



# COMAL COUNTY

## ENGINEER'S OFFICE

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

Issued This Date: 12/06/2023 Permit Number: 114214

Location Description: 1365 OVERBROOK LN  
SPRING BRANCH, TX 78070

Subdivision: Cypress Cove, Section 1  
Unit: -  
Lot: 113  
Block: -  
Acreage: 0.2000

Type of System: Aerobic  
Drip Irrigation

Issued to: iTexas Builders LLC

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

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

Alterations to this permit including, but not limited to:

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

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

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

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

Licensing Authority  
Comal County Environmental Health

ENVIRONMENTAL HEALTH INSPECTOR

OS0032485

ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

# Comal County Environmental Health

## OSSF Inspection Sheet

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

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

12/6/23 JC covered, field good

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: 114214  
Issued This Date: 03/22/2022  
This permit is hereby given to: iTexas Builders LLC

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

1365 OVERBROOK LN  
SPRING BRANCH, TX 78070

Subdivision: Cypress Cove, Section 1  
Unit: -  
Lot: 113  
Block: -  
Acreage: 0.2000

#### 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.

**RECEIVED**

By KG at 11:22 am, Mar 18, 2022



**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

*Staff will complete shaded items*

		114214
Date Received	Initials	Permit Number

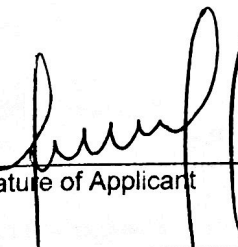
**Instructions:**

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

**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

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

3/14/22  
\_\_\_\_\_  
Date

INCOMPLETE APPLICATION (Missing Items Circled, Application Refused)
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COMAL COUNTY  
ENGINEER'S OFFICE

## ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR  
NEW BRAUNFELS, TX 78132  
(830) 608-2090  
WWW.CCEO.ORG

Date \_\_\_\_\_

Permit Number **114214**

### 1. APPLICANT / AGENT INFORMATION

Owner Name iTexas Builders LLC  
Mailing Address 600 Sandour Suite 400  
City, State, Zip San Antonio, TX 78216  
Phone # \_\_\_\_\_  
Email er@ersatllc.com

Agent Name Doug Dowlearn R.S.  
Agent Address 703 Oak Drive  
City, State, Zip Blanco, TX 78606  
Phone # 210-240-2101  
Email txseptic@gmail.com

### 2. LOCATION

Subdivision Name Cypress Cove, Section 1 Unit \_\_\_\_\_ Lot 113 Block \_\_\_\_\_  
Survey Name / Abstract Number \_\_\_\_\_ Acreage .2038  
Address 1365 Overbrook Ln City Spring Branch State TX Zip 78070

### 3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1833

☐ 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: \$ \$ 100,000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well

### 4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

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

Date 3/14/22

**\*\*\* 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 \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

Page 2 of 2



1/CO

COUNTY OF COMAL  
STATE OF TEXAS



202206010998 03/08/2022 10 13 12 AM 1/1

AFFIDAVIT TO THE PUBLIC

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality (TCEQ) Rules for On-Site Sewage Facilities (OSSFs), 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, give 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):

CYPRESS COVE SECTION 1, LOT 113

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

ITEXAS BUILDERS LLC

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 OSSF may be obtained from **Comal County Engineer's Office**.

WITNESS BY HAND(S) ON THIS 6<sup>th</sup> DAY OF March 2022

Owner(s) signature(s)

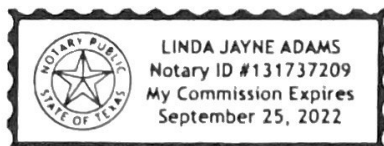
Ernesto Rivera (F.O.)  
(PRINTED NAME)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 6<sup>th</sup> DAY OF March 2022

Notary Public, State of Texas

Notary's Printed Name: LINDA ADAMS

My Commission Expires: 9-25-22



Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
03/08/2022 10:13:12 AM  
LAURA 1 Page(s)  
202206010998



Bobbie Koepf

**Baker Septic Service, LLC**  
**15375 Cranes Mill Rd., Canyon Lake, TX 78133**  
**830-899-2971**

**Septic System Service Agreement**

In consideration of payment for this service contract, we will abide by and agree to its terms and conditions:

Name:

Address:

Subdivision/ County:

City, State, Zip:

Permit #

Model #

Serial #

Phone:

(X) Initial Two Year Service Agreement

( ) One Year Service Agreement

& Two Year Limited Warranty

RENEWAL \_\_\_\_\_

NAME TRANSFER \_\_\_\_\_

ANALYSIS \_\_\_\_\_

Legal Description:

The Effective date of this initial maintenance contract shall be the date the License to Operate is issued.

For \$ Install this contract will be in effect FROM LITIO - 2/4/15 and will provide the following:

1. An inspection/service call every (4) four months which will include: inspection, adjustments and servicing of the mechanical & electrical components as necessary to insure proper function of the system.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum, overflow an odor.
3. **THE PROPERTY OWNER IS RESPONSIBLE FOR PURCHASING AND KEEPING CHLORINE IN THE CHLORINATOR (IF APPLICABLE). IF THE CHLORINE TEST REVEALS "NO CHLORINE" IN THE SYSTEM, THE PROPERTY OWNER MAY INCURE AN ADDITIONAL COST.**
4. If any improper operation is observed (which cannot be corrected at that time) the property owner will be notified immediately of the conditions and the estimated cost.
5. The response time to a complaint by the property owner regarding operation of the system, shall be within **48 hours**, from the time of notification. **One service call a year, if needed, will be provided with no cost to property owner.**
6. **ANY PARTS, WARRANTY OR NON-WARRANTY, FREIGHT CHARGES, LABOR OR SERVICE CALLS DUE NOT PAID FOR REMAIN THE PROPERTY OF BAKER SEPTIC SERVICE, LLC AND COULD RESULT IN REPOSSESSION OF PARTS BY BAKER SEPTIC SERVICE, LLC.**
7. **THE SIGING OF THIS SERVICE AGREEMENT QUTHORIZES BAKER SEPTIC SERVICE, LLC TO ENTER THE PROPEY TO EXECUTE ALL TERMS OF THIS CONTRACT.**

