



# COMAL COUNTY

## ENGINEER'S OFFICE

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

Issued This Date: 03/31/2021

Permit Number: 112052

Location Description: 194 STACIE ANN DR

Subdivision: Lake of the Hills  
Unit: -  
Lot: 24  
Block: 22  
Acreage: 0.0000

Type of System: Aerobic  
Drip Irrigation

Issued to: Victoria Flores

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

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

Alterations to this permit including, but not limited to:

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

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

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

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the

Licensing Authority

Comal County Environmental Health

ENVIRONMENTAL HEALTH INSPECTOR

OS0035625

ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

# Comal County Environmental Health

## OSSF Inspection Sheet

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

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

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

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

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

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

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

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

Permit#:

Address:

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

Inspector Notes:

**Comal County Environmental Health  
OSSF Inspection Sheet**

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

**Comal County Environmental Health  
OSSF Inspection Sheet**

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

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



# COMAL COUNTY

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## ENGINEER'S OFFICE

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

Permit Number: 112052  
Issued This Date: 03/09/2021  
This permit is hereby given to: Victoria Flores

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

194 STACIE ANN DR

Subdivision: Lake of the Hills  
Unit: -  
Lot: 24  
Block: 22  
Acreage: 0.0000

#### APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic  
Drip Irrigation

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

Call (830) 608-2090 to schedule inspections.

Permit 112052 is for Lake of the Hills, Lot 24, Block 22 at 194 Stacie Ann Dr.

The Affidavit and the Appraisal district say part of Lot 24. This is because part of the lot is in Comal County and part in Blanco County. Robert says we can accept this as is.

Kathy

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

Date 1-28-21 Permit # 112057  
Owner Name Victoria Flores Agent Name Better Texas Contracting  
Mailing Address 194 Stacie Ann Dr. Agent Address P.O. Box 2122  
City, State, Zip Spring Branch, Tx. 78070 City, State, Zip Belton, Tx. 76513  
Phone # 512-963-2421 Phone # 254-423-4923  
Email \_\_\_\_\_ Email bettertexascontracting@gmail

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

Subdivision Name Lake of the Hills Unit \_\_\_\_\_ Lot 24 Block 22  
Acreage/Legal .2163  
Street Name/Address 194 Stacie Ann Dr. City Spring Branch Zip 78070

Type of Development:

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 1860

☐ Non-Single Family Residential

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

Type of Facility \_\_\_\_\_

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

Restaurants, Lounges, Theaters - Indicate Number of Seats \_\_\_\_\_

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds \_\_\_\_\_

Travel Trailer/RV Parks - Indicate Number of Spaces \_\_\_\_\_

Miscellaneous \_\_\_\_\_

Estimated Cost of Construction: \$ \_\_\_\_\_ (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well

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.

\* Victoria Flores  
Signature of Owner

1-26-21  
Date

Page 1 of 2

\* \* \* 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 Christine Nixon, PE

System Description Aerobic Drip

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

Tank Size(s) (Gallons) 500 Gallons Absorption/Application Area (Sq Ft) 3000 sq ft

Gallons Per Day (As Per TCEQ Table III) 300 gpd

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

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

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

Is there an existing TCEQ approved WPAP for the property? ☐ Yes ☒ No

(If yes, the R.S. or P.E. shall certify that the OSSF design complies with all provisions of the existing WPAP.)

If there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? ☐ Yes ☒ No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed WPAP. A Permit to Construct will not be issued for the proposed OSSF until the proposed WPAP has been approved by the appropriate regional office.)

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

Is there an existing TCEQ approval CZP for the property? ☐ Yes ☒ No

(If yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? ☐ Yes ☒ No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

Is this property within an incorporated city? ☐ Yes ☒ No

If yes, indicate the city: \_\_\_\_\_

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FEB 08 2021  
COUNTY ENGINEER

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.

Christine Nixon  
Signature of Designer

1/26/21  
Date

Page 2 of 2

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By Allyse Gros at 2:01 pm, Feb 24, 2021



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AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL  
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

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

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

104 Spacie Anna Dr Spring Branch TX  
Take of the Hills Estates, 0 Block 22  
Lot 29 PT

The property is owned by (insert owner's full name):

Victoria Flores

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

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

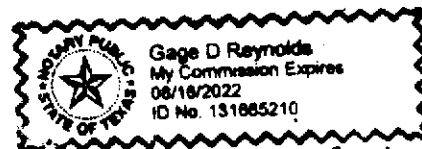
WITNESS BY HAND(S) ON THIS 26 DAY OF January, 20 21

Victoria Flores  
Owner(s) signature(s)

1-26-21

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 26 DAY OF January, 20 21

Gage D Reynolds  
Notary Public, State of Texas



→ Better Texas Contracting  
P.O. Box 3122  
Belton, TX. 76513

Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
02/08/2021 10:56:23 AM  
CHRISTY 1 Page(s)  
202106007253



Bobbie Koepp

**RECEIVED**

By Allyse Gros at 9:31 am, Mar 09, 2021

**Better Texas Contracting**

P.O Box 2122

Belton, TX 76513

Phone: (254) 563-6181

bettertexascontracting@gmail.com

**To: Victoria Flores**  
**194 Stacie Ann Dr**  
**Spring Branch, TX 78070**

Customer ID

4514

Contract Period

Start Date:

End Date:

Phone: (512) 963-2421    Subdivision:  
Site: 194 Stacie Ann Dr, Spring Branch, TX 78070

County:

Installer:

Agency: Lee

Mfg/Brand: --

Better Texas Contracting

3 visits per year - one every 4 months

Better Texas Contracting, LLC in consideration of pre-payment of service contract, owner will receive one inspection every 4 months during the service period on the Aerobic system above. Contract will start on the day the license to operate is issued.

This is to Certify that the above RESIDENTIAL sewage system has an INITIAL 2 year inspections agreement per Texas Commission on Environmental Quality (TCEQ) standards for on site sewage facilities as required.

Inspection reports by the above service company will be filed with the authorized agency as required by the TCEQ regulations. A weather proof tag or label will be attached to the controller showing the month that each inspection was made. Items on the inspection report generally include aerators, filters, irrigations pump, alarms, air compressor, disinfection device, chlorine supply, sludge levels, spray field vegetation, sprinkler or drip backwash. The owner is responsible for keeping disinfectant properly labeled for wastewater disinfection in the chlorinator as well as the cost of the disinfectant.

**IMPORTANT:** This service agreement does not cover the cost of service calls, repairs, labor, materials, and pumping which are the result of misuse or regular maintenance. Additional service as needed including replacement components, laboratory test work, and pumping of the unit will be done upon authorization from the customer and at an additional charge.

Jason Reynolds (MP 313) Po Box 2122 Belton Tx 76513 , who is a maintenance provider, will be responsible for fulfilling the requirements of this contract, as well as responding to any complaints and addressing any concerns by the owner of the system. We will visit your site within 48 hours of you notifying us of a problem. If any improper operation is observed, which cannot be corrected at time of inspection, the user shall be notified in writing of the conditions.

Home Owner Name:

Victoria Flores

Date:

2-26-21

Home Owner Signature:

[Signature]

Phone:

Email:

Company Representative:

Jason Reynolds (MP 313)

Date:

2-26-21

Date Printed: 2/25/2021



# COMAL COUNTY

## ENGINEER'S OFFICE

January 11, 2021

Victoria Lynn Flores  
135 Deer Oak St  
Canyon Lake, TX 78133

Re: Assigned Address

To Whom It May Concern:

Please be advised the request for a physical address on the property referenced below has been approved. The address assigned to the property is:

Property ID	Legal Description	Assigned Address
Comal PID 33762	LAKE OF THE HILLS ESTATES, BLOCK 22, LOT 24 PT (BLANCO PID 12075, TOTAL ACRES 0.265), ACRES 0.0689	194 STACIE ANN DR SPRING BRANCH, TX 78070

Please display this address where it is visible from the road with 6" or larger reflective numbers so emergency personnel can easily locate the property should there be an emergency. Check with your local post office to verify the correct city and zip code before using the assigned address for mailing purposes. If you receive mail at a post office box, your mailing address will not change. In this case the address listed above will be used for location purposes only.

If you have questions or need further assistance, please let us know.

