

# Comal County Environmental Health OSSF Inspection Sheet

Installer Name: \_\_\_\_\_

OSSF Installer #: \_\_\_\_\_

1st Inspection Date: \_\_\_\_\_

2nd Inspection Date: \_\_\_\_\_

3rd Inspection Date: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

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

Inspector Notes:

**Comal County Environmental Health  
OSSF Inspection Sheet**

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

**Comal County Environmental Health  
OSSF Inspection Sheet**

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

**Comal County Environmental Health  
OSSF Inspection Sheet**

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

**Comal County Environmental Health  
OSSF Inspection Sheet**

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



# COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 117212  
Issued This Date: 03/14/2024  
This permit is hereby given to: J & J Builders Texas, LLC

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

237 COLT DYLAN DR  
CANYON LAKE, TX 78133

Subdivision: Rocky Creek Ranch  
Unit: 14  
Lot: 451  
Block: n/a  
Acreage: 0.5600

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.



**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION CHECKLIST**

*Staff will complete shaded items*

		117212
<i>Date Received</i>	<i>Initials</i>	<i>Permit Number</i>

**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

\_\_\_\_\_  
Date

___ COMPLETE APPLICATION Check No. _____ Receipt No. _____
---

INCOMPLETE APPLICATION ___ (Missing Items Circled, Application Refeused)
---



# ON-SITE SEWAGE FACILITY APPLICATION

Date 02/16/2024

Permit Number 117212

## 1. APPLICANT / AGENT INFORMATION

Owner Name J & J Builders Texas, LLC  
Mailing Address 923 Mission Hills  
City, State, Zip New Braunfels, Tx. 78130  
Phone # 210-705-4268  
Email jhaagpe@gmail.com

Agent Name John J. Haag, P.E.  
Agent Address 15831 Secret Trails  
City, State, Zip San Antonio, Tx. 78247  
Phone # 210-705-4268  
Email jhaagpe@gmail.com

## 2. LOCATION

Subdivision Name Rocky Creek Ranch Unit 14 Lot 451 Block \_\_\_\_\_

Survey Name / Abstract Number \_\_\_\_\_ Acreage 0.56

Address 237 Colt Dylan City Canyon Lake State Tx. Zip 78133

## 3. TYPE OF DEVELOPMENT

Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 2003

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: \$ 300000 (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 *J.J. Haag, P.E.*

Date 02/16/24





# ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By John J. Haag, P.E.

System Description Proprietary aerobic surface disposal

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

Tank Size(s) (Gallons) 600 gpd min. Absorption/Application Area (Sq Ft) 4688 min

Gallons Per Day (As Per TCEQ Table III) 300

(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.

*John J. Haag, P.E.*  
Signature of Designer

*02/16/24*  
Date

11c  
D



THE COUNTY OF COMAL

STATE OF TEXAS

**CERTIFICATION OF OSSF REQUIRING MAINTENANCE**

According to Texas Commission on Environmental Quality (TCEQ) 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 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 recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the 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):

Legal Description: Lot 451, Rocky Creek Ranch, Phase 14

This property is owned by: J & J Builders Texas, LLC

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 system for a single-family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

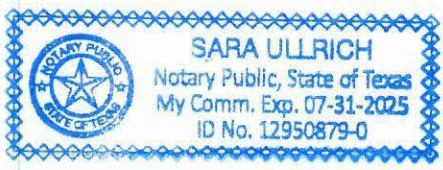
The owner will, upon any sale or transfer of the above-described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from Comal County.

WITNESS BY HAND(S) ON THIS 20<sup>th</sup> DAY OF February

[Signature]  
John J. Haag (J & J Builders Texas, LLC)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 20<sup>th</sup> DAY OF February, 2024.

[Signature]  
Notary Public, State of Texas



Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
02/20/2024 02:20:22 PM  
CHRISTY 1 Page(s)  
202406005062



[Signature]

**WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT**

**Regulatory Authority** Comal  
**Block Creek Aerobic Services, LLC**  
**444 A Old Hwy #9**  
**Comfort, TX 78013**  
**Off. (830) 995-3189**  
**Fax. (830) 995-4051**

**Permit/License Number** \_\_\_\_\_  
**Customer** J & J Builders Texas, LLC  
**Site Address** 237 Colt Dylan  
**City** Canyon Lake **Zip** 78133  
**Mailing Address** 923 Mission Hills Dr. New Braunfels, Tx. 78130  
**County** Comal **Map #** \_\_\_\_\_  
**Phone** 210-705-4268  
**Email** jhaagpe@gmail.com

**I. General:** This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between J & J Builders Texas, LLC (hereinafter referred to as "Customer") and **Block Creek Aerobic Services, LLC**. By this agreement, **Block Creek Aerobic Services, LLC** 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.

**II. Effective Date:**

This Agreement commences on                      L.T.O. and ends on                      for a total of two (2) years (initial agreement) or one (1) year (thereafter). If this is an initial agreement (new installation), the Customer shall 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. Termination of Agreement:**

This Agreement may be terminated by either party for any reason, including for example, substantial failure of either party to perform in accordance with the terms of this Agreement, without fault or liability of the terminating party. The terminating party must provide written notice to the non-terminating party thirty (30) days prior to the termination of this Agreement. If this Agreement is 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 of termination of this Agreement. 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.

**IV. Services:**

Contractor will:

- a. 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. The list of items checked at each visit shall be the: control panel, Electrical circuits, timer, Aeration including compressor and diffusers, CFM/PSI measured, lids safety pans, pump, compressor, sludge levels, and anything else required as per the manufacturer.
- b. Provide a written record of visits to the site by means of an inspection tag attached to or contained in the control panel.
- c. Repair or replace, if Contractor has the necessary materials at site, any component of the OSSF found to be failing or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and the service(s) cost less than \$100.00, Customer hereby authorizes Contractor to perform the service(s) and bill Customer for said service(s). When service costs are greater than \$100.00, or if contractor does not have the necessary supplies at the site, Contractor will notify Customer of the required service(s) and the associated cost(s). Customer must notify Contractor of arrangements to affect repair of system within two (2) business days after said notification.
- d. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only).
- e. Forward copies of this Agreement and all reports to the regulatory agency and the Customer.
- f. 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.

**V. Disinfection:**

                      
*[Handwritten Signature]*

Customer's Initials



RC

Contractor's Initials



**THIS INDEMNIFICATION APPLIES EVEN IF SUCH LIABILITIES ARE CAUSED BY THE CONCURRENT OR CONTRIBUTORY NEGLIGENCE OR BY THE STRICT LIABILITY OF ANY INDEMNITEE.**

Customer hereby waives its right of recourse as to any Indemnitee when Indemnification applies, and Customer shall require its insurer(s) to waive its/their right of subrogation to the extent such action is required to render such waiver of subrogation effective. Customer shall be subrogated to Indemnitees with respect to all rights Indemnitees may have against third parties with respect to matters as to which Customer provides indemnity and/or defense to Indemnitees. No Indemnification is provided to Indemnitees when the liability or loss results from (1) the sole responsibility of such Indemnitee; or, (2) the willful misconduct of such Indemnitee. Upon irrevocable acceptance of this Indemnification obligation, Customer, in its sole discretion, shall select and pay counsel to defend Indemnitees of and from any action that is subject to this Indemnification provision. Indemnitees hereby covenant not to compromise or settle any claim or cause of action for which Customer has provided Indemnification without the consent of Customer.