**BAKER SEPTIC SERVICE, LLC, WILL WARRANTY INSTALLAION** of the septic system according to state and county regulations and the designs approved by the county. **HOMEOWNER WILL BE RESPONSIBE FOR SERVICE CALL, LABOR, AND SHIPPING COSTS ON ANY "WARRANTED PARTS" EXCHANGED DURING WARRANTY.** All other component will be according to manufacturer's warranties.

**IMPORTANT:** As Baker Septic Service, LLC cannot control what or how much effluent goes into this septic system, we cannot warranty how the system will function. Refer to manufacturers or installers instructions for suggestions on septic operation. This service agreement does not cover the cost of **service call, labor or materials** that are required or **parts out of warranty**, the failure to maintain electrical power to the system, **sprinklers that are broken**, leaking, stopped-up or otherwise mal-functioning; or sewage flows exceeding the hydraulic/organic design capabilities and the input of non-biodegradable materials (solvent, grease, oil, paints, etc.), or any usage contrary to the requirements as advised by authorized service representative. Laboratory test work is available at an additional coast. Chlorine, filters, or parts that are out of warranty are available at a reasonable cost.

This contract does not include the pumping of a tank or of any compartment of a tank, or settlement of soil on or around any part of the system regardless of reason:

**Violations of the warranty also include:** Disconnecting the alarm, restricting ventilation to the aerator, over loading the system above its rated capacity; or flooding by external means. Rodent, insect or Fire Ant damage or any other form of unusual abuse is a violation.

A renewal service contract should be activated (30) thirty days before expiration of existing contract. We will contact property owner prior to expiration of existing contract.

Serviced by: Baker Septic Service, LLC

Maintenance Provider MP0002099

(X) Ernesto Rivera

Print Name (X) Ernesto Rivera

Date: 3/18/2022

Property Owner Signature

(X) William Baker

Date: 1/1/19 Authorized Service Representative



Comal County TX  
Honorable Bobbie Koepp, Comal County Clerk  
150 N. Seguin, Suite 1037  
New Braunfels, TX 78130  
(830) 221-1230

Receipt for Services

Cashier LAURA Batch # 832611  
Customer Name ALAN CROSSWELL KARAM FOR: ITexas BUILDERS LLC Date: 03/08/2022 Time: 10:13:13AM  
17902 LA CANTERA PKWY U211  
SAN ANTONIO, TX 78257

Date	Instrument No	Document Type	Transaction Type	GF Number	Pg/Amt
3/8/2022 10:13:13AM	202206010998	AFFIDAVIT			1
Total:					\$26.00
Fee Total:					\$26.00
CREDIT CARD AMERICAN EXPRESS LJ					26.00
Payment Total:					\$26.00



**Date:** 3/12/2022

**Applicant Information:**

**Name:** iTexas Builders LLC

**Address:** 600 Sandour Suite 400

**City, State & Zip Code:** San Antonio, TX 78216

**Phone:**

**Email:**

**Site Evaluator Information:**

**Name:** Douglas R. Dowlearn

**Company:** D.A.D. Services, Inc.

**Address:** 703 Oak Drive

**City, State & Zip:** Blanco, TX 78606

**Phone:** (210)240-2101 **Fax:** (866)260-7687

**Email:** txseptic@gmail.com

**Property Location:**

**Subdivision:** Cypress Cove, Section 1 **Lot:** 113

**Street/Road Address:** 1365 Overbrook Ln

**City:** Spring Branch **Zip:** 78070

**Additional Info:** Comal County

**Installer Information:**

**Name:**

**Company:**

**Address:**

**City, State & Zip:**

**Phone:** **Fax:**

Depth	Texture Class	Soil Texture	Structure (For Class III – blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-12" Clay Loam 12"+ Limestone	Blocky	<30% Gravel	12"+ Limestone	None
Soil Boring #2 60"		Same as above				

**DESIGN SPECIFICATIONS**

Application Rate (RA): 0.2

OSSF is designed for: 3 BR 1833 Sq. Ft.

240 Gallons per day required

An aerobic treatment/drip disposal system is to be utilized based on the site evaluation.

1200 sq. ft. disposal area required

500 gallon/day aerobic tank required

Calculations: Absorption Area:  $Q/RA = 240/0.2 = 1200$  Sq. Ft.

**FEATURES OF SITE AREA**

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: NO

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability. The site evaluation and OSSF design are subject to approval by the TCEQ or the local authorized agent. The planning materials and the OSSF design should not be considered final until a permit to construct has been issued.

**Site Evaluator:**

**NAME:** Douglas R. Dowlearn, R.S.

**Signature:**



**License No. OS9902 – Exp. 6/30/2023**

**TDH: #2432 – Exp. 2/28/2023**

**D.A.D SERVICES, INC.**  
**DOUG DOWLEARN**  
703 OAK DRIVE, BLANCO, TX 78606  
Designed for:  
iTexas Builders, LLC

The installation site is at Section 1, Lot 113 of the Cypress Cove Subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from a 3 bedroom (1833 sqft) residence. The proposed method of wastewater management is aerobic treatment with drip irrigation. This method was chosen because of unsuitable soil conditions.

