



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 10/15/2024

Permit Number: 117304

Location Description: 533 ROSEMARY RIDGE DR
BULVERDE, TX 78163

Subdivision: Belle Oaks Ranch Phase IX
Unit: NA
Lot: 159
Block: 4
Acreage: 1.2000

Type of System: Aerobic
Surface Irrigation

Issued to: Lorelei E. DiTommaso

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

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

Alterations to this permit including, but not limited to:

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

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

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

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

Licensing Authority

Comal County Environmental Health

ENVIRONMENTAL HEALTH INSPECTOR

OS0038255

ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:

Address:

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

Inspector Notes:

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County 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: 117304
Issued This Date: 04/15/2024
This permit is hereby given to: Lorelei E. DiTommaso

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

533 ROSEMARY RIDGE DR
BULVERDE, TX 78163

Subdivision: Belle Oaks Ranch Phase IX
Unit: NA
Lot: 159
Block: 4
Acreage: 1.2000

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.

RECEIVED

By Kathy Griffin at 8:31 am, Mar 20, 2024



COMAL COUNTY

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

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Date Received

Initials

117304

Permit Number

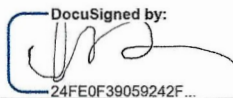
Instructions:

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.

DocuSigned by:

 24FE0F39059242F...

Signature of Applicant

2/14/2024

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

___ INCOMPLETE APPLICATION
 (Missing Items Circled, Application Refused)

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CCEO.ORGDate 2-13-2024Permit Number 117304

1. APPLICANT / AGENT INFORMATION

Owner Name Lorelei E. DiTommasoAgent Name Nicholas KolbeMailing Address 21714 Rugged HillsAgent Address 1825 FM 2438City, State, Zip San Antonio TX 78258City, State, Zip Seguin TX 78155Phone # 708-712-0131Phone # 830-708-9065Email Lditommaso@gmail.comEmail KolbeLandCo@gmail.com

2. LOCATION

Subdivision Name Belle Oaks Ranch Phase IXUnit _____ Lot 159 Block 4

Survey Name / Abstract Number _____

Acreage _____

Address 533 Rosemary Ridge Dr.City BulverdeState TXZip 78163

3. TYPE OF DEVELOPMENT

☒ Single Family ResidentialType of Construction (House, Mobile, RV, Etc.) HouseNumber of Bedrooms 4Indicate Sq Ft of Living Area 3943☐ 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: \$ 500,000.00 (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

2/14/2024

Date



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Planning Materials & Site Evaluation as Required Completed By Nicholas Kolbe

System Description Aerobic Treatment with Spray Distribution

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

Tank Size(s) (Gallons) 600 GPD ATU (NuWater) Absorption/Application Area (Sq Ft) 6034

Gallons Per Day (As Per TCEQ Table III) 360

(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: Bulverde TX

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

3-11-24
Date

OSSF Soil & Site Evaluation

Page 1 (Soil & Site Evaluation)

Date Performed: 3/1/2024 / /

Property Owner: Lorelei DiTommaso

Site Location: 533 Rosemary Ridge Dr. Bulverde TX 78163 Proposed Excavation Depth: NA

REQUIREMENTS:

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

Soil Boring Number: <u>1-2</u>					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 FT.	IA (0-35")	Over 30%	well drained	Rock	Aerobic Spray
2 FT.	Exposed Rock at surface				
3 FT.					
4 FT.					
5 FT.					

Soil Boring Number: <u> </u>					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 FT.					
2 FT.					
3 FT.					
4 FT.					
5 FT.					

FEATURES OF SITE AREA

Presence of 100 year flood zone Infrastructure drawn and OSSF not in FZ.

Presence of upper water shed

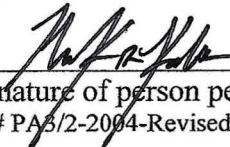
Presence of adjacent ponds, streams, water impoundments

Existing or proposed water well in nearby area (within 150 feet)

Ground Slope 4 %

☐ Yes ☒ No
☐ Yes ☒ No
☐ Yes ☒ No
☐ Yes ☒ No

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


 (Signature of person performing evaluation)
 Form # PA3/2-2004-Revised-Final

3.19.24
 (Date)

OS0036987
 Registration Number and Type

AFFIDAVIT TO THE PUBLIC



202406008004 03/18/2024 09:06:46 AM 1/2

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

II

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

Lot 159, Block 4, of Belle Oaks Ranch, Phase IX, an addition in Comal Conty, Texas

The property is owned by (insert owner's full name):
Lorelei E. DiTommaso

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.

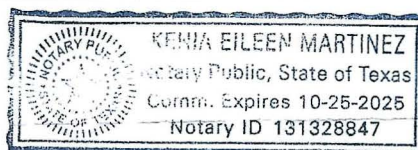
Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

WITNESS BY HAND(S) ON THIS 2nd DAY OF March, 20 24

Lorelei E. DiTommaso
Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 2nd DAY OF March, 20 24

[Signature]
Notary Public, State of Texas





This page has been added to comply with the statutory requirements 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.

Created 7/27/15

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
03/18/2024 09:06:46 AM
MARY 2 Page(s)
202406008004



Bobbie Koepp

Maintenance Service Provider
15188 FM 306
Canyon Lake, TX 78133
Office (830)964-2365



<u>SERVICE ADDRESS</u>	<u>INSTALLER</u>	<u>TERM</u>
533 Rosemary Ridge, Bulverde Tx.	Aerobic Services	2 Year

Routine Maintenance and Inspection Agreement

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by and between **Lorelei E. Ditommaso**; (referred to as "Client") and Aerobic Services of South Texas (Thomas W. Hampton MP349) (hereinafter referred to as "Contractor") located at 15188 FM 306 Canyon Lake, Texas 78133 (830) 964-2365. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein.

This contract will provide for all required inspections, testing and service for your Aerobic Treatment System. The policy will include the following:

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

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

ACCESS BY CONTRACTOR

The Contractor or anyone authorized by the Contractor may enter the property at reasonable times without prior notice for the purpose of the above described Services. The contractor may access the System components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil Is to be replaced with the excavated material as best as possible.

Termination of Agreement

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

Limit of Liability

In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the services described in this Agreement.

Dispute Resolution

If a dispute between the Client and the Contractor arises that cannot be settled in good faith negotiations then the parties shall choose a mutually acceptable arbitrator and shall share the cost of the arbitration services equally.

Entire Agreement

This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement either oral or written.

Severability

If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

Property Owner

Name

Lorelei E. Ditommaso

Email

Lditomma@Gmail.com

Service Address

533 Rosemary, Bulverde

Phone

708-712-0131

SERVICE PROVIDER

Aerobic Services of South Texas LLC.

15188 FM 306 Canyon Lake, TX 786133

(830) 964-2365



Signature of Service Provider and License #
[Thomas Hampton, OS0024597 / MP0000349]

DocuSigned by:



24EE0F30059242E
SIGNATURE

EFFECTIVE DATE License to operate Date (LTO)
EXPIRED DATE 2yrs From LTO Date



The effective date of this initial maintenance contract shall be the date license to operate is issued.

Page 2 (Soil & Site Evaluation):

Date Performed: 3/1/2024 / /

Site Location: 533 Rosemary Ridge Dr. Bulverde TX 78163 ☐ Subsurface Disposal ☒ Surface Disposal

Schematic of Lot or Tract

Show:

Compass North, adjacent streets, property lines, property dimensions, location of buildings, easements, swimming pools, water lines, and any other structures where known.

Location of existing or proposed water wells within 150 feet of the property.

Indicate slope or provide contour lines from the structure to the farthest location of the proposed disposal field.

Location of soil boring or excavation pits (show location with respect to a known reference point).

