

**From:** [Ritzen, Brenda](#)  
**To:** [Thalia Rivas](#); [Olvera, Brandon](#)  
**Subject:** RE: Revisions: Permit 117239 Address: 2514 Cypress Gardens  
**Date:** Wednesday, May 1, 2024 4:04:00 PM  
**Attachments:** [image001.png](#)

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Thalia,

Will the rock berm have any impact on the sewer line running underneath it?

Thank you,



**Brenda Ritzen**

Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

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**From:** Thalia Rivas <rs.tr@ossfdesigns.com>  
**Sent:** Wednesday, May 1, 2024 2:09 PM  
**To:** Olvera, Brandon <Olverb@co.comal.tx.us>; Ritzen, Brenda <rabbjr@co.comal.tx.us>  
**Subject:** Re: Revisions: Permit 117239 Address: 2514 Cypress Gardens

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*- Comal IT*

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Hello,  
Sorry, here is the updated revision of the design.

# 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						

**From:** [Ritzen, Brenda](#)  
**To:** [Thalia Rivas](#); [Olvera, Brandon](#)  
**Subject:** RE: Revision: Permit 117239 Address: 2514 Cypress Gardens Spring Branch Tx  
**Date:** Tuesday, April 23, 2024 8:23:00 AM  
**Attachments:** [image001.png](#)

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Thalia,

Will the rock berm have any impact on the septic line running underneath it?

Thank you,



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

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**From:** Thalia Rivas <rs.tr@ossfdesigns.com>  
**Sent:** Monday, April 22, 2024 9:26 PM  
**To:** Olvera, Brandon <Olverb@co.comal.tx.us>; Ritzen, Brenda <rabbjr@co.comal.tx.us>  
**Subject:** Revision: Permit 117239 Address: 2514 Cypress Gardens Spring Branch Tx

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- Comal IT

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Hello,  
Attached are revisions for permit 117239 Address: 2514 Cypress Gardens Spring Branch Tx. If you have any questions please let me know. Thank you.



# COMAL COUNTY

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## ENGINEER'S OFFICE

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

Permit Number: 117239  
Issued This Date: 03/15/2024  
This permit is hereby given to: Zerep Enterprises LLC

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

2514 CYPRESS GARDENS BLVD  
SPRING BRANCH, TX 78070

Subdivision: Cypress Lake Gardens  
Unit: Western Skies  
Lot: 57  
Block: 103  
Acreage: 0.0000

#### APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic  
Drip Irrigation

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

Call (830) 608-2090 to schedule inspections.



Date 01-01-2024

Permit Number 117239

**1. APPLICANT / AGENT INFORMATION**

Owner Name ZEREP ENTERPRISES LLC  
Mailing Address 2514 CYPRESS GARDENS BLVD  
City, State, Zip SPRING BRANCH, TX, 78070  
Phone # (210)255-9580  
Email APEREZ1679@GMAIL.COM

Agent Name Thalia Rivas  
Agent Address P.O. BOX 768  
City, State, Zip Spring Branch  
Phone # (210)- 385-3487  
Email RS.TR@OSSFDESIGNS.COM

**2. LOCATION**

Subdivision Name CYPRESS LAKE GARDENS SUBDIVISION, WESTERN SKIES SECTION Unit \_\_\_\_\_ Lot 57 Block 103  
Survey Name / Abstract Number \_\_\_\_\_ Acreage \_\_\_\_\_  
Address 2514 CYPRESS GARDENS BLVD City SPRING BRANCH State TX Zip 78070

**3. TYPE OF DEVELOPMENT**

☒ Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1464 SqFt

☐ 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: \$ 250,000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

**4. SIGNATURE OF OWNER**

By signing this application, I certify that:

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

01-01-2024

Signature of Owner

Date



## ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Thalia Rivas. R.S 5067

System Description Aerobic Treatment Unit with Drip Irrigation

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

Tank Size(s) (Gallons) 600GPD Aerobic Treatment Unit Absorption/Application Area (Sq Ft) 1680sf/840Inft

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

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

**REVISED**

**3:57 pm, May 01, 2024**

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

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

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

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

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

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

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

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

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

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

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

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

If yes, indicate the city: \_\_\_\_\_

By signing this application, I certify that:

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

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

Signature of Designer

05-01-24

Date

1/CB



202406005514 02/23/2024 03:17:30 PM 1/1

# AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL  
STATE OF TEXAS

## CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

I

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

II

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

Lot 57 Block 103 Subdivision CYPRESS LAKE GARDENS SUBDIVISION, WESTERN SKIES SECTION Unit/Phase/Section \_\_\_\_\_

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

The property is owned by (insert owner's full name): ZEREP ENTERPRISES 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 treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

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

Agustin Perez  
Owner Name

[Signature]  
Owner Signature

\_\_\_\_\_  
Owner Name

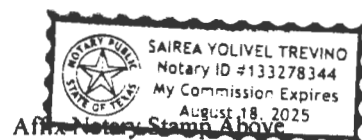
\_\_\_\_\_  
Owner Signature

This instrument was acknowledged before me on: 2nd Day of February, 2024.

SAIRA Y. TREVIÑO  
Notary's Printed Name

[Signature]  
Notary Public, State of Texas

Commission Expires: Aug 18th 2025

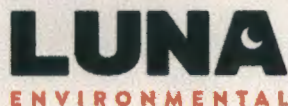


Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
02/23/2024 03:17:30 PM  
LAURA 1 Page(s)  
202406005514



Bobbie Koepp





# WASTEWATER TREATMENT SYSTEM MAINTENANCE CONTRACT

Customer

Zerep Enterprises LLC

Residential



Initial Contract



Site Address

2514 Cypress Gardens, Spring Branch, Texas 78070

Agency

Comal County

Email

aperez1679@gmail.com

Phone

(210) 255-9580

Permit Number

System Details

Treatment: Aerobic Drip Emitters /

## AGREEMENT

### I. General:

This work for hire agreement (hereinafter referred to as "Agreement") is entered into by and between the Client and Luna Environmental, LLC (hereinafter referred to as "Contractor"), located at 4222 FM 482 New Braunfels, Texas 78132. By this agreement, Contractor agrees to render services, as described herein, and Client agrees to fulfill his/her/their responsibilities under the agreement as described herein.

### II. Dates:

This agreement is for an initial 2-year maintenance contract and begins once the License to Operate (LTO) has been issued.

### III. Services by Contractor:

1. Inspect and perform routine maintenance on the On-Site Sewage Facility ("OSSF") in compliance with code, regulations, and/or rules of the Texas Commission on Environmental Quality ("TCEQ") and county in which the OSSF is located and the manufacturer's requirements, at a frequency of approximately once every four (4) months.
2. Inspection, adjustment, and servicing of the mechanical, electrical, and other components to ensure proper functioning. This includes inspecting control panels, air pumps, air filters, diffusers, floats, and spray heads.
3. Effluent Inspection will include the following: effluent quality (color, turbidity, overflow, and odor), testing effluent chlorine and pH levels, when necessary, alarm function, filters, operation of effluent pump and chlorinator. Unless otherwise agreed to, Contractor does not provide chlorine. BOD and TSS annually on commercial accounts, additional charges apply.
4. Notify Client of any repairs needed to keep OSSF in proper working condition and up to regulatory standards. Items under warranty may be repaired while the technician is on-site. Additional charges may apply for labor and service calls. Repair quotes of non-warranty items must be approved by Client before work is performed.
5. Report to the appropriate regulatory authority and to Client, as required by the State of Texas' on-site rules and, if required, TCEQ or County rules. All findings must be reported to the appropriate regulatory authority within 14 days.
6. Visit site within 48 hours of a service request.
7. Provide Customer Support line at 855-560-9909.



**IV. Client Responsibilities:**

1. Maintain Chlorinator and proper chlorine supply, unless otherwise specified.
2. Provide all necessary lawn or yard maintenance and remove all obstructions, including dogs and other animals as needed to allow the OSSF to function properly and the Contractor easy and safe access to all parts of
3. Immediately notify Contractor of any alarms or system problems.
4. Have tanks pumped out as directed by manufacturer, typically every 3 years.
5. Be available by text, phone, or in person when the Contractor is on site in case of required repair approvals or questions.
6. Maintain site drainage to prevent adverse effects on OSSF.
7. Promptly pay Contractor's bills, fees, and invoices in full.

