# 314 CALLE DEL SOL DRIVE

FREDERICKSBURG, TEXAS | GILLESPIE COUNTY | 6.16± ACRES



FREDERICKSBURG REALTY

## 314 Calle Del Sol Dr. | Fredericksburg, Texas 78624 | Gillespie County

**6.16+/- Acres**
**$989,000**

### Agent

Krista Bennett

### Property Highlights

- 6.16± acres in Gillespie County
- Located in the gated Preserve at Chula Vista Subdivision
- 5 bedrooms and 4 full bathrooms
- Built in 2023 with approximately 2,803 square feet of living space
- Open downstairs living, kitchen, and dining areas
- Family room with high ceilings and a stone fireplace
- Kitchen island with seating and ample cabinetry
- Large windows to provide natural light and scenic views
- Recessed lighting throughout the kitchen and living areas
- Upstairs Jack-and-Jill bath connecting two bedrooms
- Guest bedroom with an attached full bath
- Downstairs bedroom with potential for use as an office or theater room
- Covered back porch with sunrise and Hill Country views
- Deer and turkeys frequently observed on the property
- Attached two-car garage
- Restrictions allow a second single-family dwelling of up to 1,000 SF of heated & air-conditioned living space (*subject to applicable requirements and approvals*)
- Residential rentals permitted: Minimum rental period of one month
- Nearby towns: ~10.8 miles to Fredericksburg | ~16.8 miles to Harper
- Major highways: ~5.9 miles to Highway 16 | ~6.7 miles to Highway 290 | ~16 miles to I-10

**Property Taxes**:
$3751.06 Ag & HS Exemptions | $8,285.29 w/o exemptions

### The Preserve at Calle del Sol

Set among 6.16± acres in the gated Preserve at Chula Vista, this two-story home offers a welcoming place to enjoy the views and peaceful surroundings of the Texas Hill Country. Built in 2023, the residence combines a spacious, flexible floor plan with outdoor spaces that invite you to slow down and take in the scenery.

Inside, approximately 2,803 square feet of living space includes five bedrooms and four full bathrooms. The open downstairs layout brings the kitchen, dining area, and family room together, creating a comfortable setting for everyday life and entertaining. High ceilings give the family room an airy feel, while a stone fireplace serves as its focal point. In the kitchen, a large island provides space for gathering, with ample cabinetry offering convenient storage.

The floor plan offers room to accommodate a variety of needs. Upstairs, two bedrooms share a Jack-and-Jill bath, while a guest bedroom with an attached full bath provides a comfortable space for visitors. A downstairs bedroom offers additional flexibility and could also be used as a home office or theater room.

Outside, the covered back porch is a favorite place to take in the sunrise and views across the Hill Country. Deer and turkeys are frequently seen in the backyard, adding to the enjoyment of the natural setting. A covered front porch and attached two-car garage add to the home's everyday convenience.

For those considering future possibilities, the community's restrictions allow a second single-family dwelling of up to 1,000 square feet of heated and air-conditioned living space, subject to applicable requirements and approvals. With its inviting home, scenic acreage, and flexible living spaces, this property offers an opportunity to settle into Hill Country living.

**MLS #: R105711A (Active)** **List Price: $989,000** **(26 Hits)** **314 -- Calle Del Sol Dr. Fredericksburg, TX 78624**



**New Construction:** No
**Bedrooms:** 5
**Full Baths:** 4
**Half Baths:** 0
**Main House Living SqFt :** 2,803
**Apx Total SqFt:** 2,803
**Price Per SQFT:** $352.84
**Source SqFt:** GCAD
**Appx Year Built:** 2023
**Type & Style:** Traditional
**Current B&B:** No
**# Stories:** Two
**Heating:** Electric
**A/C:** Central Air, Electric
**Garage/Carport:** 2 Car, Attached, Garage, Garage Door Opener

**Unit #:**
**Original List Price:** $989,000
**Area:** County-Southwest
**Subdivision:** The Preserve at Chula Vista Ranch
**County:** Gillespie
**School District:** Fredericksburg
**Distance From City Limits:** 10-15 miles
**Apx Acreage:** 6.1600
**Seller's Est Tax:** 3751.06
**Showing Instructions:** Appointment Only, Call Listing Agent, LA Must Accompany
**Days on Market** 3

**Tax Exemptions:** AG,HS **Taxes w/o Exemptions:** $8,285.29 **Tax Info Source:** CAD **CAD Property ID #:** 192103,181699 **Zoning:** None
**Flood Plain:** No **Deed Restrictions:** Yes **STR Permit:** No **Permit #:** **Manufactured Homes Allowed:** No
**HOA:** Yes **HOA Fees:** 1000.00 **HOA Fees Pd:** Annually **HO Warranty:**
**Road Maintenance Agreement:** Yes **Rental Property:** **Rental $:** **Items Not In Sale:**
**Guest House:** No **# of Guest Houses:** **Total Guest House SqFt:** 0
**Guest House # Bedrooms:** **Guest House # Baths:** **Guest House # Half Baths:**

**Construction:** Stone, Wood Siding
**Foundation:** Slab
**Roof:** Composition
**Flooring:** Carpet, Vinyl
**Utilities:** CTEC Electric, Propane Tank-Owned
**Water:** Well
**Sewer:** Aerobic Septic
**Fireplace/Woodstove:** Masonry
**Appliances:** Built-in Gas Oven, Cooktop, Dishwasher, Microwave, Range

**City/Rural:** Outside City(w/Acrg)
**Site Features:** Deck/Patio
**Interior Features:** Ceiling Fan(s), High Ceilings, Pantry, Walk-in Closet(s), Washer-Dryer Connection
**Topography:** Rolling Slope, Views, Wooded
**Surface Water:** None
**Access:** Farm/Ranch Road, Paved, Private Road
**Location Description:** Cul-De-Sac, Gated Development, Gravel Drive
**Documents on File:** Deed Restrictions, Plat, Septic Permit, Well Log
**Misc Search:** See Remarks, Other

**Trms/Fin:** Cash, Conventional **Possessn:** Closing/Funding **Excl Agy:** No
**Title Company:** Hill Country Titles **Attorney:** **Refer to MLS#:**

**Location/Directions:** From Fredericksburg, take Hwy 16 S Turn right on Tivydale Rd(Fm2093); in 7.2 mi, turn right on Chula Vista Dr, left on W Gran Vista Dr, becomes Calle Del Sol. Property is at the end on the right.

**Owner:** MEYER, PHILLIP **Occupancy:** Owner

**Legal Description:** PRESERVE@ CHULA VISTA RANCH LOT 11-PT, 1.0, - HOMESITE-,PRESERVE@ CHULA VISTA RANCH LOT 11-PT, 5.16

**Instructions:** Call LA to make Appointment Need some notice. 24 hrs preferably

**Public Remarks:** Enjoy Hill Country views, peaceful surroundings, and room to make yourself at home in this beautiful residence. Situated on 6.16± acres in the gated Preserve at Chula Vista subdivision, this inviting two-story home offers a blend of comfortable living and scenic outdoor space. Built in 2023, the home features 5 bedrooms, 4 full bathrooms, and approximately 2,803 SF of living space. An open downstairs layout is designed for gathering and everyday living, while high ceilings add to the spacious feel of the family room, where a stone fireplace creates a welcoming focal point. The kitchen flows into the dining and living areas and features a large island with seating, ample cabinetry, and plenty of room to entertain. The thoughtfully designed floor plan offers flexibility for family and guests. Upstairs, a Jack-and-Jill bath connects two bedrooms, while a guest bedroom with an attached full bath provides added comfort and privacy. A downstairs bedroom could also serve as a spacious home office or theater room, depending on your needs. Step onto the covered back porch to take in beautiful sunrise views over the Hill Country. With deer and turkeys frequently seen in the backyard, the property offers a wonderful opportunity to enjoy the natural surroundings from the comfort of home. An attached two-car garage and a welcoming front porch complete this Hill Country retreat.

**Agent Remarks:**

**Display on Internet:** Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No

**Office Broker's Lic #:** 9003085


**Listing Office:** Fredericksburg Realty (#:14)
**Main:** (830) 997-6531
**Mail Address 1:** 257 W Main Street
**Mail City:** Fredericksburg
**Mail Zip Code:** 78624
**Supervising Agent Name:**
**Supervising Agent License #:**

**Listing Agent:** Krista Bennett (#:127)
**Agent Email:** krista@fredericksburgrealty.com
**Contact #:** (830) 998-0633
**License Number:** 0622568



Information Herein Deemed Reliable but Not Guaranteed
Central Hill Country Board of REALTORS Inc., 2007

# Summary of Covenants, Conditions & Restrictions
## *For The Preserve at Chula Vista*

**Important Notice:** This summary was prepared by ***Fredericksburg Realty*** for informational purposes only and is intended to provide a general overview of selected provisions of the recorded Declaration of Covenants, Conditions and Restrictions for *The Preserve at Chula Vista Subdivision*. It is not the official legal document, is not intended to be comprehensive, and should not be relied upon as a substitute for the recorded Declaration or any applicable amendments. In the event of any discrepancy, the recorded governing documents shall control. Buyers are encouraged to obtain and review the complete recorded Declaration, any amendments, and other applicable governing documents, and to consult with their own legal counsel regarding the interpretation, applicability, and effect of any restrictions.

### Property Use & Additional Dwelling
- The property is intended primarily for **single-family residential use**
- The restrictions address a **second single-family dwelling of no more than 1,000 square feet of heated and air-conditioned living space**. Any proposed construction is subject to applicable restrictions, design requirements, approvals, setbacks, utility and septic requirements, and governmental regulations.
- New single-family homes must generally contain at least **1,500 square feet of heated and air-conditioned living space**, excluding porches, decks, and garages.
- Mobile homes and manufactured homes may not be used as residences, including temporary residences.
- **Vehicles and equipment:** The declaration contains storage and visibility rules for RVs, trailers, boats, tractors, and other listed vehicles and equipment.

