

From: bdavis002@stx.rr.com  
Subject: Re: Castlecomb  
Date: August 29, 2017 at 17:21  
To: Castlecomb castlecomb@gmail.com

8

Corey,

Someone in the neighborhood said that Chris Lee, and Don Lynch had sold their homes to individuals and they did not go thru a realtor. Clearly they did not know what they were talking about. Chris Lee has definitely moved and a Sheriff has moved into his home. I would have to assume then, that he is renting. I have personally seen the Sheriff's car in the driveway. I don't know if Don Lynch has rented his home. I Don't go down Dover street often enough to know if someone new is in his home. Don does not live in Castlecomb, he lives in another sub-Div. I noticed today that Barrett Guzardo has his house on the market. It just went on the market today with a realtor. So he's in charge of this mess and he's selling his home! So Chris is no longer involved in this take over?

*the activist/agitators  
both wanted  
Tabusch LLC  
property*

I'm getting the impression from your e-mails you must be working on deal either with Chris Lee or someone else to take over the septic. If it is Chris Lee or someone in the neighborhood, I do not know where they would get the money. They can't even pay their attorney. If the septic and water are given to them, and they run it in ground, what's going to happen to your rental homes?

Again, I ask you how would they be able to form a non-profit for the septic and water when they do not own it?

Brenda Davis

— Castlecomb <castlecomb@gmail.com> wrote:

Dear Brenda,

Just to revisit this since you brought it up in your recent email.

I checked property records and both Lee and Lynch are still shown as the legal owners of these respective homes. Back when you first wrote me I even called the Courthouse to check, and they had no record of any sale. I also consulted a realtor who said property transactions would ordinarily be posted immediately, and reflected in the County records within 24 hours.

Could you please provide me further info on these supposed sales and how you know about them?

It seems to me one of the following must apply:

1. You are mistaken.
2. Lee and/or Lynch have made a private treaty sale of properties avoiding both realtors and title companies, but for some reason not recorded the deeds reflecting the sales.

If they have done "No. 2" they are still liable for arrears, for example, and the new buyer may have been defrauded if the property was transferred without settling arrears or making the buyers aware of same. In addition, a sale without title company services like title check and insurance would be very risky for all parties.

So please, let me know if you have some concrete info on these sales, because if they have sold and moved out, something very fishy could be going on with these properties.

Thanks,

Corey Abel  
Trustee

On Jul 1, 2017, at 13:19, <bdavis002@stx.rr.com> <bdavis002@stx.rr.com> wrote:

Corey,

Chris Lee has already moved out (at least one to two weeks ago) and  
new owner has already moved in

Don Lynch has already sold but not sure if new owner has moved  
in yet.

Both did NOT use a Real Estate Agent

Brenda Davis

From: **Castlecomb** [castlecomb@gmail.com](mailto:castlecomb@gmail.com)  
 Subject: **Kerr Country Pump; bill for last Sunday's response (not yet paid); and August + Lead and Copper (paid)**  
 Date: **September 18, 2017 at 16:08**  
 To: **Castlecomb** [castlecomb@gmail.com](mailto:castlecomb@gmail.com)  
 Cc: **Tom Moser** [tmoser@co.kerr.tx.us](mailto:tmoser@co.kerr.tx.us), **Andrew Murr** [andrew.murr@house.texas.gov](mailto:andrew.murr@house.texas.gov)  
 Bcc: [bdavis0024@stx.net](mailto:bdavis0024@stx.net), [c6h12o6@mindless.com](mailto:c6h12o6@mindless.com), [brownlow47@yahoo.com](mailto:brownlow47@yahoo.com), [xxsharlaxx@hotmail.com](mailto:xxsharlaxx@hotmail.com), [zherrera0343@gmail.com](mailto:zherrera0343@gmail.com),  
[paijemasseyc@opt@yahoo.com](mailto:paijemasseyc@opt@yahoo.com), [dcowden@sax.net](mailto:dcowden@sax.net), [kmal\\_2002@hotmail.com](mailto:kmal_2002@hotmail.com), [muzicevee@gmail.com](mailto:muzicevee@gmail.com),  
[jasonsoth@yahoo.com](mailto:jasonsoth@yahoo.com), [clay.morehead@keg11c.com](mailto:clay.morehead@keg11c.com), [brieweaver25@yahoo.com](mailto:brieweaver25@yahoo.com), [bigalishnut@yahoo.com](mailto:bigalishnut@yahoo.com),  
[ellenlynch@windstream.net](mailto:ellenlynch@windstream.net), [joycenerm@windstream.net](mailto:joycenerm@windstream.net), [bkryzer@yahoo.com](mailto:bkryzer@yahoo.com), [Shannon G Kelly13@gmail.com](mailto:Shannon G Kelly13@gmail.com),  
[he.kelly@suddenlink.net](mailto:he.kelly@suddenlink.net), [dinnmiller121@gmail.com](mailto:dinnmiller121@gmail.com), [sherrera53@yahoo.com](mailto:sherrera53@yahoo.com), [jane@hohcamp.com](mailto:jane@hohcamp.com), [staceyallis1968@yahoo.com](mailto:staceyallis1968@yahoo.com),  
[staray@b68@outlook.com](mailto:staray@b68@outlook.com), [bqquizar@co.kerr.tx.us](mailto:bqquizar@co.kerr.tx.us), [joycenerm@twc.com](mailto:joycenerm@twc.com)

Dear All

Please see below two bills from Kerr Country Pump

Invoice #18835 for \$817.63 is the cost for the Sunday evening response. As you can see, there was a fuse out which is not costly; however, the labor and overtime charges are significant.

I think you can understand the need to pay these folks, who came out in the evening and got water service back online within hours of its first being reported to be low. I am requesting that homeowners make this payment. Several of you have stated that you have set up "reserve accounts" to pay the Trust once legal issues are cleared up, and the majority of you are seriously in arrears. So please do the right thing, not for me, but for Kerr Country Pump, and for yourselves. Kerr Country Pump are heard working, decent people, and highly respected, in business 30+ years. If no one in the neighborhood can or will organize a payment, those who are seriously behind can pay the Trust at least some what they owe, and I can take care of it as I normally do.

Kerr Country Pump Company LP

1150 Sidney Baker South  
 Kerrville, TX 78028

| Date      | Invoice # |
|-----------|-----------|
| 9/14/2017 | 18835     |

| Bill To   |
|---|
| Castlecomb Water System<br>2530 Finkora<br>Denver, CO 80207 |

| P O No. | Terms | Project |
|---------|-------|---------|
|         |       |         |

| Qty  | Description  | Rate   | Amount |
|------|--|--------|--------|
| 1    | 40 amp 100' V nmc delay fuse   | 32.00  | 32.00  |
| 1    | Fuel Surcharge   | 9.00   | 9.00   |
| 2.5  | Overtime Service   | 165.00 | 412.50 |
| 2.75 | Service Time Hours   | 110.00 | 302.50 |
|      | Called for no pressure - replaced time - booster was air locked - test everything - time lower float in tank |        |        |







From: bdavis002@west.net  
Subject: **Deed Restriction Amendment**  
Date: **August 21, 2017 at 15:34**  
To: castlecomb@gmail.com

Corey,

How are the residents on Dover Street, able to circulate paperwork saying they are going to amend the deed restrictions. How do they have the authority to do this?

They are not showing anyone the original deed restrictions or the amendments.

The letter says they had a meeting of the Board of Directors of Castlecomb Homeowners Assoc.

We do not have an HOA, What board of directors? To my knowledge No HOA has ever been formed.

They say they need owners to sign and have the form notarized if you agree with deed restriction amendments which I have not seen the amendments.

How stupid do they think everyone is? Unfortunately, I'm sure many people might sign this paperwork without any info on amendments.

They say they have formed a Castlecomb Water Supply Corp. which was formed under a non-profit for the septic and water. How were they able to form a non-profit for something they do NOT own? How are they able collect money for this non-profit that is supposedly for the up keep the septic, when they do not own it?

How are they legally getting away with this????

Barrett Guzardo, who illegally hooked to your septic, which was failing at the time, in the dead of night, and supposedly got your ok, is now on their committees to help them push through these plans. I would be shocked if he is paying you monthly fees.

Only a select few homeowners are given info about their meetings.

When they know you will not participate, in any way, with any of their plans You are not included in decisions, votes, etc. that are made.

*a select group, not  
representative of all*

Are you, or are you not, the legal owner for the septic, water and land surrounding it? Are there any plans for you to turn over the ownership to someone else?

Chris Lee implied that his attorney and yours were working out a deal.

One of your e-mails, implied that terms were presented to him, but he was rude and nothing came out the conversation.

Chris Lee, as you know, no longer lives here. They do not have money to buy you out. They do not have money to pay their attorney.

All of this appears to be so illegal. How did they get approval for the EIN and able to form a non-profit. A non-profit for something they do not own.

Please Corey, tell us what is going on!!!!

Brenda Davis

Rick Phipps

Stella Herrera

From: **Gabriel Lopez** gabelopez3333@gmail.com  
Subject: She sign that paper because the husband of her friend told her to sign. For the ones that were attending the meeting. I was on my cell before I went into the garage. After the meeting they said who ever has not sign to sign. I told A to wait to see what is really going on. She said that she had already sign.  
Date: June 6, 2017 at 20:04  
To: castlecomb@gmail.com

From: **Adriana Herrera** <a.herrera0343@gmail.com>  
Subject: Re: Home  
Date: June 8, 2017 at 09:15  
To: Castlecomb <castlecomb@gmail.com>

I don't know what memorandum you are talking about. I just sign a paper for a meeting. They didn't have no memorandum, just a paper to sign. I never see one. I don't know nothing about that. The only thing I am trying to do is pay the water/sewer. And I am getting myself in conflicts.

On Jun 7, 2017 10:17 AM, "Castlecomb" <castlecomb@gmail.com> wrote:  
Dear Gabriel,

Thank you for this further clarification.

Could Adriana, who I've cc'd here, please write to me about this? Adriana, was your signature only for an address sheet and you did not see any Memorandum? It is very important you tell me clearly what happened, to the best of your ability to remember.

Thanks.

Corey Abel

> On Jun 6, 2017, at 10:12 PM, Gabriel Lopez <gablopez3333@gmail.com> wrote:  
>  
> The paper was just for people to put address and name of people living in  
> Castlecomb. It was no memorandum. It was just to know who went to the meeting. That is what they said because the paper didn't have any information of nothing. Just name and address. Thank you Gabriel

I agree with Dianna.... Let go of all the problems and drama. And resolve it and stop threatening. So far it seems like all talk and lies.

On Fri, Feb 23, 2018, 7:09 PM Castlecomb <[castlecomb@gmail.com](mailto:castlecomb@gmail.com)> wrote:

Dear Dianna,

Thanks for reaching out. In answer to your question, I have used Bcc many times. It is a pretty standard practice, nothing "shady." I use it for other groups, and I often receive group emails that use it. I don't keep up with techie stuff very well, but I learned at some point that for large groups, a pile of addresses in the "To" or the "CC" fields can trigger spam filters. Anyway, I know a couple people don't use email, and I may have old or incorrect addresses for some, but I'm just trying to provide some information.

Again, thank you for reaching out. It has been a while since you last wrote me. Back then, you wrote a friendly and helpful note that put things in some perspective, just a reminder it is below.

Very Best,

Corey Abel  
Trustee

> On Feb 17, 2016, at 07:26, Dianna Miller <[dnnmlr121@gmail.com](mailto:dnnmlr121@gmail.com)> wrote:

>

> My husband and I have been talking with our county commissioner and he concurs with your statements although he did say "raw sewage". I did not think that raw sewage was leaking as my house is close to said field and there is no smell and I also know that people over react when they see any water in a septic field. Unfortunately I also know that Kerr County has been forcing people to abandon community septic systems since 2012. They also hire companies that ruin drainage runoffs causing houses to flood after they have torn up streets and yards. The homeowners had no say it what is going on. So, when the county commissioner says there are emergency funds to "help" us get on the city system I question what that means.

>

> Thank you,  
> Dianna Miller

On Feb 23, 2018, at 2:23 PM, Dianna Miller <[dnnmlr121@gmail.com](mailto:dnnmlr121@gmail.com)> wrote:

May I ask why you have blocked the addresses to which you sent this email? Are you hiding who you are communicating with on purpose? Shady dealings there Mr Abel.

EXHIBIT O

COMMUNITY UPDATES ON TRANSITION TO WSC

From: All American Septic Services allamericanjoe@ymail.com  
Subject: Re: Castlecomb Septic System  
Date: September 22, 2015 at 9:01 PM  
To: Corey Abel csabel@me.com

*no mention of  
surfacing effluent*

Corey,

We went out and took a look at everything. I did look at everything you had listed and would very much be interested in doing the maintenance on the system. The first things that need to be addressed from what I observed was that the system needs to be pumped and pump #3 is out. I would suggest replacing all the pumps at the same time because the others are probably not far away from needing to be replaced. If this is acceptable to you I can give you prices on it. The control box is currently functioning fine and I would suggest stocking a few replacement parts for now and hold off on replacing it, just for cost reasons given the other work that needs to be done on the system at this time.

As I mentioned I can get you a price for everything if you would like me to, I just wanted to give you some initial feedback on my observations.

Thank you,

Joe Stewart  
**All American Services**  
11768 Park Road 37 suite104  
Lakehills, TX 78063  
(830)751-2099 Office  
(210)717-0983 Cell  
OS00028422 MP00001377

On Thursday, September 17, 2015 8:29 AM, Corey Abel <csabel@me.com> wrote.

Sounds good, Joe. You have the list of repair items, right? and do you recall how to get there? Take Peterson Farm Rd. toward the airport; turn in at Kensington Blvd.; where the pavement ends, leave your truck, the septic fields are off to the right. There are four total fields ; two of them being south across a small ditch, which may not be visible from the main drop tanks.

Corey

Sent.

On Sep 17, 2015, at 02:49, All American Septic Services  
<allamericanjoe@ymail.com> wrote:



From: Corey Abel csabel@mac.com  
Subject: Re: pump replacement  
Date: November 5, 2015 at 08:56  
To: All American Septic Services allamericanjoe@gmail.com

Joe -- I'll try and reach you by phone in a little while. Just a couple of questions as set up start date, etc.

Corey

Sent.

On Nov 5, 2015, at 08:19, All American Septic Services <allamericanjoe@gmail.com> wrote:

Corey,

Here is everything I have down once again.

Main sump or drop tank --- Repair (or replace? --- but from what you said when we spoke repair should be possible)

**Repair with hydroseal -- parts & labor \$1250**

Replace one pump --- I was able to contact Pumps of Houston but they could not track down the info. I am trying to call my cousin's son to see if he has records to get the exact size/model

**Parts & labor \$2600**

Electrical control panel --- check function, repair as needed, make sure switching is functioning for pumps to rotate fields

**N/A repairs as needed**

Any new wiring and plumbing, to go with tank repairs, new pump, or control panel repair

**Wiring functioning, plumbing included in price of pump**

Clean and flush lines in two fields, to south of two main fields which have already been done.

**One day labor for two techs & Joe \$1300**

Install sweep 90's' or otherwise easier access caps at ends of lines for future cleaning.

**Two days labor to dis up lines \$2600 Material \$400**

Optional: fencing along some part or all of fields.

**T-posts & panels to block driving access to fields \$800**

Other --- any other issues you noted that need attention; we discussed a new alarm tied to cell phone

**Still need to find out more information on this option**

**Maintenance Agreement for quarterly system checks (3 times a year) \$900**

I have attached a copy of the maintenance contract for you to look over. The contract cover the 3 yearly inspections required by the county, if they are requiring more than that for this system please let me know. The cost of the contract reflects the amount of time it will take to completely check the system each time I go out there.