**V. Access By Contractor:**

Access By Contractor: The contractor or anyone authorized by the contractor may enter the property at reasonable times without prior notice for the purpose of repairs and services described herein.

**VI. Termination of This Agreement:**

Either party may terminate this agreement with 30 days' written notice in the event of the other party's substantive failure to perform in accordance with this agreement without fault of the terminating party. If this agreement is terminated, the Contractor will notify the appropriate regulatory authority.

**VII. Limitation of Liability:**

In no event shall the Contractor be liable for indirect, consequential, incidental, or punitive damages, whether in contract, tort, or any other theory of liability. In no event shall the Contractor's liability for the direct damages exceed payments by the Client under this agreement.

**VIII. Payment Terms:**

The fee for this agreement only covers the services described herein. This fee does not cover equipment or labor for non-warranty repairs, labor for warranty repairs, or service charges resulting from unscheduled, Client requested trips to the Client's OSSF. Payments not received within 30 days from the date of invoicing will be subject to a \$30.00 late penalty and or a 1.5% monthly carrying charge, whichever is greater. By signing this contract, the Client authorizes the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and removal of said parts. All invoices are due upon receipt by Client.

**IX. Severability:**

If any provision of this agreement shall be held to be invalid or unenforceable for any reason the remaining provisions shall continue to be held valid and enforceable. If a court finds that any provision of this agreement is invalid or unenforceable, 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.

Zerep Enterprises LLC

DocuSigned by: Customer Name

E41E9F2A841E17C

Customer Signature

Luna Environmental / Ryan Seidensticker

Maintenance Provider Name

Ryan Seidensticker

License # MP0001708

Maintenance Provider Signature

Additional Comments / Special Terms

## OSSF SOIL EVALUATION REPORT INFORMATION

DATE: 01-29-24

### APPLICANT INFORMATION:

Name: ZEREP ENTERPRISES LLC  
Address: 2514 CYPRESS GARDENS BLVD  
City: SPRING BRANCH TX  
Zip Code: 78070 Phone: 210-255-9580

### SITE EVALUATOR INFORMATION:

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

### PROPERTY LOCATION:

Lot 57 Unit: \_\_\_\_\_ Block: 103  
Street Address: 2514 CYPRESS GARDENS BLVD  
City: SPRING BRANCH TX Zip: 78070  
Subdivision: CYPRESS LAKE GARDENS  
WESTERN SKIES SECTION

Depth	Texture Class	Soil Texture	Structure	Drainage	Restrictive Horizon	Observation
Soil Boring #1 <u>0 - 4"</u> _____ _____	<u>III</u>	<u>CLAY</u>	<u>BLOCKY</u>	<u>&lt; 30% GRAVEL</u>	<u>LIMESTONE @ 4"</u>	<u>BROWN LIMESTONE @ 4"</u>
Soil Boring #2 _____ _____ _____		<u>SAME AS ABOVE</u>				

TOPOGRAPHY: Slope within proposed disposal area: 4 %

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

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

Thalia Rivas R.S 5067 – S.E. 36382

01-29-24

Date





# Drip Tubing System

DESIGNED FOR:  
ZEREP ENTERPRISES  
P.O. BOX 242211  
SAN ANTONIO, TX 78224

## **SITE DESCRIPTION**

Located in Cypress Lake Gardens, Western Skies Section, Block 103, Lot 57 at 2514 Cypress Gardens Blvd. This septic will serve a three bedroom residence (1464 sqft) in area with Type III soil and limestone as described in the Soil Evaluation Report. Property has approximately 4% slope. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

## **PROPOSED SYSTEM**

A 3inch SCH-40 pipe discharges from the residence into a Pro-Flo Model 5060 600gpd aerobic treatment plant containing a 397gal. pretreatment chamber and a 768 gal. pump chamber. The effluent after processing gravity feeds into the pump chamber. The pump chamber contains 0.5 HP FPS E- SERIES 20FE-W115 submersible well pump. The well pump is activated by mercury floats and a timer set to cycle eight times per day with a ten minute run time. A high level audible and visual alarm will activate should the pump fail. Distribution is through a self flushing 100 micron Arkal Disc filter then through a 1" SCH-40 manifold to a 1680sqft drip tubing field, with Netifim Bioline drip lines set approximately two feet apart with 0.61 gpd emitters set every two feet, as per the attached schematic. A pressure regulator Model PMR30MF installed in the pump tank on the manifold to the field will maintain pressure at 25- 40psi. A 1" SCH-40 return line is installed to continuously flush the system by cycling a 1" ball valve into the pump tank. Solids caught in the disk filter are flushed each cycle back to the trash tank. 1" PVC vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Prior to trenching the site must be scarified and built up with 10" of Type II or Type III soil. In areas where surface rock is exposed there shall be a minimum of 12" of soil between limestone and drip tubing. Drip tubing will be laid and the entire field area will be capped with 6" of sandy loam (Type II – NOT SAND). The field area will be seeded or sodded with a hearty grass such as Bermuda, St. Augustine, etc. prior to system startup. It is the responsibility of contractor or home owner to install and maintain vegetation. **Inspection and clean out ports shall have risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed, in compliance with Chapter §285.38.**

## **DESIGN SPECIFICATIONS:**

Q = 240 gallons per day – 3 bedroom residence 1464sf (Table III)  
Pretreatment tank size: 397 Gal  
Plant Size: ProFlo Model 5060 600gpd(TCEQ Approved)  
Pump tank size: 768 Gal

Reserve capacity after High Level: 80 gal. (>1/3 day usage)

Application Rate:  $R_a = 0.2$  gal/sqft

Total absorption area:  $Q/R_a = 240\text{gpd}/0.20 = 1200\text{sqft}$  (Actual 1680sf )

Total linear feet drip tubing: 840' Minimum 600' =  $1200\text{sqft}/2$  Netifim Bioline drip tubing .61 GPH

Total number of emitters: 420 emitters @0.61gph @30psi

Pump: 0.5 HP FPS E- Series 20FE05P4-2W115 submersible pump or equivalent.

**PIPE AND FITTINGS:**

All pipes and fittings in this drip tubing system shall be schedule 40 PVC. All joints shall be sealed with approved solvent- type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging.

Designed in accordance with Chapter 285, Subchapter D, §285.30 and §285.40 Texas Commission On Environmental Quality. (Effective December 29, 2016)



05-01-24

Thalia Rivas, R.S. No. 5067

P.O. Box 768

Spring Branch Tx 78070

Rs.tr@ossfdesigns.com





**REVISED**

4:03 pm, May 01, 2024

INSTALL 1680SQFT OF FIELD TUBING USING 840' OF DRIP TUBING. THERE SHALL BE NO PARKING, DRIVING, OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

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

USE TWO WAY CLEAN OUT SCH 40 OR SDR 26 FROM STRUCTURE TO TREATMENT SYSTEM.

INSTALL VACUUM BREAKERS AT HIGHEST POINT OF SUPPLY AND RETURN LINE.

