

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
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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
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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: 117595
Issued This Date: 08/19/2024
This permit is hereby given to: Philip & Vicki Gaarder

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

585 ROSEMARY RIDGE DR
BULVERDE, TX 78163

Subdivision: Belle Oaks Ranch, Phase IX
Unit: N/A
Lot: 172R
Block: 4
Acreage: 2.2500

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.

**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 _____

REVISED

10:48 am, Aug 07, 2024

1. APPLICANT / AGENT INFORMATION

Owner Name Philip & Vicki Gaarder

Mailing Address 10249 E Lakefront St

City, State, Zip Wichita, KS 67206

Phone # 361-230-3468

Email rgaarder@gmail.com

Agent Name Steven Kubena

Agent Address 240 Sendera Crossing

City, State, Zip La Vernia, Tx 78121

Phone # (210) 296-4778

Email Surefloptic@gmail.com

2. LOCATION

Subdivision Name Belle Oaks Ranch, Phase IX **Unit** _____ **Lot** 172R **Block** 4

Survey Name / Abstract Number _____ **Acreage** _____

Address 585 Rosemary Ridge **City** Bulverde **State** Tx **Zip** 78163

3. TYPE OF DEVELOPMENT☒ Single Family ResidentialType of Construction (House, Mobile, RV, Etc.) HouseNumber of Bedrooms 4Indicate Sq Ft of Living Area 3733☐ 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: \$ _____ **(Structure Only)**

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

☐ Yes ☒ No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)Source of Water ☒ Public ☐ Private Well ☐ Rainwater**4. SIGNATURE OF OWNER**

By signing this application, I certify that:

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

DocuSigned by: _____ DocuSigned by: _____

Philip & Vicki Gaarder
Signature of Owner

8/5/2024

Date



ON-SITE SEWAGE FACILITY APPLICATION

REVISED

10:56 am, Aug 07, 2024

Planning Materials & Site Evaluation as Required Completed By Steven Kubena

System Description Aerobic / Surface Spray Application

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

Tank Size(s) (Gallons) 600 GPD Absorption/Application Area (Sq Ft) 6430.72

Gallons Per Day (As Per TCEQ Table III) 360

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

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

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

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

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

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

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

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

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

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

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

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

Is this property within an incorporated city? ☒ Yes ☐ No

If yes, indicate the city: Bulverde

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

6/28/2023

Date

2/c



AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (commission) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety code, requires owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

II

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

Lots 172 & 173, Block 4, Belle Oaks Ranch, Phase IX
585 Rosemary Ridge Bulverde, Tx 78163

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

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 25 DAY OF March, 2024
[Signature]

Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 25 DAY OF March, 2024

[Signature]
Notary Public, State of Texas Kansas / Sedgwick



AFFIDAVIT TO THE PUBLIC

THE COUNTY OF Comal
STATE OF TEXAS

Before the, the undersigned authority, on this day personally appeared Phil Gaarder, who after being duly sworn, upon oath state that he/she is the owner of record for those certain tracks or parcels of land lying and being situated in Comal County, Texas, and being more particularly described as follows:

Lots 172 & 173, Block 4, Belle Oaks Ranch, Phase IX
Records of Comal County, Texas
585 Rosemary Ridge Bulverde, Tx 78163

The undersigned further states that the on-site sewage facility for the referenced properties crosses the boundary between the described properties. The properties cannot be sold separately and must be sold as one. Any buyer or transferee is hereby notified of this requirement.

Signed by my/our hand(s) on this the 25 Day of March, 2024

Printed Name(s) Phil Gaarder

Signature(s) [Signature]

Sworn to and subscribed to before Notary Public, in and for the State of Texas and Witness my hand and official seal this the 25 Day of MARCH, 2024

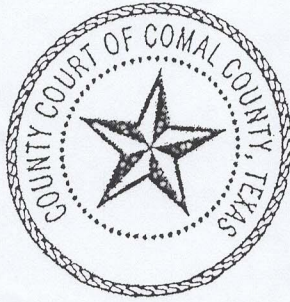
Notary Public, State of ~~Texas~~ Kansas 1 Sedgwick

Notary's Printed Name: KRISTIE R. LANDON

Notary's Signature: [Signature]

My Commission Expires on: 4-7-27





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 Koepp, County Clerk
Comal County, Texas
06/03/2024 01:55:59 PM
TRACY 2 Page(s)
202406016658



Bobbie Koepp

WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

Regulatory Authority _____
Block Creek Aerobic Services, LLC
444 A Old Hwy #9
Comfort, TX 78013
Off. (830) 995-3189
Fax. (830) 995-4051

Permit/License Number _____
Customer Philip & Vicki Gaarder
Site Address 585 Rosemary Ridge
City Bulverde Zip 78163
Mailing Address 585 Rosemary Ridge
County Comal Map # _____
Phone (361) 230-3468
Email vgaarder@gmail.com

I. General: This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between _____ (hereinafter referred to as "Customer") and Block Creek Aerobic Services, LLC. By this agreement, Block Creek Aerobic Services, LLC and its employees (hereinafter inclusively referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein.

II. Effective Date:

This Agreement commences on _____ and ends on _____ for a total of two (2) years (initial agreement) or one (1) year (thereafter). If this is an initial agreement (new installation), the Customer shall notify the Contractor within two (2) business days of the system's first use to establish the date of commencement. If no notification is received by Contractor within ninety (90) days after completion of installation or where county authority mandates, the date of commencement will be the date the "License to operate" (Notice of Approval) was issued by the permitting authority. This agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty.

III. Termination of Agreement:

This Agreement may be terminated by either party for any reason, including for example, substantial failure of either party to perform in accordance with the terms of this Agreement, without fault or liability of the terminating party. The terminating party must provide written notice to the non-terminating party thirty (30) days prior to the termination of this Agreement. If this Agreement is terminated, Contractor will be paid at the rate of \$75.00 per hour for any work performed and for which compensation has not been received. After the deduction of all outstanding charges, any remaining monies from prepayment for services will be refunded to customer within thirty (30) days of termination of this Agreement. Either party terminating this Agreement for any reason, including non-renewal, shall notify in writing the equipment manufacturer and the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination. Nonpayment of any kind shall be considered breach of contract and a termination of contract.

IV. Services:

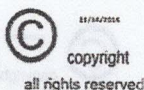
Contractor will:

- Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulation, for a total of three visits to site per year. The list of items checked at each visit shall be the: control panel, Electrical circuits, timer, Aeration including compressor and diffusers, CFM/PSI measured, lids safety pans, pump, compressor, sludge levels, and anything else required as per the manufacturer.
- Provide a written record of visits to the site by means of an inspection tag attached to or contained in the control panel.
- Repair or replace, if Contractor has the necessary materials at site, any component of the OSSF found to be failing or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and the service(s) cost less than \$100.00, Customer hereby authorizes Contractor to perform the service(s) and bill Customer for said service(s). When service costs are greater than \$100.00, or if contractor does not have the necessary supplies at the site, Contractor will notify Customer of the required service(s) and the associated cost(s). Customer must notify Contractor of arrangements to affect repair of system within two (2) business days after said notification.
- Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only).
- Forward copies of this Agreement and all reports to the regulatory agency and the Customer.
- Visit site in response to Customer's request for unscheduled services within forty-eight (48) hours of the date of notification (weekends and holidays excluded) of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.

