



Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 04/10/2019 Permit Number: 108348

Location Description: 5913 VERDEN RDG NEW BRAUNFELS, TX 78132

Subdivision: Copper Ridge
Unit: 5
Lot: 100R
Block: A
Acreage:

Type of System: Aerobic Surface Irrigation

Issued to: Carlos Neghme Revocable Trust

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

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

Alterations to this permit including, but not limited to:

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

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

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

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

Licensing Authority

Comal County Environmental Health

Signature of Michael Lopez, OS8497, ENVIRONMENTAL HEALTH INSPECTOR

Signature of Environmental Health Coordinator, OS0007722, ENVIRONMENTAL HEALTH COORDINATOR

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: J.D.J. Court / Jeff Jay OSSF Installer #: _____
 1st Inspection Date: 12/17/18 2nd Inspection Date: _____ 3rd Inspection Date: 4/10/19
 Inspector Name: Mike T. Inspector Name: _____ Inspector Name: Mike T.
 Permit#: 108348 Address: Copper Ridge / 5913 Vender Ridge Dr.

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)		12/17/18		4/10/19
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)				

MT- 12/17/18
 Tank set, leveled
 Operational ✓
 need to see tie into
 tank w/ tight line.
 Ready For Cover.

MT- 4/10/19
 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	✓		800	12/17/18		4/10/19
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		WuWater			
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(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
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)				
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)				

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OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart	✓	285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3)(B) 285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)		12/17/18		4/10/19
33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.	✓	285.32(c)(1)				
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions	✓					
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	✓					
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
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Comal County Environmental Health
OSSF Inspection Sheet

PUMP TANK Electrical Connections to Approved Pump House / Wiring Buried	✓			12/17/15		4/10/19
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**Comal County Environmental Health
OSSF Inspection Sheet**

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43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: J.A.J. Const. / Jeff Jay OSSF Installer #: _____

1st Inspection Date: 12/17/18 2nd Inspection Date: _____ 3rd Inspection Date: _____

Inspector Name: Mike T. Inspector Name: _____ Inspector Name: _____

Permit#: 108348 Address: Copper Ridge / 5913 Verdew Ridge Dr.

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**Comal County Environmental Health
OSSF Inspection Sheet**

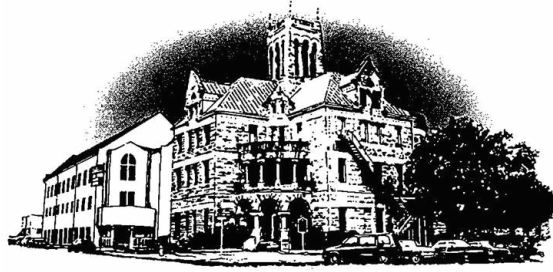
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35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	✓					
36	<p>PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction</p> <p>PUMP TANK Sampling Port Provided in the Treated Effluent Line</p> <p>PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required</p> <p>PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump</p>						
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Comal County Environmental Health
OSSF Inspection Sheet

PUMP TANK Electrical Connections in Approved Collection Lines / Wiring Buried	✓			12/17/15		
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**Comal County Environmental Health
OSSF Inspection Sheet**

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44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



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: 108348
Issued This Date: 11/30/2018
This permit is hereby given to: Carlos Neghme Revocable Trust

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

5913 VERDEN RDG
NEW BRAUNFELS, TX 78132

Subdivision: Copper Ridge
Unit: 5
Lot: 100R
Block: A
Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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.

REVISED

8:07 am, Nov 19, 2018

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

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

Date 9/13/17

Permit # 108348

Owner Name	<u>CARLOS NEGHME REVOCABLE TRUST</u>	Agent Name	<u>KEITH WING CUSTOM BUILDERS</u>
Mailing Address	<u>1659 ST HWY 46 W, STE 115 #448</u>	Agent Address	<u>1659 ST HWY 46 W, STE 115 #448</u>
City, State, Zip	<u>NEW BRAUNFELS, TX 78132</u>	City, State, Zip	<u>NEW BRAUNFELS, TX 78132</u>
Phone #	<u>210-885-4881</u>	Phone #	<u>210-885-4881</u>
Email	<u>BRENDA@KEITHWING.COM</u>	Email	<u>BRENDA@KEITHWING.COM</u>

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

Subdivision Name COPPER RIDGE Unit 5 Lot 100R Block A

Acreage/Legal COMBINED 2.039 ACRES, COPPER RIDGE, PHASE 5, BLOCK A, LOT 100R

Street Name/Address 5913 VERDEN RIDGE City NEW BRAUNFELS Zip 78132

Type of Development:

Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) HOUSE RECEIVED

Number of Bedrooms 4

Indicate Sq Ft of Living Area 5087

RECEIVED
NOV 09 12 2018
COUNTY CLERK

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: \$ 1,305,903 (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

Date

9/13/17

*** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH ***
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

RECEIVED

NOV 12 2018

Planning Materials & Site Evaluation as Required Completed By Hyt Seidenfeld

System Description Aerobic with Spray Distribution

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

Tank Size(s) (Gallons) 800 GPD Unit Absorption/Application Area (Sq Ft) 6838.92

Gallons Per Day (As Per TCEQ Table III) 420

(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

RECEIVED

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

NOV 09 2018

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.)

COUNTY ENGINEER

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 Hyt Seidenfeld

Date 10-30-18

Page 2 of 2

1/c



201806045718 11/29/2018 01:03:59 PM 1/1

RECEIVED
By rabsah at 8:15 am, Nov 30, 2018

RECEIVED
NOV 29 2018

AFFIDAVIT TO THE PUBLIC

COUNTY ENGINEER

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities (OSSF's), this document is filed in the Deed Records of Comal County, Texas.

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

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property described as (Insert legal description):
LOT 100R, BLOCK A, COPPER RIDGE, PHASE 5, COMAL COUNTY, AN ADDITION TO THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT 201506033914, OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS

The property is owned by (insert owner's full name): CARLOS NEGHME REVOCABLE TRUST

This OSSF must be covered by a continuous maintenance contract for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

WITNESS BY HAND(S) ON THIS 28 DAY OF November, 20 18

[Signature]
Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 28 DAY OF November, 20 18

[Signature]
Notary Public, State of Texas



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
11/29/2018 01:03:59 PM
CHRISTY 1 Page(s)
201806045718



[Signature]
Bobbie Koepf

Regulatory Authority Comal

Permit / License Number _____

JAJ Construction Services, LLC
Aerobic Services Division
Jeff Jay – MP0001423
1013 Hwy 46 East
Boerne, TX 78006
Phone (830) 336-3821
Fax (830) 336-3841

Customer Carlos Neghme Revocable Trust
Site Address 5913 Verden Ridge, RECEIVED
City, State, Zip New Braunfels, TX 78132
Mailing Address _____ NOV 12 2018
County Comal Map # _____
Email Address caneghme@gmail.com
Phone # _____

WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

The effective date, if this is an initial maintenance contract, shall be the date the license to operate is issued.

