

# 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:

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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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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						

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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: 117085  
Issued This Date: 01/31/2024  
This permit is hereby given to: Joaquin Aguilar Rojas & Irene Rangel Gutierrez

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

132 EASTER CT  
SPRING BRANCH, TX 78070

Subdivision: Deer River  
Unit: 3  
Lot: 279  
Block: 0  
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.



Date 01-05-2024

Permit Number

**REVISED**  
8:28 am, Jan 31, 2024

**1. APPLICANT / AGENT INFORMATION**

Owner Name	<u>Joaquin Aguilar Rojas &amp; Irene Rangel Gutierrez</u>	Agent Name	<u>Thalia Rivas</u>
Mailing Address	<u>132 EASTER COURT</u>	Agent Address	<u>PO BOX 768</u>
City, State, Zip	<u>SPRING BRANCH, TX, 78070</u>	City, State, Zip	<u>Spring Branch, Tx 78070</u>
Phone #	<u>(512)-621-0047</u>	Phone #	<u>210-385-3487</u>
Email	<u></u>	Email	<u>Rs.tr@ossfdesigns.com</u>

**2. LOCATION**

Subdivision Name DEER RIVER, PHASE 3 Unit  Lot 279 Block   
 Survey Name / Abstract Number  Acreage   
 Address 132 EASTER COURT 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 1330SF

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: \$ 20,000 (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.

Joaquin Aguilar  
Irene Gutierrez  
Signature of Owner

01-05-2024  
Date

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

System Description Aerobic Treatment Unit with Spray Irrigation

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

Tank Size(s) (Gallons) Existing 500GPD w/768 Pump Tank Permit 90569 Absorption/Application Area (Sq Ft) Actual 3846SF

Gallons Per Day (As Per TCEQ Table III) 240GPD

(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.)

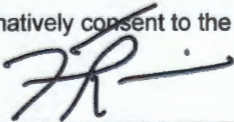
Is this property within an incorporated city?  Yes  No

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

01-05-2024

Date





1/CB

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL  
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities, 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 279 Block \_\_\_\_\_ Subdivision Deer River Subdivision, Phase 3 Unit/Phase/Section \_\_\_\_\_

If not in Subdivision: \_\_\_\_\_ Acres \_\_\_\_\_ Survey \_\_\_\_\_

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

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.

Joaquin Aguilar Rojas  
Owner Name

Joaquin Aguilar  
Owner Signature

Owner Name

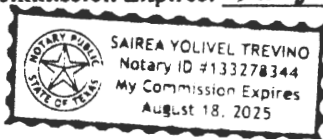
Owner Signature

This instrument was acknowledged before me on: 11<sup>th</sup> Day of January, 2024.

Sairea Y Trevino  
Notary's Printed Name

Sairea Y. Trevino  
Notary Public, State of Texas

Commission Expires: Aug 18, 2025



Affix Notary Stamp Above

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
01/12/2024 08:58:10 AM  
LAURA 1 Page(s)  
202406001064



Bobbie Koepf

Regulatory Authority \_\_\_\_\_

Permit / License Number \_\_\_\_\_

RECEIVED

## WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

JAN 10 2008

RS Aerobic Services, LLP  
 7260 Hwy 281 N #4  
 Spring Branch, TX 78070  
 Off. (830) 885-6600  
 Fax (830) 885-5956

Customer Denise Owens COUNTY ENGINEER  
 Site Address 132 Easter Ct  
 City SPRING BRANCH Zip 78070  
 Mailing Address 132 Easter Ct. SPRING BRANCH  
 County Comal Map # \_\_\_\_\_  
 Phone # 930-377-5199 Emergency # 210-408-1212

- I. General: This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between Denise Owens (hereinafter referred to as "Customer") and RS Aerobic Service, LLP. By this agreement, RS Aerobic Service, LLP and its employees (hereinafter inclusively referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein. The designed flow rate for this system is a maximum of \_\_\_\_\_ gallons per day.
- II. Effective Dates: This Agreement commences on \_\_\_\_\_ and end on \_\_\_\_\_ for a total of two (2) years (initial agreement) or one (1) year (there after). If this is an initial agreement (new installation), the Customer will notify the Contractor within two (2) business days of the system's first use to establish the date of commencement. If no notification is received by Contractor within ninety (90) days after completion of installation or where county authority mandates, the date of commencement will be the date the "License to operate" (Notice of Approval) was issued by the permitting authority. This agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty.
- III. Renewal: This Agreement shall automatically renew each at the same terms and conditions (costs are subject to increase), unless either party gives notice of termination a minimum of thirty (30) days prior to end of first agreement period. See Section IV.
- IV. Termination of Agreement: This Agreement may be terminated by either party with thirty (30) days written notice for any reason, including for example, substantial failure to perform in accordance with its terms, without fault or liability of the terminating party. If this Agreement is so terminated, Contractor will be paid at the rate of \$75.00 per hour for any work performed and for which compensation has not been received. After the deduction of all outstanding charges, any remaining monies from prepayment for services will be refunded to customer within thirty (30) days. Either party terminating this Agreement for any reason, including non-renewal, shall notify in writing the equipment manufacturer and the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination. Nonpayment of any kind shall be considered breach of contract and a termination of contract.
- V. Services: Contractor will:
- Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulation, for a total of three visits to site per year.
  - Provide a written record of visits to the site by means of an inspection tag attached to or contained in the control panel.
  - Repair or replace, if Contractor has necessary materials at site, any component of the OSSF to be falling or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and services costs are \$100.00, or less. Customer hereby authorizes Contractor to perform the service and bill Customer for said service. When service costs are greater than \$100.00, or if contractor does not have necessary supplies at the site. Contractor will notify Customer of required service(s) and associated cost(s). Customer must notify Contractor of arrangements to affect repair of system with two (2) business days after said notification.
  - Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only).
  - Forward copies of this Agreement and all reports to the regulatory agency and the Customer.
  - Visit site in response to Customer's request for unscheduled services within forty-eight (48) hours of the date of notification (weekends and holidays excluded) of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.
- VI. Disinfection: Not required required. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer. DMO (Initial)
- VII. Electronic Monitoring is not included in this Agreement.
- VIII. Performance of Agreement: Commencement of performance by Contractor under this Agreement is contingent on the following conditions:
- If this is an initial Agreement (new installation):
    - Contractor's receipt of a fully executed original copy or facsimile of this agreement and all documentation requested by Contractor.
    - Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in Section XIV of this Agreement.
  - If this is not an initial Agreement (existing system):
    - Contractors receipt of a fully executed original copy or facsimile of this agreement and all documentation requested by Contractor.

- ii. Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in Section XIV of this Agreement.
- c. If the above conditions are not met, Contractor is not obligated to perform any portion of this Agreement.
- IX. **Customer's Responsibilities:** The customer is responsible for each and all of the following:
- Provide all necessary yard or lawn maintenance and removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.
  - Protect equipment from physical damage including but not limited to that damage caused by insects.
  - Maintain a current license to operate, and abide by the conditions and limitation of that license, and all requirements for and OSSF from the State and/or local regulatory agency, whichever are more stringent, as well as proprietary system's manufacturer recommendations.
  - Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of, the OSSF.
  - Provide, upon request by Contractor, water usage records for evaluation by Contractor as to the performance of the OSSF.
  - Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluation the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section V, subsection d. above. Customer agrees to pay contractor for sample collection and transportation, portal to portal, at a rate of \$50.00 per hour, plus the associated fees for laboratory testing.
  - Prevent the backwash or flushing of water treatment or conditioning equipment from entering the OSSF.
  - Prevent the condensation from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.
  - Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.
  - Maintain site drainage to prevent adverse effects on the OSSF.
  - Pay promptly and fully, all Contractor's fees, bills, or invoices as described herein.
- X. **Access by Contractor:** Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the Services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. Tanks and treatment units shall be accessible by means of man ways, or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and the proprietary system manufacturer. If not an initial agreement (new installation) and this access is not in place or provided for by the Customer, the cost for the labor of excavation, and possibly other labor and material costs will be required. These costs shall be billed to Customer as an additional service at a rate of \$50.00 per hour, plus material at list price. Excavated soil shall be replaced as best as Contractor can at the time such service is performed and under no circumstances is Contractor responsible for damages to sod, grass, roots, landscaping, or any unmarked underground items (telephone, television, or electrical cable, water, air, or gas lines, etc.), or for the uneven settling of the soil.
- XI. **Limit of Liability:** Contractor shall not be held liable for any incidental, consequential, or special damages, or for economic loss due to expense, or for loss of profits or income, or loss of use to Customer, whether in contract tort or any other theory. In no event shall Contractor be liable in an amount exceeding the total Fee for Services amount paid by Customer under this Agreement.
- XII. **Severability:** If any provision of the "Proposal and Contract" 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 the "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.
- XIII. **Fee for Services:** The fee does not include any equipment, material, or labor necessary for non-warranty repairs or for unscheduled inspections. Customer requested visits to the site.
- XIV. **Payment:** Full amount due upon signature (Required of new Customer). Payment of invoice(s) for any other service or repair provided by contractor in due upon receipt of invoice. Invoices are mailed on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a \$29.00 late penalty and a 1.5% per month carrying charge, as well as any reasonable attorney's fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Contractor may terminate contract at any time for nonpayment for services. Any check returned to Contractor for any reason will be assessed a \$30.00 return check fee.
- XV. **Application or Transfer of payment:** The fees paid for this agreement may transfer to the subsequent property owner(s); however this Agreement is not transferable. Customer will advise subsequent property owner(s) of the state requirement that they sign a replacement agreement authorizing Contractor to perform the herein described Services, and accepting Customer's Responsibilities. This replacement Agreement must be signed and received in Contractor's offices within ten (10) business days of date of transfer of property ownership. Contractor will apply all funds received from Customer first to any past due obligation arising from this Agreement including late fees or penalties, return check fees, and/or charges for services or repairs not paid within thirty (30) days of invoice date. Any remaining monies shall be applied to the funding of the replacement Agreement. The consumption of funds in this manner may cause a reduction in the termination date of effective coverage per this Agreement. See Section IV.
- XVI. **Entire Agreement:** This agreement contains the entire Agreement of the parties, and there are no other conditions in any other agreement, oral or written.