Sincerely,

Holly Braun  
GIS Technician - Address Coordinator

Cc:

- ❖ Comal Appraisal District
- ❖ Bexar Metro 9-1-1
- ❖ United States Postal Service
- ❖ PEC

Page 1 of 1

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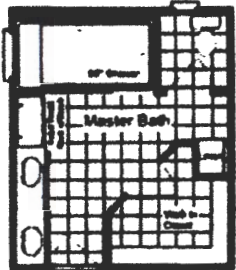
**KEYSTONE**  
SERIES By Palm Harbor Homes

# The Horizon 62

PHV - AUSTIN - 003  
RSC - ERIC  
CUSTOMER - FLORES

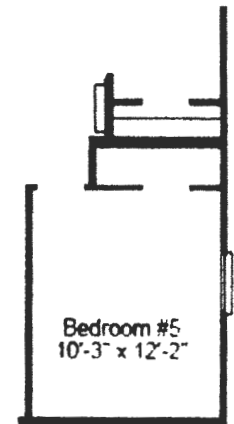
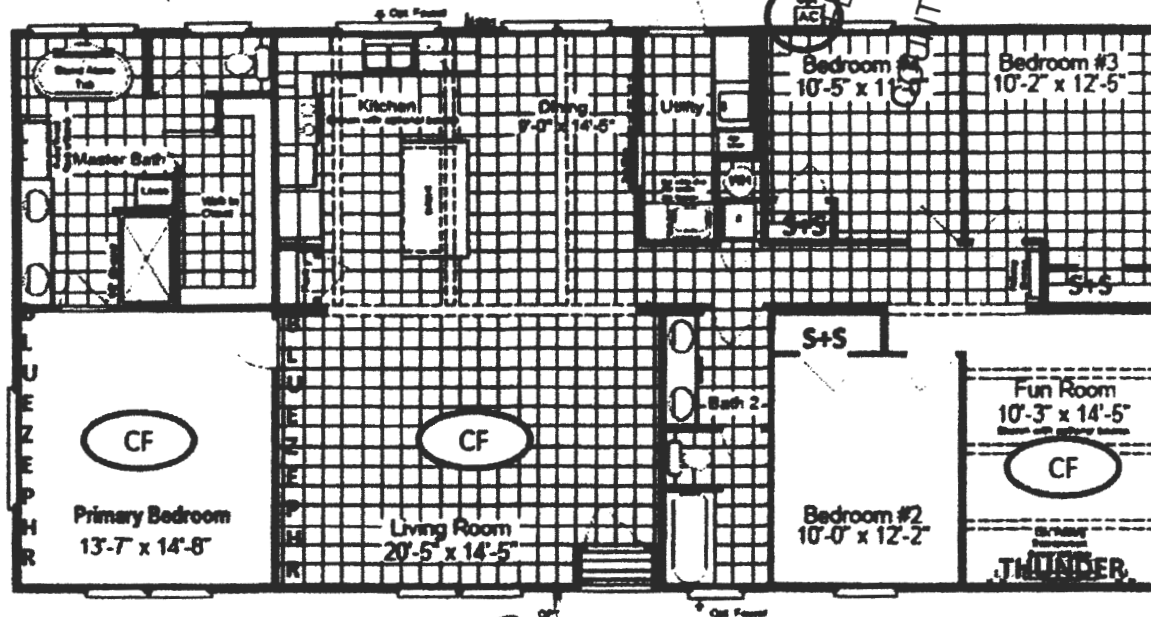
SGD OPTION

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QUALITY ENGINEER



Optional Spa Master Bath

Spa bath, 8'  
Walk-in  
shower option



Opt. 5th Bedroom

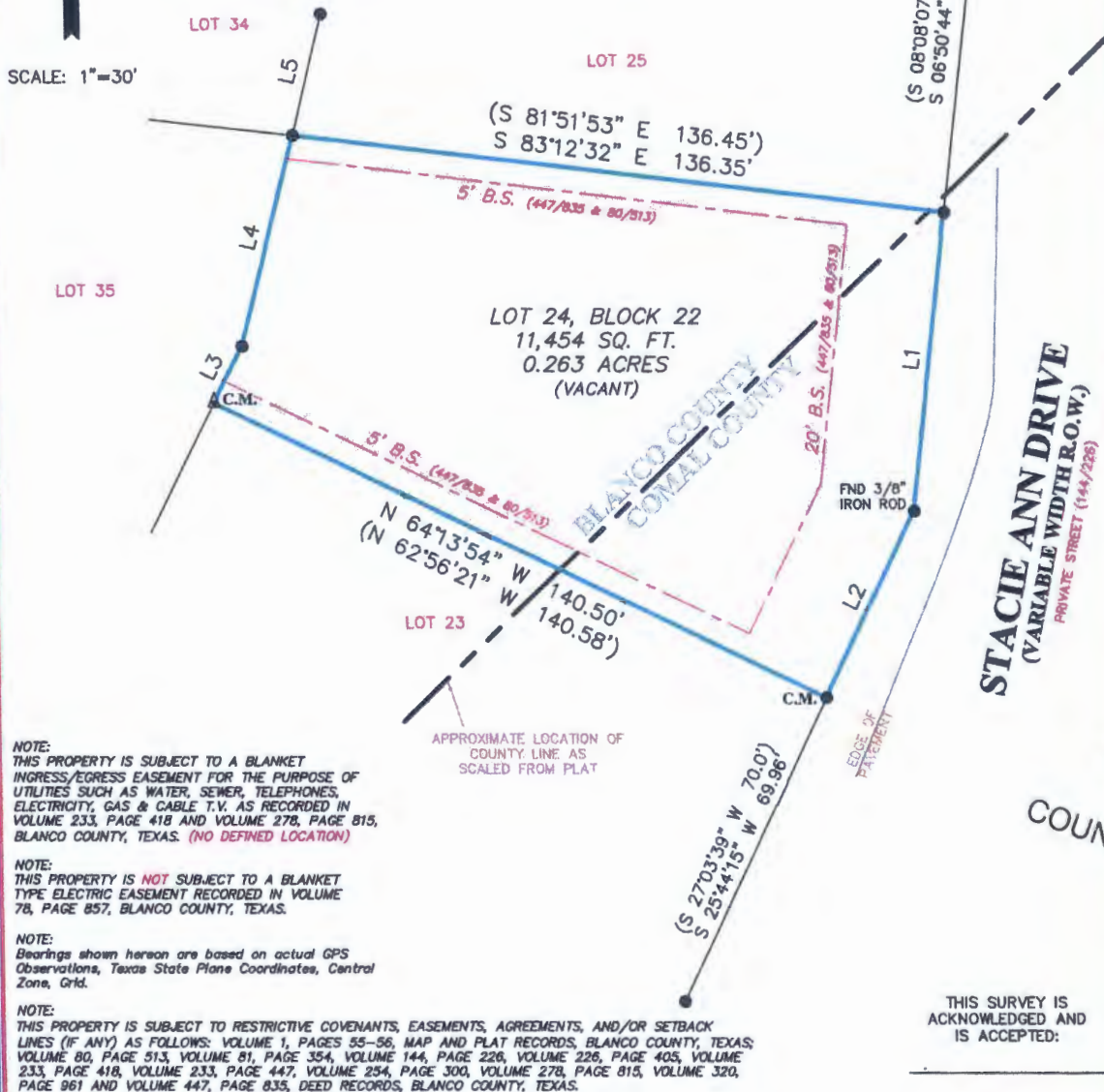
30' wide

*[Handwritten signature]*

LINE	BEARING	DISTANCE
L1	S 06°33'01" W (S 08°08'07" W)	62.33' (62.22')
L2	S 25°59'05" W (S 27°03'39" W)	43.10' (43.0')
L3	N 26°45'04" E (N 28°57'36" E)	13.30' (13.29')
L4	N 14°15'51" E (N 15°26'38" E)	45.23' (45.24')
L5	N 13°48'24" E (N 15°26'38" E)	25.97' (25.99')

NOTE:  
AMENDED ON 10/22/2020 TO UPDATE WITH NEW  
TITLE INFORMATION PER CLIENT REQUEST.

SCALE: 1"=30'



NOTE:  
THIS PROPERTY IS SUBJECT TO A BLANKET  
INGRESS/EGRESS EASEMENT FOR THE PURPOSE OF  
UTILITIES SUCH AS WATER, SEWER, TELEPHONES,  
ELECTRICITY, GAS & CABLE T.V. AS RECORDED IN  
VOLUME 233, PAGE 418 AND VOLUME 278, PAGE 815,  
BLANCO COUNTY, TEXAS. (NO DEFINED LOCATION)

NOTE:  
THIS PROPERTY IS **NOT** SUBJECT TO A BLANKET  
TYPE ELECTRIC EASEMENT RECORDED IN VOLUME  
78, PAGE 857, BLANCO COUNTY, TEXAS.

