

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
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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 Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

3/26/25 EG: Waterline sleeved. Tight line halfway between rv and tank does not have adequate fall. Clean out is needed between rv going towards tank.

reinspection fee needed.

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No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(4) 285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

3/28/25 EG: Tight line has appropriate fall, clean out has been added. Covered.

**Comal County Environmental Health
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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

ENGINEER'S OFFICE

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

Permit Number: 115944
Issued This Date: 03/30/2023
This permit is hereby given to: Jose Fidel Anaya

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

1410 CYPRESS GARDENS BLVD
SPRING BRANCH, TX 78070

Subdivision: Cypress Lake Gardens
Unit: High Country Section
Lot: 1
Block: 114
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.

RECEIVED

By Kathy Griffin at 11:08 am, Mar 10, 2023



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

--	--

Date Received

Initials

115944

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.

Jose F. Amador

Signature of Applicant

02-27-2023

Date

____ COMPLETE APPLICATION
Check No. _____ Receipt No. _____

____ INCOMPLETE APPLICATION (Missing Items Circled, Application Refused)

REVISED

8:50 am, Mar 30, 2023

ON-SITE SEWAGE FACILITY APPLICATION

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

Date 02-27-2023

Permit Number _____

1. APPLICANT / AGENT INFORMATION

Owner Name JOSE FIDEL ANAYA
Mailing Address 1410 CYPRESS GARDENS Blvd.
City, State, Zip SPRING BRANCH, TX, 78070
Phone # (830)-385-3688
Email _____

Agent Name Thalia Rivas
Agent Address 30804 Rice Rd
City, State, Zip Bulverde, Tx, 78163
Phone # 210-385-3487
Email Rs.tr@ossfdesigns.com

2. LOCATION

Subdivision Name CYPRESS LAKE GARDENS, HIGH COUNTRY SECTION Unit _____ Lot 1 _____ Block 114
Survey Name / Abstract Number _____ Acreage _____
Address 1410 CYPRESS GARDENS Blvd. City SPRING BRANCH State TX Zip 78070

3. TYPE OF DEVELOPMENT

Single Family Residential
Type of Construction (House, Mobile, RV, Etc.) HOUSE & RV
Number of Bedrooms 3
Indicate Sq Ft of Living Area 1200SF

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

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.

Jose F Anaya
Signature of Owner

02-27-2023
Date

Planning Materials & Site Evaluation as Required Completed By THALIA RIVAS. RS. 5067

System Description AEROBIC TREATMENT UNIT WITH DRIP IRRIGATION

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

Tank Size(s) (Gallons) 600 GPD Aerobic Treatment Unit Absorption/Application Area (Sq Ft) 1618SF / 809LNFT

Gallons Per Day (As Per TCEQ Table III) 280GPD (240 GPD HOUSE & 40GPD RV)

(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

02-27-23

Date



202306007337 03/09/2023 11:42:58 AM 1/1

AFFIDAVIT TO THE PUBLIC

1/1 CB

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, this document is filed in the Deed Records of Comal County, Texas.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), 5.012 and 5.013, gives the TCEQ 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 TCEQ, 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 TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ 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):

Lot 1 Block 114 Subdivision CYPRESS LAKE GARDENS, HIGH COUNTRY SECTION Unit/Phase/Section _____

If not in Subdivision: _____ Acres _____ Survey _____

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

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.

Jose Fidel Anaya
Owner Name

Jose Fidel Anaya
Owner Signature

Owner Name

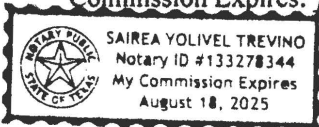
Owner Signature

This instrument was acknowledged before me on: 28th Day of February, 2023.

SAIREA Y. TREVIÑO
Notary's Printed Name

Sairea Y. Treviño
Notary Public, State of Texas

Commission Expires: August 18th 2025



Affix Notary Stamp Above

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
03/09/2023 11:42:58 AM
LAURA 1 Page(s)
202306007337



Bobbie Koepf

Gatco DBA Aerobic Maintenance Solutions
P O Box 311899
New Braunfels, TX 78131

Phone: (830) 312-8776

sherrie@gatcotreatment.com office@aerobicsolutions.net

To: Jose Fidel Anaya
1410 Cypress Gardens Blvd.
Spring Branch, TX 78070

Contract Period	
Start Date:	Customer ID: 1263 Main Phone: (830) 385-3688 Cell Phones: Alternate Cell:
End Date:	

Site: 1410 Cypress Gardens Blvd., Spring Branch, TX 78070
County: Comal
Installer: Thalia Rivas
Agency: Comal County Environmental Health
Mfg/Brand: --

Gatco DBA Aerobic Maintenance Solutions
Subdivision: Cypress Lake Gardens
3 visits per year - one every 4 months

Agreement

1. General: This work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between the Client and Aerobic Maintenance Solutions LLC (hereinafter referred to as Contractor), located at 4222 FM 482 New Braunfels, Texas 78132, (830-312-8776). By this agreement, Contractor agrees to render services, as described herein, and Client agrees to fulfill his/her/their responsibilities under the agreement as described herein.

II. Effective Dates: **If this is an Initial Contract, contract will be for two years and begins when the License To Operate (LTO) has been issued.** A 30 day written notice is required if there is a cancellation before the year of the agreement is up. The written notice will be sent to the local regulatory Agency and any of the agreement unused funds is non-refundable.

Contractor or Client, if choosing to terminate the contract, must give the other party and the local regulatory Agency written notice Thirty (30) Days prior to the ending of the Contract.

IV. Services by Contractor: Contractor will provide the following services (Referred to as the "Services").

1. In compliance with the Local Regulatory Agency and Manufacture's requirements, inspect and perform routine maintenance and upkeep on all parts within the On-Site Sewage Facility (hereafter referred to as the "OSSF") three times per year. Contractor **does not** provide chlorine. Client is solely responsible for maintaining the chlorine in the chlorinator at all times.
2. Contractor will provide a weather proof tag on the control panel containing company name, phone number and inspection dates.
3. Contractor will do inspections 3 times a year, every 4 months.
4. Contractor will report all findings to the appropriate regulatory and authority and to the Client, as required by both the State's On-Site rules and the local Agency's rules. All findings must be reported to local Agency's within 14 days, email is acceptable.
5. The contractor's inspection will include the following; Effluent Quality (Color, Turbidity, overflow and Odor), Alarm Function Filters, Operation of Effluent Pump and Chlorine Availability in the Chlorinator, (BOD and TSS Annually on Commercial Accounts, Client is responsible for charges for test)
6. Contractor will respond to client calls and complaints, regarding visual or audible alarms, suspicious conditions and or problems that might confront the Client within 48 hours, excluding weekend and holidays. The Contractor will maintain a 24 hour answering service at 830-312-8776. The unscheduled responses may be billed to the client at going rate.

V. Clients Responsibilities:

1. Maintain Chlorinator and Proper Chlorine supply, if OSSF is equipped with.
2. Provide all necessary lawn or yard maintenance and remove all obstacles, including dogs and other animals as needed to allow the OSSF to function properly and to allow the Contractor easy and safe access to all parts of the OSSF.
3. Immediately notify the Contractor of any alarms of problems with, including failure of the OSSF.
4. Provide for pumping of tanks, generally every 3 years or as suggested by the Contractor at Clients own expense.
5. Upon receiving a written notification of services needed from the Contractor, it becomes the Client's responsibility to contact the Contractor to authorize the service.
6. Contractor will not be responsible for any warranty work; Client must contact the Installer for Warranty Problems.
7. Not allow the backwash from water treatment of water conditioning equipment to enter the OSSF.
8. Maintain site drainage to prevent adverse effects on OSSF.

9. Promptly and fully pay Contractor's Bills, Fees or invoices as described herein.

VI. Contractor will schedule with client, dates to perform the above described Services of repairs. If Contractor is not able to access the site on the date of appointment, a charge of \$75.00 will be billed if the inspection for repairs is not able to be completed and are required to be scheduled on another date. The contractor requires access to the OSSF electrical and physical components, including tanks, by means of man ways or risers for the purpose of evaluation of system and equipment as required by the manufacturer and /or rules. If such man ways or risers are not in place, excavation together with other labor and materials will be required and be billed to the Client an additional service at a rate of \$68.50 per hour plus materials billed at list process. Excavated soil is to be replaced as best as reasonably possible.

