

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

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

Inspector Notes:

**Comal County Environmental Health
OSSF Inspection Sheet**

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

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

**Comal County Environmental Health
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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: 117445
Issued This Date: 06/07/2024
This permit is hereby given to: Inez Nunez Olalde

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

811 WATSON LN E
NEW BRAUNFELS, TX 78130

Subdivision: Watson Lane Estates
Unit: 0
Lot: 8
Block: 0
Acreage: 0.0000

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.

RECEIVED

By Kathy Griffin at 1:43 pm, Apr 29, 2024



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date 4/3/2024

Permit Number 117445

1. APPLICANT / AGENT INFORMATION

Owner Name INEZ NUNEZ OLALDE
Mailing Address 815 WATSON LANE EAST
City, State, Zip NEW BRAUNFELS TX 78130
Phone # 830-237-5887 830-515-8419
Email ESCAMILLA11@ICLOUD.COM

Agent Name NICHOLAS KOLBE
Agent Address 1825 FM 2438
City, State, Zip SEGUIN TX 78155
Phone # 830-708-9065
Email KOLBELANDCO@GMAIL.COM

2. LOCATION

Subdivision Name WATSON LANE ESTATES Unit _____ Lot 8 Block _____

Survey Name / Abstract Number _____ Acreage _____

Address 811 WATSON LANE EAST City NEW BRAUNFELS State TX Zip 78130

3. TYPE OF DEVELOPMENT

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area <3500

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: \$ APPROX. 150,000.00 (Structure Only)

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

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

Source of Water Public Private Well

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Inez Olalde
Signature of Owner

4.18.24
Date

Planning Materials & Site Evaluation as Required Completed By NICHOLAS KOLBE

System Description AEROBIC TREATMENT WITH SPRAY DIST.

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

Tank Size(s) (Gallons) 600 GPD ATU Absorption/Application Area (Sq Ft) 5280 SQFT

Gallons Per Day (As Per TCEQ Table III) 300

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

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

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

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

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

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

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

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

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

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

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

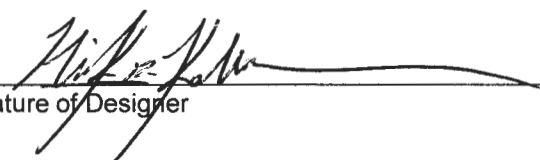
(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

Is this property within an incorporated city? Yes No

If yes, indicate the city: IN NEW BRAUNFELS ETJ

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

4.3.24
Date

210

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS



202406012791 04/29/2024 01:01:37 PM 1/2

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):

TRACT 8 OF THE WATSON LANE ESTATES SUBDIVISION

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

INEZ NUNEZ OLALDE

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 18 DAY OF April, 2024

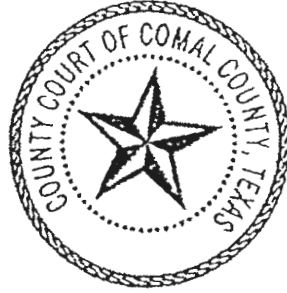
Ines Olalde

Ines Olalde
Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 18TH DAY OF APRIL 2024

Chris Flores
Notary Public, State of Texas





This page has been added to comply with the statutory requirement that the clerk shall stamp the recording information at the bottom of the last page.

This page becomes part of the document identified by the file clerk number affixed on preceding pages.

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
04/29/2024 01:01:37 PM
TAMMY 2 Page(s)
202406012791



Bobbie Koepf

REVISED

8:11 am, Jun 07, 2024

Bulldog Septic Services

5361 Gin Rd, Marion Tx 78124
Tel.: (830) 583-7867

Permit# _____

Regulatory Agency Comal

COMMERCIAL INSPECTION & MAINTENANCE AGREEMENT

Regular and continuing Maintenance is the single most important key to the long-term safe and successful operation of surface application systems utilizing aerobic treatment plants. The **OWNER** of an aerobic wastewater treatment system is a **VITAL KEY** to its success or failure and thereby they must accept their responsibilities of its upkeep and maintenance. Bulldog Septic Services hereby enters this maintenance contract to assist the Owner in keeping his/her aerobic system operating properly and safely; and, to keep the owner in compliance with the Texas Commission on Environmental Quality (TCEQ) regulations. (Title 30 Texas Administrative Code, Chapter 285)

INSPECTION OF ITEMS: Items to be inspected include aerators, alarms, chlorine supply and disinfection system, diffusers, distribution systems, drip emitters, sludge volume, chlorine residual, electrical circuitry, filters and pumps.

FREQUENCY OF MAINTENANCE INSPECTION: Bulldog Septic Services will perform maintenance inspections to the owner's aerobic wastewater treatment system three (3) times a year at approximately four (4) month intervals. On each report the owner receives, it will indicate when their next schedule maintenance inspection will occur.

REPORTS: A report will be generated during each visit with one (1) copy submitted to the required regulatory agency, one (1) copy sent to the owner of the system and the original maintained in our files. The report will indicate the date the inspection was performed, owners name and address, the items inspected, sampling test results for Chlorine Residual, comments, recommendations, and/or repairs performed.

SAMPLING: A Chlorine Residual sample will be conducted during each maintenance inspection visit. Results will be recorded on each report. For commercial systems only, each year, one (1) Biological Oxygen Demand (BOD) and one (1) Total Suspended Solids (TSS) sample will be taken for laboratory analysis. The owner is responsible for the laboratory cost for these tests. The test results will be submitted to the required regulatory agency.

REPAIRS: The owner of the aerobic wastewater treatment system is responsible for any cost associated with the repair or replacement of the system's components. Any repairs and/or replacement costs will be discussed with and accepted by the owner prior to any work performed by Bulldog Septic Services. Bulldog Septic Services will respond to non-scheduled services within 24 hours. There is additional fee for non-scheduled visits and/or service calls.

FEES: The cost of a maintenance agreement for the system listed below is: \$ 4000 and is valid for Two year(s). Payment is due at the time of contract signing. Failure to make payment within ten (10) days of date of the contract constitutes a breach of contract, and the appropriate regulatory agency will be notified of the cancellation of the contract. This maintenance agreement does not cover the cost of customer-requested service calls, materials or labor that are due to system or component failure. Non-scheduled visits and/or service calls requested by the owner will be at an additional charge. **Invoices are due upon completion of the work performed and/or receipt of invoices.**

OWNER'S RESPONSIBILITIES:

- The owner of the Aerobic Treatment Unit must maintain sufficient chlorine (tablets or liquid) in the disinfection system at all times.
- The owner must maintain an area free of overgrowth or vegetation around the Aerobic Treatment Unit and sprinklers.
- Make your property accessible (gate unlocked or key/combination provided), and dogs restrained during each visit.
- The owner must follow the manufacturer's recommendations for the system's proper operation, including restricting the disposal of non-biodegradable material, chemicals, solvents, thinners, fuels, grease, oils, etc. that can effect the systems performance and/or pollute the environment.
- The owner must have their system repaired or components replaced immediately by a Certified Provider as needed.
- The owner must have their Aerobic Treatment Unit pumped out by a licensed waste hauler when their system exceeds 65% sludge volume.
- Bulldog Septic Services will advise you when this is necessary by conducting a free annual 30 minute settleometer test.
- The owner should keep fire ants away from the Aerobic Treatment unit and its components. Any damage caused by fire ants is not covered under any warranty. Bulldog Septic Services reserves the right to refuse service to systems infested by fire ants. A Travel charge shall be made for return visits, due to fire ant infestation or animals not restrained.

This contract is valid from: NA through 2 years from License to operate

Manufacturer: Solar Aire Model: SA600 Serial Number: _____

Owner's Name: Inez Nunez Olalde Site Address: 811 Watson Ln East

Mailing Address: 811 Watson Ln East, New Braunfels, TX 78130

Telephone: 830-237-5887 Cell Phone: 830-515-8419 Work Phone: _____

Email: escamilla11@icloud.com Call or Text Before Each Visit? Yes No Gate Code: _____

Inez Olalde
Signature of Owner

6-06-24
Date

J. Foster
John Foster, MP

MP2229
TCEQ License

OSSF Soil & Site Evaluation

4/3/2024

Page 1 (Soil & Site Evaluation)

Date Performed: ___/___/___

Property Owner: INEZ NUNEZ OLALDE

Site Location: 811 WATSON LANE EAST, NEW BRAUNFELS TX 78130 Proposed Excavation Depth: NA

REQUIREMENTS:

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

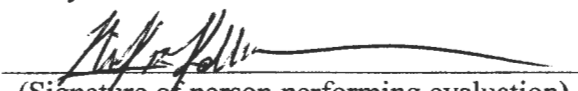
Soil Boring Number: 1-2					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 FT.	IV (0-36")	NONE	BLACK CLAY	NONE	SPRAY TO BE IN 100 YEAR FLOOD ZONE
2 FT.	↓	↓	↓	↓	
3 FT.	↓	↓	↓	↓	
4 FT.					
5 FT.					

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

FEATURES OF SITE AREA

- Presence of 100 year flood zone 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 4-8 %

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


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

4/3/2024
(Date)

OS0036987
Registration Number and Type

Site Location: 811 WATSON LANE EAST, NEW BRAUNFELS TX 78130 Subsurface Disposal Surface Disposal

Schematic of Lot or Tract

Show:

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

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

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

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

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

Lot Size: _____ or Acreage: 6.00

SITE DRAWING

See Design

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

OSSF DESIGN

Owner: **Inez Nunez Olalde**
Location: **811 Watson Lane East, New Braunfels TX 78130**
Phone: **830-237-5887, 830-515-8419**
Date: **4/3/2024**

Development: **Residence with water saving devices** Bedrooms: **4** Sq. Ft living: **< 3500 sqft**
GPD = 300

Q: 300 gpd Soil: **Type IV** **R_i: 0.064 gall/ft²/day**

Minimum Size Aerobic Treatment Plant Required: **480 GPD**
System Type Designed: **Aerobic/Surface Application (Model SA600-768PT) 600 GPD ATU**
Trash Tank: 374 gall Aerobic Tank: 589 gpd Pump Tank: 768 gall
Supply Line: **Sch 40, 1" purple (~126')** Check Valve Required: **No**
Minimum Application Area (A): = **4688 ft²** (A = Q/R_i)

Sprinklers: **K-Rain Super Pro 10003-RCW**

Number	Nozzle	PSI	Pattern	Radius	Area/head	GPM/head	R _i
S1	#3	30	360°	29 ft	2640 ft²	3.0	0.064
S2	#3	30	360°	29 ft	2640 ft²	3.0	0.064