Luke Wilburn Lic. #: MP0000937

Denise M Owen 11-29-07  
Customer Signature Date

## OSSF SOIL EVALUATION REPORT INFORMATION

DATE: 12-20-23

**APPLICANT INFORMATION:**

Name: Joaquin Aguilar Rojas & Irene Rangel Gutierrez  
 Address: 132 Easter Court  
 City: Spring Branch  
 Zip Code: 78070 Phone: 512-621-0047

**SITE EVALUATOR INFORMATION:**

Name: THALIA RIVAS  
 Address: PO BOX 768  
 City: Spring Branch State: TEXAS  
 Zip Code: 78070 Phone: 210-385-3487  
 Email: RS.TR@OSSFDESIGNS.COM  
 License #: 050036382

**PROPERTY LOCATION:**

Lot 279 Unit: \_\_\_\_\_ Block: \_\_\_\_\_  
 Street Address: 132 Easter Court  
 City: Spring Branch Zip: 78070  
 Subdivision: Deer River Phase 3

Depth	Texture Class	Soil Texture	Structure	Drainage	Restrictive Horizon	Observation
Soil Boring #1 <u>0-4"</u> <u>4"</u>	IV	Clay		< 30%	Limestone @ 4"	Brown Limestone @ 4"
Soil Boring #2 _____ _____		SAME AS ABOVE				

TOPOGRAPHY: Slope within proposed disposal area: 3 %

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

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).

*FR*

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



12-20-23

\_\_\_\_\_  
Date

## OSSF Technical Report Information

### Owner/ Applicant Information

Name: Joaquin Aguilar Rojas & Irene Rangel Gutierrez

Mailing Address: 132 Easter Court Spring Branch Tx 78070

Phone: 512-621-0047 Email: \_\_\_\_\_

### Property Location

Lot: 279 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdivision: Deer River Phase 3 Company: \_\_\_\_\_

StreetAddress: 132 Easter Court Spring Branch Tx 78070

County: Comal State: Tx Zip: 78070

### Designer/ Site Evaluator/ Installer

Designer: Thalia Rivas Address: PO BOX 768 Spring Branch Tx 78070

Phone: 210-385-3487 Email: Rs.tr@ossfdesigns.com

Site Evaluator: Thalia Rivas Address: PO BOX 768 Spring Branch Tx 78070

Phone: 210-385-3487 Email: Rs.tr@ossfdesigns.com

Installer: \_\_\_\_\_ OSSF License \_\_\_\_\_

Phone: \_\_\_\_\_

### Site Description and Evaluation

Existing OSSF System Permit 90569 will serve a 3 Bed residence 1330sf. Site has native grass with oak and cedar trees.

Site has type IV soil and limestone as per soil evaluation report.

Topography: Slope within proposed disposal area: 3 %

### Wastewater Design Flow

The site evaluation determined the site is suitable for a Existing Aerobic Treatment Unit with Spray Irrigation, with the projected wastewater flow of 240 gpd per TCEQ.

### Design Specs

# Of Occupants: 4

Sq ft. living space: 1330sf

Gallons per day: 240GPD

Soil Class: IV & Limestone

Application rate: 0.064

Sqft absorptive area: Minimum 3750sf Actual 3846sf

Size of tank: Existing 500GPD with 768Gallon Pump Tank

## Calculations

Q: 240GPD  
Ri: 0.064  
Soil Type: IV & Limestone

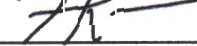
$A = Q / Ri$   
 $3750sf = 240 / 0.064$

Install: 3846sf  
1 - 25' R @ 360° = 1962sf  
1 - 20' R @ 360° = 1256sf  
1 - 20' R @ 180° = 628sf

*I certify that the facts in this report and the accompanying septic design were based on my field observations and information obtained from the builder and/or owner and are accurate to the best of my ability and in compliance with state and local regulations.*

**Signature of Designer:**  **Print Name:** Thalia Rivas

**License Number:** 5067 **Expiration Date:** 03-15-2025

**Signature of Site Evaluator:**  **Print Name:** Thalia Rivas

**License Number:** OS0036382 **Expiration Date:** 08-31-2024



Thalia A. Rivas, R.S.

P.O. Box 768

Spring Branch Tx 78070

Rs.tr@ossfdesigns.com

01-25-24

**RECEIVED**

*By Brenda Ritzen at 8:29 am, Jan 31, 2024*

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

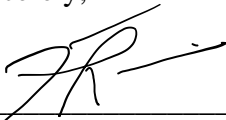
Re- Septic Design  
132 Easter CT  
Deer River Phase 3 Lot 279  
Spring Branch Tx 78070

Ms. Ritzen,

Due to the lack of available application area it is necessary to have the setback from the property line to the spray at ten feet as required by TCEQ Chapter 285 rules Table X. I hereby request a variance to the twenty foot setback to property lines as required by Comal County Order and equivalent protection will be maintained by including a battery backup to the timer clock to assure sprayers to only spray during the predawn hours. In my professional opinion this variance will not pose a threat to the environment or public health.

If I can be of further assistance please contact me.

Sincerely,



Thalia A. Rivas, R.S. #5067

01-25-24

Date

**REVISED**  
8:30 am, Jan 31, 2024

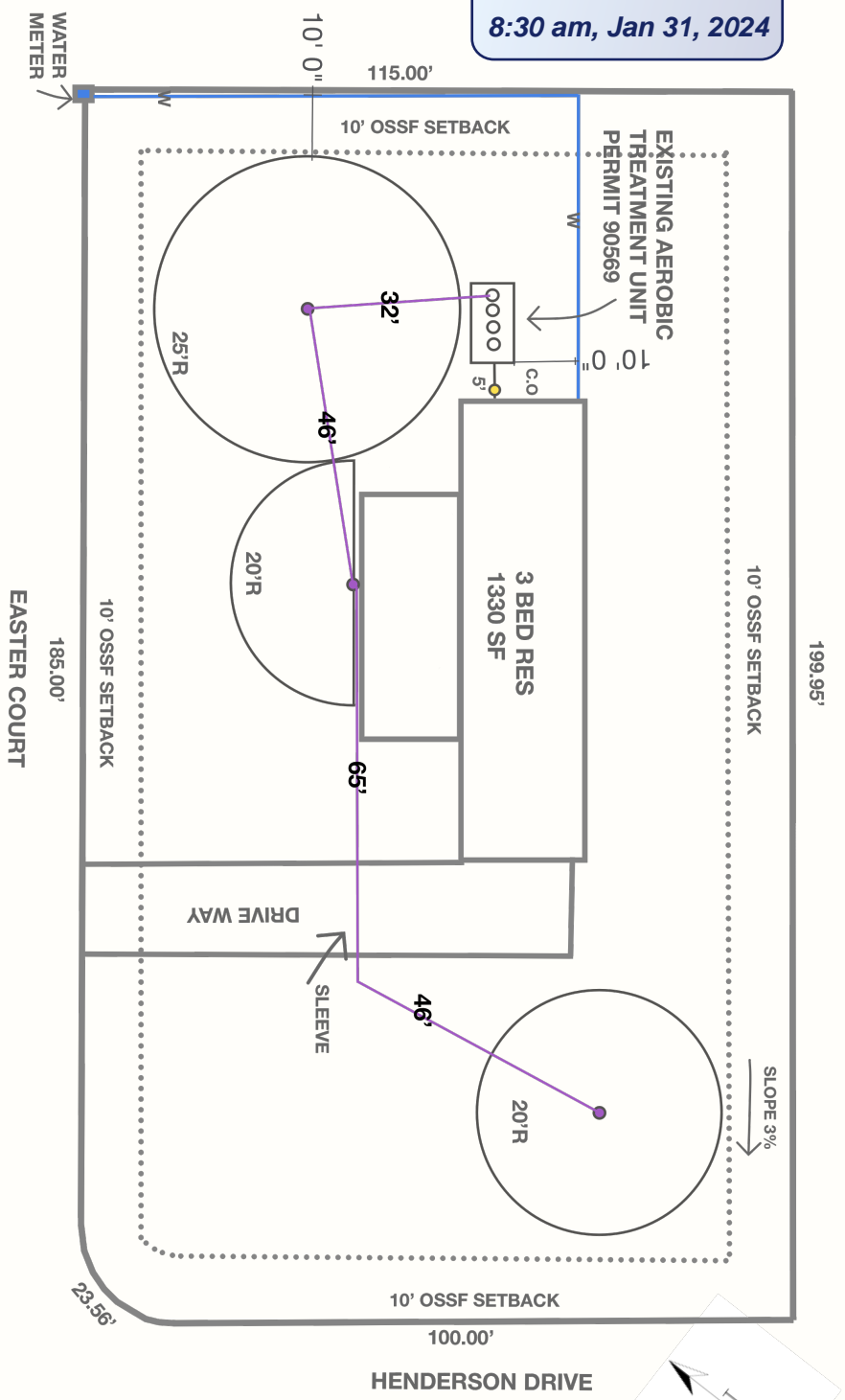
THE SLOPE OF THE PIPE FROM THE BUILDING TO THE TREATMENT UNIT SHALL BE NO LESS THAN 1/8" FALL PER FOOT OF PIPE

USE TWO WAY CLEAN OUT SHC 40 OR SDR 26 FROM STRUCTURE TO TREATMENT UNIT

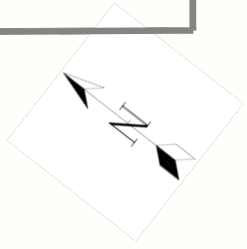
THERE SHALL BE NOTHING IN THE SURFACE APPLICATION AREA WITHIN 10' OF THE SPRINKLER WHICH WOULD INTERFERE WITH THE UNIFORM APPLICATION OF THE EFFLUENT

AREAS THAT ROCK IS EXPOSED MUST BE COVERED WITH A SUITABLE AMOUNT OF MATERIAL. AREAS THAT ARE BARE OR HAVE BEEN DISTURBED MUST BE SEEDED OR SODDED WITH A MIXUTE OF RYE AND BERMUDA GRASSES OR OTHER GRASS SPECIES PRIOR TO SYSTEM OPERATION.