### Residential & Business Use
- Residential rentals are permitted, but a home or improvement may not be rented for a single period of **less than one month**.
- A limited home office or professional use by the owner is allowed when secondary to the residential use. Other commercial activities are generally restricted.

### Animals & Livestock
- Up to **12 chickens** are allowed; **roosters are not permitted**.
- Owners of tracts under eight acres may request an HOA variance for **4-H and/or FFA livestock projects**. Approval is not automatic.
- **Pets:** The original declaration limits a tract to three dogs and three cats and includes leash, nuisance, and enclosure provisions.
- Hunting protected game animals with firearms is restricted, subject to limited exceptions described in the restrictions.

### Fencing & Grazing
- Owners may fence their property at their own expense. The restrictions specify fence materials, construction standards, and placement requirements. Confirm the applicable fence requirements before installing or replacing one.
- Boundary fences must generally be set back **50 feet from the centerline of a roadway**.
- Until an owner completes a perimeter fence designed to restrain livestock, the restrictions provide that the association may graze livestock on the tract without compensating the owner. The grazing privilege terminates when the qualifying fence is completed.
- The grazing provision also contains language concerning liability and claims. Buyers should review the full amendment and confirm any current grazing arrangements with the HOA.

### Building Setbacks & Improvements
- The amended restrictions generally provide for a **50-foot setback from property lines** and a **75-foot front building setback from the centerline of a roadway**. Separate provisions apply to Lots 1, 2, and 3 and to certain commonly owned adjoining tracts.
- The applicable setbacks, easements, and buildable area for this property should be confirmed using the current survey, plat, and recorded documents.
- New construction and exterior improvements are subject to the community's design and material requirements and any applicable approval process.
- Movable above-ground swimming pools are prohibited. Pools must be permanent, in-ground, and enclosed as required by the restrictions.

### Land & Trees
- Clear-cutting is prohibited. The restrictions generally protect healthy, mature trees, with exceptions for a home, a reasonably sized yard, and view corridors.
- Tracts may be subdivided only into tracts of **at least five acres**, subject to applicable requirements and approvals.

### HOA & Road Maintenance
- **HOA dues:** Currently reported as **$1,000 per year**. Road maintenance is addressed in the community's governing documents and roadway maintenance agreement. Buyers should confirm with the HOA what maintenance is covered by the annual dues and whether any separate road assessments apply.

# 314 Calle Del Sol

Texas,  AC +/-




Boundary

**Justin Cop**

P: 830-997-6531 www.fredericksburgrealty.com 257 West Main St.

The information contained herein was obtained from sources deemed to be reliable.
Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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# STATE OF TEXAS WELL REPORT for Tracking #654277

| | | | |
|---|---|---|---|
| Owner: | **PHILLIP MEYERS** | Owner Well #: | **R-06430** |
| Address: | **108 E Lower Crabapple rd<br>Fredericksburg, TX 78624** | Grid #: | **56-48-9** |
| Well Location: | **314 Calle Del Sol<br>Fredericksburg, TX 78624** | Latitude: | **30° 15' 37.35" N** |
| | | Longitude: | **099° 00' 32.32" W** |
| Well County: | **Gillespie** | Elevation: | **2026 ft. above sea level** |
| Type of Work: | **New Well** | Proposed Use: | **Domestic** |

Drilling Start Date: **9/26/2023** Drilling End Date: **10/3/2023**

| | *Diameter (in.)* | *Top Depth (ft.)* | *Bottom Depth (ft.)* |
|---|---|---|---|
| Borehole: | **9** | **0** | **382** |

Drilling Method: **Air Rotary**

Borehole Completion: **Filter Packed; Screened**

| | *Top Depth (ft.)* | *Bottom Depth (ft.)* | *Filter Material* | *Size* |
|---|---|---|---|---|
| Filter Pack Intervals: | **130** | **382** | **Gravel** | **3/8** |

| | *Top Depth (ft.)* | *Bottom Depth (ft.)* | *Description (number of sacks & material)* |
|---|---|---|---|
| Annular Seal Data: | **0** | **130** | **Grout 1.75 Yards** |

Seal Method: **Tremie**

Sealed By: **Driller**

Distance to Property Line (ft.): **78**

Distance to Septic Field or other concentrated contamination (ft.): **150**

Distance to Septic Tank (ft.): **150**

Method of Verification: **TAPE**

Surface Completion: **Surface Sleeve Installed** **Surface Completion by Driller**

Water Level: **298 ft.** below land surface on **2023-11-16** Measurement Method: **Sonic/Radar**

Packers: **No Data**

Type of Pump: **Submersible** Pump Depth (ft.): **360**

Well Tests: **Estimated** **Yield: 9 GPM with 380 ft. drawdown after .5 hours**

Water Quality:

| Strata Depth (ft.) | Water Type |
|---|---|
| **132 - 383** | **No Data** |

Chemical Analysis Made: **No**

Did the driller knowingly penetrate any strata which contained injurious constituents?: **No**

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **MAP Water Well Drilling LLC**

**PO BOX 1017**
**BOERNE, TX 78006**

Driller Name: **MICHAEL A. PEESE** License Number: **54538**

Apprentice Name: **GARRETT SEAMANS** Apprentice Number: **60947**

Comments: **GROUT=10 SACKS OF CEMENT TO 1 YARD OF SAND MIXED INTO A SLURRY. SURFACE SLAB INSTALLED ALSO.**

Lithology:
DESCRIPTION & COLOR OF FORMATION MATERIAL

| Top (ft.) | Bottom (ft.) | Description |
|---|---|---|
| **0** | **2** | **LOOSE ROCKY TOPSOIL** |
| **2** | **5** | **HARD WHITE ROCK** |
| **5** | **18** | **WHITE AND YELLOW ROCK** |
| **18** | **34** | **HARD WHITE ROCK** |
| **34** | **45** | **TAN AND BROWN ROCK** |
| **45** | **67** | **HARD WHITE ROCK** |
| **67** | **85** | **YELLOW ROCK** |
| **85** | **104** | **GREY ROCK AND SPECKLED GREY ROCK** |
| **104** | **132** | **BLUE GREEN SHALE** |
| **132** | **183** | **RED GREEN ROCK AND CLAY** |
| **183** | **194** | **GREY ROCK TAN ROCK** |
| **194** | **201** | **TAN ROCK AND GREY SHALE** |
| **201** | **217** | **TAN RED AND GREY CLAY SILTY SAND** |
| **217** | **223** | **CEMENTED SAND GREY** |
| **223** | **237** | **RED SAND AND CLAY TAN SANDSTONE** |

Casing:
BLANK PIPE & WELL SCREEN DATA

| Dia (in.) | Type | Material | Sch./Gage | Top (ft.) | Bottom (ft.) |
|---|---|---|---|---|---|
| **5** | **Blank** | **New Plastic (PVC)** | **SDR 17** | **-2** | **342** |
| **5** | **Screen** | **New Plastic (PVC)** | **SDR 17 0.035** | **342** | **382** |

| | | |
|---|---|---|
| **237** | **255** | **TAN AND RED SAND RED ROCK** |
| **255** | **264** | **WHITE PINK  RED ROCK** |
| **264** | **282** | **TAN, RED SAND AND SANDSTONE** |
| **282** | **291** | **WHITE ROCK RED CLAY** |
| **291** | **308** | **RED AND TAN SANDY CLAY** |
| **308** | **332** | **RED CLAY WHITE ROCK** |
| **332** | **351** | **RED AND TAN SAND LARGE SAND AND SANDSTONE** |
| **351** | **358** | **TAN SAND AND SANDSTONE** |
| **358** | **366** | **TAN AND RED CEMENTED SAND** |
| **366** | **369** | **WHITE BROWN ROCK COURSE SANDSTONE** |
| **369** | **382** | **RED ROCK AND COURSE SAND** |

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**IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY**

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential.  The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

**Texas Department of Licensing and Regulation**
**P.O. Box 12157**
**Austin, TX  78711**
**(512) 334-5540**

Authentisign ID: 352F720C-53D1-F111-BF5B-000D3A4FF82A

05-04-2026

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

# SELLER'S DISCLOSURE ABOUT GROUNDWATER AND SURFACE WATER RIGHTS

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE ABOUT GROUNDWATER AND SURFACE WATER RIGHTS ON THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

**CONCERNING THE PROPERTY AT:** 314 Calle del Sol dr, Fredericksburg, Tx 78624
(Street Address and City)

**1. Definitions**. For the purposes of this form the following definitions, with notes, apply.

A. "**Groundwater**" means water percolating below the surface of the earth. Groundwater is usually found in subsurface reservoirs or aquifers and is accessed by Water Wells.
[Note: Unless severed from the surface estate, Groundwater is owned by the surface landowner who may be able to access the Groundwater by drilling a Water Well in compliance with the law and rules of the applicable Groundwater District, if any.]

B. "**Groundwater District**" means a local or regional Groundwater Conservation District, Underground Water Conservation District, Subsidence District, or other special district or authority that regulates the drilling or operation of Water Wells.
[Note: Not all land in Texas is subject to a Groundwater District.]

C. "**Surface Water**" means water in lakes, rivers, creeks, streams, and in the bays, estuaries, and arms of the Gulf of Mexico.

D. "**Surface Water Rights**" means a permit, certified filing, or certificate of adjudication administered by the Texas Commission on Environmental Quality (TCEQ) that authorizes the diversion, impoundment, or use of Surface Water.
[Note: Not all diversions, impoundments, or uses of Surface Water require a Surface Water Right.]