**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 for Services does not include any fees for equipment, material, labor necessary for non-warranty repairs, unscheduled inspections, or Customer requested visits to the site.

**XIV. Payment:**

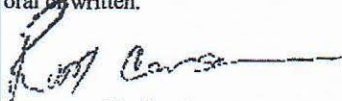
Full payment is due upon execution of this Agreement (Required of new Customer). For any other service(s) or repair(s) provided by Contractor the Customer shall pay the invoice(s) for said service(s) or repair(s) within thirty (30) days of the invoice date. The Contractor shall mail all invoices on the 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 be transferred to subsequent property owner(s); however, this Agreement is not transferable. Customer shall advise the 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.

  
Rudy Carson

Block Creek Aerobic Services, LLC,  
Contractor  
MP# 0002036

  
Customer Signature

Date



Customer's Initials



RC

Contractor's Initials

**RECEIVED**

By Brandon Olvera at 11:26 am, Mar 18, 2024



**HAAG ENGINEERING CONSULTANTS**

15831 Secret Trails • San Antonio, Texas 78247 • Tel: (210) 705-4268 • Email: [jhaag@satx.rr.com](mailto:jhaag@satx.rr.com)

March 14, 2024

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

RE: Lot 451, Rocky Creek Ranch, Ph. 14  
Canyon Lake, Texas 78133

Dear Brenda:

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

Sincerely,



A handwritten signature in black ink that reads 'J.J. Haag, P.E.'.

03/14/2024

Haag Engineering Consultants, LLC  
Firm No.: F-5789

## ON-SITE SEWAGE FACILITY (OSSF) SITE EVALUATION FORM

<b>1. OWNER INFORMATION</b>	
Property Owner's Full Legal Name: J & J Builders Texas, LLC	

<b>2. PROPERTY INFORMATION</b>				
City: Canyon Lake			Zip Code: 78133	
Legal Description:				
Lot: 451	Block:	Subdivision: Rocky Creek Ranch	Sec:	Phase: 14
If not located in subdivision: Survey:				
Abstract:			Recorded (Vol/Pg):	

<b>3. SITE EVALUATION INFORMATION:</b>	
Name of Site Evaluator: John J. Haag	PE #: 90158
Date Performed: 02/17/2024	Proposed Excavation Depth: Surface

**4. REQUIREMENTS:**

- At least two soil evaluations must be performed on the site at opposite ends of the proposed disposal area. Locations of soil evaluations must be shown on the application site drawing or designer's site drawing.
- For subsurface disposal, soil evaluations must be performed to a depth of at least 2 feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Soil Profile Hole Number: 1					
Depth (ft.)	Textural Class	Gravel Analysis	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0	III	<30%	No	Yes	Type III to 12" then hand auger refusal
1					
2					
3					
4					
5					

## ON-SITE SEWAGE FACILITY (OSSF) SITE EVALUATION FORM

Soil Profile Hole Number: 2					
Depth (ft.)	Textural Class	Gravel Analysis	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0	III	<30%	No	Yes	Type III to 12" then hand auger refusal
1					
2					
3					
4					
5					

**5. FEATURES OF SITE AREA:**

- |   |   |
|---|---|
| Presence of 100 year flood zone:                          | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                 |
| Presence of adjacent ponds, streams or water impoundments | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                 |
| Existing or proposed water well in nearby area            | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                 |
| Organized sewage available to lot or tract                | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                 |
| Recharge features within 150 feet                         | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (None observed) |

6. I certify that the above statements are true and correct and are based on my own field observations.



*J. J. Haag, P.E.*

02/17/2024

Haag Engineering Consultants, LLC  
Firm: F-5789



**Aerobic With Surface Disposal**

by Felix I. Bernal, P.E. (c) 2002 - 2013

SITE EVALUATION PERFORMED ON:

17-Feb-24

by

John J. Haag, P.E.



*John J. Haag, P.E.  
02/16/24*

Date: 02/16/24

APPLICANT: J & J Builders Texas, LLC

MAILING ADDRESS:

CITY, ST, ZIP

CONTRACTOR

SITE ADDRESS: 237 Colt Dylan

CITY, ST, ZIP Canyon Lake, Tx. 78133

LEGAL DESCRIPTION: Lot 451, Rocky Creek Ranch, Ph. 14

WATER SOURCE: Public

SOIL TYPE 3 AT SLOPE OF <15% BEDROOMS 4 Sq. Ft. 2003  
Normally Required 375 GPD 300 GPD

WATER SAVING DEVICES? Y  
APPLICATION RATE = 0.064 GALLONS PER SQ. FT. PER DAY  
USAGE FLOW = 300 GALLONS PER DAY WHICH IS 80% OF 375 GPD  
SEPTIC TANK VOLUME = 1,000 GALLONS TWO COMPARTMENT TANK REQUIRED  
RESERVE CAPACITY = 100 (8 HOURS USAGE AFTER HIGH LEVEL ALARM)  
AREA REQUIRED = 4,688 SQ. FT. OF ABSORPTION AREA OR 0.11 ACRES

WITHOUT WATER SAVING DEVICES 5,859 SQ. FT. OF ABSORPTION AREA OR 0.13 ACRES

Use a 600 GPD Treatment Plant Model B-600 by NuWater

Nozzle # 3 PSI (K-Rain ProPlus Low Angle Sprinkler Nozzle)  
3 30 PSI WITH A 29 FOOT RADIUS AND 3.0

GPM/ SPRINKLER WITH A TOTAL OF 6.0 GPM FOR THE SYSTEM

**AREA COVERED BY PROPOSED SPRINKLER HEADS**

LINEAR FEET OF DISTRIBUTION = 290.0 FT. OF 1 INCH SCH-40 PURPLE PIPE 150 C (HAZEN-WILLIAMS)  
SPACE BETWEEN SPRINKLER HEADS = 40 FT

2 SPRINKLERS FOR A DOSE TIME OF 50 MINUTES  
WITH ANGLE OF DISTRIBUTION = 360 AREA PER SPRINKLER = 2,642 sf

**OF ABSORPTION AREA**

SPRINKLERS	LENGTH OF PIPE	Dist. Angle	Flow GPM	Q GPM	Hf ft of head	Area
2	217 FT	360	3	6.000	5.79	2642.0
1	73 FT	360	3	3.000	0.54	2642.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0

SUM= 290 feet of pipe 6.000 6.33 ft of head 5284.0 sf Provided

fittings factor 1.20 7.60 ft of head

Hf for Dist Line 7.7414574 ft of head

(Note: 0.4335= 62.424/144 for water at 39.2°F)