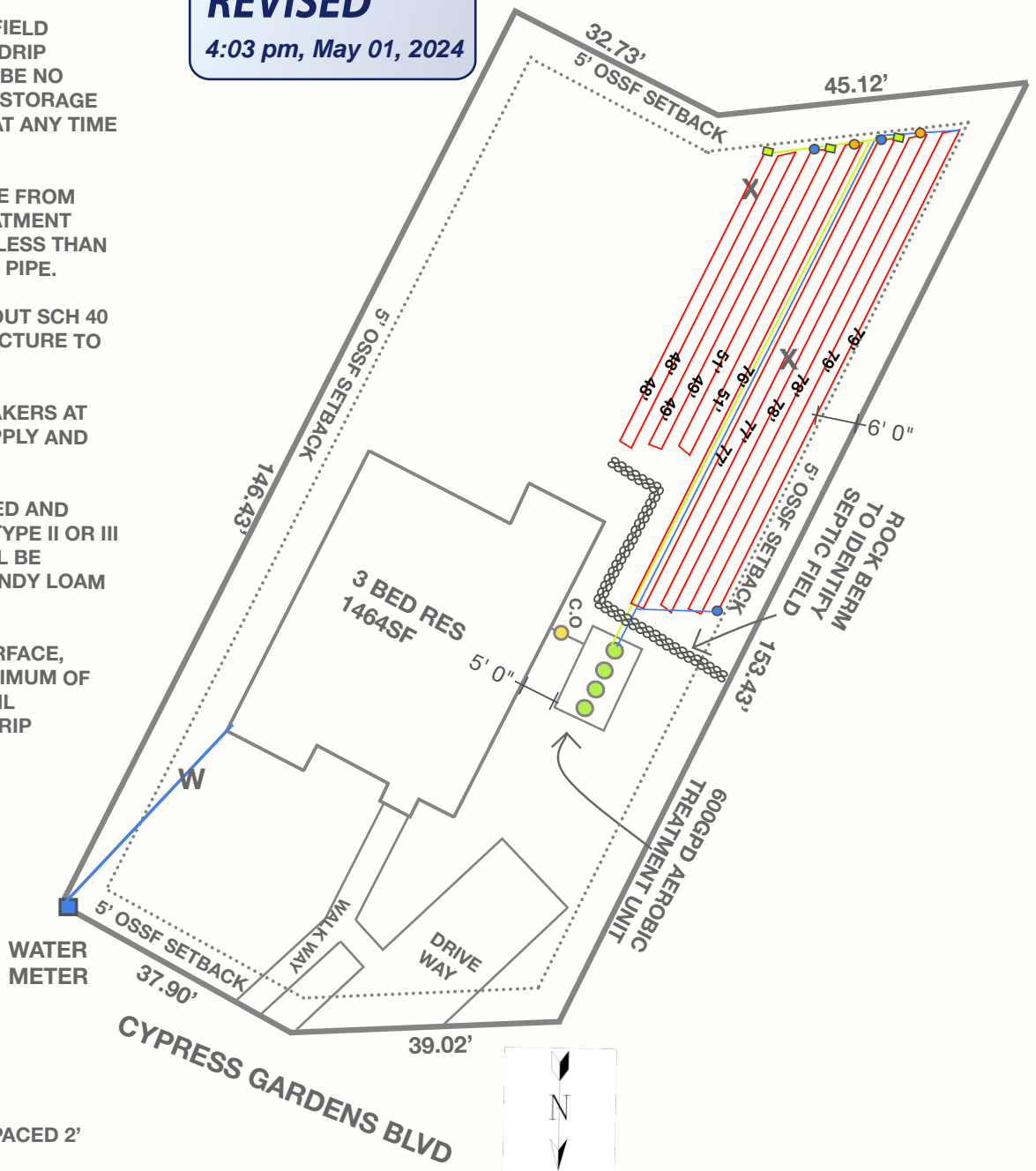
SITE MUST BE SCARIFIED AND BUILT UP WITH 10" OF TYPE II OR III SOIL. DRIP TUBING WILL BE CAPPED WITH 6" OF SANDY LOAM (TYPE II NOT SAND)

WHERE ROCK IS AT SURFACE, THERE SHALL BE A MINIMUM OF 12" OF TYPE II OR III SOIL BETWEEN ROCK AND DRIP TUBING.

**INSTALL:**

2 LINES @ 79' EACH  
2 LINES @ 78' EACH  
2 LINES @ 77' EACH  
1 LINES @ 76' EACH  
2 LINES @ 51' EACH  
2 LINES @ 49' EACH  
2 LINES @ 48' EACH

840' OF DRIP TUBING SPACED 2' APART.



**LEGEND:**

X = TEST HOLES  
W = WATER LINE  
● = CLEAN OUT  
● = SUPPLY LINE  
■ = RETURN LINE  
● = VACUUM BREAKERS  
..... = SETBACK LINE



OWNER: ZEREP ENTERPRISES LLC

LEGAL DESCRIPTION: LOT 57, BLOCK 103, CYPRESS LAKE GARENS SUBDIVISION, WESTERN SKIES SECTION

ADDRESS: 2514 CYPRESS GARDENS BLVD SPRING BRANCH TX 78070

PREPARED BY: THALIA RIVAS R.S 5067 SCALE: 1" = 25'

INSTALL 1632SQFT OF FIELD TUBING USING 816' OF DRIP TUBING. THERE SHALL BE NO PARKING, DRIVING, OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

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

USE TWO WAY CLEAN OUT SCH 40 OR SDR 26 FROM STRUCTURE TO TREATMENT SYSTEM.

INSTALL VACUUM BREAKERS AT HIGHEST POINT OF SUPPLY AND RETURN LINE.

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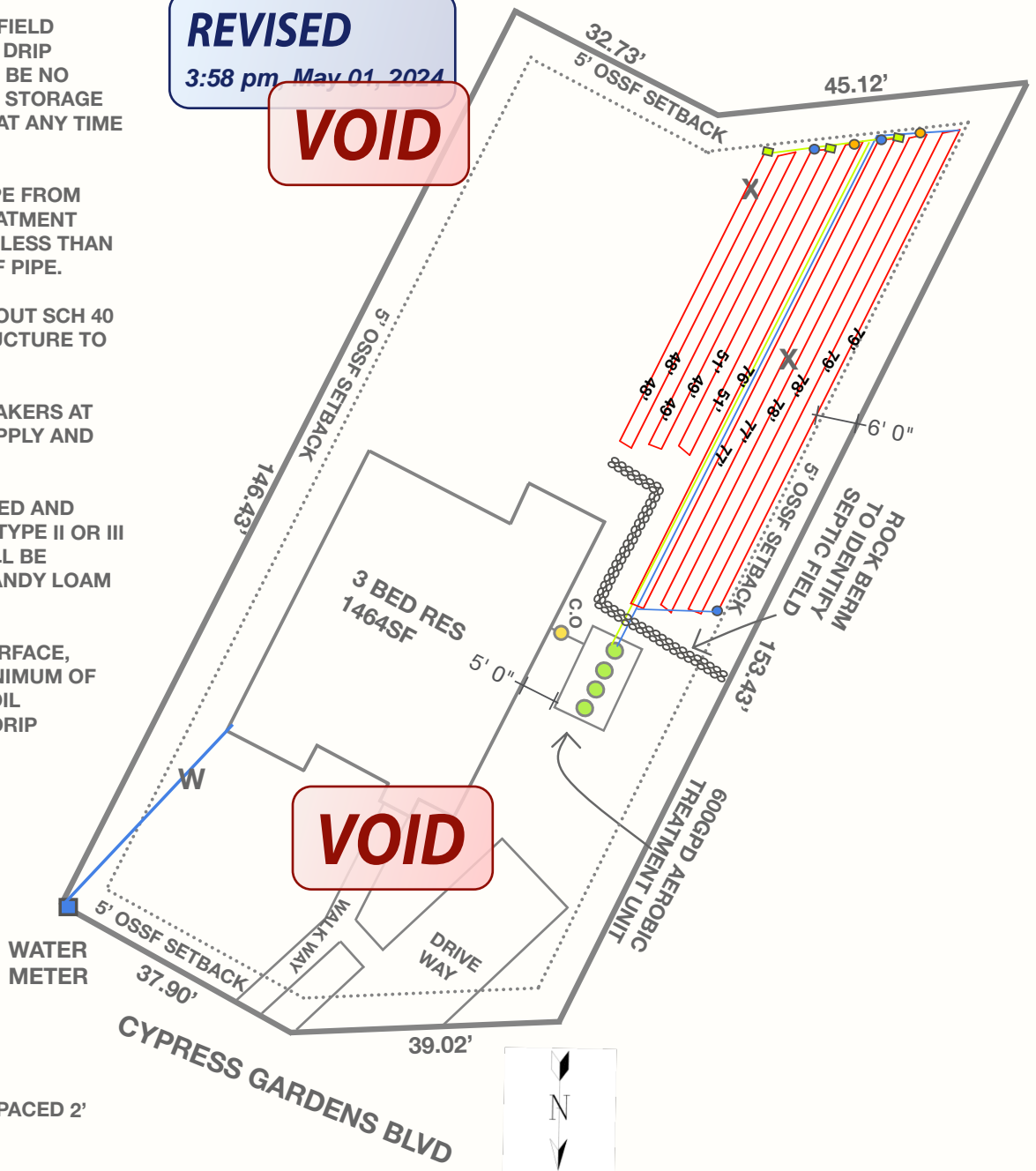
INSTALL:  
2 LINES @ 79' EACH  
2 LINES @ 77' EACH  
2 LINES @ 76' EACH  
2 LINES @ 75' EACH  
2 LINES @ 51' EACH  
2 LINES @ 50' EACH

816' OF DRIP TUBING SPACED 2' APART.

