



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **10/08/2025** Permit Number: **118027**

Location Description: 4940 FM 1863
BULVERDE, TX 78163

Subdivision: Twin Creeks
Unit: 2
Lot: north portion Lot 1
Block: n/a
Acreage: 5.0000

Type of System: Aerobic
Surface Irrigation

Issued to: Wight LLC

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

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

Alterations to this permit including, but not limited to:

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

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

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

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

Licensing Authority
Comal County Environmental Health

ENVIRONMENTAL HEALTH INSPECTOR

OS0038255

ENVIRONMENTAL HEALTH COORDINATOR

Assistant: OS0034792

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:

Address:

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

Inspector Notes:

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
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) 285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3)(B)285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.		285.32(c)(1)				
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions						
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(II) 285.33(d)(2)(G)(iii)(III) 285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)				
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed		285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed						
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



COMAL COUNTY

ENGINEER'S OFFICE

Permit of Authorization to Construct an On-Site Sewage Facility Permit Valid For One Year From Date Issued

Permit Number: 118027
Issued This Date: 04/01/2025
This permit is hereby given to: Wight LLC

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

4940 FM 1863
BULVERDE, TX 78163

Subdivision: Twin Creeks
Unit: 2
Lot: north portion Lot 1
Block: n/a
Acreage: 5.0000

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.

Brooke Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



RECEIVED

By Brenda Ritzen at 11:46 am, Apr 01, 2025

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 1, 2025

Ms. Brenda Ritzen, Designated Representative
Comal County, TCEQ ID No. 620049

Re: Favorable Assessment- Nonstandard Design Review for:
Wright, LLC
4940 FM 1863, Bulverde, Comal County, Texas
OSSF Permit Application Number OSSF- 118027

Dear Ms. Ritzen:

We have received your request for a Texas Commission on Environmental Quality (TCEQ) review of the above-referenced nonstandard design on March 27, 2025. Bruce Lesikar of the TCEQ Technical Programs Team conducted the review, as required by 30 Texas Administrative Code (TAC) §285.5(b)(2). **This letter serves as notification that the nonstandard design review is determined to be favorable, as submitted.**

Please be advised this letter is not an Authorization to Construct. This letter only indicates a favorable assessment based on the submitted planning materials and is generally limited in scope to the treatment and disposal portions of the design. A thorough review by the applicable permitting authority of the entire submitted planning materials is necessary in order to effectively implement and enforce the requirements in 30 TAC Chapter 285; the Texas Health and Safety Code (THSC) Chapter 366; and the local OSSF order, ordinance, or resolution approved by the TCEQ.

If you have any questions, or if we may be of assistance to you, please contact Bruce Lesikar in the TCEQ Technical Programs Team at (512) 239 -0415 or via e-mail at Bruce.Lesikar@tceq.texas.gov.

Sincerely,

A handwritten signature in cursive script that reads "Joseph L. Hopkins".

Joseph L. Hopkins, P.G.
Technical Programs Team Leader
Texas Commission on Environmental Quality

JLH/BJL

From: [Ritzen,Brenda](#)
To: [Hoyt Seidensticker](#)
Cc: wightpropertiesllc22@gmail.com; [Massie,Cassandra S](#)
Subject: RE: Permit 118027
Date: Thursday, March 27, 2025 1:29:00 PM
Attachments: [Nonstandard System Designs Clarification TOWA-TCEQ Letter \(003\).pdf](#)
[image001.png](#)

Hoyt,

As per the attached TCEQ guidance your permit was submitted to the TCEQ for review. We will await their response before further processing of your permit submittal.

Thank you,



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

From: Hoyt Seidensticker <hoyt@landstewardshipservices.com>
Sent: Wednesday, March 26, 2025 5:19 PM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: wightpropertiesllc22@gmail.com; [Massie,Cassandra S](#) <massic@co.comal.tx.us>
Subject: Re: Permit 118027

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

attached are the corrections

thanks

Hoyt Seidensticker
hoyt@landstewardshipservices.com

Please note my new email and mailing address

From: [Ritzen,Brenda](#)
To: [OSSF](#)
Subject: Permit 118027
Date: Thursday, March 27, 2025 1:13:00 PM
Attachments: [image001.png](#)

Re: Wright LLC
5.004 acres being the north portion of Lot 1 Twin Creeks Unit 2
17080 State HWY 46 W, Spring Branch, Comal County, Texas
Application for Permit for Authorization to Construct an On-Site
Sewage
Facility

OSSF Team :

As per TCEQ guidance regarding Nonstandard System Designs, the following permit is being submitted to your office for review:

https://cceo.org/environmental/documents/septic_permits/118027.pdf

We await your response.

Thank you,



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

REVISED

11:39 am, Jan 09, 2025

COMAL COUNTY
ENGINEER**ON-SITE SEWAGE FACILITY APPLICATION**

Date _____

REVISED

1:08 pm, Feb 03, 2025

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

Permit Number

118027**1. APPLICANT / AGENT INFORMATION**

Owner Name

~~Wight~~ **Wight LLC**

Mailing Address

4940 Fm 1863

City, State, Zip

Bulverde TX 78163

Phone #

210 232 5722

Email

wightpropertyes11c22@gmail.com

Agent Name

Hort Seidensticker

Agent Address

124 Briggs Way

City, State, Zip

Boerne TX 78006

Phone #

210 414 6603

Email

hortseidensticker@planning.com**2. LOCATION**

Subdivision Name

5.004 acres being the north portion of Lot 1

Survey Name / Abstract Number

Address

4940 Fm 1863

Unit

Lot

Block

Acreage

5.004

State

Zip

TX 78163**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 **Bed and Breakfast and event place**

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

Restaurants, Lounges, Theaters - Indicate Number of Seats

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds

Travel Trailer/RV Parks - Indicate Number of Spaces

Miscellaneous

B+B = 480 gpd**100r mod 100gpd****event Bedrooms 120gpd****Total 700 gpd**Estimated Cost of Construction: \$ **N/A** (Structure Only)

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

☐ Yes ☒ No

(If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water ☐ Public ☒ Private Well**4. SIGNATURE OF OWNER**

By signing this application, I certify that:

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

Signature of Owner

Date

9.17.2024



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidensticker

System Description Aerobic with Spray Distribution

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

Tank Size(s) (Gallons) 1000 gallon Trunk 1000 GPD ATU 2000 gallon pump Tank
1000 gallon EQ Absorption/Application Area (Sq Ft) 11304

Gallons Per Day (As Per TCEQ Table III) 700

(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 activity require a TCEQ approved WPAP? ☐ Yes ☒ No

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

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

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

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

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

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

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

If yes, indicate the city: _____

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.

- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Designer Hoyt Seidensticker

Date 10-22-24

2
C



201106043771 12/20/2011 12:19:38 PM 1/2

93857

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

RECEIVE

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

JAN 18 2012

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. COUNTY ENGR

I

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

II

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

Twin Creeks, Unit 2, Part (5.019 Acres) of Lot 1

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

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.

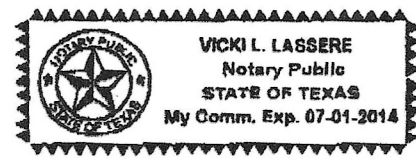
WITNESS BY HAND(S) ON THIS 20 DAY OF DECEMBER, 2011

Alva Miniel Arroyo
Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 20th DAY OF December, 2011

Vicki L. Lassere
Notary Public, State of Texas

Notary's Printed Name: Vicki L. Lassere
My Commission Expires: 07-01-2014



93857



RECEIVED

JAN 18 2011

COUNTY ENGINE

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

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

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
12/20/2011 12:19:26 PM
CASHONE
201106043771



Joy Streater

Block Creek Aerobic Services, LLC
444 A Old Hwy No 9
Comfort, TX 78013

Phone: (830) 995-3189
Fax: (830) 995-4051

Date: 8/21/2023

Customer ID

1704

Contract Period

Start Date: 2/4/2023

End Date: 2/4/2024

Main Phone: (210) 232-5722

Cell Phone: (210) 452-5207

Alt Cell:

Permit: 93857

To: Cynthia/ Scott Fisher
4940 FM 1863
Bulverde, TX 78163

Site: 4940 FM 1863, Bulverde, TX 78163

County: Comal

Installer: Step it up construction

Agency: Comal County

Mfg/Brand: Advantage Wastewater LLC-Nu Water-

Installed: 5/22/2012

Warranty End: 5/22/2014

3 visits per year - one every 4 months

1000 gallons per day

Email: wightpropertiesllc22@gmail.com

Block Creek Concrete Products, LLC

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

II. Effective Date:

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

III. Termination of Agreement:

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

IV. Services:

Contractor will:

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

V. Disinfection:

____ Not required; ☒ required. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer.

VI. Electronic Monitoring:

Electronic Monitoring is not included in this Agreement.

VII. Performance of Agreement:

Commencement of performance by Contractor under this Agreement is contingent on the following conditions:

- a. If this is an initial Agreement (new installation):

I. Contractor's receipt of a fully executed original copy or facsimile of this agreement and all documentation requested by Contractor.

If the above conditions are not met, Contractor is not obligated to perform any portion of this Agreement.

VIII. Customer's Responsibilities:

The customer is responsible for each and all of the following:

- a. Provide all necessary yard or lawn maintenance and removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.
- b. Protect equipment from physical damage including but not limited to that damage caused by insects.
- c. Maintain a current license to operate, and abide by the conditions and limitations of that license, and all requirements for and OSSF from the State and/or local regulatory agency, whichever requirements are more stringent, as well as the proprietary system's manufacturer recommendations.
- d. Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of, the OSSF.
- e. Provide, upon request by Contractor, water usage records for the OSSF so that the Contractor can perform a proper evaluation of the performance of the OSSF.
- f. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluating the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section IV (d) above, Customer agrees to pay Contractor for the sample collection and transportation, portal to portal, at a rate of \$35.00 per hour, plus the associated fees for laboratory testing.
- g. Prevent the backwash or flushing of water treatment or conditioning equipment from entering the OSSF.
- h. Prevent the condensation from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.
- i. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.
- j. Maintain site drainage to prevent adverse effects on the OSSF.
- k. Pay promptly and fully, all Contractor's fees, bills, or invoices as described herein.
- l. Customer must clean drip filter every month

IX. Access by Contractor:

Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the Services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. Tanks and treatment units shall be accessible by means of man ways, or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and the proprietary system manufacturer. It is Customer's responsibility to keep lids exposed and accessible at all times.

X. Limit of Liability:

Contractor shall not be held liable for any incidental, consequential, or special damages, or for economic loss due to expense, or for loss of profits or income, or loss of use to Customer, whether in contract tort or any other theory. In no event shall Contractor be liable in an amount exceeding the total Fee for Services amount paid by Customer under this Agreement.

XI. Indemnification:

Customer (whether one or more) shall and does hereby agree to indemnify, hold harmless and defend Contractor and each of its successors, assigns, heirs, legal representatives, devisees, employees, agents and/or counsel (collectively "Indemnitees") from and against any and all liabilities, claims, damages, losses, liens, causes of action, suits, fines, judgments and other expenses (including, but not limited to, attorneys' fees and expenses and costs of investigation), of any kind, nature or description, (hereinafter collectively referred to as "Liabilities") arising out of, caused by, or resulting, in whole or in part, from this Agreement.

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

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

XII. Severability:

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

XIII. Fee for Services:

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

XIV. Payment:

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

XV. Application or Transfer of payment:

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

XVI. Entire Agreement:

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

Companys Signature

Customer Signature

Date

Save by renewing for 2 years. Please call office for pricing.

Block Creek Aerobic Services, LLC,
Contractor
MP#0002036

From: [Hoyt Seidensticker](#)
To: [Ritzen,Brenda](#)
Cc: wightpropertiesllc22@gmail.com; [Massie,Cassandra S](#)
Subject: Re: Permit 118027
Date: Wednesday, February 5, 2025 6:46:03 AM
Attachments: [image001.png](#)

This email originated from outside of the organization.

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

- Comal IT

The 100 gpd on friday is the estimated wastewater generation from cleaning of the restrooms getting ready for the weekend event.

