Comal County Environmental Health
OSSF Inspection Sheet

Installer Name: V. Castro **OSSF Installer #:** OS0028417

1st Inspection Date: 11/25/20 **2nd Inspection Date:** 12-08-2020 **3rd Inspection Date:** 1/20/21

Inspector Name: Connor **Inspector Name:** B. Olvera **Inspector Name:** Connor

Permit#: 111617 **Address:** 581 Lariat Pass

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	X	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)		X		
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	X	285.91(10) 285.30(b)(4) 285.31(d)		X		
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	X	285.32(a)(1)		X		
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	X	285.32(a)(3)		X		
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	X	285.32(a)(5)		X		
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(I)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

Inspector Notes: **Tank set. Level. No leaks. Needs operational.**
12-08-2020 BMO: Operational, Need revised plan of drip layout, Do not Cover
1/20/21 JC operational. Cover dripfield. No house.

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 SingleTank, 2Compartments Provided withBaffle SEPTIC TANK Inlet Flowline Greater than3" and " T " Provided on Inlet and OutletSEPTIC TANK Septic Tank(s) MeetMinimum 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	X	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		X		
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 providedSEPTIC 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	X			X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X		Pro flo 500	X X		
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	X	285.33(c)(3)(A)-(F)			X	
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(4) 285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

Comal County 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.	X	285.32(c)(1)		X		
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	X X X X			X X X X		
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	X			X		
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						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried	X					X

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?	X	285.33(d)(2)(G)(iii)(II) 285.33(d)(2)(G)(iii)(III) 285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)			12-08-20	
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed		285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed	X					
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number:	111617
Issued This Date:	11/16/2020
This permit is hereby given to:	Nery Rodriguez & Siria Diaz

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

581 LARIAT PASS
SPRING BRANCH, TX 78070

Subdivision:	Cypress Lake Gardens
Unit:	Western Skies
Lot:	6
Block:	102
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.

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

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

Date _____ Permit # 111617

Owner Name Nelly Rodriguez and Siria Diaz | Agent Name Hoyt Seiderstricker

Mailing Address 1769 State Hwy 46 Lot 09 | Agent Address _____

City, State, Zip Spring Branch Tx 78070 | City, State, Zip _____

Phone # (775) 649-5237 | Phone # 210 414 6603

Email Siria195@gmail.com | Email hoyt@landstewardshipservices.com

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

Subdivision Name Cypress Lake Gardens Unit Western Series Lot 6 Block 102

Acreage/Legal ± 1/4 acre

Street Name/Address 581 Lariat Pass City Spring Branch Zip 78070

Type of Development:

☒ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) mobile home 80' x 14'

Number of Bedrooms 3

Indicate Sq Ft of Living Area under 2500

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☐ Non-Single Family Residential

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)

Type of Facility _____

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: $ already built (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. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities..
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Siria Diaz
Signature of Owner

9/5/20
Date

195 David Jonas Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078

Permit 111617

REVISED
10:15 am, Feb 20, 2025

*** 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 Seidensticker

System Description propane tank; Aerobic treatment with surface irrigation

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

Tank Size(s) (Gallons) 500 6 PPD Aptu Absorption/Application Area (Sq Ft) 2440

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.)

HS 2-20-25

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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.

Signature of Designer _____ Date 9/5/2020

195 David Jonas Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078

1/of BR

THE COUNTY OF COMAL
STATE OF TEXAS

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NOV 10 2020

COUNTY ENGINEER

AFFIDAVIT

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

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) 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.

II

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): 581 Lariat Pass

Lot 6, Block 102, Cypress Lake Gardens, Western Skies Section

The property is owned by (owner as per deed) Sirla Diaz

This OSSF shall 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 (insert name of permitting authority).

WITNESS BY HAND(S) ON THIS 21 DAY OF September, 2020.

Sirla Diaz
Owner(s) signature(s)

Sirla Diaz
Owner (s) Printed Name(s)

Owner(s) signature(s)

Owner (s) Printed Name(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 21 DAY OF September, 2020.

Notary Public Signature

CLARA RIOS
My Notary ID # 131561260
Expires May 24, 2022

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
09/28/2020 04:25:48 PM
LAURA 1 Page(s)
202006042050

Bobbie Koepp

LUNA
ENVIRONMENTAL

WASTEWATER TREATMENT SYSTEM MAINTENANCE CONTRACT

Customer: Anita Ramirez | Residential: ☑ | Initial Contract: ☑

Site Address: 581 Lariat Pass, Spring Branch, TX 78070 | Agency: Comal County

Email: anitaramirez69@yahoo.com | Phone: (210) 725-8895 | Permit Number: 111617

System Details

Treatment: Aerobic Surface Application Liquid Bleach / System: 600 Max GPD

MAINTENANCE AGREEMENT

I. General:

This work for hire agreement (hereinafter referred to as "Agreement") is entered into by and between the Client and Luna Environmental, LLC (hereinafter referred to as "Contractor"), located at 9595 Ranch Rd 12 Suite #1, Wimberley, TX 78676. By this agreement, Contractor agrees to render services, as described herein, and Client agrees to fulfill his/her/their responsibilities under the agreement as described herein.

II. Dates & Fees:

This agreement commences upon receipt by the Contractor of notice that the Local Regulatory Agency has given final approval of the installation (for a new or modified system), or on 1/16/2026 for an existing system, provided the Contractor has received payment in full of Fee(s) as agreed herein. The fees for this agreement are $450.00 and shall be prepaid per the payment terms outlined herein.

III. Renewal Terms:

The term of this Agreement is 2 year(s) but in no case shall the Fee to the Contractor be for less than **one (1) year**. This Agreement is non-expiring and automatically renews without need for signing of any additional document(s) – provided Client continues to timely pay the Fee(s) when due. Agreements paid monthly are paid using Contractor's system for automatic debit or automatic draft. Agreements that are prepaid will be invoiced by Contractor before the due date and must be timely paid by Client. If not timely paid before the due date, the Contractor has the right to terminate this Agreement.

IV. Services by Contractor:

1. Inspect and perform routine maintenance on the part with "On-Site Sewage Facility ("OSSF or "the system") in compliance with code, regulations, and/or rules of the Texas Commission on Environmental Quality ("TCEQ") and county in which the OSSF is located and the manufacturer's requirements, at a frequency of approximately once every four (4) months.
2. Inspection, adjustment, and servicing of the mechanical, electrical, and other components to ensure proper functioning. This includes inspecting control panels, air pumps, air filters, diffusers, floats, and spray heads.
3. Effluent Inspection will include the following: effluent quality (color, turbidity, overflow, and odor), testing effluent chlorine and pH levels, when necessary, alarm function, filters, operation of effluent pump and chlorinator. Unless otherwise agreed to, Contractor does not provide chlorine. BOD and TSS annually on commercial accounts, additional charges apply.
4. Notify Client of any repairs needed to keep OSSF in proper working condition and up to regulatory standards. Items under warranty may be repaired while the technician is on-site. Replacement, Replenishment, and

Repairs are additional services not covered by the Fee. Regarding all such work, Contractor shall abide by Client's election in Section V of this agreement.

5. Report to the appropriate regulatory agency and to Client, as required by the State of Texas' on-site rules and, if required, TCEQ or County rules. All findings must be reported to the appropriate regulatory agency within 14 days.
6. Visit site within 48 hours of a service request.
7. Provide Customer Support line at (855) 560-9909

V. Client Responsibilities:

1. Maintain a current License to Operate and abide by the conditions and limitations of that license and all requirements for OSSF from the State and Local Regulatory Agency as well as manufacturer's recommendations.
2. Maintain disinfection unit and at all times provide proper and adequate chlorine supply or operating disinfection component, if OSSF is equipped with same.
3. Provide all necessary site, yard, or lawn maintenance and removal of obstacles, including dogs and other animals, as needed to allow the system and its components to function properly and to allow Contractor safe and easy access to all parts of the system and its components.
4. Maintain site drainage to prevent adverse effects on OSSF.
5. Provide for pumping of tanks, when and as suggested by Contractor, at Client's own expense. Typically, every 3 years.
6. Do not exceed the system's physical, hydraulic, or biological limitations
7. Notify Contractor within 24 hours of the occurrence of any and all alarms or problems with any component or with the system.
8. Be available by text, phone, or in person when the Contractor is on-site in case of required repair approvals or questions.
9. Promptly pay Contractor's bills, fees, and invoices in full.
10. Elect one of the following:

    Yes, I authorize. If during the Contractor's time of the maintenance check any component of the system is found to need replacement, replenishment, or repair, then Client authorizes Contractor to perform the service per the above and bill or charge the Client for such additional services without further approval by Client so long as the service is $150 or less and the Contractor has the necessary materials to perform the replacement, replenishment, or repair.

    No, I do not authorize. If, during the Contractor's maintenance check, any component of the system is found to be in need of replacement, replenishment, or repair, Contractor will notify Client of repairs needed and, where feasible, provide an estimate of costs. No replacement, replenishment, or repairs will be performed without express approval of Client. Additional Service fees will apply for return visits to perform repairs.

VI. Authority

In signing this Agreement, the Client: (1) hereby affirms ownership to the Property as well as the OSSF that is the subject of this Agreement. (2) represents that he/she has authority to permit Contractor's entry upon property to monitor, service, or repair and agrees to hold Contractor and its agents harmless for entry upon such real property for these purposes, and (3) represents to have the authority to bind all owners of the property to the terms of this agreement, or to accept personal responsibility for these terms.

VII. Access By Contractor

Contractor is hereby granted access to the system and all related components for the purposes of performing the Services or Additional Services. Unless other arrangements have been made in advance in writing, Contractor's personnel may enter the property at reasonable times without any form of notice for the purpose of performing the Services or Additional Services. Contractor will require free, unrestricted access to the system and related components for the purpose of performing all work. If upon arrival at the site, Contractor determines that access is prevented, blocked, or restricted, Contractor is not required to perform any of the steps, and will be credited with completion of that maintenance check. Additional maintenance checks to complete the Services shall be billed to Client as an Additional Service.

III. Payment Terms:

The fee for this agreement only covers the services described herein. This fee does not cover equipment or labor for non-warranty repairs, labor for warranty repairs, or service charges resulting from unscheduled, Client requested trips to the Client's OSSF. Payments not received within 30 days from the date of invoicing will be subject to a $30.00 late penalty and or a 1.5% monthly carrying charge, whichever is greater. By signing this contract, the Client authorizes 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 removal of said parts. All invoices are due upon receipt by Client. Under no condition shall prepayment of Fee, or the sum of monthly payments of Fee, be for less than **a one-year** term. After **2 year(s)**, prepaid agreements (other than monthly) may be prorated using monthly increments, less other charges as discussed elsewhere in this Agreement.

IX. Application or Transfer of Payment:

The Fee paid for this Agreement may transfer to the subsequent owner(s), however, this Agreement will not transfer. Client will advise subsequent owner(s) of the regulatory requirement for a replacement Agreement. Regulations require that replacement Agreements be signed and received within 30 days of transfer of ownership. Contractor will apply all funds received from Client first to any past-due obligations arising from this Agreement including late charges, returned check charges, and charges for repairs or services not paid within 10 days of invoicing. Unpaid balances on Client's account may lead to the extension of the monthly drafting or debiting program, if applicable, to complete payment of Client's account balance(s).

X. Termination of Agreement:

After a minimum of **2 year(s)**, in order to provide sufficient time to comply with the regulatory requirement for notices from the Contractor to the Local Regulatory Agency, this Agreement may be terminated for any reason by either party with a minimum 30 day written notice, without fault of the terminating party. Contractor shall be due a Fee equal to at least the first year and may also deduct for any other work performed by Contractor but not yet paid by Client, whether invoiced prior to termination or not. Contractor will notify the appropriate Local Regulatory Agency of this termination.

XI. Limitation 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 of liability. In no event shall the Contractor's liability for the direct damages exceed payments by the Client under this agreement.

XII. Severability:

If any provision of this agreement shall be held to be invalid or unenforceable for any reason the remaining provisions shall continue to be held valid and enforceable. If a court finds that any provision of this agreement is invalid or unenforceable, 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.

Anita Ramirez	Luna Environmental / Logan Leppo
Customer Name	Maintenance Provider Name
Anita Ramirez	LOGAN LEPPO
Customer Signature	License # MP0002494
	Maintenance Provider Signature

Additional Comments / Special Terms

ON-SITE SEWAGE FACILITY
Soil Evaluation Report Information

REVISED
12:17 pm, Jan 06, 2025

Date Soil Survey Performed: 9/7/2020

Site Location: 581 Lariat Pass

Name of Site Evaluator: Hoyt Seidensticker Registration Number: OS0008771

Proposed Excavation Depth: 6 inches County: Coma

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 1

Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0 1 2 18 in 3 4 5	III	Clay loam rock	<30%	none	 yes, rock	Brown

Soil Boring Number 2

Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0 1 2 18 in 3 4 5	III	Clay loam rock	<30%	none	 yes, rock	Brown

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 herby 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 my 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

1-5-25
Date

ON-SITE SEWAGE FACILITY
Site Evaluation Report Information

REVISED
12:17 pm, Jan 06, 2025

Date: 1/5/2025

Applicant Information:

Name: Anita Ramirez

Address: 8753 Port Of Call

City: SA State: Texas Zip 78242

Phone: 210-725-8895

Property Location:

Lot: 6 Block 102

Sub.: Cypress Lake Gardens/Western Skies Section

Street/Road Address: 581 Lariat Pass

City: Spring Branch State: Texas Zip: 7800

Unincorporated Area? Y or N y

Additional information

Site Evaluator Information:

Name: Hoyt Seidensticker

License OS0008771 Expires 8/31/2026

Company: Land Stewardship Services, LLC

Address: 124 Bristow Way

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603

Email hoyt@landstewardshipservices.com

Installer information:

Name: Unknown

Company:

Address:

City: State: Texas Zip:

Phone: 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: acres

SEE ATTACHED

Signature of Site Evaluator Hoyt Seidensticker Site Evaluator License No OS0008771

2/20/2025
8:46 AM
Aerobic with Drip Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Anita Ramirez

REVISED
10:14 am, Feb 20, 2025

111617

Property Information:

St. Address: 581 Lariat Pass
City: Spring Branch State: Texas
Zip code: 78070

House Information

No. of Bedrooms: 3
Sq. footage (Approx.): 1120
Water Supply: CLWS

Predicted Quantity of Sewage (Q)

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

Supply Line from House

Length of supply line (approx. ft.): 7
Type of supply line: SCH 40 PVC
Size of Supply line (in): 3 or 4

Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.2
Minimum Adsorptive Area (sq. ft.): 1200
Absorptive area installed (sq.ft.) 2440

Supply Line to Drip Irrigation Manifold

Length of supply line (approx. ft): 70
Type of supply line: Purple SCH 40
Size of supply and flush line (in): 1

Aerobic Unit

Required size of aerobic unit: 360 gpd
Pretreatment Tank (gallons): 397
Class 1 Aerobic Unit:: ProFlo 500 SLPT2
Pump tank total capacity (gal): 768
Chlorination: n/a
Pump Switch operation: Float
Dosing cycle quantity (gals): Varied
Cycling time: night time
Pump size and capacity: Sta-rite plus D series 20 gpm

Required linear foot of tubing: 600
Linear feet of tubing installed: 1220

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). 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

2-20-25

Hoyt Seidensticker, R.S. No. 3588
Date
Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603, hoyt@landstewardshipservices.com

STATE OF TEXAS
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN

Effective Immediately: If any change(s) are made that require a revision to this design, a $150.00 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.