**REVISED**

3:58 pm May 01, 2024

**VOID**



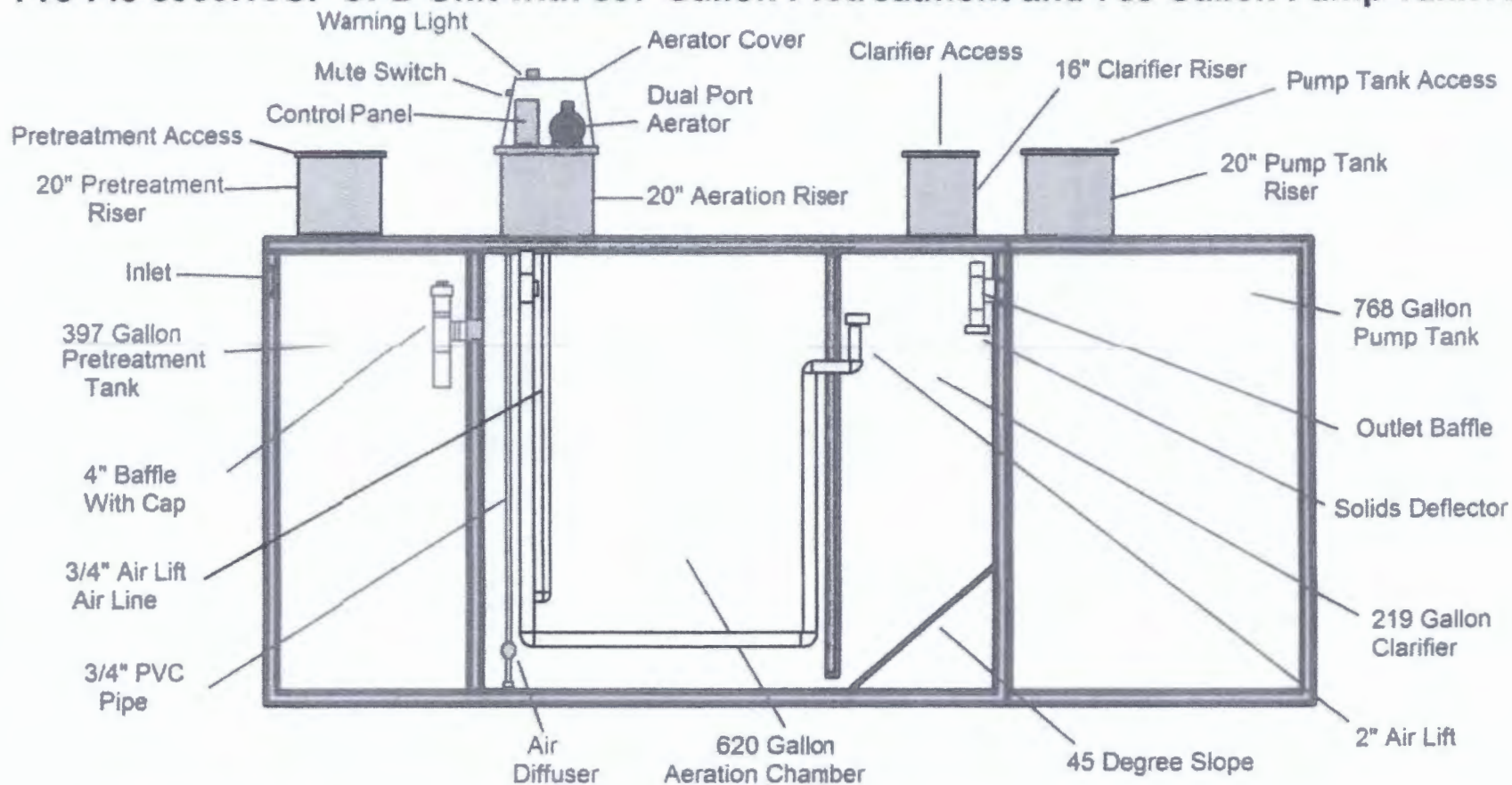
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OWNER: ZEREP ENTERPRISES LLC  
LEGAL DESCRIPTION: LOT 57, BLOCK 103, CYPRESS LAKE GARENS SUBDIVISION, WESTERN SKIES SECTION  
ADDRESS: 2514 CYPRESS GARDENS BLVD SPRING BRANCH TX 78070  
PREPARED BY: THALIA RIVAS R.S 5067 SCALE: 1" = 25'

# Pro Flo 5060HCSP GPD Unit with 397 Gallon Pretreatment and 768 Gallon Pump Tank Affixed



All Gallonage Approximate  
Drawing Not to Scale  
Configuration May Vary

Note: Unit Tested Did Not Have  
Affixed Pretreatment or Pump  
Tank

Note: If the wall between the clarifier and  
aeration chamber is a drop in wall, the  
thickness shall be 2-1/2"

Overall Length - Top 159" Bottom 155"  
Overall Width - Top 68" Bottom 64"  
Height Without Risers - 71"  
Exterior Wall Thickness - 3"  
Interior Wall Thickness - Top 2" Bottom 3"  
Top & Bottom Thickness - Top 5" Bottom 3"  
Pretreatment Length - Top 29-1/4" Bottom 26-3/4"  
Aeration Length - Top 44" Bottom 43"  
Clarifier Length - Top 18-1/2" Bottom 17-1/2"  
Pump Tank Length - Top 55-1/4" Bottom 52-3/4"  
Water Level - 55"  
Air Diffuser - 27"  
Bottom of Inlet to Bottom of Tank - 60-1/2"  
Total Tank Weight (Empty) - 17,710#  
(\*actual scaled weight)



*Handwritten signature of Thalia Rivas*

**Pro Flo 5060HCSP**



## TANK NOTES:

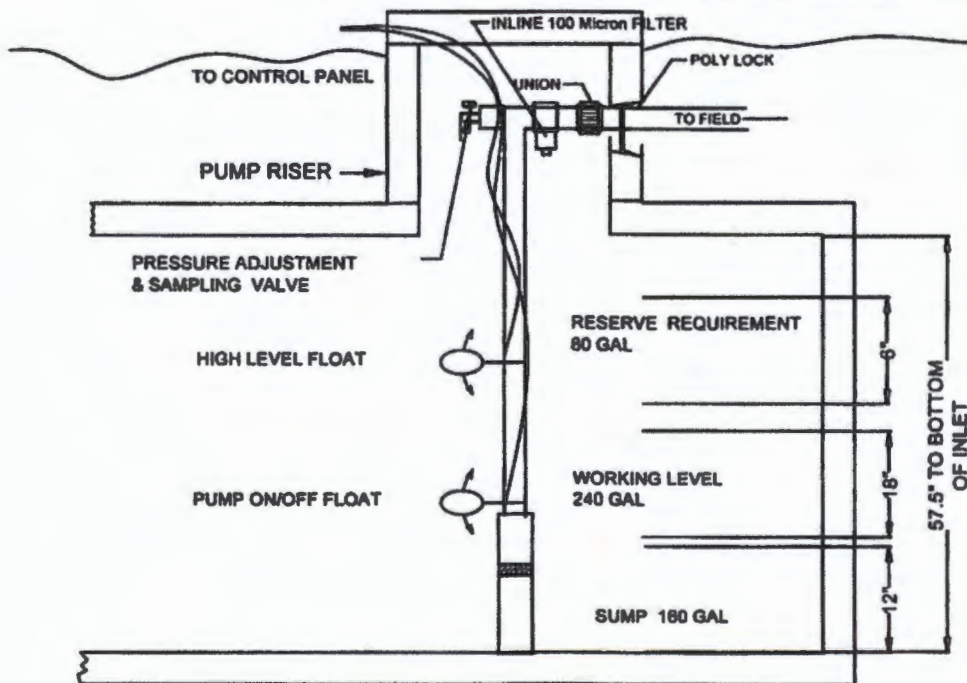
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

A two way sanitary tee is required between residence and tank.