VII. Payments: The fee for this agreement only covers the Services described herein. This fee does not cover equipment or labor supplied for non-warranty repairs or for charges for unscheduled Client, request trips to the Client's site of pumping of the OSSF. Payments not received within 30 days from the date will be subject to a \$30.00 late penalty and or a 1.5% carrying charge, whichever is greater, in addition to reasonable attorney's fees. All cost of collection incurred by contractor in collection of any unpaid debt. By signing this contract, the Client is authorizing the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and removal of said parts. Invoice due when service is completed. Contract fee is \$ 450.00

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

Client
Print Name: JOSE FIDEL ANAYA Signature: Jose F Anaya Date: 03-06-2023

Client Phone number Home 830-385-3688 Work _____ Cell 830-385-3688

Email Address _____

Any Gate or Combo code for inspections _____

Contractor **Aerobic Maintenance Solutions LLC**

MP Signature: James H. Rickles Date: 3/8/2023
MP NUMBER MP0000996

Date Printed: 2/27/2023

OSSF SOIL EVALUATION REPORT INFORMATION

DATE: 02-23-23

APPLICANT INFORMATION:

Name: JOSE EDELI ANAYA
 Address: 1410 CYPRESS GARDENS Blvd.
 City: SPRING BRANCH
 Zip Code: 78070 Phone: (830)-385-3688

SITE EVALUATOR INFORMATION:

Name: THALIA RIVAS
 Address: 30804 RICE RD.
 City: BULVERDE State: TEXAS
 Zip Code: 78163 Phone: 210-385-3487
 Email: RS.TR@OSSFDESIGNS.COM
 License #: 050036382

PROPERTY LOCATION:

Lot 1 Unit: _____ Block: 114
 Street Address: 1410 CYPRESS GARDENS Blvd.
 City: SPRING BRANCH Zip: 78070
 Subdivision: CYPRESS LAKE GARDENS, HIGH

COUNTRY SECTION

Depth	Texture Class	Soil Texture	Structure	Drainage	Restrictive Horizon	Observation
Soil Boring #1 <u>0-6"</u>	CLAY LOAM	III	BLOCKY	< 30% OF GRAVEL	LIMESTONE @ 6"	BROWN LIMESTONE @ 6"
Soil Boring #2 <u>0-6"</u>	CLAY LOAM	III	BLOCKY	< 30% OF GRAVEL	LIMESTONE @ 6"	BROWN LIMESTONE @ 6"

TOPOGRAPHY: Slope within proposed disposal area: 3 %

Presence of 100yr. Flood Zone YES _____ NO X
 Existing or proposed water well in nearby area. YES _____ NO X
 Presence of adjacent ponds, streams, water impoundments YES _____ NO X
 Presence of upper water shed YES _____ NO X
 Organized sewage service available to lot YES _____ NO X

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL SANITARIAN AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016).

Thalia Rivas
 Thalia Rivas R.S 5067 – S.E. 36382

02-23-23
 Date



Thalia Rivas

Thalia Rivas

30804 Rice Rd.
Bulverde, Tx 78163
(210)385-3487

Date: 02-27-23

Comal County Office of Environmental Health
195 David Jonas Drive
New Braunfels, Tx 78132-3760

RE – SEPTIC DESIGN
1410 CYPRESS GARDENS BLVD.
CYPRESS LAKE GARDENS, HIGH COUNTRY SECTION
BLOCK 114, LOT 1
SPRING BRANCH, TX 78070
ANAYA RESIDENCE

Mr. Brandon Olvera / Ms. Brenda Ritzen

The referenced property has the waterline as close as 4 feet from the proposed drain field. A variance is required to chapter 285 Table X & 290.44(e)(8). **Equivalent protection will be maintained by sleeving the water service line within ten feet of the proposed drip filed.** I hereby request a variance to chapter 285 Table X & 290.44(e)(8).



02-27-23

Thalia Rivas R.S. No. 5067
30804 Rice Rd.
Bulverde, Tx 78163 – (210)385-3487.



Drip Tubing System

DESIGNED FOR:

JOSE FIDEL ANAYA
1410 CYPRESS GARDENS BLVD.
SPRING BRANCH, TX 78070

SITE DESCRIPTION

Located in Cypress Lake Gardens, High Country Section, Block 114, Lot 1 at 1410 Cypress Gardens Blvd. Spring Branch, Tx 78070. This septic will serve a three bedroom residence (1200 sqft) & RV in area with Type III soil and limestone as described in the Soil Evaluation Report. Property has cedar trees and oak trees on site with native grasses. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM

A 3inch SCH-40 pipe discharges from the residence into a **Nu-Water B550 600GPD aerobic treatment plant** containing a 353gal. pretreatment chamber and a 768 gal. pump chamber. The effluent after processing gravity feeds into the pump chamber. The pump chamber contains 0.5 HP FPS submersible well pump. The well pump is activated by mercury floats and a timer set to cycle eight times per day with a ten minute run time. A high level audible and visual alarm will activate should the pump fail. Distribution is through a self flushing 100 micron Arkal Disc filter then through a 1" SCH-40 manifold to a **1618sqft drip tubing field**, with Netifim Bioline drip lines set approximately two feet apart with 0.61 gpm emitters set every two feet, as per the attached schematic. **A pressure regulator Model PMR30MF installed in the pump tank on the manifold to the field will maintain pressure at 25psi to 40psi.** A 1" SCH-40 return line is installed to continuously flush the system by cycling a 1" ball valve. Solids caught in the disk filter are flushed each cycle back to the trash tank. **1" PVC vacuum breakers installed at the highest point on each manifold** will prevent siphoning of effluent from higher to lower parts of the field. **Prior to trenching the site must be scarified and built up with 6" of Type II or Type III soil.** Drip tubing will be laid and the entire field area will be capped with 6" of sandy loam (Type II – NOT SAND). **The field area will be seeded or sodded with a hearty grass such as Bermuda, St. Augustine, etc. prior to system startup.** **Tank must have a grade riser on each opening with watertight caps that must be at least 65# or have a padlock or can only be removed with tools. A secondary plug, cap, or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed, in compliance with Chapter §285.38.**

DESIGN SPECIFICATIONS:

Q = 280 gallons per day – 3 bedroom residence (240GPD) & RV (40GPD) (Table III)

REVISED

8:52 am, Mar 30, 2023

Pretreatment tank size: 353 Gal

Plant Size: Nu-Water B550 600gpd (TCEQ Approved)

Pump tank size: 768 Gal

Reserve capacity after High Level: 100 gal. (>1/3 day usage)

Application Rate: Ra = 0.2 gal/sqft

Total absorption area: $Q/Ra = 280\text{gpd}/0.20 = 1400\text{sqft}$ (Actual 1618sqft).

Total linear feet drip tubing: 809' Netifim Bioline drip tubing .61 GPH

Total number of emitters: 404.5

Pump: 0.5 HP FPS E- Series 20FE05P4-2W115 submersible pump or equivalent.

PIPE AND FITTINGS:

All pipes and fittings in this drip tubing system shall be schedule 40 PVC. All joints shall be sealed with approved solvent- type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging.

Designed in accordance with Chapter 285, Subchapter D, §285.30 and §285.40 Texas Commission On Environmental Quality. (Effective December 29, 2016)



Thalia Rivas, R.S. No. 5067
30804 Rice Rd.
Bulverde, Texas 78163
210-385-3487



RECEIVED

By Brandon Olvera at 1:27 pm, Mar 26, 2025

Thalia Rivas
P.O BOX 768
SPRING BRANCH TX 78070
(210)385-3487

Date: 03-24-25

Comal County Office of Environmental Health
195 David Jonas Drive
New Braunfels, Tx 78132-3760

RE – SEPTIC DESIGN
1410 CYPRESS GARDENS BLVD.
LOT 1, BLOCK 114, CYPRESS GARDENS, HIGH COUNTRY SECTION
SPRING BRANCH, TX 78070
ANAYA RESIDENCE

To Comal County Environmental Department,


The referenced property has waterline and sewer line that crosses. This OSSF design will comply with requirements in Subchapter D: Rules and Regulations For Public Water Systems §290.38 – 290.47. All waterlines that cross wastewater main or lateral shall be sleeved with SCH 40 or SDR 26 10' on each side where wastewater crosses waterline.

