

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:

Address:

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

Inspector Notes:

**Comal County Environmental Health
OSSF Inspection Sheet**

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

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

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

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



COMAL COUNTY

ENGINEER'S OFFICE

195 David Jonas Dr, New Braunfels, Texas 78132 (830)608-2090

Address: _____

Legal Description: _____

Dear Property Owner & Agent,

Thank you for your submission. We have reviewed the planning materials for the referenced permit application, and unfortunately, they are insufficient. To proceed with processing this permit, we require the following:

118032.pdf Markup Summary 10-3-2025

Brandon Mark Olvera (1)



Subject: Group
Page Label: 13
Checkmark: Unchecked
Author: Brandon Mark Olvera
Date: 10/3/2025 2:08:16 PM

Is the RV being disconnected from the OSSF?

1. If yes, remove the RV from all planning materials.
2. If not, how is the RV waste going to enter the OSSF?



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: 118032
Issued This Date: 11/15/2024
This permit is hereby given to: Oscar Flores & Rosalinda Gonzalez

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

621 FREEMONT
SPRING BRANCH, TX 78070

Subdivision: Lake of the Hills Estates
Unit: 0
Lot: 110
Block: 22
Acreage: 0.0000

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Drip Irrigation

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

Call (830) 608-2090 to schedule inspections.

RECEIVED

By Kathy Griffin at 11:37 am, Oct 24, 2024



COMAL COUNTY

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

--	--

Date Received

Initials

118032

Permit Number

Instructions:

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

OSSF Permit

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

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

Signature of Applicant

10-17-2024

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refused)



ON-SITE SEWAGE FACILITY APPLICATION

Date 10-16-2024Permit Number 118032

1. APPLICANT / AGENT INFORMATION

Owner Name Oscar Flores & Rosalinda Gonzalez
 Mailing Address 621 Freemont
 City, State, Zip Spring Branch Tx 78070
 Phone # _____
 Email Araceli.dominguez21@icloud.com

Agent Name Thalia Rivas
 Agent Address P.O. BOX 768
 City, State, Zip Spring Branch
 Phone # (210)- 385-3487
 Email RS.TR@OSSFDESIGNS.COM

2. LOCATION

Subdivision Name Lake of the Hills Estates Unit _____ Lot 110 Block 22
 Survey Name / Abstract Number _____ Acreage _____
 Address 621 Freemont City Spring Branch State Tx Zip 78070

3. TYPE OF DEVELOPMENT

☒ Single Family ResidentialType of Construction (House, Mobile, RV, Etc.) House & RvNumber of Bedrooms 2Indicate Sq Ft of Living Area 1050sf☐ Non-Single Family Residential

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

Type of Facility _____

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

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

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

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 80,000 (Structure Only)

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

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

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Signature of Owner

Date

10-17-2024



Planning Materials & Site Evaluation as Required Completed By Thalia Rivas R.S 5067

System Description Aerobic Treatment Unit with Drip Irrigation

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

Tank Size(s) (Gallons) 800GPD Aerobic Treatment Unit Absorption/Application Area (Sq Ft) 1920sf / 960Inft

Gallons Per Day (As Per TCEQ Table III) 360GPD

(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

10-16-2024

Date



202406031929 10/18/2024 10:55:00 AM 1/1

1/00

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), 5.012 and 5.013, gives the TCEQ 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 TCEQ, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ 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):

Lot 110 Block 22 Subdivision LAKE OF THE HILLS ESTATES Unit/Phase/Section _____

If not in Subdivision: _____ Acres _____ Survey _____

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

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.

Oscar Oswaldo Flores
Owner Name

Oscar Oswaldo Flores
Owner Signature

Owner Name

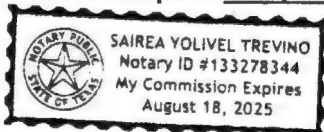
Owner Signature

This instrument was acknowledged before me on: 15th Day of October, 2024.

