



Comal County
OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 03/25/2019 Permit Number: 108742

Location Description: 2732 GOLF DR
SPRING BRANCH, TX 78070
Subdivision: Lake of the Hills Estates
Unit:
Lot: 30
Block: 35
Acreage:

Type of System: Aerobic
Drip Irrigation

Issued to: Nathalie Falcon & Victor Vidal

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


ENVIRONMENTAL HEALTH INSPECTOR OS8497


ENVIRONMENTAL HEALTH COORDINATOR OS 0025599

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Carl Eoff OSSF Installer #: 050029546
 1st Inspection Date: 3/19/19 2nd Inspection Date: _____ 3rd Inspection Date: 3/25/19
 Inspector Name: Mike T. Inspector Name: _____ Inspector Name: Mike T.
 Permit #: 108742 Address: Lake of the Hills Est. / 2732 Golf 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)		3/19/19		3/25/19
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. 3/19/19
 Tank set, leveled
 operational ✓
 ready for cover & sod.

MT. 3/25/19
 Covered & sod.

**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	/		600	3/17/19		3/25/19
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	/		Wullwater	/		/
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)(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 Environmental Health
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)				
33	AEROBIC TREATMENT UNIT is Aerobic Unit Installed According to Approved Guidelines.	✓	285.32(c)(1)		3/19/19		3/25/19
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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OSSF Inspection Sheet**

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42	APPLICATION AREA Area Installed	✓					
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: Carl Eoff OSSF Installer #: _____

1st Inspection Date: 3/19/19 2nd Inspection Date: _____ 3rd Inspection Date: _____

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

Permit#: 108742 Address: Lake of the Hills Est. / 2732 Golf Dr.

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MT- 3/19/19

Tank set, leveled
operational ✓
Ready For Cover & soil.

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**Comal County Environmental Health
OSSF Inspection Sheet**

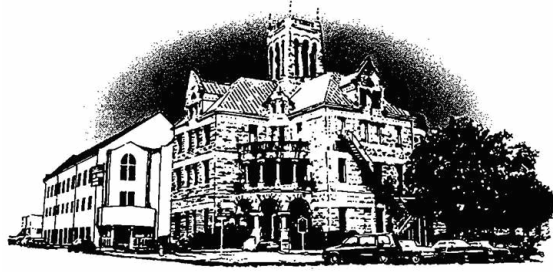
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OSSF Inspection Sheet**

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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: 108742
Issued This Date: 02/13/2019
This permit is hereby given to: Nathalie Falcon & Victor Vidal

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

2732 GOLF DR
SPRING BRANCH, TX 78070

Subdivision: Lake of the Hills Estates
Unit:
Lot: 30
Block: 35
Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Drip 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.

2,857

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

Date 1/21/19

Permit # 108742

Owner Name NATHALIE FALCON & Victor Vidal Agent Name Keith EISMANN
Mailing Address 2732 Golf Dr. Agent Address 440 Bear Creek Drive
City, State, Zip Spring Branch, TX 78070 City, State, Zip New Braunfels, TX 78132
Phone # 786-394-7249 Phone # 210-385-2350
Email v6948535@GMAIL.com Email Keith.EISMANN@yahoo.com

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

Subdivision Name Lake of the Hills Estates Unit _____ Lot 30 Block 35

Acreage/Legal 0.29 Acres

Street Name/Address 2732 Golf Dr City Spring Branch Zip 78070

Type of Development:

Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) Manufactured Home

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1539

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: \$ 85,000 (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

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.
- 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]
Signature of Owner

01/21/19
Date

RECEIVED
FEB 07 2019
COUNTY ENGINEER

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

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidenthal

System Description Aerobic with Drip Irrigation

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

Tank Size(s) (Gallons) 600 GPD Unit Absorption/Application Area (Sq Ft) 2560

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: _____

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.

Hoyt Seidenthal 2-1-19
Signature of Designer Date

RECEIVED

FEB 07 2019

COUNTY ENGINEER

11e



201906004428 02/07/2019 11:57:40 AM 1/1

Affidavit to the Public

THE COUNTY OF Comal
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

Before me, the undersigned authority, on this day personally appeared Victor Vidal who, after being, by me, duly sworn, upon oath states that he/she is the owner of record of that certain tract or parcel of land lying and being situated in Comal County, Texas and being more particularly described as follows:

Legal Description of property is as follows:

2732 Golf Dr., Spring Branch TX 78070. Lake of The Hills Estates Lot 30, Block 35

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property.

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 owners 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.