V. Disinfection:



Customer's Initials



RC

Contractor's Initials

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

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

XII. Severability:

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

XIII. Fee for Services:

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

XIV. Payment:

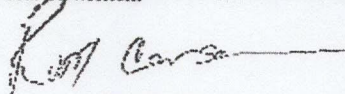
Full payment is due upon execution of this Agreement (Required of new Customer). For any other service(s) or repair(s) provided by Contractor the Customer shall pay the invoice(s) for said service(s) or repair(s) within thirty (30) days of the invoice date. The Contractor shall mail all invoices on the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

XV. Application or Transfer of payment:

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

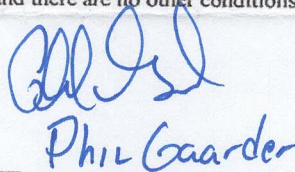
XVI. Entire Agreement:

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



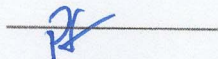
Rudy Carson

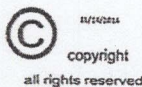
Block Creek Aerobic Services, LLC,
Contractor
MP# 0002036


Phil Gaarder

Customer Signature

3/25/24
Date


Customer's Initials



RC
Contractor's Initials

OSSF SOIL EVALUATION

Date Performed: 6/28/2023 Proposed Excavation Depth: N/A

Property Location: 585 Rosemary Ridge Bulverde, Tx 78163 Textural Class Determined For Drain field: IV

Name of Site Evaluator: Steven Kubena Registration Number: OS0037188

Requirements:

At least two (2) soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Location of soil boring 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 (2) feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

Soil Boring Number <u>1</u>					
Depth (Feet)	Textural Class	Structure (if applicable)	Drainage (Mottles) Water Table	Restrictive Horizon	Observations
0	IV	None	None	Limestone Rock @ 6"	Clay 0"-6"
1					
2	IV				
3					
4					
5					Limestone Rock @ 6"

Soil Boring Number <u>2</u>					
Depth (Feet)	Textural Class	Structure (if applicable)	Drainage (Mottles) Water Table	Restrictive Horizon	Observations
0					
1					
2					
3					
4					
5					

SAME AS ABOVE

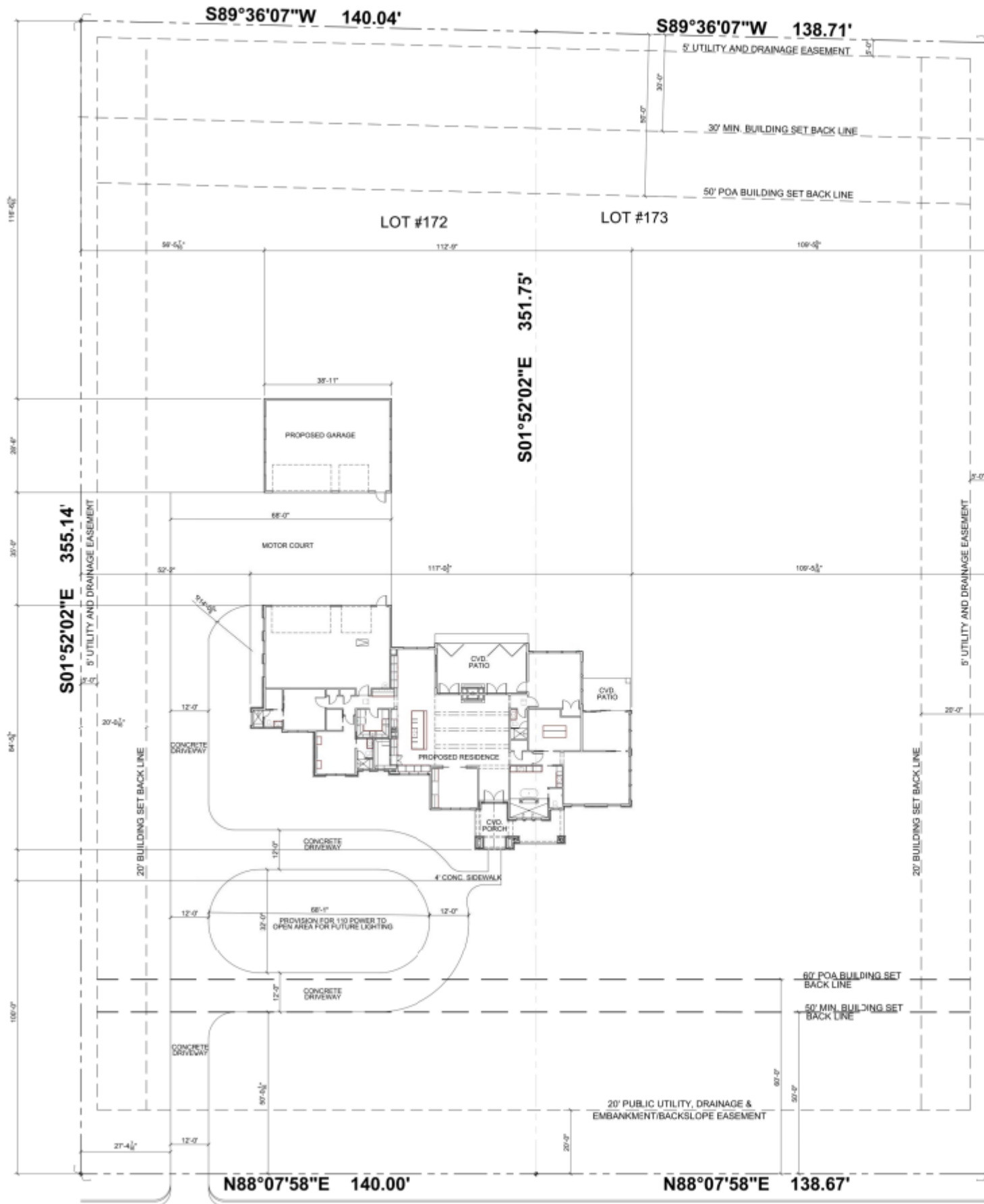
ATTACH COPY OF SITE DRAWING

Features of Site Area		
Presence of 100 year flood zone		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	Yes	No
Organized sewage service available to lot or tract	Yes	No

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

Steven Kubena
Signature of Site Evaluator

6/28/2023
Date



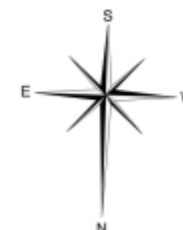
1. VERIFY JOINT LAYOUT FOR SIDEWALKS WITH CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL SITE WORK, INCLUDING LOCATION OF TRASH DUMPSTER, TEMPORARY TOILET FACILITIES, TEMPORARY CONSTRUCTION BARICADE/FENCING CONSTRUCTION TRAILER CLEARING PROCEDURE GRADING AND DRAINAGE, CONFORMANCE TO POLLUTION AND PREVENTION CONTROL, AND TEMPORARY UTILITY FACILITIES, ETC. SHALL BE IN ACCORDANCE WITH THE CITY AS WELL AS SUBDIVISION PROPERTY OWNERS ASSOCIATION GUIDELINES.
3. BUILDER AND OWNER SHALL BE RESPONSIBLE FOR ALL TEMPORARY UTILITIES TO THE CONSTRUCTION SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING ONLY. OWNER SHALL PROVIDE ALL LANDSCAPING, SOD, AND IRRIGATION SYSTEM.

1 SITE PLAN

SCALE: 1"=20'-0"

LEGAL DESCRIPTION

LOT	172 & 173
BLOCK	4
SUBDIVISION	BELLE OAKS RANCH PH 9
CITY	BULVERDE, TX
CONC. DRIVE (SQ. FT.)	
TOTAL CONCRETE	6,860.07
NORTH ARROW	