E. "**Water Well**" means an artificial excavation that is drilled or dug for the purpose of exploring for or producing Groundwater.
[Note: The drilling and operation of a Water Well may be regulated, restricted, or prohibited in a Groundwater District. Subdividing a property may impact rights related to drilling or operating a Water Well. A Water Well may be owned and operated by individuals, groups, cooperatives, associations, or other entities.]

**2. Information Related to Groundwater and Water Wells**. [Attach additional sheets as necessary.]

A. Is any portion of the Property located in a Groundwater District? [ ] Yes [◉] No [ ] Unknown
If yes, identify the district and its website: _____

B. Is Seller aware of one or more Water Wells on the Property? [◉] Yes [ ] No
If yes:
(1) The total number of Water Wells known to Seller is 1
(2) The number of Water Wells known to Seller that are currently in use is 1
(3) The number of Water Wells known to Seller that are not currently in use and have been capped, covered, plugged, or abandoned is 0
(4) Identify any registrations or permits (by number) from a Groundwater District for the Water Wells on the Property: _____

C. If the answer to 2B is yes, complete the following to the extent known.
[X] (1) All Water Wells on the Property are owned or operated solely by Seller for the sole benefit of the Property.
[ ] (2) The following Water Wells: (i) are owned or operated by the person identified; (ii) benefit the identified beneficiary; and (iii) are governed by the identified agreements or understandings (attach additional sheets for each Water Well):
Water Well: _____
Owners/Operators: _____
Beneficiary: _____
Agreement or Understanding: _____

Authentisign ID: 352F720C-53D1-F111-BF5B-000D3A4FF82A



**314 Calle del Sol dr, Fredericksburg, Tx 78624**
(Address of Property)

D. Is Seller aware whether the Property receives water from a Water Well located on another property (not including water from a city, municipal utility district or other special district, water supply corporation, or private water company)? [__] Yes [◉] No If yes, describe the Water Well and identify any agreements or understandings governing access to the water: _____

E. Is Seller aware whether a Water Well on the property relies in whole or in part on Groundwater rights owned or leased from land outside the boundaries of the Property? [__] Yes [◉] No If yes, describe the Groundwater rights owned or leased: _____

F. Is Seller aware whether any of the Groundwater rights to the Property have been severed, sold, or leased in whole or in part with or without the right to drill or operate a Water Well on the Property? [__] Yes [◉] No If yes, describe the Groundwater rights severed, sold, or leased: _____

**3. Information Related to Surface Water**. [Attach additional sheets as necessary.]

A. Does Seller own any Surface Water Right associated with the Property [__] Yes [◉] No
If yes:
(1) Identify the applicable Surface Water Right by its permit, filing, or certification of adjudication number: _____
(2) If more than one person owns an interest in any Surface Water Right identified in 3A(1), identify each person and their respective ownership interest: _____

B. Is there a pond, lake, or water tank on the Property, whether currently with or without water?
[__] Yes [◉] No

**Notices to Buyer and Seller:**

(1) Statutes, rules, regulations, and court rulings concerning Groundwater, Water Wells, Groundwater rights, surface water, and Surface Water Rights (collectively, **Water Rights**) are multifaceted and may be complex.
(2) The Seller may not have complete knowledge or understanding of the Water Rights related to or affecting the Property.
(3) Water Rights that relate to the Property may be held by others. To determine the extent and application of Water Rights related to Property, consult an attorney who can examine the title to the Property and issues regarding Water Rights.
(4) Rules and regulations of Groundwater Districts regarding Water Wells differ from district to district and should be reviewed if the Property has an existing or potential future Water Well. Some Groundwater Districts have ad valorem taxing authority and others do not. Consult the local Appraisal District for applicable taxes and tax rates.
(5) If the parties need or intend to reserve, specifically except, or separately convey Water Rights related to the Property, each party should consult an attorney before signing a binding contract to purchase or sell the Property.

Authentisign Phillip Meyer 10/26/2026
Seller Date
**Phillip Meyer**

Buyer Date

Authentisign Jennifer Meyer 10/26/2026
Seller Date
**Jennifer Meyer**

Buyer Date

The form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. Texas Real Estate Commission, P.O. Box 12188 Austin TX 78711-2188, (512)936-3000 (http://www.trec.texas.gov) TREC No. 61-0.

**Dwayn Boos**
**On-Site Sewage Facilities**
**101 W. Main St, Mail Unit #9**
**Fredericksburg, TX 78624**

**Notice of Approval**

Scanned 10/10/23

**Phillip B Meyer**
**108 E Lower Crabapple #511**
**Fredericksburg, Tx 78624**

# PERMIT #9271

**Property Location: 314 Calle Del Sol Fredericksburg, Tx**

**GILLESPIE COUNTY, TEXAS**

This serves to notify all persons that the on-site sewage facility owned by the above has satisfied design, construction, and installation requirements of the Texas Commission on Environmental Quality (TCEQ) and Gillespie County. This Gillespie County On-Site Sewage Facility Permit is issued for the operation of the above-identified on-site sewage facility.

**ANY MODIFICATIONS TO THE STRUCTURE, SYSTEM COMPONENTS, OR CHANGES OF OWNERSHIP MAY REQUIRE A NEW PERMIT.** The owner must notify this office of the aforementioned changes.

300 GPD = UP TO 4 BR < 3500 Sq ft. Living Area

**Title 30 of the Texas Administrative Code, Chapter 285 Order Adopting Rules of Gillespie County, Texas for On-Site Sewage Facilities requires an on-going maintenance contract for an aerobic surface application OSSF.**

Inspector and Gillespie County Designated Representatives:

☐ Dwayn C Boos OS0011257

☒ Sheryl Sutton OS0006358

Sheryl Sutton

10/4/23 Date

# GILLESPIE COUNTY
## Permit Application for On-Site Sewage Facility

*(Permit application is good for 1 year from purchase date.)*

Permit # 927 Date: 9/27/23 Fee $375

**Reason For Permit (Circle one):** (New Construction) System Replacement System Repair

**Name of Landowner:** Meyer (Last Name or Entity) Phillip (First Name) B (MI)

**Mailing Address:** 108 E. Lower Crabapple #511 (House # and Street Name/or PO Box) Fredericksburg (City & State) TX 78624 (Zip Code)

**Daytime Phone Number(s):** _____ **Cell Number(s):** 281-467-9028

***Email Mandatory** pmeyer@core-jqueling.com

**Physical Address/Location of new Septic System:** 314 Calle Del Sol (House # & Street Name)

Fredericksburg (City & State) TX 78624 (Zip Code) ***GATE CODE:** 1955

**Legal Description: Gillespie CAD Property ID #:** 181699 Volume____ Page____ **Instrument#** 20231047

○ **Subdivision Name:** Chula Vista **Lot#:** 11 **Blk** ____ **Phase**____ **Tract**____

or

○ **Abstract:** _____ **Survey Name and #:** _____

**Total Acreage:** 6.16 ☑ **Private Well** ☐ **Public Well** (Supplier's Name): _____

**Name & License # of person installing the Septic System:** Rito Schlagdoer MC #00000472 **OS#**____

**Email:** rito77@aol.com **Cell #:** 830-998-0929

**Information on a Single Family Residence:** ☑ House ☐ Mobile Home ☐ Manufactured

**Total Square Footage of Living Area:** ☐ <1500 ☑ <2500 ☐ <3500 ☐ <4500 or ☐ _____

**# of bedrooms** 4, **# of bathrooms (Full)** 3 **(Half)** 1. Does it have or will it have water saving devices such as low flush toilets, reduced flow shower heads or faucets, pressure reducing valves and/or faucet aerators: (Y) or N Water Softener (Demand Initiated Regeneration): (Y) or N

Is the water softener plumbed separate from the OSSF: (Y) or N

**Information on a Non-Single Family Residence** or Commercial/Institutional Facility (including Multi-Family residences) Describe usage: _____

*I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given to Gillespie County OSSF Department to enter upon the above described property for the purpose of soil/site evaluation and investigation of an on-site sewage facility.*

**(Signature of Landowner)** 9/22/2023 **(Date)**

**Office Use Only:**

Daily wastewater usage rate: Q= 300 (gallons/day)

Q: 300 GPD = UP TO 4 BR < 3500 #

☑ Site Evaluation

☑ Planning Materials submitted by: ☐ Installer ☐ P.E. ☑ R.S.

☐ Development Plans required for Subdivisions, Manufactured Housing Communities, Multi-Unit Residential Development, Business Parks, or other similar uses (i.e. B&B Rental, R.V. Park)

☐ Floodplain and/or ☑ Development Permit # 2904-23

For Aerobic Treatment units and non-standard treatment (if applicable):

☑ Affidavit to the Public

☑ Two-year Maintenance Contract

9/27/23 SS

☒ **AUTHORIZATION to CONSTRUCT**

DR: Sheryl Sutton DATE: 9/27/23

**Certification of Approval**

**Final Inspection** **PERMIT #** 9271

Date: 10/4/23 Approved by: S. Sutton

I. Sewer (House Drain) ☐ 3" Sch 40 ☒ 4" Sch 40 ☐ Other:_____
Slope of sewer pipe to tank ☐ minimum of 1/8"/ft.
☐ Cleanouts every <100' and within 5' of 90° bends

II. Treatment: Conventional Tanks (Aerobic) Other: _____

| TANKS SIZE AND COMPARTMENTS | SERIAL# | RISERS | MANUFACTURER |
|---|---|---|---|
| 1. 600 2/C | 080623 | (Y)/N | Block Creek |
| 2. | | Y/N | |
| 3. | | Y/N | |
| 4. | | Y/N | |

NuWater B550 Comp. - AP-60 2305035 9

III. Disposal Field: ☐ Conventional Gravel ☐ Leaching Chambers (Brand)_____
☐ Low -Pressure Pipe ☐ Mounds ☐ Gravel-Less Pipe ☐ Pressure Emitters (drip)
☐ ET Beds ☐ Other: _____