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

ALL WIRING MUST BE IN COMPLIANCE WITH  
THE MOST RECENT NATIONAL ELECTRIC CODE



**TYPICAL PUMP TANK CONFIGURATION  
PRO-FLO 768 GAL PUMP TANK**

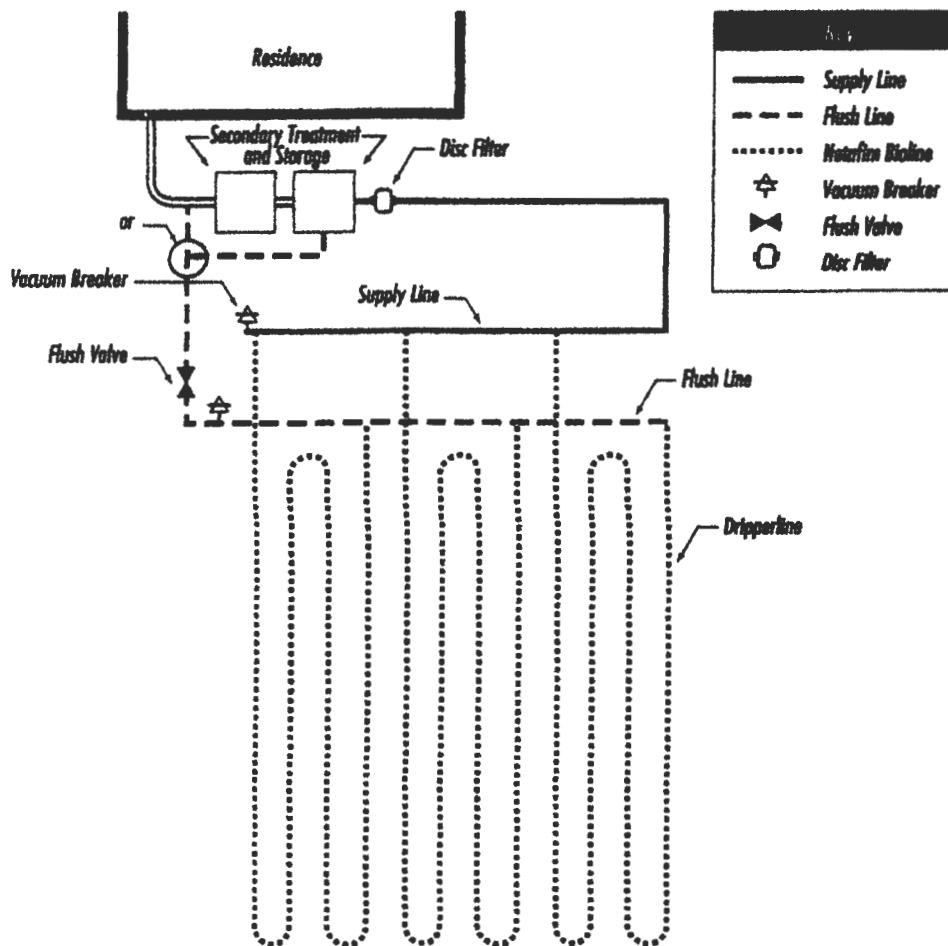
## NETAFIM WASTEWATER DISPERSAL SYSTEM DESIGN GUIDE

### SAMPLE DESIGNS

#### SINGLE TRENCH LAYOUT

Rectangular field with supply and flush manifold on same side and in same trench;

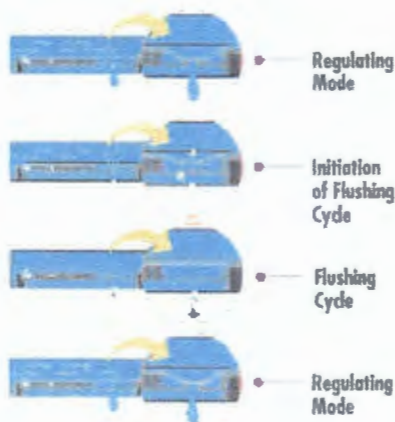
- Locate supply and flush manifold in same trench
- Dripperlines are looped at the end opposite the supply and flush manifolds
- The longest Bioline length should not exceed 400 ft. Drip fields 200 ft. in length might loop the Bioline once; drip dispersal fields under 100 ft. might be looped twice, as illustrated





## Bioline® Dripperline

### Pressure Compensating Dripperline for Wastewater



Bioline's Self-Cleaning, Pressure Compensating Dripper is a fully self-contained unit molded to the interior wall of the dripper tubing.

As shown at left, Bioline is continuously self-cleaning during operation, not just at the beginning and end of a cycle. The result is dependable, clog free operation, year after year.



### Product Advantages

#### The Proven Performer

- Tens of millions of feet used in wastewater today.
- Bioline is permitted in every state allowing drip disposal.
- Backed by the largest, most quality-driven manufacturer of drip products in the U.S.
- Preferred choice of major wastewater designers and regulators.
- Proven track record of success for many years of hard use in wastewater applications.

#### Quality Manufacturing with Specifications Designed to Meet Your Needs

- Pressure compensating drippers assure the highest application uniformity - even on sloped or rolling terrain.
- Excellent uniformity with runs of 400 feet or more - reducing installation costs.
- Highest quality-control standards in the industry: Cv of 0.25 (coefficient of manufacturer's variation).
- A selection of flows and spacings to satisfy the designer's demand for almost any application rate.

#### Long-Term Reliability

- Protection against plugging:
  - Dripper inlet raised 0.27" above wall of tubing to prevent sediment from entering dripper.
  - Drippers impregnated with Vinyzene to prevent buildup of microbial slime.
  - Unique self-flushing mechanism passes small particles before they can build up.



#### Root Safe

- A physical barrier on each Bioline dripper helps prevent root intrusion.
- Protection never wears out - never depletes - releases nothing to the environment.
- Working reliably for up to 15 years in subsurface wastewater installations.
- Additional security of chemical root inhibition with Techfilter - supplies Trifluralin to the entire system, effectively inhibiting root growth to the dripper outlets.



### Applications

- For domestic strength wastewater disposal.
- Installed following a treatment process.
- Can be successfully used on straight septic effluent with proper design, filtration and operation.
- Suitable for reuse applications using municipally treated effluent designated for irrigation water.

### Specifications

Wall thickness (mil): 45\*

Nominal flow rates (GPH): .4, .6, .9\*

Common spacings: 12", 18", 24"\*

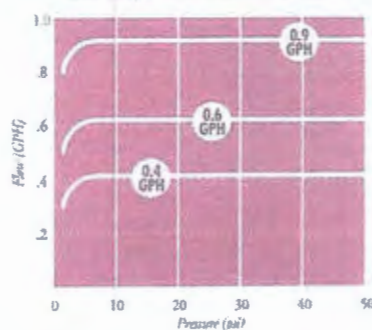
Recommended filtration: 120 mesh

Inside diameter: .570"

Color: Purple tubing indicates non-potable source

\*Additional flows, spacings, and pipe sizes available by request. Please contact Netafim USA Customer Service for details.

BIOLINE Flow Rate vs. Pressure



**NETAFIM USA**  
5470 E. Home Ave. • Fresno, CA 93727  
888.638.2346 • 559.453.6800  
FAX 800.695.4753  
[www.netafimusa.com](http://www.netafimusa.com)



# Arkal 1" Super Filter

Catalog No. 1102 0 \_ \_ \_

## Features

- ♦ A "T" shaped filter with two 1" male threads.
- ♦ A "T" volume filter for in-line installation on 1" pipelines.
- ♦ The filter prevents clogging due to its enlarged filtering area that collects sediments and particles.
- ♦ Manufactured entirely from fiber reinforced plastic.
- ♦ A cylindrical column of grooved discs constitutes the filter element.
- ♦ Spring keeps the discs compressed.
- ♦ Screw-on filter cover.
- ♦ Filter discs are available in various filtration grades.

