Johnson, P.E., R.S., S.E. 11561

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**

Name: _____
 Company: _____
 Address: _____
 City: _____ State: _____
 Zip Code: _____ Phone: _____

Topography: Slope within proposed disposal area: 5 to 12 %

Presence of 100 yr. Flood Zone:	YES <u> </u>	NO <u>X</u>	>100'
Existing or proposed water well in nearby area.	YES <u>X</u>	NO <u> </u>	
Presence of adjacent ponds, streams, water impoundments	YES <u> </u>	NO <u>X</u>	
Presence of upper water shed	YES <u> </u>	NO <u>X</u>	
Organized sewage service available to lot	YES <u> </u>	NO <u>X</u>	

INSTALL 900sf OF FIELD
USING 36 5'-0"
LEACHING CHAMBER
PANELS WITH
BULKHEAD

*USE TWO WAY CLEAN
OUT

**USE SCH-40 OR
SDR-26 TO TANK

X= TEST HOLE

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SHIPPING CONTAINER
CONVERTED TO
A 3 BDRM RES.
1200SF

181.46 ACRES
(SEE ATTACHED DEED)

1000 GAL
DUAL COMP
SEPTIC TANK

COVERED
PAVILION

DRIVEWAY

WELL

R100'



OWNER	JOHN C. & ERIKA C. SYKES		DRAWN BY:
STREET ADDRESS:	BELL RANCH ROAD		
LEGAL DESC:	SEE ATTACHED DEED	ACREAGE:	181.46
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=60'
		DATE:	2/9/2015
		REVISED:	

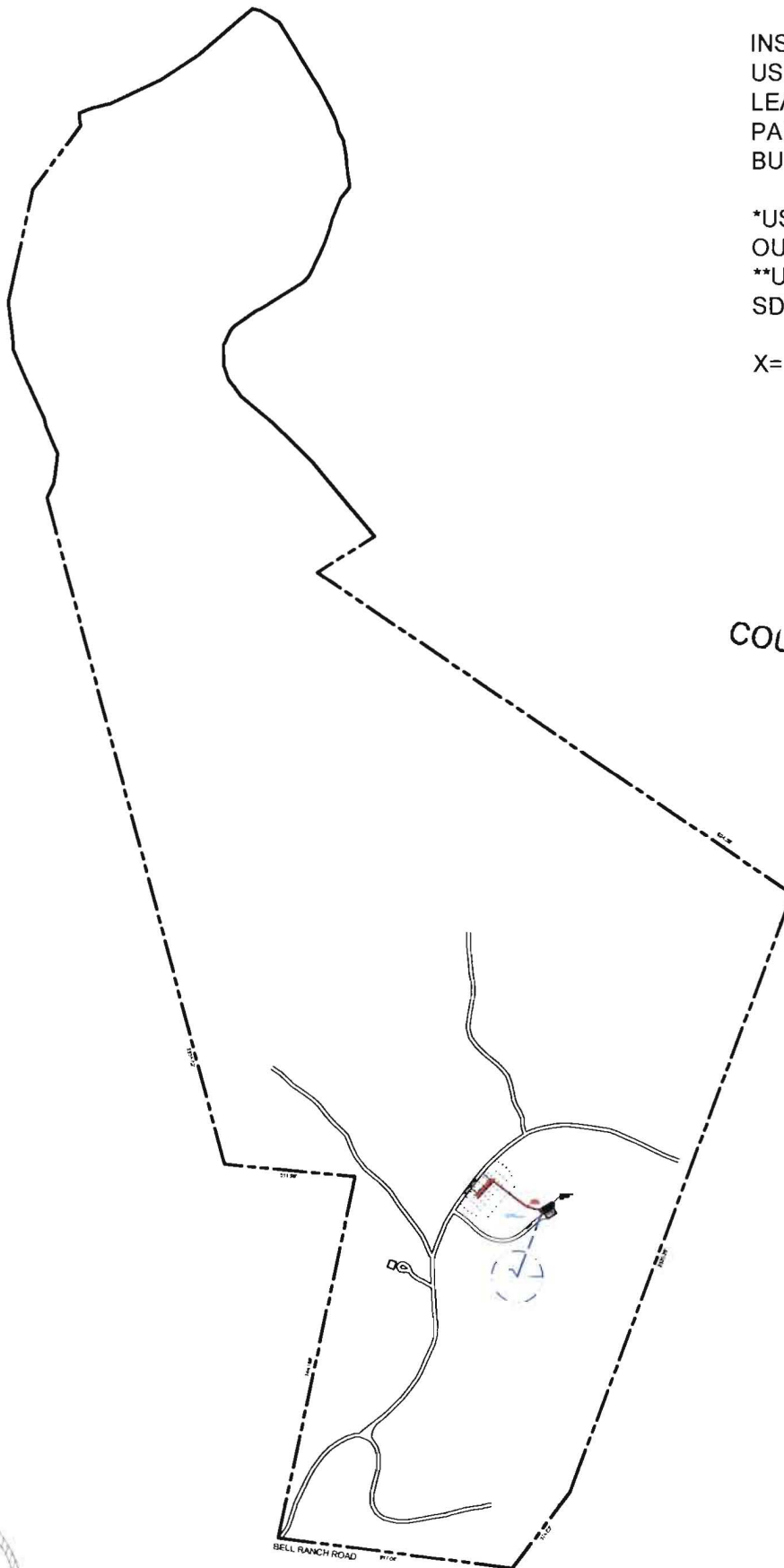
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PANELS WITH
BULKHEAD

