

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

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

Inspector Notes:

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		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)				

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 117044
Issued This Date: 02/21/2024
This permit is hereby given to: Fernando and Angelita Rojo

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

1270 MISTY LN
SPRING BRANCH, TX 78070

Subdivision: RIVERMONT
Unit: 3
Lot: 10
Block: 12
Acreage: 0.0000

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.

RECEIVED

By Kathy Griffin at 9:51 am, Jan 04, 2024



COMAL COUNTY

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

--	--

Date Received

Initials

117044

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.

Fernando & Angelita Rojo

 Signature of Applicant

12/4/2024

 Date

___ COMPLETE APPLICATION Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION _____ (Missing Items Circled, Application Refused)
--



ON-SITE SEWAGE FACILITY APPLICATION

Date _____

Permit Number 117044

1. APPLICANT / AGENT INFORMATION

Owner Name Fernando & Angelita Rojo
Mailing Address 1270 Misty Lane
City, State, Zip Spring Branch tx 78070
Phone # 210.823.3477
Email rojof72@outlook.com

Agent Name Maria Oranday
Agent Address 15008 Canterbury Rd
City, State, Zip Spring Branch tx 78070
Phone # 210.823.3477
Email hillcountryseptics@gmail.com

2. LOCATION

Subdivision Name RIVERMONT Unit 3 Lot 10 Block 12
Survey Name / Abstract Number _____ Acreage _____
Address 1270 Misty Lane 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 2,438

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: \$ 180,000 (Structure Only)

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

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

Source of Water Public Private Well

4. SIGNATURE OF OWNER

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

Fernando & Angelita Rojo
Signature of Owner

1/3/2024
Date



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Frank Oranday

System Description aerobic treatment w/ surface application

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

Tank Size(s) (Gallons) 600 gpd Absorption/Application Area (Sq Ft) 3,750 required

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

Date

1/3/2023 ~~2024~~

CS

COUNTY OF COMAL
STATE OF TEXAS



AFFIDAVIT TO THE PUBLIC

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

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

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

Lot 10, Block 12, Rivermont Unit 3

Comal County, Texas

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

Angelita Rojo

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

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

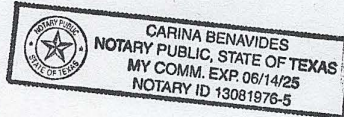
WITNESS BY HAND(S) ON THIS 04 DAY OF December, 2023

Angelita Rojo
Owner(s) signature(s)

Angelita Rojo
(PRINTED NAME)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 4th DAY OF December, 2023

Carina Benavides
Notary Public, State of Texas
Notary's Printed Name: Carina Benavides
My Commission Expires: 06-14-2025



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
12/05/2023 02:38:38 PM
TERRI 1 Page(s)
202306038037

Bobbie Koepf



Routine Maintenance and Inspection Agreement

General

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by and between Fernando Rojo (referred to as "Client") and 311 Maintenance LLC (Frank Oranday MP0002506) (hereinafter referred to as "Contractor*") (210) 823-3477. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein. This contract will provide for all required inspections, testing and service for your Aerobic Treatment System. The effective date of the initial maintenance contract shall be the date the License to Operate is issued. This contract will be in effect FROM: LTO TO: 2 years. The policy will include the following:

1. 3 inspections a year/services calls (at least one every 4 months), for a total of 6 over the two year period including inspection, adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting control panel, air pumps, air filters, and diffuser operation. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48-hour time Frame. Repair work on non-warranty parts will include price for parts & labor. The prices will be quoted before work is performed.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and pH will be taken and reported as necessary.
3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.
4. The customer is responsible for the chlorine tablets; they must be filled before or during the service visit.
5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, and County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy.