- I. **General:** This Work for Hire Agreement (herein after referred to as "Agreement") is entered into by and between _____ (hereinafter referred to as "Customer") and JAJ Construction Services, LLC. By this Agreement JAJ Construction Services, LLC and its employees (hereinafter inclusively referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein. The designed flow rate for this system is a maximum of _____ gallons per day.
- II. **Effective Dates:** This Agreement commences on _____ and ends on _____ for a total of 2 two (2) years (initial Agreement) or one one (1) year (there after). If this is an initial Agreement (new installation), the Customer will notify the Contractor within two (2) business days of the system's first use to establish the date of commencement. If no notification is received by Contractor within ninety (90) days after completion of installation or where county authority mandates, the date of commencement will be the date the "License to operate" (Notice of Approval) was issued by the permitting authority. This Agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty.
- III. **Renewal:** This Agreement shall automatically renew each at the same terms, conditions, and costs, unless either party gives notice of termination a minimum of thirty (30) days prior to end of first Agreement period. See Section IV.
- IV. **Termination of Agreement:** This Agreement may be terminated by either party with thirty (30) days written notice for any reason, including for example, substantial failure to perform to accordance with its terms, without fault or liability of the terminating party. If this Agreement is so terminated, Contractor will be paid at the rate of \$75.00 per hour for any work performed and for which compensation has not been received. After the deduction of all outstanding charges, any remaining monies from prepayment for services will be refunded to Customer within thirty (30) days. Either party terminating this Agreement for any reason, including non-renewal, shall notify in writing the equipment manufacturer and the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination. Nonpayment of any kind shall be considered breach of contract and a termination of contract.
- V. **Services:** Contractor will
 - a. Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulation, for a total of three (3) visits to site per year.
 - b. Provide a written record of visits to the site by means of an inspection tag attached to or contained in the control panel.
 - c. Repair or replace, if Contractor has necessary materials at site, any component of the OSSF to be failing or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and services costs are \$100.00 or less, Customer hereby authorizes Contractor to perform the service and bill Customer for said service. When service costs are greater than \$100.00, or if Contractor does not have necessary supplies at the site, Contractor will notify Customer of required service(s) and associated cost(s). Customer must notify Contractor of arrangements to affect repair of system within two (2) business days after said notification.
 - d. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only).
 - e. Forward copies of this Agreement and all reports to the regulatory agency and the Customer.
 - f. Visit site in response to Customer's request for unscheduled service within forty-eight (48) hours of the date of notification (weekends and holidays excluded) of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.
- VI. **Disinfection:** XXX Not Required XXX Required. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer MC (Initial).
- VII. **Electric Monitoring:** Electronic Monitoring is not included in this Agreement.
- VIII. **Performance of Agreement:** Commencement of performance by Contractor under this Agreement is contingent on the following conditions:
 - a. If this is an Initial Agreement (new installation).
 - i. Contractor's receipt of a fully executed original copy or facsimile of this Agreement and all documentation requested by Contractor.
 - ii. Contractor's receipt of payment of the wastewater-monitoring fee in accordance with the terms as described in Section XIV of this Agreement.
 - b. If this is not an Initial Agreement (existing system).
 - i. Contractor's receipt of a fully executed original copy or facsimile of this Agreement and all documentation requested by Contractor.
 - ii. Contractor's receipt of payment of the wastewater-monitoring fee in accordance with the terms as described in Section XIV of this Agreement.
 - c. If the above conditions are not met, Contractor is not obligated to perform any portion of this Agreement.

IX. Customer's Responsibilities: The Customer is responsible for each and all of the following:

- a. Provide all necessary yard or lawn maintenance and removal of all obstacles including, but not limited to, dogs and other animals, vehicles, trees, brush, trash, or debris as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.
- b. Protect equipment from physical damage including, but not limited to, that damage caused by insects.
- c. Maintain a current license to operate, and abide by the conditions and limitation of that license, and all requirements for and OSSF from the State and or local regulatory agency, whichever are more stringent, as well as proprietary system's manufacturer recommendations.
- d. Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of the OSSF.
- e. Provide, upon request by Contractor, water usage records for evaluation by Contractor as to the performance of the OSSF.
- f. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluation on the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section V sub-section 'd' above. Customer agrees to pay Contractor for sample collection and transportation, portal to portal, at a rate of \$35.00 per hour plus the associated fees for laboratory testing.
- g. Prevent the backwash or flushing of water treatment or conditioning equipment from entering the OSSF.
- h. Prevent the condensation from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.
- i. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.
- j. Maintain site drainage to prevent adverse effects on the OSSF.
- k. Pay promptly and fully all Contractor's fees, bills, or invoices as described herein.

X. Access by Contractor: Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. Tanks and treatment units shall be accessible by means of man ways or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and the proprietary system manufacturer. If not an initial Agreement (new installation) and this access is not in place or provided for by the Customer, the cost for the labor of excavation, and possibly other labor and material costs will be required. These costs shall be billed to Customer as an additional service at a rate of \$35.00 per hour, plus materials at list price. Excavated soil shall be replaced as best as Contractor can at the time such service is performed and under no circumstances is Contractor responsible for damages to sod, grass, roots, landscaping, or any unmarked underground items (telephone, television, or electrical cable, water, air, or gas lines, etc.), or for the uneven settling of the soil.

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

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

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

XIV. Payment: Full amount due upon signature (Required of new Customer). Payment of invoice(s) for any other service or repair provided by Contractor is due upon receipt of invoice. Invoices are mailed on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a \$29.00 late penalty and a 1.5% per month carrying charge, as well as any reasonable attorney's fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Contractor may terminate contract at any time for nonpayment for services. Any check returned to Contractor for any reason will be assessed a \$30.00 return check fee.

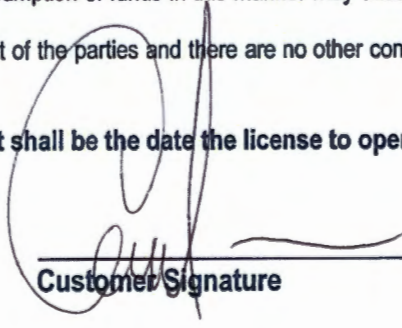
XV. Application or Transfer of Payment: The fees paid for this Agreement may transfer to the subsequent property owner(s); however this Agreement is not transferable. Customer will advise subsequent property owner(s) of the State requirement that they sign a replacement Agreement authorizing Contractor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

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

The effective date of this initial maintenance contract shall be the date the license to operate is issued.



 Jeff Jay - JAJ Construction Services, LLC
 MP0001423



 Customer Signature Date

REVISED

12:04 pm, Nov 19, 2018

ON-SITE SEWERAGE FACILITY
Site Evaluation Report Information

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NOV 12 2018

Date: 8/17/2018 Site Evaluator Information:

Applicant Information: Name: Hoyt Seidensticker

Name: Carlos Neghme Revocable Trust License: OS0008771 Exp. 8/31/2020

Address: 1659 Hwy 46 W Ste. 115#448 Company: Land Stewardship Services, LLC

City: New Braunfels State: Texas Zip: 78132 Address: 1822 FM 473

Phone: 210-885-4881 City: Boeme State: Texas Zip: 78006

Phone: (210) 414-6603 Fax: (830) 336-4697

Property Location:

Lot: 100 Section: 5 Sub.: Copper Ridge Installer information:

Street/Road Address: 5913 Verden Ridge Name: Jeff Jay OS0020500

City: New Braunfels State: Texas Zip: 78132 Company: J.A.J. Construction Services, LLC

Unincorporated Area? Y or N y Address: 1013 Hwy 46 E.

Additional information _____ City: Boeme State: Texas Zip: 78006

Phone: (830) 336-3821 Fax: (830) 336-3841

Schematic of Lot or Tract

Show:

- Compass North, adjacent streets, property lines, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks).
- Location of existing or proposed water wells within 150 feet of property.
- Indicate slope or show contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.
- Location of soil borings or dug pits (show location with respect to a known reference point).
- Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundments areas, cut or fill bank, sharp slopes and breaks.

