



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **04/19/2024** Permit Number: **117192**

Location Description: 121 RETREAT ST
NEW BRAUNFELS, TX 78132

Subdivision: THE BLUFFS ON THE GUADA
Unit: 0
Lot: 13
Block: 0
Acreage: 2.4300

Type of System: Septic Tank
Leaching Chambers

Issued to: TBOT DEVELOPMENT, INC.

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

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

Alterations to this permit including, but not limited to:

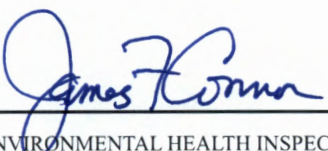
- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system

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

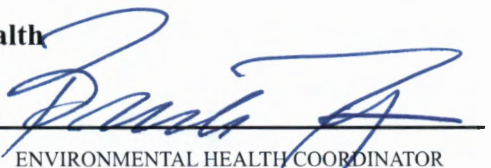
Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

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

Licensing Authority
Comal County Environmental Health


ENVIRONMENTAL HEALTH INSPECTOR

OS0032485


ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

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

ENGINEER'S OFFICE

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

Permit Number: 117192
Issued This Date: 03/27/2024
This permit is hereby given to: TBOT DEVELOPMENT, INC.

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

121 RETREAT ST
NEW BRAUNFELS, TX 78132

Subdivision: THE BLUFFS ON THE GUADA
Unit: 0
Lot: 13
Block: 0
Acreage: 2.4300

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank
Leaching Chambers

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

Call (830) 608-2090 to schedule inspections.



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

--	--

Date Received

Initials

117192

Permit Number

Instructions:

Place a check mark next to all items that apply. For items that do not apply, place "N/A". This OSSF Development Application Checklist **must** accompany the completed application.

OSSF Permit

- ☒ Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- ☒ Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- ☒ Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.
- ☒ Required Permit Fee - See Attached Fee Schedule
- ☒ Copy of Recorded Deed
- ☐ Surface Application/Aerobic Treatment System
- ☐ Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
- ☐ Signed Maintenance Contract with Effective Date as Issuance of License to Operate

I affirm that I have provided all information required for my OSSF Development Application and that this application constitutes a completed OSSF Development Application.

Signature of Applicant

2/17/2024

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refused)

RECEIVED

By Brandon Olvera at 1:19 pm, Mar 27, 2024



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date 4/17/24

Permit Number 117192

1. APPLICANT / AGENT INFORMATION

Owner Name TBOTG DEVELOPMENT, INC.
Mailing Address c/o 23011 FM 306
City, State, Zip Canyon Lake, TX 78133
Phone # 830-935-4936
Email traci@psseptics.com

Agent Name GREG W. JOHNSON, P.E.
Agent Address 170 Hollow Oak
City, State, Zip New Braunfels, TX 78132
Phone # 830-905-2778
Email gregjohnsonpe@yahoo.com

2. LOCATION

Subdivision Name THE BLUFFS ON THE GUADALUPE Unit Lot 13 Block
Survey Name / Abstract Number Acreage
Address 121 RETREAT STREET City NEW BRAUNFELS State TX Zip 78132

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 1720

☐ 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: \$ 350,000 (Structure Only)

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

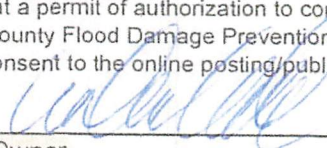
☐ Yes ☒ No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water ☒ Public ☐ Private Well

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Signature of Owner 

Date 4/17/24

* * * COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH * * *

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATEPlanning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.System Description PROPRIETARY; SEPTIC TANK AND LEACHING CHAMBERS

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

Tank Size(s) (Gallons) 1000 GAL. DUAL COMP. SEPTIC TANK Absorption/Application Area (Sq Ft) 934Gallons 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 ☐ NoIs there an existing TCEQ approval CZP for the property? ☒ Yes ☐ No

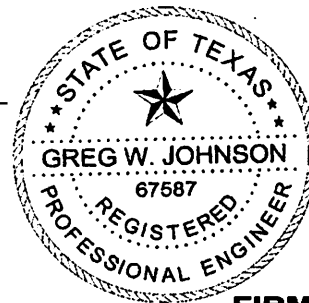
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP)

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

(if yes, the P.E. or R.S. 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: _____



FIRM #2585

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 January 18, 2024

RECEIVED

By Brandon Olvera at 1:19 pm, Mar 27, 2024

Greg W. Johnson, P.E.
170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778

February 10, 2024

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

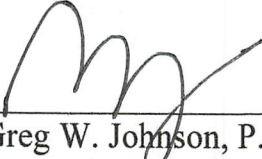
RE- SEPTIC DESIGN
121 RETREAT STREET
THE BLUFFS ON THE GUADALUPE, LOT 13
NEW BRAUNFELS, TX 78132
TBOTG DEVELOPMENT, INC.

Brandon/Brenda,

The referenced property is located within the Edwards Aquifer Contributing Zone. This OSSF design will comply with requirements in the CZP.

Temporary erosion and sedimentation controls should be utilized as necessary prior to construction. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, activities must be suspended immediately and the applicant or his agent must immediately notify the TCEQ Regional Office. After that operations can only proceed after the Executive Director approves required additional engineered impact plans.

Designed in accordance with Chapter 285, Subchapter D, §285.40, 285.41, & 285.42, Texas Commission on Environmental Quality (Effective December 29, 2016).