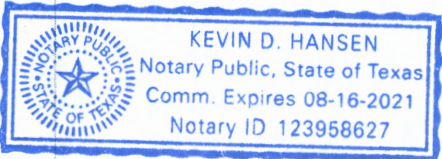
This OSSF must be covered by a continuous service policy for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single-family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

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 may be obtained from Earth Septic Services, Inc. Comal County

Signed by my/our hand(s) on this 21 Day of January 2019
Signature Victor Vidal
Print Name Victor Vidal

Sworn to and subscribed to before Notary Public, in and for the state of Texas and
WITNESS MY HAND AND OFFICIAL SEAL THIS THE 21st DAY OF January, 2019.

Kevin D Hansen
Notary Public, State of Texas
My Commission Expires: August 16, 2021



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COUNTY ENGINEER

Filed and Recorded
Official Public Records
Bobbie Koeppe, County Clerk
Comal County, Texas
02/07/2019 11:57:40 AM
CHRISTY 1 Page(s)
201906004428



Bobbie Koeppe

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COUNTY ENGINEER

Carl Eoff Services

420 Bear Creek Drive, New Braunfels, Tx. 78132
210-669-6088

Service Agreement

- I. General: This work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between Nathalie Cotto & Victor Vidal, (hereinafter referred to as "Client") and Carl W. Eoff (hereinafter referred to as "Contractor"). By this Agreement, Contractor agrees to render services, as described herein, and the Client agrees to fulfill his/her/their responsibilities under this agreement as described herein.
- II. Effective Dates: This Agreement commences on the date the license to operate is issued and upon receipt of full payment and runs for (2) years.
Agreement: Starting Date: Ending Date: .
- III. Services by Contractor: Contractor will provide the following services (hereinafter referred to as the "Services"):
 1. In compliance with Agency (TCEQ and/or County) and manufacturer's requirements, inspect and perform routine maintenance on the On-Site Sewage Facility (hereinafter referred to as the "OSSF") three (3) times per year (approximately once every four (4) months).
 2. Report to the appropriate regulatory authority and to the Client, as is required by both the State's on-site rules and local Agency's rules, if more stringent. All findings must be reported to the local agency within 14 days.
 3. If any components of the OSSF are found to be in need of repair during the inspection, the Contractor will notify the Client of the repairs needed.
 4. Visit site in response to Client's request (s) for unscheduled service(s) within two business days from the date of Contractor's receipt of Client's request. All unscheduled responses are in addition to the fee covered by this Agreement and will be billed to the Client.
 5. Provide notification of arrival to site to the homeowner or to site personnel. Additionally, written notification of the visit will be left at the site or with site personnel upon completion of inspection, as well as, forwarded to Agency within 14 days.
- IV. Site Location: The Services are to be performed at the property located at:
2732 Golf Drive, Spring Branch Texas.
- V. Payment(s): The fee for this Agreement, is included in Installation Contract and only covers the Services described herein. This fee does not cover equipment, parts or labor supplied for repairs or charges for unscheduled Client-requested trips to the site. By signing this Contract, the Client is authorizing the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and remove of said parts.
- VI. Client's Responsibilities: The Client is responsible for each and all of the following:
 1. Maintain chlorinator and provide proper chlorine supply, if OSSF is equipped with same.
 2. Provide all necessary yard or lawn maintenance and removal of obstacles as needed to allow the OSSF to function properly, and to allow Contractor easy access to all parts of the OSSF.
 3. Immediately notify Contractor and Agency of any and all problems with, including failure of the OSSF.
 4. Upon receiving a written notification of services needed from the Contractor, it becomes the Client's responsibility to contact the Contractor to authorize the service. If the Client chooses to use a different contractor to perform the service, the Client is responsible for ensuring the Contractor holds the proper license (Installer II, Maintenance provider) and is certified by the manufacturer. Also, the Client is responsible for ensuring proper notification is given to the Agency, as required by the State and local Agency rules.
 5. Clients residing in Comal County should allow for samples at both the inlet and outlet to the OSSF to be obtained by the Contractor for the purpose of evaluating the OSSF's performance when requested by

Initials: Client: Contractor:

the Client. If these samples are sent to the lab for testing, the Client will directly pay the lab for the cost of the Testing plus pay the Contractor for all man-hours expended in providing this additional service at the rate of \$75.00 per hour.

- 6. Not allow the backwash from water treatment or water conditioning equipment to enter the OSSF.
- 7. Maintain site drainage to prevent adverse effects on OSSF.
- 8. Promptly and fully pay Contractor's bills, fees, or invoices as described herein.