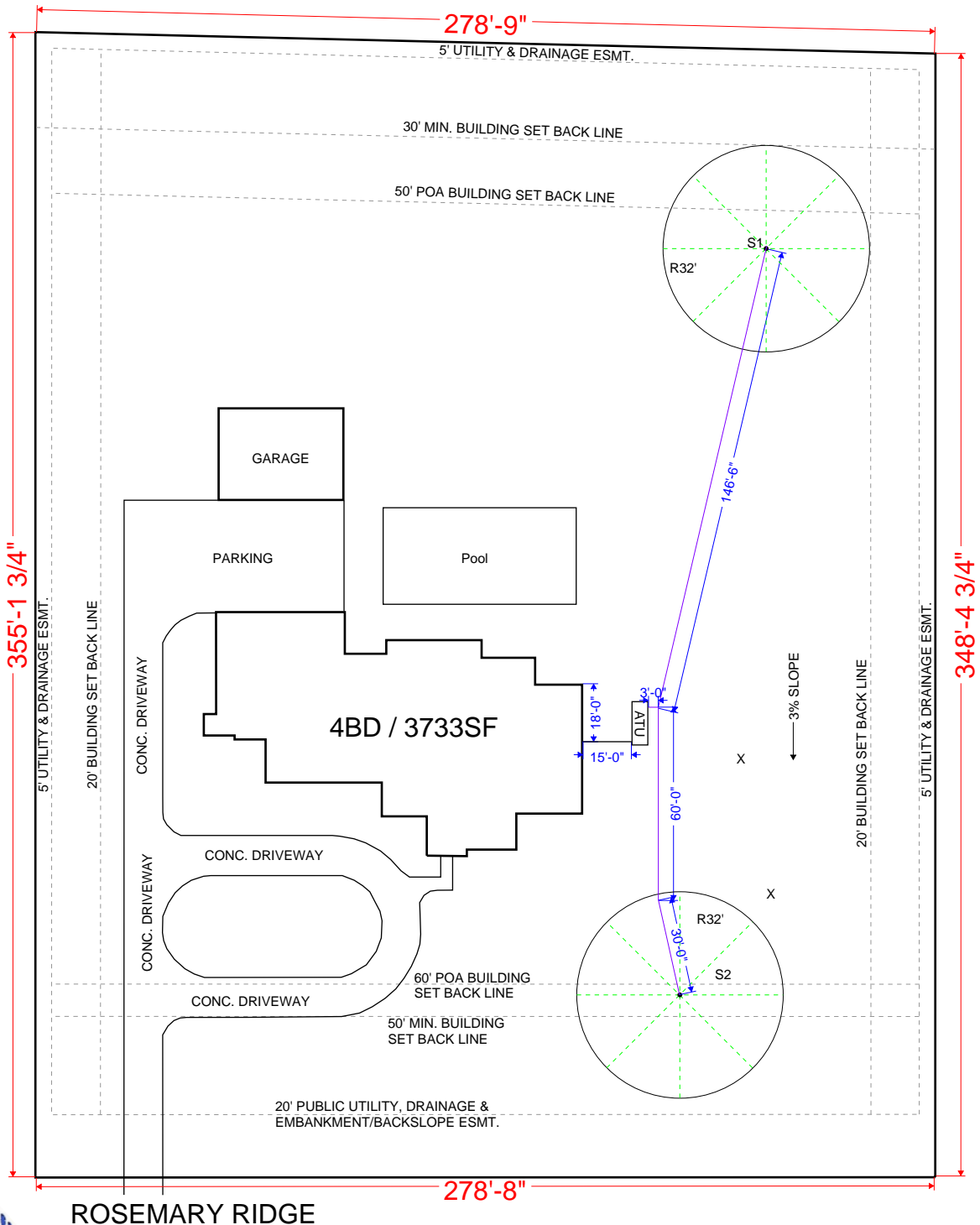




Phone: (210) 296-4778 Email: Surefloptic@gmail.com



X = Test Holes



ROSEMARY RIDGE



Steven Kubena

SITE PLAN & OSSF DESIGN

PHIL & VICKI GAARDER
585 ROSEMARY RIDGE
BULVERDE, TX 78163

STEVEN KUBENA, R.S
240 SENDERA XING
LA VERNIA, TEXAS 78121
(210) 296-4778

DATE: 6/28/2023

SCALE: 1" = 50'

OSSF Design Notes:

REVISED

10:57 am, Aug 07, 2024

Lots 172R, Block 4
Belle Oaks Ranch PH 9
ACRES: 2.25

LOT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN.

KEY NOTES:

1. Design is for a 4-bedroom Single Family Residence. (3733 SF)
2. Lot is located outside of the 100 year flood plain.
3. Install a 2-way cleanout in a 3" or 4" sch 40 tightline from the house to the ATU, minimum slope 1/8 in/ft, as shown.
4. ATU is minimum 600 gpd.
5. Supply line to the sprinklers is purple 1" schedule 40.
6. S1 is K-Rain Proplus low angle sprinklers with #3 nozzles operating @ 40 psi, 360° pattern, 32' radius.
7. S2 is K-Rain Proplus low angle sprinklers with #3 nozzles operating @ 40 psi, 360° pattern, 33' radius.
8. There shall be no obstructions within 10' of the sprinkler heads.
9. Audible & Visual alarms, external disconnect within site of the pump tank, pump & alarms on separate breakers and external wiring in conduit are required.
10. Timer set to spray between 12:00 AM & 5:00 AM.
11. Liquid chlorinator.
12. 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.



Phone: (210) 296-4778 Email: Surefloseptic@gmail.com

Stan Kubena

Steven Kubena, R.S., S.E.
240 Sendera Crossing
La Vernia, Texas 78121
Mobile (210) 296-4778 Sureflo Septic@gmail.com

OSSF DESIGN

Owner: Amber Harris
Location: 585 Rosemary Ridge, Bulverde, Tx 78163
Phone: (210) 551-4355
Date: 6/28/2023

Development: **Single Family Residence w/ Water Saving Devices** Bedrooms: **4** Sq. Ft: **3733**

Q: **360 gpd** Soil: **IV** R_i: **0.064 gall/ft²/day**

System Type: **Aerobic/Surface Application (NuWater B-550 – 600 GPD)**

Minimum Required ATU Treatment Capacity: **600 gpd**

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

Supply Line: **Sch 40, 1" purple (~173')** Check Valve Required: **No**

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

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

Number	Nozzle	PSI	Pattern	Radius	Area/head	GPM/head	R _i
S1	#3	40	360°	32 ft	3215.36 ft²	3.1	0.064
S2	#3	40	360°	32 ft	3215.36 ft²	3.1	0.064

Overlap Area: **0 ft²** Actual Application Area: **6430.72 ft²** GPM: **6.2 GPM**

TDH Calculations:

$$\text{Friction Head}(H_f) = \frac{1.2(10.4397)(L)(Q)^{1.85}}{(C)^{1.85}(D)^{4.8655}} = 5.20\text{ft}$$

L = Length of equivalent pipe length (D) in feet

C = Hazen – Williams flow coefficient (150 for schedule 40)

Q = Flow rate, gpm

D = Internal pipe diameter, inches

Pressure Head (H_p) = 92.4 ft (2.31)(psi) Elevation Head (H_e) = 5 ft

TDH = **102.60ft** (H_f + H_p + H_e)

Pump Requirements: **6.2 GPM @ 102.60 ft TDH** Pump Used: **Blaster Model 12EB-05 (Or Equivalent)**

- **Timer set to spray between 12:00 AM & 5:00 AM**
- **Liquid chlorinator**

Assembly Details

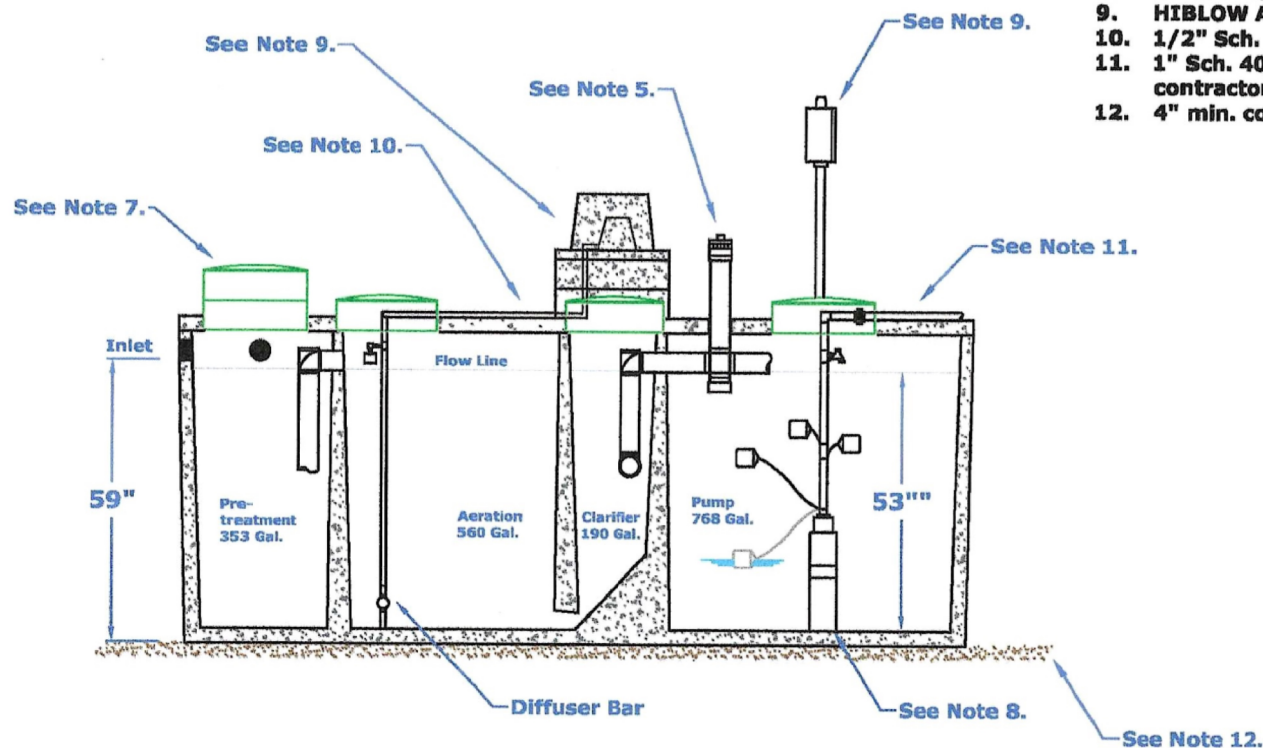
OSSF



Steven Kubena

GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 14,900 lbs.
4. Treatment capacity is 600 GPD. Pump compartment set-up for a 360 GPD Flow Rate (4 bedroom, < 4,000 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 1.62 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-550 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec) timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. HIBLOW Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
12. 4" min. compacted sand or gravel pad by Contractor