At any residence or establishment where an actual or potential contamination hazard exists, additional protection shall be required at the meter in the form of an air gap or back flow prevention assembly. The type of backflow prevention assembly required shall be determined by the specific potential hazard identified in §290.47(f) of this title.

Or

When a new waterline crosses under a wastewater main or lateral, the waterline shall be encased as described for wastewater mains or laterals (encased in a joint of at least 150 psi pressure class pipe) or constructed of ductile iron or steel pipe with mechanical or welded joints as appropriated. An absolute minimum separation distance of one foot between the waterline and the wastewater main or lateral shall be provided.

Designed in accordance with Chapter 290, Subchapter D §290.38 – 290.47, Texas Commission on Environmental Quality (Effective January 3, 2019)



Thalia Rivas R.S. No. 5067
P.O Box 768
Spring Branch, Tx 78070
(210)385-3487



RECEIVED

By Brandon Olvera at 1:27 pm, Mar 26, 2025

OWNER: JOSE FIDEL ANAYA
LEGAL DESCRIPTION: LOT 1, BLOCK 114, CYPRESS LAKE GARDENS, HIGH COUNTRY SECTION
ADDRESS: 1410 CYPRESS GARDENS BLVD. SPRING BRANCH TX 78070
PREPARED BY: THALIA RIVAS RS 5067 SCALE: 1" = 30'

INSTALL 1618SF OF FIELD TUBING USING 809' OF DRIP TUBING, THERE SHALL BE NO PARKING, DRIVING, OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

THE SLOPE OF THE PIPE FROM THE BUILDING TO TREATMENT SYSTEM SHALL BE NO LESS THAN 1/8" FALL PER FOOT OF PIPE.

USE TWO WAY CLEAN OUT SCH 40 OR SDR26 FROM BUILDING TO TREATMENT UNIT.

INSTALL VACUUM BREAKERS AT HIGHEST POINT OF SUPPLY AND RETURN LINE.

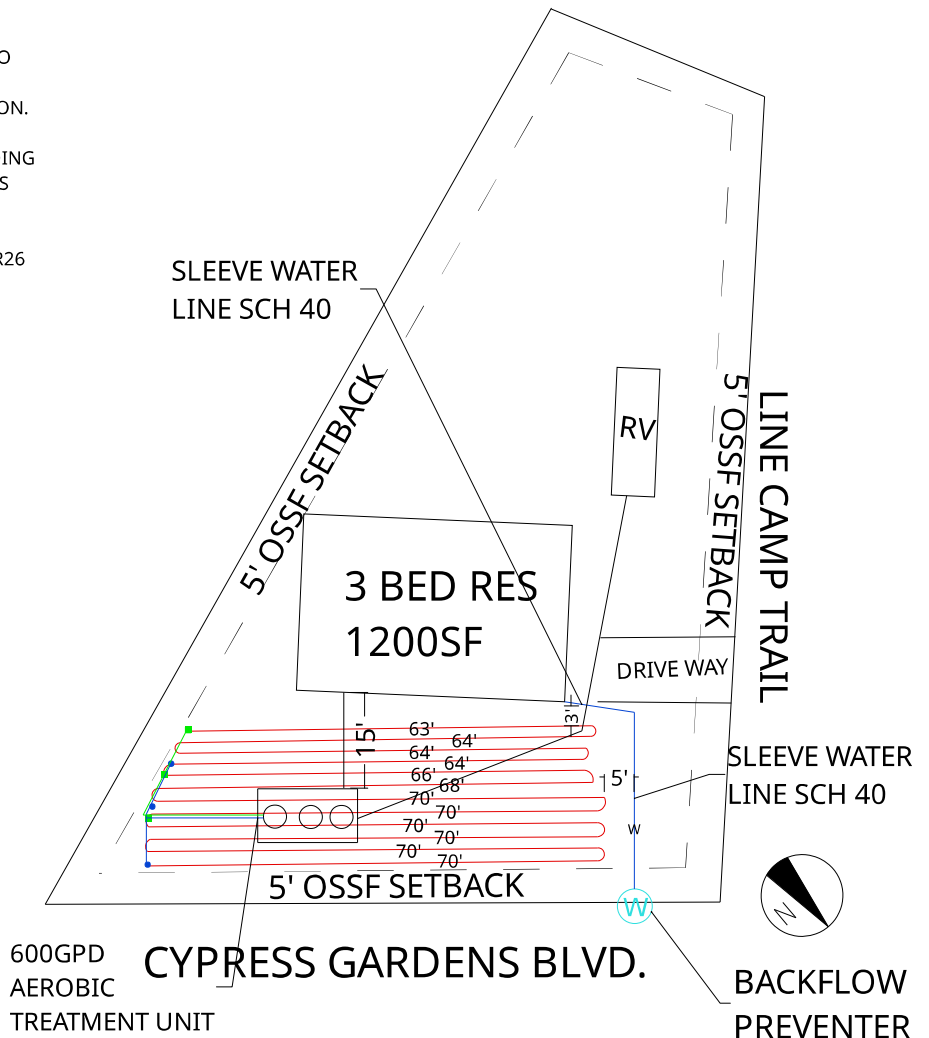
AEROBIC UNIT MUST BE INSTALLED A MINIMUM OF 18" DEEP TO ALLOW A MINIMUM OF 12" OF SOIL BETWEEN TOP OF TANK AND DRIP TUBING.

DRIP TUBING SHALL BE PLACED 1' AWAY FROM 5' OSSF SETBACK.

SITE MUST BE SCARIFIED AND BUILT UP WITH 6" OF TYPE II OR III SOIL. DRIP TUBING WILL BE CAPPED WITH 6" OF SANDY LOAM. (TYPE II NOT SAND).

- INSTALL:
- 6 ROWS @ 70' EACH
 - 1 ROW @ 68'
 - 1 ROW @ 66'
 - 1 ROW @ 64'
 - 1 ROW @ 63'

809' OF DRIP TUBING SPACED 2' APART.



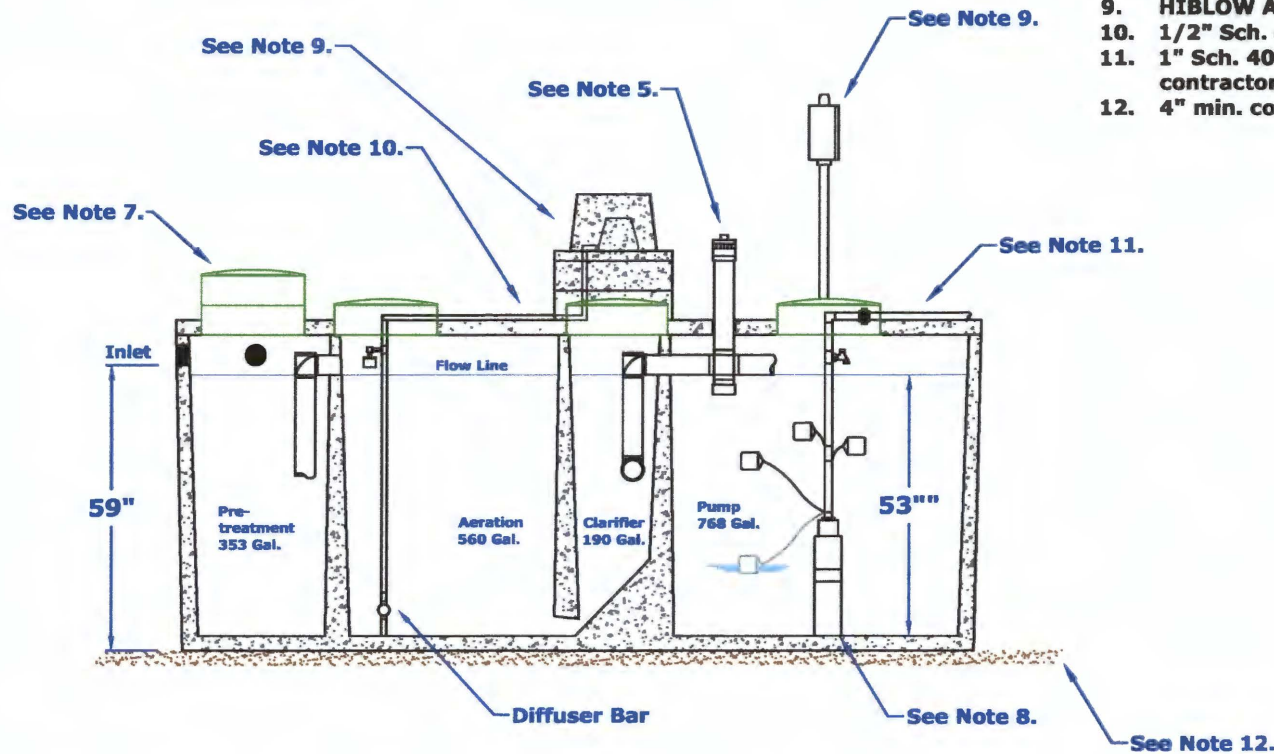
TR

Assembly Details

OSSF

GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 14,900 lbs.
4. Treatment capacity is 600 GPD. Pump compartment set-up for a 360 GPD Flow Rate (4 bedroom, < 4,000 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 1.62 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-550 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec) timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. HIBLOW Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
12. 4" min. compacted sand or gravel pad by Contractor