The Homeowners Manual must be strictly followed or warranties are subject to invalidation. **Pumping of sludge build-up is not covered by this policy and will result in additional charges.**

ACCESS BY CONTRACTOR

The Contractor or anyone authorized by the Contractor may enter the property at reasonable times without prior notice for the purpose of the above described Services. The contractor may access the System components including the tanks by means of excavation for the purpose of

evaluations if necessary. Soil is to be replaced with the excavated material as best as possible. If dogs or pets are not brought indoors during service, there will be a penalty fee for rescheduling.

Termination of Agreement

Either party may terminate this agreement within ten days written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this Agreement is so terminated, **the Contractor will immediately notify the appropriate health authority of the termination.**

Limit of Liability

The Contractor shall not be held accountable for indirect, consequential, incidental, or punitive damages, regardless of whether the basis is contractual, tortious, or any other legal theory. Furthermore, under no circumstances shall the Contractor's responsibility for direct damages surpass the total price specified for the services outlined in this Agreement.

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 valid and enforceable. If a court finds that any provision of this agreement is invalid or unenforceable, but that 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.

Renewal

A renewal service contract should be activated before expiration (2 years) of existing contract. We will contact property owner prior to expiration of existing contract.

OWNER

Fernando Rojo

Name

1270 Misty Lane

Address

Spring Branch tx 78070

City, State

210.685.6628

Phone

SERVICE PROVIDER

311 Maintenance

Name

5355 FM 311

Address

New Braunfels, TX

City, State

(210) 823-3477

Phone

Fernando Rojo
Signature of Home Owner

 MP0002506
Signature of Service Provider and License #

EFFECTIVE DATE: LTO
EXPIRED DATE: 2 years
INSTALLED:
Model #:
Blower/Panel Serial #:

Spring Branch Water Well Service, Inc.

8567 US Hwy. 281 N.
Spring Branch, Texas 78070
830-885-4858

**Texas License
54763LPK**

Invoice

DATE	INVOICE #
12/13/2023	42847
Fax # 830-885-5859	
E-mail sbwws@gvtc.com	

BILL TO
Fernando Rojo
1270 Misty Lane
Spring Branch, Tx. 78070
210-685-6628

P.O. NO.	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
500	Fuel Surcharge drilling Rig ESTIMATED COST*****	2.00	1,000.00T
	Labor to install and plumb all galvanized with brass valves, hose bibs above ground.	1,400.00	1,400.00
	Pump Saver Plus - 233P	449.00	449.00T
	Sales Tax	8.25%	1,654.30
		Total	\$35,129.47

Spring Branch Water Well Service, Inc. cannot be held liable for problems which may occur because of well conditions or acts of nature. Regulated by Texas Department of Licensing and Regulation, P O Box 12157, Austin Texas 78711, 1-800-803-9202, 512-463-7880. www.tdlr.texas.gov

Spring Branch Water Well Service, Inc.

8567 US Hwy. 281 N.
Spring Branch, Texas 78070
830-885-4858

**Texas License
54763LPK**

Invoice

DATE	INVOICE #
12/13/2023	42847
Fax # 830-885-5859	
E-mail sbwws@gvtc.com	

BILL TO
Fernando Rojo
1270 Misty Lane
Spring Branch, Tx. 78070
210-685-6628

P.O. NO.	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
524	Rate/Ft. Drilling 8.75" - 9" hole from top to bottom	10.75	5,633.00
440	5" OD SDR17 Casing	18.89	8,311.60T
80	Screened Casing SDR17 0.035	19.89	1,591.20T
	Pressure Cementing - Pure portland cement - 0'-210'	2,800.00	2,800.00
	Gravel Pack Placement - Triple washed - Chlorinated	1,800.00	1,800.00
	Labor to set slab/steel sleeve combo	795.00	795.00
	Labor and equipment to develop well	995.00	995.00
	*****Comal Trinity Groundwater Conservation District permit is required. We can assist you in this process cost for permit is \$400.00. Other cost could be added please see their website: www.comaltrinitygcd.com	0.00	0.00
	***Submersible 4" Tri-Seal 1½ HP 7 GPM Pump and 1½ HP Motor Schaefer/Franklin	2,395.00	2,395.00T
	1½ HP Franklin Control Box	219.00	219.00T
480	1¼" Sch.80 THREADED PIPE, price per ft.	3.99	1,915.20T
485	#10-3 Double Jacket Wire / Ground	2.99	1,450.15T
23	1 1/4" SS Drop Pipe Coupling	16.99	390.77T
	5"PVC Cap	59.89	59.89T
Total			