My dosing chart shows that the volume in the dosing tank will never reach the 1000 gallon capacity in a two week period. The highest level is 737 gallons which is below the 1000 gallon capacity of the tank. The tank is also set up with alarm floats that will come on and dose the aerobic unit, if needed, if there is a malfunction in one of the plumbing fixtures.

thanks

Hoyt Seidensticker
hoyt@landstewardshipservices.com

Please note my new email and mailing address

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

On Tue, Feb 4, 2025 at 4:22 PM Ritzen,Brenda <rabbjr@co.comal.tx.us> wrote:

Hoyt,

I have reviewed the revised planning materials and found the following information is still needed:

1. Provide details on where the 100 gpd indicated on your flow chart for Fridays is from.
2. Your system must be able to pump out all effluent by the end of the 7 day period otherwise it will eventually be over capacitated.

REVISED

12:19 pm, Mar 27, 2025

LAND STEWARDSHIP SERVICES
124 Bristow Way
Boerne, Texas 78006

March 26, 2025

Brenda Ritzen
Comal County Environmental
195 David Jonas Drive
New Braunfels, Texas 78132

RE: Twin Creeks, unit 2, 5.004 acres being the north portion of lot 1, 4940 FM 1863,
Bulverde, Texas 78163

Dear Brenda,

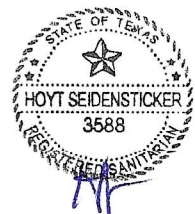
The referenced property is located within the Edwards Aquifer Contributing Zone. This property is exempt from a contributing Zone Plan because it is not a regulated activity according to Chapter 213(h)(2) "exempt...Does not exceed 20% impervious cover on the site." There is no recharge feature within 150' of the proposed septic system.

If you have any questions, please give me a call at (210) 414-6603 or email at hoyt@landstewardshipservices.com

Sincerely,



Hoyt Seidensticker, RS 3588



ON-SITE SEWAGE FACILITY Soil Evaluation Report Information

Date Soil Survey Performed: 9/17/2024

Site Location: 4940 FM 1863

Name of Site Evaluator: Hoyt Seidensticker Registration Number: OS0008771

Proposed Excavation Depth: n/a County: Comal

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 rock	<30%	none	yes, rock	Brown
1						
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 rock	<30%	none	yes, rock	Brown
1						
2						
3						
4						
5						

Features of Site Area

Presence of 100 year flood zone Yes ☐ No ☒

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

Existing or proposed water well in nearby area Yes ☒ No ☐

Organized sewage service available to lot or tract Yes ☐ No ☒

Recharge feature within 150 feet Yes ☐ No ☒

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  Date 10-22-24

ON-SITE SEWAGE FACILITY
Site Evaluation Report Information

REVISED

1:08 pm, Feb 03, 2025

Date: 9/17/2024

Applicant Information:

Name: Wight LLC

Address: 4940 FM 1863

City: Bulverde State: Texas Zip: 78163

Phone: 210-232-5722

Property Location:

Lot: _____ Block _____

Sub.: 5.004 acres being the north portion of lot 1

Street/Road Address: 4940 FM 1863

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

2/22/2025
8:19 AM
Aerobic with Spray
Distribution System

ON-SITE SEWERAGE FACILITY DESIGN CRITERIA

Wight LLC

118207
REVISED

9:19 am, Feb 24, 2025

Property Information:

St. Address: 4940 FM 1863

City: Bulverde State: Texas

Zip code: 78163

Predicted Quantity of Sewage (Q)

Water Saving Devices in Home (y/n): yes

Gallons/day (Q): 700

Greywater included (yes/no): yes

Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.064

Minimum Adsorptive Area (sq. ft.): 10937.5

Aerobic Unit

Required size of aerobic unit: 1000 gpd

Pretreatment Tank (gallons): 1000

Class 1 Aerobic Unit: Bio-Robix B - 1000

Pump tank total capacity (gal): 2000

Chlorination: Liquid installed in Tank

Pump Switch operation: Float system

Dosing cycle quantity (gals): Varied

Cycling time: night time

Pump size and capacity: Schaefer E-Series 20 GPM

House Information

No. of Bedrooms: see below

Sq. footage (Approx.): see below

Gallons per day see below

Water Supply: well

Supply Line from House

Length of supply line (approx. ft): 182

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): 488

Type of supply line: SCH 40 PVC

Size of supply line (in): 1

Disposal Area per this System

$$\pi (30)^2 = 2826$$

$$\pi (30)^2 = 2826$$

$$\pi (30)^2 = 2826$$

$$\pi (30)^2 = 2826$$

Total irrigated area (sq. ft.): 11304

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

2-22-25
Date

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

Cell (210) 414-6603, hoyt@landstewardshipservices.com



Effective Immediately: If any change(s) are made that require a revision to this design, a \$250.00 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.

ON-SITE SEWERAGE FACILITY DESIGN CRITERIA

REVISED

9:19 am, Feb 24, 2025

Wight LLC

Head Pressure

Elevation Head:	<u>4</u>
Pressure Head:	<u>92</u>
Friction Head:	<u>19.52</u>
Total head:	<u>115.5</u>

Sprinkler Head Information

K-Rain sprinkler head PROPLUS,
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>

This design is for relocating the sprinkler heads only. The below description is from the existing permit 93857. Again we are only relocating the sprinkler heads. We are not changing the flow to the septic system or the treatment tank components.

This design will be for a Bed and Breakfast with three advertised rooms. The Spanish Oak Room, the Burr Oak Room and the Live Oak Room. The Spanish Oak room can accommodate 2 adults. The Burr Oak Room and the Live Oak Room can accommodate up to 6 adults. Therefore, the total number of adults could be up to 8. If we multiply 8 times 60 gallons per adult we get 480 gallons per day

There are 3 beds in the bed and breakfast.

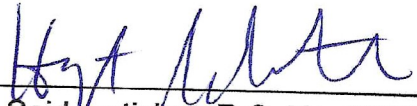
How is meal prep, clean up, and disposal for the events handled? Are there sinks for food prep and clean up or a dishwasher?

No grease tank is required and there is no dishwashers or food preparation for the event patrons.

The bar is only for the event patrons and has no sink generating wastewater.

This design will also include a 1 bedroom maids quarters that will generate 100 gallons per day.

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, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603, hoyt@landstewardshipservices.com

2-22-25
Date



2/22/2025
8:19 AM
Aerobic with Spray
Distribution System

ON-SITE SEWERAGE FACILITY DESIGN CRITERIA

Wight LLC

REVISED
9:21 am, Feb 24, 2025

The 1000 gallon equalization/dosing tank will be utilized as an equalization tank. It will collect and store the uneven flows from the house, maids quarters and wedding events. The 1000 gallon tank will also serve as a dosing tank to dose the aerobic unit. The timer will be set up to dose the aerobic unit all day long including during the night time when there is no flow going to the 1000 tank. The timer will be set to dose the 700 gallons every 24 hour period. Therefore, at the beginning of each day the tank will be empty ready to hold another days flow. The tank will not be completely dry. There will be enough water to cover the pump so the pump stays submerged in water.

A single sewage pump (StaRite DC 250 110T) or equivalent will be installed in the 1000 gallon equalization/dosing tank and set to dose the aerobic unit every two hours with 58.333 gallons. Flow control valves will be installed to allow the maintenance provider to turn flow off during servicing. The valves also give the maintenance provider the ability to adjust flow to the aerobic unit. The end of the pipes going to the aerobic units will be fitted with a cap and a 5/8 inch hole will be drilled in the end to provide even flow to the two aerobic unit. The pumps shall be capable to pump up to 15 gpm at 16 ft of head pressure.

Calculating the wastewater strength for the event center with no kitchen facilities for cooking meals. The wastewater is from normal residential bathroom and restroom facilities.

Flow, Q for the structures

700

BOD5 = 700 gpd 340.00 mg/ltr * 8.34 #/gal
1000000

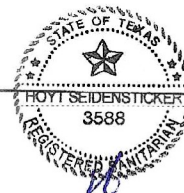
BOD5 = 1.98 Lbs of BOD produced per day
2.50 Lbs of BOD one 1000 gpd unit reduces
-0.52 Lbs of BOD to be reduced by

designed organic loading rate is 79.40 of the manufactures loading rate

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


Hoyt Seidensticker, R.S. No. 3588

2-22-25
Date



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

2/22/2025

8:19 AM

Aerobic with Spray
Distribution System

ON-SITE SEWERAGE FACILITY DESIGN CRITERIA

Wight LLC

REVISED

9:21 am, Feb 24, 2025

A 1000 gpd aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location.

Treated effluent will be disinfected by chlorination in the pump tank before being disposed of through above ground sprinkler heads. All warning systems shall be installed with the aerobic unit.

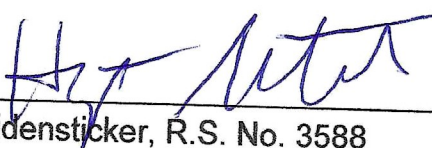
Land acceptable for surface application shall have a flat terrain (with less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff. There shall be nothing in the surface application area within ten feet of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

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 and must be a minimum acceptable test of .1 mg/l residual in Pump Tank.

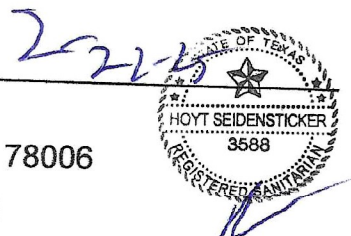
All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made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


Hoyt Seidensticker, R.S. No. 3588

Land Stewardship Services, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603,

hoyt@landstewardshipservices.com

Date



3/26/2025

1:03 PM

Aerobic with Spray
Distribution SystemON-SITE SEWERAGE FACILITY
DESIGN CRITERIA

Wight LLC

118027

This design will also include a bathroom adjacent to the patio area for wedding events to be used instead of the house. 75 guest times 4 gallons per person times 2 days (Saturday and Sunday) equals 600 gallons per week. Will include 100 gallons for a Friday to prepare. Will install a dosing tank to allow dividing 700 by 7 days per week to get a flow of 100 gallons per day.

REVISED

12:18 pm, Mar 27, 2025

Therefore, the total Q will equal 680 gallons per day but will round up to 700 gallons per day as per the existing permit

Will use the existing 1000 gallon septic tank as a trash tank. Flow from the trash tank will flow to a 1000 gallon equalization/dosing tank.

Flow controlled by dosing tank to show that we have enough capacity for a two week period of use.