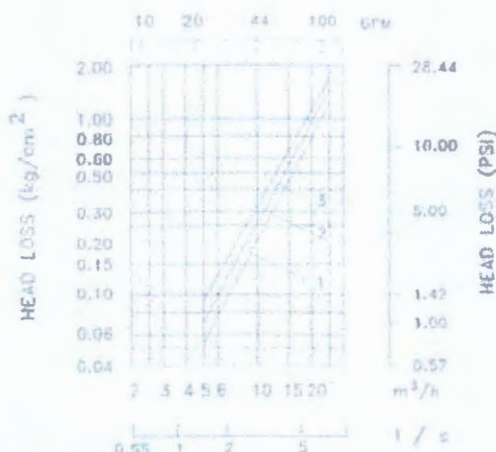
## Technical Data

Inlet/outlet diameter	1" BSPT (male)	1" NPT (male)
	25.0 mm -- nominal diameter 33.6 mm -- pipe diameter (O. D.)	
Maximum pressure	10 atm	145 psi
Maximum flow rate	8 m <sup>3</sup> /h (1.7 l/sec)	35 gpm
General filtration area	500 cm <sup>2</sup>	77.5 in <sup>2</sup>
Filtration volume	600 cm <sup>3</sup>	37 in <sup>3</sup>
Filter length L	340 mm	13 13/32"
Filter width W	130 mm	5 3/32"
Distance between end connections A	158 mm	6 7/32"
Weight	1.420 kg	3.13 lbs.
Maximum temperature	70° C	158 °F
pH	5-11	5-11

## Filtration Grades

- Blue (400 micron / 40 mesh)
- Yellow (200 micron / 80 mesh)
- Red (130 micron / 120 mesh)
- Black (100 micron / 140 mesh)
- Green (55 micron)

## Head Loss Chart





## PMR-MF

### PRESSURE-MASTER REGULATOR - MEDIUM FLOW

#### Specifications

The pressure regulator shall be capable of operating at a constant, factory preset, non-adjustable outlet pressure of 6, 10, 12, 15, 20, 25, 30, 35, 40, 50, or 60 PSI (0.41, 0.69, 0.83, 1.03, 1.38, 1.72, 2.07, 2.41, 2.76, 3.45, or 4.14 bar) with a flow range between:

- 4 - 16 GPM (909 - 3634 L/hr) for 6 - 10 PSI models or
- 2 - 20 GPM (454 - 4542 L/hr) for 12 - 60 PSI models.

The pressure regulator shall maintain the nominal pressure at a minimum of 5 PSI (0.34 bar) above model inlet pressure and a maximum of 80 PSI (5.52 bar) above nominal model pressure\*. Refer to the PRU performance curve to establish specific outlet pressures based on relative inlet pressure and flow rate. Always install downstream from all shut off valves. Recommended for outdoor use only. Not NSF certified.

All pressure regulator models shall be equipped with one of these inlet-x-outlet configurations:

#### Inlet

- ¾-inch Female National Pipe Thread (FNPT)
- 1-inch Female National Pipe Thread (FNPT)
- 1-inch Female British Standard Pipe Thread (FBSPT)

#### Outlet

- ¾-inch Female National Pipe Thread (FNPT)
- 1-inch Female National Pipe Thread (FNPT)
- 1-inch Female British Standard Pipe Thread (FBSPT)

The upper housing, lower housing, and internal molded parts shall be of engineering-grade thermoplastics with internal elastomeric seals and a reinforced elastomeric diaphragm. Regulation shall be accomplished by a fixed stainless steel compression spring, which shall be enclosed in a chamber isolated from the normal water passage.

Outlet pressure and flow shall be clearly marked on each regulator.

The pressure regulator shall carry a two-year manufacturer's warranty on materials, workmanship, and performance. Each pressure regulator shall be water tested for accuracy before departing the manufacturing facility.

The pressure regulator shall be manufactured by Senninger Irrigation in Clermont, Florida. Senninger is a Hunter Industries Company.

#### Physical

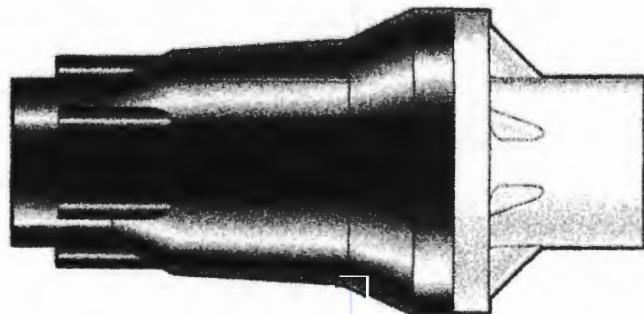
##### ¾" FNPT x ¾" FNPT model (shown on right)

- Overall Length 5.2 inches (13.1 cm)
- Overall Width 2.5 inches (6.4 cm)

##### 1" FNPT x 1" FNPT model

##### 1" FBSPT x 1" FBSPT model

- Overall Length 5.8 inches (14.6 cm)
- Overall Width 2.5 inches (6.4 cm)



\* Please consult factory for applications outside of recommended guidelines.





# PMR-MF

## PRESSURE-MASTER REGULATOR - MEDIUM FLOW

### Model Numbers

Model #	Flow Range	Preset Operating Pressure	Maximum Inlet Pressure
PMR-8 MF	4 - 16 GPM (909 - 3634 L/hr)	6 PSI (0.41 bar)	80 psi (5.51 bar)
PMR-10 MF	4 - 16 GPM (909 - 3634 L/hr)	10 PSI (0.69 bar)	90 psi (6.20 bar)
PMR-12 MF	2 - 20 GPM (454 - 4542 L/hr)	12 PSI (0.83 bar)	90 psi (6.20 bar)
PMR-15 MF	2 - 20 GPM (454 - 4542 L/hr)	15 PSI (1.03 bar)	95 psi (6.55 bar)
PMR-20 MF	2 - 20 GPM (454 - 4542 L/hr)	20 PSI (1.38 bar)	100 psi (6.89 bar)
PMR-25 MF	2 - 20 GPM (454 - 4542 L/hr)	25 PSI (1.72 bar)	105 psi (7.24 bar)
PMR-30 MF	2 - 20 GPM (454 - 4542 L/hr)	30 PSI (2.07 bar)	110 psi (7.58 bar)
PMR-35 MF	2 - 20 GPM (454 - 4542 L/hr)	35 PSI (2.41 bar)	115 psi (7.93 bar)
PMR-40 MF	2 - 20 GPM (454 - 4542 L/hr)	40 PSI (2.76 bar)	120 psi (8.27 bar)
PMR-50 MF	2 - 20 GPM (454 - 4542 L/hr)	50 PSI (3.45 bar)	130 psi (8.96 bar)
PMR-60 MF	2 - 20 GPM (454 - 4542 L/hr)	60 PSI (4.14 bar)	140 psi (9.65 bar)



**REVISED**

**8:20 am, Apr 23, 2024**

Planning Materials & Site Evaluation as Required Completed By Thalia Rivas. R.S 5067

System Description Aerobic Treatment Unit with Drip Irrigation

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

Tank Size(s) (Gallons) 600GPD Aerobic Treatment Unit Absorption/Application Area (Sq Ft) 1632sf/816Inft

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

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

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

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

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

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

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

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



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

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

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

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

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

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

If yes, indicate the city: \_\_\_\_\_

By signing this application, I certify that:

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

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

Signature of Designer

04-22-24

Date

**REVISED**

8:20 am, Apr 23, 2024

**VOID**

## **Drip Tubing System**

DESIGNED FOR:  
ZEREP ENTERPRISES  
P.O. BOX 242211  
SAN ANTONIO, TX 78224

### **SITE DESCRIPTION**

Located in Cypress Lake Gardens, Western Skies Section, Block 103, Lot 57 at 2514 Cypress Gardens Blvd. This septic will serve a three bedroom residence (1464 sqft) in area with Type III soil and limestone as described in the Soil Evaluation Report. Property has approximately 4% slope. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

### **PROPOSED SYSTEM**

A 3inch SCH-40 pipe discharges from the residence into a Pro-Flo Model 5060 600gpd aerobic treatment plant containing a 397gal. pretreatment chamber and a 768 gal. pump chamber. The effluent after processing gravity feeds into the pump chamber. The pump chamber contains 0.5 HP FPS E- SERIES 20FE-W115 submersible well pump. The well pump is activated by mercury floats and a timer set to cycle eight times per day with a ten minute run time. A high level audible and visual alarm will activate should the pump fail. Distribution is through a self flushing 100 micron Arkal Disc filter then through a 1" SCH-40 manifold to a 1632sqft drip tubing field, with Netifim Bioline drip lines set approximately two feet apart with 0.61 gps emitters set every two feet, as per the attached schematic. A pressure regulator Model PMR30MF installed in the pump tank on the manifold to the field will maintain pressure at 25- 40psi. A 1" SCH-40 return line is installed to continuously flush the system by cycling a 1" ball valve into the pump tank. Solids caught in the disk filter are flushed each cycle back to the trash tank. 1" PVC vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Prior to trenching the site must be scarified and built up with 10" of Type II or Type III soil. In areas where surface rock is exposed there shall be a minimum of 12" of soil between limestone and drip tubing. Drip tubing will be laid and the entire field area will be capped with 6" of sandy loam (Type II – NOT SAND). The field area will be seeded or sodded with a hearty grass such as Bermuda, St. Augustine, etc. prior to system startup. It is the responsibility of contractor or home owner to install and maintain vegetation. **Inspection and clean out ports shall have risers over the port openings which extend to a minimum of tow inches above grade. A secondary plug, cap, or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed, in compliance with Chapter §285.38.**