If you could also let me know a good time to call you today so we can go over what needs to be addressed first and how payment will be handled.

**I look forward to speaking with you.**

Joe Stewart  
**All American Services**  
11768 Park Road 37 suite104  
Lakehills, TX 78063  
(830)751-2099 Office  
(210)717-0983 Cell  
OS00028422 MP00001377

On Tuesday, November 3, 2015 2:50 PM, Corey Abel <[csabel@mac.com](mailto:csabel@mac.com)> wrote:

Joe,

I'd like to go ahead and put repairs in motion, as outlined below. I assume these are pretty firm numbers. How quickly can we move on these, how long would you project is needed to get them done?

For the maintenance contract, what will be covered? A visit to the site every month, or just once per 4 months? What work would be done in that visit(s)?

The county will want a copy of our maintenance agreement, once we get that signed.

Also, as I mentioned, we are having some friction with then County right now mainly, I think, because they are anxious to see these repairs get done. So I will need to put you in touch with our lawyer to make sure he knows what is going on so he can discuss with County. The sooner we get things done the better, and I hope you can work us into the schedule right away.

Corey

On Oct 29, 2015, at 4:24 PM, All American Septic Services  
<[allamericanjoe@ymail.com](mailto:allamericanjoe@ymail.com)> wrote:

Yes it is  
Thanks joe

Sent from my iPhone

On Oct 29, 2015, at 2:18 PM, Corey Abel <[csabel@mac.com](mailto:csabel@mac.com)> wrote:

Joe,

Thanks for working this up. I am still waiting on another estimate, but this looks very good.

One quick question I have — the \$900 is for three visits in a year, correct? Is that every 4 months?

Thanks again, and I will be back in touch soon.

Corey Abel

On Oct 27, 2015, at 4:41 PM, All American Septic Services  
<[allamericanjoe@ymail.com](mailto:allamericanjoe@ymail.com)> wrote:

Here are the numbers I came up with:

Main sump or drop tank — Repair (or replace? — but from what you said when we spoke repair should be possible)

**Repair with hydroseal — parts & labor \$1250**

Replace one pump — I was able to contact Pumps of Houston but they could not track down the info. I am trying to call my cousin's son to see if he has records to get the exact size/model

**Parts & labor \$2600**

Electrical control panel — check function, repair as needed, make sure switching is functioning for pumps to rotate fields

**N/A repairs as needed**

Any new wiring and plumbing, to go with tank repairs, new pump, or control panel repair

**Wiring functioning, plumbing included in price of pump**

Clean and flush lines in two fields, to south of two main fields which have already been done.

**One day labor for two techs & Joe \$1300**

Install sweep 90's' or otherwise easier access caps at ends of lines for future cleaning.

**Two days labor to dis up lines \$2600 Material \$400**

Optional: fencing along some part or all of fields.

**T-posts & panels to block driving access to fields \$800**

Other — any other issues you noted that need attention; we discussed a new alarm tied to cell phone

**Still need to find out more information on this option**

**Maintenance Agreement for quarterly system checks (3 times a year) \$900**

Give a call if you would like to discuss these items further.

Thank you,

Joe Stewart

**All American Services**

11768 Park Road 37 suite104

Lakehills, TX 78063

(830)751-2099 Office

(210)717-0983 Cell

OS00028422 MP00001377

From: Castlecomb castlecomb@gmail.com

Subject: Re: pump replacement

Date: March 1, 2018 at 12:34

To: Castlecomb castlecomb@gmail.com

Ccc: muziceve@gmail.com, Amy.Davis@oag.texas.gov, andrew.murr@house.texas.gov, bdavis002@stx.rr.com, c6h12o6@mindless.com, xxsharlaxx@hotmail.com, a.herrera0343@gmail.com, paigemasseycoop@yahoo.com, kmai\_2002@hotmail.com, jasonsoth@yahoo.com, brittweaver25@yahoo.com, bigalfishnut@yahoo.com, ellenlynch@windstream.net, joycenerni@windstream.net, bkryzer@yahoo.com, Shannon.G.Kelly13@gmail.com, staceyellis68@outlook.com, joe.kelly@suddenlink.net, dnmmlr121@gmail.com, sherrera53@yahoo.com, jane@hohcamp.com, staceyellis1968@yahoo.com, christybell5263@gmail.com, kehinc@live.com, tmoser@co.kerr.tx.us, goldstarsafety1@gmail.com, c.lee5806@icloud.com, Christopher.Lee@kerrville.tx.gov, jerrydweaver@yahoo.com, clay.morehead@keg1llc.com, rphipps@earthlink.net, bqguzardo@yahoo.com

P. 1

letter below to numerous parties

spacing due to printer or email format?



Prior to this date, Joe Stewart (All American Septic) had visited the Castlecomb OSSF several times (as had some other companies that I was interviewing to replace Jose Barrientos, as the County was aware). He assured me by phone that he could find no surfacing effluent and no nuisance conditions, but had approx \$9,000 of maintenance work that he advised should be done. He was paid \$900 for a year contract and \$5500 to start the work list. You can see that he estimates the work will take a matter of days, perhaps a week. He gave me no reason to believe that there was any looming major problem or failures.

The Trust requested Joe meet with County EHD officials, to let them know things were in hand, and getting done. When Stewart met with Tish Hulett (and maybe others) he was told to cease work, and told that "repairs are illegal." He had just informed them that he had opened lines for flushing and fixing any cracks he may find, as well as other items such as maintaining the electrical control box, and replacing a pump. Thus, with clear knowledge that lines were opened, Hulett ordered Stewart not to continue working. That, at least, is how Stewart repeatedly recounted the situation.

Joe was so upset that he said things about Hulett I couldn't possibly repeat. He expressed fear that she would take his license if he continued work. And, although he assured me he was negotiating with Tish Hulett to be allowed to get to work on the list -- which was all perfectly legal, allowed under Ch 285 MAINTENANCE, he seriously feared Hulett, and started to routinely resist demands that he get to work, each time because: 'Tish says I can't touch that'. For example, he wouldn't turn off a pump, even temporarily; he wouldn't check or adjust the timers (he later admitted he may have mis-adjusted a breaker); he wouldn't even replace an end cap until the TCEQ, at the urging of myself and my attorney, expressly ordered him to do it. Tish Hulett would go after his license, he told me, if he dared to go out to the field and replace an end cap the TCEQ investigator had noticed. That is the message he got from Hulett, and that is how he interpreted Hulett's words.

He got fired, as Barrientos had, and I was able to get Ken Munson. Munson did a good job at first, and got things under control quickly (confirming Stewart's view that it was a matter of a few days work). I was very grateful. But then, as I have said elsewhere, Munson failed to order pumps.

Very Truly Yours,

Corey Abel  
Trustee  
Castlecomb Trust

On Nov 5, 2015, at 10:17 AM, All American Septic Services <allamericanjoe@gmail.com> wrote.

We would be able to get on it Monday and will work at it through the week until we are finished the down payment would be around 5500.00 we would send a pay-pal invoice this works when the client is not in town and pay pal has it own security for you  
Thanks Joe

From: **Castlecomb** castlecomb@gmail.com  
Subject: Re: Emergency or other funding; //// Barrientos  
Date: March 8, 2018 at 16:05  
To: **Castlecomb** castlecomb@gmail.com  
Cc: **Andrew Murr** andrew.murr@house.texas.gov, **Amy Davis** Amy.Davis@oag.texas.gov, **Heather Stebbins** hstebbins@co.kerr.tx.us, **Tom Moser** tmoser@co.kerr.tx.us  
Bcc: muziceve@gmail.com, bdavis002@stx.rr.com, c6h12o6@mindless.com, xxsharlaxx@hotmail.com, a.herrera0343@gmail.com, paigemasseycoop@yahoo.com, kmal\_2002@hotmail.com, jasonsoth@yahoo.com, brittweaver25@yahoo.com, bigalfishnut@yahoo.com, ellenlynch@windstream.net, joycenemi@windstream.net, bkryzer@yahoo.com, Shannon.G.Kelly13@gmail.com, staceyellis68@outlook.com, joe.kelly@suddenlink.net, dnnmlr121@gmail.com, sherrera53@yahoo.com, jane@hohcamp.com, staceyellis1968@yahoo.com, christybell5263@gmail.com, kehinjc@live.com, goldstarsafety1@gmail.com, c.lee5806@icloud.com, Christopher.Lee@kerrvilletx.gov, jerrydweaver@yahoo.com, clay.morehead@keg1llc.com, rphipps@earthlink.net, bqguzardo@yahoo.com

All:

As a follow up, I was just thinking that maybe we will not know all the facts for sure unless I could get a guy like Barrientos under oath, to see what he will actually say. I would think that a guy like Barrientos would have to know the penalties for perjury. What passed between him and Ms. Stebbins I have only second hand. But if a guy like Barrientos were to be sworn in, and compelled to tell the truth, would he be so brazen as to submit false testimony? I guess that depends on getting a guy like Barrientos under oath.

Just a thought.

Corey Abel  
Trustee  
Castlecomb Trust

On Mar 1, 2018, at 1:42 PM, Castlecomb <castlecomb@gmail.com> wrote:

Dear Mr. Moser,

Thank you very much for the prompt reply. If there is any way I can be of help, do let me know.

May I ask another question? Why has it never occurred to anyone in Kerr County to contact me, from the time my father died even until now, to discuss the situation in Castlecomb? You would have found me a very agreeable and easy person to work with. Instead, I believe that assumptions have been made, generally negative ones. For example, Ms. Stebbins was apparently very ready to believe Jose Barrientos when he told her he couldn't get paid by Castlecomb Trust. I don't know if she asked follow up questions or not, or asked him for evidence. I only heard through a former attorney that she had been told this.

Well, Barrientos received nearly \$10,000 in payments. I also have an email asking him to be sure to invoice regularly and accurately, so he can get paid. Hill County Septic's invoicing was a little chaotic — sending an invoice under the document name of the contract, for example, and other strange things. But they got paid. When I called Barrientos to get on his case in August of 2015 about the County Notice of Violation, since he knew how important it was to me to maintain the OSSF in excellent condition, he couldn't identify what the problem was, or find any surfacing effluent. Nonetheless, I asked him to consult with the County and do a site check, and let me know everything that needed to be done right away.

It took weeks for Barrientos to produce even a half-baked partial estimate. Some items were identified with rough costs, but not totaled up; other things were left "unknown." Adding the items up myself, I could see there was approx \$20,000 in work, and making a "horse sense" estimate for the rest, I figured it could be as much as an additional \$10,000. At this point I asked Barrientos to prioritize, and break the jobs up into affordable chunks. The Trust could not pay the entire amount at once. I also asked him to agree to a payment plan, and then do all the work immediately. He refused either approach. He even seemed queasy and hesitant in a way that was unusual based on my prior years of contact with him. I was trying to get the guy paid up to \$30,000 — just in a way that was workable under the budget. He basically shrugged his shoulder and walked away from it. There was no part of his proposed work list, not even fencing, that I refused to do. (Actually my attorney had to meet on site with him and develop the list, as Barrientos wouldn't even do that). Barrientos advised me that fencing was the lowest priority (I agreed), but it was still supposed to get done. Never did Barrientos or Hill Country Septic write to say they wanted to quit, or make demand for additional payments. Once, two bills went late, but got paid together with a third immediately after this was brought to the Trust's attention. And once, I chewed Barrientos out for trying to bill for two months of daily site visits instead of just fixing the electrical controls. I told him I wouldn't pay him for simply carrying a problem forward indefinitely, but would pay him when it got fixed. He later told me the control panel was working great.

Or, just another of example of people making assumptions. I've heard whispers that people believe the Trust has literally made



millions of dollars. That is just hogwash. I don't know how people making up such numbers arrive at such figures. In the first two years, only three houses were sold, with deed restriction fees at \$5 a month or less. Then individual houses were sold, and later built by individual owners, with fees increased to ten, twenty, and gradually higher. Houses were added one-by-one over many years. Fees have never been higher than \$135, and have been lower than that for years. So how do we get to millions? We don't. It is made up gibberish that I've heard more than a few times. It seems, again, people have been too ready to make negative assumptions and believe even the most implausible claims, without taking any time to reflect.

This takes me back to my question. Did you and others just assume that the Castlecomb Trust has been "raking it in," "a major moneymaking machine," etc., etc., and imagine that I would never let go unless I was forced, beat up, sued, defamed, and falsely accused of a felony? I would have been happy at any time in the past ten and a half years to wind down operations, and help create a sustainable, long term solution, for Castlecomb, if only someone had ever reached out to me. All this hectic conflict could have been avoided, and all the clouds over the neighborhood, from the County's maintaining its "in litigation" stance, would not have existed. Given that the County has never spent a dime out there, nor the City either, I shouldered this serious responsibility and devoted myself to ensuring things were always maintained to the very best of my ability.

And please, Mr. Moser, when you tell your fellow County Commissioners, or realtors, or residents, there have been "problems for years," do try to consult the County records in the EHD. How many Notices of Violation have there been for malfunctions — even at times the County EHD was shouting "failure!" — over the last almost eleven years? I think the answer is "one" in August 2015 (and maybe one other for weeds).

I would pose another question at risk of making this email a bit long. Why did the County Commissioner's Court and other local officials keep Mr. Richard Hyde's October 16, 2016 letter secret and out of public view? By not allowing the public, realtors, for example, know that the OSSF was operating in compliance with its original permit, as Mr. Hyde says, a great deal of stress has been endured by the neighborhood over the alleged lack of a permit. The public stand on "no permit" also effectively kept the Castlecomb Trust — or anyone else — from hiring a licensed maintenance provider to take up active management of the OSSF.

Again, thanks much for your quick reply. I think talking to people is better than the approach Kerr County has unfortunately taken. If you would like to talk further, you know how to reach me.

Very Truly,

Corey Abel  
Trustee  
Castlecomb Trust

On Mar 1, 2018, at 10:18 AM, Tom Moser <[tmoser@co.kerr.tx.us](mailto:tmoser@co.kerr.tx.us)> wrote:

The county has not made application, but will consider doing so, as we have done in the past.

Sent from my Windows 10 phone

**From:** [Castlecomb](#)  
**Sent:** Thursday, March 1, 2018 9:17 AM  
**To:** [tmoser@co.kerr.tx.us](mailto:tmoser@co.kerr.tx.us)  
**Cc:** [andrew.murr@house.texas.gov](mailto:andrew.murr@house.texas.gov)  
**Subject:** Emergency or other funding

Dear Mr. Moser,

I write to ask if Kerr County has applied for funding, grants, or emergency funding to support connecting Castlecomb and Kensington subdivisions to City of Kerrville water and wastewater services. If application for such funds has not already been made, do you plan to make such



application? This was discussed with at least one Castlecomb homeowner in the past year as something you were looking into.

The courtesy of a prompt reply is requested. I would prefer not to waste time and resources going through open records or FOIA requests.

Corey Abel  
Trustee  
Castlecomb Trust

From: **Castlecomb** castlecomb@gmail.com  
Subject: **Fwd: Castlecomb pumps; Kerrville; In Or Out Water**  
Date: **February 24, 2018 at 12:24 PM**  
To: **Castlecomb** castlecomb@gmail.com  
Bcc: muziceve@gmail.com, Amy.Davis@oag.texas.gov, Taylor.Kilroy@puc.texas.gov, andrew.murr@house.texas.gov, bdavis002@stx.rr.com, c6h12o6@mindless.com, xxsharlaxx@hotmail.com, a.herrera0343@gmail.com, paigemasseycoop@yahoo.com, dcowden@satx.rr.com, kmal\_2002@hotmail.com, jasonsoth@yahoo.com, brittweaver25@yahoo.com, bigalfishnut@yahoo.com, ellenlynch@windstream.net, joycenerni@windstream.net, bkryzer@yahoo.com, Shannon.G.Kelly13@gmail.com, staceyellis68@outlook.com, joe.kelly@suddenlink.net, dnnmlr121@gmail.com, sherrera53@yahoo.com, jane@hohcamp.com, staceyellis1968@yahoo.com, christybell5263@gmail.com, kehinjc@live.com, tmoser@co.kerr.tx.us, goldstarsafety1@gmail.com, c.lee5806@icloud.com, Christopher.Lee@kerrvilletx.gov, jerrydweaver@yahoo.com

Okay. I stopped sending updates because the WSC lawyer got really angry that I was letting people know what was going on. In the interest of trying to move things along, I agreed to back off. But you all obviously need more info.