**PROPOSED SYSTEM:**

A 4" PVC pipe will discharge from the residence to a pre-treatment tank, which flows into a 500 gpd aerobic treatment plant, and then into a 770 gallon pump tank with a single 20 gpm submersible pump. The pump is activated by a time controller allowing the distribution 8 times per day with a 10-minute run time with float switches set to pump 240 gallons per day. A high level audible and visual alarm will activate should the pump fail. Distribution from the pump is through a self-flushing 100 mesh spin filter and then through a 1" SCH-40 manifold to 600 L.F. drip tubing field, with drip lines set approximately two feet apart with 0.61 gph emitters set every two feet, as per the attached schematic. A hose bib will be installed in the pump tank on the supply manifold to the drip field. A 1" SCH-40 return line with a pressure gauge is installed to periodically flush the system and will maintain pressure between 20 to 40 psi. Solids caught in the spin filter are flushed each cycle back to the pre-treatment tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. The placement of the drip tubing will be on soil that has been scarified. The tubing will be covered with 6" of Class II or Class III soil.

**DESIGN SPECIFICATIONS:**

Daily Waste Flow: 240 gpd  
Application rate: 0.2  
Application area required:  $240/.2 = 1200$  ft. sq.  
Application area utilized: 1200 sq. ft.  
Pump tank reserve capacity: 80 gal minimum

**SYSTEM COMPONENTS:**

SCH 40 PVC sewer line  
Pretreatment tank  
500 gpd aerobic treatment plant with timed controls  
770 gallon Pump tank  
1" purple PVC supply line



A handwritten signature in blue ink, appearing to read "Douglas R. Dowlearn", located below the professional seal.

**LANDSCAPING:**

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the drip disposal must be covered with a ground cover such as grass seed or sod prior to the final inspection. The placement of the drip tubing will be on soil that has been scarified. The tubing will be covered with 6" of Class II or Class III soil. In the event the natural cover is disturbed, a suitable ground cover must be installed on all excavated areas.

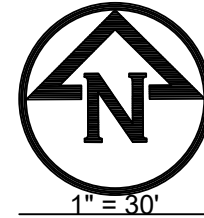
**REVISED**

8:11 am, Jun 21, 2022

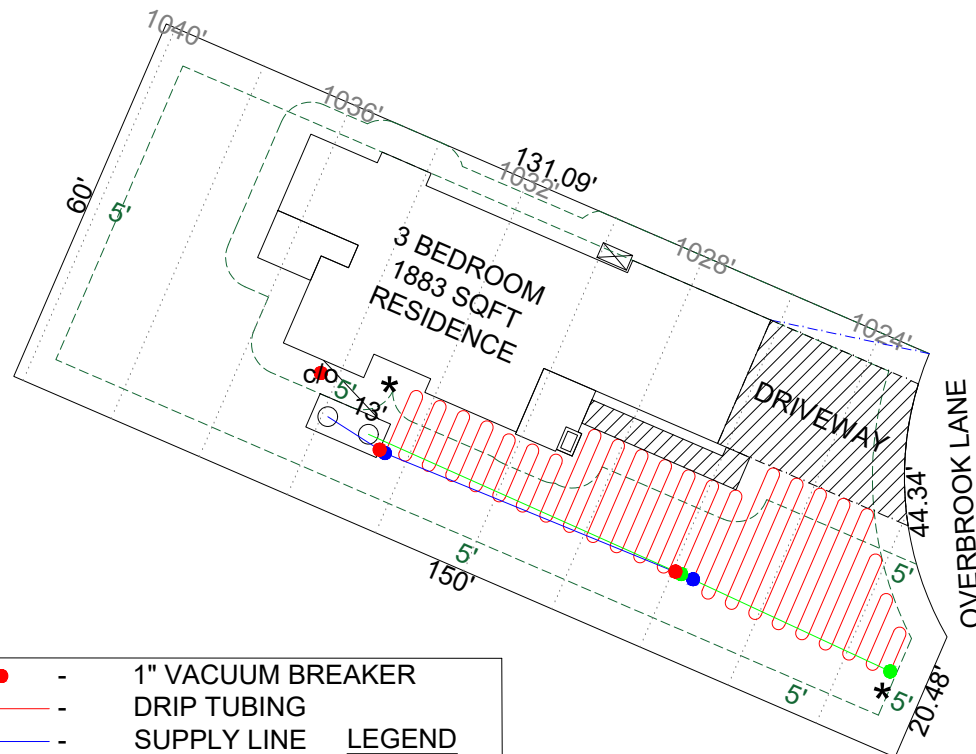
NOTES:

- CLEANOUT WITHIN 3' OF STRUCTURE.
- PVC CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURE TO TANK.
- TANK TO BE > 5' FROM STRUCTURES. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
- INSTALL 1" VACUUM BREAKERS AT HIGHEST POINTS ON SUPPLY AND FLUSH LINES.

iTEXAS BUILDERS, LLC  
1365 OVERBROOK LANE  
SPRING BRANCH, TX. 78070  
CYPRESS COVE  
SECTION 1, LOT 112  
COMAL COUNTY / 0.2038 ACRES

