Comal County Environmental Health
OSSF Inspection Sheet

Installer Name: Edgell, Anthony **OSSF Installer #:** OS0031916

1st Inspection Date: 7/8/24 **2nd Inspection Date:** 7/10/24 **3rd Inspection Date:**

Inspector Name: Hendry **Inspector Name:** Hendry **Inspector Name:**

Permit#: 117354 **Address:** 949 CIMARRON

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	X	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)		X		
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	X	285.91(10) 285.30(b)(4) 285.31(d)		X		
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	X	285.32(a)(1)		X		
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	X	285.32(a)(3)		X		
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	X	285.32(a)(5)		X		
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: **7/8/24 CH: Tight line and tank good, no structure, operational, cover tank only, require revision for 9 lines at 55' and 4 lines at 45', designer to address drip lines being within 25' of a slope where seeps may occur 7/10/24 CH: Field moved 25' from edge of slope, operational, cover all, no structure, require revision for layout of tubing**

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 SingleTank, 2Compartments Provided withBaffle SEPTIC TANK Inlet Flowline Greater than3" and " T " Provided on Inlet and OutletSEPTIC TANK Septic Tank(s) MeetMinimum 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	X	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		X		
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 providedSEPTIC 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	X			X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X		Clearstream 600; as per design	X X		
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	X	285.33(c)(3)(A)-(F)		X		
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.	X	285.32(c)(1)		X		
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	X X X X			X X X X		
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	X			X		
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?	X	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)		X		
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	X X	285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)		X X		
42	APPLICATION AREA Area Installed	X			X		
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:	117354
Issued This Date:	04/25/2024
This permit is hereby given to:	Angelica Sanchez

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

949 CIMARRON
SPRING BRANCH, TX 78070

Subdivision:	Lake of Hills
Unit:	na
Lot:	182
Block:	22
Acreage:	0.2400

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.

RECEIVED
By Kathy Griffin at 3:02 pm, Apr 05, 2024

COMAL COUNTY
ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

Date Received	Initials	Permit Number
		117354

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

- [x] Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- [x] Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- [x] 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.
- [x] Required Permit Fee - See Attached Fee Schedule
- [x] Copy of Recorded Deed
- [x] Surface Application/Aerobic Treatment System
  - [x] Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
  - [x] 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.

Angel Ivey Aguilar
Signature of Applicant

4/3/24
Date

___ COMPLETE APPLICATION
Check No. _____ Receipt No. _____

___ INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)

Revised: September 2019

RECEIVED
By Kathy Griffin at 3:02 pm, Apr 05, 2024

COMAL COUNTY

ON-SITE SEWAGE FACILITY APPLICATION

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

Date 4-3-24

Permit Number 117354

1. APPLICANT / AGENT INFORMATION

Owner Name Angelica Aguilar Sanchez
Mailing Address 122 Brianne
City, State, Zip Spring Branch, TX 78070
Phone # 830-714-2160
Email gomezangelica1983@yahoo.com

Agent Name Masio Howightdost
Agent Address 9131 Alpine Trail ST
City, State, Zip SA TX 78250
Phone # 210-389-8228
Email mhowightdost@yahoo.com

2. LOCATION

Subdivision Name Lake of Hills Unit _____ Lot 182 Block 22
Survey Name / Abstract Number _____ Acreage _____
Address 949 cimarron drive City Spring Branch State Tx Zip 78070

3. TYPE OF DEVELOPMENT

☑ Single Family Residential
Type of Construction (House, Mobile, RV, Etc.) House
Number of Bedrooms 3
Indicate Sq Ft of Living Area 2,000

☐ 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: $ $270k (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.

Angelica Aguilar — Signature of Owner

4-3-24 — Date

Revised January 2021

COMAL COUNTY
ENGINEER'S OFFICE

RECEIVED
By Brandon Olvera at 1:50 pm, Jul 16, 2024

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 Majid Howiatdost

System Description Aerobic drip septic system

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

Tank Size(s) (Gallons) 600 GPD Absorption/Application Area (Sq Ft) 1,378

Gallons Per Day (As Per TCEQ Table III) 240

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

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

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

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

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

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

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

Is the property located over the Edwards Contributing Zone? ☒ Yes ☐ 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 7-3-2024

Revised July 2018

202406009984 04/03/2024 02:45:46 PM 1/1

1/CB

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities (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): 949 Cimarron drive Spring branch, TX 78070

Lake of The Hills Estates, Block 22, Lot 182

The property is owned by (insert owner's full name): Angelica Aguilar Sanchez

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 1 DAY OF April, 20 24

Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 1 DAY OF April, 20 24

Notary Public, State of Texas

JERROD GREEN
Notary ID #133105487
My Commission Expires
May 17, 2025

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
04/03/2024 02:45:46 PM
LAURA 1 Page(s)
202406009984

LUNA
ENVIRONMENTAL

WASTEWATER TREATMENT SYSTEM MAINTENANCE CONTRACT

Customer	Residential	Initial Contract
Angelica Gomez	☑	☑

Site Address	Agency
949 Cimarron, Spring Branch, TX 78070	Comal County

Email	Phone	Permit Number
gomezangelica1983@yahoo.com	(830) 714-2160	

System Details

Treatment: Aerobic Drip Emitters / System: Clearstream Wastewater Systems 600 Max GPD

AGREEMENT

I. General:

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

II. Dates:

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

III. Services by Contractor:

1. Inspect and perform routine maintenance on the On-Site Sewage Facility ("OSSF") in compliance with code, regulations, and/or rules of the Texas Commission on Environmental Quality ("TCEQ") and county in which the OSSF is located and the manufacturer's requirements, at a frequency of approximately once every four (4) months.

