

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 Drip Irrigation		285.33(c)(3)(A)-(F)				

**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: 117352
Issued This Date: 04/22/2024
This permit is hereby given to: LEAF DEVELOPMENT LLC

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

9385 MILLER LN
SAN ANTONIO, TX 78266

Subdivision: Garden Ridge Sac N Pac
Unit: -
Lot: 2
Block: -
Acreage: 2.2600

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.



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		117352
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

1.24.2024

Date

<input type="checkbox"/> COMPLETE APPLICATION Check No. _____ Receipt No. _____

<input type="checkbox"/> INCOMPLETE APPLICATION (Missing Items Circled, Application Refused)



ON-SITE SEWAGE FACILITY APPLICATION

Date _____ Permit Number 117352

1. APPLICANT / AGENT INFORMATION

Owner Name Leaf Development LLC Agent Name Doug Dowlearn R.S.
Mailing Address 21640 Forest Water Circle Agent Address 703 Oak Dr.
City, State, Zip Garden Ridge, TX 78266 City, State, Zip Blanco, TX 78606
Phone # _____ Phone # 210-878-8100
Email tomas@heritagelandscapestx.com Email TXSEPTIC@GMAIL.COM

2. LOCATION

Subdivision Name Garden Ridge Sac-N-Pac Unit _____ Lot 2 Block _____
Survey Name / Abstract Number _____ Acreage 2.2590
Address 9385 Miller Ln City San Antonio State TX Zip 78266

3. TYPE OF DEVELOPMENT

Single Family Residential
Type of Construction (House, Mobile, RV, Etc.) _____
Number of Bedrooms _____
Indicate Sq Ft of Living Area _____
 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
Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants 20
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: \$ EXISTING (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.

[Signature]
Signature of Owner

1.24.2024
Date

***** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH *****
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Planning Materials & Site Evaluation as Required Completed By _____

System Description _____

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

Tank Size(s) (Gallons) _____ Absorption/Application Area (Sq Ft) _____

Gallons Per Day (As Per TCEQ Table III) _____

(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

Date

Page 2 of 2



COUNTY OF COMAL
STATE OF TEXAS

AFFIDAVIT TO THE PUBLIC

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

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, give 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 owners 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.

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):

GARDEN RIDGE SAC-N-PAC, LOT 2

The property is owned by (Insert owner's full name):

Leaf Development, 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 OSSF may be obtained from Comal County Engineer's Office.

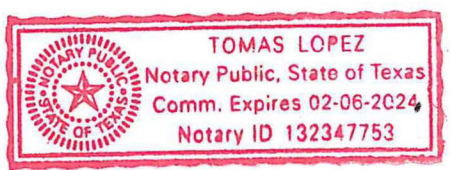
WITNESS BY HAND(S) ON THIS 25th DAY OF January 2024

[Signature]
Owner(s) signature(s)

Samuel Licerio / Owner
(PRINTED NAME) / TITLE

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 25th DAY OF January 2024

[Signature]
Notary Public, State of Texas
Notary's Printed Name: Tomas Lopez
My Commission Expires: 02-01-2024



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
01/25/2024 01:03:26 PM
MARY 1 Page(s)
202406002289



Bobbie Koepf

____ Not required; X required. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer.

VI. Electronic Monitoring:

Electronic Monitoring is not included in this Agreement.

VII. Performance of Agreement:

Commencement of performance by Contractor under this Agreement is contingent on the following conditions:

a. If this is an initial Agreement (new installation):

I. Contractor's receipt of a fully executed original copy or facsimile of this agreement and all documentation requested by Contractor.

If the above conditions are not met, Contractor is not obligated to perform any portion of this Agreement.

VIII. Customer's Responsibilities:

The customer is responsible for each and all of the following:

a. Provide all necessary yard or lawn maintenance and removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.

b. Protect equipment from physical damage including but not limited to that damage caused by insects.

c. Maintain a current license to operate, and abide by the conditions and limitations of that license, and all requirements for an OSSF from the State and/or local regulatory agency, whichever requirements are more stringent, as well as the proprietary system's manufacturer recommendations.

d. Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of, the OSSF.

e. Provide, upon request by Contractor, water usage records for the OSSF so that the Contractor can perform a proper evaluation of the performance of the OSSF.

f. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluating the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section IV (d) above, Customer agrees to pay Contractor for the sample collection and transportation, portal to portal, at a rate of \$35.00 per hour, plus the associated fees for laboratory testing.

g. Prevent the backwash or flushing of water treatment or conditioning equipment from entering the OSSF.

h. Prevent the condensation from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.

i. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.

j. Maintain site drainage to prevent adverse effects on the OSSF.

k. Pay promptly and fully, all Contractor's fees, bills, or invoices as described herein.

IX. Access by Contractor:

Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the Services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. Tanks and treatment units shall be accessible by means of man ways, or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and the proprietary system manufacturer. It is Customer's responsibility to keep lids exposed and accessible at all times.

X. Limit of Liability:

Contractor shall not be held liable for any incidental, consequential, or special damages, or for economic loss due to expense, or for loss of profits or income, or loss of use to Customer, whether in contract tort or any other theory. In no event shall Contractor be liable in an amount exceeding the total Fee for Services amount paid by Customer under this Agreement.

XI. Indemnification:

Customer (whether one or more) shall and does hereby agree to indemnify, hold harmless and defend Contractor and each of its successors, assigns, heirs, legal representatives, devisees, employees, agents and/or counsel (collectively "Indemnitees") from and against any and all liabilities, claims, damages, losses, liens, causes of action, suits, fines, judgments and other expenses (including, but not limited to, attorneys' fees and expenses and costs of investigation), of any kind, nature or description, (hereinafter collectively referred to as "Liabilities") arising out of, caused by, or resulting, in whole or in part, from this Agreement.



Customer's Initials



RC

Contractor's Initials

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

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

XII. Severability:

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

XIII. Fee for Services:

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

XIV. Payment:

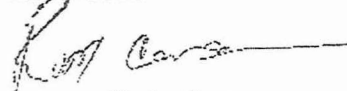
Full payment is due upon execution of this Agreement (Required of new Customer). For any other service(s) or repair(s) provided by Contractor the Customer shall pay the invoice(s) for said service(s) or repair(s) within thirty (30) days of the invoice date. The Contractor shall mail all invoices on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a \$29.00 late penalty and a 1.5% per month carrying charge, as well as any reasonable attorney's fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Contractor may terminate contract at any time for nonpayment for services. Any check returned to Contractor for any reason will be assessed a \$30.00 return check fee.

XV. Application or Transfer of payment:

The fees paid for this agreement may be transferred to subsequent property owner(s); however, this Agreement is not transferable. Customer shall advise the subsequent property owner(s) of the State requirement that they sign a replacement agreement authorizing Contractor to perform the herein described Services, and accepting Customer's Responsibilities. This replacement Agreement must be signed and received in Contractor's offices within ten (10) business days of date of transfer of property ownership. Contractor will apply all funds received from Customer first to any past due obligation arising from this Agreement including late fees or penalties, return check fees, and/or charges for services or repairs not paid within thirty (30) days of invoice date. Any remaining monies shall be applied to the funding of the replacement Agreement. The consumption of funds in this manner may cause a reduction in the termination date of effective coverage per this Agreement. See Section IV.

XVI. Entire Agreement:

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


Rudy Carson

Block Creek Aerobic Services, LLC,
Contractor
MP# 0002036


Customer Signature

4/9/2024
Date



Customer's Initials



RC

Contractor's Initials

Date: 4/4/2024

Applicant Information:

Name: Leaf Development LLC

Address: 21640 Forest Water Circle

City, State & Zip Code: Garden Ridge, TX 78266

Phone:

Email:

Site Evaluator Information:

Name: Douglas R. Dowlearn

Company: D.A.D. Services, Inc.

Address: 703 Oak Drive

City, State & Zip: Blanco, TX 78606

Phone: (210)240-2101 Fax: (866)260-7687

Email: txseptic@gmail.com

Property Location:

Subdivision: Garden Ridge Sac-N-Pac Lot: 2

Street/Road Address: 9385 Miller Ln

City: San Antonio Zip: 78266

Additional Info: Bexar County

Installer Information:

Name:

Company:

Address:

City, State & Zip:

Phone: Fax:

Depth	Texture Class	Soil Texture	Structure (For Class III – blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	IV	0-60" Silty Clay	Blocky	<30% Gravel	N/A	CLEAR SURFACE ROCK AND BOULDERS FROM DRAINFIELD AREA, AND ENSURE THAT THERE IS AT MINIMUM 12" OF SUITABLE SOIL BETWEEN THE BOTTOM OF THE DRIP LINES, AND THE RESTRICTIVE HORIZON. CLASS II SOIL MAY NEED TO BE IMPORTED IN ORDER TO MAINTAIN THE MINIMUM 12" OF SOIL BETWEEN THE BOTTOM OF THE DRIP LINES AND RESTRICTIVE HORIZON
Soil Boring #2 60"		Same as above				

DESIGN SPECIFICATIONS

Application Rate (RA): 0.1

OSSF is designed for: Offices for up to 20 employees per day @4gpd per employee
80 Gallons per day required

An aerobic treatment/drip disposal system is to be utilized based on the site evaluation.
800 sq. ft. disposal area required

600 gallon per day aerobic tank required

Calculations: Absorption Area: Q/RA= 80/0.1= 800 Sq. Ft.

FEATURES OF SITE AREA

Presence of 100-year flood zone: YES

Existing or proposed water well in nearby area: NO

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability. The site evaluation and OSSF design are subject to approval by the TCEQ or the local authorized agent. The planning materials and the OSSF design should not be considered final until a permit to construct has been issued.

