

Ritzen, Brenda

From: Ritzen, Brenda
Sent: Wednesday, June 26, 2019 8:52 AM
To: 'Virginia Edwards'
Subject: FW: 106243
Attachments: Pages from 106243.pdf

Virginia,

See attached design submitted to our office 11/22/17, which shows 4 ft. wide excavations. For 6 ft. wide excavations, 2 pipes are required in each trench. Be advised a final inspection has not been completed and the License to Operate has not been issued.

Thank you,

Brenda Ritzen, OS0007722
Environmental Health Coordinator
Comal County Engineers Office
195 David Jonas Drive
New Braunfels, Texas 78132
830-608-2090
www.cceo.org

From: Hernandez, Sandra <[REDACTED]>
Sent: Wednesday, June 26, 2019 8:28 AM
To: Ritzen, Brenda <[REDACTED]>
Subject: FW: 106243

From: Virginia Edwards <[REDACTED]>
Sent: Tuesday, June 25, 2019 3:56 PM
To: Hernandez, Sandra <[REDACTED]>
Subject: Re: 106243

Thanks--I just noticed you had already mailed me the design with Brenda's letter. Sorry. Cruz Aguinana put that in and I (and he) thought it passed final inspection. It is 1236 square feet of drain field--I think Brenda forgot to calculate the sidewall absorption. The excavations were 6' x 50' on the bottom, but they also had 2' x 50' of sidewall absorption on each side, which was 100 square feet times 3 excavations, and ends of 6' x 6 ends =36. Sincerely, Virginia

On Tuesday, June 25, 2019, 3:11:08 PM CDT, Hernandez, Sandra <[REDACTED]> wrote:

See attached file.

Sandra

From: Virginia Edwards <[REDACTED]>
Sent: Tuesday, June 25, 2019 2:50 PM
To: Hernandez, Sandra <[REDACTED]>
Subject: Re: 106243

I don't remember this design, and the papers cannot be downloaded from your website. Can you send me the copies?

On Tuesday, June 25, 2019, 10:25:11 AM CDT, Hernandez, Sandra <[REDACTED]> wrote:

Virginia,

It looks like Brenda sent you an email in reference to the referenced permit on November 22, 2017. Please see attachment, and revise your planning materials accordingly.

Thanks,

Sandra Ann Hernandez

Environmental Health Asst.

Comal County Engineer's Office

cceo.org

830-608-2090 (Ext. 3156)

From: Ritzen, Brenda
To: ["Virginia Edwards"](#)
Subject: RE: 106243
Date: Wednesday, November 22, 2017 9:30:00 AM

Re: Juan Cuevas Ramirez & Gabriela Alfaro
Comal Hills Unit 1 Lot 200 Block 5
Application for Permit for Authorization to Construct an On-Site sewage Facility

Virginia,

The following information is needed before I can continue processing the referenced permit submittal:

1. 1200 sq. ft. is required but only 924 sq. ft. designed.
2. Revise as needed and resubmit.

Thank you,

Brenda Ritzen, OS0007722
Environmental Health Coordinator
Comal County Engineers Office
195 David Jonas Drive
New Braunfels, Texas 78132
830-608-2090
www.cceo.org