Location of natural, constructed, or proposed drainage ways (ditches, streams, ponds, lakes, rivers, etc.), water impoundment areas, cut or fill bank, sharp slopes and breaks.

Lot Size: _____ or Acreage: 1.2 Acres
SITE DRAWING

See Design

Nicholas Kolbe, R.S. 5115
1825 FM 2438
Seguin, Texas 78155
Mobile (830) 708-9065 KolbeLandCo@Gmail.com

OSSF DESIGN

Owner: Lorelei E. Ditommaso
Location: 533 Rosemary Ridge Dr., Bulverde TX 78163
Phone:
Date: 2/13/2024

Development: Residence with water saving devices Bedrooms: 4 Sq. Ft living: < 4500 sqft
GPD = 360

Q: 360 gpd Soil: Type IA R_i : 0.064 gal/ft²/day

Minimum Size Aerobic Treatment Plant Required: 600 GPD

System Type Designed: Aerobic/Surface Application (NuWater B550)

Trash Tank: 353 gall Aerobic Tank: 560 gpd Pump Tank: 768 gall

Supply Line: Sch 40, 1" purple (~172') Check Valve Required: No

Minimum Application Area (A): = 5625 ft² ($A = Q/R_i$)

Sprinklers: K-Rain Super Pro 10003-RCW

Number	Nozzle	PSI	Pattern	Radius	Area/head	GPM/head	R_i
S1	#4	30	360°	31 ft	3017 ft ²	3.4	0.064
S2	#4	30	360°	31 ft	3017 ft ²	3.4	0.064

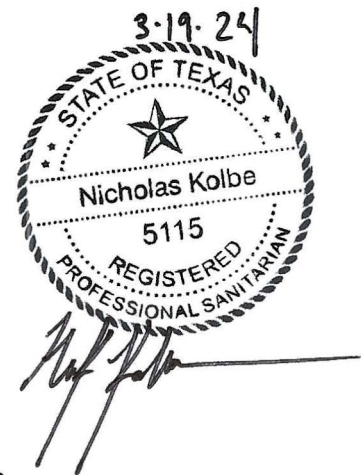
Overlap Area: 0 ft²

Actual Application Area: 6034 ft² GPM: 6.8 GPM

Pump Requirements: GPM 6.8 @ 81.88ft TDH Pump Used: StaRite, 20 GPM ½ HP

- Elevation Head = 5ft
- Pressure Head = 30 psi x 2.30 = 69ft
- Friction Head of 172ft of 1" Sch 40 = 172ft x 0.0458 = 7.88 ft
- Total Dynamic Head (TDH) = 5 + 69 + 7.88 = 81.88 (StaRite 20GPM ½ HP)
- Timer set to spray between 12:00 AM & 5:00 AM
- Liquid chlorinator required

All design criteria are in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.



NOTES

1. Septic Design is to accommodate a 4 bedroom, 3943sqft home (less than 4500 sqft) with No More than 360 GPD Flow. Over-use of 360 GPD may result in System Failure.
2. Install an Aerobic Treatment Plant (ATU) as noted on the design. ATU is a NuWater B550, a 600 GPD Aerobic Treatment Unit (NuWater B550)
3. Install a 2-way cleanout in a 3" or 4" tightline between the house and the tank, slope 1/8in/ft. Tightline shall be 3" or 4" SCH 40 PVC. Approximately 15' of Tightline, from home to tank.
4. Supply line to sprinklers is purple 1" sch 40, 172'.
5. S1-S2 are K-Rain Proplus low angle sprinklers with #4 nozzles operating @ 30psi, 31' radius. All are operating at 360 degree radiuses.
6. There shall be no obstructions within 10' of the sprinkler heads.
7. Audible & visual alarms, external disconnect within site of the pump tank, pump & alarms on separate breakers and external wiring in conduit are required.
8. Timer set to spray between 12:00 AM & 5:00 AM.
9. The reserve capacity (1/3) of the daily flow for this system is 120 gallons
10. Liquid chlorinator required.
11. Any excavations and/or exposed rock in the disposal area shall be covered with topsoil and seasonal grasses shall be seeded over the disposal area in order to minimize run-off & erosion. Erosion cloth is acceptable.
12. No part of the septic system absorption field is within 150' of any sensitive recharge feature. No part of the On-Site Sewage Facility treatment tank is within 50' of any sensitive recharge feature.
13. Potable waterline to be sleeved in sch 40 PVC to 10' of any element of the OSSF system in order to provide the equivalent protection of a 10' separation in compliance with TAC Chapter 290, Subchapter D, Rules for Public Drinking Water Systems.
14. Waterline shall not run horizontal with any OSSF tightline or 1" purple SCH 40 Distribution line within 10'
15. Septic tank shall stay a minimum of 10' from all potable waterlines or above ground storage tanks.
16. Entirety of septic system is to stay within the setbacks and boundary lines of property as noted on design.
17. Design and details written and drawn herein were prepared with the best available information provided to the Registered Sanitarian by the landowner and by ground truth/evaluation.

A = 3" or 4" SCH 40 PVC with 2-way Clean Out. Approximately 15' from home to tank.

B = NuWater B550 (600 GPD Aerobic Treatment Unit)

C = 1.00" SCH 40 PVC, Purple, Secondary Treated and Disinfected spray distribution line, 172'.

D = Spray distribution area (2) distribution heads operating at 360 degrees, 31' radius.

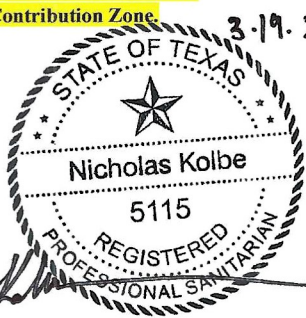
SITE PLAN & OSSF DESIGN:

Legal: Lot 159, Block 4, Phase 9 of the Belle Oaks Ranch Subdivision in Comal County Texas

Infrastructure drawn and Septic are Not located within 100YR Flood Plain.

None of the Property IS IN THE 100 YR FLOOD ZONE

Property IS in Edwards Aquifer Contribution Zone.



Contribution Zone Plan (CZP)

This OSSF design meets the requirements outline in the Contribution Zone Plan (CZP) for Belle Oaks Ranch Phase 9 Subdivision in Comal County TX.