OSSF SOIL EVALUATION REPORT

Date: 1/3/2024

Applicant Information:
Name: Fernando Rojo

Address: 1270 Misty Lane
City, State, & Zip Code: Spring Branch TX, 78070

Phone: 210.510.8996

Email: hillcountryseptics@gmail.com

Site Evaluator Information:

Name: Frank Oranday
Company:

Address: PO box 754
City, State, & Zip: Spring Branch TX, 78070

Phone: 210.510.8996

Email: frankoranday@gmail.com

Installer Information:

Name: Frank Oranday
Company:

Address
City, State, & Zip:

Email:
Phone:

Additional Info: Comal County

Depth	Texture Class	Soil Texture	Structure (for Class III- blocky, platy or massive)	Drainage	Restrictive Horizon	Observation
Soil Boring #1 24"	III	0-24" clay loam 24"+ limestone	Blocky	<30% gravel		
Soil Boring #2 24"	III	0-24" clay loam 24"+ limestone	Blocky	<30% gravel		

FEATURES OF SITE AREA

Presence of 100-year flood zone: NO
Existing or proposed water well in nearby area: YES
Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO
Organized sewage service available to lot: NO

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

Site Evaluator:
NAME: Frank Oranday

License No.: OS-0035274 **Exp:** 3/31/2026
TDH:

Signature:

FRANK ORANDAY
15008 Canterbury Rd.
Spring Branch, TX, 78070
(210) 510-8996

Comal County Engineer's Office
195 David Jonas Drive
New Braunfels TX, 78132

Re: variance request 1270 Misty Lane, Spring Branch TX 78070

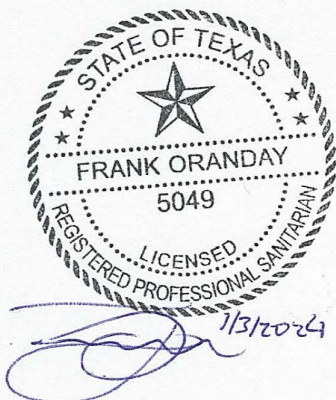
To Brenda/Brandon:

I am requesting a variance for the placement of the spray disposal area over 10 feet from the property line in accordance with TCEQ rules Chapter 285 Table X, but less than 20 that Comal County regulations require, because of limited space available.

Equivalent protection will be maintained by including a battery backup to the timer clock to assure that spray will only occur during pre-dawn hours. In my professional opinion, this variance will not pose a threat to the environment or public health.

Sincerely,

Frank Oranday R.S.



DESIGN SPECIFICATIONS
1270 Misty Lane

Application Rate (Ra): .064

OSSF is designed for: 3 BR. Home (2,438 Sq.ft.)

Wastewater Usage: 240 gal./day

An aerobic treatment system/ with surface spray disposal is to be utilized based on the site evaluation

3,750 sq. ft. absorptive area required
--

600-gpd aerobic tank required

Calculations: Absorption Area: $Q/Ra = 240 \text{ gpd} / .064 = 3,750 \text{ sq. ft}$ required

Frank Oranday, R.S.



1//3/2024

Signature:

AEROBIC TREATMENT- spray SYSTEM
SITE ADDRESS: **1270 Misty Lane**

LANDSCAPING/ VEGETATION PLAN:

The site of installation consists of a suitable topography for the proposed system, and furthermore is comprised of cedar trees and low-level grass plants.

