

# 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)<br>285.30(b)(1)(A)(iv)<br>285.30(b)(1)(A)(v)<br>285.30(b)(1)(A)(iii)<br>285.30(b)(1)(A)(ii)<br>285.30(b)(1)(A)(i)   |       |           |           |           |
| 2        | SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards                              |          | 285.91(10)<br>285.30(b)(4)<br>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)<br>285.32(b)(1)(E)(iii)<br>285.32(b)(1)(E)(iv)<br>285.32(b)(1)(F)<br>285.32(b)(1)(B)<br>285.32(b)(1)(C)(i)<br>285.32(b)(1)(C)(ii)<br>285.32(b)(1)(D)<br>285.32(b)(1)(E)<br>285.32(b)(1)(A)<br>285.32(b)(1)(E)(ii)(II)<br>285.32(b)(1)(E)(i)<br>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)<br>(E)285.91(2)285.32(b)(1)<br>(F)285.32(b)(1)(E)<br>(iii)285.32(b)(1)(E)(ii)<br>(II)285.32(b)(1)(E)(ii)<br>(I)285.32(b)(1)(E)<br>(i)285.32(b)(1)<br>(D)285.32(b)(1)(C)<br>(ii)285.32(b)(1)(C)<br>(i)285.32(b)(1)<br>(B)285.32(b)(1)<br>(A)285.32(b)(1)(E)(iv) |       |           |           |           |
| 9   | ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used  |        | 285.32(b)(1)(F)<br>285.32(b)(1)(G)<br>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)<br>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<br>AEROBIC TREATMENT UNIT Model Number  |        |   |       |           |           |           |
| 16  | DISPOSAL SYSTEM Absorptive  |        | 285.33(a)(4)<br>285.33(a)(1)<br>285.33(a)(2)<br>285.33(a)(3)  |       |           |           |           |
| 17  | DISPOSAL SYSTEM Leaching Chamber  |        | 285.33(a)(1)<br>285.33(a)(3)<br>285.33(a)(4)<br>285.33(a)(2)  |       |           |           |           |
| 18  | DISPOSAL SYSTEM Evapo-transpirative   |        | 285.33(a)(3)<br>285.33(a)(4)<br>285.33(a)(1)<br>285.33(a)(2)  |       |           |           |           |

**Comal County Environmental Health  
OSSF Inspection Sheet**

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

**Comal County Environmental Health  
OSSF Inspection Sheet**

| No. | Description  | Answer | Citations   | Notes | 1st Insp. | 2nd Insp. | 3rd Insp. |
|-----|--|--------|---|-------|-----------|-----------|-----------|
| 32  | EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling<br>EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0%<br>EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field ( 1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom )<br>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<br>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)<br>285.33(b)(3)(A)<br>285.33(b)(3)(B)<br>285.91(13)<br>285.33(b)(3)(D)<br>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<br>AEROBIC TREATMENT UNIT Secondary restraint system provided<br>AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank<br>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<br>PUMP TANK Sampling Port Provided in the Treated Effluent Line<br>PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required<br>PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump  |        |   |       |           |           |           |
| 37  | PUMP TANK Inspection/Clean Out Port & Risers Provided<br>PUMP TANK Secondary restraint system provided<br>PUMP TANK Riser permanently fastened to lid or cast into tank<br>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)<br>285.33(d)(2)(G)(iii)(III)<br>285.33(d)(2)(G)(v)<br>285.33(d)(2)(G)(iii)<br>285.33(d)(2)(G)(iv)<br>285.33(d)(2)(G)(i)<br>285.33(d)(2)(G)(ii)<br>285.33(d)(2)(G)(iii)(I) |       |           |           |           |
| 41  | APPLICATION AREA Low Angle Nozzles Used / Pressure is as required<br>APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads?<br>APPLICATION AREA The Landscape Plan is as Designed |        | 285.33(d)(2)(G)<br>(i)285.33(d)(2)<br>(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: 117971  
Issued This Date: 10/23/2024  
This permit is hereby given to: Patriot Investment Properties, LLC

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

30695 US HWY 281 N  
CITY OF BULVERDE, TX 78163

Subdivision: Stafford Subdivision  
Unit: n/a  
Lot: 4  
Block: 1  
Acreage: 2.5100

### 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](http://WWW.CCEO.ORG)

Date \_\_\_\_\_

Permit Number 117971

## 1. APPLICANT / AGENT INFORMATION

|                  |   |                  |                                     |
|------------------|---|------------------|-------------------------------------|
| Owner Name       | <u>Patriot Investment Properties, LLC</u> | Agent Name       | <u>Erica Murphy / Benito Olson</u>  |
| Mailing Address  | <u>P.O. Box 1014</u>                      | Agent Address    | <u>30695 Hwy 281</u>                |
| City, State, Zip | <u>Spring Branch, TX 78070</u>            | City, State, Zip | <u>Bulverde, TX 78163</u>           |
| Phone #          | <u>830-229-7141</u>                       | Phone #          | <u>210-597-2168</u>                 |
| Email            | <u>admin@patriotdogtraining.com</u>       | Email            | <u>erica@patriotdogtraining.com</u> |

## 2. LOCATION

Subdivision Name Stafford Subdiv. \$10. Unit \_\_\_\_\_ Lot 4 Block 1  
 Survey Name / Abstract Number \_\_\_\_\_ Acreage 2.521  
 Address 30695 Hwy 281 #2 City Bulverde State Tx Zip 78

## 3. TYPE OF DEVELOPMENT

Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) \_\_\_\_\_

Number of Bedrooms \_\_\_\_\_

Indicate Sq Ft of Living Area \_\_\_\_\_

Non-Single Family Residential

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)

Type of Facility Offices

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants 12 employees

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: \$ Replacement only (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

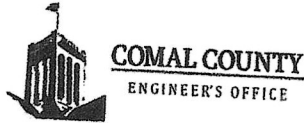
By signing this application, I certify that:

- 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.

Erica Murphy  
Signature of Owner

Benito Olson

Date 10-3-24



117 971

REVISED

3:04 pm, Oct 23, 2024

ON-SITE SEWAGE FACILITY APPLICATION

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

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidenstein

System Description Aerobic with Spray Distribution

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

Tank Size(s) (Gallons) 550 Gallon Tank 600 GPD ATU Absorption/Application Area (Sq Ft) 3925.0

Gallons Per Day (As Per TCEQ Table III) 144

(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 [X] 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 [X] No

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

Is there at least one acre per single family dwelling as per 285.40(c)(1)? [X] Yes [ ] No

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

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

If yes, indicate the city: Bulverde 10-23-24

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 Hoyt Seidenstein

Date 10-2-24



**From:** [Erica Murphy](#)  
**To:** [Ritzen,Brenda](#)  
**Cc:** [Hoyt Seidensticker](#)  
**Subject:** Re: Perit 117971  
**Date:** Wednesday, October 23, 2024 1:33:51 PM  
**Attachments:** [image001.png](#)  
[Septic Maintenance Agreement - 30695 U.S. 281\\_2\\_Bulverde TX 78163.pdf](#)  
[2024-323 signed permit.pdf](#)

**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

- 1) We are a training facility and focus on working with animals. We have been working in this capacity in the Comal County area since 2018.
- 2) 12 employees estimate does include all buildings on property.
- 3) Attached Maintenance Agreement
- 4) Attached City of Bulverde permit
- 5) We do not see anything needed for revision on permit request, please advise if needed.

On Wed, Oct 23, 2024 at 12:56 PM Ritzen,Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)> wrote:

**Re: Patriot Investment Properties LLC**

**Stafford Subdivision Lot 4 Block 1**

**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. **Provide details on the type of training facility.**
2. **Does the 12 employees include both office and the training facility occupants?**
3. **Submit a copy of a maintenance contract with an approved TCEQ maintenance provider.**

1/4

# AFFIDAVIT



201606015065 04/12/2016 01:54:35 PM 1/1

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.

RECEIVED

### II

APR 12 2016

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):

COUNTY ENGINEER

UNIT/PHASE/SECTION 1 BLOCK 4 LOT STAFFORD SUBDIVISION

IF NOT IN SUBDIVISION: \_\_\_\_\_ ACREAGE \_\_\_\_\_ SURVEY

The property is owned by (insert owner's full name): TOP NOTCH TRUCK ACCESSORIES, INC.,  
a Texas corporation

This OSSF must be covered by a continuous maintenance contract for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

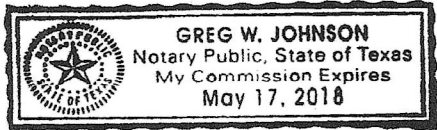
WITNESS BY HAND(S) ON THIS 1 DAY OF APRIL, 2016

[Signature]  
Owner(s) signature(s)

Casey Obecholtzer - OWNER  
Owner (s) Printed name (s)

Casey Obecholtzer SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 1 DAY OF APRIL, 2016

[Signature]  
Notary Public Signature



Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
04/12/2016 01:54:35 PM  
NICOLE 1 Page(s)  
201606015065

[Signature]

**RECEIVED**

By Brenda Ritzen at 3:14 pm, Oct 23, 2024



1328 W Borgfeld Dr  
San Antonio, TX 78260  
info@mjseptic.com

**Invoice** 21897772  
**Invoice Date** 9/10/2024  
**Customer PO**  
**Payment Term** Due Upon Receipt

*Michael J. Long*  
Michael J. Long  
TCEQ Maintenance Provider #0001294  
Expiration Aug 31 2025

**Billing Address**

Patriot Investment Properties  
PO 1014 #2  
Spring branch , TX 78070 USA

**Job Address**

Patriot Investment Properties  
30695 U.S. 281 #2  
Bulverde, TX 78163 USA

**Description of work**

09/10/2024 - 09/09/2026

**Description**

2 Year, Commercial Agreement

The Texas Commission on Environmental Quality (TCEQ) requires all ATU's to be checked and maintained every four months for the life of the unit (some permitting authorities may stipulate this requirement, after the first two years after installation; call your county to inquire). Upon expiration of this agreement, MJ Septic will offer a continuation of your maintenance agreement to cover labor and routine maintenance/reports. Lab testing, if required, for coliform, TSS, BOD etc. are NOT included in this policy and applicable fees are the owner's responsibility. MJ Septic will inspect and service your ATU once every 4 months for the duration of your agreement. For new installations, the effective date of this maintenance agreement shall be the date the LTO (license to operate) is issued, required by state guidelines dated June 13, 2001.

MJ Septic will address all major concerns/complaints (excluding weekends & holidays) within 72 hours from the initial point of contact with the property owner(s). Office hours are Monday - Friday 8am to 5pm

Payment Terms: This agreement must be paid in full before any services are rendered. A credit card will be required at time of booking any service for parts, repairs, cleaning/pumping, service calls, red lights, etc. unless otherwise specifically noted. MJ will not perform any repairs or pumping unless we have a credit card on file. MJ Septic no longer accepts payment onsite, whether it be a check or credit card, and we do not offer billing/invoicing for future payments; this is a strict office policy, no exceptions.

| Quantity | Price    | Total    |
|----------|----------|----------|
| 1.00     | \$860.00 | \$860.00 |

- **Inspections:** An inspection every four months (three times annually) which includes inspecting/servicing the mechanical, electrical, and other applicable components to ensure proper function. The annual fee does not include any parts, cleaning/pumping, chlorine/bleach (tablets or liquid), additional service calls or additional testing that may be required by any regulating authority. If for any reason, we are unable to obtain access to your property or system to perform a service check, you may be charged a \$125 service call for re-scheduling. It is very important that we always have full access to your system, including all gate codes, combination locks etc. to inspect your system.
- **Service Calls:** If a service call is required by the property owner/renter between regular inspections, a service call fee of \$125 (not including parts and/or cleaning/pumping) will be assessed. We may waive this fee or credit it towards the cost of a repair approved onsite at our discretion. These calls include but are not limited to the following: red light alarms, high water alarms,

chlorinator checks, disconnected airlines, timer adjustments, spray head adjustments and system power failure.

**RECEIVED**  
By Brenda Ritzen at 3:14 pm, Oct 23, 2024

Property owner(s) are not required to be present at inspections. Please note, customers will receive a notice 1-15 business days prior to your scheduled inspection. An additional notice may be sent the day of scheduled inspection when the technician is headed to your property. MJ Septic will assess a \$125 re inspection/missed inspection fee if we are not granted access to complete your inspection on the date assigned, aggressive dogs, overgrown vegetation, system inaccessible, etc. It is your responsibility to contact the office to update any information during the duration of your agreement.

Acceptance of Maintenance Agreement: Agreement price, terms and conditions are satisfactory and are hereby accepted. MJ Septic is authorized to enter property to perform routine maintenance inspections as agreed. I have read and agreed to the maintenance agreement guidelines stated above. MJ Septic reserves the right to make amendments to this document at any time and the property owner will be responsible for signing an updated version for office and county records.

**The full terms and conditions of this agreement are located in the maintenance agreement attachment.**

| Paid On   | Type | Memo                    | Amount                    |
|-----------|------|-------------------------|---------------------------|
| 9/10/2024 | AMEX | 09/10/2024 - 09/09/2026 | \$860.00                  |
|           |      |                         | <b>Sub-Total</b> \$860.00 |
|           |      |                         | <b>Tax</b> \$0.00         |
|           |      |                         | <b>Total Due</b> \$860.00 |
|           |      |                         | <b>Payment</b> \$860.00   |
|           |      |                         | <b>Balance Due</b> \$0.00 |

Thank you, we appreciate your business and look forward to serving you again soon!

This Maintenance Agreement Enrollment/Renewal has been paid in full by Patriot Investment Properties . This Maintenance Agreement is acknowledged by Patriot Investment Properties , MJ Central Texas Septic, LLC, and the respective Permitting Authority. No signature is required and all terms within are agreed to by all parties and are accepted as written. Note, any invoices with a "Balance Due" reflected are not valid for renewal/enrollment.



10 / 03 / 2024



The Texas Commission on Environmental Quality (TCEQ) requires all ATU's to be checked and maintained every four months for the life of the unit (some permitting authorities may stipulate this requirement, after the first two years after installation; call your county to inquire). Upon expiration of this agreement, MJ Septic will offer a continuation of your maintenance agreement to cover labor and routine maintenance/reports. Lab testing, if required, for coliform, TSS, BOD etc. are NOT included in this policy and applicable fees are the owner's responsibility. MJ Septic will inspect and service your ATU once every 4 months for the duration of your agreement. For new installations, the effective date of this maintenance agreement shall be the date the LTO (license to operate) is issued, required by state guidelines dated June 13, 2001.