2. Inspection, adjustment, and servicing of the mechanical, electrical, and other components to ensure proper functioning. This includes inspecting control panels, air pumps, air filters, diffusers, floats, and spray heads.

3. Effluent Inspection will include the following: effluent quality (color, turbidity, overflow, and odor), testing effluent chlorine and pH levels, when necessary, alarm function, filters, operation of effluent pump and chlorinator. Unless otherwise agreed to, Contractor does not provide chlorine. BOD and TSS annually on commercial accounts, additional charges apply.

4. Notify Client of any repairs needed to keep OSSF in proper working condition and up to regulatory standards. Items under warranty may be repaired while the technician is on-site. Additional charges may apply for labor and service calls. Repair quotes of non-warranty items must be approved by Client before work is performed.

5. Report to the appropriate regulatory authority and to Client, as required by the State of Texas' on-site rules and, if required, TCEQ or County rules. All findings must be reported to the appropriate regulatory authority within 14 days.

6. Visit site within 48 hours of a service request.

7. Provide Customer Support line at 855-560-9909.

IV. Client Responsibilities:

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

V. Access By Contractor:

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

VI. Termination of This Agreement:

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

VII. Limitation of Liability:

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

VIII. Payment Terms:

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

IX. Severability:

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

Angelica Gomez	Luna Environmental / Ryan Seidensticker
DocuSigned by: Angelica Aguilar 2A82D46470FF43C...	Ryan Seidensticker
Customer Name	Maintenance Provider Name
Customer Signature	License # MP0001708
	Maintenance Provider Signature

Additional Comments / Special Terms

OSSF Soil & Site Evaluation

Page 1 (Soil & Site Evaluation) **Date Performed:** 3/20/24

Property Owner: Angelica Sanchez

Site Location: 949 Cimarron Spring Braunfels TX 78070 Proposed Excavation Depth: 5'

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: 1					
Depth (Feet)	**Texture Class**	**Gravel Analysis (If Applicable)**	**Drainage (Mottles/ Water Table)**	**Restrictive Horizon**	**Observations**
1 FT.	Cl				
2 FT.	Clay Loam	Bedrock @ Surface		@ Surface	
3 FT.			NA		Rock @
4 FT.					Surface
5 FT.					

Soil Boring Number: 2					
Depth (Feet)	**Texture Class**	**Gravel Analysis (If Applicable)**	**Drainage (Mottles/ Water Table)**	**Restrictive Horizon**	**Observations**
1 FT.	Cl				
2 FT.	Clay Loam	Bedrock			
3 FT.		@	NA	@ Surface	Rock @
4 FT.		Surface			Surface
5 FT.					

FEATURES OF SITE AREA

Presence of 100 year flood zone ☐ Yes ☒ No

Presence of upper water shed ☐ Yes ☒ No

Presence of adjacent ponds, streams, water impoundments ☐ Yes ☒ No

Existing or proposed water well in nearby area (within 150 feet) ☐ Yes ☒ No

Ground Slope 2 %

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) 3/20/24 (Date) OS 38622 SE Registration Number and Type

Form # PA5/030204-Final

Comments

Add Comment Sort ▲

CHENDRY **04/24/2024 3:09 PM**

Probing in the area of the proposed drip field showed no more than 2” of soil covering surface bedrock

Close

RECEIVED
By Brandon Olvera at 1:57 pm, Jul 16, 2024

Higher Ratings LLC
Majid Howiatdost JR.
9131 Alpine Trail San Antonio TX, 7850
Designed for:
Angelica Sanchez
NEW AEROBIC SEPTIC SYSTEM
DRIP IRRIGATION

Residential Septic System @
Site: 949 Cimarron
Spring Branch, TX 78070

This Design includes an attached drawing:
Dated 03-22-2024 Revised 7-3-2024
Use Clear Stream 600 GPD or Equivalent ATU

Design Specifications:

This site will consist of a 3 Bedroom residential structure with maximum daily load capacity of 240 Gal/day.