I've mentioned the Ken Munson quitting episode. Here is the exchange. Keep in mind I had hired him months earlier, and that he had been telling me he had ordered pumps for almost two months. I filed reports at the time with the TCEQ recording this fact, and have other emails and phone calls about it. After all this talk of "ordered/backordered" going on for so long, I became impatient. When I intervened and demanded to speak directly to the company — even that set Munson off and he almost quit over it. He did quit after I found out he hadn't actually ordered the pumps.

I wrote him two or three times after his "I quit" email, and made a few phone calls to try and patch things up, and went ahead to directly contact the company and get an actual order prepared, but Ken refused to answer, and I couldn't at that point order the pumps with no one to install them. Ken may have thought he was attacking or getting back at me for being harsh -- I don't know. Surely he understood the stakes. What he did in fact is leave all of you high and dry. I had asked him for invoice and payment information which he never provided. It turned out to be pretty easy for me to get those from Pumps of Houston.

I'd like to just point out that Ken saying we had a monthly contract is incorrect. It was for a full year. He broke his contract. We had an agreement to pay it out monthly, and it was; and he was also paid for additional repair work. I can prove those statements, of course.

I don't understand how this guy is still allowed to have a license to work as a septic installer/maintainer.

Corey Abel  
Trustee

Begin forwarded message:

From: Ken Munson <kenmunson.km@gmail.com>  
Subject: **Re: Castlecomb pumps; Kerrville; In Or Out Water**  
Date: June 21, 2016 at 20:07:29 MDT  
To: Castlecomb <castlecomb@gmail.com>

Good luck.

You have paid up to this month ONLY. You had my full cooperation until I received a definite threat. Your contract was on a monthly basis which you requested. So if this is another threat then I will contact my attorney immediately. I have accomplished more on this system in the few months that I serviced than Mr. Joe Stewart or Hill country septic had accomplished in several months. Just so you know I have multiple witnesses that can attest to the fact that I was continuously at the property. Mostly concerned residences. Do what you feel is necessary and I will do what I feel is necessary.

Thank you.

On Jun 21, 2016 8:58 PM, "Castlecomb" <castlecomb@gmail.com> wrote:

Thanks, Ken. I don't know how you manage to construe a demand for some little bit of accountability as a threat.

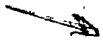
I'm CC'ing JA Hall right now, and ask that he forward the below exchange to Krunk.

I obviously can't run a system when I can't get the cooperation of my service provider, with whom, yes, I have a CONTRACT, and whom I have paid, and relied on to make sure this vital service is provided to the neighborhood and I stay compliant.

TCEQ will probably need to run the Castlecomb OSSF from here out.

Corey Abel

On Jun 21, 2016, at 21:40, Ken Munson <kenmunson.km@gmail.com> wrote:



... [pedro@empire.com](mailto:pedro@empire.com) ...

---

... [pedro@empire.com](mailto:pedro@empire.com) ...

... [pedro@empire.com](mailto:pedro@empire.com) ...

... (202) 113-2830 ...

... (202) 113-2830 ...  
... [pedro@empire.com](mailto:pedro@empire.com) ...

... [pedro@empire.com](mailto:pedro@empire.com) ...

>> On Jun 17, 2016, at 12:44, Castiecomb <[castiecomb@gmail.com](mailto:castiecomb@gmail.com)> wrote

>>

>> Dear Ms. Hartman,

>>

>> We spoke earlier today about a 2hp and a 3hp septic effluent pumps that Ken Munson of In or Out Water had ordered --- or intended to order -- recently I believe you said those were \$3056 and \$3136, respectively.

>>

>> I will try to contact you later today or on Monday to arrange payment, if you accept over-the-phone check, debit card, or can arrange wire or bill pay.

>>

>> Please send me the info as we discussed

>>

>> Thanks,

>>

>> Corey Abel

>>



From: **Castlecomb** castlecomb@gmail.com  
Subject: **Fwd: Castlecomb pumps; Kerrville; In Or Out Water; Helliguard emails**  
Date: **February 24, 2018 at 12:28 PM**

To: **Castlecomb Trust** castlecomb@gmail.com

Bcc: muziceve@gmail.com, Amy.Davis@oag.texas.gov, Taylor.Kilroy@puc.texas.gov, andrew.murr@house.texas.gov, bdavis002@stx.rr.com, c6h12o6@mindless.com, xxsharlaxx@hotmail.com, a.herrera0343@gmail.com, paigemasseycoop@yahoo.com, dcowden@satx.rr.com, kmai\_2002@hotmail.com, jasonsoth@yahoo.com, brittweaver25@yahoo.com, bigalfishnut@yahoo.com, ellenlynch@windstream.net, joycenerni@windstream.net, bkryzer@yahoo.com, Shannon.G.Kelly13@gmail.com, staceyellis68@outlook.com, joe.kelly@suddenlink.net, dnmmlr121@gmail.com, sherrera53@yahoo.com, jane@hohcamp.com, staceyellis1968@yahoo.com, christybell5263@gmail.com, kehincj@live.com, tmoser@co.kerr.tx.us, goldstarsafety1@gmail.com, c.lee5806@icloud.com, Christopher.Lee@kerrvilletx.gov, jerrydweaver@yahoo.com

All:

Here is the parallel exchange with Wayne Helliguard of Houston Pumps, at the same time Ken Munson is quitting and the pump ordering process is falling to pieces. Please note in his second paragraph, where he states clearly that Munson was quoted, but never ordered pumps.

I was able to get the order and invoice, etc., but Ken had quit and would not return to the job. Yes, my language is sharp at times, but after many weeks of Ken's dallying I was pretty fed up and wanted to get the job done.

Very Truly,

Corey Abel  
Trustee

Begin forwarded message:

From: Wayne Helliguard <wayne@pumpsofhouston.com>  
Subject: **FW: Castlecomb pumps; Kerrville; In Or Out Water**  
Date: June 22, 2016 at 11:23:54 MDT  
To: "castlecomb@gmail.com" <castlecomb@gmail.com>  
Cc: Wayne Helliguard <wayne@pumpsofhouston.com>, Carrie Hartman <Chartman@pumpsofhouston.com>, Thomas Jr Cook <tcook@phipc.com>

Mr. Abel,

As Carrie's supervisor I want to apologize for any confusion we have created. I confused the job location with a Dallas/Ft. Worth location (The Metroplex) and this was my error. Your project is certainly in our sales area.

Carrie quoted Ken Munson Myers pumps based solely on his approximate flow rate of 9000 gallons per day as that was all of the information Ken had at that time. At the time that Carrie quoted the pumps to Ken they were in stock on our shelves. We did not receive an order at that time to reserve the pumps and they have since been sold from our inventory and we have reordered to replace them. Currently we do not expect the pumps to be received here for at least three weeks. Has Ken confirmed if he is in fact using the Myers product?

As Ken did not have information on the current model & manufacturer of the existing pumps for us to refer to, we sized the pumps based solely on the horsepower & discharge size relative to the 9000 gallons per day. We do not know the "total dynamic head" (vertical elevation change & friction losses in the piping system) which greatly impacts the pump selection. Without this information we cannot be certain that these are the correct pumps for your system. Is this information available from the original engineering design of the system?

Bottom line: We do not wish to decline "any" sales opportunity, nor do we wish to sell equipment that is not sized properly for your specific application. This type of pump is referred to as an engineered product and thus one size does not fit all. If we can get the additional information (diameter & length of piping from the lift station to final destination/treatment plant, depth of lift station & elevation change from lift station to final destination/treatment plant) we can then calculate the total dynamic head required to accurately size pumps for you. Once this is done we will then be able to confirm if the pumps originally quoted are in fact what we should quote or if we need to consider other pumps or horsepower.

Once confirmed we would need to receive a certified check to be able to ship your pumps when they are received from the factory. If we are not able to use the pumps as originally quoted we can order pumps upon receipt of funds. This delivery would depend upon what pumps need to be ordered & could be expected to run 4 to 6 weeks.

Again, I want to apologize for any confusion.

Regards,

*Munson  
did  
not  
order*

2400 N. 1st St., Suite 100  
 Minneapolis, MN 55412  
 Phone: 612-338-1100  
 Fax: 612-338-1101  
 E-mail: [info@minneapolisfed.org](mailto:info@minneapolisfed.org)  
 Website: [www.minneapolisfed.org](http://www.minneapolisfed.org)

[illegible]

1980

[illegible]

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 Journal of Internal Medicine 247: 399–406  
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Abstract: The following is a summary of the results of a study of the effects of the use of a computer-based system on the performance of a task. The study was conducted in a laboratory setting and involved a group of subjects who were trained to use the system. The results showed that the use of the system significantly improved the performance of the task, as measured by the time taken to complete the task and the number of errors made. The study also found that the use of the system had a positive effect on the subjects' confidence in their performance. The results of this study suggest that the use of a computer-based system can be an effective way to improve the performance of a task.

[illegible]

• If you ever are running low on supplies, business out the door.

... that I bleed to me competence and in measure do I find here.

2000

• **1950s** •

•

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[illegible]

- -

4

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Engineered Product Sales  
Direct Phone (832) 448-5936

Corporate Office  
10239 Cossey Road  
Houston, TX 77070  
Fax (832) 448-1362  
chartman@pumpsofhouston.com  
www.pumpsofhouston.com

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

From: Castlecomb [mailto:castlecomb@gmail.com]  
Sent: Tuesday, June 21, 2016 2:14 PM  
To: Carrie Hartman  
Subject: Re: Castlecomb pumps; Kerrville; In Or Out Water

Dear Ms. Hartman,

I left several messages concerning the order and purchase of two pumps. How can we get this done?

Corey Abel  
Trustee

On Jun 17, 2016, at 12:44, Castlecomb <castlecomb@gmail.com> wrote:

Dear Ms. Hartman,

We spoke earlier today about a 2hp and a 3hp septic effluent pumps that Ken Munson of In or Out Water had ordered --- or intended to order -- recently. I believe you said those were \$3056 and \$3136, respectively.

I will try to contact you later today or on Monday to arrange payment, if you accept over-the-phone check, debit card, or can arrange wire or bill pay.

Please send me the info as we discussed.

Thanks,

Corey Abel



From: **Castlecomb** castlecomb@gmail.com  
Subject: Munson; threat to quit over request for info on pumps  
Date: March 1, 2018 at 12:05 PM

To: **Castlecomb** castlecomb@gmail.com  
Bcc: **diamond kids** muziceve@gmail.com, **Amy Davis** Amy.Davis@oag.texas.gov, **Andrew Murr** andrew.murr@house.texas.gov, bdavis002@stx.rr.com, c6h12o6@mindfless.com, **sharla scott** xxsharlaxx@hotmail.com, **Adriana Herrera** a.herrera0343@gmail.com, paigemasseycoop@yahoo.com, **Kimberly M. Lopez** kmal\_2002@hotmail.com, **Jason soth** jasonsoth@yahoo.com, **Brittany Weaver** brittweaver25@yahoo.com, **Al Francis** bigalfishnut@yahoo.com, **ellenlynnch** ellenlynnch@windstream.net, **JOYCE & ERNIE** joycenerni@windstream.net, **Bruce Kryzer** bkryzer@yahoo.com, **shannon Kelly** Shannon.G.Kelly13@gmail.com, **staceyellis68**@outlook.com, **Joe Kelly** joe.kelly@suddenlink.net, **Dianna Miller** dnmmlr121@gmail.com, **Stella Herrera** sherrera53@yahoo.com, **Jane Ragsdale** jane@hohcamp.com, **staceyellis1968**@yahoo.com, **Christy Bell** christybell5263@gmail.com, **kehinjc**@live.com, **Tom Moser** tmoser@co.kerr.tx.us, **Brandon Miller** goldstarsafety1@gmail.com, **Chris Lee** c.lee5806@icloud.com, **Christopher F. Lee** Christopher.Lee@kerrville.tx.gov, **Jerry Weaver** jerrydweaver@yahoo.com, **Clay Morehead** clay.morehead@keg1llc.com, **Rick Phipps** rhipps@earthlink.net, **Barrett** bqguzardo@yahoo.com

Another email with **Ken Munson** saying clearly he had ordered pumps when, according to pumps of Houston, he had not. There are several more emails in which Ken, and his assistant Mandi, say the pumps were on backorder when that just wasn't the case. The "on backorder" claims had been going on for a least several weeks.

This is the email I have mentioned where Ken suggests he may quit over my request for information (including invoices, which he has never sent at that point) that will allow me to push and get the job done.

The phone number he gave turned out to be for some random apartment complex in Houston, but I was able to connect with Houston Pumps without much trouble.

Very Best,

Corey Abel  
Trustee  
Castlecomb Trust

On Jun 14, 2016, at 7:48 PM, inoroutwaterservices@yahoo.com wrote:

Hello Corey this is Ken,

*false*  
I have ordered the pumps from Houston pumps. unfortunately it shows they have one in stock and the other one will be at least 3 weeks before it comes in. instead of me sending you all that information I think you should go ahead and call Pumps of Houston and find out for yourself. Keep in mind if you decide to go ahead with these pumps your price is going to be obviously higher than what I pay. if you want to order the pumps yourself off of what I've already researched and found then you can have someone someone else install them. The number to get ahold of them is 281-446-1352. and I have been dealing with Carrie Hartman.

Thanks  
Ken

Sent from Yahoo Mail on Android

On Tue, Jun 14, 2016 at 12:29 PM, Castlecomb  
<castlecomb@gmail.com> wrote:

Dear Ken,

Could you please furnish me with evidence that you have ordered pumps and that they are on back order? I would like any/all of the following:

Name and contact info for the person (s) you have spoken to at Pumps of Houston or elsewhere.

Copy of invoice(s) or order form(s) for two pumps, showing prices and exact make and model.

Copies of correspondence with Pumps of Houston or other makers/distributors showing that the pumps have been identified and are ordered and what is the status of shipment.

Thank you for your assistance.



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2

From: **Castlecomb** castlecomb@gmail.com

Subject: info on the situation February 2016

Date: August 28, 2017 at 09:57

To: bdavis002@stx.rr.com, c6h12o6@mindless.com, **Betty Church** brownlow47@yahoo.com, **sharla scott** vxsharlaxx@hotmail.com, **Adriana Herrera** a.heirera0343@gmail.com, paigernasseycoop@yahoo.com, dcowden@satx.rr.com, **Kimberly M. Lopez** kmal\_2002@hotmail.com, rachaelanne wheellock muziceve@gmail.com, **Jason soth** jasonsoth@yahoo.com, **Clay Morehead** clay.morehead@keg1llc.com, **Brittany Weaver** brittweaver25@yahoo.com, **Al Francis** bigalfishnut@yahoo.com, **ellenlynch** ellenlynch@windstream.net, **JOYCE & ERNIE** joycenemi@windstream.net, **Bruce Kryzer** bkryzer@yahoo.com, **shannon Kelly** Shannon.G.Kelly13@gmail.com, **Joe Kelly** joe.kelly@suddenlink.net, **Dianna Miller** dnmmlr121@gmail.com, **Stella Herrera** sherrera53@yahoo.com, **Jane Ragsdale** jane@hohcamp.com, **staceyellis1968@yahoo.com**, dfcowden11@gmail.com

Cc: **andrew.murr@house.texas.gov**, tmoser@co.kerr.tx.us

Bcc: ~~Star2Madness@gmail.com~~

Dear All,

In the first week of February of 2016, my licensed maintenance provider for the septic system, Joe Stewart, admitted he may have left a breaker off that controls the pump to the "field four" where there were such problems. This means the pump would not have cycled properly on and off, but instead have pumped continuously, creating over-pumping and surfacing effluent. This had been the case for an undetermined length of time, possibly as far back as November, without Stewart making me aware of it.

