

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:

Address:

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

Inspector Notes:

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
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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: 117465
Issued This Date: 06/06/2024
This permit is hereby given to: Patrick & Donique Hoffman

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

3721 HUNTER RD
NEW BRAUNFELS, TX 78132

Subdivision: Orilla Russell League Survey No. 2 A-485
Unit: 0
Lot: 0
Block: 0
Acreage: 2.7900

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 1:08 pm, May 08, 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 _____

Permit Number 117465

1. APPLICANT / AGENT INFORMATION

Owner Name	<u>PATRICK E. HOFFMAN & DONIQUE M. HOFFMAN</u>	Agent Name	<u>DAVID WINTERS SEPTICS LLC.</u>
Mailing Address	<u>3721 Hunter Rd.</u>	Agent Address	<u>P.O. BOX 195</u>
City, State, Zip	<u>New Braunfels, TX 78130</u>	City, State, Zip	<u>SPRING BRANCH, TX 78070</u>
Phone #	_____	Phone #	<u>830-935-2477</u>
Email	_____	Email	<u>WINTERSSEPTICS@GVTC.COM</u>

2. LOCATION

Subdivision Name _____ Unit _____ Lot _____ Block _____

Survey Name / Abstract Number ORILLA RUSSELL LEAGUE SUR. NO. 2, ABS. 485 Acreage 2.785

Address 3721 HUNTER ROAD City NEW BRAUNFELS State TX Zip 78132

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 2310

☐ 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: \$ 150,000 (Structure Only)

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

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

Source of Water ☐ Public ☒ Private Well

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Signature of Owner _____

Date _____



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Garrett R. Winters R.S

System Description Aerobic System W/ Spray Application

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

Tank Size(s) (Gallons) 600GPD Absorption/Application Area (Sq Ft) 4,926

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: New Braunfels



Garrett R. Winters R.S.

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.

Garrett R. Winters R.S.
Signature of Designer

4/30/2024

Date

AFFIDAVIT**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 (TCEQ) 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):

_____ UNIT/PHASE/SECTION _____ BLOCK _____ LOT _____ SUBDIVISION

IF NOT IN SUBDIVISION: 2.785 ACREAGE ORILLA RUSSELL LEAGUE SUR. NO. 2, ABS. 485 SURVEY

The property is owned by (insert owner's full name): PATRICK E. HOFFMAN & DONIQUE M. HOFFMAN

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 8th DAY OF August, 2022

[Signature]
Owner(s) signature(s)

PATRICK E. HOFFMAN

DONIQUE M. HOFFMAN

Owner (s) Printed name (s)

PATRICK E. & DONIQUE M. HOFFMAN SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 8th DAY OF August, 2022

[Signature]
Notary Public Signature



I Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
09/16/2022 11:54:52 AM
TERRI 1 Pages(s)
202206041462



Bobbie Koepp

DAVID WINTERS SEPTICS, LLC
PO BOX 195
SPRING BRANCH, TX 78070
830-935-2477 OFFICE
830-935-2477 FAX
wintersseptics@gvvc.com

117445

Routine Maintenance and Inspection Agreement

This Work-for-Hire Agreement (hereafter referred to as this "Agreement") is entered into, by, and between
Jacob Martinez (referred to as "Client") and David Winters Septic's, LLC, Inc.
(hereafter referred to as "Contractor") located at 3741 Hunter Rd Date beginning on Issue Date of
and contract ending 2 years from Issue Date of License to Operate License to Operate
By this agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the
terms of this Agreement as described herein.

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

1. Three (3) inspections per year/service calls (at least one every four months), for a total of six (6) over the two-year period, including inspection, adjustment, and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting control panel, air pumps, air filters, diffuser operation, and replacing or repairing any component not found to be functioning correctly. Any alarm situations affecting the proper function of the Aerobic process will be addressed within a 48-hour time frame. This contract does not include labor on warranty and non-warranty parts.
2. An effluent quality inspection consisting of a visual check of color, turbidity, scum overflow and examination for odors. A test for chlorine residual and pH will be taken and reported as necessary.
3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified on your inspection report.
4. The Client is responsible for the chlorine tablets and/or liquid chlorine; they must be filled before or during the service visit.
5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, and County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will not be covered by this policy.

At the conclusion of the initial service policy, our company will make available, for purchase on an annual basis, a continuing service policy cover NORMAL inspection, maintenance and repair.

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

This agreement does not cover any labor or parts for items which must be replaced due to acts of God, i.e., lightning strikes, high winds, flooding, freezing.

This agreement DOES NOT COVER materials or parts which must be replaced due to misuse or abuse of the system. These include but are not limited to: Sewage flows exceeding the recommended daily hydraulic design capabilities, Disposal of Non-Biodegradable materials, such as chemicals, grease or oil, sanitary napkins, tampons, baby wipes, disposable diapers, Clogs in the line between the house and the tank.

This agreement DOES NOT COVER LABOR OR PARTS for out- of- warranty items.

Service calls made outside of the regular maintenance schedule are subject to a **\$75.00 SERVICE CALL FEE** due at the time of service.

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 service described above.

PAYMENT AGREEMENT

The client will pay compensation to the contractor for the services in the amount of install. This compensation shall be payable in one lump sum payment upon acceptance of this agreement. Payments not received within 30 days of the above described due date will be subject to a \$25.00 late penalty.

First 2 years
included with new

TERMINATION OF THIS AGREEMENT

Either party may terminate this agreement within 10 days of written notice in the event of substantial failure to perform in accordance with its terms by other party without fault of the terminating party. If this agreement is terminated, the contractor will immediately notify the appropriate health authority.

LIMIT OF LIABILITY

The Contractor will not be liable for indirect, consequential, incidental or punitive damages, whether in contract or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the services described in this agreement.

Permit # _____

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

Client

Jacob Martinez

Name

3741 Hunter Rd

Address

New Braunfels, TX 78132

City/State/Zip Code

803-608-9104

Phone

j.a.martinez274@gmail.com

Email address

Jacob Martinez

Signature of Client

Contractor

David Winters Septic's, LLC, Inc.

P.O. Box 195

Spring Branch, Texas 780170

Office 830-935-2477 Fax 830-935-2477

By David Winters

Signature of Contractor

Maintenance Provider #-MP0001686

OSSF Soil & Site Evaluation

Page 1 (Soil & Site Evaluation)

Date Performed: 4 / 26 / 2024

Property Owner: Patrick & Donique Hoffman

Site Location: 3721 Hunter Rd. New Braunfels, TX 78132

Proposed Excavation Depth: 1FT

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:					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 FT.	IV	<30%	None Observed	Bedrock 10"	CLAY
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.		SAME AS	TH1		
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 %

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)

04/30/24

(Date)

OS#0037882

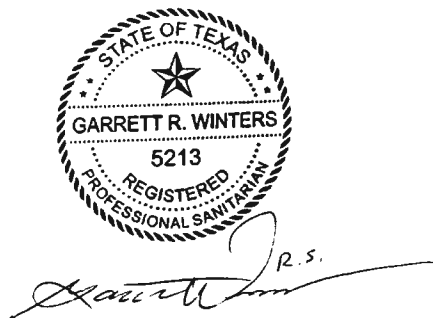
Registration Number and Type

GW Septic Designs



On-Site Sewage Facility Application and Design

Prepared By:
Garrett R. Winters
Registered Professional Sanitarian
R.S# 5213



Contact Information

Phone: (210) 854-2673

Email: Gwintersseptics@gmail.com

1332 Mountain View Dr.

Canyon Lake, TX 78133

Owner/Site Location

Owner/Builder: Patrick & Donique Hoffman
Address: 3721 Hunter Rd. New Braunfels, TX 78132
Subdivision: N/A
2.785 ACRES

LOT DESCRIPTION

The proposed method of wastewater treatment is aerobic treatment with spray irrigation. The sizing of the OSSF was determined as specified in the Texas Commission on Environmental Quality (TCEQ) CHAPTER 285.33 (C)(2). Water saving devices are assumed for the septic system design. This site is not within the 100-Year flood plain (see site plan). Water to the property will be serviced by PRIVATE WELL.

System Summary

This design was performed in conformance with Chapter 285 of Texas Commission on Environmental Quality.

- 600gpd Aerobic treatment unit
- Manual 24HR control timer
- 20gpm submersible effluent pump
- SCH40 PVC Sewer pipe
- 1" purple PVC SCH40 supply line
- Liquid Chlorinator (EZ Tank)
- K-Rain Low Angle Gear Driven Pop-up Sprinklers not to exceed 40PSI.
- Sprinklers: 2 360 Degree Heads Spraying @ 28ft Radius
- Visual and audio alarms monitoring high water and aerator failure placed in a noticeable location.

Wastewater Design Flow

Structure: Single Family Residence (2,310sf)
Bedrooms: 4
Wastewater Usage Rate: 300GPD
Application Rate: 0.064
Application Area Required: 4,688sf
Actual Application Area: 4,926sf

System Components

Pretreatment Tank: 500gal
Pump Tank: 800gal
Aeration Tank: 600gpd
Pump: C1 20gpm submersible pump (Model no. 20C1-05P4-2W115 or equivalent)
Pump tank reserve minimum: 100gal

Landscaping

The native vegetation in the distribution area should consist of low-level shrubs, plains grass, bluestem, or Bermuda. The entire application area must maintain a ground cover after construction. Exposed rock will be covered when in the application area with fine soil such as sandy loam.
If the slope in the drain field area is greater than 15% or is complex, the area is unsuitable for the disposal method, suitable fill shall be brought into the field area to meet this requirement. Surface application systems may apply treated and disinfected effluent upon areas with existing vegetation. If any ground within the proposed surface application area does not have vegetation, that bare area shall be seeded or covered with sod before system start-up. The vegetation shall be capable of growth before the system start-up.



Potable Water Lines

Potable water lines must be at a minimum distance of 10 feet from OSSF components. If a water line is within 10 feet, it must be sleeved with 2" SCH40 PVC Pipe in order to provide equivalent protection of a 10' separation in compliance with TAC chapter 290, Subchapter D, Rules for Public Drinking Water Systems.

Installation

A 3" or 4" solid-wall SCH40 or SDR 26 PVC pipe with a minimum downward slope of 1/8 inch per foot will be installed between the tank and house. A 2-way cleanout must be included in the line between the house and tank. All piping from house-to-tank and tank-to-drain field must be bedded with class Ib, II, or III soils containing less than 30% gravel. The bottom of the excavation for the tank shall be level and free of large rocks/debris, the tanks shall then be bedded with a 4" layer of sand, sandy loam, 3/4 dust or pea gravel. All openings in the tank are to be sealed to prevent the escape of wastewater. For all OSSF's permitted on OR after September 1, 2023, inspection and cleanout ports shall rise over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions. Acceptable protective measures include: a padlock and a cover that can be removed with tools.