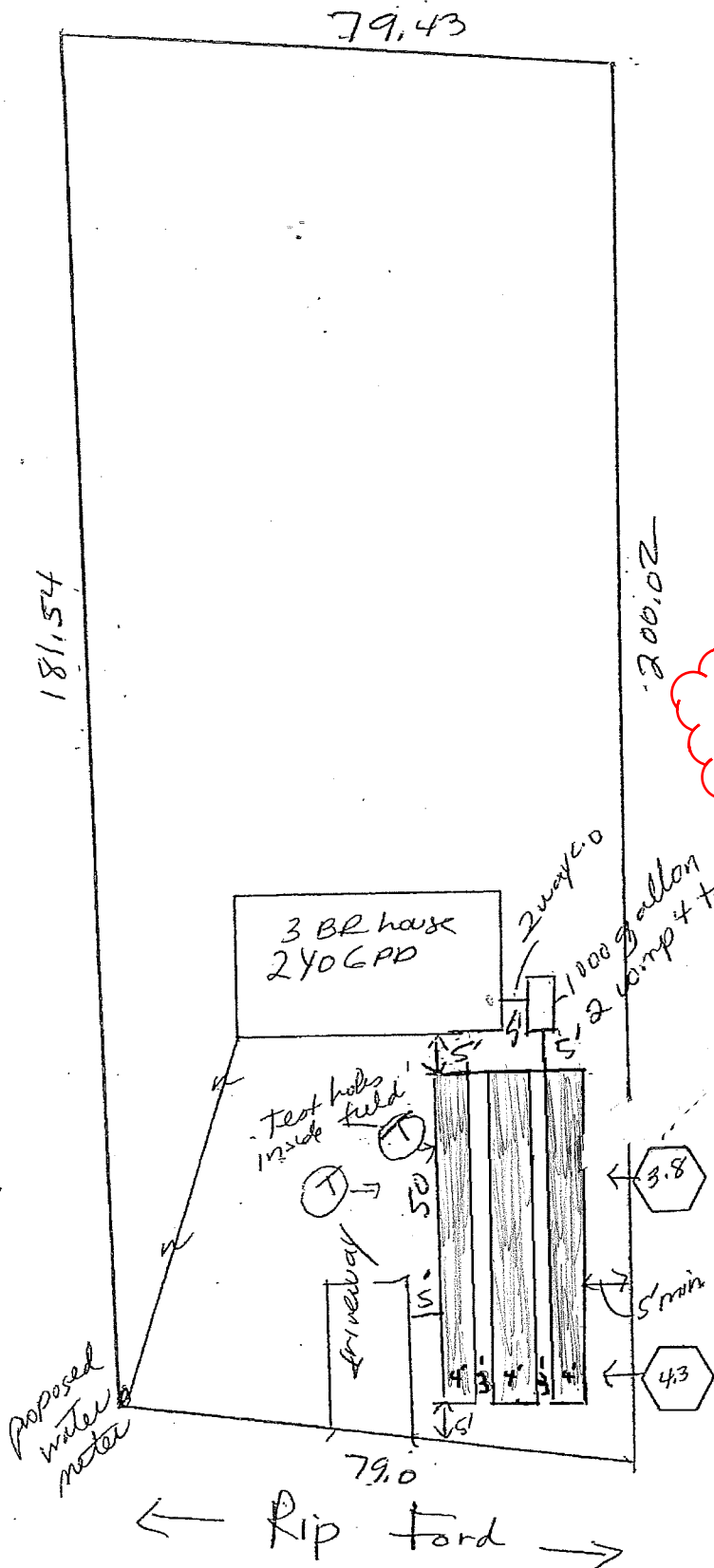
From: Virginia Edwards [REDACTED]
Sent: Tuesday, November 21, 2017 2:08 PM
To: Ritzen, Brenda
Subject: Fw: 106243

revision "as is"

-Revision " as is "

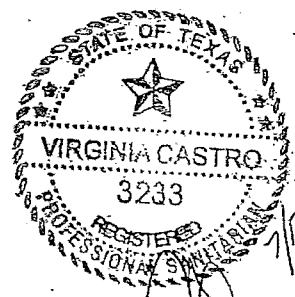
Lot 200 Block 5 Cornal Hills I - replat of original
Juan Cuevas Ramirez
237 Rip Ford

106243



Standard
 pipe & gravel system
 3 BR house under
 2500 sq living space
 = 240 GPD
 .2 (Class 3 Soil)
 1200 sq required
 28 x 50

3 excavations 6' x 50' x 5'
 with sidewalls
 $8 \times 50 + 12 \times 3 = 1236$
 1 row perforated
 pipe in
 each
 3' minimum
 between
 excavations



11/21/17
 Revised 11/21/17

Comal County OSSF Inspection Sheet

Permit#: 106243 Location: Comal Hills 237 Rip Ford Rd

Installer Name: Jeff Jay License # 050020500
(if more than one installer is used list them according to inspection)