SITE DRAWING

Lot Size: _____ acres

SEE ATTACHED

Hoyt Seidensticker

10/30/2018

4:17 PM

Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

CARLOS NEGHME
REVOCABLE TRUST

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NOV 12 2018

Property Information:

St. Address: 5913 Verden Ridge
City: New Braunfels State: Texas
Zip code: 78132

House Information

No. of Bedrooms: _____
Sq. footage (Approx.): 5087
Water Supply: PUBLIC

COUNTY 4 ENGINEER

Predicted Quantity of Sewage (Q)

Water Saving Devices in Home (y/n): YES
Gallons/day (Q): 420
Greywater included (yes/no): YES

Supply Line from House

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

Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.064
Minimum Adsorptive Area (sq. ft.): 6562.5

Supply Line For Spray Irrigation System

Length of supply line (approx. ft): 102
Type of supply line: SCH 40 PVC
Size of supply line (in): 1

Aerobic Unit

Required size of aerobic unit: 720 gpd
Pretreatment Tank (gallons): 431
Class 1 Aerobic Unit: NuWater B - 800
Pump tank total capacity (gal): 858.7
Chlorination: Liquid installed in Tank
Pump Switch operation: Float system
Dosing cycle quantity (gals): Varied
Cycling time: night time
Pump size and capacity: Franklin E-Series 20 GPM

Disposal Area per this System

$\pi (33)^2 = 3419.46$
 $\pi (33)^2 = 3419.46$
=
=
=
Total irrigated area (sq. ft.): 6838.92

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

10-3-18

Hoyt Seidensticker, R.S. No. 3588

Date

Land Stewardship Services, LLC, 1822 FM 473, Boerne, Texas 78006
Cell (210) 414-6603, Fax (830) 336-4697



Effective Immediately: If any change(s) are made that require a revision to this design, a \$75.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

10/30/2018
4:17 PM
Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

CARLOS NEGhme
REVOCABLE TRUST

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NOV 12 2018

Head Pressure

Elevation Head: 4
Pressure Head: 92
Friction Head: 4.08
Total head: 100.1

Sprinkler Head Information

K-Rain sprinkler head PROPLUS,
low angle nozzle
No. 3 @40psi GPM: 3.1
Number of sprinkler heads: 2
Gallons per minute: 6.2

A class 1 aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment unit. Treated effluent will be disinfected by a Chlorination Station 200-1500 Unit in the pump tank, before being disposed of through above ground sprinkler heads. All warning systems shall be installed with the aerobic unit

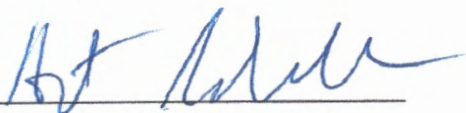
Land acceptable for surface application shall have a flat terrain (with less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff. There shall be nothing in the surface application area within ten feet of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

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

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

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

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.



Hoyt Seidensticker, R.S. No. 3588

Date

10-13-17



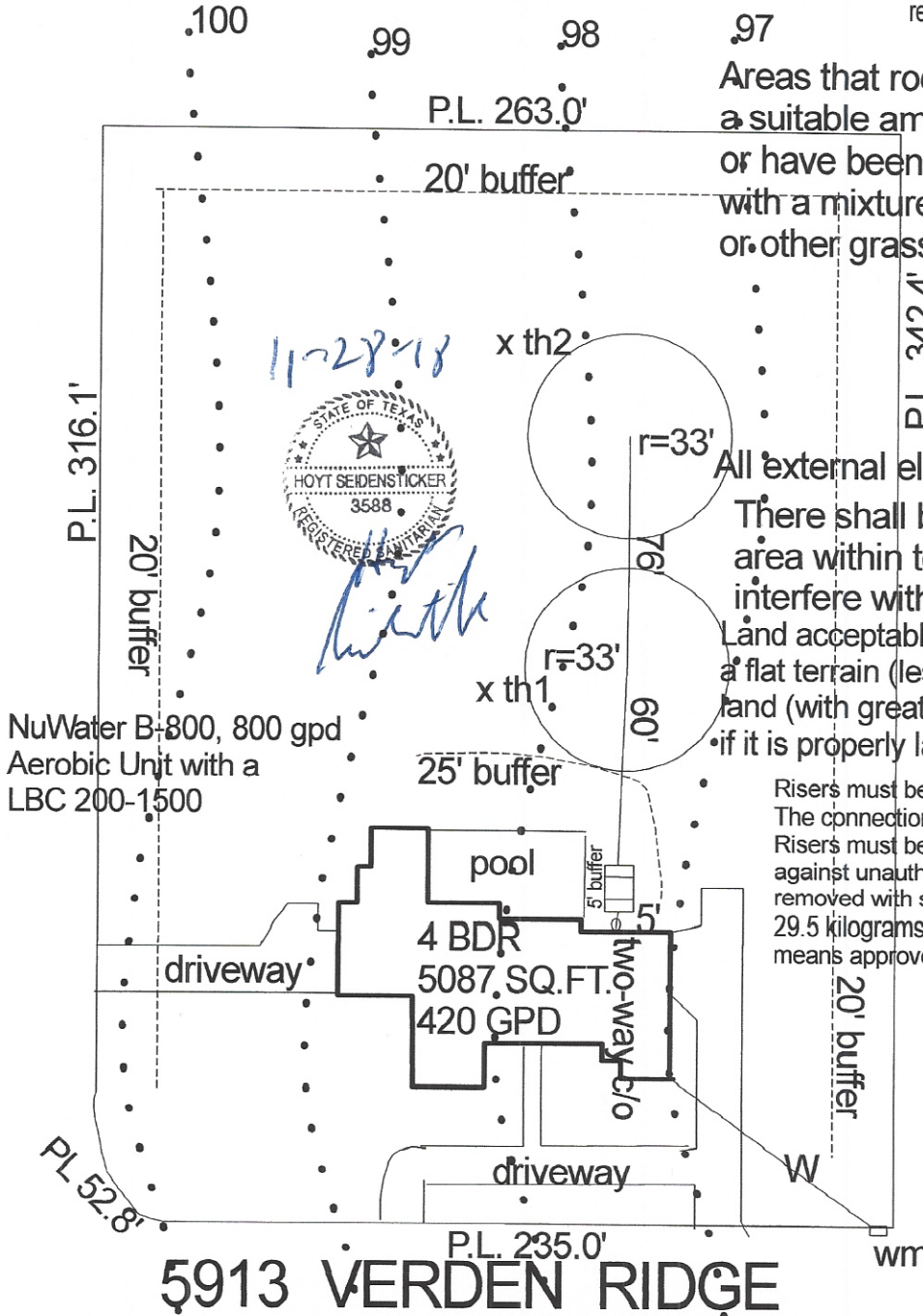
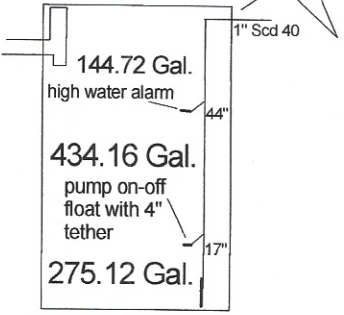
Land Stewardship Services, LLC, 1822 FM 473, Boerne, Texas 78006
Cell (210) 414-6603, Fax (830) 336-4697

Scale 1"=60' Site Map

REVISED
8:16 am, Dec 18, 2018

Aerobic with Spray Distribution System
Carlos Neghme Revocable Trust
Lot 100R Blk A
Copper Ridge Subdivision Unit 5
5913 Verden Ridge
New Braunfels, Texas 78132
Comal County

This design complies with all provisions of the existing water pollution abatement plan and there is not a recharge feature within 150' of the proposed septic system.