DIMENSIONS:

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

MINIMUM EXCAVATION DIMENSIONS:

Width: 76"
 Length: 176"

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

Model: B-550-PC-400PT

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

Scale:
 * All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3

Advantage
 Wastewater Solutions llc

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

TANK NOTES:

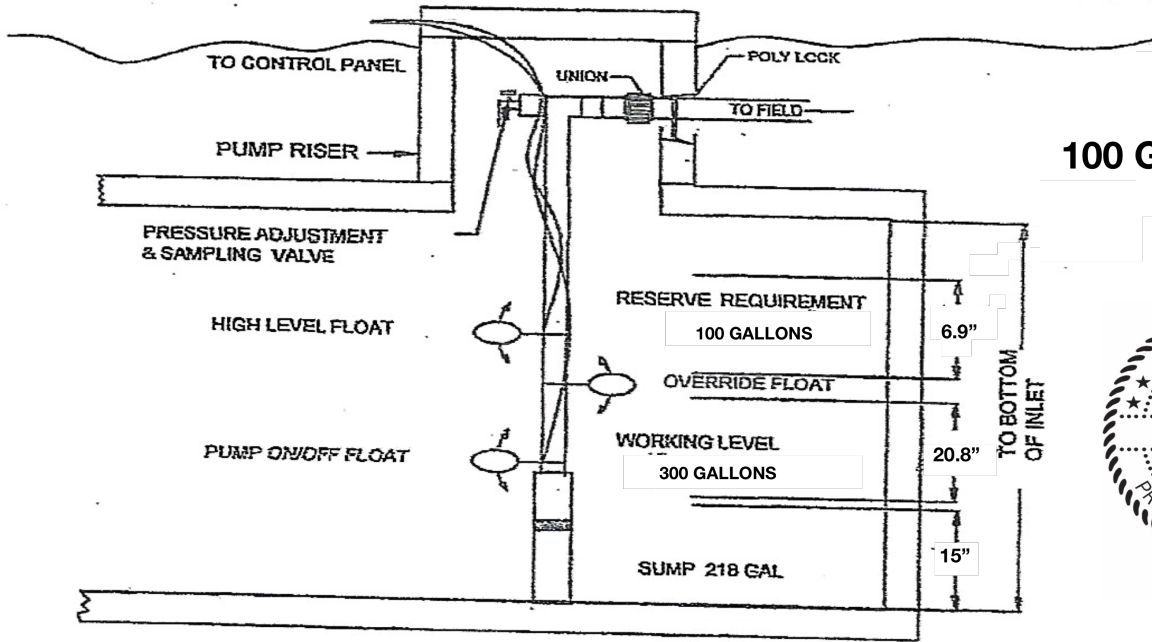
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

A two way is required between residence and tank.

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

ALL WIRING MUST BE IN COMPLIANCE WITH THE MOST RECENT NATIONAL ELECTRIC CODE



100 GAL RESERVE



**TYPICAL PUMP TANK CONFIGURATION
NU-WATER 550.**

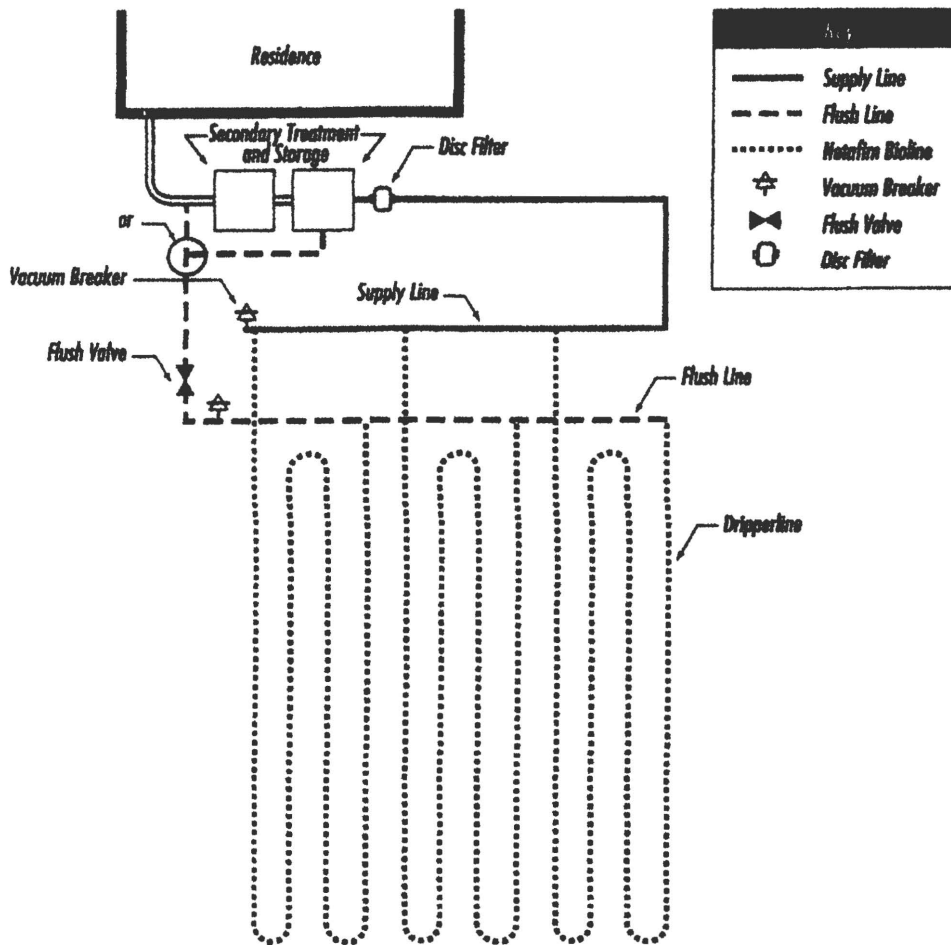
NETAFIM WASTEWATER DISPERSAL SYSTEM DESIGN GUIDE

SAMPLE DESIGNS

SINGLE TRENCH LAYOUT

Rectangular field with supply and flush manifold on same side and in same trench;

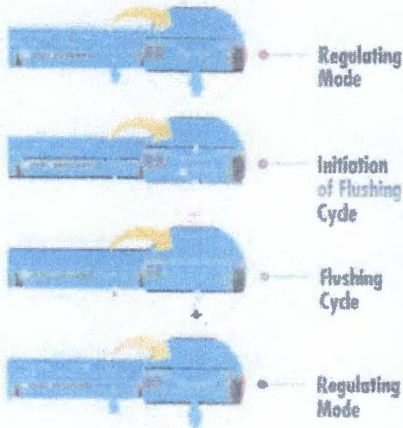
- Locate supply and flush manifold in same trench
- Dripperlines are looped at the end opposite the supply and flush manifolds
- The longest Bioline length should not exceed 400 ft. Drip fields 200 ft. in length might loop the Bioline once; drip dispersal fields under 100 ft. might be looped twice, as illustrated





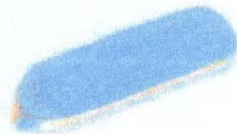
Bioline Dripperline

Pressure Compensating Dripperline for Wastewater



Bioline's Self-Cleaning, Pressure Compensating Dripper is a fully self-contained unit molded to the interior wall of the dripper tubing.

As shown at left, Bioline is continuously self-cleaning during operation, not just at the beginning and end of a cycle. The result is dependable, clog free operation, year after year.