1st Inspection: JC 11-21-17 2nd Inspection: _____ Final Inspection: _____
(inspector initials & date) (inspector initials & date) (inspector initials & date)
Are additional inspections required: _____

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

Existing soil conditions:

Site/soil conditions match soil evaluation: Notes: _____

System Description:

Aerobic with spray: _____ Aerobic with drip emitters: _____ Low Pressure Dosing: _____ Absorptive drainfield: _____
Evapotranspirative (ET) system: _____ Gravel-less drainfield piping: _____ Leaching chambers: _____
Soil substitution drainfield: _____ other: _____

Tank Inspection:

Tank set level & watertight: Inlet/Outlet: Tank Size or GPD: 1000 Manuf./Brand: BLACK CREEK
Model#: _____ Pump Tank Size: _____ Alarms/Audible & Visual: _____ Operational: _____
Is timer required/provided?: _____ Chlorination required/provided? _____
Notes: NO HOUSE

Maintenance Tag for Aerobic: () _____

System installation:

Pipe check/house to tank: _____ Clean-out at structure/every 50 ft./@90's _____ Pipe check/tank to drainfield: _____
(1/8"-ft., SDR 26 or Sch. 40)
Trenches/Excavations: Width/Depth: _____ Trenches/Excavations Level: _____ Pipe & Gravel: _____
Slope within drainfield/spray area: _____ Leaching Chambers: _____ GeoTex: _____
Spray irrigation purple pipe: _____ Spray irrigation area checked: _____
Notes: NEED REVISION FOR #PIPES

Separation Distances

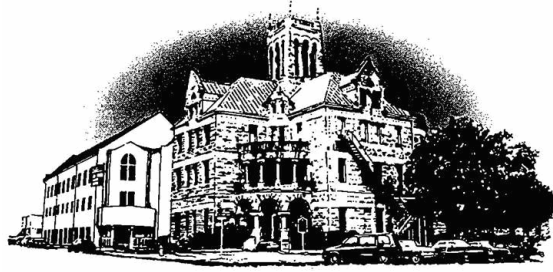
Prop. Lines: Water lines: _____ Water Wells: _____ Bldgs/Driveway/Improvements: _____ Creeks/Rivers/Ponds: _____
Drainage Easements/Sharp Slopes: _____ If over Recharge Zone check for recharge features: _____ Are there water
lines crossing tightlines/or within 10 feet of system?: _____ Have they been properly sleeved: _____ Are there sewer
lines crossing under driveways, sidewalks, or within 5 ft. of surface improvements: _____ Have the sewer lines been
properly sleeved?: _____
Notes: _____

Final Inspection:

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

Size of Installed Drainfield/Spray Area: _____

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



Comal County

OFFICE OF COMAL COUNTY ENGINEER

Permit of Authorization to Construct an On-Site Sewage Facility Permit Valid For One Year From Date Issued

Permit Number: 106243
Issued This Date: 09/13/2017
This permit is hereby given to: Juan Cuevas Ramierz & Gabriela Alfaro

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

237 RIP FORD RD
SPRING BRANCH, TX 78070

Subdivision: Comal Hills
Unit: 1
Lot: 200
Block: 5
Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank
Std Trenches / Beds

This permit gives permission for the construction of the above referenced on-site facility to commence. Installation must be completed by an installer holding a valid registration card from the Texas Commission on Environmental Quality (TCEQ). Installation and inspection must comply with current TCEQ and Comal County requirements.

Call (830) 608-2090 to schedule inspections.

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

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

Date _____
Owner Name Juan Cuevas Ramirez & Gabriella Alfaro
Mailing Address 1282 Freshwater Dr
City, State, Zip Bulverde TX 78163
Phone # (210) 309-5406
Email _____
Agent Name Virginia Castro
Agent Address 2970 Rollins Hills Rd
City, State, Zip Blanco TX 78606
Phone # (210) 275-8523
Email _____

All correspondence should be sent to: [] Owner [] Agent [X] Both Method: [] Mail [X] Email

Subdivision Name Comal Hills Unit 1 Lot 200 Block 5
Acreage/Legal _____
Street Name/Address- 237 Rip Ford City Spring Branch Zip 78070

Type of Development:

[X] Single Family Residential
Type of Construction (House, Mobile, RV, Etc.) house
Number of Bedrooms 3
Indicate Sq Ft of Living Area under 2500

RECEIVED
JUL 21 2017

COUNTY ENGINEER

[] Commercial or Institutional Facility
(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)
Type of Facility _____
Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____
Restaurants, Lounges, Theaters - Indicate Number of Seats _____
Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____
Travel Trailer/RV Parks - Indicate Number of Spaces _____
Miscellaneous _____

Estimated Cost of Construction: \$ 20,000 (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?