MJ Septic will address all major concerns/complaints (excluding weekends & holidays) within 72 hours from the initial point of contact with the property owner(s). Office hours are Monday - Friday 8am to 5pm

Payment Terms: This agreement must be paid in full before any services are rendered. A credit card will be required at time of booking any service for parts, repairs, cleaning/pumping, service calls, red lights, etc. unless otherwise specifically noted. MJ will not perform any repairs or pumping unless we have a credit card on file. MJ Septic no longer accepts payment onsite, whether it be a check or credit card, and we do not offer billing/invoicing for future payments; this is a strict office policy, no exceptions.

- Inspections: An inspection every four months (three times annually) which includes inspecting/servicing the mechanical, electrical, and other applicable components to ensure proper function. The annual fee does not include any parts, cleaning/pumping, chlorine/bleach (tablets or liquid), additional service calls or additional testing that may be required by any regulating authority. If for any reason, we are unable to obtain access to your property or system to perform a service check, you may be charged a \$125 service call for re-scheduling. It is very important that we always have full access to your system, including all gate codes, combination locks etc. to inspect your system.
- Service Calls: If a service call is required by the property owner/renter between regular inspections, a service call fee of \$125 (not including parts and/or cleaning/pumping) will be assessed. We may waive this fee or credit it towards the cost of a repair approved onsite at our discretion. These calls include but are not limited to the following: red light alarms, high water alarms, chlorinator checks, disconnected airlines, timer adjustments, spray head adjustments and system power failure.
- Repairs: If repairs or replacement of parts are needed during routine inspection, we will attempt to contact the property owner for approval to make onsite repairs. If we are unable to repair/replace parts onsite, the customer will be notified via email that repairs/replacement of

parts is needed. All major part replacements come with a 2-year warranty (see notes below). There will be a \$125 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance agreement is in effect with MJ Septic. If the agreement has a lapse in time, All warranted items are voided.

- For ATU's under initial installation warranty (2 years from initial installation date) if warranted items are required to be replaced within 30 days of installation, part will be replaced with no fees, after 30 days there will be a \$125 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance agreement is in place with MJ Septic.
- Septic Tank Pumping:: The cost for cleaning/pumping of your ATU is not included in your maintenance agreement. Manufacturer recommends pumping between 10-12" of sludge in the pump tank. We determine this by gathering 2-3 different readings out of your pump tank with a sludge judge. A few other factors that may determine pumping is necessary, even if sludge in the pump tank is less than 10-12". \*A typical/average household will need to have their system pumped every 1-3 years; this all depends on usage and will vary per household\*
- Chlorine Supply: The property owner is responsible for maintaining their own chlorine supply. TCEQ regulation requires proper chlorination. For liquid chlorinators, property owners are to add 2-3 gallons of 6-10% Sodium Hypochlorite (Household Bleach) per month. Chlorine consumption will vary depending on water usage. For tablet chlorinators, property owners can purchase Calcium Hypochlorite tablets at a local Home Depot or Lowe's. DO NOT USE POOL TABLETS (this can cause a dangerous volatile chemical reaction).
- Transfer of Maintenance Agreement/Property Ownership: The fee of this maintenance agreement is non-refundable, however is fully transferable to the new property owner(s). If this policy is sold within the agreement period, the signing party is responsible for all repairs unless the new property owner(s) information is provided before repairs are made and the transfer agreement is signed (by the new property owner) and returned to us. The new property owner(s) will be emailed a copy of the electronic orientation, if it was an MJ Septic installation, once the signed agreement is received on file with our office.
  - Rental Homes: The property owner is responsible for all fees associated with this agreement. The property owner is responsible for ensuring all tenants are informed on proper usage of the system.
- Alterations and Modifications to the OSSF: Do not allow alteration to any part of the system or sprinkler head locations. Alterations will put the system out of county/code compliance and may cause the property owner additional expense to bring the system back into compliance. Any use of another company to make repairs to the system will void any warranties and be considered as a breach of this maintenance agreement. If a customer chooses to purchase and use their own parts, MJ Septic will not install nor work on these parts. Adding pools, decks, sport courts, outdoor kitchens, sheds, landscaping features, etc. without proper septic design and county permitting is not acceptable. You must have a septic designer redesign

your septic system and have permitting authority's approval prior to any additions being made. MJ Septic is not liable for any fines you may incur from unapproved alterations and modifications.

- Violations of Warranty include but are not limited to the following: turning off your system at any time; disconnecting the alarm; restricting airflow to the air compressor; overloading the system above its daily rated capacity; introducing excessive amounts of harmful matter (including harsh chemicals, cleaners, antibiotics, etc.) into the system, or any other harmful usage of your OSSF/ATU; refusing to clean/pump out septic when recommended and/or replacing necessary parts as needed; necessary treatment of ants. property owners must keep grass, weeds, and plants trimmed and clear of tank access points, control panel, air compressor, etc. Moving sprinkler lines without proper documentation, etc. Building over septic tanks, lids, etc. Adding pools, decks, sport courts, outdoor kitchens, sheds, etc. without proper septic design and county permitting is not acceptable. You must have a septic designer redesign your septic system and have permitting authority's approval prior to any additions being made. MJ Septic is not liable for any fines you may incur from illegal modifications.

Property owner(s) are not required to be present at inspections. Please note, customers will receive a notice 1-15 business days prior to your scheduled inspection. An additional notice may be sent the day of scheduled inspection when the technician is headed to your property. MJ Septic will assess a \$125 re inspection/missed inspection fee if we are not granted access to complete your inspection on the date assigned, aggressive dogs, overgrown vegetation, system inaccessible, etc. It is your responsibility to contact the office to update any information during the duration of your agreement.

Acceptance of Maintenance Agreement: Agreement price, terms and conditions are satisfactory and are hereby accepted. MJ Septic is authorized to enter property to perform routine maintenance inspections as agreed. I have read and agreed to the maintenance agreement guidelines stated above. MJ Septic reserves the right to make amendments to this document at any time.

**Email**

mjseptic@mjseptic.com

**Phone**

210-875-3625

**Address**

1328 W Borgfeld Dr  
San Antonio, Texas 78260

[www.mjseptic.com](http://www.mjseptic.com)

## Customer Contact Information Sheet

Please complete this section if you would like to have any of the contact information on this account updated. This is not required, but recommended to ensure that your account remains up to date.

Email:

Email:

Email:

Phone:                      Text notifications? Yes    No                      Name:

Phone:                      Text notifications? Yes    No                      Name:

Phone:                      Text notifications? Yes    No                      Name:

Phone:                      Text notifications? Yes    No                      Name:

Special Access Instructions (i.e. gate codes, combination locks, dogs, etc):

---

---

---

---



**RECEIVED**

By Brenda Ritzen at 3:15 pm, Oct 23, 2024

Audit trail



|                         |  |
|-------------------------|--|
| Title                   | Septic Maintenance Agreement - 30695 U.S. 281 #2, Bulverde,... |
| File name               | Invoice_21897772.pdf and 2 others                              |
| Document ID             | 042d8dd2a15dd8a0d932e594a9bfd6a301f338db                       |
| Audit trail date format | MM / DD / YYYY   |
| Status                  | ● Pending signature  |

### Document History



SENT

**10 / 03 / 2024**  
08:04:09 UTC-5

Sent for signature to Patriot Dog Training (admin@patriotdogtraining.com) and MJ Septic (cat@mjseptic.com) from cat@mjseptic.com  
IP: 216.177.186.101



VIEWED

**10 / 03 / 2024**  
08:15:28 UTC-5

Viewed by Patriot Dog Training (admin@patriotdogtraining.com)  
IP: 166.205.190.2



SIGNED

**10 / 03 / 2024**  
08:15:49 UTC-5

Signed by Patriot Dog Training (admin@patriotdogtraining.com)  
IP: 166.205.190.2



INCOMPLETE

**10 / 03 / 2024**  
08:15:49 UTC-5

This document has not been fully executed by all signers.

ON-SITE SEWAGE FACILITY  
Site Evaluation Report Information

Date: 10/2/2024

**Applicant Information:**

Name: Patriot Investment Properties LLC

Address: P.O. Box 104

City: Spring Branch State: Texas Zip: 78070

Phone: 830-229-7141

**Property Location:**

Lot: 4 Block 1

Sub.: Stafford Subdivision

Street/Road Address: 30695 US Highway 281, No 2

City: Bulverde State: Texas Zip: 78163

Unincorporated Area? Y or N y

Additional information \_\_\_\_\_

**Site Evaluator Information:**

Name: Hoyt Seidensticker

License OS0008771 Expires 8/31/2026

Company: Land Stewardship Services, LLC

Address: 124 Bristow Way

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603

Email hoyt@landstewardshipservices.com

**Installer information:**

Name: Unknown

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: Texas Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

**Schematic of Lot or Tract**

**Show:**

- Compass North, adjacent streets, property lines, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks).
- Location of existing or proposed water wells within 150 feet of property.
- Indicate slope or show contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.
- Location of soil borings or dug pits (show location with respect to a known reference point).
- Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundments areas, cut or fill bank, sharp slopes and breaks.

**SITE DRAWING**

Lot Size: \_\_\_\_\_ acres

**SEE ATTACHED**

Signature of Site Evaluator

Hoyt Seidensticker

Site Evaluator License No OS0008771

# ON-SITE SEWAGE FACILITY Soil Evaluation Report Information

Date Soil Survey Performed: 9/18/2024

Site Location: 30695 Hwy 281 #2

Name of Site Evaluator: Hoyt Seidensticker Registration Number: OS0008771

Proposed Excavation Depth: \_\_\_\_\_ County: \_\_\_\_\_

**Requirements:**

- At least two 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 evaluation must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive feature on the form. Indicate depths where features appear.

| Soil Boring Number <u>1</u> |               |                   |                 |                                       |                     |                                   |
|-----------------------------|---------------|-------------------|-----------------|---------------------------------------|---------------------|-----------------------------------|
| Depth (feet)                | Texture Class | Soil Structure    | Gravel Analysis | Drainage (Redox Features/Water Table) | Restrictive Horizon | Observations (color, consistence) |
| 0 _____                     | III           | clay loam<br>rock | <30%            | none                                  | yes, rock           | Grey                              |
| 1 <u>12 in</u>              |               |                   |                 |                                       |                     |                                   |
| 2 _____                     |               |                   |                 |                                       |                     |                                   |
| 3 _____                     |               |                   |                 |                                       |                     |                                   |
| 4 _____                     |               |                   |                 |                                       |                     |                                   |
| 5 _____                     |               |                   |                 |                                       |                     |                                   |
| Soil Boring Number <u>2</u> |               |                   |                 |                                       |                     |                                   |
| Depth (feet)                | Texture Class | Soil Structure    | Gravel Analysis | Drainage (Redox Features/Water Table) | Restrictive Horizon | Observations (color, consistence) |
| 0 _____                     | III           | clay loam<br>rock | <30%            | none                                  | yes, rock           | Grey                              |
| 1 <u>12 in</u>              |               |                   |                 |                                       |                     |                                   |
| 2 _____                     |               |                   |                 |                                       |                     |                                   |
| 3 _____                     |               |                   |                 |                                       |                     |                                   |
| 4 _____                     |               |                   |                 |                                       |                     |                                   |
| 5 _____                     |               |                   |                 |                                       |                     |                                   |

### Features of Site Area

- Presence of 100 year flood zone Yes \_\_\_ No x
- Presence of adjacent ponds, streams, water improvements Yes \_\_\_ No x
- Existing or proposed water well in nearby area Yes \_\_\_ No x
- Organized sewage service available to lot or tract Yes \_\_\_ No x
- Recharge feature within 150 feet Yes \_\_\_ No x

By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my ability.

I understand that any misrepresentation of the information contained in this report may be grounds to revoke or suspend my license. The site evaluation

determined the site is suitable for a Spray Distribution disposal system with Aerobic treatment

According to table XIII, the site is suitable for this proposed system. A copy of Table XIII has been given to the property owner to inform them of other alternatives based upon the result of this site evaluation

Signature of Site Evaluator Hoyt Seidensticker

Date 10-2-24

11/13/2024  
4:45 PM  
Aerobic with Spray  
Distribution System

# ON-SITE SEWAGE FACILITY DESIGN CRITERIA

**REVISED**

1:00 pm, Nov 14, 2024

117971

Patriot Investment Properties LLC

### Property Information:

St. Address: 30695 Hwy 281 #2  
City: Bulverde State: Texas  
Zip code: 78163

### Predicted Quantity of Sewage (Q)

Water Saving Devices in bldg (y/n): yes  
Gallons/day (Q): 144  
Greywater included (yes/no): no

### Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.064  
Minimum Adsorptive Area (sq. ft.): 2250

### Aerobic Unit

Required size of aerobic unit: 360 gpd  
Pretreatment Tank (gallons): 353  
Class 1 Aerobic Unit: Maxx Air M-600  
Pump tank total capacity (gal): 766.26  
Chlorination: Liquid installed in Tank  
Pump Switch operation: Float system  
Dosing cycle quantity (gals): Varied  
Cycling time: night time  
Pump size and capacity: Ashland CPM Series 20 gpm

### building Information

No. of employees: 12  
gallons per employee 12  
gallons per day 144  
Water Supply: public

### Supply Line from building

Length of supply line (approx. ft): 18  
Type of supply line: SCH 40 PVC  
Size of Supply line (in): 3 or 4

### Supply Line For Spray Irrigation System

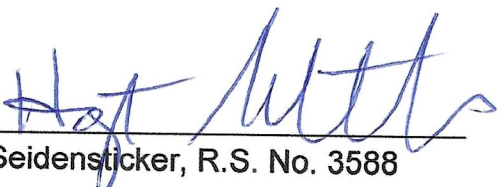
Length of supply line (approx. ft): 191  
Type of supply line: SCH 40 PVC  
Size of supply line (in): 1

### Disposal Area per this System

$\pi (25)^2/2 = 981.25$   
 $\pi (25)^2/2 = 981.25$   
 $\pi (25)^2/2 = 981.25$   
 $\pi (25)^2/2 = 981.25$   
Total irrigated area (sq. ft.): 3925

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions.

All changes or modifications made to design must be approved by the below signed designer.

  
Hoyt Seidensticker, R.S. No. 3588

11-13-24  
Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006  
Cell (210) 414-6603, [hoyt@landstewardshipservices.com](mailto:hoyt@landstewardshipservices.com)



Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

11/13/2024  
4:45 PM  
Aerobic with Spray  
Distribution System

# ON-SITE SEWAGE FACILITY DESIGN CRITERIA

**REVISED**  
1:00 pm, Nov 14, 2024

Patriot Investment Properties LLC

### Head Pressure

|                 |              |
|-----------------|--------------|
| Elevation Head: | <u>4</u>     |
| Pressure Head:  | <u>92</u>    |
| Friction Head:  | <u>7.64</u>  |
| Total head:     | <u>103.6</u> |

### Sprinkler Head Information

|  |                 |
|--|-----------------|
| K-Rain sprinkler head PROPLUS,<br>low angle nozzle |                 |
| No. 3 @40psi                                       | GPM: <u>3.1</u> |
| Number of sprinkler heads:                         | <u>4</u>        |
| Gallons per minute:                                | <u>12.4</u>     |

A new 500 gallon lift station with grinder will be installed to collect flow from new building and to pump effluent to the trash tank of the existing aerobic unit.