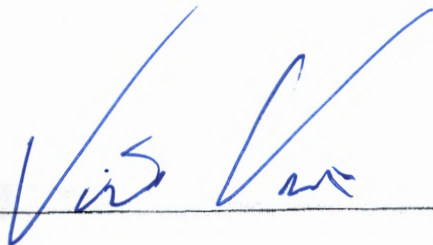
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VII. Access by Contractor: Contractor, or personnel authorized by the Contractor, may enter the property at reasonable times without prior notice for the purpose of performing the above-described Services. Contractor will require access to the OSSF electrical and physical components, including tanks, by means of manways or risers for the purpose of evaluations required by manufacturer, and/or rules. If such manways or risers are not in place, excavation together with other labor and materials will be required, and will be billed to Client as an additional service at the rate of \$75.00 per hour, plus materials billed also. Excavated soil is to be replaced as best as reasonably possible.

VIII. Limits of Liability: In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the Services described in this Agreement.

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

Client and/or authorized agent:

Print Name: Victor Vidul Signature: 

Date: _____ Email address: _____

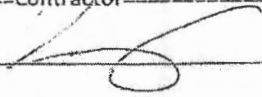
Physical Address: 2732 Golf Dr. Spring Branch, Texas (Zip) 78070

Mailing Address: _____, Texas (Zip) _____

Phone Numbers:

Home: () _____ Work: () _____ Cell: (786) 394-7249 Fax: () _____

----- Contractor -----

Carl W Eoff Signature:  Date: 1/9/19

Bear Creek Drive
New Braunfels, Texas 78132
Cell: 210-669-6088
Office: 210-609-6631
Fax: 210-609-6631

Certification held by Carl W. Eoff:

- Installer II License #: OS0029546
- OSSF Maintenance Provider #: MP0001745

ON-SITE SEWAGE FACILITY
Site Evaluation Report Information

Date: 1/31/2019

Site Evaluator Information:

Applicant Information:

Name: Nathalie Falcon and Victor Vidal

Name: Hoyt Seidensticker

Address: 2732 Golf Drive

license OS0008771 Expires 8/31/2020

City: Spring Branch State: Texas

Zip: 78070 Address: 1822 FM 473

Phone: 786-394-7249

Company: Land Stewardship Services, LLC
City: Boerne State: Texas Zip: 78006

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

Property Location:

Lot: 30 Block: 35 Sub.: Lake of the Hills Estates

Installer information:

Street/Road Address: 2732 Golf Drive

Name: Carl Eoff OS0029546

City: Spring Branch State: Texas

Zip: 78070 Company: Carl Eoff Services

Unincorporated Area? Y or N y

Address: 420 Bear Creek Road

Additional information _____

City: New Braunfels State: Texas Zip: 78132

Phone: (210) 669-6088 Fax: _____

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: _____

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acres

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SEE ATTACHED

COUNTY ENGINEER

ON-SITE SEWAGE FACILITY Soil Evaluation Report Information

Date Soil Survey Performed: 1/18/2019

Site Location: 2732 Golf Drive

Name of Site Evaluator: Hoyt Seidensticker Registration Number: OS0008771

Proposed Excavation Depth: 6 inches County: Comal

Requirements:

At least two 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 evaluation must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
 Describe each soil horizon and identify any restrictive feature on the form. Indicate depths where features appear.

Soil Boring Number <u>1</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	Clay loam	<30%	none		Grey
1	III	Clay loam	<30%			Cream
2 <u>24 in</u>		rock			yes, rock	
3						
4						
5						

Soil Boring Number <u>2</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	Clay loam	<30%	none		Grey
1	III	Clay loam	<30%			Cream
2 <u>24 in</u>		rock			yes, rock	
3						
4						
5						

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Features of Site Area

- Presence of 100 year flood zone Yes ___ No x
- Presence of adjacent ponds, streams, water improvements Yes ___ No x
- Existing or proposed water well in nearby area Yes ___ No x
- Organized sewage service available to lot or tract Yes ___ No x
- Recharge feature within 150 feet Yes ___ No x

By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my ability.