[] Yes [X] No

(If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water [X] Public [] Private Well

Are Water Saving Devices Being Utilized Within the Residence? [X] Yes [] No

I certify that the completed application and all additional information submitted does not contain any false information and does not conceal any material facts. Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities. I also understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.

Signature of Owner Juan Cuevas Ramirez Date 7/17/17
195 David Jonas Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078

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

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

Planning Materials & Site Evaluation as Required Completed By Virginia Castro

System Description standard: pipe & gravel

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

Tank Size(s) (Gallons) 1000 Absorption/Application Area (Sq Ft) 28x40' = 1256^{sq}

Gallons Per Day (As Per TCEQ Table III) 240
(Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.)
Counting Sidewalks

Is the property located over the Edwards Recharge Zone? Yes No
(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))

Is there an existing TCEQ approved WPAP for the property? Yes No
(If yes, the R.S. or P.E. shall certify that the OSSF design complies with all provisions of the existing WPAP.)

If there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? Yes No
(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed WPAP. A Permit to Construct will not be issued for the proposed OSSF until the proposed WPAP has been approved by the appropriate regional office.)

Is the property located over the Edwards Contributing Zone? Yes No


Is there an existing TCEQ approval CZP for the property? Yes No
(If yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? Yes No
(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

Is this property within an incorporated city? Yes No

If yes, indicate the city:

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


Signature of Designer

7/17/17
Date

OSSF SOIL EVALUATION

Date Performed: 7/17/17 Proposed Excavation Depth: 18"
 Property Location: 237 Rip Ford Textural Class Determined For Drain field: III
 Signature of Site Evaluator: [Signature] Registration Number: 12319

Requirements:

At least two (2) soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Location of soil boring or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two (2) feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

Soil Boring Number _____					
Depth (Feet)	Textural Class	Structure (if applicable)	Drainage (Mottles) Water Table	Restrictive Horizon	Observations
0	0-16'	brown clay lean		granul under 30%	owner did 2 new test holes by hand with 2' x 4' deep
1					
2	16'-18'	orange calc. hr with large gran			
3					
4					
5					

Soil Boring Number _____					
Depth (Feet)	Textural Class	Structure (if applicable)	Drainage (Mottles) Water Table	Restrictive Horizon	Observations
0					
1		Same			
2					
3					
4					
5					

Features of Site Area		
Presence of 100 year flood zone		No ✓
Presence of upper water shed	Yes	No ✓
Presence of adjacent ponds, streams, water impoundments	Yes	No ✓
Existing or proposed water well in nearby area	Yes	No ✓
Organized sewage service available to lot or tract	Yes	No ✓

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

[Signature]
Signature of Site Evaluator

7/17/17
Date

14
Benjamin Kohler
Doc# 200506039402

THIS PROPERTY DOES NOT FALL WITHIN THE 100-YEAR
FLOOD PLANE AS SHOWN ON FIRM MAP NO. 48091C0070F
EFFECTIVE DATE SEPTEMBER 2, 2009

RePlat of
Comal Hills
Unit No 1

S.87°59'36"E.

79.43'

LOT 200

0.337 Acre

201
Sonia Morita
Vol. 656 Pg. 615

BLOCK 5

199
Samuel Leach III
Doc# 200506018953

N.03°59'34"W.

181.54'

200.02'

S.02°39'36"E.

Utility Easement
Front, Rear &
Sides,
Undefined Width

30' Setback Line

Water Meter

Power Line

1/2" Iron Rod Found

N.74°13'17"W.

