

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)				

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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)				

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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
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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: 116683
Issued This Date: 10/03/2023
This permit is hereby given to: Walid & Maria Salameh Trustees Espinoza Family Trust 3/02/05

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

355 VALLEY HIGH DR
SPRING BRANCH, TX 78070

Subdivision: Lake of the Hills Estates
Unit: N/A
Lot: 41
Block: 1
Acreage: 0.2600

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank
Leaching Chambers

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

Call (830) 608-2090 to schedule inspections.



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

Date _____

Permit Number _____

1. APPLICANT / AGENT INFORMATION

Valid & Salameh, Trustees of the Espinoza

Owner Name Family Trust dated March 2, 2005

Agent Name Steven Kubena

Mailing Address 1810 Slumber Pass

Agent Address 240 Sendera Crossing

City, State, Zip San Antonio TX 78260

City, State, Zip La Vernia, Tx 78121

Phone # 210 388 5752

Phone # (210) 296-4778

Email Carlos.Vargas102@yahoo.com

Email Surefloptic@gmail.com

2. LOCATION

Subdivision Name Lake of the Hills Estates Unit _____ Lot 41 Block 1

Survey Name / Abstract Number _____ Acreage .263

Address 355 Valley High Drive 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 1240

☐ 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: \$ 90,000 (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 ☐ Rainwater

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



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Steven Kubena

System Description Standard Absorptive / Leaching Chambers

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

Tank Size(s) (Gallons) 1000 Gallon Absorption/Application Area (Sq Ft) 906 Sq Ft

Gallons Per Day (As Per TCEQ Table III) 240

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

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

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

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

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

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

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

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

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

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

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

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

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

If yes, indicate the city: _____

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.

- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Designer

9/4/2023

Date

REVISED

4:09 pm, Oct 03, 2023

OSSF SOIL EVALUATIONDate Performed: 8/28/2023 Proposed Excavation Depth: 3'Property Location: 355 Valley High Drive Spring Branch, Tx 78070 Textural Class Determined For Drain field: IIIName of Site Evaluator: Steven Kubena Registration Number: OS0037188**Requirements:**

At least two (2) soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Location of soil boring or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two (2) feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

Soil Boring Number <u>1</u>					
Depth (Feet)	Textural Class	Structure (if applicable)	Drainage (Mottles) Water Table	Restrictive Horizon	Observations
0	III	N/A	None	None	Class III (Clay Loam)
1					
2	Class III (Tan Caliche)				
3					
4					
5					6" to 60"

Soil Boring Number <u>2</u>					
Depth (Feet)	Textural Class	Structure (if applicable)	Drainage (Mottles) Water Table	Restrictive Horizon	Observations
0					
1					
2					
3					
4					
5					

ATTACH COPY OF SITE DRAWING

Features of Site Area		
Presence of 100 year flood zone		<u>No</u>
Presence of upper water shed	Yes	<u>No</u>
Presence of adjacent ponds, streams, water impoundments	Yes	<u>No</u>
Existing or proposed water well in nearby area	Yes	<u>No</u>
Organized sewage service available to lot or tract	Yes	<u>No</u>

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Steven Kubena
Signature of Site Evaluator

8/28/2023
Date



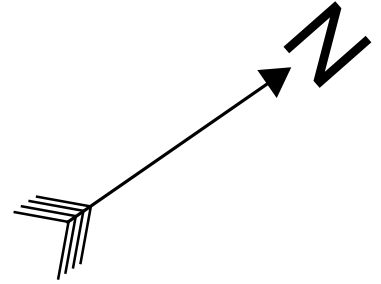
Phone: (210) 296-4778 Email: Surefloptic@gmail.com