Day	Daily flow		Daily Flow		daily flow total		Timed dose volume in Tank	
	gallons		gallons		gallons		gallons	
	home	maid	events	daily flow				
Friday	480	100	100	680	700	137		
Saturday	480	100	300	880	700	117		
Sunday	480	100	300	880	700	297		
Monday	480	100	0	580	700	477		
Tuesday	480	100	0	580	700	357		
Wednesday	480	100	0	580	700	237		
Thursday	480	100	0	580	700	117		
Friday	480	100	100	580	700	-3		
Saturday	480	100	300	680	700	-23		
Sunday	480	100	300	880	700	157		
Monday	480	100	0	880	700	337		
Tuesday	480	100	0	580	700	217		
Wednesday	480	100	0	580	700	97		
Thursday	480	100	0	580	700	-23		
Friday	480	100	100	580	700	-143		
Friday	480	100	100	680	700	-163		

These numbers are negative to show that we have enough capacity. There will always be 137.014 gallons left in the eq/dosing tank

Hoyt Seidensticker

Hoyt Seidensticker, R.S. No. 3588

3-26-25

Date



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

Cell (210) 414-6603,

hoyt@landstewardshipservices.com

REVISED

A



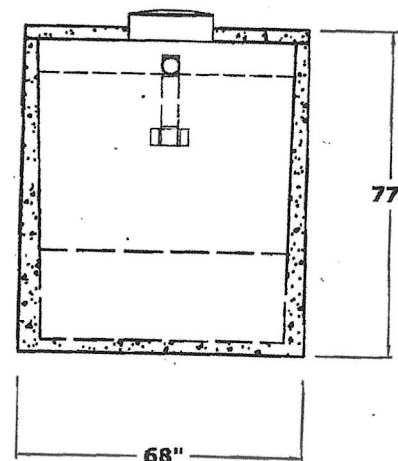
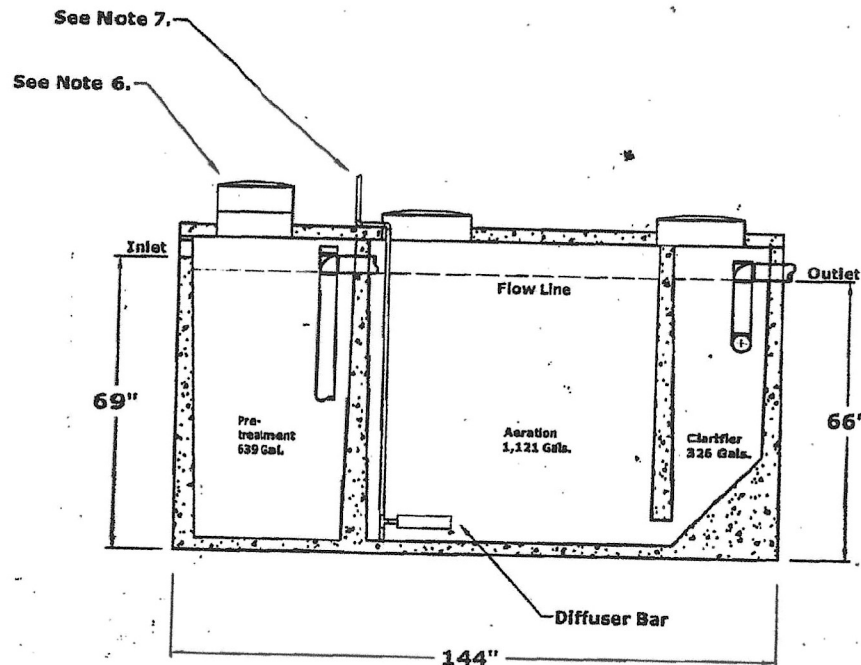
RECEIVED
FEB 09 2012
COUNTY ENGINEER

GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 16,600 lbs.
4. Treatment capacity is 1,000 GPD.
5. BOD Loading = 3.00 lbs. per day.
6. 20" Ø access riser w/ lid (Typical 3). Optional extension risers available.
7. 1" Sch. 40 PVC Air Line to Bio-Robic B-1000 Air Compressor (Max. 50 Lft from Plant).

MINIMUM EXCAVATION DIMENSIONS:

Width: 80"
Length: 156"



**Bio-Robic B-1000
Aerobic Treatment Plant (Assembled)**

Model: B-1000

July, 2010
By: A.S.

Scale:
* All dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B1000-2



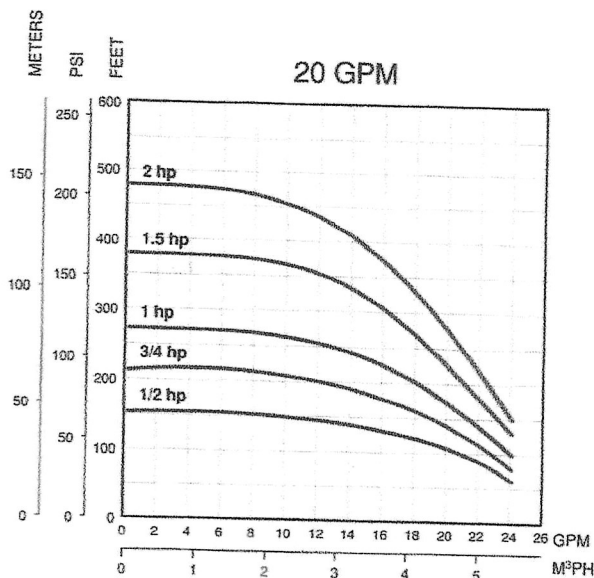
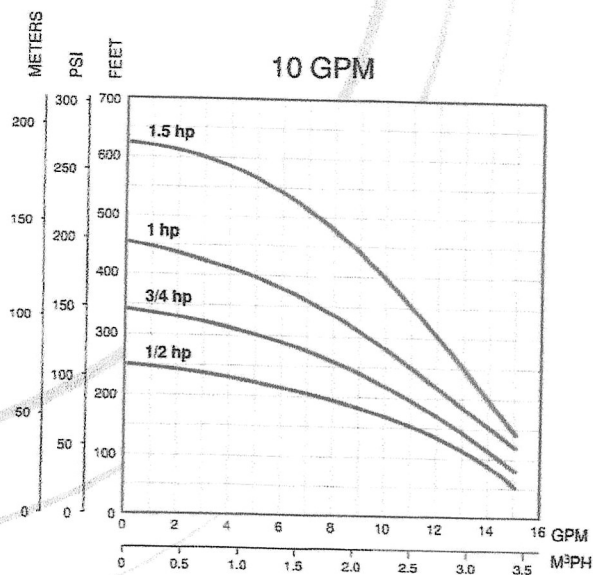
Advantage Wastewater Solutions llc.
444 A Old Hwy No 9
Comfort, TX 78013
830-995-3189
fax 830-995-4051

E-Series

FPS

Environmental Series Pumps

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 KPA	RADIUS METERS	FLOW L/MH
#0.5	30	28'	.5	#0.5	206	2.0	8.5
	40	29'	.6		275	3.0	8.8
	50	29'	.7		345	3.5	8.8
	60	30'	.8		413	4.0	9.1
#0.75	30	29'	.7	#0.75	206	2.0	8.8
	40	30'	.8		275	3.0	9.1
	50	31'	.9		345	3.5	9.4
	60	32'	1.0		413	4.0	9.8
#1	30	32'	1.3	#1	206	2.0	9.8
	40	33'	1.5		275	3.0	10.1
	50	34'	1.6		345	3.5	10.4
	60	35'	1.8		413	4.0	10.7
#2	30	37'	2.4	#2	206	2.0	11.3
	40	40'	2.5		275	3.0	12.2
	50	42'	3.0		345	3.5	12.8
	60	43'	3.3		413	4.0	13.1
#2.5 PRE-INSTALLED	30	38'	2.5	#2.5 PRE-INSTALLED	206	2.04	11.6
	40	39'	2.8		275	2.72	11.9
	50	40'	3.2		345	3.40	12.2
	60	41'	3.5		413	4.08	12.5
#3	30	38'	3.6	#3	206	2.0	11.6
	40	39'	4.2		275	3.0	11.9
	50	41'	4.6		345	3.5	12.5
	60	42'	5.0		413	4.0	12.8
#4	30	43'	4.4	#4	206	2.0	13.1
	40	44'	5.1		275	3.0	13.4
	50	46'	5.6		345	3.5	14.0
	60	49'	5.9		413	4.0	14.9
#6	40	45'	5.9	#6	206	3.0	13.7
	50	46'	6.0		275	3.5	14.0
	60	48'	6.3		345	4.0	14.6
	70	49'	6.7		413	5.0	14.9
#8	40	42'	8.0	#8	206	3.0	12.8
	50	45'	8.5		275	3.5	13.7
	60	49'	9.5		345	4.0	14.8
	70	50'	10.0		413	5.0	15.3

LOW ANGLE DATA

LOW ANGLE DATA				METRIC			
NOZZLES	PRESSURE PSI	RADIUS FT.	FLOW GPM	NOZZLES	PRESSURE KPA	RADIUS METERS	FLOW L/MH
#1	30	22'	1.2	#1	207	2.04	6.71
	40	24'	1.7		275	2.72	7.32
	50	26'	1.8		344	3.40	7.92
	60	28'	2.0		413	4.08	8.53
#3	30	29'	3.0	#3	207	2.04	8.84
	40	32'	3.1		275	2.72	9.75
	50	35'	3.5		344	3.40	10.67
	60	37'	3.8		413	4.08	11.58
#4	30	31'	3.4	#4	207	2.04	9.45
	40	34'	3.9		275	2.72	10.36
	50	37'	4.4		344	3.40	11.28
	60	38'	4.7		413	4.08	11.58
#6	40	38'	6.5	#6	275	2.72	11.58
	50	40'	7.3		344	3.40	12.19
	60	42'	8.0		413	4.08	12.80
	70	44'	8.6		452	4.76	13.41

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

**CCEO
COPY**



Comal County
OFFICE OF COMAL COUNTY ENGINEER

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

Issued This Date: 07/18/2012 Permit Number: 93857

Location Description: 4940 FM 1863
BULVERDE, TX 78163
Subdivision: Twin Creeks
Unit: 2
Lot: 5.019 acres out of Lot 1
Block:
Acreage: 5.019

Type of System: Aerobic
Surface Irrigation

Issued to: Alva Miniel Arroyo


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.

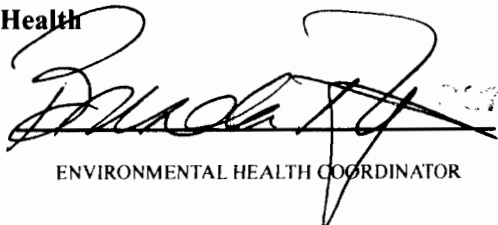
The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.

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


OS8497
ENVIRONMENTAL HEALTH INSPECTOR


ENVIRONMENTAL HEALTH COORDINATOR

CCEO
COPY

PL 543'

FM 1863

Scale 1" = 60'

Site Map
Aerobic with Spray
Distribution System
Lot 1, Twin Creeks, Unit 2
Alva Miniel Arroyo
4940 FM 1863
Bulverde, Texas 78163
Comal County

Bed and Breakfast
3200 sq. ft.
can accommodate
up to 8 people
at 60 gallons per
person for a total
of 480 gpd

1 bdr Maid
Apartment
and garage
100 gpd

1000 gallon eq/dosing tank
Bio-Robix B-1000 Aerobic Unit
2000 gallon pump tank

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

existing septic tank to be
used as trash tank

PL 517.05'

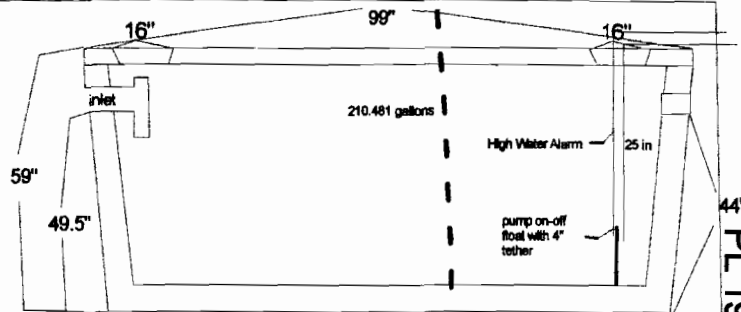
All external electrical lines must be in gray conduit
Surface application should be done between the
hours of 12:00 midnight and 5:00 a.m.

BAR

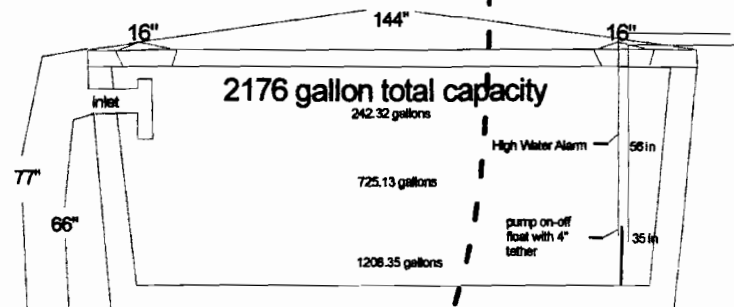
Bathroom for wedding event
100 people
120 gpd
storage



Revised
6/11/2012



1000 gallon eq/dosing tank



2000 gallon pump tank

required square footage of coverage is 10937.5 square feet. The tank area that we will be spraying over is approx 144 square feet. Installed square footage is 11304 square feet. Therefore, we still have enough coverage area if we subtract out the 288 square feet.