A couple of weeks before, I consulted with Lane Wolters R.S., about the situation, because Mr. Stewart was not answering my demands for info on what was happening nor how to address it quickly. He was, as I have already stated, refusing to take actions such as turning off a pump that would have stopped the effluent immediately. Mr. Wolters said the most likely explanation was over-pumping, and asked why the operator would not just turn off the pump. I informed him I was demanding exactly that, and getting Stewart's refusal.

Corey Abel  
Trustee

From: **Castlecomb** [castlecomb@gmail.com](mailto:castlecomb@gmail.com)  
Subject: Re: Castlecomb Electric Bill  
Date: September 21, 2017 at 11:12  
To: **diamond kids** [muziceve@gmail.com](mailto:muziceve@gmail.com)  
Cc: **Tom Moser** [tmoser@co.kerr.tx.us](mailto:tmoser@co.kerr.tx.us), **Andrew Murr** [andrew.murr@house.texas.gov](mailto:andrew.murr@house.texas.gov)

Dear Ms. Maxson,

Thank you for your reply. I am not fighting to stay in control. I am in negotiations with a group of homeowners to make an orderly transition of ownership for the Trust to a homeowner group of one kind or another. That discussion has been limited to just myself and an attorney, and a few brief conversations with a couple of homeowners. Just recently, I have been mentioning those negotiations to all homeowners in the interest of transparency and informing everyone. There are a number of complicated issues we have to work through, as much as I would like to speed things along.

However, in the meantime, bills need to be paid. I am only asking for homeowners to take and exercise that responsibility that you and others say they want, and that I, as Trustee, have carried. I stated in the letter I attached with the amended deed restrictions in 2013, that I looked forward to a future homeowner controlled situation. Not a single person ever contacted me with any interest in this. Recently, when interest has been expressed, I have been trying to work toward such a resolution.

As I stated in my letter yesterday, it is not important to me whether you and others pay me so I can pay bills, or you and others organize to pay the bills. But they need to be paid.

Since I have never made money and have lost money, it is impossible for me to have taken money. I have done all I humanly can to maintain the system and have had an overall very good record. I have explained to you and others before, there were many circumstances affecting the septic maintenance which went against my will, against my express instructions, and against what I paid the licensed operator to do — maintenance that, had it been completed, would, I believe, have prevented any of the bad conditions from occurring. It is complicated, and the whole story isn't known. I have never "run away from a problem," but have taken head-on all the challenges of maintenance for the past ten years.

Ms. Maxson, a system like this does not function for 31 years without serious and steady maintenance. The fact that it is still functioning, as acknowledged by the TCEQ and even the Executive Director of the TCEQ, is testament to years of devotion to maintaining it for the good of the neighborhood. Yes, the TCEQ had to come in mid-2016. As I have explained and will continue to explain, there were many circumstances that lead up to that critical moment.

I am CC'ing Messrs Moser and Murr, as I am trying to keep them up to date on what is going on in Castlecomb so far as I am aware. If you wish, we could forward this dialogue to the neighborhood.

Very Best,

Corey Abel  
Trustee

*more vitriol*

On Sep 21, 2017, at 10:38, diamond kids <[muziceve@gmail.com](mailto:muziceve@gmail.com)> wrote:

If you haven't made any money off of our payments and have only lost money trying to maintain things, then why are you fighting so hard to stay in control? We aren't against paying for services or bills we're against paying you because you are neglectful in your maintaining g of the system. With a new HOA our money will go to maintenance also just not a man who takes the money but doesn't ensure the system is maintained. There will be a board of homeowners who live in the community and can't run away from a problem. There will be checks and balances and good honest accountability and will relieve you, Sir, Mr. Ables of your burden.

On Sep 21, 2017 11:28 AM, "Castlecomb" <[castlecomb@gmail.com](mailto:castlecomb@gmail.com)> wrote:

Dear All:

Good morning !

The KPUB bill has arrived. Are you willing to pay it to keep the pumps operating? It is a sincere question.

The well pump, the booster pump(s), and the four septic pumps all rely on this, as well as the entry way light and backup power to the well site. I can send the invoice in a little while.

Very Best,



From: Castlecomb castlecomb@gmail.com  
Subject: Re: Kerr County interview  
Date: March 6, 2018 at 10:39  
To: Castlecomb castlecomb@gmail.com  
Cc: Barrett bqguzardo@yahoo.com  
Bcc: muziceve@gmail.com, Amy.Davis@oag.texas.gov, andrew.murr@house.texas.gov, bdavis002@stx.rr.com, c6h12o6@mindless.com, xxsharlaxx@hotmail.com, a.herrera0343@gmail.com, paigemasseycoop@yahoo.com, kmal\_2002@hotmail.com, jasonsoth@yahoo.com, brittweaver25@yahoo.com, bigalfishnut@yahoo.com, ellenlynch@windstream.net, joycenerni@windstream.net, bkryzer@yahoo.com, Shannon.G.Kelly13@gmail.com, staceyellis68@outlook.com, joa.kelly@suddenlink.net, dnrm1r121@gmail.com, sherrera53@yahoo.com, jane@hohcamp.com, staceyellis1968@yahoo.com, christybell5263@gmail.com, kehinjc@live.com, tmoser@co.kerr.tx.us, goldstarsafety1@gmail.com, c.lee5806@icloud.com, Christopher.Lee@kerrvillex.gov, jerrydweaver@yahoo.com, clay.morehead@keg1llc.com, rphipps@earthlink.net, hstebbins@co.kerr.tx.us

Dear Quenton,

I must very strongly disagree with just one thing you say, that the Trust failed to maintain the OSSF. When all the facts are known, it will be apparent that the Trust did absolutely everything possible, and that I, as Trustee, went above and beyond to maintain the OSSF. The Kerr County EHD was the single biggest obstacle to that maintenance.

As for your building project, I can say I truly feel your pain. I have been set back a decade. I keep saying, even though I realize people are not likely to accept it, that I am on your side and on the side of all the Castlecomb homeowners and residents. But that would take us off the topic. The thing to do now, is, as you say, getting to the bottom of this. And here again, I can help, if you let me.

Over a year ago, I suggested a simple solution like you now propose. The OAGs office also supported that, and I believe still does. The reason that simple transfer didn't happen has two causes. One, bureaucratic and legal complications; and two, your group.

ONE: Legal complications. What the TCEQ is demanding is that the Trust build a septic system that I have priced, with engineering costs, permits, etc., at a little over \$300,000. With commonly accepted overrun and contingency figures, you get up close to \$330,000 or maybe even \$350,000. I've built a tariff on those figures, and, with water included (but not per gallon charges) it results in monthly rates of just over \$500 per month, per home. There are financing costs, but only a single \$10,000 salary in that rate. One of the main operating expenses is that this type of system requires an operator to do daily testing at a cost of about \$40,000 per year. Not a typo. 40K for just the maintenance guy. Now, I really don't want to see that happen. I doubt anyone else really does. But that is what a TCEQ victory looks like. Put another way, that is what it looks like when the County impedes maintenance, the TCEQ gets involved, and the County (allegedly) pulls the grandfathered OSSF permit. So my argument that the KCEHD had no authority to pull the permit isn't just an argument about a legal technicality. It isn't just an argument that I don't want to get the permit; I have nothing against permits. But it is an argument that would protect all of you from these sky-high rates. Strangely enough, the TCEQ wrote a letter that actually said the system is operating in compliance with its original permit, which is exactly what I have always said. (Even when it needed maintenance, it was not work that needed any new permitting.) Compliance with its original permit would mean the OSSF doesn't need to be replaced, just maintained. That would be a whole lot cheaper. But TCEQ has not amended its petition to say the Trust must maintain, but still claims it must rebuild. As I already said, though, it appears the TCEQ may be willing to resolve the matter on the basis of a simple transfer. There is another legal complication, and that is the PUC. Thanks to you and several other resident's complaints, the PUC wants to force the trust to file a CCN and utility tariffs. I maintain that the Trust has never been a "retail utility" but rather a maintenance operation funded by deed restriction fees. But that argument is not really directly relevant here, and I will not put expenses into fighting the PUC about it. It is much more efficient just to comply. My point here is that a PUC victory also ends up with the Trust becoming a utility and owning /operating these systems indefinitely. Given the high costs involved, it will be a very long time before I ever disengage from Kerrville and the Castlecomb neighborhood. There is my criminal case, which should never have been filed and should be dismissed on the facts, but I leave that aside for now.

TWO: The second and actually larger complicating factor is what I'll call "your side." The State in its various agencies has been willing to see through a simple solution. But when you, Chris Lee, and others got involved, a plan was hatched, through Mr. William Spencer Hart's meetings with public officials. That plan was to have my legal matters resolved in exchange for transferring Tobusch's acreage to your group. You all were told about this in the "Memo of Understanding." Actually, that "Memo" claimed that all the owners in Castlecomb would be part of this new corporation, and thus, beneficiaries of the proposed transfer. I rejected that plan, because, first, the Trust is not guilty of failing to maintain, much less am I guilty of intentionally or knowingly discharging sewage. And, second, the land in question is not the Trust's. Tobusch LLC is on exactly the same legal footing as the rest of the homeowners. As I have said and will say again, we really are, quite literally, on the same side. It is even possible that in a suit against the Trust, Tobusch would join the plaintiffs as the lead plaintiff.

But to come back to your side. I refused the "offer I couldn't refuse" and began to look at funding and building a new system, and filing CCN and water/sewer rates. What choice do I have, if that is what the State is demanding? William Spencer Hart got in touch in late July and we began to discuss the idea of a simple transfer. Unfortunately, Mr. Hart's opener in our early August conversation was, "can't we just yank these three homes out of here" (words to that effect). I was a dumbfounded. Your attorney calls to discuss an amicable, simple resolution, and the first idea is to attack the modulars? I made clear that that was not an option, and we moved on to have a long, engaging discussion. Mr. Hart was going to meet with City officials, and try to contact the TCEQ, but has not shared information with me about those negotiations. He continued to press the "give up your property" line, which again, I refused. Some



may call this "not meeting half way." I call it not allowing myself to be raped and bullied. And why would I give up Tobusch's land to help start somebody else's utility? If I were going to do that, I would just start my own utility company. I'd never leave the neighborhood, and your rates would be what I described above. It was after I made absolutely clear I would not give up land, that Mr. Hart then threw in — in late September — a new demand to include the modulares under Castlecomb's deed restrictions and under the "HOA" control of Clay Morehead, Rick Phipps (two of the most hostile people in the neighborhood toward me and my family), and, of course, you, Mr. Guzardo. I've tried, bent over backwards to try to figure out a way that I could work with this alleged "HOA" group. But I can't even get confirmation that the group has ANY members besides the three guys who filed the incorporation with the State of Texas. So it appears I've been wasting time and good faith effort dealing with a fraudulent group, no more than three guys and a piece of paper.

And so, more than a year after my own proposal, and since April working with your side, we now find ourselves at the "simple solution." Great. Let's try to make that happen.

I'd also like to help, if you would let me, get to the bottom of all this. So, maybe everybody knows, but I have just a couple points to offer below, as clarifications of what has been going on.

As you told me when we had a conversation some time ago, William Spencer Hart is a very close friend of your grandmother's (or mother? I hope I'm remembering it right). Mr. Hart himself told me that he had a conflict of interest in this case, unless he was careful to maintain that he represented the water corp and (sham) "HOA". Since it is a sham, I guess he can't really represent it, which means he represented you, and maybe a few other individuals. Because of the family connection you described, I have to assume that Mr. Hart did not just happen to pass by the Union Church for that public meeting as an curious by-stander.

Mr. Hart had told me a few times he had an "interested investor," looking to acquire the Tobusch land, and three modulares. See the email at the end of this letter. The interested investor was you. That was before I knew of the family connection. Now, it would help me and the community get to the bottom of things if you wouldn't mind explaining why, if you were interested in acquiring these properties, you never contacted the owner, Tobusch LLC. I thought when someone was interested in a property, they usually contact the owner to ask if it is for sale. But I'm very old fashioned about some things, and maybe there are new ways property gets acquired nowadays.

Finally, can you please confirm if any real effort has been made to form an HOA? Has even a single household said they would join up? I don't want to be uncharitable by calling it three guys and a piece of paper, but the several people who are talking to me have said no, they are not involved. (There are far more "leaks" than Mr. Phipps imagines; again, I call those "regular people just wanting to discuss things." But maybe I should call them my "moles"?)

My very best, Quenton,

Corey Abel  
Trustee  
Castlecomb Trust

PS: I'm not an English teacher either, so please excuse my grammar. I've worked as a professional editor, but as editors will tell you, even the editor needs an editor. My main professional work has been on the thought of Michael Oakeshott, the greatest conservative political philosopher since Burke.

EMAIL: \_\_\_\_\_

Dear Mr. Able:

Barrett Guzardo has no problem with my disclosing his interest in the property to you.

Wm. Spencer Hart  
Counselor and Attorney at Law  
Hart's Law Office  
719 Water Street  
Arcadia Theater Building, #200  
Kerrville, Texas 78028  
830-928-7590  
[wshart@hartslaw.com](mailto:wshart@hartslaw.com)

Guzardo —  
also wants  
property

**From:** Castlecomb [<mailto:castlecomb@gmail.com>]

**Sent:** Monday, July 31, 2017 3:45 PM

**To:** Spencer Hart <[wshart@hartsllaw.com](mailto:wshart@hartsllaw.com)>

**Subject:** Re: Proposed Solution

Dear Mr. Hart,

I would be grateful if you could let me know who your investor is and what their interests are in the property. They know who I am, and it would be nice to know who I am dealing with.

I had hoped to phone you before this time today, and will try to get in touch tomorrow.

Thanks,

Corey Abel

Trustee

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On Mar 2, 2018, at 22:57, Barrett <[bqguzardo@yahoo.com](mailto:bqguzardo@yahoo.com)> wrote:

Dear Corey,

I am not pursuing my grievances with the county. I am moving on to other projects and investments. The Castlecomb fiasco has been a pain in my rear and has set me back a couple years. Of which the county is part to blame and the trust also to blame by not maintaining the sewer system. I enjoyed the neighborhood and I still own property there. I will help the neighborhood get to the bottom of all this. In my opinion if you really are for turning the sewer over to the community then do it. They will need the land the sewer system and well are on and enough land to put in a new system if need be. That is all. That is not unreasonable or a rip off. If running the system is not profitable then why keep messing with it. I do not know you but if you are a business minded guy then it should be simple. Is there something I'm not seeing in that solution? Strike a deal with the state saying if you turn the system over then they will drop their grievances. If you are wanting to hang on to it to run for profit then I see why you aren't letting it go. All this has got to get settled. Everyone I have met in the neighborhood are nice people and they just want a solution. I'm sure you feel the same. Nothing in this email is a personal attack on you or anyone else. Feel free to contact me anytime.

Respectfully,  
Quenton Guzardo

Please excuse my grammar, I don't claim to be an English teacher.

On Feb 21, 2018, at 11:38 AM, Castlecomb <[castlecomb@gmail.com](mailto:castlecomb@gmail.com)> wrote:

Dear Quenton,

I am writing to follow up on a comment you made when we spoke by phone some time back.