INSTALL: 3846SF  
(EXISTING ) 1 - 25'R @ 360°  
1 - 20'R @ 180°  
1 - 20'R @ 360°



**LEGEND:**  
W = WATER LINE  
● = CLEAN OUT



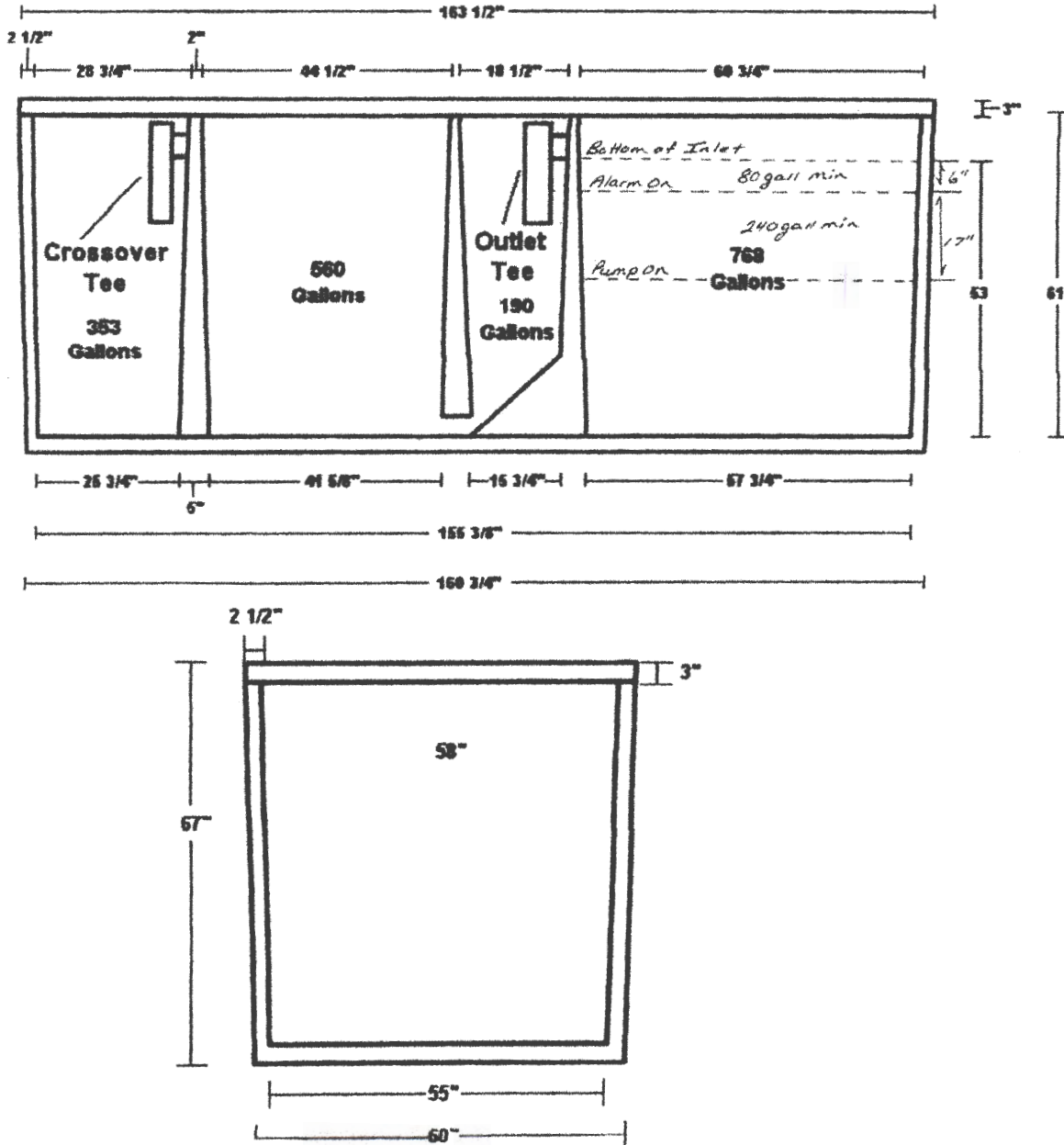
**OWNER: JOAQUIN AGUILAR ROJAS & IRENE RANGEL GUTIERREZ**  
**LEGAL DESCRIPTION: LOT 279, DEER RIVER PHASE 3**  
**ADDRESS: 132 EASTER COURT SPRING BRANCH TX 78070**  
**PREPARED BY: THALIA RIVAS R.S 5076 SCALE: 1" = 30'**



90569

# SA II 500 GPD

RECEIVED  
JAN 10 2008  
COUNTY ENGINEER



## TANK NOTES:

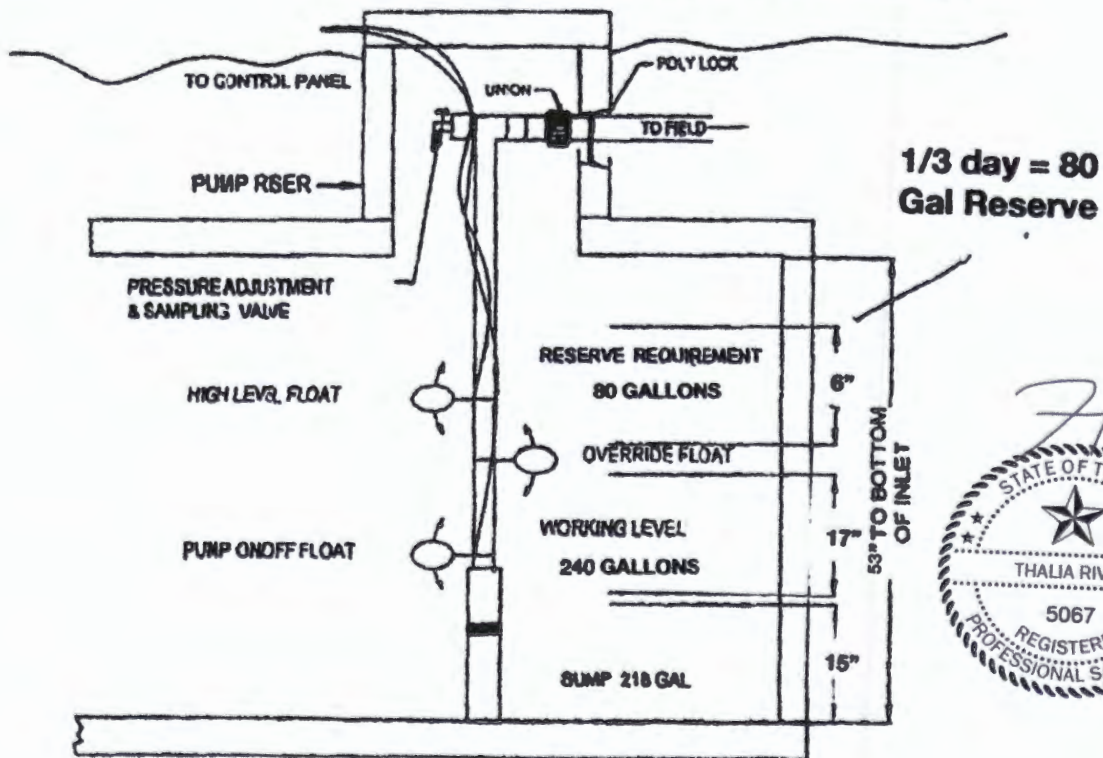
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

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



### TYPICAL PUMP TANK CONFIGURATION

### SA 500 GPD

# Pump for Solar Air

## STAINLESS STEEL PUMP - SINGLE PHASE

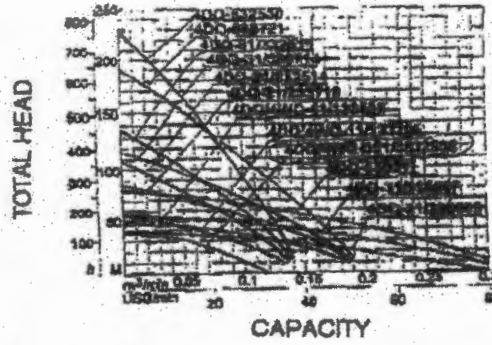
RECEIVED

JAN 10 2008

COUNTY ENGINEER



4DG TYPE



Specification:

Inch	Capacity	TYPE Stainless Steel	MOTOR			PUMP			STAINLESS STEEL		
			Power KW (HP)	Phase PH	Voltage V	Dish Dia (Inch/mm)	Max Head M / FT	Max Flow M <sup>3</sup> /min / GPD	HEIGHT		
									A / B	C / Kg	
4"	25 GPM	4DG-0512505	0.4(1/2)	10-2W	100-240	1 1/4"	37 / 121	0.13 / 34	560 / 270	96 / 12	
4"	25 GPM	4DG-0532505	0.4(1/2)	30	200-480	1 1/4"	37 / 121	0.13 / 34	530 / 260	96 / 11	

# ProPlus™ Gear Driven Sprinkler Setting Instructions

**NOTE:** The *ProPlus* is factory preset with a 90° arc setting, and includes a pre-installed #2.5 nozzle.

## CHANGING A NOZZLE

### 1 ► REMOVING THE NOZZLE RETENTION SCREW

Use your K-Key or a small flat blade screwdriver to remove the nozzle retention screw by turning counter-clockwise to remove and clockwise to re-install.