Sairea Y Trevino
Notary's Printed Name

Sairea Y. Trevino
Notary Public, State of Texas

Commission Expires: Aug 18, 2025



Affix Notary Stamp Above

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
10/18/2024 10:55:00 AM
LAURA 1 Page(s)
202406031929



Bobbie Koepp

BEAN ENVIRONMENTAL

WASTEWATER TREATMENT SYSTEM MONITORING AGREEMENT

CUSTOMER	RESIDENTIAL	INITIAL CONTRACT
Oscar Flores & Rosalinda Gonzalez	X	X
SITE ADDRESS	AGENCY	
621 Freemont Spring Branch Tx 78070	Comal	
EMAIL	PHONE	PERMIT NUMBER
Araceli.dominguez21@icloud.com		
SYSTEM DETAILS	DATE ISSUED CONTRACT	LTO Issue Date:
Aerobic Treatment Unit with Drip Irrigation	10-17-2024	

AGREEMENT

I. General:

This work for hire agreement (hereinafter referred to as "Agreement") is entered into by and between the Client and Bean Environmental (hereinafter referred to as "Contractor"), located at P.O. Box 768 Spring Branch, Texas 78070. By this agreement, Contractor agrees to render services, as described herein, and Client agrees to fulfill his/her/their responsibilities under the agreement as described herein.

II. Dates:

This agreement is for an initial 2-year maintenance contract and begin once the License to Operate (LTO) has been issued.

III. Services by Contractor:

1. Inspect and perform routine upkeep on the On-Site Sewage Facility ("OSSF") in compliance with code, regulations, and/or rules of the Texas Commission on Environmental Quality ("TCEQ") and county in which the OSSF is located and the manufacturer's requirements, at a frequency of approximately once every four (4) months (3 visits per year). (Residential)
2. Inspection, adjustment, and servicing of the mechanical, electrical, and other components to ensure proper functioning. This includes inspecting control panels, air pumps, air filters, diffusers, floats, and spray heads.
3. Effluent Inspection will include the following: effluent quality (color, overflow, and odor), testing effluent chlorine and pH levels, when necessary, alarm function, filters, operation of effluent pump and chlorinator. Unless otherwise agreed to, Contractor does not provide chlorine.
4. Notify Client of any repairs needed to keep OSSF in proper working condition and up to regulatory standards. Items under warranty may be repaired while the technician is on-site. Additional charges may apply for labor and service calls. Repair quotes of non-warranty items must be approved by Client before work is performed.

5. Report to the appropriate regulatory authority and to Client, as required by the State of Texas' on-site rules and, if required, TCEQ or County rules. All findings must be reported to the appropriate regulatory authority within 14 days.
6. Visit site within 48 hours of a service request.
7. Provide Customer Support line at 210-385-3487.

IV. Client Responsibilities:

1. Maintain Chlorinator and proper chlorine supply, unless otherwise specified.
2. Provide all necessary lawn or yard maintenance and remove all obstructions, including dogs and other animals as needed to allow the OSSF to function properly and the Contractor easy and safe access to all parts of system.
3. Immediately notify Contractor of any alarms or system problems.
4. Have tanks pumped out as directed by manufacturer, typically every 3 years.
5. Be available by text, phone, or in person when the Contractor is on site in case of required repair approvals or questions.
6. Maintain site drainage to prevent adverse effects on OSSF.
7. Promptly pay Contractor's bills, fees, and invoices in full.

V. Access By Contractor:

Access By Contractor: The contractor or anyone authorized by the contractor may enter the property at reasonable times without prior notice for the purpose of repairs and services described herein.

VI. Termination of This Agreement:

Either party may terminate this agreement with 30 days' written notice in the event of the other party's substantive failure to perform in accordance with this agreement without fault of the terminating party. If this agreement is terminated, the Contractor will notify the appropriate regulatory authority.

VII. Limitation of Liability:

In no event shall the Contractor be liable for indirect, consequential, incidental, or punitive damages, whether in contract, tort, or any other theory of liability. In no event shall the Contractor's liability for the direct damages exceed payments by the Client under this agreement.