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

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

REVISED
9/28/12

RECEIVED

JUN 11 2012 PL 381.01'

COUNTY ENGINEER

PL 190.22'

PL 105.21'

PL 143.86'

100 year flood plain

From: [Ritzen,Brenda](#)
To: [Hoyt Seidensticker](#)
Cc: wightpropertiesllc22@gmail.com; [Massie,Cassandra S](#)
Subject: RE: Permit 118027
Date: Monday, February 24, 2025 10:52:00 AM
Attachments: [Nonstandard System Designs Clarification TOWA-TCEQ Letter \(003\).pdf](#)
[image001.png](#)
[Pages from 118027.pdf](#)

Hoyt,

I have reviewed your revised planning materials and have the following comments:

1. ✓ The legal description on the page regarding CZP exemption needs to be revised to reflect the 5.004 acres being the north portion of Lot 1.
2. ✓ Add the 100 gallons for the final Friday shown onto your dosing schedule.
3. As per the attached guidance, once my review is complete the permit submittal will be sent to TCEQ for review.

Thank you,



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

From: Hoyt Seidensticker <hoyt@landstewardshipservices.com>
Sent: Saturday, February 22, 2025 8:26 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: wightpropertiesllc22@gmail.com; Massie,Cassandra S <massic@co.comal.tx.us>
Subject: Re: Permit 118027

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- Comal IT

here are the revisions to the design adjusting the dosing and including the limits of the city of bulverde on the site map

LAND STEWARDSHIP SERVICES

124 [redacted] Way
Boerne, Texas 78006

VOID

October 22, 2024

Brenda Ritzen
Comal County Environmental
195 David Jonas Drive
New Braunfels, Texas 78132

RE: Twin Creeks, unit 2, **Lot 1**, 4940 FM 1863, Bulverde, Texas 78163

Dear Brenda,

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(h)(2) "exempt...Does not exceed 20% impervious cover on the site." There is no recharge feature within 150' of the proposed septic system.

If you have any questions, please give me a call at (210) 414-6603 or email at hoyt@landstewardshipservices.com

Sincerely,

Hoyt Seidensticker, RS 3588



Hoyt Seidensticker
VOID

2/22/2025

8:19 AM

Aerobic with Spray
Distribution SystemON-SITE SEWERAGE FACILITY
DESIGN CRITERIA**REVISED**

9:21 am, Feb 24, 2025

VOID

This design will also include a bathroom adjacent to the patio area for wedding events to be used instead of the house. 75 guest times 4 gallons per person times 2 days (Saturday and Sunday) equals 600 gallons per week. Will include 100 gallons for a Friday to prepare. Will install a dosing tank to allow dividing 700 by 7 days per week to get a flow of 100 gallons per day.

Therefore, the total Q will equal 680 gallons per day but will round up to 700 gallons per day as per the existing permit

Will use the existing 1000 gallon septic tank as a trash tank. Flow from the trash tank will flow to a 1000 gallon equalization/dosing tank.

Flow controlled by dosing tank to show that we have enough capacity for a two week period of use.

Day	Daily flow gallons	Daily Flow gallons	daily flow total gallons	daily flow	Timed dose gallons	volume in Tank gallons
	home	maid	events			
Friday	480	100	100	680	700	137
Saturday	480	100	300	880	700	117
Sunday	480	100	300	880	700	297
Monday	480	100	0	580	700	477
Tuesday	480	100	0	580	700	357
Wednesday	480	100	0	580	700	237
Thursday	480	100	0	580	700	117
Friday	480	100	100	680	700	-3
Saturday	480	100	300	880	700	-23
Sunday	480	100	300	880	700	157
Monday	480	100	0	580	700	337
Tuesday	480	100	0	580	700	217
Wednesday	480	100	0	580	700	97
Thursday	480	100	0	580	700	-23
Friday	480	100	0	580	700	-143
Friday	480	100	0	580	700	-263

These numbers are negative to show that we have enough capacity. There will always be 137.014 gallons left in the eq/dosing tank

VOID

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

2-22-25
Date

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

Cell (210) 414-6603,

hoyt@landstewardshipservices.com



From: [Ritzen,Brenda](#)
To: [Hoyt Seidensticker](#)
Cc: wightpropertiesllc22@gmail.com; [Massie,Cassandra S](#)
Subject: RE: Permit 118027
Date: Thursday, February 6, 2025 11:00:00 AM
Attachments: [image001.png](#)

Hoyt,

Based on the design rate and dosing schedule the system will eventually become over capacitated over time. You may wish to consider basing you dosing rate on 5 days instead of 7. Include the 100 gallons for Fridays into your planning materials. The property owner has indicated that the structures are not located within the limits of the city of Bulverde. Please show location of the city limits of the City of Bulverde on the design.

Thank you,



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

From: Hoyt Seidensticker <hoyt@landstewardshipservices.com>
Sent: Wednesday, February 5, 2025 6:46 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: wightpropertiesllc22@gmail.com; [Massie,Cassandra S](#) <massic@co.comal.tx.us>
Subject: Re: Permit 118027

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- Comal IT

The 100 gpd on friday is the estimated wastewater generation from cleaning of the restrooms getting ready for the weekend event.

My dosing chart shows that the volume in the dosing tank will never reach the 1000 gallon capacity in a two week period. The highest level is 737 gallons which is below the 1000 gallon capacity of the tank. The tank is also set up with alarm floats that will come on and dose the aerobic unit, if needed, if there is a malfunction in one of the plumbing fixtures.

From: [Ritzen,Brenda](#)
To: [Hoyt Seidensticker](#)
Cc: [wightpropertiesllc22@gmail.com](#); [Massie,Cassandra S](#)
Subject: RE: Permit 118027
Date: Tuesday, February 4, 2025 4:22:00 PM
Attachments: [image001.png](#)

Hoyt,

I have reviewed the revised planning materials and found the following information is still needed:

1. Provide details on where the 100 gpd indicated on your flow chart for Fridays is from.
2. Your system must be able to pump out all effluent by the end of the 7 day period otherwise it will eventually be over capacitated.
- ✗ Submit a copy of the approved building permit from the City of Bulverde.
4. Once all is received, I will submit to TCEQ for review.
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

From: Hoyt Seidensticker <hoyt@landstewardshipservices.com>
Sent: Sunday, February 2, 2025 9:47 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: [wightpropertiesllc22@gmail.com](#); [Massie,Cassandra S](#) <massic@co.comal.tx.us>
Subject: Re: Permit 118027

This email originated from outside of the organization.

From: [Ritzen,Brenda](#)
To: ["Hoyt Seidensticker"](#)
Cc: wightpropertiesllc22@gmail.com; [Massie,Cassandra S](#)
Subject: Permit 118027
Date: Friday, January 10, 2025 3:56:00 PM
Attachments: [Nonstandard System Designs Clarification TOWA-TCEQ Letter \(003\).pdf](#)
[image002.png](#)






Re: Wight LLC

Twin Creeks Unit 2, 5.004 acre tract, being the north portion of Lot 1

Application for Permit for Authorization to Construct an On-Site Sewage

Hoyt,

I have reviewed the revised planning materials and found the following information is needed:

1.  **The permit application and planning materials must be revised from Lot 1 to 5.004 acres being the north portion of Lot 1.**
2.  **It does not appear that your designed system can accommodate the proposed flows. Provide a dosing schematic showing the daily gpd entering the system, daily flow leaving the system, and remaining number of gallons.**
3.  **How is meal prep, clean up, and disposal for the events handled? Are there sinks for food prep and clean up, or a dishwasher?**
4.  **Where is the strip center referenced within your planning materials?**
5.  **Be advised that based on the attached guidance from TCEQ once our review is complete this permit will be submitted to the TCEQ for review.**
6. **Submit a copy of the approved building permit from the City of Bulverde. Structures are not in City as per owner**
7. **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

From: Hoyt Seidensticker <hoyt@landstewardshipservices.com>
Sent: Thursday, January 9, 2025 8:54 AM
To: Massie,Cassandra S <massic@co.comal.tx.us>; Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: Cindy Fisher <wightpropertiesllc22@gmail.com>; Boyd,Robert <boydro@co.comal.tx.us>; Helmke,Shelly K. <helmks@co.comal.tx.us>; Skulteti, Margaret <MSkulteti@co.comal.tx.us>; Olvera,Brandon <Olverb@co.comal.tx.us>
Subject: Re: Enforcement case 106443 at 4940 FM 1863

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- Comal IT

Here are the revisions to address the deficiencies.

Cindy, if you have not submitted the copy of the approved building permit from the city of bulverde to comal county, then please do that as soon as possible.

thanks

Hoyt Seidensticker
hoyt@landstewardshipservices.com

Please note my new email and mailing address

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

On Thu, Jan 9, 2025 at 8:07 AM Massie,Cassandra S <massic@co.comal.tx.us> wrote:

From: [Ritzen,Brenda](#)
To: ["wightpropertiesllc22@gmail.com"; Hoyt Seidensticker](#)
Subject: Permit 118027
Date: Friday, November 22, 2024 4:26:00 PM
Attachments: [image001.png](#)

Re: Wight LLC
Twin Creeks Unit 2 5.019 acres out of Lot 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. The legal description of the property indicated on the permit application does not match the deed provided.
- ✓ 2. Include the number of beds within the bed and breakfast.
- ✓ 3. Is the bar for event patrons or available to the general public?
4. Is a grease trap required.
5. Are there dishwashers or food preparation for the event patrons?
6. Submit BOD calculations.
7. A portion of the property is within the City of Bulverde and it appears part of the structure falls within this area. Submit a copy of the approved building permit from the City of Bulverde.
8. 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

From: [Bailey Dorn](#)
To: [Hernandez,Sandra](#); wightpropertiesllc22@gmail.com; hoyt@landstewardshipservices.com
Cc: [Heath Edwards](#); [Olvera,Brandon](#); [Ritzen,Brenda](#); [Vollbrecht, David](#); [Molina,Ashley](#); [Timothy Parker](#); [Greg Johnson](#); [Danny Batts](#)
Subject: RE: 4940 FM 1863 - Permit 118027
Date: Tuesday, November 12, 2024 3:01:06 PM
Attachments: [image002.png](#)
[image003.png](#)

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- Comal IT

Good morning,

This lot is compliant with the City of Bulverde subdivision ordinance.

Thank you,

Bailey Dorn

Planner I



30360 Cougar Bend

Bulverde, TX 78163

Office: (830) 438-3612

Direct: (830) 380-3047

Fax: (830) 438-4339

bdorn@bulverdetx.gov

From: Hernandez,Sandra <rabsah@co.comal.tx.us>

Sent: Wednesday, November 6, 2024 8:57 AM

To: wightpropertiesllc22@gmail.com; hoyt@landstewardshipservices.com

Cc: [Heath Edwards](mailto:hedwards@bulverdetx.gov) <hedwards@bulverdetx.gov>; [Olvera,Brandon](mailto:Olverb@co.comal.tx.us) <Olverb@co.comal.tx.us>; [Ritzen,Brenda](mailto:rabbjr@co.comal.tx.us) <rabbjr@co.comal.tx.us>; [Vollbrecht, David](mailto:vollbd@co.comal.tx.us) <vollbd@co.comal.tx.us>; Molina,Ashley <haegea@co.comal.tx.us>; [Timothy Parker](mailto:tparker@bulverdetx.gov) <tparker@bulverdetx.gov>; [Greg Johnson](mailto:gregjohnsonpe@yahoo.com) <gregjohnsonpe@yahoo.com>; [Bailey Dorn](mailto:Bdorn@bulverdetx.gov) <Bdorn@bulverdetx.gov>; [Danny Batts](mailto:dbatts@bulverdetx.gov) <dbatts@bulverdetx.gov>

Subject: 4940 FM 1863 - Permit 118027

From: [Hernandez, Sandra](#)
To: wightpropertiesllc22@gmail.com; hoyt@landstewardshipservices.com
Cc: [Heath Edwards](#); [Olvera, Brandon](#); [Ritzen, Brenda](#); [Vollbrecht, David](#); [Molina, Ashley](#); [Timothy Parker](#); [Greg Johnson](#); [Bailey Dorn](#); dbatts@bulverdetx.gov
Subject: 4940 FM 1863 - Permit 118027
Date: Wednesday, November 6, 2024 8:56:00 AM
Attachments: [image001.png](#)
[Pages from 118027-2.pdf](#)

RE: Permit 118027 – 4940 FM 1863

Good morning,

We received a septic permit application in our office for the referenced property on October 23, 2024 (see attachment). This property shows to be in the jurisdiction of the City of Bulverde, so we are including the city in this email. Please be advised that you will need to contact Bailey Dorn or Danny Batts at (830-438-3612) with the City of Bulverde to verify this tract is compliant with their subdivision regulations and provide confirmation to our office that indicates this tract is compliant.