Lorelei E. Ditommaso
533 Rosemary Ridge Dr.
Bulverde TX 78163

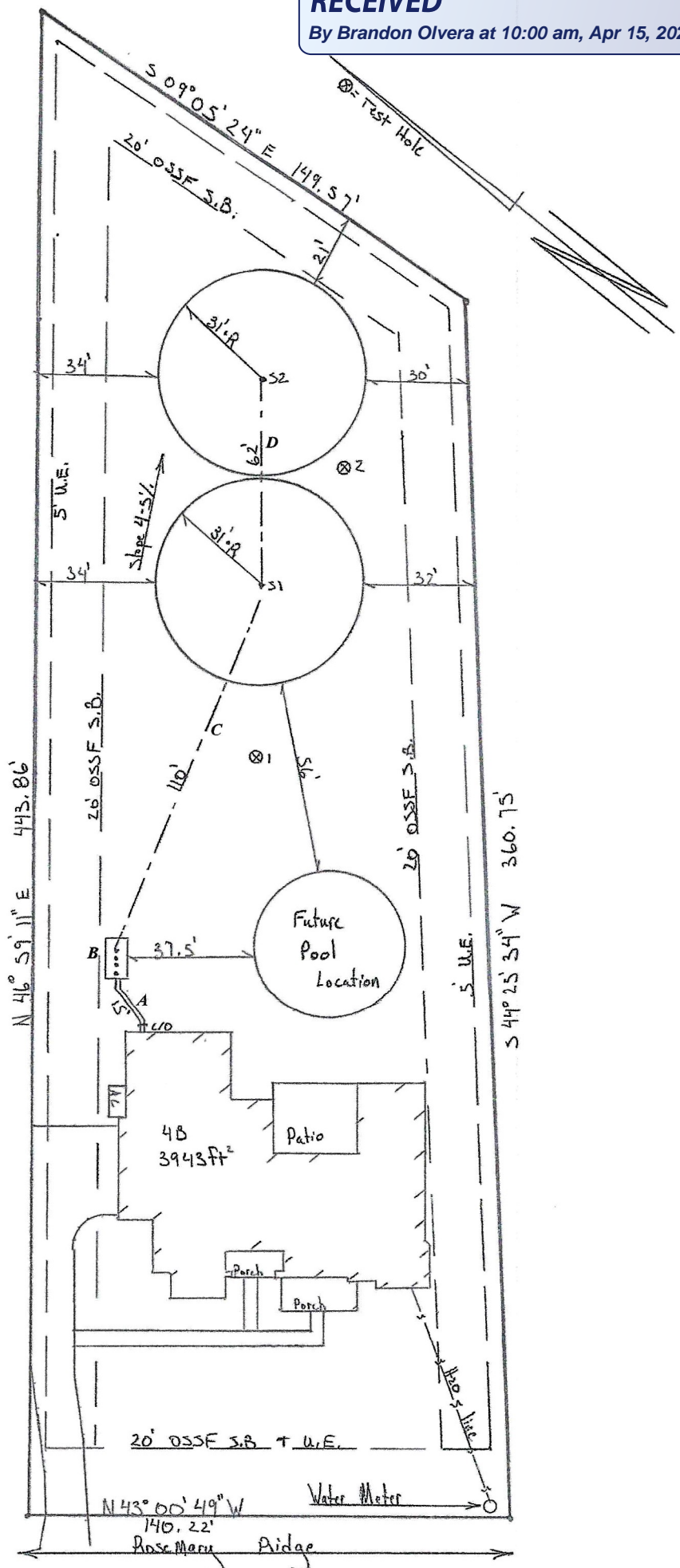
Nicholas Kolbe, R.S. #5115
1825 FM 2438
Seguin, TX 78155

Date: 2/13/2024

Scale: 1" = 70'

RECEIVED

By Brandon Olvera at 10:00 am, Apr 15, 2024



Assembly Details

OSSF

LIQUID DEPTH = 53" 14.49 GALL/IN

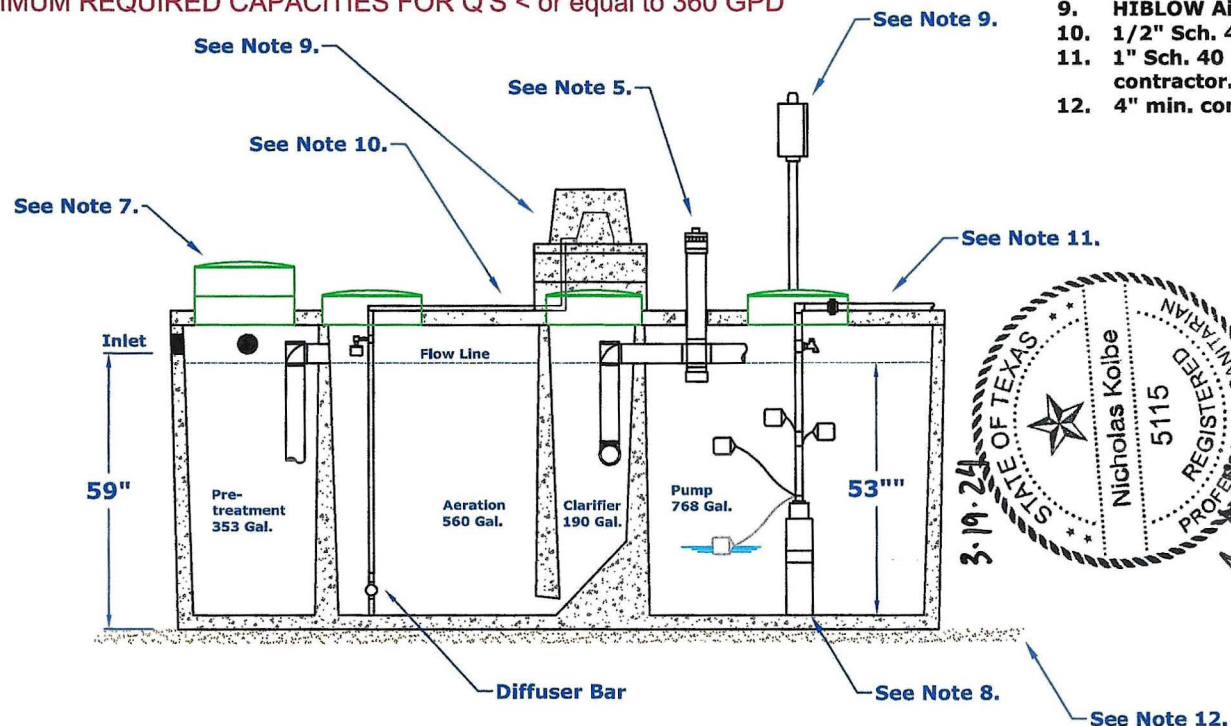
Pump Off: 8" (115.92 gallons)

Pump On: 12" (57.96 Gallons)

High Water Alarm On: 37" (362.25 Gallons)

Reserve Volume: 53" - 37" = 16" = 231.84 Gallons NEED: 120 Gallons

MINIMUM REQUIRED CAPACITIES FOR Q'S < or equal to 360 GPD



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

C1 SERIES - 1/2 HP

APPLICATIONS

Gray water pumping, filtered effluent service water pumping, water reclamation projects such as pumping from rain catchment basins, aeration and other fountain or pond applications, agriculture and livestock water pumping

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 maximum shut-off pressure of 100 psi
- Heavy-duty 600 V 10 foot SJ00W jacketed lead



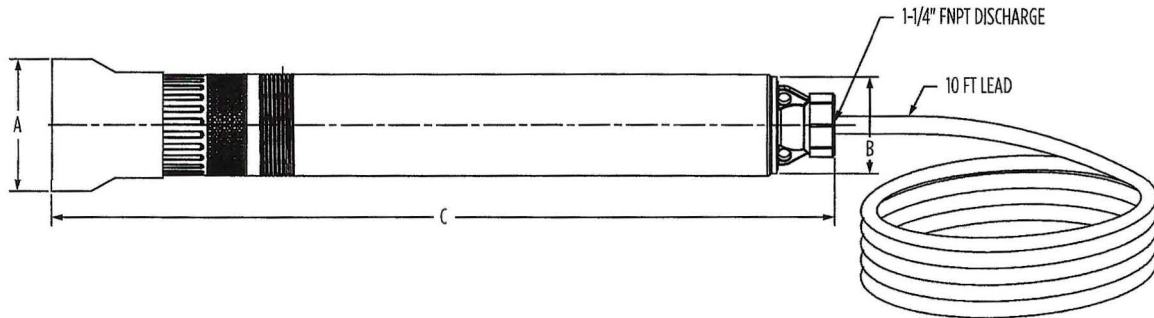
SERIES SPECIFICATIONS

Item No	Model	HP	Volts	Hz	Stages	Amps	Watts	Wire	Min. Shut-Off Head		Min. Head @ Rated Flow		Max GPM	Min. Head @ Max. GPM		Max. Amps
									PSI	FT	PSI	FT		PSI	FT	
90301005	10CI-05P4-2W115	1/2	115	60	7	9.0	920	2	93	215	50	115	14	22	50	10
90301010	10CI-05P4-2W230	1/2	230	60	7	4.5	920	2	93	215	50	115	14	22	50	5
90302005	20CI-05P4-2W115	1/2	115	60	5	9.0	920	2	56	130	34	78	28	9	20	10
90302010	20CI-05P4-2W230	1/2	230	60	5	4.5	920	2	56	130	34	78	28	9	20	5
90302015	20XCI-05P4-2W115	1/2	115	60	6	9.0	920	2	68	156	37	85	28	9	21	10
90302020	20XCI-05P4-2W230	1/2	230	60	6	4.5	920	2	68	156	37	85	28	9	21	5
90303005	30CI-05P4-2W115	1/2	115	60	4	9.0	920	2	39	89	19	45	35	13	29	10
90303010	30CI-05P4-2W230	1/2	230	60	4	4.5	920	2	39	89	19	45	35	13	29	50