 2/10/24

Greg W. Johnson, P.E. No. 67587 / F#2585
170 Hollow Oak
New Braunfels, Texas 78132 - 830/905-2778



ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: January 17, 2024

Site Location: The BLUFFS on the GUADALUPE, LOT 13

Proposed Excavation Depth: 18" to 36"

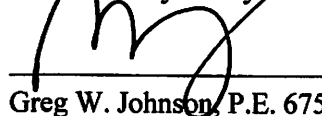
Requirements:

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

SOIL BORING NUMBER <u>1</u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	III	SILTY LOAM	N/A	NONE OBSERVED	NONE OBSERVED	BROWN
1						
2						
3						
4						
5						
60"						

SOIL BORING NUMBER <u>2</u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	SAME		AS		ABOVE	
1						
2						
3						
4						
5						

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


Greg W. Johnson, P.E. 67587-F2585, S.E. 11561

01/17/24
Date

OSSF SOIL EVALUATION REPORT

RECEIVED

By Brandon Olvera at 1:20 pm, Mar 27, 2024

Date: January 18, 2024

Applicant Information:

Name: TBOTG DEVELOPMENT, INC.
 Address: c/o 23011 F.M. 306
 City: CANYON LAKE State: TEXAS
 Zip Code: 78133 Phone: (830) 935-4936

Site Evaluator Information:

Name: Greg W. Johnson, P.E., R.S., S.E. 11561
 Address: 170 Hollow Oak
 City: New Braunfels State: Texas
 Zip Code: 78132 Phone & Fax: (830)905-2778

Property Location:

Lot 13 Unit Blk Subd. The BLUFFS on the GUADALUPE
 Street Address: 121 RETREAT STREET
 City: NEW BRAUNFELS Zip Code: 78132
 Additional Info.:

Installer Information:

Name:
 Company:
 Address:
 City: State:
 Zip Code: Phone

Topography: Slope within proposed disposal area: 4 %
 Presence of 100 yr. Flood Zone: YES NO X
 Existing or proposed water well in nearby area. YES NO X
 Presence of adjacent ponds, streams, water impoundments YES NO X
 Presence of upper water shed YES NO X
 Organized sewage service available to lot YES NO X

Design Calculations for Leaching Chambers:

Commercial

Q = GPD

Residential Water conserving fixtures to be utilized? Yes X No

Number of Bedrooms the septic system is sized for: 3 Total sq. ft. living area 1720

Q gal/day = (Bedrooms + 1) * 75 GPD

Q = (3 + 1) * 75 - (20 %) = 240

A = Q/Ra = 240 / 0.20 = 1200 sq. ft.

NOTE: 3 BDRM RES. IS A MODEL HOME

Tank Size = (~3 * Q) = 1000 Gal. Dual Comp.

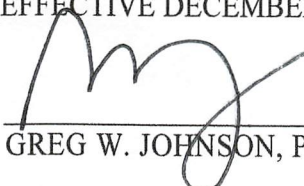
Excavation Length & Width

L = 0.75A/(W+2) (<3' Wide) = 900 / 14' = 65' of 12' WIDE 52 - 5' PANELS

or

L=0.75(A-2W)/(W+2) (>3'Wide)= / = of

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER 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).