DIMENSIONS:

Outside Height: 67"
Outside Width: 63"
Outside Length: 164"

MINIMUM EXCAVATION DIMENSIONS:

Width: 76"
Length: 176"

**NuWater B-550 (600 GPD)
Aerobic Treatment Plant (Assembled)**

Model: B-550-PC-400PT

March, 2012 - Rev 1
By: A.S.

Scale:

* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3

Advantage
Wastewater Solutions Inc.

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

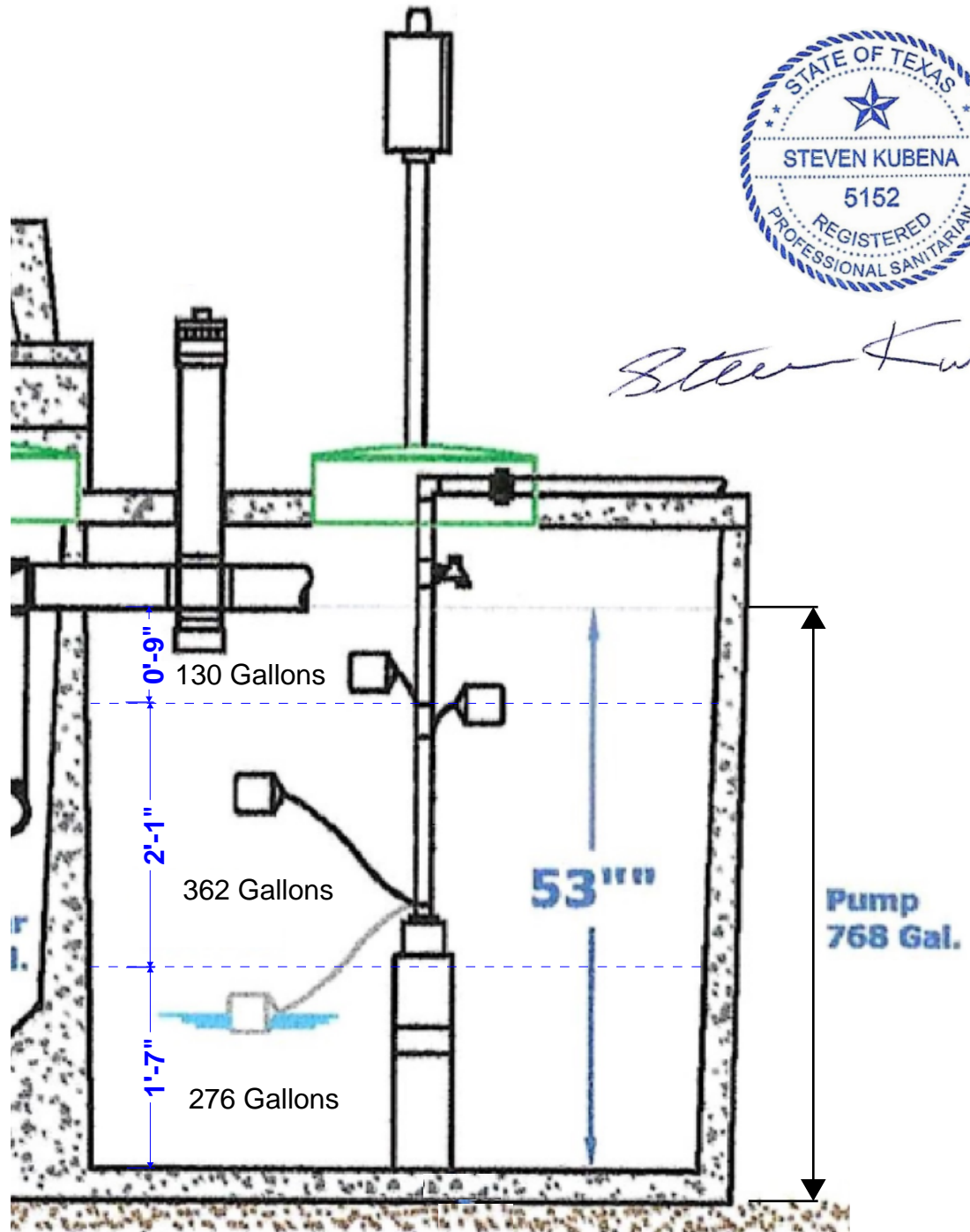
NuWater B-550 (600 GPD) PUMP TANK DETAILS (FLOAT SETTINGS)

Q'S UP TO 360 GPD

14.49 GALL/IN

HIGH WATER ALARM "ON" TO BOTTOM OF INLET: 9" (130 GALL)

PUMP "ON" TO HIGH WATER ALARM "ON": 25" (362 GALL)



THERE SHALL BE AT LEAST ONE DAY OF STORAGE BETWEEN THE ALARM-ON LEVEL AND THE PUMP-ON LEVEL, AND A STORAGE VOLUME OF ONE-THIRD THE DAILY FLOW BETWEEN THE ALARM-ON LEVEL AND THE INLET TO THE PUMP TANK.

BLASTER®

Filtered Effluent Pump

SPECIFICATIONS

Model	Flow Range GPM	Horsepower Range	Best Eff. GPM	Discharge Connection	Maximum Solids Size	Rotation ^①
8EB	1.5 - 10	1/2 - 1	7	1 1/4"	1/16" dia.	CCW
12EB	3 - 16	1/2 - 1 1/2	10	1 1/4"	1/16" dia.	CCW
20EB	6 - 28	1/2 - 1 1/2	18	1 1/4"	1/16" dia.	CCW
33EB	10 - 50	1/2 - 1 1/2	33	1 1/4"	1/16" dia.	CCW
55EB	20 - 80	1/2 - 1 1/2	55	1 1/4"	1/16" dia.	CCW

① Rotation is counterclockwise when observed from pump discharge end.

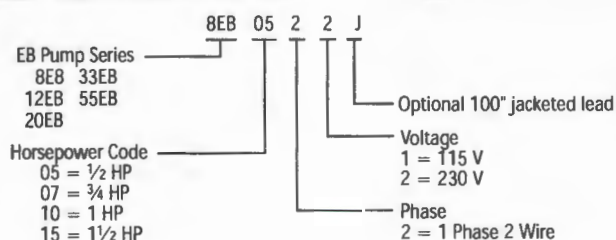
"EB" SERIES MATERIALS OF CONSTRUCTION

Part Name	Material
Discharge Head	Glass Filled Thermo-Plastic
Check Valve Poppet	Thermo-Plastic
Check Valve O-ring	E P Rubber
Bearing Spider - Upper	Glass Filled Polycarbonate
Bearing	Urethane
Klipring	AISI 301 SS
Diffuser	Glass Filled * Noryl™
Impeller	Noryl™
Bowl	AISI 304 SS
Shim	AISI 304 SS
Spacer	AISI 304 SS, Powder Metal
Inlet Strainer	Glass Filled Thermo-Plastic
Motor Adapter	Glass Filled Thermo-Plastic
Casing	AISI 304 SS
Shaft	
Coupling	AISI 304 SS, Powder Metal

* 33EB and 55EB Glass Filled Polycarbonate



ORDER NUMBER CODE



FEATURES

■ **Designed for pumping filtered effluent from processed septic systems only.**

■ **Field Serviceable:** Pump can be rebuilt in the field to like new condition with common tools and readily available spare parts.

NOTE: The Model EB has left hand casing threads.