30.00 psi divided by 0.4335 = 69.20 ft of head

elevation difference 12.00 ft of head

head required for sprinkling 96.55 ft of head

pressure required for sprinkling 41.85 psi

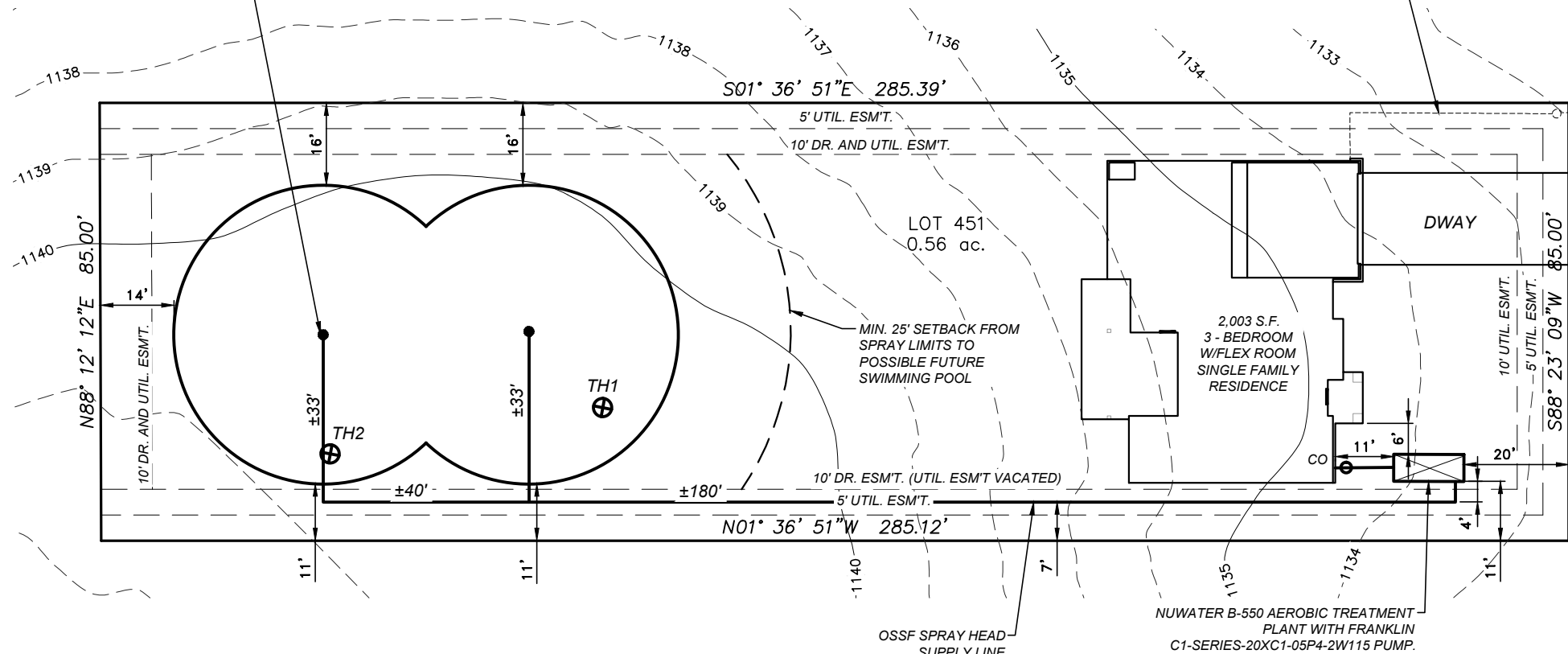
**4762 SF ACTUAL**

**GENERAL NOTES:**

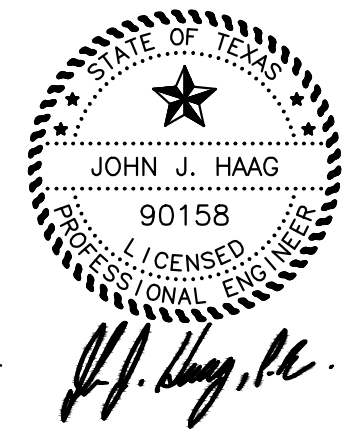
- NO VEHICULAR TRAFFIC IS ALLOWED ON ANY PORTION OF THE DISPOSAL SYSTEM, UNLESS THE DESIGN SPECIFIES OTHERWISE.
- PIPE ALIGNMENT TO THE DISPOSAL BEDS MAY BE ALTERED AS REQUIRED. ANY CHANGE FROM THE PLANS MUST BE APPROVED BY THE ENGINEER AND THE APPROPRIATE GOVERNMENTAL AGENCY(IES).
- CONTRACTOR SHALL PROTECT TREES WHICH ARE NOT IN THE EXCAVATED CONSTRUCTION AREAS. CONTRACTOR SHALL MINIMIZE ROOT DAMAGE AND REASONABLY ADHERE TO THE DESIGN.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING A MINIMUM OF 1/4" PER FOOT OF FALL FROM THE BUILDING TO THE SEPTIC TANK.
- NO AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED OVER THE DISPOSAL AREAS. ANY WATERING IN THESE AREAS SHALL BE DONE BY HAND AND ONLY WHEN REQUIRED TO MAINTAIN GRASS COVER.
- ALL CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS OF THE APPROPRIATE AUTHORITY - TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND ANY APPLICABLE LOCAL BUILDING AND SAFETY CODES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THE CONSTRUCTION OF THIS SYSTEM.
- SPRAY APPLICATION AREAS SHALL BE COVERED WITH PERENNIAL GRASSES TO TAKE ADVANTAGE OF TRANSPIRATION. IF GRASSES ARE USED WHICH HAVE DORMANT PERIODS, STEPS SHOULD BE TAKEN TO PROVIDE SOME TYPE OF VEGETATION ON THE BEDS DURING THESE PERIODS.
  - RECOMMENDED COVERAGE:
    - BERMUDA: 1 LB/1000 S.F.
    - RYE: 10 LB/1000 S.F.
    - OR ST. AUGUSTINE SOD.
- SPRAY APPLICATION AREAS MUST BE MOWED AT REGULAR INTERVALS. FAILURE TO PROPERLY MAINTAIN VEGETATIVE COVER MAY RESULT IN SYSTEM FAILURE AND SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL PIPES SHALL BE SCHEDULE 40 PVC OR APPROVED EQUAL, UNLESS NOTED OTHERWISE. ALL JOINTS SHALL BE CLEANED WITH THE APPROPRIATE SOLVENT AND GLUED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
- ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10 FEET FROM ANY DISPOSAL SYSTEM OR SEWERAGE PIPE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF WATER LINES LESS THAN 10 FEET FROM THE DISPOSAL AREA.
- HIGH WATER ALARM SHALL BE LOCATED IN A NOTICEABLE LOCATION. THE ALARM SHALL BE A VISUAL AND AUDIBLE ALARM AND WIRED ON A SEPARATE CIRCUIT FROM THE PUMPS. ALL EXTERIOR CONTROLS AND CONNECTIONS SHALL BE ENCLOSED IN A WEATHER-PROOF HOUSING. ELECTRICAL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL ELECTRICAL AND BUILDING CODES.
- NO EXCAVATION IS PERMITTED NEAR THE DISPOSAL AREAS THAT WILL RESULT IN THE NONCOMPLIANCE OF APPLICABLE SETBACKS STATED IN THE RULES AND REGULATIONS OF THE APPROPRIATE AUTHORITY.