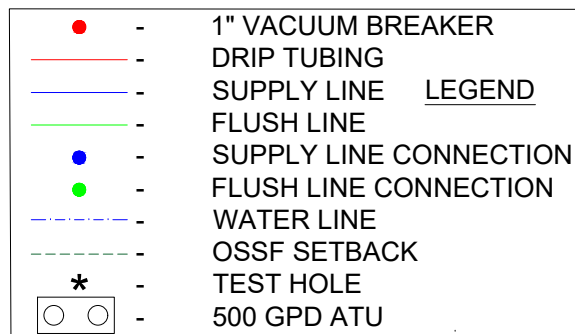


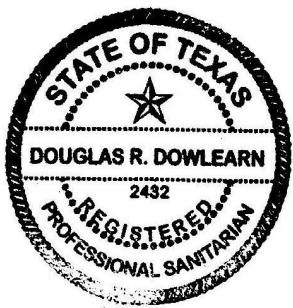
*Douglas R. Dowlearn*



600 L.F. OF DRIP TUBING  
SPACED 2' APART.  
LENGTH OF ROWS FROM  
HIGHEST TO LOWEST  
ELEVATION, RESPECTIVELY:  
RUN 1: 298 L.F.

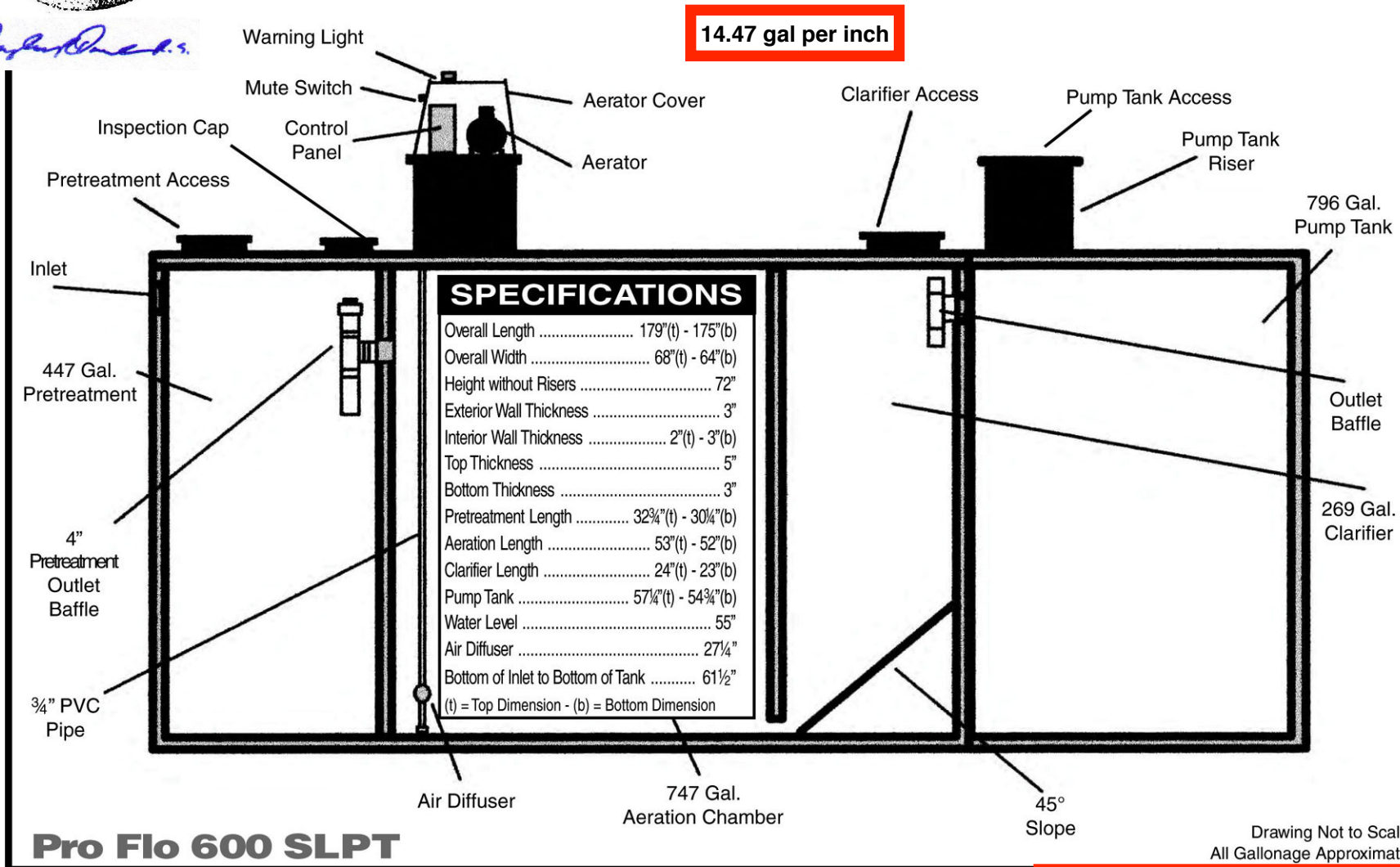
10', 9', 9', 9', 9', 9', 9', 9',  
8.5', 8.5', 8.5', 8.5', 8.5', 8.5',  
14.5', 14.5', 14.5', 14.5', 14.5', 14.5',  
14.5', 14.5', 14.5', 14.5', 14.5', 14.5'.  
RUN 2: 302 L.F.  
14.5', 15.5', 21', 21', 21', 21', 21',  
21', 21', 21', 21', 15', 15', 10', 10', 6', 6'.





*Douglas R. Dowlearn*

Configurations may vary.