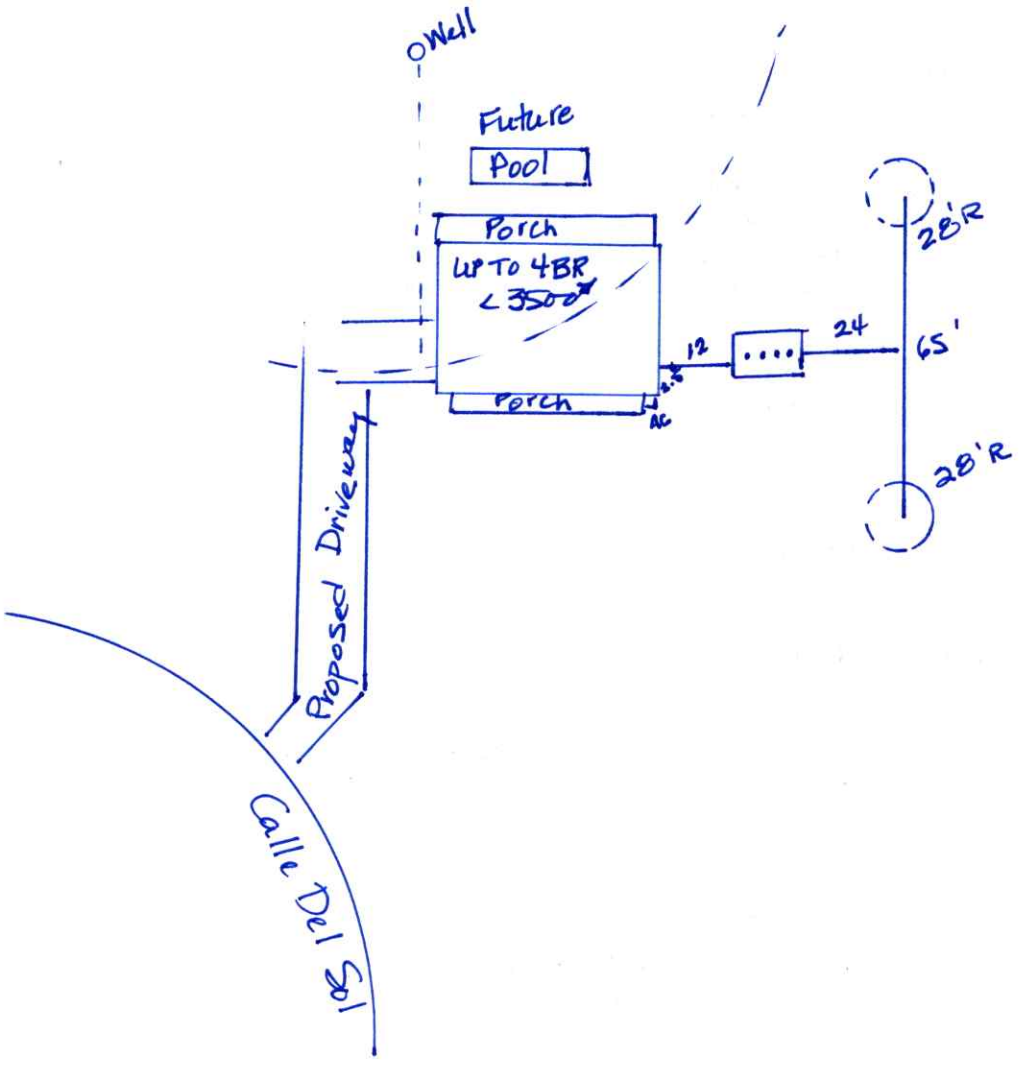
Subsurface Disposal:

| LENGTH OF TRENCH | WIDTH | HEIGHT OF MEDIA | CREDIT | SQUARE FEET AREA LENGTH X CREDIT |
|---|---|---|---|---|
| 1._____ft. | _____ft. | _____ft. | _____ | _____Sq.ft. |
| 2._____ft. | _____ft. | _____ft. | _____ | _____Sq.ft. |
| 3._____ft. | _____ft. | _____ft. | _____ | _____Sq.ft. |

IV. Surface Disposal (Application):
Loading Rate: .064 Area Required in Sq. ft. 2462
Timer installed ---------- (Y)/N Area Designed in Sq. ft. 2462
Anti-siphon Hole used---------- (Y)/N
Check valve used---------- (Y)/N

Pro Plus #3

V. Map of System: GPS UTM 14 R _____ _____ ***Not to Scale***



# Site Map
# Aerobic with Spray Distribution
# Philip Meyer
# Tract 11
# Chulo Vista Subdivision
# 314 Calle Del Sol
# Fredericksburg ,
# Texas 78624
# Gillespie County
## Scale 1"=100'

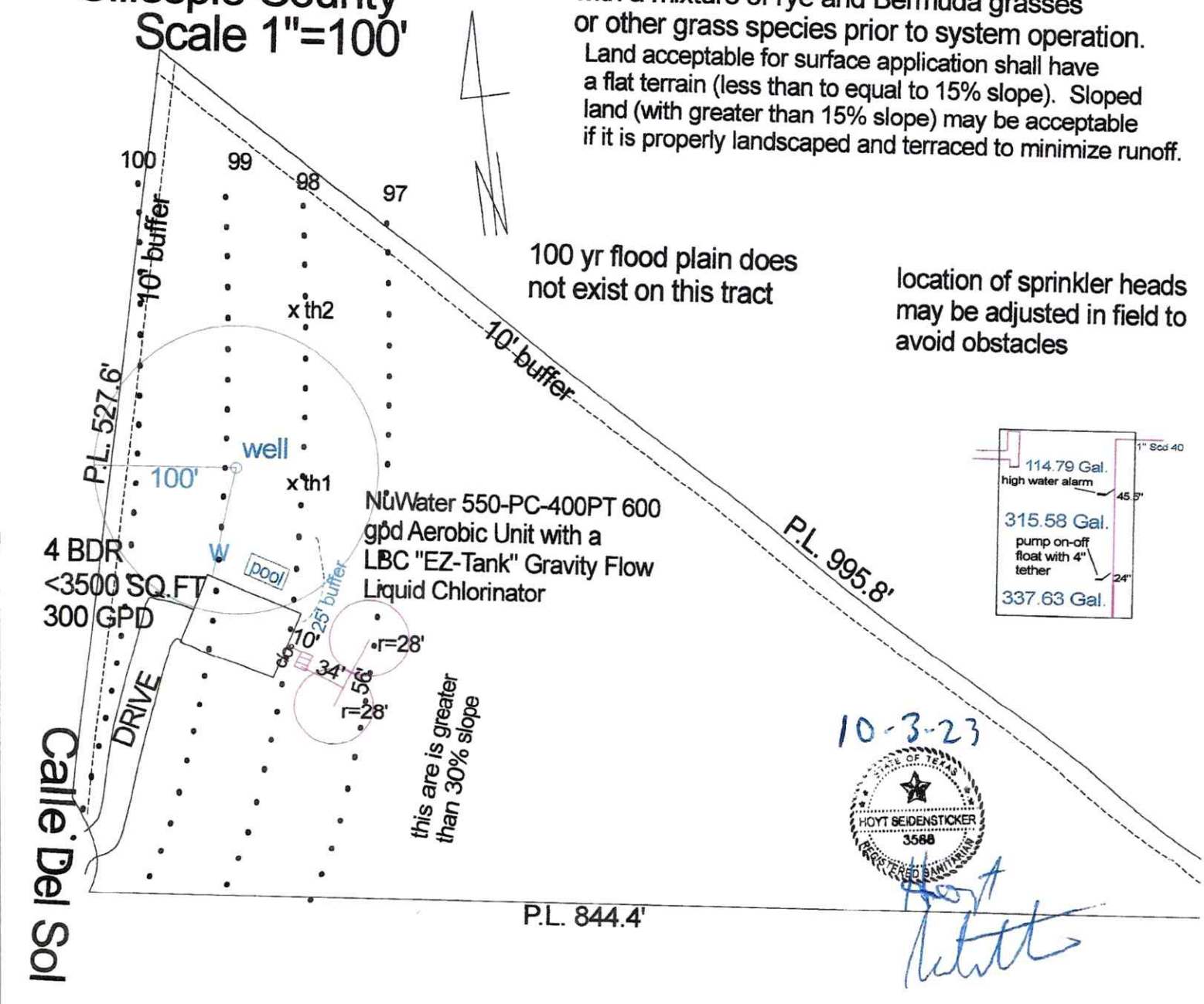
Risers must be permanently fastened to the tank lid or cast into the tank The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director.

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

All external electrical lines must be in gray conduit

There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and Bermuda grasses or other grass species prior to system operation.

Land acceptable for surface application shall have a flat terrain (less than to equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff.