### 2 ► PULL UP THE RISER

Insert the k-Key in the keyhole on the top of the nozzle turret and turn the key 1/4 turn to insure that the key does not slip out of the keyhole when you pull it up. Firmly pull up the entire spring-loaded riser to access the nozzle socket. Hold the riser assembly with one hand.

### 3 ► REMOVING THE NOZZLE

With the nozzle retention screw removed, insert the K-Key into the slot directly under the nozzle "prongs" at the top of the nozzle. Now, turn the key 1/4 turn to "hook" the nozzle and pull the nozzle out.

### 4 ► INSTALLING A NOZZLE

Press the desired nozzle into the nozzle socket. Make sure the nozzle number is visible and the nozzle "prongs" are up. Then, re-install the nozzle retention screw. **NOTE:** The nozzle retention screw is also a break-up screw and used to adjust the distance of the spray.

## SETTING THE ARC ADJUSTMENT

### 1 ► FINDING THE LEFT START POSITION

Place your finger on the top center of the nozzle turret. Rotate the turret to the right until it stops and then back to the left until it stops. Notice the position of the nozzle arrow. This is the "Left Start" position. The sprinkler will begin spraying from this position and rotate clockwise until it reaches the right Adjustable Stop-Return Point.

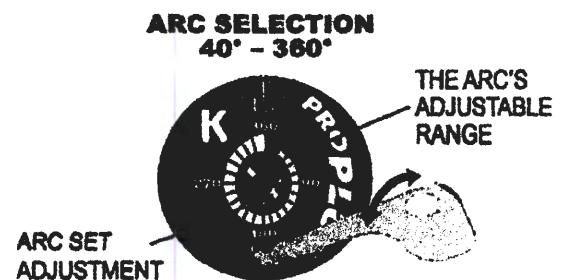
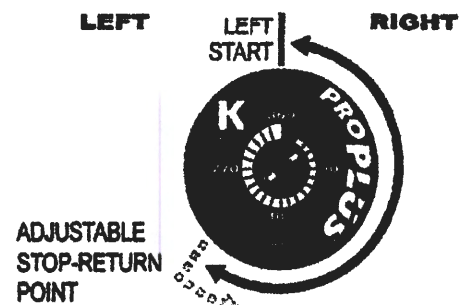
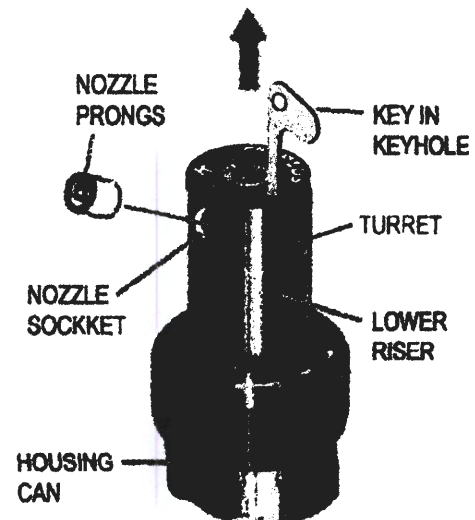
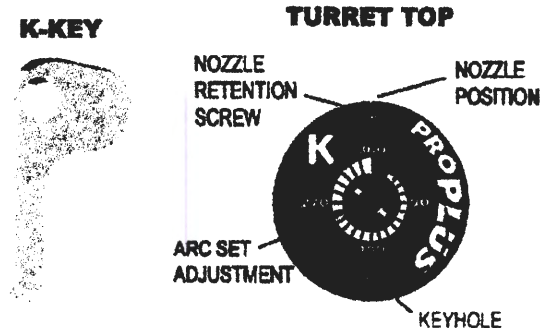
### 2 ► ORIENTING THE LEFT START POSITION

Insert the K-Key in the keyhole on the top of the nozzle turret and turn the key 1/4 turn to insure that the key does not slip out of the keyhole when you pull it up. Being careful not to allow the nozzle turret to turn, firmly pull up the entire spring-loaded riser. Hold the lower riser assembly up with one hand. Now turn only the lower riser clockwise or counter-clockwise until the nozzle arrow is pointing where you want the sprinkler to begin spraying.

### 3 ► CHANGING THE ARC

Insert the K-Key or a small flat blade screwdriver into the Arc Set Adjustment slot. Turn clockwise to increase the arc or counter-clockwise to decrease the arc.

**WHEN SET AT 360°, THE PROPLUS WILL ROTATE CONTINUOUSLY IN A CLOCKWISE DIRECTION.**



# ProPlus™ Gear Driven Sprinkler Setting Instructions

## SPRINKLER INSTALLATION

### 1 ► INSTALL AND BURY

Do not use pipe dope. Thread the sprinkler on the pipe. Bury the sprinkler flush to grade. **NOTE:** Gear driven sprinklers and pop-up sprays should not be installed on the same watering zone.

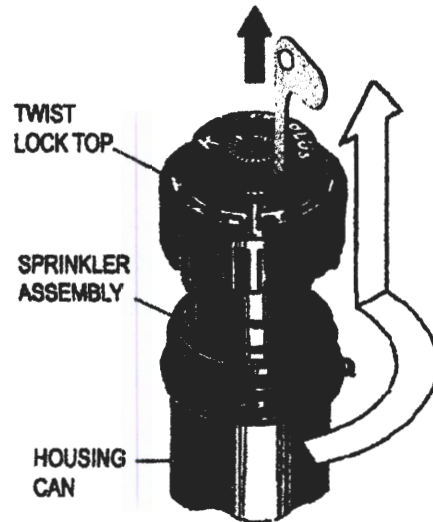
### 2 ► INSPECTING THE FILTER

Unscrew the top and lift the complete sprinkler assembly out of the housing can. The filter is located on the bottom of the sprinkler assembly and can be easily pulled out, cleaned and re-installed.

### 3 ► WINTERIZATION TIPS

When using an air compressor to remove water from the system please note the following:

- Do not exceed 30 PSI.
- Always introduce air into the system gradually to avoid air pressure surges. Sudden release of compressed air into the sprinkler can cause damage.
- Each zone should run no longer than 1 minute on air. Sprinklers turn 10 to 12 time faster on air than on water. Over spinning rotors on air can cause damage to the internal components.



## PERFORMANCE DATA

NOZZLE	PRESSURE			RADIUS		FLOW RATE			PRECIP in/hr / mm/hr			
	PSI	kPa	Bars	FL.	M.	GPM	L/M	M <sup>3</sup> /H	■	▲	■	▲
#0.5	30	207	2.1	28	8.5	0.5	1.9	0.11	0.12	0.14	3	4
	40	276	2.8	29	8.8	0.6	2.3	0.14	0.14	0.18	3	4
	50	345	3.5	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5
	60	414	4.1	30	9.1	0.8	3.0	0.18	0.17	0.20	4	5
#0.75	30	207	2.1	29	8.8	0.7	2.7	0.18	0.18	0.19	4	5
	40	275	2.8	30	9.1	0.8	3.0	0.18	0.17	0.20	4	5
	50	344	3.4	31	9.4	0.9	3.4	0.20	0.18	0.21	5	5
	60	413	4.1	32	9.8	1.0	3.8	0.23	0.19	0.22	5	6
#1.0	30	207	2.1	32	9.8	1.3	4.9	0.30	0.24	0.28	6	7
	40	275	2.8	33	10.1	1.5	5.7	0.34	0.27	0.31	7	8
	50	344	3.4	34	10.4	1.6	6.1	0.36	0.27	0.31	7	8
	60	413	4.1	35	10.7	1.8	6.8	0.41	0.28	0.33	7	8
#2.0	30	207	2.1	37	11.3	2.4	9.1	0.55	0.34	0.39	9	10
	40	275	2.8	40	12.2	2.5	9.5	0.57	0.30	0.35	8	9
	50	344	3.4	42	12.8	3.0	11.4	0.68	0.33	0.38	8	10
	60	413	4.1	43	13.1	3.3	11.4	0.68	0.34	0.38	8	9
2.5 Pre- installed	30	207	2.1	38	11.6	2.5	9.5	0.57	0.33	0.38	8	10
	40	275	2.8	39	11.9	2.8	10.6	0.64	0.35	0.41	9	10
	50	344	3.4	40	12.2	3.2	12.1	0.73	0.39	0.44	10	11
	60	413	4.1	41	12.5	3.5	13.3	0.80	0.40	0.46	10	12
#3.0	30	207	2.1	38	11.6	3.8	13.8	0.82	0.48	0.55	12	14
	40	275	2.8	39	11.9	4.2	15.9	0.96	0.53	0.61	14	16
	50	344	3.4	41	12.5	4.6	17.4	1.05	0.53	0.61	13	15
	60	413	4.1	42	12.8	5.0	19.0	1.14	0.55	0.63	14	16
#4.0	30	207	2.1	43	13.1	4.4	16.7	1.00	0.46	0.53	12	13
	40	275	2.8	44	13.4	5.1	19.3	1.18	0.51	0.59	13	15
	50	344	3.4	46	14.0	5.6	21.2	1.27	0.51	0.59	13	15
	60	413	4.1	49	14.9	5.9	22.4	1.34	0.47	0.55	12	14
#6.0	40	276	2.8	45	13.7	5.9	22.4	1.34	0.56	0.65	14	16
	50	344	3.4	46	14.0	6.0	22.7	1.36	0.55	0.63	14	16
	60	413	4.1	48	14.8	6.3	23.9	1.43	0.53	0.61	13	15
	70	482	4.8	49	14.9	6.7	25.4	1.52	0.54	0.62	14	16
#8.0	40	276	2.8	42	12.8	6.0	30.3	1.82	0.87	1.01	22	26
	50	344	3.4	45	13.7	6.5	32.2	1.93	0.81	0.93	21	24
	60	413	4.1	49	14.9	6.5	36.0	2.16	0.76	0.88	19	22
	70	482	4.8	50	15.2	10.0	37.9	2.27	0.77	0.89	20	23