NOTE:  
Bearings shown hereon are based on actual GPS  
Observations, Texas State Plane Coordinates, Central  
Zone, Grid.

NOTE:  
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK  
LINES (IF ANY) AS FOLLOWS: VOLUME 1, PAGES 55-56, MAP AND PLAT RECORDS, BLANCO COUNTY, TEXAS;  
VOLUME 80, PAGE 513, VOLUME 81, PAGE 354, VOLUME 144, PAGE 226, VOLUME 226, PAGE 405, VOLUME  
233, PAGE 418, VOLUME 233, PAGE 447, VOLUME 254, PAGE 300, VOLUME 278, PAGE 815, VOLUME 320,  
PAGE 961 AND VOLUME 447, PAGE 835, DEED RECORDS, BLANCO COUNTY, TEXAS.

\* MAP NOT PRINTED, NO SPECIAL FLOOD HAZARD AREAS.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE  
AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey  
appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. \_\_\_\_\_, Panel No. \_\_\_\_\_, which is Dated \_\_\_\_\_. By scaling from that FIRM, it  
appears that all or a portion of the property may be in Flood Zone(s) \_\_\_\_\_. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the  
surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD  
ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special  
Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.



Property Address: 194 STACIE ANN DRIVE

Property Description:

LOT 24, BLOCK 22, LAKE OF THE HILLS ESTATE, AN  
ADDITION TO THE CITY OF SPRING BRANCH, IN THE  
COUNTIES OF BLANCO AND COMAL, TEXAS, ACCORDING TO  
THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 55-56,  
PLAT RECORDS, BLANCO COUNTY, TEXAS AND ALSO IN  
VOLUME 4, PAGES 70-71, MAP AND PLAT RECORDS, COMAL  
COUNTY, TEXAS.

Owner: XAVIER GUERRA

FIRM REGISTRATION NO.  
10111700

**Westar  
Alamo**

LAND SURVEYORS, L.L.C.

P.O. BOX 1848 BOERNE, TEXAS 78006  
PHONE (210) 372-8300 FAX (210) 372-9999

- LEGEND**
- ▲ = FND CONC. NAIL
  - = FND 1/2" IRON ROD
  - ( ) = RECORD INFORMATION
  - B.S. = BUILDING SETBACK
  - C.M. = CONTROLLING MONUMENT



I, MARK J. EWALD, Registered Professional  
Land Surveyor, State of Texas, do hereby  
certify that the above plat represents an  
actual survey made on the ground under my  
supervision, and there are no discrepancies,  
conflicts, shortages in area or boundary  
lines, or any encroachment or overlapping of  
improvements, to the best of my knowledge  
and belief, except as shown herein.

*Mark J. Ewald*

MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095

G.F. NO. 11210

JOB NO. 87829

TITLE COMPANY: SECURITY SERVICE TITLE

DATE: 05/20/20

DRAWN BY: JB/JS

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COUNTY ENGINEER

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

## Comal CAD

Property Search > 33762 GUERRA XAVIER for Tax Year: 2020  
Year 2020

## Property

## Account

Property ID: 33762 Legal Description: LAKE OF THE HILLS ESTATES, BLOCK 22, LOT 24 PT (BLANCO PID 12075, TOTAL ACRES 0.265), ACRES 0.0689

Geographic ID: 300325149000 Zoning:

Type: Real Agent Code:

Property Use Code:

Property Use Description:

## Location

Address: 194 STACIE ANN DRIVE Mapsco:  
SPRING BRANCH, TX 78070

Neighborhood: LAKE OF THE HILLS EST Map ID: 2E

Neighborhood CD: 318E101

## Owner

Name: GUERRA XAVIER Owner ID: 930266

Mailing Address: PO BOX 451398 % Ownership: 100.000000000000%

LAREDO, TX 78045-0034

Exemptions:

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$10,670	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$10,670	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$10,670	
(-) HS Cap:	-	\$0	
-----			

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**BURRIER ENGINEERING P.L.L.C.**  
**Reg. No. F-5694**  
**STAN BURRIER, P.E.**  
**P.O. BOX 1406, KYLE, TX 78640**  
**(512) 632-3855**



January 6, 2021

**SITE DESCRIPTION / EVALUATION**

The site is located in Comal County, 194 Stacie Ann, TX 77412. The owner is Victoria Flores. The site is considered unsuitable for a standard sub-surface septic system (see attached site evaluation). A drip irrigation is being designed. The sizing was determined as specified in the Texas Commission on Environmental Quality On-Site Sewage Facility-Chapter 285.33 © (2) (D). The proper performance of the OSSF cannot be guaranteed even though all provision of the standards have been generally complied with. The on-site sewage facility irrigation area is relatively flat. The lot is located outside the regulatory 100 year floodplain. Vegetation at the proposed site consists of natural grasses and no recharge features are located within the area. The system is being designed for a four bedroom home less than 3500 square feet. Therefore, the design Q = 300 gpd. Water saving devices will be utilized, and a private water well is being provided.

**SYSTEM DESCRIPTION**

The on-site sewage facility will utilize a proprietary treatment plant with drip irrigation disposal. A timer will be set to dose 75 gallons four times per day. Additionally, the floats will be adjusted according to the attached pump tank cross section (off at 5 inches, on at 11 inches, and alarm at 34 inches). Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment plant. After treatment, the effluent will flow to a pump tank for discharge through a drip irrigation pressure emitter system. The surface of the existing soil must be scarified (any large rocks greater than 6" in diameter must be removed during scarification and replaced with suitable soil). After scarification, the drip lines will be placed on the scarified soil and then covered with 8" of soil (Ty III). A spin filter will be installed in the pressure lines that is 140 mesh or greater. A pressure regulator (set at 46.4 psi) with bypass will be installed in the supply line (see diagram). The drip emitter line must be flushed periodically. This is accomplished by opening the return line from the drip field to the pre-treatment tank. In this process, the velocity of water moving through the tubing must be at least 2 feet per second. To prevent plugging of the emitters, it is recommended that field flushing take place on a regular basis. Field flushing should be done at least several times per year. This will clean out the emitter lines, and will help prevent emitter blockage, slime buildup, and inorganic scale buildup. THE FLUSH RETURN SHOULD RETURN TO THE TRASH TANK. All drip line connections to manifolds should have at least 18" of PVC (see detail). When running dipper lines that take turns, loops or series of loops back to the return flush line before making a connection, make a transition to solid tubing that will resist kinking and will not emit effluent in the turns (see detail).

The installer will provide the owner with an owner's manual containing the maintenance and operation instructions.

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**CALCULATIONS AND SPECIFICATIONS**

1. Required Drip Area (SA) =  $Q / R_i$

where  $Q$  = daily usage rate  
 $R_i$  = effluent loading rate in gal/sq. ft./day

Therefore:  $S.A. = 300 / 0.1$   
 $S.A. = 3000 \text{ sq. ft.}$

2. Septic Tank Minimum Liquid Capacity

Note: The trash tank and pump tank must comply with the applicable structural requirements from TCEQ OSSF Rules Sect. 285.32 and 285.34 (b)

Since  $Q = 300 \text{ gal / day}$

Required Septic Tank Volume = 1000 gallons

Aerobic Treatment Capacity = 480 gpd

System will consist of:

400 gal. Single compartment pretreatment tank

621 gallon per day Pro Flo 500 SLPT2 Aeration Chamber tank

+ 224 gallon per day Pro Flo 500 SLPT2 Clarifier Tank

= 1245 gal. liquid capacity

Risers to grade required on all tank compartments

NOTE: The control panel shall be a 50B0223-PFT with a Grasslin timer set to dose 60 gallons four times per day.

771 gallon single compartment pump tank; capacity is available for at least 1 day's flow above the alarm-on level. There will be a reserve capacity of more than 300 gallons. See pump tank cross section for float settings. A 140 mesh filter will be installed.

#### Flow Rates

Emitter spacing—2 ft centers

Emitter line required  $3000 \text{ sq ft} / 2 \text{ ft spacing} = 1500 \text{ ft.}$

Number of emitters =  $3000 \text{ sq ft} / (4 \text{ sq ft / emitter}) = 750 \text{ emitters}$

Emitter flow rate = 0.6 Gal / Hr

Total flow =  $750 \text{ emitters} \times 0.6 \text{ gal / emitter / hr} = 450 \text{ gal / hr}$   
 $450 \text{ gph} / 60 \text{ min / hr} = 7.5 \text{ gpm}$

It has been established that proper scouring and flushing of any pipe system will require at least 1.6 gallons per minute flow at the outflow end of any pipe. Therefore, we should require a flow of at least 1.6 gallons per minute out of each dipper line connection that has been made to the return flush manifold pipe. The field will have 4 loops, 378 LF each (see site plan).