Electrical Components

All electrical wiring shall conform to the requirements of the National Electric Code (1999) or under any other standards approved by the executive director. Additionally, all external wiring shall be installed in approved, rigid, non-metallic gray code electrical conduit. The conduit shall be buried according to the requirements in the National Electric Code and terminated at a main circuit breaker panel or sub-panel. Connections shall be in approved junction boxes. All electrical components shall have an electrical disconnect within direct vision from the place where the electrical device is being serviced. Electrical disconnects must be weatherproof (approved for outdoor use) and have maintenance lockout provisions.

Maintenance Requirements

The homeowner is primarily responsible for maintaining a properly functioning aerobic treatment system. The installer is responsible for furnishing the homeowner with the installation manual and instructing the homeowner on proper use for this type of OSSF. The following provisions are required by the homeowner:

- A maintenance contract must be maintained for the first 2 years by a licensed maintenance contractor.
- A constant supply of chlorine must be provided to the OSSF system.
- The owner must prohibit the discharge of grease into the OSSF system.
- Keep the spray area mowed and tank area free of ants and weeds.
- Maintain all faucets and toilets inside the home free of leaks.
- Maintaining the pretreatment tanks by pumping them out every 3-5 years to avoid sludge buildup.

Maintenance Contract

For any OSSF with a pump, the installer shall provide the Designated Representative with proof of an executed two-year full-service maintenance contract as required by the TCEQ. The maintenance company will verify that the system is operating properly and that they will provide on-going maintenance of the installation. The initial contract will be for a minimum of 2 years. A maintenance contract will authorize the Maintenance Company to maintain and repair the system as needed. The owner must continuously maintain a signed written contract with a valid maintenance company and shall submit a copy of the contract to the permitting authority at least 30 days prior to the date service will cease.



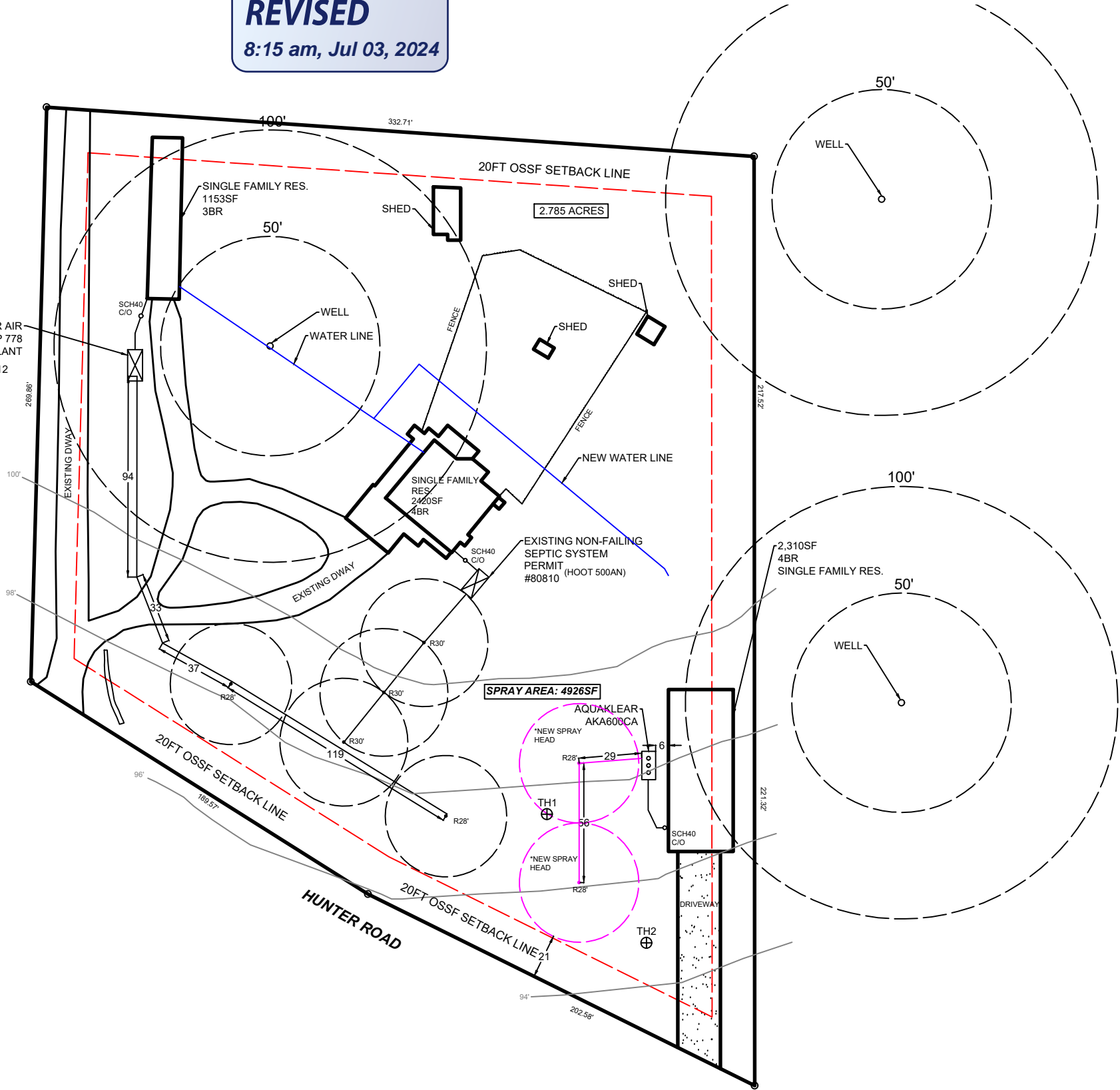
FLOOD PLAIN: AFTER CAREFUL EXAMINATION AND STUDY OF AVAILABLE DATA (INCLUDING FEMA PANEL ZONE X (AREA OF MINIMAL FLOOD HAZARD)) I HAVE DETERMINED, TO THE BEST OF MY ABILITY, THAT NEITHER THE HOUSE NOR THE SEPTIC IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.

NOTE
BARE AREAS WITHIN THE SPRAY FIELD ARE TO BE SEEDED UPON COMPLETION AND CAPABLE OF GROWTH. ANY LARGE EXPOSED ROCK IN THE SPRAY AREA TO BE REMOVED OR COVERED WITH A SUITABLE SOIL FREE OF ROCK.

REVISED
8:15 am, Jul 03, 2024

OSSF INFORMATION
- STRUCTURE: 2,310SF SINGLE FAMILY RESIDENCE
- BEDROOMS: 4
- DAILY WASTEFLOW: 300GPD
- TANK MANUFACTURER: AQUAKLEAR AKA600CA
- MINIMUM SPRINKLER COVERAGE: 4,688SF
- ACTUAL COVERAGE AREA: 4,926SF

EXISTING SOLAR AIR
SA-600LP 778
AEROBIC TREATMENT PLANT
PERMIT# 115212



- NOTES**
- TANK IS TO PLACED AT LEAST 5' FROM STRUCTURES
 - ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10' FROM ANY PART OF THE OSSF
 - SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PIPE WHERE IT IS WITHIN 5' OF OR CROSSES UNDER DRIVEWAYS, STRUCTURES, AND SURFACE IMPROVEMENTS TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285. A MINIMUM OF 1/4" PER FOOT OF FALL IS REQUIRED FROM STRUCTURE TO ATU
 - SPRINKLER HEADS MAY NOT SPRAY WITHIN 10' OF TREES. UNDER NO CIRCUMSTANCE SHALL FOOD CROPS BE PLANTED IN THE SPRAY AREA
 - SPRAY RADIUS SHALL MAINTAIN AT LEAST 100' FROM PRIVATE WELLS, 150' FROM PUBLIC WELLS. (TANKS 50' MIN)
 - SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS TO INDICATE HIGH WATER AND AIR FAILURE
 - THE AMOUNT OF WASTEWATER FLOW OF THE STRUCTURE(S) ON THIS DESIGN SHALL NOT SURPASS THE PERMITTED FLOW RATE
 - ANY SURFACE ROCKS SHALL BE COVERED WITH SOIL THAT IS CAPABLE OF GROWTH
 - NO SURFACE IMPROVEMENTS ARE TO BE WITHIN THE SPRAY AREA
 - THIS DESIGN MEETS ALL REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OSSF REGULATIONS

Revised
07/02/2024 4:40:02 PM

PREPARED BY: GARRETT R. WINTERS
R.S #5213

ADDRESS: 3721 Hunter Rd.
New Braunfels, TX 78132
SUBDIVISION: N/A
2.785 ACRES

OWNER: Patrick & Donique Hoffman

DATE	DESCRIPTION	REV#
7/2/2024	REVISED	1



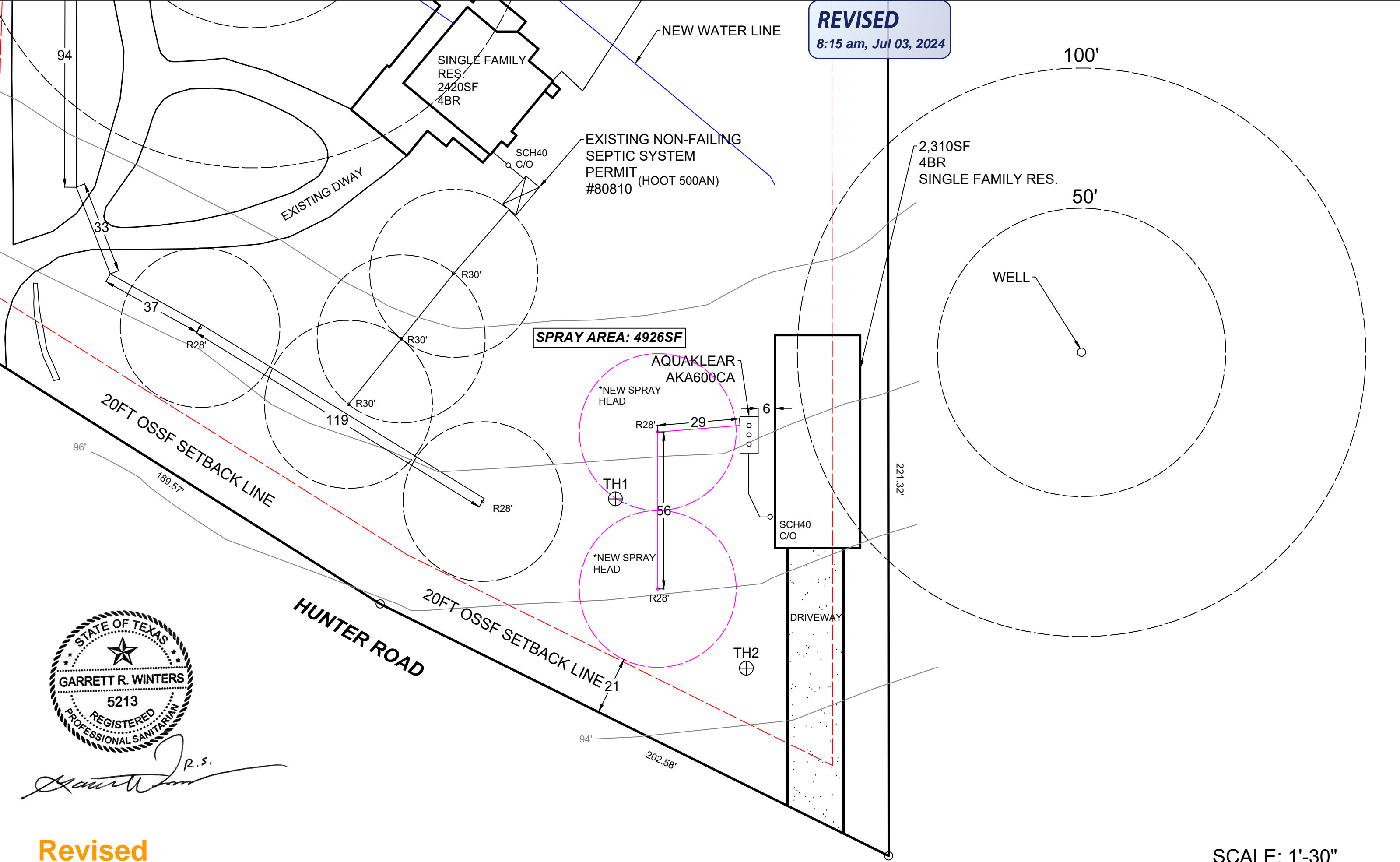
SCALE: 1" = 60'

DATE: 7/2/2024



Garrett R. Winters
R.S.