Revised

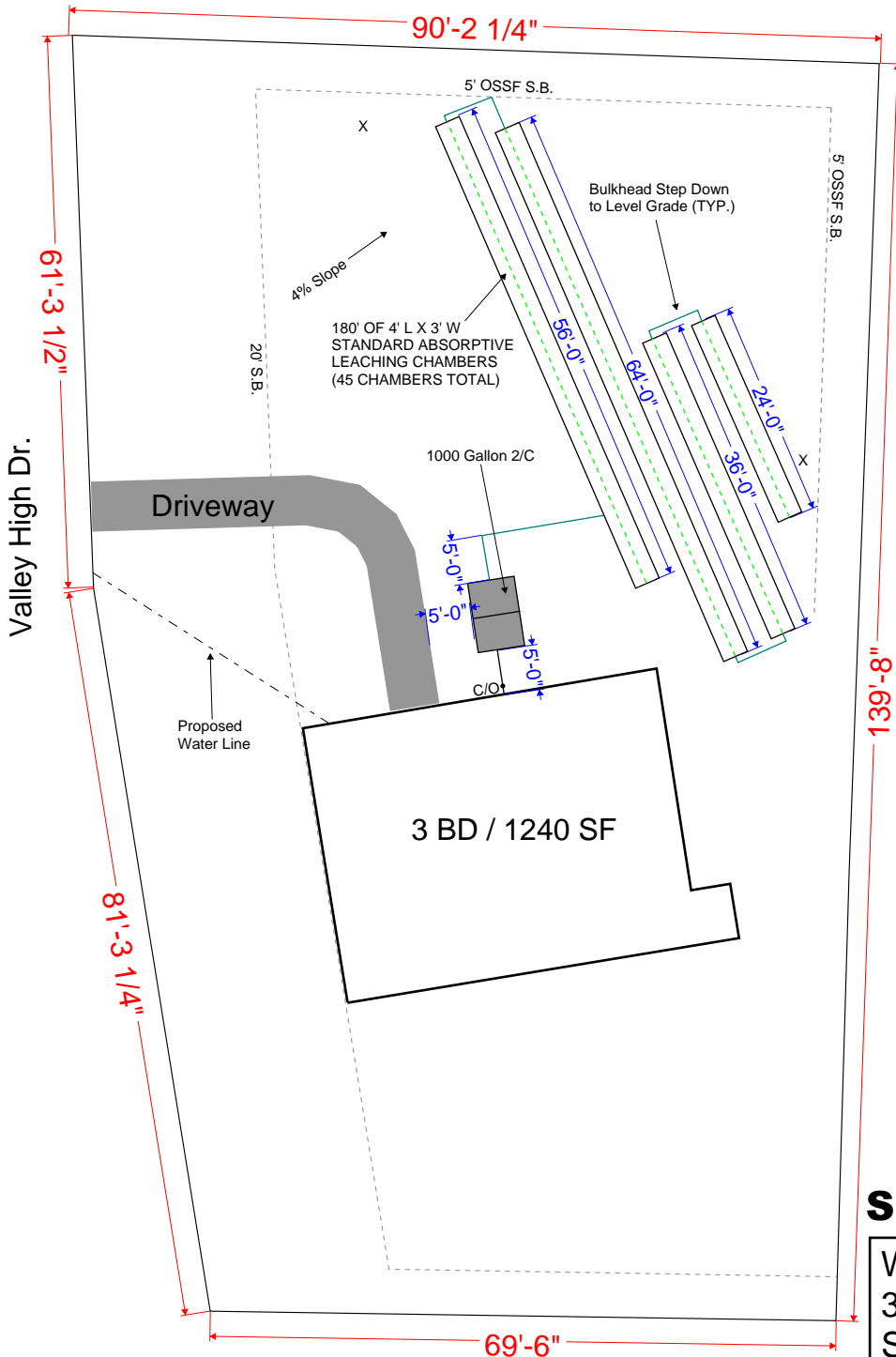
03/27/2024 10:32:32 AM

REVISED

1:48 pm, Mar 27, 2024



X = Test Holes



Steven Kubena

SITE PLAN & OSSF DESIGN

Walid & Maria Salameh
355 Valley High Drive
Spring Branch Tx, 78070

Steven Kubena, R.S
240 Sendera Xing
La Vernia, Texas 78121
(210) 296-4778

DATE: 9/4/2023

SCALE: 1" = 20'

OSSF Design Notes:

LOT 41, BLOCK 1
LAKE OF THE HILLS ESTATES
0.263 Acres

LOT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN BUT WITHIN THE CONTRIBUTING ZONE. THE SUBDIVISION DOES NOT HAVE A CURRENT WPAP, BUT THIS DESIGN IS EXEMPT FROM PERMANENT BMP'S DUE TO A SINGLE FAMILY RESIDENCE WITH LESS THAN 20 PERCENT IMPERVIOUS COVER.

KEY NOTES:

1. **Design is for a 3BD/1240SF Single Family Residence with a maximum wastewater flow of 240 gpd.**
2. Lot is not located in the 100 year floodplain.
3. Install a 1000 gall 2/c septic tank, level with T's.
4. Install a 2-way cleanout in a 3" or 4" sch 40 tightline from the house to the tank, Minimum slope 1/8 in/ft.
5. Install a total of 180' of 36" wide x 48" long standard absorption leaching chambers trench in three single parallel trenches as shown. Each excavation shall be excavated to its own level grade, **18"-36" deep.**
6. See "Standard Absorption Trench Cross-Section" for construction details.
7. Connect tank to drainfield with 4" SDR 35.
8. Backfill with Class II or III soils.
9. Grass should be planted over the drainfield.
10. Vehicles should not be driven over the drainfield and impervious surfaces shall not be constructed over the drainfield.



Phone: (210) 296-4778 Email: Surefloseptic@gmail.com

A handwritten signature in blue ink that reads "Steven Kubena".

Steven Kubena, R.S., S.E.
240 Sendera Crossing
La Vernia, Texas 78121
Mobile (210) 296-4778 Sureflo Septic@gmail.com

OSSF DESIGN

Owner: **Walid & Maria Salameh**
Location: **355 Valley High Drive Spring Branch, Tx 78070**
Phone: **(210) 393-3153 (Installer's #)**
Date: **9/4/2023**

Development: **Single Family Residence w/ water saving devices** Bedrooms: **3** Sq. Ft.: **1240**

Q: **240 gpd** Soil: **Type III** Ra: **0.2 gall/ft²/day**

System Type: **Standard Absorptive Drainfield (Leaching Chambers)**

Required Absorptive Area (A): 1200 ft² ($A = Q/R_a$)