100 yr flood plain does not exist on this tract

location of sprinkler heads may be adjusted in field to avoid obstacles

10-3-23

STATE OF TEXAS
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN

# Site Map
# Aerobic with Spray Distribution
# Philip Meyer
# Tract 11
# Chulo Vista Subdivision
# 314 Calle Del Sol
# Fredericksburg ,
# Texas 78624
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# Scale 1"=100'

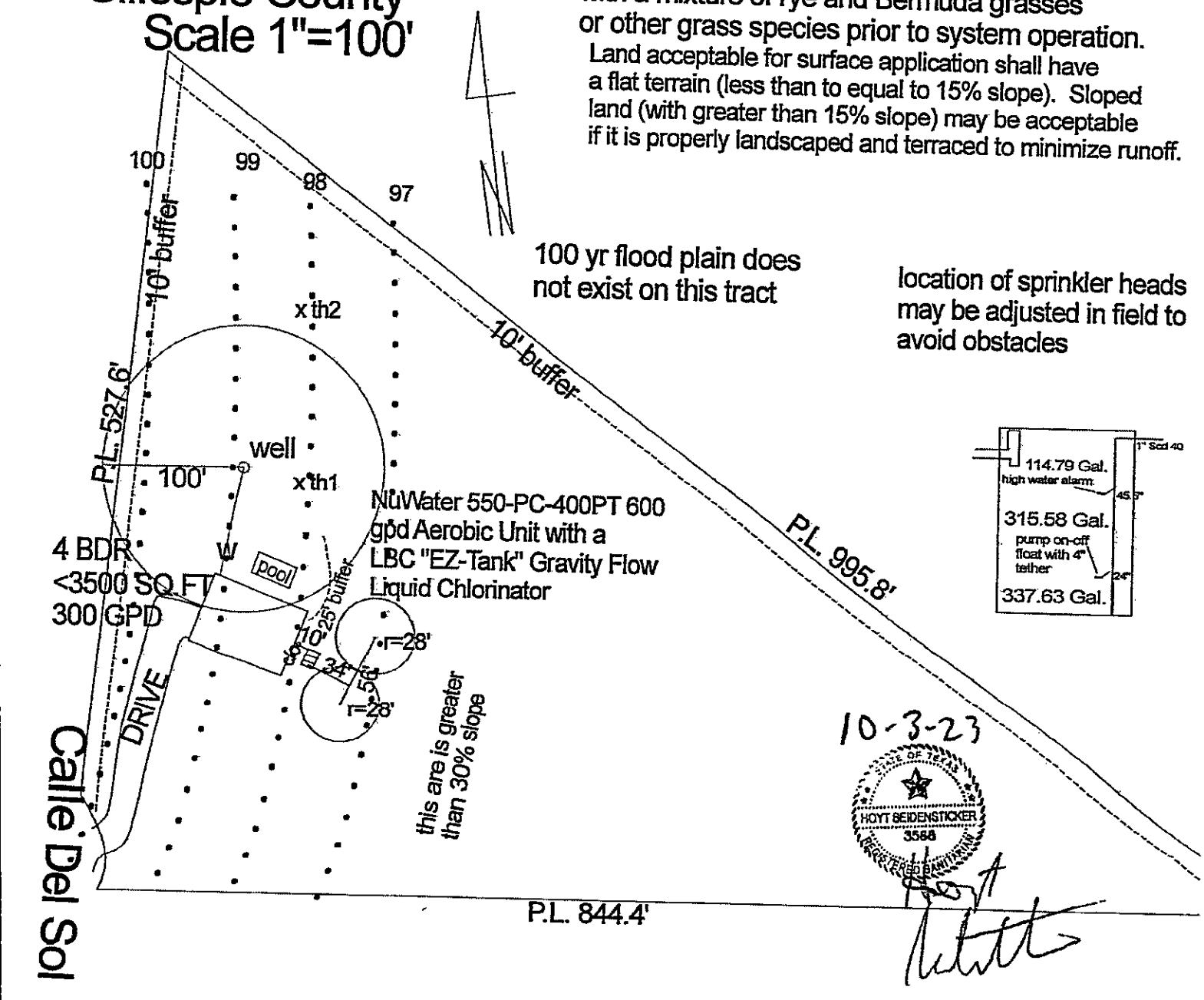
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10-3-23

STATE OF TEXAS
HOYT BEIDENSTICKER
3588
REGISTERED SANITARIAN

9/27/2023
7:05 PM
Aerobic with Spray
Distribution System

# ON-SITE SEWAGE FACILITY DESIGN CRITERIA

## PHILIP MEYER

**Property Information:**

St. Address: 314 Calle Del Sol
City: Fredericksburg State: Texas
Zip code: 78624

**Predicted Quantity of Sewage (Q)**

Water Saving Devises in Home (y/n): yes
Gallons/day (Q): 300
Greywater included (yes/no): yes

**Rate of Adsorption (Ra)**

Application rate (g/sq. ft): 0.064
Minimum Adsorptive Area (sq. ft.): 4687.5

**Aerobic Unit**

Required size of aerobic unit: 480 gpd
Pretreatment Tank (gallons): 353
Class 1 Aerobic Unit:: NuWater 550-PC-400PT
Pump tank total capacity (gal): 768
Chlorination: Liquid installed in Tank
Pump Switch operation: Float system
Dosing cycle quantity (gals): Varied
Cycling time: night time
Pump size and capacity: Franklin E-Series 20 GPM

**House Information**

number of bedrooms: 4
approx. square ft. 3500
Water Supply: well
gallons per day 300

**Supply Line from House**

Length of supply line (approx. ft): 20
Type of supply line: SCH 40 PVC
Size of Supply line (in): 3 or 4

**Supply Line For Spray Irrigation System**

Length of supply line (approx. ft): 74
Type of supply line: SCH 40 PVC
Size of supply line (in): 1

**Disposal Area per this System**

$\pi (28)^2$ = 2461.76
$\pi (28)^2$ = 2461.76
=
=

Total irrigated area (sq. ft.): 4923.52

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker, R.S. No. 3588 Date 9-27-23

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603, hoyt@landstewardshipservices.com

STATE OF TEXAS HOYT SEIDENSTICKER 3588 REGISTERED SANITARIAN

Effective Immediately: If any change(s) are made that require a revision to this design, a $150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

9/27/2023
7:05 PM
Aerobic with Spray
Distribution System

# ON-SITE SEWAGE FACILITY DESIGN CRITERIA

## PHILIP MEYER

**Head Pressure**

| | |
|---|---|
| Elevation Head: | 4 |
| Pressure Head: | 92 |
| Friction Head: | 2.96 |
| Total head: | 98.96 |

**Sprinkler Head Information**

K-Rain sprinkler head PRO*PLUS*, low angle nozzle

No. 3 @40psi GPM: 3.1

Number of sprinkler heads: 2

Gallons per minute: 6.2

A class 1 aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment unit. Treated effluent will be disinfected by a LBC Manufacturing "EZ-Tank" Gravity Flow Liquid Bleach Chlorinator in the pump tank, before being disposed of through above ground sprinkler heads. All warning systems shall be installed with the aerobic unit

Land acceptable for surface application shall have a flat terrain (with less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff. There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent.

Areas that rock is exposed must be covered with a suitable amount of material acceptable to the inspecting authority. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and Bermuda grasses or other grass species prior to system operation.

A maintenance contract for the entire system must be established at time of installation with someone holding a license to maintain the installed aerobic system.

At every inspection a Total Chlorine Residual test must be conducted on the effluent in the pump tank and must be a minimum acceptable level of .1 mg/l residual.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker

9-27-23
Date

Hoyt Seidensticker, R.S. No. 3588
Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603, hoyt@landstewardshipservices.com



11/19/2022
6:39 AM
Aerobic with Spray
Distribution System

# ON-SITE SEWAGE FACILITY
# DESIGN CRITERIA
## PHILIP MEYER

**Head Pressure**

| | |
|---|---|
| Elevation Head: | 4 |
| Pressure Head: | 92 |
| Friction Head: | 10.16 |
| Total head: | 106.2 |

**Sprinkler Head Information**

K-Rain sprinkler head PRO*PLUS*,
low angle nozzle

| | | |
|---|---|---|
| No. 3 @40psi | GPM: | 3.1 |
| Number of sprinkler heads: | | 2 |
| Gallons per minute: | | 6.2 |

A class 1 aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment unit. Treated effluent will be disinfected by a LBC Manufacturing "EZ-Tank" Gravity Flow Liquid Bleach Chlorinator in the pump tank, before being disposed of through above ground sprinkler heads. All warning systems shall be installed with the aerobic unit

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Hoyt Seidensticker, R.S. No. 3588

11-19-22
Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603, hoyt@landstewardshipservices.com

# WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

Regulatory Authority Gillespie County

Permit/License Number 9271

Block Creek Aerobic Services, LLC

Customer Phillip B. Meyer

444 A Old Hwy #9

Site Address 314 Calle Del Sol

Comfort, TX 78013

City FBG Zip 78624

Off. (830) 995-3189

Mailing Address 108 E. Lower Crabapple Rd. #511 Fredericksburg TX 78624

Fax. (830) 995-4051

County Gillespie Map # 181699

Phone 281-467-9028

Email pmeyer@core-javeling.com

I. General: This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between Phillip Meyer (hereinafter referred to as "Customer") and Block Creek Aerobic Services, LLC. By this agreement, Block Creek Aerobic Services, LLC and its employees (hereinafter inclusively referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein.

II. Effective Date:

This Agreement commences on 10/04/2023 and ends on 10/04/2025 for a total of two (2) years (initial agreement) or one (1) year (thereafter). If this is an initial agreement (new installation), the Customer shall notify the Contractor within two (2) business days of the system's first use to establish the date of commencement. If no notification is received by Contractor within ninety (90) days after completion of installation or where county authority mandates, the date of commencement will be the date the "License to operate" (Notice of Approval) was issued by the permitting authority. This agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty.

III. Termination of Agreement:

This Agreement may be terminated by either party for any reason, including for example, substantial failure of either party to perform in accordance with the terms of this Agreement, without fault or liability of the terminating party. The terminating party must provide written notice to the non-terminating party thirty (30) days prior to the termination of this Agreement. If this Agreement is terminated, Contractor will be paid at the rate of $75.00 per hour for any work performed and for which compensation has not been received. After the deduction of all outstanding charges, any remaining monies from prepayment for services will be refunded to customer within thirty (30) days of termination of this Agreement. Either party terminating this Agreement for any reason, including non-renewal, shall notify in writing the equipment manufacturer and the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination. Nonpayment of any kind shall be considered breach of contract and a termination of contract.