EFFLUENT PUMPS

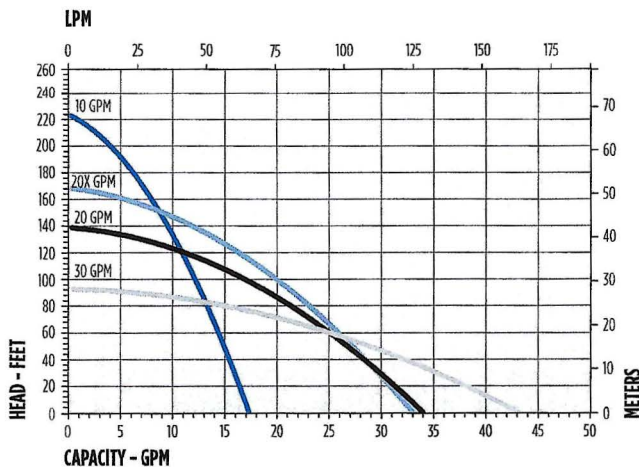
C1 SERIES - 1/2 HP

ENGINEERING DATA



Item No	Model	A	B	C
90301005	10C1-05P4-2W115	5" 12.70 cm	3.9" 9.91 cm	26" 66.04 cm
90301010	10C1-05P4-2W230	5" 12.70 cm	3.9" 9.91 cm	26" 66.04 cm
90302005	20C1-05P4-2W115	5" 12.70 cm	3.9" 9.91 cm	26" 66.04 cm
90302010	20C1-05P4-2W230	5" 12.70 cm	3.9" 9.91 cm	26" 66.04 cm
90302015	20XC1-05P4-2W115	5" 12.70 cm	3.9" 9.91 cm	26" 66.04 cm
90302020	20XC1-05P4-2W230	5" 12.70 cm	3.9" 9.91 cm	26" 66.04 cm
90303005	30C1-05P4-2W115	5" 12.70 cm	3.9" 9.91 cm	26" 66.04 cm
90303010	30C1-05P4-2W230	5" 12.70 cm	3.9" 9.91 cm	26" 66.04 cm