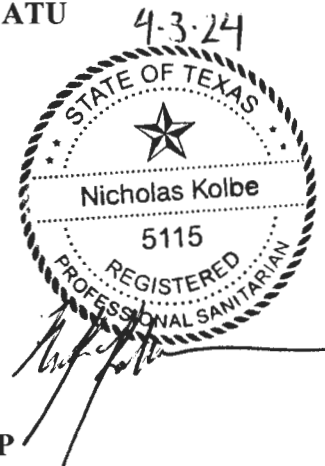
Overlap Area: **0 ft²**

Actual Application Area: **5280 ft²** GPM: **6.0 GPM**

Pump Requirements: **GPM 9.3 @ 77.39ft TDH** Pump Used: **StaRite, 20 GPM ½ HP**

- **Elevation Head = 5ft**
- **Pressure Head = 30 psi x 2.30 = 69ft**
- **Friction Head of 126ft of 1" Sch 40 = 126ft x 0.0269 = 3.39 ft**
- **Total Dynamic Head (TDH) = 5 + 69 + 3.39 = 77.39 (StaRite 20GPM ½ HP)**
- **Timer set to spray between 12:00 AM & 5:00 AM**
- **Liquid chlorinator required**

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



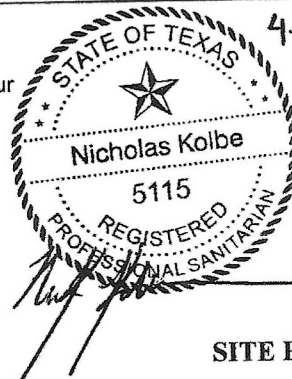
NOTES

1. **Septic Design is to accommodate a 4 bedroom, <3500sqft home, No More than 300 GPD Flow. Over-use of 300 GPD may result in System Failure.**
2. Install an Aerobic Treatment Plant (ATU) as noted on the design. ATU is a SA600-768T, a 600 GPD Aerobic Treatment Unit (Model SA600-768PT)
3. Install a 2-way cleanout in a 3" or 4" tightline between the house and the tank, slope 1/8in/ft. Tightline shall be 3" or 4" SCH 40 PVC. Approximately 10' of Tightline, from home to tank.
4. Supply line to sprinklers is purple 1" sch 40, 126'.
5. S1-S2 are K-Rain Proplus low angle sprinklers with #3 nozzles operating @ 30psi, 29' radius. All are operating at 360 degree radiuses. GPM each is 3.0. Total of 6 GPM
6. There shall be no obstructions within 10' of the sprinkler heads.
7. Audible & visual alarms, external disconnect within site of the pump tank, pump & alarms on separate breakers and external wiring in conduit are required.
8. Timer set to spray between 12:00 AM & 5:00 AM.
9. **The reserve capacity (1/3) of the daily flow for this system is 100 gallons**
10. Liquid chlorinator required.
11. Any excavations and/or exposed rock in the disposal area shall be covered with topsoil and seasonal grasses shall be seeded over the disposal rea in order to minimize run-off & erosion. Erosion cloth is acceptable.
12. No part of the septic system absorption field is within 150' of any sensitive recharge feature. No part of the On-Site Sewage Facility treatment tank is within 50' of any sensitive recharge feature.
13. **Potable waterline to be sleeved in sch 40 PVC to 10' of any element of the OSSF system in order to provide the equivalent protection of a 10' separation in compliance with TAC Chapter 290, Subchapter D, Rules for Public Drinking Water Systems.**
14. **Waterline shall not run horizontal with any OSSF tightline or 1" purple SCH 40 Distribution line within 10'**
15. **Septic tank shall stay a minimum of 10' from all potable waterlines or above ground storage tanks.**
16. **Entirety of septic system is to stay within the setbacks and boundary lines of property as noted on design.**
17. **Design and details written and drawn herein were prepared with the best available information provided to the Registered Sanitarian by the landowner and by ground truth/evaluation.**

18. System shall be installed per Design.

Installation per design will ensure that should a flood event occur no contamination to the environment will occur or induce harm and or risk to human health.

Nick Kolbe 5-17-24



SITE PLAN & OSSF DESIGN:

Legal: Lot 8, Watson Lane Estates

Infrastructure drawn and Septic TANK are Not located within 100YR Flood Plain. OSSF Spray Dist. Is in the 100 YR flood Zone.

The Property IS IN THE 100 YR FLOOD ZONE
Property IS NOT in Edwards Aquifer Contribution Zone.

INEZ NUNEZ OLALDE 811 WATSON LANE EAST NEW BRAUNFELS TX 78130	
Nicholas Kolbe, R.S. #5115 1825 FM 2438 Seguin, TX 78155	Date: 4/1/2024 Scale: 1"= 90'

N 41° 40' 15" W 257.41'

20' OSSF S.B.

SITE PLAN & OSSF DESIGN:

Legal: Lot 8, Watson Lane Estates

Infrastructure drawn and Septic TANK are Not located within 100YR Flood Plain. OSSF Spray Dist. Is in the 100 YR flood Zone.

The Property IS IN THE 100 YR FLOOD ZONE

Property IS NOT in Edwards Aquifer Contribution Zone.

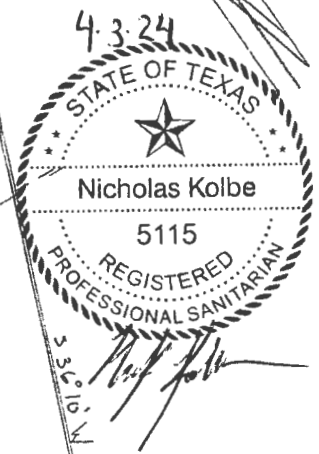
A = 3" or 4" SCH 40 PVC with 2-way Clean Out. Approximately 10' from home to tank, 2-way clean out between home and tank, within 5' of home.

B = Model SA600-768PT (600 GPD Aerobic Treatment Unit)

C = 1.00" SCH 40 PVC, Purple, Secondary Treated and Disinfected spray distribution line, 126'.

D = Spray distribution area. Two (2) distribution heads operating at 360 degrees, 29' radius.

Test Hole



shed, No Plumb

shed, No Plumb

Existing OSSF Tank

815 E. Watson

811 F. Watson

Contribution Zone Plan (CZP)

The OSSF is not in the Contribution zone.

4B < 3500 ft²

Water line

Water meter

20' OSSF S.B.

East Watson Lane

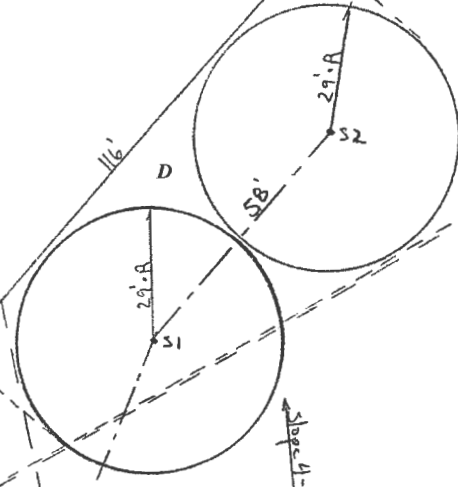
N 41° 40' 15" W 257.41'

S 36° 10' W 1038.61'

1038.61'

100 Yr Flood Zone

100 Yr Flood Zone



16'

14'

14'

14'

14'

14'

14'

14'

14'

14'

14'

14'

14'

14'

14'

14'

116'

58'

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78-14 slope

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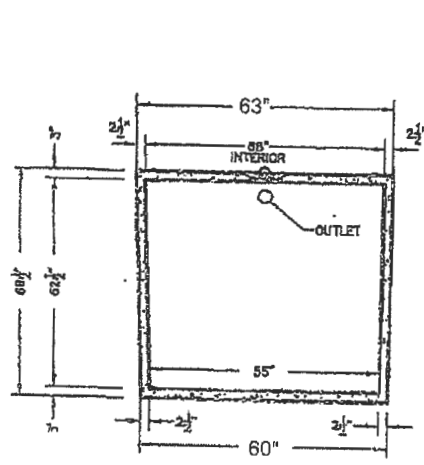
74'

105'

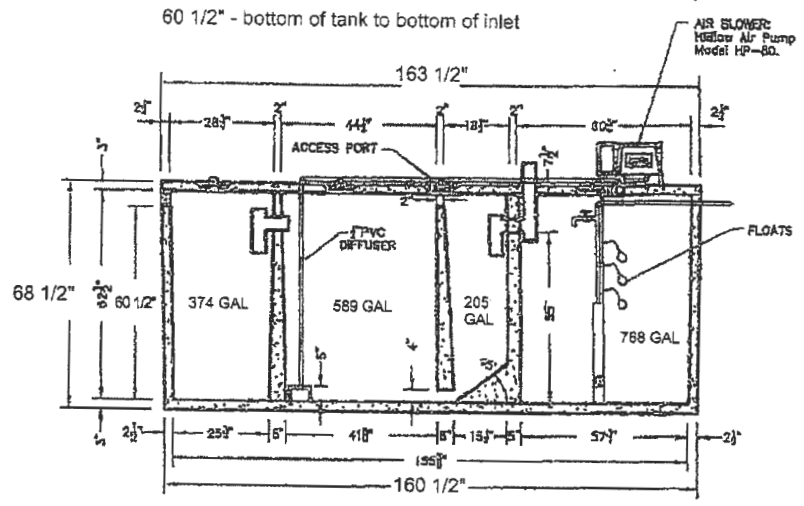
S 36° 10' W

1038.61'

MINIMUM REQUIRED CAPACITIES FOR Q'S < or equal to 300 GPD

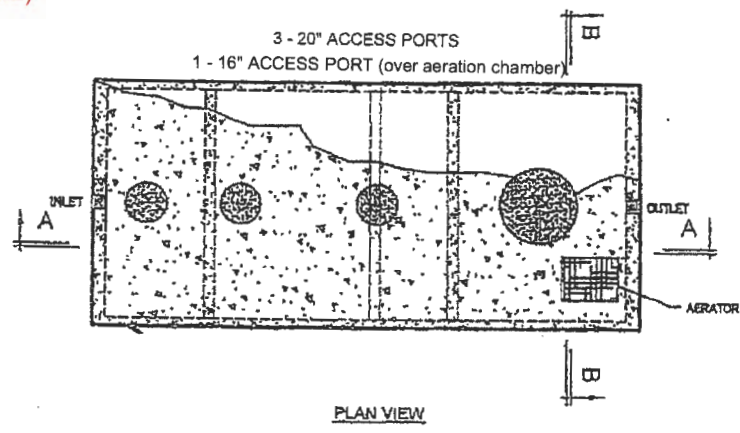


SECTION B-B



SECTION A-A

- LIQUID DEPTH = 55" 13.96 GALL/IN
- HIGH WATER ALARM ON (40") - INLET (55"): 15" (204 GALL) (100 Gallons reserve required)
- PUMP ON (18") - HIGH WATER ALARM (40"): 22" (307.12 GALL)
- PUMP OFF- PUMP ON: 10" - 18" = 8" = (111.68 GALL)
- TANK BOTTOM - PUMP OFF: 8" (111.71 GALL)



PLAN VIEW

4.3.24

REVISION	DATE	BY	CHK
MODEL SA600-788PT SEWER TREATMENT SYSTEM			
SOLAR AEROBIC 6764 HWY 90 EAST LAKE CHARLES, LA 70615 PHONE: (337) 439-0680			
TREATMENT PLANT			
SA-3			
JULY 2011			

STA-RITE® ST.E.P Plus D Series

4" multi-stage submersible effluent pumps



The ST.E.P Plus D Series 4" submersible pump in 10, 20 and 30 GPM models dominate with superior "draw-down" capability.