Product Advantages

The Proven Performer

- Tens of millions of feet used in wastewater today.
- Bioline is permitted in every state allowing drip disposal.
- Backed by the largest, most quality-driven manufacturer of drip products in the U.S.
- Preferred choice of major wastewater designers and regulators.
- Proven track record of success for many years of hard use in wastewater applications.

Quality Manufacturing with Specifications Designed to Meet Your Needs

- Pressure compensating drippers assure the highest application uniformity - even on sloped or rolling terrain.
- Excellent uniformity with runs of 400 feet or more - reducing installation costs.
- Highest quality-control standards in the industry: Cv of 0.25 (coefficient of manufacturer's variation).
- A selection of flows and spacings to satisfy the designer's demand for almost any application rate.

Long-Term Reliability

- Protection against plugging:
 - Dripper inlet raised 0.27" above wall of tubing to prevent sediment from entering dripper.
 - Drippers impregnated with Vinyzene to prevent buildup of microbial slime.
 - Unique self-flushing mechanism passes small particles before they can build up.

Cross Section of Bioline Dripperline



Root Safe

- A physical barrier on each Bioline dripper helps prevent root intrusion.
- Protection never wears out - never depletes - releases nothing to the environment.
- Working reliably for up to 15 years in subsurface wastewater installations.
- Additional security of chemical root inhibition with Techfilter - supplies Trifluralin to the entire system, effectively inhibiting root growth to the dripper outlets.



Applications

- For domestic strength wastewater disposal.
- Installed following a treatment process.
- Can be successfully used on straight septic effluent with proper design, filtration and operation.
- Suitable for reuse applications using municipally treated effluent designated for irrigation water.

Specifications

Wall thickness (mil): .45"

Nominal flow rates (GPH): .4, .6, .9"

Common spacings: 12", 18", 24"

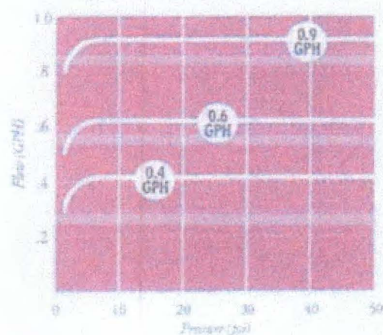
Recommended filtration: 120 mesh

Inside diameter: .570"

Color: Purple tubing indicates non-potable source

*Additional flows, spacings, and pipe sizes available by request. Please contact Netafim USA Customer Service for details.

BIOLINE Flow Rate vs. Pressure



NETAFIM USA
 5470 E. Home Ave. • Fresno, CA 93727
 888.638.2346 • 559.453.6800
 FAX 800.695.4753
www.netafimusa.com

Arkal 1" Super Filter

Catalog No. 1102 0_ _ _

Features

- A "T" shaped filter with two 1" male threads.
- A "T" volume filter for in-line installation on 1" pipelines.
- The filter prevents clogging due to its enlarged filtering area that collects sediments and particles.
- Manufactured entirely from fiber reinforced plastic.
- A cylindrical column of grooved discs constitutes the filter element.
- Spring keeps the discs compressed.
- Screw-on filter cover.
- Filter discs are available in various filtration grades.



Technical Data

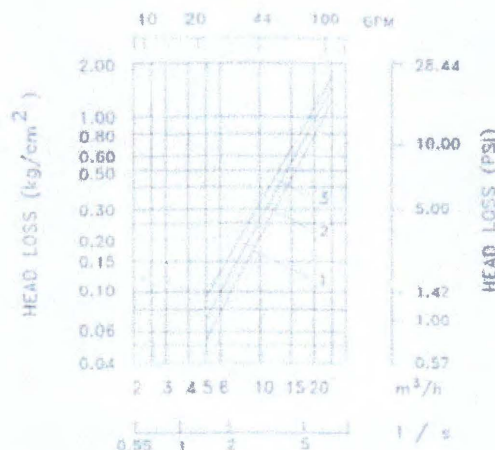
Inlet/outlet diameter	1" BSPT (male)	1" NPT (male)
	25.0 mm – nominal diameter 33.6 mm – pipe diameter (O. D.)	
Maximum pressure	10 atm	145 psi
Maximum flow rate	8 m ³ /h (1.7 l/sec)	35 gpm
General filtration area	500 cm ²	77.5 in ²
Filtration volume	600 cm ³	37 in ³
Filter length L	340 mm	13 13/32"
Filter width W	130 mm	5 3/32"
Distance between end connections A	158 mm	6 7/32"
Weight	1.420 kg	3 13 lbs.
Maximum temperature	70° C	158 °F
pH	5-11	5-11



Filtration Grades

- Blue (400 micron / 40 mesh)
- Yellow (200 micron / 80 mesh)
- Red (130 micron / 120 mesh)
- Black (100 micron / 140 mesh)
- Green (55 micron)

Head Loss Chart



Olvera,Brandon

From: Olvera,Brandon
Sent: Monday, March 27, 2023 8:16 AM
To: 'Thalia Rivas'
Subject: 115944

RE: 1410 Cypress Gardens Blvd.
Cypress Lake Gardens, High Country Section
Lot 1
Block 114

Property Owner & Agent,

We received planning materials for the referenced permit application on 03-10-2023 and found those planning materials to be deficient. In order to continue processing this permit, we need the following:

- ✓ Application Page 1
 - a. Block number needs to match the deed
- ✓ Design Specifications Section:
 - a. Reserve Capacity is not enough
- ✓ Pump Tank Details:
 - a. Reserve requirement does not meet the minimum
- 4. Revise accordingly and resubmit.

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

Thank You,

Brandon Olvera | Designated Representative | Comal County | www.cceo.org

195 David Jonas Dr, New Braunfels, TX-78132 | t: 830-608-2090 | f: 830-608-2078 | e: olverb@co.comal.tx.us

RECEIVED

By Kathy Griffin at 11:08 am, Mar 10, 2023

SEWER FACILITY APPLICATION

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

Date 02-27-2023

Permit Number 115944

1. APPLICANT / AGENT INFORMATION

Owner Name JOSE FIDEL ANAYA
Mailing Address 1410 CYPRESS GARDENS Blvd.
City, State, Zip SPRING BRANCH, TX, 78070
Phone # (830)-385-3688
Email

Agent Name Thalia Rivas
Agent Address 30804 Rice Rd
City, State, Zip Bulverde, Tx, 78163
Phone # 210-385-3487
Email Rs.tr@ossfdesigns.com

2. LOCATION

Subdivision Name CYPRESS LAKE GARDENS, HIGH COUNTRY SECTION Unit Lot 1 Block 14
Survey Name / Abstract Number Acreage
Address 1410 CYPRESS GARDENS Blvd. City SPRING BRANCH State TX Zip 78070

3. TYPE OF DEVELOPMENT

[X] Single Family Residential
Type of Construction (House, Mobile, Etc.) HOUSE &
Number of Bedrooms
Indicate Sq Ft of Area 200SF
[] Non-Single Family Residential
(Planning materials must show adequate land for the required and necessary 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

VOID

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 [X] No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)
Source of Water [X] 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.

Jose F Anaya
Signature of Owner

02-27-2023
Date

Drip Tubing System

DESIGNED FOR:

JOSE FIDEL ANAYA

1410 CYPRESS GARDENS BLVD.

SPRING BRANCH, TX 78070

SITE DESCRIPTION

Located in Cypress Lake Gardens, High Country Section, Block 114, Lot 1 at 1410 Cypress Gardens Blvd. Spring Branch, Tx 78070. This septic will serve a three bedroom residence (1200 sqft) & RV in area with Type III soil and limestone as described in the Soil Evaluation Report. Property has oak trees on the grasses. An aerobic treatment plant for irrigation was chosen as the most appropriate system to serve conditions on the lot.