*USE TWO WAY CLEAN
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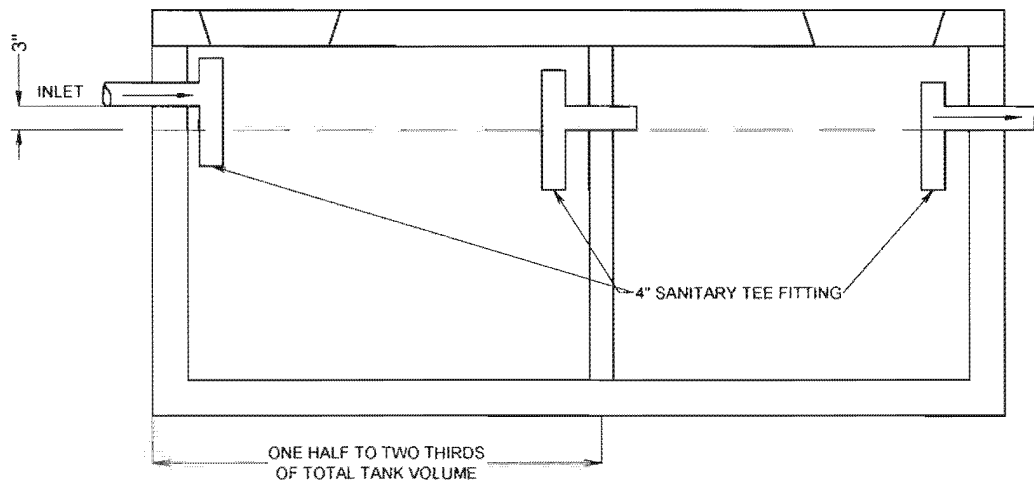
OWNER: JOHN C. & ERIKA C. SYKES		DRAWN BY:	
STREET ADDRESS: BELL RANCH ROAD			
LEGAL DESC: SEE ATTACHED DEED		ACREAGE: 181.46	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 2/9/2015	REVISED:

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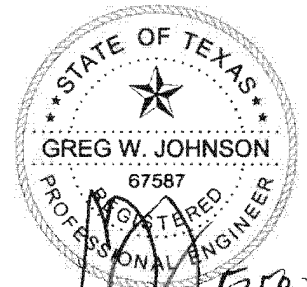
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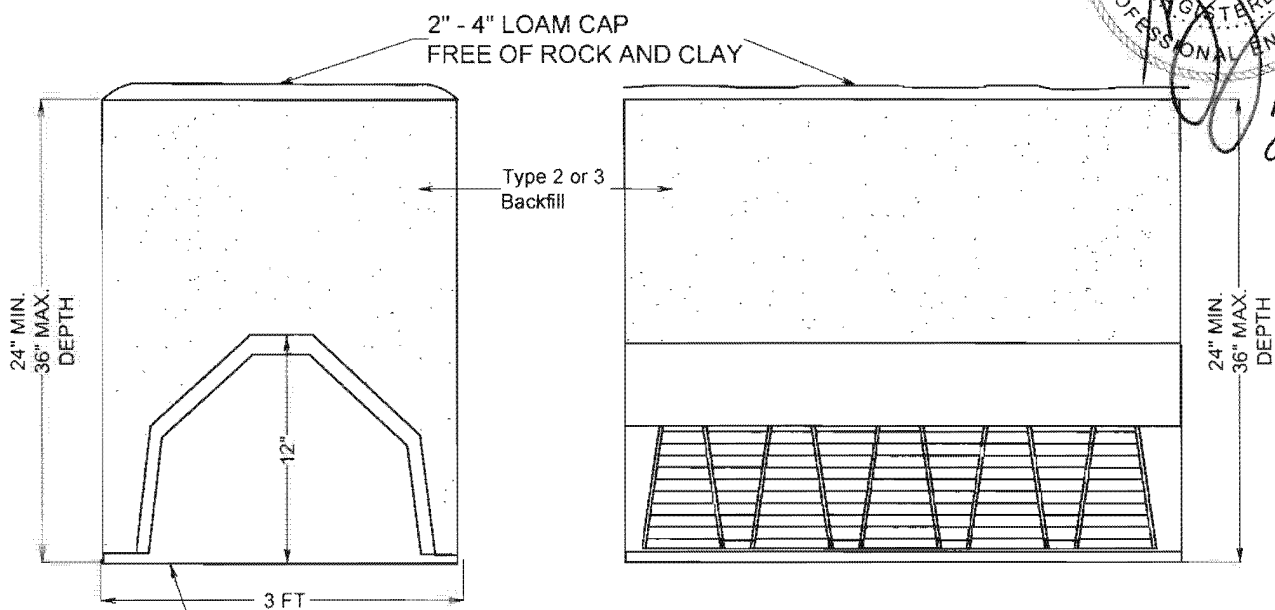
OUTLET PIPE MUST BE
AT LEAST 3" LOWER THAN
INFLOW PIPE



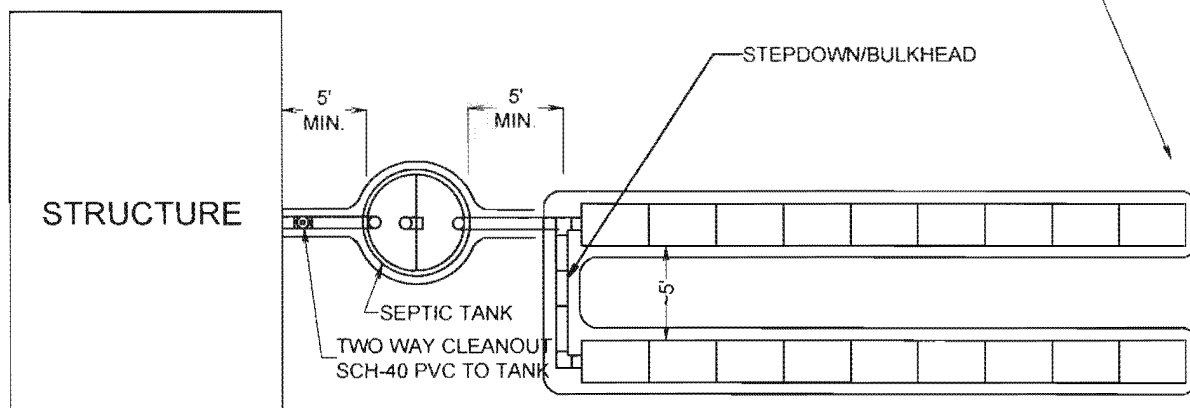
TYPICAL TWO COMPARTMENT SEPTIC TANK



F25Bx
02/9/15



HANCOR ARC 36 LEACHING CHAMBER DETAIL



HANCOR ARC 36 LEACHING CHAMBER DETAIL

382



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78070

COMAL COUNTY

© Mapsco, Inc.