Thank you,



Sandra Ann Hernandez

Subdivision Coordinator

Comal County Engineer's Office

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

1/28/2025

11:15 PM

Aerobic with Spray
Distribution SystemON-SITE SEWERAGE FACILITY
DESIGN CRITERIA**VOID****REVISED**

1:06 pm, Feb 03, 2025

Wight LLC

This design will also include a bathroom adjacent to the patio area for wedding events to be used instead of the house. 100 guest times 4 gallons per person times 2 days (Saturday and Sunday) equals 800 gallons per week. Will install a dosing tank to allow dividing 800 by 7 days per week to get a flow of 114.28 gallons per day. Will round up to 120 gallons per day.

Therefore, the total Q will equal 700 gallons per day.

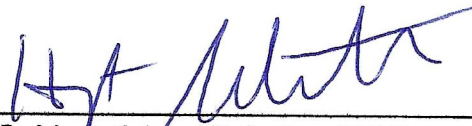
Will use the existing 1000 gallon septic tank as a trash tank. Flow from the trash tank will flow to a 1000 gallon equalization/dosing tank.

Flow controlled by dosing tank to show that we have enough capacity for a two week period of use.

Day	Daily flow gallons home	Daily Flow gallons maid	daily flow total gallons events daily flow	Timed dose gallons	volume in Tank gallons	
						137
Friday	480	100	100	680	700	117
Saturday	480	100	400	980	700	397
Sunday	480	100	400	980	700	677
Monday	480	100	0	580	700	557
Tuesday	480	100	0	580	700	437
Wednesday	480	100	0	580	700	317
Thursday	480	100	0	580	700	197
Friday	480	100	100	680	700	177
Saturday	480	100	400	980	700	457
Sunday	480	100	400	980	700	737
Monday	480	100	0	580	700	617
Tuesday	480	100	0	580	700	497
Wednesday	480	100	0	580	700	377
Thursday	480	100	0	580	700	257
Friday	480	100	100	680	700	237

VOID

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


Hoyt Seidensticker, R.S. No. 3588

1-28-25
Date

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



1/28/2025

11:15 PM

Aerobic with Spray
Distribution SystemON-SITE SEWERAGE FACILITY
DESIGN CRITERIA**REVISED**

1:05 pm, Feb 03, 2025

VOID

118207

Property Information:St. Address: 4940 FM 1863City: Bulverde State: TexasZip code: 78163**House Information**No. of Bedrooms: see belowSq. footage (Approx.): see belowGallons per day see belowWater Supply: well**Predicted Quantity of Sewage (Q)**Water Saving Devices in Home (y/n): yesGallons/day (Q): 700Greywater included (yes/no): yes**Supply Line from House**Length of supply line (approx. ft): 182Type of supply line: SCH 40 PVCSize of Supply line (in): 3 or 4**Rate of Adsorption (Ra)**Application rate (g/sq. ft): 0.064Minimum Adsorptive Area (sq. ft.): 10937.5**Supply Line For Spray Irrigation System**Length of supply line (approx. ft): 488Type of supply line: SCH 40 PVCSize of supply line (in): 1**Aerobic Unit**Required size of aerobic unit: 1000 gpdPretreatment Tank (gallons): 1000Class 1 Aerobic Unit: Bio-Robix B - 1000Pump tank total capacity (gal): 2000Chlorination: Liquid installed in TankPump Switch operation: Float systemDosing cycle quantity (gals): night timeCycling time: night time**Disposal Area per this System** $\pi (30)^2 = 2826$ $\pi (30)^2 = 2826$ $\pi (30)^2 = 2826$ $\pi (30)^2 = 2826$ Total irrigated area (sq. ft.): 11304Pump size and capacity: Schaefer E-Series 20 GPM

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, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

hoyt@landstewardshipservices.com1-28-25

Date



Effective Immediately: If any change(s) are made that require a revision to this design, a \$250.00 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.

1/28/2025

11:15 PM

Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

VOID

REVISED

1:06 pm, Feb 03, 2025

Wight LLC

Sprinkler Head Information

K-Rain sprinkler head PROPLUS,
low angle nozzle

No. 3 @40psi	GPM:	3.1
Number of sprinkler heads:		4
Gallons per minute:		12.4

Head Pressure

Elevation Head:	4
Pressure Head:	92
Friction Head:	19.52
Total head:	115.5

This design is for relocating the sprinkler heads only. The below description is from the existing permit 93857. Again we are only relocating the sprinkler heads. We are not changing the flow to the septic system or the treatment tank components.

This design will be for a Bed and Breakfast with three advertised rooms. The Spanish Oak Room, the Burr Oak Room and the Live Oak Room. The Spanish Oak room can accommodate 2 adults. The Burr Oak Room and the Live Oak Room can accommodate up to 6 adults. Therefore, the total number of adults could be up to 8. If we multiply 8 times 60 gallons per adult we get 480 gallons per day

There are 3 beds in the bed and breakfast.

How is meal prep, clean up, and disposal for the events handled? Are there sinks for food prep and clean up or a dishwasher?

No grease tank is required and there is no dishwasher for food preparation for the event patrons.

VOID

The bar is only for the event patrons and has no sink generating wastewater.

This design will also include a 1 bedroom maids quarters that will generate 100 gallons per day.

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

Date

1-28-25

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

Cell (210) 414-6603,

hoyt@landstewardshipservices.com



1/28/2025

11:15 PM

Aerobic with Spray
Distribution System

ON-SITE SEWERAGE FACILITY DESIGN CRITERIA

VOID

REVISED

1:06 pm, Feb 03, 2025

Wight LLC

The 1000 gallon equalization/dosing tank will be utilized as an equalization tank. It will collect and store the uneven flows from the house, maids quarters and wedding events. The 1000 gallon tank will also serve as a dosing tank to dose the aerobic unit. The timer will be set up to dose the aerobic unit all day long including during the night time when there is no flow going to the 1000 tank. The timer will be set to dose the 700 gallons every 24 hour period. Therefore, at the beginning of each day the tank will be empty ready to hold another days flow. The tank will not be completely dry. There will be enough water to cover the pump so the pump stays submerged in water.

A single sewage pump (StaRite DC 250 110T) or equivalent will be installed in the 1000 gallon equalization/dosing tank and set to dose the aerobic unit every two hours with 58.333 gallons. Flow control valves will be installed to allow the maintenance provider to turn flow off during servicing. The valves also give the maintenance provider the ability to adjust flow to the aerobic unit. The end of the pipes going to the aerobic units will be fitted with a cap and a 5/8 inch hole will be drilled in the end to provide even flow to the two aerobic unit.

The pumps shall be capable to pump up to 15 gpm at 16 ft of head pressure.

Calculating the wastewater strength for the event center with no kitchen facilities for cooking meals. The wastewater is from normal residential bathroom and restroom facilities.

Flow, Q for the structures

VOID

BOD5 = 700 gpd 340.00 mg/ltr * 8.34 #/gal
1000000

BOD5 = 1.98 Lbs of BOD produced per day
2.50 Lbs of BOD one 1000 gpd unit reduces
-0.52 Lbs of BOD to be reduced by

designed organic loading rate is 79.40 of the manufactures loading rate

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

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

1-28-25
Date

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



1/28/2025

11:15 PM

Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

VOID

REVISED

1:07 pm, Feb 03, 2025

Wight LLC

A 1000 gpd aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location.

Treated effluent will be disinfected by chlorination 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.

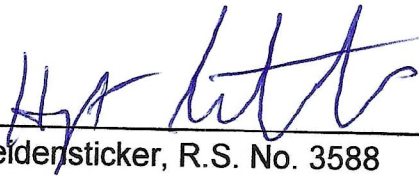
Areas that rock is exposed must be covered with a suitable amount of material acceptable to the inspecting authority. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

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 shall be conducted and must be a minimum acceptable test of .1 mg/l residual in Pump Tank.

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

Date

1-28-25

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

Cell (210) 414-6603,

hoyt@landstewardshipservices.com



REVISED

1:07 pm, Feb 03, 2025

PL 543'

100°

VOID

1863'99

98

Scale 1" = 60'

100 yr flood plain does exist on this tract

PL 381.01'

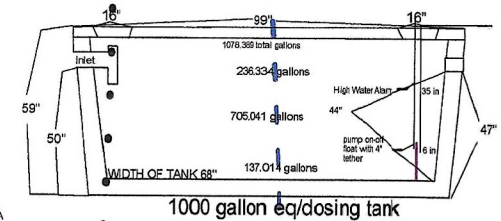
driveway

Bed and Breakfast
3 beds
3200 sq. ft.
can accommodate up to 8 people at 60 gallons per person for a total of 480 gpd

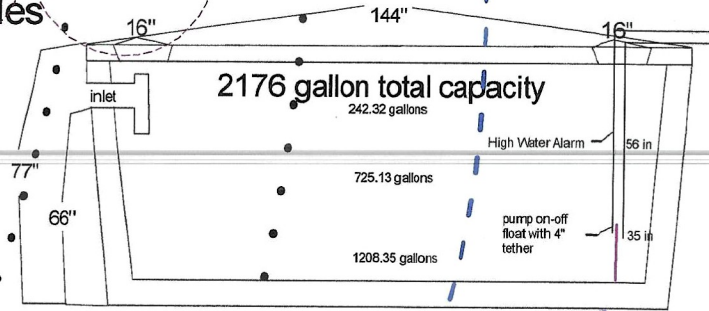
new 60' new head r=30' new 60' new head r=30' new 60' new head r=30' new 60' new head r=30'

doubling of spray area

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



PL 190.22'



2000 gallon pump tank

1 bdr Maid Apartment and garage
100 gpd

10' buffer

existing 1000 gallon eq/dosing tank
existing Bio-Robix B-1000 Aerobic Unit
existing 2000 gallon pump tank

double of the treatment area

Bathroom for wedding event
100 people
120 gpd

storage

All external electrical lines must be in gray conduit

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

VOID

existing septic tank to be used as trash tank

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

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

Site Map
Aerobic with Spray Distribution System
5.004 acres being the north portion of lot 1
Wight, LLC
4940 FM 1863
Bulverde, Texas 78163
Comal County

PL 517.05'

10' buffer



100 year flood plain

PL 143.86'

PL 105.21'

REVISED

11:39 am, Jan 09, 2025



COMAL COUNTY
ENGINEERING OFFICE

VOID

ON-SITE SEWAGE FACILITY APPLICATION

REVISED

12:50 pm, Jan 09, 2025

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

Date _____

Permit Number _____

1. APPLICANT / AGENT INFORMATION

Owner Name Wight LLC

Mailing Address 4940 Fm 1863

City, State, Zip Bulverde TX 78163

Phone # 210 232 5722

Email wightproperties@att.net

Agent Name Hort Seidensticker

Agent Address 124 Brimmer Way

City, State, Zip Boerne TX 78006

Phone # 210 414 6603

Email hort@seidensticker.com

2. LOCATION

Subdivision Name Twin Creeks

Survey Name / Abstract Number _____

Address 4940 Fm 1863

Unit 2 Lot 1 Block _____

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 Bed and Breakfast and event place

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

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

B+B = 480 gpd
1000 mod 100 gpd
event Bedrooms 120 gpd
Total 700 gpd

Estimated Cost of Construction: \$ N/A (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 any improvements within the USACE flowage easement)

Source of Water ☐ Public ☒ Private Well

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Signature of Owner Windy Fisher

Date 9.17.2024



COMAL COUNTY
ENGINEERS' OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date _____

VOID

Permit Number 118027

1. APPLICANT / AGENT INFORMATION

Owner Name Wight LLC

Agent Name Hoyt Seidensticker

Mailing Address 4940 Fm 1863

Agent Address 124 Britton Way

City, State, Zip Bulverde TX 78163

City, State, Zip Boerne TX 78006

Phone # 210 232 5722

Phone # 210 414 6603

Email wightpropertyesllc22@gmail.com

Email hoyt@seidensticker.com

2. LOCATION

Subdivision Name Twin Creeks

Unit 2 Lot 1 Block _____

Survey Name / Abstract Number _____

Acreage 5.019

Address 4940 Fm 1863

City Bulverde State TX Zip 78163

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 Bed and Breakfast and event place

B+B = 480 gpd

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

1 Bdr mod 100 gpd

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

event Bathrooms 120 gpd

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____

Total 700 gpd

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ N/A (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 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.