The ST.E.P Plus D Series 4" submersible pump dominates with reduced amp draw.

The ST.E.P Plus D Series 4" submersible pump dominates with cooler and quieter operation.

APPLICATIONS

Clean and Gray Water... for residential, commercial, and agricultural use.

SPECIFICATIONS

Motor – Available in 115 or 230 volt versions. Dry-wound, double ball-bearing, double-seal and thermal overload protected, UL and CSA approved.

Shell – Stainless steel (300 grade)

Discharge – 1-1/4" Fiberglass-reinforced thermoplastic

Discharge Bearing – Nylatron®

Impellers – Acetel

Diffusers – Polycarbonate

Suction Caps – Polycarbonate with stainless steel wear ring

Thrust Pads – Proprietary spec.

Shaft and Coupling – Stainless steel 300 grade

Intake – Fiberglass-reinforced thermoplastic

Intake Screen – Stainless steel

Jacketed Cord – 600 Volt "SJOW" jacketed 10' leads, 2-wire with ground

Agency Listing – CSA

FEATURES

ST.E.P. Plus DOMINATES with a...

Proven Stage System – The proven SignaSeal staging system utilizes a patented ceramic wear surface. When incorporated with STA-RITE's "true" independent floating impellers, dominates with 1st-in-class performance, superior sand handling, and a thrust management staging system with industry exclusive "dry-run" capabilities.

Superior "draw-down" capability – The ST.E.P. Plus Dominates in this class with the lowest draw-down of 4-1/2" (a standard 4" NEMA submersible only draws-down to 13-1/2").

Reduced amp draw – The ST.E.P. Plus Dominates in this class with less energy consumption – over 25% less amp draw (9.5 amps vs. 12.7 amps, 115 volt) than a 4" NEMA submersible, reducing operating costs and extending the service life of float switch contacts.

Cooler and quieter operation – The ST.E.P. Plus Dominates by using the pumped liquid to cool the motor as it passes over the motor. The water passing over the motor dampens the motor noise, eliminating expensive "flow-inducer sleeves" required when using a standard 4" NEMA submersible.

Impellers – Precision molded for perfect balance... ultra smooth for the highest performance and efficiency. Allows for .080" solids.

Shaft – Positive drive, hexagonal 7/16" – 300-grade stainless steel shaft offers generous impeller drive surfaces.

Shaft bearing – Exclusive self-lubricating Nylatron® bearing resists wear surface from sand and abrasives.

Shell – Corrosion resistant 300-grade stainless steel.

ORDERING INFORMATION

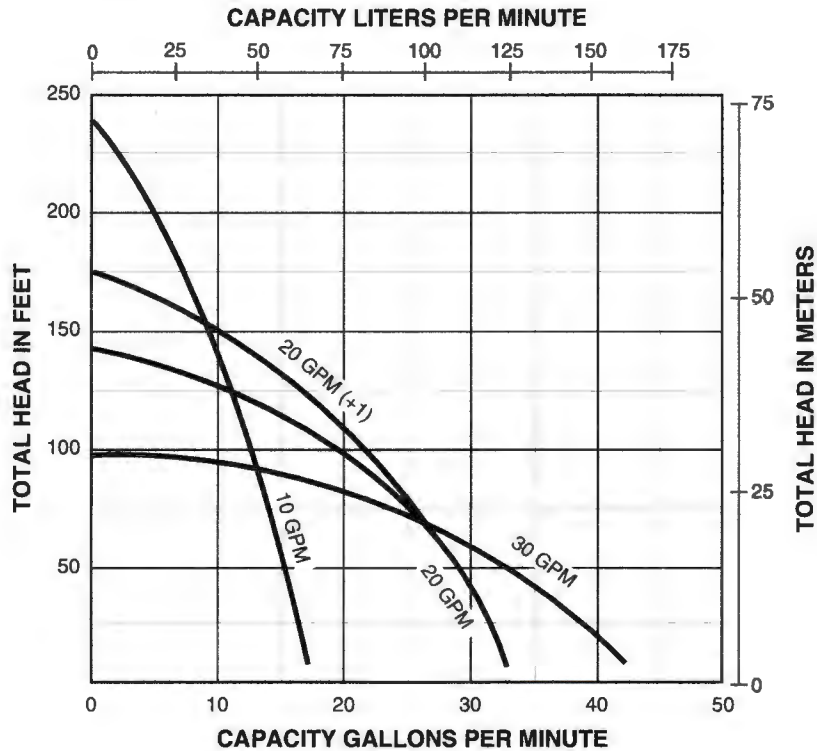
CATALOG NUMBER	HP	MAX. LOAD AMPS	VOLTS	PHASE/ CYCLES	CORD LENGTH	PALLET QUANTITY	WEIGHT (LBS.)
10DOM05221	1/2	5.5	230	1/60	10'	80	16
10DOM05121	1/2	11.0	115	1/60	10'	80	16
20DOM05221	1/2	4.6	230	1/60	10'	80	16
20DOM05121	1/2	9.5	115	1/60	10'	80	16
30DOM05221	1/2	4.6	230	1/60	10'	80	16
30DOM05121	1/2	9.5	115	1/60	10'	80	16
20DOM05221+1	1/2	5.3	230	1/60	10'	80	16
20DOM05121+1	1/2	10.6	115	1/60	10'	80	16

In order to provide the best products possible, specifications are subject to change.

STA-RITE® ST.E.P Plus D Series

4" multi-stage submersible effluent pumps

PUMP PERFORMANCE



PUMP PERFORMANCE (CAPACITY IN GALLONS PER MINUTE)

PUMP MODEL	FLOW RATE (GPM)	PSI											
		0	10	20	30	40	50	60	70	80	90	100	110
10DOM05221	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
10DOM05121	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
20DOM05221	20			30.0	26.0	21.5	14.2	4.4					
20DOM05121	20			30.0	26.0	21.5	14.2	4.4					
30DOM05221	30		38.5	33.3	25.8	16							
30DOM05121	30		38.5	33.3	25.8	16							
20DOM05221+1	20 + 1			30	27.5	24	20	13.5	6				
20DOM05121+1	20 + 1			30	27.5	24	20	13.5	6				

PUMP PERFORMANCE (CAPACITY IN LITERS PER MINUTE)

PUMP MODEL	FLOW RATE (LPM)	BAR											
		.69	1.38	2.07	2.76	3.45	4.13	4.82	5.51	6.20	6.89	7.58	110
10DOM05221	37.85			56.8	51.9	48.1	43.5	38.6	31.8	24.6	16.3	3.8	
10DOM05121	37.85			56.8	51.9	48.1	43.5	38.6	31.8	24.6	16.3	3.8	
20DOM05221	75.7			113.6	98.4	81.4	53.7	16.7					
20DOM05121	75.7			113.6	98.4	81.4	53.7	16.7					
30DOM05221	113.55		145.7	126.0	97.7	60.6							
30DOM05121	113.55		145.7	126.0	97.7	60.6							
20DOM05221+1	75.7 + 1			113.4	103.9	90.7	75.6	51.0	22.6				
20DOM05121+1	75.7 + 1			113.4	103.9	90.7	75.6	51.0	22.6				

ProPlus™ Gear Driven Sprinkler Setting Instructions

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

CHANGING A NOZZLE

1► REMOVING THE NOZZLE RETENTION SCREW

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

2► PULL UP THE RISER

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

3► REMOVING THE NOZZLE

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

4► INSTALLING A NOZZLE

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

SETTING THE ARC ADJUSTMENT

1► FINDING THE LEFT START POSITION

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

2► ORIENTING THE LEFT START POSITION

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

3► CHANGING THE ARC

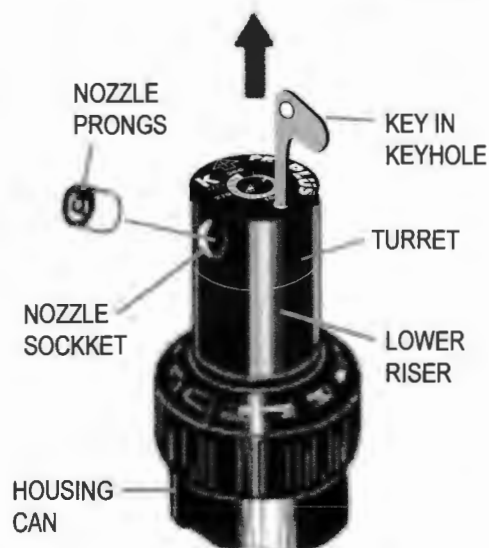
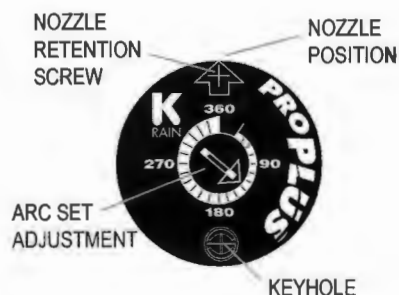
Insert the K-Key or a small flat blade screwdriver into the Arc Set Adjustment slot. Turn clockwise to increase the arc or counter-clockwise to decrease the arc.