 GREG W. JOHNSON, P.E. 67587 - F#2585

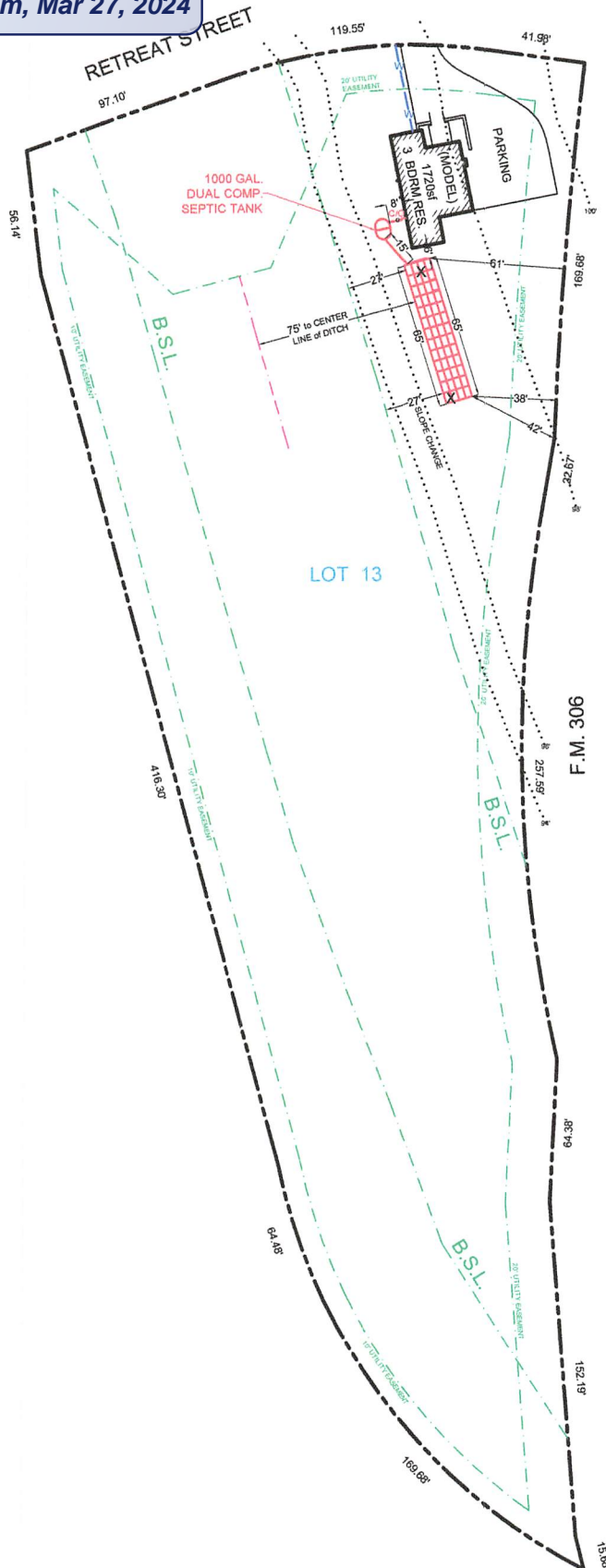
01/18/24
 DATE



FIRM #2585

RECEIVED

By Brandon Olvera at 1:20 pm, Mar 27, 2024



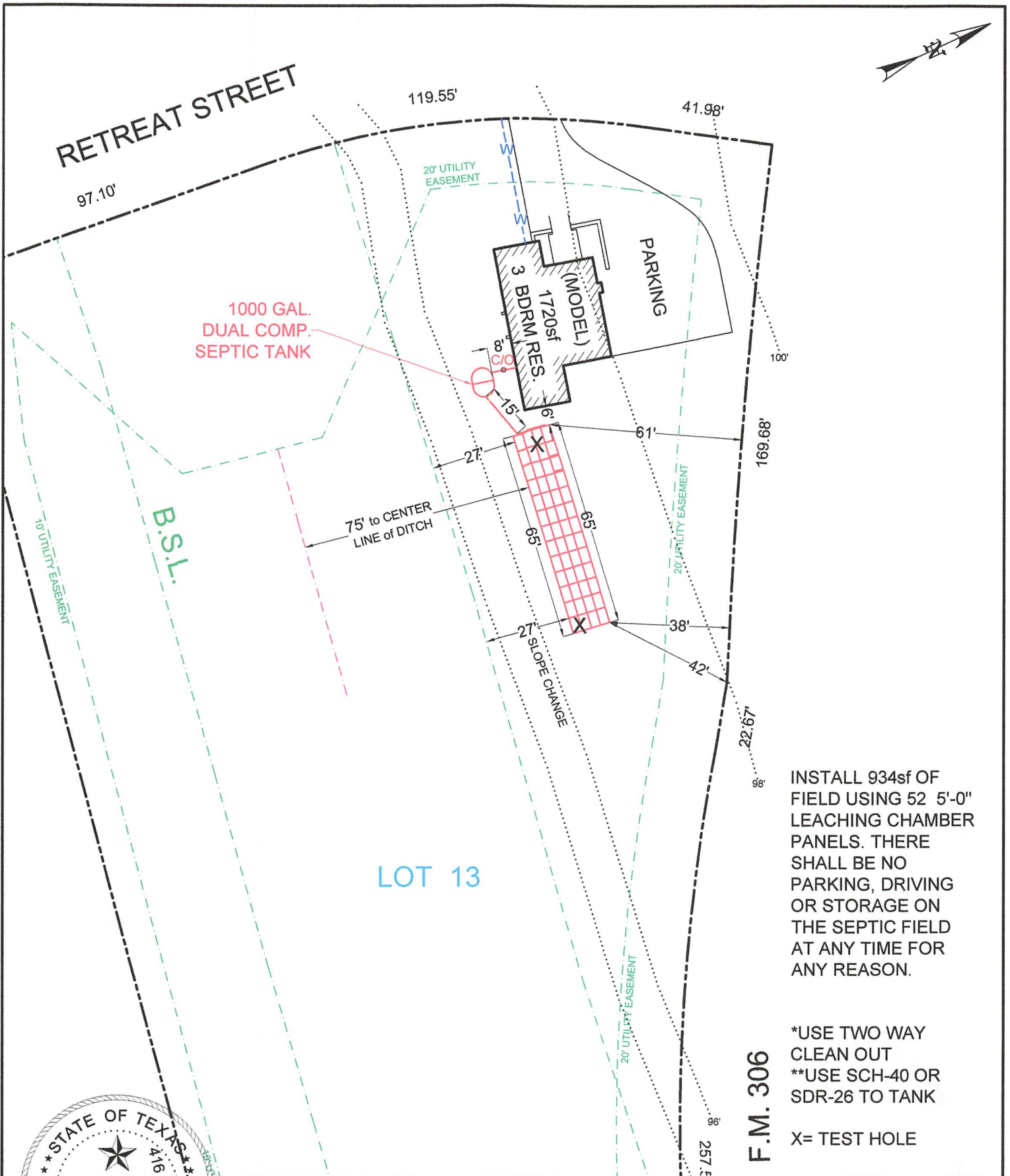
INSTALL 934sf OF FIELD USING 52 5'-0" LEACHING CHAMBER PANELS. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

*USE TWO WAY CLEAN OUT
**USE SCH-40 OR SDR-26 TO TANK

X= TEST HOLE



OWNER: TBOTG DEVELOPMENT, INC.		DRAWN BY: EJS III	
STREET ADDRESS: 121 RETREAT STREET			
LEGAL DESC: The BLUFFS on the GUADALUPE	UNIT/SECTION/PHASE:	BLOCK:	LOT: 13
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=80'	DATE: 1/18/2024	REVISED:



INSTALL 934sf OF
FIELD USING 52 5'-0"
LEACHING CHAMBER
PANELS. THERE
SHALL BE NO
PARKING, DRIVING
OR STORAGE ON
THE SEPTIC FIELD
AT ANY TIME FOR
ANY REASON.