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

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

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

100 yr flood plain does not exist on this tract

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

5913 VERDEN RIDGE

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

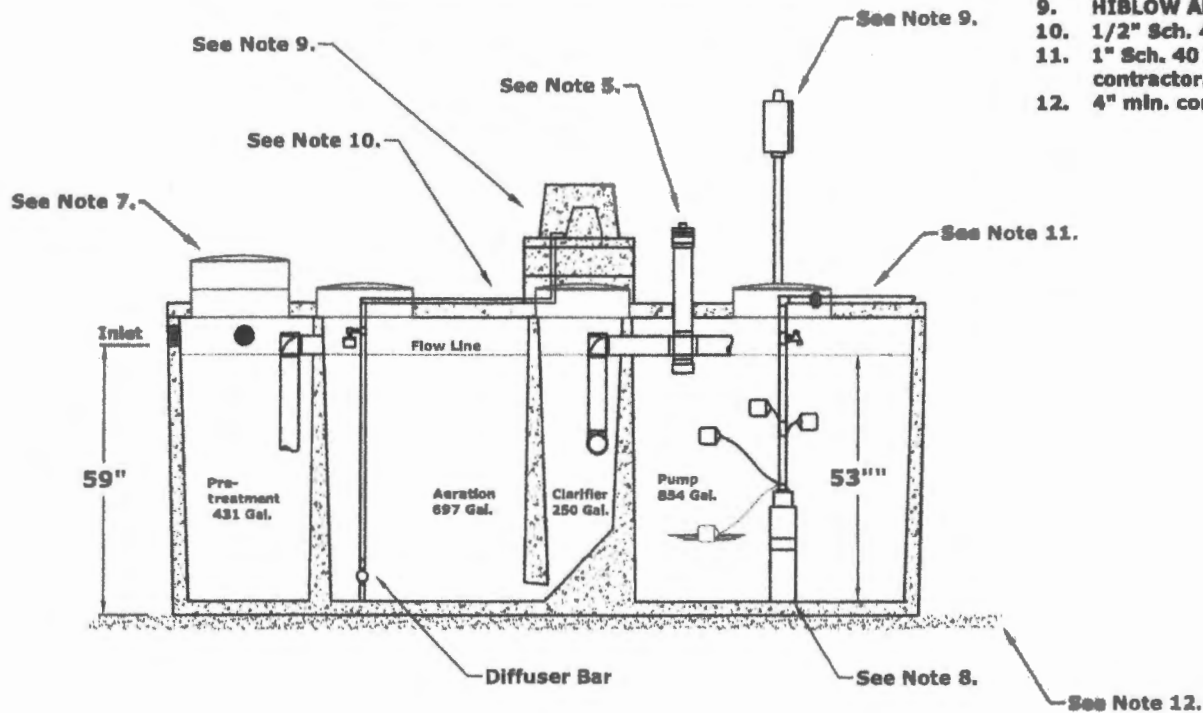
Assembly Details

OSSF

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COUNTY WATER

DIMENSIONS:
Outside Height: 67"
Outside Width: 75"
Outside Length: 164.5"

MINIMUM EXCAVATION DIMENSIONS:
Width: 87"
Length: 177"



GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 16,700 lbs.
4. Treatment capacity is 800 GPD. Pump compartment set-up for a 420 GPD Flow Rate (5 bedroom, < 4,501 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 2.60 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Blo-Robix B-800 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec) timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. HIBLOW Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
12. 4" min. compacted sand or gravel pad by Contractor

**NuWater B-800
Aerobic Treatment Plant (Assembled)**

Model: B-800

March, 2010
By: A.S.

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-8800-2

Advantage
Wastewater Solutions LLC

Advantage Wastewater Solutions LLC
444 A Old Hwy No 9
Confort, TX 76013
830-995-3189
fax 830-995-4051

E-Series

Environmental Series Pumps

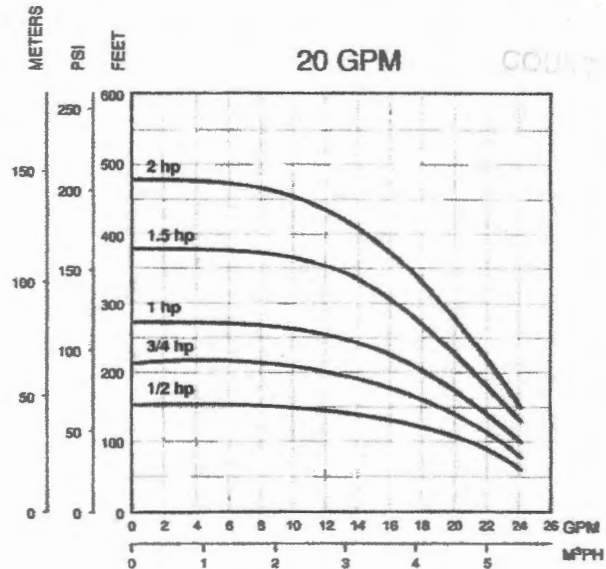
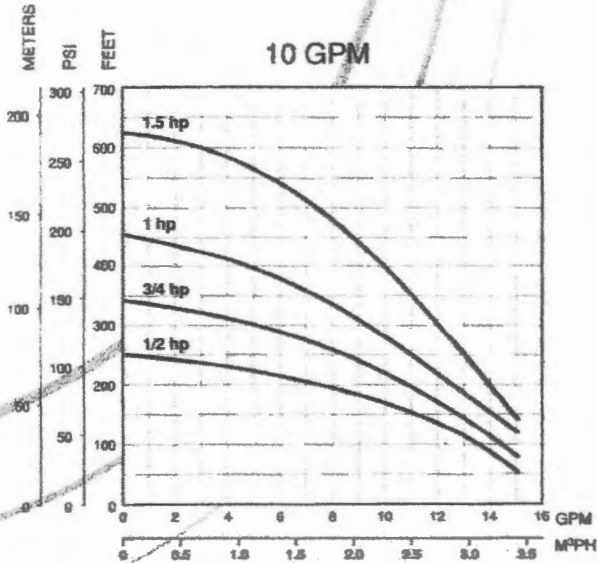
FPS

Thermoplastic Performance

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COURTESY OF PER



Thermoplastic Units Ordering Information

1/2 - 1.5 HP Single-Phase Units

Order No.	Model	GPM	HP	Volt	Wire	Wt.
94741005	10FE05P4-2W115	10	1/2	115	2	24
94741010	10FE05P4-2W230	10	1/2	230	2	24
94741015	10FE07P4-2W230	10	3/4	230	2	28
94741020	10FE1P4-2W230	10	1	230	2	31
94741025	10FE15P4-2W230	10	1.5	230	2	46
94742005	* 20FE05P4-2W115 *	20	1/2	115	2	25
94742010	20FE05P4-2W230	20	1/2	230	2	25
94742015	20FE07P4-2W230	20	3/4	230	2	28
94742020	20FE1P4-2W230	20	1	230	2	31
94742025	20FE15P4-2W230	20	1.5	230	2	40

Thermoplastic 1/2 - 2 HP Pump Ends

Order No.	Model	GPM	HP	Volt	Wire	Wt.
94751005	10FE05P4-PE	10	1/2	N/A	N/A	6
94751010	10FE07P4-PE	10	3/4	N/A	N/A	7
94751015	10FE1P4-PE	10	1	N/A	N/A	8
94751020	10FE15P4-PE	10	1.5	N/A	N/A	12
94752005	20FE05P4-PE	20	1/2	N/A	N/A	6
94752010	20FE07P4-PE	20	3/4	N/A	N/A	7
94752015	20FE1P4-PE	20	1	N/A	N/A	8
94752020	20FE15P4-PE	20	1.5	N/A	N/A	10
94752025	20FE2P4-PE	20	2	N/A	N/A	11