PROPOSED SYSTEM

A 1/2 inch SCH-40 discharges to the residence in a Number B55 100GPD aerobic treatment plant containing aerobic treatment chamber 5 gal. pump chamber. The effluent after processing gravity feeds into the pump chamber. The pump chamber contains 0.5 HP FPS submersible well pump. The well pump is activated by mercury floats and a timer set to cycle eight times per day with a ten minute run time. A high level audible and visual alarm will activate should the pump fail. Distribution is through a self-flushing 100 micron Aqua Disk Filter then through a 1" SCH-40 manifold to a 1618sqft drip tubing field, with Netifim Bioline drip lines set approximately two feet apart with 0.61 gpm emitters set every two feet, as per the attached schematic. A pressure regulator Model PMR30MF installed in the pump tank on the manifold to the field will maintain pressure at 25psi to 40psi. A 1" SCH-40 return line is installed to continuously flush the system by cycling a 1" ball valve. Solids caught in the disk filter are flushed each cycle back to the trash tank. 1" PVC vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Prior to trenching the site must be scarified and built up with 6" of Type II or Type III soil. Drip tubing will be laid and the entire field area will be capped with 6" of sandy loam (Type II – NOT SAND). The field area will be seeded or sodded with a hearty grass such as Bermuda, St. Augustine, etc. prior to system startup. Tank must have a grade riser on each opening with watertight caps that must be at least 65# or have a padlock or can only be removed with tools. A secondary plug, cap, or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed, in compliance with Chapter §285.38.

DESIGN SPECIFICATIONS:

Q = 280 gallons per day – 3 bedroom residence (240GPD) & RV (40GPD) (Table III)

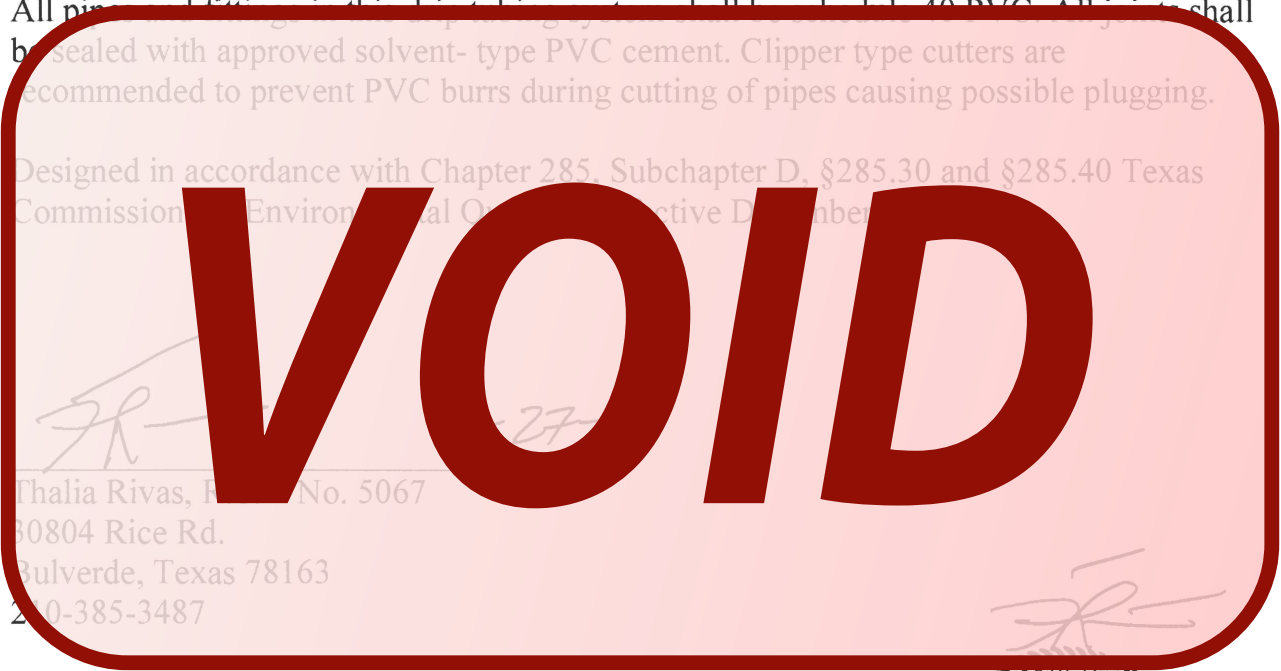
Pretreatment tank size: 353 Gal
Plant Size: Nu-Water B550 600gpd (TCEQ Approved)
Pump tank size: 768 Gal
Reserve capacity after High Level: 80 gal. (>1/3 day usage)
Application Rate: Ra = 0.2 gal/sqft
Total absorption area: $Q/Ra = 280\text{gpd}/0.20 = 1400\text{sqft}$ (Actual 1618sqft).
Total linear feet drip tubing: 809' Netifim Bioline drip tubing .61 GPH
Total number of emitters:404.5
Pump: 0.5 HP FPS E- Series 20FE05P4-2W115 submersible pump or equivalent.

PIPE AND FITTINGS:

All pipe and fittings shall be 1 1/2" x 1 1/2" x 1 1/2" 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging.

Designed in accordance with Chapter 285, Subchapter D, §285.30 and §285.40 Texas Commission on Environmental Quality Executive Order Number

Thalia Rivas, P.E. No. 5067
80804 Rice Rd.
Bulverde, Texas 78163
210-385-3487



TANK NOTES:

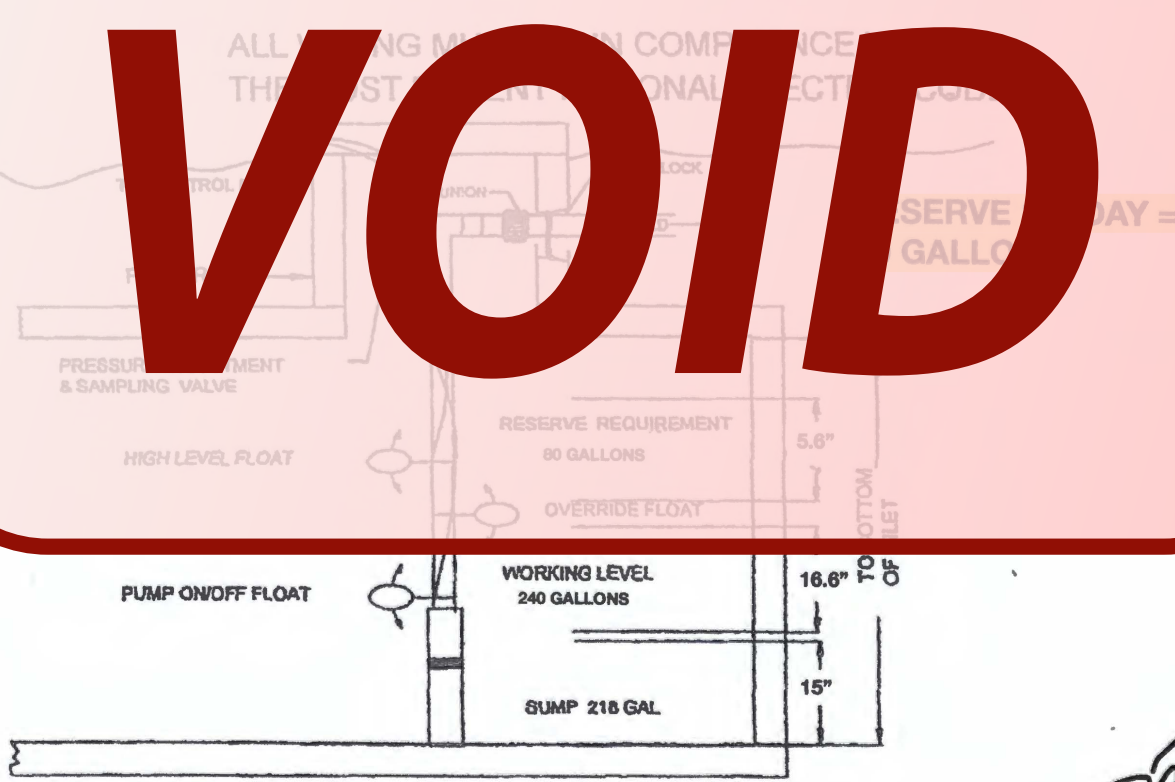
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

A two way _____ is required between residence and tank.

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

VOID



**TYPICAL PUMP TANK CONFIGURATION
NU-WATER 550**



INSTALL 1618SF OF FIELD TUBING USING 809' OF DRIP TUBING. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

THE SLOPE OF THE PIPE FROM THE BUILDING TO TREATMENT SYSTEM SHALL BE NO LESS THAN 1/8" FALL PER FOOT OF PIPE.

USE TWO CLEAN OUT SCH 40 OR SDR 26 FROM BUILDING TO TREATMENT UNIT.

INSTALL VACUUM BREAKERS AT HIGHEST PINT OF SUPPLY AND RETURN LINE

AEROBIC UNIT MUST BE INSTALLED A MINIMUM OF 18" DEEP TO ALLOW A MINIMUM OF 12" OF SOIL BETWEEN TOP OF TANK AND DRIP TUBING.