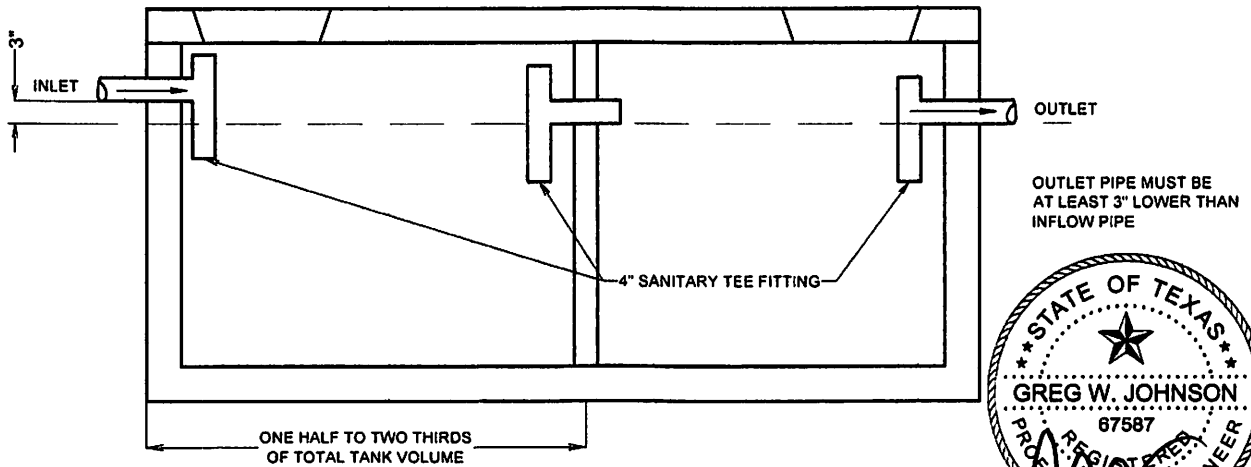
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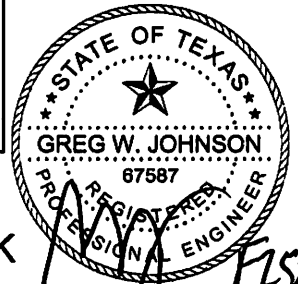
F.M. 306



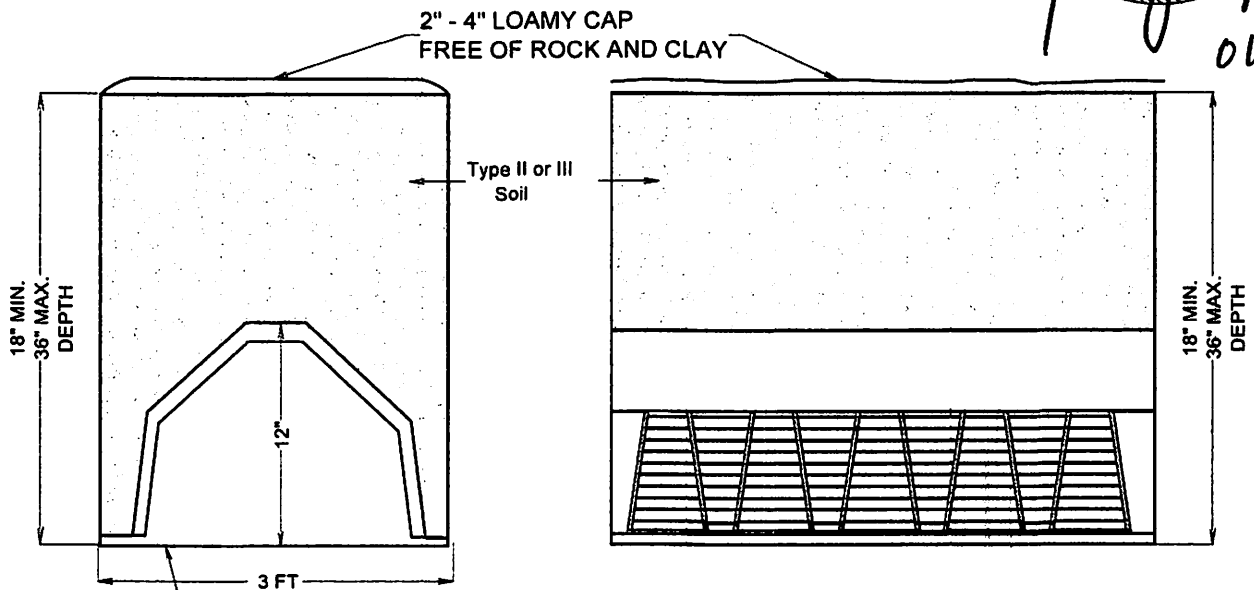
OWNER: TBOTG DEVELOPMENT, INC.				DRAWN BY: EJS III	
STREET ADDRESS: 121 RETREAT STREET					
LEGAL DESC: The BLUFFS on the GUADALUPE			UNIT/SECTION/PHASE:	BLOCK:	LOT: 13
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: 1"=40'	DATE: 1/18/2024		REVISED:



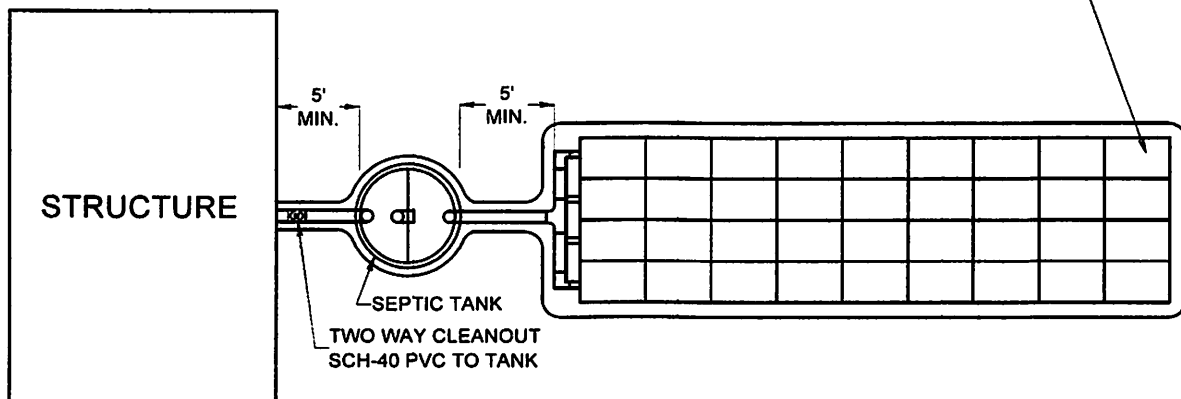
TYPICAL TWO COMPARTMENT SEPTIC TANK



*FL585
04/18/14*



HANCOR LEACHING CHAMBER DETAIL

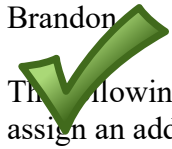


HANCOR LEACHING CHAMBER DETAIL

Olvera,Brandon

From: Helms,Avery
Sent: Thursday, February 22, 2024 4:29 PM
To: Olvera,Brandon
Cc: Braun,Holly; Matheney,Heather
Subject: OSSF- 117192

Brandon



The following permit #117192 does not have a valid address; therefore, an address request form is required to assign an address to the model home.

Best,

Avery Helms

GIS Technician- Address Coordinator

Comal County

195 David Jones Dr.

New Braunfels TX, 78132

w: <https://www.cceo.org/>

e: helmsa@co.comal.tx.us

(830) 608-2090



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date 1/17/24

Permit Number 117192

1. APPLICANT / AGENT INFORMATION

Owner Name TBOTG DEVELOPMENT, INC.
Mailing Address c/o 23011 FM 306
City, State, Zip Canyon Lake, TX 78133
Phone # 830-935-4936
Email traci@psseptics.com

Agent Name GREG W. JOHNSON, P.E.
Agent Address 170 Hollow Oak
City, State, Zip New Braunfels, TX 78132
Phone # 830-905-2778
Email gregjohnsonpe@yahoo.com

2. LOCATION

Subdivision Name THE BLUFFS ON THE GUADALUPE Unit _____ Lot 13 Block _____
Survey Name / Abstract Number _____ Acreage _____
Address RETREAT STREET City NEW BRAUNFELS State TX Zip 78132

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedroom _____

Indicate Sq Ft of Living Area _____

☐ Non-Single Family Residential

(Planning materials must show adequate land area for doubling up equipment and need for treatment units and disposal area)

Type of Facility _____

Offices, Factories, Churches, Schools, Public Buildings - Indicate Number of _____

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: \$ 350,000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Signature of Owner [Signature]

Date 1/17/24

Greg W. Johnson, P.E.

170 Hollow Oak

New Braunfels, Texas 78132

830/905-2778

February 10, 2024

Comal County Office of Environmental Health

195 David Jonas Drive

New Braunfels, Texas 78132-3760

RE-

SEPTIC DESIGN

RETREAT STREET

THE BLUFFS ON THE GUADALUPE, LOT 13

NEW BRAUNFELS, TX 78132

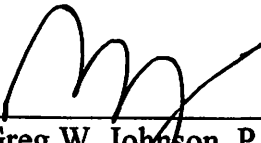
TBOTG DEVELOPMENT, INC.

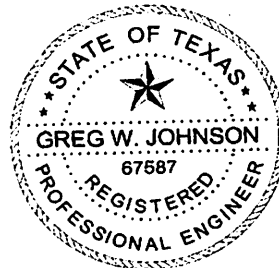
Brandon/Bren

The referenced property is located within the Edwards Aquifer Contributing Zone. This OSSF design will comply with requirements in the .

Temporary erosion and sedimentation controls should be utilized as necessary prior to construction. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, activities must be suspended immediately and the applicant or his agent must immediately notify the TCEO Regional Office. After that operations can only proceed after the Executive Director approves required additional engineered impact plans.

Designed in accordance with Chapter 285, Subchapter D, §285.40, 285.41, & 285.42, Texas Commission on Environmental Quality (Effective December 29, 2016).

 2/10/24
Greg W. Johnson, P.E. No. 67587 / F#2585
170 Hollow Oak
New Braunfels, Texas 78132 - 830/905-2778



OSSF SOIL EVALUATION REPORT INFORMATION

Date: January 18, 2024

Applicant Information:

Name: TBOTG DEVELOPMENT, INC.
Address: c/o 23011 F.M. 306
City: CANYON LAKE State: TEXAS
Zip Code: 78133 Phone: (830) 935-4936

Site Evaluator Information:

Name: Greg W. Johnson, P.E., R.S., S.E. 11561
Address: 170 Hollow Oak
City: New Braunfels State: Texas
Zip Code: 78132 Phone & Fax: (830)905-2778

Property Location:

Lot 13 Unit Blk Subd. The BLUFFS on the GUADALUPE
Street Address: RETREAT STREET
City: NEW BRAUNFELS Zip Code: 78132
Additional Info:

Installer Information:

Name:
Company:
Address:
City: State:
Zip Code: Phone:

Topography: Slope within proposed disposal area: 4 %

Presence of 100 yr. Flood Zone: YES NO X

Existing or proposed well in nearby area: YES NO

Presence of adjacent ponds, streams, wetlands, or riparian areas: YES NO

Presence of upper water bodies: YES NO

Organized sewage service available: YES NO

Design: Calculations for Cham

Commercial

Q = GPD

Residential Water conserving fixtures to be utilized? Yes X No

Number of Bedrooms the septic system is sized for: 3 Total sq. ft. living area 1720

Q gal/day = (Bedrooms + 1) * 75 GPD

Q = (3 + 1) * 75 - (20 %) = 240

A = Q/Ra = 240 / 0.20 = 1200 sq. ft.