2/20/2025
8:46 AM
Aerobic with Drip Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Anita Ramirez

REVISED
10:14 am, Feb 20, 2025

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.

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.

The area of the drip tubing will need to be shaped by the installer. The area will need to be leveled before installing the drip tubing. The drip tubing needs to be installed as level as possible.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). 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

2-20-25

Hoyt Seidensticker, R.S. No. 3588
Date
Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603,
hoyt@landstewardshipservices.com

STATE OF TEXAS
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN

2/20/2025
8:46 AM
Aerobic with Drip Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Anita Ramirez

REVISED
10:15 am, Feb 20, 2025

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 type of vegetative cover that is considered a high water user prior to system operation. operation.

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 29, 2016). 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

2-20-25
Date

STATE OF TEXAS
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603,
hoyt@landstewardshipservices.com

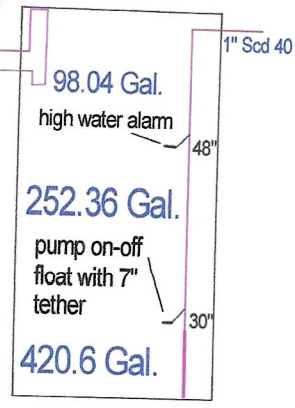
Site Map
Aerobic with Drip Irrigation
Anita Ramirez
lot 6, block 102, Cypress Lake Gardens/Western Skies Section
581 Lariat Pass
Spring Branch, Texas 78070
Comal County

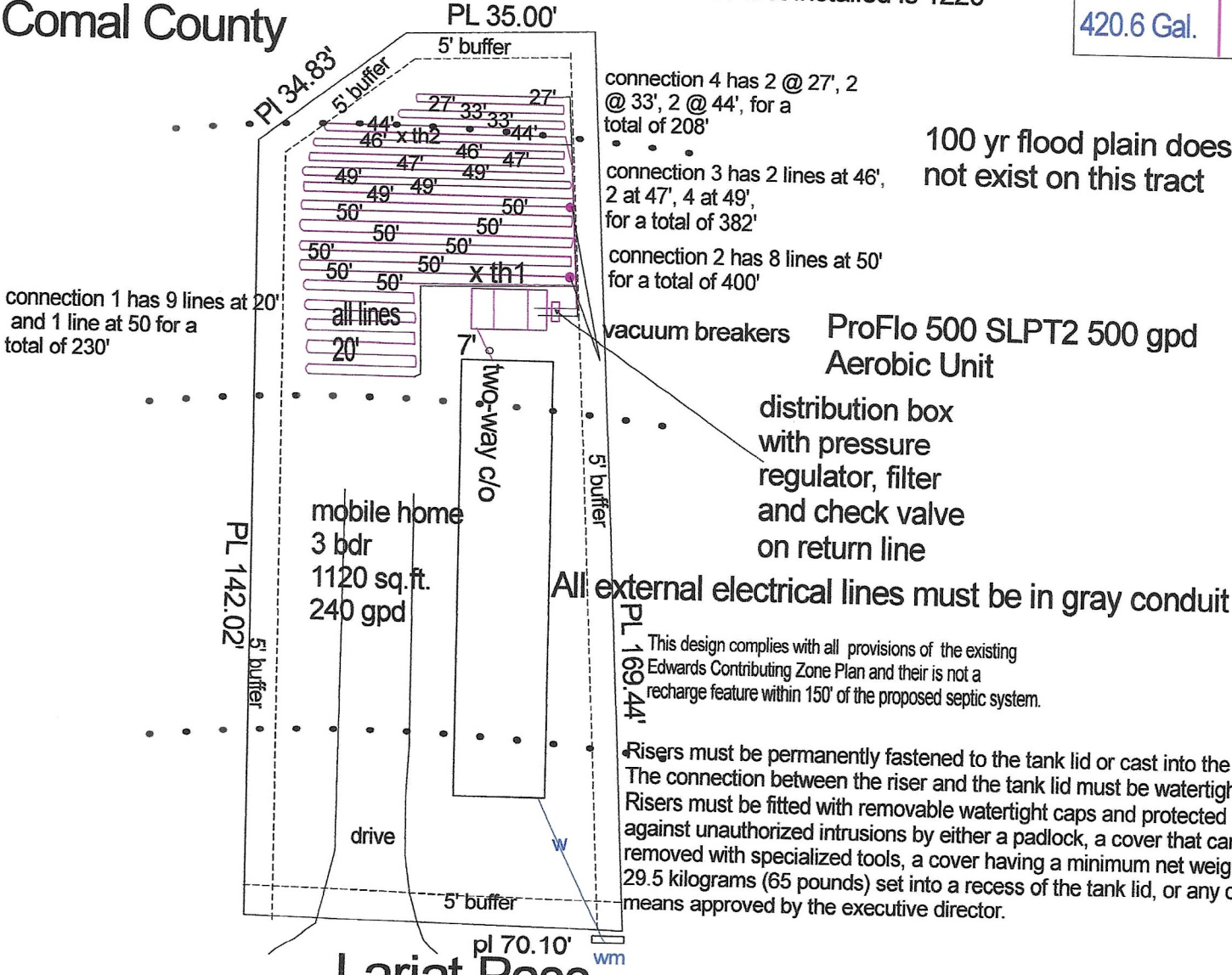
Scale 1" = 30'

REVISED
10:15 am, Feb 20, 2025

Supply line = 70'
return line = 100'

total linear feet installed is 1220





connection 4 has 2 @ 27', 2 @ 33', 2 @ 44', for a total of 208'

connection 3 has 2 lines at 46', 2 at 47', 4 at 49', for a total of 382'

connection 2 has 8 lines at 50' for a total of 400'

connection 1 has 9 lines at 20' and 1 line at 50 for a total of 230'

100 yr flood plain does not exist on this tract

vacuum breakers

ProFlo 500 SLPT2 500 gpd Aerobic Unit

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

All external electrical lines must be in gray conduit

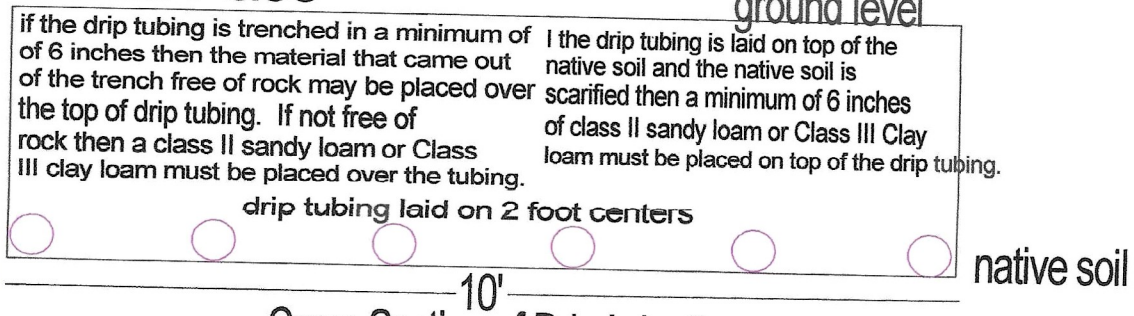
This design complies with all provisions of the existing Edwards Contributing Zone Plan and their is not a recharge feature within 150' of the proposed septic system.

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.

Lariat Pass

2/20/25

STATE OF TEXAS
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN



Cross Section of Drip Irrigation
single connection

Anita Ramirez

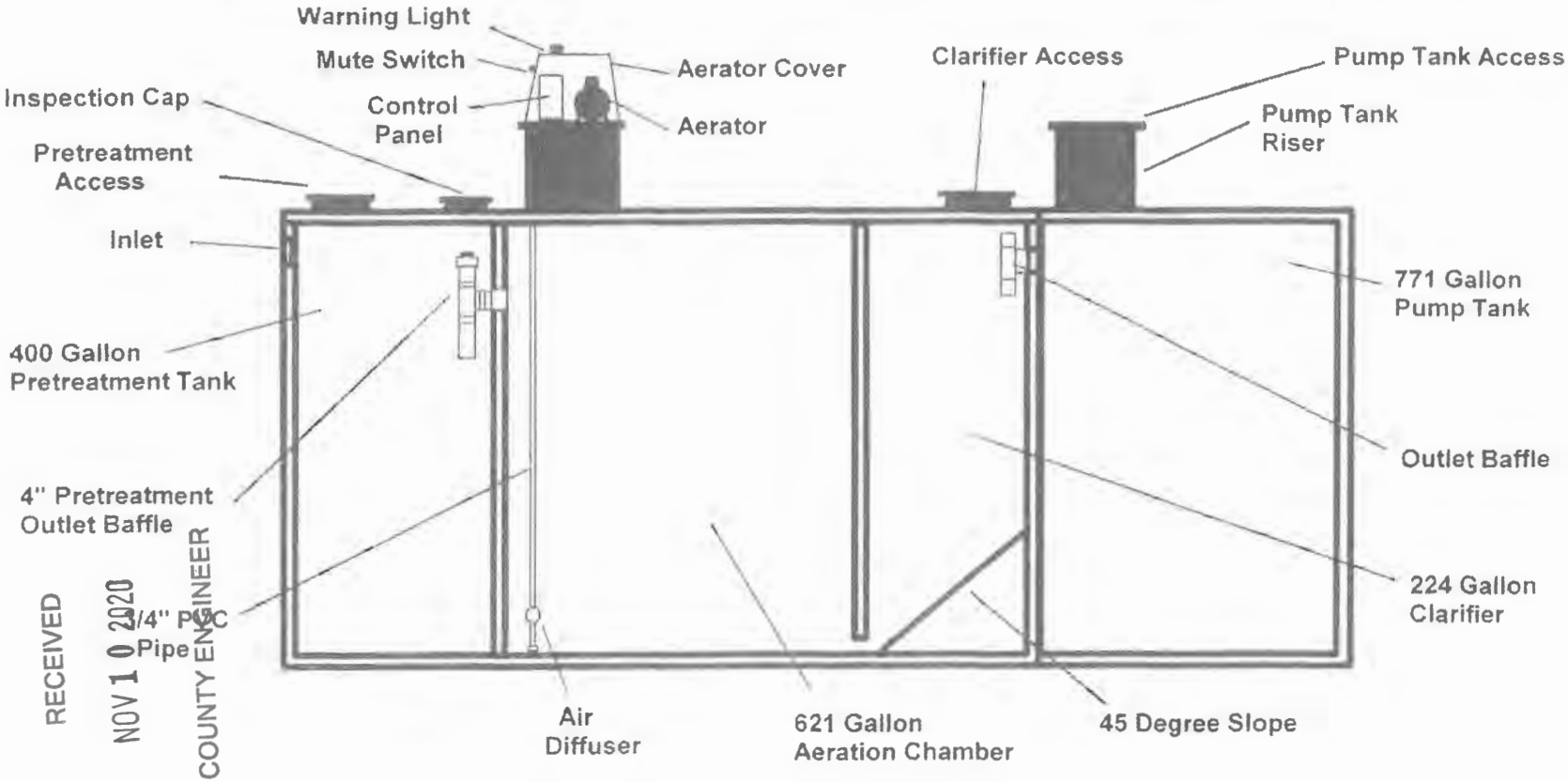
REVISED
10:15 am, Feb 20, 2025

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	1220
Number of emitters	610
Linear Feet of Tubing Per Zone	1220
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	6.2
gallons per hour	372.1
minutes per dose	6
Minutes Per Day Per Zone	39
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	38.69927439
Number of Connections to Manifold	4
Linear feet of dripline per connection	305
minimum pump capacity (gpm)	6.2
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.)	70
Total equivalent length of pipe (ft.)	71
total effective head (ft.)	2.59
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.)	86.91

2-20-25

STATE OF TEXAS
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN

Pro Flo 500 GPD Unit with 771 Gallon Pump Tank Affixed



Revised 11/24/08 500SLPT.KEY
All Gallonage Approximate
Drawing Not to Scale
Configurations May Vary

Pro Flo 500SLPT2

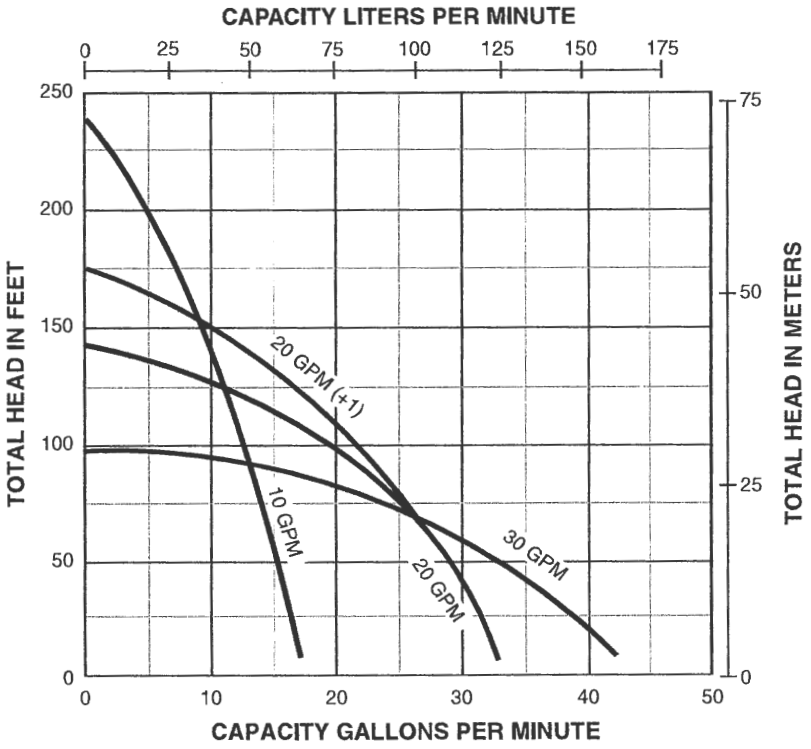
Note: Unit tested did not have affixed pump tank.

