



# COMAL COUNTY

## ENGINEER'S OFFICE

### License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 06/27/2025 Permit Number: 106243

Location Description: 237 RIP FORD RD  
SPRING BRANCH, TX 78070

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

Type of System: Septic Tank  
Std Trenches / Beds

Issued to: Juan Cuevas Ramierz & Gabriela Alfaro

This license is authorization for the owner to operate and maintain a private facility at the location described in accordance to the rules and regulations for on-site sewerage facilities of Comal County, Texas, and the Texas Commission on Environmental Quality.

The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.

Alterations to this permit including, but not limited to:

- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system

may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

ENVIRONMENTAL HEALTH INSPECTOR

OS0038255

Licensing Authority  
Comal County Environmental Health

ENVIRONMENTAL HEALTH COORDINATOR

Assistant: OS0034792

**From:** [Ritzen,Brenda](#)  
**To:** ["Thalia Rivas"; "jcruzaguinaga@gmail.com"](#)  
**Subject:** RE: 237 RIP FORD RD. SPRING BRANCH TX PERMIT 106243  
**Date:** Thursday, June 26, 2025 10:56:00 AM  
**Attachments:** [image001.png](#)

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Thalia,

Correction. I meant the sewer line, not the water line. Apologies for my error.

Thank you,



**Brenda Ritzen**

Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** Ritzen,Brenda  
**Sent:** Thursday, June 26, 2025 9:05 AM  
**To:** Thalia Rivas <[rs.tr@ossfdesigns.com](mailto:rs.tr@ossfdesigns.com)>; [jcruzaguinaga@gmail.com](mailto:jcruzaguinaga@gmail.com)  
**Subject:** RE: 237 RIP FORD RD. SPRING BRANCH TX PERMIT 106243

Thalia,

Will the water line be sleeved the entire distance where it lies within 5 ft. to the structure?

Thank you,



**Brenda Ritzen**

Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

**From:** [Ritzen,Brenda](#)  
**To:** ["Thalia Rivas"; jcruzaguinaga@gmail.com](#)  
**Subject:** RE: 237 RIP FORD RD. SPRING BRANCH TX PERMIT 106243  
**Date:** Thursday, June 26, 2025 9:04:00 AM  
**Attachments:** [image001.png](#)

---

Thalia,

Will the water line be sleeved the entire distance where it lies within 5 ft. to the structure?

Thank you,



**Brenda Ritzen**

Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** Thalia Rivas <rs.tr@ossfdesigns.com>  
**Sent:** Wednesday, June 25, 2025 2:14 PM  
**To:** Ritzen,Brenda <rabbjr@co.comal.tx.us>; jcruzaguinaga@gmail.com  
**Subject:** Re: 237 RIP FORD RD. SPRING BRANCH TX PERMIT 106243

**This email originated from outside of the organization.**

**Do not click links or open attachments unless you recognize the sender and know the content is safe.**

- Comal IT

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Hello,  
Attached is revised document.

**REVISED**

9:01 am, Jun 26, 2025

**Thalia Rivas**

P.O. Box 768  
Spring Branch, Tx 78070  
(726)348-0132

Date: 06-25-2025

Comal County Office of Environmental Health  
195 David Jonas Drive  
New Braunfels, Tx 78132-3760

RE – SEPTIC DESIGN  
237 RIP FORD RD.  
LOT 299, BLOCK 5, COMAL HILLS UNIT 1  
SPRING BRANCH TX 78070  
RAMIREZ RESIDENCE

To Comal County Environmental Department,

The referenced property has the water tight line as close as 3 feet from the structure. A variance is required to chapter 285 Table X & 285.32 Criteria for Sewage Treatment Systems. Having the water tight line closer than 5' will not impact the integrity of the septic system. Equivalent protection will be maintained by sleeving the pipe (SCH 40) of the two way clean out. I hereby request a variance to chapter 285 Table X & 285.32 Criteria for Sewage Treatment Systems.



Thalia Rivas R.S. No. 5067  
P.O. BOX 768  
Spring Branch, Tx 78070  
RS.TR@OSSFDESIGNS.COM





OWNER: JUAN CUEVAS RAMIREZ & GABRIELA ALFARO  
 LEGAL DESCRIPTION: LOT 200, BLOCK 5, COMAL HILLS UNIT 1  
 ADDRESS: 237 RIP FORD RD. SPRING BRANCH TX 78070  
 PREAPRED BY: THALIA RIVAS RS 5067 SCALE: 1" = 25'

**REVISED**  
 8:59 am, Jun 26, 2025

THE SLOPE OF THE PIPE FROM BUILDING TO TREATMENT SYSTEM SHALL BE NO LESS THAN 1/8" FALL PER FOOT OF PIPE.

SEPTIC TANK MUST E INSTALLED WITH AT LEAST 12" DROP IN ELEVATION FROM THE BOTTOM OF THE OUTLET PIPE TO THE BOTTOM OF THE DISPOSAL AREA.

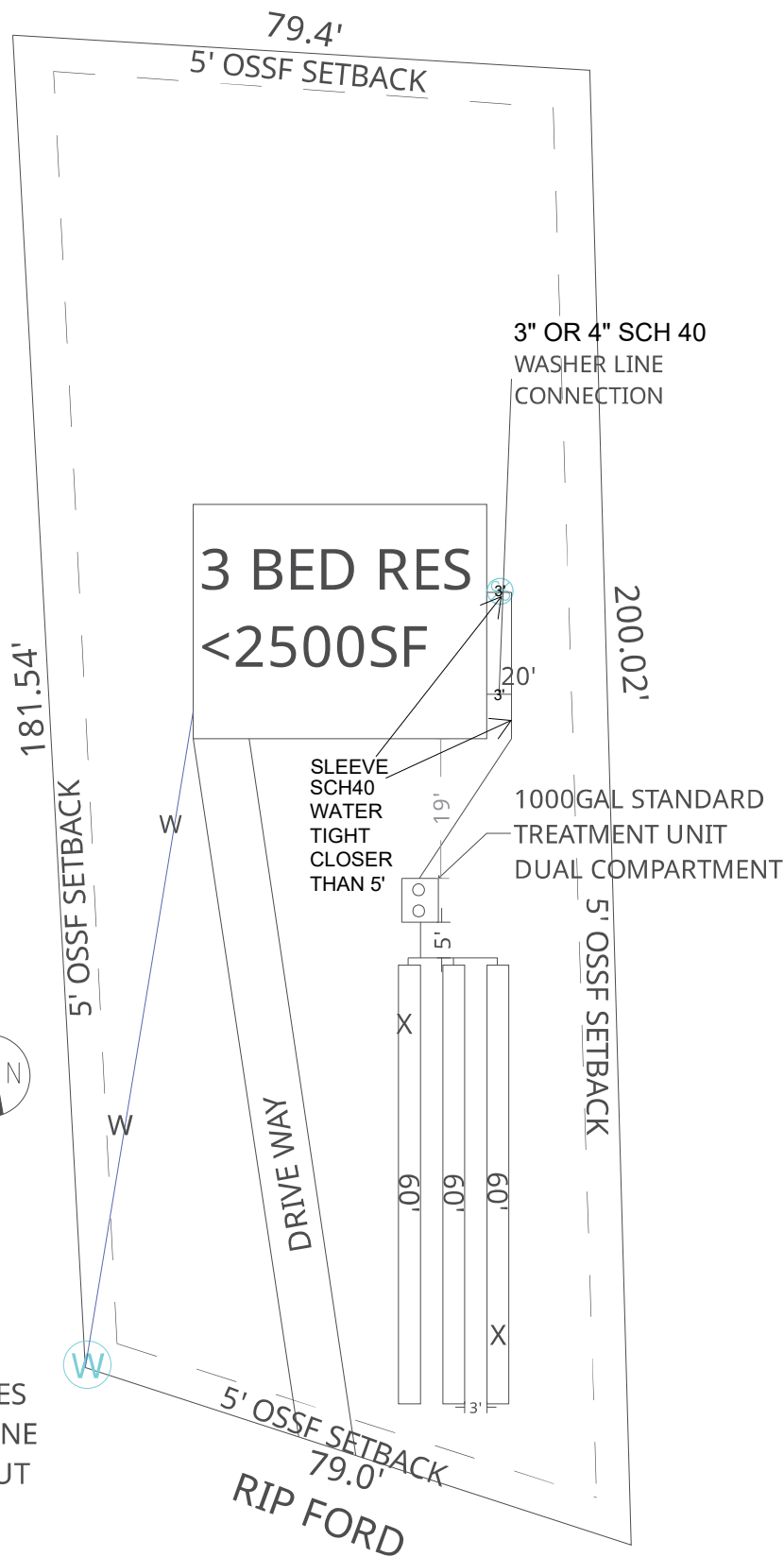
USE TWO WAY CLEAN OUT SCH 40 OR SDR 26 FROM BUILDING TO TREATMENT UNIT.

EXCAVATION MUST BE SEPARATED HORIZONTALLY BY AT LEAST 3' OF UNDISTURBED SOIL.