Excavation Width (W): **3 ft**

Required Excavation Length (L): 180 ft $L = 0.75A/(W + 2)$

Actual Excavation Length: **180 ft**

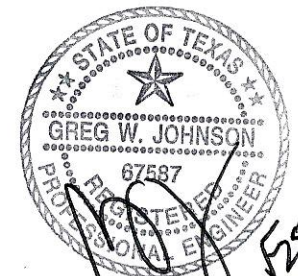
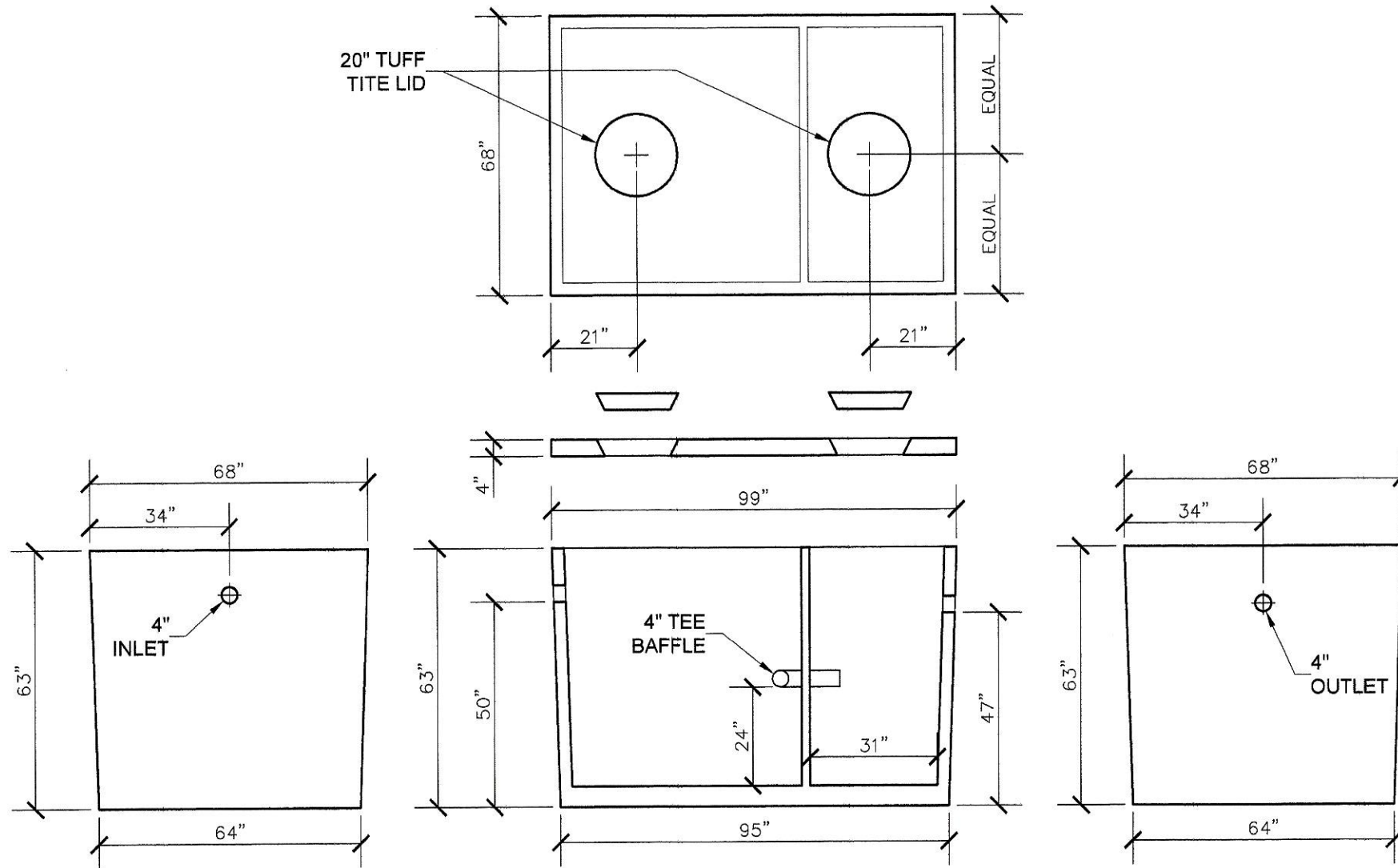
Actual Excavation Area: **906 ft²**

Minimum Tank Size: 1000 gall

Actual Tank Size: **1000 gall 2/c**



Steven Kubena



NOTE:

- * HEAVY DUTY LIDS AVAILABLE
- * MEETS ASTM 1227-93a
- * COMPLIES WITH 30 TEXAS ADMINISTRATIVE CODE 285.32
- * 4" PVC FITTINGS TYPICAL
- * EXTERNAL PLUMBING INSTALLED BY CONTRACTORS ON SITE

BLOCK CREEK CONCRETE PRODUCTS

1000 GAL. DUAL COMPARTMENT TANK

PART #:

DRAFTER: EJS III

DATE: 4/25/2016

Or Equivalent



The Quick4® Standard Chamber

Quick4® Series

Quick4 Standard with MultiPort EndCap



The Quick4® Standard Chamber fits in a 36" wide trench and is ideal for curved or straight systems. It features the patent-pending Contour Swivel Connection™ which permits turns up to 15°, right or left. The MultiPort™ endcap allows multiple piping options and eliminates pipe fittings. The chamber's four-foot length provides optimal installation flexibility.

Chamber Benefits:

- Advanced contouring connections swivel up to 15°, right or left
- Latching mechanism allows for quick installation
- Four-foot chambers are easy to handle and install
- The Quick4 Standard Chamber supports wheel loads of 16,000 lbs/axle with only 12" of cover
- Certified by the International Association of Plumbing and Mechanical Officials (IAPMO)



MultiPort Endcap Benefits:

- Tear-out seals on inlet ports provide a tight fit to the pipe
- Eight molded-in inlets/outlets allow for maximum piping flexibility
- Eliminates pipe fittings
- Fits on either end of the Quick4 Standard Chamber

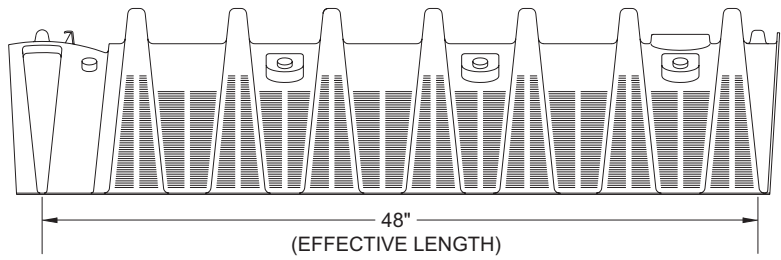
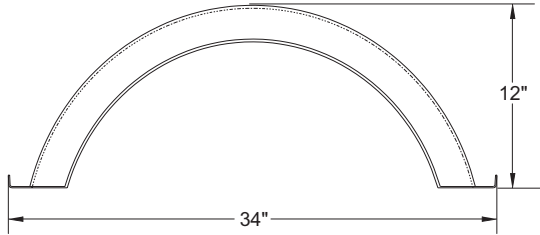


Quick4® Series

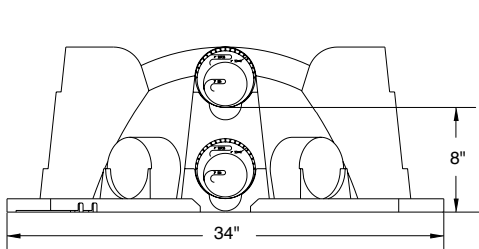
Because installations are faster with Quick4 chambers, you save on heavy equipment operation and labor.