## LOW ANGLE PERFORMANCE DATA

NOZZLE	PRESSURE			RADIUS		FLOW RATE			PRECIP in/hr / mm/hr			
	PSI	kPa	Bars	FL.	M.	GPM	L/M	M <sup>3</sup> /H	■	▲	■	▲
#1.0	30	207	2.1	22	6.7	1.2	4.5	.27	0.48	0.55	12	14
	40	276	2.8	24	7.3	1.7	6.4	.39	0.57	0.66	14	17
	50	345	3.4	26	7.9	1.8	6.8	.41	0.51	0.59	13	15
	60	414	4.1	28	8.5	2.0	7.6	.45	0.49	0.57	12	14
#3.0	30	207	2.1	29	8.8	3.0	11.4	.68	0.69	0.79	17	20
	40	276	2.8	32	9.8	3.1	11.7	.70	0.58	0.67	15	17
	50	345	3.4	35	10.7	3.5	13.2	.80	0.55	0.64	14	16
	60	414	4.1	37	11.3	3.8	14.4	.86	0.53	0.62	14	16
#4.0	30	207	2.1	31	9.4	3.4	12.9	.77	0.68	0.79	17	20
	40	276	2.8	34	10.4	3.9	14.8	.89	0.65	0.75	17	19
	50	345	3.4	37	11.3	4.4	16.7	1.00	0.62	0.71	16	18
	60	414	4.1	38	11.6	4.7	17.8	1.07	0.63	0.72	16	18
#6.0	40	275	2.8	38	11.6	6.5	24.6	1.48	0.87	1.00	22	25
	50	344	3.4	40	12.2	7.3	27.7	1.66	0.88	1.01	22	26
	60	413	4.1	42	12.8	8.0	30.3	1.82	0.87	1.01	22	26
	70	482	4.8	44	13.4	8.6	32.6	1.96	0.86	0.99	22	25

\*All precipitation rates calculated for 180° operation.  
For the precipitation rate for a 360° sprinkler, divide by 2.



**K-RAIN MANUFACTURING CORP.**  
1640 Australian Avenue  
Riviera Beach, FL 33404 USA  
PH: 561.844.1002 / 1.800.735.7248  
FAX: 561.842.9483  
www.krain.com

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Part Number: 1108519 Rev. 01



201706046686 10/18/2017 10:27:26 AM 1/2

2/M ②



FIVE STAR TITLE  
GF# 009034 Mb

**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.**

## **WARRANTY DEED WITH VENDOR'S LIEN**

**EFFECTIVE DATE: OCTOBER 13, 2017**

**GRANTOR: MICHAEL ARCH, a married person, owning, claiming and occupying other property as his homestead**

**GRANTEE: JOAQUIN AGUILAR ROJAS, A SINGLE PERSON AND IRENE RANGEL GUTIERREZ, A SINGLE PERSON**

**GRANTEE'S MAILING ADDRESS (including county): 132 EASTER COURT, SPRING BRANCH, COMAL COUNTY, TX 78070**

**CONSIDERATION: Good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of \$52,900.00, executed by Grantee, payable to the order of MICHAEL ARCH, "Lender" which is secured by a vendor's lien retained in this deed and by a deed of trust of same date from Grantee in favor of MICHAEL ARCH.**

**PROPERTY (including any improvements): LOT 279, DEER RIVER, PHASE 3, SITUATED IN COMAL COUNTY, TEXAS ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 8, PAGES 389-391, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.**

**RESERVATIONS FROM CONVEYANCE: NONE**

**Current ad valorem taxes having been prorated, the payment is assumed by Grantee.**

**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; 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.

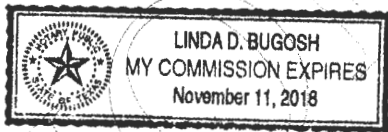
The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms at which time this deed shall become absolute.


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

  
MICHAEL ARCH

STATE OF TEXAS

This instrument was acknowledged before me on Oct. 13, 2017 by MICHAEL ARCH.



  
NOTARY PUBLIC, STATE OF TEXAS  
My Commission Expires: 11/11/18  
Printed Name: Linda D. Bugosh

Alamo Home Source, LLC\WDVL-132 Easter Ct

GF#069654

Page 2 of 2

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
10/18/2017 10:27:26 AM  
CHRISTY 2 Page(s)  
201706046686





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**Document # 304409**

**SUBDIVISION PLAT FILING**

**NAME OF  
SUBDIVISION:**

Deer River Phase 3

**MAP AND**

**PLAT:**

**Volume: 8**

**Page: 389 - 391**

**Recorded Date:**

**May 28, 1987**

---



STATE OF TEXAS  
COUNTY OF NUECES

WE THE LIEN HOLDERS OF THE PROPERTY SHOWN  
HEREON DO HEREBY APPROVE THE SUBDIVISION OF THE  
SAME BUT ASSUME NO RESPONSIBILITY FOR THE  
PLACEMENT OR MAINTENANCE OF ANY UTILITY, ROAD,  
DRAINAGE STRUCTURE, EASEMENTS OR OTHER  
APPURTENANCES THEREON.

CHARTER SAVINGS AND LOAN  
5153 FLYNN PARKWAY  
CORPUS CHRISTI, TX.  
78411

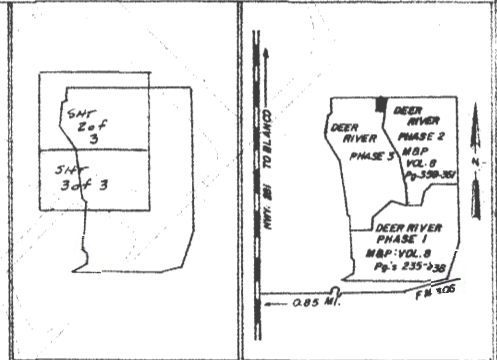
# DEER RIVER

## PHASE 3

100 LOTS

A SUBDIVISION OF 780965 ACRES OF LAND OUT OF THE  
GEORGE A. BARNARD SURVEY NO. 39, BEING A PORTION  
OF A 250.5229 ACRE TRACT OF LAND AS RECORDED IN  
VOLUME 457, Pg's. 261-266 OF THE DEED RECORDS OF  
COMAL COUNTY, TEXAS.

File No.  
304409



STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME THE UNDERSIGNED AUTHORITY

PERSONALLY APPEARED, KNOWN TO ME TO BE  
PERSON WHOSE NAME IS SUBSCRIBED TO THE  
FORGOING INSTRUMENT AND ACKNOWLEDGED  
TO ME THAT THEY EXECUTED THE SAME FOR  
THE PURPOSE AND CONSIDERATION AND IN THE  
CAPACITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF  
OFFICE THIS 14th DAY OF May, 1987

MY COMMISSION EXPIRES 9/23/91

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING  
CONSIDERATION HAS BEEN GIVEN TO THIS PLAT  
TO THE MATTER OF STREETS, LOTS AND DRAINAGE.

Thomas Flores  
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN AND SUBSCRIBED TO ME THIS 14th  
DAY OF MAY, 1987.  
Paul G. Banta  
MY COMMISSION EXPIRES 4/24/91

NOTE: ALL LOTS SHALL HAVE A MINIMUM BUILDING  
SETBACK LINE 50' FROM THE FRONT PROPERTY  
LINE AND 10' FROM THE SIDE LINES. THERE  
SHALL BE A 5' UTILITY EASEMENT GRANTED  
ALONG ALL LOT LINES.

THIS SUBDIVISION DOES NOT LIE WITHIN  
THE EDWARDS AQUIFER RECHARGE ZONE AND  
IS NOT LOCATED WITHIN THE 100 YR. FLOOD  
ZONE EXCEPT AS SHOWN HEREON. FLOOD DATA  
AS PER F.E.M.A. FLOOD STUDY OF SEPT. 29, 1986.