NOTE: 3 BDRM RES. IS A MODEL HOME

Tank Size = (~3 * Q) = 1000 Gal. Dual Comp.

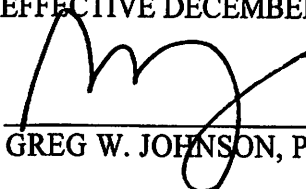
Excavation Length & Width

L = 0.75A/(W+2) (<3' Wide) = 900 / 14' = 65' of 12' WIDE 52 - 5' PANELS

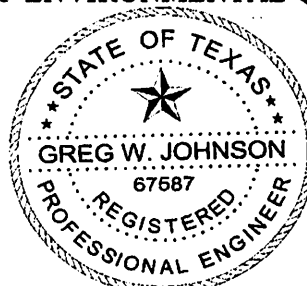
or

L = 0.75(A-2W)/(W+2) (>3' Wide) = / = of

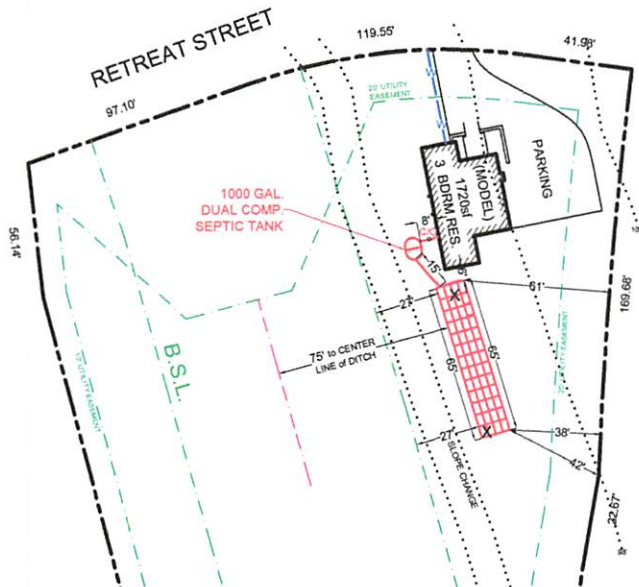
I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016).


GREG W. JOHNSON, P.E. 67587 - F#2585

01/18/24
DATE



FIRM #2585



INSTALL 934sf OF
FIELD USING 52 5'-0"
LEACHING CHAMBER
PANELS. THERE
SHALL BE NO
PARKING, DRIVING
OR STORAGE ON
THE SEPTIC FIELD
AT ANY TIME FOR
ANY REASON.

*USE TWO WAY
CLEAN OUT
**USE SCH-40 OR
SDR-26 TO TANK

X= TEST HOLE

VOID



OWNER: TBOTG DEVELOPMENT, INC.		DRAWN BY: EJS III	
STREET ADDRESS: RETREAT STREET			
LEGAL DESC: The BLUFFS on the GUADALUPE	UNIT/SECTION/PHASE:	BLOCK:	LOT: 13
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=80'	DATE: 1/18/2024	REVISED:



RETREAT STREET

97.10'

119.55'

41.98'

20' UTILITY EASEMENT

1000 GAL.
DUAL COMP.
SEPTIC TANK

PARKING

3 BDRM RES
1720sf
(MODEL)

100'

VOID

LOT 13

INSTALL 934sf OF
FIELD USING 52" 6'-0"
PANELS. THERE
SHALL BE NO
PARKING, DRIVING
OR STORAGE ON
THE SEPTIC FIELD
AT ANY TIME FOR
ANY REASON.

*USE TWO WAY
CLEAN OUT
**USE SCH-40 OR
SDR-26 TO TANK

X= TEST HOLE

F.M. 306



OWNER: TBOTG DEVELOPMENT, INC.		DRAWN BY: EJS III	
STREET ADDRESS: RETREAT STREET			
LEGAL DESC: The BLUFFS on the GUADALUPE	UNIT/SECTION/PHASE:	BLOCK:	LOT: 13
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=40'	DATE: 1/18/2024	REVISED:



COMAL COUNTY

ENGINEER'S OFFICE

March 14, 2024

TBOTG Development Inc
3400 Oakmont Blvd
Austin, TX 78703

Re: Assigned Address

To Whom It May Concern:

Please be advised the request for a physical address on the property referenced below has been approved. The address assigned to the property is:

Property ID	Legal Description	Assigned Address
468538	BLUFFS ON THE GUADALUPE, LOT 13	121 RETREAT ST NEW BRAUNFELS, TX 78132

Please display this address where it is visible from the road with 6" or larger reflective numbers so emergency personnel can easily locate the property should there be an emergency. Check with your local post office to verify the correct city and zip code before using the assigned address for mailing purposes. If you receive mail at a post office box, your mailing address will not change. In this case the address listed above will be used for location purposes only.

If you have questions or need further assistance, please let us know.