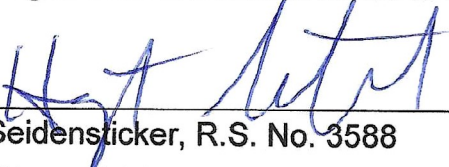
The 500 gallon concrete lift station will be fitted with an inspection port and inspected every time the maintenance provider conducts his inspection. The maintenance provider will suggest to the owners when the 500 gallon lift tank needs to be pumped.

Will install a Liberty pump PRG-Series grinder pump or equivalent to pump effluent from 500 gallon lift tank to the inlet of the existing aerobic treatment unit. The float system will be an on demand float set up.

The existing aerobic wastewater treatment unit, chlorination and spray distribution system will be used for this design. Wastewater from the buildings will flow to a pretreatment/trash tank, then to the treatment unit. Treated effluent will be disinfected by a LBC Manufacturing "EZ-Tank" Gravity Flow Liquid Bleach Chlorinator in the pump tank, before being disposed of through above ground sprinkler heads. All warning systems shall be installed with the aerobic unit

Land acceptable for surface application shall have a flat terrain (with less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff. There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

  
\_\_\_\_\_  
Hoyt Seidensticker, R.S. No. 3588  
Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006  
Cell (210) 414-6603,

11-13-24  
\_\_\_\_\_  
Date  
[hoyt@landstewardshipservices.com](mailto:hoyt@landstewardshipservices.com)



11/13/2024  
4:45 PM  
Aerobic with Spray  
Distribution System

# ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Patriot Investment Properties LLC

**REVISED**  
1:00 pm, Nov 14, 2024

Areas that rock is exposed must be covered with a suitable amount of material acceptable to the inspecting authority. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and Bermuda grasses or other grass species prior to system operation.

A maintenance contract for the entire system must be established at time of installation with someone holding a license to maintain the installed aerobic system.

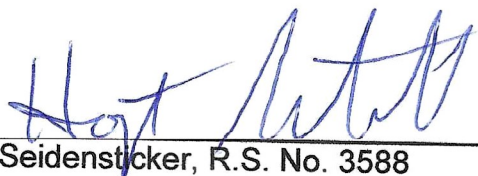
At every inspection a Total Chlorine Residual test must be conducted on the effluent in the pump tank and must be a minimum acceptable level of .1 mg/l residual.

All tanks must have inspection or cleanout ports located on the tank top over all inlet and outlet devices. Each inspection or cleanout port must be offset to allow for pumping of the tank. The ports may be configured in any manner as long as the smallest dimension of the opening is at least 12 inches, and large enough to provide for maintenance and equipment removal. All inspection and cleanout ports shall have riser over the port openings, which extend to 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

The risers shall have inside diameters which are equal to or larger than the inspection or cleanout ports. Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or another means approved by the executive director. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.

Owner will need to construct a fence or other means to limit public access to the treatment tank area and the lift tank area.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.



Hoyt Seidensticker, R.S. No. 3588

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

[hoyt@landstewardshippervices.com](mailto:hoyt@landstewardshippervices.com)

11-13-24  
Date

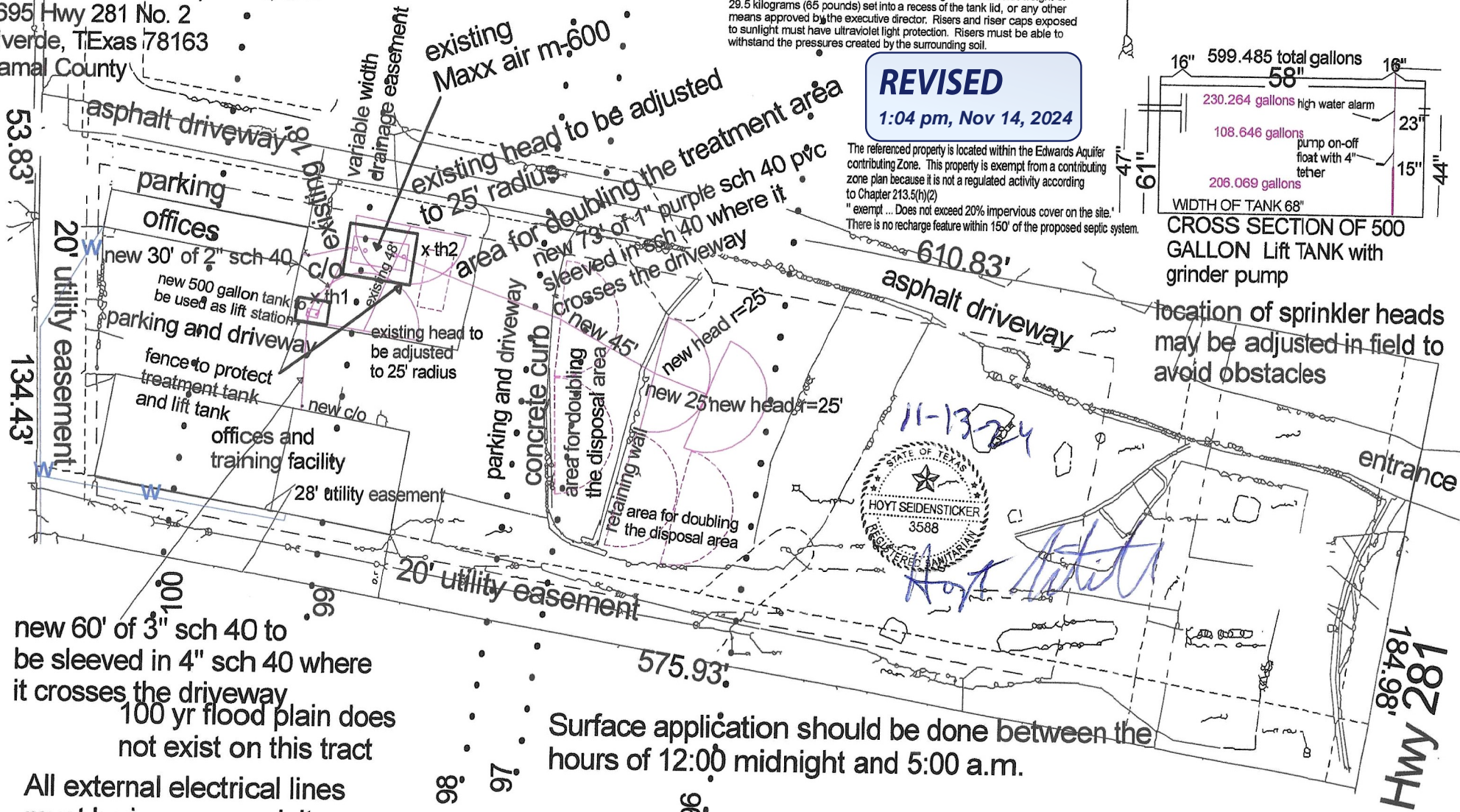


site map  
 aerobic with Srpay  
 Distribution system  
 Patriot Investment Properties, LLC  
 30695 Hwy 281 No. 2  
 Bulverde, Texas 78163  
 Coamal County

All tanks buried more than 12 inches below the ground shall have risers over the port openings. All inspection and clean out ports shall have risers 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.

The risers shall have inside diameters which are equal to or larger than the inspection or clean out ports. Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.

scale 1" = 60'



**REVISED**  
 1:04 pm, Nov 14, 2024

The referenced property is located within the Edwards Aquifer contributing Zone. This property is exempt from a contributing zone plan because it is not a regulated activity according to Chapter 213.5(h)(2) "exempt... Does not exceed 20% impervious cover on the site." There is no recharge feature within 150' of the proposed septic system.

location of sprinkler heads may be adjusted in field to avoid obstacles

new 60' of 3" sch 40 to be sleeved in 4" sch 40 where it crosses the driveway  
 100 yr flood plain does not exist on this tract

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

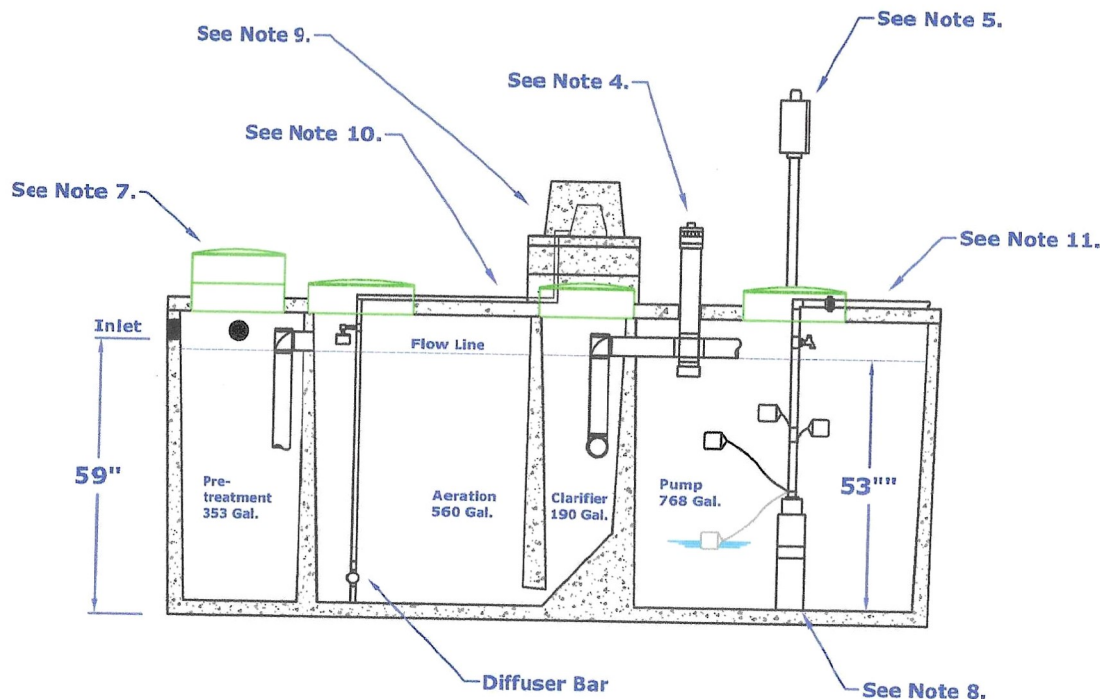
All external electrical lines must be in gray conduit

Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and Bermuda grasses or other grass species prior to system operation.

There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent. Land acceptable for surface application shall have a flat terrain (less than to equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff.

**GENERAL NOTES:**

1. Plant structure material to be precast concrete and steel.
2. Weight = 14,900 lbs.
3. Treatment capacity is 600 GPD. BOD Loading = 1.62 lbs. per day.
4. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
5. Control Center w/ Timer for night spray application.
7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. 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.



**DIMENSIONS:**

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

**MINIMUM EXCAVATION DIMENSIONS:**

Width: 76"  
Length: 176"

**Maxx Air M-600 (600 GPD)  
Aerobic Treatment Plant (Assembled)**

Dec, 2013  
By: A.S.

Scale:  
\* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3



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



# Liberty Pumps®

## ProVore®

# PRG-Series



Patent: See  
[www.libertypumps.com/patents](http://www.libertypumps.com/patents)

### Models:

- PRG101M 115V, 12a, Manual
- PRG101A 115V, 12a, Automatic, wide-angle
- PRG101AV 115V, 12a, Automatic, vertical float
- PRG102M 230V, 6a, Manual
- PRG102A 230V, 6a, Automatic

## Grinder Pump

1 hp  
2" Discharge

*Designed for residential  
sewage applications*

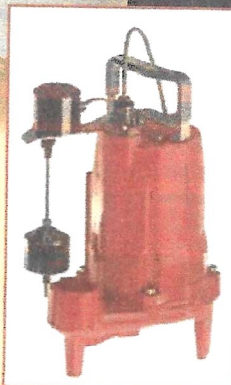
*Higher flow rates allow use  
with 2" discharge lines*

*Operates on standard 115  
or 230 volt 20 amp circuits*

### Features:

- Heavy cast iron construction
- 115V or 230V single phase
- Patented V-Slice® cutter technology
- Shreds difficult solids such as feminine products, rags, towels and wipes that can jam a solids-handling style pump
- Hardened stainless steel cutter and plate
- Oil-filled, thermally protected motor
- PRG-Series residential grinders can be used as a replacement pump in 2" discharge systems using LE40 and LE50-series solids-handling pumps.\*

*\*Consult factory with actual application  
and head specifications prior to replacing  
LE40 and LE50-series pumps.*



**Vertical Float  
Model PRG101AV**

innovate. evolve.

# PRG-Series

## 1 hp Grinder Pump

**Impeller**  
Cast Iron, Class 25

**Paint**  
Powder Coat

**Max Liquid Temp.**  
60°C / 140° F

**Motor**  
CSCR style, Class B windings.  
Oil-filled, thermally protected

**Power Cord Type**  
SJTW, quick disconnect design 10'  
standard length. (25' Optional)

**Motor Housing**  
Cast Iron, Class 30

**Volute**  
Cast Iron, Class 30

**Shaft**  
303 Series Stainless Steel

**Hardware**  
Stainless Steel

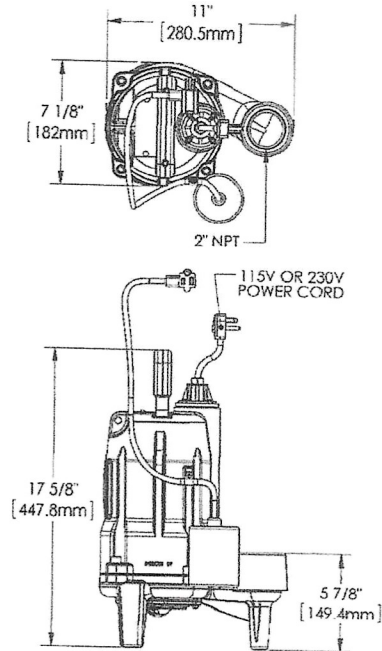
**Mechanical Shaft Seal**  
Unitized Silicon Carbide

**Bearings**  
Upper and lower, ball bearings

**Cutter and Cutter Plate**  
V-Slice® design. 440 Stainless  
Steel hardened to Rockwell 57c

**Switch (automatic models)**  
Mechanical wide angle float  
with series (piggyback) plug

### DIMENSIONAL DATA



| MODELS   | HP | VOLTS | PHASE | H <sub>Z</sub> | AMPS | CORD LENGTH | DISCHARGE | AUTOMATIC      | WEIGHT LBS. |
|----------|----|-------|-------|----------------|------|-------------|-----------|----------------|-------------|
| PRG101A  | 1  | 115   | 1     | 60             | 12   | 10'         | 2"        | Wide-Angle     | 58          |
| PRG101AV | 1  | 115   | 1     | 60             | 12   | 10'         | 2"        | Vertical Float | 58          |
| PRG101M  | 1  | 115   | 1     | 60             | 12   | 10'         | 2"        | No             | 57          |
| PRG102A  | 1  | 230   | 1     | 60             | 6    | 10'         | 2"        | Wide-Angle     | 58          |
| PRG102M  | 1  | 230   | 1     | 60             | 6    | 10'         | 2"        | No             | 57          |

For optional 25' power cords, add a "-2" suffix to model number. Example: PRG101A-2

**Maximum Fluid Temperature: 140° F (60° C)**

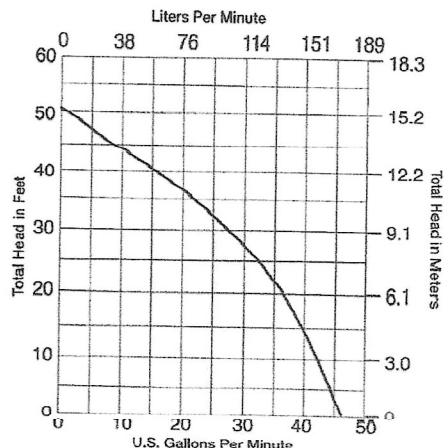


### V-Slice® Cutter Technology

Shreds difficult solids—such as feminine products, wipes, rags and other debris.