Pump tank/chlorine contact chamber capacity:	Min: 500 Gal
Design application rate: Ra	0.20 gal/sq.ft./day
Soil Profile determined:	Clay Loam Type III bedrock at surface
Dosing cycle quantity:	50-70 Gallons
Number of dosing cycles per day:	8
Dosing Time (min)	6 min
Type of float switch:	Mercury Float Switch
Total Absorption Area Q/Ra = 240gpd/0.2	1,200 S.F.
Total Drip Line Required	600 LF
Total Drip Line Designed	689 LF
Total Absorption Area Designed	1,378 SF
Filter	100-130 Micron Filter
Flush valve	1” Ball Valve
Pump Requirement:	344 emitters @ 0.61 GPH @ 30 PSI

	3.41 gpm:
Dosing Pump:	Franklin C1 submersible well pump or equivalent
Chlorinate:	none
Max slope of the field:	< 15 (%)
Means of preventing siphoning:	vacuum breakers
Type of forced main required:	1" schedule 40
Diameter of supply pipe:	1"
Pressure of adjusting valves to be installed:	30 psi regulator PMR MF30
Offsets:	Property lines, wells, easements, waterlines, structures, swimming pools, ponds, etc. Shall be strictly adhered to as required by the latest Texas Natural Resources Conservation Commission (TNRCC) construction standards.

Pump controls must have National Electrical Manufacturing Association (NEMA) Approval. A PVC union shall be placed above the pump to allow the easy pump removal.

Calculation of Field Size

Three (3) Bedroom home with water saving devices allowed 240 GPD effluent flow. Assume an application rate of 15.6 Sq.Ft. Per gallon per day.

Q = 240 GPD
Ra = 0.2 gal/sq.ft.

Q/Ra = 240/0.02 = 1,200 Sq. Ft.

A min of 600 LF of drip tubing is needed to satisfy the demand of 3 the bedroom dwelling. Install 689 LF of drip tubing on top of 12" of sandy loam and cap with another 6" of sandy loam.

HIGHER RATINGS LLC
9131 ALPINE TRAILS SAN ANTONIO TX 78250
TEL. (210) 389-8228

Pipes and Fittings

All pipes and fittings in this system shall be schedule 40 PVC. All joints shall be sealed with approved PVC cement. The Supply and Return lines shall be 1 inch in diameter. Drip line shall be space 2 feet apart and are rated at 0.61 GPH. Vacuum breakers are to be installed on the highest points of the supply and return line. Return line will flush the system periodically into the pre treatment compartment.

Site Preparation

The area selected for the drip irrigation shall be scarified and built up with a min. of 12" of sandy loam (Type II or III soil) before any drip tubing can be installed. Cap with another 6" of sandy loam and spread grass seed and cover with curlex erosion control or lay sod over the field prior to system start up. .

Provisions for Emergencies

A warning system shall be added to the pump tank on a separate circuit from the pump circuit to provide warning of a failure of the system. This aerobic system has a 24 month service agreement which includes emergency service (see attached copy of service contract).

Tank Sizes

A 445 gallon trash tank, a 619 gallon aeration tank and the pump tank shall have a capacity of 795 gallons. A Clear Stream NC3T 600 GPD ATU will be used.

Inspections

Inspections are to be conducted by the county in which the OSSF is located.

HIGHER RATINGS LLC
9131 ALPINE TRAILS SAN ANTONIO TX 78250
TEL. (210) 389-8228

MAP LEGEND

— —	5' ossf set back
●	2 way Clean Out
●	Supply port
●	Return port
———	Supply line
———	Return line
X	Test holes
-·-·-·-	water line
▲	Vacuum Breaker
●	property corners

Disposal Area = 1,378 Sq Ft
Total L. F. drip designed = 689 LF

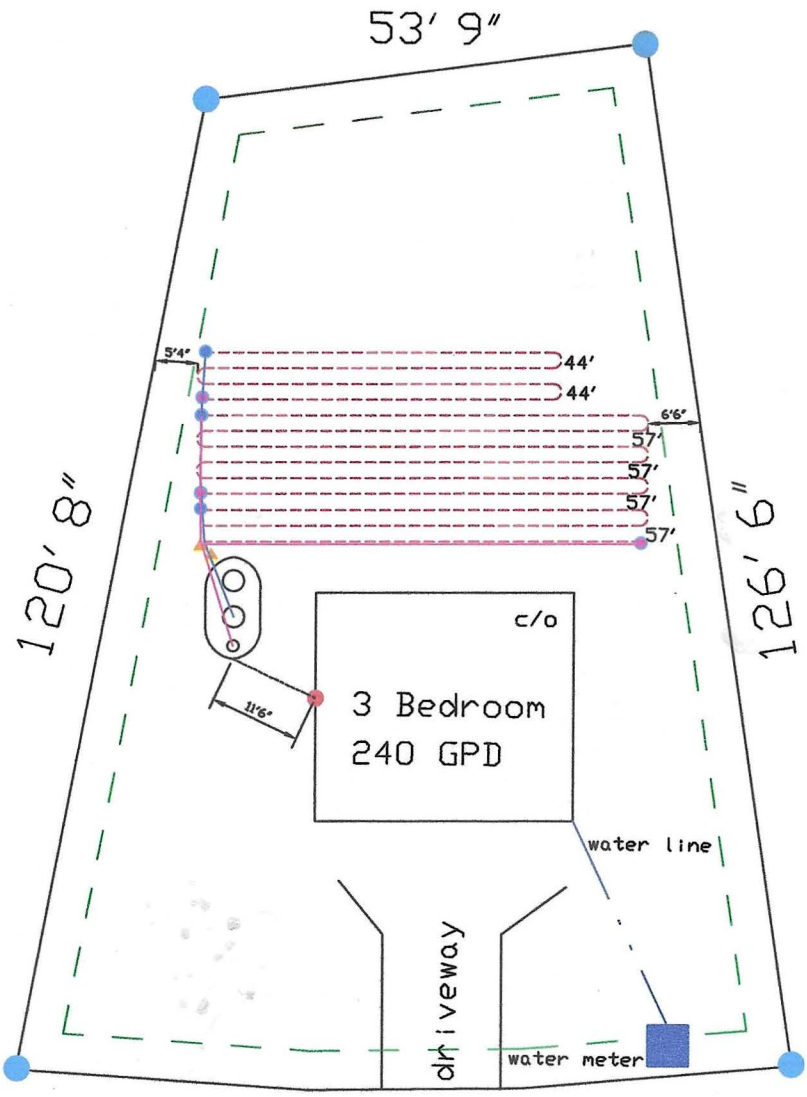
There shall be no driving, parking, or storage on the disposal field