Sincerely,

Heather Matheney
GIS Analyst I

Cc:

- ❖ Comal Appraisal District
- ❖ Bexar Metro 9-1-1
- ❖ United States Postal Service
- ❖ PEC

ASSIGNED ADDRESS: 121 RETREAT ST NEW BRAUNFELS, TX 78132



COMAL COUNTY
ENGINEER'S OFFICE

Legend

● Address

— Street

▭ Parcel

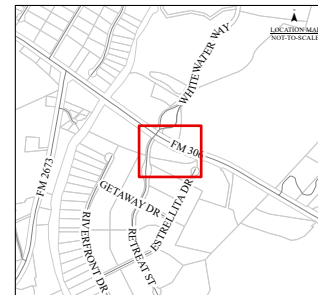
NOTES:

PROPERTY ID:
468538

LEGAL DESCRIPTION:
BLUFFS ON THE
GUADALUPE, LOT 13



SCALE: 1" = 100'



For information concerning the source of the data, please contact:
Comal County Engineer's Office
195 David Jonas Drive
New Braunfels, TX 78132
(830) 608 - 2090

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Comal Title Co. Off# 23-1101-CH

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

STATE OF TEXAS §
 §
 COUNTY OF COMAL §

This GENERAL WARRANTY DEED is made this 19th day of May, 2023, by **Guadalupe 306, LP**, a Texas limited partnership ("**Grantor**"), having an address of 3400 Oakmont Blvd., Austin, Texas 78703, to **TBOTG Development, Inc.**, a Texas corporation, having an address of 3400 Oakmont Blvd., Austin, Texas 78703 (the "**Grantee**"), the receipt and sufficiency of which is hereby acknowledged and confessed and Grantee's assumption of and agreement to pay, according to the note's terms, (1) the unpaid principal and earned interest on the note ("**1st Lien Note**") in the original principal sum of \$6,375,000.00, dated January 14, 2021, executed by Guadalupe 306, LP, payable to First Texas Bank, Georgetown, Texas, secured by a Deed of Trust recorded on January 15, 2021 under Document No. 202106002803, of the Official Public Records of Comal County, Texas, ("**1st Lien Deed of Trust**"), corrected by a Correction Deed of Trust recorded on June 23, 2021 in Document No. 202106033836, Official Public Records of Comal County, Texas; and (2) the Standby Letter of Credit that ("**LOC**") in the original principal sum of \$2,135,543.00, dated March 8, 2023, executed by Guadalupe 306, LP, payable to First Texas Bank, Georgetown, secured by a Deed of Trust recorded on March 9, 2023 under Document No. 202306007310 of the Official Public Records of Comal County, Texas, ("**2nd Lien Deed of Trust**"), and as further consideration Grantee promises to keep and perform all the covenants and obligations of the grantor named in the Deed of Trust and Construction Deed of Trust and to indemnify defend, and hold Grantor harmless from any loss, attorney's fees, expenses, or claims attributable to a breach or default of any provision of this assumption by Grantee, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee the real property in Comal County, Texas more particularly described by metes and bounds on **Exhibit "A"** attached hereto and incorporated herein for all purposes, together with all of Grantor's right, title, and interest in and to adjacent streets, alleys, rights-of-way, and any adjacent strips and gores of real estate (collectively, the "**Land**"); all improvements located on the Land (the "**Improvements**"); and all rights, titles, and interests appurtenant to the Land and the Improvements (collectively, the "**Property**"), subject only to all matters on the ground that a true and correct survey would reveal; all zoning laws, regulations and ordinances of municipal and other governmental authorities affecting 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; taxes for the current year, the payment of which Grantee assumes; and all valid and subsisting easements, restrictions, reservations, covenants, conditions, rights-of-way, and prescriptive rights, whether of record or not; and other matters relating to the Property to the extent that the

same are valid and enforceable against the Property, as the same are shown by instruments filed for record in Comal County, Texas (collectively, "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto said Grantee, its successors and assigns, forever, subject only to the Permitted Encumbrances; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said Property, subject only to the Permitted Encumbrances, unto said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 19th day of May, 2023.

GUADALUPE 306, LP, a Texas limited partnership

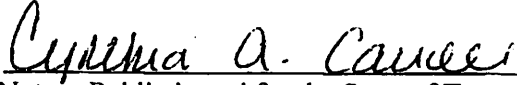
By: **Guadalupe 306 GP, LLC**
a Texas limited liability company
Its General Partner

By: **WTK Development LLC**,
a Texas limited liability company
Its Manager

By: 
William Koriath, Sole Member

THE STATE OF TEXAS §
 §
COUNTY OF Comal §

19th The foregoing instrument was sworn to, subscribed to and acknowledged before me this day of May, 2023, by William Koriath, acting in his capacity as Sole Member of WTK Development LLC, a Texas limited liability company, the Manager of Guadalupe 306 GP, LLC, a Texas limited liability company, the General Partner of Guadalupe 306, LP, a Texas limited partnership.


Notary Public in and for the State of Texas
Printed Name: _____
My Commission expires: _____

After recording return to:
TBOTG Development, Inc.,
3400 Oakmont Boulevard
Austin, Texas 78703

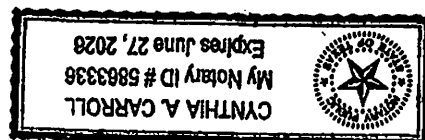


EXHIBIT "A"

LEGAL DESCRIPTION

Lots 1-52, THE BLUFFS ON THE GUADALUPE, a subdivision in Comal County, Texas, according to the map or plat of record in Document No. 202306009245, of the Map and Plat Records of Comal County, Texas.