Flow rates and pump sizing:

4 connections  $\times 1.6 \text{ gpm} = 6.4 \text{ gpm}$

Total flow =  $7.5 \text{ gpm} + 6.4 \text{ gpm} = 13.9 \text{ gpm}$

#### Head Calculation

Supply Line Loss— $2.2 \text{ psi} / 100 \text{ ft of } 1 \text{ in.} \times 75 \text{ ft} = 1.7 \text{ psi}$

Return Flush Line— $2.2 \text{ psi} / 100 \text{ ft of } 1 \text{ in.} \times 75 \text{ ft} = 1.7 \text{ psi}$

Pressure required at the inlet of the drip tubing:	40.0 psi
Elevation from the pump to the highest drip tubing inlet: = 4 ft / 2.3psi/ft =	1.7 psi
Supply line loss 0.4psi/100ft x 75 ft =	1.7 psi
Return line loss =	1.7 psi
100 micron filter	
Amiad 2" T Super filter	<0.28 psi
<b>Total</b>	<b>45.4 psi</b>
45.4 psi x 2.3 ft/psi = 104 ft of head	

Pump Requirement = 13.9 gpm @ 104 ft  
Pump - Sta Rite Model 20DOMO5121 draw down to 5 inches

### **TANKS**

The risers to all tanks must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be water tight and the risers must be fitted with a removable water tight cap and protected against unauthorized intrusions. Acceptable protection measures include a padlock, a cover that can be removed with tools, a cover having a minimum weight of 65 pounds sit into a recess of the tank lid or any other means approve by TCEQ. A secondary provision such as a plug, net or mesh in the riser is also required.

### **CONSTRUCTION / INSTALLATION**

Installer shall follow all manufacturers' instructions for installation of treatment plant, wiring, and aerator. All required setbacks are to be followed by the installer. After tank holes are dug, a minimum of four inches of sand, sandy loam clay, or pea gravel, free of rock shall be placed in the holes. Tanks may then be placed in the holes, which shall be left open until inspection, then backfilled with sand, sandy loam clay, or pea gravel, free of rock.

### **ELECTRICAL**

All electrical wiring shall be in accordance with the most recent edition of the National electric Code. Connections shall be in approved junction boxes and all external power wiring shall be in approved electrical conduit, buried and terminated at a main circuit breaker panel or sub-panel.

### **LANDSCAPING**

The drip irrigation area must be contoured to a uniform slope such that the drip tubing may be placed to avoid any sharp slopes. After contouring, the ground must be scarified and a thin layer of Ty III soil shall be placed over natural ground and then the drip lines may be placed on this Ty III soil. Areas that are bare or have been disturbed must be seeded or sodded with a mix of rye and bermuda grasses prior to system operation. It is highly recommended that a good stand of vegetation be established prior to system operation.

### **INSPECTION**

One open pit inspection will be performed when the system components are in place and operational. Comal County may require more inspections. Installer will give 48 hours notice to the designer for inspections.

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### **MAINTENANCE REQUIREMENTS**

Permit approval requires the applicant to furnish to the regulatory authority a valid maintenance contract with a maintenance company. The maintenance company will verify that the system is operating properly and that they will provide on-going maintenance of the installation. The initial maintenance contract must be valid for a minimum of two years. A maintenance contract will authorize the maintenance company to maintain and repair the system as needed. Again, a copy of the signed maintenance contract between the property owner and an approved maintenance company shall be provided to the permitting authority prior to final permit approval.

The owner shall continuously maintain a signed written contract with a valid maintenance company and shall submit a copy of the contract to the permitting authority at least 30 days prior to the date service will cease.

If a maintenance company discontinues business, the property owner shall, within 30 days of the termination date, contract with another approved maintenance company and provide the permitting authority with a copy of the newly signed maintenance contract.

### **AFFIDAVIT**

Prior to issuance of a permit, a certified copy of an affidavit, which has been duly recorded at the Comal County Clerk's office and filed in reference to the real property deed on which the aerobic system with drip emitters is to be installed, must be submitted. Such an affidavit shall state that the property shall not be transferred to a new owner without:

1. the new owner being advised that the property contains an aerobic treatment system with sub-surface drip emitters for wastewater disposal;
2. the permit issued to the previous owner of the property being transferred to the new owner in accordance with Sect. 285.20(5) of the TCEQ OSSF Rules, i.e.; the permit will be issued in the name of the owner of the OSSF. Permits shall be transferred to the new owner automatically upon legal sale of the OSSF. The transfer of an OSSF permit under this section shall occur upon actual transfer of the property on which the OSSF is located unless the ownership of the OSSF has been severed from the property;
3. the new owner submitting a valid signed maintenance contract to the permitting authority.

### **TESTING AND REPORTING**

The maintenance company shall inspect each permitted system as directed by the testing and reporting schedule shown in Sect 285.91 (4) of the TCEQ OSSF Rules, or as may be required by the Comal County. The maintenance company shall report any responses to homeowner complaints, and the results of its maintenance findings to the Comal County within ten days of the specified reporting frequency.

The frequency of testing and type of tests required are shown in Sect. 285.91 (4) of the TCEQ OSSF Rules.

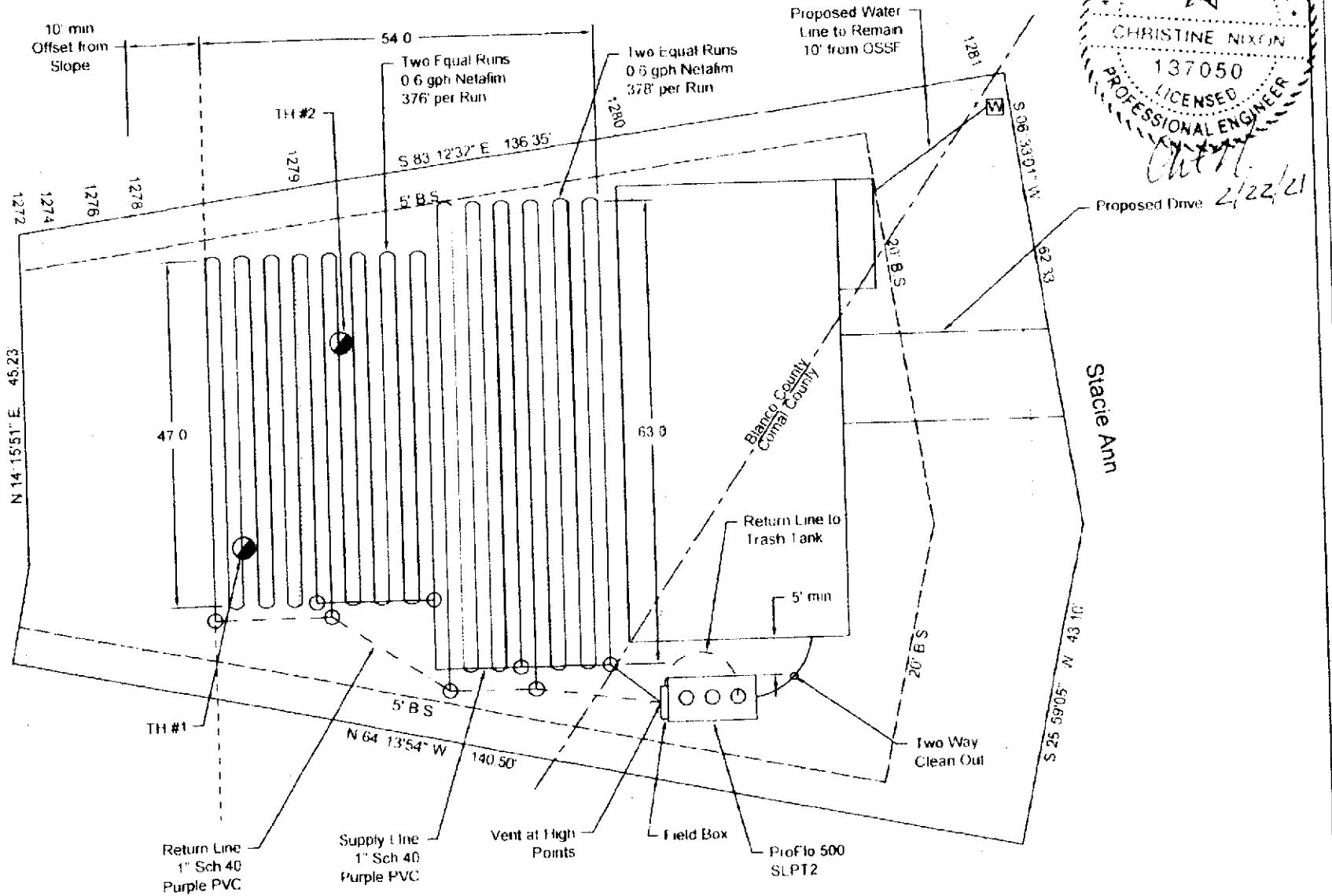
### **LICENSE TO OPERATE**

Contact the Comal County for information

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**REVISED**

9:34 am, Mar 09, 2021



Revisions			

Date 2/22/2021

Drawn by Christine Nixon

Client Tabb Improvements

Burrier Engineering

194 Stacie Ann  
Spring Branch, TX  
Comal County

1" = 20'