Patent: See [www.libertypumps.com/patents](http://www.libertypumps.com/patents)

### PERFORMANCE CURVE 60 Hz., 3400 RPM



Specifications subject to change without notice.

Liberty Pumps • 7000 Apple Tree Avenue • Bergen, New York 14416 • Phone 800-543-2550 Fax (585) 494-1839

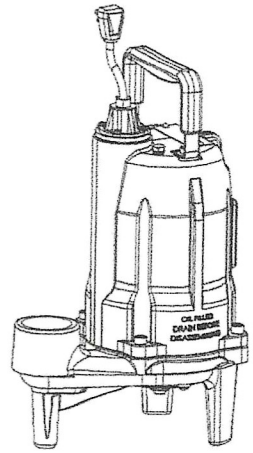
[www.libertypumps.com](http://www.libertypumps.com)

Copyright © Liberty Pumps, Inc. 2017  
All rights reserved. LLIT6710-R07/17

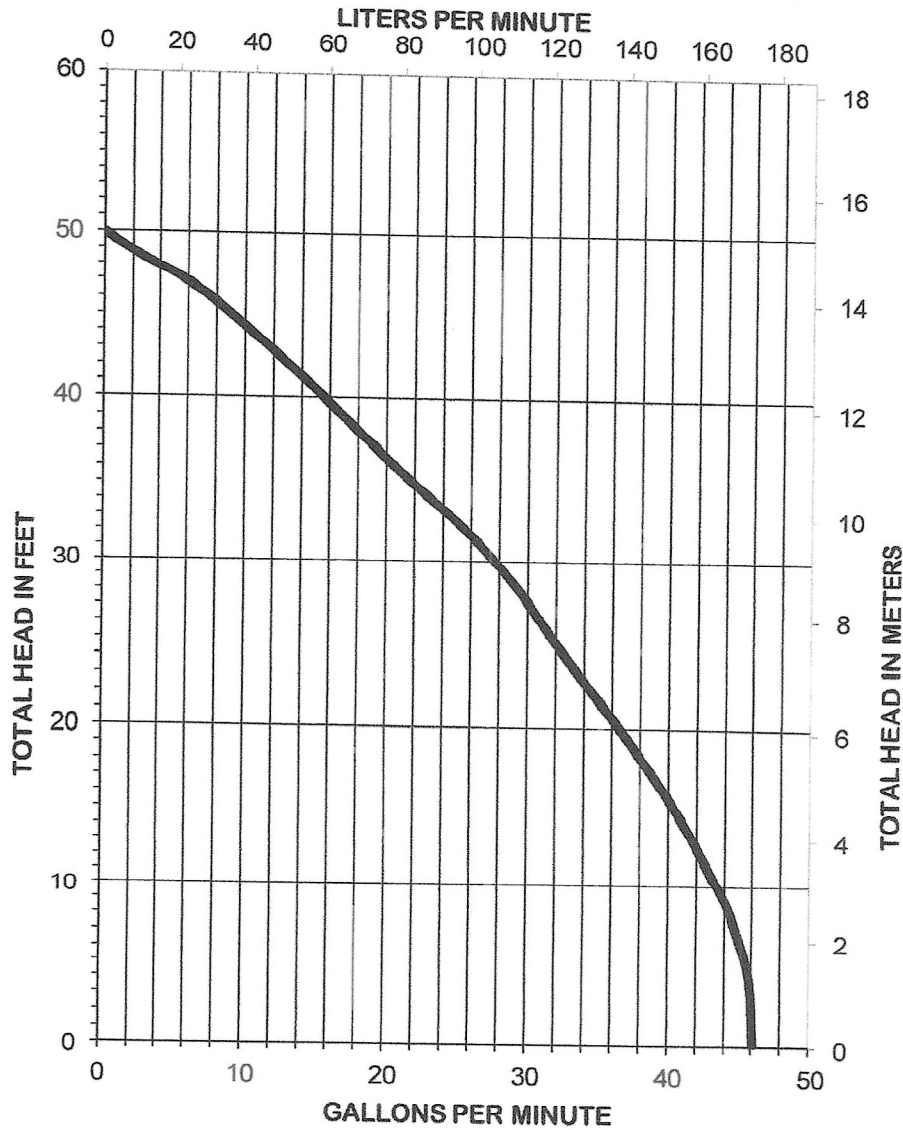
# Liberty Pumps®

## Pump Specifications

### PRG - SERIES 1HP Submersible Grinder Pump

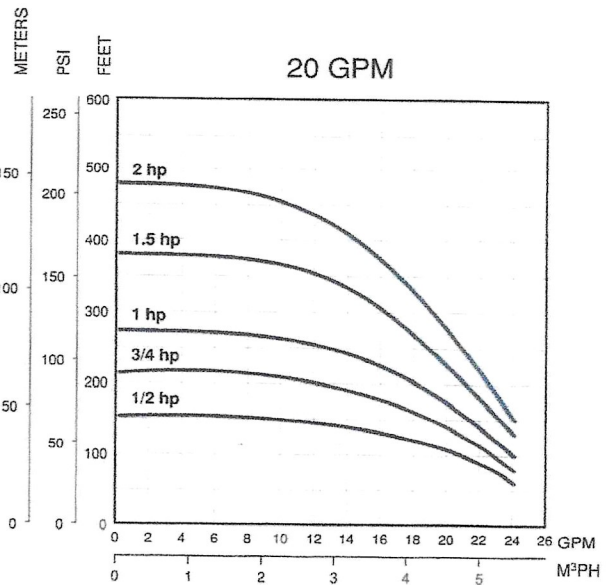
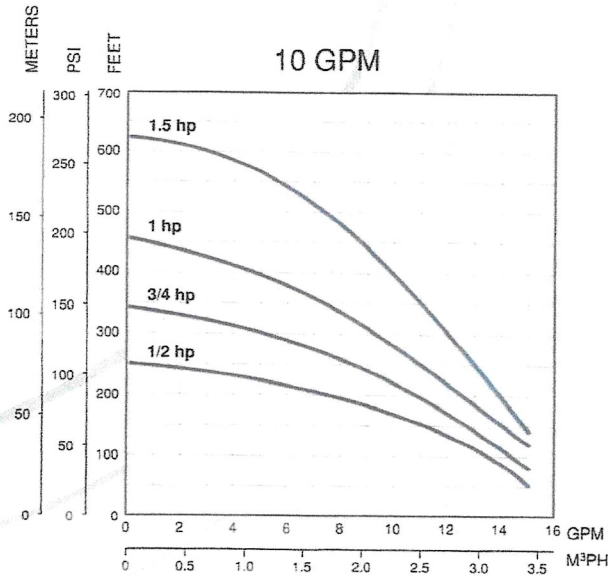


# ProVore®





Thermoplastic Performance



Thermoplastic Units Ordering Information

| 1/2 - 1.5 HP Single-Phase Units |                    |     |     |      |      |     |  |
|---------------------------------|--------------------|-----|-----|------|------|-----|--|
| Order No.                       | Model              | GPM | HP  | Volt | Wire | Wt. |  |
| 94741005                        | 10FE05P4-2W115     | 10  | 1/2 | 115  | 2    | 24  |  |
| 94741010                        | 10FE05P4-2W230     | 10  | 1/2 | 230  | 2    | 24  |  |
| 94741015                        | 10FE07P4-2W230     | 10  | 3/4 | 230  | 2    | 28  |  |
| 94741020                        | 10FE1P4-2W230      | 10  | 1   | 230  | 2    | 31  |  |
| 94741025                        | 10FE15P4-2W230     | 10  | 1.5 | 230  | 2    | 46  |  |
| 94742005                        | * 20FE05P4-2W115 * | 20  | 1/2 | 115  | 2    | 25  |  |
| 94742010                        | * 20FE05P4-2W230 * | 20  | 1/2 | 230  | 2    | 25  |  |
| 94742015                        | 20FE07P4-2W230     | 20  | 3/4 | 230  | 2    | 28  |  |
| 94742020                        | 20FE1P4-2W230      | 20  | 1   | 230  | 2    | 31  |  |
| 94742025                        | 20FE15P4-2W230     | 20  | 1.5 | 230  | 2    | 40  |  |

| Thermoplastic 1/2 - 2 HP Pump Ends |             |     |     |      |      |     |  |
|------------------------------------|-------------|-----|-----|------|------|-----|--|
| Order No.                          | Model       | GPM | HP  | Volt | Wire | Wt. |  |
| 94751005                           | 10FE05P4-PE | 10  | 1/2 | N/A  | N/A  | 6   |  |
| 94751010                           | 10FE07P4-PE | 10  | 3/4 | N/A  | N/A  | 7   |  |
| 94751015                           | 10FE1P4-PE  | 10  | 1   | N/A  | N/A  | 8   |  |
| 94751020                           | 10FE15P4-PE | 10  | 1.5 | N/A  | N/A  | 12  |  |
| 94752005                           | 20FE05P4-PE | 20  | 1/2 | N/A  | N/A  | 6   |  |
| 94752010                           | 20FE07P4-PE | 20  | 3/4 | N/A  | N/A  | 7   |  |
| 94752015                           | 20FE1P4-PE  | 20  | 1   | N/A  | N/A  | 8   |  |
| 94752020                           | 20FE15P4-PE | 20  | 1.5 | N/A  | N/A  | 10  |  |
| 94752025                           | 20FE2P4-PE  | 20  | 2   | N/A  | N/A  | 11  |  |

# 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

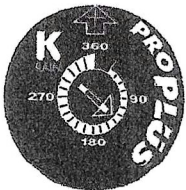
- 11003 ProPlus
- 11003-HP ProPlus 12" High Pop
- 11003-SH ProPlus Shrub Head

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

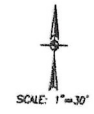
| PERFORMANCE        |              |            |          | METRIC             |              |            |            |
|--------------------|--------------|------------|----------|--------------------|--------------|------------|------------|
| NOZZLES            | PRESSURE PSI | RADIUS FT. | FLOW GPM | NOZZLES            | PRESSURE PSI | RADIUS FT. | FLOW GPM   |
| #0.5               | 30           | 28'        | .5       | #0.5               | 206 2.0      | 8.5        | 1.89 .11   |
|                    | 40           | 29'        | .6       |                    | 275 3.0      | 8.8        | 2.27 .14   |
|                    | 50           | 29'        | .7       |                    | 345 3.5      | 8.8        | 2.65 .16   |
|                    | 60           | 30'        | .8       |                    | 413 4.0      | 9.1        | 3.03 .18   |
| #0.75              | 30           | 29'        | .7       | #0.75              | 206 2.0      | 8.8        | 2.65 .16   |
|                    | 40           | 30'        | .8       |                    | 275 3.0      | 9.1        | 3.03 .18   |
|                    | 50           | 31'        | .9       |                    | 345 3.5      | 9.4        | 3.41 .20   |
|                    | 60           | 32'        | 1.0      |                    | 413 4.0      | 9.8        | 3.79 .23   |
| #1                 | 30           | 32'        | 1.3      | #1                 | 206 2.0      | 9.8        | 4.92 .30   |
|                    | 40           | 33'        | 1.5      |                    | 275 3.0      | 10.1       | 5.68 .34   |
|                    | 50           | 34'        | 1.6      |                    | 345 3.5      | 10.4       | 6.05 .36   |
|                    | 60           | 35'        | 1.8      |                    | 413 4.0      | 10.7       | 6.81 .41   |
| #2                 | 30           | 37'        | 2.4      | #2                 | 206 2.0      | 11.3       | 9.08 .54   |
|                    | 40           | 40'        | 2.5      |                    | 275 3.0      | 12.2       | 9.46 .56   |
|                    | 50           | 42'        | 3.0      |                    | 345 3.5      | 12.8       | 11.35 .68  |
|                    | 60           | 43'        | 3.3      |                    | 413 4.0      | 13.1       | 12.49 .75  |
| #2.5 PRE-INSTALLED | 30           | 38'        | 2.5      | #2.5 PRE-INSTALLED | 206 2.04     | 11.6       | 9.46 .57   |
|                    | 40           | 39'        | 2.8      |                    | 275 2.72     | 11.9       | 10.60 .64  |
|                    | 50           | 40'        | 3.2      |                    | 345 3.40     | 12.2       | 12.11 .73  |
|                    | 60           | 41'        | 3.5      |                    | 413 4.08     | 12.5       | 13.25 .79  |
| #3                 | 30           | 38'        | 3.6      | #3                 | 206 2.0      | 11.6       | 13.63 .81  |
|                    | 40           | 39'        | 4.2      |                    | 275 3.0      | 11.9       | 15.89 .95  |
|                    | 50           | 41'        | 4.6      |                    | 345 3.5      | 12.5       | 17.41 1.04 |
|                    | 60           | 42'        | 5.0      |                    | 413 4.0      | 12.8       | 18.92 1.13 |
| #4                 | 30           | 43'        | 4.4      | #4                 | 206 2.0      | 13.1       | 16.65 .99  |
|                    | 40           | 44'        | 5.1      |                    | 275 3.0      | 13.4       | 19.30 1.15 |
|                    | 50           | 46'        | 5.6      |                    | 345 3.5      | 14.0       | 21.19 1.27 |
|                    | 60           | 49'        | 5.9      |                    | 413 4.0      | 14.9       | 22.33 1.33 |
| #5                 | 40           | 45'        | 5.9      | #5                 | 206 3.0      | 13.7       | 22.33 1.33 |
|                    | 50           | 46'        | 6.0      |                    | 275 3.5      | 14.0       | 22.71 1.36 |
|                    | 60           | 48'        | 6.3      |                    | 345 4.0      | 14.6       | 23.85 1.43 |
|                    | 70           | 49'        | 6.7      |                    | 413 5.0      | 14.9       | 25.35 1.52 |
| #8                 | 40           | 42'        | 8.0      | #8                 | 206 3.0      | 12.8       | 30.28 1.81 |
|                    | 50           | 45'        | 8.5      |                    | 275 3.5      | 13.7       | 32.12 1.92 |
|                    | 60           | 49'        | 9.5      |                    | 345 4.0      | 14.8       | 35.95 2.15 |
|                    | 70           | 50'        | 10.0     |                    | 413 5.0      | 15.3       | 37.85 2.27 |