NOV 2 2018 FPS E series

High Head Filtered Effluent Pump

Applications:

- Filtered Effluent Service
- Aeration
- Ornamental Fountains/Waterfalls

Features:

- Ideal for filtered effluent pumping applications
- Stainless Steel or Thermoplastic discharge and motor bracket are tough and non-corrosive. Both materials are highly resistant to damage by minerals, metals and other substances typically found in water.
- Heavy duty, 300 volt, 10' SJOOV motor leads.
- Ceramic bearing sleeve has time proven durability for years of reliable service.
- Hex rubber bearing has extra large surface assuring shaft stability and multiple flow channels keeping particles away from bearing surfaces.
- Proven Noryl™ staging allows close tolerances and increased performance.
- Stainless steel up thrust washer prevents excessive wear in severe applications.
- Removable built in check valve.
- Powered by Franklin Electric submersible motor.

† Noryl™ is a Registered Trademark of G.E.



Franklin Electric

PROPLUS™

The PROPLUS™ adjustable arc and full-circle gear driven rotor comes standard with nine numerically coded interchangeable nozzles. Excellent nozzle performance delivers an exceptional fall out pattern. In independent testing by C.I.T., the PROPLUS™ delivered up to 90% uniform coverage.

Also Available: 12" High Pop, Shrub Head and Reclaimed Water models.

Tough, proven and advanced, the PROPLUS™ is the leader in it's class. Set it and forget it. Arc Memory Clutch returns the rotor to its preset position. Technology works for you.

MODELS

- 11003 ProPlus
- 11003-HP ProPlus 12" High Pop
- 11003-SH ProPlus Shrub Head

OTHER OPTIONS: ADD TO PART NUMBER

- CV Check Valve
- LA Low Angle Nozzle
- NN No Nozzle
- RCW ProPlus for Reclaimed Water w/Low Angle Nozzle

EASY ARC SETTING

Arc Selection 40° to Continuous 360°
Adjust From Left Start



HOW TO SPECIFY



K-Rain Manufacturing Corp.
1640 Australian Avenue
Riviera Beach, FL 33404 USA
+1 561 844-1002
FAX: +1 561 842-9493
1.800.735.7246 | www.krain.com

SPECIFICATIONS

- ▶ Inlet: 3/4" Threaded NPT
- ▶ Arc Adjustment Range: 40° to Continuous 360°
- ▶ Flow Range: .5 - 10.0 GPM
- ▶ Pressure Rating: 20 - 70 PSI
- ▶ Precipitation Rate: .06 to .50 Inches Per Hour (Depending on Spacing and Nozzle Used)
- ▶ Overall Height (Popped Down): 7 1/2" / 17" for High Pop
- ▶ Recommended Spacing: 28' to 44'
- ▶ Radius: 22' to 50'
- ▶ Nozzle Trajectory: 26°
- ▶ Low Angle Nozzle Trajectory: 12°
- ▶ Standard and Low Angle Nozzle: Included
- ▶ Riser Height: 5"

PERFORMANCE DATA

PERFORMANCE			
NOZZLES	PRESSURE (PSI)	RADIUS (FT)	FLOW (GPM)
#0.5	30	28'	.5
	40	29'	.6
	50	29'	.7
	60	30'	.8
#0.75	30	29'	.7
	40	30'	.8
	50	31'	.9
	60	32'	1.0
#1	30	32'	1.3
	40	33'	1.5
	50	34'	1.6
	60	35'	1.8
#2	30	37'	2.4
	40	40'	2.5
	50	42'	3.0
	60	43'	3.3
#2.5	30	38'	2.5
	PRE-INSTALLED	38'	2.8
	50	40'	3.2
	60	41'	3.5
#3	30	38'	3.6
	40	39'	4.2
	50	41'	4.6
	60	42'	5.0
#4	30	43'	4.4
	40	44'	5.1
	50	46'	5.6
	60	49'	5.9
#6	40	45'	5.9
	50	46'	6.0
	60	48'	6.3
	70	49'	6.7
#8	40	42'	8.0
	50	45'	8.5
	60	49'	9.5
	70	50'	10.0

METRIC				
NOZZLES	PRESSURE (PSI)	RADIUS (METERS)	FLOW (LPM)	FLOW (GAL)
#0.5	206	2.0	8.5	1.89 .11
	275	3.0	8.8	2.27 .14
	345	3.5	8.8	2.65 .16
	413	4.0	9.1	3.03 .18
#0.75	206	2.0	8.8	2.65 .16
	275	3.0	9.1	3.03 .18
	345	3.5	9.4	3.41 .20
	413	4.0	9.8	3.79 .23
#1	206	2.0	9.8	4.92 .30
	275	3.0	10.1	5.68 .34
	345	3.5	10.4	6.05 .36
	413	4.0	10.7	6.81 .41
#2	206	2.0	11.3	9.08 .54
	275	3.0	12.2	9.46 .56
	345	3.5	12.8	11.35 .68
	413	4.0	13.1	12.49 .75
#2.5	206	2.04	11.8	9.46 .57
	PRE-INSTALLED	2.72	11.9	10.60 .64
	345	3.40	12.2	12.11 .73
	413	4.08	12.5	13.25 .79
#3	206	2.0	11.6	13.63 .81
	275	3.0	11.9	15.89 .95
	345	3.5	12.5	17.41 1.04
	413	4.0	12.8	18.92 1.13
#4	206	2.0	13.1	16.65 .99
	275	3.0	13.4	19.30 1.15
	345	3.5	14.0	21.19 1.27
	413	4.0	14.9	22.33 1.33
#6	206	3.0	13.7	22.33 1.33
	275	3.5	14.0	22.71 1.36
	345	4.0	14.6	23.85 1.43
	413	5.0	14.9	25.35 1.52
#8	206	3.0	12.8	30.28 1.81
	275	3.5	13.7	32.12 1.92
	345	4.0	14.8	35.95 2.15
	413	5.0	15.3	37.85 2.27

LOW ANGLE DATA			
NOZZLES	PRESSURE (PSI)	RADIUS (FT)	FLOW (GPM)
#1	30	22'	1.2
	40	24'	1.7
	50	26'	1.8
	60	28'	2.0
#3	30	29'	3.0
	40	32'	3.1
	50	35'	3.5
	60	37'	3.8
#4	30	31'	3.4
	40	34'	3.9
	50	37'	4.4
	60	38'	4.7
#6	40	38'	6.5
	50	40'	7.3
	60	42'	8.0
	70	44'	8.6

METRIC				
NOZZLES	PRESSURE (PSI)	RADIUS (METERS)	FLOW (LPM)	FLOW (GAL)
#1	207	2.04	6.71	4.54 .27
	275	2.72	7.32	6.43 .39
	344	3.40	7.92	6.80 .41
	413	4.08	8.53	7.56 .46
#3	207	2.04	8.84	11.34 .68
	275	2.72	9.75	11.72 .71
	344	3.40	10.67	13.23 .80
	413	4.08	11.58	14.36 .87
#4	207	2.04	9.45	12.85 .78
	275	2.72	10.36	14.74 .89
	344	3.40	11.28	16.63 1.00
	413	4.08	11.58	17.77 1.07
#6	275	2.72	11.58	24.57 1.48
	344	3.40	12.19	27.59 1.76
	413	4.08	12.80	30.24 1.82
	482	4.76	13.41	32.51 1.96

Data represents test results in zero wind. Adjust for local conditions. Radius may be reduced with nozzle retention screw.