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

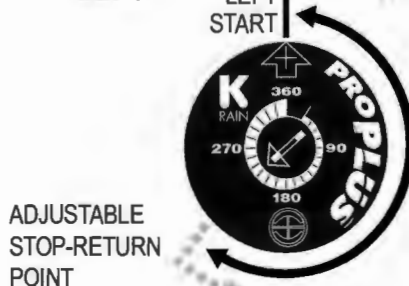
K-KEY



TURRET TOP



LEFT RIGHT



ARC SELECTION
40° - 360°



ProPlus™ Gear Driven Sprinkler Setting Instructions

SPRINKLER INSTALLATION

1 ► INSTALL AND BURY

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

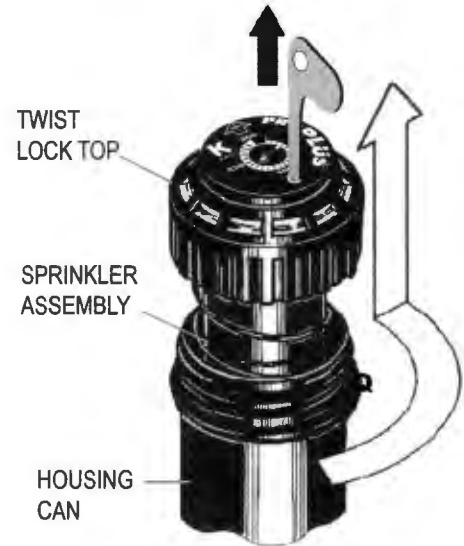
2 ► INSPECTING THE FILTER

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

3 ► WINTERIZATION TIPS

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

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



PERFORMANCE DATA

NOZZLE	PRESSURE			RADIUS		FLOW RATE			PRECIP in/hr / mm/hr			
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M ³ /H	■	▲	■	▲
#0.5	30	207	2.1	28	8.5	0.5	1.9	0.11	0.12	0.14	3	4
	40	276	2.8	29	8.8	0.6	2.3	0.14	0.14	0.16	3	4
	50	345	3.5	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5
#0.75	30	207	2.1	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5
	40	275	2.8	30	9.1	0.8	3.0	0.18	0.17	0.20	4	5
	50	344	3.4	31	9.4	0.9	3.4	0.20	0.18	0.21	5	5
#1.0	30	207	2.1	32	9.8	1.0	3.8	0.23	0.19	0.22	5	6
	40	275	2.8	33	10.1	1.5	5.7	0.34	0.27	0.31	7	8
	50	344	3.4	34	10.4	1.6	6.1	0.36	0.27	0.31	7	8
#2.0	30	207	2.1	37	11.3	2.4	9.1	0.55	0.34	0.39	9	10
	40	275	2.8	40	12.2	2.5	9.5	0.57	0.30	0.35	8	9
	50	344	3.4	42	12.8	3.0	11.4	0.68	0.33	0.38	8	10
2.5 Pre- installed	30	207	2.1	38	11.6	2.5	9.5	0.57	0.33	0.38	8	10
	40	275	2.8	39	11.9	2.8	10.6	0.64	0.35	0.41	9	10
	50	344	3.4	40	12.2	3.2	12.1	0.73	0.39	0.44	10	11
#3.0	30	207	2.1	38	11.6	3.6	13.6	0.82	0.48	0.55	12	14
	40	275	2.8	39	11.9	4.2	15.9	0.96	0.53	0.61	14	16
	50	344	3.4	41	12.5	4.6	17.4	1.05	0.53	0.61	13	15
#4.0	30	207	2.1	43	13.1	4.4	16.7	1.00	0.46	0.53	12	13
	40	275	2.8	44	13.4	5.1	19.3	1.16	0.51	0.59	13	15
	50	344	3.4	46	14.0	5.6	21.2	1.27	0.51	0.59	13	15
#6.0	40	276	2.8	45	13.7	5.9	22.4	1.34	0.58	0.65	14	16
	50	344	3.4	46	14.0	6.0	22.7	1.36	0.55	0.63	14	16
	60	413	4.1	48	14.6	6.3	23.9	1.43	0.53	0.61	13	15
#8.0	40	276	2.8	42	12.8	8.0	30.3	1.82	0.87	1.01	22	26
	50	344	3.4	45	13.7	8.5	32.2	1.93	0.81	0.93	21	24
	60	413	4.1	49	14.9	9.5	36.0	2.16	0.76	0.88	19	22
70	482	4.8	50	15.2	10.0	37.9	2.27	0.77	0.89	20	23	

LOW ANGLE PERFORMANCE DATA

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

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



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

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



ITT

GOULDS PUMPS Residential Water Systems

Friction Loss

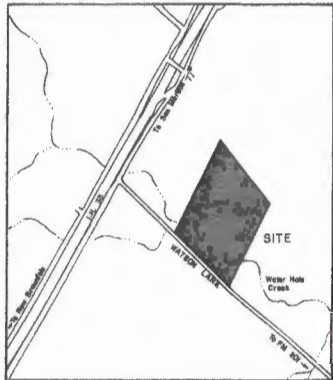
SCH 40 – PLASTIC PIPE: FRICTION LOSS (IN FEET OF HEAD) PER 100 FT.

GPM	GPH	¾"	½"	¾"	1"	1¼"	1½"	2"	2½"	3"	4"	6"	8"	10"
		ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.
1	60	4.25	1.38	.356	.11									
2	120	15.13	4.83	1.21	.38	.10								
3	180	31.97	9.96	2.51	.77	.21	.10							
4	240	54.97	17.07	4.21	1.30	.35	.16							
5	300	84.41	25.76	6.33	1.92	.51	.24							
6	360		36.34	8.83	2.69	.71	.33	.10						
8	480		63.71	15.18	4.58	1.19	.55	.17						
10	600		97.52	25.98	6.88	1.78	.83	.25	.11					
15	900			49.68	14.63	3.75	1.74	.52	.22					
20	1,200			86.94	25.07	6.39	2.94	.86	.36	.13				
25	1,500				38.41	9.71	4.44	1.29	.54	.19				
30	1,800					13.62	6.26	1.81	.75	.26				
35	2,100					18.17	8.37	2.42	1.00	.35	.09			
40	2,400					23.55	10.70	3.11	1.28	.44	.12			
45	2,700					29.44	13.46	3.84	1.54	.55	.15			
50	3,000						16.45	4.67	1.93	.66	.17			
60	3,600						23.48	6.60	2.71	.93	.25			
70	4,200							8.83	3.66	1.24	.33			
80	4,800							11.43	4.67	1.58	.41			
90	5,400							14.26	5.82	1.98	.52			
100	6,000								7.11	2.42	.63	.08		
125	7,500								10.83	3.80	.95	.13		
150	9,000									5.15	1.33	.18		
175	10,500									6.90	1.78	.23		
200	12,000									8.90	2.27	.30		
250	15,000										3.36	.45	.12	
300	18,000										4.85	.63	.17	
350	21,000										6.53	.84	.22	
400	24,000											1.08	.28	
500	30,000											1.66	.42	.14
550	33,000											1.98	.50	.16
600	36,000											2.35	.59	.19
700	42,000												.79	.26
800	48,000												1.02	.33
900	54,000												1.27	.41
950	57,000													.46
1000	60,000													.50

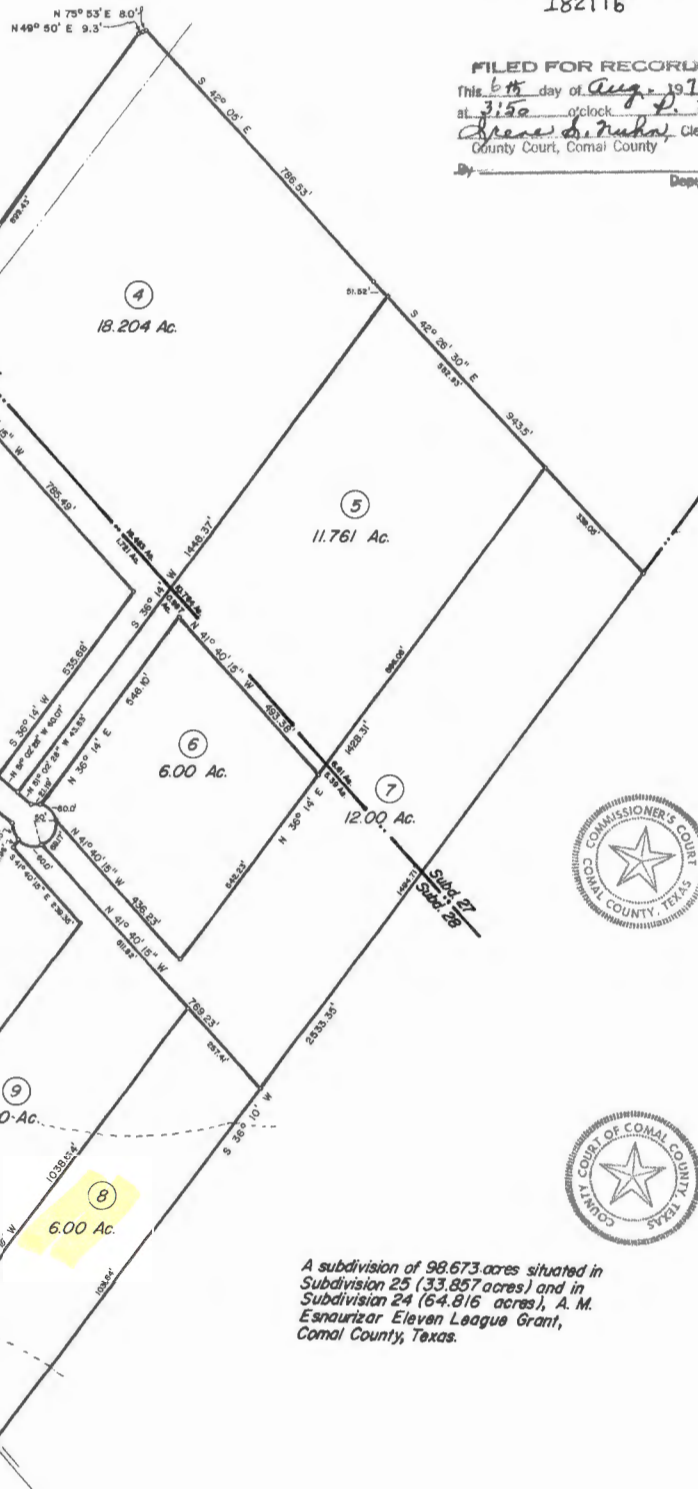
NOTE: See page 5 for website addresses for pipe manufacturers – there are many types of new plastic pipe available now.