APPROVED in _____

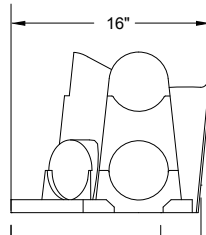
Quick4 Standard Chamber



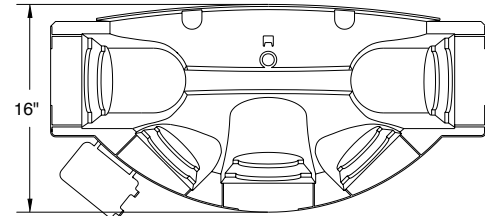
MultiPort EndCap



FRONT VIEW

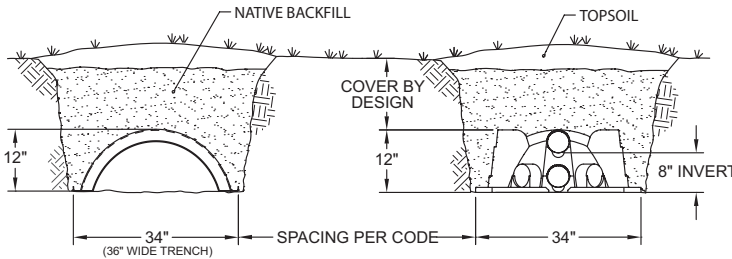


SIDE VIEW



TOP VIEW

Typical Trench View



Quick4® Standard Chamber Specifications

Size	34"W x 53"L x 12"H (864 mm x 1346 mm x 305 mm)
Effective Length	48" (1219 mm)
Louver Height	8" (203 mm)
Storage Capacity	43 gal (163 L)
Invert Height	8" (203 mm)

INFILTRATOR WATER TECHNOLOGIES, LLC ("INFILTRATOR")

Infiltrator Water Technologies, LLC STANDARD LIMITED Drainfield WARRANTY

(a) The structural integrity of each chamber, endcap, EZflow expanded polystyrene and/or other accessory manufactured by Infiltrator ("Units"), when installed and operated in a leachfield of an onsite septic system in accordance with Infiltrator's instructions, is warranted to the original purchaser ("Holder") against defective materials and workmanship for one year from the date that the septic permit is issued for the septic system containing the Units; provided, however, that if a septic permit is not required by applicable law, the warranty period will begin upon the date that installation of the septic system commences. To exercise its warranty rights, Holder must notify Infiltrator in writing at its Corporate Headquarters in Old Saybrook, Connecticut within fifteen (15) days of the alleged defect. Infiltrator will supply replacement Units for Units determined by Infiltrator to be covered by this Limited Warranty. Infiltrator's liability specifically excludes the cost of removal and/or installation of the Units.

(b) THE LIMITED WARRANTY AND REMEDIES IN SUBPARAGRAPH (a) ARE EXCLUSIVE. THERE ARE NO OTHER WARRANTIES WITH RESPECT TO THE UNITS, INCLUDING NO IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE

(c) This Limited Warranty shall be void if any part of the chamber system is manufactured by anyone other than Infiltrator. The Limited Warranty does not extend to incidental, consequential, special or indirect damages. Infiltrator shall not be liable for penalties or liquidated damages, including loss of production and profits, labor and materials, overhead costs, or other losses or expenses incurred by the Holder or any third party. Specifically excluded from Limited Warranty coverage are damage to the Units due to ordinary wear and tear, alteration, accident, misuse, abuse or neglect of the Units; the Units being subjected to vehicle traffic or other conditions which are not permitted by the installation instructions; failure to maintain the minimum ground covers set forth in the installation instructions; the placement of improper materials into the system containing the Units; failure of the Units or the septic system due to improper siting or improper sizing, excessive water usage, improper grease disposal, or improper operation; or any other event not caused by Infiltrator. This Limited Warranty shall be void if the Holder fails to comply with all of the terms set forth in this Limited Warranty. Further, in no event shall Infiltrator be responsible for any loss or damage to the Holder, the Units, or any third party resulting from installation or shipment, or from any product liability claims of Holder or any third party. For this Limited Warranty to apply, the Units must be installed in accordance with all site conditions required by state and local codes; all other applicable laws; and Infiltrator's installation instructions.

(d) No representative of Infiltrator has the authority to change or extend this Limited Warranty. No warranty applies to any party other than the original Holder. The above represents the Standard Limited Warranty offered by Infiltrator. A limited number of states and counties have different warranty requirements. Any purchaser of Units should contact Infiltrator's Corporate Headquarters in Old Saybrook, Connecticut, prior to such purchase, to obtain a copy of the applicable warranty, and should carefully read that warranty prior to the purchase of Units.



U.S. Patents: 4,759,661; 5,017,041; 5,156,488; 5,336,017; 5,401,116; 5,401,149; 5,511,903; 5,716,163; 5,588,778; 5,839,844 Canadian Patents: 1,329,959; 2,004,564 Other patents pending. Infiltrator, Equalizer, Quick4, and SideWinder are registered trademarks of Infiltrator Water Technologies. Infiltrator is a registered trademark in France. Infiltrator Water Technologies is a registered trademark in Mexico. Contour, MicroLeaching, PolyTuff, ChamberSpacer, MultiPort, PosiLock, QuickOut, QuickWay, SnapLock and StraightLock are trademarks of Infiltrator Water Technologies. PolyLok is a trademark of PolyLok, Inc. TUF-TITE is a registered trademark of TUF-TITE, INC. Ultra-Rib is a trademark of IPEX Inc.