- ONLY GOOD QUALITY SANDY LOAM SHALL BE APPLIED OVER THE DISPOSAL AREAS. CLAY LOAM IS UNACCEPTABLE AND WILL CAUSE SYSTEM FAILURE. SANDY LOAM SHALL BE DEFINED AS SHOWN IN TABLE VI (USDA SOIL TEXTURAL CLASSIFICATIONS) OF THE RULES AND REGULATIONS OF THE TCEQ. THE INSTALLER IS RESPONSIBLE FOR VERIFYING THE QUALITY OF EACH LOAD OF LOAM PLACED ON THE SYSTEM.
- STORM WATER (RAINFALL RUNOFF) SHOULD NOT BE ALLOWED TO FLOW OVER THE DISPOSAL FIELDS OR THE TANKS. DIVERSION BERMS, SWALES AND/OR RAIN GUTTERS SHOULD BE INSTALLED AS NECESSARY TO PREVENT SUCH RUNOFF.
- THE CONTRACTOR IS RESPONSIBLE FOR STAKING AND VERIFYING THE GRADES PRIOR TO EXCAVATION. ANY DISCREPANCIES OF MORE THAN 6 INCHES SHALL BE REPORTED TO THE ENGINEER PRIOR TO EXCAVATION. THE CONTRACTOR SHALL NOT DEVIATE FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE APPROPRIATE AUTHORITY AND THE ENGINEER.
- CONTRACTOR SHALL REPORT TO THE ENGINEER ANY ELEVATION DIFFERENCES GREATER THAN 4 FEET BETWEEN THE HIGHEST AND LOWEST TRENCH IN THE FIELD. THIS SHOULD BE CHECKED PRIOR TO INSTALLING THE LATERALS AND MANIFOLD.
- THIS DISPOSAL SYSTEM HAS BEEN DESIGNED TO OPERATE PROPERLY AT SPECIFICATIONS NOTED IN THESE PLANS. ALTERATIONS TO THE SYSTEM BY THE OWNER, INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRAINAGE, BUILDING AND/OR WATER USAGE, MAY CAUSE PREMATURE FAILURE AND SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLUMBING FIXTURES ARE CONNECTED TO THE DESIGNATED SEPTIC TANK(S). LOW FLOW TOILETS (1.6 GAL), SHOWERHEADS AND FAUCETS SHALL BE USED IN THE STRUCTURES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR JOBSITE SAFETY AND PROTECTION OF THE PUBLIC FROM INJURY DURING CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR THE PREVENTION OF PERSONAL INJURY TO ANYONE ON OR NEAR THE DISPOSAL SYSTEM.
- CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL TANKS HAVE ADEQUATE STRENGTH AND INTEGRITY TO PERFORM SATISFACTORILY AS SHOWN ON THESE PLANS.
- THE WASTEWATER FLOW TO THE SEPTIC SYSTEM SHALL NOT EXCEED THE DESIGN FLOW SHOWN ON THIS PLAN.

1 OF 2 - PROP. #3 - 29'R  
 SPRINKLER (K RAIN PRO PLUS  
 MODEL 11003 - RCW).  
 MIN. COVERAGE AREA = 4,688 SF  
 ACTUAL COVERAGE AREA = 4,762 SF

ASSUMED LOCATION OF WATER METER AND WATER SERVICE  
 LINE ALIGNMENT FROM METER TO HOUSE. NOTE: WATER  
 SERVICE LINE SHALL BE SLEEVED WITH SCH. 40 PVC  
 WHEREVER IT IS 10' OR CLOSER TO PROPOSED OSSF  
 DISPOSAL AREA LIMITS AND/OR ANY SYSTEM COMPONENT(S).  
 EXCEEDS TAC 30 CHAPTER 290.44(e).



COLT DYLAN



1" = 30'

02/19/24

**ADD'L. NOTES:**

- SPRINKLER OPERATION SHALL BE TIMED TO DOSE BETWEEN MIDNIGHT AND 5:00 a.m.
- DESIGN DAILY WASTEWATER FLOW = 300 GPD (WATER SAVING DEVICES WERE ASSUMED FOR SEPTIC SYSTEM DESIGN).
- A BATTERY BACKUP TO THE TIMER CLOCK SHALL BE INSTALLED TO ENSURE DOSING ONLY OCCURS BETWEEN MIDNIGHT AND 5:00 a.m.
- TOPOGRAPHIC DATA SOURCE: FEMA 2011 DATA.
- PROPERTY LINE BEARINGS AND DISTANCES SOURCE: SURVEY

NOTE: OSSF IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR FEMA 100 YEAR FLOODPLAIN.  
 SITE EVALUATION BY JOHN J. HAAG, P.E. ON 02/17/24