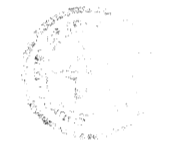
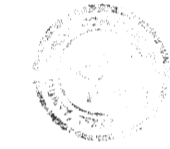
TOTAL LINEAR FEET OF ROAD: 6,793.48'  
TOTAL ACREAGE: 13.1291 AC OUT OF  
GEORGE BARNARD SURVEY NO. 39

Note:  
10' WATER LINE EASEMENT, SIDE AND  
REAR, ALL LOTS

NO.	DATA	ARC	CHORD	RADIUS	SHT. NO.
A	90°	31.42'	28.28'	20.0'	3 of 3
B	24° 37' 47"	184.01'	182.60'	428.07'	3 of 3
C	25° 28' 37"	210.03'	208.30'	472.34'	3 of 3
D	24° 03' 07"	208.72'	198.16'	472.81'	2 of 3
E	25° 30' 29"	210.05'	198.32'	476.81'	2 of 3
G	90°	33.56'	31.21'	15.0'	2 of 3
H	46° 11' 04"	13.09'	11.76'	15.0'	2 of 3
I	272° 22' 08"	237.62'	67.83'	50.0'	2 of 3
J	90°	25.56'	21.21'	15.0'	2 of 3
K	24° 28' 07"	184.01'	182.02'	432.0'	2 of 3
L	21° 50' 55"	187.17'	186.28'	416.34'	3 of 3
M	19° 28' 15"	14.92'	12.88'	15.0'	3 of 3
N	46° 11' 04"	13.09'	11.76'	15.0'	3 of 3
O	272° 22' 08"	237.62'	67.83'	50.0'	3 of 3
P	24° 37' 47"	207.81'	208.19'	488.07'	3 of 3
Q	90°	31.42'	28.68'	20.0'	3 of 3
R	24° 10' 12"	157.21'	155.5'	380.0'	3 of 3
S	3° 53' 03"	202.68'	200.16'	370.02'	3 of 3
T	22° 09' 21"	257.65'	256.04'	666.88'	2 of 3
U	90°	25.56'	21.21'	15.0'	2 of 3
V	46° 11' 04"	13.09'	11.76'	15.0'	2 of 3
W	272° 22' 08"	237.62'	67.83'	50.0'	2 of 3
X	44° 00' 50"	202.41'	202.55'	270.0'	2 of 3
Y	63° 19' 15"	188.87'	179.31'	170.0'	2 of 3
Z	51° 16' 39"	13.42'	12.78'	15.0'	2 of 3
AA	272° 04' 58"	237.44'	67.41'	50.0'	2 of 3
BB	65° 24' 59"	263.27'	249.13'	330.0'	2 of 3
CC	44° 00' 50"	258.30'	247.81'	350.0'	2 of 3
DD	22° 09' 21"	256.44'	251.99'	606.88'	2 of 3
EE	31° 02' 08"	255.54'	251.01'	430.02'	3 of 3
FF	80° 02' 36"	27.74'	25.72'	20.0'	3 of 3
HH	247° 32' 49"	215.88'	83.20'	50.0'	3 of 3
II	59° 43' 08"	229.3'	219.06'	220.0'	3 of 3
JJ	08° 21' 18"	40.86'	40.82'	280.0'	3 of 3
KK	80° 46' 06"	28.12'	25.92'	20.0'	3 of 3
GG	67° 55' 49"	17.84'	16.64'	15.0'	3 of 3
HH	90°	23.56'	21.21'	15.0'	3 of 3
JJ	42° 43' 52"	11.19'	10.93'	15.0'	3 of 3



FINAL DATE OF PREPARATION:  
5/4/87



STATE OF TEXAS  
COUNTY OF COMAL

I, Andrew Cash  
Registered Public Surveyor

CASH SURVEYING COMPANY  
Star Route 3 Box 187  
Canyon Lake, Texas 78150  
(512) 984-3414

Known to and subscribed before me this the 16th day of MAY, 1987

Paul G. Banta  
Notary Public in and for the State of Texas  
MY COMMISSION EXPIRES 4/24/91

STATE OF TEXAS  
COUNTY OF COMAL

The owner of the land shown on this plat in person or through a duly authorized agent, has dedicated to the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

P.O. BOX 2202  
CANYON LAKE, TEXAS  
Lee R. Banta  
D.O.B.  
PRESIDENT, DEER RIVER, INC.

STATE OF TEXAS  
COUNTY OF COMAL

Before me, the undersigned authority on this day personally appeared Lee R. Banta  
Lee R. Banta 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 16th DAY OF MAY, A.D. 1987

Paul G. Banta  
Notary Public in and for the State of Texas  
My Commission Expires 4/24/91

The plat of DEER RIVER PH-3  
and considered by the Commissioners Court of COMAL County, Texas and is hereby approved for filing by said Court

Dated this 28th day of May, A.D. 1987

By: Paul G. Banta  
County Judge

Attest: Rosie Basenbury  
County Clerk

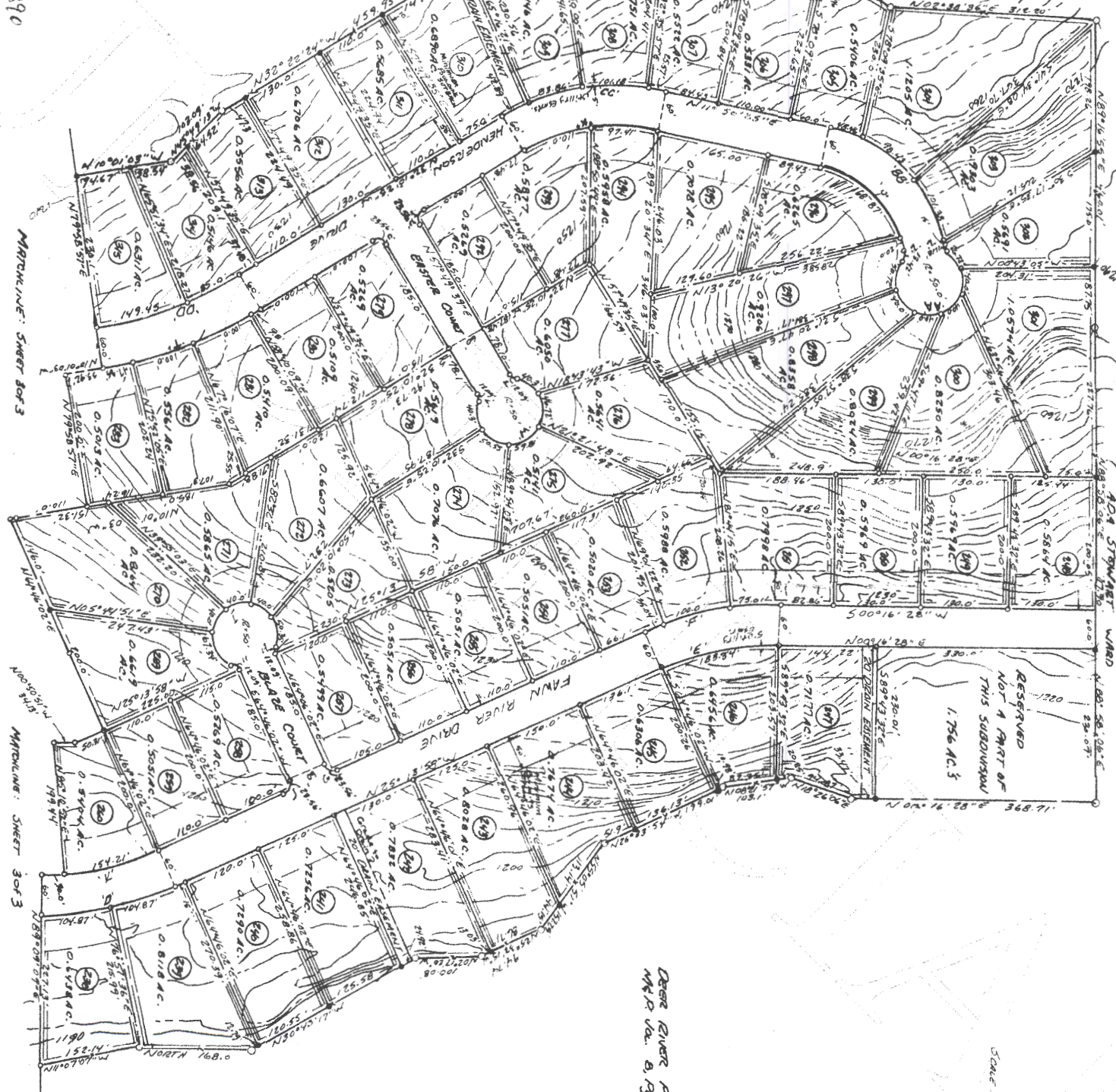
STATE OF TEXAS  
COUNTY OF COMAL

Rosie Basenbury COUNTY CLERK OF SAID COUNTY DO HEREBY  
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 28th DAY OF  
May, A.D. 1987 AT 10:03 P.M. AND DULY RECORDED IN  
THE RECORDS OF MAPS AND PLATS OF SAID OFFICE, OF SAID COUNTY, IN BOOK VOLUME  
8 ON PAGE 387-391 IN TESTIMONY WHEREOF I HAVE SUBSCRIBED  
MY OFFICIAL SEAL OF OFFICE THIS 28th DAY OF May, A.D. 1987

Rosie Basenbury COUNTY CLERK, COMAL COUNTY, TEXAS  
By: Harmon Zimmerman L.P.M.

Vol 8 p. 390

LAKE OF THE HILLS  
PROPERTY OWNERS  
ASSOCIATION

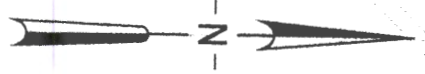


MATCHLINE: SHEET 2 OF 3

MATCHLINE: SHEET 3 OF 3

DEER RIVER PHASE 2  
MAP D. Vol. 8, Pgs. 359-361

SCALE: 1"=100'