THE EXCAVATION SHALL BE AT LEAST 18" DEEP BUT SHALL NOT EXCEED A DEPTH OF 3'.

THE BOTTOM OF THE EXCAVATION SHALL BE LEVEL.

INSTALL / USE:  
 3 ROWS @ 60' EACH (12 - 5' LEACHING CHAMBERS IN EACH ROW).  
 TOTAL OF 36 - 5' LEACHING CHAMBERS.



LEGEND:  
 X = TEST HOLES  
 W = WATER LINE  
 C = CLEAN OUT



*Handwritten signature of Thalia Rivas*

**From:** [Ritzen,Brenda](#)  
**To:** [Thalia Rivas](#); [jcruzaguinaga@gmail.com](mailto:jcruzaguinaga@gmail.com)  
**Subject:** RE: 237 RIP FORD RD. SPRING BRANCH TX PERMIT 106243  
**Date:** Friday, June 20, 2025 8:30:00 AM  
**Attachments:** [image001.png](#)

---

Thalia,

Please provide a written response explaining the sleeve.

Thank you,



**Brenda Ritzen**

Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** Thalia Rivas <[rs.tr@ossfdesigns.com](mailto:rs.tr@ossfdesigns.com)>  
**Sent:** Thursday, June 19, 2025 5:56 PM  
**To:** Ritzen,Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>; [jcruzaguinaga@gmail.com](mailto:jcruzaguinaga@gmail.com)  
**Subject:** Re: 237 RIP FORD RD. SPRING BRANCH TX PERMIT 106243

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- Comal IT

---

Hello,  
Sorry, attached is revised design.

OWNER: JUAN CUEVAS RAMIREZ & GABRIELA ALFARO  
LEGAL DESCRIPTION: LOT 200, BLOCK 5, COMAL HILLS UNIT 1  
ADDRESS: 237 RIP FORD RD. SPRING BRANCH TX 78070  
PREAPRED BY: THALIA RIVAS RS 5067 SCALE: 1" = 25'

**REVISED**

8:28 am, Jun 20, 2025

**VOID**

THE SLOPE OF THE PIPE FROM BUILDING TO TREATMENT SYSTEM SHALL BE NO LESS THAN 1/8" FALL PER FOOT OF PIPE.

SEPTIC TANK MUST BE INSTALLED WITH AT LEAST 12" DROP IN ELEVATION FROM THE BOTTOM OF THE OUTLET PIPE TO THE BOTTOM OF THE DISPOSAL AREA.

USE TWO WAY CLEAN OUT SCH 40 OR SDR 26 FROM BUILDING TO TREATMENT UNIT.

EXCAVATION MUST BE SEPARATED HORIZONTALLY BY AT LEAST 3' OF UNDISTURBED SOIL.

THE EXCAVATION SHALL BE AT LEAST 18" DEEP BUT SHALL NOT EXCEED A DEPTH OF 3'.

THE BOTTOM OF THE EXCAVATION SHALL BE LEVEL.

INSTALL / USE:

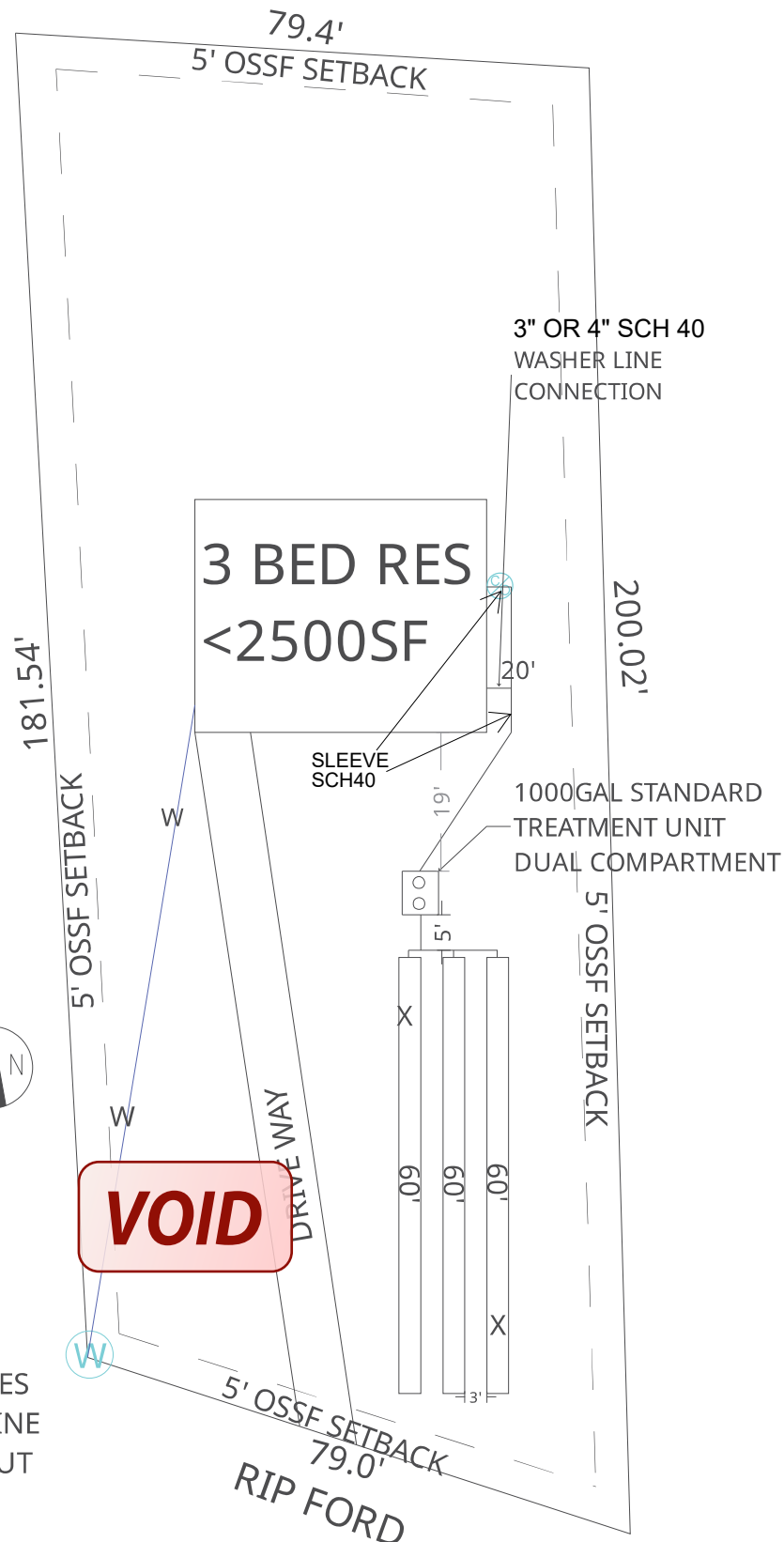
3 ROWS @ 60' EACH (12 - 5' LEACHING CHAMBERS IN EACH ROW).

TOTAL OF 36 - 5' LEACHING CHAMBERS.



LEGEND:  
X = TEST HOLES  
W = WATER LINE  
⊗ = CLEAN OUT

A handwritten signature in black ink, likely belonging to Thalia Rivas, the preparer of the plan.



**From:** [Ritzen,Brenda](#)  
**To:** [Thalia Rivas](#); [jcruzaguinaga@gmail.com](mailto:jcruzaguinaga@gmail.com)  
**Subject:** RE: 237 RIP FORD RD. SPRING BRANCH TX PERMIT 106243  
**Date:** Thursday, June 19, 2025 10:55:00 AM  
**Attachments:** [image001.png](#)

---

Thalia,

Are you indicating the sewer pipe will be sleeved where its within 5 ft. of the structure? If so please identify this on the design.

Thank you,



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** Thalia Rivas <[rs.tr@ossfdesigns.com](mailto:rs.tr@ossfdesigns.com)>  
**Sent:** Thursday, June 19, 2025 9:57 AM  
**To:** Ritzen,Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>; [jcruzaguinaga@gmail.com](mailto:jcruzaguinaga@gmail.com)  
**Subject:** Re: 237 RIP FORD RD. SPRING BRANCH TX PERMIT 106243

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- Comal IT

---

Hello,  
Attached is revised document.

OWNER: JUAN CUEVAS RAMIREZ & GABRIELA ALFARO  
LEGAL DESCRIPTION: LOT 200, BLOCK 5, COMAL HILLS UNIT 1  
ADDRESS: 237 RIP FORD RD. SPRING BRANCH TX 78070  
PREAPRED BY: THALIA RIVAS RS 5067

**VOID**

**REVISED**

10:52 am, Jun 19, 2025

THE SLOPE OF THE PIPE FROM BUILDING TO TREATMENT SYSTEM SHALL BE NO LESS THAN 1/8" FALL PER FOOT OF PIPE.

SEPTIC TANK MUST BE INSTALLED WITH AT LEAST 12" DROP IN ELEVATION FROM THE BOTTOM OF THE OUTLET PIPE TO THE BOTTOM OF THE DISPOSAL AREA.