Field to be scarified and built up with 12" of imported sandyloam. The drip tube will be installed on the 12" of sandyloam then capped with another 6" of sandyloam.

Clear Stream
NC3T 600 GPD ATU

Return line to be flushed periodically to pretreatment tank compartment.

Use a 3" or 4" 2 way clean out



1"=24'

Cimarron

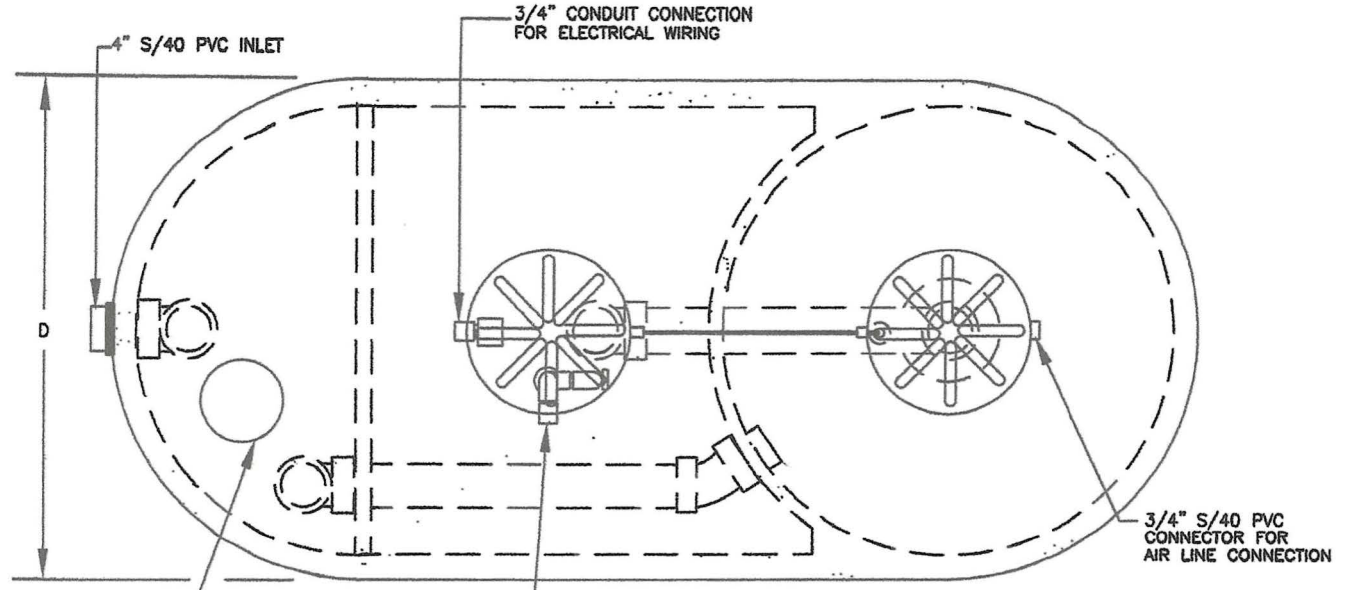
STATE OF TEXAS
MAJID HOMATDOST JR
5255
REGISTERED
PROFESSIONAL SANITARIAN

DATE: 05-28-2024
JOB NO. 24052259
DRAWN BY: HAND
TITLE:OSSF Design
SHEET: 1/1

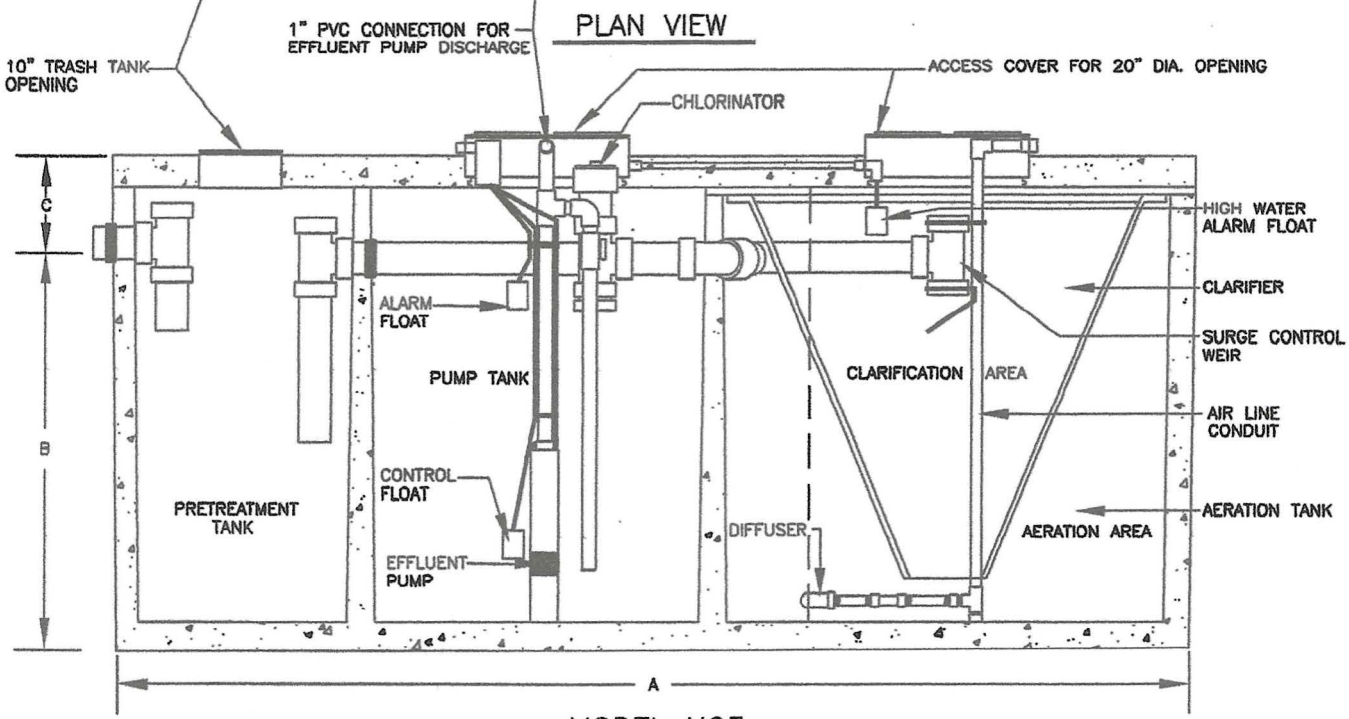
OSSF Design for Lake of the Hill Estates BLK22 LOT182