Overall Length -Top 159" Bottom 155"
Overall Width - Top 68" Bottom 64"
Height Without Risers - 71"
Exterior Wall Thickness - 3"
Interior Wall Thickness - Top 2" Bottom 3"
Top & Bottom Thickness - Top 5" Bottom 3"
Pretreatment Length - Top 29-1/4" Bottom 26-3/4"
Aeration Length - Top 44" Bottom 43"
Clarifier Length - Top 18-1/2" Bottom 17-1/2"
Pump Tank Length - Top 55-1/4" Bottom 52-3/4"
Water Level - 55"
Air Diffuser - 27-1/4"
Bottom of Inlet to Bottom of Tank - 60-1/2"

STA-RITE

4" multi-stage submersible pump

PUMP PERFORMANCE



PUMP PERFORMANCE *(Capacity in Gallons per Minute)*

Pump Model	Flow Rate (GPM)	PSI											
		0	10	20	30	40	50	60	70	80	90	100	110
10DOM05221	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
10DOM05121	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
20DOM05221	20			30.0	26.0	21.5	14.2	4.4					
20DOM05121	20			30.0	26.0	21.5	14.2	4.4					
30DOM05221	30		38.5	33.3	25.8	16							
30DOM05121	30		38.5	33.3	25.8	16							
20DOM05221+1	20 + 1			30	27.5	24	20	13.5	6				
20DOM05121+1	20 + 1			30	27.5	24	20	13.5	6				

PUMP PERFORMANCE *(Capacity in Liters per Minute)*

Pump Model	Flow Rate (LPM)	Bar											
		0	.69	1.38	2.07	2.76	3.45	4.13	4.82	5.51	6.20	6.89	7.58
10DOM05221	37.85		56.8	51.9	48.1	43.5	38.6	31.8	24.6	16.3	3.8		
10DOM05121	37.85		56.8	51.9	48.1	43.5	38.6	31.8	24.6	16.3	3.8		
20DOM05221	75.7		113.6	98.4	81.4	53.7	16.7						
20DOM05121	75.7		113.6	98.4	81.4	53.7	16.7						
30DOM05221	113.55	145.7	126.0	97.7	60.6								
30DOM05121	113.55	145.7	126.0	97.7	60.6								
20DOM05221+1	75.7 + 1			113.4	103.9	90.7	75.6	51.0	22.6				
20DOM05121+1	75.7 + 1			113.4	103.9	90.7	75.6	51.0	22.6				

Property Details

REVISED
12:16 pm, Jan 06, 2025

Account			
Property ID:	22394	**Geographic ID:**	150355366500
Type:	R	**Zoning:**	
Property Use:			
Location			
Situs Address:	581 LARIAT PASS SPRING BRANCH, TX 78070		
Map ID:	3E	**Mapsco:**	
Legal Description:	CYPRESS LAKE GARDENS/WESTERN SKIES SECTION, BLOCK 102, LOT 6		
Abstract/Subdivision:	150355-WS		
Neighborhood:	(318E401) CYPRESS LAKE GARDENS		
Owner			
Owner ID:	1089580		
Name:	RAMIREZ ANITA		
Agent:			
Mailing Address:	8753 PORT OF CALL SAN ANTONIO, TX 78242		
% Ownership:	100.0%		
Exemptions:	For privacy reasons not all exemptions are shown online.		

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)
Agricultural Value Loss:	N/A (-)

From: Ritzen,Brenda
To: Hoyt Seidensticker
Cc: Olvera,Brandon; Julio Valdes
Subject: RE: 111617
Date: Thursday, February 20, 2025 10:21:00 AM
Attachments: image001.png

Hoyt,

I have updated the permit file. I will await the maintenance contract before further processing of the permit submittal.

Thank you,

COMAL COUNTY TEXAS

Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: Hoyt Seidensticker <hoyt@landstewardshipservices.com>
Sent: Thursday, February 20, 2025 9:03 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: Olvera,Brandon <Olverb@co.comal.tx.us>; Julio Valdes <valdbusiness69@gmail.com>
Subject: Re: 111617

Brenda,

here is the revised design and page 2 correcting the amount of drip tubing

owners or Julio will get a new aerobic maintenance contract to you

Hoyt Seidensticker
hoyt@landstewardshipservices.com

Please note my new email and mailing address

From: Ritzen,Brenda
To: "Hoyt Seidensticker"; Olvera,Brandon
Cc: Julio Valdes
Subject: RE: 111617
Date: Monday, February 10, 2025 10:54:00 AM
Attachments: image001.png

Hoyt,

There appears to be more sq. ft. of drip lines than indicated. You may wish to re-evaluate. Also the maintenance provider for the maintenance contract submitted is no longer taking new contracts. Please provide a new 2 year initial maintenance contract with an authorized TCEQ maintenance provider.

Thank you,

COMAL COUNTY TEXAS

Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: Hoyt Seidensticker <hoyt@landstewardshipservices.com>
Sent: Sunday, February 9, 2025 5:19 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>; Olvera,Brandon <Olverb@co.comal.tx.us>
Cc: Julio Valdes <valdbusiness69@gmail.com>
Subject: 111617

---

please find an attached revised site map for this permit moving the house location and some drip field location.

Nothing else changed.

thanks
Hoyt Seidensticker
hoyt@landstewardshipservices.com

From: Ritzen,Brenda
To: Hoyt Seidensticker
Cc: Olvera,Brandon
Subject: RE: permit 111617
Date: Monday, January 6, 2025 2:21:00 PM
Attachments: image001.png

Hoyt,

The maintenance provider has indicated that he is no longer taking new contracts. Please provide a new 2 year initial maintenance contract with an authorized TCEQ maintenance provider.

Thank you,

COMAL COUNTY TEXAS

Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: Hoyt Seidensticker <hoyt@landstewardshipservices.com>
Sent: Sunday, January 5, 2025 9:02 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: Olvera,Brandon <Olverb@co.comal.tx.us>
Subject: permit 111617

Here is a revision to the above permit.

thanks

Hoyt Seidensticker
hoyt@landstewardshipservices.com

Please note my new email and mailing address

Permit 111647

VOID

REVISED
8:25 am, Jan 20, 2021

*** 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 Seidensticker

System Description proprietary, Aerobic treatment with surface irrigation

Size of Septic System Required Based on Planning Materials & Soil Evaluation HS 1-19-2021

Tank Size(s) (Gallons) 500 600 gpd AX-U Absorption/Application Area (Sq Ft) 2180

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.)

RECEIVED
NOV 10 2020
COUNTY ENGINEER

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.)

VOID

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 Hoyt Seidensticker

Date 9/5/2020

195 David Jonas Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078

ON-SITE SEWAGE FACILITY
Soil Evaluation Report Information

VOID

RECEIVED
NOV 10 2020
COUNTY ENGINEER

Date Soil Survey Performed: 9/7/2020

Site Location: 581 Lariat Pass

Name of Site Evaluator: Hoyt Seidensticker Registration Number: OS0008771

Proposed Excavation Depth: n/a 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 1

Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0 — 1 12 in	III	Clay loam rock	<30%	none	yes, rock	Brown
2						
3						
4						
5						

Soil Boring Number 2

Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0 — 1 12 in	III	Clay loam rock	<30%	none	yes, rock	Brown
2						
3						
4						
5						

VOID

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 herby 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 my be grounds to revoke or suspend my license. The site evaluation determined the site is suitable for a Spray Distribution 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

10-29-2020
Date

ON-SITE SEWAGE FACILITY
Site Evaluation Report Information

VOID

RECEIVED
NOV 10 2020

Date: 9/7/2020

Applicant Information:

Name: Nery and Siria Rodriguez
Address: 17059 Hwy 46 West, lot 9
City: spring Branch State: Texas Zip 78070
Phone:

Property Location:

Lot: Block
Sub.: Cypress Lake Gardens/Western Skies Section
Street/Road Address: 581 Lariat Pass
City: Spring Branch State: Texas Zip: 78070
Unincorporated Area? Y or N y
Additional information

Site Evaluator Information:

Name: Hoyt Seidensticker
License OS0008771 Expires 8/31/2023
Company: Land Stewardship Services, LLC
Address: 124 Bristow Way
City: Boerne State: Texas Zip: 78006
Phone: (210) 414-6603
Email hoyt@landstewardshipservices.com

Installer information:

Name: Unknown
Company:
Address:
City: State: Texas Zip:
Phone: 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.

VOID

SITE DRAWING Lot Size: acres

SEE ATTACHED

Signature of Site Evaluator Hoyt Seidensticker Site Evaluator License No: OS0008771

1/5/2025
8:27 AM
Aerobic with Drip Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

REVISED
12:16 pm, Jan 06, 2025

VOID

Anita Ramirez

Property Information:

St. Address: 581 Lariat Pass
City: Spring Branch State: Texas
Zip code: 78070

House Information

No. of Bedrooms: 3
Sq. footage (Approx.): 1120
Water Supply: CLWS

Predicted Quantity of Sewage (Q)

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

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

Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.2
Minimum Adsorptive Area (sq. ft.): 1200
Absorptive area installed (sq.ft.) 2180

Supply Line to Drip Irrigation Manifold

Length of supply line (approx. ft): 50
Type of supply line: Purple SCH 40
Size of supply and flush line (in): 1

Aerobic Unit

Required size of aerobic unit: 360 gpd
Pretreatment Tank (gallons): 397
Class 1 Aerobic Unit:: ProFlo 500 SLPT2
Pump tank total capacity (gal): 768
Chlorination: n/a
Pump Switch operation: Float
Dosing cycle quantity (gals): Variable
Cycling time: night time
Pump size and capacity: Sta-rite plus D series 20 gpm

Required linear foot of tubing: 600
Linear feet of tubing installed: 1090

VOID

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). 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

1-5-25

Hoyt Seidensticker, R.S. No. 3588
Date
Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603, hoyt@landstewardshipservices.com

STATE OF TEXAS
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN

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8:27 AM
Aerobic with Drip
Irrigation System

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Anita Ramirez

REVISED
12:16 pm, Jan 06, 2025

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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.

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VOID

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.

The area of the drip tubing will need to be shaped by the installer. The area will need to be leveled before installing the drip tubing. The drip tubing needs to be installed as level as possible.

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Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

VOID

Anita Ramirez

REVISED
12:17 pm, Jan 06, 2025

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VOID

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Date

STATE OF TEXAS
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3588
REGISTERED SANITARIAN

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603, hoyt@landstewardshipservices.com

Site Map
Aerobic with Drip Irrigation

111617

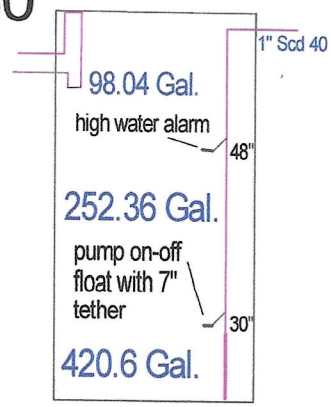
VOID

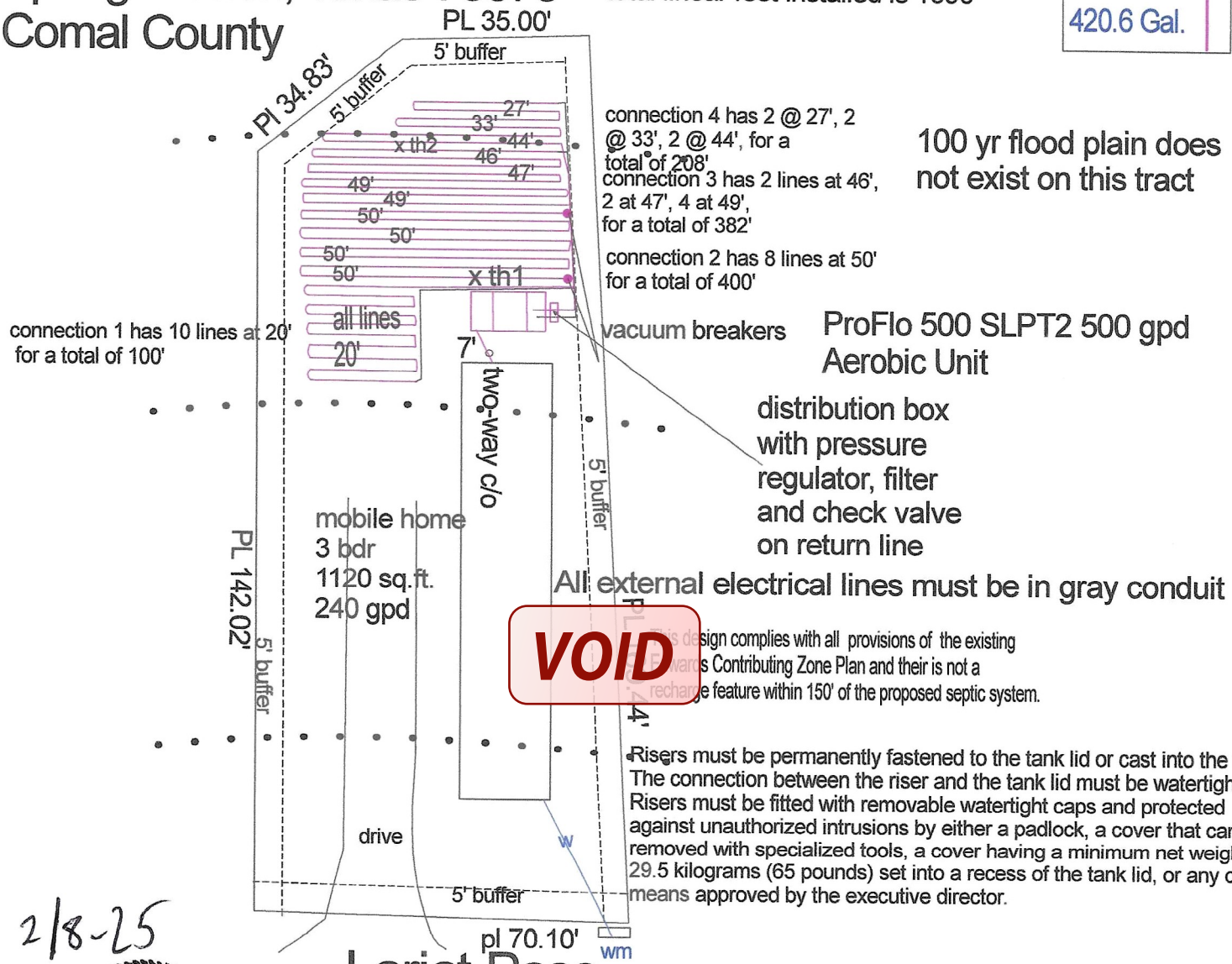
REVISED
10:50 am, Feb 10, 2025

Scale 1" = 30'