Site Evaluator:

NAME: Douglas R. Dowlearn, R.S.

Signature:



License No. OS9902 – Exp. 6/30/2026

TDH: #2432 – Exp. 2/28/2025

RECEIVED

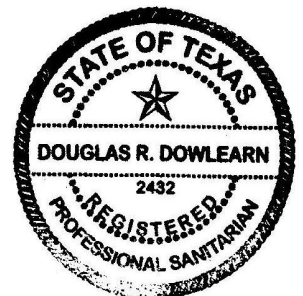
By Brandon Olvera at 11:47 am, May 07, 2024

Project Address: 9385 Miller Ln
Permit Number: 117352
Designer: Douglas R. Dowlearn, R.S. 2432
Date: 4.25.24

UPDATED OSSF DESIGN PACKET

The OSSF system design has been updated as follows:

- 1.) A storage building with restroom used by employees from the existing office has been added to the OSSF system. The effluent from this structure has already been accounted for in the existing office calculations.
- 2.) Tank location has been updated - see site plan for details.



Douglas R. Dowlearn

RECEIVED

By Brandon Olvera at 8:59 am, May 13, 2024

D.A.D SERVICES, INC.

DOUG DOWLEARN

PO BOX 212, BULVERDE, TX 78163

Designed for:

Leaf Development LLC

The installation site is at 9385 Miller Ln, San Antonio, TX 78266(Garden Ridge Sac N Pac, Lot 2) in Comal County, TX. The proposed OSSF will treat the wastewater from an existing office with up to 20 employees per day(20 employees x 4 gpd/employee = 80 gpd) and an existing storage building with a restroom used by employees from the existing office. The proposed method of wastewater treatment is aerobic treatment with drip irrigation. This method was chosen because of unsuitable soil conditions.

PROPOSED SYSTEM:

A 3" or 4" PVC pipe will discharge from the structure to a NuWater B-550 aerobic treatment plant, containing a 353 gallon pre-treatment tank, a 600 gpd aerobic treatment plant, and a 768 gallon pump tank equipped with a 20 gpm submersible pump. The pump is activated by a time controller allowing the distribution 4 times per day with a 10 minute run time per dose, with float switches set to pump 80 gallons per day. A high level audible and visual alarm will activate should the pump fail. Distribution from the pump is through a self flushing 100 micron, 140 mesh disc filter, then through a 1" SCH-40 manifold to a 400 L.F. drip tubing field, with drip lines set approximately two feet apart with 0.61 gph emitters set every two feet, as per the attached schematic. A threaded union will be installed in the pump tank on the supply manifold to the drip field, and a pressure regulator will be installed on the supply manifold to maintain a pressure of 30 psi. A 1" SCH-40 return line is installed to continuously flush the system back to the pump tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. The placement of the drip tubing will be on soil that has been scarified, and enough class II soil will be added so that there is 12" of soil under the drip tubing. The tubing will be covered with 6" of Class II soil.

DESIGN SPECIFICATIONS:

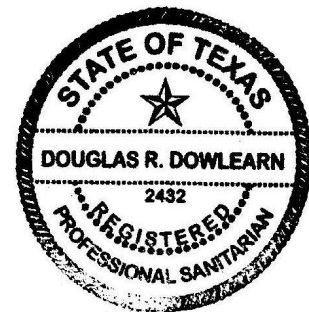
Daily Waste Flow: 80 gpd

Application rate: 0.1

Application area required: $80/0.1 = 800$ sq. ft.

Application area utilized: 800 sq. ft.

Pump tank reserve capacity: 27 gal minimum



Douglas R. Dowlearn

SYSTEM COMPONENTS:

SCH 40 PVC sewer line

NuWater B-550

353 gallon pre treatment tank

600 gpd aerobic treatment plant

768 gallon pump tank with timed controls

C1 Series, 20Xgpm - 0.5hp/115V, Model No. 20C1X-05P4-2W115 (or equivalent)

1" purple PVC supply line

30 PSI pressure regulator - Model PMR30MF

Netafim Bioline Drip tubing

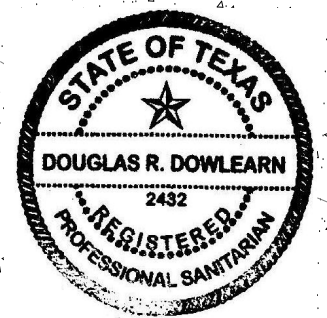
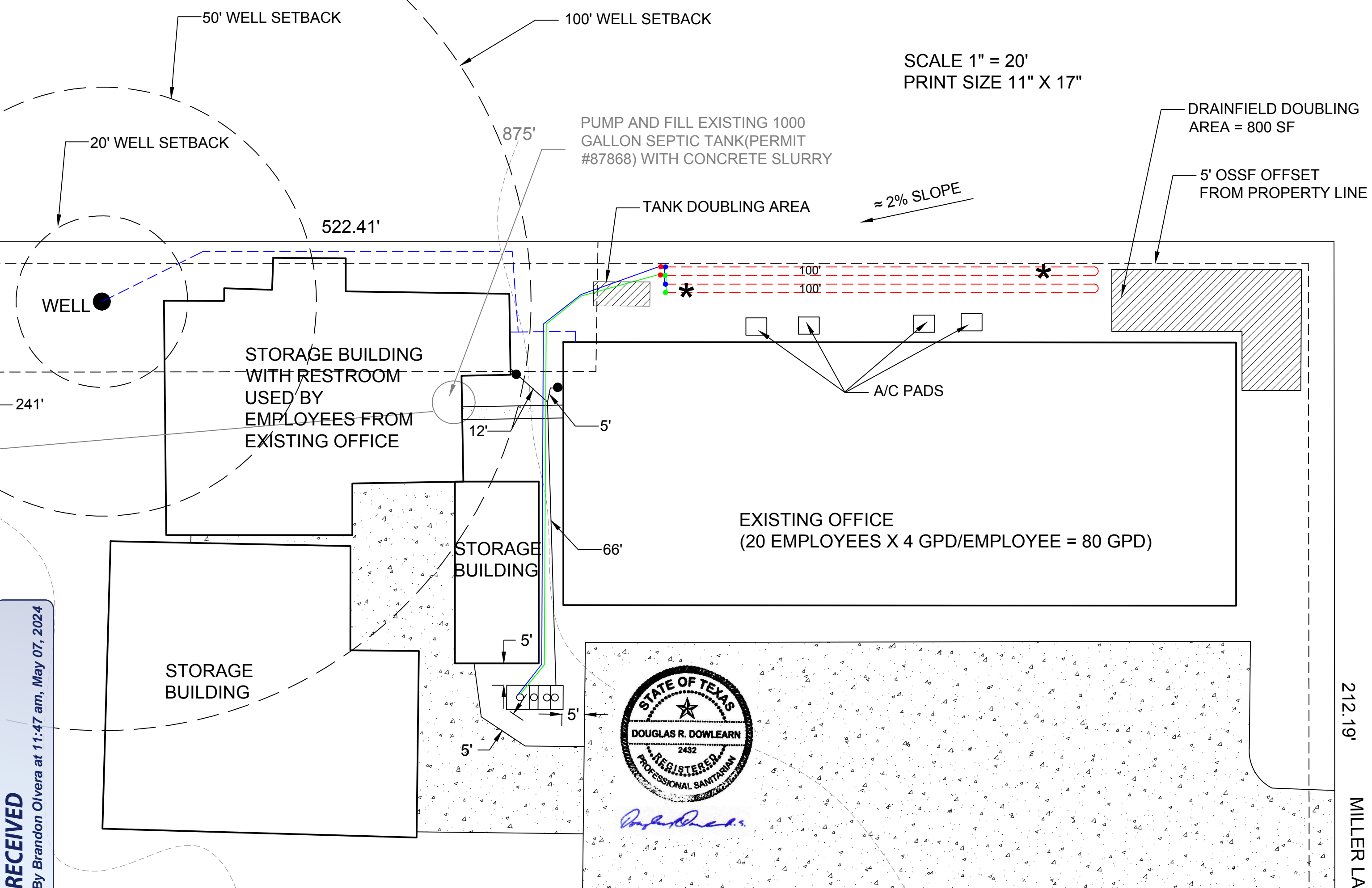
LANDSCAPING:

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the drip disposal must be covered with a ground cover such as grass seed or sod prior to the final inspection.