## LOW ANGLE DATA

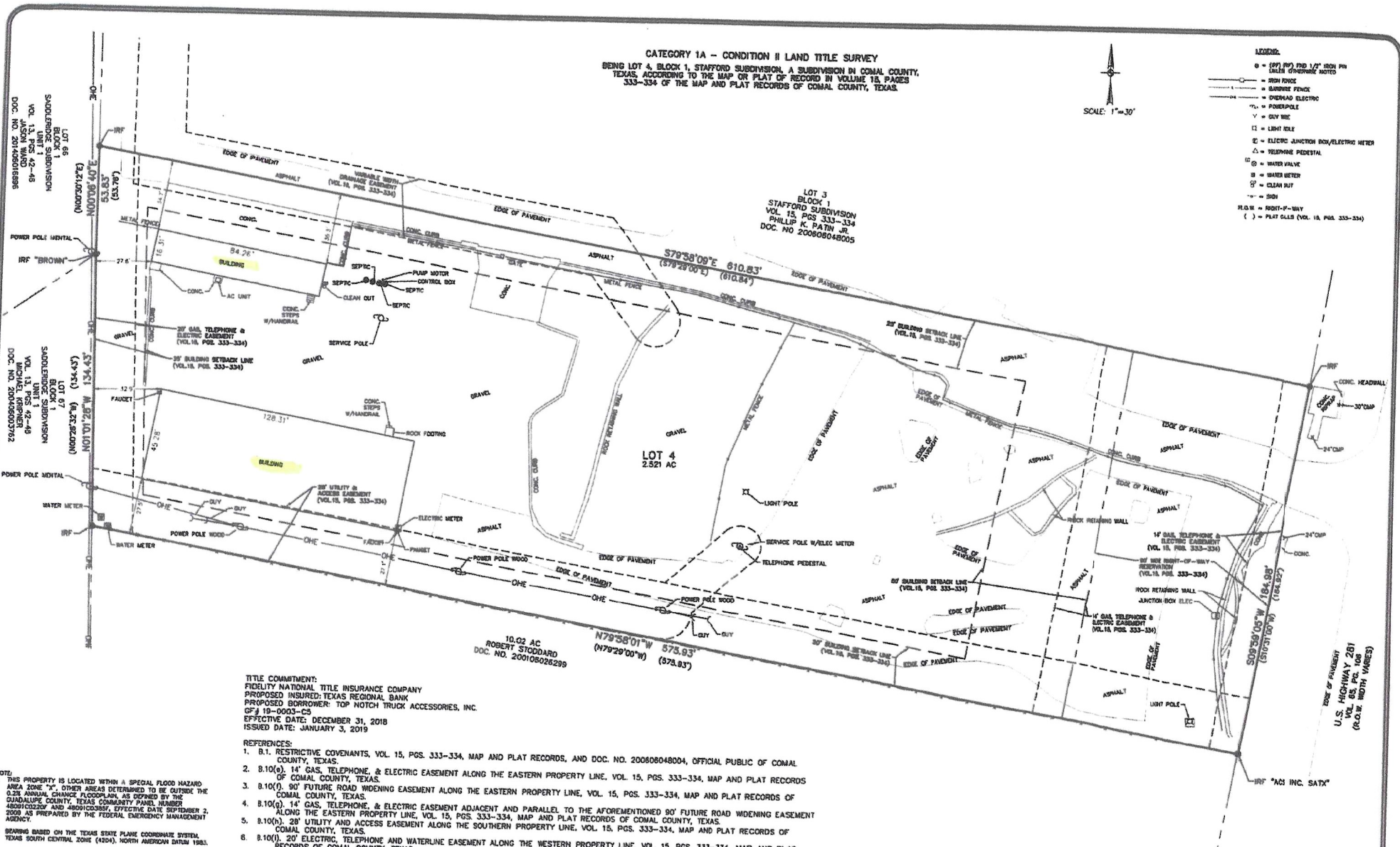
| LOW ANGLE DATA |              |            |          | METRIC  |              |            |            |
|----------------|--------------|------------|----------|---------|--------------|------------|------------|
| NOZZLES        | PRESSURE PSI | RADIUS FT. | FLOW GPM | NOZZLES | PRESSURE PSI | RADIUS FT. | FLOW GPM   |
| #1             | 30           | 22'        | 1.2      | #1      | 207 2.04     | 6.71       | 4.54 .27   |
|                | 40           | 24'        | 1.7      |         | 275 2.72     | 7.32       | 6.43 .39   |
|                | 50           | 26'        | 1.8      |         | 344 3.40     | 7.92       | 6.80 .41   |
|                | 60           | 28'        | 2.0      |         | 413 4.08     | 8.53       | 7.56 .46   |
| #3             | 30           | 29'        | 3.0      | #3      | 207 2.04     | 8.84       | 11.34 .68  |
|                | 40           | 32'        | 3.1      |         | 275 2.72     | 9.75       | 11.72 .71  |
|                | 50           | 35'        | 3.5      |         | 344 3.40     | 10.67      | 13.23 .80  |
|                | 60           | 37'        | 3.8      |         | 413 4.08     | 11.58      | 14.36 .87  |
| #4             | 30           | 31'        | 3.4      | #4      | 207 2.04     | 9.45       | 12.85 .78  |
|                | 40           | 34'        | 3.9      |         | 275 2.72     | 10.36      | 14.74 .89  |
|                | 50           | 37'        | 4.4      |         | 344 3.40     | 11.26      | 16.63 1.00 |
|                | 60           | 38'        | 4.7      |         | 413 4.08     | 11.58      | 17.77 1.07 |
| #6             | 40           | 38'        | 6.5      | #6      | 275 2.72     | 11.58      | 24.57 1.48 |
|                | 50           | 40'        | 7.3      |         | 344 3.40     | 12.19      | 27.59 1.76 |
|                | 60           | 42'        | 8.0      |         | 413 4.08     | 12.80      | 30.24 1.82 |
|                | 70           | 44'        | 8.6      |         | 482 4.76     | 13.41      | 32.51 1.96 |

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

CATEGORY 1A - CONDITION II LAND TITLE SURVEY  
 BEING LOT 4, BLOCK 1, STAFFORD SUBDIVISION, A SUBDIVISION IN COMAL COUNTY,  
 TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 15, PAGES  
 333-334 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.



- LEGEND:
- = (20') DIA. PIP 1/2" IRCH PIP  
(EXCEPT OTHERWISE NOTED)
  - = IRON FENCE
  - = SANDSTONE FENCE
  - = OVERHEAD ELECTRIC
  - = POWERPOLE
  - = GUY WIRE
  - = LIGHT POLE
  - ⊕ = ELECTRIC JUNCTION BOX/ELECTRIC METER
  - △ = TELEPHONE PEDESTAL
  - ⊙ = WATER VALVE
  - ⊞ = WATER METER
  - ⊟ = CLEAN OUT
  - = SIGN
- R.O.W. = RIGHT-OF-WAY  
 ( ) = PLAT CALL (VOL. 15, PGS. 333-334)



TITLE COMMITMENT:  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 PROPOSED INSURED: TEXAS REGIONAL BANK  
 PROPOSED BORROWER: TOP NOTCH TRUCK ACCESSORIES, INC.  
 GP 19-0003-C3  
 EFFECTIVE DATE: DECEMBER 31, 2018  
 ISSUED DATE: JANUARY 3, 2019

- REFERENCES:
1. B.1. RESTRICTIVE COVENANTS, VOL. 15, PGS. 333-334, MAP AND PLAT RECORDS, AND DOC. NO. 200806048004, OFFICIAL PUBLIC OF COMAL COUNTY, TEXAS.
  2. 8.10(a). 14' GAS, TELEPHONE, & ELECTRIC EASEMENT ALONG THE EASTERN PROPERTY LINE. VOL. 15, PGS. 333-334, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.
  3. 8.10(f). 90' FUTURE ROAD WIDENING EASEMENT ALONG THE EASTERN PROPERTY LINE. VOL. 15, PGS. 333-334, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.
  4. 8.10(g). 14' GAS, TELEPHONE, & ELECTRIC EASEMENT ADJACENT AND PARALLEL TO THE AFOREMENTIONED 90' FUTURE ROAD WIDENING EASEMENT ALONG THE EASTERN PROPERTY LINE, VOL. 15, PGS. 333-334, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.
  5. 8.10(h). 28' UTILITY AND ACCESS EASEMENT ALONG THE SOUTHERN PROPERTY LINE, VOL. 15, PGS. 333-334, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.
  6. 8.10(i). 20' ELECTRIC, TELEPHONE AND WATERLINE EASEMENT ALONG THE WESTERN PROPERTY LINE, VOL. 15, PGS. 333-334, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.
  7. 8.10(j). VARIABLE WIDTH DRAINAGE EASEMENT ALONG A PORTION THE NORTHERN PROPERTY LINE, VOL. 15, PGS. 333-334, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.
  8. 8.10(k). 50' BUILDING SETBACK LINE ALONG THE EASTERN PROPERTY LINE, VOL. 15, PGS. 333-334, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.
  9. 8.10(l). 25' BUILDING SETBACK LINE ALONG THE WESTERN AND NORTHERN SIDE PROPERTY LINE, VOL. 15, PGS. 333-334, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.
  10. 8.10(m). 20' BUILDING SETBACK LINE ALONG THE SOUTHERN SIDE PROPERTY LINE, VOL. 15, PGS. 333-334, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.
  11. 8.10(n). POSSIBLE RIGHTS OF OTHERS AS TO DRIVE TRAVERSING SUBJECT TRACT AND PROTRUDING OVER THE NORTHERN PROPERTY LINE, VOL. 15, PGS. 333-334, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.
  12. 8.10(o). EASEMENT TO THE STATE OF TEXAS, VOL. 186, PG. 213, OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.
  13. 8.10(p). EASEMENT TO GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC., VOL. 856, PG. 134, OFFICIAL RECORDS OF COMAL COUNTY, TEXAS. (DOE NOT AFFECT)
  14. 8.10(q). TERMS, CONDITIONS, AND STIPULATIONS IN THAT CERTAIN ACCESS EASEMENT FOR STAFFORD SUBDIVISION, DOC. NO. 200806048002, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
  15. 8.10(r). TERMS, CONDITIONS, AND STIPULATIONS IN THAT CERTAIN RECIPROCAL EASEMENTS AND COVENANTS AGREEMENT, DOC. NO. 200806042839, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
  16. 8.10(s). AFFIDAVIT TO THE PUBLIC REGARDING A NON-STANDARD AND/OR PROPRIETARY ON-SITE SEWAGE FACILITY INSTALLED ON SUBJECT PROPERTY, DOC. NO. 200206031431, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
  17. 8.10(t). AFFIDAVIT TO THE PUBLIC REGARDING A NON-STANDARD AND/OR PROPRIETARY ON-SITE SEWAGE FACILITY INSTALLED ON SUBJECT PROPERTY, DOC. NO. 201606015065, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

NOTE:  
 1. THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ZONE "X". OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DERIVED BY THE GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBER 48091000007 AND 48091000008, EFFECTIVE DATE SEPTEMBER 2, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

2. SURVEY BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4804), NORTH AMERICAN DATUM 1983.

3. THE SUBJECT PROPERTY IS CURRENTLY ZONED C3 (COMMERCIAL DISTRICT).

ADDRESS:  
 30305 HWY 281  
 BALVERDE, TX 78003

**D-A Mawyer**  
 LAND SURVEYING  
 3151 W. 34<sup>th</sup> AVE  
 NEW BRUNSWICK, TX 78132  
 PH: 830.320.6448  
 FAX: 830.320.6448  
 www.dawyer.com  
 DATE: JANUARY 2019 JOB: 20181130



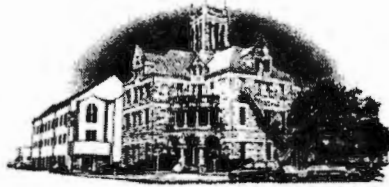
STATE OF TEXAS  
 COUNTY OF COMAL

I HEREBY CERTIFY TO TOP NOTCH TRUCK ACCESSORIES, INC., TEXAS REGIONAL BANK AND FIDELITY NATIONAL TITLE INSURANCE COMPANY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION I SURVEY.

THIS 16<sup>th</sup> DAY OF JANUARY 2019

*Drew A. Mawyer*  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

CCEO  
COPY



Comal County  
OFFICE OF COMAL COUNTY ENGINEER

**License to Operate On-Site Sewage Treatment and Disposal Facility**

Issued This Date:            06/01/2016                                  Permit Number:       104410

Location Description:       30695 HWY 281  
                                       BULVERDE, TX 78163

                                      Subdivision:       Stafford  
                                       Unit:                                  4  
                                       Lot:                                    4  
                                       Block:                               1  
                                       Acreage:

Type of System:              Aerobic  
    Surface Irrigation

Issued to:                        Top Notch Truck Accessories, Inc.