Anita Ramirez
lot 6, block 102, Cypress Lake Gardens/Western Skies Section
581 Lariat Pass
Spring Branch, Texas 78070
Comal County

Supply line = 70'
return line = 100'
total linear feet installed is 1090





connection 4 has 2 @ 27', 2 @ 33', 2 @ 44', for a total of 208'

connection 3 has 2 lines at 46', 2 at 47', 4 at 49', for a total of 382'

connection 2 has 8 lines at 50' for a total of 400'

100 yr flood plain does not exist on this tract

vacuum breakers

ProFlo 500 SLPT2 500 gpd Aerobic Unit

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

All external electrical lines must be in gray conduit

VOID

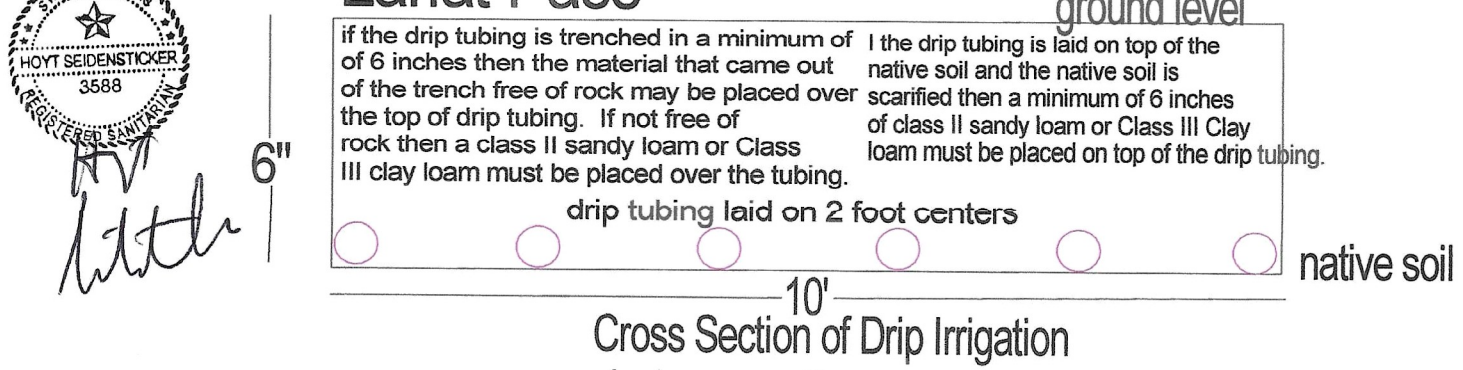
This design complies with all provisions of the existing Edwards Contributing Zone Plan and their is not a recharge feature within 150' of the proposed septic system.

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.

2/8-25

STATE OF TEXAS
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN

Lariat Pass



Cross Section of Drip Irrigation
single connection

Site Map
Aerobic with Drip Irrigation

REVISED
12:17 pm, Jan 06, 2025

VOID

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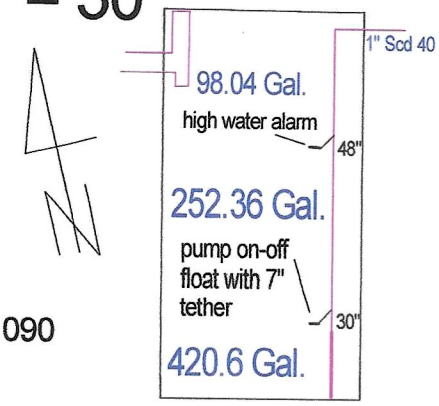
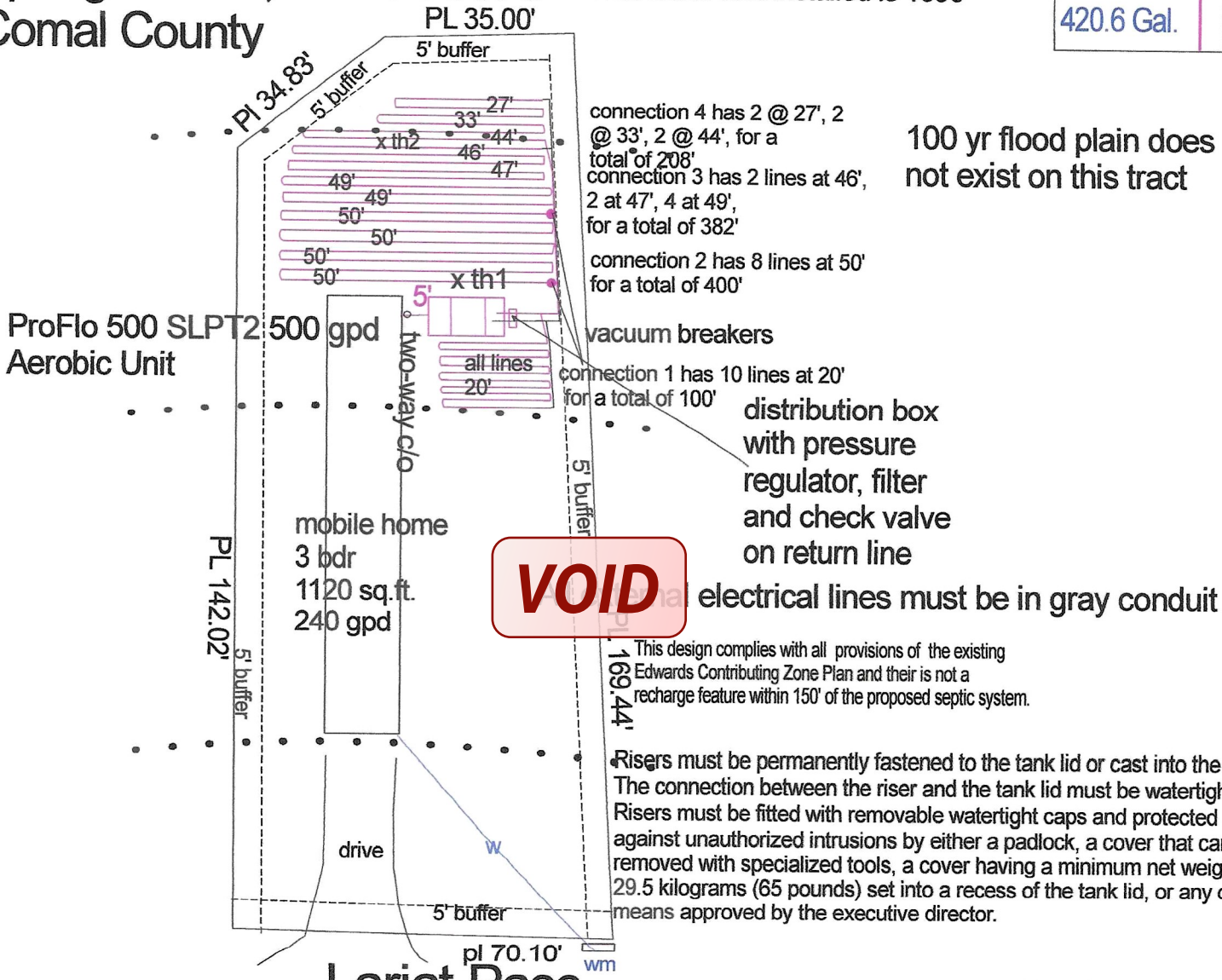
Anita Ramirez
lot 6, block 102, Cypress Lake Gardens/Western Skies Section
581 Lariat Pass
Spring Branch, Texas 78070
Comal County



Supply line = 50'
return line = 68'
total linear feet installed is 1090



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ProFlo 500 SLPT2 500 gpd Aerobic Unit

vacuum breakers

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

100 yr flood plain does not exist on this tract

VOID

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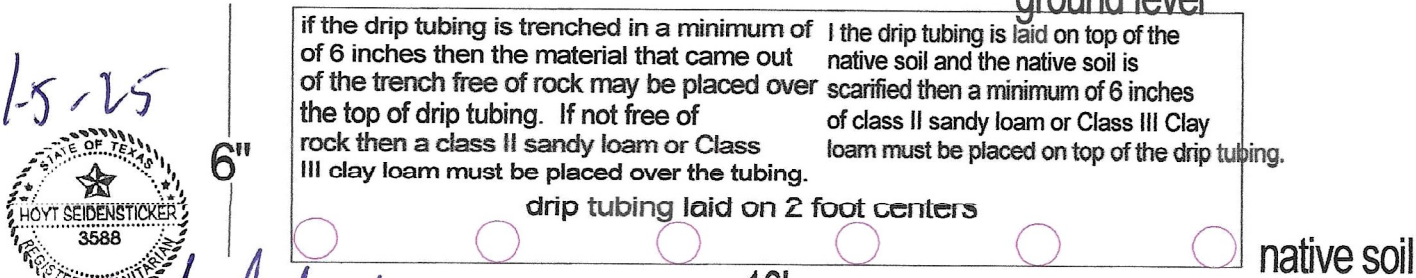
Lariat Pass

1-5-25

STATE OF TEXAS
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN



Cross Section of Drip Irrigation
single connection

Anita Ramirez

VOID

REVISED
12:17 pm, Jan 06, 2025

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	1090
Number of emitters	545
Linear Feet of Tubing Per Zone	1090
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	5.5
gallons per hour	332.45
minutes per dose	6
Minutes Per Day Per Zone	43
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	43.31478418
Number of Connections to Manifold	4
Linear feet of dripline per connection	272.5
minimum pump capacity (gpm)	5.5
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

VOID

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.)	50
Total equivalent length of pipe (ft.)	51
total effective head (ft.)	1.86
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.)	86.18

1-5-25

STATE OF TEXAS
HOYT SEIDENSTICKER
9668
REGISTERED SANITARIAN

REVISED
12:16 pm, Jan 06, 2025

Independence Title GF# 2309193-AHSA LBS; $34

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: March 27, 2023

Grantor: NERY RODRIGUEZ and SIRIA DIAZ

Grantor's Mailing Address: 17059 hwy 46 Lot 09 espranza bracha 78070

Grantee: ANITA RAMIREZ

Grantee's Mailing Address, and after Recording, Return to: 8753 Port of Call San Antonio Texas 78242

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot 6, Block 102, CYPRESS LAKE GARDENS WESTERN SKIES SECTION, an addition in Comal County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 18, Map and Plat Records, Comal County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: This conveyance, however, is made and accepted subject to the following restrictions, encumbrances, easements, covenants and conditions, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Bexar County, Texas, to-wit:

1. Restrictive covenants recorded in Volume 3, Page 18, Map and Plat Records, and in Volume 172, Page 509, Volume 199, Page 545, Volume 339, Page 359, Volume 364, Page 427, Volume 403, Page 685, Deed Records, and Document No. 202206025044, Official Public Records, Comal County, Texas.

2. Standby fees, taxes and assessments by any taxing authority for the year 2023, and subsequent years.

3. Any and all easements, building lines and conditions, covenants and restrictions as set forth in plat recorded in Volume 3, Page 18, Map and Plat Records, Comal County, Texas.

REVISED
12:16 pm, Jan 06, 2025

4. Building setback lines as set forth in instruments recorded in Volume 172, Page 509 and Volume 199, Page 345, Deed Records, Comal County, Texas.

5. Maintenance charges and/or assessments secured by a lien for Cypress Lake Gardens Property Owners Association as set out in instrument recorded in Volume 199, Page 345, Deed Records, and as affected by Document No. 200106013800, Official Public Records, Comal County, Texas.

6. By-Laws recorded in Document No. 202006058237, Official Public Records, Comal County, Texas.

7. Easements for installation, maintenance, repair and replacement of utilities, drainage, encroachments and protrusions, together with rights and remedies of Declarant, including but not limited to terms, conditions, covenants, options, provisions and other matters contained in Declaration of Covenants, Conditions and Restrictions, recorded in Volume 199, Page 345, Deed Records, Comal County, Texas.

   Being further affected by Release of Easement recorded in Document Numbers 200106033800, 200106033801 and 200106033802, Official Public Records, Comal County, Texas.

8. Terms, conditions and provisions as set out in Affidavit recorded in Volume 279, Page 1, Deed Records, Comal County, Texas.