WATSON LANE ESTATES

1.795 Acres Road
1270' Road



VICINITY MAP



182116

FILED FOR RECORD
This 6th day of August, 1979
at 3:50 o'clock P.M.
Irene S. Nuhn, Clerk
County Court, Comal County

State of Texas
County of Comal

I, Kenneth J. Fiedlar, owner of the property subdivided in the above and foregoing map of Watson Lane Estates, do hereby make subdivision of said property according to the lines, lots, streets, alleys, parks and easements thereon shown, and designate said subdivision as Watson Lane Estates, and being located in Subdivisions No. 24 and 25, A. M. Esnarizur Eleven League Grant, A-1, Comal County, Texas, and I do hereby dedicate to the public use all the streets, alleys, parks and easements shown thereon forever.

Witness my hand this 20th day of July, A.D., 1979
Kenneth J. Fiedlar
Kenneth J. Fiedlar

State of Texas
County of Comal

Before me, the undersigned authority, on this day personally appeared Kenneth J. Fiedlar, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office at 4:30 this 20th day of July, A.D., 1979.

Conrad M. Wilson
Notary Public in and for Comal County, Texas

State of Texas
County of Comal

I, Raymond Distert, R.P.S. 1868, do hereby certify that this plat represents a true and correct subdivision of Watson Lane Estates as surveyed under my supervision on the ground.

Raymond Distert
Raymond Distert, R.P.S. 1868

Sworn to and subscribed before me this the 23 day of July, A.D., 1979.

Conrad M. Wilson
Notary Public in and for Comal County, Texas

State of Texas
County of Comal

This plat of Watson Lane Estates has been submitted to and considered by the Commissioner's Court of Comal County, Texas, and conforms to all requirements of the Subdividing Regulations of the County as to which approval is required and is hereby approved by such Court.

Date: This 23rd day of July, A.D., 1979.



May R. Hommack
County Judge

Attest: Irene S. Nuhn
County Clerk, Comal County, Texas

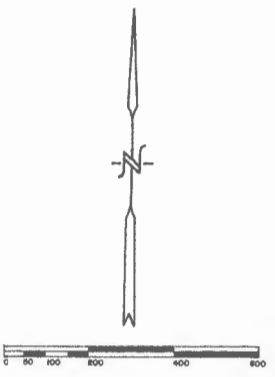
State of Texas
County of Comal

I, Irene S. Nuhn, Clerk of the County of Comal, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 6th day of August, A.D., 1979, at 3:50 PM and duly recorded the 6th day of August, A.D., 1979, at 5:00 PM in the Map and Plat Records of Comal County, Texas, in volume 5 on page 384 in testimony whereof witness my hand and official seal of office this the 6th day of August, A.D., 1979.



Irene S. Nuhn
Irene S. Nuhn, County Clerk, Comal County, Texas

A subdivision of 98.673 acres situated in Subdivision 25 (33.857 acres) and in Subdivision 24 (64.816 acres), A. M. Esnarizur Eleven League Grant, Comal County, Texas.



Property Details

Account

Property ID: 68524 **Geographic ID:** 560240000800

Type: Real **Zoning:**

Property Use:

Location

Situs Address: 815 WATSON LN E NEW BRAUNFELS, TX 78130

Map ID: 5L-A1 **Mapsco:**

Legal Description: WATSON LANE ESTATES, LOT 8

Abstract/Subdivision: 560240 - WATSON LANE ESTATES

Neighborhood: RURAL5

Owner

Owner ID: 1002469

Name: OLALDE INEZ N

Agent:

Mailing Address: 815 WATSON LN E
NEW BRAUNFELS, TX 78130-7196

% Ownership: 100.0%

Exemptions: HS - HOMESTEAD
For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: N/A (+)

Improvement Non-Homesite Value: N/A (+)

Land Homesite Value: N/A (+)

Land Non-Homesite Value: N/A (+)

Agricultural Market Valuation: N/A (+)

Market Value: N/A (=)

Agricultural Value Loss: ⓘ

\$0 (-)

Homestead Cap Loss: ⓘ

N/A (-)

Appraised Value:

N/A

Ag Use Value:

N/A

In order to see most current ownership information click on "advanced" and change the year to 2024.

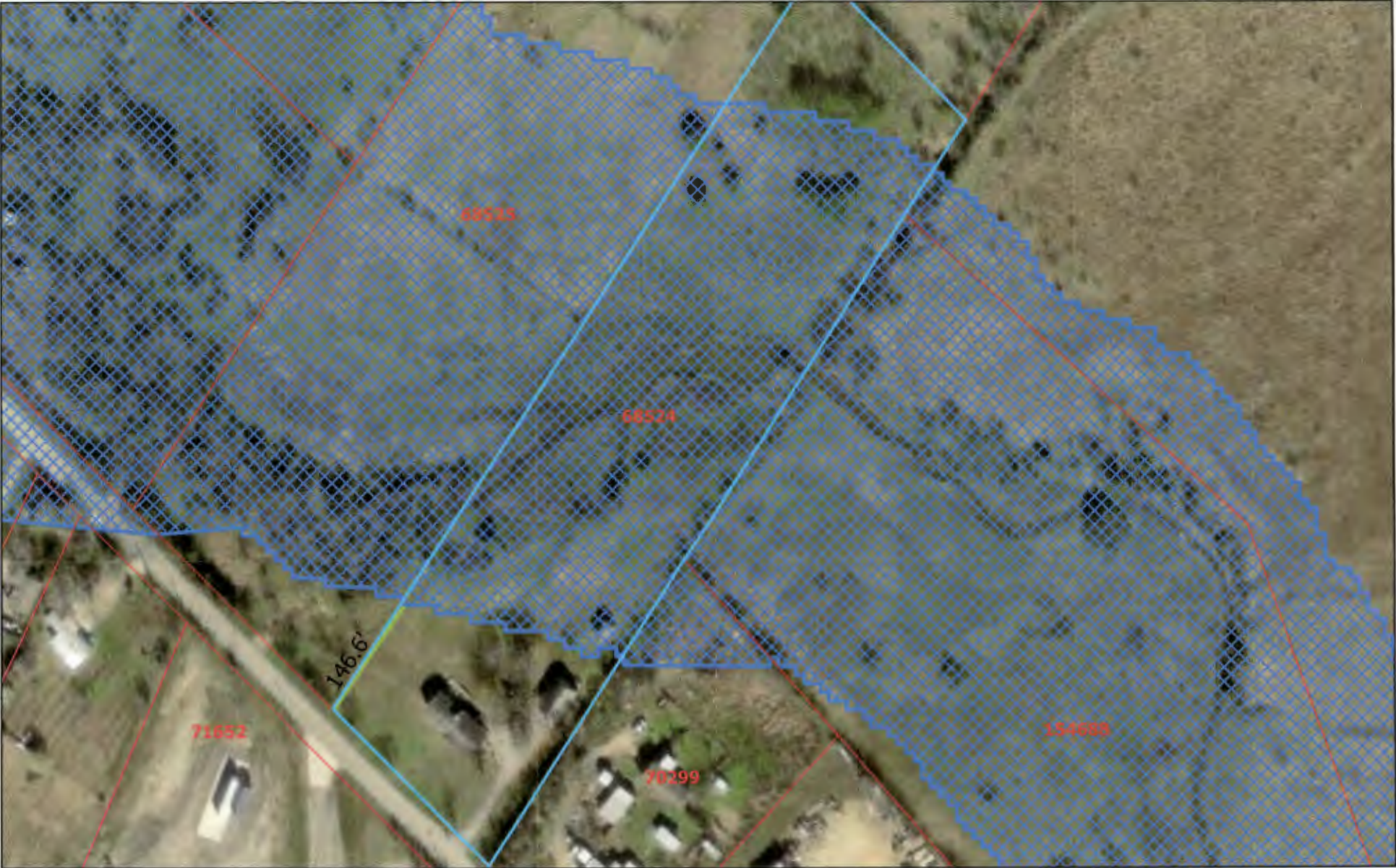
Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

📖 Property Taxing Jurisdiction

Owner: OLALDE INEZ N **%Ownership:** 100.0%

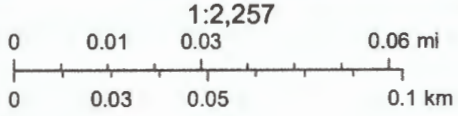
Entity	Description	Market Value	Taxable Value
046	COMAL COUNTY	N/A	N/A
046LR	COMAL COUNTY LATERAL ROAD	N/A	N/A
ES7	(ESD7) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 7 (EMS & FIRE)	N/A	N/A
SCIS	COMAL ISD	N/A	N/A
WYC	YORK CREEK IMPROVEMENT DISTRICT	N/A	N/A

Comal CAD Web Map



4/2/2024, 8:50:31 PM

- Parcels
- Abstracts
- Flood Hazard Area
- A - Areas with a 1% annual chance of flooding.
- X - Area of minimal flood hazard



Maxar, Microsoft

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

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

From: [Ritzen, Brenda](#)
To: ["Wayne Castillo"](#)
Subject: RE: Permit # 117445
Date: Tuesday, June 4, 2024 8:04:00 AM
Attachments: [image001.png](#)

Wayne,

The maintenance provider needs to indicate that the start date of the contract shall be the date the "License to Operate is issued" not the LTO.

Thank you,



Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: Wayne Castillo <solutionsforseptic@gmail.com>
Sent: Friday, May 31, 2024 4:26 PM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Subject: Re: Permit # 117445

This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.
- Comal IT

That is WEIRD!
I can click in it from this end, and there it is,...
Tried it as a screen shot of the attachment.
That help any?

On Fri, May 31, 2024, 4:17 PM Ritzen, Brenda <rabbjr@co.comal.tx.us> wrote:

Wayne,

When I open the attachment it shows up as a blank page.

Thank you,

Bulldog Septic Services

5361 Gin Rd, Marion Tx 78124
Tel.: (830) 583-7867

Permit# _____
Regulatory Agency Com

RECEIVED

By **Brenda Ritzen at 8:01 am, Jun 04, 2024**

VOID

COMMERCIAL INSPECTION & MAINTENANCE AGREEMENT

Regular and continuing Maintenance is the single most important key to the long-term safe and successful operation of surface application systems utilizing aerobic treatment plants. The **OWNER** of an aerobic wastewater treatment system is a **VITAL KEY** to its success or failure and thereby they must accept their responsibilities of its upkeep and maintenance. Bulldog Septic Services hereby enters this maintenance contract to assist the Owner in keeping his/her aerobic system operating properly and safely; and, to keep the owner in compliance with the Texas Commission on Environmental Quality (TCEQ) regulations. (Title 30 Texas Administrative Code, Chapter 203)

INSPECTION OF ITEMS: Items to be inspected include aerators, alarms, chlorine supply and disinfection system, diffusers, distribution systems, drip emitters, sludge volume, chlorine residual, electrical circuitry, filters and pumps.