You mentioned your frustration with the County not disclosing issues that they alleged existed with the septic system when you acquired your lots in a tax sale. That was in 2014 or early 2015, right?

As I recall, you said that when the County tried to impede your building in Castlecomb, you had discussions with a Constable, and/or a woman from the County, maybe the Environmental office. You said they told you that they planned to revoke the permit.

Can you recall the exact dates? I may be filing an information request on that.

|| And on another note, if you could affirm whether the "HOA" had any members I would appreciate it

From: **Castelcomb** [castelcomb@gmail.com](mailto:castelcomb@gmail.com)  
Subject: **TCEQ letter of 6 October 2016 and Castelcomb OSSF permit**  
Date: **September 13, 2017 at 12:01**  
To: **Castelcomb Trust** [castelcomb@gmail.com](mailto:castelcomb@gmail.com)  
Cc: [bdavis002@stx.net](mailto:bdavis002@stx.net), [cbn1.com@mindspring.com](mailto:cbn1.com@mindspring.com), **Betty Church** [brownlow47@yahoo.com](mailto:brownlow47@yahoo.com), **sharla scott** [sshartaax@gmail.com](mailto:sshartaax@gmail.com), **Adriana Herrera** [aherrera0343@gmail.com](mailto:aherrera0343@gmail.com), [paigemasseycoop@yahoo.com](mailto:paigemasseycoop@yahoo.com), [dcowden@satx.net](mailto:dcowden@satx.net), **Kimberly M Lopez** [kmal\\_2002@hotmail.com](mailto:kmal_2002@hotmail.com), **rachaelanne wheelock** [muziceve@gmail.com](mailto:muziceve@gmail.com), **Jason soth** [jasonsoth@yahoo.com](mailto:jasonsoth@yahoo.com), **Clay Morehead** [claymorehead@kcqtile.com](mailto:claymorehead@kcqtile.com), **Brittany Weaver** [brittweaver25@yahoo.com](mailto:brittweaver25@yahoo.com), **Al Francis** [bigallishmoot@yahoo.com](mailto:bigallishmoot@yahoo.com), **ellenlynnch** [ellenlynnch@windstream.net](mailto:ellenlynnch@windstream.net), **Joyce & Ernie Rodrick** [joycenemte@twc.com](mailto:joycenemte@twc.com), **Bruce Kryzer** [bkryzer@yahoo.com](mailto:bkryzer@yahoo.com), **shannon Kelly** [shannon.kelly13@gmail.com](mailto:shannon.kelly13@gmail.com), **Joe Kelly** [joe.kelly@suddenlink.net](mailto:joe.kelly@suddenlink.net), **Dianna Miller** [donmiller121@gmail.com](mailto:donmiller121@gmail.com), **Stella Herrera** [sherrera53@yahoo.com](mailto:sherrera53@yahoo.com), **Jane Ragsdale** [jane@hobcamp.com](mailto:jane@hobcamp.com), [staceyellis1968@yahoo.com](mailto:staceyellis1968@yahoo.com), **Stacey Ellis** [staceyellis58@outlook.com](mailto:staceyellis58@outlook.com), **Barrett** [barrettandrew@yahoo.com](mailto:barrettandrew@yahoo.com)

Dear All,

I recently received a letter written by Mr. Richard Hyde, Executive Director of the TCEQ, to Mr. Tom Pollard and Mr. Tom Moser, and CC'd to Rep. Andrew Murr, City Manager Todd Parton, County Attorney Heather Stebbins, and Taylor Kilroy of the TCEQ Enforcement Division. I assume it was sent to all homeowners, since it contains what appears to be an instruction from Mr. Moser to copy to Castelcomb owners. The letter dates from October 6, 2016.

While you have noticed the TCEQ's account of emergency repairs, I ask that you focus on the top line of page 2, where Mr Hyde writes, **"I reiterate that Castelcomb's OSSF permit should not be revoked at this time."**

I have contacted Mr Hyde directly, and asked for clarification, but I was never made aware until receiving a copy of this letter last week that the TCEQ had not only said the system was working, but that its permit should not be revoked. Given that Rep. Murr was CC'd on Mr. Hyde's letter, I wish he had mentioned it in his letter of 17 February 2017, which I and everyone else received. It would have helped reduce many of the concerns people have about the system if it were more widely known that the TCEQ's Executive Director had stated in writing that the permit should not be revoked.

The TCEQ's Executive Director stating the permit should not be revoked would seem to mean one of two things: either the County's revocation was null and void; or, the TCEQ has acted to reinstate the permit and override the County's revocation. Since it has been widely reported that there is no permit due to the County's revocation in February 2016, I sincerely wish this issue had been clarified for all homeowners and stakeholders long ago.

I will let you know more once I hear back from the Executive Director Hyde. Of course due to both Texas' large size and the recent hurricane disaster that is still affecting so many people, his office is quite busy.

Thank you for your time and attention,

Corey Abel  
Trustee



Castelcomb - letter from  
TCEQ 100616.pdf



From: **Castlecumb** [castlecomb@kerrcounty.com](mailto:castlecomb@kerrcounty.com)  
Subject: **TCEQ letter of 6 October 2016**  
Date: **September 18, 2017 at 4:43 PM**  
To: **Castlecumb** [castlecomb@kerrcounty.com](mailto:castlecomb@kerrcounty.com)  
Cc: **Tom Moser** [tommoser@kerrcounty.com](mailto:tommoser@kerrcounty.com), **Andrew Murr** [andrew.murr@kerrcounty.com](mailto:andrew.murr@kerrcounty.com), **Betty Church** [bettychurch@kerrcounty.com](mailto:bettychurch@kerrcounty.com), **sharla scott** [sharlascott@kerrcounty.com](mailto:sharlascott@kerrcounty.com), **Adriana Herrera** [adriana0343@gmail.com](mailto:adriana0343@gmail.com), **perquitas55@yahoo.com**, **deewdca** [deewdca@kerrcounty.com](mailto:deewdca@kerrcounty.com), **Kimberly M. Lopez** [kmal2003@hotmail.com](mailto:kmal2003@hotmail.com), **rachaelanne wheelock** [rachaelanne@gmail.com](mailto:rachaelanne@gmail.com), **Jason soth** [jasonsoth@yahoo.com](mailto:jasonsoth@yahoo.com), **Clay Morehead** [claymorehead@kerrcounty.com](mailto:claymorehead@kerrcounty.com), **Brittany Weaver** [bttweaver25@yahoo.com](mailto:bttweaver25@yahoo.com), **Al Francis** [alfrancis@kerrcounty.com](mailto:alfrancis@kerrcounty.com), **ellenlynnch** [ellenlynnch@windstream.net](mailto:ellenlynnch@windstream.net), **JOYCE & ERNIE** [joyceernie@windstream.net](mailto:joyceernie@windstream.net), **Bruce Kryzer** [bkryzer@yahoo.com](mailto:bkryzer@yahoo.com), **shannon Kelly** [Shannon.Kelly1@gmail.com](mailto:Shannon.Kelly1@gmail.com), **Joe Kelly** [joe.kelly@suddenlink.net](mailto:joe.kelly@suddenlink.net), **Dianna Miller** [diannamiller@kerrcounty.com](mailto:diannamiller@kerrcounty.com), **Stella Herrera** [stella.herrera@yahoo.com](mailto:stella.herrera@yahoo.com), **Jane Ragsdale** [jane.ragsdale@kerrcounty.com](mailto:jane.ragsdale@kerrcounty.com), **Stacy Vellis** [stacyvellis@kerrcounty.com](mailto:stacyvellis@kerrcounty.com), **Corey Abel** [Corey.Abel@kerrcounty.com](mailto:Corey.Abel@kerrcounty.com), **Barrett** [barrett@kerrcounty.com](mailto:barrett@kerrcounty.com), **Joyce & Ernie Rodrick** [joyceernie@windstream.net](mailto:joyceernie@windstream.net)

Dear All:

The attached letter addressed to Mr. Tom Pollard and Mr. Tom Moser was recently sent to me by a friendly resident in Castlecumb. I thought it was a letter I had misplaced, but it turns out I had never seen it before September 5th.

All of you, I guess, saw it nearly a year ago, since it is dated October 6, 2016, and a hand written note by Mr. Moser appears to direct it to be copied to all Castlecumb property owners. It was also CC'd to: State Rep. Andrew Murr; Todd Parton, City Manager, Heather Stebbins, County Attorney; and Taylor Kilroy, TCEQ Oversight and Enforcement

You will no doubt have noticed the TCEQ's account of emergency repairs, but I would like to ask you to pay close attention to a single line — it is at the top of page 2.

TCEQ Executive Director Richard Hyde writes, "I reiterate, that Castlecumb's OSSF permit should not be revoked at this time." The fact he is "reiterating" it, of course means he's already addressed the issue with the individuals concerned

I never got this news until last week. It would appear that either the TCEQ ruled Kerr County's revocation of the permit invalid; or the TCEQ overturned the revocation and reinstated the permit. I have written to Mr. Hyde directly to find out the actual status of the permit and discover if TCEQ or Kerr County took any formal actions in regard to it. Having repeated published reports of "no permit," and "revoked permit" has been damaging to the material interests of everyone in Castlecumb and Kensington subdivisions, and a source of major anxiety for all of you as well as for me

Best,

Corey Abel  
Trustee  
Castlecumb Trust



Castlecumb -  
letter fr...0.6.pdf

Bryan W. Shaw, Ph.D., P.E., *Chairman*  
Toby Baker, *Commissioner*  
Jon Niermann, *Commissioner*  
Richard A. Hyde, P.E., *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

October 6, 2016

The Honorable Tom Pollard  
Kerr County Judge  
Kerr County Courthouse  
700 E. Main Street  
Kerrville, Texas 78028

The Honorable Tom Moser  
Kerr County Commissioner  
Precinct 2  
700 E. Main Street  
Kerrville, Texas 78028

*Copy to  
Castlecomb property  
owners.  
Tom Moser*

RE: Castlecomb Emergency Response Update

Dear Judge Pollard and Commissioner Moser:

The purpose of this correspondence is to provide an update on the Texas Commission on Environmental Quality's (TCEQ's) emergency response efforts at the Castlecomb On-site Sewage Facility (OSSF) since my last letter to you dated September 22, 2016. The TCEQ has been engaged at the OSSF to address the unauthorized discharge of wastewater which created a public health and safety hazard and triggered an emergency response by the TCEQ to stop the discharge and make basic repairs to the system.

To date, the TCEQ has incurred approximately \$175,000 as costs for emergency repairs to give Kerr County, the City of Kerrville, and the residents served by the OSSF the opportunity and time to plan and implement a permanent solution for the ongoing problems at the site. On September 28, TCEQ contractors replaced all four pumps in the OSSF, and on September 29, TCEQ contractors installed a new control panel and replaced all the electrical wiring. TCEQ contractors have been instructed to mow the grass covering the four drain field areas of the OSSF by the end of this week.

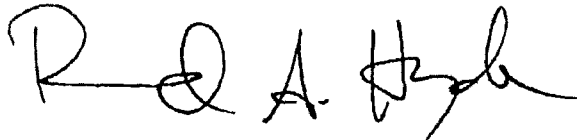
The system is now in operation, and TCEQ contractors have tested the OSSF to ensure it is working properly within its permit conditions. These repairs have mitigated the emergency condition and have brought the OSSF back into compliance with its permit. TCEQ will continue to have staff available to respond to emergency conditions at the site should they occur.

The Honorable Tom Pollard  
The Honorable Tom Moser  
Page 2  
October 6, 2016  
Re: Castlecomb Emergency Response Update

I reiterate that Castecomb's OSSF permit should not be revoked at this time. The OSSF was both designed and permitted in excess of 5,000 gallons per day (gpd) before rules regarding systems over 5,000 gpd were promulgated by TCEQ. As I communicated earlier, while the OSSF permit remains effective, the ongoing enforcement action against Mr. Abel as Trustee will continue to be pursued by the Texas Office of the Attorney General (OAG) by seeking a court order requiring Mr. Abel to provide necessary maintenance to the system. The OAG has filed a petition in state court requesting penalties and injunctive relief, and the assigned attorney is currently negotiating a temporary injunction with Mr. Abel's attorney. Should the permit be revoked, the OAG will have to redirect its efforts solely to obtaining penalties.

I appreciate the County's assistance in this matter and look forward to working with you to ensure that Castlecomb residents do not face future health concerns due to unauthorized discharges from this system. Please let me know if you would like to discuss further or if you need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "R. A. Hyde". The signature is fluid and cursive, with the first name "R" being large and prominent, followed by "A." and "Hyde".

Richard A. Hyde, P.E., Executive Director  
Texas Commission on Environmental Quality

cc: The Honorable Andrew Murr, Texas House of Representatives  
Todd Parton, City Manager, City of Kerrville  
Heather Stebbins, Kerr County Attorney  
Taylor Kilroy, Attorney, Oversight & Enforcement Division, Public Utility  
Commission

From: **Castlecomb** castlecomb@gmail.com

Subject: Re: Agreement; DR issue

Date: November 7, 2017 at 8:07 AM

To: **Brandon Miller** goldstarsafety1@gmail.com

Cc: **Chris Lee** c.lee5806@icloud.com, **Christopher Lee** Lee@kerrville.tx.gov, **Jerry Weaver** jerrydweaver@yahoo.com, **Spencer Hart** hartwillspencer67@gmail.com, **Tom Moser** tmoser@co.kerr.tx.us, **Andrew Murr** andrew.murr@house.texas.gov, **Davis, Amy** Amy.Davis@oag.texas.gov

Dear Brandon,

I absolutely agree the red light should be addressed. I suggest you contact the TCEQ to see who has a key to the control panel, and then, with my permission to enter the septic tract (herein granted) and their approval, have Mr. Hardin or someone else check on it.

Without a permit the Trust cannot and will not operate the system; and without funds from homeowners, the Trust cannot do anything about it in any case. I have no idea what work the TCEQ actually did, who did it, to what standards it was done, or what is required to keep it operational. The Trust has been kept in the dark.

Best and good luck,

Corey Abel  
Trustee

On Nov 7, 2017, at 07:48, Brandon Miller <goldstarsafety1@gmail.com> wrote:

Corey,

That question would be better suited for the HOA Board, I have not had any current conversation with them about that issue.

We do need to go ahead and get your written permission to be able to access the septic field. This morning I noticed there is a red light flashing on the control panel and we would like to get someone to take a look and find out what the problem is with the system. I do not know how long that has been going on but it should be addressed.

Brandon Miller

On Mon, Nov 6, 2017 at 9:21 PM, Castlecomb <castlecomb@gmail.com> wrote:

Gents,

When we spoke today about the DR issue, I forgot to ask what is the status of the new HOA?

Has it achieved full membership? Do you anticipate it doing so? I know you may not be able to speak for the HOA, but maybe its directors could inform me of the status.