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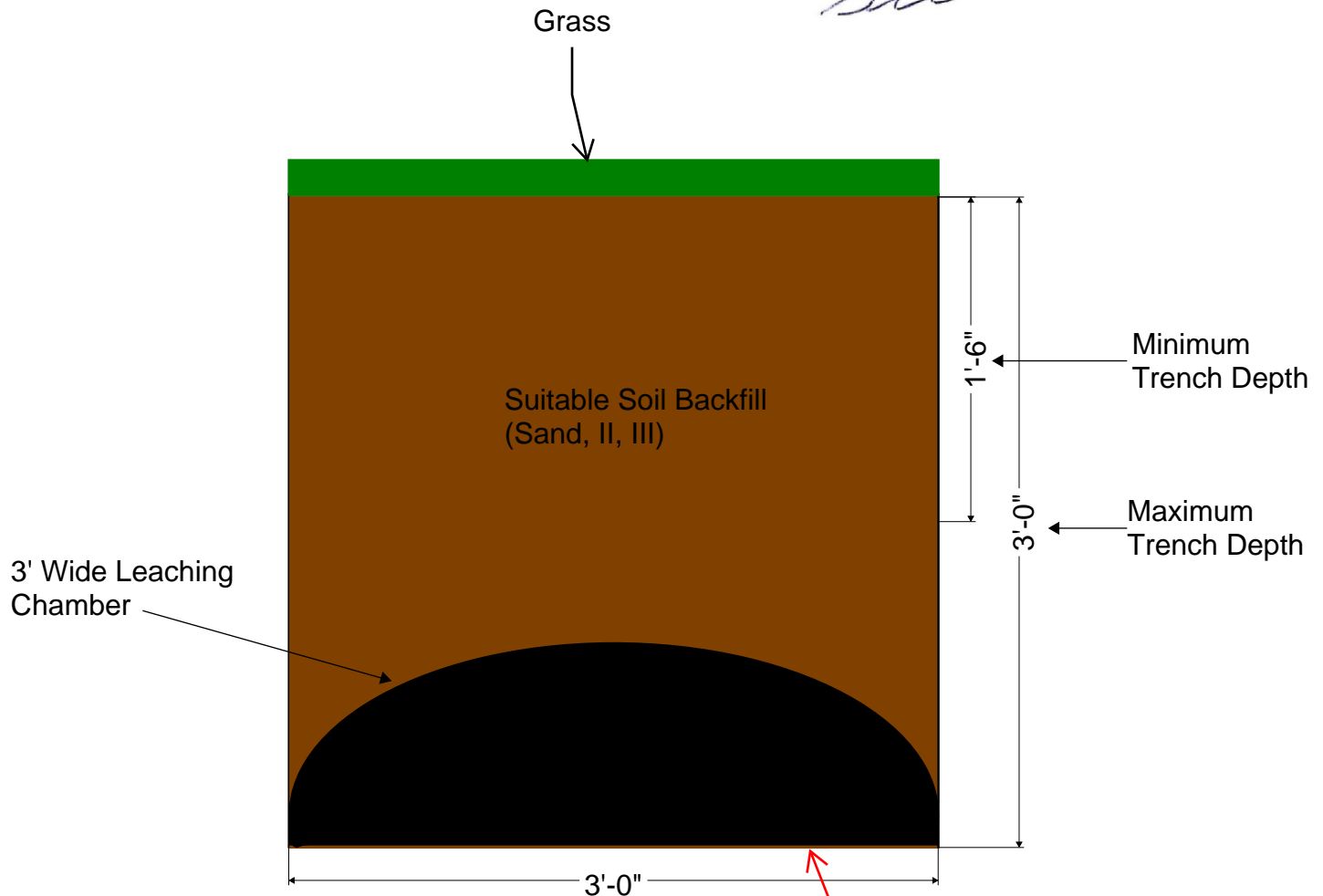
Q25 0816

Contact Infiltrator Water Technologies' Technical Services Department for assistance at 1-800-221-4436

Standard Absorption Trench Cross-Section



Steven Kubena



Bottom of the excavation must be level within 1" per 25 feet (0.083 ft/25 ft) or within three inches over the entire excavation, whichever is less. The pipe should be level (best) to a slight fall, but never running uphill.

From: [Ritzen, Brenda](#)
To: [Steven Kubena](#)
Cc: James@frontiersepticandexcavation.com
Subject: RE: 355 Valley High Drive Spring Branch, Tx 78070 - Septic Design As Build
Date: Wednesday, March 27, 2024 1:49:00 PM
Attachments: [image001.png](#)

Steven,

The permit file has been updated.

Thank you,



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

From: Steven Kubena <surefloptic@gmail.com>
Sent: Wednesday, March 27, 2024 12:35 PM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Cc: James@frontiersepticandexcavation.com
Subject: 355 Valley High Drive Spring Branch, Tx 78070 - Septic Design As Build

This email originated from outside of the organization.