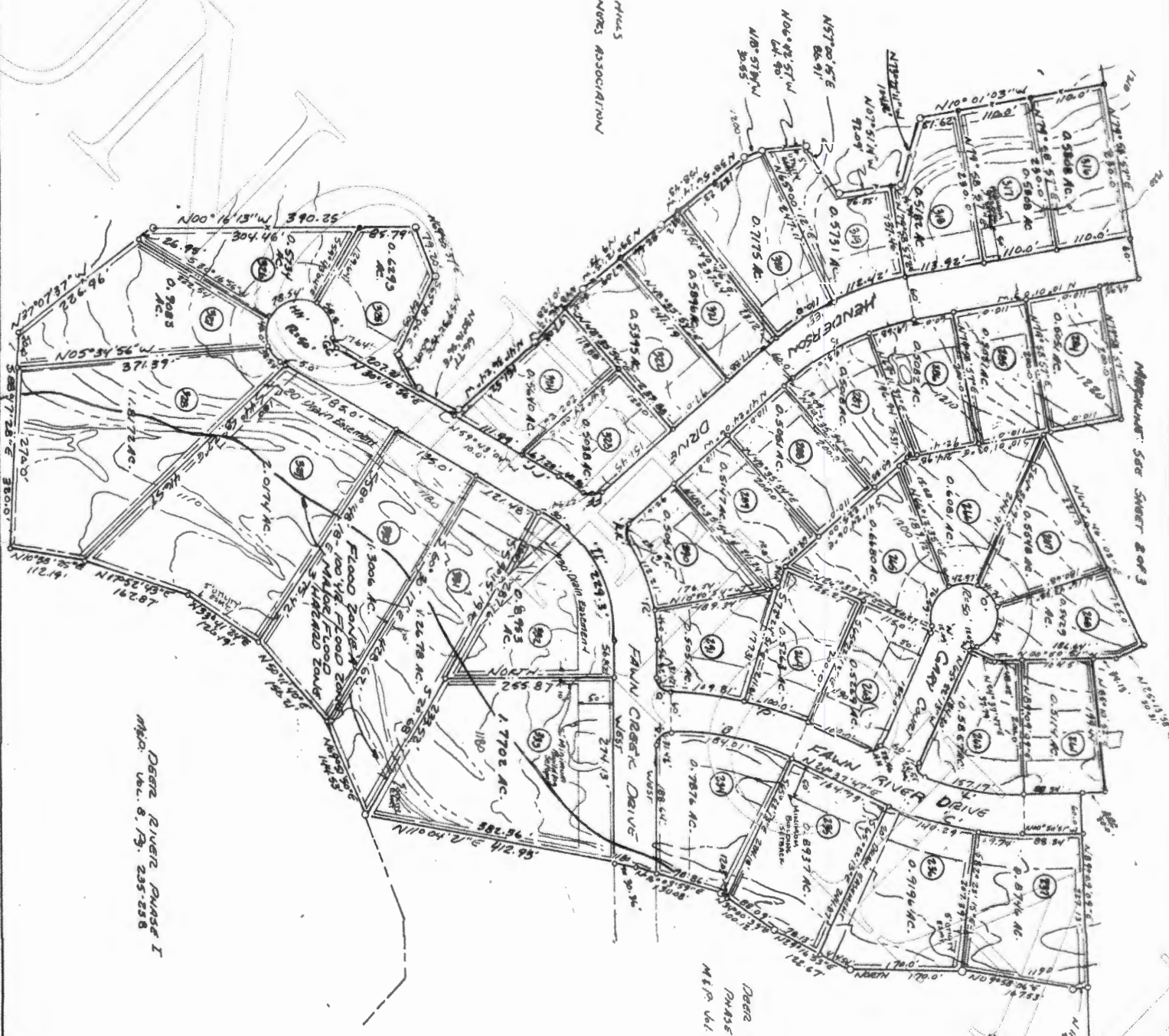
IN THE MATTER TO ACCEPT DEER RIVER PHASES 3 AND 4 INTO UNIT ROAD SYSTEM (P.C.T. #4).

On this the 22nd day of September, A.D. 1988, Mac McCoy, County Engineer, stated the roads in Deer River Phases 3 and 4 are ready for acceptance. Commissioner Jacobs moved the final acceptance of the road systems in Deer River Phases 3 and 4 into the Unit Road System. Seconded by Commissioner Craiglie, discussion ensued. Acting Judge Camarillo called the question, the motion carried, and IT WAS SO ORDERED.

DEER RIVER PHASE 3  
SHEET 2 OF 3 85-255

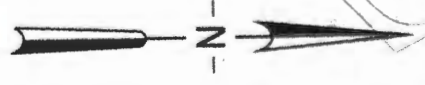
Vol 8 p. 391

LIST OF THE PLATS  
PROPERTY OWNERS ASSOCIATION



Deer River Phase I  
Map Vol. 8, Pg. 235-258

Deer River  
Phase 2  
Map Vol. 8, Pg. 359-362



Scale 1" = 100'

Deer River Phase 3  
Sheet 3 of 3 85-85

**From:** [Ritzen, Brenda](#)  
**To:** [Thalia Rivas](#)  
**Subject:** Permit 117085  
**Date:** Tuesday, January 23, 2024 1:17:00 PM  
**Attachments:** [image001.png](#)

---

**Re: Joaquin Aguilar Rojas  
Deer River Phase 3 Lot 279  
Application for Permit for Authorization to Construct an On-Site  
Sewage Facility (OSSF)**

**Thalia :**

**The following information is needed before I can continue processing the referenced permit submittal:**

- ✓ 1. **Add Irene Rangel Guitierrez to the permit application.**
- ✓ 2. **Maintain required 20 ft. setback from the edge of the spray areas to the property lines**
- ✓ 3. **Indicate the separation distance from the ATU to the water line.**
4. **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](http://www.cceo.org)



ON-SITE SEWAGE FACILITY APPLICATION

**VOID**

Date 01-05-2024

Permit Number 117085

1. APPLICANT / AGENT INFORMATION

Owner Name JOAQUIN AGUILAR ROJAS  
Mailing Address 132 EASTER COURT  
City, State, Zip SPRING BRANCH, TX, 78070  
Phone # (512)-621-0047  
Email \_\_\_\_\_

Agent Name Thalia Rivas  
Agent Address PO BOX 768  
City, State, Zip Spring Branch, Tx 78070  
Phone # 210-385-3487  
Email Rs.tr@ossfdesigns.com

2. LOCATION

Subdivision Name DEER RIVER, PHASE 3 Unit \_\_\_\_\_ Lot 279 Block \_\_\_\_\_  
Survey Name / Abstract Number \_\_\_\_\_ Acreage \_\_\_\_\_  
Address 132 EASTER COURT 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 1330SF

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 \_\_\_\_\_

**VOID**

Estimated Cost of Construction: \$ 20,000 (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.

Joaquin Aguilar  
Signature of Owner

01-05-2024  
Date

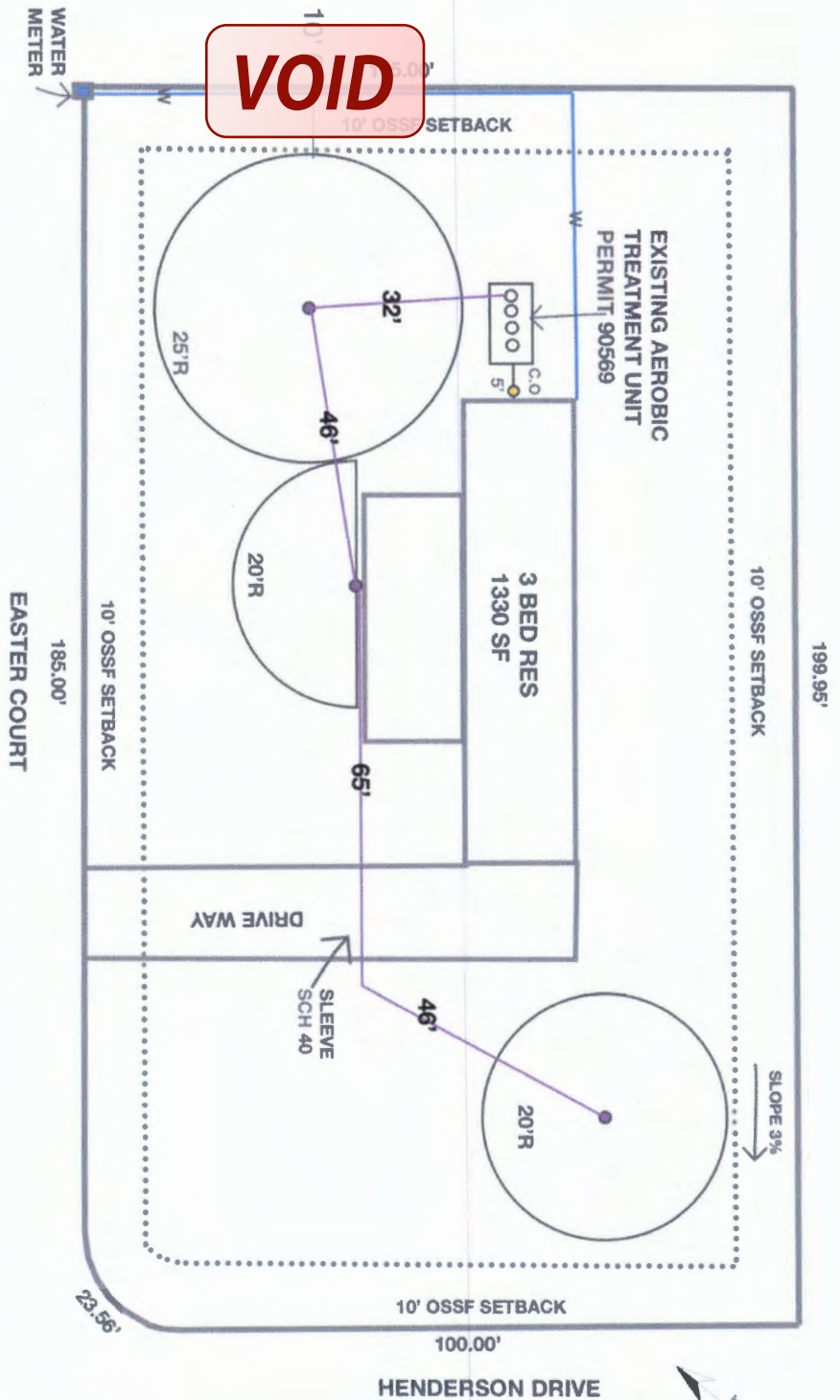
THE SLOPE OF THE PIPE FROM THE BUILDING TO THE TREATMENT UNIT SHALL BE NO LESS THAN 1/8" FALL PER FOOT OF PIPE

USE TWO WAY CLEAN OUT SHC 40 OR SDR 26 FROM STRUCTURE TO TREATMENT UNIT

THERE SHALL BE NOTHING IN THE SURFACE APPLICATION AREA WITHIN 10' OF THE SPRINKLER WHICH WOULD INTERFERE WITH THE UNIFORM APPLICATION OF THE EFFLUENT

AREAS THAT ROCK IS EXPOSED MUST BE COVERED WITH A SUITABLE AMOUNT OF MATERIAL. AREAS THAT ARE BARE OR HAVE BEEN DISTURBED MUST BE SEEDED OR SODDED WITH A MIXUTE OF RYE AND BERMUDA GRASSES OR OTHER GRASS SPECIES PRIOR TO SYSTEM OPERATION.