■ **Powered for Continuous Operation:** All ratings are within the working limits of the motor as recommended by the motor manufacturer. Pump can be operated continuously without damage to the motor.

■ **Metal Parts are Stainless Steel:** AISI types 301 and 304 are corrosion resistant.

■ **Non-Metallic Parts are Effluent Compliant:** Impellers, diffusers constructed of glass filled polycarbonate or Noryl, engineered composites. Both materials are corrosion resistant.

■ **Bearing Discharge Head:** State of the art engineered composite material for superior strength and corrosion resistance. Loop for safety line molded into head.

■ **Motor Adapter:** State of the art engineered composite material with high rigidity to provide accurate alignment of liquid end to motor. Generous space for removal of motor mounting nuts with regular open-end wrench.

■ **Bowls:** Stainless steel for strength and abrasive resistance.

■ **100" 3 wire motor lead standard.**

■ **Consult factory for recommendations involving long run cycles followed by short off cycles to assure proper motor cooling flows.**

■ **Check Valve:** Built-in check valve assembly on 8, 12, 20 EB models. No check valve provided on 33 and 55 EB models.

■ **Warranted for one year against failure due to workmanship and materials. Solids plugged pumps are not covered. Pumps used for liquids other than filtered effluent are not covered.**

■ **Stainless Steel Casing:** Polished stainless steel is attractive and durable in the most corrosive effluent.

■ **Hex Shaft Design:** Six sided shafts for positive impeller drive.

■ **Inlet Strainer:** Molded suction strainer built into motor adapter.

■ **Urethane Upper Bearings:** Fluted design for free passage of abrasives.

■ **Franklin Electric Motor:**

- Corrosion resistant stainless steel construction.

- Built-in surge arrestor is provided on single phase motors.

- Stainless steel splined shaft.

- Hermetically sealed windings.

- Replaceable motor lead assembly.

- UL 778 and CSA recognized.

- NEMA mounting dimensions.

- Optional 100" jacketed power cord available.

■ **Agency Listings:** All complete pump/motor assemblies are UL778 and CSA listed. All Franklin Electric Motors are UL778 recognized.

■ **All models have 1/8" diameter bypass in discharge head to ensure venting on start up.**



Underwriters Laboratories
File no. E1



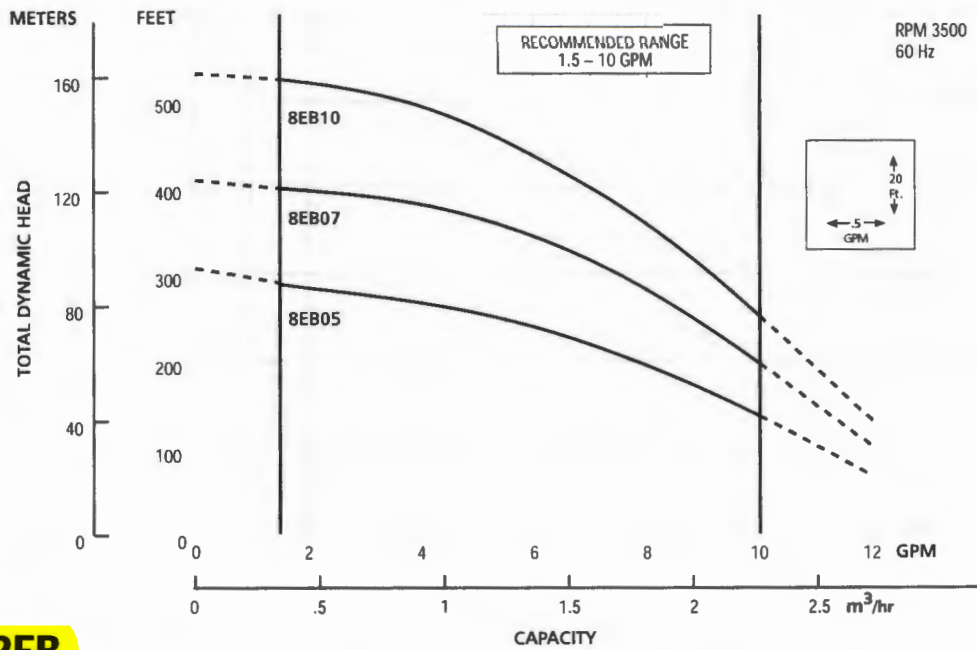
Can. Fil.
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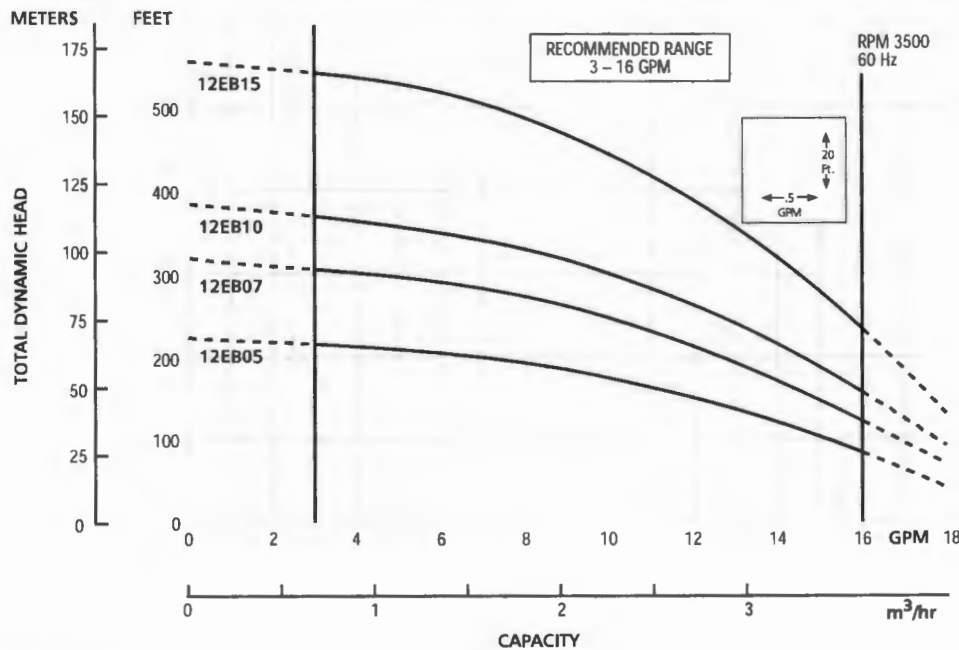
Steven Kubena

Model 8EB

FILTERED EFFLUENT BLASTER®



Model 12EB



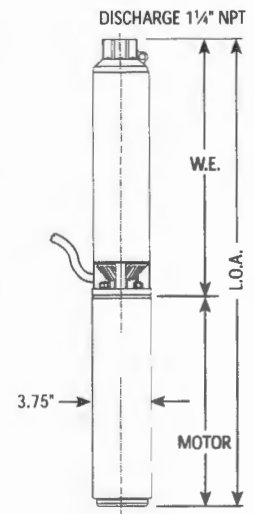
Steven Kubena

DIMENSIONS AND WEIGHTS

Order Number	HP	Phase	Stages	Length (meters)			Weight (lbs.)		
				W.E.①	Motor	L.O.A.②	W.E.	Motor	Total
8EB0522, 8EB0521	1/2	1	10	13.3	9.5	22.8	5	18	23
8EB0722	3/4	1	13	15.4	10.7	26.1	6	20	26
8EB1022	1	1	17	18.3	11.8	30.1	8	23	31
12EB0522, 12EB0521	1/2	1	7	11.0	9.5	20.5	4	18	22
12EB0722	3/4	1	10	13.0	10.7	23.7	5	20	25
12EB1022	1	1	12	14.4	11.8	26.2	6	23	29
12EB1522	1 1/2	1	17	17.9	15.1	33.0	8	31	39

① W.E. = water end or pump without motor.

② L.O.A. = length of assembly - complete pump - water end and motor.





The ProPlus™ is packed with features that ensure reliability, saving the installer time, money and needless frustration.