- Disturbance of natural landscape over spray application area during installation phase shall be re-established with the same vegetation prior to system start-up
- any exposed rock will be removed from the spray area
- Any part of the spray area that does not have vegetation shall be seeded or sodded and immediately watered to be capable of growth

These provisions comply with the **landscaping plan requirements** of TAC 285.33(d)(2)(F)

Frank Oranday R.S.

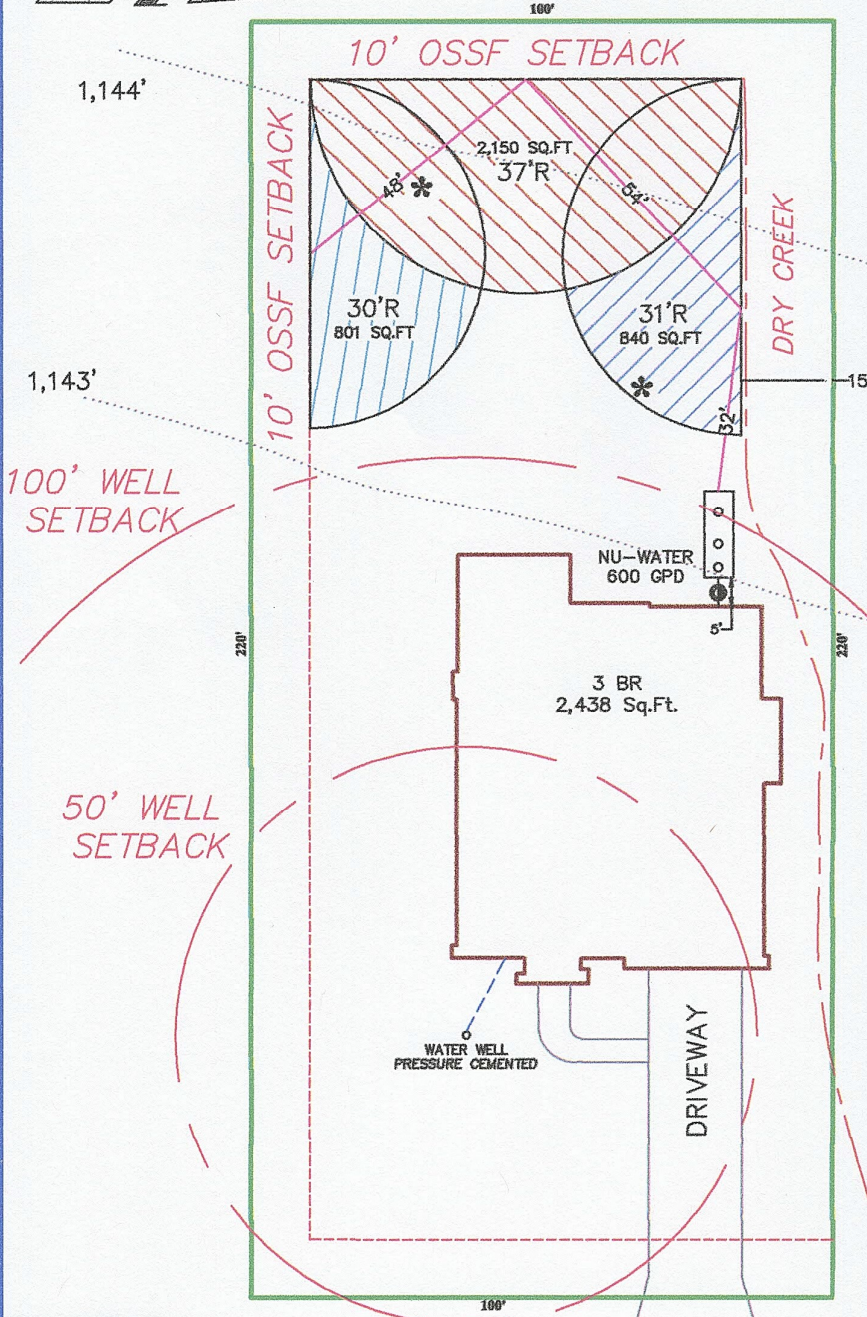


1/3/2024

RECEIVED

By Brandon Olvera at 12:16 pm, Feb 21, 2024

FERNANDO & ANGELITA ROJO
1270 MISTY LANE
SPRING BRANCH TX, 78070
LOT 10, BLOCK 12
RIVERMONT UNIT 3
COMAL COUNTY
1"=20'