I understand that any misrepresentation of the information contained in this report may be grounds to revoke or suspend my license. The site evaluation determined the site is suitable for a drip irrigation disposal system with aerobic treatment

According to table XIII, the site is suitable for this proposed system. A copy of Table XIII has been given to the property owner to inform them of other alternatives based upon the result of this site evaluation

Hoyt Seidensticker
Signature of Site Evaluator

2-1-19
Date

2/6/2019
4:58 AM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Nathalie Falcon and Victor Vidal

Property Information:

St. Address: 2732 Golf drive
City: Spring Branch State: Texas
Zip code: 78070

Predicted Quantity of Sewage (Q)

Water Saving Devices in Home (y/n): yes
Gallons/day (Q): 240
Greywater included (yes/no): yes

Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.2
Minimum Adsorptive Area (sq. ft.): 1200
Absorptive area installed (sq.ft.): 1200

Aerobic Unit

Required size of aerobic unit: 360 gpd
Pretreatment Tank (gallons): 353
Class 1 Aerobic Unit: NuWater 550-PC-400PT
Pump tank total capacity (gal): 768
Chlorination: n/a
Pump Switch operation: Float system
Dosing cycle quantity (gals): Varied
Cycling time: night time
Pump size and capacity: Franklin E-Series 20 GPM

House Information

No. of Bedrooms: 3
Sq. footage (Approx.): 1539
Water Supply: public

Supply Line from House

Length of supply line (approx. ft.): 5
Type of supply line: SCH 40 PVC
Size of Supply line (in): 3 or 4

Supply Line to Drip Irrigation Manifold

Length of supply line (approx. ft.): 49
Type of supply line: Purple SCH 40
Size of supply and flush line (in): 1

Required linear foot of tubing: 600
Linear feet of tubing installed: 600

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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
Hoyt Seidensticker, R.S. No. 3588

2-6-19
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.

2/6/2019
4:58 AM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Nathalie Falcon and Victor Vidal

If the drip tubing is trenched in, a minimum of 6 inches, then the material that came out of the trench may be placed in the trench over the drip tubing as long as it is free of rocks. If the material that comes out of the trench is full of rocks, then a class II sandy loam or class III clay loam must be used to cove the drip tubing. If the drip lines are laid on top of the native soil and the native soil is scarified then a minimum of 6 inches of class II sandy loam or class III clay loam must be placed over the drip lines.

Drip lines are to be placed on 2 ft centers and tied into a pressure manifold at one end and a return manifold which is run back to the pump tank for continuous flushing of the drip lines. A pressure gage and control valve on the return line at the pump tank is to be set at 25 psi, which maintains a minimum required pressure of the drip emitters. The drip lines will be flushed continuously when the pump doses the drip field. The drip lines will be continuously flushed.

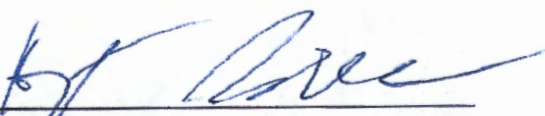
Then entire area where the drip lines have been installed or disturbed, must be sodded with a FEB 07 2019 type of vegetative cover that is considered a high water user prior to system operation.

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

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

2-6-19

Date



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

2/6/2019
4:58 AM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Nathalie Falcon and Victor Vidal

A class 1 residential aerobic treatment unit will be designed for this home. Wastewater from the home will flow to the pretreatment tank of the aerobic unit. From the pretreatment tank, effluent will flow to the treatment unit. Treated effluent will then flow to the pump tank for disposal through subsurface drip irrigation. All warning systems shall be installed with the aerobic unit.

Field loading Rates and Distribution

All flow from the treatment compartment of the aerobic unit will flow into a pump tank. The pump tank will be equipped with a submersible pump. The pump will dose the single zone.

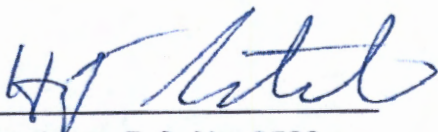
A 100 micron effluent filter must be installed in the supply line to prevent introduction of sediments & suspended organic materials into the drip tubing. Vacuum relief valves need to be installed in each zone at the highest point of both the supply and return manifolds. Check valves must be installed on the return lines to prevent backflow.

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The drip lines will be laid on two foot centers and parallel with the contour of the land. The drip lines will not be laid perpendicular with the slope. The drip lines will then be covered with a minimum of 6 inches of the material.

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.



2-6-19

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

Nathalie Falcon and Victor Vidal

Gallons per Day	240
Application Rate (gal/sq. ft/day)	0.2
Square footage required	1200
Feet between Lines	2
Feet between emitters	2
Number of zones	1
Linear feet of dripline	640
Number of emitters	320
Linear Feet of Tubing Per Zone	640
Type of emitters	Pressure compensating
Determine dripfield pressure (psi)	25
Feet of head pressure	57.75
gph/emitter	0.61
gallons per minute per Zone	3.3
gallons per hour	195.2
minutes per dose	11
Minutes Per Day Per Zone	74
gallons per day	240
Doses per Zone	7
Total Doses per Day	7
Time Between Doses in Hours	3.4
Total Run time in Minutes	73.7704918
Number of Connections to Manifold	2
Linear feet of dripline per connection	320
minimum pump capacity (gpm)	3.3
header pipe size (inches)	1
Pressure loss in 100 ft. pipe (psi)	1.58
Friction head in 100 ft. of pipe (ft of head)	3.6498
Static head	
height from pump to top of tank (ft.)	4
Elevation increase (ft.)	1
Total static head (ft.)	5
Friction head	
equivalent length of fittings (ft.)	1
Distance from pump to field (ft.)	49
Total equivalent length of pipe (ft.)	50
total effective head (ft.)	1.82
head required at dripfield (ft.)	57.75
Head loss through filters or headworks (ft.)	23.10
head loss through valves (ft.)	3.47
 Minimum total head (ft.)	 86.14