INSTALL: 3846SF  
 (EXISTING )1 - 25'R @ 360°  
 1 - 20'R @ 180°  
 1 - 20'R @ 360°



**VOID**

LEGEND:  
 W = WATER LINE  
 ● = CLEAN OUT

**VOID**



OWNER: JOAQUIN AGUILAR ROJAS & IRENE RANGEL GUTIERREZ  
 LEGAL DESCRIPTION: LOT 279, DEER RIVER PHASE 3  
 ADDRESS: 132 EASTER COURT SPRING BRANCH TX 78070  
 PREPARED BY: THALIA RIVAS R.S 5076 SCALE: 1" = 30'

9/19

**Affidavit to the Public**



200906001733 01/10/2008 02:58:25 PM AFFIDAVIT 1/2

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 owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the 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 279, DEER RIVER SUBDIVISION, UNIT 3  
In Comal County

The property is owned by DENISE OWENS

This OSSF must be covered by a continuous maintenance contract. All maintenance on this OSSF must be performed by an approved maintenance company, and a signed maintenance contract must be submitted to COMAL County Environmental Health within 30 days after the property has been transferred.

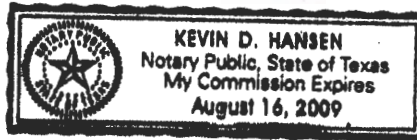
The owner will, upon any sale or transfer of the above-described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from COMAL County Environmental Health.

WITNESS BY HAND(S) ON THIS 29 DAY OF November, 2007.

Denise M. Owens  
(Owner(s)signature(s))

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 29 DAY OF November, 2007

Kevin D Hansen  
Notary Public, State of Texas  
Notary's Printed Name:  
My Commission Expires:



- Instructions:
- 1) Document must be completed and Property Owner(s) signature(s) notarized.
  - 2) Record completed document in the County Clerk's Office.
  - 3) Submit recorded document to the County Environmental Health Office.



This page has been added to comply with the statutory requirement that the clerk shall stamp the recording information at the bottom of the last page.

This page becomes part of the document identified by the file clerk number affixed on preceding pages.

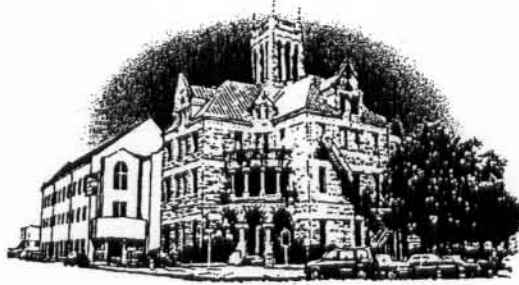
Filed and Recorded  
Official Public Records  
Joy Streater, County Clerk  
Comal County, Texas  
01/10/2008 02:58:25 PM  
CASHONE  
200806001733



*Joy Streater*



**CCEO  
COPY**



## Comal County

OFFICE OF COMAL COUNTY ENGINEER

### License to Operate

### On-site Sewage Treatment and Disposal Facility

Date Issued: 1/23/2008

Permit Number: 90569

Location Description: 132 Easter Court, Spring Branch, TX 78070  
Lot 279, Deer River Phase 3 Subdivision

Type of System: Aerobic Treatment with Surface Irrigation Discharge

License issued to: Denise Owens

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

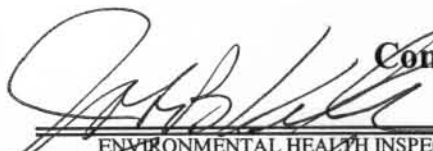
The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.

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

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

Licensing Authority

**Comal County Environmental Health**

  
ENVIRONMENTAL HEALTH INSPECTOR

9839700 SO

OS0023773

  
ENVIRONMENTAL HEALTH COORDINATOR

OS 0025599

CCEO  
COPY

90569



RECEIVED

JAN 10 2008

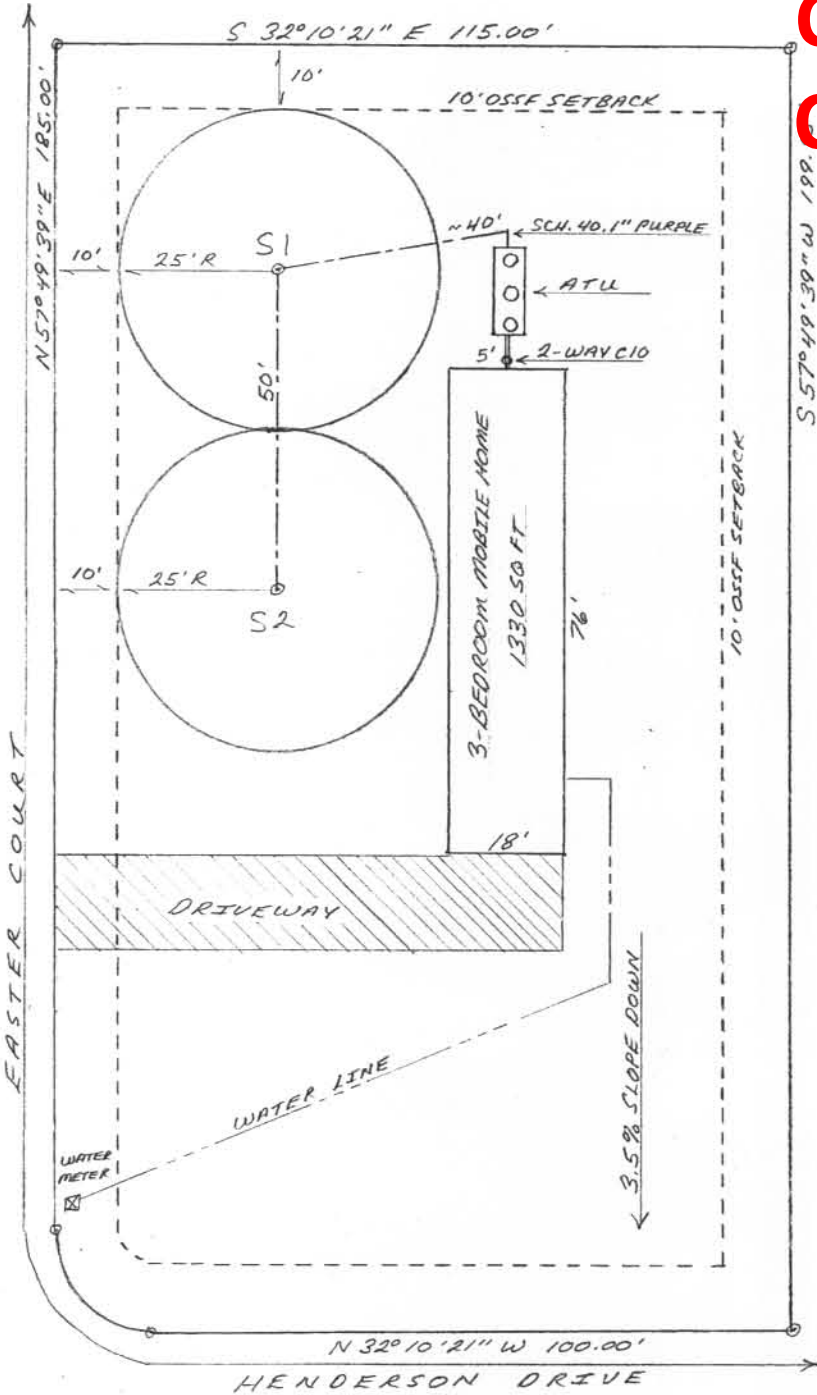
COUNTY ENGINEER

LOT 279  
DEER RIVER, PHASE 3  
~0.52 ACRES

THIS LOT IS LOCATED OUTSIDE OF THE  
100-YEAR FLOODPLAIN AND THE EDWARDS  
AQUIFER RECHARGE ZONE.

NOTES:

1. ATU is a Solar Air SA II 500 gpd with a 768 gall pump tank.
2. S1 & S2 are K-Rain Proplus sprinklers with #3 nozzles operating @ 30 psi, 360° pattern, 25' radius.
3. There shall be no obstruction within 10' of the sprinkler heads.
4. Audible & visual alarms, external disconnect within site of the pump tank, pump & alarms on separate breakers and external wiring in conduit are required.
5. Timer set to spray between 12:00 AM & 5:00 AM.
6. Liquid chlorinator.
7. Any excavations and/or exposed rock in the disposal area shall be covered with topsoil and seasonal grasses shall be seeded over the disposal area in order to minimize run-off & erosion.



SITE PLAN & OSSF DESIGN:

DENISE OWENS 132 EASTER COURT SPRING BRANCH, TEXAS 78070	
BRIAN C. ERXLBEN, R.S. 619 GARNET SEGUIN, TEXAS 78155 (830) 372-3778	DATE: 11-25-07  SCALE: 1" = 30'





**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

Staff will complete shaded items

[Shaded box for Date Received] [Shaded box for Initials]

Date Received Initials

117085

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.

Jacquelin Aguilar  
Signature of Applicant

01-05-2024  
Date

\_\_\_ COMPLETE APPLICATION  
Check No. \_\_\_\_\_ Receipt No. \_\_\_\_\_

INCOMPLETE APPLICATION  
\_\_\_ (Missing Items Circled, Application Refeused)