-USE 1" SCH 40 PURPLE PIPE
TO SPRAY HEADS
-USE 3" OR 4" SCH 40 PVC TO
TANK

TOTAL SPRAY AREA
3,791 SQ.FT

LEGEND

- ⊙ = CLEANOUT
- * = TEST HOLES

MISTY LANE



2/15/2024

Assembly Details

OSSF

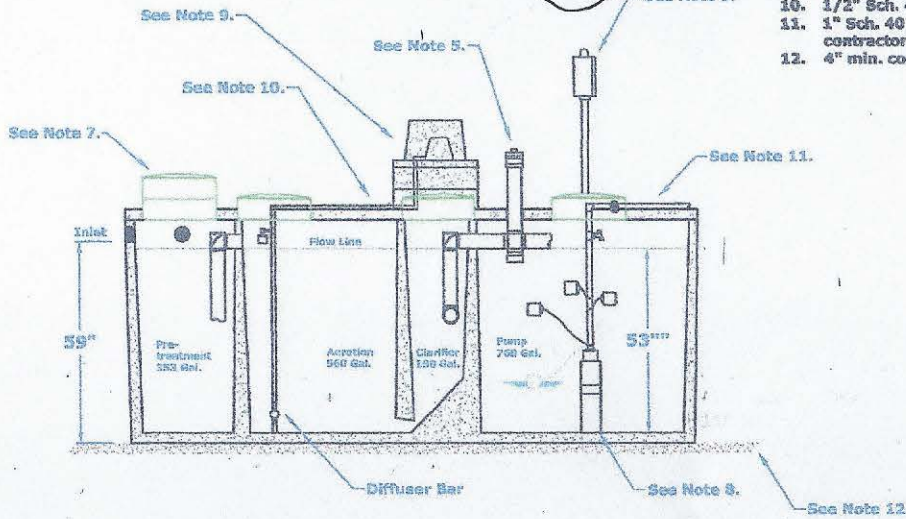
Pump float settings for 240 GPD design flow and min. 80 gal reserve:
 Pump OFF Position: 12 inches above tank bottom (166 gal)
 pump ON position: 29 inches above tank bottom (409.90 gal)
 Alarm ON position: 36 inches above tank bottom (512.22 gal)

PUMP DETAILS



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. 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.
6. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
7. 20 GPM 1/2 HP, high head effluent pump.
8. HIBLOW Air Compressor w/ concrete housing.
9. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
10. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
11. 4" min. compacted sand or gravel pad by Contractor



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

MINIMUM EXCAVATION DIMENSIONS:
 Width: 78"
 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 tolerance.

Dwg. #: ADV-B550-3



Advantage Wastewater Solutions Inc.
 444 A Old Hwy No 9
 Comfort, TX 75013
 830-995-3188
 fax: 830-995-4851

Olvera,Brandon

From: Olvera,Brandon
Sent: Monday, January 22, 2024 4:25 PM
To: hillcountryseptics@gmail.com
Cc: rojof72@outlook.com
Subject: 117044

RE: 1270 Misty Lane

Rivermont 3

Lot 10

Block 12

Property Owner & Agent,

We received planning materials for the referenced permit application and found those planning materials to be deficient. To continue processing this permit, we need the following:

- ✓ There is a 100 ft separation distance from edge of spray and privates well.
 - a. CTGCD Spacing rules were adopted March 19, 2018, and effective January 1, 2019 which requires a pressure cemented well having a 100 ft separation distance.
 - b. The CTGCD has a more stringent requirement than 285.91(10) Table X **\$76.1000(a)(1)**
- 2. Revise accordingly and resubmit.