USE TWO WAY CLEAN OUT SCH 40 OR SDR 26 FROM BUILDING TO TREATMENT UNIT.

EXCAVATION MUST BE SEPARATED HORIZONTALLY BY AT LEAST 3' OF UNDISTURBED SOIL.

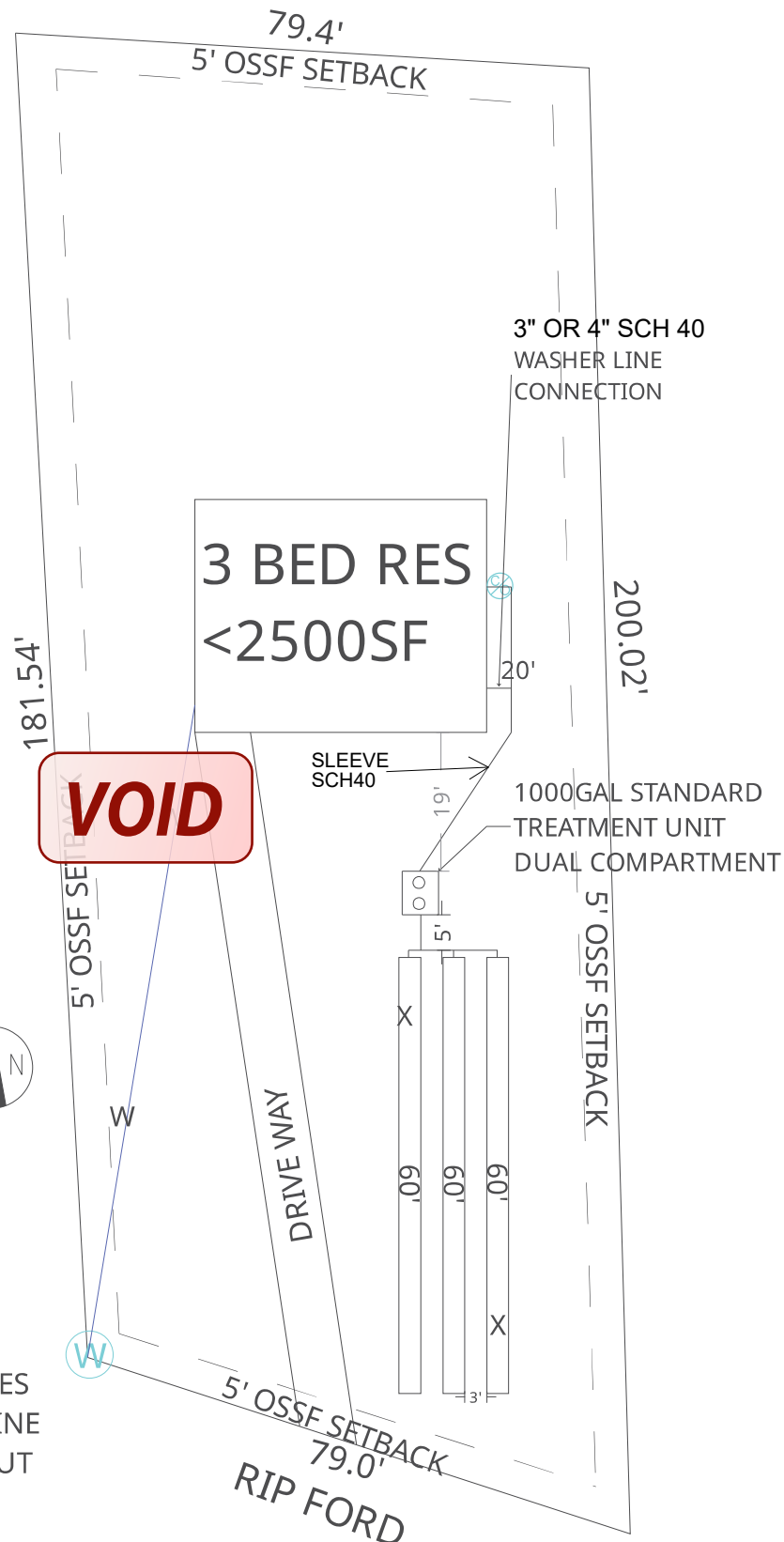
THE EXCAVATION SHALL BE AT LEAST 18" DEEP BUT SHALL NOT EXCEED A DEPTH OF 3'.

THE BOTTOM OF THE EXCAVATION SHALL BE LEVEL.

INSTALL / USE:

3 ROWS @ 60' EACH (12 - 5' LEACHING CHAMBERS IN EACH ROW).

TOTAL OF 36 - 5' LEACHING CHAMBERS.



**VOID**

LEGEND:

X = TEST HOLES

W = WATER LINE

⊗ = CLEAN OUT



*FR*

**From:** [Ritzen,Brenda](#)  
**To:** [Thalia Rivas](#)  
**Subject:** RE: 237 RIP FORD RD. SPRING BRANCH TX PERMIT 106243  
**Date:** Thursday, June 19, 2025 9:47:00 AM  
**Attachments:** [image001.png](#)

---

Thalia,

Show equivalent protection of the sewer line within the 5 ft. setback to the structure.

Thank you,



**Brenda Ritzen**

Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** Thalia Rivas <rs.tr@ossfdesigns.com>  
**Sent:** Thursday, June 19, 2025 9:39 AM  
**To:** Ritzen,Brenda <rabbjr@co.comal.tx.us>  
**Subject:** Re: 237 RIP FORD RD. SPRING BRANCH TX PERMIT 106243

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- Comal IT

Hello,

Attached is revised design. If you have any questions please let me know. Thank you.

OWNER: JUAN CUEVAS RAMIREZ & GABRIELA ALFARO  
LEGAL DESCRIPTION: LOT 200, BLOCK 5, COMAL HILLS UNIT 1  
ADDRESS: 237 RIP FORD RD. SPRING BRANCH TX 78070  
PREAPRED BY: THALIA RIVAS RS 5067 SCALE: 1" = 25'

**REVISED**

9:44 am, Jun 19, 2025

**VOID**

THE SLOPE OF THE PIPE FROM BUILDING TO TREATMENT SYSTEM SHALL BE NO LESS THAN 1/8" FALL PER FOOT OF PIPE.

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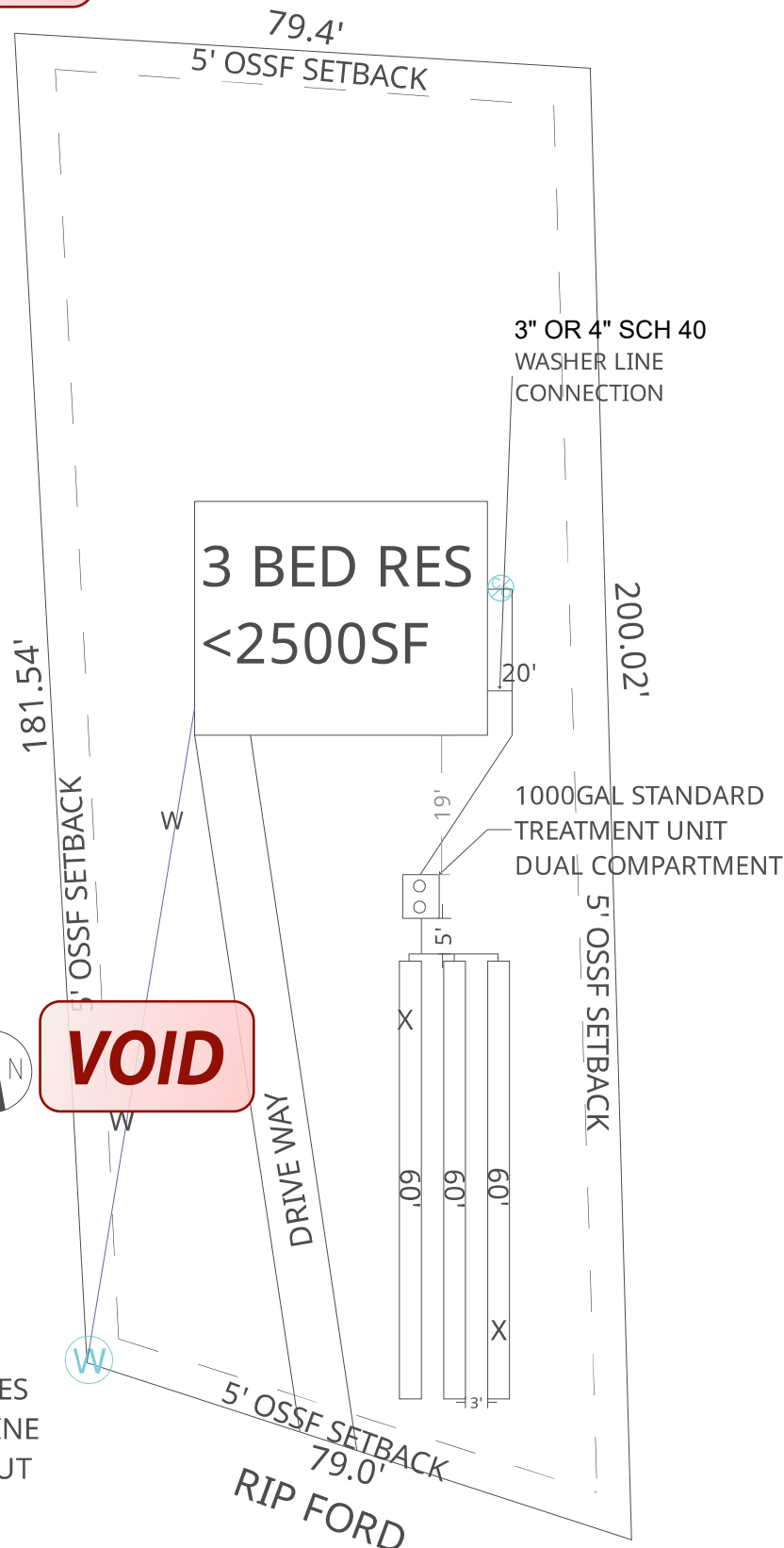
TOTAL OF 36 - 5' LEACHING CHAMBERS.