REVISED
8:15 am, Jul 03, 2024



Garrett R. Winters R.S.

Revised
07/02/2024 4:39:55 PM

SCALE: 1'-30"

Pump float settings for 300gpd

(Measure from bottom of tank)

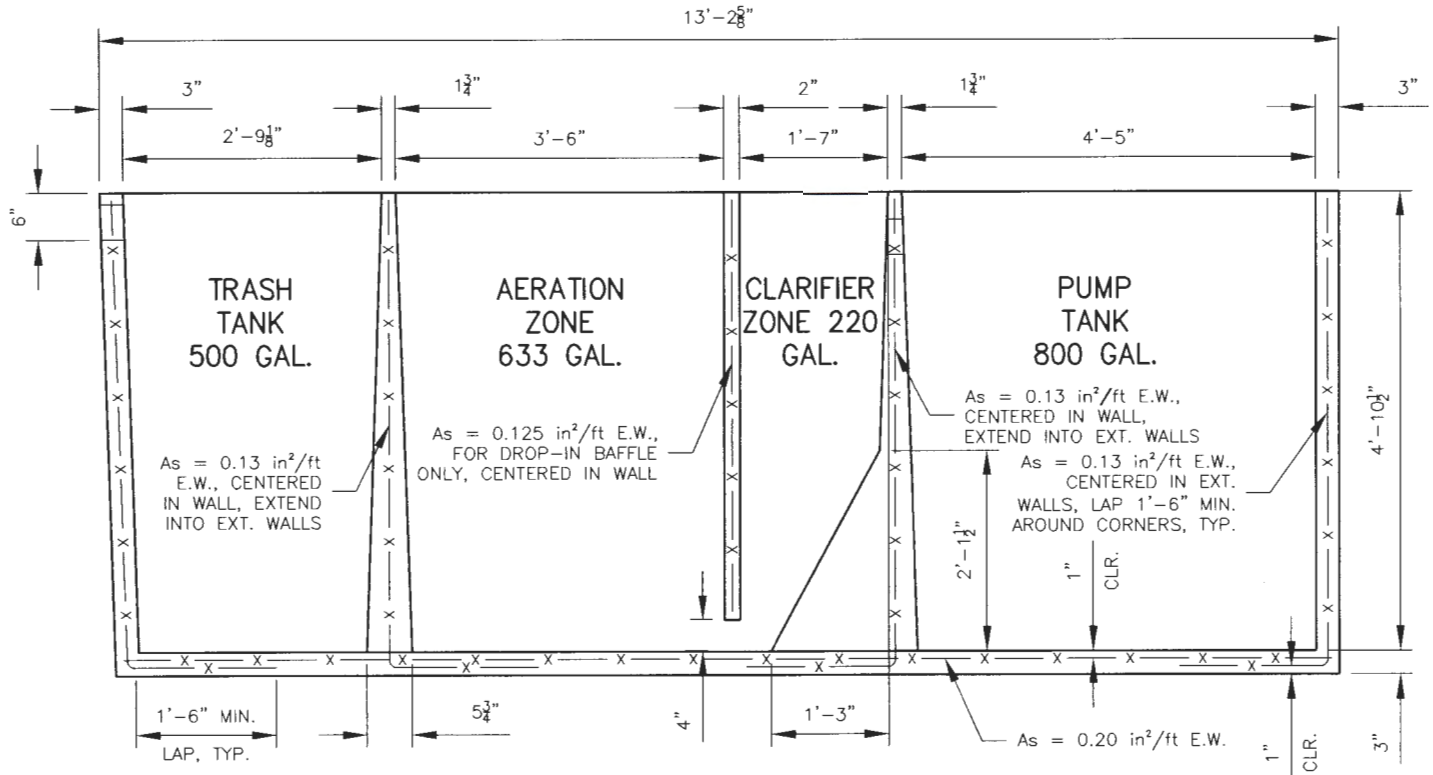
800gal pump tank at 52.5 to bottom outlet = 15.3 gal/in.

Pump ON: 12" (184gal)

Pump OFF: 18" (276gal)

ALARM: 38" (581gal)

220gal reserve capacity



REINFORCING SECTION



Garrett R. Winters R.S.

REV. NO. DATE REVISION 			PREPARED FOR: DAVID WINTERS SEPTIC P.O. BOX 195 SPRING BRANCH, TX 78070		
PREPARED BY: DELTA SPECIALTY PRECAST CONCRETE ENGINEERS 860 HOOPER ROAD, ENDWELL, NY 13760-1564 PHONE (607) 231-6600 FAX (607) 231-6650			DATE: 09/20/2021 SCALE: N.T.S.	SHEET TITLE: REINFORCING SECTION	DRWN BY: CCFH CKD BY:
PROJECT: AQUAKLEAR WASTEWATER TREATMENT SYSTEM MODEL AKA600CA			CONTRACTOR: DELTA PROJ. NO.: 2021.750.001		
DWG. I.D.: RS-02 SHT. NO. 2 OF 2					

ProPlus®

Tough, proven and advanced.

Features

- Patented Top Arc Set – Allows for wet or dry adjustment in seconds
- Full arc range adjustment from 40° to continuous 360°
- Patented Arc Set Degree Markings – Clearly indicates current watering pattern & simplifies arc set adjustment
- Arc Memory Clutch – Prevents internal gear damage and returns rotor to its prior setting automatically if nozzle turret is forced past its stop
- Patented Reversing Mechanism – Assures continuous reverse and return
- Ratcheting Riser – Allows for easy adjustment of the fixed starting position with a simple turn of the riser
- Rubber Cover – Seals out dirt, increases product durability
- Wide Selection of Nozzles – Including standard and low angle, provides flexibility in system design
- Replaces all standard rotors
- Optional Check Valve – Prevents low head drainage

Specifications

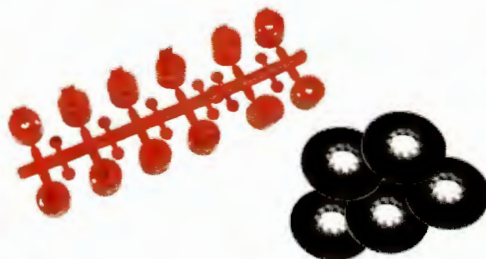
- Arc Adjustment Range: 40° to Continuous 360°
- Flow Range: .5 – 10.0 GPM (1,9 – 37,8 LPM)
- Pressure Rating: 20 – 70 PSI (1,4 – 4,8 bar)
- Precipitation Rate: .12 – 1.01 in/hr (3 – 25,7 mm/hr) (depending on spacing and nozzle used)
- Recommended Spacing: 28' – 44' (8,5 – 13,4 m)
- Radius: 22' – 50' (6,7 – 15,2 m)
- Nozzle Trajectory: 26°
- Low Angle Nozzle Trajectory: 12°
- Standard and Low Angle Nozzles Included

Model

11003 ProPlus®

Accessories

See page 24-25



Fast Facts

Inlet: 3/4" (1,9 cm) female thread NPT

Retracted height: 7 1/2" (19 cm)

Riser height: 4 1/4" (10,8 cm)



Easy Arc Setting

Arc Selection: 40° to continuous 360°
Adjust from left start



Performance Data

NOZZLE	PRESSURE PSI	RADIUS Feet	FLOW GPM	PRECIP in/hr	
				■	▲
#0.5	30	28	0.5	.12	.14
	40	29	0.6	.14	.16
	50	29	0.7	.16	.19
	60	30	0.8	.17	.20
#0.75	30	29	0.7	.16	.19
	40	30	0.8	.17	.20
	50	31	0.9	.18	.21
	60	32	1.0	.19	.22
#1.0	30	32	1.3	.24	.28
	40	33	1.5	.27	.31
	50	34	1.6	.27	.31
	60	35	1.8	.28	.33
#2.0	30	37	2.4	.34	.39
	40	40	2.5	.30	.35
	50	42	3.0	.33	.38
	60	43	3.3	.34	.36
#2.5 Pre- Installed	30	38	2.5	.33	.38
	40	39	2.8	.35	.41
	50	40	3.2	.39	.44
	60	41	3.5	.40	.46
#3.0	30	38	3.6	.48	.55
	40	39	4.2	.53	.61
	50	41	4.6	.53	.61
	60	42	5.0	.55	.63
#4.0	30	43	4.4	.46	.53
	40	44	5.1	.51	.59
	50	46	5.6	.51	.59
	60	49	5.9	.47	.55
#6.0	40	45	5.9	.56	.65
	50	46	6.0	.55	.63
	60	48	6.3	.53	.61
	70	49	6.7	.54	.62
#8.0	40	42	8.0	.87	1.01
	50	45	8.5	.81	.93
	60	49	9.5	.76	.88
	70	50	10.0	.77	.89