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

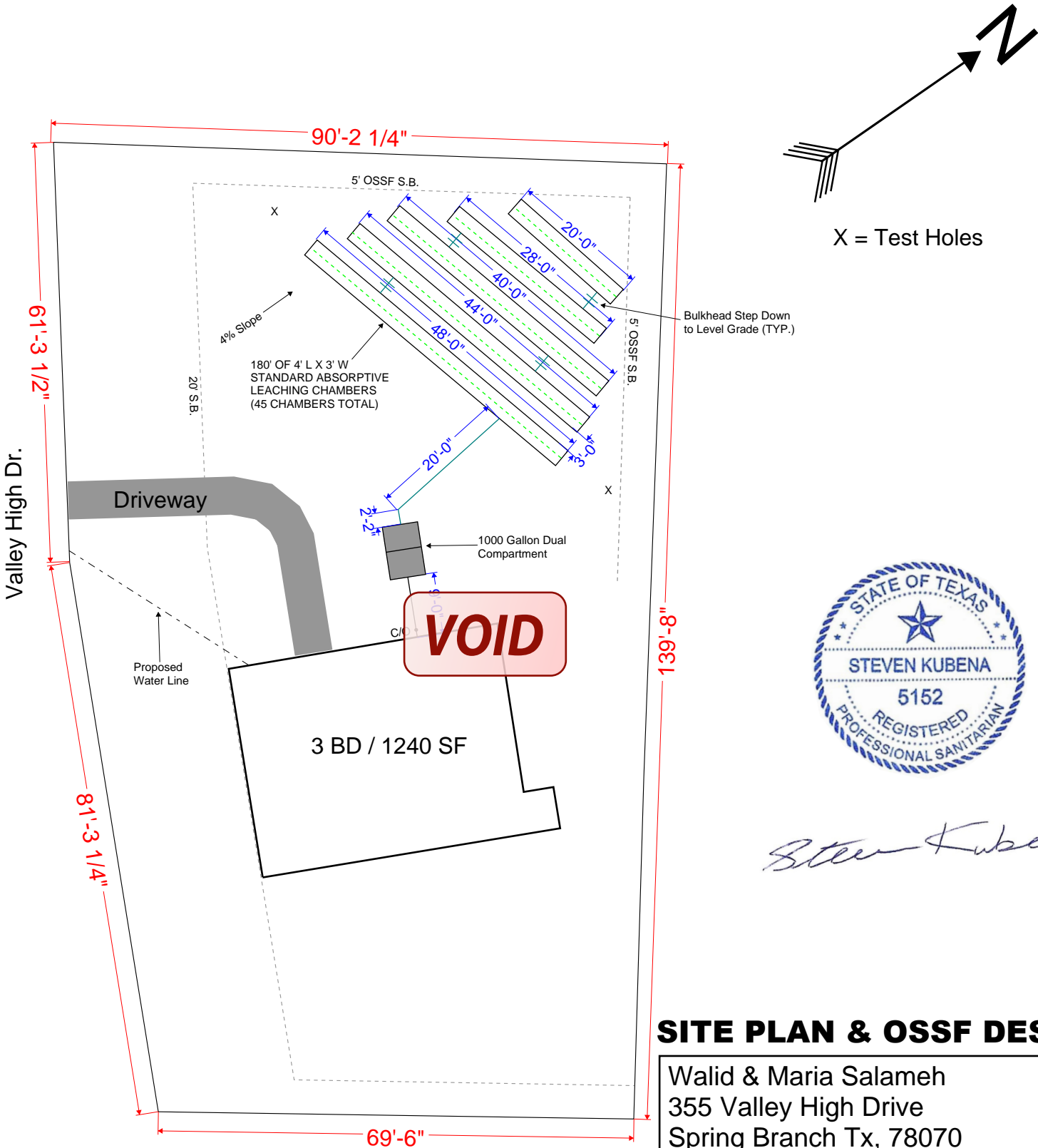
- Comal IT

Brenda,

Please see the attached 355 Valley High Drive Spring Branch, Tx 78070 - Septic Design As Build. Please let me know if any additional information is needed.

Thank You,

Steven Kubena, R.S., CEO
Sure Flo Septic, LLC
Call or Text our Office at (830) 542-0094



Steven Kubena

SITE PLAN & OSSF DESIGN

Walid & Maria Salameh 355 Valley High Drive Spring Branch Tx, 78070	
Steven Kubena, R.S 240 Sendera Xing La Vernia, Texas 78121 (210) 296-4778	DATE: 9/4/2023 SCALE: 1" = 20'

From: [Ritzen, Brenda](#)
To: ["carlosvargas102@yahoo.com"](mailto:carlosvargas102@yahoo.com); [Steven Kubena](#)
Subject: Permit 116683
Date: Monday, October 2, 2023 4:26:00 PM
Attachments: [image001.png](#)

Re: Walid & Maria Salameh, Trustees of the Espinoza Family Trust dated March 2, 2005

Lake of the Hills Estates Lot 41 Block 1

Application for Permit for Authorization to Construct an On-Site Sewage Facility (OSSF)

Owner / Agent :

I have reviewed the planning materials for the referenced permit submittal and found the following information is needed before I can continue processing this permit:

- ✓ 1. The owner name on the permit application must match the owner name as identified on the recorded deed. The trust information identified on the deed must be added.
- ✓ 2. Indicate the depth of the test excavations on the soil evaluation report.
3. Revise as needed and resubmit.

Thank you,



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



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

VOID

Date _____

Permit Number 116683

1. APPLICANT / AGENT INFORMATION

Owner Name Walid & Maria Salameh

Agent Name Steven Kubena

Mailing Address 1810 Slumber Pass

Agent Address 240 Sendera Crossing

City, State, Zip San Antonio TX 78260

City, State, Zip La Vernia, Tx 78121

Phone # 210 388 5752

Phone # (210) 296-4778

Email Carlos.Vargas102@yahoo.com

Email SurefloSeptic@gmail.com

2. LOCATION

Subdivision Name Lake of the Hills Estates Unit _____ Lot 41 Block 1

Survey Name / Abstract Number _____ Acreage .263

Address 355 Valley High Drive 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 1240

☐ 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: \$ 90,000 (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 ☐ Rainwater