PERFORMANCE DATA



ProPlus™ Gear Driven Sprinkler Setting Instructions

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

CHANGING A NOZZLE

1► REMOVING THE NOZZLE RETENTION SCREW

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

2► PULL UP THE RISER

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

3► REMOVING THE NOZZLE

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

4► INSTALLING A NOZZLE

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

SETTING THE ARC ADJUSTMENT

1► FINDING THE LEFT START POSITION

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

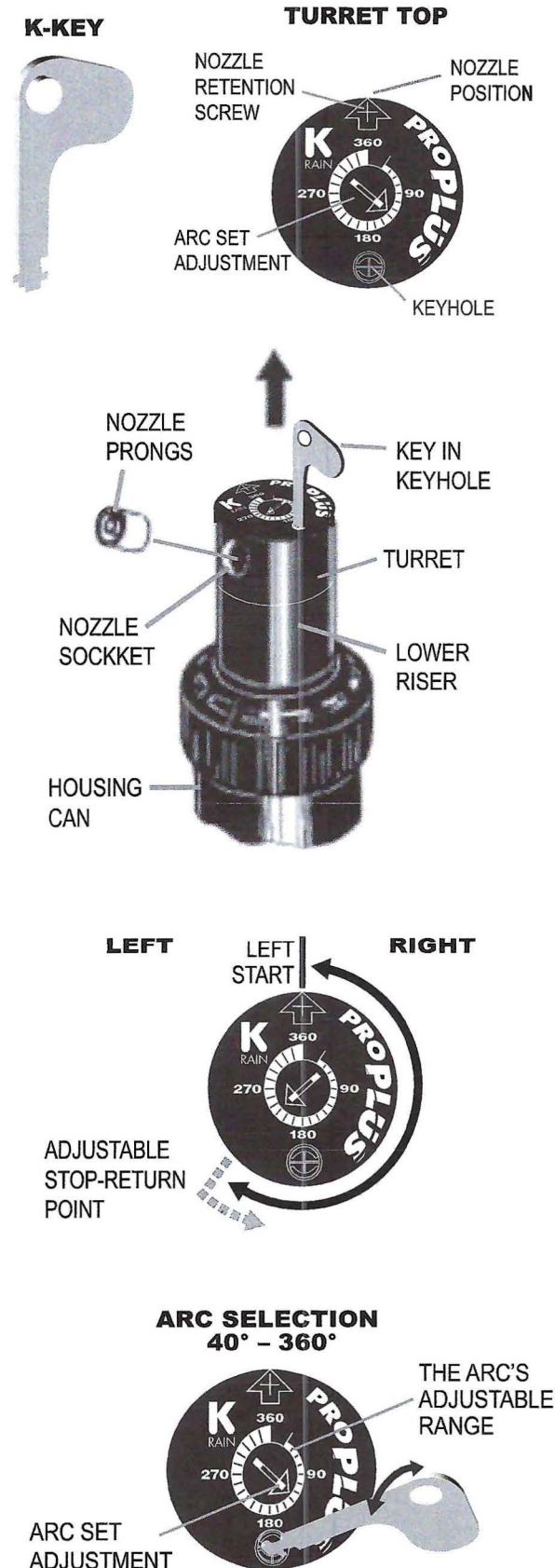
2► ORIENTING THE LEFT START POSITION

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

3► CHANGING THE ARC

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

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



ProPlus™ Gear Driven Sprinkler Setting Instructions

SPRINKLER INSTALLATION

1 ► INSTALL AND BURY

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

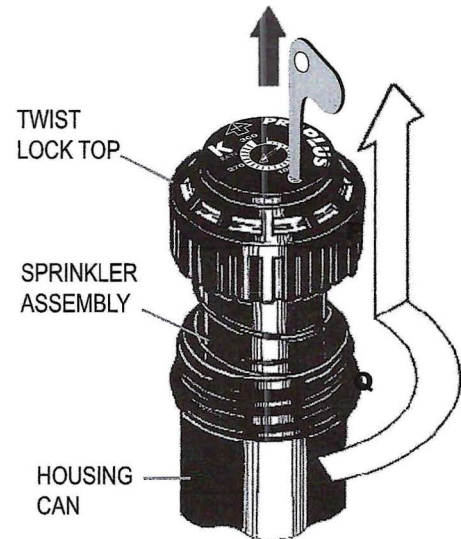
2 ► INSPECTING THE FILTER

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

3 ► WINTERIZATION TIPS

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

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



PERFORMANCE DATA

NOZZLE	PRESSURE			RADIUS		FLOW RATE			PRECIP in/hr / mm/hr							
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M ³ /H	■	▲	■	▲				
#0.5	30	207	2.1	28	8.5	0.5	1.9	0.11	0.12	0.14	3	4				
	40	276	2.8	29	8.8	0.6	2.3	0.14	0.14	0.16	3	4				
	50	345	3.5	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5				
	60	414	4.1	30	9.1	0.8	3.0	0.18	0.17	0.20	4	5				
#0.75	30	207	2.1	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5				
	40	275	2.8	30	9.1	0.8	3.0	0.18	0.17	0.20	4	5				
	50	344	3.4	31	9.4	0.9	3.4	0.20	0.18	0.21	5	5				
	60	413	4.1	32	9.8	1.0	3.8	0.23	0.19	0.22	5	6				
#1.0	30	207	2.1	32	9.8	1.3	4.9	0.30	0.24	0.28	6	7				
	40	275	2.8	33	10.1	1.5	5.7	0.34	0.27	0.31	7	8				
	50	344	3.4	34	10.4	1.6	6.1	0.36	0.27	0.31	7	8				
	60	413	4.1	35	10.7	1.8	6.8	0.41	0.28	0.33	7	8				
#2.0	30	207	2.1	37	11.3	2.4	9.1	0.55	0.34	0.39	9	10				
	40	275	2.8	40	12.2	2.5	9.5	0.57	0.30	0.35	8	9				
	50	344	3.4	42	12.8	3.0	11.4	0.68	0.33	0.38	8	10				
	60	413	4.1	43	13.1	3.3	11.4	0.68	0.34	0.36	8	9				
2.5 Pre- installed	30	207	2.1	38	11.6	2.5	9.5	0.57	0.33	0.38	8	10				
	40	275	2.8	39	11.9	2.8	10.6	0.64	0.35	0.41	9	10				
	50	344	3.4	40	12.2	3.2	12.1	0.73	0.39	0.44	10	11				
	60	413	4.1	41	12.5	3.5	13.3	0.80	0.40	0.46	10	12				
#3.0	30	207	2.1	38	11.6	3.6	13.6	0.82	0.48	0.55	12	14				
	40	275	2.8	39	11.9	4.2	15.9	0.96	0.53	0.61	14	16				
	50	344	3.4	41	12.5	4.6	17.4	1.05	0.53	0.61	13	15				
	60	413	4.1	42	12.8	5.0	19.0	1.14	0.55	0.63	14	16				
#4.0	30	207	2.1	43	13.1	4.4	16.7	1.00	0.46	0.53	12	13				
	40	275	2.8	44	13.4	5.1	19.3	1.16	0.51	0.59	13	15				
	50	344	3.4	46	14.0	5.6	21.2	1.27	0.51	0.59	13	15				
	60	413	4.1	49	14.9	5.9	22.4	1.34	0.47	0.55	12	14				
#6.0	40	276	2.8	45	13.7	5.9	22.4	1.34	0.56	0.65	14	16				
	50	344	3.4	46	14.0	6.0	22.7	1.36	0.55	0.63	14	16				
	60	413	4.1	48	14.6	6.3	23.9	1.43	0.53	0.61	13	15				
	70	482	4.8	49	14.9	6.7	25.4	1.52	0.54	0.62	14	16				
#8.0	40	276	2.8	42	12.8	8.0	30.3	1.82	0.87	1.01	22	26				
	50	344	3.4	45	13.7	8.5	32.2	1.93	0.81	0.93	21	24				
	60	413	4.1	49	14.9	9.5	36.0	2.16	0.76	0.88	19	22				
	70	482	4.8	50	15.2	10.0	37.9	2.27	0.77	0.89	20	23				

LOW ANGLE PERFORMANCE DATA

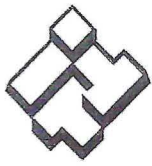
NOZZLE	PRESSURE			RADIUS		FLOW RATE			PRECIP in/hr / mm/hr							
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M ³ /H	■	▲	■	▲				
#1.0	30	207	2.1	22	6.7	1.2	4.5	.27	0.48	0.55	12	14				
	40	276	2.8	24	7.3	1.7	6.4	.39	0.57	0.66	14	17				
	50	345	3.4	26	7.9	1.8	6.8	.41	0.51	0.59	13	15				
	60	414	4.1	28	8.5	2.0	7.6	.45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

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



K-RAIN MANUFACTURING CORP.
1640 Australian Avenue
Riviera Beach, FL 33404 USA
PH: 561.844.1002 / 1.800.735.7246
FAX: 561.842.9493
www.krain.com

© K-RAIN Manufacturing Corp.
Part Number: 1100519 Rev. 01



ITT

GOULDS PUMPS
Residential Water Systems

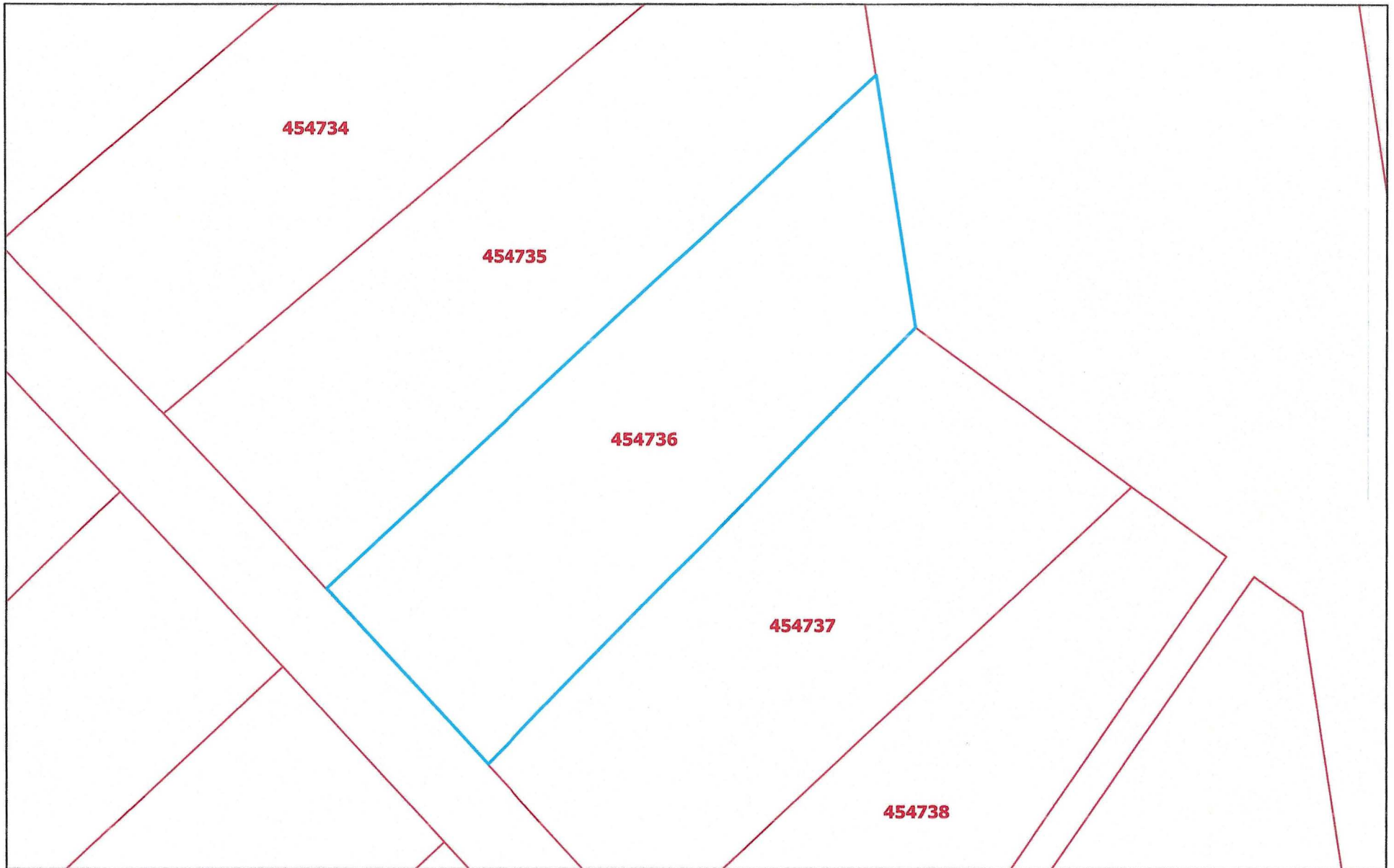
Friction Loss

SCH 40 – PLASTIC PIPE: FRICTION LOSS (IN FEET OF HEAD) PER 100 FT.