VOID

Signature of Owner Lindy Fisher

Date 9.17.2024

VOID

Date: 9/17/2024

Applicant Information:

Name: Wight LLC
Address: 4940 FM 1863
City: Bulverde State: Texas Zip: 78163
Phone: 210-232-5722

Property Location:

Lot: 1 Block _____
Sub.: Twin Creeks, Unit 2
Street/Road Address: 4940 FM 1863
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

VOID

Signature of Site Evaluator

Hoyt Seidensticker

Site Evaluator License No OS0008771

1/9/2025

8:44 AM

Aerobic with Spray
Distribution SystemON-SITE SEWERAGE FACILITY
DESIGN CRITERIA**REVISED**

11:38 am, Jan 09, 2025

VOID**Property Information:**St. Address: 4940 FM 1863City: Bulverde State: TexasZip code: 78163**Predicted Quantity of Sewage (Q)**Water Saving Devices in Home (y/n): yesGallons/day (Q): 700Greywater included (yes/no): yes**Rate of Adsorption (Ra)**Application rate (g/sq. ft): 0.064Minimum Adsorptive Area (sq. ft.): 10937.5**Aerobic Unit**Required size of aerobic unit: 1000 gpdPretreatment Tank (gallons): 1000Class 1 Aerobic Unit:: Bio-Robix B - 1000Pump tank total capacity (gal): 2000Chlorination: Liquid installed in TankPump Switch operation: Float systemDosing cycle quantity (gals): VOIDCycling time: VOIDPump size and capacity: Schaefer E-Series 20 GPM**House Information**No. of Bedrooms: see belowSq. footage (Approx.): see belowGallons per day see belowWater Supply: well**Supply Line from House**Length of supply line (approx. ft): 182Type of supply line: SCH 40 PVCSize of Supply line (in): 3 or 4**Supply Line For Spray Irrigation System**Length of supply line (approx. ft): 488Type of supply line: SCH 40 PVCSize of supply line (in): 1**Disposal Area per this System**

$$\pi (30)^2 = 2826$$


$$\pi (30)^2 = 2826$$

$$\pi (30)^2 = 2826$$

$$\pi (30)^2 = 2826$$

Total irrigated area (sq. ft.): 11304

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

Date

1-9-25

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

Cell (210) 414-6603,

hoyt@landstewardshipservices.com

Effective Immediately: If any change(s) are made that require a revision to this design, a \$250.00 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.

1/9/2025

8:44 AM

Aerobic with Spray
Distribution System

ON-SITE SEWERAGE FACILITY DESIGN CRITERIA

REVISED

11:38 am, Jan 09, 2025

VOID

Head Pressure

Elevation Head: 4
Pressure Head: 92
Friction Head: 19.52
Total head: 115.5

Sprinkler Head Information

K-Rain sprinkler head PROPLUS,
low angle nozzle

No. 3 @40psi GPM: 3.1
Number of sprinkler heads: 4
Gallons per minute: 12.4

This design will be for a Bed and Breakfast with three advertised rooms. The Spanish Oak Room, the Burr Oak Room and the Live Oak Room. The Spanish Oak room can accommodate 2 adults. The Burr Oak Room and the Live Oak Room can accommodate up to 6 adults. Therefore, the total number of adults could be up to 8. If we multiply 8 times 60 gallons per adult we get 480 gallons per day.

There are 3 beds in the bed and breakfast.

No grease tank is required and there is no dishwashers or food preparation for the event patrons.

The bar is only for the event patrons and has no sink generating wastewater.

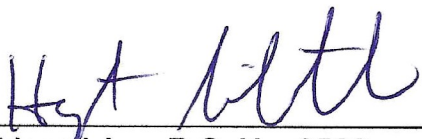
This design will also include a 1 bedroom maids quarters that will generate 100 gallons per day.

This design will also include a bathroom adjacent to the patio area for wedding events to be used instead of the house. 100 guest times 4 gallons per person times 2 days (Saturday and Sunday) equals 800 gallons per week. Will install a dosing tank to allow dividing 800 by 7 days per week to get a flow of 114.28 gallons per day. Will round up to 120 gallons per day.

Therefore, the total Q will equal 700 gallons per day.

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.

VOID



Hoyt Seidensticker, R.S. No. 3588

1-9-25

Date

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

Cell (210) 414-6603,

hoyt@landstewardshipservices.com



1/9/2025

8:44 AM

Aerobic with Spray
Distribution System

ON-SITE SEWERAGE FACILITY DESIGN CRITERIA

REVISED

11:38 am, Jan 09, 2025

VOID

Will use the existing 1000 gallon septic tank as a trash tank. Flow from the trash tank will flow to a 1000 gallon equalization/dosing tank.

The 1000 gallon equalization/dosing tank will be utilized as an equalization tank.

It will collect and store the uneven flows from the house, maids quarters and wedding events.

The 1000 gallon tank will also serve as a dosing tank to dose the aerobic unit

The timer will be set up to dose the aerobic unit all day long including during the night time when there is no flow going to the 1000 tank. The timer will be set to dose the

700 gallons every 24 hour period. **Therefore, at the beginning of each day the**

tank will be empty ready to hold another days flow. The tank will not be completely dry. There will be enough water to cover the pump so the pump stays submerged in water.

A single sewage pump (StaRite DC 250 110T) or equivalent will be installed in the 1000 gallon equalization/dosing tank and set to dose the aerobic unit every three hours with 87.5 gallons.

This will be accomplished by flow control valves. The valves will be set by timing the amount of gallon discharged to the aerobic unit. The valves will be adjusted to get the proper flow to the aerobic units. The pumps shall be capable to pump up to 15 gpm at 16lbs of head pressure.
grease tank.

Calculating the wastewater strength for the event center with **no kitchen facilities for cooking meals**

The wastewater is from normal residential bathroom and restroom facilities.

Flow, Q for the strip center

700

BOD5 = 700 gpd

VOID

*

8.34 #/gal

BOD5 =

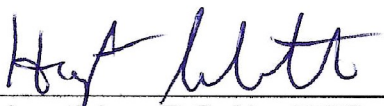
1.98 Lbs of BOD produced per day

2.50 Lbs of BOD one 1000 gpd unit reduces

-0.52 Lbs of BOD to be reduced by

designed organic loading rate is 79.40 of the manufactures loading rate

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



Hoyt Seidensticker, R.S. No. 3588

1-9-25

Date

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

Cell (210) 414-6603,

hoyt@landstewardshipservices.com



1/9/2025

8:44 AM

Aerobic with Spray
Distribution System

ON-SITE SEWERAGE FACILITY DESIGN CRITERIA

REVISED

11:38 am, Jan 09, 2025

VOID

A 1000 gpd aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location.

Treated effluent will be disinfected by chlorination 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.

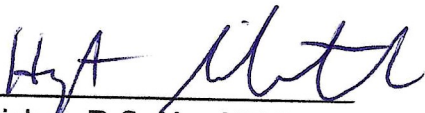
Areas that rock is exposed must be covered with a suitable amount of material acceptable to the inspecting authority. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

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 and must be a minimum acceptable test of .1 mg/l residual in Pump Tank.

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.

VOID



Hoyt Seidensticker, R.S. No. 3588

Date

1-9-25

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

Cell (210) 414-6603,

hoyt@landstewardshipservices.com



11:38 am, Jan 09, 2025

FM 1863 • 99

VOID

100 yr flood plain does exist on this tract

PL 381.01

Bed and Breakfast
3 beds
3200 sq. ft.
can accommodate
up to 8 people
at 60 gallons per
person for a total
of 480 gpd

1 bdr Maid
Apartment
and garage
100 gpd

existing 1000 gallon eq/dosing tank
existing Bio-Robix B-1000 Aerobic Unit
existing 2000 gallon pump tank

double of the
treatment area

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

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

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

VOID

PL 190.22

PL 105.271

PL 143.86'

2000 gallon pump tank

2176 gallon total capacity

1000 gallon eq/dosing tank

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

doubling of spray area

new 104'

BAR
no wastewater
generation

Bathroom for wedding event
100 people
120 gpd

storage

existing septic tank to be used as trash tank

PL 517.05'

10' buffer

Site Map
Aerobic with Spray
Distribution System
Lot 1, Twin Creeks, Unit 2
Wight, LLC
4940 FM 1863
Bulverde, Texas 78163
Comal County

10/22/2024
3:30 PM
Aerobic with Spray
Distribution System

ON-SITE SEWERAGE FACILITY DESIGN CRITERIA

VOID

Property Information:

St. Address: 4940 FM 1863
City: Bulverde State: Texas
Zip code: 78163

Predicted Quantity of Sewage (Q)

Water Saving Devices in Home (y/n): yes
Gallons/day (Q): 700
Greywater included (yes/no): yes

Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.064
Minimum Adsorptive Area (sq. ft.): 10937.5

Aerobic Unit

Required size of aerobic unit: 1000 gpd
Pretreatment Tank (gallons): 1000
Class 1 Aerobic Unit: Bio-Robix B - 1000
Pump tank total capacity (gal): 2000
Chlorination: Liquid installed in Tank
Pump Switch operation: Float system
Dosing cycle quantity (gals): Varied
Cycling time: night time

Pump size and capacity: Schaefer E-Series 20 GPM

House Information

No. of Bedrooms: see below
Sq. footage (Approx.): see below
Gallons per day: see below
Water Supply: well

Supply Line from House

Length of supply line (approx. ft): 182
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): 488
Type of supply line: SCH 40 PVC
Size of supply line (in): 1

Disposal Area per this System

$\pi (30)^2$	=	<u>2826</u>
$\pi (30)^2$	=	<u>2826</u>
$\pi (30)^2$	=	<u>2826</u>
$\pi (30)^2$	=	<u>2826</u>
Total irrigated area (sq. ft.):		<u>11304</u>

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). This 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

10-22-24
Date

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

Cell (210) 414-6603, hoyt@landstewardshippservices.com



Effective Immediately: If any change(s) are made that require a revision to this design, a \$250.00 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.

10/22/2024

3:30 PM

Aerobic with Spray
Distribution System

ON-SITE SEWERAGE FACILITY DESIGN CRITERIA

VOID

Head Pressure

Elevation Head:	<u>4</u>
Pressure Head:	<u>92</u>
Friction Head:	<u>19.52</u>
Total head:	<u>115.5</u>

Sprinkler Head Information

K-Rain sprinkler head PROPLUS,
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>

This design will be for a Bed and Breakfast with three advertised rooms. The Spanish Oak Room, the Burr Oak Room and the Live Oak Room. The Spanish Oak room can accommodate 2 adults. The Burr Oak Room and the Live Oak Room can accommodate up to 6 adults. Therefore, the total number of adults could be up to 8. If we multiply 8 times 60 gallons per adult we get 480 gallons per day.

This design will also include a 1 bedroom maids quarters that will generate 100 gallons per day.

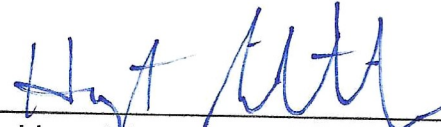
This design will also include a bathroom adjacent to the patio area for wedding events to be used instead of the house. 100 guest times 4 gallons per person times 2 days (Saturday and Sunday) equals 800 gallons per week. Will install a dosing tank to allow dividing 800 by 7 days per week to get a flow of 114.28 gallons per day. Will round up to 120 gallons per day.