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 9/5/23

VOID

VOID

Date Performed: 8/28/2023 Excavation Depth: 3'
 Property Location: 355 Valley High Drive Spring Branch, Tx 78070 Textural Class Determined For Drain field: III
 Name of Site Evaluator: Steven Kubena Registration Number: OS0037188

Requirements:

At least two (2) soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Location of soil boring or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two (2) feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

Soil Boring Number <u>1</u>					
Depth (Feet)	Textural Class	Structure (if applicable)	Drainage (Mottles) Water Table	Restrictive Horizon	Observations
0	III	N/A	None	None	Class III (Clay Loam)
1					
2	Class III (Tan Caliche)				
3					
4					
5					

Soil Boring Number <u>2</u>					
Depth (Feet)	Textural Class	Structure (if applicable)	Drainage (Mottles) Water Table	Restrictive Horizon	Observations
0					
1					
2					
3					
4					
5					

ATTACH COPY OF SITE DRAWING

Features of Site Area

VOID

Presence of 100 year flood zone		<u>No</u>
Presence of upper water shed	Yes	<u>No</u>
Presence of adjacent ponds, streams, water impoundments	Yes	<u>No</u>
Existing or proposed water well in nearby area	Yes	<u>No</u>
Organized sewage service available to lot or tract	Yes	<u>No</u>

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Steven Kubena
 Signature of Site Evaluator

8/28/2023

Date

General Warranty Deed

Capital Title

GF# T-17-333037-CV

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: December 29, 2017

Grantor: Richard Murray, a single person

Grantor's Mailing Address: 18226 Muir Glen Drive, San Antonio, TX 78257

Grantee: Walid A. Salameh and Maria S. Salameh, Trustees of The Espinoza Family Trust dated March 2, 2005, and any amendments thereto

Grantee's Mailing Address: 1150 N Loop W. APT. 108-270
SAT 78248

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

Property (including any improvements):

Tract I

Lot 34, 41, 42, 44 and 47, Block 1, of Lake of the Hills Estates, a subdivision in Comal County, Texas, according to the Plat thereof recorded in Volume 3, Page 70, of the Map and Plat Records of Comal County, Texas.

Tract II

Lot 13, 14, 26 and 27 Block 11, of Lake of the Hills Estates, a subdivision in Comal County, Texas, according to the Plat thereof recorded in Volume 3, Page 70, of the Map and Plat Records of Comal County, Texas.

Tract III

Lots 20, 22, 23, 24, 25 and 27, Block 1, Lake of the Hills Estates, according to the map or plat thereof recorded in Volume 1, Page 30, Plat Records of Blanco County, Texas.

Tract IV

Lots 18 and 19, Block 3, Lake of the Hills Estates, according to the map or plat thereof recorded in Volume 1, Page 35, Plat Records of Blanco County, Texas.

Tract V

Lot 59, Block 17, Lake of the Hills Estates, according to the map or plat thereof recorded in Volume 1, Page 37, Plat Records of Blanco County, Texas.

Tract VI

Lot 158, Block 18, Lake of the Hills Estates, according to the map or plat thereof recorded in Volume 1, Page 44, Plat Records of Blanco County, Texas.

Tract VII

Lots 14, 27, 35, 44, 45, 61, 63, 83, 87, 88, 89, 94, 101, 102, 106, 107 and 108, Block 19, Lake of the Hills Estates, according to the map or plat thereof recorded in Volume 1, Page 47, Plat Records of Blanco County, Texas.

Tract VIII

Lot 80, Block 21, Lake of the Hills Estates, according to the map or plat thereof recorded in Volume 1, Page 45, Plat Records of Blanco 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.

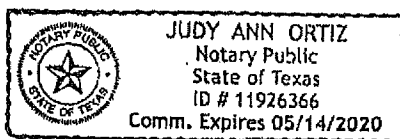
When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 29th day of December, 2017.


Richard Murray

THE STATE OF Tx §
COUNTY OF Bexar §

The foregoing instrument was acknowledged before me on the 29th day of December, 2017 by Richard Murray.




NOTARY PUBLIC, STATE OF

AFTER RECORDING, RETURN TO:

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

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
01/10/2018 03:45:18 PM
JESSICA 2 Pages(s)
201806001647





General Warranty Deed

Capital Title

GF# T-17-333037-CV

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.

RECEIVED

JUL 17 2018

Date: December 29, 2017

Grantor: Richard Murray, a single person

Grantor's Mailing Address: 18226 Muir Glen Drive, San Antonio, TX 78259 COUNTY ENGINEER

Grantee: Walid A. Salameh and Maria S. Salameh, Trustees of The Espinoza Family Trust dated March 2, 2005, and any amendments thereto

Grantee's Mailing Address: 1150 N. Loop 1604 W. Apt. 108-270
SAT 78248

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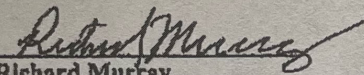
Exceptions to Conveyance and Warranty:

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.

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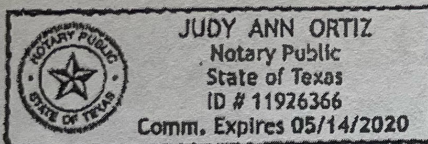
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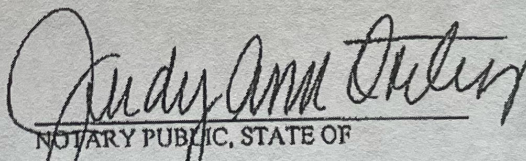
EXECUTED this 29th day of December, 2017.