aka 949 Cimarron Spring Branch TX 78070
Angelica Sanchez

Higher Ratings LLC
9131 Alpine Trail
SAN ANTONIO, TEXAS 78250
TEL. 210-369-8228

DESIGN DRAWINGS



PLAN VIEW



MODEL NC3
SECTION

DIMENSIONAL DATA

MODEL	A	B	C	D
500NC3-500	12'-2"	60"	12"	75"
500NC3-750	13'-5"	60"	12"	75"
600NC3	12'-7"	60"	12"	82"

STATE OF TEXAS
MAJID HOWATDOST JR.
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PROFESSIONAL SANITARIAN

TANK NOTES:

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

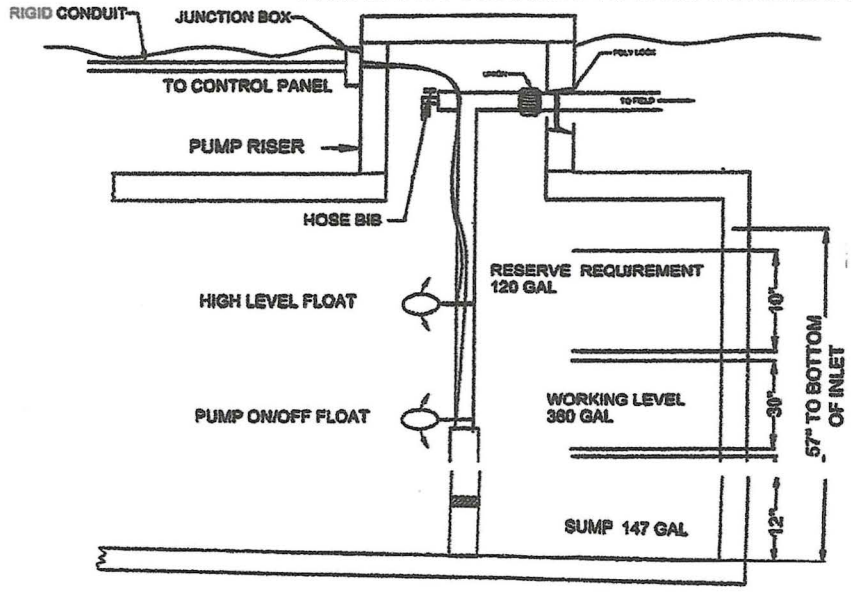
Tightlines to the tank shall be SCH-40 PVC.