Performance Data, Metric

NOZZLE	PRESSURE Bar	RADIUS Meters	FLOW L/M	PRECIP mm/hr	
				■	▲
#0.5	2,1	8,5	1,9	3	4
	2,8	8,8	2,3	4	4
	3,4	8,8	2,7	4	5
	4,1	9,1	3,0	5	5
#0.75	2,1	8,8	2,7	4	5
	2,8	9,1	3,0	4	5
	3,4	9,4	3,4	5	5
	4,1	9,8	3,8	5	6
#1.0	2,1	9,8	4,9	6	7
	2,8	10,1	5,7	7	8
	3,4	10,4	6,1	7	8
	4,1	10,7	6,8	7	8
#2.0	2,1	11,3	9,1	9	10
	2,8	12,2	9,5	8	9
	3,4	12,8	11,4	8	10
	4,1	13,1	11,4	8	9
#2.5 Pre- Installed	2,1	11,6	9,5	8	10
	2,8	11,9	10,6	9	10
	3,4	12,2	12,1	10	11
	4,1	12,5	13,3	10	12
#3.0	2,1	11,6	13,6	12	14
	2,8	11,9	15,9	13	15
	3,4	12,5	17,4	13	15
	4,1	12,8	19,0	14	16
#4.0	2,1	13,1	16,7	12	13
	2,8	13,4	19,3	13	15
	3,4	14,0	21,2	13	15
	4,1	14,9	22,4	12	14
#6.0	2,8	13,7	22,4	14	17
	3,4	14,0	22,7	14	16
	4,1	14,6	23,9	13	15
	4,8	14,9	25,4	14	16
#8.0	2,8	12,8	30,3	22	26
	3,4	13,7	32,2	21	24
	4,1	14,9	36,0	19	22
	4,8	15,2	37,9	20	23

Low Angle Performance Data

NOZZLE	PRESSURE PSI	RADIUS Feet	FLOW GPM	PRECIP in/hr	
				■	▲
#1.0	30	22	1.2	.48	.55
	40	24	1.7	.57	.66
	50	26	1.8	.51	.59
	60	28	2.0	.49	.57
#3.0	30	29	3.0	.69	.79
	40	32	3.1	.58	.67
	50	35	3.5	.55	.64
	60	37	3.8	.53	.62
#4.0	30	31	3.4	.68	.79
	40	34	3.9	.65	.75
	50	37	4.4	.62	.71
	60	38	4.7	.63	.72
#6.0	40	38	6.5	.87	1.00
	50	40	7.3	.88	1.01
	60	42	8.0	.87	1.01
	70	44	8.3	.86	0.99

Low Angle Performance Data, Metric

NOZZLE	PRESSURE Bar	RADIUS Meters	FLOW L/M	PRECIP mm/hr	
				■	▲
#1.0	2,1	6,7	4,5	12	14
	2,8	7,3	6,4	14	17
	3,4	7,9	6,8	13	15
	4,1	8,5	7,6	12	14
#3.0	2,1	8,8	11,4	18	20
	2,8	9,8	11,7	15	17
	3,4	10,7	13,2	14	16
	4,1	11,3	14,4	14	16
#4.0	2,1	9,4	12,9	17	20
	2,8	10,4	14,8	17	19
	3,4	11,3	16,7	16	18
	4,1	11,6	17,8	16	18
#6.0	2,8	11,6	24,6	22	25
	3,4	12,2	27,7	22	26
	4,1	12,8	30,3	22	26
	4,8	13,4	32,6	22	25

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

How to Specify with Options

MODEL	OPTION
11003	-CV Check valve
	-LA Low angle nozzle
	-NN No nozzle
	-RCW Reclaimed water use

Example: 11003-RCW-CV

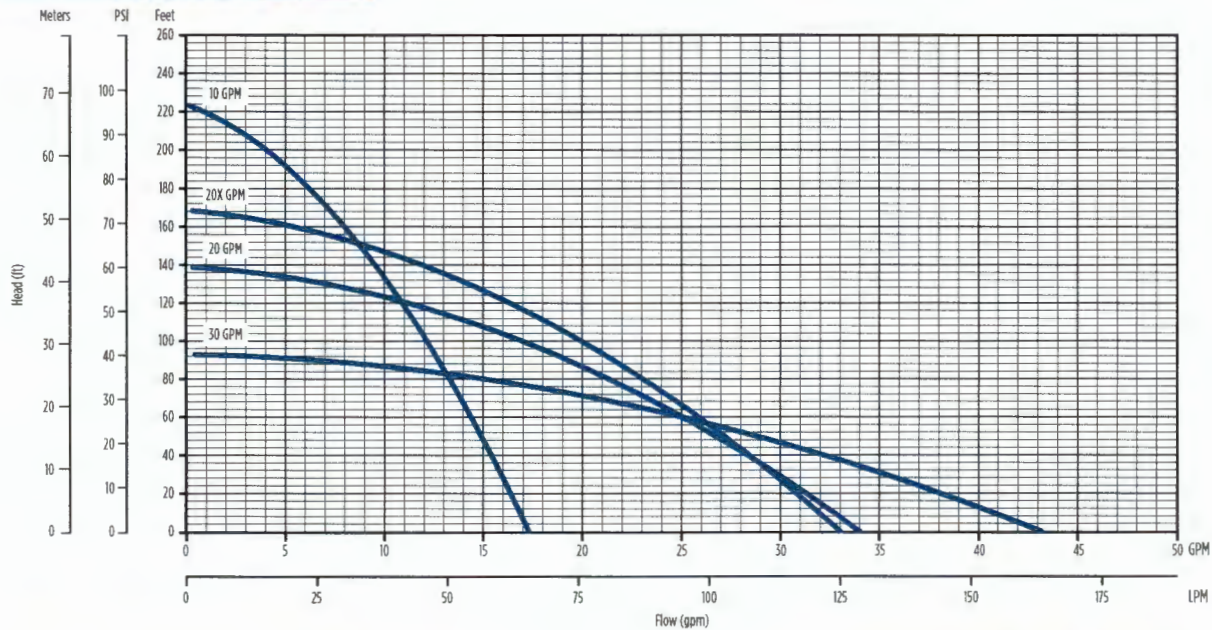
C1 SERIES

CISTERN PUMPS

Designed for use in gray water and filtered effluent service applications, the C1 Series cistern pump provides high performance and long life in less than ideal water conditions. Able to pass solids up to 1/8" without having a negative effect on the internal hydraulic components, the pump features a unique bottom suction design allowing for maximum fluid drawdown without compromising durability or overall life, and it does not require the use of a flow induction sleeve. Intended specifically for use in a cistern or tank, C1 Series pumps are suitable for use in agricultural, residential, and commercial installations.



C1 SERIES FAMILY CURVE



FEATURES

- Supplied with a removable 5" base for secure and reliable mounting
- Bottom suction design
- Robust thermoplastic discharge head design resists breakage during installation and operation
- Standard backflow prevention through a built-in, but removable, check valve.
- Single shell housing design provides a compact unit while ensuring cool and quiet operation
- Hydraulic components molded from high quality engineered thermoplastics
- Optimized hydraulic design allows for increased performance and decreased power usage
- All metal components are made of high grade stainless steel for corrosion resistance
- Available with a high quality 115 V or 230 V, 1/2 hp motor
- Fluid flows of 10, 20, and 30 gpm, with a max shut-off pressure of over 100 psi
- Heavy-duty 300 V 10 foot SJ00W jacketed lead

APPLICATIONS

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

ORDERING INFORMATION

GPM	HP	Volts	Stage	Model No.	Order No.	Length (in)	Weight (lbs)
10	1/2	115	6	10C1-05P4-2W115	90301005	26	17
		230	6	10C1-05P4-2W230	90301010	26	17
20		115	4	20C1-05P4-2W115	90302005	25	16
		230	4	20C1-05P4-2W230	90302010	25	16
20X		115	5	20XC1-05P4-2W115	90302015	26	17
		230	5	20XC1-05P4-2W230	90302020	26	17
30		115	3	30C1-05P4-2W115	90303005	25	16
		230	3	30C1-05P4-2W230	90303010	25	16

NOTE: All units have 10 foot long SJ00W leads

LBC Manufacturing *"EZ-Tank"*

GRAVITY FLOW Liquid
Bleach Chlorinator

US Patent Pending

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LBC Manufacturing
P.O. Box 454
Fayetteville, TEXAS 78940
(979) 826-0139 off.

www.liquidchlorinator.com

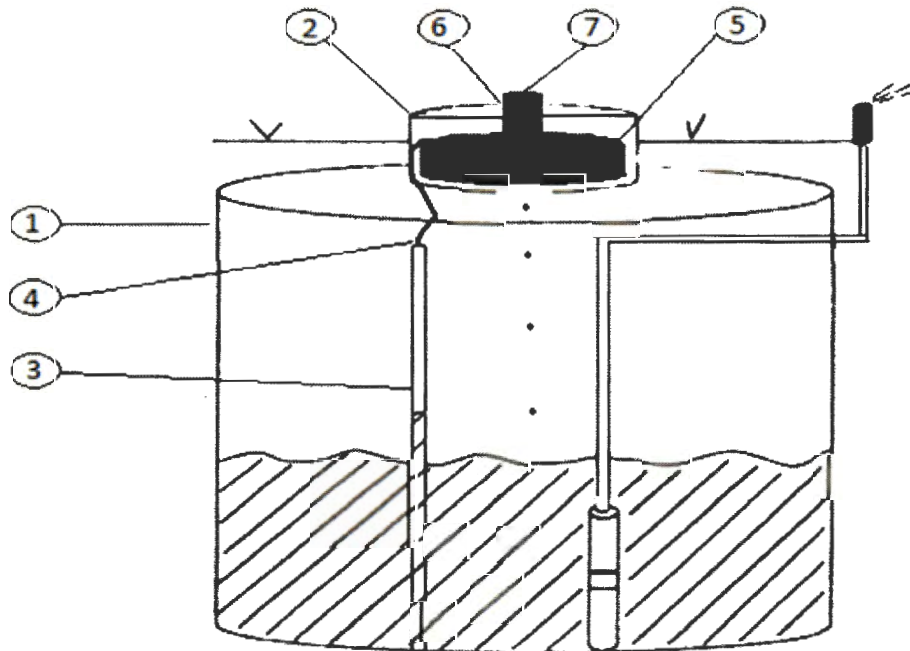


THIS PRODUCT WAS EVALUATED AS A
CHLORINE DISINFECTION DEVICE AND MEETS OR
EXCEEDS THE APPLICABLE REQUIREMENTS OF
STANDARD 46

RECOMMENDED INSTALLATION INSTRUCTIONS

**** LBC Manufacturing recommends installation by TCEQ licensed and trained installers. ****

1. Locate the Aerobic System Holding/Pump tank
2. Remove the green access lid mounting screws and remove green access lid.
3. Install vertical sensing pipe into Holding/Pump tank. Ensure sensing pipe is resting on the bottom of the Holding/Pump tank. Cut the sensing pipe off below the top of the Holding/Pump tank lid, and secure the sensing pipe to remain vertical in the Holding/Pump tank
4. Using PVC Cleaner and PVC glue, attach the barb fitting adapter (supplied on the end of EZ-Tanks vinyl tubing) to the sensing pipe.
5. Place the EZ-Tank reservoir inside the holding tank access riser. (EZ-Tank reservoir rests on the secondary safety lid inside the holding tank access riser. If the holding tank access riser does not have a secondary safety lid, replace with new access riser that accommodates the secondary safety lid to code.)
6. Next, drill 4.25 inch hole in center of holding tank access lid. (this allows the fill lid to be accessed without having to reopen the holding tank lid) Next, Re-Install holding tank access lid and replace mounting and safety screws.
7. Open EZ-Tank gasketed fill lid. Fill with 6% -10% sodium hypochlorite. Once filled, Replace the gasketed fill lid ensuring a firm secure seal. (If the fill lid is not tightened securely, a vacuum will not form and reservoir will empty sodium hypochlorite contents into Holding/Pump tank prematurely.)