DRAWN BY: JJH  
 CHECKED BY: JJH  
 DATE: 02/19/24  
 JOB NO.: JANDJ23003

SHEET 1 OF 1

**HAAG ENGINEERING CONSULTANTS**

15831 SECRET TRAILS  
 SAN ANTONIO, TEXAS 78247  
 FIRM: F-5789

TEL: (210) 705-4268

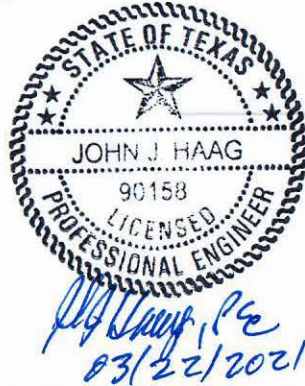
©COPYRIGHT 2024 HAAG ENGINEERING CONSULTANTS, LLC; ALL RIGHTS RESERVED

**OSSF LAYOUT PLAN  
 LOT 451, COLT DYLAN  
 ROCKY CREEK RANCH, PH. 14  
 CANYON LAKE, TEXAS**

# Assembly Details

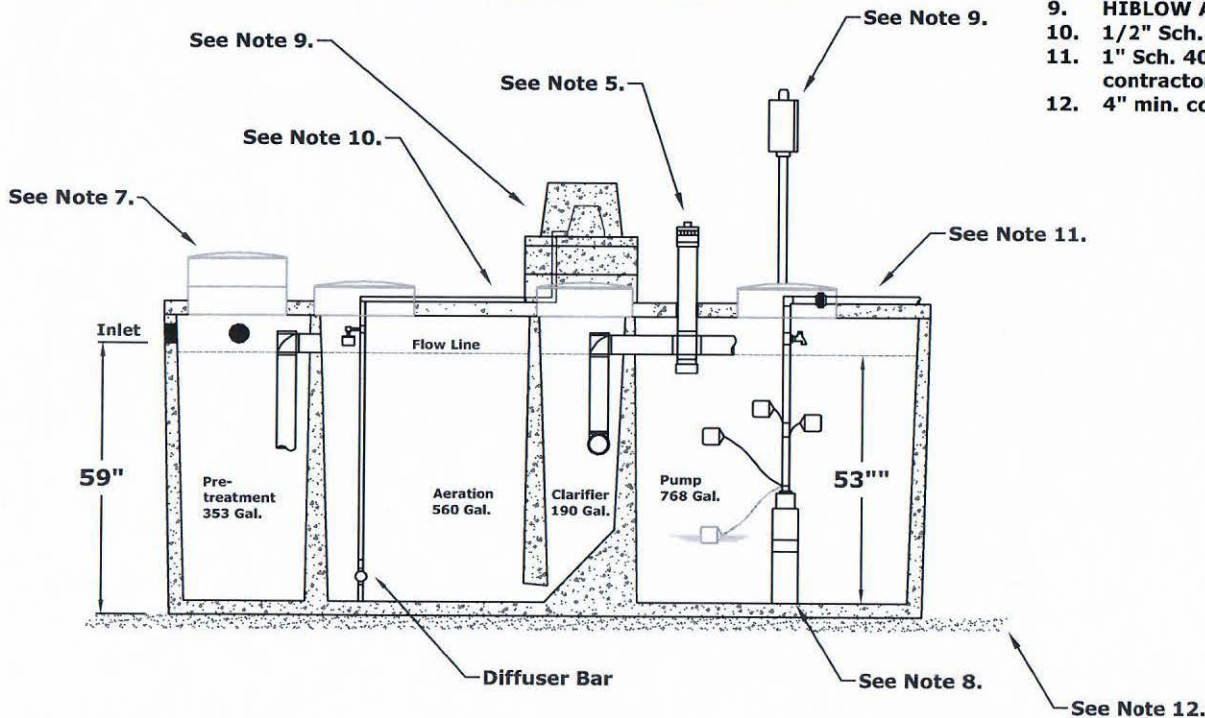
OSSF

Pump float settings for 300 gpd design flow and min. 100 gal reserve:  
 Pump off position: 12 inches above tank bottom (166.90 gal)  
 Pump on position: 33 inches above tank bottom (468.21 gal)  
 Alarm on position: 39 inches above tank bottom (556.48 gal)  
 209.78 gal reserve capacity at approx. 53 inches above tank bottom



## GENERAL NOTES:

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



### DIMENSIONS:

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

### MINIMUM EXCAVATION DIMENSIONS:

Width: 76"  
 Length: 176"

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

**Model: B-550-PC-400PT**

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

**Scale:**  
 \* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3

**Advantage**  
 Wastewater Solutions llc

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

# C1 SERIES

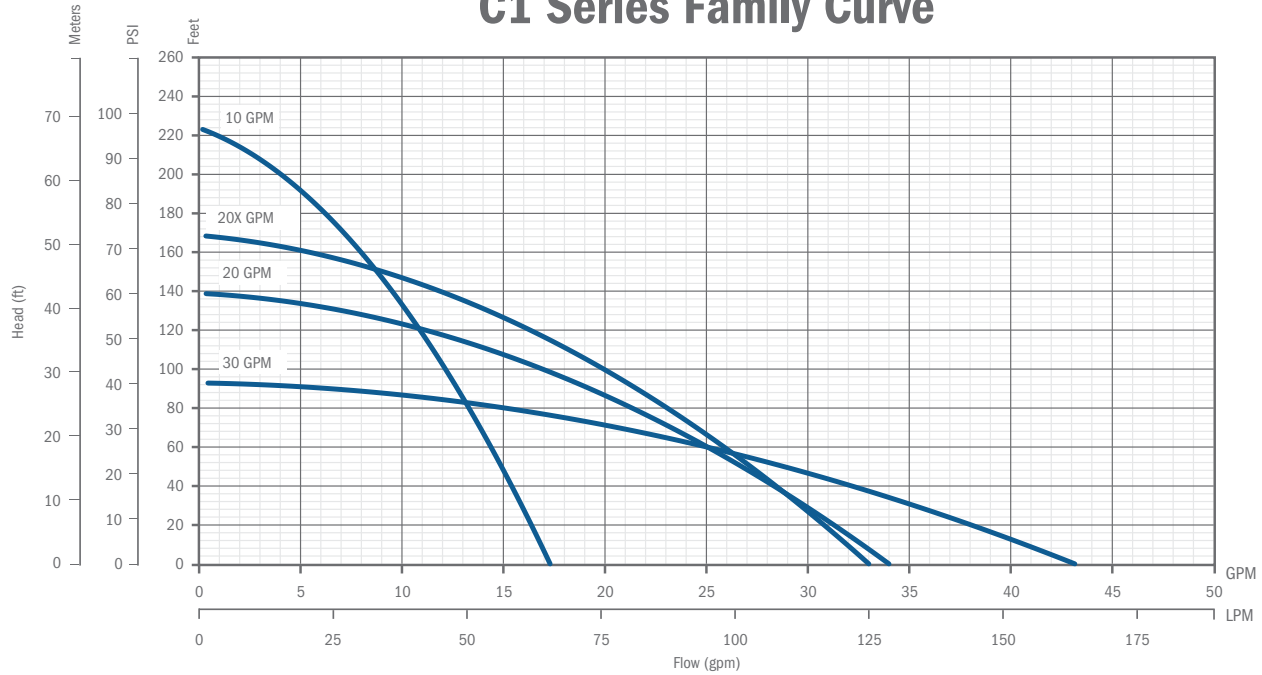
## CISTERN PUMPS

Designed for use in gray water / filtered effluent service applications, the C1 Series cistern pump provides high performance and long life in less than ideal water conditions. The C1 Series pump is able to pass solids up to 1/8" without having a negative effect on the internal hydraulic components.

The pump's unique bottom suction design allows for maximum fluid drawdown without compromising durability or overall life, and it does not require the use of a flow induction sleeve. Intended specifically for use in a cistern or tank, C1 Series pumps are suitable for use in agricultural, residential, and commercial installations.