Richard Murray

THE STATE OF Tx §
COUNTY OF Bexar §

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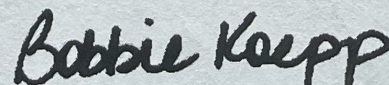

NOTARY PUBLIC, STATE OF

AFTER RECORDING, RETURN TO:

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

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
01/10/2018 03:45:18 PM
JESSICA 2 Pages(s)
201806001647



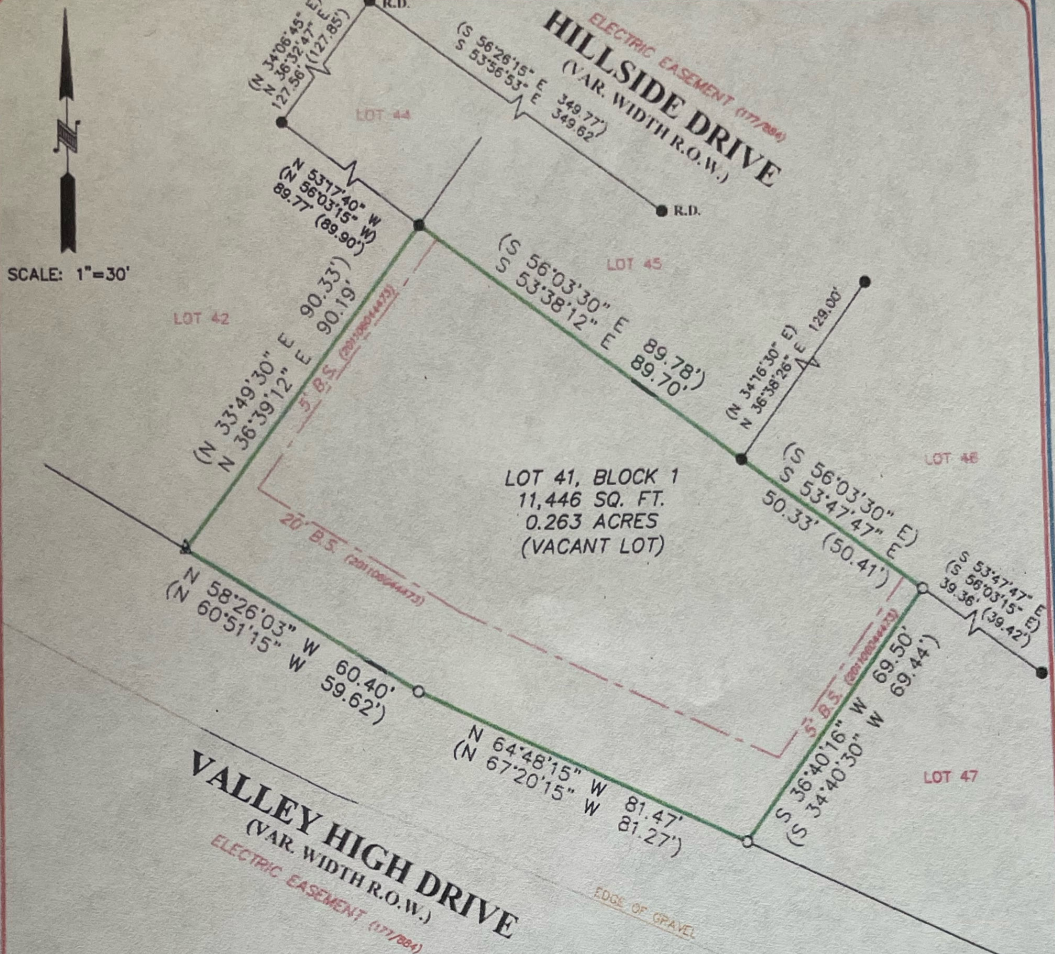


RECEIVED

JUL 17 2018

COUNTY

CLERK



NOTE:
THIS PROPERTY IS NOT SUBJECT TO INGRESS AND EGRESS
EASEMENT RECORDED IN DOCUMENT NO. 201106007028,
COMAL COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS SUBJECT TO UTILITY EASEMENTS OF UNSPECIFIED WIDTH ALONG ALL PROPERTY LINES
AS RECORDED IN DOCUMENT NO. 201106044473, COMAL COUNTY, TEXAS.

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS,
AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 3, PAGE 70, MAP
RECORDS; VOLUME 184, PAGE 64, DEED RECORDS; COUNTY CLERK'S FILE NO(s).
201106044473, 201106044742, 201406001439 AND 201506001353, REAL PROPERTY
RECORDS, COMAL COUNTY, TEXAS.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON ACTUAL
GPS OBSERVATIONS, TEXAS STATE PLANE
COORDINATES, SOUTH CENTRAL ZONE, GRID.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE
AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property maps the subject of this survey
appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48091C, Panel No. 0080E, which is Dated 05/12/2009. By scaling from that FIRM, it
appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the
surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD
ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special
Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.

Property Address:
355 VALLEY HIGH DRIVE
Property Description:

LOT 41, BLOCK 1, OF LAKE OF THE HILLS ESTATES, A
SUBDIVISION IN COMAL COUNTY, TEXAS, ACCORDING TO
THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 70, OF
THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

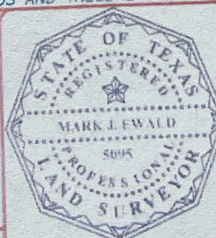
Owner:
ESPINOZA FAMILY TRUST CARLOS AND THEODORE SALAMEH

FIRM REGISTRATION NO.
10111700

**Westar
Alamo**
LAND SURVEYORS, LLC.

P.O. BOX 1645 BOERNE, TEXAS 78008
PHONE (210) 372-8500 FAX (210) 372-9999

LEGEND
○ = 1/2" IRON ROD SET
● = FND PK NAIL
● = FND 1/2" IRON ROD
() = RECORD INFORMATION
B.S. = BUILDING SETBACK
R.D. = RECORD DIGNITY MONUMENT



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

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

DRAWN BY: AMS

DATE: 01/08/2018

G.F. NO. T-17-333037-CV JOB NO. 80440

TITLE COMPANY: N/A