**Pro Flo 600 SLPT**

Drawing Not to Scale  
All Gallonage Approximate

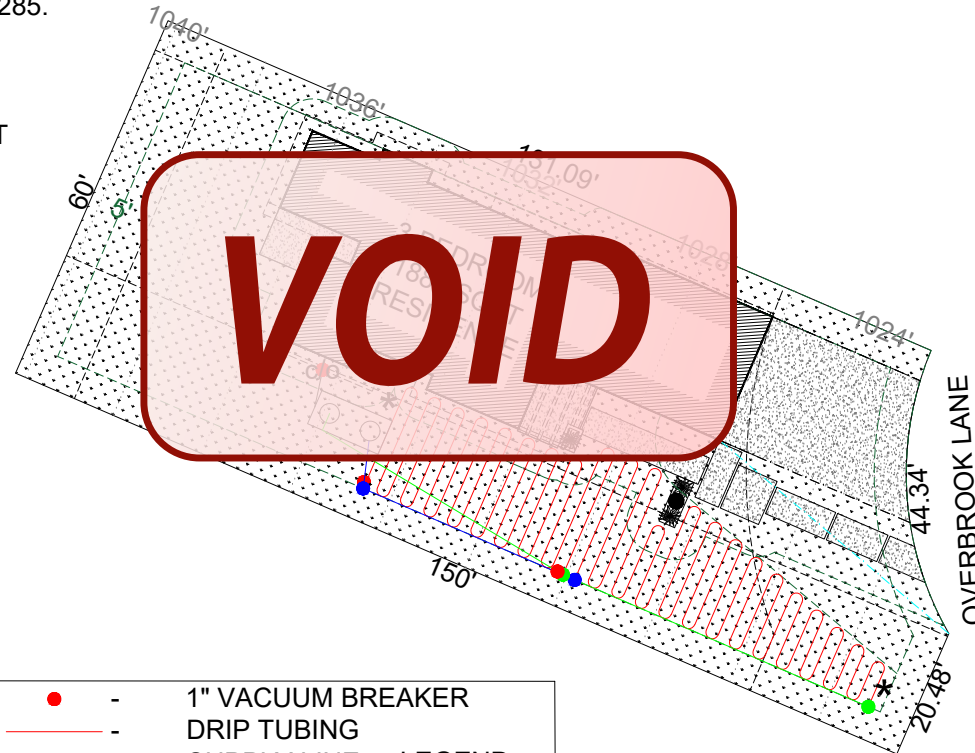
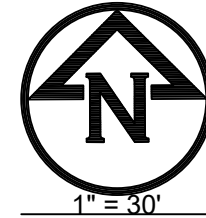
**Pro Flo 600 SLPT System Diagram**

**41" - 55" - Reserve - 203 Gallons**  
**41" - Alarm**  
**13" - 41" - Working Level - 405 Gallons**  
**10" - 13" - On/Off Tether - 43 Gallons**  
**0-10" - Sump - 145 Gallons**

NOTES:

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- TANK TO BE > 5' FROM STRUCTURES. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
- INSTALL 1" VACUUM BREAKERS AT HIGHEST POINTS ON SUPPLY AND FLUSH LINES.

ITEXAS BUILDERS, LLC  
1365 OVERBROOK LANE  
SPRING BRANCH, TX. 78070  
CYPRESS COVE  
SECTION 1, LOT 113  
COMAL COUNTY / 0.2038 ACRES



600 L.F. OF DRIP TUBING  
SPACED 2' APART.  
LENGTH OF ROWS FROM  
HIGHEST TO LOWEST  
ELEVATION, RESPECTIVELY:

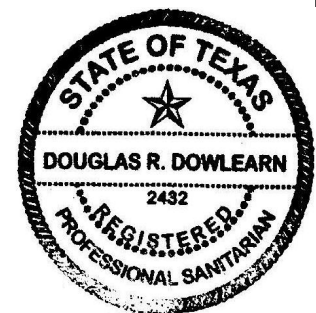
RUN 1:

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15.5', 15.5', 15.5', 15.5', 15.5',  
15.5', 15.5', 15.5', 15.5', 15.5',  
15.5', 19', 20'

RUN 2:

20', 19', 19', 19', 11.5', 11.5',  
16', 16', 15', 15', 14', 14',  
12.5', 12.5', 11', 11', 10', 10',  
8.5', 8.5', 7.5', 7.5', 6', 6', 5', 6'

<span style="color: red;">●</span>	-	1" VACUUM BREAKER
<span style="color: red;">—</span>	-	DRIP TUBING
<span style="color: blue;">—</span>	-	SUPPLY LINE
<span style="color: green;">—</span>	-	FLUSH LINE
<span style="color: blue;">●</span>	-	SUPPLY LINE CONNECTION
<span style="color: green;">●</span>	-	FLUSH LINE CONNECTION
<span style="color: cyan;">—</span>	-	WATER LINE
<span style="color: grey;">---</span>	-	OSSF SETBACK
*	-	TEST HOLE
	-	500 GPD ATU



*Douglas R. Dowlearn*



## Olvera,Brandon

---

**From:** Olvera,Brandon  
**Sent:** Monday, March 21, 2022 3:52 PM  
**To:** 'Lauren Dowlearn'; 'er@ersatllc.com'  
**Subject:** 114214

RE: 1365 Overbrook Ln. Cypress Cove Section 1 Lot 113

Property Owner & Agent,

We received planning materials for the referenced permit application on 03-18-2022 and found those planning materials to be deficient. In order to continue processing this permit, we need the following:

- ✓. Indicate the waterline on the design
- ✓. Mark clearly the drip tubing on the design
3. Revise accordingly and resubmit.