LEGEND:

X = TEST HOLES

W = WATER LINE

⊗ = CLEAN OUT



**VOID**



*FR*

**From:** [Ritzen,Brenda](#)  
**To:** [Thalia Rivas](#); [jcruzaguinaga@gmail.com](#)  
**Cc:** [Gallegos,Efrain](#)  
**Subject:** RE: 237 RIP FORD RD. SPRING BRANCH TX PERMIT 106243  
**Date:** Wednesday, June 11, 2025 8:39:00 AM  
**Attachments:** [image001.png](#)

**VOID**

Thalia,

The inspector has indicated that the line shown on your design as a washer line is a 2" line existing the structure. This is not compliant with state regulations. This line must be minimum 3" or 4" schedule 40 or SDR 26 pipe.

Thank you,



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

**VOID**

**From:** Thalia Rivas <[rs.tr@ossfdesigns.com](mailto:rs.tr@ossfdesigns.com)>  
**Sent:** Tuesday, June 10, 2025 12:23 AM  
**To:** Ritzen,Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>; [jcruzaguinaga@gmail.com](mailto:jcruzaguinaga@gmail.com)  
**Subject:** Re: 237 RIP FORD RD. SPRING BRANCH TX PERMIT 106243

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- Comal IT

Hello,  
Attached are revised documents.



OWNER: JUAN CUEVAS RAMIREZ & GABRIELA ALFARO  
LEGAL DESCRIPTION: LOT 200, BLOCK 5, COMAL HILLS UNIT 1  
ADDRESS: 237 RIP FORD RD. SPRING BRANCH TX 78070  
PREAPRED BY: THALIA RIVAS RS 5067 SCALE: 1" = 25'

**REVISED**

8:34 am, Jun 11, 2025

THE SLOPE OF THE PIPE FROM BUILDING TO TREATMENT SYSTEM SHALL BE NO LESS THAN 1/8" FALL PER FOOT OF PIPE.

SEPTIC TANK MUST BE INSTALLED WITH AT LEAST 12" DROP IN ELEVATION FROM THE BOTTOM OF THE OUTLET PIPE TO THE BOTTOM OF THE DISPOSAL AREA.

USE TWO WAY CLEAN OUT SCH 40 OR SDR 26 FROM BUILDING TO TREATMENT UNIT.

EXCAVATION MUST BE SEPARATED HORIZONTALLY BY AT LEAST 3' OF UNDISTURBED SOIL.

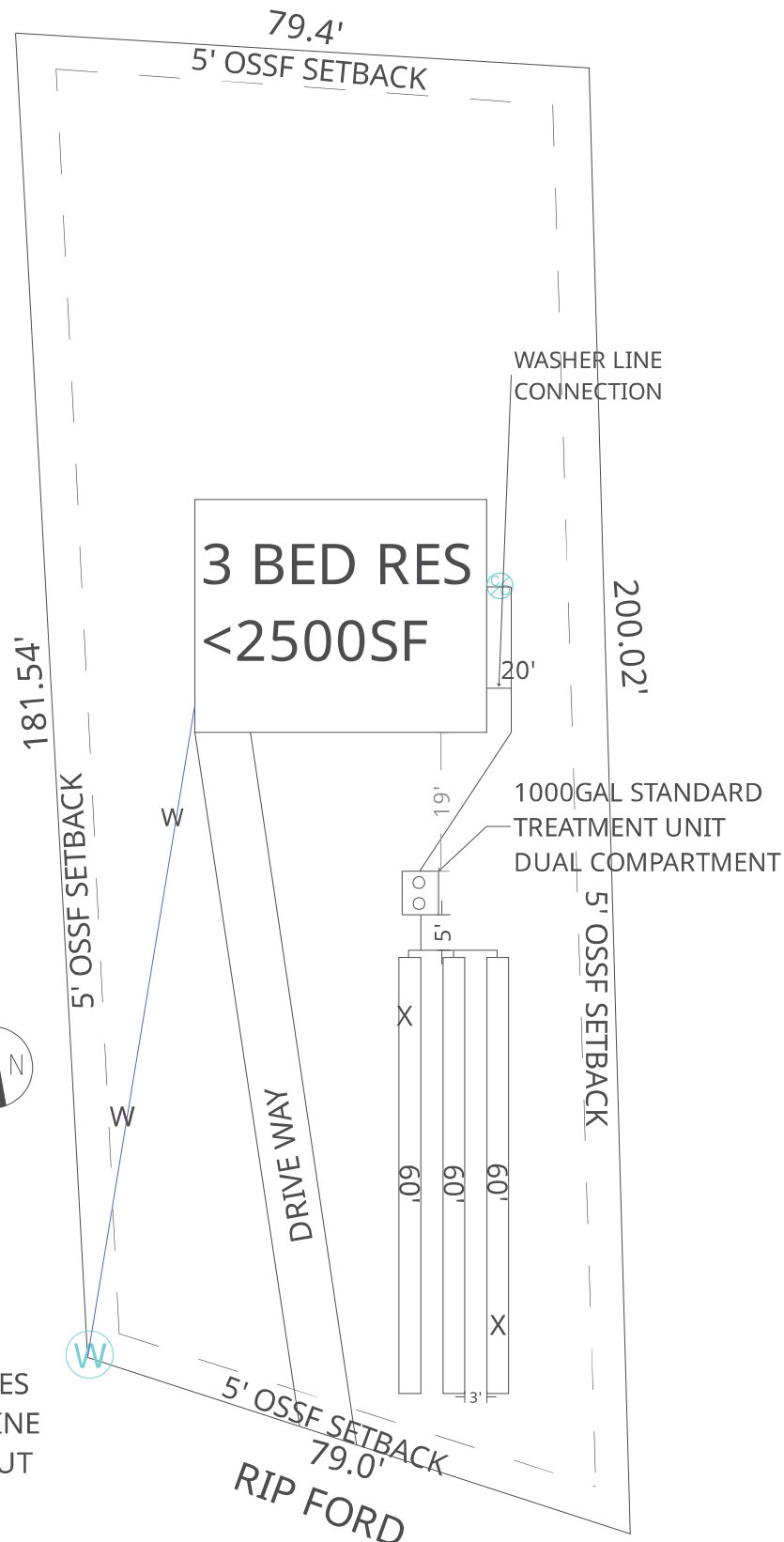
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INSTALL / USE:

3 ROWS @ 60' EACH (12 - 5' LEACHING CHAMBERS IN EACH ROW).

TOTAL OF 36 - 5' LEACHING CHAMBERS.



LEGEND:

X = TEST HOLES

W = WATER LINE

C = CLEAN OUT



*Thalia Rivas*

# Comal County Environmental Health

## OSSF Inspection Sheet

Installer Name: \_\_\_\_\_

OSSF Installer #: \_\_\_\_\_

1st Inspection Date: \_\_\_\_\_

2nd Inspection Date: \_\_\_\_\_

3rd Inspection Date: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Permit#:

Address:

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials		285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)				
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards		285.91(10) 285.30(b)(4) 285.31(d)				
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)		285.32(a)(1)				
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot		285.32(a)(3)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)		285.32(a)(5)				
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(I)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

Inspector Notes:

tight line and SanT good, covered

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1) (E) 285.91(2) 285.32(b)(1) (F) 285.32(b)(1)(E) (iii) 285.32(b)(1)(E)(ii) (II) 285.32(b)(1)(E)(ii) (I) 285.32(b)(1)(E) (i) 285.32(b)(1) (D) 285.32(b)(1)(C) (ii) 285.32(b)(1)(C) (i) 285.32(b)(1) (B) 285.32(b)(1) (A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed						
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number						
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(4) 285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

## 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 2<sup>nd</sup> 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 #PIPS

### Separation Distances

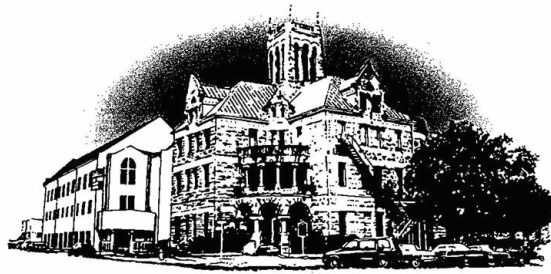
Prop. Lines: ☒ Water lines: \_\_\_\_\_ Water Wells: \_\_\_\_\_ Bldgs/Driveway/Improvements: \_\_\_\_\_ Creeks/Rivers/Ponds: \_\_\_\_\_  
Drainage Easements/Sharp Slopes: \_\_\_\_\_ If over Recharge Zone check for recharge features: \_\_\_\_\_ Are there water  
lines crossing tightlines/or within 10 feet 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.