# C1 Series Family Curve



## FEATURES

- Supplied with a removable 5" base for secure and reliable mounting
- Bottom suction design
- Robust thermoplastic discharge head design resists breakage during installation and operation
- Single shell housing design provides a compact unit while ensuring cool and quiet operation
- Hydraulic components molded from high quality engineered thermoplastics
- Optimized hydraulic design allows for increased performance and decreased power usage
- All metal components are made of high grade stainless steel for corrosion resistance
- Available with a high quality 115 V or 230 V, 1/2 hp motor
- Fluid flows of 10, 20, and 30 gpm, with a max shut-off pressure of over 100 psi
- Heavy duty 600 V 10 foot SJ00W jacketed lead

## APPLICATIONS

- Gray water pumping
- Filtered effluent service water pumping
- Water reclamation projects such as pumping from rain catchment basins
- Aeration and other foundation or pond applications
- Agriculture and livestock water pumping

## ORDERING INFORMATION

C1 Series Pumps							
GPM	HP	Volts	Stage	Model No.	Order No.	Length (in)	Weight (lbs)
10	1/2	115	7	10C1-05P4-2W115	90301005	26	17
		230	7	10C1-05P4-2W230	90301010	26	17
20		115	5	20C1-05P4-2W115	90302005	25	16
		230	5	20C1-05P4-2W230	90302010	25	16
20X		115	6	20XC1-05P4-2W115	90302015	26	17
		230	6	20XC1-05P4-2W230	90302020	26	17
30		115	4	30C1-05P4-2W115	90303005	25	16
		230	4	30C1-05P4-2W230	90303010	25	16

Note: All units have 10 foot long SJ00W leads.

## Olvera,Brandon

---

**From:** Olvera,Brandon  
**Sent:** Thursday, March 14, 2024 9:50 AM  
**To:** jhaagpe@gmail.com  
**Subject:** 117212.pdf  
**Attachments:** 117212.pdf



Property Owner/Agent,

Attached is a copy of the Permit to Construct.

✓ There is a typo on the variance request. Please change 385 to 285.

Thank You,

| **Brandon Olvera** | **Designated Representative OS0034792** | Comal County | [www.cceo.org](http://www.cceo.org) |

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



# HAAG ENGINEERING CONSULTANTS

15831 Secret Trails • San Antonio, Texas 78247 • Tel: (210) 705-4268 • Email: [jhaag@satx.rr.com](mailto:jhaag@satx.rr.com)

February 16, 2024

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

RE: Lot 451, Rocky Creek Ranch, Ph. 14  
Canyon Lake, Texas 78133

Dear Brenda:

Due to the lack of available spray application area, it is necessary to have the setback from the property line to the edge of spray area at ten feet as required by CEQ Commission Rules Table 1. I hereby request a variance to the twenty-foot setback to the property line(s) required by City Order. An engineering plan will be maintained by adding a battery backup to the timer to ensure operators are spraying during the allowed hours. In my professional opinion, this variance does not pose a threat to environmental or public health.

Sincerely,

**VOID**



02/16/2024

Haag Engineering Consultants, LLC  
Firm No.: F-5789



RELEASE OF EASEMENT

202406000715 01/09/2024 10:08:31 AM 1/2

2/cb

STATE OF TEXAS

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF COMAL

WHEREAS, Rocky Creek Ranch, Inc., as previous owner of all lots in Rocky Creek Ranch Subdivision, Phase 14, a subdivision in Comal County, Texas according to the map or plat thereof, heretofore granted certain easements to GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC., a corporation for public utility purposes covering property situated within Rocky Creek Ranch Subdivision, Phase 14, said easements being recorded in Volume 11, Pages 299-301 of the Deed Records, Comal County, Texas, and;

WHEREAS, said dedicated easement referred to hereinabove include and are comprised in part by a strip of land of five (5) feet in width and ten (10) feet in width utility easement along all side lot lines of all lots in Rocky Creek Ranch Subdivision, Phase 14, in Comal County, Texas; and,

WHEREAS, J&J Builders Texas LLC, as owner of Lot 451 in Rocky Creek Ranch Subdivision, Phase 14, desires that the five (5) foot and the ten (10) foot public utility easements along the west common boundary line of Lot 451 and remove the five (5) and ten (10) foot public utility easement in Rocky Creek Ranch Subdivision, Phase 14, be abandoned and released in full; and,

WHEREAS, GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC., provides telephone service to the aforementioned area and will continue to have an adequate easement to said property;

NOW, THEREFORE, be it known that GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC., a corporation, whose address is 36101 FM 3159, NEW BRAUNFELS, TEXAS 78132-5900, for and in consideration of One Dollar (\$1.00), does hereby release the said five (5) and ten (10) foot public utility easements along the west common boundary line of Lot 451 and remove the five (5) and ten (10) foot public utility easement in Rocky Creek Ranch Subdivision, Phase 14, in Comal County, Texas, and referred to hereinabove.

EXECUTED this the 8th day of January, 2024.

GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC.

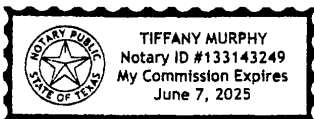
BY: David K. Cook, RWP-GN

TITLE: Right-of-Way Agent

THE STATE OF TEXAS  
COUNTY OF COMAL

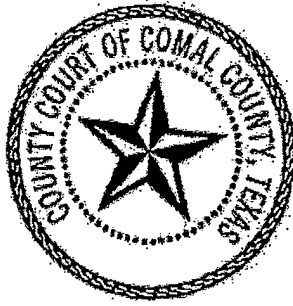
BEFORE ME, the undersigned authority, on this day personally appeared David K. Cook, Right-of-Way Agent, of Guadalupe Valley Telephone Cooperative, Inc., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 8th day of January, 2024.



Notary Public In and For The  
State of Texas  
Tiffany Murphy  
Printed/Typed Name of Notary





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  
Bobbie Koepf, County Clerk  
Comal County, Texas  
01/09/2024 10:08:31 AM  
LAURA 2 Page(s)  
202406000715



*Bobbie Koepf*

② 5/CB



202406003020 02/01/2024 10:19:51 AM 1/5

**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.**

**PARTIAL RELEASE OF EASEMENT**

STATE OF TEXAS           §  
  §           **KNOW ALL MEN BY THESE PRESENTS THAT:**  
COUNTY OF COMAL       §

WHEREAS, J & J BUILDERS TEXAS, LLC, as owner(s) of Lot 451, Rocky Creek Ranch, Phase 14, a subdivision in Comal County, Texas according to the map or plat thereof, does hereby recognize certain easements for public utility purposes covering property situated within Rocky Creek Ranch, Phase 14, said easements being filed and recorded in Volume 11, Page(s) 299-301 Map and Plat Records of Comal County, Texas; and,

WHEREAS, said dedicated easements referred to hereinabove include and are comprised in part by a strip of land along the side lot lines of all lots within Rocky Creek Ranch, Phase 14, in Comal County, Texas; and,

WHEREAS, J & J BUILDERS TEXAS, LLC, as owner(s) of Lot 451, Rocky Creek Ranch, Phase 14, a subdivision in Comal County, desires that the said public utility easement as it pertains to and being along the common boundary line of Lots 451 and 452 be released as described in Exhibit "A"; and,

WHEREAS, SJWTX, Inc., dba The Texas Water Company provides water service to the aforementioned area and will continue to have an adequate easement to said property;

**NOW THEREFORE**, be it known that SJWTX, Inc., dba The Texas Water Company, a corporation whose post office address is Canyon Lake, Texas, does hereby partially release the said public utility easement along the common boundary line between Lots 451 and 452, Rocky Creek Ranch, Phase 14, Comal County, Texas and referred to hereinabove.