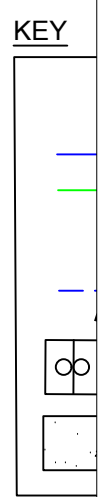
400 L.F.
 4 ROWS

NOTES
 - USE 3
 - CLEAR
 - SEWER
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 ATTAC

SCALE 1" = 20'
 PRINT SIZE 11" X 17"

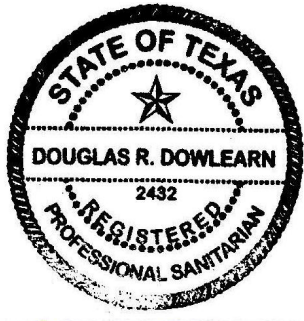


Douglas R. Dowlearn



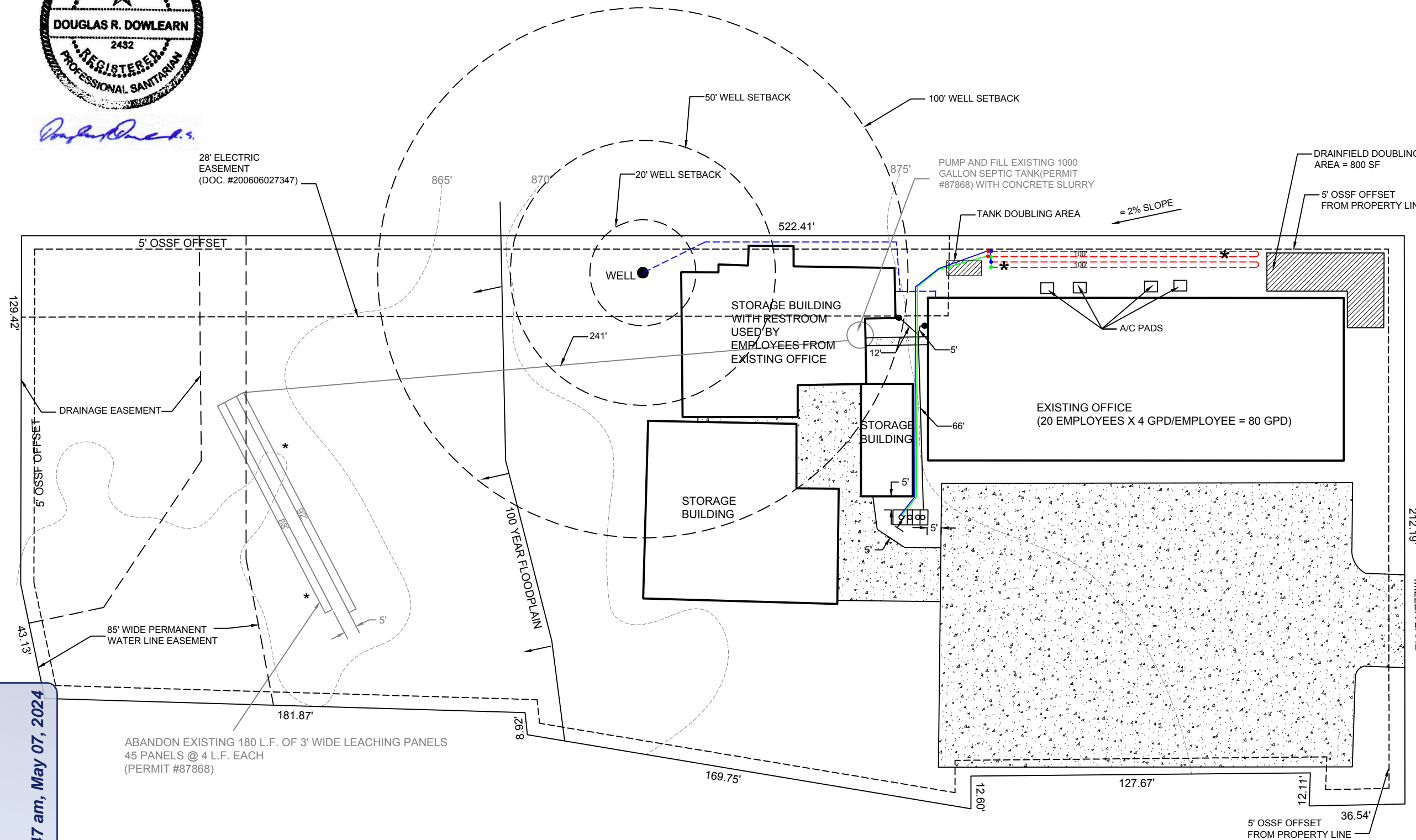
RECEIVED
 By Brandon Olvera at 11:47 am, May 07, 2024

212.19'
 MILLER LAN



Douglas R. Dowlearn

28' ELECTRIC EASEMENT (DOC. #200606027347)



400 L.F. OF DRIP TUBING SPACED 2' APART.
4 ROWS @ 100 L.F. EACH

NOTES:


- USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURE TO TANK.
- CLEANOUT WITHIN 3' OF STRUCTURE.
- SEWER PIPE CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PVC WHERE IT IS WITHIN 5' OF OR CROSSES UNDER DRIVE, STRUCTURES, AND SURFACE IMPROVEMENTS AND 5' BEYOND TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.
- INSTALL 1" VACUUM BREAKERS AT HIGHEST POINTS ON SUPPLY AND FLUSH LINES.
- TANK TO BE > 5' FROM STRUCTURES AND SURFACE IMPROVEMENTS. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
- DRAINFIELD SHALL BE GREATER THAN 100' FROM PRIVATE WELLS, AND GREATER THAN 150' FROM PUBLIC WELLS. VERIFY WELL LOCATION(S) ON SITE.
- CLEAR SURFACE ROCK AND BOULDERS FROM DRAINFIELD AREA, AND ENSURE THAT THERE IS AT MINIMUM 12" OF SUITABLE SOIL BETWEEN THE BOTTOM OF THE DRIP LINES, AND THE RESTRICTIVE HORIZON. CLASS II SOIL MAY NEED TO BE IMPORTED IN ORDER TO MAINTAIN THE MINIMUM 12" OF SOIL BETWEEN THE BOTTOM OF THE DRIP LINES AND RESTRICTIVE HORIZON.
- WATERLINE WILL BE SLEEVED WHERE IT IS WITHIN 10' OF THE SEPTIC TANK, SEWER LINE, AND SUPPLY AND FLUSH LINES. SLEEVED WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC 290 CONCERNING WATER LINES.
- WATER LINE WILL BE SLEEVED IN SCH 40 PIPE WHERE IT CROSSES THE SEWER LINE AND SUPPLY/FLUSH LINE, AND 10' BEYOND. SLEEVED WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC 290 CONCERNING WATER LINES.
- CPS ENERGY HAS GRANTED ACCESS TO PUTTING OSSF COMPONENTS IN THE 28' ELECTRIC EASEMENT. SEE ENCROACHMENT AGREEMENT ATTACHED FOR REFERENCE.

KEY

	- TWO WAY CLEANOUT
	- 1" VACUUM BREAKER
	- SUPPLY LINE
	- FLUSH LINE
	- SUPPLY LINE CONNECTION
	- FLUSH LINE CONNECTION
	- SUSPECTED WATER LINE (VERIFY LOCATION ON SITE)
	- TEST HOLE
	- 600 GPD AEROBIC TREATMENT UNIT
	- DRIVE/WALKWAY

LEAF DEVELOPMENT LLC
 9385 MILLER LN
 GARDEN RIDGE SAC N PAC, LOT 2
 SAN ANTONIO, TX 78266
 COMAL COUNTY

SCALE 1" = 40'
 PRINT SIZE 11" X 17"



RECEIVED
By Brandon Olvera at 11:47 am, May 07, 2024

ABANDON EXISTING 180 L.F. OF 3' WIDE LEACHING PANELS
 45 PANELS @ 4 L.F. EACH
 (PERMIT #87868)

Assembly Details

OSSF



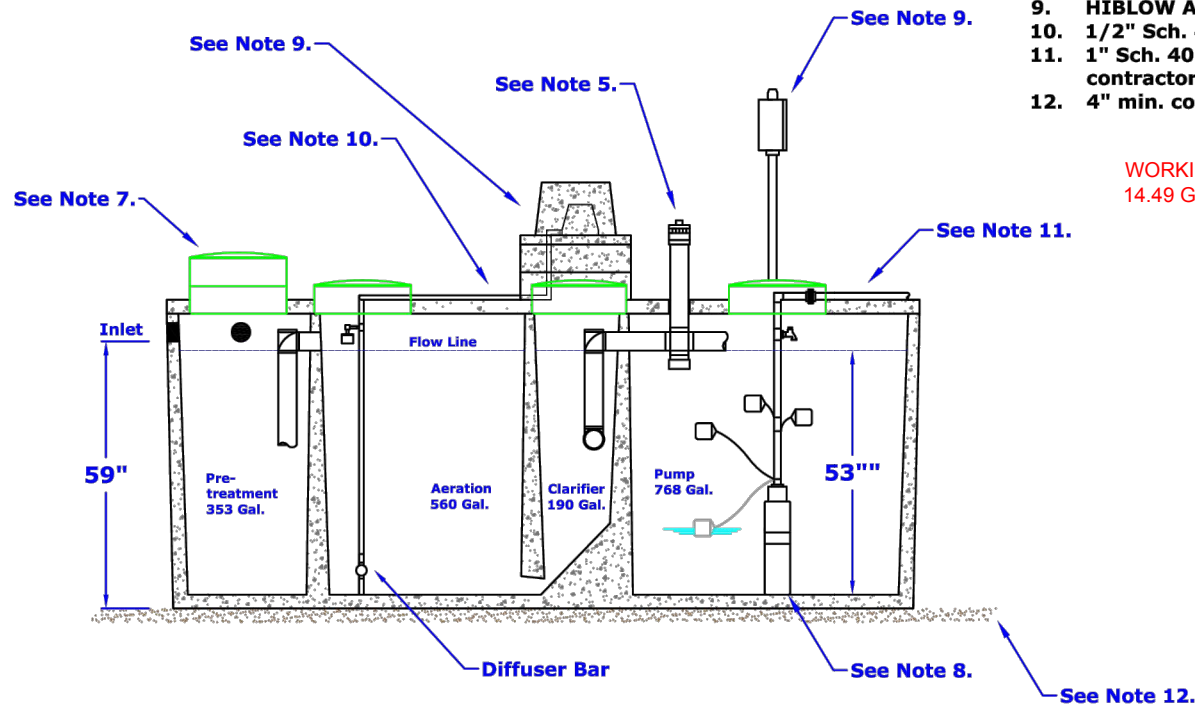
Douglas R. Dowlearn

37" - 53" - RESERVE - 231.84 GAL
 12" - 37" - PUMP ON TO ALARM ON - 362.25 GAL
 10" - 12" - PUMP OFF TO PUMP ON - 28.89 GAL
 0 - 10" - SUMP- 144.9 GAL

NOTE: SET ON A TIMER TO DOSE 4 TIMES PER DAY AT 10 MINUTES PER DOSE.