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

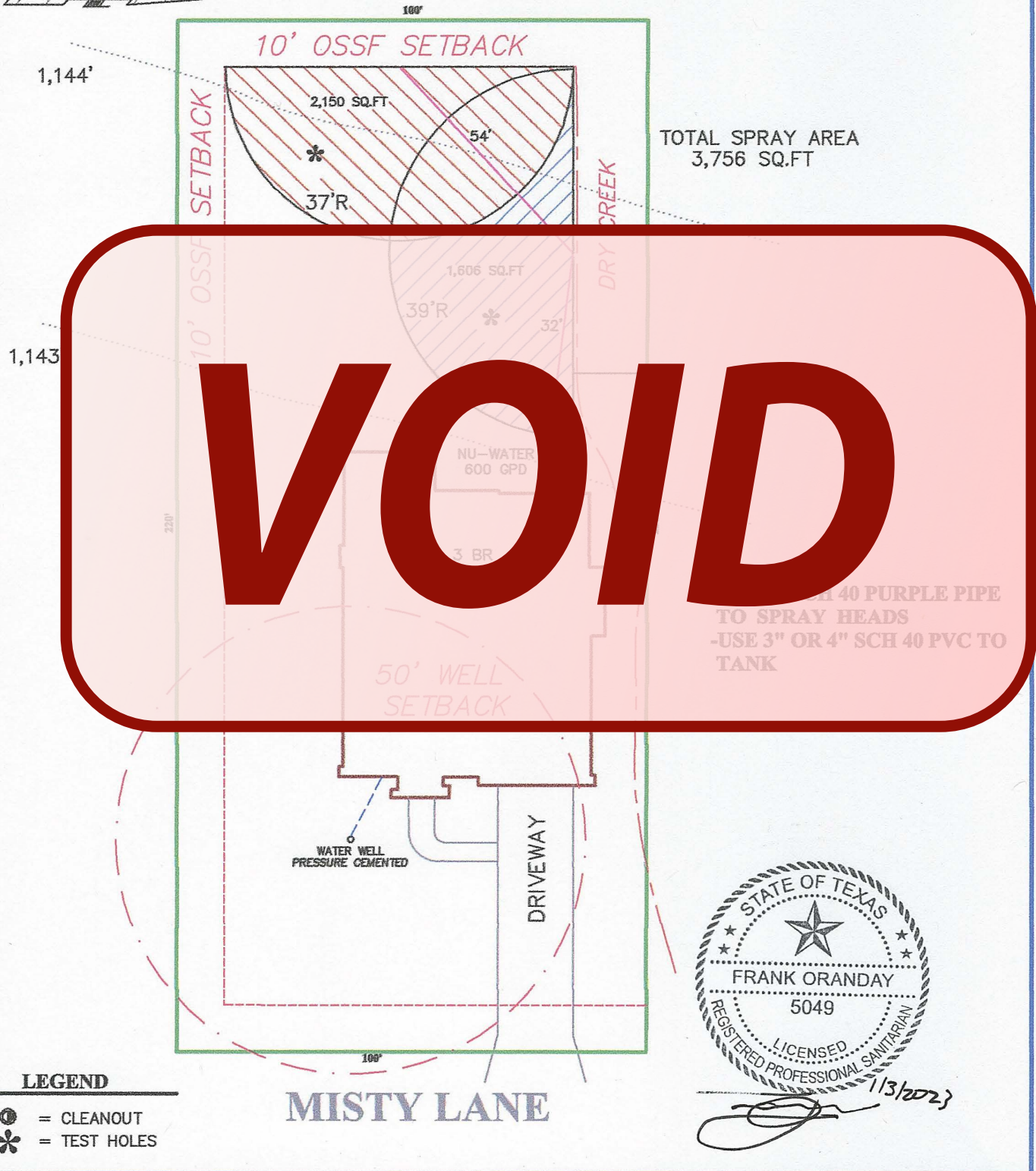
Thank You,

Note: Beginning January 1, 2024 our reinspection fees will be changing to \$150.00. Permit fee includes 3 inspections, \$150 each additional inspection