Therefore, the total Q will equal 700 gallons per day.

Will use the existing 1000 gallon septic tank as a trash tank. Flow from the trash tank will flow to a 1000 gallon equalization/dosing tank.

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

Date

10-22-24

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



10/22/2024

3:30 PM

Aerobic with Spray
Distribution System

ON-SITE SEWERAGE FACILITY DESIGN CRITERIA

VOID

Wight LLC

The 1000 gallon equalization/dosing tank will be utilized as an equalization tank. It will collect and store the uneven flows from the house, maids quarters and wedding events. The 1000 gallon tank will also serve as a dosing tank to dose the aerobic unit. The timer will be set up to dose the aerobic unit all day long including during the night time when there is no flow going to the 1000 tank. The timer will be set to dose the 700 gallons every 24 hour period. Therefore, at the beginning of each day the tank will be empty ready to hold another days flow. The tank will not be completely dry. There will be enough water to cover the pump so the pump stays submerged in water.

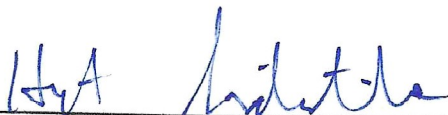
A single sewage pump (StaRite DC 250 110T) or equivalent will be installed in the 1000 gallon equalization/dosing tank and set to dose the aerobic unit every three hours with 87.5 gallons. This will be accomplished by flow control valves. The valves will be set by timing the amount of gallon discharged to the aerobic unit. The valves will be adjusted to get the proper flow to the aerobic units. The pumps shall be capable to pump up to 15 gpm at 16lbs of head pressure.

A 1000 gpd aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location.

Treated effluent will be disinfected by chlorination 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. 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

10-22-24

Date

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

Cell (210) 414-6603,

hoyt@landstewardshipservices.com



10/22/2024

3:30 PM

Aerobic with Spray
Distribution System

ON-SITE SEWERAGE FACILITY DESIGN CRITERIA

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 and must be a minimum acceptable test of .1 mg/l residual in Pump Tank.

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.

VOID

Hoyt Seidensticker

10-22-24

Hoyt Seidensticker, R.S. No. 3588

Date

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

Cell (210) 414-6603,

hoyt@landstewardshipperservices.com



Scale 1" = 60'

100 yr flood plain does exist on this tract

PL 543'

100'

FM 1863

98

VOID

driveway

PL 381.01'

Bed and Breakfast
3200 sq. ft.
can accommodate
up to 8 people
at 60 gallons per
person for a total
of 480 gpd

doubling of spray area

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

1000 gallon eq/dosing tank

2176 gallon total capacity

242.32 gallons
725.13 gallons
1208.35 gallons

2000 gallon pump tank

1 bdr Maid
Apartment
and garage
100 gpd

existing 1000 gallon eq/dosing tank
existing Bio-Robix B-1000 Aerobic Unit
existing 2000 gallon pump tank

double of the
treatment area

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

existing septic tank to be
used as trash tank

Bathroom for wedding event
100 people
120 gpd

All external electrical lines
must be in gray conduit

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

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

VOID

Site Map
Aerobic with Spray
Distribution System

Lot 1, Twin Creeks, Unit 2

Wight, LLC

4940 FM 1863

Bulverde, Texas 78163

Comal County



Key Title GF# KTGKW-23-1392 TE; \$58

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.

DEED OF TRUST

Basic Information

Date: July 13, 2023

Grantor: Wight LLC, a Wyoming limited liability company

Grantor's Mailing Address: 10315 Fox Hollow, San Antonio, Texas 78217

Trustee: Law Offices of John B. Low, P.C.

Trustee's Mailing Address: Bexar County, Texas

Lender: Alva Nori Miniell

Lender's Mailing Address: 127 East Edgewater Terrace, New Braunfels, Texas 78130

Obligation

Note

Date: July 13, 2023

Original principal amount: \$877,400.00

Borrower: Wight LLC

Lender: Alva Nori Miniell

Maturity date: December 1, 2053

Terms of Payment: As provided in the note.

Other Debt: None.

Property (including any improvements):

A 5.004 acre tract, being the north portion of LOT 1, TWIN CREEKS, UNIT TWO, according to the plat thereof recorded in Volume 7, Page 161, Plat Records

of Comal County, Texas, as described as a called 5.019 acre tract in a deed to Alva Nori Miniel Arroyo, recorded in Document No. 200806039026, Official Public Records of Comal County, Texas; said 5.004 acre tract being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

Prior Lien: None.

Other Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in the deed to Grantor as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2023, and subsequent assessments for that and prior years due to change in land usage, ownership, or both.

A. Granting Clause

For value received and to secure payment of the Obligation, Grantor conveys the Property to Trustee in trust. Grantor warrants and agrees to defend the title to the Property, subject to the Other Exceptions to Conveyance and Warranty. On payment of the Obligation and all other amounts secured by this deed of trust, this deed of trust will have no further effect, and Lender will release it at Grantor's expense.

B. Grantor's Obligations

B.1. Grantor agrees to maintain all property and liability insurance coverages with respect to the Property, revenues generated by the Property, and operations on the Property that Lender reasonably requires ("Required Insurance Coverages"), issued by insurers and written on policy forms acceptable to Lender, and as to property loss, that are payable to Lender under policies containing standard mortgage clauses, and deliver evidence of the Required Insurance Coverages in a form acceptable to Lender before execution of this deed of trust and again at least ten days before the expiration of the Required Insurance Coverages.

B.2 Grantor agrees to-

- a. keep the Property in good repair and condition;
- b. pay all taxes and assessments on the Property before delinquency, not authorize a taxing entity to transfer its tax lien on the Property to anyone other than Lender, and not request a deferral of the collection of taxes pursuant to section 33.06 of the Texas Tax Code;
- c. defend title to the Property subject to the Other Exceptions to Conveyance and Warranty and preserve the lien's priority as it is established in this deed

of trust;

- d. obey all laws, ordinances, and restrictive covenants applicable to the Property;
- e. keep any buildings occupied as required by the Required Insurance Coverages;
- f. if the lien of this deed of trust is not a first lien, pay or cause to be paid all prior lien notes and abide by or cause to be abided by all prior lien instruments; and
- g. notify Lender of any change of address.

C. Lender's Rights

C.1. Lender or Lender's mortgage servicer may appoint in writing one or more substitute trustees, succeeding to all rights and responsibilities of Trustee.

C.2. If the proceeds of the Obligation are used to pay any debt secured by prior liens, Lender is subrogated to all the rights and liens of the holders of any debt so paid.

C.3. Lender may apply any proceeds received under the property insurance policies covering the Property either to reduce the Obligation or to repair or replace damaged or destroyed improvements covered by the policy. If the Property is Grantor's primary residence and Lender reasonably determines that repairs to the improvements are economically feasible, Lender will make the property insurance proceeds available to Grantor for repairs.

C.4. Notwithstanding the terms of the Note to the contrary, and unless applicable law prohibits, all payments received by Lender from Grantor with respect to the Obligation or this deed of trust may, at Lender's discretion, be applied first to amounts payable under this deed of trust and then to amounts due and payable to Lender with respect to the Obligation, to be applied to late charges, principal, or interest in the order Lender in its discretion determines.

C.5. If Grantor fails to perform any of Grantor's obligations, Lender may perform those obligations and be reimbursed by Grantor on demand for any amounts so paid, including attorney's fees, plus interest on those amounts from the dates of payment at the rate stated in the Note for matured, unpaid amounts. The amount to be reimbursed will be secured by this deed of trust.

C.6. COLLATERAL PROTECTION INSURANCE NOTICE

In accordance with the provisions of Section 307.052(a) of the Texas Finance Code, the Beneficiary hereby notifies the Grantor as follows:

- (A) the Grantor is required to:**

- (i) keep the collateral insured against damage in the amount the Lender specifies;
- (ii) purchase the insurance from an insurer that is authorized to do business in the state of Texas or an eligible surplus lines insurer; and
- (iii) name the Lender as the person to be paid under the policy in the event of a loss;

(B) the Grantor must, if required by the Lender, deliver to the Lender a copy of the policy and proof of the payment of premiums; and

(C) if the Grantor fails to meet any requirement listed in Paragraph (A) or (B), the Lender may obtain collateral protection insurance on behalf of the Grantor at the Grantor's expense.

C.7. If a default exists in payment of the Obligation or performance of Grantor obligations and the default continues after any required notice of the default and the time allowed to cure, Lender may-

- a. declare the unpaid principal balance and earned interest on the Obligation immediately due;
- b. exercise Lender's rights with respect to rent under the Texas Property Code as then in effect;
- c. direct Trustee to foreclose this lien, in which case Lender or Lender's agent will cause notice of the foreclosure sale to be given as provided by the Texas Property Code as then in effect; and
- d. purchase the Property at any foreclosure sale by offering the highest bid and then have the bid credited on the Obligation.

C.8. Lender may remedy any default without waiving it and may waive any default without waiving any prior or subsequent default.

D. Trustee's Rights and Duties

If directed by Lender to foreclose this lien, Trustee will-

D.1. either personally or by agent give notice of the foreclosure sale as required by the Texas Property Code as then in effect;

D.2. sell and convey all or part of the Property "AS IS" to the highest bidder for cash with a general warranty binding Grantor, subject to the Prior Lien and to the Other Exceptions to

Conveyance and Warranty and without representation or warranty, express or implied, by Trustee;

D.3. from the proceeds of the sale, pay, in this order-

- a. expenses of foreclosure, including a reasonable commission to Trustee;
- b. to Lender, the full amount of principal, interest, attorney's fees, and other charges due and unpaid;
- c. any amounts required by law to be paid before payment to Grantor; and
- d. to Grantor, any balance; and

D.4. be indemnified, held harmless, and defended by Lender against all costs, expenses, and liabilities incurred by Trustee for acting in the execution or enforcement of the trust created by this deed of trust, which includes all court and other costs, including attorney's fees, incurred by Trustee in defense of any action or proceeding taken against Trustee in that capacity.

E. General Provisions

E.1. If any of the Property is sold under this deed of trust, Grantor must immediately surrender possession to the purchaser. If Grantor fails to do so, Grantor will become a tenant at sufferance of the purchaser, subject to an action for forcible detainer.

E.2. Recitals in any trustee's deed conveying the Property will be presumed to be true.

E.3. Proceeding under this deed of trust, filing suit for foreclosure, or pursuing any other remedy will not constitute an election of remedies.

E.4. This lien will remain superior to liens later created even if the time of payment of all or part of the Obligation is extended or part of the Property is released.

E.5. If any portion of the Obligation cannot be lawfully secured by this deed of trust, payments will be applied first to discharge that portion.

E.6. Grantor assigns to Lender all amounts payable to or received by Grantor from condemnation of all or part of the Property, from private sale in lieu of condemnation, and from damages caused by public works or construction on or near the Property. After deducting any expenses incurred, including attorney's fees and court and other costs, Lender will either release any remaining amounts to Grantor or apply such amounts to reduce the Obligation. Lender will not be liable for failure to collect or to exercise diligence in collecting any such amounts. Grantor will immediately give Lender notice of any actual or threatened proceedings for condemnation of all or part of the Property.

E.7. Grantor collaterally assigns to Lender all present and future rent from the Property and its proceeds. Grantor warrants the validity and enforceability of the assignment. Grantor will

apply all rent to payment of the Obligation and performance of this deed of trust, but if the rent exceeds the amount due with respect to the Obligation and the deed of trust, Grantor may retain the excess. If a default exists in payment of the Obligation or performance of this deed of trust, Lender may exercise Lender's rights with respect to rent under the Texas Property Code as then in effect. Lender neither has nor assumes any obligations as lessor or landlord with respect to any occupant of the Property. Lender may exercise Lender's rights and remedies under this paragraph without taking possession of the Property. Lender will apply all rent collected under this paragraph as required by the Texas Property Code as then in effect. Lender is not required to act under this paragraph, and acting under this paragraph does not waive any of Lender's other rights or remedies.