79.0'

1/2" Iron Rod Found

RIP FORD ROAD

Cache

SURVEY PLAT

of
LOT 200, BLOCK 5,
RePLAT OF COMAL HILLS,
UNIT NO. 1,
COMAL COUNTY, TEXAS

Scale 1" = 40'
MARCH 15, 2016



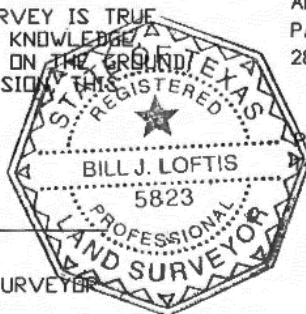
BUYERS: JUAN CUEVAS RAMIREZ AND
GABRIELA ALFARO

ADDRESS: 237 RIP FORD ROAD
SPRING BRANCH, TEXAS
78070

REPLAT OF COMAL HILLS, UNIT NO.1, IS RECORDED IN VOLUME 2,
PAGES 53-54, MAP AND PLAT RECORDS OF COMAL COUNTY,
TEXAS

RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS
ARE RECORDED IN VOLUME 135, PAGE 140, VOLUME 156,
PAGE 598, VOLUME 210, PAGE 38, AND VOLUME 426, PAGE
281, DEED RECORDS OF COMAL COUNTY, TEXAS

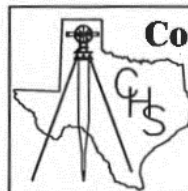
I HEREBY CERTIFY THAT THIS SURVEY IS TRUE
AND CORRECT TO THE BEST OF MY KNOWLEDGE
AND IS BASED ON A SURVEY DONE ON THE GROUND
UNDER MY DIRECTION AND SUPERVISION THIS
THE 15TH DAY OF MARCH, 2016



REDERNALES ELECTRIC COOP. EASEMENT RECORDED IN VOLUME
140, PAGE 458, DEED RECORDS OF COMAL COUNTY, TEXAS

Bill J. Loftis
BILL J. LOFTIS
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 5823