Brandon Olvera | Designated Representative **OS0034792** | 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

FERNANDO & ANGELITA ROJO
1270 MISTY LANE
SPRING BRANCH TX, 78070
LOT 10, BLOCK 12
RIVERMONT UNIT 3
COMAL COUNTY
1"=20'



LEGEND

- = CLEANOUT
- * = TEST HOLES

MISTY LANE



[Handwritten Signature]
 1/13/2023

1350 FA 2514- UAW

Doc# 200306032330

3/1 WARRANTY DEED

Date: August 22, 2003

Grantor: DANIEL H. PETZOLD and PATRICIA H. PETZOLD, husband and wife

Grantor's Mailing Address (including county):

2600 Willon Crest
SAN ANTONIO TX 78247

Grantee: FERNANDO ROJO and ANGELITA ROJO, husband and wife

Grantee's Mailing Address (including county):

13535 Primwood
SAN ANTONIO TX 78233

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration.

Property (including any improvements):

Lot 10, Block 12, RIVERMONT UNIT NO. 3, Comal County, Texas, according to map or plat thereof recorded in Volume 5, Pages 67-70, of the Map and Plat Records of Comal County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any governmental district, agency, or authority; taxes for 2003, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

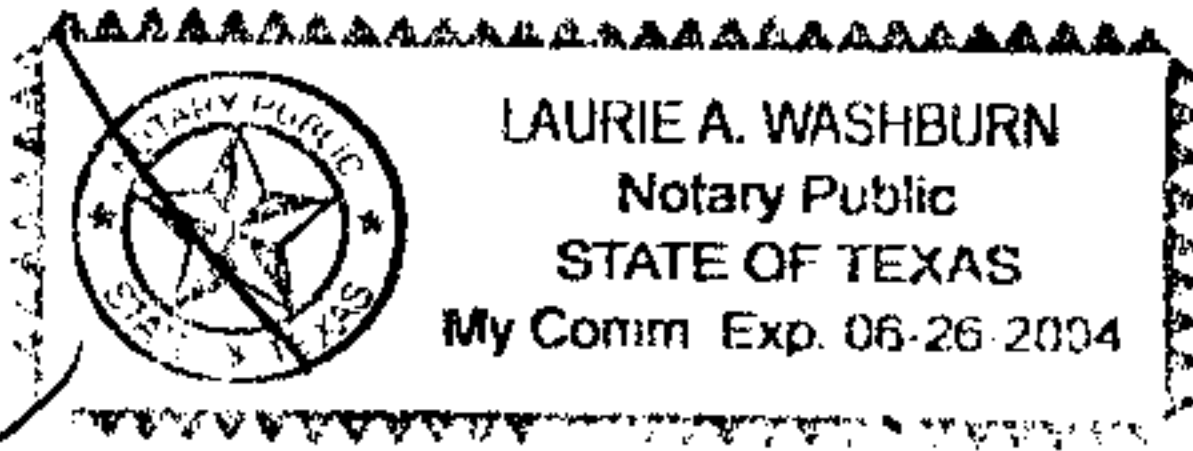
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and