IV. Services:

Contractor will:

a. Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulation, for a total of three visits to site per year. The list of items checked at each visit shall be the: control panel, Electrical circuits, timer, Aeration including compressor and diffusers, CFM/PSI measured, lids safety pans, pump, compressor, sludge levels, and anything else required as per the manufacturer.

b. Provide a written record of visits to the site by means of an inspection tag attached to or contained in the control panel.

c. Repair or replace, if Contractor has the necessary materials at site, any component of the OSSF found to be failing or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and the service(s) cost less than $100.00, Customer hereby authorizes Contractor to perform the service(s) and bill Customer for said service(s). When service costs are greater than $100.00, or if contractor does not have the necessary supplies at the site, Contractor will notify Customer of the required service(s) and the associated cost(s). Customer must notify Contractor of arrangements to affect repair of system with in two (2) business days after said notification.

d. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only).

e. Forward copies of this Agreement and all reports to the regulatory agency and the Customer.

f. Visit site in response to Customer's request for unscheduled services within forty-eight (48) hours of the date of notification (weekends and holidays excluded) of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.

V. Disinfection:

____Not required; X required. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer.

VI. Electronic Monitoring:

Electronic Monitoring is not included in this Agreement.

**VII. Performance of Agreement:**

Commencement of performance by Contractor under this Agreement is contingent on the following conditions:

a. If this is an initial Agreement (new installation):

I. Contractor's receipt of a fully executed original copy or facsimile of this agreement and all documentation requested by Contractor.

If the above conditions are not met, Contractor is not obligated to perform any portion of this Agreement.

**VIII. Customer's Responsibilities:**

The customer is responsible for each and all of the following:

a. Provide all necessary yard or lawn maintenance and removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.

b. Protect equipment from physical damage including but not limited to that damage caused by insects.

c. Maintain a current license to operate, and abide by the conditions and limitations of that license, and all requirements for and OSSF from the State and/or local regulatory agency, whichever requirements are more stringent, as well as the proprietary system's manufacturer recommendations.

d. Notify Contactor immediately of any and all alarms, and/or any and all problems with, including failure of, the OSSF.

e. Provide, upon request by Contractor, water usage records for the OSSF so that the Contractor can perform a proper evaluation of the performance of the OSSF.

f. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluating the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section IV (d) above, Customer agrees to pay Contractor for the sample collection and transportation, portal to portal, at a rate of $35.00 per hour, plus the associated fees for laboratory testing.

g. Prevent the backwash or flushing of water treatment or conditioning equipment from entering the OSSF.

h. Prevent the condensation from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.

i. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contactor, at Customer's expense.

j. Maintain site drainage to prevent adverse effects on the OSSF.

k. Pay promptly and fully, all Contractor's fees, bills, or invoices as described herein.

**IX. Access by Contractor:**

Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the Services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. Tanks and treatment units shall be accessible by means of man ways, or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and the proprietary system manufacturer. It is Customers responsibility to keep lids exposed and accessible at all times.

**X. Limit of Liability:**

Contractor shall not be held liable for any incidental, consequential, or special damages, or for economic loss due to expense, or for loss of profits or income, or loss of use to Customer, whether in contract tort or any other theory. In no event shall Contractor be liable in an amount exceeding the total Fee for Services amount paid by Customer under this Agreement.

**XI. Indemnification:**

Customer (whether one or more) shall and does hereby agree to indemnify, hold harmless and defend Contractor and each of its successors, assigns, heirs, legal representatives, devisees, employees, agents and/or counsel (collectively "Indemnitees") from and against any and all liabilities, claims, damages, losses, liens, causes of action, suits, fines, judgments and other expenses (including, but not limited to, attorneys' fees and expenses and costs of investigation), of any kind, nature or description, (hereinafter collectively referred to as "Liabilities") arising out of, caused by, or resulting, in whole or in part, from this Agreement.

**THIS INDEMNITIFCATION APPLIES EVEN IF SUCH LIABILITIES ARE CAUSED BY THE CONCURRENT OR CONTRIBUTORY NEGLIGENCE OR BY THE STRICT LIABILITY OF ANY INDEMNITEE.**

Customer hereby waives its right of recourse as to any Indemnitee when Indemnification applies, and Customer shall require its insurer(s) to waive its/their right of subrogation to the extent such action is required to render such waiver of subrogation effective. Customer shall be subrogated to Indemnitees with respect to all rights Indemnitees may have against third parties with respect to matters as to which Customer provides indemnity and/or defense to Indemnitees. No Indemnification is provided to Indemnitees when the liability or loss results from (1) the sole responsibility of such Indemnitee; or, (2) the willful misconduct of such Indemnitee. Upon irrevocable acceptance of this Indemnification obligation, Customer, in its sole discretion, shall select and pay counsel to defend Indemnitees of and from any action that is subject to this Indemnification provision. Indemnitees hereby covenant not to compromise or settle any claim or cause of action for which Customer has provided Indemnification without the consent of Customer.

**XII. Severability:**

If any provision of the "Proposal and Contract" shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of the "Agreement" is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

**XIII. Fee for Services:**

The Fee for Services does not include any fees for equipment, material, labor necessary for non-warranty repairs, unscheduled inspections, or Customer requested visits to the site.

**XIV. Payment:**

Full payment is due upon execution of this Agreement (Required of new Customer). For any other service(s) or repair(s) provided by Contractor the Customer shall pay the invoice(s) for said service(s) or repair(s) within thirty (30) days of the invoice date. The Contractor shall mail all invoices on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a $29.00 late penalty and a 1.5% per month carrying charge, as well as any reasonable attorney's fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Contractor may terminate contract at any time for nonpayment for services. Any check returned to Contractor for any reason will be assessed a $30.00 return check fee.

**XV. Application or Transfer of payment:**

The fees paid for this agreement may be transferred to subsequent property owner(s); however, this Agreement is not

transferable. Customer shall advise the subsequent property owner(s) of the State requirement that they sign a replacement agreement authorizing Contractor to perform the herein described Services, and accepting Customer's Responsibilities. This replacement Agreement must be signed and rec[redacted]n Contractor's offices within ten (10) business days of date o[redacted]fer of property ownership. Contractor will apply all fu[redacted]received from Customer first to any past due obligation arisin[redacted]m this Agreement including late fees or penalties, return check fees, and/or charges for services or repairs not paid within thirty (30) days of invoice date. Any remaining monies shall be applied to the funding of the replacement Agreement. The consumption of funds in this manner may cause a reduction in the termination date of effective coverage per this Agreement. See Section IV.

**XVI. Entire Agreement:**

This agreement contains the entire Agreement of the parties, and there are no other conditions in any other agreement, oral or written.

Block Creek Aerobic Services, LLC,
Contractor
MC# 0000042 and MC#0000002

Customer Signature

9/22/2023
Date

BS

Customer's Initials

© copyright all rights reserved

Contractor's Initials

1 pg
AFF

20235712

Phillip B. Meyer
Legibly Print Landowner Name
Permit 9271

TO THE PUBLIC

**AFFIDAVIT**

THE STATE OF TEXAS §

COUNTY OF GILLESPIE §

CERTIFICATION OF ON-SITE SEWAGE FACILITY REQUIRING MAINTENANCE

According to Texas Natural Resource Conservation Commission Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of Gillespie County, Texas.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and §5.013, gives the TCEQ primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The TCEQ, under the authority of the TWC and the Texas Health and Safety Code, requires owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ that the appropriate OSSF was installed.

II

An OSSF requiring a maintenance contract, according to Title 30 Texas Administrative Code § 285.91 (12) will be installed on the property described as: **(Attached Legal Description Exhibits).** Or
**Subdivision Name** Chula Vista Ranch **Lot#** 11

**The property is owned by:** Phillip B. Meyer

This OSSF must be covered by a continuous maintenance contract. An approved maintenance company must perform all maintenance on this OSSF, and a signed maintenance contract must be submitted to the Gillespie County Sanitation Department within 30 days after the property has been transferred.

The owner will, upon any sale or transfer of the above-described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Gillespie County Sanitation Department.

WITNESSED BY MY HAND ON THIS 27 DAY OF September, 2023.

(Owner(s) Signature(s))

THE STATE OF TEXAS §

COUNTY OF GILLESPIE §

SWORN TO AND SUBSCRIBED BEFORE ME BY Phillip Meyer ON THIS 27 DAY OF September, 2023.

Notary Public in and for the State of Texas

JESSICA A MOYNIHAN
Notary ID #129942473
My Commission Expires
October 24, 2026

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lindsey Brown
Lindsey Brown, County Clerk
Gillespie County Texas
September 27, 2023 10:24:59 AM
FEE: $26.00 JCOSTON 20235712
AFF

FOR COUNTY USE ONLY
APPLICATION NUMBER:
2904-23
permit 9271

# GILLESPIE COUNTY
# DEVELOPMENT PERMIT APPLICATION

THE STATE OF TEXAS §
COUNTY OF GILLESPIE §

| | | |
|---|---|---|
| 1. **NAME OF APPLICANT** | | Phillip B. Meyer |
| Applicant's mailing address | | 108 E. Lower Crabapple Rd #511 Fredericksburg TX 78624 |
| 2. **LOCATION OF PROPERTY** (Complete as appropriate) a. or b. | **a. If located in a subdivision...** | |
| | Name & No. of Subdivision: | Chula Vista Ranch |
| | Section No.: | |
| | Block No.: | |
| | Lot No.: | 11 |
| | **b. If not located in a subdivision...** Name & No. of Survey/Abstract: | |
| | Acreage: | 6.16 |
| | **c. Location Description** (Attach a vicinity map): | 314 Calle Del Sol |
| 3. **NATURE OF PROPOSED CONSTRUCTION** (Check and complete as appropriate) | ☑ | Residential |
| | ☐ | Non-residential |
| | ☐ | Placement of Fill |
| | ☐ | Alteration of a natural waterway or drainage course. |
| | ☐ | Other (specify): |
| 4. **DESCRIPTION OF PROPOSED CONSTRUCTION** (Check and complete as appropriate) | ☑ | New Construction |
| | ☐ | Substantial improvement to existing structure |
| | ☐ | House or |
| | ☐ | Mobile Home |
| | ☐ | Non-residential (specify): |
| | ☐ | Commercial (name & type of business): |
| | ☐ | Other (specify): |
| 5. **Applicant will provide one copy of plans and specifications of the proposed construction.** | | |