## ON-SITE SEWAGE FACILITY APPLICATION

Date \_\_\_\_\_

Permit Number \_\_\_\_\_

**REVISED**  
9:48 am, May 12, 2025

### 1. APPLICANT / AGENT INFORMATION

Owner Name JUAN CUEVAS RAMIREZ & GABRIELA ALFARO

Agent Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

Agent Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Phone # \_\_\_\_\_

Phone # \_\_\_\_\_

Email \_\_\_\_\_

Email \_\_\_\_\_

### 2. LOCATION

Subdivision Name \_\_\_\_\_ Unit \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Survey Name / Abstract Number \_\_\_\_\_ Acreage \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

### 3. TYPE OF DEVELOPMENT

☐ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) \_\_\_\_\_

Number of Bedrooms \_\_\_\_\_

Indicate Sq Ft of Living Area \_\_\_\_\_

☐ Non-Single Family Residential

(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: \$ \_\_\_\_\_ (Structure Only)

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

☐ Yes ☐ No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water ☐ Public ☐ Private Well ☐ Rainwater

### 4. SIGNATURE OF OWNER

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- 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 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.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Owner \_\_\_\_\_

Date \_\_\_\_\_

5/7/25





## ON-SITE SEWAGE FACILITY APPLICATION

**REVISED**  
9:49 am, May 12, 2025

Planning Materials & Site Evaluation as Required Completed By \_\_\_\_\_

System Description \_\_\_\_\_

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

Tank Size(s) (Gallons) \_\_\_\_\_ Absorption/Application Area (Sq Ft) \_\_\_\_\_

Gallons Per Day (As Per TCEQ Table III) \_\_\_\_\_

(Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.)

Is the property located over the Edwards Recharge Zone? ☐ Yes ☐ No

(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))

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.)

Is there at least one acre per single family dwelling as per 285.40(c)(1)? ☐ Yes ☐ No

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: \_\_\_\_\_

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.

- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Designer

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	16" 16" 18"	brown clay lean orange calc. br with large grains		gravel under 30%	owner did 2 new test holes by hand with 2' x 4 deep
1					
2					
3					
4					
5					

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

S.87°59'36"E.

79.43'

RePlat of  
Comal Hills  
Unit No 1

LOT 200

0.337 Acre

201  
Sonia Monita  
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

Power Line

Water Meter

1/2" Iron Rod Found

N.74°13'17"W.

Cache

RIP FORD ROAD

1/2" Iron Rod Found

79.0'

## 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

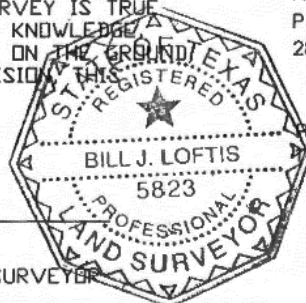
REPLAT OF COMAL HILLS, UNIT NO.1, IS RECORDED IN VOLUME 2,  
PAGES 53-54, MAP AND PLAT RECORDS OF COMAL COUNTY,  
TEXAS

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

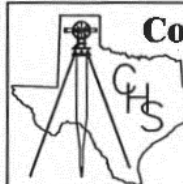
I HERE BY CERTIFY THAT THIS SURVEY IS TRUE  
AND CORRECT TO THE BEST OF MY KNOWLEDGE  
AND IS BASED ON A SURVEY DONE ON THE GROUND  
UNDER MY DIRECTION AND SUPERVISION THIS  
THE 15TH DAY OF MARCH, 2016

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

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

**OSSF Technical Report Information****Owner/ Applicant Information****Name:** JUAN CUEVAS RAMIREZ & GABRIELA ALFARO**Mailing Address:** 237 RIP FORD RD. SPRING BRANCH TX 78070**Phone:** **Email:****Property Location****Lot:** 200 **Block:** 5 **Unit:** 1**Subdivision:** COMAL HILLS UNIT 1**Company:****StreetAddress:** 237 RIP FORD RD. SPRING BRANCH TX 78070**County:** COMAL**State:** TX**Zip:** 78070**Designer/ Site Evaluator/ Installer****Designer:** Thalia Rivas **Address:** PO BOX 768 Spring Branch Tx 78070**Phone:** 726-348-0132 **Email:** Rs.tr@ossfdesigns.com**Site Evaluator:** Thalia Rivas **Address:** PO BOX 768 Spring Branch Tx 78070**Phone:** 726-348-0132 **Email:** Rs.tr@ossfdesigns.com**Installer:** **OSSF License****Phone:****Site Description and Evaluation**

OSSF SYSTEM WILL SERVE A 3 BED RES &lt; 2500SF. SITE HAS TYPE III SOIL AS PER SOIL EVALUATION

REPORT. SITE HAS NATIVE GRASS AND TREES.

**Topography:** Slope within proposed disposal area: 3 %**Wastewater Design Flow**

The site evaluation determined the site is suitable for a STANDARD TREATMENT UNIT with LEACHING CHAMBERS, with the projected wastewater flow of 240 gpd per TCEQ.

**Design Specs****# Of Occupants:** 3 BED RESIDENCE**Sq ft. living space:** <2500SF**Gallons per day:** 240GPD**Soil Class:** III**Application rate:** 0.20**Sqft absorptive area:** 1200SF / 180LNFT**Size of tank:** 1000GAL STANDARD TREATMENT UNIT DUAL COMPT.

## Calculations


Q = 240GPD  
Ra = 0.20  
SOIL CLASS: III  
TRENCH WIDTH (W): 3'

A = Q/Ra  
1200SF = 240 / 0.20


L = A(.75) W + 2  
180LNFT = 1200 X .75 / 5

INSTALL / USE : 180LNFT  
3 ROWS @ 60LNFT EACH  
(12 - 5' LEACHING CHAMBERS EACH  
ROW) TOTAL OF 36 - 5' LEACHING  
CHAMBERS.

*I certify that the facts in this report and the accompanying septic design were based on my field observations and information obtained from the builder and/or owner and are accurate to the best of my ability and in compliance with state and local regulations.*

Signature of Designer:  Print Name: Thalia Rivas

License Number: 5067 Expiration Date: 03-15-2025

Signature of Site Evaluator:  Print Name: Thalia Rivas

License Number: OS0036382 Expiration Date: 08-31-2027



OWNER: JUAN CUEVAS RAMIREZ & GABRIELA ALFARO  
LEGAL DESCRIPTION: LOT 200, BLOCK 5, COMAL HILLS UNIT 1  
ADDRESS: 237 RIP FORD RD. SPRING BRANCH TX 78070  
PREAPRED BY: THALIA RIVAS RS. 5067 SCALE: 1"= 25'

**REVISED**

9:51 am, May 12, 2025

THE SLOPE OF THE PIPE FROM BUILDING TO TREATMENT SYSTEM SHALL BE NO LESS THAN 1/8" FALL PER FOOT OF PIPE.

SEPTIC TANK MUST BE INSTALLED WITH AT LEAST 12" DROP IN ELEVATION FROM THE BOTTOM OF THE OUTLET PIPE TO THE BOTTOM OF THE DISPOSAL AREA.

USE TWO WAY CLEAN OUT SCH 40 OR SDR 26 FROM BUILDING TO TREATMENT UNIT.

EXCAVATION MUST BE SEPARATED HORIZONTALLY BY AT LEAST 3' OF UNDISTURBED SOIL.

THE EXCAVATION SHALL BE AT LEAST 18" DEEP BUT SHALL NOT EXCEED A DEPTH OF 3'.

THE BOTTOM OF THE EXCAVATION SHALL BE LEVEL.

INSTALL / USE:

3 ROWS @ 60' EACH (12 - 5' LEACHING CHAMBERS IN EACH ROW).

TOTAL OF 36 - 5' LEACHING CHAMBERS.