GPM	GPH	3/8"	1/2"	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	4"	6"	8"	10"
		ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.
1	60	4.25	1.38	.356	.11									
2	120	15.13	4.83	1.21	.38	.10								
3	180	31.97	9.96	2.51	.77	.21	.10							
4	240	54.97	17.07	4.21	1.30	.35	.16							
5	300	84.41	25.76	6.33	1.92	.51	.24							
6	360		36.34	8.83	2.69	.71	.33	.10						
8	480		63.71	15.18	4.58	1.19	.55	.17						
10	600		97.52	25.98	6.88	1.78	.83	.25	.11					
15	900			49.68	14.63	3.75	1.74	.52	.22					
20	1,200			86.94	25.07	6.39	2.94	.86	.36	.13				
25	1,500				38.41	9.71	4.44	1.29	.54	.19				
30	1,800					13.62	6.26	1.81	.75	.26				
35	2,100					18.17	8.37	2.42	1.00	.35	.09			
40	2,400					23.55	10.70	3.11	1.28	.44	.12			
45	2,700					29.44	13.46	3.84	1.54	.55	.15			
50	3,000						16.45	4.67	1.93	.66	.17			
60	3,600						23.48	6.60	2.71	.93	.25			
70	4,200							8.83	3.66	1.24	.33			
80	4,800							11.43	4.67	1.58	.41			
90	5,400							14.26	5.82	1.98	.52			
100	6,000								7.11	2.42	.63	.08		
125	7,500								10.83	3.80	.95	.13		
150	9,000									5.15	1.33	.18		
175	10,500									6.90	1.78	.23		
200	12,000									8.90	2.27	.30		
250	15,000										3.36	.45	.12	
300	18,000										4.85	.63	.17	
350	21,000										6.53	.84	.22	
400	24,000											1.08	.28	
500	30,000											1.66	.42	.14
550	33,000											1.98	.50	.16
600	36,000											2.35	.59	.19
700	42,000												.79	.26
800	48,000												1.02	.33
900	54,000												1.27	.41
950	57,000													.46
1000	60,000													.50

NOTE: See page 5 for website addresses for pipe manufacturers – there are many types of new plastic pipe available now.

Comal CAD Web Map



2/13/2024, 3:32:24 PM



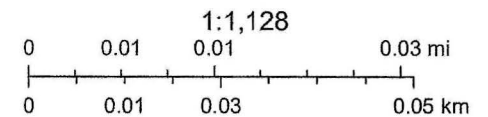
Parcels

Flood Hazard Area



Abstracts

X - Area of minimal flood hazard



Esri Community Maps Contributors, Comal County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, Foursquare,

Comal County Appraisal District, BIS Consulting - www.bisconsulting.com

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

Property Details

Account		
Property ID:	454736	Geographic ID: 100073069700
Type:	Real	Zoning:
Property Use:		
Location		
Situs Address:	533 ROSEMARY RIDGE DR BULVERDE, TX 78163	
Map ID:	5C	Mapsco:
Legal Description:	BELLE OAKS RANCH PHASE IX, BLOCK 4, LOT 159	
Abstract/Subdivision:	100073-9 - BELLE OAKS RANCH PHASE IX	
Neighborhood:	382A801	
Owner		
Owner ID:	1071572	
Name:	DITOMMASO LORELEI E	
Agent:		
Mailing Address:	21714 RUGGED HILLS SAN ANTONIO, TX 78258	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)

Agricultural Value Loss:?

\$0 (-)

Homestead Cap Loss: ?

N/A (-)

Appraised Value:

N/A

Ag Use Value:

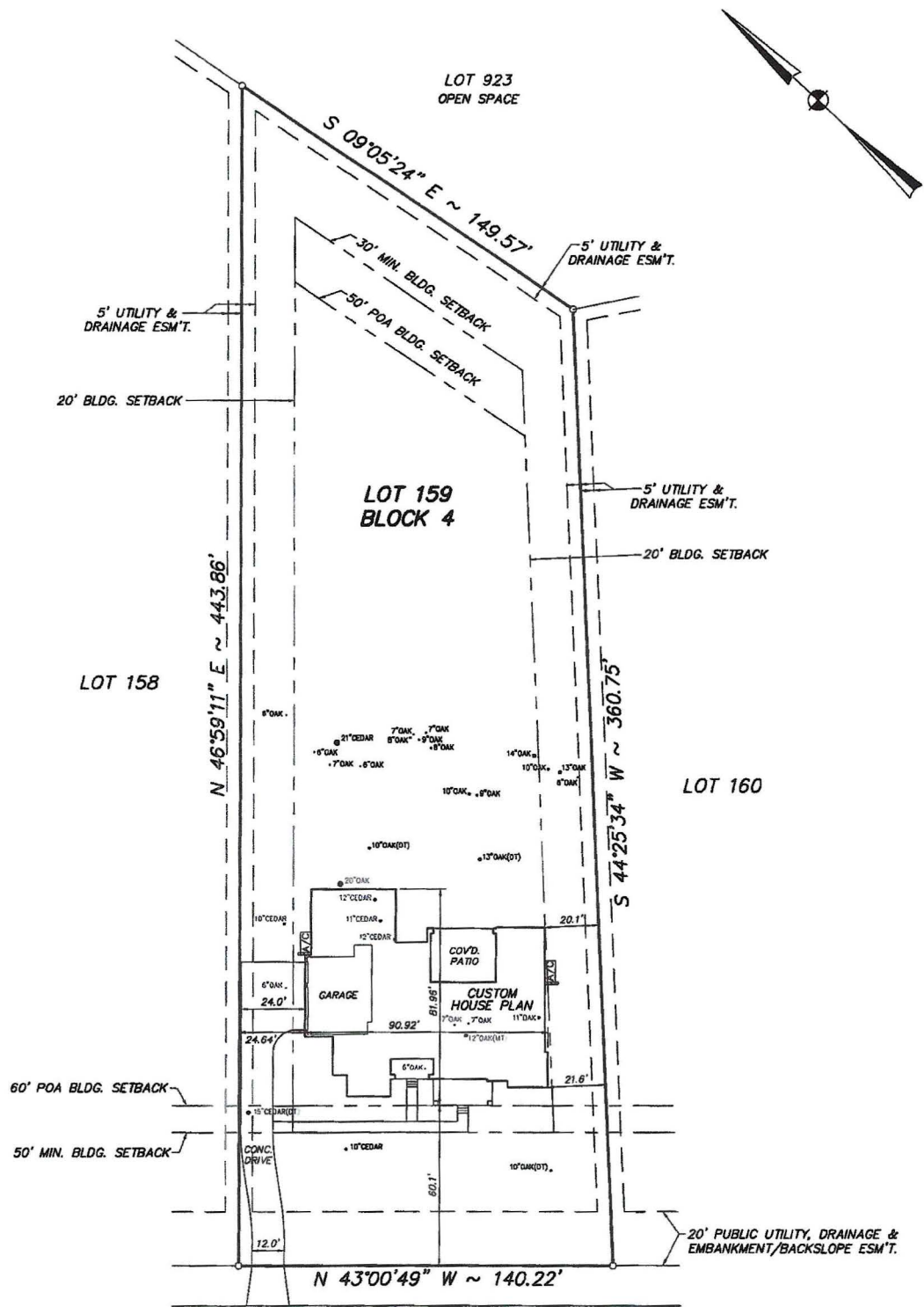
N/A

In order to see most current ownership information click on "advanced" and change the year to 2024.
Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: DITOMMASO LORELEI E %Ownership: 100.0%

Entity	Description	Market Value	Taxable Value
046	COMAL COUNTY	N/A	N/A
046LR	COMAL COUNTY LATERAL ROAD	N/A	N/A
CBUL	CITY OF BULVERDE	N/A	N/A
ES1	(ESD1) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 1 (EMS)	N/A	N/A
ES5	(ESD5) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 5 (FIRE)	N/A	N/A
SCIS	COMAL ISD	N/A	N/A



533 ROSEMARY RIDGE
(50' PRIVATE STREET)

ALL INFORMATION DESCRIBED HEREIN
HAS BEEN OBTAINED FROM, OR IS
BASED UPON, ENGINEERING DRAWINGS
PRODUCED BY MATKIN HOOVER ENGR.
& FIELDWORK BY MLS Co.