**EXECUTED** this the 30th day of January, 2024.

SJWTX, Inc., a Texas corporation, doing business as THE TEXAS WATER COMPANY

*Michael A Smyth*

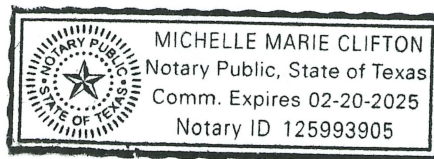
BY: MICHAEL SMYTH  
VP of Operations

**ACKNOWLEDGEMENT**

State of Texas       §  
County of Comal    §

This instrument was acknowledged before me on this the 30th day of January, 2024 by Michael Smyth, VP of Operation of SJWTX, Inc. dba The Texas Water Company, a Texas corporation, for an on behalf of said corporation.

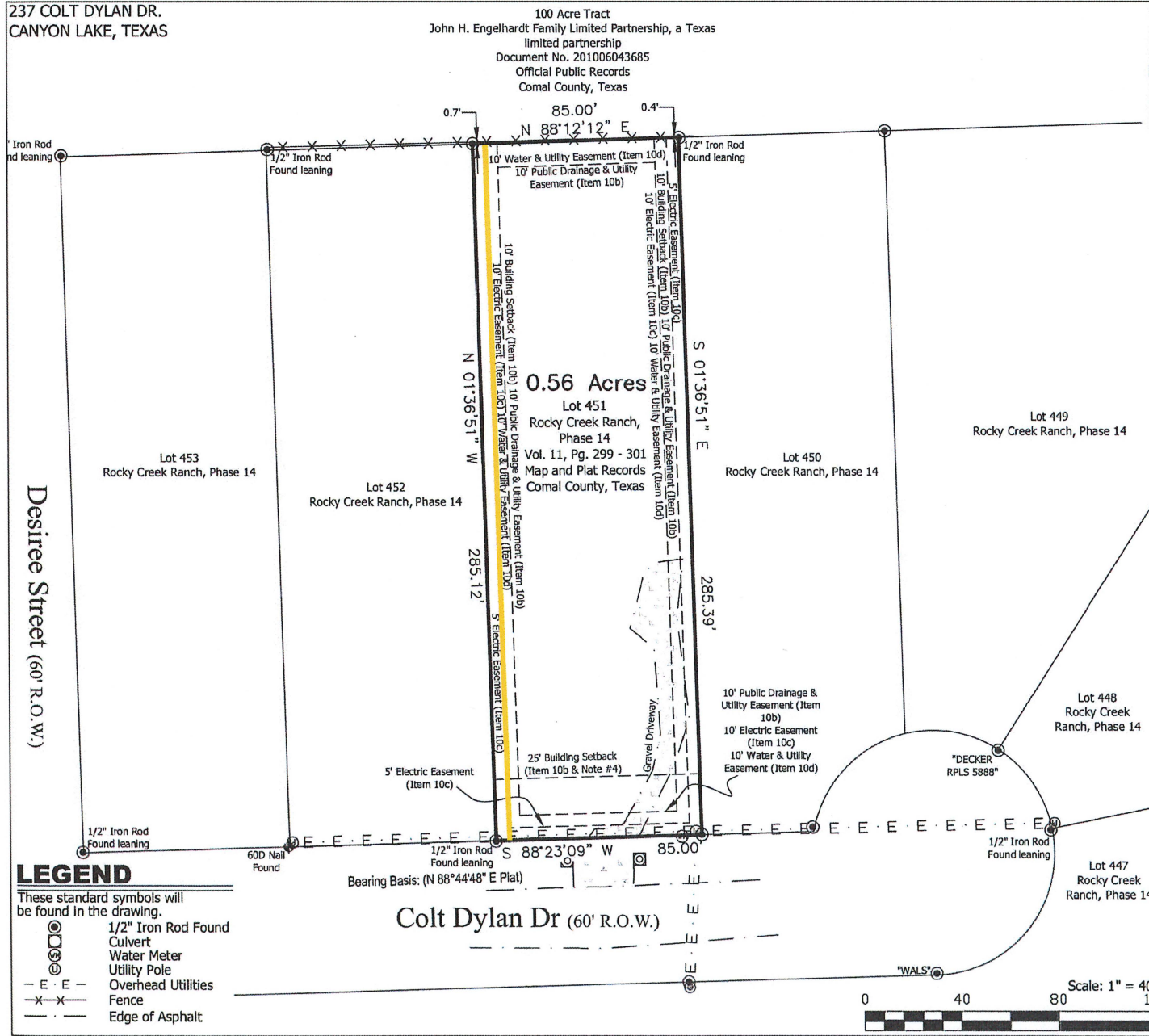
*Michelle Clifton*  
\_\_\_\_\_  
Notary Public



**Exhibit "A"**

(Attach any maps, plats, surveys, drawings etc. that further clarify exactly what is being released)

237 COLT DYLAN DR.  
CANYON LAKE, TEXAS

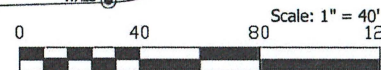


**LEGEND**

- These standard symbols will be found in the drawing.
- 1/2" Iron Rod Found
  - Culvert
  - Water Meter
  - Utility Pole
  - Overhead Utilities
  - Fence
  - Edge of Asphalt

Colt Dylan Dr (60' R.O.W.)

Bearing Basis: (N 88°44'48" E Plat)



SURVEY OF LOT 451, ROCKY CREEK RANCH, PHASE 14, ACCORDING TO PLAT RECORDED IN VOLUME 11, PAGES 299-301, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

**COMMITMENT FOR TITLE INSURANCE**

ISSUED BY: Stewart Title Guaranty Company G.F. No. 2184346  
ISSUED: November 21, 2023 EFFECTIVE: November 07, 2023

1. Restrictive Covenants of record in Vol. 11, Pgs. 299 - 301, Map & Plat Records, and Document No(s). 199506477302, 199706003223, 200906005398, 201006015224, 201006019082, 201206010054, 201206022192, 201306027714, 201306045075, 201506051655, 201506051656, 201506051657, 201606024360, 201606031563, 201606031564, 201706015180, 201806044781, 201806044782, 202106014850, and 202106048175, Official Public Records, Comal County, Texas.