DRIP TUBING SHALL BE PLACED AT LEAST 5' FROM 5' OSSF SEWER TANK

SITE MUST BE SCALDED AND FILL WITH 6" OF TYPE II SAND. ALL TUBING WILL BE CAPPED WITH 2" CONDY (TYPE II NOT SAND)

INSTALL:
6 ROWS @ 70' EACH
1 ROW @ 68'
1 ROW @ 66'
3 ROWS @ 64'
1 ROW @ 63'

809' OF DRIP TUBING SPACED 2' APART



VOID

WHERE WATER LINE IS CLOSER THAN 10' TO THE SEWER LINE, THE WATER LINE MUST BE SLEEVED IN A MINIMUM OF SCH 40 PVC, UNTIL THERE IS A 10' SEPARATION BETWEEN THE WATER LINE AND DRIP FIELD. I CERTIFY THAT THIS MEETS THE REQUIREMENTS OF TAC CHAPTER 290, SUBCHAPTER D RULES FOR PUBLIC DRINKING WATER SYSTEMS, RULE 290.44

WATER METER

- LEGEND:
X = TEST HOLES
W = WATERLINE
● = CLEAN OUT
● = SUPPLY LINE
■ = RETURN LINE
● = VACCUM BREAKERS



OWNER: JOSE FIDEL ANAYA
LEGAL DESCRIPTION: LOT 1, BLOCK 114, CYPRESS LAKE GARDENS, HIGH COUNTRY SECTION
ADDRESS: 1410 CYPRESS GARDENS BLVD. SPRING BRANCH TX 78070
PREPARED BY: THALIA RIVAS R.S 5067 SCALE: 1"= 25'

2
TC

FILED BY ATC
SPRING BRANCH

GF# 4013004047



201506029650 07/28/2015 09:38:56 AM 1/2

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

General Warranty Deed

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

§

Executed on date of acknowledgement to be Effective on: July 27, 2015

Grantor: ALLAN E. HABERKORN

Grantor's Mailing Address: 3060 Rebecca Creek Road, Canyon Lake, Comal County, Texas 78133

Grantee: JOSE FIDEL ANAYA

Grantee's Mailing Address: 17059 Hwy 46 W #21A
Spring Branch, Texas 78070

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): Lot 1, Block 114, CYPRESS LAKE GARDENS, HIGH COUNTRY SECTION, Comal County, Texas, according to plat thereof recorded in Volume 3, Page 26-27, Map and Plat Records of Comal County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: All presently recorded restrictions, reservations, easements, covenants and conditions that affect the property and taxes for the current year, the payment of which Grantee assumes.

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

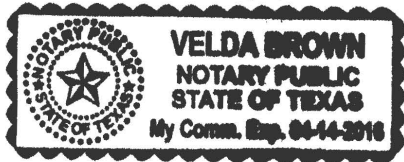
whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

Allan E Haberkorn
ALLAN E. HABERKORN
by Polly Lou Schultz Haberkorn
attorney in fact

THE STATE OF TEXAS *
COUNTY OF Comal *

This instrument was acknowledged before me on this the 22nd day of July, 2015, by ~~ALLAN E. HABERKORN~~ POLLY LOU SCHULTZ HABERKORN AS ATTORNEY IN FACT FOR ALLAN E. HABERKORN.



Velda Brown
NOTARY PUBLIC, STATE OF TEXAS
Notary's Name Printed: _____
My Commission Expires: _____

AFTER RECORDING RETURN TO:
ALAMO TITLE COMPANY
GF NO. 4013004047

PREPARED IN THE LAW OFFICE OF:
KRISTEN QUINNEY PORTER, LLC
P.O. Box 312643
New Braunfels, Texas 78131-2643

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
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Bobbie Koepp

Document # 98695

SUBDIVISION PLAT FILING

**NAME OF
SUBDIVISION:**

Cypress Lake Gardens High Country Section

MAP AND

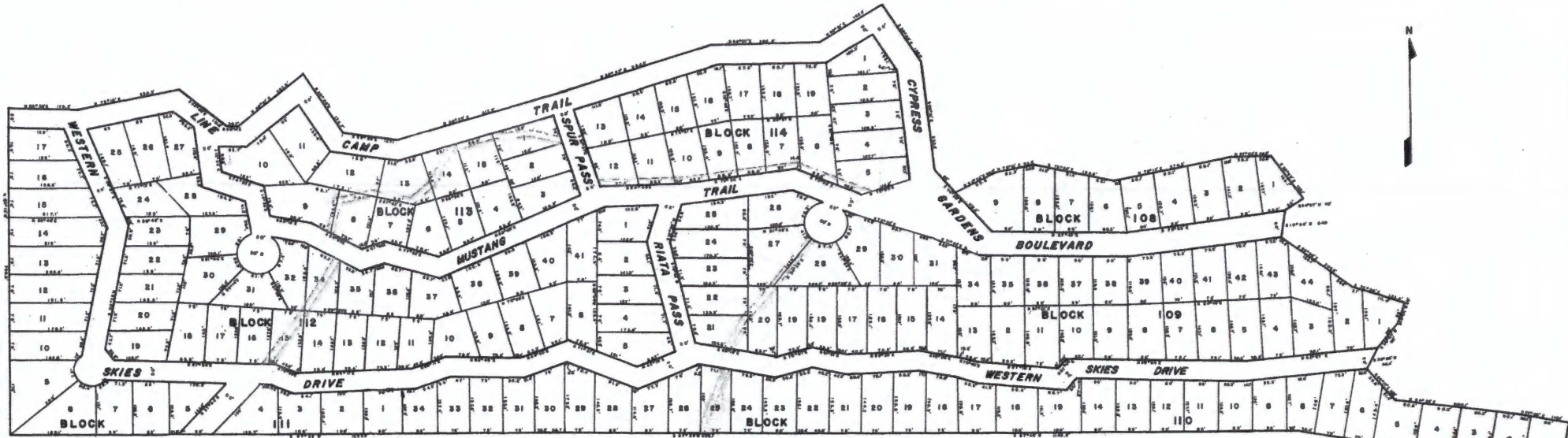
PLAT:

Volume: 3

Page: 27

Recorded Date: September 22, 1969

FILED FOR RECORD
This 22 day of Sept. 1969
at 1:00 o'clock P.M.
D. Ronald Rusk, Clerk
County Court, Comal County



STATE OF TEXAS
COUNTY OF DALLAS
The undersigned authority, Robert D. Johnson, Home Mortgage and Investment Company, Dallas, Texas, the lien holder of said land, upon proper authority granted by the Board of Directors of said company, do hereby agree to said dedication, does hereby certify the correctness of this plat.

Robert D. Johnson
Robert D. Johnson, President

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared Robert D. Johnson known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF Sept. A.D. 1969.
Harold Adams
Notary Public, Dallas County, Texas

THE STATE OF TEXAS
COUNTY OF COMAL
The undersigned owner of the lands shown on this plat, upon written joinder and consent of three fourths (3/4) of the ownership of property within the subdivision, request may be made that the Commissioners Court of Comal County, Texas, accept the dedication to public use of such streets, provided that for the purposes hereof three-fourths (3/4) of the ownership of the owners of lots herein having a combined total lineal footage along such streets amounting to three-fourths (3/4) of the total lineal footage along such streets of all lots in the subdivision, providing further that the standards and requirements then in effect in Comal County, Texas for public streets shall be borne by the owners of lots within the subdivision, in proportion to the number of lineal feet of their respective frontage along such streets; provided that such owners shall not be obligated for any amount greater than three dollars (\$3.00) per each foot of frontage owned; provided that such "three-fourths (3/4)" of the ownership as defined herein shall have the authority to contract for improvements necessary to meet such standards and requirements and that the contractor or contractors furnishing labor and/or materials for such improvements shall have a lien upon and against each lot in such subdivision to secure payment of such sum as may be due hereunder by the owner of such lots.