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

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

Tanks must be left uncovered and full of water for inspection by the permitting authority.

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



TYPICAL PUMP TANK CONFIGURATION
CLEARSTREAM 600NC3T W/ 700 GAL PUMP TANK

STATE OF TEXAS
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Arkal 1" Super Filter

Catalog No. 1102 0_ _ _

Features

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

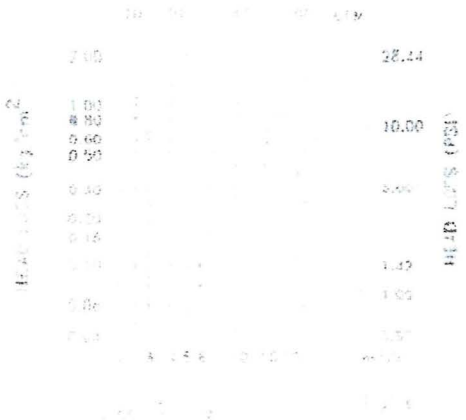
Technical Data

Inlet/outlet diameter	1" BSPT (male) 25 0 mm – nominal diameter 33 6 mm – pipe diameter (O D)	1" NPT (male)
Maximum pressure	10 atm	145 psi
Maximum flow rate	8 m^3/h (1 7 l/sec)	35 gpm
General filtration area	500 cm^2	77.5 in^2
Filtration volume	600 cm^3	37 in^3
Filter length L	340 mm	13 13/32"
Filter width W	130 mm	5 3/32"
Distance between end connections A	158 mm	6 7/32"
Weight	1.420 kg	3.13 lbs.
Maximum temperature	70° C	158 °F
pH	5-11	5-11

Filtration Grades

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

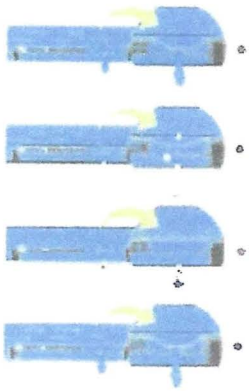
Head Loss Chart



NETAFIM

Bioline® Dripperline

Pressure Compensating Dripperline for Wastewater



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

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

Applications

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

Specifications

Wall thickness (mil): 45*

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

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

Recommended filtration: 120 mesh

Inside diameter: .570"

Color: Purple tubing indicates non-potable source

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

Product Advantages

The Proven Performer

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

Quality Manufacturing with Specifications Designed to Meet Your Needs

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

Long-Term Reliability

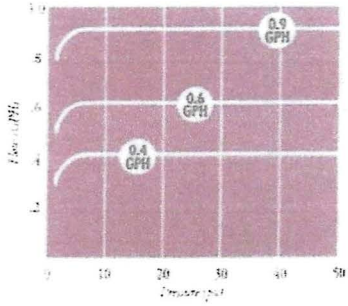
- Protection against plugging:
  - Dripper inlet raised 0.27" above wall of tubing to prevent sediment from entering dripper.
  - Drippers impregnated with Vinyzene to prevent buildup of microbial slime.
  - Unique self-flushing mechanism passes small particles before they can build up.

Cross Section of Bioline Dripperline

Root Safe

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

BIOLINE Flow Rate vs. Pressure



NETAFIM

NETAFIM USA
5470 E. Home Ave. • Fresno, CA 93727
888 638 2346 • 559 453 6800
FAX 800 695 4753
www.netafimusa.com

PMR-MF

PRESSURE-MASTER REGULATOR - MEDIUM FLOW

Specifications

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

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

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

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

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

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

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

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

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

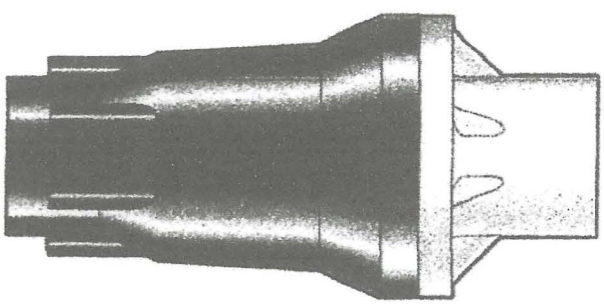
Physical

3/4" FNPT x 3/4" FNPT model *(shown on right)*

Overall Length	5.2 inches (13.1 cm)
Overall Width	2.6 inches (6.4 cm)

1" FNPT x 1" FNPT model
1" FBSPT x 1" FBSPT model

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



* Please consult factory for applications outside of recommended guidelines.