9. Terms, conditions and provisions as set out in Declaratory Judgment filed in Comal County District Court Cause No. 89-733A and being recorded in Document No. 200106013880, Official Public Records, Comal County, Texas.

10. Mineral and/or royalty interest:
    Recorded: Volume 48, Page 217, Deed Records, Comal County, Texas.

11. Mineral and/or royalty interest:
    Recorded: Volume 48, Page 220, Deed Records, Comal County, Texas.

12. Mineral and/or royalty interest:
    Recorded: Volume 48, Page 462, Deed Records, Comal County, Texas.

13. Affidavit to the Public regarding an On-Site Sewage Facility as recorded in Document No. 202006042050, Official Public Records, Comal County, Texas. (Lot 6, Block 102)

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

REVISED
12:16 pm, Jan 06, 2025

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

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that such Contract provides for limitations or other agreed matters that will survive the closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

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

NERY RODRIGUEZ

SIRIA DIAZ

STATE OF TEXAS)

COUNTY OF BEXAR)

This instrument was acknowledged before me on March 27, 2023 by NERY RODRIGUEZ.

LAUREL B. STUCKEY
My Notary ID # 2294127
Expires October 28, 2025

Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF BEXAR)

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LAUREL B. STUCKEY
My Notary ID # 2294127
Expires October 28, 2025

Notary Public, State of Texas

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
03/29/2023 08:01:32 AM
TERRI 3 Pages(s)
202306009448

Bobbie Koepp

1/16/2021
7:17 AM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

VOID

REVISED
8:35 am, Jan 19, 2021

111617

Nery and Siria Rodriguez

Property Information:

St. Address: 581 Lariat Pass
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Zip code: 78070

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VOID

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1-16-2021

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Date
Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603, hoyt@landstewardshipservices.com

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HOYT SEIDENSTICKER
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7:17 AM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Nery a[illegible]driguez

VOID

REVISED
8:35 am, Jan 19, 2021

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VOID

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3588
REGISTERED SANITARIAN

Hoyt Seidensticker, R.S. No. 3588 Date
Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603, hoyt@landstewardshipservices.com

1/16/2021
7:17 AM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Nery and Gina Rodriguez

VOID

REVISED
8:36 am, Jan 19, 2021

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Cell (210) 414-6603, hoyt@landstewardshipservices.com

STATE OF TEXAS
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN

Site Map

Permit 111617

Aerobic with Drip Irrigation

VOID

REVISED
8:25 am, Jan 20, 2021

Nery and Siria Rodriguez

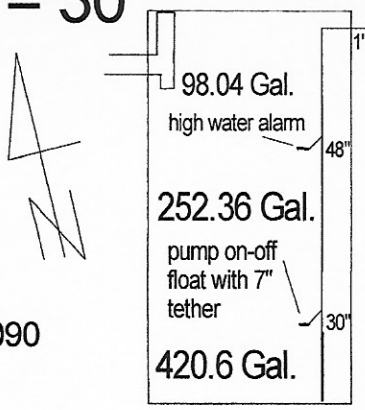
lot 6, block 102, Cypress Lake Gardens/Western Skies Section

581 Lariat Pass

Spring Branch, Texas 78070

Comal County

Scale 1" = 30'



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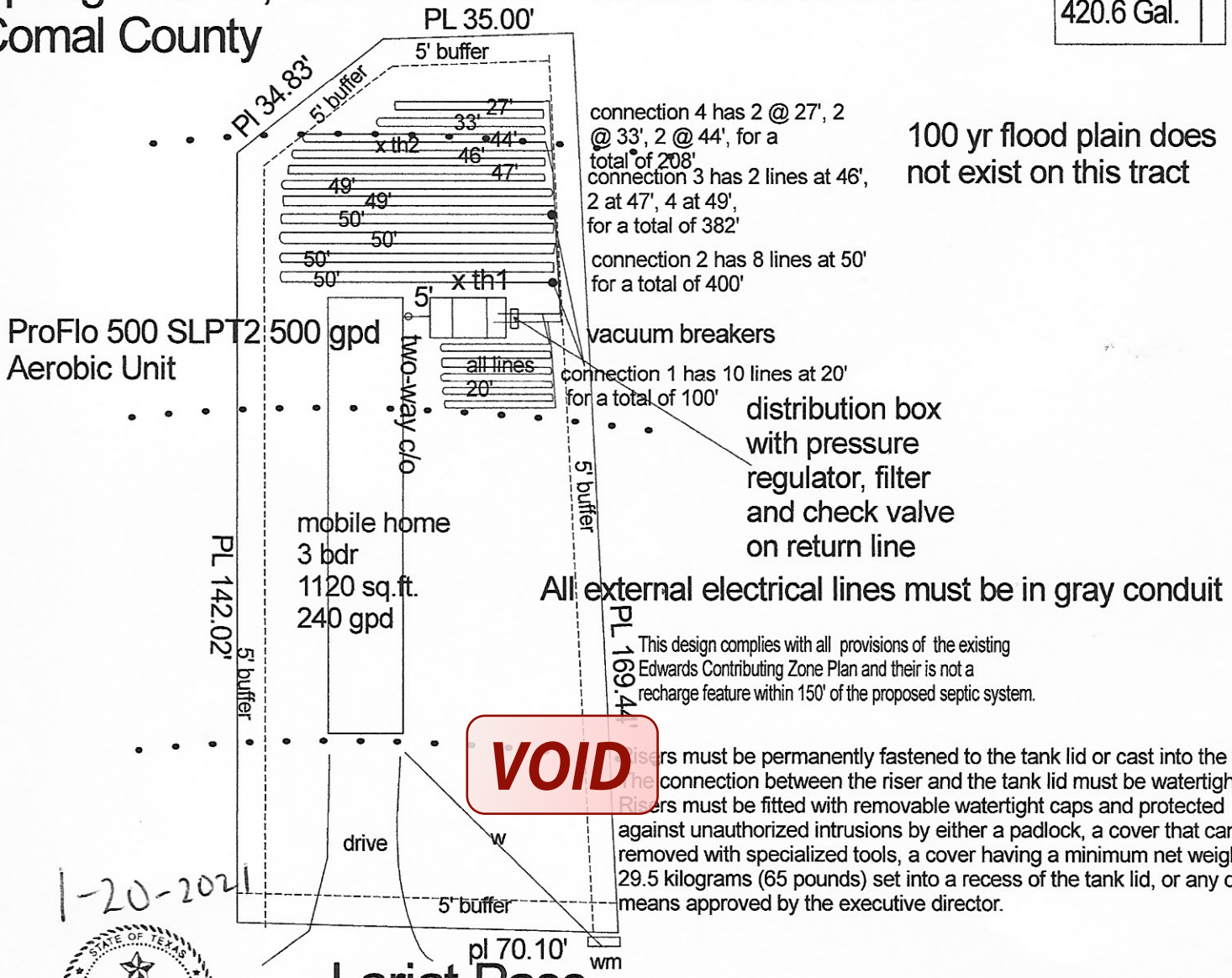

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ProFlo 500 SLPT2 500 gpd Aerobic Unit

vacuum breakers

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

mobile home
3 bdr
1120 sq.ft.
240 gpd

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This design complies with all provisions of the existing Edwards Contributing Zone Plan and their is not a recharge feature within 150' of the proposed septic system.

VOID

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.

1-20-2021

STATE OF TEXAS
HOYT SEIDENSTICKER
3586
REGISTERED SANITARIAN

Lariat Pass

ground level

if the drip tubing is trenched in a minimum of 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.

If 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

6"

native soil

10'

Cross Section of Drip Irrigation
single connection

REVISED
8:36 am, Jan 19, 2021

Nery and Siria Rodriguez

VOID

	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	1090
	Number of emitters	545
	Linear Feet of Tubing Per Zone	1090
	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	5.5
	gallons per hour	332.45
	minutes per dose	6
	Minutes Per Day Per Zone	43
	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	43.31478418
	Number of Connections to Manifold	4
	Linear feet of dripline per connection	272.5
	minimum pump capacity (gpm)	5.5
	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.)	50
	Total equivalent length of pipe (ft.)	51
	total effective head (ft.)	1.86
	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.)	86.18

VOID

1-16-2021

STATE OF TEXAS
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN

From:	Ritzen, Brenda
To:	"Hoyt Seidensticker"; Gros,Allyse; Julio Valdes
Subject:	RE: permit 111617
Date:	Tuesday, January 19, 2021 8:56:00 AM
Attachments:	Pages from 111617.pdf image001.png

Hoyt,

It does not appear that the 40 ft. drip line identified on the attached page will fit. Also, please update the sq. ft. of drip area on the 2nd page of the permit application to match your latest revision.

Thank you,

COMAL COUNTY TEXAS

Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: Hoyt Seidensticker <hoyt@landstewardshipservices.com>
Sent: Saturday, January 16, 2021 7:45 AM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>; Gros,Allyse <grosal@co.comal.tx.us>; Julio Valdes <valdbusiness69@gmail.com>
Subject: permit 111617

here is the as built for this permit number

thanks

Hoyt Seidensticker
hoyt@landstewardshipservices.com

Please note my new email and mailing address

Land Stewardship Services, LLC

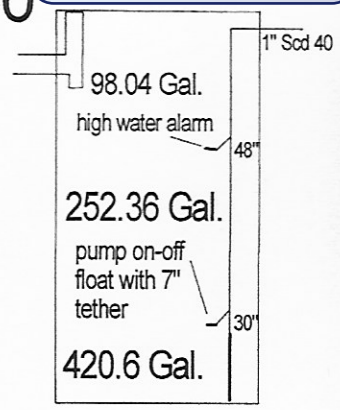
Site Map
Aerobic with Drip Irrigation

REVISED
8:36 am, Jan 19, 2021

VOID

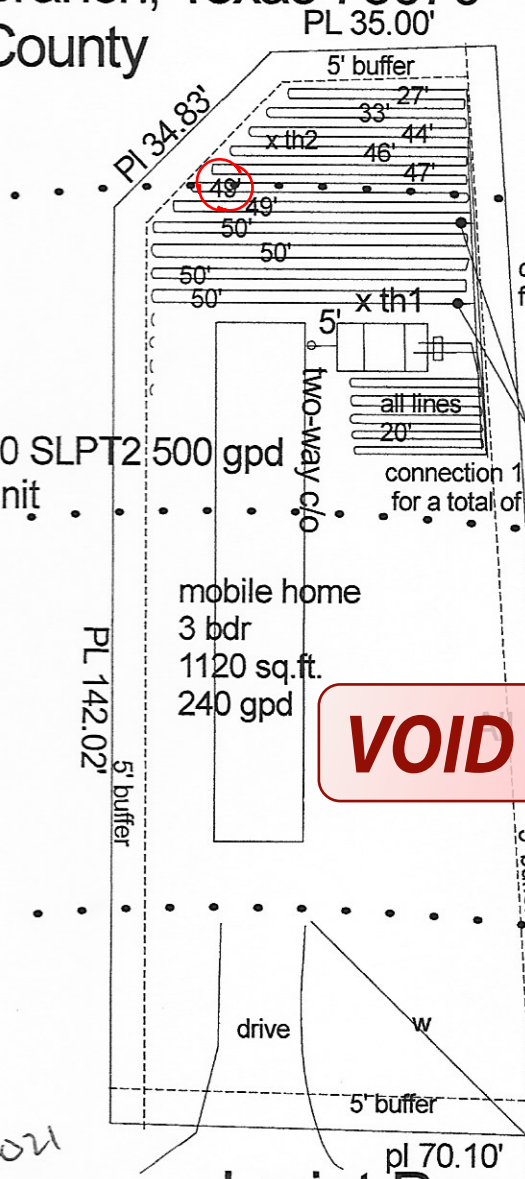
Nery and Siria Rodriguez
lot 6, block 102, Cypress Lake Gardens/Western Skies Section
581 Lariat Pass
Spring Branch, Texas 78070
Comal County

Scale 1" = 30'



Supply line = 50'
return line = 68'

total linear feet installed is 1090



connection 4 has 2 @ 27', 2 @ 33', 2 @ 44', for a total of 208'

connection 3 has 2 lines at 46', 2 at 47', 4 at 49', for a total of 382'

connection 2 has 8 lines at 50' for a total of 400'

connection 1 has 10 lines at 20' for a total of 100'

vacuum breakers

100 yr flood plain does not exist on this tract

ProFlo 500 SLPT2 500 gpd
Aerobic Unit

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

mobile home
3 bdr
1120 sq.ft.
240 gpd

VOID

external electrical lines must be in gray conduit

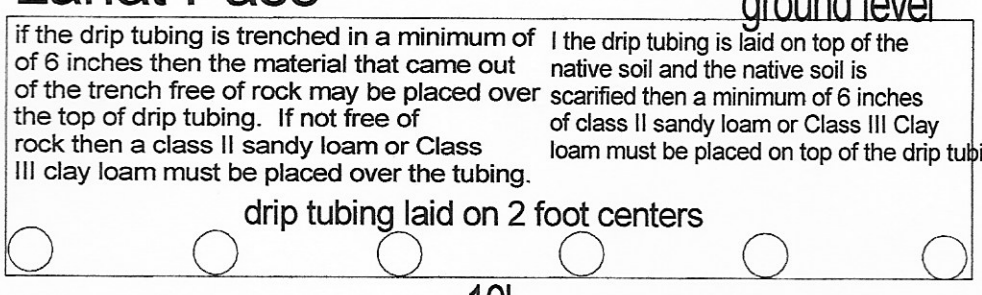
This design complies with all provisions of the existing Edwards Contributing Zone Plan and their is not a recharge feature within 150' of the proposed septic system.

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.

1-16-2021

STATE OF TEXAS
HOYT SEIDENSTICKER
3586
REGISTERED SANITARIAN

Lariat Pass



Cross Section of Drip Irrigation
single connection

REVISED
8:22 am, Jan 04, 2021

VOID

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

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

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidensticker

System Description proprietary, Aerobic treatment with surface irrigation

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

Tank Size(s) (Gallons) 500 gpd ATU Absorption/Application Area (Sq Ft) 2400

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.)