Best,

Corey ABEL  
Trustee

--  
**Brandon Miller**  
**Gold Star Safety**  
**(830) 377.5156**

*they have refused to communicate at all.*

From: Castlecomb castlecomb@gmail.com

Subject: Re: pump replacement

Date: March 1, 2018 at 12:26 PM

To: All American Septic Services allamericanjoe@gmail.com

Bcc: diamond kids muziceve@gmail.com, Amy Davis Amy.Davis@oag.texas.gov, Andrew Murr andrew.murr@house.texas.gov, bdavis002@stx.rr.com, c6h12o6@mindless.com, sharla scott xxsharlaxx@hotmail.com, Adriana Herrera a.herrera0343@gmail.com, paigemasseycoop@yahoo.com, Kimberly M. Lopez kmal\_2002@hotmail.com, Jason soth jasonsoth@yahoo.com, Brittany Weaver brittweaver25@yahoo.com, Al Francis bigalfishnut@yahoo.com, ellenlynch ellenlynch@windstream.net, JOYCE & ERNIE joycenerni@windstream.net, Bruce Kryzer bkryzer@yahoo.com, shannon Kelly Shannon.G.Kelly13@gmail.com, staceyellis68@outlook.com, Joe Kelly joe.kelly@suddenlink.net, Dianna Miller dnmmlr121@gmail.com, Stella Herrera sherrera53@yahoo.com, Jane Ragsdale jane@hohcamp.com, staceyellis1968@yahoo.com, Christy Bell christybell5263@gmail.com, kehinjc@live.com, Tom Moser tmoser@co.kerr.tx.us, Brandon Miller goldstarsafety1@gmail.com, Chris Lee c.lee5806@icloud.com, Christopher F. Lee Christopher.Lee@kerrvilletx.gov, Jerry Weaver jerrydweaver@yahoo.com, Clay Morehead clay.morehead@keg1llc.com, Rick Phipps rhipps@earthlink.net, Barrett bqguzardo@yahoo.com

Prior to this date, Joe Stewart (All American Septic) had visited the Castlecomb OSSF several times (as had some other companies that I was interviewing to replace Jose Barrientos). He assured me by phone that he could find no surfacing effluent and no nuisance conditions, but had outlined a little over \$10,000 of maintenance work that he advised should be done. He was paid \$900 for a year contract and \$5500 to start the work list. You can see that he estimates the work will take a matter of days, perhaps a week. He gave me no reason to believe that there was any looming major problem or failures.

The Trust requested Joe meet with County FHD officials, to let them know things were in hand, and getting done. When Stewart met with Tish Hulett (and maybe others) he was told to cease work, and told that "repairs are illegal." He had just informed them that he had opened lines for flushing and fixing any cracks he may find, as well as other items such as maintaining the electrical control box, and replacing a pump. Thus, with clear knowledge that lines were opened, Hulett ordered Stewart not to continue working. That, at least, is how Stewart repeatedly recounted the situation.

Joe was so upset that he said things about Hulett I couldn't possibly repeat. He expressed fear that she would take his license if he continued work. And, although he assured me he was negotiating with Tish Hulett to be allowed to get to work on the list — which was all perfectly legal, allowed under Ch 285 MAINTENANCE, he seriously feared Hulett and started to routinely resist demands that he work always because: 'Tish says I can't touch that'. For example, he wouldn't turn off a pump; he wouldn't check or adjust the timers (he later admitted he may have mis-adjusted a breaker); he wouldn't even replace an end cap until the TCEQ, at the urging of myself and my attorney, expressly ordered him to do it. That is the message he got from Hulett, and that is how he interpreted Hulett's words.

He got fired, as Barrientos had, to try and get Ken Munson. Munson did a good job at first, and got things under control quickly (confirming Stewart's view that it was a matter of a few days work). But then, as I have said elsewhere, Munson failed to order pumps.

Very Truly Yours,

Corey Abel

On Nov 5, 2015, at 10:17 AM, All American Septic Services <allamericanjoe@gmail.com> wrote:

We would be able to get on it Monday and will work at it through the week until we are finished the down payment would be around 5500.00 we would send a pay-pal invoice this works when the client is not in town and pay pal has its own security for you  
Thanks Joe

a few days work  
no emergency



From: **Castlecomb** castlecomb@gmail.com  
Subject: **Re: finalizing agreement**  
Date: **February 22, 2018 at 9:01 AM**  
To: Christopher.Lee@kerrvilletx.gov, **Chris Lee** c.lee5806@icloud.com



Chris,

I goofed and sent from my personal email, which as I have said to you and others, creates confusion. Please be sure to reply to [castlecomb@gmail.com](mailto:castlecomb@gmail.com)

Thanks,

Corey

On Feb 22, 2018, at 08:57, Corey Abel <[csabel@mac.com](mailto:csabel@mac.com)> wrote:

Dear Chris,

I have been reviewing the most recent draft agreement. My response has been delayed by a few factors. The holidays; my waiting for information from the "WSC" and "HOA" groups, only a little of which was ever forthcoming; my waiting to hear back from the AG's office, Amy Davis, about the TCEQs position in all this.

In the meantime I have continued to reflect how best to meet the aims I think we share.

I had a positive conversation with Amy Davis and Mary Smith in the middle of last week. I believe I can safely can report, without putting words in Ms. Davis' mouth, that she and the TCEQ are supportive; in fact, she seems interested in expediting the transfer. Ms. Davis and Ms. Smith said they would be getting back to me as soon as their busy schedules permit.

It seems to me that much of what we worked on was part of my effort to create an interim "operating agreement" but we have ended up, rather clumsily, going ahead with a verbal agreement in recognition of practical needs that have to be met. Meanwhile the time has ripened to go ahead with a final agreement.

To that end, I am trying to re-craft something more final.

The recently added land agreement section is a source of concern, because I can get no information about the WSC group's plans or needs. I suggest we simply strike it, and instead when (and if) the time comes, the WSC approaches as any buyer would do to acquire the needed land. Options on non-existent plans seem to me unduly complicated. I spoke (emailed) with Charlie Digges who relayed that Brandon Miller had had one conversation with him last October and no plans have been made.

The HOA section, which you know has been very troubling from its last-minute introduction more than two months into our negotiations, also strikes me as something that should be left entirely out of the transfer. I still doubt the legal feasibility of what is being proposed. I cannot even get any affirmation that an HOA exists, or is even in process of formation, outside of a paper filed with the State of Texas. Most importantly, to place Tobusch properties on Kensington Blvd. under the control of deed restrictions and an HOA may impair Tobusch LLC's ability to sell the property. This is a ship that sailed long ago. I do remain open to civil, respectful discussions with any owners in Castlecomb, but I cannot agree to include any "HOA" language, nor do I think any "HOA" can be recognized to exist at this time or any foreseeable time during which we close this negotiation and resolve these matters.

Please keep in mind that your attorney made the claim that the HOA section was "non-negotiable" AFTER he had lost his license to practice law, but was still representing himself as the representative of the HOA and WSC "directors." It is hard to fathom that you, having left the neighborhood, will insist on making the entire transfer of operations hinge on this extraneous issue, or that the TCEQ or District Attorney could make their agreements to drop charges and suits, etc. depend on this. It would be an abuse of process for either office to engage in this matter.

Finally, since you relayed to me recently by phone that the City of Kerrville can easily connect the water from Peterson Farm Road, it seems doubtful that the WSC needs to acquire the well at this point. Instead, I believe we should create a lease or wholesale agreement between the Trust (or a successor) and the WSC, at a price that would be consistent with the non-profit's goals of maintaining an affordable provision of services.

Very Sincerely,

Corey Abel



From: **Castlecomb** castlecomb@gmail.com  
Subject: Re: Water/Septic Monthly Fee  
Date: February 23, 2018 at 12:00  
To: **diamond kids** muziceve@gmail.com  
Cc: **Davis, Amy** Amy.Davis@oag.texas.gov, **Kilroy, Taylor** Taylor.Kilroy@puc.texas.gov, **Andrew Murr** andrew.murr@house.texas.gov  
Bcc: bdavis002@stx.rr.com, c6h12o6@mindless.com, **Betty Church** brownlow47@yahoo.com, **sharla scott** xxsharlaxx@hotmail.com, **Adriana Herrera** a.herrera0343@gmail.com, paigemasseycoop@yahoo.com, dcowden@satx.rr.com, **Kimberly M. Lopez** kmal\_2002@hotmail.com, **Jason soth** jasonsoth@yahoo.com, **Brittany Weaver** brittweaver25@yahoo.com, **Al Francis** bigatfishnut@yahoo.com, **ellenlynch** ellenlynch@windstream.net, **JOYCE & ERNIE** joycenemi@windstream.net, **Bruce Kryzer** bkryzer@yahoo.com, **shannon Kelly** Shannon.G.Kelly13@gmail.com, **Stacey Ellis** staceyellis68@outlook.com, **Joe Kelly** joe.kelly@suddenlink.net, **Dianna Miller** dnmmlr121@gmail.com, **Stella Herrera** sherrera53@yahoo.com, **Jane Ragsdale** jane@hohcamp.com, **staceyellis1968**@yahoo.com, **christybell5263**@gmail.com, **kehinjc**@live.com

Dear Ms. Maxson,

I have been nothing but honest. I understand you are frustrated and probably afraid. But I'm not the one writing about how funny this all is.

It was you, Rachel, who told me about the County Attorney and State representatives encouragement to you and others not to pay fees. Or have you forgotten about that?

What have I signed? Nothing. Has someone told you that I signed an agreement? That is simply not the case. Show me the paper with my signature. Any claim I have signed an agreement is absolute FRAUD. Ask whoever told you this for proof. Bring me a copy — you can't because it doesn't exist.

I was contacted by attorney William Spencer Hart, way back in late July. Slow, tedious negotiations have been underway. As I stated, the group tried to push for a deed restriction modification in the middle of it, and this caused big delays. Hart himself admitted to me he had a conflict of interest in this matter, and I have learned he is very close to the family of Barrett Guzardo. You might ask yourself whether Hart and his gang represent the neighborhood or themselves.

Hart was practicing law without a license for some time, which I can prove both by reference to the State Bar Association and the attorney's own words. By pointing this out, I am trying to help you and any homeowners who may be unsure if they should help pay the \$6,000 claimed, or accept these as part of the WSC's 'water rates'.

As I explained, there came to be a "put up or shut up" moment, when funds were absolutely so low that the electrical bill might really not be paid. At that moment, Chris Lee tried to play a game — well, we don't really have a signed agreement he said, so why should we do anything? But I called him and the others out — and CC'd several officials — saying, either pay or get to work. I pointed out that not only was the neighborhood at risk, but local merchants — Kerr Country Pump and others — were going to go unpaid.

You have no idea the "drama" that is really going on. I realize the neighborhood has suffered, but what I have told you is true. I never failed in my responsibilities, and Kerr County simply put a hit on this system — and on me. Yes, getting framed for a felony is being a kind of victim — specifically, having my legal, Constitutional and civil rights trampled — but I am not playing "poor little victim" at all. You have no idea what destruction this has caused in my life. And I'm actually one of your neighbors, not some outside alien, you know. I am aware that people like to call me and my family "dirty rich Jews," but you've never been that nasty, at least not openly.

Ask yourself why Kerr County officials maintain publicly that the system has no permit, but the TCEQ's Executive Director wrote a letter over a year and a half ago stating that it was operating within its historic permit and the permit should not be revoked. Why has that not been made public? Wouldn't it help if the entire community knew the system was operational and permitted? Wouldn't realtors' minds be put at ease? Wouldn't it allow the Trust or anyone else to hire someone to work on it? With the "no permit" claim being spread, in contradiction to what the TCEQ itself has said, a great deal of unnecessary grief has been caused for the community, and damage done to its reputation.

The Trust's ongoing deed restriction fees reflect that no agreement has been signed and as such, the system could end up back in the Trust's management. I don't want that, but it could happen. A major part of the agreement is to transfer the deed restriction fee arrears over to the water corporation, as I have no intention of taking people's money or double billing. It is simply necessary for now to maintain that someone has to pay somehow.

Thanks, as usual, for your candor. I am sorry you have been so mis-informed and this has led you to make these unjust attacks on me.

Truly,

Corey Abel  
Trustee



On Feb 23, 2018, at 10:52, diamond kids <muziceve@gmail.com> wrote:

Corey we don't respond because you are not honest about what you do. and you keep screwing over our entire community. We're tired of it. So no most of us aren't going to do anything to help you screw our neighbors over and pull the whole over people's eyes. You signed a letter agreeing to let us run the system as you were so neglectful for so many years, yet you refuse to stop billing us even when you signed the form to relinquish mngt of septic. So no, no no no!!! You seriously are so wrong here. I won't help you with anything. Your not willing to meet anyone halfway and you won't take responsibility for your lack of management. Now you want to start a bunch of drama. It is almost comical ...actually.. because you screwed our community yet you think you can keep doing it and you seem to have yourself convinced that your the poor little victim. News flash!! You're not the victim here! I hope our neighbors see through your scheming ways.

*more like personal attacks*

On Feb 23, 2018 11:23 AM, "Castlecomb" <castlecomb@gmail.com> wrote:

Dear Homeowners:

Below is a follow up on the matter of the HOA/WSC getting the backing of Tom Moser to pay fees to a homeowner group headed by Chris Lee. See forwarded message at bottom.

The (sham) HOA includes — Mr. Phipps, Mr. Morehead, and Mr. Guzardo. It exists only on paper, based on all knowledge I have. The "WSC" (water supply corporation) also exists only on paper, and its officers are Brandon Miller, Chris Lee (no longer an owner in Castlecomb), and Jerry Weaver. This is based on State filings and comments made by both the group members and their former attorney.

Mr. Moser is unfortunately confused about the facts when he states to Ms. Adrianna Herrera that Chris Lee is the head of the "HOA." And he is mistaken to say that the WSC are the "legal people to pay."

While the Trust has been attempting to negotiate with the WSC, it does not own the systems. <sup>WSC</sup> It does not possess a CCN. And it does not have an approved water or sewer tariff with the Public Utility Commission. As such, it has no legal right to charge for services. I will be sending more soon on the recent letter you received from this group and their demands for payment of legal fees they have incurred, and other issues raised in the letter. They refused to share the letter with me, even when I requested a copy, but several other homeowners did bring up to me. Please feel free to communicate with me, and ignore Mr. Phipp's threats about being "leaks." The cloak and dagger stuff really gets us nowhere.

Again, you will be getting more detailed updates from me soon, but I can say here that a major delay and stumbling block in our negotiations has been the HOA/WSC's demand to include the "Kensington homes" owned by Tobusch LLC under the Castlecomb Deed Restrictions. I have resisted that idea, since it would reverse a long-ago settled legal matter, and violate the Court's decision on modulars in Castlecomb. It has been unfortunate to have the transfer discussion derailed and sidetracked by this demand, but I believe I have succeeded in putting it to rest. The "HOA" seems mainly to have been created in order to allow Mr. Morehead and Phipps to wage their ongoing war against my family.

A short time back, when electric bills were about to go unpaid, resulting in a complete "crash" of the systems, the WSC members did respond to my pressure to either pay fees and encourage others to do so — or else get involved in maintaining the systems. They chose to get involved in maintaining the systems, and for this I am genuinely appreciative. As I have long said, it requires money and effort to maintain these systems. I have never understood how people have imagined that refusing to pay deed restriction fees would help the situation in any way. I have also been dismayed to hear from some residents that County and State level representatives actively encouraged people not to pay their deed restriction fees going back at least a year and a half, if not longer.

Now, rather hypocritically, Mr. Moser is telling people to pay an illegally operating "WSC." Frankly, despite the WSC group's dubious legal standing, I agree the systems need to be maintained. And I hope this group can establish itself legally and we all move forward constructively.

I can't describe the frustration of inviting homeowners for years to discuss any issues of concern, and to chart a way to move forward, only to have a barrage of unethical and even illegal attacks from the County, be framed for a felony, and then have this discussion under these conditions.