PROPLUS™

NOV 18 2018

The ProPlus™ is packed with features that ensure reliability, saving the installer time, money and needless frustration.

- ▶ **Revolutionary Patented Easy Arc Set** – Simplified arc set allows for wet or dry adjustment in seconds.
- ▶ **5" Riser** – Perfect for grasses with thick thatch.
- ▶ **3/4" Inlet** – Replaces all standard rotors.
- ▶ **2N1 Adjustable or Continuous Rotation** – Provides a full range adjustment from 40° to a continuous full circle.
- ▶ **Patented Arc Set Degree Markings** – Clearly indicates the current watering pattern and simplifies arc set adjustment.
- ▶ **Arc Memory Clutch** – Prevents internal gear damage and returns rotor to its prior setting automatically if nozzle turret is forced past its stop.
- ▶ **Time Proven Patented Reversing Mechanism** – Assures continuous reverse and return...over a 20 year history.
- ▶ **Ratcheting Riser** – Allows for easy adjustment of your left starting position with a simple turn of the riser.
- ▶ **Rubber Cover** – Seals out dirt and increases product durability.
- ▶ **Wide Selection of Nozzles** – Including standard and low angle, provides flexibility in system design.
- ▶ **Optional Check Valve** – Prevents low head drainage.

K RAIN.

IRRIGATION SOLUTIONS
WORLDWIDE™

RECEIVED
By rabsah at 8:02 am, Nov 19, 2018

201706004856 02/03/2017 04:24:27 PM 1/4



4/c

AMENDMENT TO PLAT

Planning and Community Development
424 S. Castell Avenue, New Braunfels TX 78130
Phone: (830) 221-4050 Fax: (830) 608-2109

Case No. PL-17-004

PLANNING
OWNER'S NAME(S): x CARLOS A NEBHUE
OWNER'S ADDRESS: 20764 Wahl Lane Garden Ridge TX 78266
HOME PHONE: _____ WORK PHONE: 210-995-0478 E-MAIL: caneghume@gmail.com

LEGAL DESCRIPTION OF PROPERTY

BY: _____
JAN 19 2017
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NAME OF RECORDED SUBDIVISION PLAT AND UNIT NUMBER, if any: _____
Copper Ridge, Phase 5, Block A, Lot 100 and 101 Comal County Texas
COUNTY MAP AND PLAT RECORDS VOLUME: _____ PAGE: _____ OR DOCUMENT NO: 201606014099
LOTS OR TRACTS TO BE COMBINED: Lot 100 Block A, Phase 5 (1.033 Acres) Lot 101, Block A, Phase 5, (1.017 Acres)
RESULTING LOT NUMBER: 100R ACREAGE / SQUARE FOOTAGE: 2.034 ACRES CITY LIMITS: IN _____ OUT

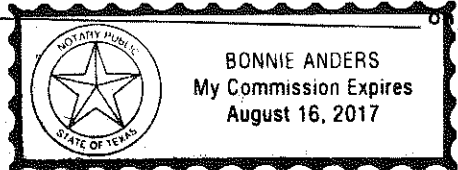
The signatures affixed below will certify that the owner of the described property does hereby amend the plat of the property so as to combine the referenced lots or tracts into a single lot or tract. If there is an easement or easements running along the common boundary line which is being removed by the combination of the lots into a single lot or tract, then the property owner is responsible for obtaining releases or permission from all affected utilities or owners that have an interest in the easement(s) before the lots can be combined. The property owner acknowledges that this Amendment to Plat will not dissolve or alter any existing easements or other property interests that may exist within the boundaries of this property that are not adjacent to the common boundary line that is being removed by the consolidation of the lots or tracts. The owner also certifies that any and all lienholders have acknowledged this Amendment to Plat as per the attached Lienholder's Acknowledgement(s), if applicable.

x [Signature]
(Owner's Signature)
x CARLOS NEBHUE
(Name Printed)

x NIA
(Owner's Signature)
x NIA
(Name Printed)

STATE OF TEXAS
COUNTY OF Hays

SWORN TO AND SUBSCRIBED before me by Carlos Nebhue
of the 16 day of Jan, 2017



[Signature]
NOTARY PUBLIC

APPROVED BY PLANNING DIRECTOR ON
THE 2nd DAY OF February, 2017
[Signature]
PLANNING DIRECTOR

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
02/03/2017 04:24:27 PM
CASHFOUR 4 Page(s)
201706004856
Bobbie Koepf

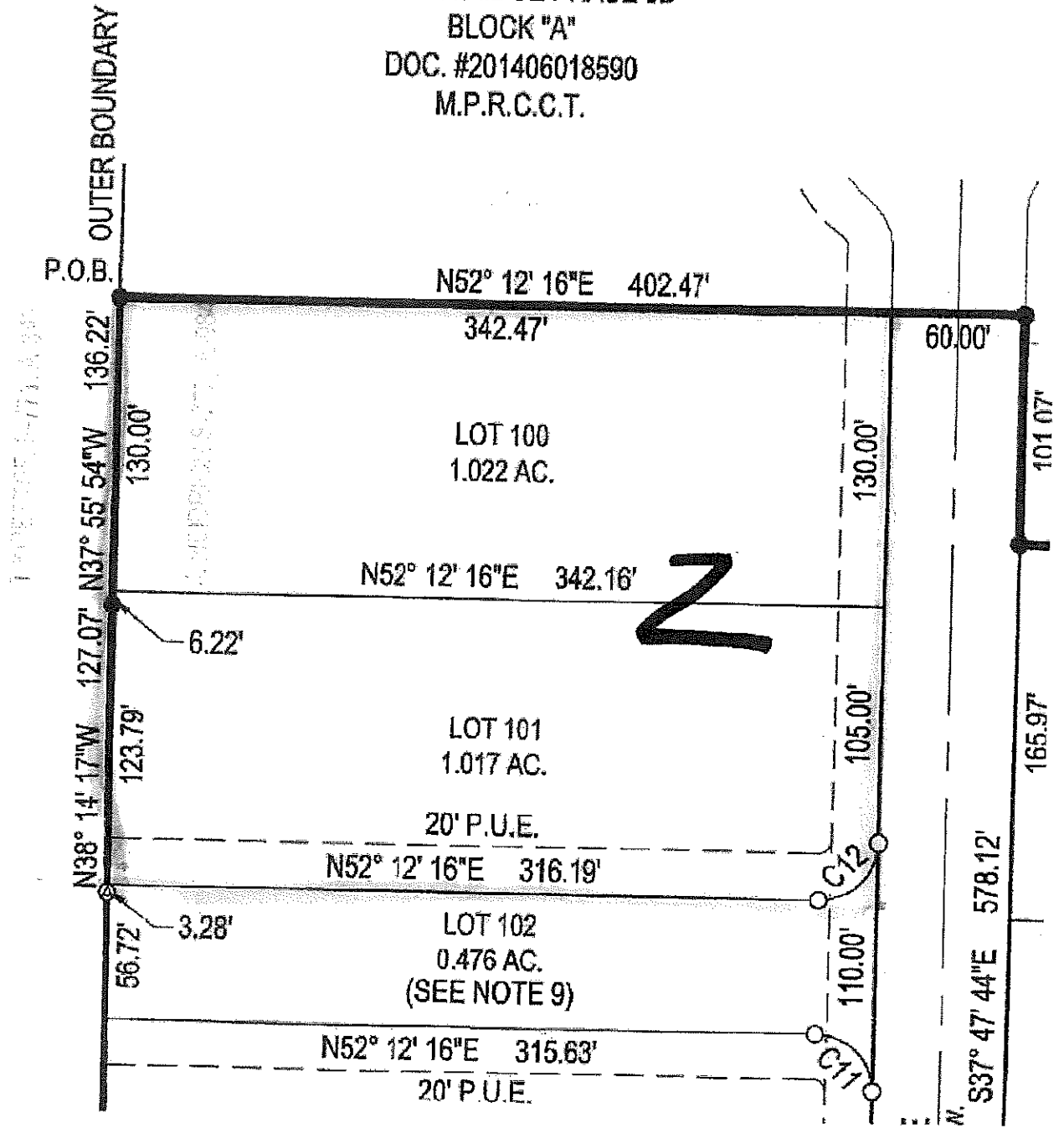


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By rabsah at 8:02 am, Nov 19, 2018