CHLORINE DISINFECTION DEVICE PERFORMANCE

The LBC MFG "EZ-Tank" is a proven disinfection device that meets the applicable requirements of NSF standard 46 for Chlorine disinfection devices. The EZ-Tank is listed as a certified chlorine disinfection device for secondary treated effluent. Certification requires the device to be used with 6-10% sodium hypochlorite (household bleach) The EZ-Tank Disinfection device is a gravity flow product that applies disinfectant to a holding tank as the water level rises thus giving the ultimate amount of contact time for the disinfectant to work.

THE LIQUID CHLORINATION PROCESS

LBC Manufacturing designed and built the "EZ-Tank" to provide years of trouble-free service. It is constructed from durable Polyethylene material which can withstand the corrosive nature of Sodium Hypochlorite (Household Bleach). It has been tested to NSF/ANSI Std 46 and has proven to function more consistently, at a lower operating cost, than any other disinfection method.

The basic function of the Liquid Bleach Chlorinator is to introduce disinfectant to the effluent water in the Holding/Pump tank as the effluent enters. The longer the contact time the disinfectant has to interact with pathogens, the better it disinfects. The ideal method is maximum contact time for minimal pathogen survival.

LIQUID CHLORINATOR OPERATION AND MAINTENANCE

It is the Owner's *Responsibility* to operate and maintain the Liquid Chlorinator to the best of their ability.

If Service is required, refer to the Data/Service Plate located on the Fill Lid of the Liquid Chlorinator.

The Liquid Chlorinator uses 6-10% Sodium Hypochlorite (Household Bleach). Do not use any other products and or chemicals other than specified. Always maintain a constant supply of disinfectant / Bleach in the Chlorinator Housing at all times. The rate of disinfectant/Bleach usage will vary with individual homeowner water usage. If disinfectant usage increases or decreases, call the service provider.

If flood waters, ants, chemicals etc.. other than Sodium Hypochlorite, enters the Chlorinator Housing, call for service.

******Always use Personal Protective Equipment when Filling or Servicing the Chlorinator******

MONTHLY : Open the Chlorinator Fill Lid and Visually Inspect the liquid level the chlorine reservoir. Maintain a constant supply of Sodium Hypochlorite (Household Bleach) in the Chlorinator Housing and reservoir at all times. Check Sprinkler discharge for Chlorine residual. If Service is required, refer to the Data/Service Plate located on the Fill Lid of the chlorinator reservoir

PERIODICALLY: Open the Chlorinator Fill Lid and Visually Inspect the Chlorinator for debris such as dirt, grass clippings etc. Check Sprinkler discharge for Chlorine residual. If Service is required, refer to the Data/Service Plate located on the Fill Lid of the Chlorinator reservoir.

YEARLY: Visually inspect the Chlorinator Housing for any damage from lawnmowers, etc.
Remove dirt/ant build up , grass, etc. from Chlorinator Housing Fill Lid. Check Sprinkler discharge for Chlorine residual.
If Service is required, refer to the Data/Service Plate located on the Fill Lid of the Chlorinator reservoir

FOR INTERMITTENT PERIODS OR EXTENDED PERIODS OF NON-USE

The EZ_Tank is designed to function under normal use or Intermittent periods of use. If periods of non use exceed 6 months , drain Chlorinator Housing and refill with 6-10% Sodium Hypochlorite. If Service is required, refer to the Data/Service Plate located on the Fill Lid of the Chlorinator reservoir.

ArcGIS Web Map



4/30/2024, 5:11:18 PM

Permits
Septic
Floodplain

Parcels
Streets

Addresses
County Maintained Roads

1:1,128

0 0.01 0.02 0.04 mi
0 0.02 0.04 0.07 km

National Flood Hazard Layer FIRMette



98°5'18"W 29°45'58"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

98°4'41"W 29°45'26"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.6 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/30/2024 at 7:37 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

From: [Ritzen, Brenda](#)
To: ["Nicole Barnes"](#)
Subject: RE: 3721 Hunter Rd. Revised/117465
Date: Wednesday, July 3, 2024 8:16:00 AM
Attachments: [image001.png](#)

Nicole,

The permit file has been updated.

Thank you,



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

From: Nicole Barnes <wintersseptics@gvtc.com>
Sent: Wednesday, July 3, 2024 6:47 AM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Subject: Fwd: 3721 Hunter Rd. Revised/117465

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

Brenda,

Please see revised tank location.

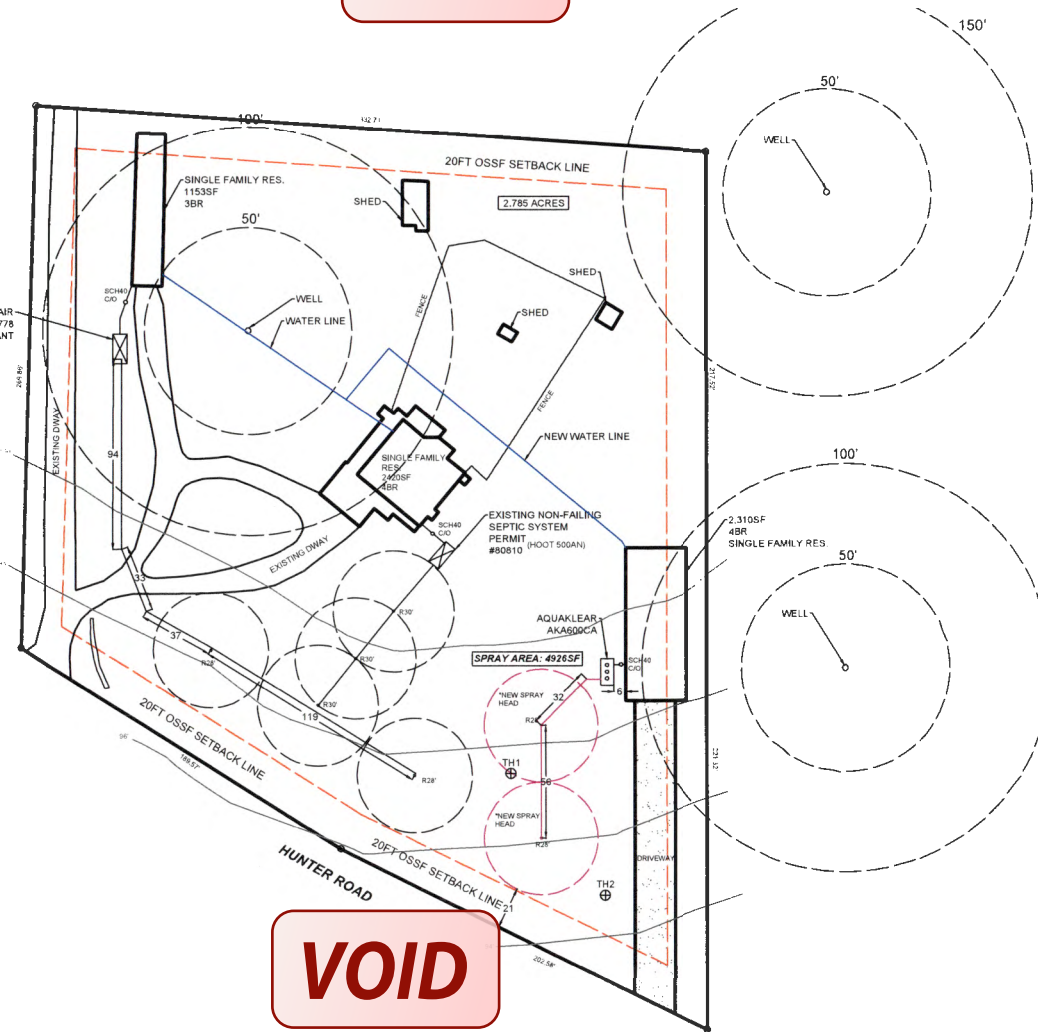
Thanks,
Nicole Barnes
David Winters Septics
[830-935-2477](tel:830-935-2477)

VOID

FLOOD PLAIN: AFTER CAREFUL EXAMINATION AND STUDY OF AVAILABLE DATA (INCLUDING FEMA PANEL ZONE X (AREA OF MINIMAL FLOOD HAZARD)) I HAVE DETERMINED, TO THE BEST OF MY ABILITY, THAT NEITHER THE HOUSE NOR THE SEPTIC IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.

NOTE
BARE AREAS WITHIN THE SPRAY FIELD ARE TO BE SEEDED UPON COMPLETION AND CAPABLE OF GROWTH. ANY LARGE EXPOSED ROCK IN THE SPRAY AREA TO BE REMOVED OR COVERED WITH A SUITABLE SOIL FREE OF ROCK.

EXISTING SOLAR AIR
SA-600LP 778
AEROBIC TREATMENT PLANT
PERMIT # 115212



OSSF INFORMATION

- STRUCTURE: 2,310SF SINGLE FAMILY RESIDENCE
- BEDROOMS: 4
- DAILY WASTEFLOW: 300GPD
- TANK MANUFACTURER: AQUAKLEAR AKA600CA
- MINIMUM SPRINKLER COVERAGE: 4,688SF
- ACTUAL COVERAGE AREA: 4,926SF

NOTES

- TANK IS TO BE PLACED AT LEAST 5' FROM STRUCTURES
- ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10' FROM ANY PART OF THE OSSF
- SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PIPE WHERE IT IS WITHIN 5' OF OR CROSSES UNDER DRIVEWAYS, STRUCTURES, AND SURFACE IMPROVEMENTS TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285. A MINIMUM OF 1/4" PER FOOT OF FALL IS REQUIRED FROM STRUCTURE TO ATU
- SPRINKLER HEADS MAY NOT SPRAY WITHIN 10' OF TREES. UNDER NO CIRCUMSTANCE SHALL FOOD CROPS BE PLANTED IN THE SPRAY AREA
- SPRAY RADIUS SHALL MAINTAIN AT LEAST 100' FROM PRIVATE WELLS, 150' FROM PUBLIC WELLS. (TANKS 50' MIN)
- SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS TO INDICATE HIGH WATER AND AIR FAILURE
- THE AMOUNT OF WASTEWATER FLOW OF THE STRUCTURE(S) ON THIS DESIGN SHALL NOT SURPASS THE PERMITTED FLOW RATE
- ANY SURFACE ROCKS SHALL BE COVERED WITH SOIL THAT IS CAPABLE OF GROWTH
- NO SURFACE IMPROVEMENTS ARE TO BE WITHIN THE SPRAY AREA
- THIS DESIGN MEETS ALL REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OSSF REGULATIONS