Very Truly,

Corey Abel  
Trustee  
Castlecomb Trust

| Begin forwarded message:



From: **Castlecomb** castlecomb@gmail.com

Subject: **Re: Castlecomb**

Date: **June 20, 2017 at 14:24**

To: **Chris Lee** c.lee5806@icloud.com

Cc: **Alvin & Carol Francis** niczak@windstream.net, **Barrett Guzardo** bbguzardo@yahoo.com, bdavis002@stx.rr.com, **Brandon Miller** goldstarsafety1@gmail.com, **Brittany Weaver** brittweaver25@yahoo.com, **Clay Morehead** clay.morehead@keg1llc.com, **Donna** Medbilling12@gmail.com, **Ima Kryzer** bkryzer@yahoo.com, **Jerry Weaver** jerrydweaver@yahoo.com, **Joyce & Ernie Rodrick** joycenerni@twc.com, **Kimberly Lopez** kmal\_2002@hotmail.com, **Pat Croft** patcroft@gmail.com, **Rachel Maxson** muziceve@gmail.com, **Rick Phipps** rphipps@earthlink.net, **Stacey Ellis** staceyellis68@outlook.com, **Alan Soth** Alan@max-air.com

Dear Mr. Lee, et. al.,

I dispute your characterization of my management of the water and septic system, and also dispute that you have suffered damages. Notwithstanding our disagreement on the above points, the existence of legal allegations involving the Trust does not provide you a waiver of your legal obligation to pay maintenance fees, as specified in your deed restrictions. Further, as the manager of the systems that serve your home, I will have to correspond with you as needed to perform my function.

Very Best,

Corey Abel  
Trustee  
Castlecomb Trust

On May 26, 2017, at 12:03, Chris Lee <c.lee5806@icloud.com> wrote:

Dear Mr. Able:

I find both of your e-mailed letters of May 22 and May 26, 2017 to be most disturbing. Your previous management of the water and sewer system has cost the TCEQ over \$125,000 to correct and has caused tremendous discomfort, stress and damages to me and my family. Before I would feel comfortable sending any funds to you, I would have to know that you are no longer involved in legal proceedings with the TCEQ, the Kerr County District Attorney's office and the Office of the Attorney General of Texas.

You are hereby warned not to send any more correspondence or otherwise attempt to communicate with me until all pending legal matters between you, the TCEQ and the Kerr County District Attorney have been resolved.

Sincerely,

Chris Lee

From: **Corey Abel** [cabel@ymail.com](mailto:cabel@ymail.com)  
Subject: **neighborhood representation**  
Date: **May 26, 2017 at 11:41**  
To: **Castlecomb** [castlecomb@gmail.com](mailto:castlecomb@gmail.com)



Greetings, Homeowners/Residents

A serious question has arisen regarding who in the neighborhood is or is not represented by a group led by Chris Lee and Attorney Spencer Hart. This group has tried to pursue a plan formed with the District Attorney's Office that would have all charges/suits against me dropped if I agreed to give up land — first, to the City of Kerrville, and later when the City declined to be a part of it, to a group of homeowners led by Mr. Lee.

I therefore request that you to respond to the following brief set of questions. Please answer "yes" or "no" to each question in reply to this email.

1. Are you legally represented by Mr. William Spencer Hart?
2. Do you acknowledge that Mr. Christopher (Chris) Lee speaks on your behalf?
3. Do you believe that Mr. Chris Lee speaks on behalf of the neighborhood?

4. Are you aware of and have you seen the "Memorandum of Understanding" dated March 27, 2017? It was signed by: Chris Lee, Brittany Weaver, Clay Morehead, Alan Soth, Brandon and Dianna Miller (signed separately), Barrett Guzardo, Stacey Ellis, Bruce and Lorena Keyzer, Kim Lopez (signed twice), Ernest and Joyce Roddick (signed twice), Karen Dove, Rick Phipps and Stella Herrera, Adrianna Herrera, Shannon Kelly, and Pat and Walker Croft.

The "Memorandum" states, among other things, that all property owners who receive water and sewer service shall be members of a new corporation. However, the corporation only lists three individuals as directors: Chris Lee, Jerry Weaver, and Brandon Miller. Therefore:

5. Do you consider yourself to be a member, part-owner, or otherwise legally connected to a new corporation?

Finally, this is not a yes/no question, but a request for clarification of an important issue:

6. Has Mr. Chris Lee, his attorney Spencer Hart, or any other individual recommended, advised, or encouraged you in any way to suspend maintenance fee payments (if you are among those not paying)? Has any public official encouraged you to suspend payments?

Thank you for taking the few minutes to answer these vital questions by reply to this email. Your cooperation is greatly appreciated.

Very Truly Yours,

Corey Abel  
Trustee

**EXHIBIT P**

**STEWART'S REFUSAL TO WORK UNTIL ORDERED BY TCEQ**

me. One said further, when I've had that type of situation, I've never had problems with the County'.

Just more evidence, if any was needed, that we're being singled out.

CSA

Sent.

On Feb 19, 2016, at 07:52, Jimmy Alan Hall <jahall@fbjah.com> wrote:

I just talked to Joe Stewart. He was busy on other projects in locations without cell service.

I told him that the TCEQ/State has authorized the Trust (him as agent) to put the cap on the 4 inch line, shut off Field No. 4, and pump the green stuff (incorrectly called "sewage") out of the unnamed tributary.

I told him that the TCEQ has "taken over jurisdiction," and if the County confronts him that Joe is to tell the County person that the TCEQ has authorized and directed this work as authorized through the attorney for the Castlecomb Trust.

I also informed him that Corey had been trying to find someone to do this work, especially the pumping. Joe said he would get on "it right away" including getting ahold of his "guy" who pumps and get back to me the his guy's proposal.

Comments?

### Jimmy Alan Hall

Attorney and Counselor at Law

Jimmy Alan Hall, PLLC

4600 Mueller Boulevard, Suite 2121

Austin, Texas 78723-3372

[jahall@fbjah.com](mailto:jahall@fbjah.com)

Skype ID: ChiefBuffalo

Telephone: 512.722.3190

Facsimile: 512.857.9195

<image003.png>

Connecting with People <sup>SM</sup>

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Re: Joe Stewart's refusal to work & the need of the TCEQ to compel him to do basic legal & common sense maintenance (we can't say "repairs")

**EXHIBIT Q**

**COMMUNITY INTERFERENCE ON WATER SAMPLE COLLECTION FOR UGRA**



Corey -

Texas Commission on Environmental Quality Lead and Copper  
Program Homeowner Tap Sample Collection Procedures

I've been advised to NOT  
help you. You have billed me  
for over \$3,500 in "water  
septic fees". Yet you have  
NOT been maintaining  
ANYTHING. You

Bills

if you have questions regarding these instructions



From: **diamond kids** <muziceve@gmail.com>  
Subject: **Re: Lead and Copper sample**  
Date: **August 2, 2017 at 09:56**  
To: **Castlecomb** <castlecomb@gmail.com>

I am not providing you with a sample or any info on who I received counsel from. TCEQ is welcome to contact me if they need samples and at this point even they must provide me with legitimate credentials of whomever they send for samples. I am not an ignorant woman. I know how to contact tceq and puc and the county. I was provided information that contradicts your claim.

If you trespass on my property again I will call the sherriffs dept. I assure you our community is observing and documenting these observations so be wise and don't try to get your own sample from my property as you do not have my consent. I will not respond to any further emails as you are involved in a lawsuit and it's not in mine or my families best interest to have any interactions with you. Please respect this official request to not contact me again or step foot on my property.

Thank you,  
Rachael

On Aug 1, 2017 6:46 PM, "Castlecomb" <castlecomb@gmail.com> wrote:  
Dear Rachel,

I received your note about being advised not to help me collect TCEQ required samples, and fear there may have been some misunderstanding. I can assure you that there is nothing wrong about filling up a water bottle for this sample. Doing so doesn't help me; rather it helps the subdivision maintain compliance, and thus helps everyone out there

If you would reconsider, I could redeliver the bottle and one-page form; in fact, I can help you fill out the form.

would you please let me know who advised you not to help me with this task? If you feel uncomfortable addressing the concern to me, you may wish to contact Representative Murr or Commissioner Moser, both CC'd here

Very Best,

Corey Abel  
Trustee

From: **diamond kids** muziceve@gmail.com  
Subject: Re: TCEQ required Lead and Copper Sampling; every three years  
Date: August 3, 2017 at 11:55  
To: Castlecomb coreysabel@gmail.com  
Cc: Andrew.Murr@house.texas.gov, nshepherd@ugra.org, castlecomb@gmail.com, abryant@ugra.org

First of all, corey abel, told me when you came to my door that it was supposed to be done every TWO yrs and you were behind. Secondly, tceq investigator in SA clarified that they knew nothing of you making this request. PUC informed us that you were trying to get certified as you are not and have been fraudulently billing all these families for services you did NOT actually provide or hire anyone to provide, hence tceq spending \$140,000 to clean up the septic that you abandoned for at least the past two yrs...likely more. *false*

Neighbors, would you continue to pay your trash or electric bill if no one ever picked up your trash or you had no electricity?? That is what's happened here!! This is not the first time this man has been sued for neglecting the septic all the while expecting all of us to continue to pay him. This is a pattern and neighbors you must protect yourselves. If ya'll, my neighbors, need documentation to help pull the wool off your eyes let me know. There's several upstanding folks with good integrity who will be very supportive in this matter.

Kind regards,  
Rachael

On Aug 3, 2017 10:55 AM, "Castlecomb" <coreysabel@gmail.com> wrote:  
Dear All;

If you are on this email list, it is because your homes are on the TCEQ list of ten approved sampling sites for Lead and Copper sampling that occurs every three years. Doing this sample helps the water system remain compliant with state regulations.

The UGRA provides bottles to owners and/or operators, and the sampling is a simple procedure to fill a bottle with water from a tap inside your home.

I have already met a few of you in person and received three samples. If you have already provided a sample, thank you very much! Your cooperation is appreciated and helps everyone in the neighborhood continue to have a compliant water system.

If you have already declined to provide a sample, thank you for at least considering it.

At this time, I need two additional samples, although one sample may be provided by another owner I met with in person. Who on this list would be willing to provide a sample?

Only households from this list can participate, because the list is set and determined by the TCEQ. I can't just "go somewhere else," so I am asking you to agree to cooperate in this effort.

If you have questions you can ask me, or direct an inquiry to the UGRA, which runs the sampling program for the TCEQ  
Contact: Amy Bryant: [abryant@ugra.org](mailto:abryant@ugra.org), or her colleague Nicole Sheppard, [nshepherd@ugra.org](mailto:nshepherd@ugra.org); Tel: (817) 896-5445

Thank you for your time. I can drop a sample bottle and instructions off at your house any time today or this evening.

Sincerely,

Corey Abel  
Trustee

com **Castlecomb** Castlecomb Equal.com  
Subject: **Castlecomb Lead and Copper Samples**  
Date: **August 4, 2017 at 10:17 AM**  
To: **andy@equal.com**  
Cc: **andy@equal.com, Andrew Minter, David L. Abel**

Dear Ms. Bryant,

As I described earlier this week, I have run into a problem of non-cooperative homeowners at Castlecomb, in my effort to collect water samples for the Lead and Copper testing

I have managed to get three samples of the needed five.

- One lady (Rachel Maxson, whose diatribes you have seen) refuses to cooperate after initially agreeing, because she has been advised by someone in the neighborhood not to help me. She will not say who gave her this advice to obstruct my compliance effort.
- Another (Brandon Miller) agreed to do a sample, but has not, and still holds the bottle and the signature sheet.
- I have contacted all others on the approved site list by email to see if any would cooperate and have received ZERO responses.

The homeowners appear not to appreciate what their obstruction means in terms of the system's compliance, or how non-compliance will affect them all, and rather see this as a battle between them and me.

Whom may I address at the TCEQ to (a) get help dealing with non-cooperating homeowners, and (b) apply for an extension of time to collect the samples?

I intend to ask both my water service company, Kerr Country Pump; and Greg Grinnan, to help in this, but the sampling may still run into problems, or end up being late.

Best,

Corey Abel  
Trustee

From: bdavis002@stx.rr.com  
Subject: Re: Lead and Copper Sampling; TCEQ routine requirement  
Date: August 8, 2017 at 15:08  
To: Castlecomb castlecomb@gmail.com

B

11 They have never been to use my house for samples,  
because I have reverse osmosis.  
Brenda Davis

--- Castlecomb <castlecomb@gmail.com> wrote:  
Dear Brenda,

Thank you for this note. It is indeed routine testing, and has been done for years, along with a host of other testing and regulatory requirements.

I cannot understand either why some would refuse. What troubles me even more, as I mentioned, is that one lady said she had been 'advised' and 'counseled' not to help. I have discussed this interference with Andrew Murr's Director, Kellie Early, as well as with the UGRA. Neither offered any solution or advice. I have a contact at the TCEQ water supply division whom I intend to contact later today or tomorrow. My water maintenance company is going to try to complete and collect the two remaining samples.

I wish your home were on the 'approved sample sites' list, but it isn't.

Best,

Corey Abel  
Trustee

On Aug 8, 2017, at 07:56, <bdavis002@stx.rr.com> <bdavis002@stx.rr.com> wrote:

Corey,

I have lived in Castlecomb for over 11 years. These samplings have been done the whole time I have lived here. After the samplings were collected and the test completed, the homeowners would be given a copy of the results.

I don't understand why anyone would be upset to have their water tested.

I want to know that our water is safe.

I appreciate the fact that this testing is done for our safety.

Thank you for letting us know that this testing is being done again.

Brenda Davis

--- Castlecomb <coreysabel@gmail.com> wrote:

Dear All:

Earlier this week, I began to work on a small job taking water samples to help the water system operator save costs. Since I am in town, I visited several homes to collect water samples. I was able to collect three of the needed five. Some people had concerns about what this is, or whether they should do it.

It is a routine monitoring that happens every three years. In the past, my water system operators have done it, but since I was in town, I took it on this week. The reason I visited, and have also written to a certain group of homeowners is that the TCEQ provides a list of approved "sampling sites." I do not control that list. For the rest of you, there is nothing to do, and I cannot use your home as a site even if you volunteered. For everyone, getting these samples done helps the system remain compliant.

I was disheartened to hear from one woman that she had been advised by someone not to cooperate with this process. I can assure you there is nothing wrong with this sampling. To the contrary, by doing it we will be following state regulations.

Thanks for your time.

Sincerely,

Corey Abel  
Trustee



**EXHIBIT R**

**GOVERNMENT INTERFERENCE**

From: diamond kids muzicevo@gmail.com  
Subject: Re: Cumulative P&Ls and PUC's support of deed restriction fees  
Date: August 11, 2017 at 07:39  
To: Castlecomb castlecomb@gmail.com  
Cc: Ima Kryzer bkryzer@yahoo.com, c6h12o6@mindless.com, shannon Kelly Shannon G.Kelly13@gmail.com, Clay Morehead claymorehead@keg11le.com, Al Francis bigallishnut@yahoo.com, Jason soth jasonsoth@yahoo.com, Kimberly M. Lopez kmal\_2002@hotmail.com, Brittany Weaver brittweaver25@yahoo.com, staceyellis1968@yahoo.com, ellenlynych ellenlynych@windstream.net, dcowden@satx.rr.com, JOYCE & ERNIE joycenerni@windstream.net, Jane Ragsdale jane@hohcamp.com, paigemasseycoop@yahoo.com, Adriana Herrera a.herrera0343@gmail.com, hdavis002@stx.rr.com, Stella Herrera sherrera53@yahoo.com, Joe Kelly joe.kelly@suddenlink.net, andrew.murr@house.texas.gov, sharla scott xxsharlaxx@hotmail.com, Betty Church brownlow47@yahoo.com, harder@kfc.com, Dianna Miller dnmiller121@gmail.com

govt  
interference

When you abandoned the system and tceq had to clean up your mess, the deed restrictions became null and void as told to us by the county attorney at the city meeting. And anyone can create a spreadsheet with numbers on it, it means nothing. Maybe copies of castlecomb bank statements that have legitimate info that's not fabricated would be taken more seriously. But I can bet you wouldn't dare provide them. I'm sure such financial statements would be incriminating. We're aware that there's bad business out in the world even in our city however if we can mng this ourselves we can watch and hold businesses accountable ...not living hundreds of miles away without adequate accountability and integrity.