# COMAL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

## OSSF SOIL EVALUATION FORM

Owners Name: Victoria Flores  
 Physical Address: 194 Stacie Ann Drive  
 Name of Site Evaluator: Christine Nixon  
 Date Performed: January 5, 2021 Proposed Excavation Depth: 36" max

**Requirements:**

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.  
 Locations of soil evaluation must be shown on the application site drawing or designer's site drawing.  
 For subsurface disposal, soil evaluations 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.  
 Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

SOIL BORING NUMBER _____						
Depth (Feet)	Texture Class	Gravel Analysis	Structure (For Class III- blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	1-4"  4" – below Rock	<30%	Clay			No indication of ground water
1						
2						
3						
4						
5						

SOIL BORING NUMBER _____						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III- blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	1-3" Black clay  3" – below Rock	<30%	Clay			No indication of ground water
1						
2						
3						
4						
5						

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### FEATURES OF SITE AREA

Presence of 100 year flood zone	YES _____ NO <u>X</u>
Presence of adjacent ponds, streams, water impoundments	YES _____ NO <u>X</u>
Existing or proposed water well in nearby area	YES _____ NO <u>X</u>
Organized sewage available to lot or tract	YES _____ NO <u>X</u>
Recharge features within 150 feet	YES _____ NO <u>X</u>

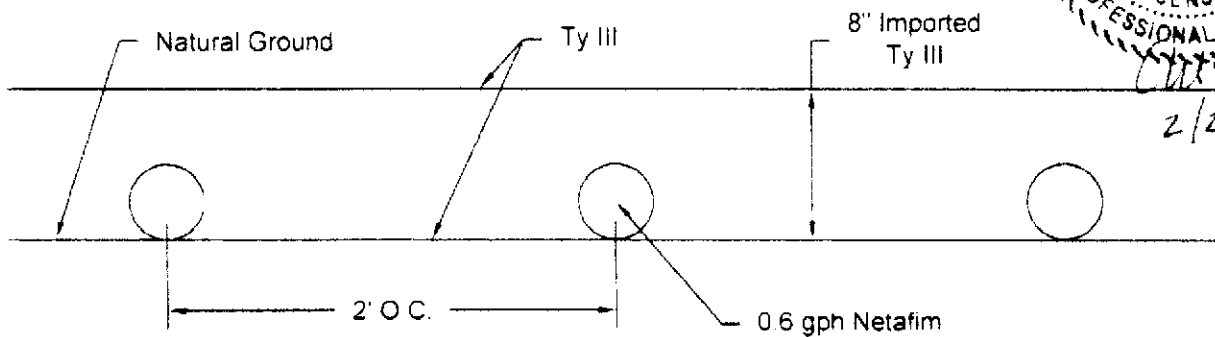
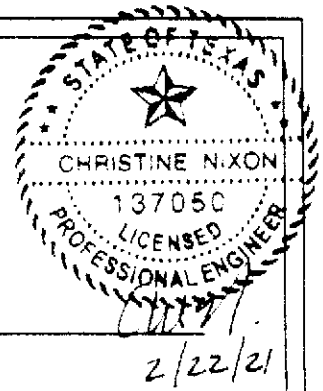
I certify that the above statements are true and are based on my own field observations.