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

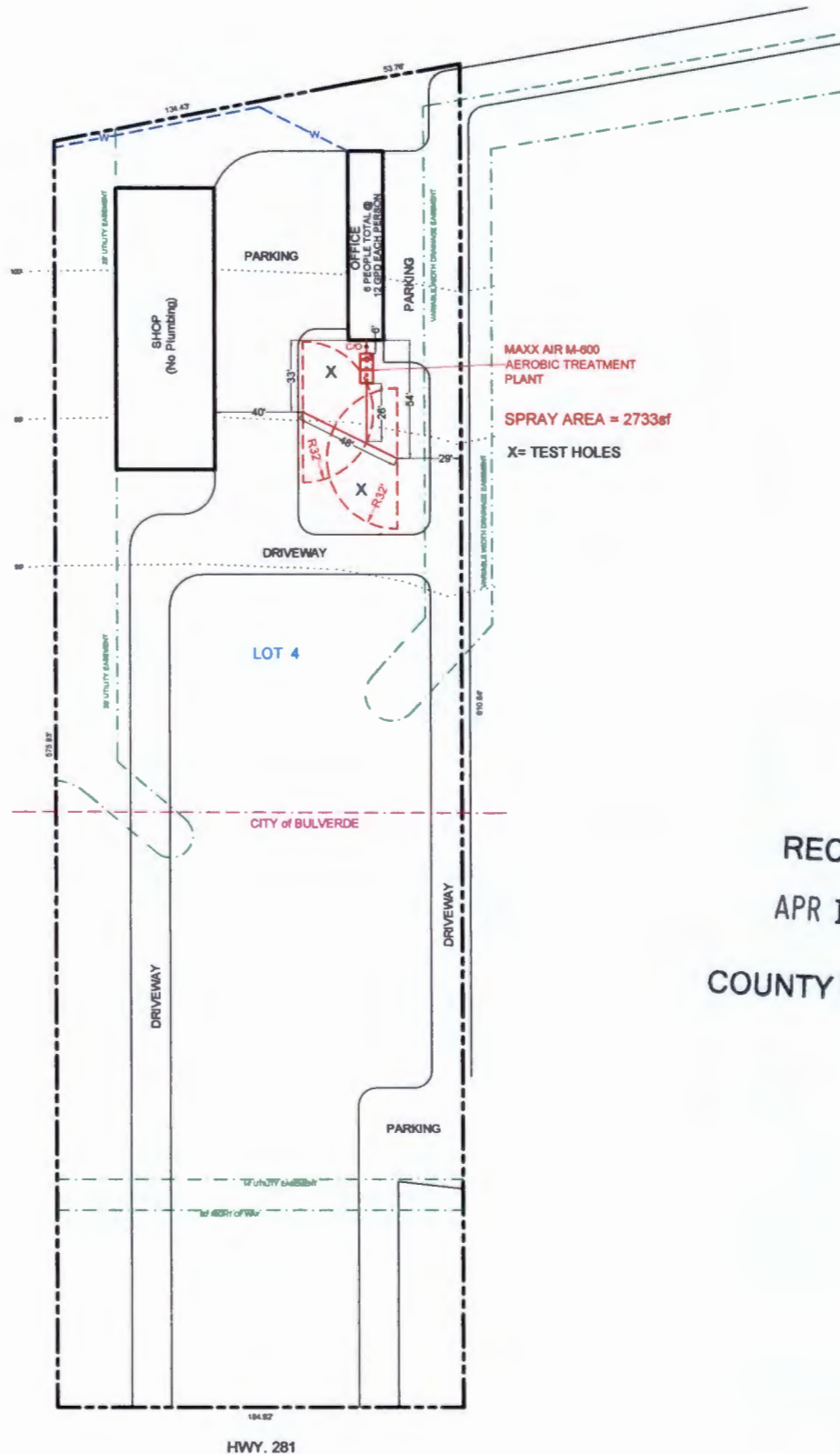
OS 0031174

ENVIRONMENTAL HEALTH INSPECTOR

OS0007722

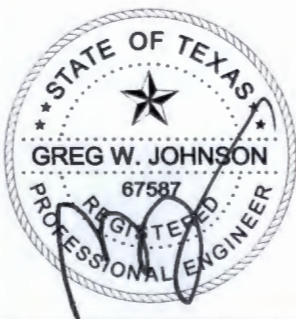
ENVIRONMENTAL HEALTH COORDINATOR

**CCEO  
COPY**



MAXX AIR M-600  
AEROBIC TREATMENT  
PLANT  
SPRAY AREA = 2733sf  
X= TEST HOLES

RECEIVED  
APR 12 2016  
COUNTY ENGINEER



|   |                     |                 |          |
|---|---------------------|-----------------|----------|
| OWNER: TOP NOTCH TRUCK ACCESSORIES, INC.    |                     | DRAWN BY:       |          |
| STREET ADDRESS: 30695 HWY 281               |                     |                 |          |
| LEGAL DESC: STAFFORD                        | UNIT/SECTION/PHASE: | BLOCK: 1        | LOT: 4   |
| PREPARED BY: GREG W. JOHNSON, P.E. F#002585 | SCALE: 1"=80'       | DATE: 3/22/2016 | REVISED: |





**From:** [Ritzen,Brenda](#)  
**To:** [Hoyt Seidensticker](#); [Catherine Jefferson](#); [Erica Murphy](#)  
**Cc:** [STEPHANIE PEREZ](#); [Brianna Perez](#); [Olvera,Brandon](#)  
**Subject:** RE: Revision (2) 30695 U.S. 281, 2, Bulverde, TX, 78163  
**Date:** Thursday, November 14, 2024 1:07:00 PM  
**Attachments:** [image001.png](#)

---

Hoyt,

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](http://www.cceo.org)

---

**From:** Hoyt Seidensticker <[hoyt@landstewardshipservices.com](mailto:hoyt@landstewardshipservices.com)>  
**Sent:** Wednesday, November 13, 2024 4:53 PM  
**To:** Catherine Jefferson <[cat@mjseptic.com](mailto:cat@mjseptic.com)>; Erica Murphy <[erica@patriotdogtraining.com](mailto:erica@patriotdogtraining.com)>; Ritzen,Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>  
**Cc:** STEPHANIE PEREZ <[mjseptic@mjseptic.com](mailto:mjseptic@mjseptic.com)>; Brianna Perez <[bri@mjseptic.com](mailto:bri@mjseptic.com)>; Olvera,Brandon <[Olverb@co.comal.tx.us](mailto:Olverb@co.comal.tx.us)>  
**Subject:** Re: Revision (2) 30695 U.S. 281, 2, Bulverde, TX, 78163

**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

---

here is the revised design for permit 117971

thanks

Hoyt Seidensticker  
[hoyt@landstewardshipservices.com](mailto:hoyt@landstewardshipservices.com)

**Please note my new email and mailing address**

11/1/2024

9:17 AM

Aerobic with Spray  
Distribution System

# ON-SITE SEWAGE FACILITY DESIGN CRITERIA

**VOID**

**REVISED**  
8:11 am, Nov 04, 2024

117977

Patriot Investment Properties LLC

### Property Information:

St. Address: 30695 Hwy 281 #2  
City: Bulverde State: Texas  
Zip code: 78163

### Predicted Quantity of Sewage (Q)

Water Saving Devices in bldg (y/n): yes  
Gallons/day (Q): 144  
Greywater included (yes/no): no

### Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.064  
Minimum Adsorptive Area (sq. ft.): 2250

### Aerobic Unit

Required size of aerobic unit: 360 gpd  
Pretreatment Tank (gallons): 353  
Class 1 Aerobic Unit: Maxx Air M-600  
Pump tank total capacity (gal): 766.26  
Chlorination: Liquid installed in Tank  
Pump Switch operation: Float system  
Dosing cycle quantity (gals): Varied  
Cycling time: night time  
Pump size and capacity: Ashland CPM Series 20 gpm

### building Information

No. of employees: 12  
gallons per employee 12  
gallons per day 144  
Water Supply: public

### Supply Line from building

Length of supply line (approx. ft.): 18  
Type of supply line: SCH 40 PVC  
Size of Supply line (in): 3 or 4

### Supply Line For Spray Irrigation System

Length of supply line (approx. ft.): 171  
Type of supply line: SCH 40 PVC  
Size of supply line (in): 1

### Disposal Area per this System

$\pi (25)^2/2 = 981.25$   
 $\pi (25)^2/2 = 981.25$   
 $\pi (25)^2/2 = 981.25$   
 $\pi (25)^2/2 = 981.25$   
Total irrigated area (sq. ft.): 3925

**VOID**

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker  
Hoyt Seidensticker, R.S. No. 3588

11-1-24  
Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006  
Cell (210) 414-6603, [hoyt@landstewardshipperservices.com](mailto:hoyt@landstewardshipperservices.com)



Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

11/1/2024  
9:17 AM  
Aerobic with Spray  
Distribution System

ON-SITE SEWAGE FACILITY  
DESIGN CRITERIA  
Patriot Investment Properties LLC

**REVISED**  
8:11 am, Nov 04, 2024

**VOID**

**Head Pressure**

|                 |              |
|-----------------|--------------|
| Elevation Head: | <u>4</u>     |
| Pressure Head:  | <u>92</u>    |
| Friction Head:  | <u>6.84</u>  |
| Total head:     | <u>102.8</u> |

**Sprinkler Head Information**

|  |                 |
|--|-----------------|
| K-Rain sprinkler head PROPLUS,<br>low angle nozzle |                 |
| No. 3 @40psi                                       | GPM: <u>3.1</u> |
| Number of sprinkler heads:                         | <u>4</u>        |
| Gallons per minute:                                | <u>12.4</u>     |

A new 500 gallon lift station with grinder will be installed next to the existing building to pump effluent to the trash tank of the existing aerobic unit.

The 500 gallon concrete lift station will be fitted with an inspection port and inspected every time the maintenance provider conducts his inspection. The maintenance provider will suggest to the owners when the 500 gallon lift tank needs to be pumped.

Will install a Liberty pump PRG-Series grinder pump or equivalent to pump effluent from 500 gallon lift tank to the inlet of the existing aerobic treatment unit. The float system will be an on demand float set up.

The existing aerobic wastewater treatment unit, chlorination and spray distribution system will be used for this design. Wastewater from the buildings will flow to a pretreatment/trash tank, then to the treatment unit. Treated effluent will be disinfected by a LBC Manufacturing "EZ-Tank" Gravity Flow Liquid Bleach Chlorinator in the pump tank, before being disposed of through above ground sprinkler heads. All warning systems shall be installed with the aerobic unit

Land acceptable for surface application shall have a flat terrain (with less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff. There shall be nothing in the surface application area within ten feet of the sprinkler which would impede the uniform application of the effluent.

**VOID**

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker  
Hoyt Seidensticker, R.S. No. 3588

11-1-24  
Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006  
Cell (210) 414-6603, [hoyt@landstewardshipperservices.com](mailto:hoyt@landstewardshipperservices.com)



11/1/2024  
9:17 AM  
Aerobic with Spray  
Distribution System

ON-SITE SEWAGE FACILITY  
DESIGN CRITERIA  
Patriot Investment Properties LLC

**REVISED**  
8:11 am, Nov 04, 2024

**VOID**

Areas that rock is exposed must be covered with a suitable amount of material acceptable to the inspecting authority. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and Bermuda grasses or other grass species prior to system operation.

A maintenance contract for the entire system must be established at time of installation with someone holding a license to maintain the installed aerobic system.

At every inspection a Total Chlorine Residual test must be conducted on the effluent in the pump tank and must be a minimum acceptable level of .1 mg/l residual.

All tanks must have inspection or cleanout ports located on the tank top over all inlet and outlet devices. Each inspection or cleanout port must be offset to allow for pumping of the tank. The ports may be configured in any manner as long as the smallest dimension of the opening is at least 12 inches, and large enough to provide for maintenance and equipment removal. All inspection and cleanout ports shall have riser over the port openings, which extend to 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

The risers shall have inside diameters which are equal to or larger than the inspection or cleanout ports. Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or another means approved by the executive director. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.

Owner will need to construct a fence or other means to limit public access to the treatment tank area and the lift tank area.

**VOID**

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

*Hoyt Seidensticker*

Hoyt Seidensticker, R.S. No. 3588  
Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006  
Cell (210) 414-6603,  
[hoyt@landstewardshipservices.com](mailto:hoyt@landstewardshipservices.com)

*11-1-24*  
Date



scale 1" = 60'

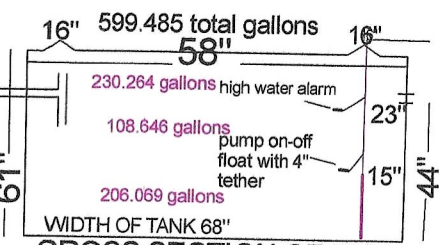
All tanks buried more than 12 inches below the ground shall have risers over the port openings. All inspection and clean out ports shall have risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.

The risers shall have inside diameters which are equal to or larger than the inspection or clean out ports. Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected intrusions by either a padlock, a cover that can be removed with a cover having a minimum net weight of 25 pounds (set into a recess of the tank lid, or any other device approved by the executive director. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.

**VOID**

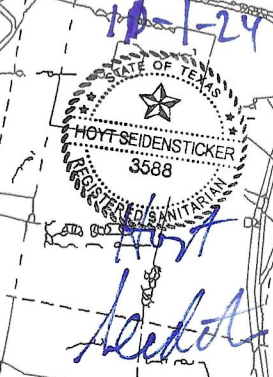
**REVISED**  
8:12 am, Nov 04, 2024

The referenced property is located within the Edwards Aquifer contributing Zone. This property is exempt from a contributing zone plan because it is not a regulated activity according to Chapter 213.5(h)(2) "exempt ... Does not exceed 20% impervious cover on the site." There is no recharge feature within 150' of the proposed septic system.