BULVERDE

46

78163

OAK CLIFF ACRES

SHEPHERDS RANCH

BULVERDE

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

SCALE IN FEET
0 1000 2000 3000

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201206041014 11/29/2012 12:58:28 PM 1/6

After Recording Return To:
Independence Title Company

1219086-WSM

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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: November 19, 2012

Grantor: BOBBY E. TRAPP, DOROTHY GLASSCOCK, DEBRA JEAN NEALY, LANNIE KAY KRAUSE and ANTHONY JOE TRAPP, beneficiaries of the Ruby A. Seffel Testamentary Trust

Grantor's Mailing Address (including county):

P.O. Box 545
Wimberley, Texas 78676
Hays County

Grantee: JOHN C. SYKES and wife, ERIKA C. SYKES

Grantee's Mailing Address (including County):

295 Adeline Lane
Bulverde, Texas 78163
Comal County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date that is in the principal amount of SEVEN HUNDRED FIFTY THOUSAND AND 00/100 (\$750,000.00) DOLLARS and is executed by Grantee, payable to the order BROADWAY NATIONAL BANK. The note is secured by a vendor's lien retained in favor of BROADWAY NATIONAL BANK in this deed and by a deed of trust of even date, from Grantee to D'Layne Rhysnburger, Trustee.

BROADWAY NATIONAL BANK at Grantee's request, having paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described, the vendor's lien and superior title to the property are retained for the benefit of BROADWAY NATIONAL BANK and are transferred to BROADWAY NATIONAL BANK without recourse on Grantor.

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Property (including any improvements):

All that certain 181.46 acre tract of land, more or less, out of the G.F. KUNZ SURVEY NO. 607, VALENTINE KUNZ SURVEY NO. 717, JOSHUA THREADGILL SURVEY NO. 97, JACOB STAHL SURVEY NO. 915, M. BECHTOLD SURVEY NO. 723, MICHAEL BECHTOLD SURVEY NO. 955, F. SCHEEL SURVEY NO. 979, Comal County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto.

Together with that certain thirty (30') foot wide non-exclusive easement described in Easement recorded in Volume 151, Page 495, Comal County Deed Records.

Reservations From and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all restrictions, covenants, reservations, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

Grantor, for the consideration, receipt of which is acknowledged, 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, executor, administrators, successors or assigns forever. Grantor 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.

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

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


BOBBY E. TRAPP

HAYS COUNTY LAND SURVEYING
P.O. BOX 991
WIMBERLEY, TEXAS 78676
512-847-3827

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181.46 ACRES
G. F. KUNZ SURVEY NO. 607
VALENTINE KUNZ SURVEY NO. 717
JOSHUA THREADGILL SURVEY NO. 97
JACOB STAHL SURVEY NO. 915
M BECHTOLD SURVEY N. 723
MICHAEL BECHTOLD SURVEY NO. 955
F. SCHEEL SURVEY NO. 979
COMAL COUNTY, TEXAS

A DESCRIPTION OF A 181.46 ACRE TRACT OF LAND OUT OF THE G. F. KUNZ SURVEY NO. 607, VALENTINE KUNZ SURVEY NO. 717, JOSHUA THREADGILL SURVEY NO. 97, JACOB STAHL SURVEY NO. 915, M BECHTOLD SURVEY N. 723, MICHAEL BECHTOLD SURVEY NO. 955, F. SCHEEL SURVEY NO. 979, COMAL COUNTY, TEXAS, BEING ALL OF A CALLED 183.02 ACRE TRACT OF LAND, DESCRIBED IN DOCUMENT NO. 9606024637, OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, SAVE AND EXCEPT ALL OF A CALLED 1.899 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 200606009941, OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of a called 30 foot wide access easement recorded in Volume 151, Page 495, Deed Records of Comal County, Texas, same being the westerly corner and POINT OF BEGINNING of the tract herein described;

THENCE N 63°57'34" E, generally along a wire fence, a distance of 1440.66 feet, to a 1/2 inch iron rod found for an ell corner of the tract herein described;

THENCE N 30°57'16" W, generally along a wire fence, a distance of 511.58 feet, to a 1/2 inch iron rod found for an ell corner of the tract herein described;

THENCE N 38°36'21" E, generally along a wire fence, distance of 2676.52 feet, to a cedar fence post found an ell corner of the tract herein described;