### **DESIGN SPECIFICATIONS:**

Q = 240 gallons per day – 3 bedroom residence 1464sf (Table III)  
Pretreatment tank size: 397 Gal  
Plant Size: ProFlo Model 5060 600gpd(TCEQ Approved)  
Pump tank size: 768 Gal

**VOID**

**REVISED**

8:20 am, Apr 23, 2024

Reserve capacity after High Level: 80 gal. (~~>1/3 day usage~~)

Application Rate:  $R_a = 0.2$  gal/sqft

Total absorption area:  $Q/R_a = 240\text{gpd}/0.20 = 1200\text{sqft}$  (Actual 1632sf )

Total linear feet drip tubing: 816' Minimum 600' =  $1200\text{sqft}/2$  Netifim Bioline drip tubing .61 GPH

Total number of emitters: 408 emitters @0.61gph @30psi

Pump: 0.5 HP FPS E- Series 20FE05P4-2W115 submersible pump or equivalent.

**PIPE AND FITTINGS:**

All pipes and fittings in this drip tubing system shall be schedule 40 PVC. All joints shall be sealed with approved solvent- type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging.

Designed in accordance with Chapter 285, Subchapter D, §285.30 and §285.40 Texas Commission On Environmental Quality. (Effective December 29, 2016)



04-22-24

Thalia Rivas, R.S. No. 5067

P.O. Box 768

Spring Branch Tx 78070

Rs.tr@ossfdesigns.com



**REVISED**

8:20 am, Apr 23, 2024

**VOID**

INSTALL 1632SQFT OF FIELD TUBING USING 816' OF DRIP TUBING. THERE SHALL BE NO PARKING, DRIVING, OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

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

USE TWO WAY CLEAN OUT SCH 40 OR SDR 26 FROM STRUCTURE TO TREATMENT SYSTEM.

INSTALL VACUUM BREAKERS AT HIGHEST POINT OF SUPPLY AND RETURN LINE.

SITE MUST BE SCARIFIED AND BUILT UP WITH 10" OF TYPE II OR III SOIL. DRIP TUBING WILL BE CAPPED WITH 6" OF SANDY LOAM (TYPE II NOT SAND)

WHERE ROCK IS AT SURFACE, THERE SHALL BE A MINIMUM OF 12" OF TYPE II OR III SOIL BETWEEN ROCK AND DRIP TUBING.

**INSTALL:**

2 LINES @ 79' EACH  
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2 LINES @ 75' EACH  
2 LINES @ 51' EACH  
2 LINES @ 50' EACH

816' OF DRIP TUBING SPACED 2' APART.

WATER METER

CYPRESS GARDENS BLVD

**VOID**

**LEGEND:**

X = TEST HOLES

W = WATER LINE

● = CLEAN OUT

● = SUPPLY LINE

■ = RETURN LINE

● = VACUUM BREAKERS

..... = SETBACK LINE



OWNER: ZEREP ENTERPRISES LLC

LEGAL DESCRIPTION: LOT 57, BLOCK 103, CYPRESS LAKE GARENS SUBDIVISION, WESTERN SKIES SECTION

ADDRESS: 2514 CYPRESS GARDENS BLVD SPRING BRANCH TX 78070

PREPARED BY: THALIA RIVAS R.S 5067 SCALE: 1" = 25'

**VOID**

Planning Materials & Site Evaluation as Required Completed By Thalia Rivas. R.S 5067

System Description Aerobic Treatment Unit with Drip Irrigation

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

Tank Size(s) (Gallons) 600GPD Aerobic Treatment Unit Absorption/Application Area (Sq Ft) 1600sf / 800Inft

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

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

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

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

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

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

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

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

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

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

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

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

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

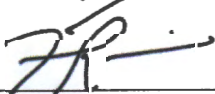
Is this property within an incorporated city? ☐ Yes ☒ No

If yes, indicate the city: \_\_\_\_\_

By signing this application, I certify that:

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

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

  
\_\_\_\_\_  
Signature of Designer

01-30-24

\_\_\_\_\_  
Date



**VOID**

## **Drip Tubing System**

DESIGNED FOR:  
ZEREP ENTERPRISES  
P.O. BOX 242211  
SAN ANTONIO, TX 78224

### **SITE DESCRIPTION**

Located in Cypress Lake Gardens, Western Skies Section, Block 103, Lot 57 at 2514 Cypress Gardens Blvd. This septic will serve a three bedroom residence (1464 sqft) in area with Type III soil and limestone as described in the Soil Evaluation Report. Property has approximately 4% slope. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

### **PROPOSED SYSTEM**

A 3 inch SCH-40 pipe discharges from the residence into a Pro-Flo Model 5060 600gpd aerobic treatment plant containing a 397gal. pretreatment chamber and a 768 gal. pump chamber. The effluent after processing gravity feeds into the pump chamber. The pump chamber contains 0.5 HP FPS E- SERIES 20FE-W115 submersible well pump. The well pump is activated by mercury floats and a timer set to cycle eight times per day with a ten minute run time. A high level audible and visual alarm will activate should the pump fail. Distribution is through a self flushing 100 micron Arkal Disc filter then through a 1" SCH-40 manifold to a 1600sqft drip tubing field, with Netifim Bioline drip lines set approximately two feet apart with 0.61 gps emitters set every two feet, as per the attached schematic. A pressure regulator Model PMR30MF installed in the pump tank on the manifold to the field will maintain pressure at 25- 40psi. A 1" SCH-40 return line is installed to continuously flush the system by cycling a 1" ball valve into the pump tank. Solids caught in the disk filter are flushed back to the trash tank. 1" PVC vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Prior to trenching the site must be scarified and built up with 10" of Type II or Type III soil. In areas where surface rock is exposed there shall be a minimum of 12" of soil between limestone and drip tubing. Drip tubing will be laid and the entire field area will be capped with 6" of sandy loam (Type II – NOT SAND). The field area will be seeded or sodded with a hearty grass such as Bermuda, St. Augustine, etc. prior to system startup. It is the responsibility of contractor or home owner to install and maintain vegetation. **Tank must have a grade riser on each opening with watertight caps that must be at least 65# or have a padlock or can only be removed with tools. A secondary plug, cap, or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed, in compliance with Chapter §285.38.**

### **DESIGN SPECIFICATIONS:**

Q = 240 gallons per day – 3 bedroom residence 1464sf (Table III)  
Pretreatment tank size: 397 Gal  
Plant Size: ProFlo Model 5060 600gpd(TCEQ Approved)  
Pump tank size: 768 Gal

**VOID**

Reserve capacity after High Level: 80 gal. (>1/3 day usage)

Application Rate:  $R_a = 0.2 \text{ gal/sqft}$

Total absorption area:  $Q/R_a = 240\text{gpd}/0.20 = 1200\text{sqft}$  (Actual 1600sf)

Total linear feet drip tubing: 800' Minimum 600' = 1200sqft/2 Netifim Bioline drip tubing .61 GPH

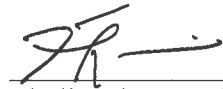
Total number of emitters: 400 emitters @0.61gph @30psi

Pump: 0.5 HP FPS E- Series 20FE05P4-2W115 submersible pump or equivalent.

**PIPE AND FITTINGS:**

All pipes and fittings in this drip tubing system shall be schedule 40 PVC. All joints shall be sealed with approved solvent- type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging.