FREQUENCY OF MAINTENANCE INSPECTION: Bulldog Septic Services will perform maintenance inspections to the owner's aerobic wastewater treatment system three (3) times a year at approximately four (4) month intervals. On each report the owner receives, it will indicate when their next scheduled maintenance inspection will occur.

REPORTS: A report will be generated during each visit with one (1) copy submitted to the required regulatory agency, one (1) copy sent to the owner of the system and the original maintained in our files. The report will indicate the date the inspection was performed, owners name and address, the items inspected, sampling test results for Chlorine Residual, comments, recommendations, and/or repairs performed.

SAMPLING: A Chlorine Residual sample will be conducted during each maintenance inspection visit. Results will be recorded on each report. For commercial systems only, each year, one (1) Biological Oxygen Demand (BOD) and one (1) Total Suspended Solids (TSS) sample will be taken for laboratory analysis. The owner is responsible for the laboratory cost for these tests. The test results will be submitted to the required regulatory agency.

REPAIRS: The owner of the aerobic wastewater treatment system is responsible for any cost associated with the repair or replacement of the system's components. Any repairs and/or replacement costs will be discussed with and accepted by the owner prior to any work performed by Bulldog Septic Services. Bulldog Septic Services will respond to non-scheduled services within 24 hours. There is additional fee for non-scheduled visits and/or service calls.

FEES: The cost of a maintenance agreement for the system listed below is \$ 600 and is valid for Two year(s). Payment is due at the time of contract signing. Failure to make payment within ten (10) days of date of the contract constitutes a breach of contract, and the appropriate regulatory agency will be notified of the cancellation of the contract. This maintenance agreement does not cover the cost of customer-requested service calls, materials or labor that are due to system or component failure. Non-scheduled visits and/or service calls requested by the owner will be at an additional charge. **Invoices are due upon completion of the work performed and/or receipt of invoices.**

OWNERS RESPONSIBILITIES:

- The owner of the Aerobic Treatment Unit must maintain sufficient chlorine (tablets or liquid) in the disinfection system at all times.
- The owner must maintain an area free of overgrowth or vegetation around the Aerobic Treatment Unit and sprinklers.
- Make your property accessible (gate unlocked or key/combination provided), and dogs restrained during each visit.
- The owner must follow the manufacturer's recommendations for the system's proper operation, including restricting the disposal of non-biodegradable material, chemicals, solvents, thinners, fuels, grease, oils, etc. that can effect the systems performance and/or pollute the environment.
- The owner must have their system repaired or components repaired by a Certified Provider as needed.
- The owner must have their Aerobic Treatment Unit pumped out when their system exceeds 65% sludge volume.
- Bulldog Septic Services will advise you when this is necessary by performing a 30 minute settleometer test.
- The owner should keep fire ants away from the Aerobic Treatment unit and its components. Any damage caused by fire ants is not covered under any warranty. Bulldog Septic Services reserves the right to refuse service to systems infested by fire ants. A Travel charge shall be made for return visits, due to fire ant infestation or animals not restrained.

VOID

This contract is valid from: NA through 2 years from LTO

Manufacturer: Solar Aire Model: SA600 Serial Number: _____

Owner's Name: Inez Nunez Olalde Site Address: 811 Watson Ln East

Mailing Address: 811 Watson Ln East, New Braunfels, TX 78130

Telephone: 830-237-5887 Cell Phone: 830-515-8419 Work Phone: _____

Email: escamilla11@icloud.com Call or Text Before Each Visit? Yes No Gate Code: _____

Inez Olalde

5.24.24

John Foster
John Foster, MP

MP2229

Signature of Owner

Date

TCEQ License

From: [Ritzen, Brenda](#)
To: ["Wayne Castillo"](#)
Subject: RE: Permit # 117445
Date: Tuesday, June 4, 2024 8:04:00 AM
Attachments: [image001.png](#)

Wayne,

The maintenance provider needs to indicate that the start date of the contract shall be the date the "License to Operate is issued" not the LTO.

Thank you,



Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: Wayne Castillo <solutionsforseptic@gmail.com>
Sent: Friday, May 31, 2024 4:26 PM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Subject: Re: Permit # 117445

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- Comal IT

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I can click in it from this end, and there it is,...
Tried it as a screen shot of the attachment.
That help any?

On Fri, May 31, 2024, 4:17 PM Ritzen, Brenda <rabbjr@co.comal.tx.us> wrote:

Wayne,

When I open the attachment it shows up as a blank page.

Thank you,

Bulldog Septic Services

5361 Gin Rd, Marion Tx 78124
Tel.: (830) 583-7867

Permit# _____

Regulatory Agency _____

VOID

REVISED
8:08 am, Jun 04, 2024

COMMERCIAL INSPECTION & MAINTENANCE AGREEMENT

Regular and continuing Maintenance is the single most important key to the long-term safe and successful operation of surface application systems utilizing aerobic treatment plants. The **OWNER** of an aerobic wastewater treatment system is a **VITAL KEY** to its success or failure and thereby they must accept their responsibilities of its upkeep and maintenance. Bulldog Septic Services hereby enters this maintenance contract to assist the Owner in keeping his/her aerobic system operating properly and safely; and, to keep the owner in compliance with the Texas Commission on Environmental Quality (TCEQ) regulations. (Title 30 Texas Administrative Code, Chapter 203)

INSPECTION OF ITEMS: Items to be inspected include aerators, alarms, chlorine supply and disinfection system, diffusers, distribution systems, drip emitters, sludge volume, chlorine residual, electrical circuitry, filters and pumps.

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REPORTS: A report will be generated during each visit with one (1) copy submitted to the required regulatory agency, one (1) copy sent to the owner of the system and the original maintained in our files. The report will indicate the date the inspection was performed, owners name and address, the items inspected, sampling test results for Chlorine Residual, comments, recommendations, and/or repairs performed.

SAMPLING: A Chlorine Residual sample will be conducted during each maintenance inspection visit. Results will be recorded on each report. For commercial systems only, each year, one (1) Biological Oxygen Demand (BOD) and one (1) Total Suspended Solids (TSS) sample will be taken for laboratory analysis. The owner is responsible for the laboratory cost for these tests. The test results will be submitted to the required regulatory agency.

REPAIRS: The owner of the aerobic wastewater treatment system is responsible for any cost associated with the repair or replacement of the system's components. Any repairs and/or replacement costs will be discussed with and accepted by the owner prior to any work performed by Bulldog Septic Services. Bulldog Septic Services will respond to non-scheduled services within 24 hours. There is additional fee for non-scheduled visits and/or service calls.

FEES: The cost of a maintenance agreement for the system listed below is \$ 600 and is valid for Two year(s). Payment is due at the time of contract signing. Failure to make payment within ten (10) days of date of the contract constitutes a breach of contract, and the appropriate regulatory agency will be notified of the cancellation of the contract. This maintenance agreement does not cover the cost of customer-requested service calls, materials or labor that are due to system or component failure. Non-scheduled visits and/or service calls requested by the owner will be at an additional charge. **Invoices are due upon completion of the work performed and/or receipt of invoices.**

OWNERS RESPONSIBILITIES:

- The owner of the Aerobic Treatment Unit must maintain sufficient chlorine residual in the disinfection system at all times.
- The owner must maintain an area free of overgrowth or vegetation around the Aerobic Treatment Unit and sprinklers.
- Make your property accessible (gate unlocked or key/combination) and all animals restrained during each visit.
- The owner must follow the manufacturer's recommendations for the system's proper operation, including restricting the disposal of non-biodegradable material, chemicals, solvents, thinners, fuels, grease, oils, etc. that can effect the systems performance and/or pollute the environment.
- The owner must have their system repaired or components replaced immediately by a Certified Provider as needed.
- The owner must have their Aerobic Treatment Unit pumped out by a licensed waste hauler when their system exceeds 65% sludge volume.
- Bulldog Septic Services will advise you when this is necessary by conducting a free annual 30 minute settleometer test.
- The owner should keep fire ants away from the Aerobic Treatment unit and its components. Any damage caused by fire ants is not covered under any warranty. Bulldog Septic Services reserves the right to refuse service to systems infested by fire ants. A Travel charge shall be made for return visits, due to fire ant infestation or animals not restrained.

VOID

This contract is valid from: NA through 2 years from LTO

Manufacturer: Solar Aire Model: SA600 Serial Number: _____

Owner's Name: Inez Nunez Olalde Site Address: 811 Watson Ln East

Mailing Address: 811 Watson Ln East, New Braunfels, TX 78130

Telephone: 830-237-5887 Cell Phone: 830-515-8419 Work Phone: _____

Email: escamilla11@icloud.com Call or Text Before Each Visit? Yes No Gate Code: _____

Inez Olalde

5.24.24

John Foster
John Foster, MP

MP2229

Signature of Owner

Date

TCEQ License

From: [Ritzen, Brenda](#)
To: [Wayne Castillo](#)
Subject: RE: Permit # 117445
Date: Friday, May 31, 2024 4:04:00 PM
Attachments: [image001.png](#)

Wayne,

I am still awaiting a copy of the maintenance contract signed by the service provider.

Thank you,



Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: Wayne Castillo <solutionsforseptic@gmail.com>
Sent: Friday, May 31, 2024 4:00 PM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Subject: Permit # 117445

This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.
- Comal IT

Good afternoon, Brenda!
This SHOULD complete the application for this permit?
Please confirm that, and advise a guesstimated approval date?
...meantime, have yourself a GREAT weekend!
Thank you for your time, and help!

Best regards,
Wayne Castillo
Solutions For Septic
830.557.9097

From: [Ritzen, Brenda](#)
To: [Kolbe Land Company](#)
Cc: escamilla11@icloud.com
Subject: RE: Permit 117445
Date: Friday, May 17, 2024 11:54:00 AM
Attachments: [image001.png](#)

Nicholas,

I have updated the permit file. I will await the signed maintenance contract before further processing.

Thank you,



Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: Kolbe Land Company <kolbelandco@gmail.com>
Sent: Friday, May 17, 2024 10:54 AM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Cc: escamilla11@icloud.com
Subject: Re: Permit 117445

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- Comal IT

Here is the revised design as requested. I spoke with the installer and he is going to send me over the new maintenance contract with the maintenance providers signature. Once I receive this, I will send it to you

Respectfully,

Nicholas Kolbe

P: (830) 708-9065

E: KolbeLandCo@Gmail.com

TCEQ LIC#: OS0036987, OS0038595

R.S.#: 5115

From: [Ritzen, Brenda](#)
To: ["Kolbe Land Company"](#)
Cc: escamilla11@icloud.com
Subject: RE: Permit 117445
Date: Friday, May 17, 2024 8:28:00 AM
Attachments: [image001.png](#)

Nicholas,

A couple of things are still needed:

1. The maintenance provider must sign the contract.
2. Please clarify that if the installer installs per your design the system will not be damaged in a flood event, or are additional installation precautions necessary?