LEGEND:

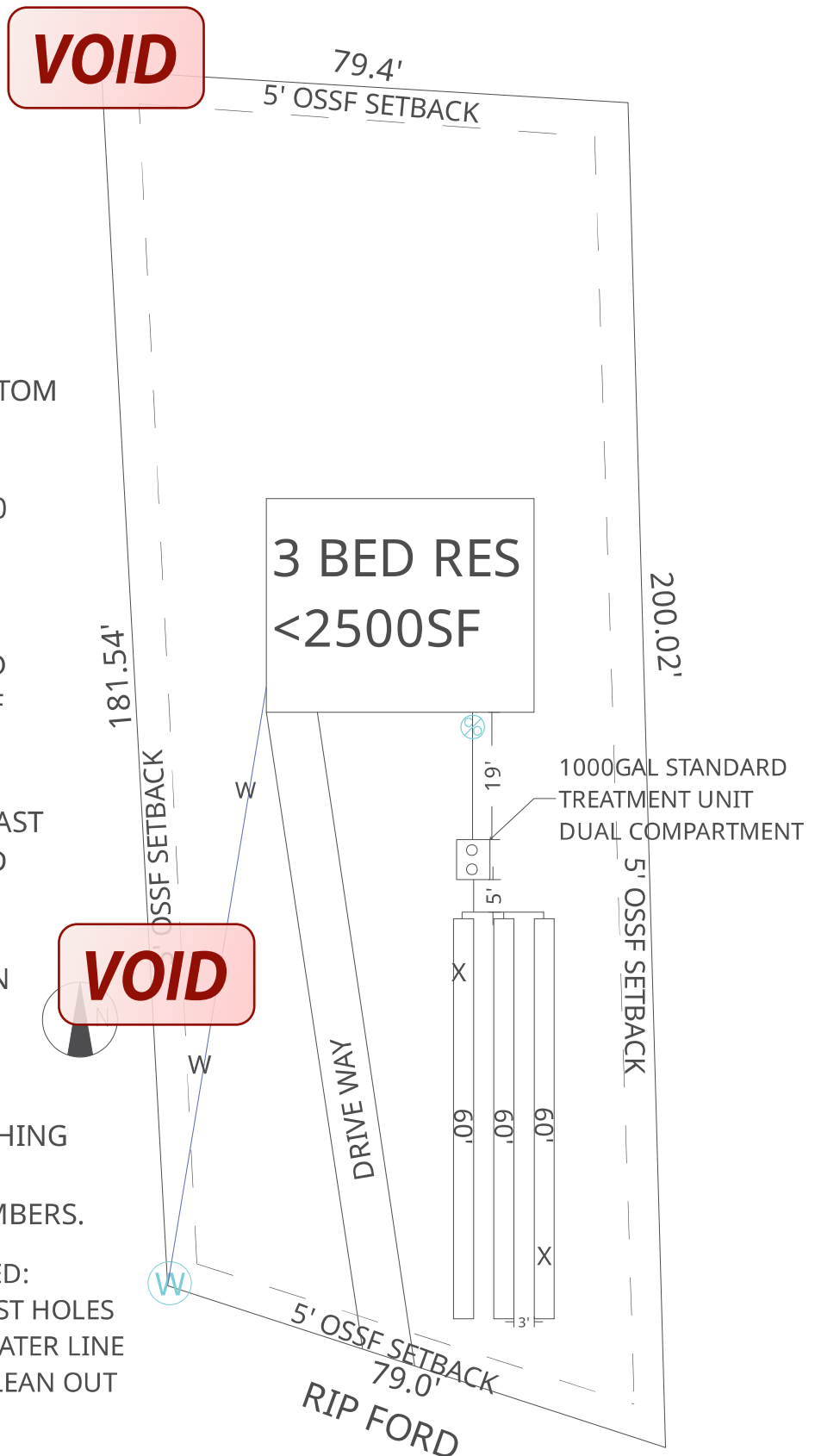
X = TEST HOLES

W = WATER LINE

⊗ = CLEAN OUT

**VOID**

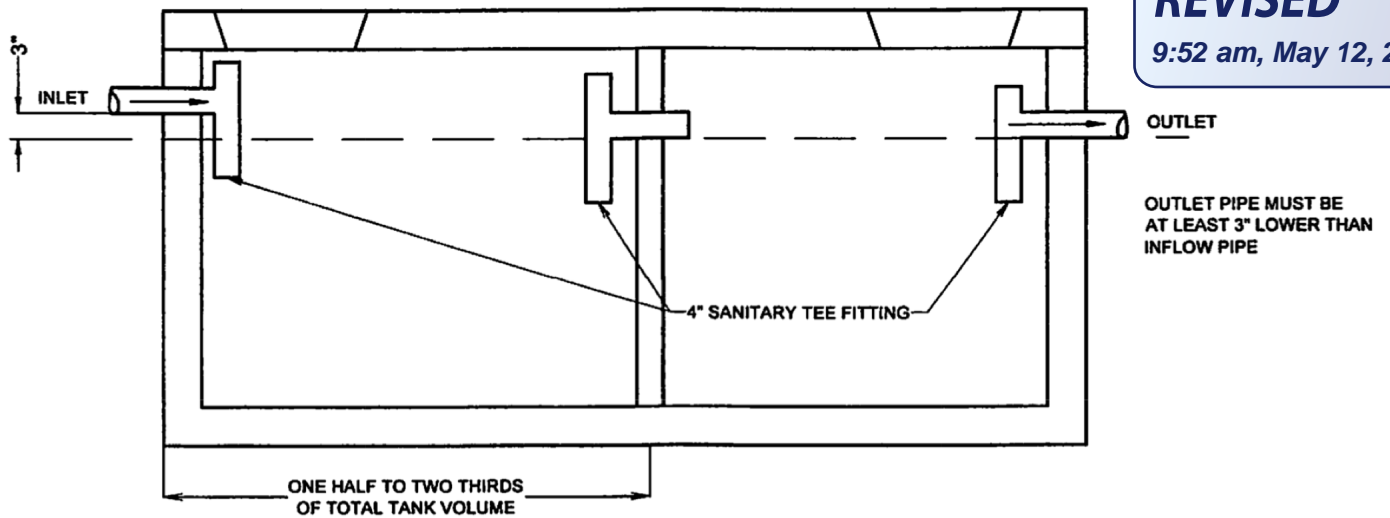
**VOID**



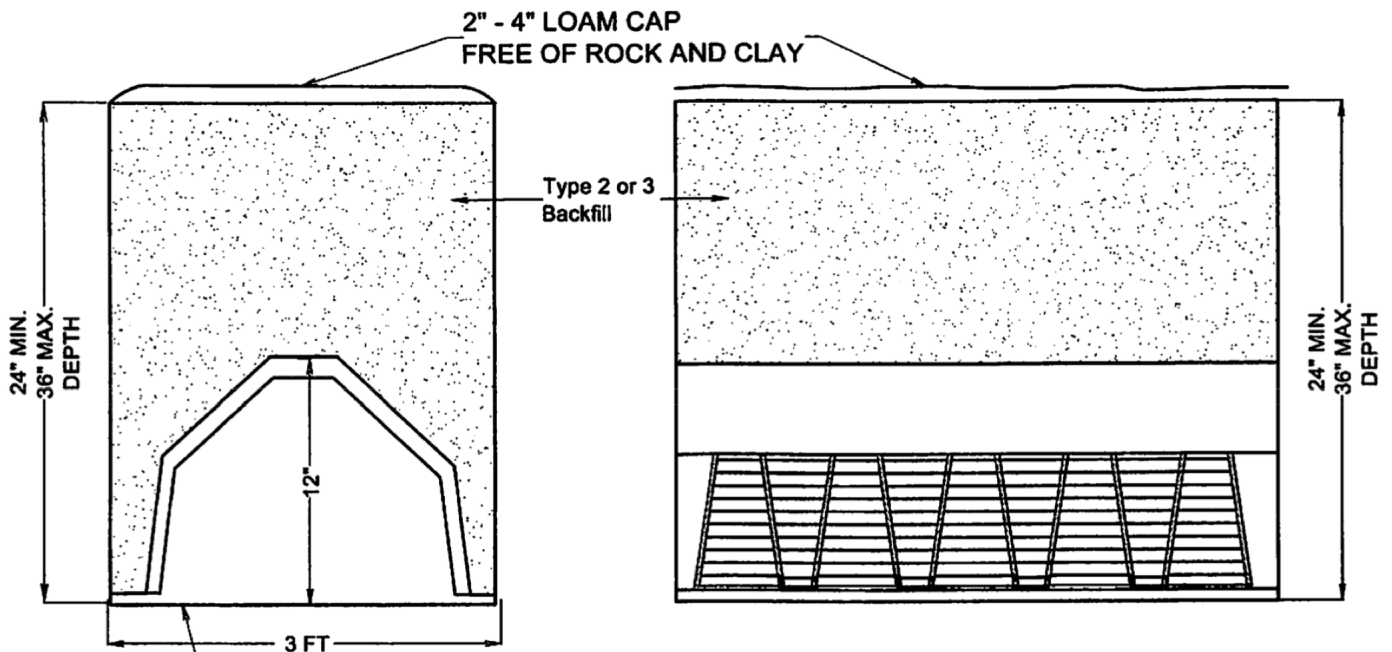


**REVISED**

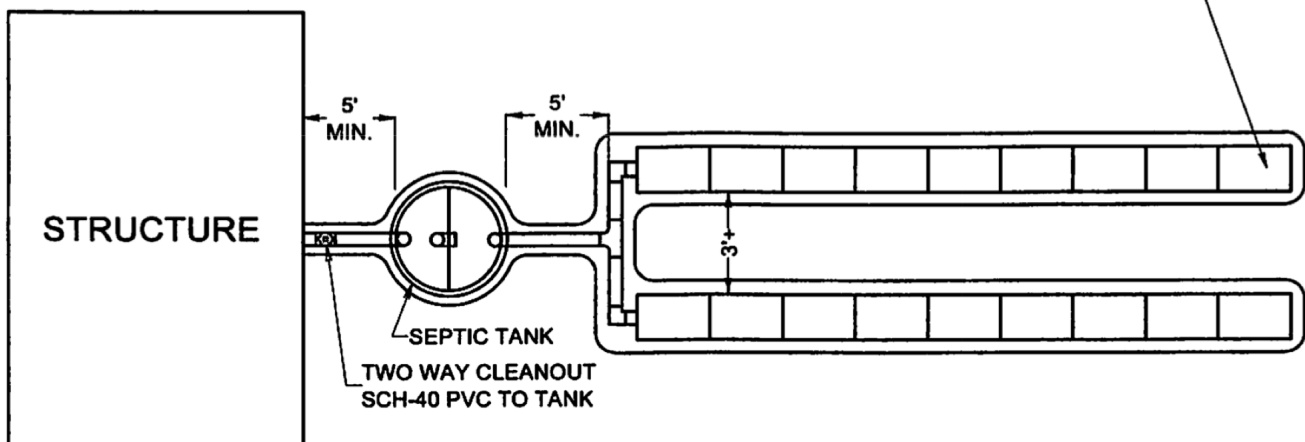
9:52 am, May 12, 2025



**TYPICAL TWO COMPARTMENT SEPTIC TANK**



**HANCOR ARC 36 LEACHING CHAMBER DETAIL**



**HANCOR ARC 36 LEACHING CHAMBER DETAIL**

## Ritzen, Brenda

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**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](http://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](http://www.cceo.org)

---

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

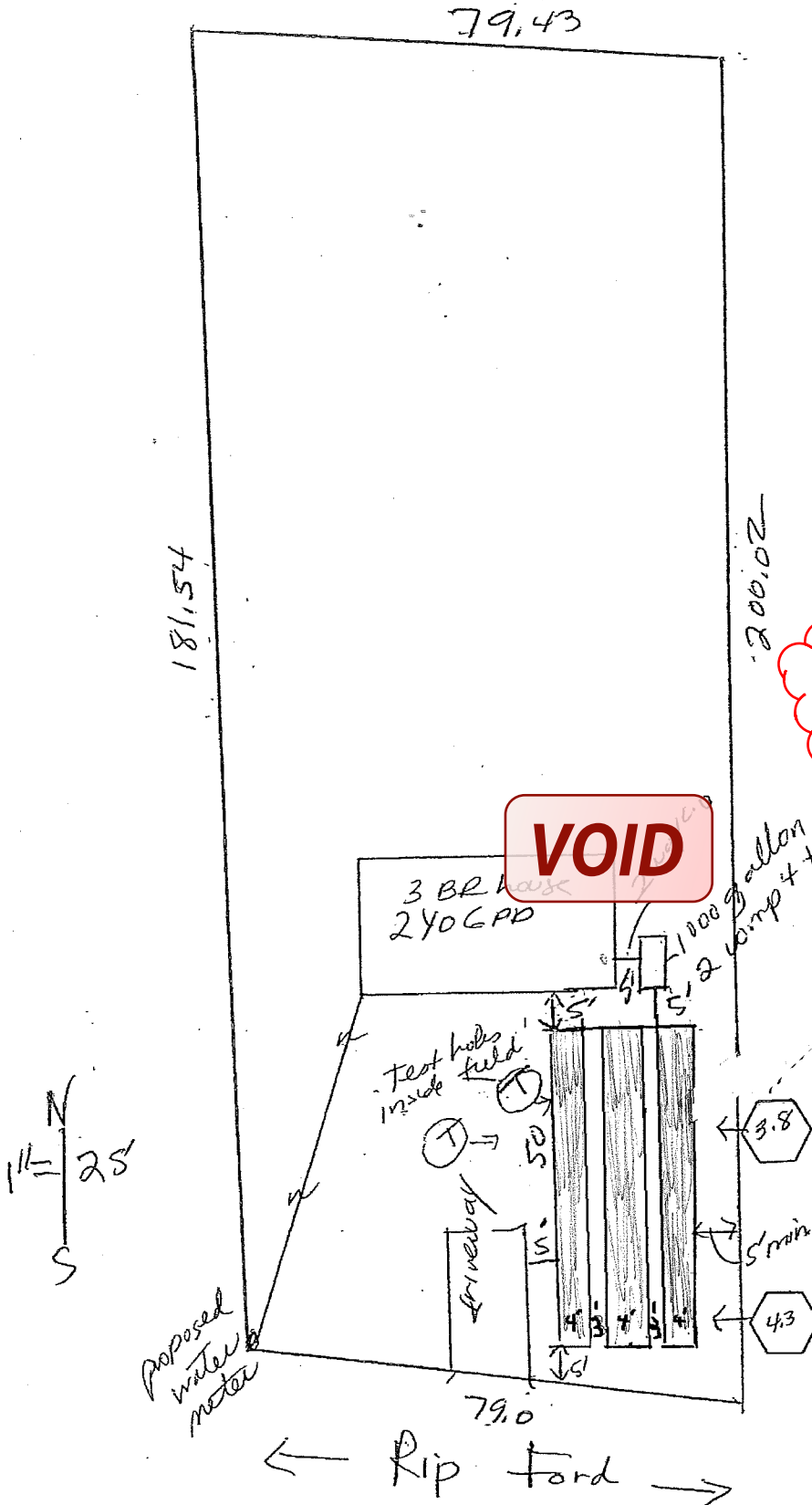
revision "as is"

-Revision " as is "

Lot 200 Block 5 Cornal Hills  
 Juan Cuevas Ramirez  
 237 Ripford

VOID

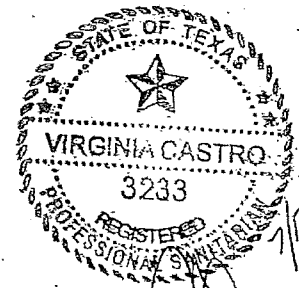
106243



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 x 50 + 12 x 3 = 1236  
 1 row perforated  
 pipe in  
 each

3' minimum  
 between  
 excavations



Revised 11/21/17

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

Date \_\_\_\_\_ Permit # 106243  
Owner Name Juan Cuevas Ramirez & Gabriella Alfaro Agent Name Virginia Castro  
Mailing Address 1282 Freshwater Dr Agent Address 2970 Rolling Hills Rd  
City, State, Zip Bulverde TX 78163 City, State, Zip Blanco TX 78606  
Phone # (210) 309-5406 Phone # (210) 275-8523  
Email \_\_\_\_\_ Email \_\_\_\_\_

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

☒ Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area under 2500

☐ 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 ☒ No

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

Source of Water ☒ Public ☐ Private Well

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

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

Signature of Owner Juan Cuevas Ramirez Date 7/17/17



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

APPLICATION FOR PERMIT TO CONSTRUCT AN  
ON-SITE SEWAGE TREATMENT SYSTEM AND LICENSE TO OPERATE

VOID

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'

Counting Sidewalks

Gallons Per Day (As Per TCEQ Table III) 240

(Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.)

Is the property located over the Edwards Recharge Zone? ☐ Yes ☒ No

(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))

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:

VOID

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

Signature of Designer [Signature]