WITNESS MY HAND ON THIS 15th DAY OF Sept. A.D. 1969.
J.H. Paine
J.H. Paine, Vice President
Leisure Village Corporation of Texas

CYPRESS LAKE GARDENS

HIGH COUNTRY SECTION
64.805 ACRES
WILLIAM M. BROWN SURVEY NO. 42
COMAL COUNTY, TEXAS
DEVELOPED BY
LEISURE VILLAGE CORPORATION OF TEXAS
TOTAL LINEAL FOOTAGE IN ROADS - 5776'
TOTAL ACRES IN ROADS - 1.22
ORIGINAL SCALE
1" = 50'

THE STATE OF TEXAS
COUNTY OF COMAL
KNOW ALL MEN BY THESE PRESENTS:
That I, J.H. Paine, as duly appointed officer of Leisure Village Corporation of Texas, owner of the property subdivided in the above and foregoing plat of Cypress Lake Gardens, High Country Section, do hereby dedicate said property according to the lines, corners, lots, blocks, building lines, streets and easements thereon and I do designate said subdivision as Cypress Lake Gardens, out of the William M. Brown Survey No. 42, Abstract No. 32, in Comal County, Texas.
The streets, roads, parks and easements shown on this plat are not dedicated to public use and title thereto is hereby reserved by the undersigned and his assigns. Use of said streets, roads, parks and easements without the express authorization of an officer of Leisure Village Corporation of Texas, is prohibited and anyone using said streets, roads, parks and easements for any purpose shall do so at his own risk. Neither the State of Texas nor Comal County nor any other political subdivision will maintain such streets, roads, parks or easements.

WITNESS MY HAND ON THIS 15th DAY OF Sept. A.D. 1969.
J.H. Paine
J.H. Paine, Vice President, Leisure Village Corporation of Texas

THE STATE OF TEXAS
COUNTY OF COMAL
Before me, the undersigned authority, on this day personally appeared J.H. Paine known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF Sept. A.D. 1969.
Roma Kutshak
Notary Public, Comal County, Texas



THE STATE OF TEXAS
COUNTY OF COMAL
I, A.N. Gibbs, hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision.
A.N. Gibbs
A.N. Gibbs, Reg. Prof. No. 2296
WITNESS AND SUBSCRIBED BEFORE ME THIS 22nd DAY OF September A.D. 1969.
Doris M. Mudd
Notary Public, Comal County, Texas



CERTIFICATE OF APPROVAL
The undersigned, County Judge of Comal County, Texas, and presiding officer of the Commissioners Court of Comal County, Texas, does hereby certify that the attached plat was duly filed with the Commissioners Court of Comal County, Texas, and that after examination it appears that said plat is in conformity with the statutes, rules and regulations governing same, and that said plat has been approved by the said Commissioners Court on this the 22nd day of September A.D. 1969.

WITNESS:
James M. Rusk
County Clerk, Comal County, Texas

THE STATE OF TEXAS
COUNTY OF COMAL
I, Irene Rahn, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 22nd day of Sept. A.D. 1969 at 1:00 o'clock P.M. and duly recorded on the 22nd day of Sept. A.D. 1969 as *Book 2* Page *307* in the Plat Records of said County 14th Book *2* Page *307*
WITNESS MY HAND AND SEAL OF OFFICE THIS DATE LAST MENTIONED.
James M. Rusk
County Clerk, Comal County, Texas

Gatco DBA Aerobic Maintenance Solutions
P O Box 311899
New Braunfels, TX 78131

Phone: (830) 312-8776

sherrie@gatcotreatment.com office@aerobicsolutions.net

To: Jose Fidel Anaya
1410 Cypress Gardens Blvd.
Spring Branch, TX 78070

Contract Period

Start Date:
End Date:

Customer ID: 1263

Main Phone: (830) 385-3688
Cell Phones:
Alternate Cell:

Gatco DBA Aerobic Maintenance Solutions

Subdivision: Cypress Lake Gardens

3 visits per year - one every 4 months

Site: 1410 Cypress Gardens Blvd., Spring Branch, TX 78070

County: Comal

Installer: Thalia Rivas

Agency: Comal County Environmental Health

Mfg/Brand: --

Agreement

1. General: This work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between the Client and Aerobic Maintenance Solutions LLC (hereinafter referred to as Contractor), located at 4222 FM 482 New Braunfels, Texas 78132, (830-312-8776). By this agreement, Contractor agrees to render services, as described herein, and Client agrees to fulfill his/her/their responsibilities under the agreement as described herein.

II. Effective Dates: **If this is an Initial Contract, contract will be for two years and begins when the License To Operate (LTO) has been issued.** A 30 day written notice is required if there is a cancellation before the year of the agreement is up. The written notice will be sent to the local regulatory Agency and any of the agreement unused funds is non-refundable.

Contractor or Client, if choosing to terminate the contract, must give the other party and the local regulatory Agency written notice Thirty (30) Days prior to the ending of the Contract.

IV. Services by Contractor: Contractor will provide the following services (Referred to as the "Services").

1. In compliance with the Local Regulatory Agency and Manufacture's requirements, inspect and perform routine maintenance and upkeep on all parts within the On-Site Sewage Facility (hereafter referred to as the "OSSF") three times per year. Contractor **does not** provide chlorine. Client is solely responsible for maintaining the chlorine in the chlorinator at all times.
2. Contractor will provide a weather proof tag on the control panel containing company name, phone number and inspection dates.
3. Contractor will do inspections 3 times a year, every 4 months.
4. Contractor will report all findings to the appropriate regulatory and authority and to the Client, as required by both the State's On-Site rules and the local Agency's rules. All findings must be reported to local Agency's within 14 days, email is acceptable.
5. The contractor's inspection will include the following; Effluent Quality (Color, Turbidity, overflow and Odor), Alarm Function Filters, Operation of Effluent Pump and Chlorine Availability in the Chlorinator, (BOD and TSS Annually on Commercial Accounts, Client is responsible for charges for test)
6. Contractor will respond to client calls and complaints, regarding visual or audible alarms, suspicious conditions and or problems that might confront the Client within 48 hours, excluding weekend and holidays. The Contractor will maintain a 24 hour answering service at 830-312-8776. The unscheduled responses may be billed to the client at going rate.

V. Clients Responsibilities:

1. Maintain Chlorinator and Proper Chlorine supply, if OSSF is equipped with.
2. Provide all necessary lawn or yard maintenance and remove all obstacles, including dogs and other animals as needed to allow the OSSF to function properly and to allow the Contractor easy and safe access to all parts of the OSSF.
3. Immediately notify the Contractor of any alarms or problems with, including failure of the OSSF.
4. Provide for pumping of tanks, generally every 3 years or as suggested by the Contractor at Clients own expense.
5. Upon receiving a written notification of services needed from the Contractor, it becomes the Client's responsibility to contact the Contractor to authorize the service.
6. Contractor will not be responsible for any warranty work; Client must contact the Installer for Warranty Problems.
7. Not allow the backwash from water treatment of water conditioning equipment to enter the OSSF.
8. Maintain site drainage to prevent adverse effects on OSSF.

9. Promptly and fully pay Contractor's Bills, Fees or invoices as described herein.

VI. Contractor will schedule with client, dates to perform the above described Services of repairs. If Contractor is not able to access the site on the date of appointment, a charge of \$75.00 will be billed if the inspection for repairs is not able to be completed and are required to be scheduled on another date. The contractor requires access to the OSSF electrical and physical components, including tanks, by means of man ways or risers for the purpose of evaluation of system and equipment as required by the manufacturer and /or rules. If such man ways or risers are not in place, excavation together with other labor and materials will be required and be billed to the Client an additional service at a rate of \$68.50 per hour plus materials billed at list process. Excavated soil is to be replaced as best as reasonably possible.

VII. Payments: The fee for this agreement only covers the Services described herein. This fee does not cover equipment or labor supplied for non-warranty repairs or for charges for unscheduled Client, request trips to the Client's site of pumping of the OSSF. Payments not received within 30 days from the date will be subject to a \$30.00 late penalty and or a 1.5% carrying charge, whichever is greater, in addition to reasonable attorney's fees. All cost of collection incurred by contractor in collection of any unpaid debt. By signing this contract, the Client is authorizing the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and removal of said parts. Invoice due when service is completed. Contract fee is \$ 450.00

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

Client
Print Name: JOSE FIDEL ANAYA Signature: Jose F Anaya Date: 03-06-2023

Client Phone number Home 830-385-3688 Work _____ Cell 830-385-3688

Email Address _____

Any Gate or Combo code for inspections _____

Contractor **Aerobic Maintenance Solutions LLC**

MP Signature: James H. Richler Date: 3/8/2023

MP NUMBER MP 0000996

Date Printed: 2/27/2023