Thank you,



Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: Kolbe Land Company <kolbelandco@gmail.com>
Sent: Thursday, May 16, 2024 4:19 PM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Cc: escamilla11@icloud.com
Subject: Re: Permit 117445

This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

Good afternoon Brenda
Please see attached here the necessary revision documents as requested. Please review and let me know if you have any questions or need any additional information for this permit

Respectfully,
Nicholas Kolbe

P: (830) 708-9065

E: KolbeLandCo@Gmail.com

Bulldog Septic Services

5361 Gin Rd, Marion Tx 78124
Tel.: (830) 583-7867

Permit# _____
Regulatory Agency _____

VOID

REVISED

8:06 am, May 17, 2024

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OWNER'S RESPONSIBILITIES:

- The owner of the Aerobic Treatment Unit must maintain sufficient chlorine (tablets or liquid) in the disinfection system at all times.
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This contract is valid from: NA through 2 years from LTO

Manufacturer: Solar Aire Model: SA600 Serial Number: _____

Owner's Name: Inez Nunez Olalde Site Address: 811 Watson Ln East

Mailing Address: 811 Watson Ln East, New Braunfels, TX 78130

Telephone: 830-237-5887 Cell Phone: 830-515-8419 Work Phone: _____

Email: escamilla11@icloud.com Call or Text Before Each Visit? Yes No Gate Code: _____

Inez Olalde
Signature of Owner

4-18-24
Date

John Foster, MP

MP2229
TCEQ License

REVISED

8:07 am, May 17, 2024

NOTES

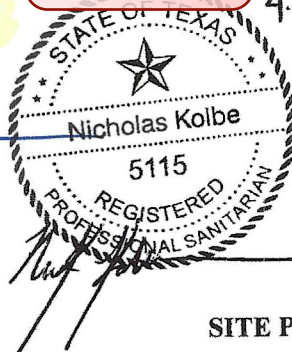
VOID

1. **Septic Design is to accommodate a 4 bedroom, <3500sqft home, No More than 300 GPD Flow. Over-use of 300 GPD may result in System Failure.**
2. Install an Aerobic Treatment Plant (ATU) as noted on the design. ATU is a SA600-768T, a 600 GPD Aerobic Treatment Unit (Model SA600-768PT)
3. Install a 2-way cleanout in a 3" or 4" tightline between the house and the tank, slope 1/8in/ft. Tightline shall be 3" or 4" SCH 40 PVC. Approximately 10' of Tightline, from home to tank.
4. Supply line to sprinklers is purple 1" sch 40, 126'.
5. S1-S2 are K-Rain Proplus low angle sprinklers with #3 nozzles operating @ 30psi, 29' radius. All are operating at 360 degree radiuses. GPM each is 3.0. Total of 6 GPM
6. There shall be no obstructions within 10' of the sprinkler heads.
7. Audible & visual alarms, external disconnect within site of the pump tank, pump & alarms on separate breakers and external wiring in conduit are required.
8. Timer set to spray between 12:00 AM & 5:00 AM.
9. **The reserve capacity (1/3) of the daily flow for this system is 100 gallons**
10. Liquid chlorinator required.
11. Any excavations and/or exposed rock in the disposal area shall be covered with topsoil and seasonal grasses shall be seeded over the disposal rea in order to minimize run-off & erosion. Erosion cloth is acceptable.
12. No part of the septic system absorption field is within 150' of any sensitive recharge feature. No part of the On-Site Sewage Facility treatment tank is within 50' of any sensitive recharge feature.
13. **Potable waterline to be sleeved in sch 40 PVC to 10' of any element of the OSSF system in order to provide the equivalent protection of a 10' separation in compliance with TAC Chapter 290, Subchapter D, Rules for Public Drinking Water Systems.**
14. **Waterline shall not run horizontal with any OSSF tightline or 1" purple SCH 40 Distribution line within 10'**
15. **Septic tank shall stay a minimum of 10' from all potable waterlines or above ground storage tanks.**
16. **Entirety of septic system is to stay within the setbacks and boundary lines of property as noted on design.**
17. **Design and details written and drawn herein were prepared with the best available information provided to the Registered Sanitarian by the landowner and by ground truth/evaluation.**

VOID

18. System has been designed and is to be installed so that it will not be damaged in a flood event, resulting in contamination of the environment or induce harm or risk to human health.

5.16.24



4.3.24

SITE PLAN & OSSF DESIGN:

Legal: Lot 8, Watson Lane Estates

Infrastructure drawn and Septic TANK are Not located within 100YR Flood Plain. OSSF Spray Dist. Is in the 100 YR flood Zone.

The Property IS IN THE 100 YR FLOOD ZONE
Property IS NOT in Edwards Aquifer Contribution Zone.

INEZ NUNEZ OLALDE	
811 WATSON LANE EAST	
NEW BRAUNFELS TX 78130	
Nicholas Kolbe, R.S. #5115	Date: 4/1/2024
1825 FM 2438	Scale: 1"= 90'
Seguin, TX 78155	

From: [Ritzen, Brenda](#)
To: escamilla11@icloud.com; [Kolbe Land Company](#)
Subject: Permit 117445
Date: Thursday, May 16, 2024 4:04:00 PM
Attachments: [image001.png](#)

Re: Inez Nunez Olalde
Watson Lane Estates Lot 8
Application for Permit for Authorization to Construct an On-Site Sewage Facility (OSSF)

Owner / Agent :

The following information is needed before I can continue processing the referenced permit submittal:

- 1. The 2 year initial maintenance contract must indicate that that start date of the contract shall be the date the License to Operate (not LTO) is issued. It must also be signed by the maintenance provider.**
- 2. Indicate that the system has been placed so that it will not be damaged in a flood event, resulting in contamination of the environment.**
- 3. Revise as needed and resubmit.**

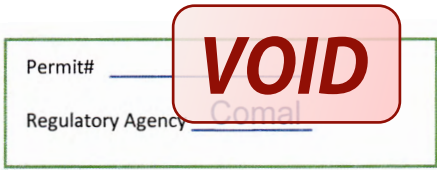
Thank you,



Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

Bulldog Septic Services

5361 Gin Rd, Marion Tx 78124
Tel.: (830) 583-7867



COMMERCIAL INSPECTION & MAINTENANCE AGREEMENT

Regular and continuing Maintenance is the single most important key to the long-term safe and successful operation of surface application systems utilizing aerobic treatment plants. The **OWNER** of an aerobic wastewater treatment system is a **VITAL KEY** to its success or failure and thereby they must accept their responsibilities of its upkeep and maintenance. Bulldog Septic Services hereby enters this maintenance contract to assist the Owner in keeping his/her aerobic system operating properly and safely; and, to keep the owner in compliance with the Texas Commission on Environmental Quality (TCEQ) regulations. (Title 30 Texas Administrative Code, Chapter 285)

INSPECTION OF ITEMS: Items to be inspected include aerators, alarms, chlorine supply and disinfection system, diffusers, distribution systems, drip emitters, sludge volume, chlorine residual, electrical circuitry, filters and pumps.

FREQUENCY OF MAINTENANCE INSPECTION: Bulldog Septic Services will perform maintenance inspections to the owner's aerobic wastewater treatment system three (3) times a year at approximately four (4) month intervals. On each report the owner receives, it will indicate when their next schedule maintenance inspection will occur.

REPORTS: A report will be generated during each visit with one (1) copy submitted to the required regulatory agency, one (1) copy sent to the owner of the system and the original maintained in our files. The report will indicate the date the inspection was performed, owners name and address, the items inspected, sampling test results for Chlorine Residual, comments, recommendations, and/or repairs performed.

SAMPLING: A Chlorine Residual sample will be conducted during each maintenance inspection visit. Results will be recorded on each report. For commercial systems only, each year, one (1) Biological Oxygen Demand (BOD) and one (1) Total Suspended Solids (TSS) sample will be taken for laboratory analysis. The owner is responsible for the laboratory cost for these tests. The test results will be submitted to the required regulatory agency.

REPAIRS: The owner of the aerobic wastewater treatment system is responsible for any cost associated with the repair or replacement of the system's components. Any repairs and/or replacement costs will be discussed with and accepted by the owner prior to any work performed by Bulldog Septic Services. Bulldog Septic Services will respond to non-scheduled services within 24 hours. There is additional fee for non-scheduled visits and/or service calls.

FEES: The cost of a maintenance agreement for the system listed below is: \$ 600 and is valid for Two year(s). Payment is due at the time of contract signing. Failure to make payment within ten (10) days of date of the contract constitutes a breach of contract, and the appropriate regulatory agency will be notified of the cancellation of the contract. This maintenance agreement does not cover the cost of customer-requested service calls, materials or labor that are due to system or component failure. Non-scheduled visits and/or service calls requested by the owner will be at an additional charge. **Invoices are due upon completion of the work performed and/or receipt of invoices.**

OWNER'S RESPONSIBILITIES:

- The owner of the Aerobic Treatment Unit must maintain sufficient chlorine (tablets or liquid) in the disinfection system at all times.
- The owner must maintain an area free of overgrowth or vegetation around the Aerobic Treatment Unit and sprinklers.
- Make your property accessible (gate unlocked or keys provided), and dogs restrained during each visit.
- The owner must follow the manufacturer's recommendations for the system's proper operation, including restricting the disposal of non-biodegradable material, chemicals, solvents, thinners, fuels, grease, oils, etc. that can effect the systems performance and/or pollute the environment.
- The owner must have their system repaired or components replaced immediately by a Certified Provider as needed.
- The owner must have their Aerobic Treatment Unit pumped out by a licensed waste hauler when their system exceeds 65% sludge volume.
- Bulldog Septic Services will advise you when this is necessary by conducting a free annual 30 minute settleometer test.
- The owner should keep fire ants away from the Aerobic Treatment unit and its components. Any damage caused by fire ants is not covered under any warranty. Bulldog Septic Services reserves the right to refuse service to systems infested by fire ants. A Travel charge shall be made for return visits, due to fire ant infestation or animals not restrained.