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Site Map

Aerobic with Drip Irrigation System

Nathalie Falcon and Victor Vidal

Lot 30, Block 35

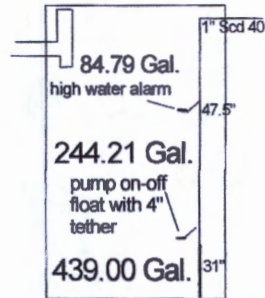
lake of the hills estates

2732 Golf Drive

Spring Branch, Texas 78070

Comal County

Scale 1" = 30'



ground level

if the drip tubing is trenched in a minimum of 6 inches then the material that came out of the trench free of rock may be placed over the top of drip tubing. If not free of rock then a class II sandy loam or Class III clay loam must be placed over the tubing.

I the drip tubing is laid on top of the native soil and the native soil is scarified then a minimum of 6 inches of class II sandy loam or Class III Clay loam must be placed on top of the drip tubing.

drip tubing laid on 2 foot centers

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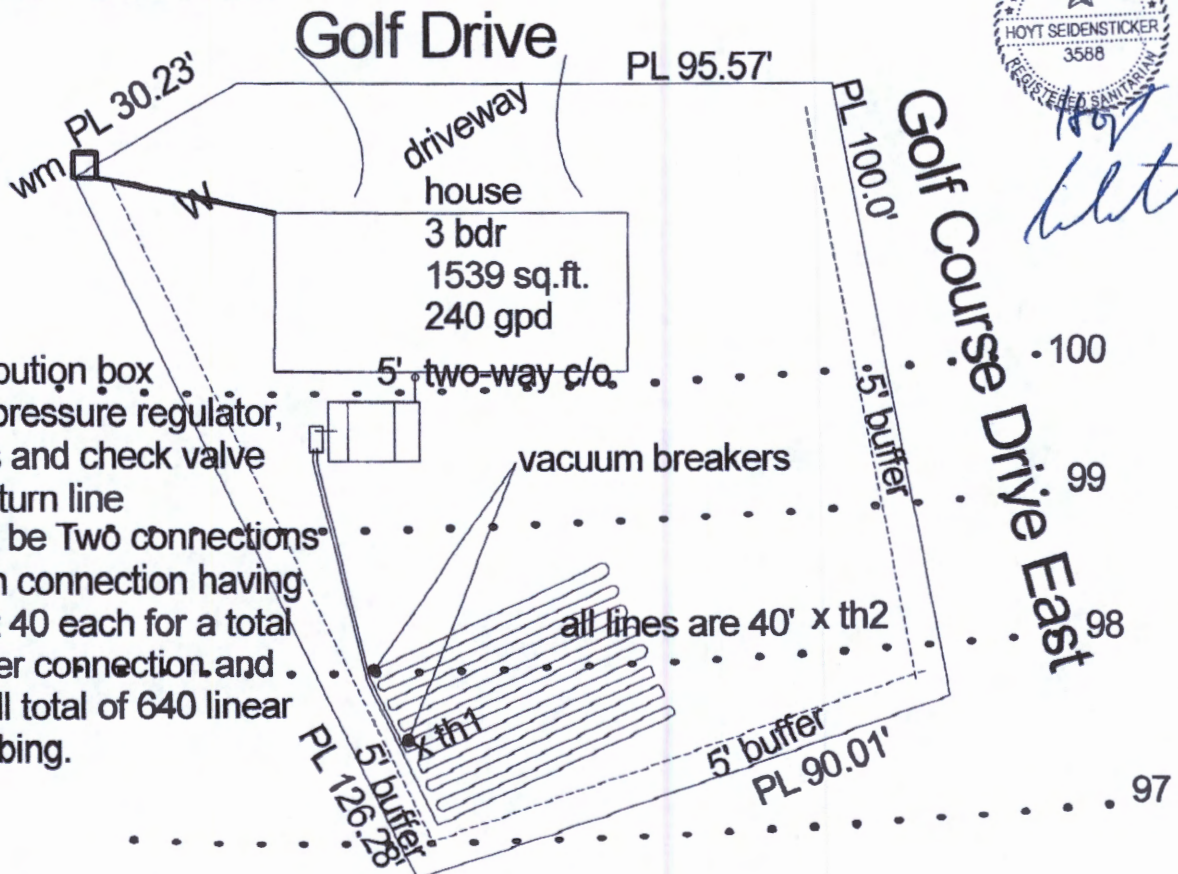
Cross Section of Drip Irrigation