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



WORKING LEVEL = 53"
 14.49 GAL/INCH

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

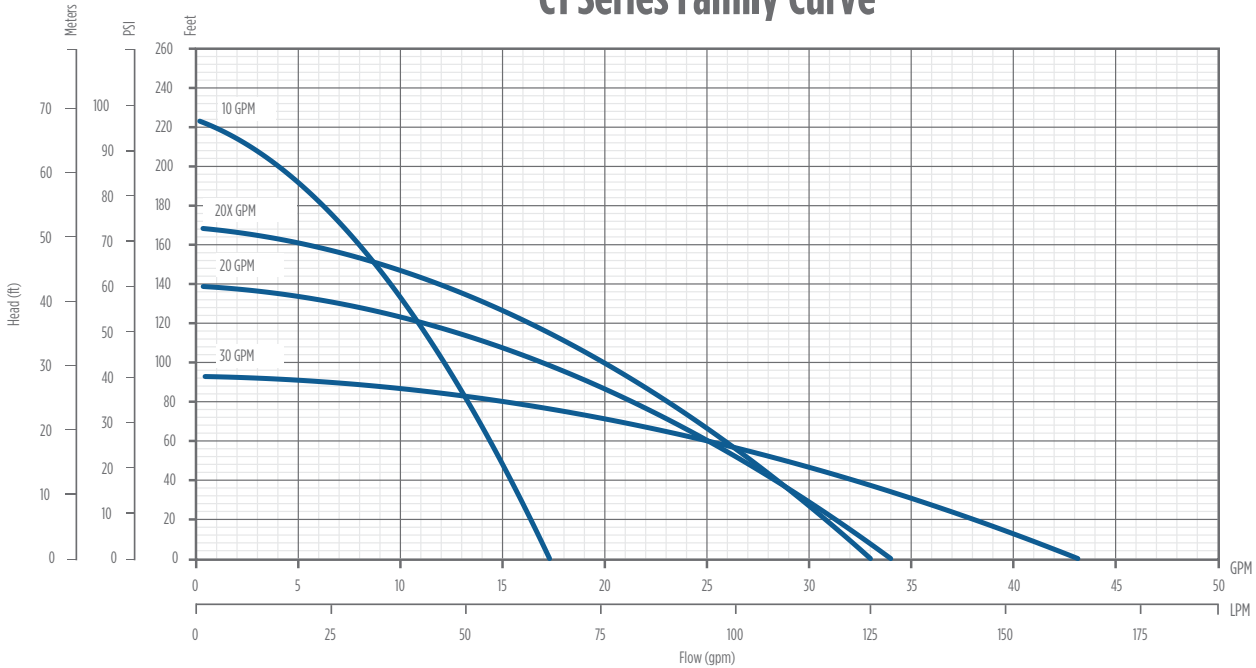
CISTERN PUMPS

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

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



C1 Series Family Curve



FEATURES

- Supplied with a removable 5" base for secure and reliable mounting
- Bottom suction design
- Robust thermoplastic discharge head design resists breakage during installation and operation
- Single shell housing design provides a compact unit while ensuring cool and quiet operation
- Hydraulic components molded from high quality engineered thermoplastics
- Optimized hydraulic design allows for increased performance and decreased power usage
- All metal components are made of high grade stainless steel for corrosion resistance
- Available with a high quality 115 V or 230 V, ½ hp motor
- Fluid flows of 10, 20, and 30 gpm, with a max shut-off pressure of over 100 psi
- Heavy duty 600 V 10 foot SJ00W jacketed lead

APPLICATIONS

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

ORDERING INFORMATION

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

Note: All units have 10 foot long SJ00W leads.



D.A.D SERVICES, INC.
DOUG DOWLEARN
PO BOX 212, BULVERDE, TX 78163
Designed for:
Leaf Development LLC

The installation site is at 9385 Miller Ln, San Antonio, TX 78266(Garden Ridge Sac N Pac, Lot 2) in Comal County, TX. The proposed OSSF will treat the wastewater from an existing office with up to 20 employees per day(20 employees x 4 gpd/employee = 80 gpd). The proposed method of wastewater treatment is aerobic treatment with drip irrigation. This method was chosen because of unsuitable soil conditions.

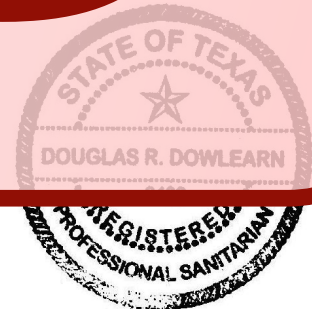
PROPOSED SYSTEM:

A 3" or 4" PVC pipe will discharge from the structure to a NuWater B-550 aerobic treatment plant, containing a 353 gallon pre-treatment tank, a 600 gpd aerobic treatment plant, and a 768 gallon pump tank equipped with a 20 gpm submersible pump. The pump is activated by a time controller allowing the distribution 4 times per day with a 10 minute run time per dose, with float switches set to pump 80 gallons per day. A high level audible and visual alarm will activate should the pump fail. Distribution from the pump is through a self flushing 100 micron, 140 mesh disc filter, then through a 1" SCH-40 manifold to a 400 L.F. drip tubing field, with drip lines set approximately two feet apart with 0.61 gph emitters set every two feet, as per the attached schematic. A threaded union will be installed in the pump supply main to the manifold and a pressure regulator will be installed on the supply main to the manifold at a pressure of 30 PSI. A 1" x 1/2" return line is installed to continuously flush the system back to the pump tank. A 1/2" Netafim Bioline is installed at the highest point of each manifold to prevent backflow of effluent from the emitter to the manifold. The placement of the drip tubing will be on soil that has been scarified, and a 6" layer of II soil will be added if there is 12" or less of soil under the drip tubing. The tubing will be covered with a 6" layer of class I soil.

VOID

DESIGN SPECIFICATIONS:

Daily Waste Flow: 80 gpd
Application rate: 0.1
Application area required: 80/.1 =800 sq. ft.
Application area utilized: 800 sq. ft.
Pump tank reserve capacity: 27 gal minimum



Douglas R. Dowlearn

SYSTEM COMPONENTS:

- SCH 40 PVC sewer line
- NuWater B-550
 - 353 gallon pre treatment tank
 - 600 gpd aerobic treatment plant
 - 768 gallon pump tank with timed controls
 - C1 Series, 20Xgpm - 0.5hp/115V, Model No. 20C1X-05P4-2W115 (or equivalent)
- 1" purple PVC supply line
- 30 PSI pressure regulator - Model PMR30MF
- Netafim Bioline Drip tubing

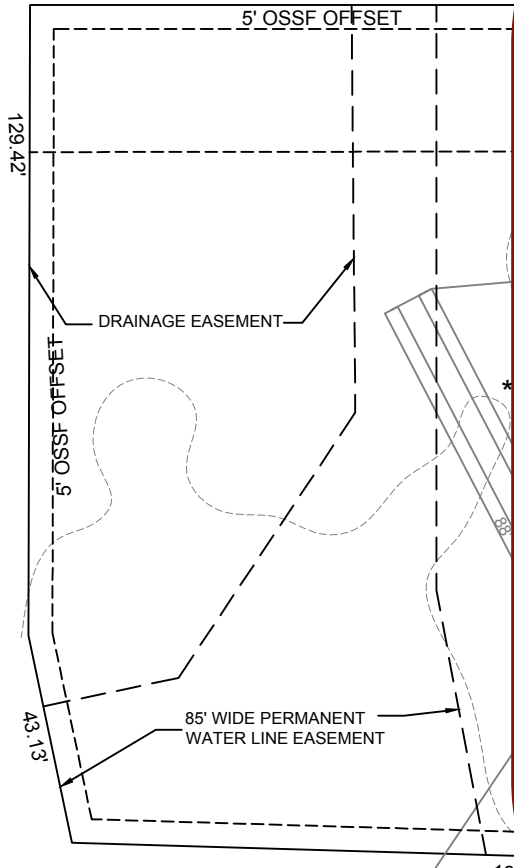
LANDSCAPING:

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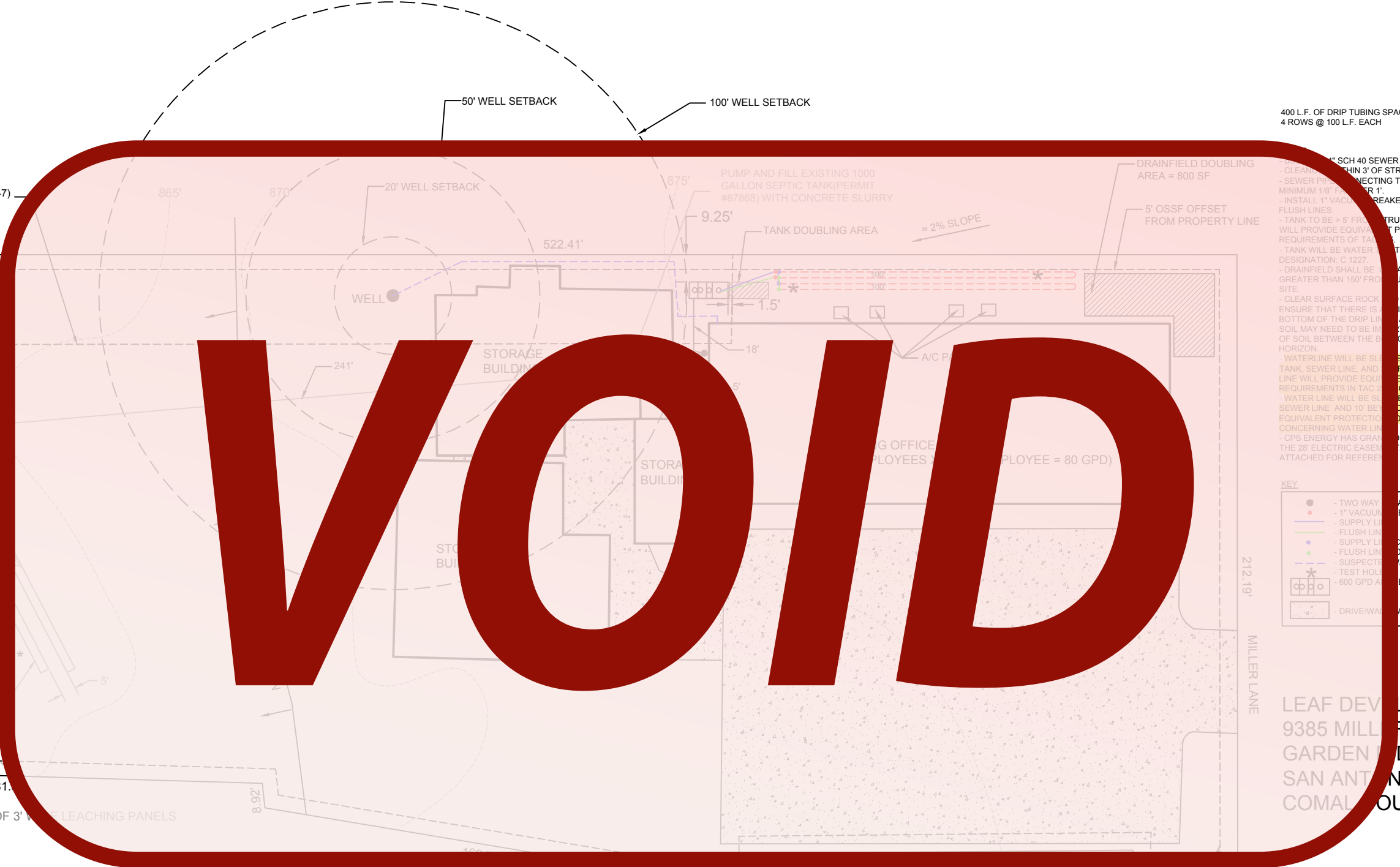


28' ELECTRIC EASEMENT (DOC. #200606027347)

Douglas R. Dowlearn

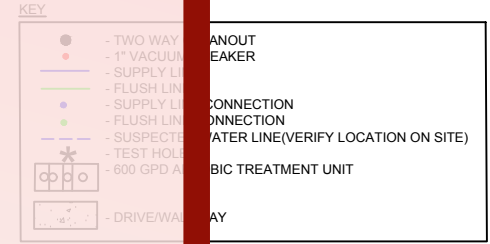


ABANDON EXISTING 180 L.F. OF 3' LEACHING PANELS
45 PANELS @ 4 L.F. EACH
(PERMIT #87868)



400 L.F. OF DRIP TUBING SPACED 2' APART,
4 ROWS @ 100 L.F. EACH

- INSTALL 1" SCH 40 SEWER PIPE TO CONNECT STRUCTURE TO TANK.
- CLEAR AT LEAST 3' OF STRUCTURE.
- SEWER PIPE CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- INSTALL 1" VACUUM BREAKERS AT HIGHEST POINTS ON SUPPLY AND FLUSH LINES.
- TANK TO BE > 5' FROM STRUCTURES AND SURFACE IMPROVEMENTS. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 290.
- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
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- CLEAR SURFACE ROCKS AND BOULDERS FROM DRAINFIELD AREA, AND ENSURE THAT THERE IS A MINIMUM 12" OF SUITABLE SOIL BETWEEN THE BOTTOM OF THE DRIP LINE AND THE RESTRICTIVE HORIZON. CLASS II SOIL MAY NEED TO BE IMPORTED IN ORDER TO MAINTAIN THE MINIMUM 12" OF SOIL BETWEEN THE BOTTOM OF THE DRIP LINES AND RESTRICTIVE HORIZON.
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- CPS ENERGY HAS GRANTED ACCESS TO PUTTING OSSF COMPONENTS IN THE 28' ELECTRIC EASEMENT. SEE ENCROACHMENT AGREEMENT ATTACHED FOR REFERENCE.



LEAF DEVELOPMENT LLC
9385 MILLER LN
GARDEN RIDGE SAC N PAC, LOT 2
SAN ANTONIO, TX 78266
COMAL COUNTY



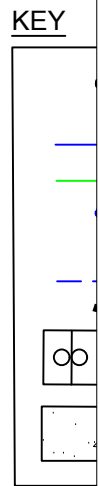
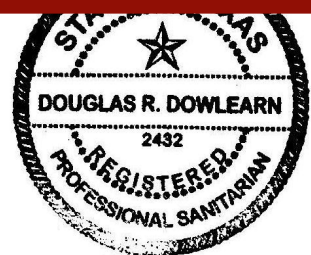
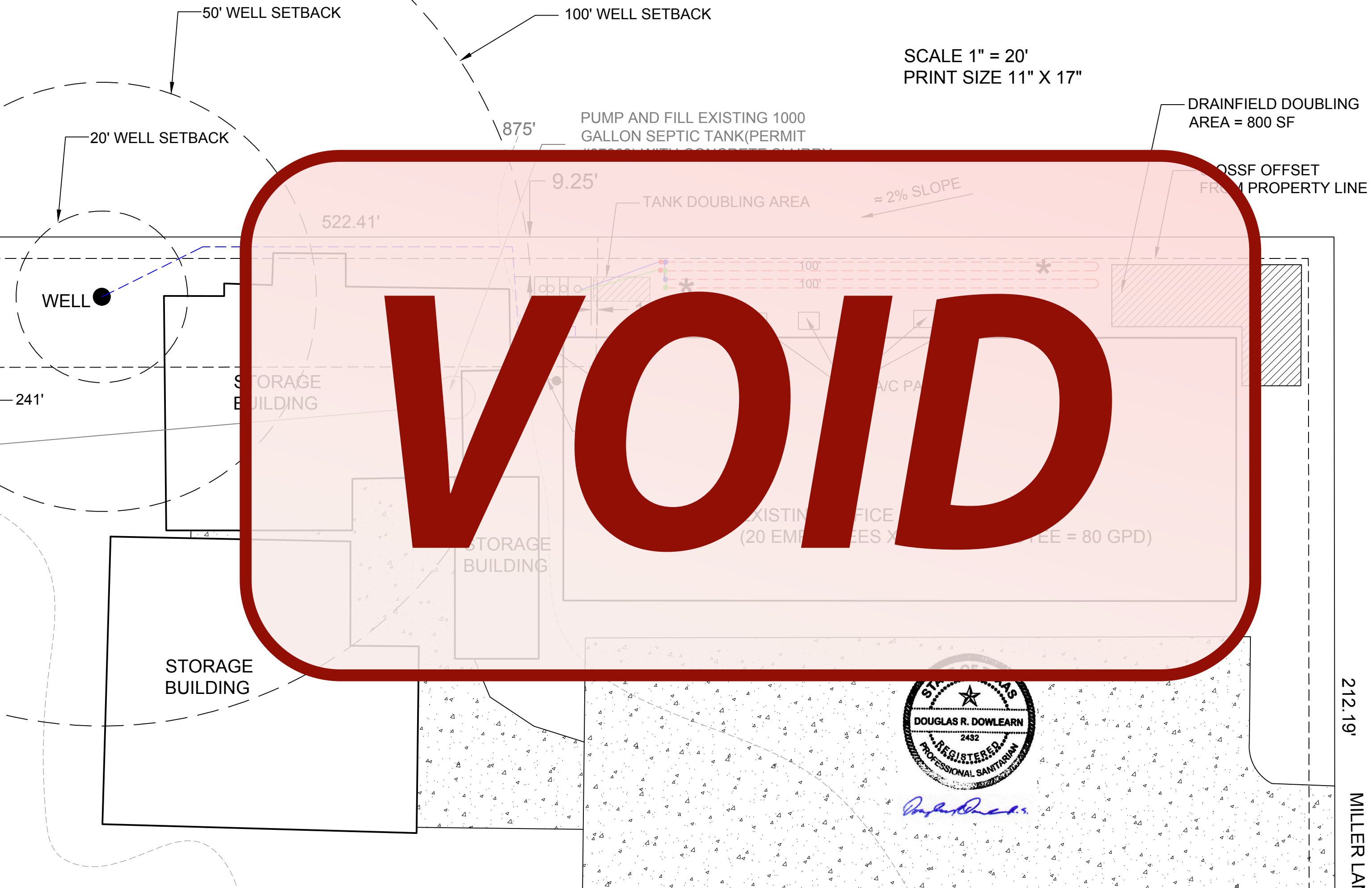
SCALE 1" = 40'
PRINT SIZE 11" X 17"



400 L.F.
4 ROW

SCALE 1" = 20'
PRINT SIZE 11" X 17"

- NOTES
- USE 3
 - CLEAR
 - SEWER
 - MINIMU
 - INSTA
 - FLUSH
 - TANK
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 - WATER
 - TANK, S
 - LINE W
 - REQUIR
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 - SEWER
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 - CPS E
 - THE 28
 - ATTAC



212.19'
MILLER LAN

Olvera,Brandon

From: Olvera,Brandon
Sent: Tuesday, May 7, 2024 11:59 AM
To: Lauren Dowlearn
Cc: tomas@heritagelandscapestx.com; Maria Oranday
Subject: RE: 117352

Good Morning,

File has been updated.