GF# 4013004777



Comal Hills Surveying

3200 Puter Creek Rd.
Spring Branch, Texas
78070
(830) 228-5571

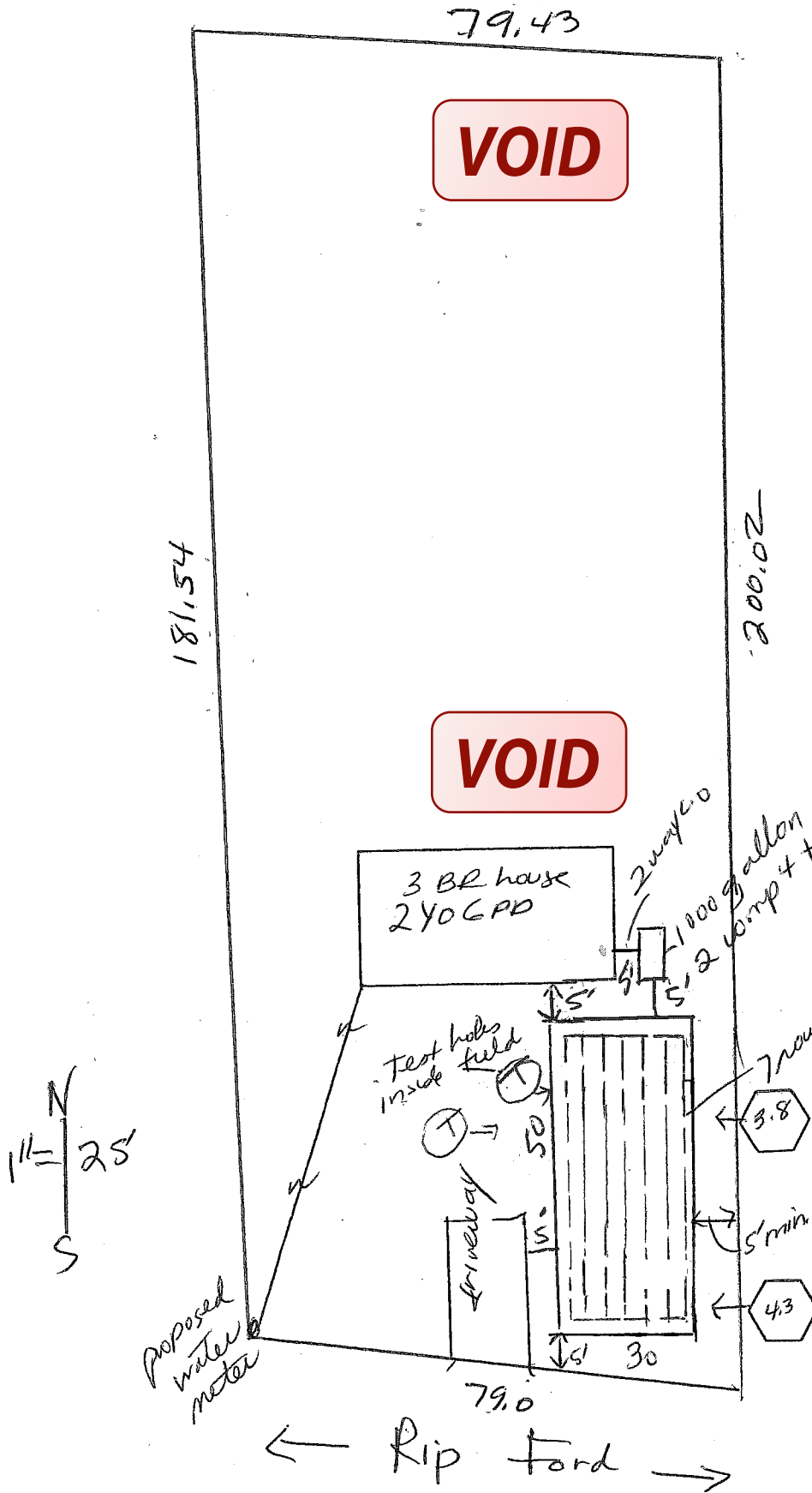
DWN: Bill Loftis
CHK: Bill Loftis
16047-1
3/15/2016
FB #62

REVISED

7:51 am, Sep 13, 2017

106243

Lot 200 Block 5 Cornal Hills I - replat of original
Juan Cuevas Ramirez
237 Rip Ford



standard
pipe & gravel system

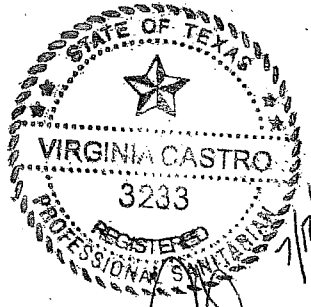
3 BR house under
2500 sq living space

= 240 GPD
/ 2 (Class 3 Soil)

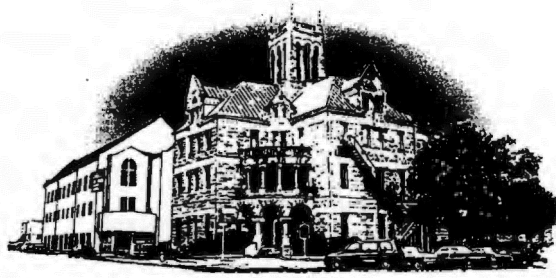
1200 sq required
28 x 50

= 30 x 50 + 56 = 1556
actual

7 rows of perforated
pipe 2' from sides
& between rows



1/1/17



Comal County

OFFICE OF COMAL COUNTY ENGINEER

July 28, 2017

Juan Cuevas Ramirez & Gabriela Alfaro
1282 Freshwater Drive
Bulverde, Texas 78162

Re: Comal Hills Unit 1 Lot 200 Block 5, Permit 106243
Application for Permit of Authorization to Construct On-Site Sewage Facility (OSSF)
and License to Operate

Dear Mr. Ramirez & Ms. Alfaro,

We received planning materials for the referenced permit application on July 21, 2017, and found those planning materials to be deficient. In order to continue processing this permit, we need the following information:

- ✓ The designer must clarify the observation notes on the OSSF Soil Evaluation form.
- ✓ The designer must re-evaluate the system sizing. Based on the soil evaluation, the system is undersized. Based on the existing soils class III sizing must be utilized.
- ✗ The designer must show the inside dimensions of the excavation on the design. Revised to standard pipe and gravel
- ✗ The designer must submit a profile of the soil substitution excavation.
- ✗ The designer must indicate the type of imported soil to be placed in the excavation.
- ✗ The designer must evaluate soils to 2 ft. below the bottom of the soil substitution excavation and record this information on the soil evaluation.
7. Revise above as needed and resubmit.