Christine Nixon  
 Signature of Site Evaluator

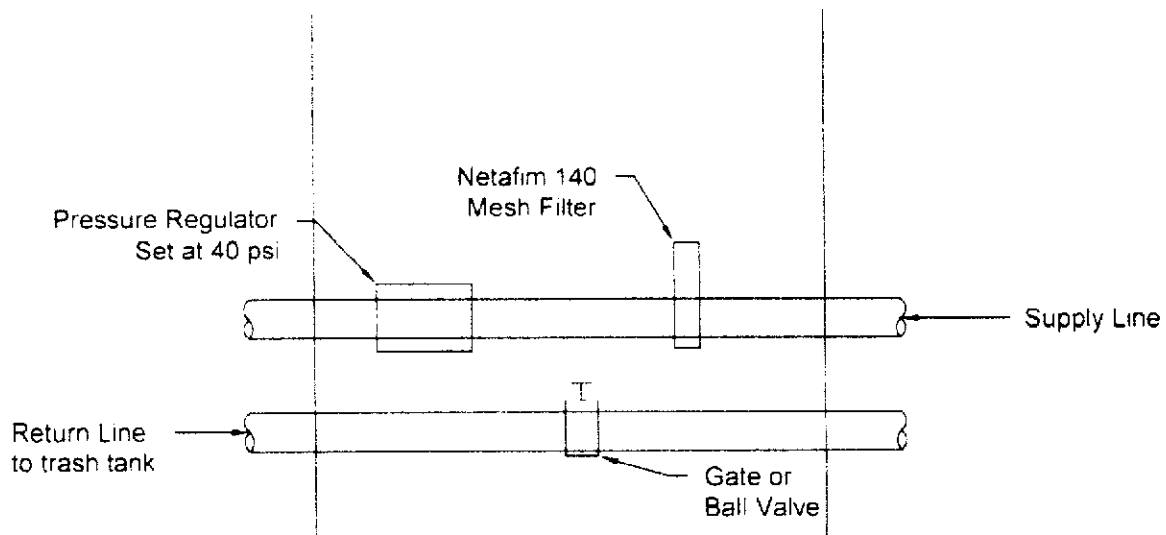
January 5, 2021  
 Date

**REVISED**

2:00 pm, Feb 24, 2021



**Drip Field Cross Section**



**Field Box**

Date 1/6/2021

Drawn by Christine Nixon

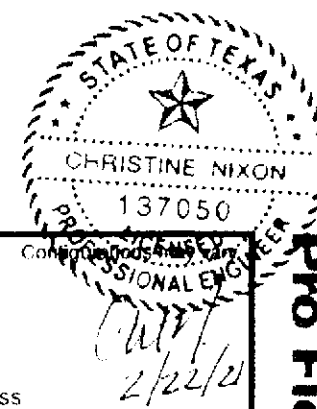
Burrier  
Engineering

Drip Cross  
Section

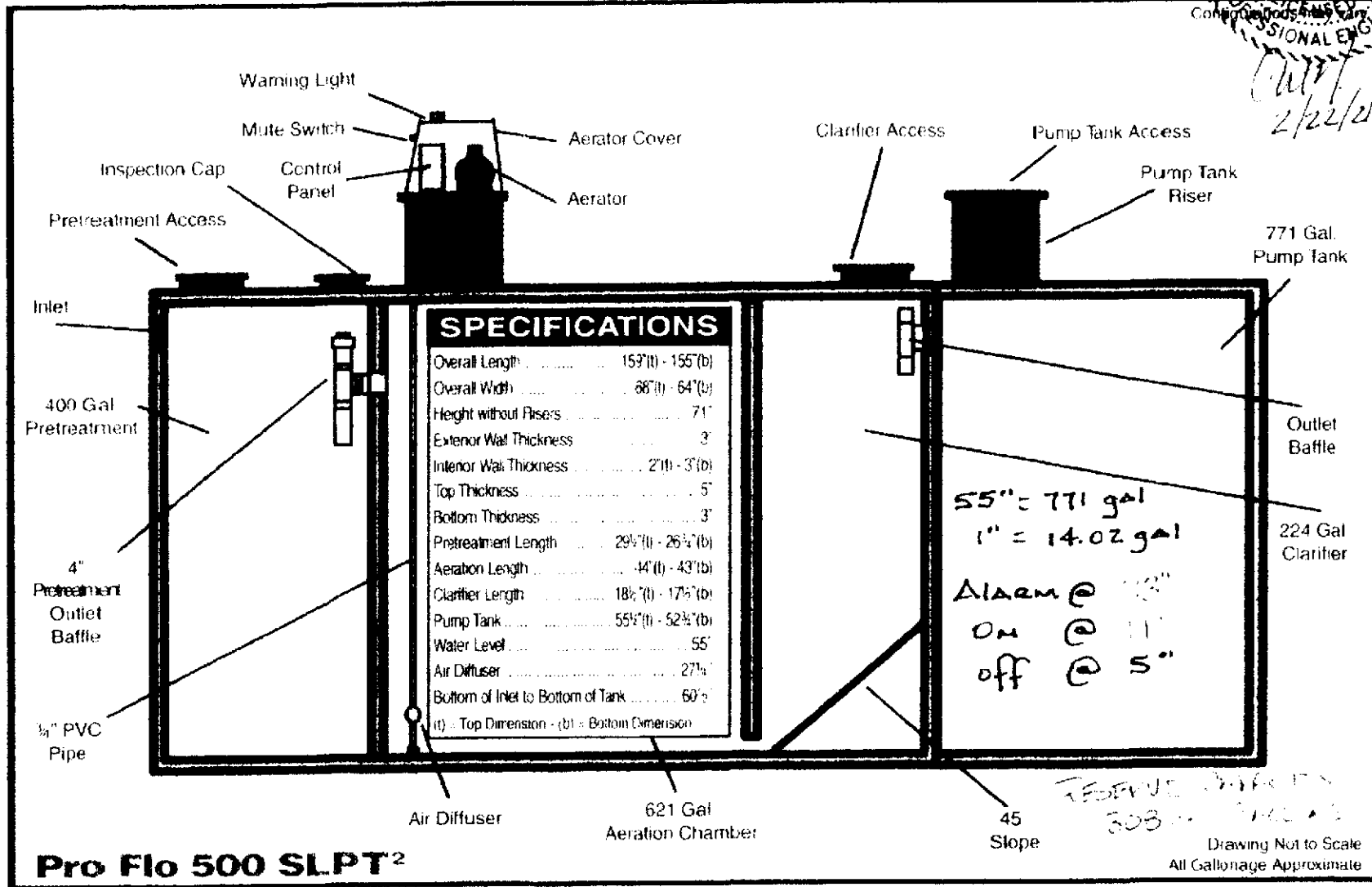
Scale NTS

**REVISED**

1:59 pm, Feb 24, 2021



**Pro Flo 500 SLPT<sup>2</sup> System Diagram**



Drawing Not to Scale  
All Gallonage Approximate

**From:** Gros, Allyse  
**To:** ["Better Texas Contracting"](#)  
**Subject:** RE: Permit 112052 Deficiency Comment  
**Date:** Wednesday, February 24, 2021 2:23:00 PM

---

Good Afternoon,

In order to continue processing this permit we need the following:

- ✓ Indicate the number of bedrooms and square footage of the structure on the design.
- ✓ The Maintenance Contract must include a statement that the effective start date shall be the date that the License to Operate is issued.
- ✓ Indicate the reserve capacity of the tank.

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

Thank you,



***Allyse N. Gros, OS0035605***

*Environmental Health Asst.*

*Comal County Engineer's Office*

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

---

**From:** Better Texas Contracting <bettertexascontracting@gmail.com>  
**Sent:** Wednesday, February 24, 2021 1:19 PM  
**To:** Gros, Allyse <grosal@co.comal.tx.us>  
**Subject:** Re: Permit 112052 Deficiency Comment

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

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

*- Comal IT*

---

I set up an online account and submitted it that was also but I wanted to send this to you.  
Please let me know if you need anything else.  
Thank You !  
**Better Texas Contracting**

**From:** Gros, Allyse  
**To:** ["bettertexascontracting@gmail.com"](mailto:bettertexascontracting@gmail.com)  
**Subject:** Permit 112052 Deficiency Comment  
**Date:** Wednesday, February 10, 2021 10:15:00 AM

---

RE: 194 Stacie Ann Drive, Lake of the Hills Block 22, Lot 24

Property Owner & Agent,

We received planning materials for the referenced permit application on February 8, 2021 and found those planning materials to be deficient. In order to continue processing this permit, we need the following:

- ✓ 1. Identify the Comal/Blanco County boundary on the design to confirm permitting jurisdiction.
- ✓ 2. Submit a copy of the affidavit that has been recorded at the Comal County Clerk's Office.
- ✓ 3. Indicate the separation distance from the tank to the structure.
- ✓ 4. Provide a north arrow on the design.
- ✓ 5. Indicate the number of bedrooms and square footage of the structure on the application.
- ✓ 6. Show the location of the test holes on the design.
- ✓ 7. The Maintenance Contract must include a statement that the effective start date shall be the date that the License to Operate is issued.
- ✓ 8. Indicate the reserve capacity of the tank.
- ✓ 9. Sign and stamp the drip field cross section and the tank detail.
10. Revise accordingly and resubmit.

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

Thank you,



*Allyse N. Gros, OS0035605*

*Environmental Health Asst.*

*Comal County Engineer's Office*

*195 David Jonas Dr New Braunfels, TX 78132*

*830-608-2090 [www.cceo.org](http://www.cceo.org)*

**VOID**

**AFFIDAVIT TO THE PUBLIC**

**THE COUNTY OF COMAL  
STATE OF TEXAS**

**CERTIFICATION OF OSSF REQUIRING MAINTENANCE**

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

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

An OSSF requiring a maintenance contract under § 30 Texas Administrative Code §285.01(12) will be installed on the property described below (insert legal description):

104 Spice Anna Dr, Spring Branch TX  
lake of the hills Estates, Block 22  
Lot 24

The property is owned by (insert owner's full name): Victoria Flores

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

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

WITNESS BY HAND(S) ON THIS 26 DAY OF January, 2021

Victoria Flores  
Owner(s) signature(s)

1-26-21

SWORN TO AND SUBSCRIBED 26 DAY OF January, 2021

Gage D Reynolds  
Notary Public, State of Texas

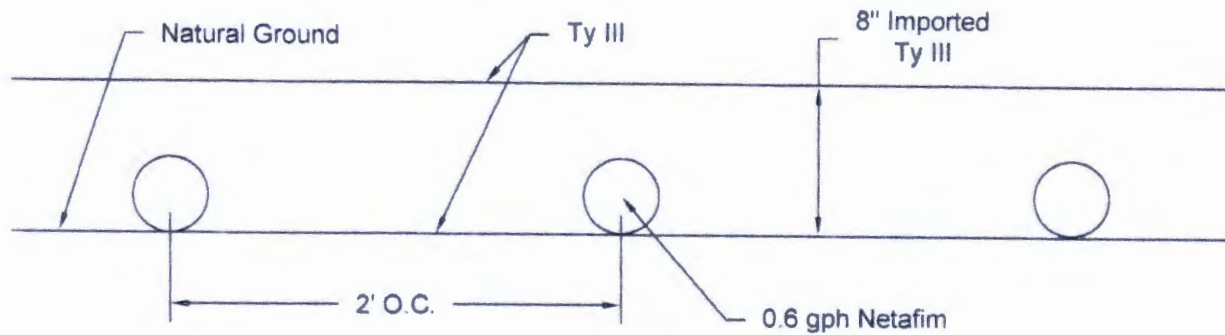
**VOID**



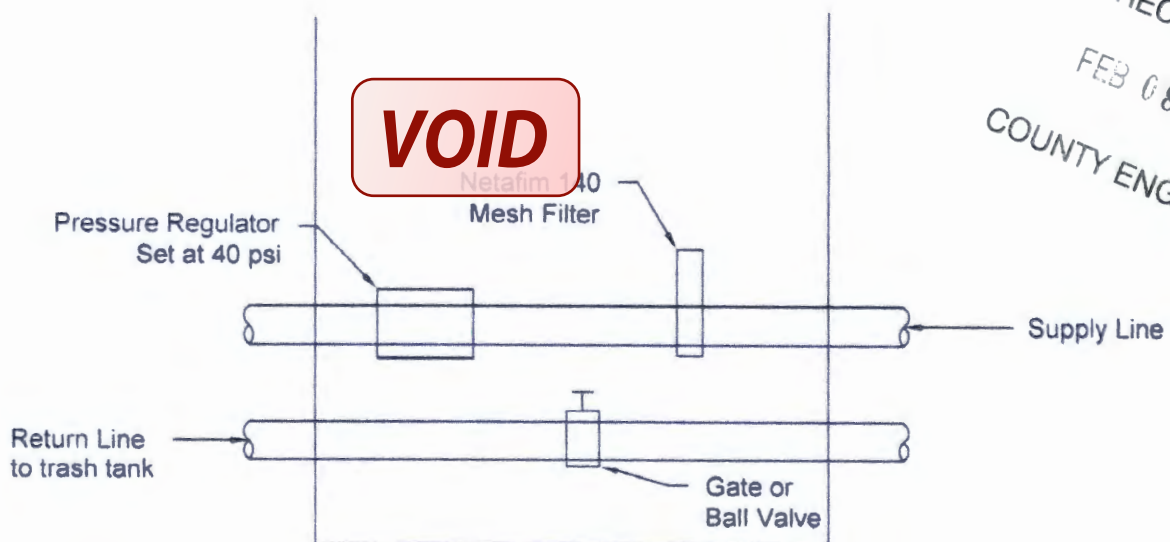
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Drip Field Cross Section