VIII. Payment Terms:

The fee for this agreement only covers the services described herein. This fee does not cover equipment or labor for non-warranty repairs, labor for warranty repairs, or service charges resulting from unscheduled inspection, Client requested trips to the Client's OSSF. Payments not received within 30 days from the date of invoicing will be subject to a \$30.00 late penalty and or a 1.5% monthly carrying charge, whichever is greater. By signing this contract, the Client authorizes the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The

Client is still responsible for any labor costs associated with the installation and removal of said parts. All invoices are due upon receipt by Client. If the owner defaults in payment the contract will be terminated. **Monitoring Agreement initial fee is a non-refundable fee.**

Price Schedule for common (not covered) services: \$100.00

- Customer requested site visit (Calls Outs)
 - Site evaluation for existing OSSF (N/A is a service contract is initiated)
 - Samples necessary for Regularoty authority compliance, not required by the STATE
- For all other services/ repairs, the contractor will provide a cost estimate to the customer.

Should an additional trip be required due to restricted access to the septic system due to locked gates, dogs, etc. An additional service call charge of \$75 will be required.

IX. Severability:

If any provision of this agreement shall be held to be invalid or unenforceable for any reason the remaining provisions shall continue to be held valid and enforceable. If a court finds that any provision of this agreement is invalid or unenforceable, 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.

Oscar Flores & Rosalinda Gonzalez

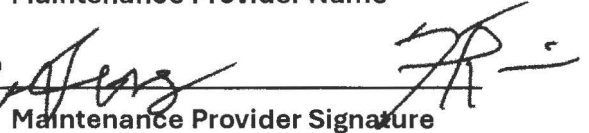
Customer Name

BEAN ENVIRONMENTAL / THALIA RIVAS

Maintenance Provider Name



Customer Signature



Maintenance Provider Signature

License # MP0002659

Service Provider

Name: Bean Environmental

Address: P.O. Box 768 Spring Branch,

Tx 78070

Phone: 210-385-3487

Email: Maintenance@beanenvironmetal.com

OSSF SOIL EVALUATION REPORT INFORMATION

DATE: 10-03-2024

APPLICANT INFORMATION:

Name: Oscar Flores & Rosalinda Gonzalez
Address: 621 Freemont
City: Spring Branch Tx
Zip Code: 78070 Phone: _____

PROPERTY LOCATION:

Lot 110 Unit: _____ Block: 22
Street Address: 621 Freemont
City: Spring Branch Tx Zip: 78070
Subdivision: Lake OF The Hills
Estates

SITE EVALUATOR INFORMATION:

Name: THALIA RIVAS
Address: PO BOX 768
City: Spring Branch State: TEXAS
Zip Code: 78070 Phone: 210-385-3487
Email: RS.TR@OSSFDESIGNS.COM
License #: 050036382

Depth	Texture Class	Soil Texture	Structure	Drainage	Restrictive Horizon	Observation
Soil Boring #1 <u>0"</u> _____	<u>0" - Surface Limestone/</u>	<u>0" - Surface Limestone/ Rock</u>				<u>0" - Surface Limestone/ Rock</u>
Soil Boring #2 _____ _____	<u>SAME AS ABOVE</u>	<u>ABOVE</u>		<u>SAME AS ABOVE</u>	<u>ABOVE</u>	

TOPOGRAPHY: Slope within proposed disposal area: 4 %

Presence of 100yr. Flood Zone	YES _____	NO <u>X</u>
Existing or proposed water well in nearby area.	YES _____	NO <u>X</u>
Presence of adjacent ponds, streams, water impoundments	YES _____	NO <u>X</u>
Presence of upper water shed	YES _____	NO <u>X</u>
Organized sewage service available to lot	YES _____	NO <u>X</u>

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL SANITARIAN AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016).