5913 Verden Ridge and 5917 Verden Ridge

COPPER RIDGE PHASE 3B
BLOCK "A"
DOC. #201406018590
M.P.R.C.C.T.



Hernandez, Sandra

From: Hernandez, Sandra
Sent: Friday, November 16, 2018 12:36 PM
To: 'brenda@keithwing.com'
Subject: 108348 deficiency comments
Attachments: Pages from 108348-3.pdf

RE: Copper Ridge, Unit 5, Lot 100R, Block A

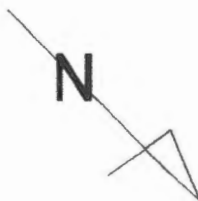
Hoyt,

We received planning materials for the referenced permit application on November 12, 2018 and found those planning materials to be deficient. In order to continue processing this permit, we need the following information:

- 1 ✓ Submit a copy of the amendment to plat to our office.
- 2 ✓ Have the homeowner address all the questions on his permit application.
- 3 ✓ It appears that there is discrepancy with the legal description being used throughout the planning materials.
- 4 ✓ A corrected Affidavit to the Public form must be completed, owner(s) signature notarized, recorded at the Comal County Clerk's office, and a copy of the recorded form submitted to our office (only if the properties have been combined).
5. Revise accordingly and resubmit to our office.

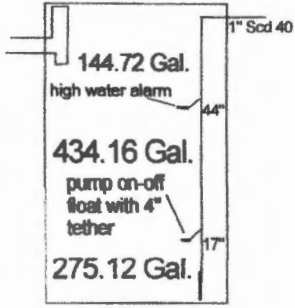
If you have any questions, you can email me or call the office.

Thank you,
Sandra

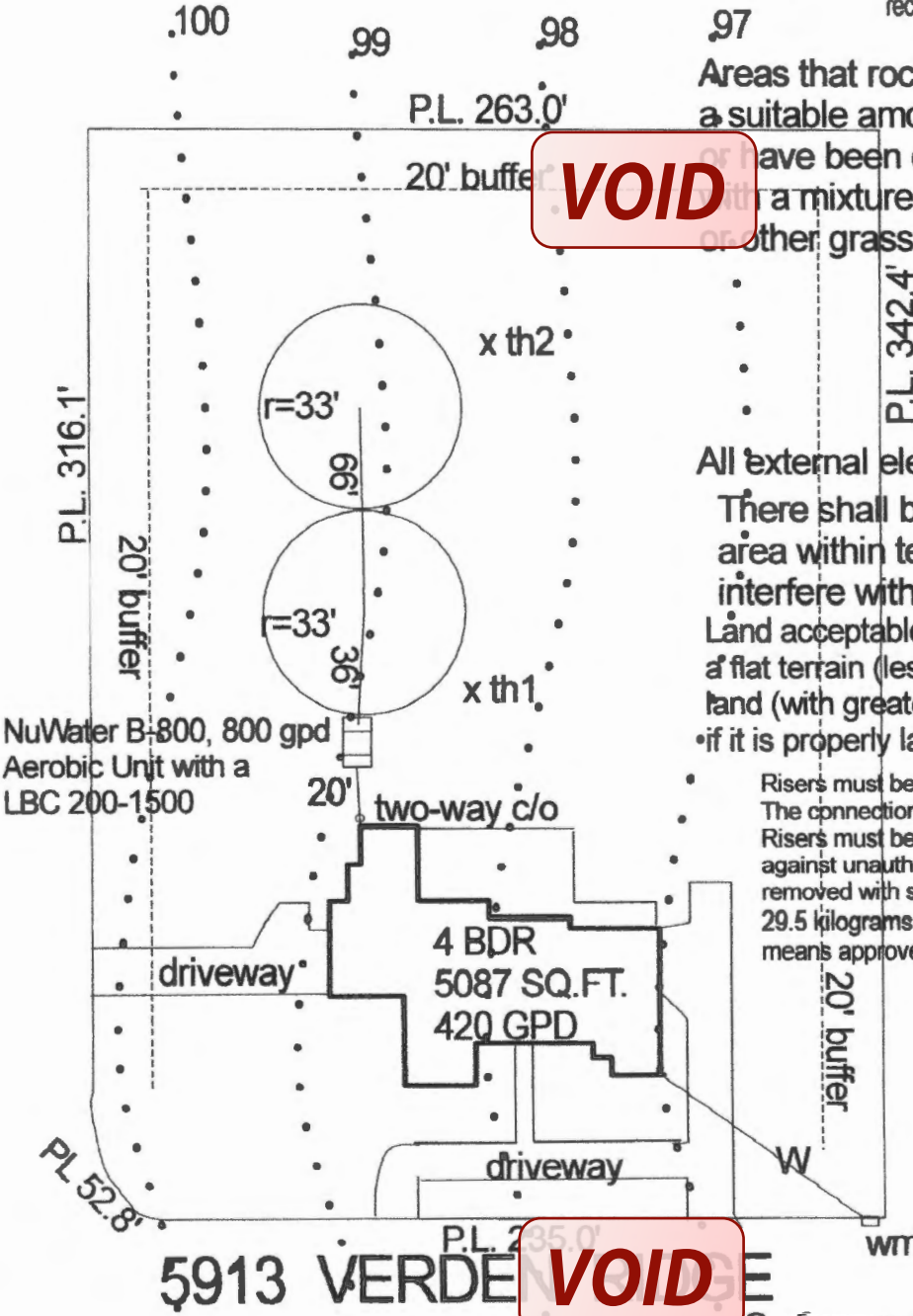


Site **VOID**
 Aerobic with Spray Distribution System
 Carlos Neghme Revocable Trust
 Lot 100R Blk A
 Copper Ridge Subdivision Unit 5
 5913 Verden Ridge
 New Braunfels, Texas 78132
 Comal County

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This design complies with all provisions of the existing water pollution abatement plan and there is not a recharge feature within 150' of the proposed septic system.



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

STATE OF TEXAS
 HOYT SEIDENSTICKER
 3588
 REGISTERED SURVEYOR
 10-30-17
[Signature]

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

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

100 yr flood plain does not exist on this tract

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

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

5913 VERDEN **VOID**

2/c

VOID



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09 2018

AFFIDAVIT TO THE PUBLIC

COUNTY ENGINEER
LINE

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities (OSSF's), this document is filed in the Deed Records of Comal County, Texas.