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Handwritten signature: hlt

100 yr flood plain does not exist on this tract



distribution box with pressure regulator, filters and check valve on return line

there will be Two connections with each connection having 8 lines at 40 each for a total of 320' per connection and an overall total of 640 linear feet of tubing.

return line = 62'
supply line = 49'

Assembly Details

OSSF

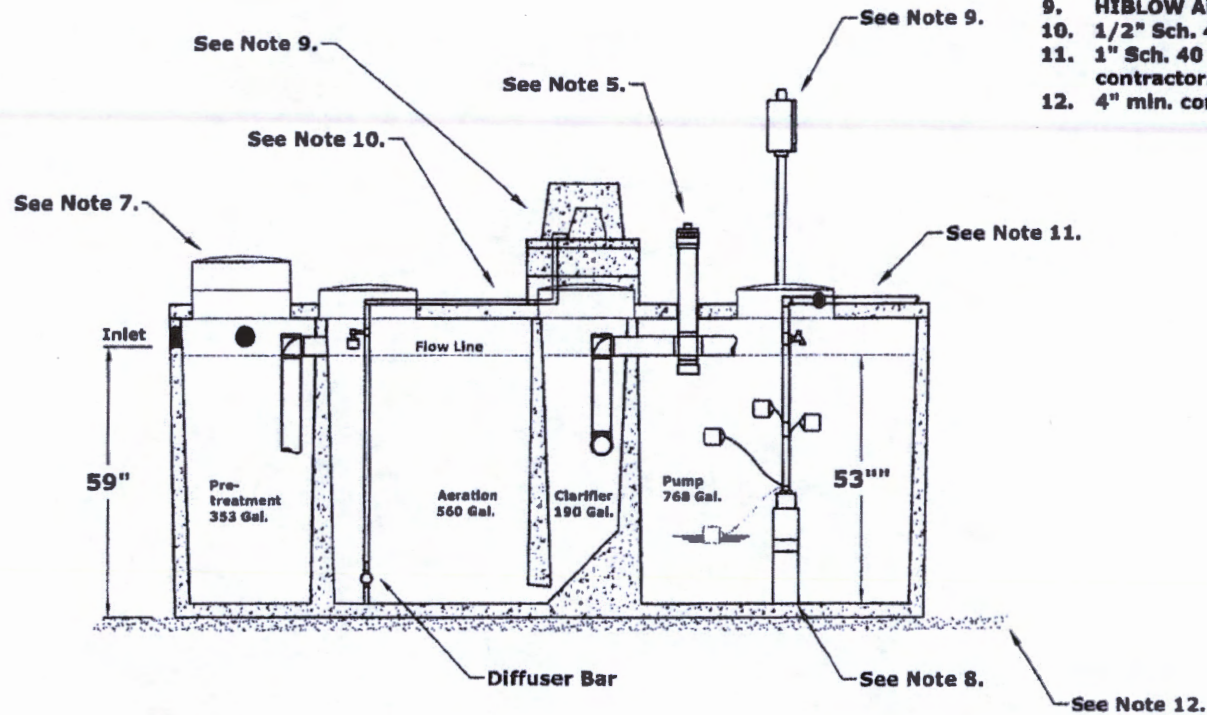
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GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 14,900 lbs.
4. Treatment capacity is 600 GPD. Pump compartment set-up for a 360 GPD Flow Rate (4 bedroom, < 4,000 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 1.62 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-550 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



DIMENSIONS:

Outside Height: 67"
 Outside Width: 63"
 Outside Length: 164"

MINIMUM EXCAVATION DIMENSIONS:

Width: 76"
 Length: 176"

**NuWater B-550 (600 GPD)
 Aerobic Treatment Plant (Assembled)**

Model: B-550-PC-400PT

March, 2012 - Rev 1
 By: A.S.