On Aug 10, 2017 4:02 PM, "Castlecomb" <castlecomb@gmail.com> wrote:

Dear Homeowners and Residents:

There has been a lot of misinformation added on top of your legitimate concerns about the septic system.

This recently came home to me forcefully when a lady in the neighborhood responded to my comment that I care very much about the neighborhood by saying, "Sure, it's your livelihood."

That is most definitely not why I care, because this has been contrary to my livelihood for a long time. I have not collected payments for my work, and I have made no profits or returns. In the three years out of the last nine when there was a small amount in the black, I simply rolled that over and preserved it for future use for maintenance. I care because I care about people, and I have a strong sentimental attachment to this neighborhood, even though neither I nor my father have been active developers since around 1988. I would also have to have more than a few screws loose to place my own properties in jeopardy. I've injected around \$40,000 to cover losses and shortfalls, and fund major repairs.

The story of how and why the septic had to be abandoned is something I should have shared with you some time ago, and I will be sending you updates and documentation on that. But be aware that I was doing everything humanly possible to get maintenance done. Forces beyond my control, including non-payers causing severe budgetary constraints; Kerr County EHD's telling my maintenance provider to stop work just after he informed them he had opened lines to flush and clean them; and another maintenance provider's telling me for weeks that he had ordered pumps only for me to find out this was not true. And when I called him on this, he simply quit. He later defamed me in remarks made to Rick Phipps and spread by Mr. Phipps in Commissioner's Court last June. I never tried to order pumps from Home Depot for \$800. I did yell harshly at Mr. Ken Munson for his dawdling in securing pumps and sarcastically said "I CAN'T just go get pumps at the hardware store. I need you to get this done now!" I don't recall if I mentioned Home Depot or not. If you find yourselves running the system in the future, you'll have jerk-off providers to deal with sometimes, and may God keep you from sarcastic outbursts. They can get thrown back at you in the form of defamation.

An issue of immediate concern to all is that some residents have made complaints to the Public Utility Commission, in an effort to find a basis to nullify their obligations under the deed restrictions. The PUC has found that Castlecomb needs to apply for a CCN. As I have already informed you, Castlecomb is doing so. But the PUC has NO AUTHORITY over deed restrictions, has stated that it has no authority, and stated that Mr. Guzardo and Mr. Kryzer, and by extension everyone else, should pay for services rendered. Relevant documents are attached.

Very Best,

Corey Abel  
Trustee  
Castlecomb Trust

PS — It shouldn't take you three guesses to figure out who covered all those shortfalls.

From: **Castlecomb** castlecomb@gmail.com  
Subject: Re: your invoices  
Date: December 18, 2017 at 15:33  
To: **diamond kids** muziceve@gmail.com

Dear Rachel,

I tried to reply to this on November 29, and again with a different note on Dec 12th. Not sure if you received those or not.

Could I ask you to please call me directly if you have any questions, at 303-394-3026. Home number, landline. It is sometimes easier to talk directly than send emails back and forth.

Also, I would really appreciate it if you sent me a copy of any letters you have received from the water supply group or the HOA group. We were to make a joint announcement when the time was right, but we have not finalized our agreement just yet. Hopefully soon.

Thanks much,

Corey Abel  
Trustee

government  
interference

On Nov 27, 2017, at 08:14, diamond kids <muziceve@gmail.com> wrote:

Cory, I have reached out to the people in charge of the new homeowners club but have not yet heard back. I am so confused by this whole ordeal. They said I am supposed to start paying them in november but you also sent a bill which is insane. I will not pay two providers and I am so tired of going back and forth between ya'll. I only stopped paying you as advised by the other people in the community at and the district government officials who met with us back in 2016. I didn't have an issue with you really until the government told me you were taking money from us but weren't maintaining the septic. I obviously can't dole out thousands of dollars and I don't think your invoice amounts are accurate. Yes I have struggled over the years to meet every fee but then I would get caught up but when this crap started with all of ya'll I went with the majority because there was NO security provided by you or your trust. If I have to pay a balance to you from the last year then I would appreciate you reconsidering your amounts and discontinuing your current bills for november and moving forward. it is not possible to pay out 300 a month for freaking water and sewer that is so wrong and any person with even an ounce of integrity would know that. You know very well that you made huge mistakes in how you managed this communities septic and I think that it would be reasonable for you to reduce what you are claiming we owe you. You did not service us properly and I can't afford to pay both. Perhaps you could offer the same grace you so badly wanted from us all these years. just a thought. My husband is a professional painter, perhaps we could work off some of what is owed. I am not entirely sure that we should even offer that, again I haven't heard from anyone about anything other than everyone just wants money with little to no real explanation or proof of services. I am sure you are frustrated as well but I worked hard as a single parent to buy our home and I sure don't want to lose everything because this community and local government and your trust have waged a war with each other. Who the heck were the rest of us really supposed to listen to. The government was clear that you were failing us and still taking our money, the community collectively chose to stop paying or at least that is what we were told. Yet according to you I owe some ridiculous \$3,000?!?!?! this feels hopeless.

Thanks,

Rachael Maxson

false &  
defamation

still accepts  
dead  
retention  
are means  
are owed.

\*  
govt.

**From:** Adriana Herrera <a.herrera0343@gmail.com>

**Subject:** Water/Septic Monthly Fee

**Date:** February 15, 2018 at 18:20:25 MST

**To:** Castlecomb <castlecomb@gmail.com>

Mr. Corey Abel I talked to the Kerr County Commissioner Tom Mouser in Kerrville and he says to talk to Chris Lee that he is the Castlecomb Home Owners Association And that they are in charge of the water/sewer and the home owners association So I am paying them. Please solve your problems with Chris Lee. They are the legal people to pay This is the last email I am sending you. And I am real happy to solve this water bill problem



From: Chris Lee c.lee5806@icloud.com  
Subject: Re: New Fee  
Date: January 27, 2016 at 9:55 AM  
To: Castlecomb castlecomb@gmail.com



On a different note, What is the asking price for the property on the corner of Kensington and Oxford. If I understand correctly it is for sale but no house can be placed on it or it can't be hooked into the sewer system. I would be interested if the price was right as a place to park my RV. It would not require water or a sewer tap.

Thanks

Sent from my iPhone

On Jan 20, 2016, at 11:25 AM, Castlecomb <castlecomb@gmail.com> wrote:

Dear Chris,

1. The OSSF has been maintained properly.

2. Like any physical system there is wear and tear, parts that need maintenance, repair, replacement. This is what we are doing. Why Kerr County has chosen to be extremely aggressive with us is something I do not understand. Of the hundreds of septic systems in Kerr County ours seems to be the only one that excites their interest to this degree. Our previous maintenance company, which was taken from the County's list of approved and licensed providers (and actually recommended by the then County Attorney), was not getting the job done sufficiently, so we changed. The new company is also fully licensed, of course. At the same time, Kerr County has come down on us with complaints. I do not know what "under enforcement" means, but I do know that both Kerr County Environmental Dept and the County Attorney's office have in the past engaged in a war of loose language bordering on libelous and abusive of their office. To use a phrase like that seems calculated to give you the worst possible impression, while perhaps allowing them to say something that is technically true but not terribly relevant. They have told others recently that the system is "leaking sewage" which is manifestly false, which they must understand if they are competent in the execution of their duties, and potentially seriously damaging to our material interests.

3. The fees could have been raised more aggressively and sooner, which might actually have been better. Had we done so, we might have heard complaints of, "why are you raising fees when there is nothing wrong with the system." It seems we can't win. The simple fact of the matter is that we need to raise fees to continue running the system.

4. Some of the problems are due to third parties possibly having driven over the some parts of the fields, which does not have anything to do with maintenance. We are not sure if we can discover who was responsible, and we are looking into adding fencing around the 3 acres of fields.

I hope this helps clarify. I really do understand and sympathize with your concerns, and we are doing our best to keep things running.

Sincerely,

Corey Abel  
Trustee

On Jan 20, 2016, at 10:00 AM, Chris Lee <c.lee5806@icloud.com> wrote:

Cory,

So not to take face value of everything I am being told, I went to Kerr County Environmental Health today to do an open records request in regards to the septic system. They told me that they could not give me any information without it going through the county attorney first because it is under enforcement. So I guess my question is, why is it under enforcement if everything is running smoothly and properly? I am not in anyway trying to put one against the other but am merely looking for some transparency in this situation.

Sent from my iPhone

On Jan 19, 2016, at 3:25 PM, Castlecomb <castlecomb@gmail.com> wrote:

Dear Chris,

I understand your concerns and we are working to ensure all is running properly and smoothly. I do know that the Kerr County Environmental Health Dept. has had a bad habit of mis-reporting certain information as it applies to our situation, so I would hope you take caution about any info you may receive from them. Your statement below contains several inaccuracies which I won't take on point-by-point at this time, and which appear to be the result of Kerr County spreading mistaken information. It appears that Kerr County thinks it is appropriate to indict, try, and convict a landowner and citizen in the domain of opinion without any due process. I regard that as reckless, tyrannical, and possibly illegal conduct on their part.

*\* interest in Tobusch LLC property*

*false claims from KCEHD - impairing Tobusch LLC ability to sell +/or enjoy property.*



As to our rate increase coming up in February, we have eked by another year with no profit, and look forward to additional expenses in maintenance and compliance. We've strained to ensure that the increase is as modest as possible.

Best,

Corey Abel  
Trustee

On Jan 19, 2016, at 1:27 PM, Chris Lee <c.lee5806@icloud.com> wrote:

To whom it may concern,

My biggest concern is that Kerr County Environmental Health is telling me that the system is an Environmental Health Hazard, and is not being maintained in compliance with State and Kerr county regulations. If an extra cost is being assessed to maintain the system, then my question is has it been maintained in the first place. What steps are being taken to repair the system. What steps are being taken to help maintain my investment in the property I just purchased. I have great concerns over this issue and do not think an increase is warranted based on the fact that the system is failing. You an reply to this email with your response.

Thanks,

Chris Lee

govt. interference

false claims

it wasn't  
and still isn't

Lee becomes  
an activist —  
also interested in  
property acquisition

From: bdavis002@stx.rr.com  
Subject: Re: Update for Owners and Residents;  
Date: May 23, 2017 at 08:23  
To: Castlecomb castlecomb@gmail.com

B

Corey,

From whom did you receive this "Memo of Understanding"?

Which residents signed this memo?

Most residents know nothing about this memo.

- I need to see a copy of this memo and see a copy of
- TCEQ's written statement that the system is operational.
- This type of information should not be withheld from the residents of Castlecomb.
- I and many of residents HAVE NOT given Chris Lee the legal right speak on our behalf. He has NO legal right or authorization to make any statements, repairs involving Castlecomb and then imply that every resident agrees with what he is doing. THIS IS NOT THE CASE.
- He does NOT have the legal right to do anything!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!
- and does not have the right to make statements on my behalf.
- Andrew Murr sent a memo to all Castlecomb residents stating that you had filed to abandon the system and you were no longer operating or maintaining the system.

WSC group - not representative.

I have always paid my invoices for the water and septic, and have always paid them early.

With no communications from TCEQ, the county, or you the residents of Castlecomb are left in the dark. After receiving Andrew Murr memo everyone assumed, (because no one is communicating with us) that you had abandoned the system and NO payments should be made!!!!!!!!!!

accepts lead  
restriction fees  
for maintenance

I look forward to your response to this e-mail.

Brenda Davis

--- Castlecomb <castlecomb@gmail.com> wrote:

Dear All:

Please read the attached letter. It provides some important updates and information.

Thank you,

Corey Abel  
Trustee

govt. interference  
Rep. Murr letter → NO  
payments

EXHIBIT S  
SEPTIC ESTIMATE

EXHIBIT S

SEPTIC ESTIMATE

# SOUTH TEXAS WASTEWATER TREATMENT

Authorized JET Distributor - Home and Commercial - Engineering Services  
P O Box 1284 Boerne, Texas 78006 • 830-249-8098 or 1-800-86-WASTE. www.stwastewater.com

## ESTIMATE

28 September 2017

Castlecomb Estates  
Kerrville, TX

Re: 9,000 gpd Series 3000 MBBR Jet Plant

### ESTIMATE FOR A JET SERIES 3000 (9,000 GPD) MBBR WASTEWATER TREATMENT PLANT WITH FLOW EQUALIZATION

The breakdown includes:

Jet 9,000 gpd MBBR package plant:

- Castings (29 castings)
- 5 lps side hill screen
- Delivery
- Crane to unload tanks
- Basic Equipment Package
- Stand-by Equipment
- Freight charges

Labor to assemble plant on-site

Dig and prepare tank hole (50'x14'x12' deep)

Tank pad in bottom of hole (49'x13'4"x6")

Equalization Tank: (10,500 gal)

- 10 Castings
- Delivery and Setting
- Blower with Motor
- Excavation and Backfill
- 2 ea ME-4011a effluent pumps
- Wiring and float switches

Aerated Sludge Holding (3,500 gallons)

- Castings (included in equalization)
- Delivery and Setting
- Excavating and Backfill
- 1 ea. Meyers S25 decanting pump

Duplex PLC based controller

Total Estimate

\$ 256,177.30



**EXHIBIT T**

**AERIAL PHOTO OF CASTLECOMB AND KENSINGTON SUBDIVISIONS**



W 22





EXHIBIT U

KERR COUNTY ATTORNEY ILSE BAIEY'S PLAN TO ADD FIVE HOUSES  
ALONG KENSINGTON IN ORDER TO PAY PATRICK MAGUIRE'S JUDGMENT  
AND SETTEL COUNTY LAWSUIT

19 December 2007: Meeting between County and Jackson, Arlitt: Both Jackson and Arlitt report that meeting went very well. There are a set of demands that we meet in the process. Bailey suggests not three, BUT FIVE lots - in order to help her "good friend" Pat Maguire get his settlement in the old HOA case.

On 12/19/07 6:35 PM, "David L. Jackson" <djackson@kjc.com> wrote:

Kristi and I met with the county attorney and the meeting went very well. The issues and outline of settlement are as follows:

1. Replat into phase I with homeowner approval and continue connections with current water and sewer system.
2. First go to homeowners and get their approval to settlement.
3. Second go to county commissioners court and get their approval of settlement and get variance / compliance order that sewer system and replat area will be permitted.
4. Then replat and settle with replat to maybe be 5 lots along street with compliance with city and county rules
5. Part of settlement will be resolution of the Pat Maguire claim and it was discussed that maybe that claim could be resolved by transfer of Lot(s) to Maguire and perhaps new lots should be considered.

The next step if you agree is to get with the homeowners as to their approval and we can discuss with Kristi how that could be done. We do not have a time deadline but I did commit to tell the county attorney every couple of weeks what we are doing and how things are going. The key is the homeowner approval and payment of Maguire.

David L. Jackson  
Wallace & Jackson, PC  
820 Main Street, Suite 100  
Kerrville, Texas 78028  
Telephone: (830) 896-3811  
Telecopier: (830) 257-6119



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David L. Jackson  
Wallace & Jackson, PC  
820 Main Street, Suite 100  
Kerrville, Texas 78028  
Telephone: (830) 896-3811  
Telecopier: (830) 257-6119

From: David L. Jackson <djackson@ktc.com>

Subject: RE: County

Date: December 19, 2007 1:18:58 PM MST

To: Corey Abel <csabel123@msn.com>

Reply-To: David L. Jackson <djackson@ktc.com>

Kristi will address the Maguire matter and is calling them.

We are not sure if the vote is unanimous or majority and Kristi is reviewing that issue. We think it may depend upon the provisions of the restrictions.

Five lots came from county atty and was to finish off Kensington and to have lots for Maguire.