PREPARED BY: GARRETT R. WINTERS
R.S #5213

OWNER: Patrick & Donique Hoffman

ADDRESS: 3721 Hunter Rd.
New Braunfels, TX 78132
SUBDIVISION: N/A
2.785 ACRES

DATE	DESCRIPTION	REV#
Δ		

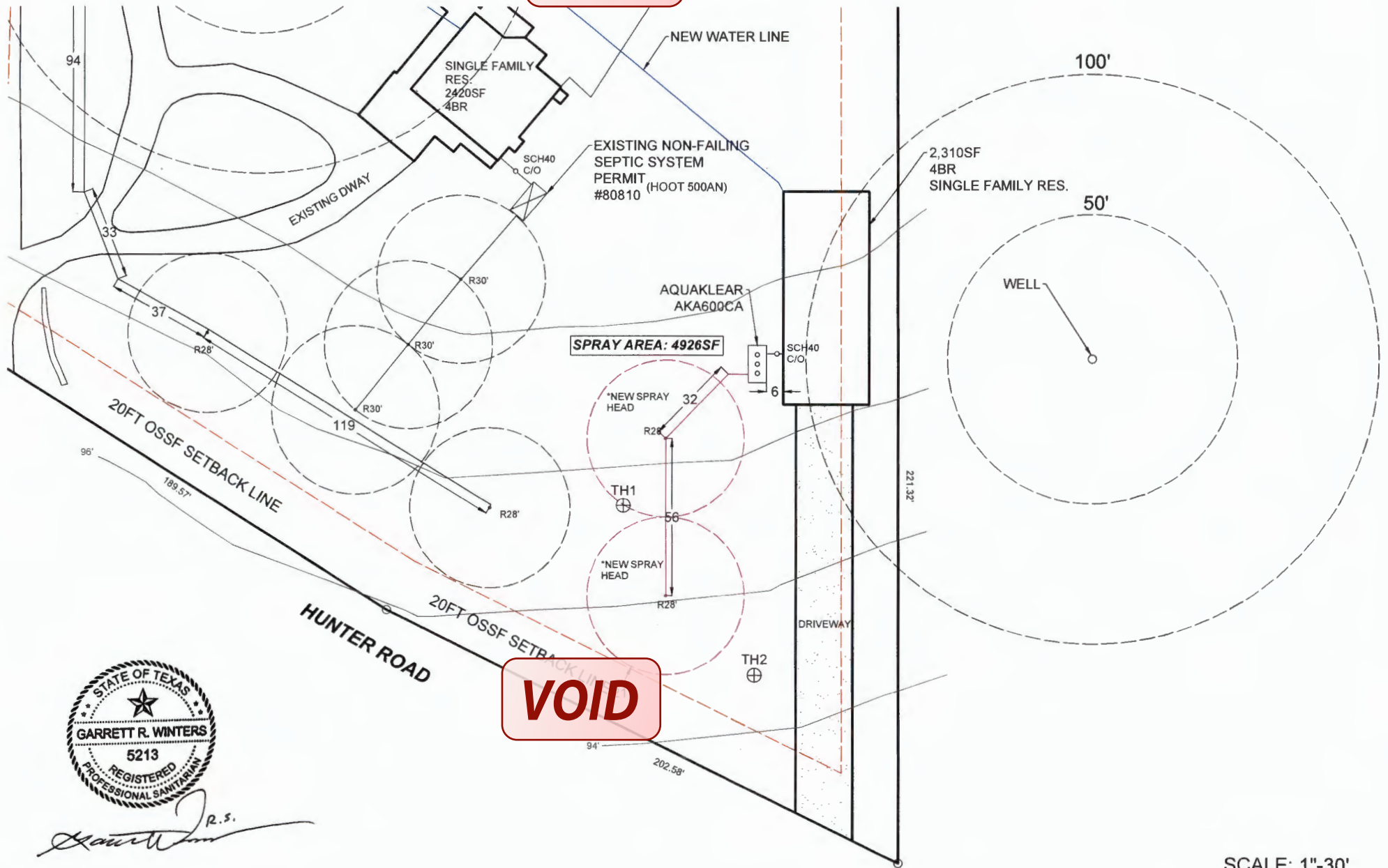


SCALE: 1" = 60'

DATE: 4/30/2024



VOID



VOID



Garrett Winters R.S.

SCALE: 1"-30'

From: [Matthew W. Simmont](#)
To: [Hernandez, Sandra](#)
Cc: [Dana Moses](#)
Subject: RE: 3721 Hunter Road
Date: Thursday, May 30, 2024 5:27:59 PM
Attachments: [image002.png](#)
[image003.png](#)
[EmailLogo-Small_c6d86cff-0062-47bb-89b0-351933562e2d.png](#)

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

Sandra,

From the information provided, this property is compliant with city platting regulations.

Thank you,



Matthew W. Simmont, AICP
Planning Manager | Planning and Development Services
550 Landa St | New Braunfels, TX 78130
830-221-4058 | MSimmont@newbraunfels.gov

Do you have a question about a permit? Check out the [Citizen Portal](#).

We would like to hear from you! [Click here](#) to provide your input on the land development ordinance update.

This email, plus any attachments, may constitute a public record of the City of New Braunfels and may be subject to public disclosure under the [Texas Public Information Act](#).

Please take a moment to complete the City of New Braunfels [Customer Satisfaction Survey](#).

From: Hernandez, Sandra <rabsah@co.comal.tx.us>
Sent: Thursday, May 30, 2024 3:14 PM
To: Matthew W. Simmont <MSimmont@newbraunfels.gov>
Subject: RE: 3721 Hunter Road

Caution: 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.

Good afternoon Matthew,

An email was sent to the general email address on May 9, 2024. I accidentally referenced the wrong address and permit number in the subject line(1049 Mary Preiss), but the correct information is within the email (see attached email). I hope this helps.

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

Thank you,



Sandra Ann Hernandez
Subdivision Coordinator
Comal County Engineer's Office
195 David Jonas Drive | 830-608-2090 | www.cceo.org

From: Matthew W. Simmont <MSimmont@newbraunfels.gov>
Sent: Thursday, May 30, 2024 3:05 PM
To: Hernandez, Sandra <rabsah@co.comal.tx.us>
Subject: 3721 Hunter Road

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

Hello Sandra,

I received a voicemail inquiry regarding this property. I searched and am not finding any emails requesting a determination of compliance with platting requirements. Do you have any information that I might have missed?

Thank you,



Matthew W. Simmont, AICP
Planning Manager | Planning and Development Services
550 Landa St | New Braunfels, TX 78130
830-221-4058 | MSimmont@newbraunfels.gov

Do you have a question about a permit? Check out the [Citizen Portal](#).

We would like to hear from you! [Click here](#) to provide your input on the land development ordinance update.

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Please take a moment to complete the City of New Braunfels [Customer Satisfaction Survey](#).

From: [Hernandez, Sandra](#)
To: [Planning Division](#); [Nicole Barnes](#)
Cc: [Olvera,Brandon](#); [Ritzen, Brenda](#); [Vollbrecht, David](#); [Molina,Ashley](#)
Subject: 3721 Hunter Road - Permit 117465
Date: Thursday, May 9, 2024 12:10:00 PM
Attachments: [image001.png](#)
[Permit 117465.pdf](#)

All,

Email has been revised to reflect correct address and permit number.

Thanks,
Sandra

From: Hernandez, Sandra
Sent: Thursday, May 9, 2024 12:06 PM
To: Planning Division <Planning@newbraunfels.gov>; Nicole Barnes <wintersseptics@gvtc.com>
Cc: Olvera,Brandon <Olverb@co.comal.tx.us>; Ritzen, Brenda <rabbjr@co.comal.tx.us>; Vollbrecht, David <vollbd@co.comal.tx.us>; Molina,Ashley <haegea@co.comal.tx.us>
Subject: RE: 1049 Mary Preiss - Permit 117148

RE: 3721 Hunter Road – Permit 117465

Dear property owner,

We received a septic permit application in our office for the referenced property on May 08, 2024. This property shows to be in the jurisdiction of the City of New Braunfels, so we are including the city in this email. Please be advised that you will need to contact the City of New Braunfels at 830-221-4000 to verify this tract is compliant with their subdivision regulations and provide confirmation to our office that indicates this tract is compliant.

Thank you,



Sandra Ann Hernandez
Subdivision Coordinator
Comal County Engineer's Office
195 David Jonas Drive | 830-608-2090 | www.cceo.org

From: [Hernandez, Sandra](#)
To: [Planning Division](#); [Nicole Barnes](#)
Cc: [Olvera, Brandon](#); [Ritzen, Brenda](#); [Vollbrecht, David](#); [Molina, Ashley](#)
Subject: RE: 1049 Mary Preiss - Permit 117148
Date: Thursday, May 9, 2024 12:06:00 PM
Attachments: [image001.png](#)
[Permit 117465.pdf](#)

RE: 3721 Hunter Road – Permit 117465

Dear property owner,

We received a septic permit application in our office for the referenced property on May 08, 2024. This property shows to be in the jurisdiction of the City of New Braunfels, so we are including the city in this email. Please be advised that you will need to contact the City of New Braunfels at 830-221-4000 to verify this tract is compliant with their subdivision regulations and provide confirmation to our office that indicates this tract is compliant.

Thank you,



Sandra Ann Hernandez

Subdivision Coordinator

Comal County Engineer's Office

195 David Jonas Drive | 830-608-2090 | www.cceo.org

CCEO

COPY



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **12/12/2022**

Permit Number: **115212**

Location Description: **3721 HUNTER RD
NEW BRAUNFELS, TX 78132**

Subdivision: **ORILLA RUSSELL LEAGUE SURVEY #2, A-485**

Unit: **0**

Lot: **0**

Block: **0**

Acreage: **2.7900**

Type of System: **Aerobic
Surface Irrigation**

Issued to: **PATRICK E. & DONIQUE M. HOFFMAN**

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

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

Alterations to this permit including, but not limited to:

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

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

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

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

Licensing Authority

Comal County Environmental Health


ENVIRONMENTAL HEALTH INSPECTOR

OS0032485

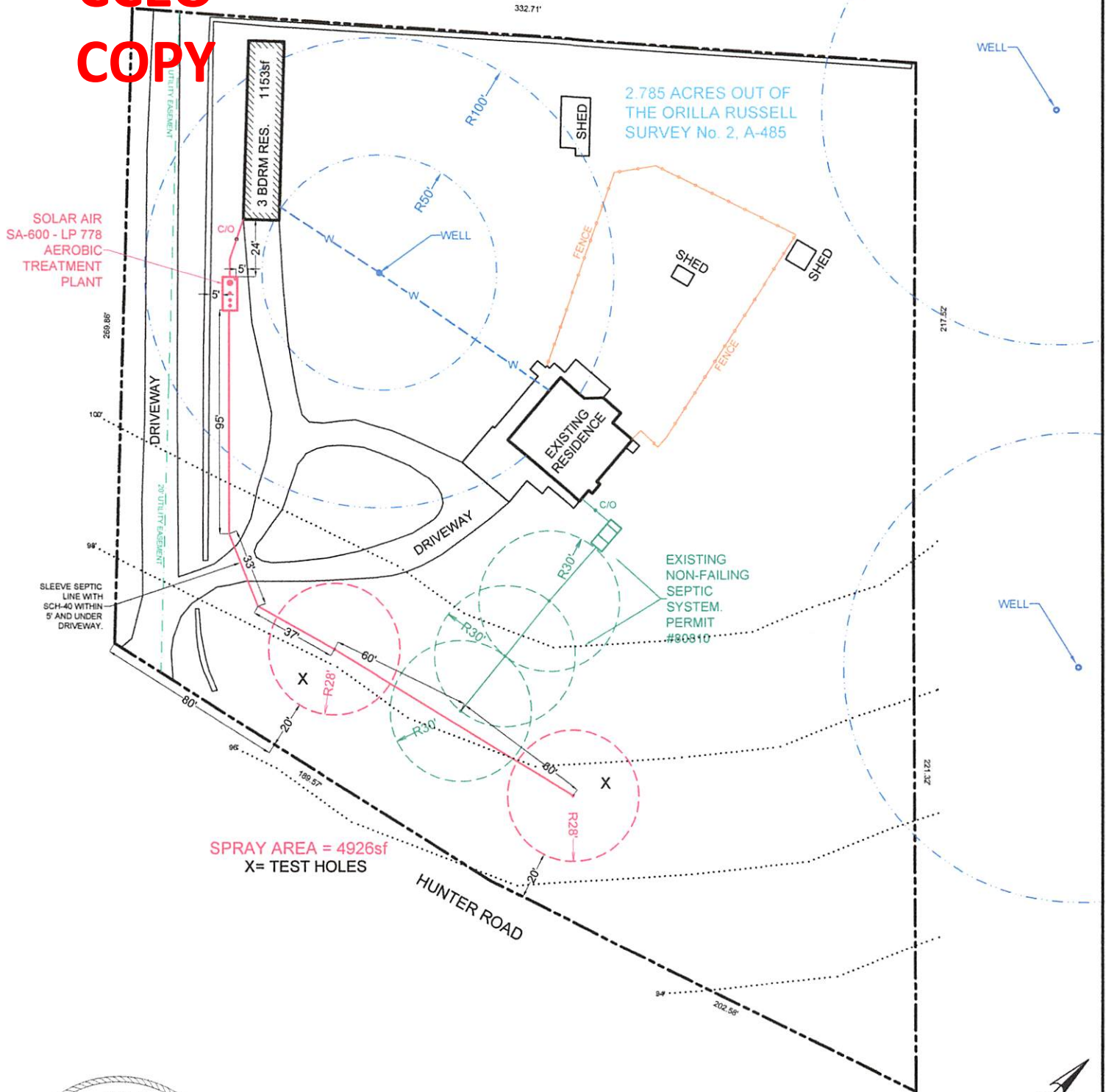

ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

REVISED

8:12 am, Dec 07, 2022

**CCEO
COPY**



OWNER:	PATRICK E. & DONIQUE M. HOFFMAN		DRAWN BY:	EJS III
STREET ADDRESS:	3721 HUNTER ROAD			
LEGAL DESC:	ORILLA RUSSELL LEAGUE SURVEY No. 2, A-485		ACREAGE:	2.785
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=60'	DATE: 9/1/2022
			REVISED:	12/6/2022

DATE
06/14/00

PERMIT#
80810

**CCEO
COPY**



Comal County

OFFICE OF COMAL COUNTY ENGINEER LICENSE TO OPERATE A PRIVATE SEWAGE FACILITY

OWNER(L) Dornbusch	FIRST Kevin & Susan	SUBDIVISION NAME		
STREET 3721 Hunter Road	UNIT	BLOCK	LOT	ACRES/TRACT 2.775 Acres

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

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

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

This license to operate is valid for an indefinite period. It may be transferred by the holder to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

THE FACILITY IS LICENSED FOR

<input checked="" type="checkbox"/> SINGLE FAMILY RESIDENCE	<input type="checkbox"/> BUSINESS/INSTITUTION	GALLONS PER DAY 300
SQUARE FEET OF DWELLING 2420	TYPE OF BUSINESS/INSTITUTION	

THE FACILITY CONSISTS OF

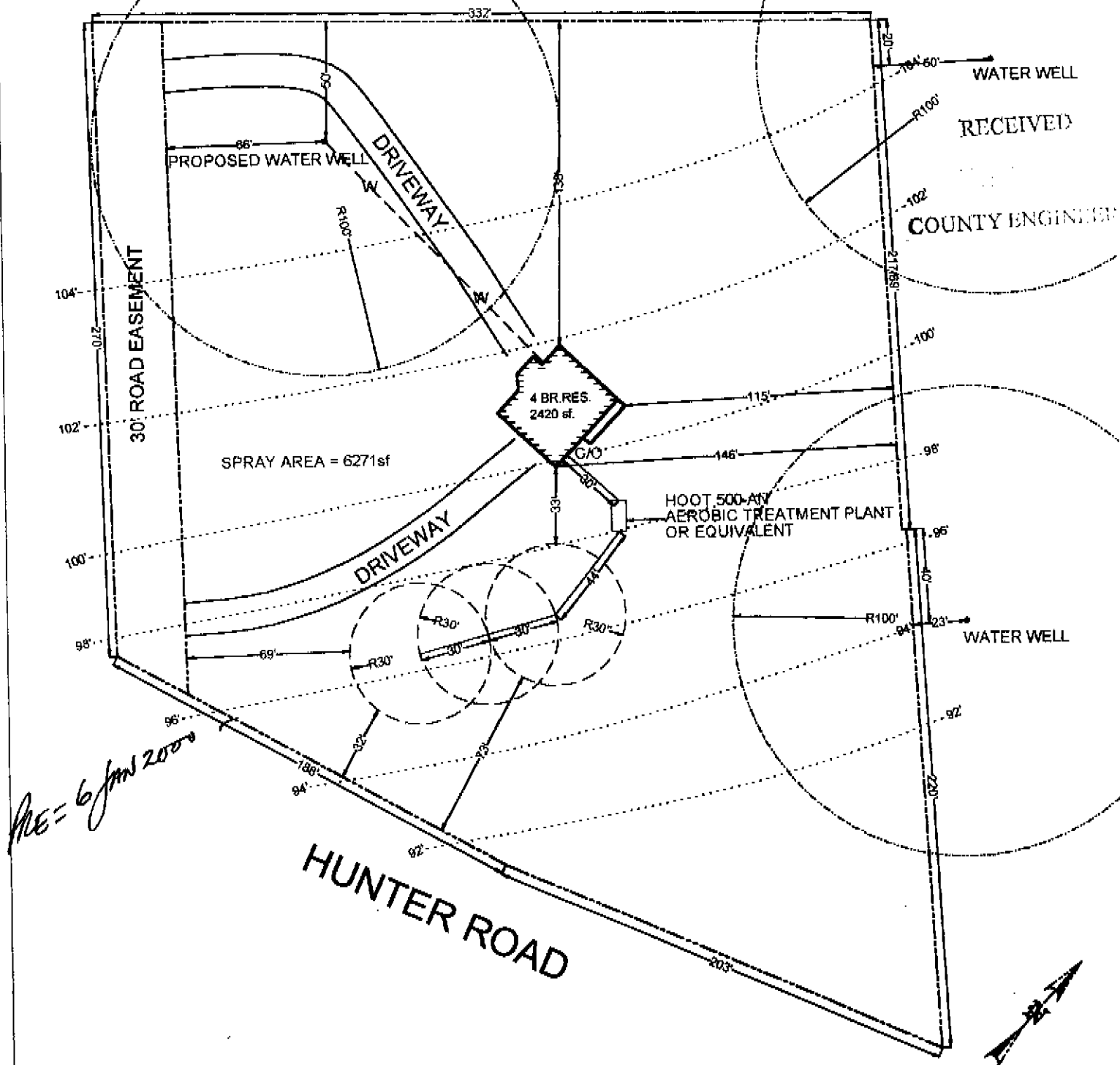
SYSTEM TYPE Proprietary	SYSTEM DESCRIPTION Aerobic Treatment & Surface Irrigation	
GALLON TANK Hoot 500-AN	SQUARE FEET ABSORPTION AREA 6271	SWITCHING VALVE? YES/N No
SPECIAL CONDITIONS		

INSPECTOR
John Cedio & Juan Martinez

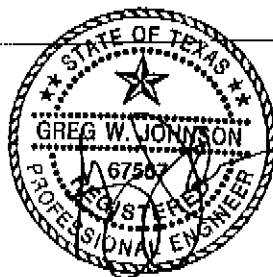
ENVIRONMENTAL HEALTH COORDINATOR

**CCEO
COPY**

80810



Pre = 6 Jan 2000



OWNER	KEVEN & SUSAN DORNBUSCH	DRAWN BY:	CAM
STREET ADDRESS	3721 HUNTER ROAD		
LEGAL	ORILLA RUSSELL LEAGUE SURVEY NO. 2	ACRES	2.775
PREPARED BY:	GREG W. JOHNSON, P.E.	SCALE	1"=60'
		DATE	01/04/2000

4/1



201106040001 11/21/2011 07:56:07 AM 1/4

**FILED BY
ALAMO TITLE**
4014006713 KF

V1 WBCD LOAN # 503334412

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 WITH VENDOR'S LIEN

THE STATE OF TEXAS

COUNTY OF Comal

THAT KEVIN DORNBUSCH

)
) KNOW ALL MEN BY THESE PRESENTS:
)

hereinafter called GRANTOR (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration to GRANTOR in hand paid by, Patrick S Hoffman and wife Denique M Hoffman

whose mailing address is 10120 OLIVER RD
DORNBUSCH, KEVIN

3721 Hunter Rd
New Braunfels, TX 78132

hereinafter called GRANTEE (whether one or more), the receipt and sufficiency of which are hereby acknowledged, and the further consideration of a sum paid to GRANTOR by FLAGSTAR BANK, PBA

hereinafter called BENEFICIARY, at the special instance and request of GRANTEE, the receipt and sufficiency of which sum, being in the amount of \$203,360.00 is hereby acknowledged and confessed; and as evidence of such advancement, GRANTEE has executed GRANTEE'S note of approximate date herewith for such amount payable to the order of BENEFICIARY, said note payable as provided therein and bearing interest at the rate specified therein; and the payment of said note is secured by a vendor's lien reserved herein and is additionally secured by a deed of trust of even date with said note, executed by GRANTEE to THOMAS S. BLACK JR.