AN ESTIMATED 12 PROTECTED
TREES ARE TO BE REMOVED,
WITH A TOTAL CALIPER SIZE
OF 129 DIAMETER INCHES.

(DT) = DOUBLE TRUNK
(MT) = MULTIPLE TRUNK
LOT AREA = 52,812 sq. ft.
IMPERVIOUS COVERAGE AREA = 7,885 sq. ft.
NOTE: TREES ON REAR 230 FEET OF LOT NOT LOCATED.

PLOT PLAN OF:
LOT 159, BLOCK 4
BELLE OAKS RANCH
PHASE IX
CITY OF BULVERDE, COMAL COUNTY, TEXAS

Maverick
Land Surveying Co.
1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213
(210) 342-9456, Fax 342-9524
© 1990-2023, Maverick Land Surveying Co.
TBPELS FIRM No. 10132700

SCALE: 1" = 40'
DATE: 09-26-23
JOB NO.: 59125-0003
DRN.: D.D. CKD.: RBB
REVISED: 11-08-23



COMAL COUNTY

ENGINEER'S OFFICE

RE: ***533 Rosemarry Ridge Dr.
Belle Oaks Ranch Phase IX
Lot 159 - Block 4***

Dear Property Owner & Agent,

Thank you for your submission. We have reviewed the planning materials for the referenced permit application, and unfortunately, they are insufficient. To proceed with processing this permit, we require the following:



Site Plan:

- a. Note D:
 - i. Are you using four 180°'s or 2 360°'s?
2. Revise accordingly and resubmit.

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

Thank You,

| **Brandon Olvera** | **Designated Representative OS0034792** |

| Comal County | www.cceo.org | f: 830-608-2078 | e: olverb@co.comal.tx.us |

NOTES

1. Septic Design is to accommodate a 4 bedroom, 3943sqft home (less than 4500 sqft) with No More than 360 GPD Flow. Over-use of 360 GPD may result in System Failure.
2. Install an Aerobic Treatment Plant (ATU) as noted on the design. ATU is a NuWater B550, a 600 GPD Aerobic Treatment Unit (NuWater B550)
3. Install a 2-way cleanout in a 3" or 4" tightline between the house and the tank, slope 1/8in/ft. Tightline shall be 3" or 4" SCH 40 PVC. Approximately 15' of Tightline, from home to tank.
4. Supply line to sprinklers is purple 1" sch 40, 172'.
5. S1-S2 are K-Rain Proplus low angle sprinklers with #4 nozzles operating @ 30psi, 31' radius. All are operating at 360 degree radiuses.
6. There shall be no obstructions within 10' of the sprinkler heads.
7. Audible & visual alarms, external disconnect within site of the pump tank, pump & alarms on separate breakers and external wiring in conduit are required.
8. Timer set to spray between 12:00 AM & 5:00 AM.
9. The reserve capacity (1/3) of the daily flow for this system is 120 gallons
10. Liquid chlorinator required.
11. Any excavations and/or exposed rock in the disposal area shall be covered with topsoil and seasonal grasses shall be seeded over the disposal area in order to minimize run-off & erosion. Erosion cloth is acceptable.
12. No part of the septic system absorption field is within 150' of any sensitive recharge feature. No part of the On-Site Sewage Facility treatment tank is within 50' of any sensitive recharge feature.
13. Potable water lines to be sleeved in sch 40 PVC to 10' of any element of the OSSF system in order to provide the equivalent protection of a 10' separation in compliance with TAC Chapter 290, Subchapter D, Rules for Public Drinking Water Systems.
14. Water lines shall not run horizontal with any OSSF tightline or 1" purple SCH 40 Distribution line within 10'.
15. Septic tank shall stay a minimum of 10' from all potable waterlines or above ground storage tanks.
16. Entire septic system is to stay within the setbacks and boundary lines of property as noted on design.
17. Design and details written and drawn were prepared with the best available information provided to the Registered Sanitarian by the landowner, and by gross truth in valuation.

A = 3" or 4" SCH 40 PVC with 2-way cleanout. Approx. 15' of tightline from home to tank.

B = NuWater B550 (600 GPD Aerobic Treatment Unit)

C = 1.00" SCH 40 PVC, Purple, Secondary Distribution Line, 172'.

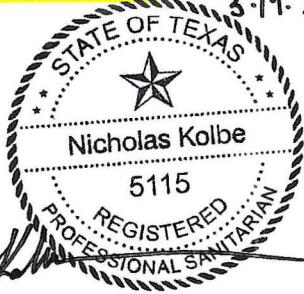
D = Spray Distribution area. Four (2) distribution areas operating at 360 degrees, 31' radius.

SITE PLAN & OSSF DESIGN:

Legal: Lot 10, Block 4, Phase 9 of the Belle Oaks Ranch Subdivision in Comal County, Texas

Infrastructure drawn on site plan.

None of the Property IS IN THE 100 YR FLOOD ZONE
Property IS in Edwards Aquifer Contribution Zone.



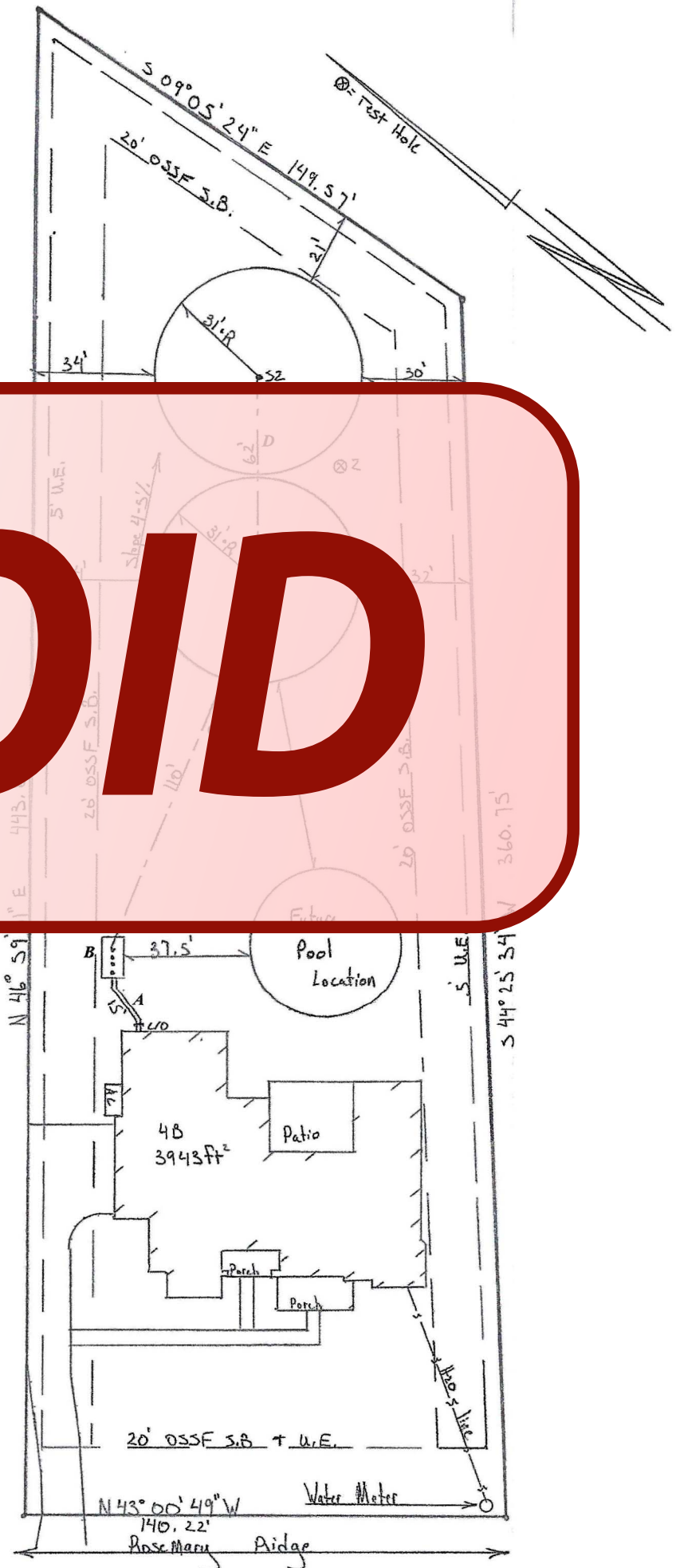
Contribution Zone Plan (CZP)