Field Box

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Date 1/6/2021

Drawn by Christine Nixon

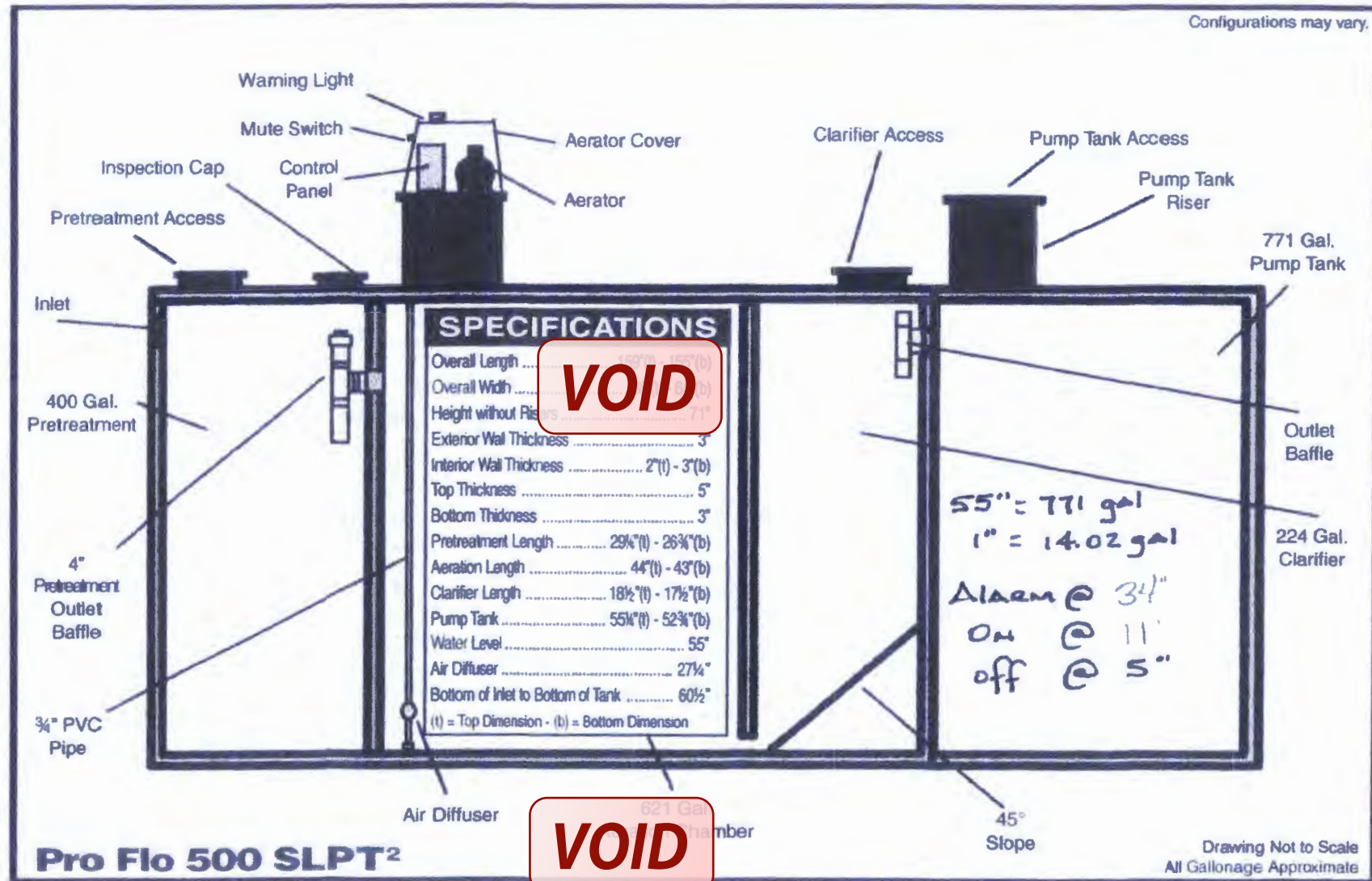
**VOID**

Barrier  
Engineering

Drip Cross  
Section

Scale NTS

**VOID**



**Pro Flo 500 SLPT<sup>2</sup> System Diagram**

Better Texas Contracting

VOID

Phone: (254) 563-6181

bettertexascontracting@gmail.com

To: Victoria Flores  
194 Stacie Ann Dr  
Spring Branch, TX 78070

Customer ID  
4514

Contract Period

Start Date:  
End Date:

Phone: (512) 963-2421 Subdivision:  
Site: 194 Stacie Ann Dr, Spring Branch, TX 78070  
County:  
Installer:  
Agency: Lee  
Mfg/Brand: --

Better Texas Contracting  
3 visits per year - one every 4 months

Better Texas Contracting, LLC in consideration of pre-payment of service contract, owner will receive one inspection every 4 months during the service period on the Aerobic system above.

This is to Certify that the above RESIDENTIAL sewage system has an INITIAL 2 year inspections agreement per Texas Commission on Environmental Quality (TCEQ) standards for on site sewage facilities as required.

Inspection reports by the above service company will be provided to the authorized agency as required by the TCEQ regulations. A weather proof tag or label will be attached to the controller showing the month that each inspection was made. Items on the inspection report generally include air filters, irrigation pump, alarms, air compressor, disinfection device, chlorine supply, sludge levels, spray field vegetation, sprinkler or drip backwash. The owner is responsible for keeping disinfectant properly labeled for wastewater disinfection in the chlorinator as well as the cost of the disinfectant.

VOID

IMPORTANT: This service agreement does not cover the cost of service calls, repairs, labor, materials, and pumping which are the result of misuse or regular maintenance. Additional service as needed including replacement components, laboratory test work, and pumping of the unit will be done upon authorization from the customer and at an additional charge.

Jason Reynolds (MP 313) Po Box 2122 Belton Tx 76513, who is a maintenance provider, will be responsible for fulfilling the requirements of this contract, as well as responding to any complaints and addressing any concerns by the owner of the system. We will visit your site within 48 hours of you notifying us of a problem. If any improper operation is observed, which cannot be corrected at time of inspection, the user shall be notified in writing of the conditions.

Home Owner Name: VICTORIA FLORES Date: 1-26-21

Home Owner Signature: [Signature]

Phone: 512 963 2421

Email: V.Flores369@gmail.com

Company Representative:  
Jason Reynolds (MP 313)

Date: 2-1-21

Date Printed: 1/25/2021

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**RECEIVED**

By Allyse Gros at 2:22 pm, Feb 24, 2021

Better Texas Contracting

**VOID**

Belton, TX 76513

Phone: (254) 563-6181

bettertexascontracting@gmail.com

To: Victoria Flores  
194 Stacie Ann Dr  
Spring Branch, TX 78070

Customer ID

4514

Contract Period

Start Date: 2-1-21  
End Date: 2-1-23

Phone: (512) 963-2421 Subdivision:

Site: 194 Stacie Ann Dr, Spring Branch, TX 78070

County:

Installer:

Agency: Lee

Mfg/Brand: --

Better Texas Contracting

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Home Owner Signature: [Signature]

Phone: 512 963 2421

Email: V.Flores369@gmail.com

Company Representative: [Signature]  
Jason Reynolds (MP 313)

Date: 2-1-21

Date Printed: 1/25/2021

**VOID**

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+ 224 gallon per day Pro Flo 500 SLPT2 Clarifier Tank

= 1245 gal. liquid capacity

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NOTE: The control panel shall be a 50B0223-PFT with a Grasslin timer set to dose 60 gallons four times per day.

771 gallon single compartment pump tank, capacity is available for at least 1 day's flow above the alarm-on level. See pump tank cross section for float settings. A

140 mesh filter will be installed.