HS 1-4-2020

RECEIVED

NOV 10 2020

COUNTY ENGINEER

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.)

VOID

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 complies 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 Seidensticker
Signature of Designer

9/5/2020
Date

195 David Jonas Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078

1/4/2021
7:27 AM
Aerobic with Drip Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

VOID

for Siria Rodriguez

REVISED
8:22 am, Jan 04, 2021

Property Information:

St. Address: 581 Lariat Pass
City: Spring Branch State: Texas
Zip code: 78070

Predicted Quantity of Sewage (Q)

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

Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.1
Minimum Adsorptive Area (sq. ft.): 2400
Absorptive area installed (sq.ft.) 2400

VOID

Aerobic Unit

Required size of aerobic unit: 360 gpd
Pretreatment Tank (gallons): 397
Class 1 Aerobic Unit:: ProFlo 500 SLPT2
Pump tank total capacity (gal): 768
Chlorination: n/a
Pump Switch operation: Float
Dosing cycle quantity (gals): Varied
Cycling time: night time
Pump size and capacity: Sta-rite plus D series
20 gpm

House Information

No. of Bedrooms: 3
Sq. footage (Approx.): 1120
Water Supply: CLWS

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): 50
Type of supply line: Purple SCH 40
Size of supply and flush line (in): 1

Required linear foot of tubing: 1200
Linear feet of tubing installed: 1200

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

1/4/2020

Hoyt Seidensticker, R.S. No. 3588
Date
Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603, hoyt@landstewardshipservices.com

STATE OF TEXAS
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN

Effective Immediately: If any change(s) are made that require a revision to this design, a $150.00 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.

10/29/2020
5:47 AM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

VOID

Maryland Siria Rodriguez

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NOV 10 2020

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.

VOID

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.

The area of the drip tubing will need to be shaped by the installer. The area will need to be leveled before installing the drip tubing. The drip tubing needs to be installed as level as possible.

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

10-29-2020

Hoyt Seidensticker, R.S. No. 3588 Date
Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603, hoyt@landstewardshipservices.com

10/29/2020
5:47 AM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

VOID

Siria Rodriguez

RECEIVED
NOV 10 2020
COUNTY JUDGE

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 dosing the field. The drip lines will be continuously flushed.

VOID

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

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

10-29-2020
Date

STATE OF TEXAS
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603, hoyt@landstewardshipservices.com

Nery and Siria Rodriguez

REVISED
8:22 am, Jan 04, 2021

VOID

Gallons per Day	240
Application Rate (inches per week)	0.1
Square footage required	2400
Feet between Lines	2
Feet between emitters	2
Number of zones	1
Linear feet of dripline	1200
Number of emitters	600
Linear Feet of Tubing Per Zone	1200
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	6.1
gallons per hour	366
minutes per dose	6
Minutes Per Day Per Zone	39
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	39.3442623
Number of Connections to Manifold	4
Linear feet of dripline per connection	300
minimum pump capacity (gpm)	6.1
header pipe size (inches)	1
Pressure loss in 100 ft. pipe (psi)	1.58
Friction head in 100 ft. pipe (ft of head)	3.6498

VOID

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.)	50
Total equivalent length of pipe (ft.)	51
total effective head (ft.)	1.86
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.)	86.18

1-4-2021

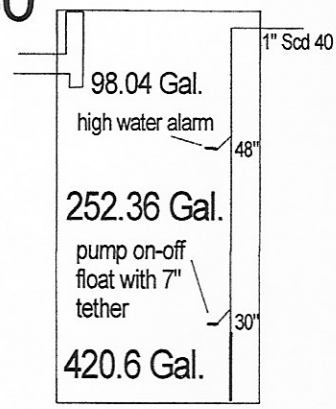
STATE OF TEXAS
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN

Site Map
Aerobic with Drip Irrigation
Nery and Siria Rodriguez
lot 6, block 102, Cypress Lake Gardens/Western Skies Section
581 Lariat Pass
Spring Branch, Texas 78070
Comal County

VOID

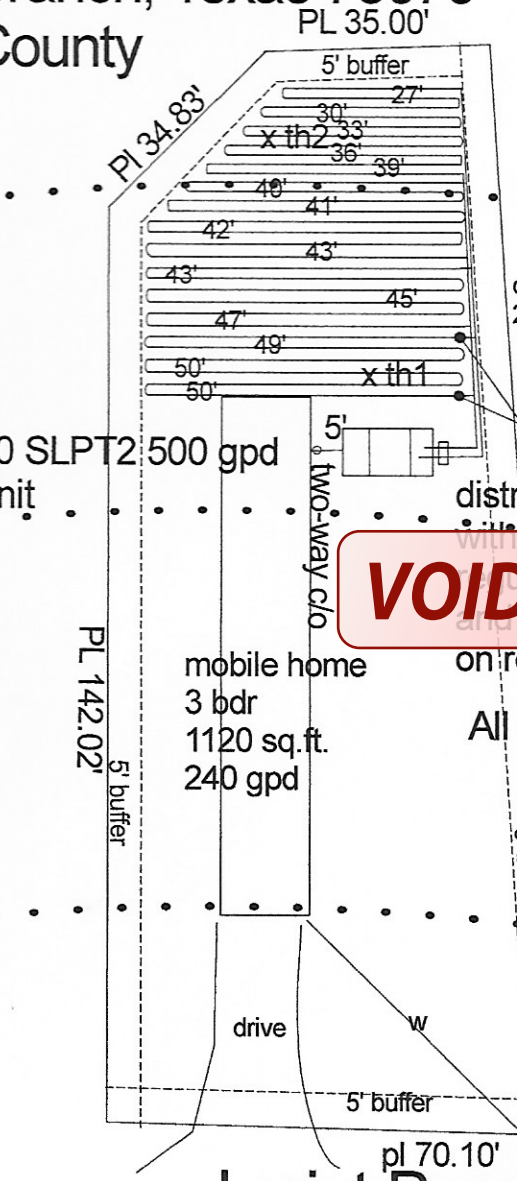
REVISED
8:29 am, Jan 04, 2021

Scale 1" = 30'



Supply line = 50'
return line = 68'

total linear feet installed is 1200



connection 4 has 2 @ 27', 2 @ 30', 2 @ 33', 2 @ 36', and 2 at 39' for a total of 300'

connection 3 has 2 lines at 43', 2 at 42', 2 at 41', and 2 at 40' for a total of 332'

100 yr flood plain does not exist on this tract

connection 2 has 2 lines at 47',2 at 45, 2 at 43 for a total of 270'

connection 1 has 4 lines at 50' and 2 at 49' for a total of 298'

vacuum breakers

ProFlo 500 SLPT2 500 gpd Aerobic Unit

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

VOID

mobile home
3 bdr
1120 sq.ft.
240 gpd

1-1-2021

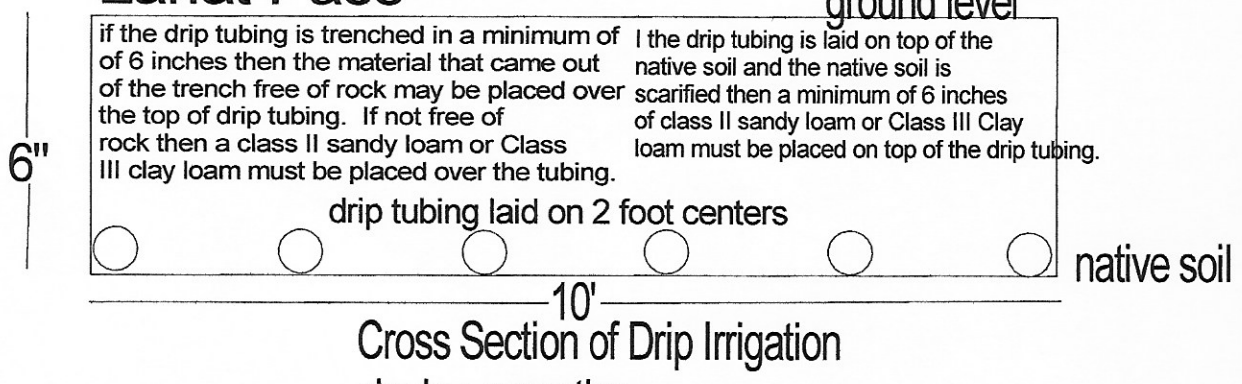
STATE OF TEXAS
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN

All external electrical lines must be in gray conduit

This design complies with all provisions of the existing Edwards Contributing Zone Plan and their is not a recharge feature within 150' of the proposed septic system.

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.

Lariat Pass



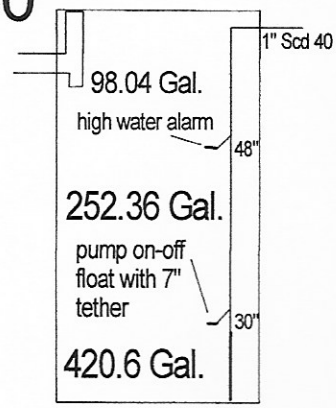
Cross Section of Drip Irrigation
single connection

Site Map
Aerobic with Drip Irrigation
Nery and Siria Rodriguez
lot 6, block 102, Cypress Lake Gardens/Western Skies Section
581 Lariat Pass
Spring Branch, Texas 78070
Comal County

VOID

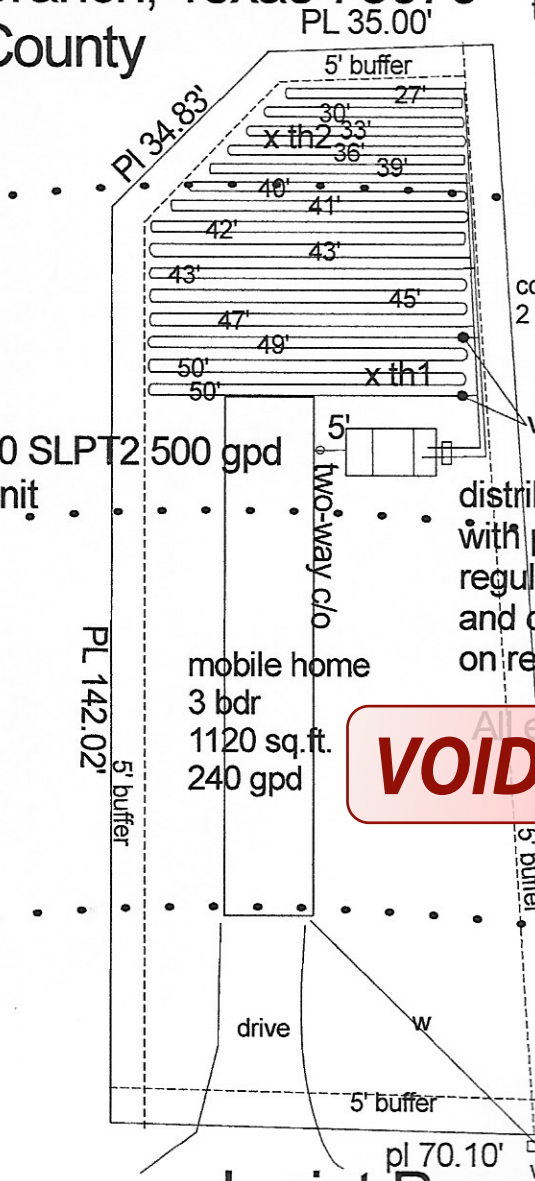
Scale 1" = 30'

REVISED
8:22 am, Jan 04, 2021



Supply line = 50'
return line = 68'

total linear feet installed is 1200



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100 yr flood plain does not exist on this tract

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vacuum breakers

ProFlo 500 SLPT2 500 gpd Aerobic Unit

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

STATE OF TEXAS
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN

mobile home
3 bdr
1120 sq.ft.
240 gpd

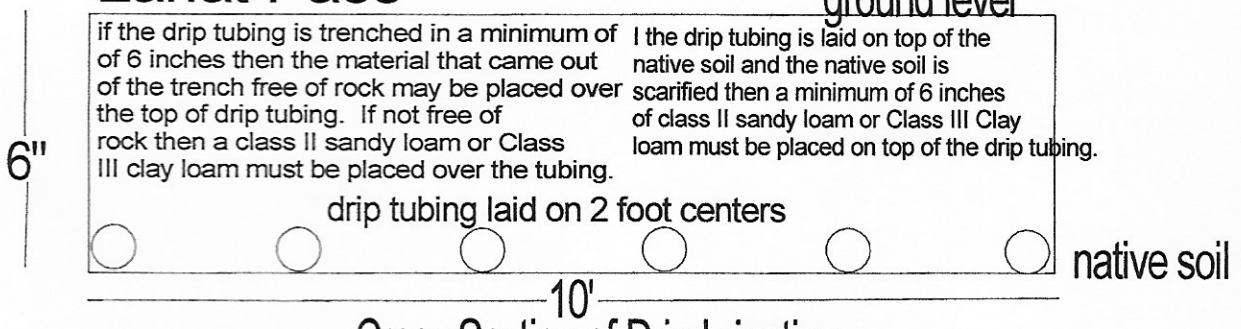
VOID

All external electrical lines must be in gray conduit

This design complies with all provisions of the existing Edwards Contributing Zone Plan and their is not a recharge feature within 150' of the proposed septic system.

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.

Lariat Pass



Cross Section of Drip Irrigation
single connection

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

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

VOID

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidensticker

System Description proprietary aerobic treatment with surface irrigation

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

Tank Size(s) (Gallons) 600 gpd ATU Absorption/Application Area (Sq Ft) 2484

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.)

RECEIVED

NOV 10 2020

COUNTY ENGINEER

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.)