THENCE with the fence the following sixty (60) courses and distances,
1) N 80°10'32" E, a distance of 60.13 feet, to a 1 inch iron rod found,
2) N 62°36'27" E, a distance of 39.18 feet, 1/2 inch iron rod found,
3) N 60°05'51" E, a distance of 78.80 feet, to a 14 inch diameter cedar tree found,
4) N 30°42'38" E, a distance of 111.96 feet, to a cedar fence post found,
5) N 40°19'39" E, a distance of 34.70 feet, to a cedar fence post found,
6) N 28°19'37" E, a distance of 108.60 feet, to a cedar fence post found,
7) N 30°04'37" E, a distance of 150.89 feet, to a cedar fence post found,
8) N 31°06'37" E, a distance of 32.50 feet, to a cedar fence post found,
9) N 50°42'48" E, a distance of 39.84 feet, to a 1/2 inch iron rod found,
10) N 47°24'16" E, a distance of 145.12 feet, to a 2 inch diameter fence post found,
11) N 66°14'33" E, a distance of 150.28 feet, to a 2 inch diameter fence post found,
12) N 66°32'26" E, a distance of 298.37 feet, to a 2 inch diameter fence post found,

EXHIBIT "A"

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- 13) S 89°07'16" E, a distance of 308.14 feet, to a 6 inch diameter fence post found,
- 14) N 47°35'49" E, a distance of 48.25 feet, to a 6 inch diameter fence post found,
- 15) S 56°35'38" E, a distance of 52.61 feet, to a 2 inch diameter fence post found,
- 16) S 49°36'31" E, a distance of 76.76 feet, to a 2 inch diameter fence post found,
- 17) S 61°06'03" E, a distance of 215.06 feet, to a 2 inch diameter fence post found,
- 18) S 69°08'58" E, a distance of 176.65 feet, to a 2 inch diameter fence post found,
- 19) S 76°34'16" E, a distance of 169.11 feet, to a ½ inch iron rod found,
- 20) S 75°42'47" E, a distance of 1060.10 feet, to a double elm tree found for the northwest corner of the tract herein described,
- 21) S 21°23'20" E, a distance of 33.18 feet, to a 30 inch diameter cedar tree found,
- 22) S 05°55'02" E, a distance of 82.30 feet, to a 10 inch diameter Elm tree found,
- 23) S 23°20'48" W, a distance of 9.92 feet, to a 10 inch diameter Elm tree found,
- 24) S 21°45'22" W, a distance of 111.43 feet, to a 10 inch diameter Elm tree found,
- 25) S 23°25'18" W, a distance of 38.54 feet, to a 10 inch diameter Red Oak found,
- 26) S 22°40'53" W, a distance of 95.66 feet, to a dead Live Oak tree found,
- 27) S 18°42'16" W, a distance of 21.89 feet, 10 inch diameter Elm tree found,
- 28) S 21°01'51" W, a distance of 13.80 feet, 10 inch diameter Elm tree found,
- 29) S 25°07'11" W, a distance of 90.32 feet, 10 inch diameter Elm tree found,
- 30) S 28°13'06" W, a distance of 40.41 feet, 10 inch diameter Elm tree found,
- 31) S 30°58'24" W, a distance of 20.32 feet, 10 inch diameter Elm tree found,
- 32) S 40°24'51" W, a distance of 39.93 feet, to a cedar fence post found,
- 33) S 24°53'17" W, a distance of 37.35 feet, to a double 15 inch diameter Red Oak tree found,
- 34) S 43°24'55" W, a distance of 46.12 feet, to a cedar fence post found,
- 35) S 47°42'00" W, a distance of 86.20 feet, to a 15 inch diameter Cedar tree found,
- 36) S 43°48'15" W, a distance of 39.82 feet, 10 inch diameter Cedar tree found,
- 37) S 46°52'19" W, a distance of 103.00 feet, to a 10 inch diameter Cedar tree found,
- 38) S 71°09'33" W, a distance of 85.81 feet, to a 10 inch diameter Cedar tree found,
- 39) S 53°13'50" W, a distance of 10.08 feet, to a dead Live Oak tree found,
- 40) N 86°43'45" W, a distance of 57.30 feet, to an 8 inch Cedar tree found,
- 41) S 75°25'45" W, a distance of 85.93 feet, to a cedar fence post found,
- 42) S 70°35'42" W, a distance of 49.48 feet, to an 8 inch Cedar tree found,
- 43) S 73°07'55" W, a distance of 53.08 feet, 28 inch diameter Cedar tree found,
- 44) S 79°21'04" W, a distance of 48.88 feet, to a 28 inch diameter Cedar tree found,
- 45) S 79°53'02" W, a distance of 85.80 feet, to a cedar fence post found,
- 46) N 84°54'58" W, a distance of 34.50 feet, to a 28 inch diameter Cedar tree found,
- 47) N 67°51'58" W, a distance of 196.70 feet, to a cedar fence post found,
- 48) N 60°40'58" W, a distance of 19.20 feet, to a cedar fence post found,
- 49) N 71°13'58" W, a distance of 108.30 feet, to a cedar fence post found,
- 50) N 87°06'58" W, a distance of 24.40 feet, to a cedar fence post found,
- 51) S 78°07'02" W, a distance of 60.80 feet, to a cedar fence post found,
- 52) S 52°11'02" W, a distance of 76.90 feet, to a cedar fence post found,
- 53) S 35°57'02" W, a distance of 54.50 feet, to a cedar fence post found,
- 54) S 17°07'02" W, a distance of 82.30 feet, to a cedar fence post found,
- 55) S 03°04'02" W, a distance of 155.40 feet, to a cedar fence post found,
- 56) S 07°32'26" W, a distance of 63.55 feet, to a cedar fence post found,
- 57) S 08°21'23" W, a distance of 157.71 feet, to a cedar fence post found,
- 58) S 14°09'08" W, a distance of 65.67 feet, to a cedar fence post found,
- 58) S 14°22'25" W, a distance of 96.99 feet, to a cedar fence post found,
- 59) S 13°37'26" W, a distance of 216.18 feet, to a cedar fence post found, and
- 60) N 68°20'45" W, a distance of 264.54 feet, to a metal "T" post found,