- ✓ The system description does not match what is shown on the site plan.
2. Revise accordingly and resubmit.

Thank You,

| **Brandon Olvera** | **Designated Representative OS0034792** | Comal County | www.cceo.org |
| 195 David Jonas Dr, New Braunfels, TX-78132 | **t:** 830-608-2090 | **f:** 830-608-2078 | **e:**
olverb@co.comal.tx.us |

RECEIVED

By Brandon Olvera at 11:47 am, May 07, 2024

D.A.D SERVICES, INC.

DOUG DOWLEARN

PO BOX 212, BULVERDE, TX 78163

Designed for:

Leaf Development LLC

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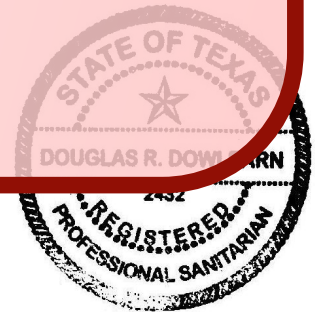
PROPOSED SYSTEM:

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VOID

DESIGN SPECIFICATIONS:

- Daily Waste Flow: 80 gpd
- Application rate: 0.2
- Application area required: 80/.2 =400 sq. ft.
- Application area utilized: 720 sq. ft.
- Pump tank reserve capacity: 27 gal minimum



Douglas R. Dowlearn

SYSTEM COMPONENTS:

- SCH 40 PVC sewer line
- NuWater B-550
 - 353 gallon pre treatment tank
 - 600 gpd aerobic treatment plant
 - 768 gallon pump tank with timed controls
 - C1 Series, 20Xgpm - 0.5hp/115V, Model No. 20C1X-05P4-2W115 (or equivalent)
- 1" purple PVC supply line
- 30 PSI pressure regulator - Model PMR30MF
- Netafim Bioline Drip tubing

LANDSCAPING:

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the drip disposal must be covered with a ground cover such as grass seed or sod prior to the final inspection.

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

CONSENT AND INDEMNITY AGREEMENT

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

WHEREAS, on June 1, 2006, THOMAS J. SNYDER and WYNONA E. SNYDER, did execute and grant unto CITY PUBLIC SERVICE BOARD OF SAN ANTONIO, a Municipal Board of the CITY OF SAN ANTONIO, created pursuant to the authority contained in § 1502.070 of the Texas Government Code, and its predecessor statute; an easement and right-of-way for electric transmission and distribution lines consisting of variable numbers of wires and all necessary or desirable appurtenances by written instrument recorded in Document No. 200606027347, Official Public Record of Bexar County, Texas, to-wit:

Being a 5.786 acre tract of land, out of the Nicholas Zercher Survey Number 440, Abstract Number 688, described in Volume 1004, Page 44, dated October 25, 1994, Deed Records, Comal County, Texas, and also being out of the Western portion of a tract called 34.600 acre tract as described in Volume 252, Pages 346-347, Deed Records, Comal County, Texas, and being more particularly described in Deed recorded in Instrument Number 200106040031, Official Records, Comal County, Texas.

WHEREAS, LEAF DEVELOPMENT, LLC, a Texas limited liability company, is now the owner of Lot 2, Garden Ridge Sac-N-Pac Subdivision, Comal County, Texas, according to plat thereof recorded in Document No. 202006032640, Map and Plat Records, Comal County, Texas, as described in deed recorded in Document No. 202306027325, Official Public Records, Comal County, Texas. Said Lot 2, being out of the 5.786 acre tract of land described above. A portion of said electric easement and right-of-way now exists within said Lot 2.

WHEREAS, LEAF DEVELOPMENT, LLC, a Texas limited liability company, has proposed to construct a septic tank within the twenty-eight (28) foot electric easement and right-of-way granted by said Document No. 200606027347, Official Public Record of Bexar County, Texas, constituting an encroachment thereon; and,

WHEREAS, LEAF DEVELOPMENT, LLC, a Texas limited liability company, desires permission to encroach with said septic tank within said electric easement and right-of-way, as shown by drawings marked EXHIBITS "A" and "B", attached hereto and made a part hereof.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of ONE AND NO/DOLLARS (\$1.00) and other valuable consideration paid to CPS ENERGY, and in consideration of the foregoing premises, CPS ENERGY hereby grants unto LEAF DEVELOPMENT, LLC, a Texas limited liability company, its successors and assigns, permission to encroach with said septic tank, within said easement and right-of-way, as shown by drawings marked EXHIBITS "A" and "B", attached hereto and made a part hereof, located within said Lot 2, Garden Ridge Sac-N-Pac Subdivision, Comal County, Texas, according to plat thereof recorded in Document No. 202006032640, Map and Plat Records, Comal County, Texas, as described in deed recorded in Document No. 202306027325, Official Public Records, Comal County, Texas.

As additional consideration for the execution of this instrument by CPS ENERGY, LEAF DEVELOPMENT, LLC, a Texas limited liability company of Bexar County, Texas, for its successors and assigns, promises, covenants, and agrees with said CITY OF SAN ANTONIO, acting in its capacity as above described, to indemnify, release and forever hold harmless, the CITY OF SAN ANTONIO, its representatives, agents, employees, officers and the Board of Trustees and each Trustee of CPS ENERGY, from and against any and all claims, losses, damages, causes of action, suits, and liability of whatsoever kind or nature, including expenses of litigation, court costs, and attorney's fees, for injury to or death of any person, or for damage to said improvement or any property of any party or person including, without limitation, damage to any improvements located within the encroachment, arising out of or in connection with the encroachment or the construction of the said improvements as shown by the attached drawings marked EXHIBITS "A" and "B", attached hereto and made a part hereof, over, across, upon and within the easement and right-of-way dedicated to or used by the CITY OF SAN ANTONIO, as part of its electric system, whether such loss, claim, injuries, deaths, or damages are caused in part by the negligence of CPS ENERGY, the CITY OF SAN ANTONIO, its representatives, agents, employees, or Board of Trustees, except that LEAF DEVELOPMENT, LLC, a Texas limited liability company assumes no liability for and will not indemnify CPS ENERGY against CPS ENERGY'S sole negligent acts with regard to said encroachment. It is the express intention of the parties hereto, both LEAF DEVELOPMENT, LLC, a Texas limited liability company and CPS ENERGY that the indemnity provided for in this paragraph is an indemnity by LEAF DEVELOPMENT, LLC, a Texas limited liability company to indemnify and protect CPS ENERGY from the consequences of CPS ENERGY'S own negligence, where that negligence is the concurring cause of the injury, death, damage or loss.

It is, however, agreed and understood that this agreement is made only upon the understanding that it is for said septic tank as shown by drawings marked EXHIBITS "A" and "B", attached hereto and made a part hereof, and that no other improvements or additions may be installed within said easement and right-of-way by LEAF DEVELOPMENT, LLC, a Texas limited liability company, its successors and assigns.

As a condition to this consent, LEAF DEVELOPMENT, LLC, a Texas limited liability company, its successors and assigns, covenants and agrees that it specifically releases and waives any and all rights against CPS ENERGY, and holds CPS ENERGY harmless, for any and

all damages to any improvements located within the easement and right-of-way, whether caused by the negligence of CPS ENERGY or otherwise, resulting from the exercise by CPS ENERGY of any of its rights under the herein described easement and right-of-way.


It is, however, agreed and understood that this agreement is made only upon the understanding that should electric facilities need to be installed and/or maintained within said electric easement and right-of-way at any time hereafter, the then landowner will be given the option of either (i) relocating the septic tank or (ii) having CPS ENERGY install or relocate the electric facilities around the location of the septic tank if CPS ENERGY determines that there is sufficient clearance within the easement to accommodate the facilities; provided, however, in the latter event, the then landowner shall be responsible for any additional or extraordinary cost of installing or relocating the facilities.


It is further expressly agreed and understood that the covenants and agreements herein set forth are to run with the land and shall be binding on all persons and parties owning or claiming an interest in and to all or any part of the above described Lot 2, located in Comal County, Texas.

SIGNED TO BE EFFECTIVE this 28th day of February, 2024.

LEAF DEVELOPMENT, LLC,
a Texas limited liability company

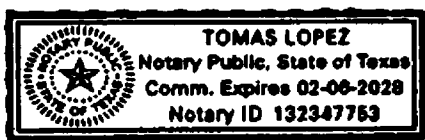
CITY OF SAN ANTONIO, TEXAS, ACTING
BY AND THROUGH THE CITY PUBLIC
SERVICE BOARD OF SAN ANTONIO, A
MUNICIPAL BOARD OF THE CITY OF
SAN ANTONIO

BY: 
NAME: Samuel Licerio
TITLE: President/CEO


RICARDO RENTERIA
SENIOR DIRECTOR
SUBSTATION AND TRANSMISSION

STATE OF Texas §
§
COUNTY OF Bexar §

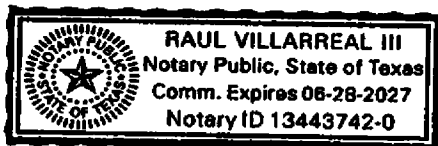
This instrument was acknowledged before me on this 28 day of February, 2024, by Samuel Licerio (Name), President / CEO (Title), on behalf of LEAF DEVELOPMENT, LLC, a Texas limited liability company.