- ▶ **Revolutionary Patented Easy Arc Set** – Simplified arc set allows for wet or dry adjustment in seconds.
- ▶ **5" Riser** – Perfect for grasses with thick thatch.
- ▶ **3/4" Inlet** – Replaces all standard rotors.
- ▶ **2N1 Adjustable or Continuous Rotation** – Provides a full range adjustment from 40° to a continuous full circle.
- ▶ **Patented Arc Set Degree Markings** – Clearly indicates the current watering pattern and 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.
- ▶ **Time Proven Patented Reversing Mechanism** – Assures continuous reverse and return...over a 20 year history.
- ▶ **Ratcheting Riser** – Allows for easy adjustment of your left starting position with a simple turn of the riser.
- ▶ **Rubber Cover** – Seals out dirt and increases product durability.
- ▶ **Wide Selection of Nozzles** – Including standard and low angle, provides flexibility in system design.
- ▶ **Optional Check Valve** – Prevents low head drainage.



K
RAIN

**IRRIGATION
WORLD**



Steven Kubena

PROPLUS™

The **PROPLUS™** adjustable arc and full-circle gear driven rotor comes standard with nine numerically coded interchangeable nozzles. Excellent nozzle performance delivers an exceptional fall out pattern. In independent testing by C.I.T., the **PROPLUS™** delivered up to 90% uniform coverage.

Also Available: 12" High Pop, Shrub Head and Reclaimed Water models.

Tough, proven and advanced, the **PROPLUS™** is the leader in it's class. Set it and forget it. Arc Memory Clutch returns the rotor to its preset position. Technology works for you.

MODELS

11003	ProPlus
11003-HP	ProPlus 12" High Pop
11003-SH	ProPlus Shrub Head

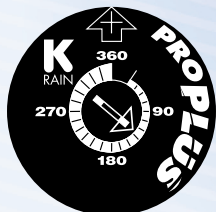
OTHER OPTIONS: ADD TO PART NUMBER

-CV	Check Valve
-LA	Low Angle Nozzle
-NN	No Nozzle
-RCW	ProPlus for Reclaimed Water w/Low Angle Nozzle

EASY ARC SETTING

Arc Selection 40° to Continuous 360°

Adjust From Left Start



HOW TO SPECIFY

11003

-RCW

Model Number

Description



K-Rain Manufacturing Corp.
1640 Australian Avenue
Riviera Beach, FL 33404 USA
+1 561 844-1002
FAX: +1 561 842-9493

1.800.735.7246 | www.krain.com

SPECIFICATIONS

- ▶ Inlet: 3/4" Threaded NPT
- ▶ Arc Adjustment Range:
40° to Continuous 360°
- ▶ Flow Range: .5 - 10.0 GPM
- ▶ Pressure Rating: 20 - 70 PSI
- ▶ Precipitation Rate: .06 to .50
Inches Per Hour
(Depending on Spacing and
Nozzle Used)
- ▶ Overall Height (Popped Down):
7 1/2" / 17" for High Pop
- ▶ Recommended Spacing:
28' to 44'
- ▶ Radius: 22' to 50'
- ▶ Nozzle Trajectory: 26°
- ▶ Low Angle Nozzle Trajectory: 12°
- ▶ Standard and Low Angle
Nozzle: Included
- ▶ Riser Height: 5"

PERFORMANCE DATA

PERFORMANCE			
NOZZLES	PRESSURE PSI	RADIUS FT.	FLOW GPM
#0.5	30	28'	.5
	40	29'	.6
	50	29'	.7
	60	30'	.8
#0.75	30	29'	.7
	40	30'	.8
	50	31'	.9
	60	32'	1.0
#1	30	32'	1.3
	40	33'	1.5
	50	34'	1.6
	60	35'	1.8
#2	30	37'	2.4
	40	40'	2.5
	50	42'	3.0
	60	43'	3.3
#2.5 PRE-INSTALLED	30	38'	2.5
	40	39'	2.8
	50	40'	3.2
	60	41'	3.5
#3	30	38'	3.6
	40	39'	4.2
	50	41'	4.6
	60	42'	5.0
#4	30	43'	4.4
	40	44'	5.1
	50	46'	5.6
	60	49'	5.9
#6	40	45'	5.9
	50	46'	6.0
	60	48'	6.3
	70	49'	6.7
#8	40	42'	8.0
	50	45'	8.5
	60	49'	9.5
	70	50'	10.0

METRIC					
NOZZLES	PRESSURE KPA	BARS	RADIUS METERS	FLOW L/M	FLOW M3/H
#0.5	206	2.0	8.5	1.89	.11
	275	3.0	8.8	2.27	.14
	345	3.5	8.8	2.65	.16
	413	4.0	9.1	3.03	.18
#0.75	206	2.0	8.8	2.65	.16
	275	3.0	9.1	3.03	.18
	345	3.5	9.4	3.41	.20
	413	4.0	9.8	3.79	.23
#1	206	2.0	9.8	4.92	.30
	275	3.0	10.1	5.68	.34
	345	3.5	10.4	6.05	.36
	413	4.0	10.7	6.81	.41
#2	206	2.0	11.3	9.08	.54
	275	3.0	12.2	9.46	.56
	345	3.5	12.8	11.35	.68
	413	4.0	13.1	12.49	.75
#2.5 PRE-INSTALLED	206	2.04	11.6	9.46	.57
	275	2.72	11.9	10.60	.64
	345	3.40	12.2	12.11	.73
	413	4.08	12.5	13.25	.79
#3	206	2.0	11.6	13.63	.81
	275	3.0	11.9	15.89	.95
	345	3.5	12.5	17.41	1.04
	413	4.0	12.8	18.92	1.13
#4	206	2.0	13.1	16.65	.99
	275	3.0	13.4	19.30	1.15
	345	3.5	14.0	21.19	1.27
	413	4.0	14.9	22.33	1.33
#6	206	3.0	13.7	22.33	1.33
	275	3.5	14.0	22.71	1.36
	345	4.0	14.6	23.85	1.43
	413	5.0	14.9	25.35	1.52
#8	206	3.0	12.8	30.28	1.81
	275	3.5	13.7	32.12	1.92
	345	4.0	14.8	35.95	2.15
	413	5.0	15.3	37.85	2.27

LOW ANGLE DATA			
NOZZLES	PRESSURE PSI	RADIUS FT.	FLOW GPM
#1	30	22'	1.2
	40	24'	1.7
	50	26'	1.8
	60	28'	2.0
#3	30	29'	3.0
	40	32'	3.1
	50	35'	3.5
	60	37'	3.8
#4	30	31'	3.4
	40	34'	3.9
	50	37'	4.4
	60	38'	4.7
#6	40	38'	6.5
	50	40'	7.3
	60	42'	8.0
	70	44'	8.6

METRIC					
NOZZLES	PRESSURE KPA	BARS	RADIUS METERS	FLOW L/M	FLOW M3/H
#1	207	2.04	6.71	4.54	.27
	275	2.72	7.32	6.43	.39
	344	3.40	7.92	6.80	.41
	413	4.08	8.53	7.56	.46
#3	207	2.04	8.84	11.34	.68
	275	2.72	9.75	11.72	.71
	344	3.40	10.67	13.23	.80
	413	4.08	11.58	14.36	.87
#4	207	2.04	9.45	12.85	.78
	275	2.72	10.36	14.74	.89
	344	3.40	11.28	16.63	1.00
	413	4.08	11.58	17.77	1.07
#6	275	2.72	11.58	24.57	1.47
	344	3.40	12.19	27.12	1.63
	413	4.08	12.80	29.84	1.79
	482	4.76	13.41	32.56	1.95

Data represents test results in zero wind. Adjust for local conditions.
Radius may be reduced with nozzle retention screw.

Steven Kubena



CCEO

COPY

UNDARY MAP, (FLOOD INSURANCE R

REPLAT OF LOT 172 & 173, BLOCK 4 BELLE OAKS RANCH PHASE IX ESTABLISHING LOT 172R

A 2.25 ACRE TRACT OF LAND AND BEING ALL OF LOT 172 AND 173, BLOCK 4, BELLE OAKS RANCH PHASE IX SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT #202206007924, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

DATUM (NAD) OF 1983, SURFACE

AS COMMISSION ON

DEDICATED ALONG THE FRONT
SO HEREBY DEDICATED A FIVE (5)
R MORE LOTS ARE COMBINED AS A
TY LINES OR DRAINAGE

NES AND APPURTENANCES.

HOWN ON THIS PLAT. LANDSCAPING,
IC CAPACITY OF THE EASEMENT

NOT UTILIZE THESE EASEMENTS FOR

THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT172, BLOCK 4 AND LOT 173, BLOCK 4, BELLE OAKS RANCH PHASE IX.
INTO LOT 172R, BLOCK 4, BELLE OAKS RANCH PHASE IX.