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

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

Daniel H. Petzold
DANIEL H. PETZOLD

Patricia H. Petzold
PATRICIA H. PETZOLD

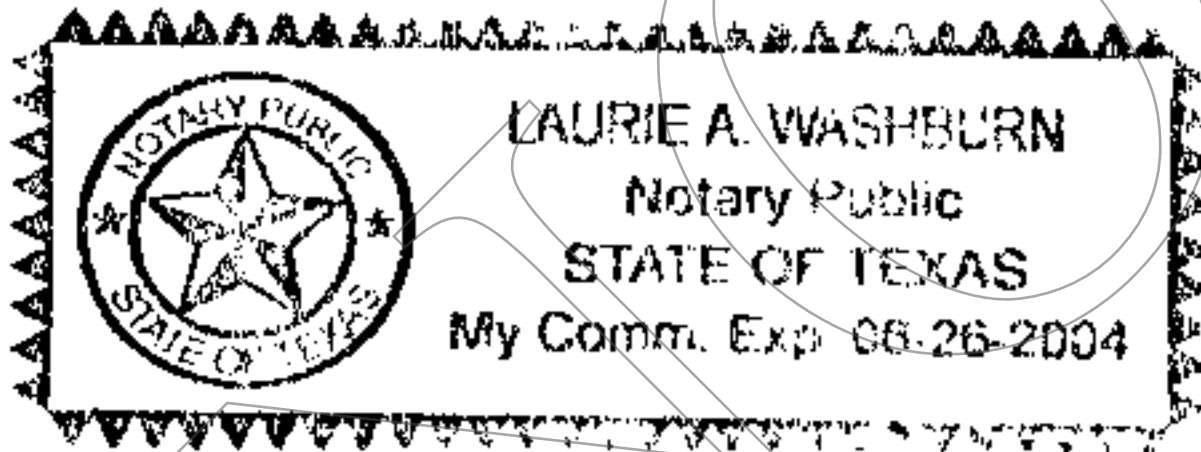


STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on the 22 day of August, 2003, by DANIEL H. PETZOLD.

L. A. Washburn
Notary Public, State of Texas

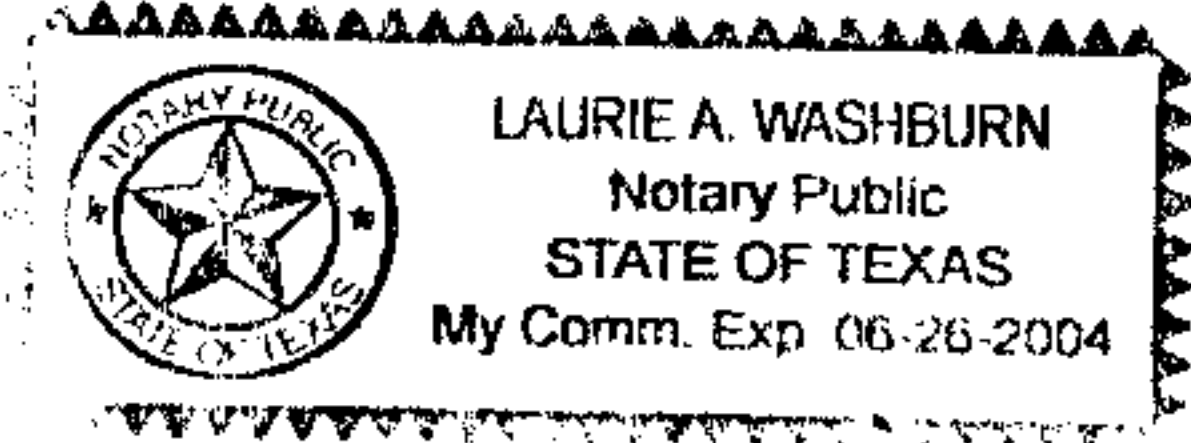


STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on the 22 day of August, 2003, by PATRICIA H. PETZOLD.

Laurie A. Washburn
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

FERNANDO ROJO
13535 PRIMWOOD
SAN ANTONIO TX 78233

PREPARED IN THE LAW OFFICE OF:

Sid Lawrence, III
512 Heimer Road
San Antonio, Texas 78232
(210) 495-5560

Doc# 200306032030
Pages 3
09/02/2003 03:59:50 PM
Filed & Recorded in
Official Records of
COMAL COUNTY
JOY STREATER
COUNTY CLERK
Fees \$18.00