location of sprinkler heads may be adjusted in field to avoid obstacles

**VOID**



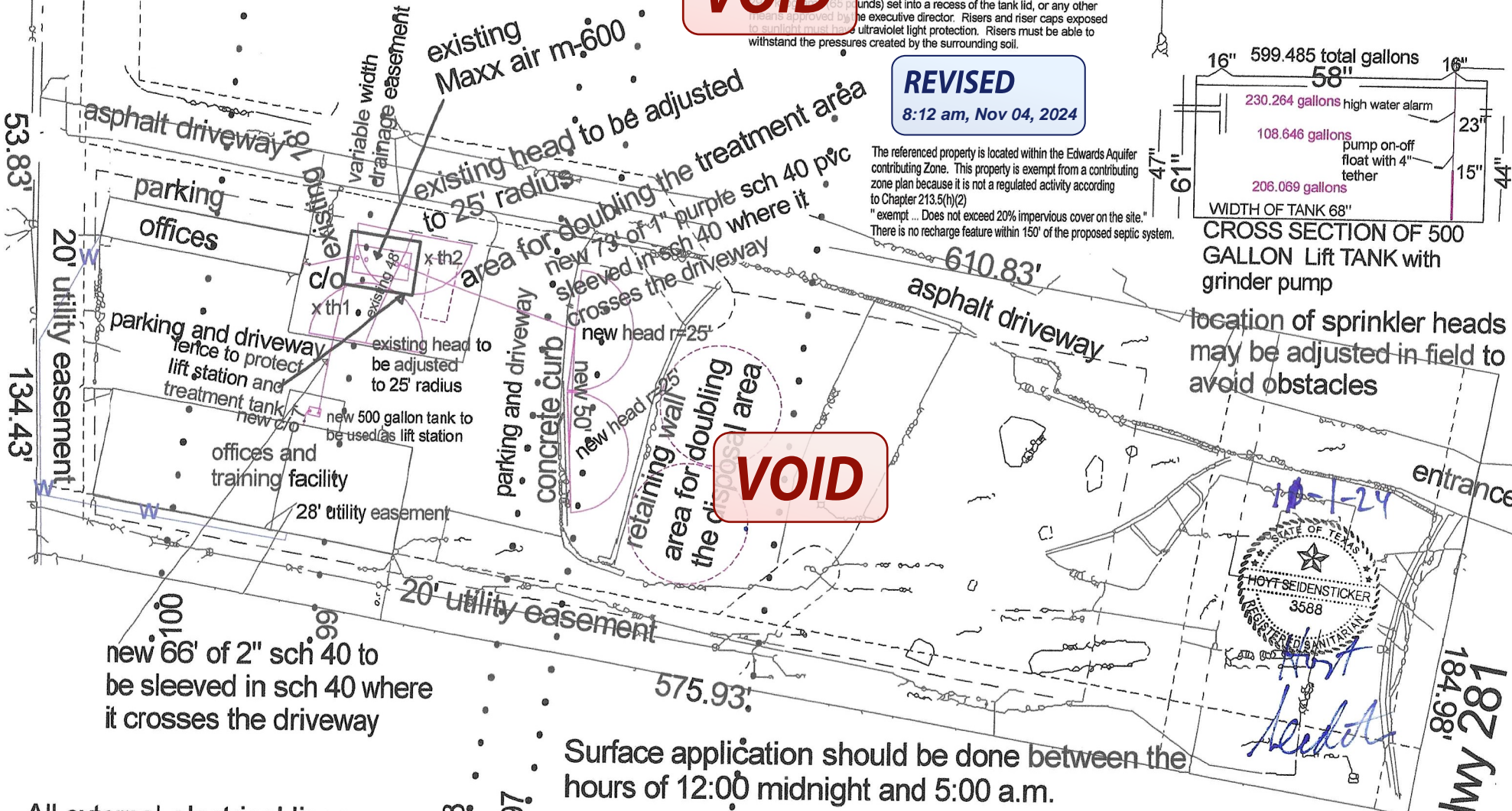
Hwy 281  
184.98'

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

**VOID**

There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent. Land acceptable for surface application shall have a flat terrain (less than to equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if properly landscaped and terraced to minimize runoff.

100 yr flood plain does not exist on this tract



All external electrical lines must be in gray conduit

Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and Bermuda grasses or other grass species prior to system operation.

**From:** [Ritzen,Brenda](#)  
**To:** [Hoyt Seidensticker](#); [Catherine Jefferson](#)  
**Cc:** [STEPHANIE PEREZ](#); [Brianna Perez](#); [Olvera,Brandon](#); [Erica Murphy](#)  
**Subject:** RE: Revision 30695 U.S. 281, 2, Bulverde, TX, 78163  
**Date:** Monday, November 4, 2024 8:15:00 AM  
**Attachments:** [image001.png](#)

---

Hoyt,

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](http://www.cceo.org)

---

**From:** Hoyt Seidensticker <[hoyt@landstewardshipservices.com](mailto:hoyt@landstewardshipservices.com)>  
**Sent:** Friday, November 1, 2024 11:48 AM  
**To:** Catherine Jefferson <[cat@mjseptic.com](mailto:cat@mjseptic.com)>; Ritzen,Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>  
**Cc:** STEPHANIE PEREZ <[mjseptic@mjseptic.com](mailto:mjseptic@mjseptic.com)>; Brianna Perez <[bri@mjseptic.com](mailto:bri@mjseptic.com)>;  
Olvera,Brandon <[Olverb@co.comal.tx.us](mailto:Olverb@co.comal.tx.us)>; Erica Murphy <[erica@patriotdogtraining.com](mailto:erica@patriotdogtraining.com)>  
**Subject:** Re: Revision 30695 U.S. 281, 2, Bulverde, TX, 78163

**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

---

permit 117971

Here is the revised design showing the wording 500 gallon tank instead of 550 gallon tank

thanks

Hoyt Seidensticker  
[hoyt@landstewardshipservices.com](mailto:hoyt@landstewardshipservices.com)

**Please note my new email and mailing address**

10/2/2024  
5:24 PM  
Aerobic with Spray  
Distribution System

# ON-SITE SEWAGE FACILITY

## DESIGN CRITERIA

Patriot Investment Properties LLC

**VOID**

### Property Information:

St. Address: 30695 Hwy 281 #2  
City: Bulverde State: Texas  
Zip code: 78163

### Predicted Quantity of Sewage (Q)

Water Saving Devices in bldg (y/n): yes  
Gallons/day (Q): 144  
Greywater included (yes/no): no

### Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.064  
Minimum Adsorptive Area (sq. ft.): 2250

### Aerobic Unit

Required size of aerobic unit: 360 gpd  
Pretreatment Tank (gallons): 353  
Class 1 Aerobic Unit: Maxx Air M-600  
Pump tank total capacity (gal): 766.26  
Chlorination: Liquid installed in Tank  
Pump Switch operation: Float system  
Dosing cycle quantity (gals): Varied  
Cycling time: night time  
Pump size and capacity: Ashland CPM Series 20 gpm

### building Information

No. of employees: 12  
gallons per employee: 12  
gallons per day: 144  
Water Supply: public

### Supply Line from building

Length of supply line (approx. ft): 18  
Type of supply line: SCH 40 PVC  
Size of Supply line (in): 3 or 4

### Supply Line For Spray Irrigation System

Length of supply line (approx. ft): 171  
Type of supply line: SCH 40 PVC  
Size of supply line (in): 1

### Disposal Area per this System

$\pi (25)^2/2 = 981.25$   
 $\pi (25)^2/2 = 981.25$   
 $\pi (25)^2/2 = 981.25$   
 $\pi (25)^2/2 = 981.25$   
Total irrigated area (sq. ft.): 3925

**VOID**

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker, R.S. No. 3588

10-2-24

Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

[hoyt@landstewardshipperservices.com](mailto:hoyt@landstewardshipperservices.com)



Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

10/2/2024  
5:24 PM  
Aerobic with Spray  
Distribution System

# ON-SITE SEWAGE FACILITY DESIGN CRITERIA

**VOID**

Patriot Investment Properties LLC

### Head Pressure

|                 |              |
|-----------------|--------------|
| Elevation Head: | <u>4</u>     |
| Pressure Head:  | <u>92</u>    |
| Friction Head:  | <u>6.84</u>  |
| Total head:     | <u>102.8</u> |

### Sprinkler Head Information

|  |                 |
|--|-----------------|
| K-Rain sprinkler head PROPLUS,<br>low angle nozzle |                 |
| No. 3 @40psi                                       | GPM: <u>3.1</u> |
| Number of sprinkler heads:                         | <u>4</u>        |
| Gallons per minute:                                | <u>12.4</u>     |

A new 550 gallon lift station with grinder will be installed next to the existing building to pump effluent the trash tank of the existing aerobic unit.

The 550 gallon concrete lift station will be fitted with an inspection port and inspected every time the maintenance provider conducts his inspection. The maintenance provider will suggest to the owners when the 550 gallon lift tank needs to be pumped.

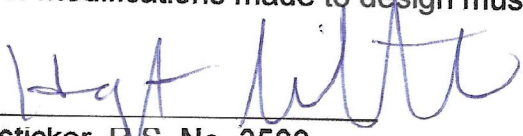
Will install a Liberty pump PRG-Series grinder pump or equivalent to pump effluent from 500 gallon lift tank to the inlet of the existing aerobic treatment unit. The float system will be an on demand float set up.

A class 1 aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location. Wastewater from the buildings will flow to a pretreatment/trash tank, then to the treatment unit. Treated effluent will be disinfected by a LBC Manufacturing "EZ-Tank" Gravity Flow Liquid Bleach Chlorinator in the pump tank, before being disposed of through above ground sprinkler heads. All warning systems shall be installed with the aerobic unit

Land acceptable for surface application on flat terrain (with less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff. There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent.

**VOID**

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

  
Hoyt Seidensticker, R.S. No. 3588

10-2-24  
Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006  
Cell (210) 414-6603,  
[hoyt@landstewardshipservices.com](mailto:hoyt@landstewardshipservices.com)





10/2/2024  
5:24 PM  
Aerobic with Spray  
Distribution System

# ON-SITE SEWAGE FACILITY

DESIGN CRITERIA  
Patriot Investment Properties LLC



Areas that rock is exposed must be covered with a suitable amount of material acceptable to the inspecting authority. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and Bermuda grasses or other grass species prior to system operation.

A maintenance contract for the entire system must be established at time of installation with someone holding a license to maintain the installed aerobic system.

At every inspection a Total Chlorine Residual test must be conducted on the effluent in the pump tank and must be a minimum acceptable level of .1 mg/l residual.

All tanks must have inspection or cleanout ports located on the tank top over all inlet and outlet devices. Each inspection or cleanout port must be offset to allow for pumping of the tank. The ports may be configured in any manner as long as the smallest dimension of the opening is at least 12 inches, and large enough to provide for maintenance and equipment removal. All inspection and cleanout ports shall have riser over the port openings, which extend to 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

The risers shall have inside diameters which are equal to or larger than the inspection or cleanout ports. Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or another means approved by the executive director. Risers and riser caps must be able to withstand pressures created by the surrounding soil. Risers and riser caps must be able to withstand sunlight must have ultraviolet light protection.



Owner will need to construct a fence or other means to limit public access to the treatment tank area and the lift tank area.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker, R.S. No. 3588

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

[hoyt@landstewardshipperservices.com](mailto:hoyt@landstewardshipperservices.com)

10-2-24

Date



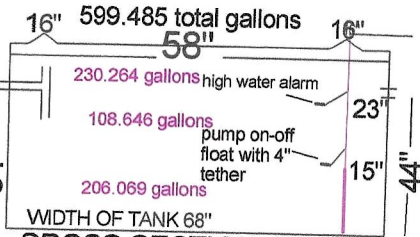
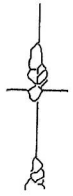
scale 1" = 60'

100 yr flood plain does not exist on this tract

All tanks buried more than 12 inches below the ground shall have risers over the port openings. All inspection and clean out ports shall have risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or other suitable device shall be provided below the riser cap to prevent tank or riser from being unknowingly damaged or removed.

The risers shall have inside diameters which are equal to or larger than the inspection or clean out ports. Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 65 pounds set into a recess of the tank lid, or any other device approved by the executive director. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.

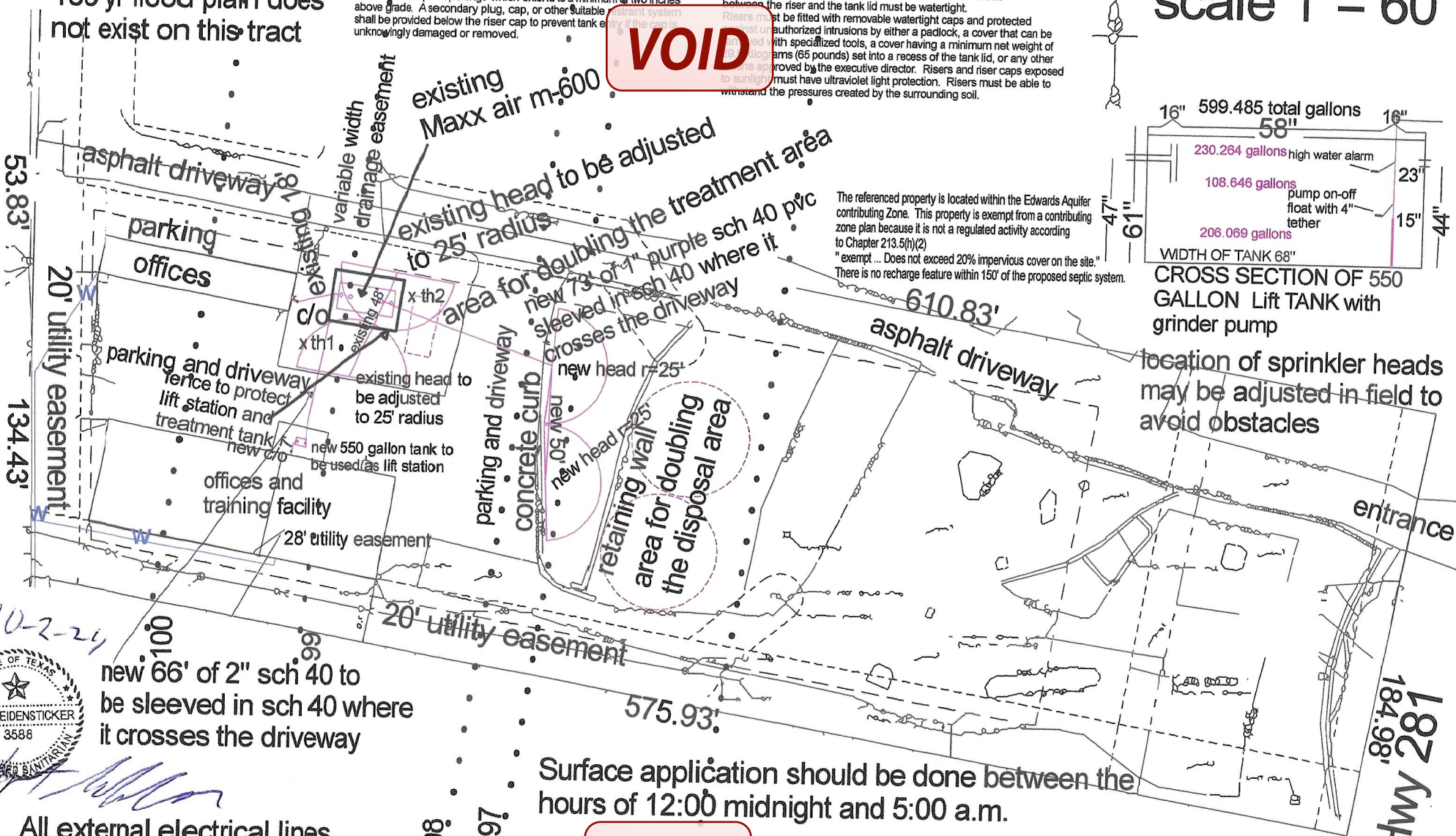
**VOID**



CROSS SECTION OF 550 GALLON Lift TANK with grinder pump

location of sprinkler heads may be adjusted in field to avoid obstacles

The referenced property is located within the Edwards Aquifer contributing Zone. This property is exempt from a contributing zone plan because it is not a regulated activity according to Chapter 213.5(h)(2) "exempt ... Does not exceed 20% impervious cover on the site." There is no recharge feature within 150' of the proposed septic system.