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF COMAL

§

I, GARRETT D. KELLER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT NO PORTION OF PHASE IX IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C0196F. EFFECTIVE DATE SEPTEMBER 2, 2009 FOR COMAL COUNTY, TEXAS.



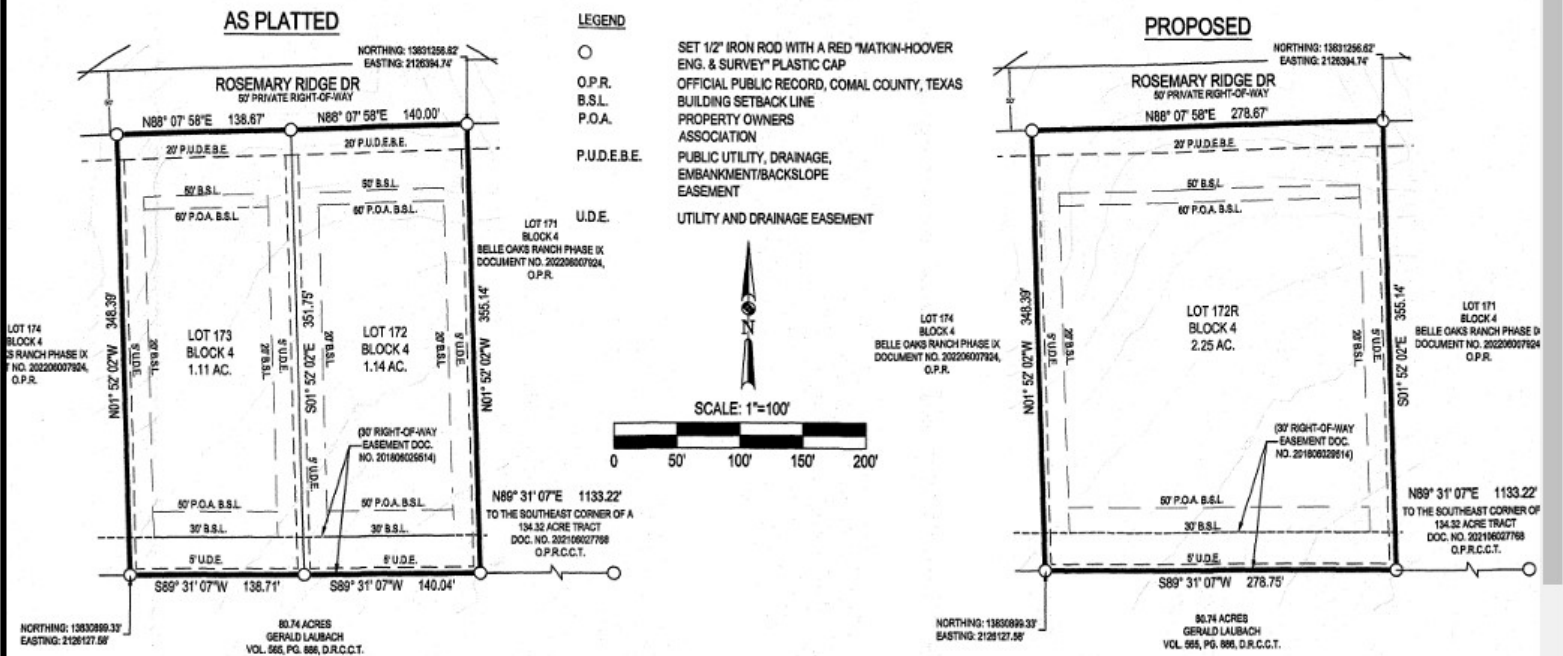
CHAIRPERSON

LOT 172 & 173 BLOCK 4, OF BELLE OAKS RANCH PHASE IX WAS FILED WITH THE CITY OF BULVERDE, TEXAS
ON MAY 23, 2023. THE CITY OF BULVERDE FAILED TO ACT UPON
IN THE TIME PERIOD PRESCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DAY OF MAY 23

PLANNER

CCEO
COPY



OWNER/DEVELOPER:
PHILIP D. GAARDER AND VICKI L. GAARDER

SURVEYOR:
MATKIN HOOVER

AGENT/PREPARER:
MATKIN HOOVER

MATKIN HOOVER

DATE: 1/27/2023
M.H.F. JOB NO. 2660 NO.

**RECEIVED**

By Brenda Ritzen at 2:52 pm, Aug 19, 2024

CITY OF BULVERDE
New Single Family (Residential) Permit

PERMIT# 2023-207

DATE ISSUED 5/19/2023

PROJECT ADDRESS: 585 Rosemary Ridge Drive Bulverde, TX 78163

LOCATION NAME: NSFR

SUBDIVISION: Belle Oaks

OWNER: Philip & Vicki Gaarder

CONTRACTOR: Artisan Custom Homes - Gabriel Sanchez

ADDRESS: 146 E Rhapsody

CITY, STATE, ZIP: San Antonio, TX 78216

PHONE: (210) 380-0514

EMAIL ADDRESS: gabe@artisansahomes.com

CONTACT NAME: Amber Rose Harris

ALT PHONE: (210) 380-0514

SQ FT: 0.00

PROJECT VALUATION: 0.00

PLAN REVIEW BY:

NOTES: Ok to permit main house
pending city approval for site plan.Separate permit required for detached
garage.Form survey required at plumbing
rough in inspection.

BB 3170

PERMIT TYPE	AMOUNT DUE
New Single-Family Residential	\$0.00
TOTAL:	\$4009.42

NOTES: Schedule by 2pm for next day inspections**NOTICE**

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

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


(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)**GABRIEL SANCHEZ**

PRINTED NAME

Artisan Custom Homes

PRINTED COMPANY NAME


05/19/2023

ISSUED BY

CITY OF BULVERDE

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

From: [Ritzen, Brenda](#)
To: vrgaarder@gmail.com; [Steven Kubena](#)
Subject: Permit 117595
Date: Wednesday, July 17, 2024 1:06:00 PM
Attachments: [image001.png](#)
[Page from 117595.pdf](#)

**Re: Philip & Vicki Gaarder
Belle Oaks Ranch Phase IX Lot 172R Block 4
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 ✓ Submit a copy of the approved building permit from the City of Bulverde.**
- 2 ✓ Both property owner must sign the permit application.**
- 2 ✓ The 300 gpd indicated on the 2nd page of the permit application appears to be an error.**
- 4. The properties have been combined and the resulting lot number is Lot 172R. Revise the permit application and planning materials accordingly 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



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

VOID

Date _____

Permit Number 117595

1. APPLICANT / AGENT INFORMATION

Owner Name Philip & Vicki Gaarder
Mailing Address 10249 E Lakefront St
City, State, Zip Wichita KS 67206
Phone # 361-230-3468
Email vgaarder@gmail.com

Agent Name Steven Kubena
Agent Address 240 Sendera Crossing
City, State, Zip La Vernia, Tx 78121
Phone # (210) 296-4778
Email SurefloSeptic@gmail.com

2. LOCATION

Subdivision Name Belle Oaks Ranch, Phase IX Unit Lot 172 & 173 Block 4
Survey Name / Abstract Number _____ Acreage _____
Address 585 Rosemary Ridge City Bulverde State Tx Zip 78163

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 3733

☐ 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 _____

VOID

Estimated Cost of Construction: \$ _____ (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Signature of Owner

Date

6/25/24



Planning Materials & Site Evaluation as Required Completed By Steven Kubena

System Description Aerobic / Surface Spray Application

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

Tank Size(s) (Gallons) 600 GPD Absorption/Application Area (Sq Ft) 6430.72

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: Bulverde



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.

Steven Kubena

Signature of Designer

6/28/2023

Date

OSSF Design Notes:

VOID

Lots 172 & 173, Block 4
Belle Oaks Ranch PH 9
ACRES: 2.25

LOT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN.