[Signature]
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on this 19th day of March, 2024, by RICARDO RENTERIA, SENIOR DIRECTOR of SUBSTATION AND TRANSMISSION, on behalf of the CITY PUBLIC SERVICE BOARD of the CITY OF SAN ANTONIO, Texas.



[Signature]
Notary Public, State of Texas

Leaf Development, LLC/RV/9385 Miller

EXHIBIT "A"

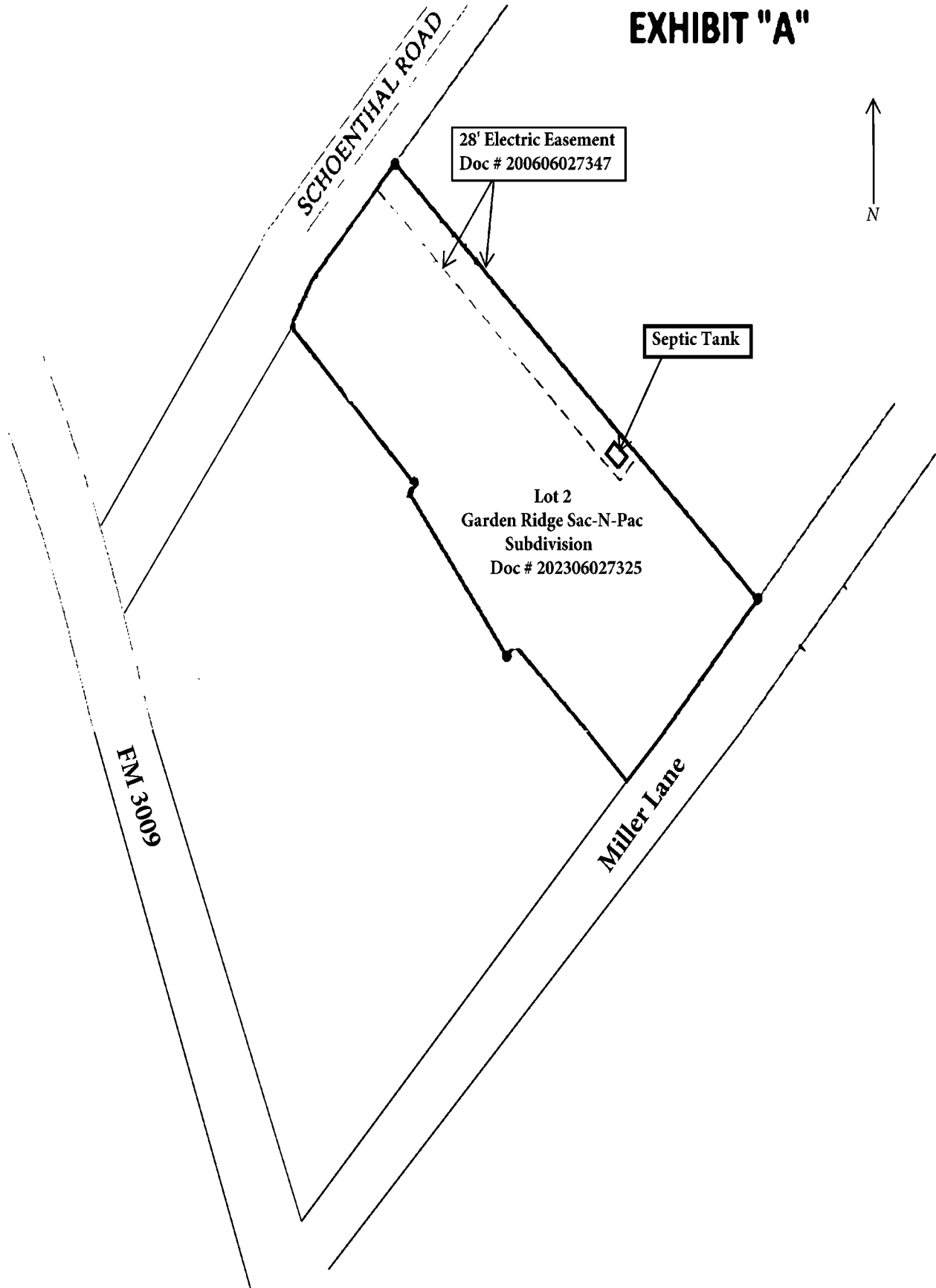
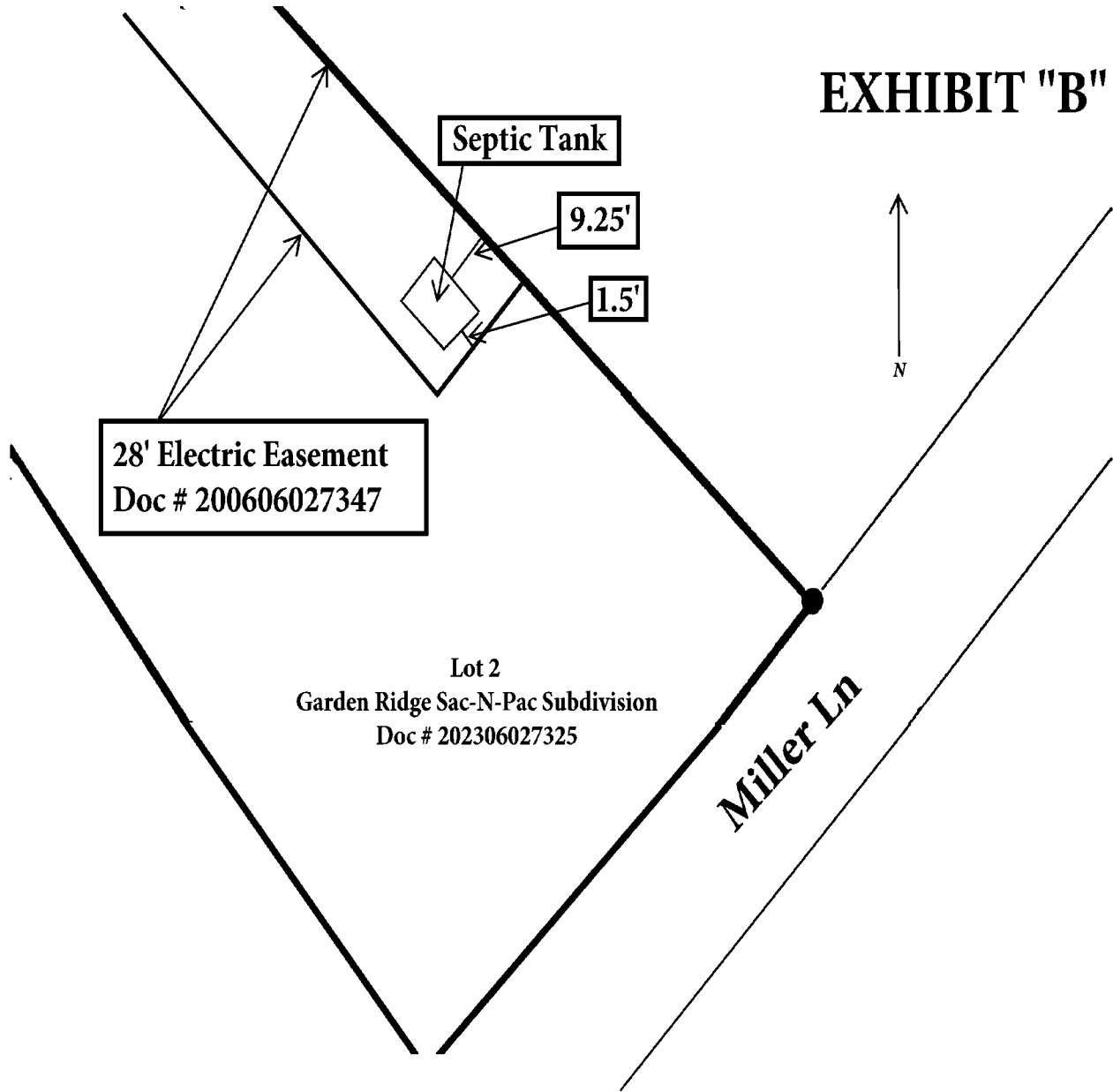


EXHIBIT "B"



28' Electric Easement
Doc # 200606027347

Septic Tank

9.25'

1.5'

Lot 2
Garden Ridge Sac-N-Pac Subdivision
Doc # 202306027325

Miller Ln

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20240054610
Recorded Date: March 27, 2024
Recorded Time: 4:36 PM
Total Pages: 7
Total Fees: \$45.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 3/27/2024 4:36 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

RECORDED BY
ALAMO TITLE COMPANY

NOTICE OF CONFIDENTIALITY OF 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.

CORRECTION GENERAL WARRANTY DEED

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

THIS CORRECTION GENERAL WARRANTY DEED is made to be effective as of August 31, 2022, by SA General Agency I, Inc., a Texas corporation ("Grantor") and Leaf Development, LLC, a Texas limited liability company ("Grantee").

RECITALS:

1. Grantor conveyed the Property (defined below) to Grantee by that certain General Warranty Deed dated August 31, 2022 ("Original Deed"), which Original Deed was filed on September 1, 2022 as Document No. 202206039361, of the Official Public Records Comal Texas.
2. Due to a scrivener's error, the Original Deed contained an incorrect legal description of the property intended to be conveyed to Grantee.
3. Grantor and Grantee desire to make and execute this Correction General Warranty Deed (the "Correction Deed") in order to correct the legal description of the property to be conveyed to Grantee, all as referenced in the Original Deed, which Correction Deed supersedes and replaces the Original Deed in its entirety.