Designed in accordance with Chapter 285, Subchapter D, §285.30 and §285.40 Texas Commission On Environmental Quality. (Effective December 29, 2016)



Thalia Rivas, R.S. No. 5067

P.O. Box 768

Spring Branch Tx 78070

Rs.tr@ossfdesigns.com

01-30-24  
**VOID**





**VOID**

INSTALL 1600SQFT OF FIELD TUBING USING 800' OF DRIP TUBING. THERE SHALL BE NO PARKING, DRIVING, OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

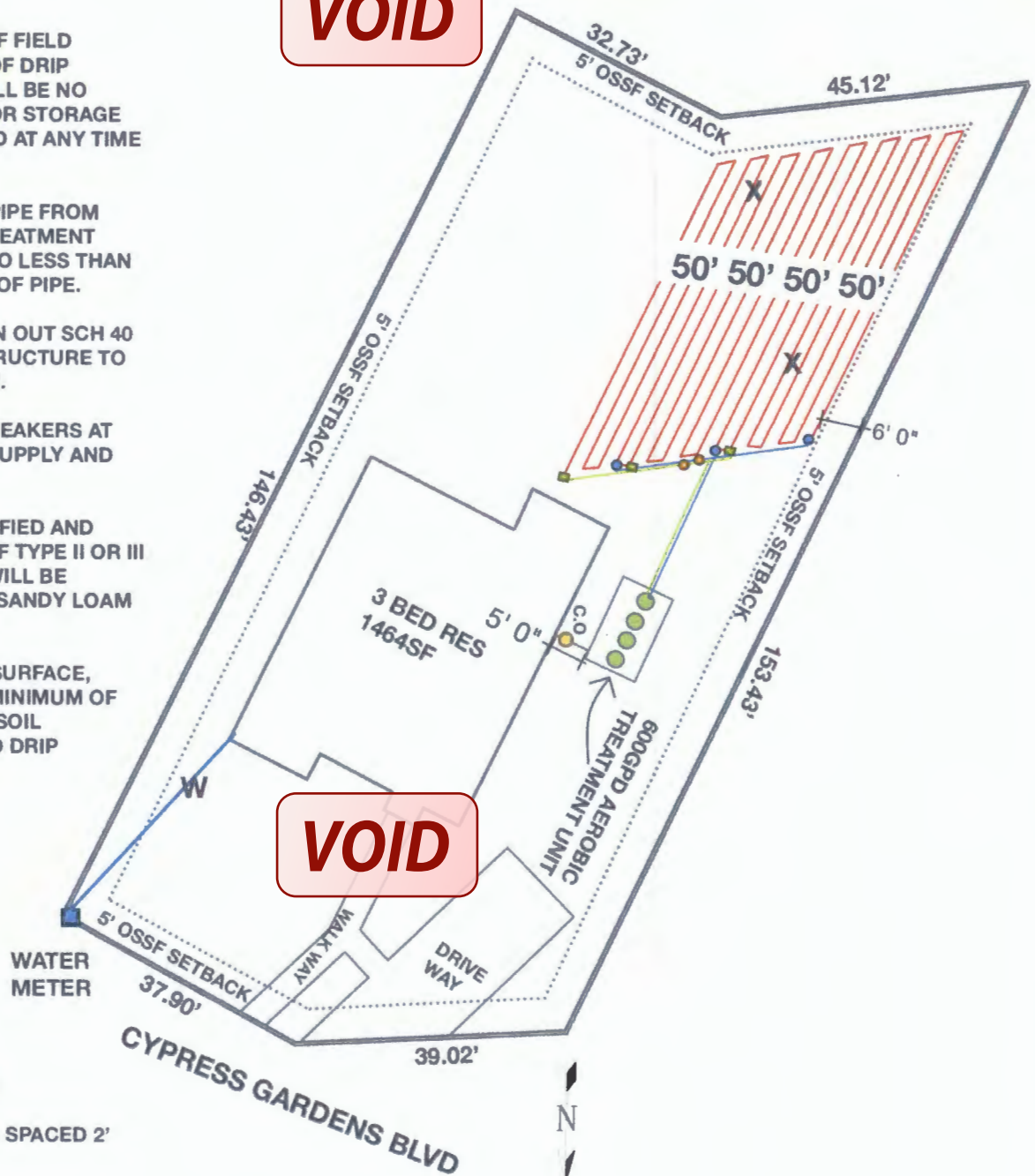
THE SLOPE OF THE PIPE FROM THE BUILDING TO TREATMENT SYSTEM SHALL BE NO LESS THAN 1/8" FALL PER FOOT OF PIPE.

USE TWO WAY CLEAN OUT SCH 40 OR SDR 26 FROM STRUCTURE TO TREATMENT SYSTEM.

INSTALL VACUUM BREAKERS AT HIGHEST POINT OF SUPPLY AND RETURN LINE.

SITE MUST BE SCARIFIED AND BUILT UP WITH 10" OF TYPE II OR III SOIL. DRIP TUBING WILL BE CAPPED WITH 6" OF SANDY LOAM (TYPE II NOT SAND)

WHERE ROCK IS AT SURFACE, THERE SHALL BE A MINIMUM OF 12" OF TYPE II OR III SOIL BETWEEN ROCK AND DRIP TUBING.



INSTALL:  
16 LINES @ 50' EACH

800' OF DRIP TUBING SPACED 2' APART.

LEGEND:  
X = TEST HOLES  
W = WATER LINE  
● = CLEAN OUT  
● = SUPPLY LINE  
■ = RETURN LINE  
● = VACUUM BREAKERS  
..... = SETBACK LINE



OWNER: ZEREP ENTERPRISES LLC  
LEGAL DESCRIPTION: LOT 57, BLOCK 103, CYPRESS LAKE GARENS  
SUBDIVISION, WESTERN SKIES SECTION  
ADDRESS: 2514 CYPRESS GARDENS BLVD SPRING BRANCH TX 78070  
PREPARED BY: THALIA RIVAS R.S 5067 SCALE: 1" = 25'

GF# NB-2018-MK

**GENERAL WARRANTY DEED**  
(Cash)

**MCKNIGHT**  
**TITLE**  
GF# NB-2018-MK

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REVOKE 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.**

THE STATE OF TEXAS  
COUNTY OF COMAL

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, OWENS PROPERTY SOLUTIONS, LLC, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, whose address is 2514 CYPRESS GARDENS BLVD, SPRING BRANCH, TX 78070, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto ZEREP ENTERPRISES LLC, A TEXAS LIMITED LIABILITY COMPANY, herein referred to as "Grantee", whether one or more, all Grantor's right, title and interest in and to the real property described as follows, to-wit:

**LOT 57, BLOCK 103, CYPRESS LAKE GARDENS SUBDIVISION, WESTERN SKIES SECTION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 18, OF THE DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS.**

Commonly known as: 2514 CYPRESS GARDENS BLVD, SPRING BRANCH, TX 78070

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of COMAL County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor's heirs, executors, administrators, successors and/or assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

TO BE EFFECTIVE this 17 day of January, 2024.

GRANTOR:

OWENS PROPERTY SOLUTIONS, LLC

BY: Ari Owens

NAME: ARI OWENS

TITLE: MANAGING MEMBER

ACKNOWLEDGMENT

THE STATE OF Oklahoma §  
COUNTY OF Oklahoma §

The foregoing instrument was acknowledged before me on the 17 day of January, 2024, by ARI OWENS, MANAGING MEMBER of OWENS PROPERTY SOLUTIONS, LLC on behalf of said entity, and in the capacity herein stated.



Robin Hall  
NOTARY PUBLIC, STATE OF Oklahoma  
MY COMMISSION EXPIRES: 2/11/25

AFTER RECORDING, RETURN TO:

ZEREP ENTERPRISES LLC  
2514 CYPRESS GARDENS BLVD  
SPRING BRANCH, TX 78070

GENERAL WARRANTY DEED (Cash)

Page 2 of 2

Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
01/18/2024 03:37:30 PM  
CHRISTY 2 Pages(s)  
202406001639



Bobbie Koepp

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**Document # 97912**

**SUBDIVISION PLAT FILING**

**NAME OF  
SUBDIVISION:**

**Cypress Lake Gardens Western Skies Section**

**MAP AND  
PLAT:**

**Volume: 3**

**Page: 18**

**Recorded Date: July 31, 1969**

---





RECEIVED

By Kathy Griffin at 10:05 am, Feb 28, 2024



**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

Staff will complete shaded items

02-28-2024	BAG	117239
Date Received	Initials	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

01-01-2024

\_\_\_\_\_  
Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

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