## FOR USE BY COUNTY ADMINISTRATOR

| | | | |
|---|---|---|---|
| Is the property located in an identified flood hazard area? | ☐ Yes ☒ No | Are other County regulations applicable? | |
| Are other Federal, State, or Local permits required? | ☐ Yes ☒ No | Private Sewage Permit | ☒ Yes ☐ No |
| Is additional information required? | ☐ Yes ☒ No | Water Well Permit | ☒ Yes ☐ No |

☒ Exemption certificate issued ☐ Permit application approved ☐ Permit application rejected

Date: Oct 9, 2023 Signature of County Administrator: Dwayne C Boos

FOR COUNTY USE ONLY
APPLICATION NUMBER:
2904-23

# GILLESPIE COUNTY
# DEVELOPMENT PERMIT EXEMPTION CERTIFICATE

THE STATE OF TEXAS §
COUNTY OF GILLESPIE §

| | |
|---|---|
| **NAME OF APPLICANT** | Phillip B. Meyer |
| Applicant's mailing address | 108 E. Lower Crabapple Rd #511 Fredericksburg TX 78624 |

THE ABOVE-NAMED APPLICANT APPLIED FOR A DEVELOPMENT PERMIT ON 9/27/2023. THE APPLICATION HAS BEEN REVIEWED BY THE COUNTY ADMINISTRATOR AND IT IS HIS/HER DETERMINATION THAT THE PROPOSED DEVELOPMENT IS NOT WITHIN AN IDENTIFIED FLOOD PLAIN OF GILLESPIE COUNTY.

THIS CERTIFICATE EXEMPTS THE APPLICANT FROM DEVELOPMENT STANDARDS REQUIRED BY GILLESPIE COUNTY FLOODPLAIN MANAGEMENT REGULATIONS. WORK IS HEREBY AUTHORIZED TO PROCEED ON THE FOLLOWING DESCRIBED PROPERTY: ADDRESS:

CHULA VISTA LOT 11, 314 CALLE DEL SOL

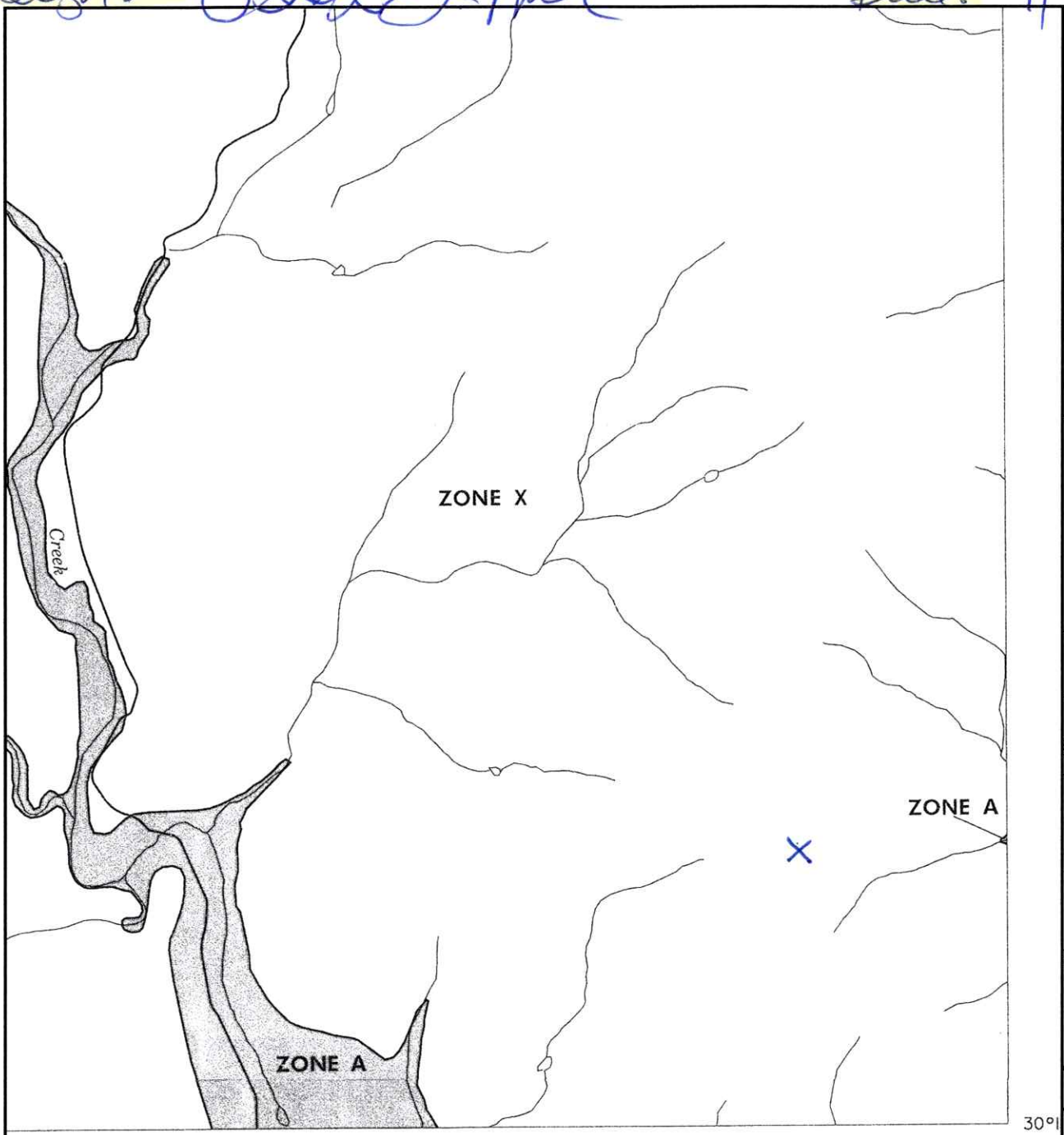
THE COUNTY ADMINISTRATOR HAS REVIEWED THE PLANS AND SPECIFICATIONS OF THE PROPOSED DEVELOPMENT AND DESIRES TO MAKE THE FOLLOWING RECOMMENDATIONS FOR DEVELOPMENT OR DESIGN ALTERATIONS:

**WARNING:**

The flood hazard boundary maps and other flood data 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 available 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 Gillespie County, the County Administrator or any officer or employee of Gillespie County in the event flooding or flood damage does occur.

| Acknowledgement of Warning by Applicant<br>Applicant's Signature | Date Signed<br>9/27/2023 |
|---|---|
| Signature of County Administrator<br>Dwayne C Boos | Date of Issuance<br>Oct 9, 23 |

Sign: Date: 4/27/2023




call the National Flood Insurance Program at (800)638-6620.

APPROXIMATE SCALE IN FEET

2000 0 2000

NATIONAL FLOOD INSURANCE PROGRAM

# FIRM

## FLOOD INSURANCE RATE MAP

GILLESPIE COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 250 OF 525

(SEE MAP INDEX FOR PANELS NOT PRINTED)

| CONTAINS COMMUNITY | NUMBER | PANEL | SUFFIX |
|---|---|---|---|
| GILLESPIE COUNTY UNINCORPORATED AREAS | 480888 | 0250 | C |

MAP NUMBER
48171C0250 C

EFFECTIVE DATE:
OCTOBER 19, 2001

Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.

Authentisign ID: 352F720C-53D1-F111-BF5B-000D3A4FF82A

TEXAS REALTORS

# INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
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**CONCERNING THE PROPERTY AT** 314 Calle del Sol dr Fredericksburg, Tx 78624

## A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

(1) Type of Treatment System: [X] Septic Tank [ ] Aerobic Treatment [ ] Unknown
[ ] _____

(2) Type of Distribution System: aerobic [ ] Unknown

(3) Approximate Location of Drain Field or Distribution System: east of house approx 50 ft [ ] Unknown

(4) Installer: Rito Schladoer [ ] Unknown

(5) Approximate Age: 3 [ ] Unknown

## B. MAINTENANCE INFORMATION:

(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? [●] Yes [ ] No
If yes, name of maintenance contractor: Bee Creek Septic
Phone: _____ contract expiration date: unknown
(*Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)*

(2) Approximate date any tanks were last pumped? never

(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? [ ] Yes [●] No
If yes, explain: _____

(4) Does Seller have manufacturer or warranty information available for review? [ ] Yes [●] No

## C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

(1) The following items concerning the on-site sewer facility are attached:
[ ] planning materials [ ] permit for original installation [ ] final inspection when OSSF was installed
[ ] maintenance contract [ ] manufacturer information [ ] warranty information [ ] _____

(2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.