Thalia Rivas R.S 5067 – S.E. 36382

10-03-2024

Date



Comments

Add Comment

Sort ▲

▼ **CHENDRY**

11/8/2024 2:45 PM

Probing in the area if the proposed drip field showed an average of 2-6" of soil above a restrictive horizon

Close

CCEO
COPY

AEROBIC TREATMENT DRIP TUBING SYSTEM

DESIGNED FOR: OSCAR OSWALDO FLORES & ROSALINDA FLORES
GONZALEZ
621 FREEMONT.
SPRING BRANCH TX 78070

SITE DESCRIPTION:

Located in lot 110, block 22, Lake of the Hills Estates also known as 621 Freemont Spring Branch Tx 78070 in an area with shallow shallow type III limestone at surface the as described in the Soil Evaluation Report. Native grasses, oak and cedar trees were found throughout this property. An Aerobic Treatment Plant utilizing Drip Irrigation was chosen as the most appropriate system to serve the condition on this lot.

PROPOSED SYSTEM:

A 3OR 4-inch SCH-40 pipe discharges from the residence into a Solar Aerobics 800 aerobic plant a 461- gallon pretreatment tank, an aerobic treatment plant, and a 1000-gallon pump chamber. The pump is activated by a time controller allowing the distribution ten times per day with a 6 minute run time with float setting at 360 gallons. A high level audible and visual alarm will activate should the pump fail. Distribution is through a self flushing 100 micron Arkal disk filter then through a 1" SCH-40 manifold to a 1920sf drip tubing field, with Netifim Bioline drip lines set approximately two feet apart with 0.61gph emitters set every 2', as per attached schematic. A pressure regulator Model PMR30MF installed in the pump tank on the manifold to the field will maintain pressure from 25 to 40psi. A 1" SCH-40 return line is installed to continuously flush the system by cycling a 1" ball valve into the pump tank. Solids caught in the disc filter are flushed each cycle back to the trash tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Prior to installing drip the site must be scarified and built up with 12" of Type II or Type III soil. Drip tubing will be laid and will be capped with 6" of sandy loam (Type II - NOT SAND). The field area will be seeded or sodded with a hearty greasy such as Bermuda, St. Augustine, etc. prior to system startup.

Tank must have a grade risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed, in compliance with Chapter §285.38

DESIGN SPECIFICATIONS:

Daily waste flow: 2 Bedroom Residence (1050sf. Living Area) @ 180GPD & Rv @ 180GPD total of 360GPD (Table III)

Pretreatment tank size: 461 Gal

Plant Size: Solar Aerobics 800 Aerobic Treatment Plant (Assembled) (TCEQ Approved)

Pump tank size: 1000 Gal

Reserve capacity after High Level: 120 Gal (1/3 day Req'd)

Application Rate: $R_a = 0.2 \text{ gal/sf}$

Total absorption area: $Q/R_a = 360 \text{ GPD}/0.20 = 1800\text{sf}$ (Actual 1920sf.)

Total linear feet drip tubing: Actual 960' Minimum 900 = 1800sf/2 Netifim Bioline drip tubing .61 GPH

Total number of emitters: 480 emitters

Pump requirement: (0.5 HP Franklin C1-Series -20XC1-05P4-2W115) or equivalent

PIPE AND FITTING:

All pipes and fittings in this drip tubing system shall be 1" schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging.

Designed in accordance with Chapter 285, Subchapter D, §285.30 and §285.40 Texas Commission on Environmental Quality. (Effective December 29, 2016)



10-16-2027

Thalia Rivas R.S. No. 5067

P.O BOX 768

Spring Branch Tx 78070

Rs.tr@ossfdesigns.com



OWNER: OSCAR OSWALDO FLORES & ROSALINDA FLORES GONZALEZ
LEGAL DESCRIPTION: LOT 110, BLOCK 22, LAKE OF THE HILLS ESTATES
ADDRESS: 612 FREEMONT SPRING BRANCH TX 78070
PREPARED BY: THALIA RIVAS RS 5067 SCALE: 1" = 25'

Received
Brandon Mark Olvera
10/03/2025 2:04:09 PM

INSTALL 1920SF OF FIELD TUBING USING 960' OF DRIP TUBING. THERE SHALL BE NO PARKING, DRIVING, OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

THE SLOPE OF THE PIPE FROM THE BUILDING TO TREATMENT SYSTEM SHALL BE NO LESS THAN 1/8" FALL PER FOOT OF PIPE.