NOW, THEREFORE, SA General Agency I, Inc., a Texas corporation, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Leaf Development, LLC, a Texas limited liability company, hereinafter referred to as the "Grantee", whether one or more, having a mailing address of 19080 Nacogdoches Road, San Antonio, TX 78247, the real property including any improvements described as:

Lot 2, Garden Ridge Sac-N-Pac Subdivision, in Comal County, Texas, according to the map or plat thereof recorded in Document No. 202006032640, Map and Plat Records, Comal County, Texas.

This conveyance, however, is made and accepted subject to:

Any and all restrictions, encumbrances, easements, covenants, conditions, outstanding mineral interests held by third parties, and reservations, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office 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, 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 the property having been prorated, the payment thereof is assumed by Grantee.

This Correction Deed supersedes and replaces the Original Deed in its entirety and is made to correct the above-described error. The Correction Deed will be effective as of the date of the Original Deed.

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE August 31, 2022.

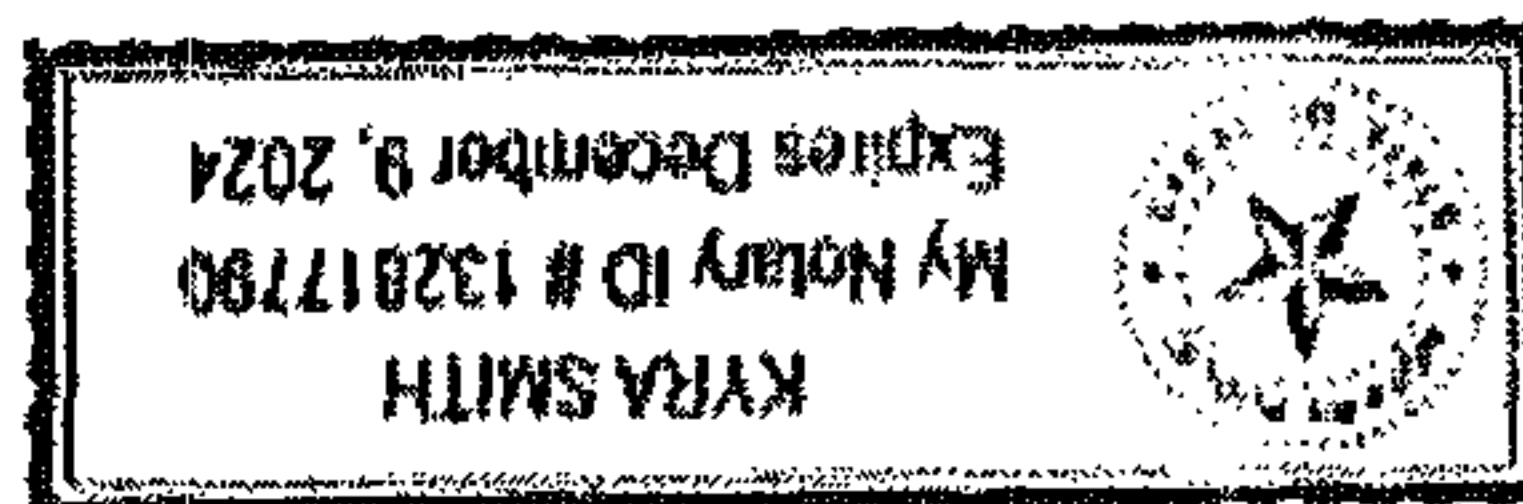
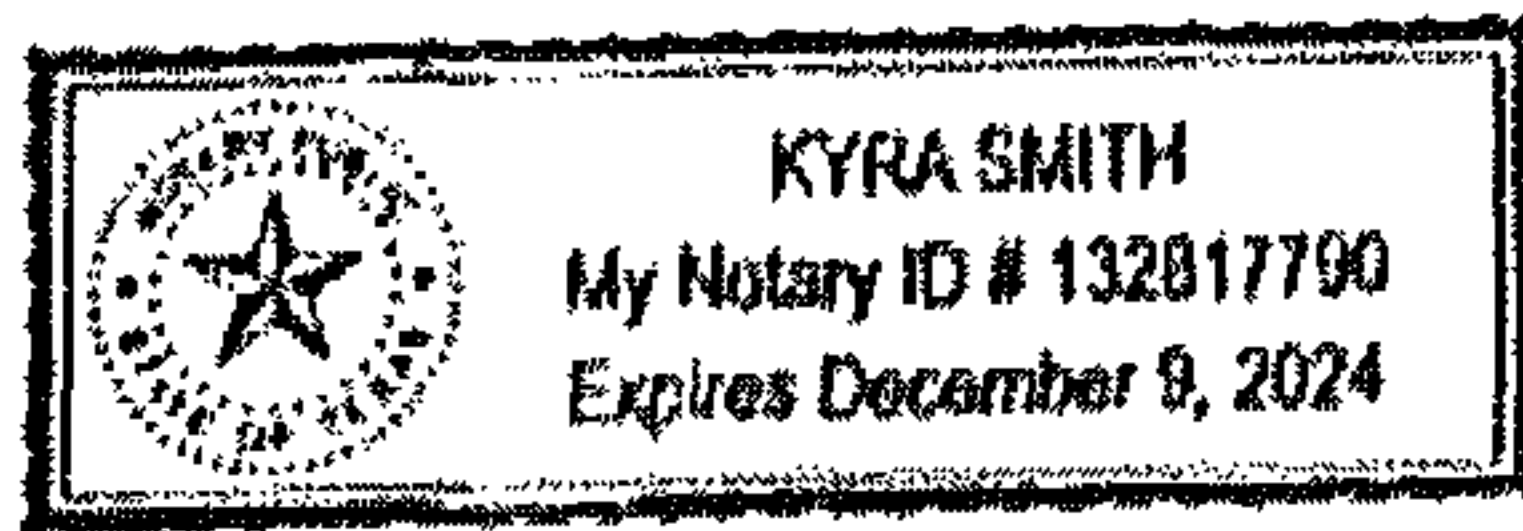
SA General Agency I, Inc.,
a Texas corporation, Grantor

By: Wynona E. Ferrell
Name: Wynona E. Ferrell
Title: President WF

THE STATE OF TEXAS §
 §
COUNTY OF Bexar §

The foregoing instrument was acknowledged before me on August 23, 2023, by Wynona E. Ferrell, President of SA General Agency I, Inc., a Texas corporation, on behalf of said corporation.

Kyra Smith
Notary Public, State of Texas



AGREED AND ACCEPTED:

Leaf Development, LLC,
a Texas limited liability company. Grantee

By: [Signature]
Name: Leaf Development
Title: President

THE STATE OF TEXAS

COUNTY OF BEXAR

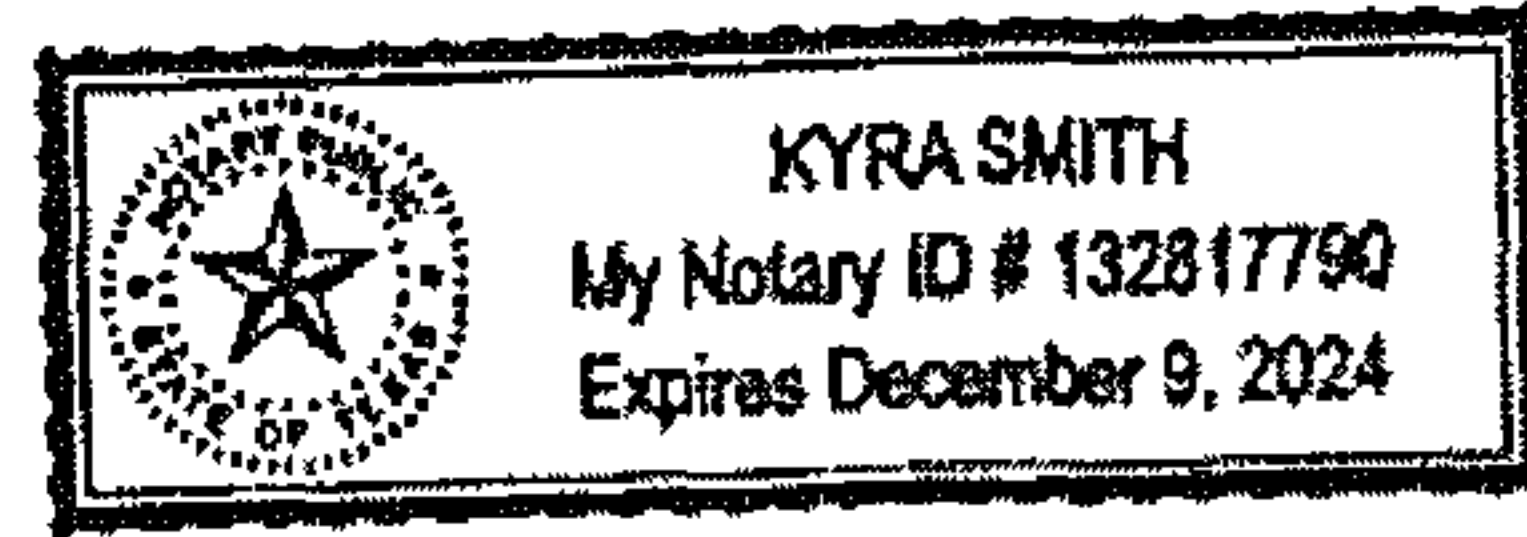
§
§
§

The foregoing instrument was acknowledged before me on August 23, 2023, by [Signature] President of Leaf Development, LLC, llc, on behalf of said company.

[Signature]
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Leaf Development, LLC
14080 Nacogdoches Road, San Antonio, TX 78247



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
08/25/2023 10:36:55 AM
CHRISTY 3 Pages(s)
202306027325



[Signature]