(3) **It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.**



Fredericksburg Realty, 257 West Main Street Fredericksburg TX 78624 Phone: (830) 998-0633 Fax: Phillip & Jennifer
Krista Bennett
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Authentisign ID: 352F720C-53D1-F111-BF5B-000D3A4FF82A



**D. INFORMATION FROM GOVERNMENTAL AGENCIES:** Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) rules in 30 TAC 285.91(3) on 09/05/2025. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

| Facility | Usage (gal/day) without water-saving devices | Usage (gal/day) with water-saving devices |
|---|---|---|
| Single family dwelling (1-2 bedrooms; less than 1,500 sf) | 225 | 180 |
| Single family dwelling (3 bedrooms; less than 2,500 sf) | 300 | 240 |
| Single family dwelling (4 bedrooms; less than 3,500 sf) | 375 | 300 |
| Single family dwelling (5 bedrooms; less than 4,500 sf) | 450 | 360 |
| Single family dwelling (6 bedrooms; less than 5,500 sf) | 525 | 420 |
| Mobile home, condo, or townhouse (1-2 bedroom) | 225 | 180 |
| Mobile home, condo, or townhouse (each add'l bedroom) | 75 | 60 |

**This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.**

AuthentiSIGN Phillip Meyer 10/26/2026
Signature of Seller Date
**Phillip Meyer**

AuthentiSIGN Jennifer Meyer 10/26/2026
Signature of Seller Date
**Jennifer Meyer**

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

# Gillespie CAD Property Search

## Property ID: 192103 For Year 2026

### Property Details

| | | |
|---|---|---|
| **Account** | | |
| **Property ID:** | 192103 | **Geographic ID:** |
| **Type:** | R | **Zoning:** |
| **Property Use:** | | **Condo:** |
| **Location** | | |
| **Situs Address:** | 314 CALLE DEL SOL DR TX | |
| **Map ID:** | 8-I | **Mapsco:** |
| **Legal Description:** | PRESERVE@ CHULA VISTA RANCH LOT 11-PT, 1.0, -HOMESITE- | |
| **Abstract/Subdivision:** | S1318 | |
| **Neighborhood:** | (F801) FBG TIVYDALE AREA | |
| **Owner** | | |
| **Owner ID:** | 345286 | |
| **Name:** | MEYER, PHILLIP -LIFE ESTATE- | |
| **Agent:** | | |
| **Mailing Address:** | D/O MEYER, JENNIFER E<br>314 CALLE DEL SOL DR<br>FREDERICKSBURG, TX 78624 | |
| **% Ownership:** | 100.0% | |
| **Exemptions:** | HS -<br>For privacy reasons not all exemptions are shown online. | |

### Property Values

| | |
|---|---|
| **Improvement Homesite Value:** | $446,260 (+) |
| **Improvement Non-Homesite Value:** | $0 (+) |
| **Land Homesite Value:** | $54,960 (+) |
| **Land Non-Homesite Value:** | $0 (+) |

| | |
|---|---|
| **Agricultural Market Valuation:** | $0 (+) |
| | |
| **Market Value:** | $501,220 (=) |
| **Agricultural Value Loss:** | $0 (-) |
| | |
| **Appraised Value:** | $501,220 (=) |
| **HS Cap Loss:** | $0 (-) |
| **Circuit Breaker:** | $0 (-) |
| | |
| **Assessed Value:** | $501,220 |
| **Ag Use Value:** | $0 |

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

## Property Taxing Jurisdiction

**Owner:** MEYER, PHILLIP -LIFE ESTATE-

| Entity | Description | Market Value | Taxable Value | Estimated Tax | Freeze Ceiling |
|---|---|---|---|---|---|
| G086 | GILLESPIE COUNTY | $501,220 | $501,220 | $1,388.38 | $1,434.00 |
| HUW | HILL CNTRY UWCD | $501,220 | $501,220 | $27.07 | |
| SFB | FREDBG ISD | $501,220 | $301,220 | $2,328.73 | $2,599.04 |
| WCD | GILLESPIE WCID | $501,220 | $501,220 | $0.97 | |
| CAD | GILLESPIE CENTRAL APPRAISAL DISTRICT | $501,220 | $501,220 | $0.00 | |

**Total Tax Rate:** 1.055694

**Estimated Taxes With Exemptions:** $3,745.15

**Estimated Taxes Without Exemptions:** $5,291.35

## Property Improvement - Building

**Type:** RESIDENTIAL **Living Area:** 2736.0 sqft **Value:** $446,260

| Type | Description | Class CD | Year Built | SQFT |
|---|---|---|---|---|
| MA | MAIN AREA | M5 | 2023 | 1743 |
| MA2 | MAIN AREA 2ND STORY | * | 2023 | 993 |
| AGF2 | ATT GARAGE FINISHED DOUBLE | * | 2023 | 612 |
| OP | OPEN PORCH | * | 2023 | 252 |
| OP | OPEN PORCH | * | 2023 | 136 |

## Property Land

| Type | Description | Acreage | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|---|---|---|---|---|---|---|
| RN2 | NATIVE PASTURE 2 | 1.00 | 43,560.00 | 0.00 | 0.00 | $54,960 | $0 |

## Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed |
|---|---|---|---|---|---|---|
| 2026 | $446,260 | $54,960 | $0 | $501,220 | $0 | $501,220 |
| 2025 | $480,510 | $57,580 | $0 | $538,090 | $0 | $538,090 |
| 2024 | $476,500 | $57,580 | $0 | $534,080 | $0 | $534,080 |

## Property Deed History

| Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Number |
|---|---|---|---|---|---|---|---|

## ARB Data

| Hearing Date And Time | Board Members | Owner's Opinion Of Value | Board's Determination Of Value | ARB Determination |
|---|---|---|---|---|

## Estimated Tax Due

**If Paid:** 10/26/2026 17

$ Pay 2026 Taxes

| Year | Taxing Jurisdiction | Tax Rate | Market Value | Taxable Value | Base Tax | Amount Paid | Base Tax Due | Discount/Penalty & Interest | At |
|---|---|---|---|---|---|---|---|---|---|

# Gillespie CAD Property Search

## Property ID: 181699 For Year 2026

### Property Details

| | | |
|---|---|---|
| **Account** | | |
| **Property ID:** | 181699 | **Geographic ID:** |
| **Type:** | R | **Zoning:** |
| **Property Use:** | | **Condo:** |
| **Location** | | |
| **Situs Address:** | 314 CALLE DEL SOL DR TX | |
| **Map ID:** | 8-I | **Mapsco:** |
| **Legal Description:** | PRESERVE@ CHULA VISTA RANCH LOT 11-PT, 5.16 | |
| **Abstract/Subdivision:** | S1318 | |
| **Neighborhood:** | (F801) FBG TIVYDALE AREA | |
| **Owner** | | |
| **Owner ID:** | 345286 | |
| **Name:** | MEYER, PHILLIP -LIFE ESTATE- | |
| **Agent:** | | |
| **Mailing Address:** | D/O MEYER, JENNIFER E<br>314 CALLE DEL SOL DR<br>FREDERICKSBURG, TX 78624 | |
| **% Ownership:** | 100.0% | |
| **Exemptions:** | For privacy reasons not all exemptions are shown online. | |

### Property Values

| | |
|---|---|
| **Improvement Homesite Value:** | $0 (+) |
| **Improvement Non-Homesite Value:** | $0 (+) |
| **Land Homesite Value:** | $0 (+) |
| **Land Non-Homesite Value:** | $0 (+) |

| | |
|---|---|
| **Agricultural Market Valuation:** | $283,600 (+) |
| | |
| **Market Value:** | $283,600 (=) |
| **Agricultural Value Loss:** | $283,040 (-) |
| | |
| **Appraised Value:** | $560 (=) |
| **HS Cap Loss:** | $0 (-) |
| **Circuit Breaker:** | $0 (-) |
| | |
| **Assessed Value:** | $560 |
| **Ag Use Value:** | $560 |

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

## Property Taxing Jurisdiction

**Owner:** MEYER, PHILLIP -LIFE ESTATE-

| Entity | Description | Market Value | Taxable Value | Estimated Tax | Freeze Ceiling |
|---|---|---|---|---|---|
| G086 | GILLESPIE COUNTY | $283,600 | $560 | $1.55 | |
| HUW | HILL CNTRY UWCD | $283,600 | $560 | $0.03 | |
| SFB | FREDBG ISD | $283,600 | $560 | $4.33 | |
| WCD | GILLESPIE WCID | $283,600 | $560 | $0.00 | |
| CAD | GILLESPIE CENTRAL APPRAISAL DISTRICT | $283,600 | $560 | $0.00 | |

**Total Tax Rate:** 1.055694

**Estimated Taxes With Exemptions:** $5.91

**Estimated Taxes Without Exemptions:** $2,993.94

## Property Improvement - Building

## Property Land

| Type | Description | Acreage | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|---|---|---|---|---|---|---|
| RN2 | NATIVE PASTURE 2 | 5.16 | 224,769.60 | 0.00 | 0.00 | $283,600 | $560 |

## Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed |
|---|---|---|---|---|---|---|
| 2026 | $0 | $283,600 | $560 | $560 | $0 | $560 |
| 2025 | $0 | $297,110 | $580 | $580 | $0 | $580 |
| 2024 | $0 | $297,110 | $540 | $540 | $0 | $540 |
| 2023 | $0 | $354,680 | $640 | $640 | $0 | $640 |
| 2022 | $0 | $228,360 | $600 | $600 | $0 | $600 |
| 2021 | $0 | $228,360 | $590 | $590 | $0 | $590 |
| 2020 | $0 | $228,360 | $490 | $490 | $0 | $490 |
| 2019 | $0 | $228,360 | $490 | $490 | $0 | $490 |

## Property Deed History

| Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Number |
|---|---|---|---|---|---|---|---|
| 2/10/2023 | WD | WARRANTY DEED | MEYER, PHILLIP | MEYER, PHILLIP -LIFE ESTATE- | 20231047 | | |
| 2/28/2022 | WDVL | WARRANTY DEED VENDORS LIEN | LOS CHULA VISTA PARTNERS LLC | MEYER, PHILLIP | 20221562 | | |

## ARB Data

| Hearing Date And Time | Board Members | Owner's Opinion Of Value | Board's Determination Of Value | ARB Determination |
|---|---|---|---|---|

## Estimated Tax Due

**If Paid:** 10/26/2026

$ Pay 2026 Taxes