### Flow Rates

Emitter spacing---2 ft centers

Emitter line required 3000 sq ft / 2 ft spacing = 1500 ft.

Number of emitters = 3000 sq ft / (4 sq ft / emitter) = 750 emitters

Emitter flow rate = 0.6 Gal / Hr

Total flow = 750 emitters x 0.6 gal / emitter / hr = 450 gal / hr  
450 gph / 60 min / hr = 7.5 gpm

It has been established that proper scouring and flushing of any pipe system will require at least 1.6 gallons per minute flow at the outflow end of any pipe. Therefore, we should require a flow of at least 1.6 gallons per minute out of each dipper line connection that has been made to the return flush manifold pipe. The field will have 4 loops, 378 LF each (see site plan).

Flow rates and pump sizing:

4 connections x 1.6 gpm = 6.4 gpm

Total flow = 7.5 gpm + 6.4 gpm = 13.9 gpm

### Head Calculation

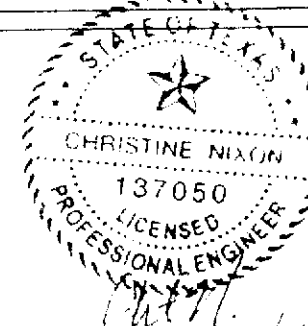
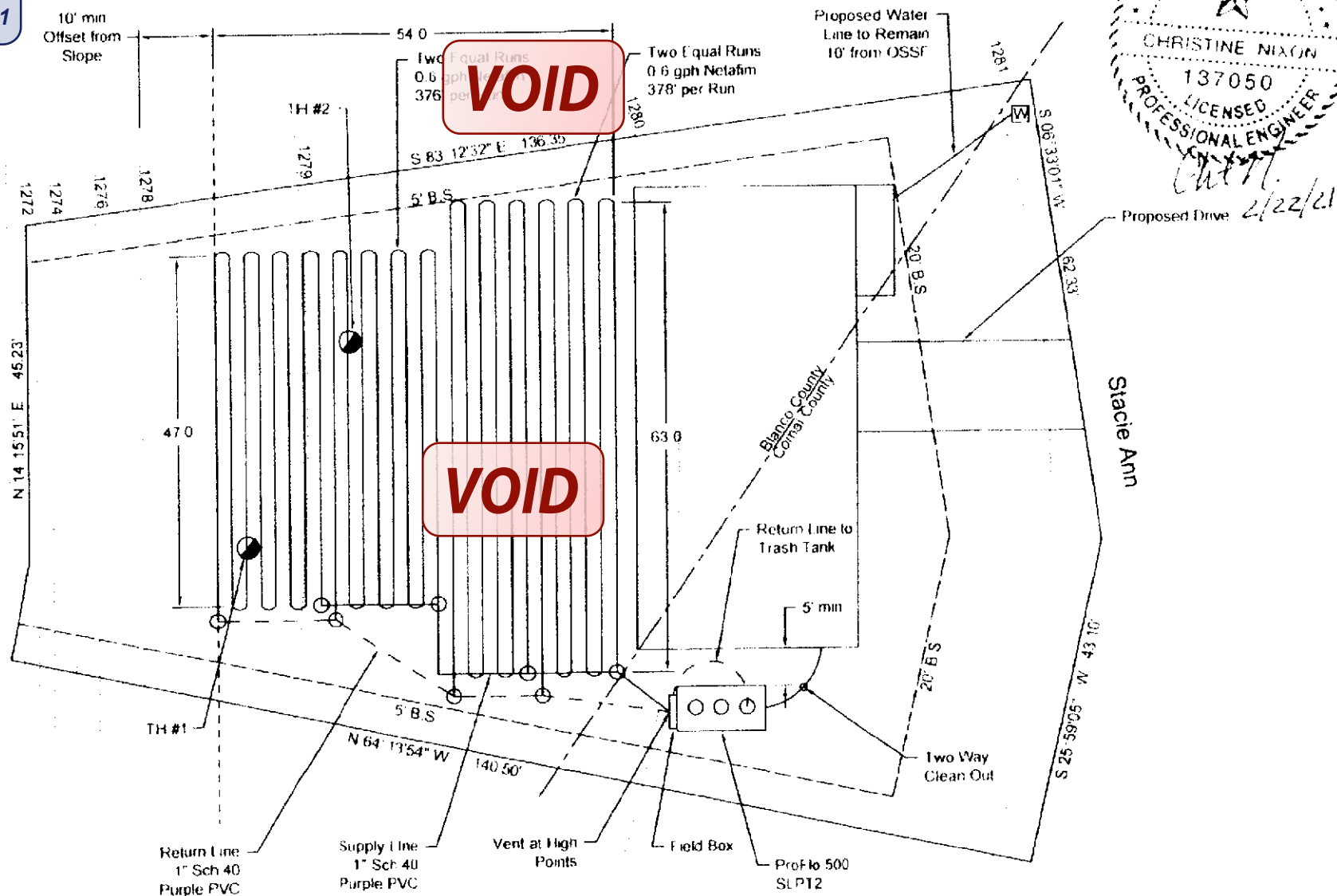
Supply Line Loss-- 2.2 psi / 100 ft of 1 in. X 75 ft = 1.7 psi

Return Flush Line-- 2.2 psi / 100 ft of 1 in. X 75 ft = 1.7 psi

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FEB 08 2021  
COUNTY ENGINEER

**REVISED**

1:58 pm, Feb 24, 2021



Revisions			

Date 2/22/2021  
Drawn by Christine Nixon  
Client Tabb Improvements

Burrier Engineering  
194 Stacie Ann  
Spring Branch, TX  
Comal County  
1" = 20'

GF# VR 11210  
SSTC

Loan No: 145382936  
Borrower: VICTORIA FLORES

Data ID: 191

WARRANTY DEED WITH VENDOR'S LIEN

**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.**

Date: October 21, 2020

Grantor: XAVIER GUERRA

Grantee: VICTORIA FLORES, A SINGLE WOMAN

Grantee's Mailing Address (including county):

194 STACIE ANN DRIVE  
SPRING BRANCH, TX 78070  
COMAL AND BLANCO County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration and note of even date executed by Grantee payable to the order of AMCAP MORTGAGE, LTD. ("Lender"), in the amount of \$206,672.00 the note being secured in whole or in part by vendor's lien and superior title retained in favor of Lender in this deed and also secured by a deed of trust of even date from Grantee to MICHAEL BURNS, ATTORNEY AT LAW, Trustee.

Property (including any improvements):

BEING KNOWN AND DESIGNATED AS LOT 24, BLOCK 22, LAKE OF THE HILLS ESTATES SUBDIVISION, A SUBDIVISION IN THE COUNTIES OF BLANCO AND COMAL, STATE OF TEXAS, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 1, PAGE 55-56, MAP AND PLAT RECORDS OF BLANCO COUNTY, TEXAS AND ALSO IN VOLUME 4, PAGES 70-71, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

Loan No: 145382936

Data ID: 191

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns, as the case may be, forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns, as the case may be, to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

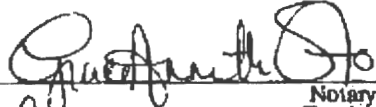
The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute. The vendor's lien and superior title are transferred to Lender without recourse on Grantor.

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

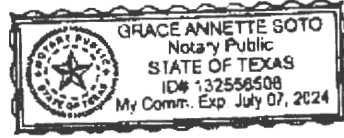
  
 XAVIER GUERRA - Seller

State of TEXAS  
 County of ~~Comal~~ Webb

This instrument was acknowledged before me on the 21<sup>st</sup> day of October, 2020  
 by XAVIER GUERRA

  
 Notary Public  
 Grace Annette Soto  
 (Printed Name)

My commission expires: July 07, 2024



Filed and Recorded  
 Official Public Records  
 Bobbie Koepf, County Clerk  
 Comal County, Texas  
 10/23/2020 08:10:05 AM  
 TERRI 2 Pages(s)  
 202006047016

 Bobbie Koepf



**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

Staff will complete shaded items

--	--

Date Received

Initials

--

Permit Number

Instructions:

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

OSSF Permit

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

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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.

\_\_\_\_\_  
Signature of Applicant

1-25-21  
\_\_\_\_\_  
Date

\_\_\_\_ COMPLETE APPLICATION

Check No. \_\_\_\_\_ Receipt No. \_\_\_\_\_

INCOMPLETE APPLICATION  
(Missing Items Circled, Application Refused)