PMR-MF

PRESSURE-MASTER REGULATOR - MEDIUM FLOW

Model Numbers

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

April 23, 2024

COMAL COUNTY
ENGINEER'S OFFICE

RE: ***949 Cimarron Drive***
Lake of the Hills
Lot 182 – Block 22

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:

1. ✔ Our office will be conducting a site visit on 04-05-2024.
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 |

195 David Jonas Dr, New Braunfels, Texas 78132 - Phone (830) 608-2090

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Planning Materials & Site Evaluation as Required Completed By Main Howington Jr

System Description Aerobic Drip 600 GPD

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

Tank Size(s) (Gallons) 600 GPD Absorption/Application Area (Sq Ft) 1,620 Sq Ft

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

(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 approved 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 4/4/24

Revised July 2018

Higher Ratings LLC
Majid Howiatdost JR.
9131 Alpine Trail San Antonio TX, 7850
Designed for:

NEW AEROBIC SEPTIC SYSTEM
DRIP IRRIGATION

Site:

This Design includes an attached drawing:
Dated
Use Clea 600 GPD equivalent

Design Specifications:

This site will consist of a 3 Bedroom residential structure with maximum daily load capacity of 240 Gal/day.
Pump tank/chlorine contact chamber capacity: Min: 500 Gal

Design application rate: Ra	0.20 gal/sq.ft./day
Soil Profile determined:	Clay Loam Type III bedrock at surface
Dosing cycle quantity:	50-70 Gallons
Number of dosing cycles per day:	8
Dosing Time (min)	6 min
Type of float switch:	Mercury Float Switch
Total Absorption Area Q/Ra = 240gpd/0.2	1,200 S.F.
Total Drip Line Required	600 LF
Total Drip Line Designed	810 LF
Total Absorption Area Designed	1,620 SF
Filter	100-130 Micron Filter
Flush valve	1" Ball Valve
Pump Requirement:	405 emitters @ 0.61 GPH @ 30

STATE OF TEXAS
MAJID HOWIATDOST JR.
5255
REGISTERED
PROFESSIONAL SANITARIAN

HIGHER RATINGS LLC
9131 ALPINE TRAILS SAN ANTONIO TX 78250
TEL. (210) 389-8228

Dosing Pump:	4.11 gpm: Franklin C1 submersible well pump or equivalent
Chlorinate:	none
Max slope of the field:	< 15 (%)
Means of preventing siphoning:	vacuum breakers
Type of forced main required:	1" schedule 40
Diameter of supply pipe:	1"
Pressure of adjusting valves to be installed:	30 psi regulator PMR MF30
Offsets:	Property lines, wells, easements, waterlines, structures, swimming pools, ponds, etc. Shall be strictly adhered to as required by the latest Texas Natural Resources Conservation Commission (TNRCC) construction standards.

Pump controls must have National Electrical Manufacturing Association (NEMA) Approved PVC [illegible] shall have the power to allow pump removal.

Calculation [illegible] Field

Three (3) bedroom home [illegible] water saving devices allowed [illegible] GPD effluent flow. Assume [illegible] ation rate [illegible] 15.6 Sq. Ft. per gallon per day.

Q = 240 gpd
Ra = 0.2 gal/sq.ft.

Q/Ra = 240/0.02 = 1,200 Sq. Ft.

[illegible] dwelling. Install 810 LF of drip tubing on top of 12" of sandy loam and cap with another 6" of sandy loam.

Pipes and Fittings

All pipes and fittings in this system shall be schedule 40 PVC. All joints shall be sealed with approved PVC cement. The Supply and Return lines shall be 1 inch in diameter. Drip line shall be space 2 feet apart and are rated at 0.61 GPH. Vacuum breakers are to be installed on the highest points of the supply and return line. Return line will flush the system periodically into the pump tank.

STATE OF TEXAS
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5258
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PROFESSIONAL SANITARIAN

HIGHER RATINGS LLC
9131 ALPINE TRAILS SAN ANTONIO TX 78250
TEL. (210) 389-8228

Site Preparation

The area selected for the drip irrigation shall be scarified and built up with a min. of 12" of sandy loam (Type II or III soil) before any drip tubing can be installed. Cap with another 6" of sandy loam and spread grass seed and cover with curlex erosion control or lay sod over the field prior to system start up.

Provisions for Emergencies

A warning system shall be added to the pump tank on a separate circuit from the pump circuit to provide warning of a failure of the system. This aerobic system has a 24 month service agreement which includes emergency service (see attached copy of service contract).

Tank Sizes

A 445 gallon trash tank, a 619 gallon aeration tank and the pump tank shall have a capacity of 795 gallons. A Clear Stream NC3T 600 GPD ATU will be used.

Inspections

Inspections to be conducted by county in which the SSF is located.