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

Thank you,



---

**Brandon Olvera**

Environmental Health Inspector  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS0034792

O: 830-608-2090 | C: 830-832-9442  
[olverb@co.comal.tx.us](mailto:olverb@co.comal.tx.us)

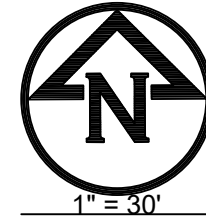
**REVISED**

9:03 am, Mar 22, 2022

NOTES:

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ITEXAS BUILDERS, LLC  
1365 OVERBROOK LANE  
SPRING BRANCH, TX. 78070  
CYPRESS COVE  
SECTION 1, LOT 112  
COMAL COUNTY / 0.2038 ACRES



**VOID**











600 L.F. OF DRIP TUBING  
SPACED 2' APART.  
LENGTH OF ROWS FROM  
HIGHEST TO LOWEST  
ELEVATION, RESPECTIVELY:

RUN 1:

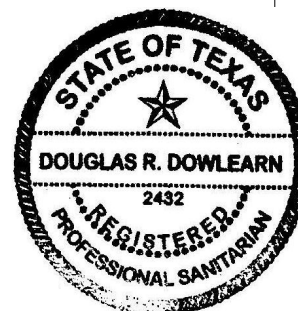
16.5', 15.5', 15.5', 15.5', 15.5',  
15.5', 15.5', 15.5', 15.5', 15.5',  
15.5', 15.5', 15.5', 15.5', 15.5',  
15.5', 19', 20'

RUN 2:

20', 19', 19', 19', 11.5', 11.5',  
16', 16', 15', 15', 14', 14',  
12.5', 12.5', 11', 11', 10', 10',  
8.5', 8.5', 7.5', 7.5', 6', 6', 5', 6'

	-	1" VACUUM BREAKER
	-	DRIP TUBING
	-	SUPPLY LINE
	-	FLUSH LINE
	-	SUPPLY LINE CONNECTION
	-	FLUSH LINE CONNECTION
	-	WATER LINE
	-	OSSF SETBACK
	-	TEST HOLE
	-	500 GPD ATU

LEGEND



*Douglas R. Dowlearn*

Courtesy

## General Warranty Deed

**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: September 4<sup>th</sup>, 2019

Grantor: ERSAT LLC

Grantor's Mailing Address: 20215 Standish Road, San Antonio, Texas 78258

Grantee: iTexas Builders, LLC

Grantee's Mailing Address: 600 Sandou Suite 400, San Antonio, Texas 78216

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

**Lots 112 and 113, Cypress Cove, Section 1, an Addition in Comal County, Texas, according to the Map or Plat thereof recorded in Volume 1, Page 45, Map and Plat Records of Comal County, Texas.**

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Comal County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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



EXECUTED this 4<sup>th</sup> day of September, 2019.