Scale:
 * All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3

Advantage
 Wastewater Solutions llc

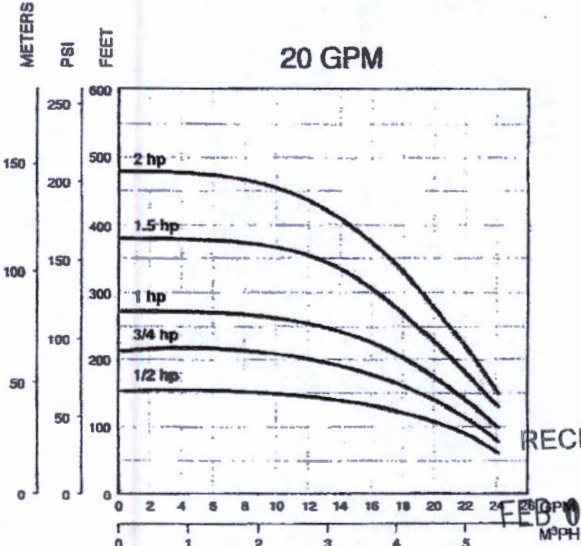
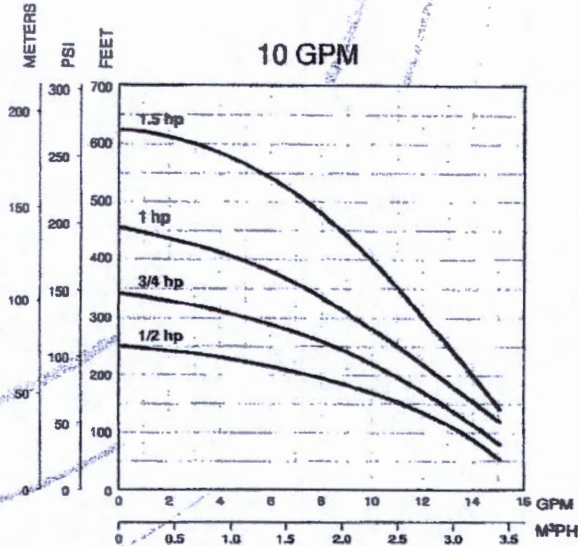
Advantage Wastewater Solutions llc.
 444 A Old Hwy No 9
 Comfort, TX 78013
 830-995-3189
 fax 830-995-4051

E-Series

Environmental Series Pumps



Thermoplastic Performance



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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

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FPS

E series

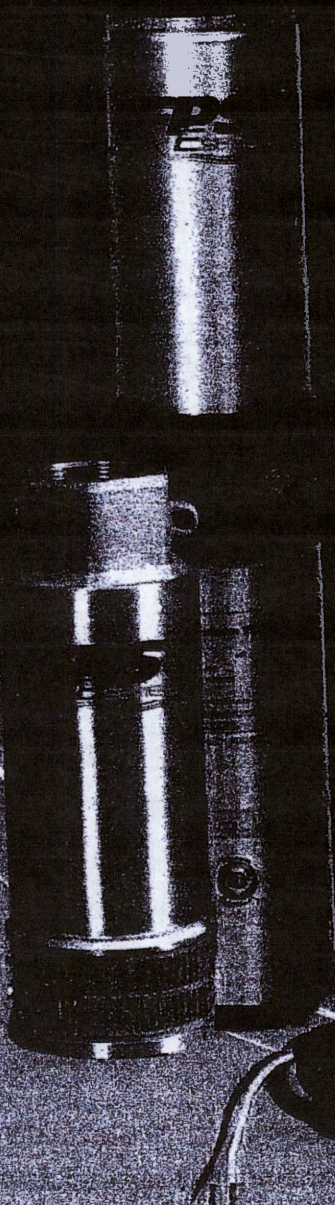
High Head Filtered Effluent Pump

Applications:

- Filtered Effluent Service
- Aeration
- Ornamental Fountains/Waterfalls

Features:

- Best for filtered effluent pumping applications
 - Stainless Steel or Thermoplastic discharge and motor bracket are tough and non-toxic. Both materials are highly resistant to damage by minerals, metals and other substances typically found in water.
 - Heavy duty, 300 volt, 10' SJOOW 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 no dust washer prevents excessive wear in severe applications.
 - Removable built-in check valve.
 - Powered by Franklin Electric's permanent magnet motor.
- Franklin Electric is a Registered Trademark of IEC



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.

Warranty Deed with Vendor's Lien

Date: January 8, 2019

Grantor: Kirk Bustamante formerly known as Kirk Nielsen

Grantor's Mailing Address:

P. O. Box 573
Redondo Beach, California 90277

Grantee: Nathalie Marie Cotto Falcon, a single person; and Victor Aramis Vidal, a single person

Grantee's Mailing Address:

688 Cherokee Blvd.
New Braunfels, Texas 78132

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of 21st Mortgage Corporation in the principal amount of NINETY-FOUR THOUSAND FOUR HUNDRED FORTY THREE AND 28/100 DOLLARS (\$94,443.28). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of 21st Mortgage Corporation and by a first-lien deed of trust of even date from Grantee to Tim Williams, Trustee.