10-2-24  
STATE OF TEXAS  
HOYT SEIDENSTICKER  
3586  
REGISTERED SURVEYOR

new 66' of 2" sch 40 to be sleeved in sch 40 where it crosses the driveway

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

**VOID**

There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent. Land acceptable for surface application shall have a flat terrain (less than to equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff.

All external electrical lines must be in gray conduit  
Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and Bermuda grasses or other grass species prior to system operation.



**RECEIVED**  
By Brenda Ritzen at 2:35 pm, Oct 23, 2024

**CITY OF BULVERDE**  
**Remodels, Finish-Outs, & Additions (Commercial)**  
**Permit**

PERMIT# 2024-323

DATE ISSUED 7/18/2024

PROJECT ADDRESS: 30695 Hwy 281 Unit 1A Bulverde, TX 78163

LOCATION NAME:

SUBDIVISION:

OWNER: Patriot Investment Properties, LLC - Benito Olsen

CONTRACTOR: Texas Home Redesign LLC - Mitchell Barela

ADDRESS: 115 Arroyo Way

CITY, STATE, ZIP: Canyon Lake, TX 78133

PHONE: (210) 797-8344

EMAIL ADDRESS: mitchellbarela210@gmail.com

CONTACT NAME: Mitchell Barela

ALT PHONE: (210) 797-8344

SQ FT: 0.00

PROJECT VALUATION: 0.00

PLAN REVIEW BY:

**NOTES: Fire Marshal's Plan Review (Passed). - Since the building does not have a Fire Protection System, This business must comply with Texas House Bill 2063.**

**Call for inspections. No work may be covered without an approved inspection report. -BB 2708**

| PERMIT TYPE                               | AMOUNT DUE      |
|---|-----------------|
| Commercial & Multi-Family Plan Review Fee | \$0.00          |
| <b>TOTAL PAID:</b>                        | <b>\$415.41</b> |

**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)

**BY SIGNING I ACKNOWLEDGE THAT I RECEIVED A COPY OF THE BARRIER REQUIREMENTS.**

**MITCHELL BARELA**

PRINTED NAME

**Texas Home Redesign LLC**

PRINTED COMPANY NAME

*Claudia Cardenas 07/19/2024*

ISSUED BY

CITY OF BULVERDE

## Property Details

### Account

**Property ID:** 138739 **Geographic ID:** 520114000400  
**Type:** Real **Zoning:**  
**Property Use:** 305 INDUSTRIAL BLDG (LIGHT)

### Location

**Situs Address:** 30695 US HWY 281 N BULVERDE, TX 78163  
**Map ID:** 5E **Mapsco:**  
**Legal Description:** STAFFORD, BLOCK 1, LOT 4  
**Abstract/Subdivision:** 520114 - STAFFORD  
**Neighborhood:** C418-H281S

### Owner

**Owner ID:** 1097513  
**Name:** PATRIOT INVESTMENT PROPERTIES LLC

### Agent:

**Mailing Address:** 30695 HWY 281 N  
BULVERDE, TX 78163

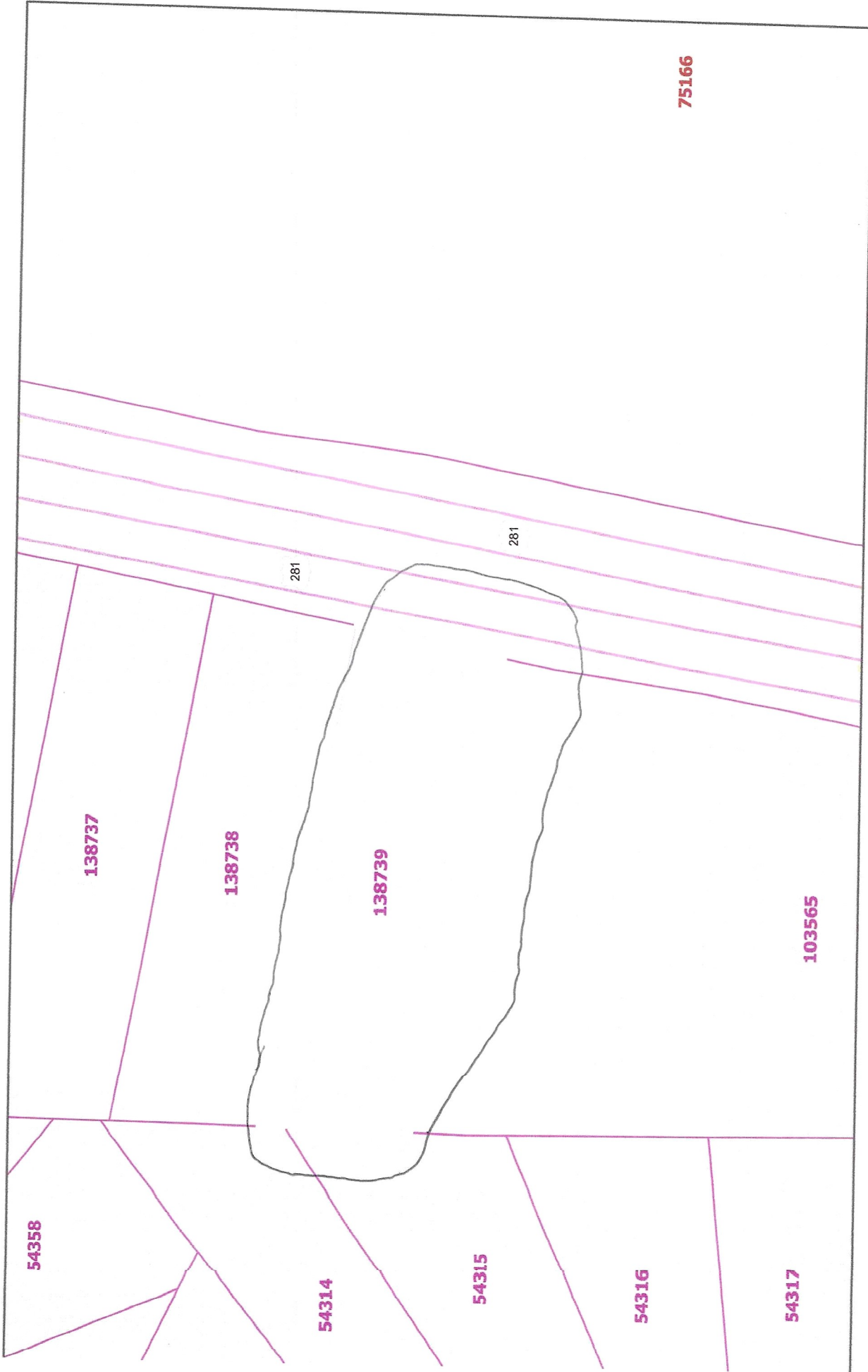
**% Ownership:** 100.00%

**Exemptions:** For privacy reasons not all exemptions are shown online.



## Property Values

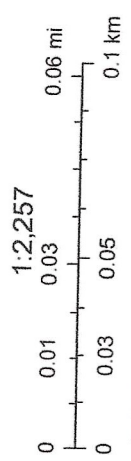
**Improvement Homesite Value:** N/A (+)  
**Improvement Non-Homesite Value:** N/A (+)  
**Land Homesite Value:** N/A (+)  
**Land Non-Homesite Value:** N/A (+)  
**Agricultural Market Valuation:** N/A (+)  
**Market Value:** N/A (=)

# Comal CAD Web Map



10/3/2024, 9:12:04 AM

-  Parcels
-  Abstracts



Esri Community Maps Contributors, BCAD, Comal County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, Comal County Appraisal District, BIS Consulting - www.bisconsulting.com  
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

**From:** [Ritzen,Brenda](#)  
**To:** "Erica Murphy"  
**Cc:** [Hoyt Seidensticker](#)  
**Subject:** RE: Perit 117971  
**Date:** Wednesday, October 23, 2024 2:40:00 PM  
**Attachments:** [image001.png](#)

---

Erica,

Please submit a copy of the maintenance contract that has been signed by both parties. Also, the designer will need to revise the 2<sup>nd</sup> page of the permit application to reflect the property is within the City of Bulverde.

Thank you,



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** Erica Murphy <[erica@patriotdogtraining.com](mailto:erica@patriotdogtraining.com)>  
**Sent:** Wednesday, October 23, 2024 1:33 PM  
**To:** Ritzen,Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>  
**Cc:** Hoyt Seidensticker <[hoyt@landstewardshipperservices.com](mailto:hoyt@landstewardshipperservices.com)>  
**Subject:** Re: Perit 117971

**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

- 1) We are a training facility and focus on working with animals. We have been working in this capacity in the Comal County area since 2018.
- 2) 12 employees estimate does include all buildings on property.
- 3) Attached Maintenance Agreement
- 4) Attached City of Bulverde permit
- 5) We do not see anything needed for revision on permit request, please advise if needed.

On Wed, Oct 23, 2024 at 12:56 PM Ritzen,Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)> wrote:

**From:** [Ritzen,Brenda](#)  
**To:** ["admin@patriotdogtraining.com"; "erica@patriotdogtraining.com"](#)  
**Subject:** Perit 117971  
**Date:** Wednesday, October 23, 2024 12:56:00 PM  
**Attachments:** [image001.png](#)

---

**Re: Patriot Investment Properties LLC  
Stafford Subdivision Lot 4 Block 1  
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. Provide details on the type of training facility.**
- 2. Does the 12 employees include both office and the training facility occupants?**
- 3. Submit a copy of a maintenance contract with an approved TCEQ maintenance provider.**
- ✓ Our GIS mapping system shows this property is within the limits of the City of Bulverde. Submit a copy of the approved building permit from the City of Bulverde, or a letter indicating that a building permit is not required.**
- 5. Revise as needed and resubmit.**

**Thank you,**



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)



**VOID**

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidenstuck

System Description Aerobic with Spray Distribution

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

Tank Size(s) (Gallons) 550 Gallon Tank  
600 GPD ATU Absorption/Application Area (Sq Ft) 3925.0

Gallons Per Day (As Per TCEQ Table III) 144

(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.)

Is there at least one acre per single family dwelling as per 285.40(c)(1)?  Yes  No

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

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

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

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

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

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

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

Is this property within an incorporated city?  Yes  No

If yes, indicate the city: \_\_\_\_\_

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Designer Hoyt Seidenstuck

Date 10-2-24



**Griffin, Kathy**

---

**From:** Griffin, Kathy  
**Sent:** Friday, October 4, 2024 2:26 PM  
**To:** Hoyt Seidensticker  
**Subject:** 30695 US Hwy 281

RE: Septic Permit 117971 for 30695 US Hwy. 281N

Hoyt,

We received a septic permit for the above referenced property. Please submit the service contract for the application. Instead of the service contract, the invoice for the service contract was submitted.

Kathy Griffin, CFM  
Floodplain Coordinator  
Comal County Engineer's Office  
830-608-2090  
cceo.org

STC 2061596 NB

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 RESERVING VENDOR'S LIEN IN FAVOR OF THIRD PARTY**

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

§

THAT **JAPPA and JAGA MANAGEMENT LLC**, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **PATRIOT INVESTMENT PROPERTIES LLC, a Texas Limited Liability Company, whose address is 30695 US Highway 281 N., Bulverde, Texas 78163**, hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by the said Grantee of one certain Promissory Note of even date herewith in the principal sum of **ONE MILLION, SIX HUNDRED THIRTY-EIGHT THOUSAND AND NO/100 (\$1,638,000.00) DOLLARS**, executed by Grantee herein and payable to the order of **THE HUNTINGTON NATIONAL BANK**, hereinafter called Mortgagee, said Note being payable as therein provided, bearing interest at the rate therein specified, providing for attorney's fees and acceleration of maturity at the rate and in the events therein set forth, and payment of said Note being secured by a vendor's lien (to the extent of \$1,048,543.75) and superior title retained herein in favor of said Mortgagee, and by Deed of Trust of even date herewith from Grantee to **MARGARET FERENCE, Trustee**, to which reference is hereby made for all purposes; and,

WHEREAS, Mortgagee has, at the special instance and request of said Grantee herein, paid to Grantor herein **\$1,048,543.75** of the purchase money for the property hereinafter described as represented by the above described Note, said Note, together

with the vendor's lien (to the extent of \$1,048,543.75) and Deed of Trust Lien against said property securing the payment of said Note is, without recourse upon the Grantor herein, hereby assigned, transferred and delivered to Mortgagee, the Grantor hereby conveying to the said Mortgagee the said superior title to said property, and subrogating the said Mortgagee unto all the rights and remedies of Grantor in the premises by virtue of said Note and liens; the indebtedness evidenced by said Note being due and payable as therein provided, both principal and interest being due and payable at the office of **THE HUNTINGTON NATIONAL BANK;**

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

**Lot 4, Block 1, Stafford Subdivision**, an Addition to the City of Bulverde, Comal County, Texas, according to the Map or Plat thereof recorded in **Volume 15, Pages 333-334**, Map and Plat Records of Comal County, Texas.

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

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

It is expressly agreed and stipulated that a vendor's lien (to the extent of \$1,048,543.75) is 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 and tenor, effect and;

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs and assigns forever.

Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators and successors to warrant and forever defend, all and singular, the said premises unto the said

Grantee, Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof.

DATED this the 18<sup>th</sup> day of October, 2023.

JAPPA and JAGA MANAGEMENT LLC

by Jessica Garza  
JESSICA GARZA, President

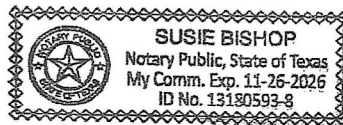
STATE OF TEXAS  
COUNTY OF COMAL

§  
§

This instrument was acknowledged before me on this the 18 day of October, 2023, by JESSICA GARZA, President of JAPPA and JAGA MANAGEMENT LLC.

Susie Bishop  
Notary Public, State of Texas

8062.DEEDS  
Stewart Title Co. (SB)  
GF#2061596



Grantee's Address  
Po Box 1014  
Spring Branch TX 78070

Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
10/19/2023 08:06:43 AM  
TERRI 3 Pages(s)  
202306033264

3

Bobbie Koepp



**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

Staff will complete shaded items

|                      |                 |                      |
|----------------------|-----------------|----------------------|
|                      |                 | 117971               |
| <i>Date Received</i> | <i>Initials</i> | <i>Permit Number</i> |

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.

*Bernardo Osuna*  
*Eric Murphy*

---

Signature of Applicant

10-3-24

---

Date

\_\_\_ COMPLETE APPLICATION

Check No. \_\_\_\_\_ Receipt No. \_\_\_\_\_

INCOMPLETE APPLICATION  
\_\_\_ (Missing Items Circled, Application Refeused)