VOID

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 Seidensticker — 9/5/2020

Signature of Designer — Date

195 David Jonas Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078

10/29/2020
5:47 AM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Nery and Siria Rodriguez

VOID

RECEIVED
NOV 10 2020
COUNTY ASSESSOR

Property Information:

St. Address: 581 Lariat Pass
City: Spring Branch State: Texas
Zip code: 78070

House Information

No. of Bedrooms: 3
Sq. footage (Approx.): 1120
Water Supply: CLWS

Predicted Quantity of Sewage (Q)

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

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

Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.1
Minimum Adsorptive Area (sq. ft.): 2400
Absorptive area installed (sq.ft.) 2484

Supply Line to Drip Irrigation Manifold

Length of supply line (approx. ft): 50
Type of supply line: Purple SCH 40
Size of supply and flush line (in): 1

Aerobic Unit

Required size of aerobic unit: 360 gpd
Pretreatment Tank (gallons): 397
Class 1 Aerobic Unit:: ProFlo 500 SLPT2
Pump tank total capacity (gal): 768
Chlorination: n/a
Pump Switch operation: Float
Dosing cycle quantity (gals): Varies
Cycling time: night time
Pump size and capacity: Sta-rite plus D series
20 gpm

Required linear foot of tubing: 1200
Linear feet of tubing installed: 1242

VOID

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

10-29-2020

Hoyt Seidensticker, R.S. No. 3588 Date

STATE OF TEXAS
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603, hoyt@landstewardshipservices.com

Effective Immediately: If any change(s) are made that require a revision to this design, a $150.00 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.

Nery and Siria Rodriguez

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	Gallons per Day	240
	Application Rate (gal/sq. ft/day)	0.1
	Square footage required	2400
	Feet between Lines	2
	Feet between emitters	2
	Number of zones	1
	Linear feet of dripline	1242
	Number of emitters	621
	Linear Feet of Tubing Per Zone	1242
	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	6.3
	gallons per hour	378.81
	minutes per dose	5
	Minutes Per Day Per Zone	38
	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	38.01378
	Number of Connections to Manifold	4
	Linear feet of dripline per connection	310.5
	minimum pump capacity (gpm)	6.3
	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.)	50
	Total equivalent length of pipe (ft.)	51
	total effective head (ft.)	1.86
	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.)	86.18

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STATE OF TEXAS
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN

Site Map
Aerobic with Drip Irrigation

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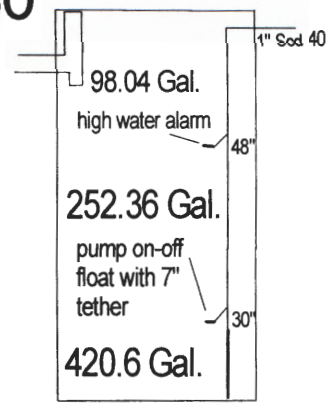
COUNTY

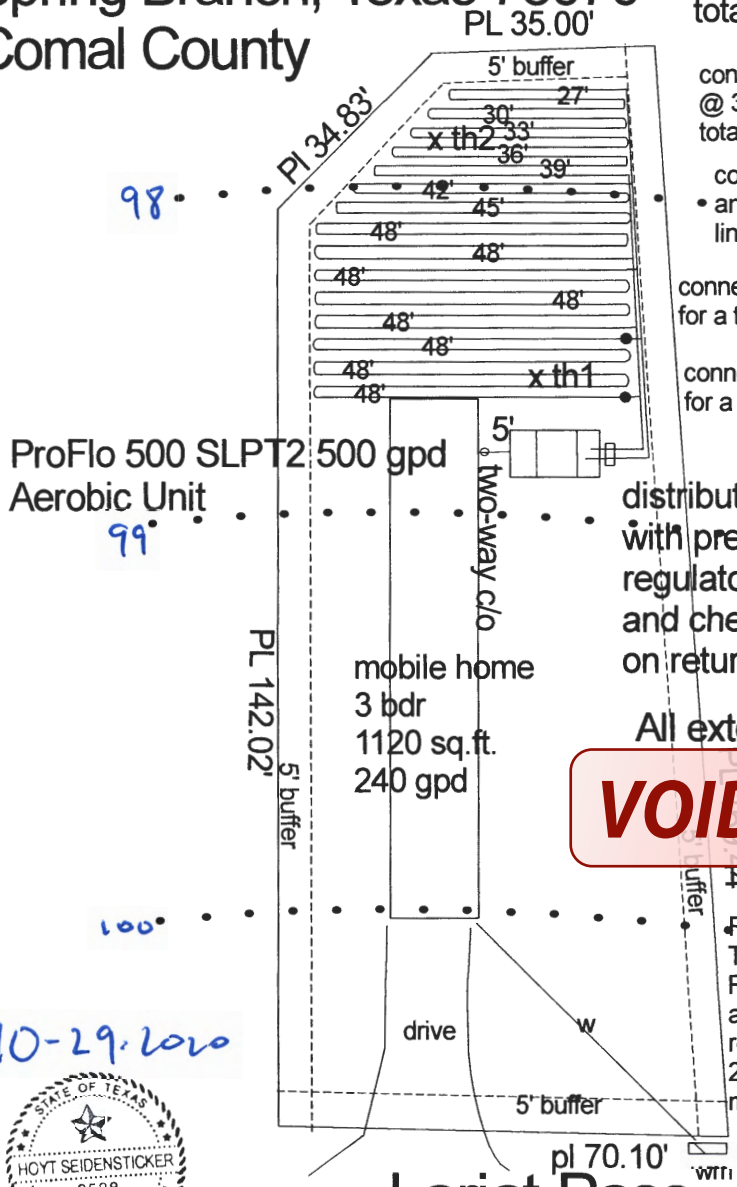
Nery and Siria Rodriguez
lot 6, block 102, Cypress Lake Gardens/Western Skies Section
581 Lariat Pass
Spring Branch, Texas 78070
Comal County

Scale 1" = 30'



Supply line = 50'
return line = 68'

total linear feet installed is 1242



connection 4 has 2 @ 27', 2 @ 30', 2 @ 33', 2 @ 36', and 2 at 39' for a total of 300'

connection 3 has 4 lines at 48' and two lines at 45' and two lines at 42' for a total of 366'

100 yr flood plain does not exist on this tract

connection 2 has 6 lines at 48' for a total of 288'

connection 1 has 6 lines at 48' for a total of 288'

ProFlo 500 SLPT2 500 gpd Aerobic Unit

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

mobile home
3 bdr
1120 sq.ft.
240 gpd

All external electrical lines must be in gray conduit

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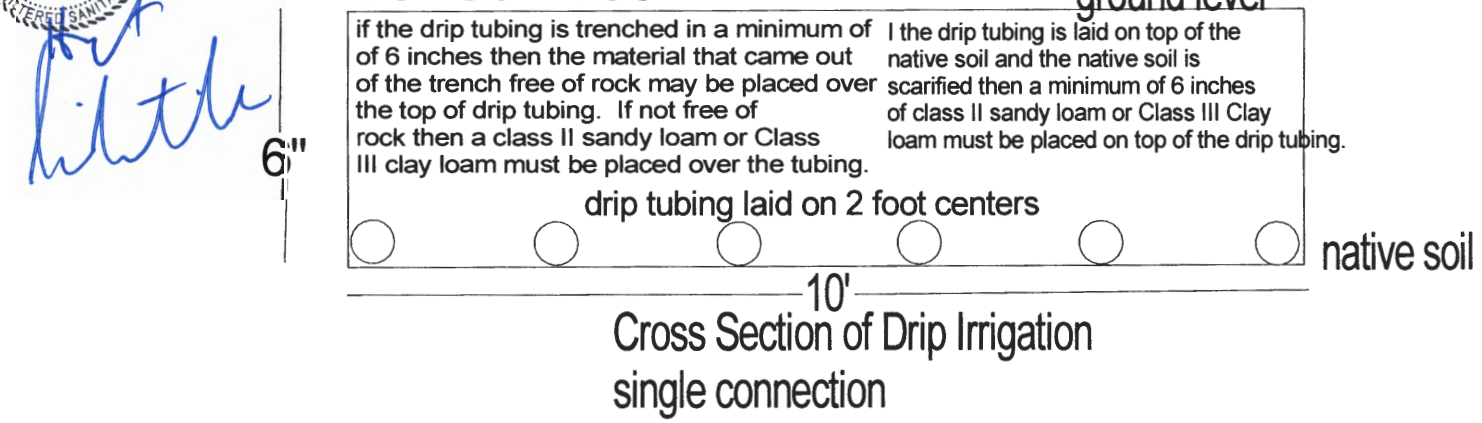
This design complies with all provisions of the existing Edwards Contributing Zone Plan and their is not a recharge feature within 150' of the proposed septic system.

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.

10-29-2020

STATE OF TEXAS
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN

Lariat Pass



Cross Section of Drip Irrigation
single connection

Comal CAD

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Property Search > 22394 RODRIGUEZ NERY & SIRIA DIAZ for Year 2020

Tax Year: 2020

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Property

Account

Property ID:	22394	Legal Description:	CYPRESS LAKE GARDENS/WESTERN SKIES SECTION, BLOCK 102, LOT 6
Geographic ID:	150355366500	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	581 LARIAT PASS SPRING BRANCH, TX 78070	Mapsco:	
Neighborhood:	CYPRESS LAKE GARDENS	Map ID:	3E
Neighborhood CD:	318E401		

Owner

Name:	RODRIGUEZ NERY & SIRIA DIAZ	Owner ID:	1011686
Mailing Address:	17059 HWY 46 WEST LOT 9 SPRING BRANCH, TX 78070	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$0	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$5,690	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0
(=) Market Value:	=	$5,690	
(–) Ag or Timber Use Value Reduction:	–	$0	
(=) Appraised Value:	=	$5,690	
(–) HS Cap:	–	$0	
(=) Assessed Value:	=	$5,690	

Taxing Jurisdiction

Owner: RODRIGUEZ NERY & SIRIA DIAZ
% Ownership: 100.0000000000%
Total Value: $5,690

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
		0.000000	$5,690	$5,690	$0.00
046	COMAL COUNTY	0.322415	$5,690	$5,690	$18.35

FILED BY ATC
VENTURA PLAZA
4000081902346 LK

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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Deed of Trust

Basic Information

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COUNTY CLERK

Date: August 7, 2019

Grantors: Nery Rodriguez and Siria Diaz

Grantors' Mailing Address:

17059 Hwy 46 West, Lot 09
Spring Branch, Texas 78070

Trustee: David L. Ricker

Trustee's Mailing Address:

P. O. Box 1571
Boerne, Texas 78006

Lender: Real Properties Acquisitions Group, LLC

Lender's Mailing Address:

13930 IH 35 South
Von Ormy, Texas 78073

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Obligation

Note:

Date: August 7, 2019

Original principal amount: $15,176.40

Borrower: Nery Rodriguez and Siria Diaz

Lender: Real Properties Acquisitions Group, LLC

Maturity date: August 1, 2029

Terms of Payment: As provided in the note.

Other Debt:

None.

Property (including any improvements):

Lot 6, Block 102, Western Skies Section, Cypress Lake Gardens Subdivision, according to the map or plat thereof recorded in Volume 3, Page 18, Map and Plat Records, Comal County, Texas.

Prior Lien: None.

Other Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in the deed to Grantors 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, and subsequent assessments for that and prior years due to change in land usage, ownership, or both.

A. Granting Clause

For value received and to secure payment of the Obligation, Grantors convey the Property to Trustee in trust. Grantors warrant and agree to defend the title to the Property, subject to the Other Exceptions to Conveyance and Warranty. On payment of the Obligation and all other amounts secured by this deed of trust, this deed of trust will have no further effect, and Lender will release it at Grantors' expense.

B. Grantors' Obligations

B.1. Grantors agree to maintain all property and liability insurance coverages with respect to the Property, revenues generated by the Property, and operations on the Property that Lender reasonably requires ("Required Insurance Coverages"), issued by insurers and written on policy forms acceptable to Lender , and as to property loss, that are payable to Lender under policies containing standard mortgage clauses, and deliver evidence of the Required Insurance Coverages in a form acceptable to Lender before execution of this deed of trust and agrees to deliver evidence of renewals at least ten days before the expiration of the Required Insurance Coverages.

B.2 Grantors agree to-

a. keep the Property in good repair and condition;

b. pay all taxes and assessments on the Property before delinquency, not authorize a taxing entity to transfer its tax lien on the Property to anyone other than Lender, and not request a deferral of the collection of taxes pursuant to section 33.06 of the Texas Tax Code;

c. defend title to the Property subject to the Other Exceptions to Conveyance and Warranty and preserve the lien's priority as it is established in this deed of trust;

d. obey all laws, ordinances, and restrictive covenants applicable to the Property;

e. keep any buildings occupied as required by the Required Insurance Coverages;

f. if the lien of this deed of trust is not a first lien, pay or cause to be paid all prior lien notes and abide by or cause to be abided by all prior lien instruments; and

g. notify Lender of any change of address.

C. Lender's Rights

C.1. Lender or Lender's mortgage servicer may appoint in writing one or more substitute trustees, succeeding to all rights and responsibilities of Trustee.

C.2. If the proceeds of the Obligation are used to pay any debt secured by prior liens, Lender is subrogated to all the rights and liens of the holders of any debt so paid.

C.3. Lender may apply any proceeds received under the property insurance policies covering the Property either to reduce the Obligation or to repair or replace damaged or destroyed improvements covered by the policy. If the Property is Grantors' primary residence and Lender reasonably determines that repairs to the improvements are economically feasible, Lender will make the property insurance proceeds available to Grantors for repairs.

C.4. Notwithstanding the terms of the Note to the contrary, and unless applicable law prohibits, all payments received by Lender from Grantors with respect to the Obligation or this deed of trust may, at Lender's discretion, be applied first to amounts payable under this deed of trust and then to amounts due and payable to Lender with respect to the Obligation, to be applied to late charges, principal, or interest in the order Lender in its discretion determines.

C.5. If Grantors fail to perform any of Grantors' obligations, Lender may perform those obligations and be reimbursed by Grantors on demand for any amounts so paid, including attorney's fees, plus interest on those amounts from the dates of payment at the rate stated in the Note for matured, unpaid amounts. The amount to be reimbursed will be secured by this deed of trust.