Property (Including any improvements):

Lot 30, Block 35, Lake of the Hills Estates, situated in Comal County, Texas, according to map or plat recorded in Volume 5, Pages 17-20 and re-platted in Volume 5, Page 342, Map and Plat Records of Comal County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2019, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, 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

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COUNTY CLERK

or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

21st Mortgage Corporation, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of 21st Mortgage Corporation and are transferred to 21st Mortgage Corporation without recourse against Grantor.

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

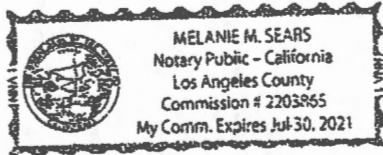
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Kirk Bustamante formerly known as Kirk Nielsen

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES)

This instrument was acknowledged before me on January 8, 2019, by Kirk Bustamante formerly known as Kirk Nielsen.



Notary Public, State of California
My commission expires: July 30, 2021

PREPARED IN THE OFFICE OF:

David L. Ricker
P. O. Box 1571
Boerne, Texas 78006
Tel: (210) 737-6097
Fax: (210) 690-3635

AFTER RECORDING RETURN TO:

Alamo Title Company
434 N. Loop 1604 West, #2208
San Antonio, Texas 78232

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
01/10/2019 02:28:53 PM
TERRI 2 Pages(s)
201906001158



Bobbie Koepp

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

Items	Date Received
	Initials

Permit Number

Instructions:


Place a check mark next to all items that apply. For items that do not apply, place "N/A". This OSSF Development Application Checklist must accompany the completed application.

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OSSF Permit

- Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.
- Required Permit Fee
- Copy of Recorded Deed
- Surface Application/Aerobic Treatment System
 - Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
 - Signed Maintenance Contract with Effective Date as Issuance of License to Operate

I affirm that I have provided all information required for my OSSF Development Application and that this application constitutes a completed OSSF Development Application.

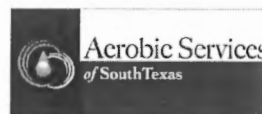

Signature of Applicant

01/24/19
Date

COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION (Missing Items Circled, Application Refused)
--

Aerobic Services of South Texas
15188 FM 306
Canyon Lake, TX 78133



(830) 964-2365
 Fax: (830) 964-2659
 www.aerobicsservices.com
Permit #: 108742

MAILED MAILED

To: Dibbon Rowe
8163 Laughing Falcon Trail
Conroe, TX 77385

ENTERED

Tech: Not Assigned
 Brand/Mfg.: Nu-W 550B -
 System S/N:
 Aerator and S/N:

Site: 2732 Gold Drive, Spring Branch
 Agency: Comal County Environmental Health
 County: Comal
 Subdivision: Lake of the Hills

Installed:
 Phone: (713) 922-7699
 Cell:
 Work:

Contract: -
 Inspections per year: 3
 Service Due:
 Alt Phone:
 Warranty Ending:

Inspection Type: 1 x Inspection

non

Item	Operational	Inoperative	N/A
Aerator:	<u>/</u>	<u>/</u>	<u>/</u>
Irrigation pump:	<u>/</u>	<u>/</u>	<u>/</u>
Air compressor:	<u>/</u>	<u>/</u>	<u>/</u>
Disinfection device:	<u>/</u>	<u>/</u>	<u>/</u>
Chlorine supply:	<u>/</u>	<u>/</u>	<u>/</u>
Spray field vegetation:	<u>/</u>	<u>/</u>	<u>/</u>
Sprinkler / Drip backwash:	<u>/</u>	<u>/</u>	<u>/</u>
Controls/ Electric Circuits	<u>/</u>	<u>/</u>	<u>/</u>

Air Pressure 72

Test Results and observations: (As Required)
 Chlorine Residual: N/A
 Test Method: _____
 BOD: _____
 TSS: _____
 Access Ports Secured YES / NO
 Repairs made: YES / NO

Mixed Liquor
 Aeration /
 Sludge Levels /
 Clarifier /
 Pump /

Repairs and Comments: Clean filter.

Inspector: Ricky
 Tom Hampton VP
 MP349/OS24597

Date: 4/9/21

Area: / 0
 GPS:

ID = 61116185

Printed: 4/5/2021

2732 Gold Drive, Spring Branch