We realize this permit is important to you, and in order to help speed up the process the above information may be emailed to [REDACTED] Thank you for your patience and assistance.

Sincerely,

Brenda Ritzen, OS0007722
Environmental Health Coordinator

cc: Virginia Castro, R.S.

VOID

OSSF SOIL EVALUATION

Date Performed: 7/17/17 Proposed Excavation Depth: 15'
Property Location: 237 Rufford Textural Class Determined For Drain field: III
Signature of Site Evaluator: [Signature] Registration Number: 12319

Requirements:

At least two (2) soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Location of soil boring or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two (2) feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

Soil Boring Number _____					
Depth (Feet)	Textural Class	Structure (if applicable)	Drainage (Mottles) Water Table	Restrictive Horizon	Observations
0	0-6'	brown clay lean		gravel under 30%	none at this time but test holes don't reflect all field area. Owner will revise to soil substitution.
1					
2	6' 48'	orange calcite with large gravel			
3					
4					
5					

VOID

Soil Boring Number _____					
Depth (Feet)	Textural Class	Structure (if applicable)	Drainage (Mottles) Water Table	Restrictive Horizon	Observations
0					
1		Same			
2					
3					
4					
5					

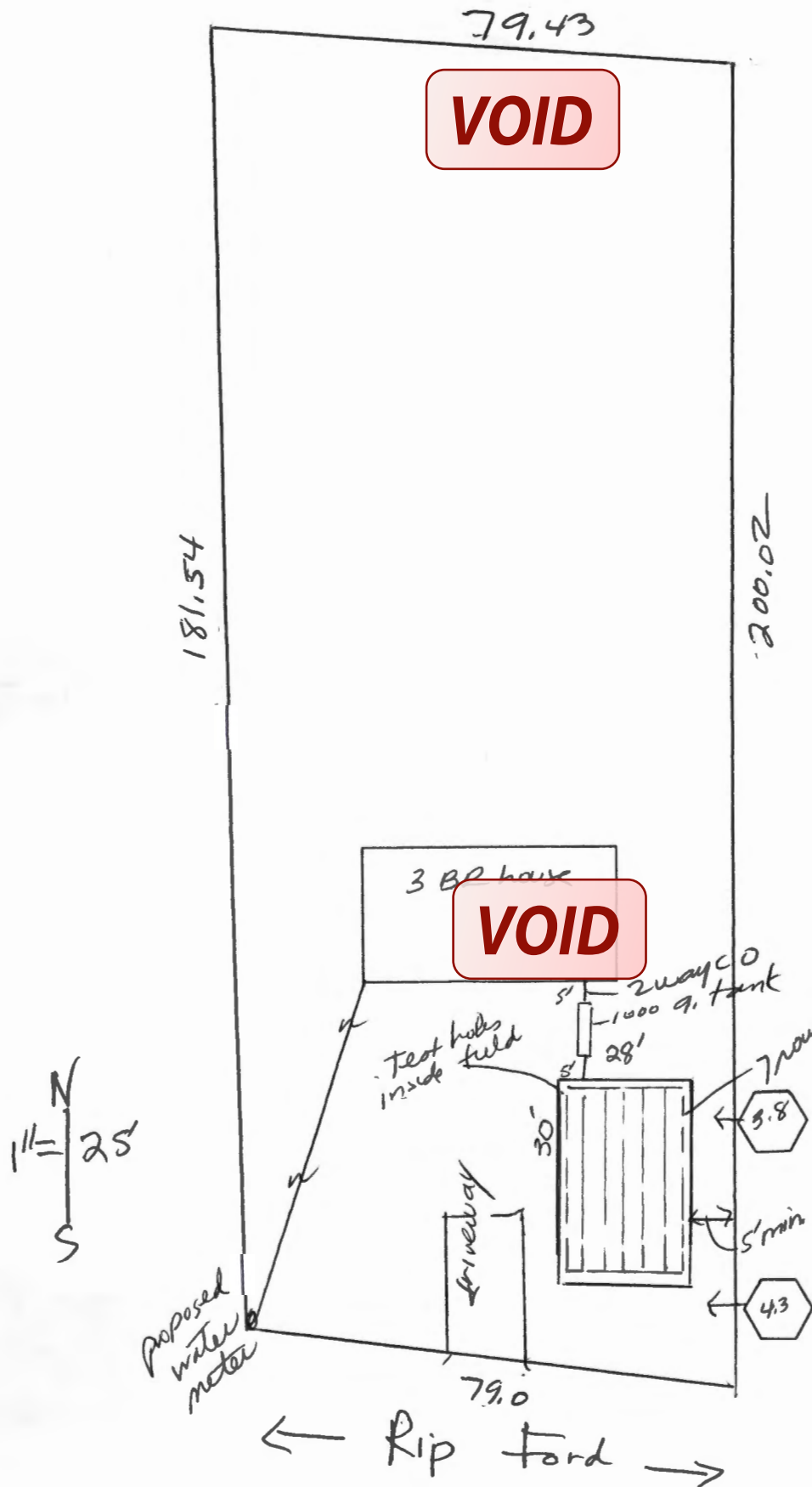
Features of Site Area		
Presence of 100 year flood zone		No ✓
Presence of upper water shed	Yes	No ✓
Presence of adjacent ponds, streams, water impoundments	Yes	No ✓
Existing or proposed water well in nearby area	Yes	No ✓
Organized sewage service available to lot or tract	Yes	No ✓