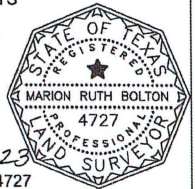
- 10b. Per Plat: DOES AFFECT;  
 -25' Building Setback - along Front lot lines  
 -10' Building Setback - along Side lot lines  
 -10' Public Drainage & Utility - along Front, Side, and Rear lot lines  
 10c. Subject to a 5' Electric Utility Easement, along Front & Side lot lines, per Vol. 676, Pg. 899, and Subject to a 10' Electric Utility Easement, along Front & Side lot lines per Document No. 9506482267, Official Public Records, Comal County, Texas; DOES AFFECT.  
 10d. Subject to a 10' Water & Utility Easement, along Front, Side, & Rear lot lines, per Document No. 9506477302, Official Public Records, Comal County, Texas; DOES AFFECT.  
 10e. 50' x 40' Drainage Easement, per Document NO. 9506477302, Official Public Records, Comal County, Texas; DOES NOT AFFECT.  
 10f. Subject to terms, conditions and instructions, including "all waterwells... shall be at least 150' from all on-site sewerage facilities", per Document No. 9506476954, Official Public Records, Comal County, Texas; DOES AFFECT, NOT SHOWN.

**Survey Notes:**

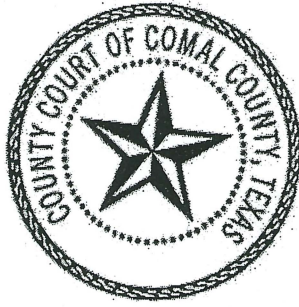
1. Bearings Based on NAD83 Texas South Central Zone 4204; US Survey Feet.
2. Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee.
3. According to the Flood Insurance Rate Map (FIRM) No. 48091C0085F, dated September 2, 2009, this property is located in Zone X: Areas determined to be outside the 0.2% annual chance floodplain.
4. Subject to Restrictions and Covenants per Document Number 9506477302, Official Public Records, Comal County, Texas;  
 -25' Building Setback - along Roadway Right-of-Ways

**CERTIFICATION:**  
 THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS EXHIBIT REPRESENTS A SURVEY MADE ON THE GROUND ON DECEMBER 04, 2023, OF THE PROPERTY SHOWN HEREON:

*Marion Ruth Bolton*  
 Marion Ruth Bolton,  
 Registered Professional Land Surveyor No. 4727  
 Job Number: 23-143



TBPLS Firm No. 101919-00  
 419 Big Bend, Canyon Lake,  
 Texas 78133  
 Phone (830) 935-2457  
 www.rickmanlandsurveying.com



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  
Bobbie Koepf, County Clerk  
Comal County, Texas  
02/01/2024 10:19:51 AM  
LAURA 5 Page(s)  
202406003020



*Bobbie Koepf*

4c



RELEASE OF INTEREST IN PUBLIC UTILITY EASEMENT

STATE OF TEXAS §  
  §  
COUNTY OF COMAL §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, pursuant to that plat with respect to Rocky Creek Ranch Subdivision according to the map or plat thereof recorded in/under Volume 11, Page 299-301, in the Official Public Records of Comal County, Texas, the plat provided for certain public utility easements; and,

WHEREAS, J & J Builders Texas, LLC current owner of the property desires that public utility easement as shown on the attached Exhibit A, be fully released; and,

NOW, THEREFORE, be it known that Pedernales Electric Cooperative, Inc., a Texas electric cooperative corporation ("PEC") whose mailing address is P.O. Box 1, Johnson City, Texas, 78636, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby FULLY RELEASE its interest in the public utility easement as described and shown on the attached Exhibit A, and referred to hereinabove.

Nothing herein shall be construed as an amendment, modification, release or abandonment of any other transmission or distribution easement granted to PEC.

EXECUTED: February, 2, 2024.

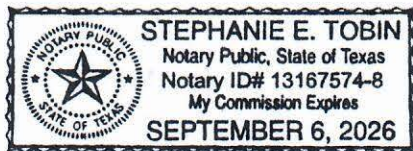
PEDERNALES ELECTRIC COOPERATIVE, INC.

BY:   
Eric Villanueva  
Electrical Distribution Design and Planning Manager

STATE OF TEXAS §  
COUNTY OF Comal §

BEFORE ME, the undersigned authority, on this day personally appeared Eric Villanueva, the Electrical Distribution Design and Planning Manager, of Pedernales Electric Cooperative, Inc., a Texas electric cooperative corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on February, 2, 2024.



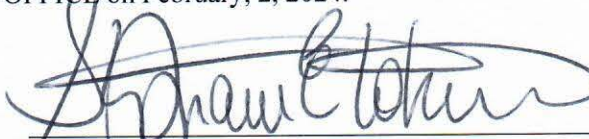
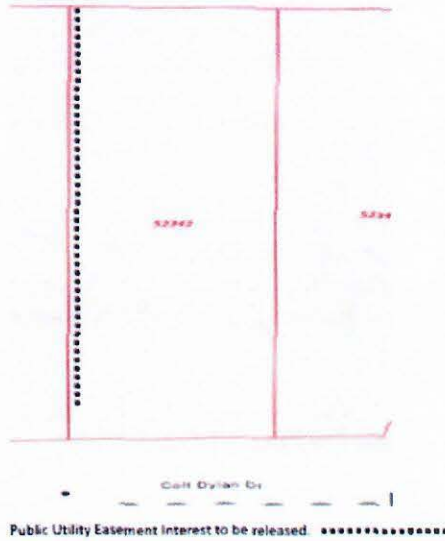
  
Notary Public in and for the State of Texas

EXHIBIT A

Public Utility Easement Interest to be Released

[That certain portion of the public utility easement described as the 10 foot side lot line of Lot 451 of  
Subdivision Rocky Creek Ranch, PH4\_];



11.06.2023

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
02/20/2024 02:20:23 PM  
CHRISTY 2 Page(s)  
202406005063



*Bobbie Koepf*



STC GF# 2184346 MW

**General Warranty Deed**

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

Date: December 12, 2023

Grantor: Glenn D. Wise, a single person

Grantee: J & J Builders Texas, LLC  
923 Mission Hills Drive  
New Braunfels, Texas 78130

Consideration: Ten and No/100ths (\$10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed.

Property (including any improvements): Lot 451, of ROCKY CREEK RANCH, PHASE 14, an addition in Comal County, Texas, according to the map or plat thereof recorded in/under Volume 11, Page 299-301 of the Map/Plat Records of Comal County, Texas.

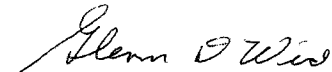
Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing 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; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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

part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

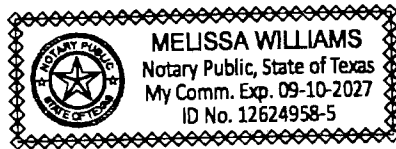
When the context requires, singular nouns and pronouns include the plural.


  
\_\_\_\_\_  
Glenn D. Wise

THE STATE OF TEXAS  
COUNTY OF Comal

§  
§  
§

This instrument was acknowledged before me on this 12 day of December, 2023, by Glenn D. Wise.



  
\_\_\_\_\_  
Notary Public, State of Texas

After Recording Return To:  
J & J Builders Texas, LLC  
923 Mission Hills Drive  
New Braunfels, Texas 78130

**Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
12/12/2023 03:08:05 PM  
LAURA 2 Pages(s)  
202306038846**