ERSAT LLC

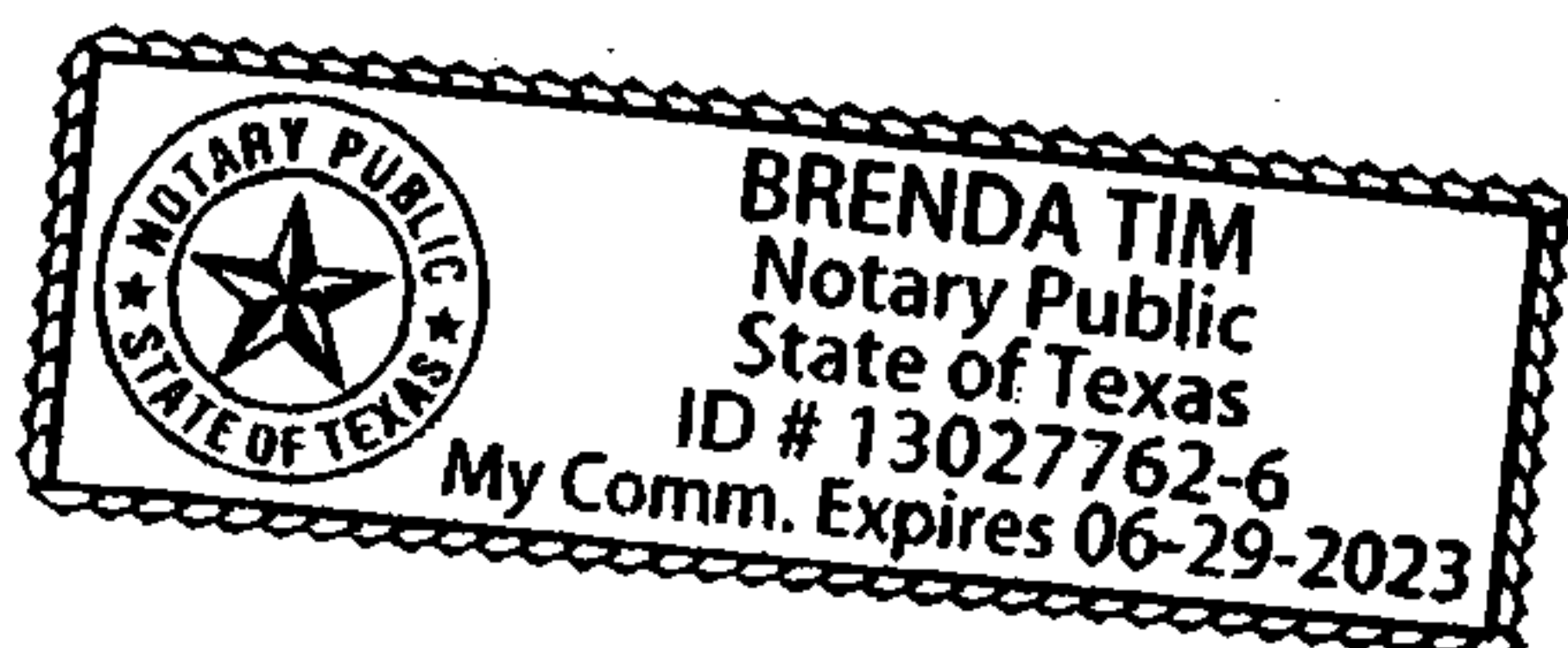
By: Ernesto Rivera, Manager

THE STATE OF Texas

COUNTY OF Comal

§  
§  
§

The foregoing instrument was acknowledged before me on the 4<sup>th</sup> day of September, 2019 by Ernesto Rivera, Manager of ERSAT LLC.



NOTARY PUBLIC, STATE OF  
Texas

AFTER RECORDING, RETURN TO:

Capital Title of Texas  
18534 Forty Six Parkway, Suite 4  
Spring Branch, TX 78070  
P: (830) 980-6000 / F: (855) 275-5302

PREPARED IN THE LAW OFFICE OF  
Shaddock & Associates, P. C.  
2400 N. Dallas Parkway, Ste. 560  
Plano, Texas 75093

Document prepared without the benefit of any examination of title, the accuracy and sufficiency of the legal description of the property, ascertaining status of any liens and other claims against or affecting the property, status of tax payments, or the existence, location and status of easements, restrictions, covenants, encroachments or overlapping of improvements or review of any recorded documents that affect the property.

Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
09/04/2019 01:27:23 PM  
TERRI 2 Pages(s)  
201906031239



*Bobbie Koepp*

# Baker Service and Maintenance OSSF Systems PS LLC

15375 Cranes Mill Rd., Canyon Lake, TX 78133

830-899-2971

## Testing and Reporting Record

This Testing and Reporting Record shall be completed, signed, and dated at time of inspection.

Inspection Due Date: 12/14/23 Installed: \_\_\_\_\_ Service expires: \_\_\_\_\_

Billing Address:  
I TEXAS BUILDERS, LLC

Physical Address:  
1365 OVERBROOK  
SPRING BRANCH, TX 78070

Telephone: \_\_\_\_\_

Alt. Phone: \_\_\_\_\_

Lot: 113

Permit # 114214  
County: COMAL  
SN: \_\_\_\_\_

Subdivision: CYPRESS COVE SEC. 1

### NOTES:

TYPE OF SYSTEM: PRO FLO DRIP SYSTEM

Inspected Item:

Operational

Inoperative

Aerators SCFM/ Compressors PSI (Record Pressure Reading)	<u>✓ 2.6 PSI</u>	
Filters	<u>✓</u>	
Irrigation Pumps	<u>✓ 30 PSI</u>	
Disinfection Device	<u>—</u>	
Chlorine Supply	<u>—</u>	
Electrical Circuits	<u>✓</u>	
Distribution System	<u>✓</u>	
Sprayfield Vegetation	<u>✓</u>	
Back Flush Drip Field, if applicable	<u>—</u>	
Other as Noted	<u>—</u>	

Action taken, Repairs or Needed repairs to  
system (list all components replaced):

CK FLOATS & ALARMS

CK DISC FILTER

CK PSI ON COMPRESS &

CLEAN FILTER

CK ELEC

SYSTEM OPERATIONAL

NEW HOME UNOCCUPIED

Access Lids are Secured

Yes

No

### TESTS REQUIRED AND RESULTS:

	Required		Results	Test Method
	YES	NO		
BOD (Grab)				
TSS (Grab)	<u>✓</u>		<u>0%</u>	<u>SLUDGE</u> <u>JUDGE</u>
C1 (Grab)		<u>✓</u>	<u>DRIP</u>	
Fecal Coliform				

Copies of this report have been forwarded to the following: CUSTOMER & COUNTY

Maintenance Technician: MARTIN PASCARELLA MT 0002064

Date of Completion: 12.14.23 Start Job Time: 2:30 PM Stop Job Time: 3:00 PM

Maintenance Provider: William Baker MP 0002070



**Baker Service and Maintenance OSSF Systems PS LLC**  
15375 Cranes Mill Rd., Canyon Lake, TX 78133  
830-899-2971

**Testing and Reporting Record**

This Testing and Reporting Record shall be completed, signed, and dated at time of inspection.

Inspection Due Date: 4.11.24 Installed: 12.6.23 Service expires: 12.6.25

Billing Address: E-MAIL

Physical Address:

1365 OVERBROOK LN  
SPRING BRANCH, TX 78070  
I TEXAS BUILDERS LLC

Telephone:

Alt. Phone:

Lot: 113

Permit # 114214

County: COMAL

SN:

Subdivision: CYPRESS COVE UNIT 1  
NOTES:

TYPE OF SYSTEM: PROFLO DRIP SYSTEM

Inspected Item: Operational Inoperative

Aerators SCFM/ Compressors PSI (Record Pressure Reading)	<u>✓</u> <u>ANTS</u>	
Filters	<u>✓</u>	
Irrigation Pumps	<u>✓</u>	
Disinfection Device	<u>—</u>	
Chlorine Supply	<u>—</u>	
Electrical Circuits	<u>✓</u>	
Distribution System	<u>✓</u>	
Sprayfield Vegetation	<u>✓</u>	
Back Flush Drip Field, if applicable	<u>✓</u>	
Other as Noted	<u>—</u>	