UNOFFICIAL

EXHIBIT "B"

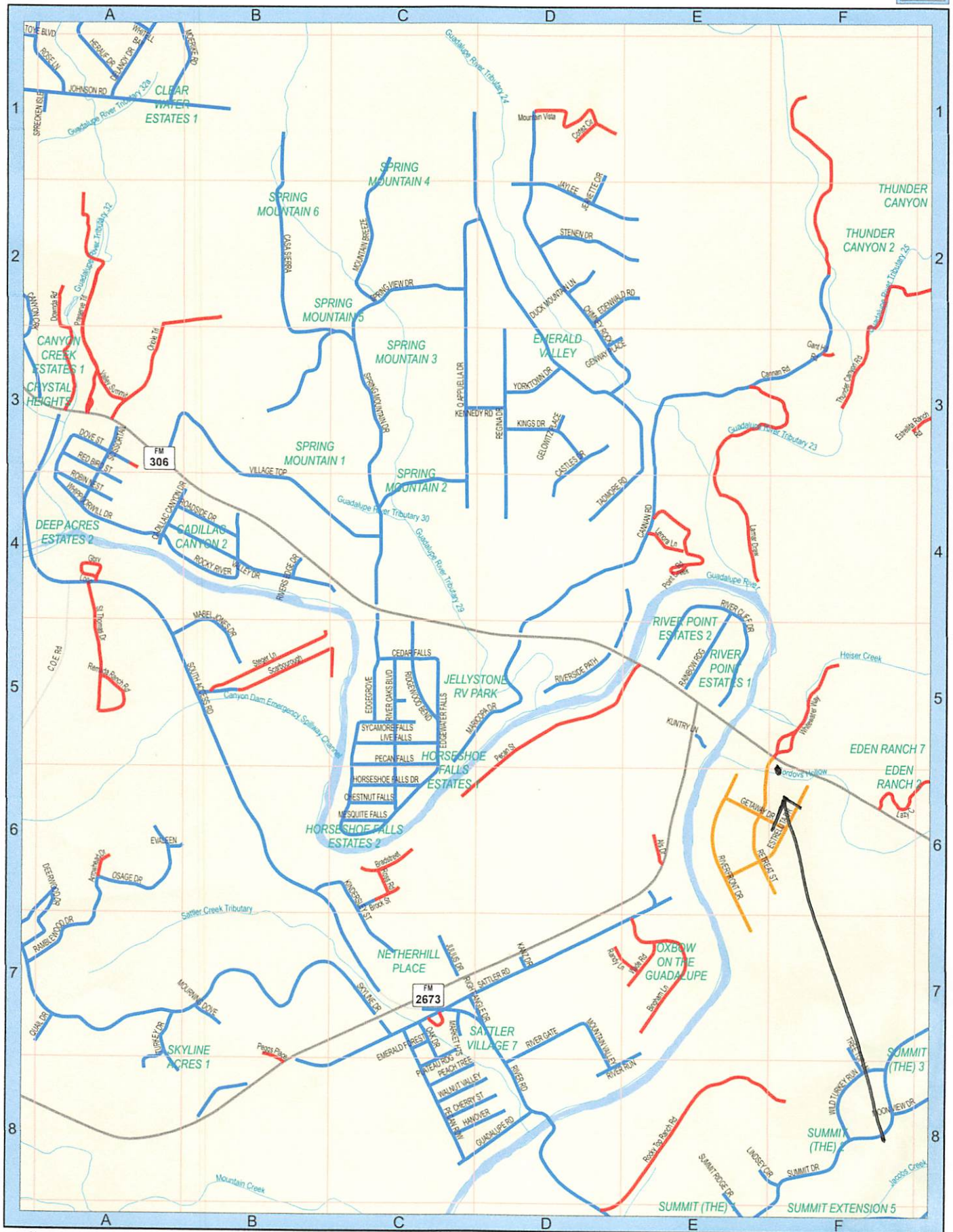
PERMITTED EXCEPTIONS

- (a) 20' public utility easement adjacent to all street right-of-way lines, as stated on plat recorded in Document No. 202306009245, of the Map and Plat Records of Comal County, Texas.
- (b) 10' public utility and public drainage easement adjacent to all non-street lot lines, as stated on plat recorded in Document No. 202306009245, of the Map and Plat Records of Comal County, Texas.
- (c) Public drainage and public embankment/backslope easement adjacent to all street right-of-way lines as necessary, as stated on plat recorded in Document No. 202306009245, of the Map and Plat Records of Comal County, Texas.
- (d) Non-exclusive, perpetual easements are reserved for the installation and maintenance of public utilities and all necessary appurtenances, as stated on plat recorded in Document No. 202306009245, of the Map and Plat Records of Comal County, Texas.
- (e) Easements and Building setback lines as shown on plat recorded in Document No. 202306009245, of the Map and Plat Records of Comal County, Texas.
- (f) Easement executed by C. B. Anderson and wife, Florence T. Anderson, to the State of Texas, dated February 5, 1962, recorded in Volume 129, Page 605, of the Deed Records of Comal County, Texas.
- (g) Right of Way Deed dated June 15, 1953, recorded in Volume 101, Page 155, of the Deed Records of Comal County, Texas.
- (h) Terms, conditions, and stipulations in that certain Agreement Regarding Driveway Access, by and between David W. Hotz and Linda Hotz and Guadalupe 306, LP, a Texas limited partnership, as recorded in Document No. 202106003013 and corrected in Document No. 202106033841, of the Official Public Records of Comal County, Texas.

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
05/22/2023 08:35:52 AM
TERRI 4 Pages(s)
202306015541**



Bobbie Koepp



0 1,250 2,500
Feet

Produced by the Comal County Engineer's Office - 7/17/2023

0 0.25 0.5
Miles