E.8. Interest on the debt secured by this deed of trust will not exceed the maximum amount of nonusurious interest that may be contracted for, taken, reserved, charged, or received under law. Any interest in excess of that maximum amount will be credited on the principal of the debt or, if that has been paid, refunded. On any acceleration or required or permitted prepayment, any such excess will be canceled automatically as of the acceleration or prepayment or, if already paid, credited on the principal of the debt or, if the principal of the debt has been paid, refunded. This provision overrides any conflicting provisions in this and all other instruments concerning the debt.

E.9. In no event may this deed of trust secure payment of any debt that may not lawfully be secured by a lien on real estate or create a lien otherwise prohibited by law.

E.10. When the context requires, singular nouns and pronouns include the plural.

E.11. The term *Note* includes all extensions, modifications, and renewals of the Note and all amounts secured by this deed of trust.

E.12. Grantor agrees to make an initial deposit in the amount to be determined by Beneficiary and then make monthly payments to a fund for taxes on the Property that are assessed against the Property and insurance thereon. Monthly payments will be made on the payment dates specified in the Note, and each payment will be one-twelfth of the amount that Lender estimates will be required annually for payment of property taxes and insurance. **The initial monthly escrow amount for property taxes and insurance premiums shall be \$1,258.69.** The fund will accrue no interest, and Lender will hold it without bond in escrow and use it to pay the property taxes and insurance. If Grantor has complied with the requirements of this paragraph, Lender must pay property taxes before delinquency and insurance premiums before cancellation. Grantor agrees to make additional deposits on demand if the fund is ever insufficient for its purpose. If an excess accumulates in the fund, Lender may either credit it to future monthly deposits until the excess is exhausted or refund it to Grantor. When Grantor makes the final payment on the Note, Lender will credit to that payment the whole amount then in the fund or, at Lender's option, refund it after the Note is paid. If this deed of trust is foreclosed, any balance in the fund over that needed to pay property taxes, including property taxes accruing but not yet payable, and insurance will be paid as provided hereunder. Deposits to the fund described in this paragraph are in addition to the monthly payments provided for in the Note.

E.14. GRANTOR MAY FURNISH ANY INSURANCE REQUIRED BY THIS DEED

OF TRUST EITHER THROUGH EXISTING POLICIES OWNED OR CONTROLLED BY GRANTOR OR THROUGH EQUIVALENT COVERAGE FROM ANY INSURANCE COMPANY AUTHORIZED TO TRANSACT BUSINESS IN TEXAS.

E.15. If Grantor transfers any part of the Property without Lender's prior written consent, Lender may declare the Obligation immediately payable and invoke any remedies provided in this deed of trust for default. If the Property is residential real property containing fewer than five dwelling units or a residential manufactured home, this provision does not apply to (a) a subordinate lien or encumbrance that does not transfer rights of occupancy of the Property; (b) creation of a purchase-money security interest for household appliances; (c) transfer by devise, descent, or operation of law on the death of a co-Grantor; (d) grant of a leasehold interest of three years or less without an option to purchase; (e) transfer to a spouse or children of Grantor or between co-Grantors; (f) transfer to a relative of Grantor on Grantor's death; (g) a transfer resulting from a decree of a dissolution of marriage, a legal separation agreement, or an incidental property settlement agreement by which the spouse of Grantor becomes an owner of the Property; or (h) transfer to an inter vivos trust in which Grantor is and remains a beneficiary and occupant of the Property.

E.16. This deed of trust binds, benefits, and may be enforced by the successors in interest of all parties.

E.17. If Grantor and Borrower are not the same person, the term *Grantor* includes Borrower.

E.18. Grantor and each surety, endorser, and guarantor of the Obligation waive, to the extent permitted by law, all (a) demand for payment, (b) presentation for payment, (c) notice of intention to accelerate maturity, (d) notice of acceleration of maturity, (e) protest, (f) notice of protest and (g) rights under sections 51.003, 51.004, and 51.005 of the Texas Property Code.

E.19. Grantor will have full recourse liability for repayment of the principal and interest of the Note and the performance of all covenants and agreements of Grantor in this Deed of Trust.

E.20. Grantor agrees to pay reasonable attorney's fees, trustee's fees, and court and other costs of enforcing Lender's rights under this deed of trust if this deed of trust is placed in the hands of an attorney for enforcement.

E.21. If any provision of this deed of trust is determined to be invalid or unenforceable, the validity or enforceability of any other provision will not be affected.

E.22. The term Lender includes any mortgage servicer for Lender.

E.23. Grantor hereby grants Lender a right of first refusal with respect to Grantor's power to authorize any third party (other than Lender pursuant to its rights as set forth in this instrument) to pay ad valorem taxes on the Property and authorize a taxing entity to transfer its tax lien on the Property to that third party. Grantor's authorization to any third party (other than Lender) to pay the ad valorem taxes and receive transfer of a taxing entity's lien for ad valorem taxes shall be null

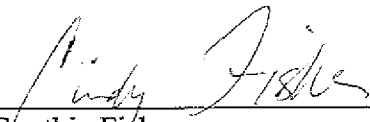
and void and of no force and effect unless Lender, within ten days after receiving written notice from Grantor, fails to pay the ad valorem taxes pursuant to Lender's rights as set forth in this instrument.

E.24. Grantor represents that this deed of trust and the Note are given for the following purposes:

The debt evidenced by the Note is in part payment of the purchase price of the Property; the debt is secured both by this deed of trust and by a vendor's lien on the Property, which is expressly retained in a deed to Grantor of even date. This deed of trust does not waive the vendor's lien, and the two liens and the rights created by this deed of trust are cumulative. Lender may elect to foreclose either of the liens without waiving the other or may foreclose both.

Executed the date first above written.

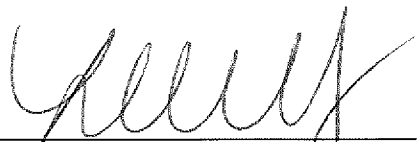
Wight LLC,
a Wyoming limited liability company

By: 
Name: Cynthia Fisher
Title: Sole Member

STATE OF TEXAS)

COUNTY OF BEXAR)

This instrument was acknowledged before me on July 14th, 2023 by Cynthia Fisher, Sole Member of Wight LLC, a Wyoming limited liability company, on behalf of said company.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Alva Nori Miniell
127 East Edgewater Terrace
New Braunfels, Texas 78130

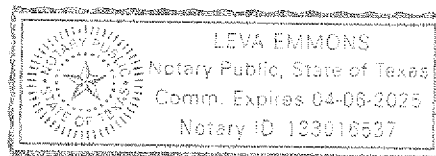


Exhibit "A"
Property Description

A 5.004 acre tract, being the north portion of LOT 1, TWIN CREEKS, UNIT TWO, according to the plat thereof recorded in Volume 7, Page 161, Plat Records of Comal County, Texas, as described as a called 5.019 acre tract in a deed to Alva Nori Miniell Arroyo, recorded in Document No. 200806039026, Official Public Records of Comal County, Texas; said 5.004 acre tract being more particularly described as follows:

BEGINNING at a 60d nail found on the top of a rock wall, in the south right-of-way line of Farm-to-Market Road No. 1863 (80' R.O.W.), at the northwest corner of LOT 1 of said TWIN CREEKS, UNIT TWO, being the northwest corner of the Arroyo 5.019 acre tract, being also the northeast corner of a called 69.421 acre tract described in a deed to Beverly M. Maynard, recorded in Document No. 202206048001, Official Public Records of Comal County, Texas, for the northwest corner hereof;

THENCE South 85° 11' 12" East a distance of 543.00 feet (South 84° 53' 17" East, 543.00 feet, record deed), along said rock wall, with the north line of LOT 1 of said TWIN CREEKS, UNIT TWO, being the north boundary line of the Arroyo 5.019 acre tract, being also the south right-of-way line of Farm-to-Market Road No. 1863, to a calculated point on the top of said rock wall, 11.7 feet west of the east end of the rock wall, in the west right-of-way line of Twin Ridge Drive (60' R.O.W.), at the northeast corner of LOT 1 of said TWIN CREEKS, UNIT TWO, being the northeast corner of the Arroyo 5.019 acre tract, for the northeast corner hereof;

THENCE with the east line of LOT 1 of said TWIN CREEKS, UNIT TWO, being the east boundary line of the Arroyo 5.019 acre tract, being also the west right-of-way line of Twin Ridge Drive, the following three (3) courses and distances:

1. South 02° 00' 15" West a distance of 190.22 feet (South 00° 53' 20" West, 190.22 feet, record deed), to a ½ inch iron rod found, for an exterior corner hereof;
2. South 31° 12' 33" West a distance of 105.21 feet (South 30° 31' 30" West, 105.21 feet, record deed), to a ½ inch iron rod set, for an interior corner hereof;
3. South 07° 18' 57" West a distance of 143.86 feet (South 08° 21' 42" West, 143.86 feet, record deed), to a ½ inch iron rod found at the southeast corner of the Arroyo 5.019 acre tract, being also the northeast corner of a called 2.000-acre tract, being the south portion of LOT 1 of said TWIN CREEKS, UNIT TWO, described in deed to Julie Diane Walker, recorded in Document No. 202306014568, Official Public Records of Comal County, Texas, for the southeast corner hereof;

THENCE leaving the east line and crossing through LOT 1 of said TWIN CREEKS, UNIT TWO, with the south boundary line of the Arroyo 5.019 acre tract, being also the north boundary

line of the Walker 2.000 acre tract, North 80° 04' 15" West a distance of 517.11 feet (North 79° 40' 56" West, 517.05 feet, record deed), to ½ inch iron rod found in the west line of LOT 1 of said TWIN CREEKS, UNIT TWO, being also the east boundary line of the Maynard 69.421 acre tract, at the southwest corner of the Arroyo 5.019 acre tract, being also the northwest corner of the Walker 2.000 acre tract, for the southwest corner hereof;

THENCE North 07° 10' 47" East a distance of 382.17 feet (North 06° 47' 45" East, 381.61 feet, record deed), with the west line of LOT 1 of said TWIN CREEKS, UNIT TWO, being the west boundary line of the Arroyo 5.019 acre tract, being also the east boundary line of the Walker 69.421 acre tract, to the POINT OF BEGINNING, containing 5.004 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override item 2 of schedule B hereof.

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
07/17/2023 03:01:59 PM
LAURA 10 Pages(s)
202306022547**



Bobbie Koepp

REVISED

9:28 am, Feb 24, 2025

Scale 1" = 60'

PL 543' 100' FM 1863' 99' 98'

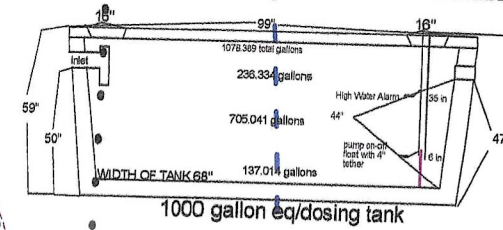
100 yr flood plain does exist on this tract

VOID

20' buffer

new head r=30' new 60' new head r=30' new 60' new head r=30' x th2

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



PL 190.22'

limits of the City of Bulverde

at 60 gallons per person for a total of 480 gpd

limits of the City of Bulverde

2176 gallon total capacity

limits of the City of Bulverde

1 bdr Maid Apartment and garage 100 gpd

existing c/o existing 84'

existing 1000 gallon eq/dosing tank existing Bio-Robix B-1000 Aerobic Unit existing 2000 gallon pump tank

BAR no wastewater generation

existing walkway

Bathroom for wedding event 75 people 100 gpd storage

2000 gallon pump tank



All external electrical lines must be in gray conduit

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

existing septic tank to be used as trash tank

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

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

Site Map
Aerobic with Spray Distribution System
5.004 acres being the north portion of lot 1
Wight, LLC
4940 FM 1863
Bulverde, Texas 78163
Comal County

PL 517.05' 10' buffer

100 year flood plain

PL 143.86'

PL 105.21'

RECEIVED

By Kathy Griffin at 10:34 am, Oct 23, 2024



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		118027
Date Received	Initials	Permit Number

Instructions:

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

OSSF Permit

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

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

Cindy Fisher
Signature of Applicant

9.17.2024
Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION
___ (Missing Items Circled, Application Refeused)