VOID

STATE OF TEXAS
MAJID HOWIAT
5255
REGISTERED
PROFESSIONAL SANITARIAN

HIGHER RATINGS LLC
9131 ALPINE TRAILS SAN ANTONIO TX 78250
TEL. (210) 389-8228

MAP LEGEND

- 5' ossf set back
- 2 way Clean Out
- Supply port
- Return port
- Supply line
- Return line
- Test holes
- water line
- Vacuum Breaker
- property corners

Disposal Area = 1,620 Sq Ft
Total L.F. drip designed = 810 LF

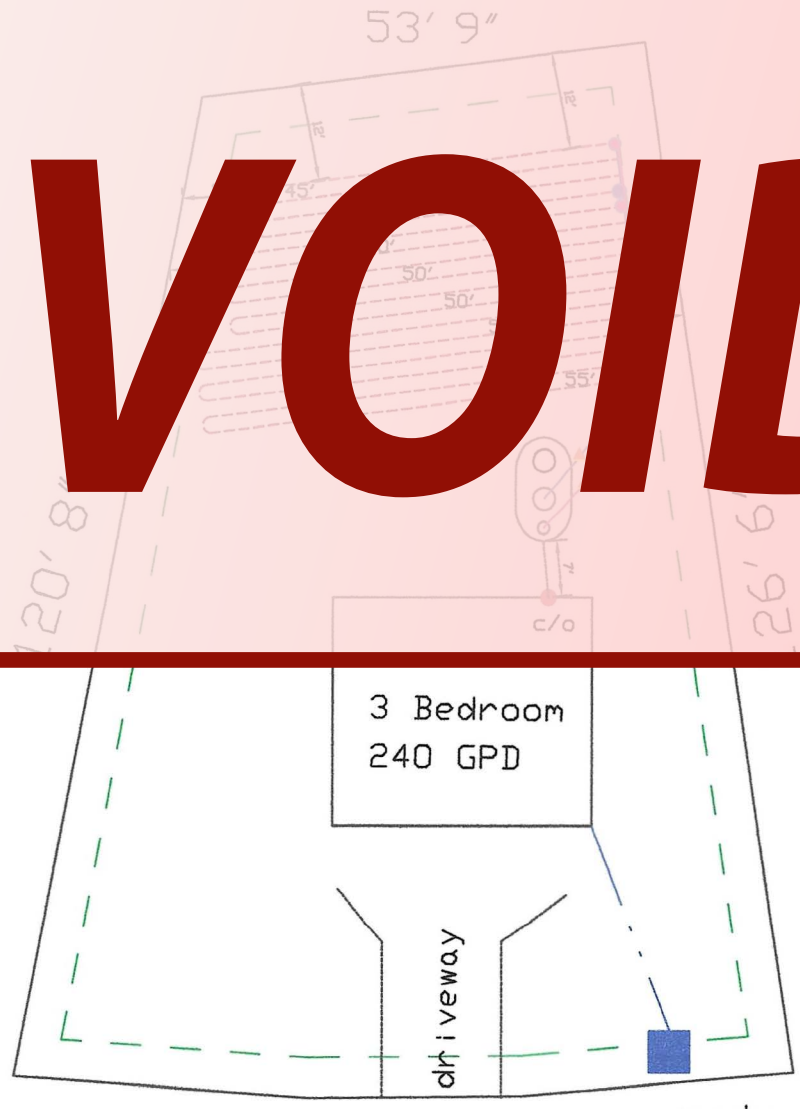
There shall be no driving, parking, or storage on the disposal field

Field to be scarified and built up with 12" of imported sandyloam. The drip tube will be installed on the 12" of sandyloam then capped with another 6" of sandyloam.

Clear Stream
NC3T 600 GPD ATU

Return line to be flushed periodically to pretreatment tank compartment.

Use a 3" or 4" 2 way clean out



STATE OF TEXAS
MAJID HOWATDOST JR
5255
REGISTERED
PROFESSIONAL SANITARIAN

1"=24'

Cimarron

DATE: 05-22-2024
JOB NO. 24052259
DRAWN BY: MAHD
TITLE:OSSF Design
SHEET:
1/1

OSSF Design for Lake of the Hill Estates BLK22 LOT182
aka 949 Cimarron Spring Branch TX 78070
Angelica Sanchez

Higher Ratings LLC
9131 Alpine Trail
SAN ANTONIO, TEXAS 78250
TEL. 210-389-8228

Independence Title/GF# 2238201 -CLF/ BD

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

General Warranty Deed

Date: August 4, 2022 EFFECTIVE 8/8/2022

Grantor: Ryan Phillip Rocco and Angela Marie Rocco, a married couple

Grantor's Mailing Address:

12136 W. HWY 90 Apt 11303
San Antonio, TX 78245

Grantee: Angelica Aguilar Sanchez, a Single person

Grantee's Mailing Address:

1206 Cochise Trail
San Antonio, TX 78260

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot 182, Block 22, LAKE OF THE HILLS ESTATES, situated in Comal County, according to the map or plat thereof, recorded in Volume 4, Page 70, Plat Records, Comal County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing

instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2022, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

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

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

Ryan Phillip Rocco

Angela Marie Rocco

STATE OF TEXAS)

COUNTY OF COMAL)

This instrument was acknowledged before me on August 4, 2022, by Ryan Phillip Rocco and Angela Marie Rocco.

Notary Public, State of Texas

BRITTANY PHILLIPS
My Notary ID # 126000272
Expires May 6, 2023

PREPARED IN THE OFFICE OF:
STEVENS & MALONE, PLLC
P.O. Box 1744
Canyon Lake, Texas 78133
Tel: (830) 964-4442

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
08/11/2022 03:06:09 PM
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202206036516

Bobbie Koepp