C.6. **COLLATERAL PROTECTION INSURANCE NOTICE**

In accordance with the provisions of Section 307.052(a) of the Texas Finance Code, the Beneficiary hereby notifies the Grantors as follows:

(A) the Grantors are required to:

(i) keep the collateral insured against damage in the amount the Lender specifies;

(ii) purchase the insurance from an insurer that is authorized to do business in the state of Texas or an eligible surplus lines insurer; and

(iii) name the Lender as the persons to be paid under the policy in the event of a loss;

(B) the Grantors must, if required by the Lender, deliver to the Lender a copy of the policy and proof of the payment of premiums; and

(C) if the Grantors fail to meet any requirement listed in Paragraph (A) or (B), the Lender may obtain collateral protection insurance on behalf of the Grantors at the Grantors' expense.

C.7. If a default exists in payment of the Obligation or performance of Grantors obligations and the default continues after any required notice of the default and the time allowed to cure, Lender may-

a. declare the unpaid principal balance and earned interest on the Obligation immediately due;

b. exercise Lender's rights with respect to rent under the Texas Property Code as then in effect;

c. direct Trustee to foreclose this lien, in which case Lender or Lender's agent will cause notice of the foreclosure sale to be given as provided by the Texas Property Code as then in effect; and

d. purchase the Property at any foreclosure sale by offering the highest bid and then have the bid credited on the Obligation.

C.8. Lender may remedy any default without waiving it and may waive any default without waiving any prior or subsequent default.

D. Trustee's Rights and Duties

If directed by Lender to foreclose this lien, Trustee will-

D.1. either personally or by agent give notice of the foreclosure sale as required by the Texas Property Code as then in effect;

D.2. sell and convey all or part of the Property "AS IS" to the highest bidder for cash with a general warranty binding Grantors, subject to the Prior Lien and to the Other Exceptions to Conveyance and Warranty and without representation or warranty, express or implied, by Trustee;

D.3. from the proceeds of the sale, pay, in this order-

a. expenses of foreclosure, including a reasonable commission to Trustee;

b. to Lender, the full amount of principal, interest, attorney's fees, and other charges due and unpaid;

c. any amounts required by law to be paid before payment to Grantors; and

d. to Grantors, any balance; and

D.4. be indemnified, held harmless, and defended by Lender against all costs, expenses, and liabilities incurred by Trustee for acting in the execution or enforcement of the trust created by this deed of trust, which includes all court and other costs, including attorney's fees, incurred by Trustee in defense of any action or proceeding taken against Trustee in that capacity.

E. General Provisions

E.1. If any of the Property is sold under this deed of trust, Grantors must immediately surrender possession to the purchaser. If Grantors do not, Grantors will be tenants at sufferance of the purchaser, subject to an action for forcible detainer.

E.2. Recitals in any trustee's deed conveying the Property will be presumed to be true.

E.3. Proceeding under this deed of trust, filing suit for foreclosure, or pursuing any other remedy will not constitute an election of remedies.

E.4. This lien will remain superior to liens later created even if the time of payment of all or part of the Obligation is extended or part of the Property is released.

E.5. If any portion of the Obligation cannot be lawfully secured by this deed of trust, payments will be applied first to discharge that portion.

E.6. Grantors assign to Lender all amounts payable to or received by Grantors from condemnation of all or part of the Property, from private sale in lieu of condemnation, and from damages caused by public works or construction on or near the Property. After deducting any expenses incurred, including attorney's fees and court and other costs, Lender will either release any remaining amounts to Grantors or apply such amounts to reduce the Obligation. Lender will not be liable for failure to collect or to exercise diligence in collecting any such amounts. Grantors will immediately give Lender notice of any actual or threatened proceedings for condemnation of all or part of the Property.

E.7. Grantors collaterally assign to Lender all present and future rent from the Property and its proceeds. Grantors warrant the validity and enforceability of the assignment. Grantors will apply all rent to payment of the Obligation and performance of this deed of trust, but if the rent exceeds the amount due with respect to the Obligation and the deed of trust, Grantors may retain the excess. If a default exists in payment of the Obligation or performance of this deed of trust, Lender may exercise Lender's rights with respect to rent under the Texas Property Code as then in effect. Lender neither has nor assumes any obligations as lessor or landlord with respect to any occupant of the Property. Lender may exercise Lender's rights and remedies under this paragraph without taking possession of the Property. Lender will apply all rent collected under this paragraph as required by the Texas Property Code as then in effect. Lender is not required to act under this paragraph, and acting under this paragraph does not waive any of Lender's other rights or remedies.

E.8. Interest on the debt secured by this deed of trust will not exceed the maximum amount of nonusurious interest that may be contracted for, taken, reserved, charged, or received under law. Any interest in excess of that maximum amount will be credited on the principal of the debt or, if that has been paid, refunded. On any acceleration or required or permitted prepayment, any such excess will be canceled automatically as of the acceleration or prepayment or, if already paid, credited on the principal of the debt or, if the principal of the debt has been paid, refunded. This provision overrides any conflicting provisions in this and all other instruments concerning the debt.

E.9. In no event may this deed of trust secure payment of any debt that may not lawfully be secured by a lien on real estate or create a lien otherwise prohibited by law.

E.10. When the context requires, singular nouns and pronouns include the plural.

E.11. The term *Note* includes all extensions, modifications, and renewals of the Note and all amounts secured by this deed of trust.

E.12. Grantors agree to furnish on Lender's request evidence satisfactory to Lender that all taxes and assessments on the Property have been paid when due.

E.13. GRANTORS MAY FURNISH ANY INSURANCE REQUIRED BY THIS DEED OF TRUST EITHER THROUGH EXISTING POLICIES OWNED OR CONTROLLED BY GRANTORS OR THROUGH EQUIVALENT COVERAGE FROM ANY INSURANCE COMPANY AUTHORIZED TO TRANSACT BUSINESS IN TEXAS.

E.14. If Grantors transfer any part of the Property without Lender's prior written consent, Lender may declare the debt secured by this deed of trust immediately payable and invoke any remedies provided in this deed of trust for default. If the Property is residential real property containing fewer than five dwelling units or a residential manufactured home occupied by Grantors, exceptions to this provision are limited to (a) a subordinate lien or encumbrance that does not transfer rights of occupancy of the Property; (b) creation of a purchase-money security interest for household appliances; (c) transfer by devise, descent, or operation of law on the death of a co-Grantor; (d) grant of a leasehold interest of three years or less without an option to purchase; (e) transfer to a spouse or children of Grantors or between co-Grantors; (f) transfer to a relative of Grantors on Grantors' death; and (g) transfer to an inter vivos trust in which Grantors are and remain beneficiaries and occupants of the Property.

E.15. This deed of trust binds, benefits, and may be enforced by the successors in interest of all parties.

E.16. If Grantors and Borrowers are not the same person, the term *Grantor*s includes Borrowers.

E.17. Grantors and each surety, endorser, and guarantor of the Obligation waive, to the extent permitted by law, all (a) demand for payment, (b) presentation for payment, (c) notice of intention to accelerate maturity, (d) notice of acceleration of maturity, (e) protest, (f) notice of protest and (g) rights under sections 51.003, 51.004, and 51.005 of the Texas Property Code.

E.18. Grantors will have full recourse liability for repayment of the principal and interest of the Note and the performance of all covenants and agreements of Grantors in this Deed of Trust.

E.19. Grantors agree to pay reasonable attorney's fees, trustee's fees, and court and other costs of enforcing Lender's rights under this deed of trust if an attorney is retained for its enforcement.

E.20. If any provision of this deed of trust is determined to be invalid or unenforceable, the validity or enforceability of any other provision will not be affected.

E.21. The term Lender includes any mortgage servicer for Lender.

E.22. Grantors hereby grant Lender a right of first refusal with respect to Grantors' power to authorize any third party (other than Lender pursuant to its rights as set forth in this instrument) to pay ad valorem taxes on the Property and authorize a taxing entity to transfer its tax lien on the Property to that third party. Grantors' authorization to any third party (other than Lender) to pay the ad valorem taxes and receive transfer of a taxing entity's lien for ad valorem taxes shall be null and void and of no force and effect unless Lender, within ten days after receiving written notice from Grantors, fails to pay the ad valorem taxes pursuant to Lender's rights as set forth in this instrument.

E.23. Grantors represent that this deed of trust and the Note are given for the following purposes:

The debt evidenced by the Note is in part payment of the purchase price of the Property; the debt is secured both by this deed of trust and by a vendor's lien on the Property, which is expressly retained in a deed to Grantors of even date. This deed of trust does not waive the vendor's lien, and the two liens and the rights created by this deed of trust are cumulative. Lender may elect to foreclose either of the liens without waiving the other or may foreclose both.

Nery Rodriguez

Siria Diaz

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NOV 10 2020

COUNTY ENGINEER

STATE OF TEXAS)

COUNTY OF BEXAR)

This instrument was acknowledged before me on August 9, 2019, by Nery Rodriguez and Siria Diaz.

CONNIE BEAN-MANN
My Notary ID # 131139258
Expires May 22, 2021

Connie Bean-Mann
Notary Public, State of Texas
My commission expires: _____

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

VOID

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
08/13/2019 09:45:01 AM
LAURA 7 Pages(s)
201906028066

County Court of Comal County Texas

Bobbie Koepp

VOID

REVISED
12:11 pm, Jan 06, 2025

SEPTIC INSPECTIONS

Maintenance/Service Contract

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NOV 10 2020
COUNTY ENGINEER

Tom Moos
714 Elm Creek
New Braunfels TX 78132
Class II OS0021683

Mob 830-660-6225

In consideration of prepayment of this Service Contract cost indicated below, this Contract authorizes Tom Moos to provide the following:

( ) Initial 2 year Warranty

( ) Continuing Service Agreement

During the service period specified, make regular inspection call and report each (4) months from the date of installation or the date of this service contract as required by TCEQ regulations on the system at the following address:

Name: Anita Ramirez
Address: 581 Lorick Pass
City/State/Zip: Spring Branch, TX 78070
Phone: 210-725 8895

Inspection calls will include:

A. An effluent quality inspection consisting of a visual check for color and examination for odor
B. Adjustment and servicing of any mechanical and electrical components that are out of order
C. Periodic sampling of settled soils in the aeration chamber
D. If any improper condition is observed which cannot be corrected at inspection time, the user will be notified in writing of the condition(s) and the estimated date of correction(s).
E. Complaint response time is (48) forty-eight hours or less.

The cost of this service contract will be $ _____ and is effective from LTO _____.

Additional service (as ordered by customer), additional chlorine (after startup dosage). Replacement of any and all filters, replacement of "out of warranty" or no warranty components (alarms, compressors, etc.), laboratory test work, pumping of aerobic unit or pre-treatment tank (pumping done upon written authorization from customer) is available at an additional cost and payable at the time the service is rendered, or unless otherwise stated on invoice.

IMPORTANT: This Warranty/Service Contract does not cover the cost of service calls, labor or materials which are required due to misuse or abuse of the system; failure to maintain electrical power to the system; sprinklers that are broken; leaking, stopped up or otherwise malfunctioning; sewage flows exceeding the hydraulic/organic design capabilities; disposal of non biodegradable materials, solvents, grease, oil, paint, etc; or any usage contrary to the requirements listed in the system owners manual or as advised by Authorized Service Representative.

Owner is responsible to maintain chlorine in chlorinator at all times.

A schedule of charges or parts and additional service is available by calling the phone number above.

Agreed and Accepted Anita Ramirez

Tom Moos
Authorized Service Representative

Date

Owner Signature

9-5-2020
Date

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NOV 10 2020
COUNTY ENGINEER

CERTIFIED SEPTIC INSPECTIONS
Aerobic Maintenance/Service Contract

Tom Moos
714 Elm Creek
New Braunfels TX 78132
Class II OS0021683
Mob 830-660-6225

In consideration of prepayment of this Service Contract cost indicated below, this Contract authorizes Tom Moos to provide the following:

( ) Initial 2 year Warranty ( ) Continuing Service Agreement

During the service period specified, make regular inspection call and report each (4) months from the date of installation or the date of this service contract as required by TCEQ regulations on the system at the following address:

Name: Nery Rodriguez and Silvia Diaz
Address: 581 Lariat Pass
City/State/Zip: Spring Branch, TX 78070
Phone: 515-649-5237

Inspection calls will include:

A. An effluent quality inspection consisting of a visual check for color and examination for odor
B. Adjustment and servicing of any mechanical and electrical components that are out of order
C. Periodic sampling of settled soils in the aeration chamber
D. If any improper condition is observed which cannot be corrected at inspection time, the user will be notified in writing of the condition(s) and the estimated date of correction(s).
E. Complaint response time is (48) forty-eight hours or less.

The cost of this service contract will be $ _____ and is effective from LTO _____.

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Additional service (as ordered by customer) for chlorine (after startup dosage). Replacement of any and all filters, replacement of "out of warranty" or no warranty components (alarms, compressors, etc.), laboratory test work, pumping of aerobic unit or pre-treatment tank (pumping done upon written authorization from customer) is available at an additional cost and payable at the time the service is rendered, or unless otherwise stated on invoice.

IMPORTANT: This Warranty/Service Contract does not cover the cost of service calls, labor or materials which are required due to misuse or abuse of the system; failure to maintain electrical power to the system; sprinklers that are broken; leaking, stopped up or otherwise malfunctioning; sewage flows exceeding the hydraulic/organic design capabilities; disposal of non biodegradable materials, solvents, grease, oil, paint, etc; or any usage contrary to the requirements listed in the system owners manual or as advised by Authorized Service Representative.

Owner is responsible to maintain chlorine in chlorinator at all times.

A schedule of charges or parts and additional service is available by calling the phone number above.

Agreed and Accepted

Tom Moos
Authorized Service Representative Date

Silvia Diaz 9-5-2020
Owner Signature Date

COMAL COUNTY
ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

11/10/2020	A	111617
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.

OSSF Permit

- [x] Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- [x] Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- [x] 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.
- [x] Required Permit Fee - See Attached Fee Schedule
- [x] Copy of Recorded Deed
- [x] Surface Application/Aerobic Treatment System
  - [x] Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
  - [x] Signed Maintenance Contract with Effective Date as Issuance of License to Operate

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NOV 10 2020
COUNTY ENGINEER

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

Siria Duarte — Signature of Applicant

9-21-2020 — Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

___ INCOMPLETE APPLICATION
(Missing Items Circled, Application Refeused)

Revised: September 2019