Access Lids are Secured

Yes

No

Action taken, Repairs or Needed repairs to system (list all components replaced):

CK FLOATS & ALARMS  
CK DISC FILTER  
CLEAN COMPRESSOR FILTER  
BACKFLUSH  
CK ELEC

HOUSE NOT OCCUPIED  
SYSTEM OPERATIONAL

**TESTS REQUIRED AND RESULTS:**

	Required		Results Mg/1mpn/100mi or Trace	Test Method
	YES	NO		
BOD (Grab)				
TSS (Grab)	<u>✓</u>		<u>0%</u>	<u>SLUDGE JUDGE</u>
C1 (Grab)		<u>✓</u>	<u>DRIP</u>	
Fecal Coliform				

Copies of this report have been forwarded to the following: CUSTOMER & COUNTY

Maintenance Technician: MARTIN PASCARELLA MT 0002064

Date of Completion: 4.11.24 Start Job Time: 2:30 PM Stop Job Time: 3:00 PM

Maintenance Provider: William Baker MP0002099

**Baker Service and Maintenance OSSF Systems PS LLC**  
15375 Cranes Mill Rd., Canyon Lake, TX 78133  
830-899-2971

**Testing and Reporting Record**

This Testing and Reporting Record shall be completed, signed, and dated at time of inspection.

Inspection Due Date: 8.15.24 Installed: 12.6.23 Service expires: 12.6.25

Billing Address: E-MAIL

Physical Address:  
1365 OVERBROOK LN  
SPRING BRANCH, TX 78070  
I TEXAS BUILDERS LLC

Telephone:  
Alt. Phone:

Lot: 113

Permit # 114214  
County: COMAL  
SN:

Subdivision: CYPRESS COVE UNIT 1  
NOTES:

TYPE OF SYSTEM: PROFLO DRIP SYSTEM

Inspected Item: Operational Inoperative

Aerators SCFM/ Compressors PSI (Record Pressure Reading)	<u>✓ 2.4 PSI</u>	
Filters	<u>✓</u>	
Irrigation Pumps	<u>✓</u>	
Disinfection Device	<u>=</u>	
Chlorine Supply	<u>=</u>	
Electrical Circuits	<u>✓</u>	
Distribution System	<u>✓</u>	
Sprayfield Vegetation	<u>✓ NEEDS MOWED</u>	
Back Flush Drip Field, if applicable	<u>✓</u>	
Other as Noted	<u>✓</u>	

Action taken, Repairs or Needed repairs to system (list all components replaced):

CK FLOATS & ALARMS

CK DISC FILTER

BACKFLUSH

CK PSI ON COMPRESSOR &

CLEAN FILTER

CK ELEC

SYSTEM OPERATIONAL

Access Lids are Secured

Yes

No

**TESTS REQUIRED AND RESULTS:**

	Required		Results	Test Method
	YES	NO		
BOD (Grab)				
TSS (Grab)	<u>✓</u>		<u>0</u>	<u>SLUDGE</u> <u>JUDGE</u>
C1 (Grab)		<u>✓</u>	<u>DRIP</u>	
Fecal Coliform				

Copies of this report have been forwarded to the following: CUSTOMER & COUNTY

Maintenance Technician: MARTIN PASLARELLA MT 0002064

Date of Completion: 8.15.24 Start Job Time: 1:15PM Stop Job Time: 2:00PM

Maintenance Provider: William Baker MP000209A



# Baker Service and Maintenance OSSF Systems PS LLC

15375 Cranes Mill Rd., Canyon Lake, TX 78133

830-899-2971

## Testing and Reporting Record

This Testing and Reporting Record shall be completed, signed, and dated at time of inspection.

Inspection Due Date: 12-4-24 Installed: 12-6-23 Service expires: 12-6-25

Billing Address: SAME

Physical Address:

1365 OVERBROOK LN  
SPRING BRANCH, TX 78070  
I TEXAS BUILDERS LLC

Telephone: 210-408-7379  
Alt. Phone:

Lot: 113

Permit # 114214  
County: COMAL  
SN:

Subdivision: CYPRESS COVE UNIT 1

### NOTES:

TYPE OF SYSTEM: PRO FLO DRIP SYSTEM

Inspected Item: Operational Inoperative

Aerators SCFM/ Compressors PSI (Record Pressure Reading)	✓	1.0
Filters	✓	
Irrigation Pumps	✓	
Disinfection Device	—	
Chlorine Supply	—	
Electrical Circuits	✓	
Distribution System	✓	
Sprayfield Vegetation	✓	
Back Flush Drip Field, if applicable	✓	
Other as Noted	—	

Action taken, Repairs or Needed repairs to  
system (list all components replaced):

CHECKED FLOATS, BACKFLUSHED  
SYSTEM CLEANED DISC &  
COMPRESSOR FILTERS, CHECKED  
PSI ON COMPRESSOR  
CHECKED ELEC.

SYSTEM OPERATIONAL

Access Lids are Secured Yes No

### TESTS REQUIRED AND RESULTS:

	Required		Results	Test Method
	YES	NO		
BOD (Grab)				
TSS (Grab)	✓		0%	SLUDGE JUDGE
C1 (Grab)		✓	DRIP	
Fecal Coliform				

Copies of this report have been forwarded to the following: CUSTOMER & COUNTY

Maintenance Technician: DAN NICHOLS MPO001435

Date of Completion: 12-4-24 Start Job Time: 11:00 Stop Job Time: 11:30

Maintenance Provider: William Baker MPO002071