This contract is valid from: NA through 2 years from LTO

Manufacturer: Solar Aire Model: SA600 Serial Number: _____

Owner's Name: Inez Nunez Olalde Site Address: 811 Watson Ln East

Mailing Address: 811 Watson Ln East, New Braunfels, TX 78130

Telephone: 830-237-5887 Cell Phone: 830-515-8419 Work Phone: _____

Email: escamilla11@icloud.com Call or Text Before Each Visit? Yes No Gate Code: _____

Inez Olalde
Signature of Owner

4-18-24
Date

John Foster, MP

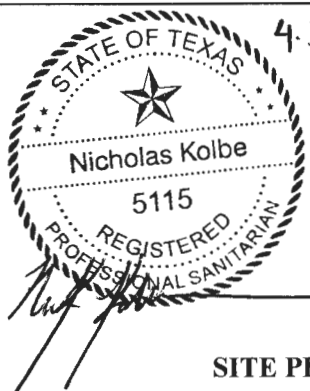
MP2229
TCEQ License

NOTES

VOID

1. **Septic Design is to accommodate a 4 bed home, No More than 300 GPD Flow. Over-use of 300 GPD may result in System Failure.**
2. Install an Aerobic Treatment Plant (ATU) as noted on the design. ATU is a SA600-768T, a 600 GPD Aerobic Treatment Unit (Model SA600-768PT)
3. Install a 2-way cleanout in a 3" or 4" tightline between the house and the tank, slope 1/8in/ft. Tightline shall be 3" or 4" SCH 40 PVC. Approximately 10' of Tightline, from home to tank.
4. Supply line to sprinklers is purple 1" sch 40, 126'.
5. S1-S2 are K-Rain Proplus low angle sprinklers with #3 nozzles operating @ 30psi, 29' radius. All are operating at 360 degree radiuses. GPM each is 3.0. Total of 6 GPM
6. There shall be no obstructions within 10' of the sprinkler heads.
7. Audible & visual alarms, external disconnect within site of the pump tank, pump & alarms on separate breakers and external wiring in conduit are required.
8. Timer set to spray between 12:00 AM & 5:00 AM.
9. **The reserve capacity (1/3) of the daily flow for this system is 100 gallons**
10. Liquid chlorinator required.
11. Any excavations and/or exposed rock in the disposal area shall be covered with topsoil and seasonal grasses shall be seeded over the disposal area in order to minimize run-off & erosion. Erosion cloth is acceptable.
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16. **Entirety of septic system is to stay within the setbacks and boundary lines of property as noted on design.**
17. **Design and details written and drawn herein were prepared with the best available information provided to the Registered Sanitarian by the landowner and by ground truth/evaluation.**

VOID



4-3-24

INEZ NUNEZ OLALDE 811 WATSON LANE EAST NEW BRAUNFELS TX 78130	
Nicholas Kolbe, R.S. #5115	Date: 4/1/2024
1825 FM 2438	Scale: 1"= 90'
Seguin, TX 78155	

SITE PLAN & OSSF DESIGN:

Legal: Lot 8, Watson Lane Estates

Infrastructure drawn and Septic TANK are Not located within 100YR Flood Plain. OSSF Spray Dist. Is in the 100 YR flood Zone.

The Property IS IN THE 100 YR FLOOD ZONE
Property IS NOT in Edwards Aquifer Contribution Zone.

2/3



201806044100 11/13/2018 01:38:15 PM 1/3

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

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

THAT MARY V. SAVAGE ~~w/k/a~~ MARY SAUCEDA (Life Estate), a single person and MARK MOJICA and HIRAM MOJICA, not joined herein by our respective spouses, if any, because the herein conveyed property forms no part of any property claimed as homestead, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by INEZ NUNEZ OLALDE, a single person, whose address is 815 Watson Lane East, New Braunfels, Texas, 78130, hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged;

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee the following described property situated in Comal County, Texas, to-wit:

All that certain tract or parcel of land lying and being situated in Comal County, Texas, being known and designated as Tract Eight (8), WATSON LANE ESTATES, according to the map or plat recorded in Volume 5, page 384, Comal County, Texas Map and Plat Records.

This conveyance is made subject to, all and singular, the restrictions, conditions, easements and covenants, if any, applicable to and enforceable against the above described property as reflected by the records of the County Clerk of Comal County, Texas.

Taxes for the current year have been prorated and are thereafter assumed by Grantee.

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, or assigns forever.

Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and assigns against any person whomsoever claiming or to claim the same or any part thereof.

DATED this the 8 day of October, 2018.

Mary V. Savage
MARY V. SAVAGE f/w/a MARY SAUCEDA
(Life Estate), a single person
Mark Mojica
MARK MOJICA
H. Mojica
HIRAM MOJICA

STATE OF TEXAS
COUNTY OF Dallas

§
§

This instrument was acknowledged before me on this the 8 day of October, 2018, by MARY V. SAVAGE f/w/a MARY SAUCEDA (Life Estate), a single person.

H. Mojica
Notary Public in and for the State of Texas
My Comm. Exp. 7/30/22
Notary ID 766006-0

STATE OF ~~TEXAS~~ Wyoming
COUNTY OF Natrona

§
§

This instrument was acknowledged before me on this the 1st ^{mm} day of ~~October, 2018~~ NOV. 1, 2018 by MARK MOJICA.

NOTARY PUBLIC
M L HOLLOWAY
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires January 19, 2019

M L Holloway
Notary Public in and for the State of ~~Texas~~ Wyoming

STATE OF TEXAS
COUNTY OF Collin

§
§

This instrument was acknowledged before me on this the 9 day of ^{November} ~~October~~, 2018,
by HIRAM MOJICA.



[Signature]
Notary Public in and for the State of Texas

Steve D. Taylor
268 Comal Avenue
New Braunfels, TX 78130

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
11/13/2018 01:38:15 PM
CASHONE 3 Page(s)
201806044100



Bobbie Koepf

COMAL APPRAISAL DISTRICT
 PROPERTY 58524 R
 Legal Description
 WATSON LANE ESTATES, LOT 8, ACRES 6.0

OWNER ID
 96935
 OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2011
 SAVAGE MARY V
 815 WATSON LN E
 NEW BRAUNFELS, TX 78130-7195-15

Entites
 045 100%
 CAD 100%
 CIB 100%
 EDW 100%
 EB7 100%
 FLC 100%
 LTR 100%
 YCW 100%
 ZZZ 100%

Value
 IMPROVEMENTS 20,470
 LAND MARKET + 88,200
 MARKET VALUE = 108,670
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 108,670
 HS CAP LOSS - 7,735
 ASSESSED VALUE = 100,935

Ref ID: R068524
 960240000900 Map ID 5L-A1

ACRES: 6.0000
 EFF. ACRES:

SITUS 815 WATSON LN NEW BRAUNFELS, TX 78130

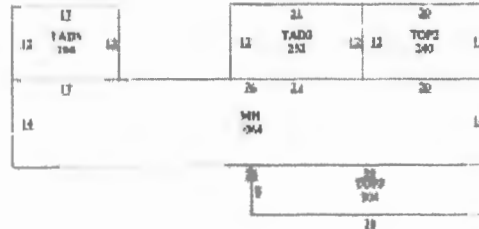
APPR VAL METHOD: Cost

GENERAL
 UTILITIES LAST APPR Kanton S
 TOPOGRAPHY LAST APPR YR 2011
 ROAD ACCESS 30 LAST INSP DATE 01/18/2008
 ZONING NEXT INSP DATE
 NEXT REASON

SKETCH for Improvement #1 (MOBILE HOME)

EXEMPTIONS
 HS HOMESTEAD
 OVB5 OVER 65

REMARKS



SKETCH COMMANDS
 MH DU14,DR78,DD14,DL76
 TOP2 MR38,DR38,DD8,DL38,DU8
 TOP2 MU14,MR58,DU12,DR20,DD12,DL20
 TAD3 MU14,MR35,DU*2,DR21,DD12,DL21
 TAD3 MU14,DU12,DR17,DD12,DL17

BUILDING PERMITS
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 03/05/1993 ***** WD / 195 / 197
 12/01/1988 ***** WD / 661 / 388
 05/29/1967 ***** WD / 590 / 788

SUBD: 580240 100.00% NBHD:RURALS 100.00%		IMPROVEMENT INFORMATION											IMPROVEMENT FEATURES							
#	TYPE	DESCRIPTION	MTHD	CLASS	SUNCL	AREA	UNIT PRICE	UNITS	BUILT	EFF. YR	COND	VALUE	DEPR	PHYS	EGON	LUNC	COMP	ADJ	ADJ VALUE	
MH	Manufactured		R	M7		1,064.0	30.91	1	1978	1978	A	32,800	19.6%	100%	100%	100%	100%	0.20	6,450	
TOP2	Mobile Home		R	Y		304.0	5.00	1	0	1978	A	1,520	19.6%	100%	100%	100%	100%	0.20	300	
TOP2	Mobile Home		R	Y		240.0	5.00	1	1987	1978	A	1,200	19.6%	100%	100%	100%	100%	0.20	240	
TAD3	Mobile Home		R	Y		282.0	17.00	1	1987	1978		4,280	75%	100%	100%	100%	100%	0.75	3,210	
STOR	Storage area		R	Y		204.0	17.00	1	0	1978		3,470	100%	100%	100%	100%	100%	1.00	3,470	
ATTC	Attc DO NOT		R	Y		0	13.91	1	0	1978		200	100%	100%	100%	100%	100%	1.00	200	
SEP1	Septic Syste		R	Y		204.0	0.00	1	1967	1978		2,800	75%	100%	100%	100%	100%	0.75	2,800	
						1.0	4,000.00	1	0	1978		4,000	100%	100%	100%	100%	100%	1.00	4,000	
1. MOBILE HOME						STCD: A2	2,388.8	Homestead: Y (100%)			80,163									20,478
1578 N/WAY MH,																				

SUBD 580240 100.00% NBHD:RURALS 100.00%		LAND INFORMATION											IRR Wells: 0 Capacity: 0		IRR Acres: 0		Oil Wells: 0				
Le	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE			
T	Residential						RURA: #1 A2	Y (100%)	A	6.0000 AC	14,700.00	88,200	1.00	1.00	A			88,200	NO	0.00	0
T H Acres 6.0000																					
88,200																					

RECEIVED

By Kathy Griffin at 1:43 pm, Apr 29, 2024



COMAL COUNTY

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

Shaded boxes for Date Received and Initials.

Date Received

Initials

Shaded box for Permit Number containing handwritten "117445".

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.

Mrs. Balde

Signature of Applicant

4.18.24

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refeused)