KEY NOTES:

1. Design is for a 4-bedroom Single Family Residence. (3733 SF)
2. Lot is located outside of the 100 year flood plain.
3. Install a 2-way cleanout in a 3" or 4" sch 40 tightline from the house to the ATU, minimum slope 1/8 in/ft, as shown.
4. ATU is minimum 600 gpd.
5. Supply line to the sprinklers is purple 1" schedule 40.
6. S1 is K-Rain Proplus low angle sprinklers with #3 nozzles operating @ 40 psi, 360° pattern, 32' radius.
7. S2 is K-Rain Proplus low angle sprinklers with #3 nozzles operating @ 40 psi, 360° pattern, 33' radius.
8. There shall be no obstructions within 10' of the sprinkler heads.
9. Audible & Visual alarms, external disconnect within site of the pump tank, pump & alarms on separate breakers and external wiring in conduit are required.
10. Timer set to spray between 12:00 AM & 5:00 AM.
11. Liquid chlorinator.
12. 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.



Phone: (210) 296-4778 Email: Surefloseptic@gmail.com

Stan Kubena

GENERAL WARRANTY DEED

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3

COUNTY OF COMAL

3

Lot 172, Block 4, of BELLE OAKS RANCH, PHASE IX, an Addition in Comal County, Texas, according to the Map or Plat thereof, recorded in Document No. 202206007924, of the Map Records of Comal County, Texas.

This conveyance is made subject to all and singular the restrictions, easements, conditions, reservations, exceptions and covenants, if any, applicable to and enforceable against the Property as shown by the records of Comal County, Texas.

Current ad valorem taxes on the Property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED effective as of October 11, 2022.

GRANTOR:

Marc L. Packler

MARC PACKLER

Deborah A. Packler

DEBORAH ANN PACKLER

Grantee's Address:

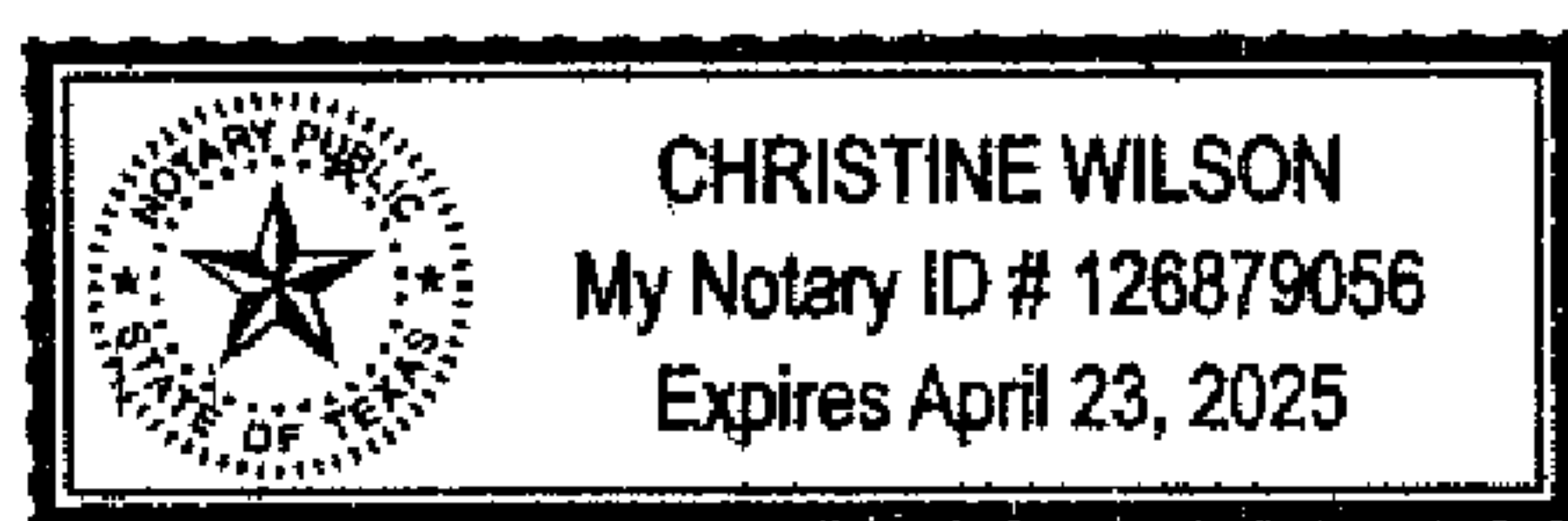
10249 E. Lakefront Street
Wichita, KS 67206

STATE OF TEXAS

COUNTY OF Comal

§
§
§

This instrument was acknowledged before me this 11th day of October, 2022 by MARC PACKLER AND DEBORAH ANN PACKLER.



Christine Wilson

Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CORRIDOR TITLE, LLC

22-3183-N

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
10/11/2022 02:44:48 PM
TERRI 2 Pages(s)
202206044461



Bobbie Koepp

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

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

SOUTHERLAND BELLE OAKS II, LLC
a Delaware Limited Liability Company

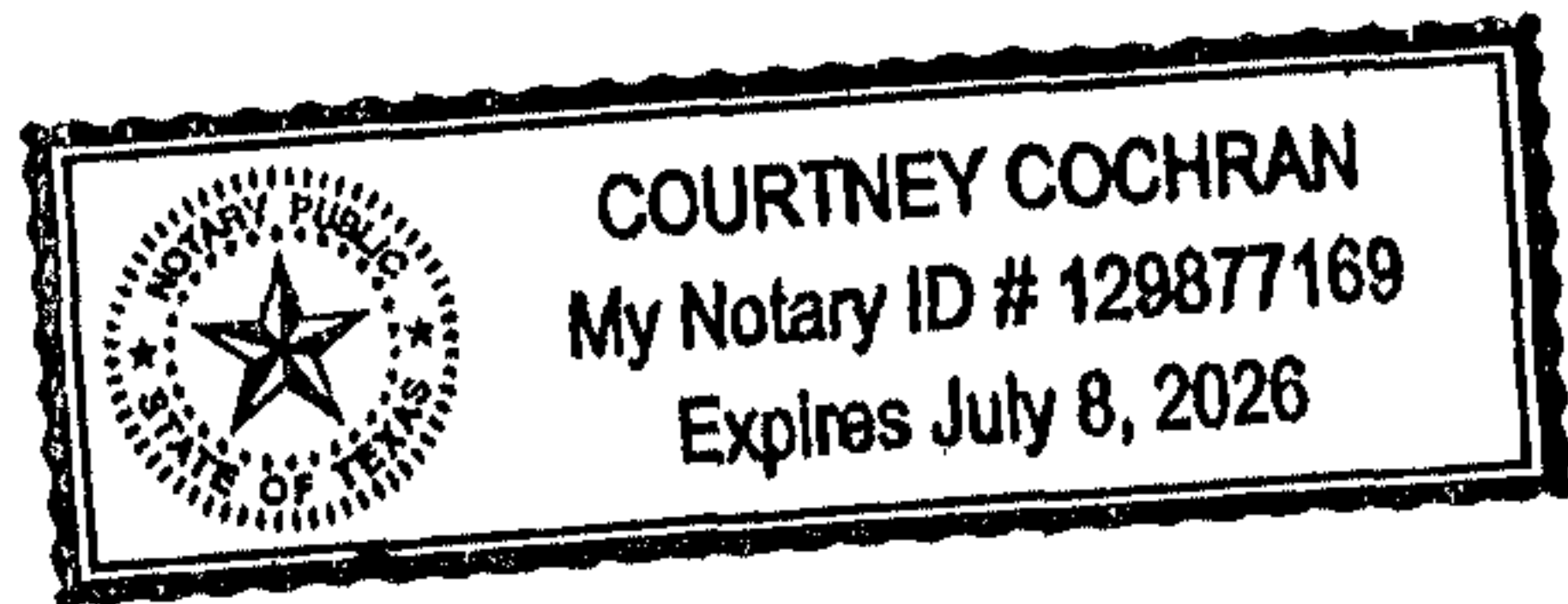
By: American Land Partners, LLC, a
Delaware limited liability company,
successor in interest to American Land
Partners, Inc., Manager

By: 

Printed Name: Dan Mullins
Authorized Agent

STATE OF TEXAS §
COUNTY OF Hays §

This instrument was acknowledged before me on the 27 day of June, 2022, by Dan Mullins, Authorized Agent of American Land Partners, LLC, a Delaware limited liability company, successor in interest to American Land Partners, Inc., Manager of SOUTHERLAND BELLE OAKS II, LLC, a Delaware Limited Liability Company, in the capacity therein stated.



C Cochran
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Inland Title of Texas, LLC
GF No. 22-1568-CC

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

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
06/27/2022 11:40:13 AM
CASHONE 3 Pages(s)
202206029471

 Bobbie Koepp