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Signature of Site Evaluator: [Signature]

Date: 7/17/17

Lot 200 Block 5 Cornal Hills I - replat of original
 Juan Cuevas Ramirez
 237 Rip fork



7 rows of perforated pipe 2' from sides 4' between rows



FILED BY ATC
SPRING BRANCH

GF # 4013004777X

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

General Warranty Deed

THE STATE OF TEXAS §
COUNTY OF COMAL §

KNOW ALL MEN BY THESE PRESENTS:

Executed on date of acknowledgement to be Effective on: April 1st, 2016.

Grantor: HARRY L. ARTRIPE by and through his Attorney-in-Fact JEFFREY ARTRIPE.

Grantor's Mailing Address: _____

Grantee: **JUAN CUEVAS RAMIREZ and GABRIELA ALFARO**

Grantee's Mailing Address: 1282 Freshwater Drive, Bulverde, Comal County, Texas 78163

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): **Lot 200, Block 5, Comal Hills, Unit No. 1**, situated in Comal County, Texas, according to plat thereof recorded in Volume 2, Pages 53-54, Map and Plat Records of Comal County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: All presently recorded restrictions, reservations, easements, covenants and conditions that affect the property and taxes for the current year, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

Harry L. Artripe
HARRY L. ARTRIFE

By: Jeffrey Artripe
JEFFREY ARTRIFE Attorney-in-Fact

Arkansas
THE STATE OF ~~TEXAS~~ *
COUNTY OF Washington *

This instrument was acknowledged before me on this the 15th day of April, 2016, by JEFFREY ARTRIFE, Attorney-in-Fact for HARRY L. ARTRIFE.



Elmer Rodriguez

NOTARY PUBLIC, STATE OF ~~TEXAS~~ Arkansas
Notary's Name Printed: Elmer Rodriguez
My Commission Expires: 3/14/22

AFTER RECORDING RETURN TO:
ALAMO TITLE COMPANY
GF No. 4013004777

PREPARED IN THE LAW OFFICE OF:
KRISTEN QUINNEY PORTER, LLC
P.O. Box 312643
New Braunfels, Texas 78131-2643

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
04/08/2016 01:01:51 PM
CASHTWO 2 Pages(s)
201606014292



Bobbie Koepf