USE TWO WAY CLEAN OUT SCH 40 OR SDR 26 FROM BUILDING TO TREATMENT UNIT.

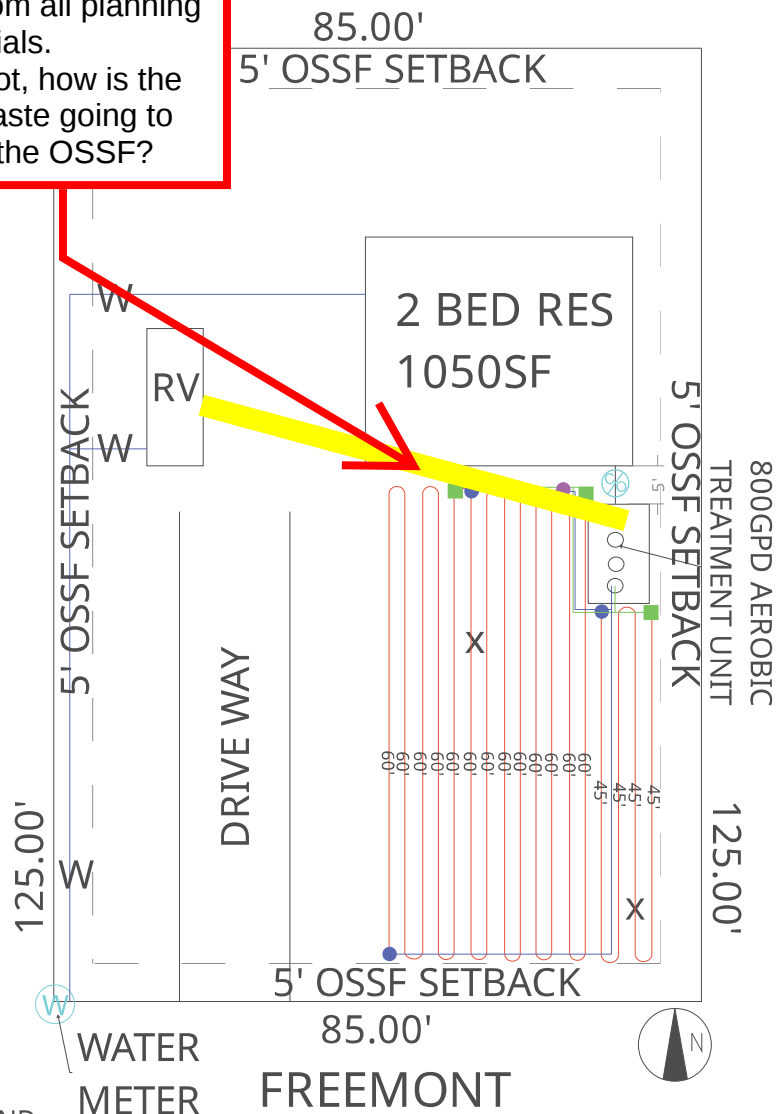
INSTALL VACCUM BREAKERS AT HIGHEST POINT OF SUPPLY AND RETURN LINE.

SITE MUST BE SCARIFIED AND BUILT UP WITH 12" OF TYPE II OR III SOIL. DRIP TUBING WILL BE CAPPED WITH 6" OF SANDY LOAM (TYPE II NOT SAND).

INSTALL / USE:
4 LINES @ 45'
13 LINES @ 60'

960' OF DRIP TUBING SPACED 2' APART

Is the RV being disconnected from the OSSF?
1. If yes, remove the RV from all planning materials.
2. If not, how is the RV waste going to enter the OSSF?