This OSSF design meets the requirements outline in the Contribution Zone Plan (CZP) for Belle Oaks Ranch Phase 9 Subdivision in Comal County TX.

Lorelei E. Ditommaso
533 Rosemary Ridge Dr.
Bulverde TX 78163

Nicholas Kolbe, R.S. #5115
1825 FM 2438
Seguin, TX 78155

Date: 2/13/2024
Scale: 1" = 70'





CITY OF BULVERDE
New Single Family (Residential) Permit

PERMIT# 2023-631

DATE ISSUED 12/21/2023

PROJECT ADDRESS: 533 Rosemary Ridge Drive Bulverde, TX 78163

LOCATION NAME: NSFR

SUBDIVISION: Belle Oaks

OWNER: Lorelie DiTommaso

CONTRACTOR: Sitterle homes - Kirk Golsch

ADDRESS: 2015 Evans Rd

CITY, STATE, ZIP: San Antonio, TX 78258

PHONE: (210) 494-9192

EMAIL ADDRESS: kgolsch@sitterlehomes.com

CONTACT NAME: Tamara Teixeira

ALT PHONE: (210) 494-9192

SQ FT: 0.00

PROJECT VALUATION: 0.00

PLAN REVIEW BY:

NOTES: Form survey required at pre pour inspection. -BB 3170

***Please see additional engineering comments attached.**

PERMIT TYPE	AMOUNT DUE
New Single-Family Residential	\$0.00
TOTAL:	\$3,336.62

NOTES: Schedule by 2pm for next day inspections

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS STARTED. SEPARATE PERMITS FOR ELECTRICAL, PLUMBING, MECHANICAL, AND PAVING ARE REQUIRED. ALL PERMITS REQUIRE FINAL INSPECTION.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

KIRK GOLSCH

PRINTED NAME

SITTERLE HOMES

PRINTED COMPANY NAME

ISSUED BY
CITY OF BULVERDE

12/21/23

30360 Cougar Bend, Bulverde Texas 78163
830.438.3612 / 830.980.8832 metro / 830.438.4339 fax
www.bulverdetx.gov

PERMIT 2023-631 for 533 ROSEMARY RIDGE DRIVE

Additional Review Comments.

Engineering Department Review Approved 12/21/2023 by Lora Socarras:

We have reviewed the application submittal for Permit 2023-631, 533 Rosemary Ridge Dr, New SFR Round 2, and all previous comments have been closed as shown in the following report. The conditional comment closure for Item #5 must be addressed at time of construction.

Conditional comment closure that will need to be addressed is listed **in bold**.

New SFR Application Completeness Review:

1. Provide details on the trees to be removed per Section 17.06.006 of the Bulverde Code of Ordinances. As an alternative to the tree survey requirements of this section, for single-family residential lots of 10 acres or less, the application for a tree removal permit may instead include a listing of all protected, specimen, majestic, and historic trees to be removed. The listing shall include each tree's caliper size as measured according to section 17.06.008 and the reason for removal.

Round 2: Comment cleared.

2. The CCT of luminaires shall not exceed 2,700 kelvins. The light bulb specs provided exceed the maximum kelvins allowed.

Round 2: Comment cleared.

Other Comments:

3. This application is part of the Belle Oaks Subdivision. Parcels within the Belle Oaks Subdivision are not subject to detention requirements per direction of the City.
4. Please specify if grading will occur for this construction. Any grading should comply with the Bulverde Code of Ordinances Article 17.03 and 17.04.

Round 2: Comment cleared.

5. An erosion control plan is required for all construction activities according to the Bulverde Storm Drainage Design Criteria Manual (DDCM) Chapter 10. Review Chapter 10, "Erosion and Sediment Control," in the DDCM for details to include in the plan.

Round 2: Comment cleared contingent that silt fencing is provided on the downhill extents of the construction site.

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.

Special Warranty Deed with Vendor's Lien

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

§

Executed on date of acknowledgement to be Effective: March 25, 2022.

Grantor: SOUTHERLAND BELLE OAKS II, LLC, a Delaware limited liability company
acting herein through AMERICAN LAND PARTNERS, INC., its Manager

Grantor's Mailing Address: 110 River Crossing Blvd., Suite 100, Spring Branch, Comal County,
Texas 78070

Grantee: LORELEI E. DiTOMMASO

Grantee's Mailing Address: 21714 Rugged Hills, San Antonio, Bexar County, Texas 78258

Consideration: A note executed by Grantee and payable to the order of FIRST UNITED BANK AND TRUST CO, in the principal amount of ONE HUNDRED SEVENTY-TWO THOUSAND AND NO/100 DOLLARS (\$172,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of FIRST UNITED BANK AND TRUST CO, and by a first-lien deed of trust from Grantee to GREG MASSEY, Trustee.

FIRST UNITED BANK AND TRUST CO, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit FIRST UNITED BANK AND TRUST CO, and are transferred to FIRST UNITED BANK AND TRUST CO, without recourse against Grantor.

Property (including any improvements): Lot 159, Block 4, of BELLE OAKS RANCH, PHASE IX, an Addition in Comal County, Texas, according to the map or plat thereof, recorded in Clerk's File No. 202206007924, of the Map Records of Comal County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: All restrictions, covenants, conditions, easements, reservations and other instruments that affect the property and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities that affect the property, and taxes for the current year, which Grantee assumes and agrees to pay.

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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

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

SOUTHERLAND BELLE OAKS II, LLC
a Delaware Limited Liability Company

By: American Land Partners, LLC, a
Delaware limited liability company,
successor in interest to American Land
Partners, Inc., Manager

By: 

Printed Name: Jay Patterson

Authorized Agent

STATE OF TEXAS §
COUNTY OF Hays §

This instrument was acknowledged before me on the 25 day of March, 2022, by Jay Patterson, Authorized Agent of American Land Partners, LLC, a Delaware limited liability company, successor in interest to American Land Partners, Inc., Manager of SOUTHERLAND BELLE OAKS II, LLC, a Delaware Limited Liability Company, in the capacity therein stated.



C Cochran
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Inland Title of Texas
GF No. 22-968-CC

PREPARED IN THE LAW OFFICE OF:
Kristen Quinney Porter
P.O. Box 312643
New Braunfels, Texas 78131-2643

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
03/29/2022 10:16:04 AM
CHRISTY 3 Pages(s)
202206014480



Bobbie Koepp