THENCE S 02°12'19" E, generally along a wire fence, a distance of 1345.81 feet, to a cedar fence post found;

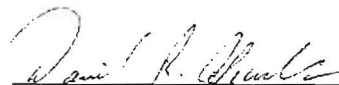
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THENCE S 02°12'45" E, generally along a wire fence, a distance of 824.39 feet, to a ½ inch iron rod found for the southeast corner of the tract herein described;

THENCE S 74°18'15" W, (RECORD BEARING N 73°27' E) generally along a wire fence, a distance of 2320.28 feet, to a ½ inch iron rod found for an ell corner of the tract herein described;

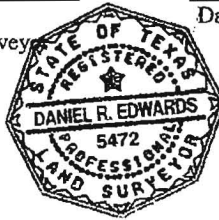
THENCE N 89°12'24" W, generally along a wire fence, a distance of 374.62 feet, to a cedar fence post found for an ell corner of the tract herein described;

THENCE N 28°43'30" W, generally along a wire fence, a distance of 917.04 feet, to the POINT OF BEGINNING containing 181.46 acres of land.



Daniel R. (Rocky) Edwards
Registered Professional Land Surveyor
State of Texas No. 5472

11/14/12
Date



Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
11/28/2012 12:58:28 PM
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FEB 18 2015

COUNTY ENGINEER

Dorothy Glasscock

by Karen Glasscock

DOROTHY GLASSCOCK, acting herein by and
through her Agent and Attorney-in-Fact, Karen
Glasscock

Debra Jean Nealy

by Bernice Wilhelm

DEBRA JEAN NEALY, acting herein by and
through her Agent and Attorney-in-Fact, Bernice M.
Wilhelm

Lannie Kay Krause
LANNIE KAY KRAUSE

Anthony Joe Trapp
ANTHONY JOE TRAPP

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF HAYS

This instrument was acknowledged before me on this 19TH day of November 2012 by
Bobby E. Trapp, Karen Glasscock as Agent and Attorney-in-Fact for Dorothy Glasscock,
Bernice M. Wilhelm as Agent and Attorney-in-Fact for Debra Jean Nealy, Lannie Kay Krause
and Anthony Joe Trapp.

Michael D. Stevens
Notary Public, State of Texas