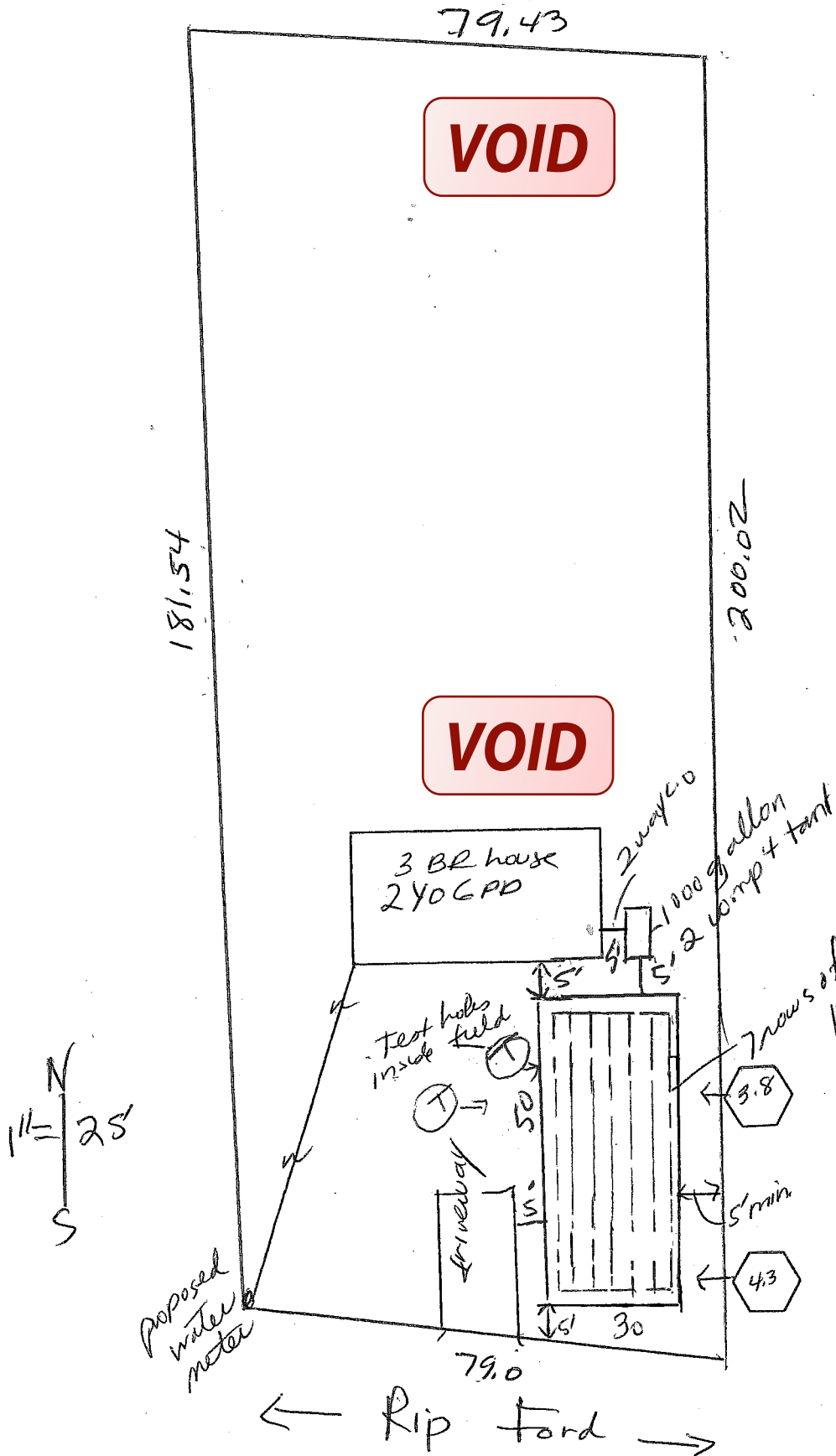
Date 7/17/17

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

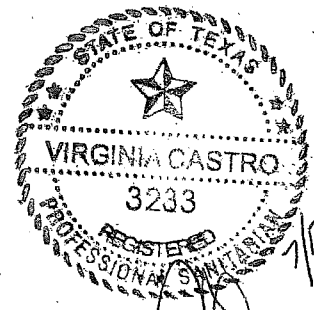
**REVISED**

7:51 am, Sep 13, 2017

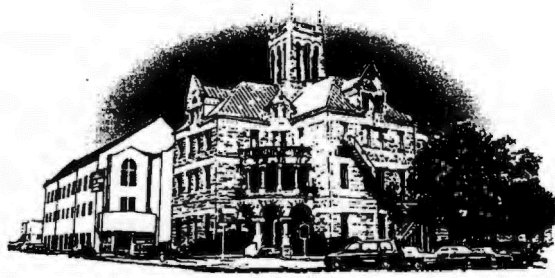
106243



standard  
 pipe & gravel system  
 3 BR house under  
 2500 sq living space  
 = 240 GPD  
 .2 (Class 3 Soil)  
 1200 sq required  
 28 x 50  
 = 30 x 50 + 56 = 1556  
 actual



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

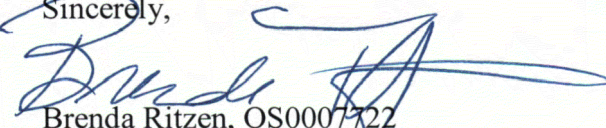
Dear Mr. Ramirez & Ms. Alfaro,

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, OS000722  
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	p-6' 6' 48'	brown clay lean  orange calc. br with large gravel		gravel under 30%	none at this time but test holes don't reflect all field area. Owner will revise to soil substitution
1					
2					
3					
4					
5					

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

**Features of Site Area**

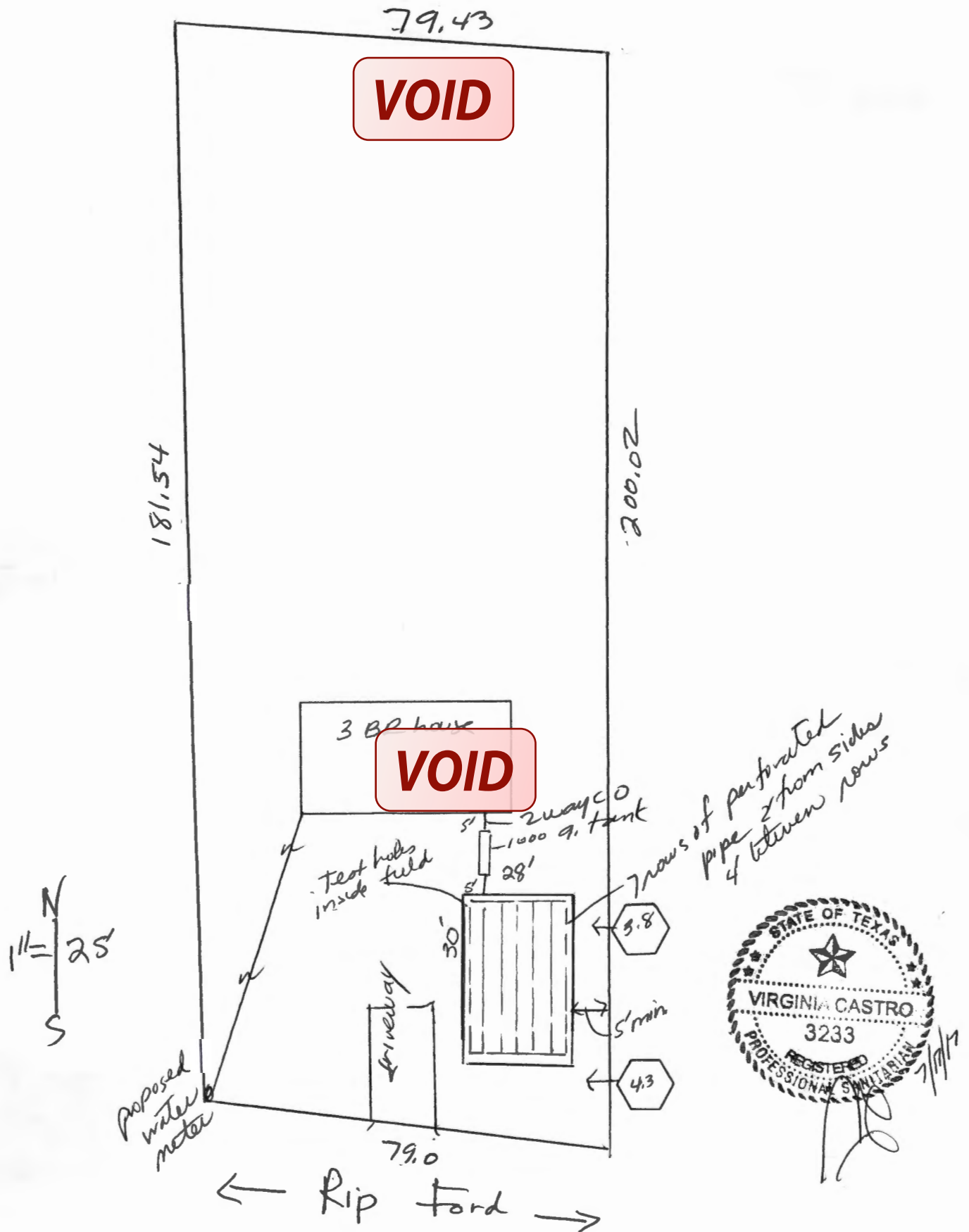
Presence of 100 year flood zone		No <input checked="" type="checkbox"/>
Presence of upper water shed	Yes	No <input checked="" type="checkbox"/>
Presence of adjacent ponds, streams, water impoundments	Yes	No <input checked="" type="checkbox"/>
Existing or proposed water well in nearby area	Yes	No <input checked="" type="checkbox"/>
Organized sewage service available to lot or tract	Yes	No <input checked="" type="checkbox"/>

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 Ford





FILED BY ATC  
SPRING BRANCHGF # 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

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

§

Executed on date of acknowledgement to be Effective on: April 1<sup>st</sup>, 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. ARTRIPE

By: Jeffrey Artripe

JEFFREY ARTRIPE, Attorney-in-Fact

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

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



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

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Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
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Bobbie Koepp