TRUSTEE, reference to which deed of trust is hereby made for all purposes; and in consideration of the payment by BENEFICIARY of the sum specified in said deed of trust, GRANTOR hereby transfers, sets over, assigns, and conveys

V1 WSCD LOAN # 503334412
unto BENEFICIARY and its assigns a vendor's lien and superior title retained and reserved herein against the property and premises conveyed hereth in the same manner and to the same extent as if said note had been executed in GRANTOR'S favor and assigned by GRANTOR to BENEFICIARY without recourse; and GRANTOR has BARGAINED, GRANTED, SOLD, and CONVEYED, and by these presents does BARGAIN, GRANT, SELL, and CONVEY unto GRANTEE, the following described property, to wit:
SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES
APN #: 740405008400

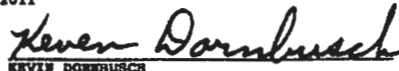
TO HAVE AND TO HOLD the above-described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto GRANTEE and GRANTEE'S heirs and assigns forever. GRANTOR does hereby bind GRANTOR and GRANTOR'S heirs, executors, and administrators to warrant and forever defend, all and singular, the said premises unto GRANTEE and GRANTEE'S heirs and assigns against every person whomsoever claiming or to claim the same or any part thereof.

Taxes of every nature for the current year have been prorated and are assumed by GRANTEE. This conveyance is made subject to, all and singular, the restrictions, mineral reservations, royalties, 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 the aforesaid County.

But it is expressly agreed and stipulated that the vendor's lien and superior title are retained in favor of the payee in said note against the above-described property, premises, and improvements until said note and all interest thereon is fully paid according to the face, tenor, effect, and reading thereof, when this deed shall become absolute.

When this deed is executed by more than one person, or when GRANTOR or GRANTEE is more than one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond; and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns."

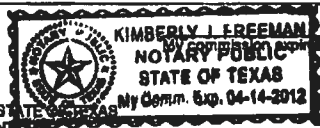
EXECUTED this 16TH day of NOVEMBER, 2011


KEVIN DORNBUSCH

THE STATE OF TEXAS
COUNTY OF Comal

V1 WBCD LOAN # 503334412
(Acknowledgment)

This instrument was acknowledged before me on the 17 day of Nov. 2011
by Kevin Dornbush



Kimberly J. Freeman
Notary Public, State of
Printed Name:

THE STATE OF TEXAS
COUNTY OF _____ } (Acknowledgment)
This instrument was acknowledged before me on the _____ day of _____
by _____

My commission expires _____ Notary Public, State of _____
Printed Name: _____

THE STATE OF TEXAS
COUNTY OF _____ } (Acknowledgment)
This instrument was acknowledged before me on the _____ day of _____
by _____

My commission expires _____ Notary Public, State of _____
Printed Name: _____

THE STATE OF TEXAS
COUNTY OF _____ } (Acknowledgment)
This instrument was acknowledged before me on the _____ day of _____
by _____

My commission expires _____ Notary Public, State of _____
Printed Name: _____

THE STATE OF TEXAS
COUNTY OF _____ } (Corporate/Entity Acknowledgment)
This instrument was acknowledged before me on the _____ day of _____
by _____
of _____
on behalf of said _____

My commission expires _____ Notary Public, State of _____
Printed Name: _____

AFTER RECORDING RETURN TO:
10178 OLIVIER RD
VICTORVILLE, CA 92392

PREPARED IN THE LAW OFFICE OF: _____

Re: 3721 BUTTER RD
NEW BRAUNFELS, TX 78132-4265

© 1999-2007 Online Documents, Inc.

Page 3 of 3

TAGW001.0704
11-16-2011 9:41

METES AND BOUNDS



Joy Streater

Being 2.785 acres of land, more or less, situated in the Orilla Russell League Survey No. 2, Abstract 485, Comal County, Texas, and being that same property conveyed in a Warranty Deed recorded in Document Number 200906011802, Official Public Records, Comal County, Texas, said 2.785 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of this 2.785 acres, same being the South corner of the Eloy R. Lozano, et ux 1.307 acres (Volume 789, Page 209) and in the North Right-of-Way line of Hunter Road, same also being the **POINT OF BEGINNING**;

THENCE along the North Right-of-Way line of Hunter Road the following courses and distances:

South 70 degrees 24 minutes 17 seconds West, a distance of 202.58 feet to a 1/2 inch iron rod set for an angle corner;

South 76 degrees 09 minutes 09 seconds West (called North 75 degrees 58 minutes 13 seconds West), at a distance of 153.69 feet pass a 1/2 inch iron rod found for a point on line, and continuing for a total distance of 189.57 feet (called 187.97 feet) to a 1/2 inch iron rod set for the South corner of this 2.785 acres, same being the southeast corner of the James A. Lakey, Jr. 0.734 acres (Volume 255, Page 838);

THENCE along the line common to this 2.785 acres and said Lakey 0.734 acres, North 44 degrees 32 minutes 07 seconds West, a distance of 269.85 feet (called 270.03 feet) to a 1/2 inch iron rod found for the West corner of this 2.785 acres, same being the South corner of the Daniel L. Lorig, et ux 1.573 acres (Document Number 9606005556);

THENCE along the line common to this 2.785 acres and said Lorig 1.573 acres, North 47 degrees 46 minutes 24 seconds East (bearing basis), a distance of 332.71 feet (called 332.37 feet) to a 1/2 inch iron rod found for the North corner of this 2.785 acres, same being the East corner of said Lorig 1.573 acres and in the southwest line of the Lola Brotze Revocable Trust 1.300 acres (Document Number 200806025514);

THENCE along line common to this 2.785 acres and said Brotze 1.300 acres, South 45 degrees 53 minutes 11 seconds East (called South 45 degrees 50 minutes 23 seconds East), a distance of 217.52 feet (called 217.69 feet) to a 1/2 inch iron rod found for the South corner of the David Gyure, Jr., et ux 1.300 acres;

THENCE along the line common to this 2.785 acres and said Gyure 1.300 acres, North 44 degrees 20 minutes 14 seconds East (called North 43 degrees 45 minutes 02 seconds East), a distance of 1.95 feet (called 2.00 feet) to a 1/2 inch iron rod found for the West corner of said Lozano 1.307 acres;

THENCE along the line common to this 2.785 acres and said Lozano 1.307 acres, South 46 degrees 23 minutes 52 seconds East (called South 46 degrees 14 minutes 58 seconds East), a distance of 221.32 feet (called 220.00 feet) to the **POINT OF BEGINNING**, and containing 2.785 acres of land, more or less.

CCEO
COPY

10/1996

344886

0680 0900

FILED FOR RECORD

1989 JUN 15 AM 8:41

ROSIE E. GENTRY
COUNTY CLERK, COMAL COUNTY

WARRANTY DEED WITH VENDOR'S LIEN

BY *Go Bunt*
\$5.00pd.

Date: June 14, 1989

Grantor: DAVID GYURE, JR. and wife, NELA G. GYURE

Grantor's Mailing Address (including county):
Route 1, Box 81A,
New Braunfels, Comal County, Texas 78130

Grantee: J. STANLEY GARRETT and OLA CAVERLY

Grantee's Mailing Address (including county):
2004B Medical Parkway
San Marcos, Hays County, Texas 78666

Consideration:

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned cash in hand paid and secured to be paid by the GRANTEES herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by GRANTEES of their one certain promissory note of even date herewith in the principal sum of NINETEEN THOUSAND FIVE HUNDRED AND NO/100 (19,500.00) DOLLARS, payable to the order of DAVID GYURE, JR. and wife, NELA G. GYURE, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by a vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to JAMES M. CORNELIUS, TRUSTEE.

Property (including any improvements):

BEING a 2.775 acre tract of land situated in the Orilla Russell League Survey No. 2, and being out of the Southeast part of a tract called 7.009 acres described in Volume 173, Pages 927-930 of the Deed Records of Comal County, Texas, and being more particularly described as follows:

BEGINNING: At a fence corner for the East corner of this tract, said point also being the East corner of the aforementioned 7.009 acre tract;

THENCE: With the Northwest line of Hunter Road, S 70° 24' 17" W 202.58 feet and S 75° 58' 13" W 187.97 feet to a fence corner for the South corner of this tract, said point also being the South corner of the aforementioned 7.009 acre tract;

THENCE: N 44° 32' 07" W 270.03 feet, with the Southwest line, as fenced, of the aforementioned 7.009 acre tract, to an iron pin found for the West corner of this tract, said point also being the apparent South corner of a tract called 1.573 acres;

THENCE: N 47° 46' 24" E 332.37 feet to an iron pin set for the North corner of this tract;

THENCE: S 45° 50' 23" E 217.69 feet to an iron pin set for an interior corner of this tract;

THENCE: N 43° 45' 02" E 2.00 feet to an iron pin found for a corner of this tract;

CCEO
COPY

0680 0901

THENCE: S 46° 14' 58" E 220.0 feet to the Point of Beginning and containing 2.775 acres of land, more or less.

Reservations from and Exceptions to conveyance and Warranty:


1. The property herein conveyed is restricted to the construction of one (1) single family residence only, the floor area of which shall be no less than 1,200 square feet.
2. No mobile home or modular home shall ever be placed on the property.
3. The property herein conveyed is restricted from the subdivision of the original tract into two or more smaller tracts.
4. No junk cars or other vehicles shall ever be stored on the property.
5. No animals of the swine family shall ever be raised or kept on the property.
6. No noxious or offense activity shall be carried out on this tract, and it shall never be used for commercial or professional purposes.
7. The property herein conveyed is subject to an easement dated December 12, 1986, recorded in Volume 545, page 661-662 of the Official Public Records of Comal County, Texas.
8. The property herein conveyed is subject to an easement to Comal Power Company dated September 4, 1925, recorded in Volume 51, page 463-464 of the Deed Records of Comal County, Texas.
9. The property herein conveyed is subject to a road easement reserved by Melvin B. Kraft and wife, Eileen E. Kraft in Warranty Deed dated November 12, 1969, recorded in Volume 173, pages 927-930, Deed Records of Comal County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

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

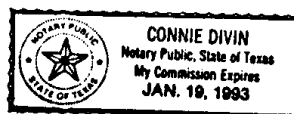
When the context requires, singular nouns and pronouns include the plural.

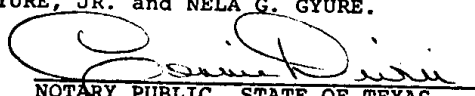

DAVID GYURE, JR.


NELA G. GYURE

THE STATE OF TEXAS X
COUNTY OF COMAL X

This instrument was acknowledged before me on the 14th day of June, 1989, by DAVID GYURE, JR. and NELA G. GYURE.




NOTARY PUBLIC, STATE OF TEXAS
My Commission Expires: _____
Printed Name: _____

RECEIVED

By Kathy Griffin at 1:08 pm, May 08, 2024



COMAL COUNTY

ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

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Date Received

Initials

117465

Permit Number

Instructions:

Place a check mark next to all items that apply. For items that do not apply, place "N/A". This OSSF Development Application Checklist **must** accompany the completed application.

OSSF Permit

- ☐ Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- ☐ Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- ☐ Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.
- ☐ Required Permit Fee - See Attached Fee Schedule
- ☐ Copy of Recorded Deed
- ☐ Surface Application/Aerobic Treatment System
 - ☐ Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
 - ☐ Signed Maintenance Contract with Effective Date as Issuance of License to Operate

I affirm that I have provided all information required for my OSSF Development Application and that this application constitutes a completed OSSF Development Application.

Signature of Applicant

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refused)