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

VOID

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property described as (insert legal description):

Lot 100 and Lot 101, Block A, COPPER RIDGE, PHASE 5, Comal County, an Addition to the City of New Braunfels,
Comal County, Texas, according to the map or plat thereof recorded in Document No., 201508033914, of the Map and Plat
Records of Comal County, Texas

The property is owned by (insert owner's full name): CARLOS AMADOR NEGHME, Trustee of the CARLOS NEGHME REVOCABLE TRUST

This OSSF must be covered by a continuous maintenance contract for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

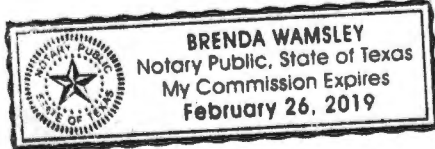
Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

WITNESS BY HAND(S) ON THIS 13 DAY OF September, 20 17

Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 13 DAY OF September, 20 17

Notary Public, State of Texas



VOID

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COUNTY CLERK

This page has been added to comply with the statutory requirement that the clerk shall stamp the recording information at the bottom of the last page.

VOID

This page becomes part of the document identified by the file clerk number affixed on preceding pages.

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
09/22/2017 11:08:12 AM
CHRISTY 2 Page(s)
201706043392



Bobbie Koepf

VOID

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

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

Date 9/13/17

Permit # 108348

VOID

Owner Name CARLOS NEGhme REVOCABLE TRUST Agent Name KEITH WING CUSTOM BUILDERS
Mailing Address 1659 ST HWY 46 W, STE 115 #448 Agent Address 1659 ST HWY 46 W, STE 115 #448
City, State, Zip NEW BRAUNFELS, TX 78132 City, State, Zip NEW BRAUNFELS, TX 78132
Phone # 210-885-4881 Phone # 210-885-4881
Email BRENDA@KEITHWING.COM Email BRENDA@KEITHWING.COM

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

Subdivision Name COPPER RIDGE Unit 5 Lot 100R Block A
Acreage/Legal COMBINED 2.039 ACRES, COPPER RIDGE, PHASE 5, BLOCK A, LOT 100R
Street Name/Address 5913 VERDEN RIDGE City NEW BRAUNFELS Zip 78132

Type of Development:

[X] Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) HOUSE RECEIVED
Number of Bedrooms 4
Indicate Sq Ft of Living Area 5087 NOV 12 2018

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[] Commercial or Institutional Facility

COUNTY ENGINEER

(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: \$ 1,305,903 (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 completed the reviews required by the Comal County Flood Damage Prevention Order.

VOID

Signature of Owner Date 11/3/17

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Date: 8/17/2018

Applicant Information:

Name: Carlos Neghme Revocable Trust
Address: 1659 Hwy 46 W Ste.115#448
City: New Braunfels State: Texas Zip: 78132
Phone: 210-885-4881

Evaluator Information:
Name: Hoyt Seidensticker
License: OS0008771 Exp. 8/31/2020
Company: Land Stewardship Services, LLC
Address: 1822 FM 473
City: Boerne State: Texas Zip: 78006
Phone: (210) 414-6603 Fax: (830) 336-4697

Property Location:

Lot: 100 Section: 5 Sub.: Copper Ridge
Street/Road Address: 5913 Verden Ridge
City: New Braunfels State: Texas Zip: 78132
Unincorporated Area? Y or N y
Additional information _____

Installer information:

Name: Jeff Jay OS0020500
Company: J.A.J. Construction Services, LLC
Address: 1013 Hwy 46 E.
City: Boerne State: Texas Zip: 78006
Phone: (830) 336-3821 Fax: (830) 336-3841

Schematic of Lot or Tract

Show:

- Compass North, adjacent streets, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks).
- Location of existing or proposed water wells within 150 feet of property.
- Indicate slope or show contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.
- Location of soil borings or dug pits (show location with respect to a known reference point).
- Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundments areas, cut or fill bank, sharp slopes and breaks.

VOID

SITE DRAWING

Lot Size: _____ acres

SEE ATTACHED

Hoyt Seidensticker

VOID

VJB
4013004841
ATC

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.

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SPECIAL WARRANTY DEED FROM SOUTHERLAND COMMUNITIES NB LAND PROPERTIES, LTD. TO CARLOS AMADOR NEGHME, TRUSTEE OF THE CARLOS NEGHME REVOCABLE TRUST.

THE STATE OF TEXAS *
COUNTY OF COMAL * KNOW ALL MEN BY THESE PRESENTS:

That SOUTHERLAND COMMUNITIES NB LAND PROPERTIES, LTD., a Texas limited partnership, acting herein through its General Partner, SC NB LAND PROPERTIES, LLC, a Texas limited liability company, 110 River Crossing Blvd., Suite 100, Spring Branch, Comal County, Texas 78070, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to it in hand paid by CARLOS AMADOR NEGHME, Trustee of the CARLOS NEGHME REVOCABLE TRUST, whose address is 20764 Wahl Lane, Garden Ridge, Comal County, Texas 78266, hereinafter called Grantee, receipt of which is hereby acknowledged and confessed; has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto the said Grantee, the following described property, to-wit:

Lot 100 and Lot 101, Block A, COPPER RIDGE, PHASE 5, Comal County, an Addition to the City of New Braunfels, Comal County, Texas, according to the map or plat thereof recorded in Document No. 201506033914, of the Map and Plat Records of Comal County, Texas.

Grantor reserves unto itself, its successors and assigns, in perpetuity, all groundwater, being all underground water, percolating water, artesian water and other waters from any and all reservoirs, formations, depths and horizons beneath the surface of the earth, and any and all rights related thereto, in, on, under and that may be produced from the Property, including the right to capture and produce such water. This reservation includes, but is not limited to, existing production or existing leases and includes the production, the lease and all benefits accruing therefrom, including all benefits from historical production, use or usage of groundwater associated with any portion of the Property. Grantor waives and expressly conveys to Grantee all rights of ingress, egress and regress in and to the surface of the Property relating to the reserved water rights.

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NOV 12 2018
COUNTY CLERK

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise. Taxes for the current year have been prorated as of the date of closing.

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT to taxes for the current year and all restrictions, covenants, conditions, easements, reservations and other instruments that affect the property and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities that affect the property.

These exceptions do not constitute an acknowledgement of the existence or viability of any of the foregoing, nor a ratification, adoption or revival of any expired or terminated interest.

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NOV 12 2018

EXECUTED on the date of the acknowledgment, but EFFECTIVE as of the 14th day of April, 2016.

COL

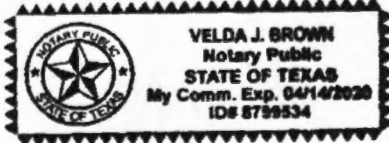
R

SOUTHERLAND COMMUNITIES NB LAND PROPERTIES, LTD., a Texas limited partnership, by SC NB LAND PROPERTIES, LLC, a Texas limited liability company, General Partner

By: [Signature]
JAY PATTERSON, President

THE STATE OF TEXAS
COUNTY OF Comal

This instrument was acknowledged before me on this the 6th day of April, 2016, by JAY PATTERSON, President, of SC NB LAND PROPERTIES, LLC, a Texas limited liability company, as General Partner for SOUTHERLAND COMMUNITIES NB LAND PROPERTIES, LTD., a Texas limited partnership, in the capacity therein stated, on behalf of said Company.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS
Notary's Name Printed: _____

My Commission Expires: _____

AFTER RECORDING RETURN TO:
ALAMO TITLE COMPANY
GF#4013004841

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

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
04/06/2016 04:19:57 PM
CASHTWO 3 Pages(s)
201606014099



Bobbie Koepf