LEGEND:
X = TEST HOLES
W = WATER LINE
⊗ = CLEAN OUT
● = SUPPLY LINE
■ = RETURN LINE
● = VACCUM BREAKERS



Thalia Rivas

TANK NOTES:

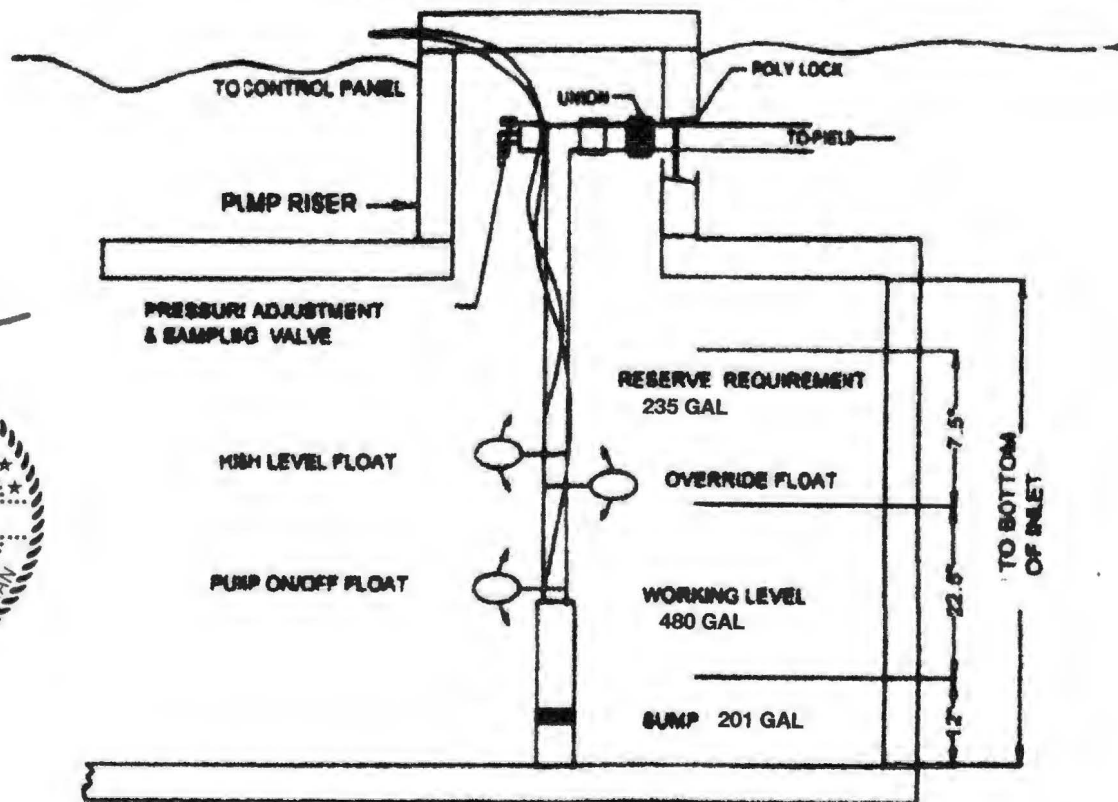
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

A two way sanitary tee is required between residence and tank.

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tank

ALL WIRING MUST BE IN COMPLIANCE WITH
THE MOST RECENT NATIONAL ELECTRIC CODE



**TYPICAL PUMP TANK CONFIGURATION
SOLAR AEROBICS 800 PUMP TANK**

STA-RITE® ST.E.P Plus D Series

4" multi-stage submersible effluent pumps



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

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

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

APPLICATIONS

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

SPECIFICATIONS

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

Shell – Stainless steel (300 grade)

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

Discharge Bearing – Nylatron®

Impellers – Acetel

Diffusers – Polycarbonate

Suction Caps – Polycarbonate with stainless steel wear ring

Thrust Pads – Proprietary spec.

Shaft and Coupling – Stainless steel 300 grade

Intake – Fiberglass-reinforced thermoplastic

Intake Screen – Stainless steel

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

Agency Listing – CSA

FEATURES

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

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

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

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

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

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

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

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

Shell – Corrosion resistant 300-grade stainless steel

ORDERING INFORMATION

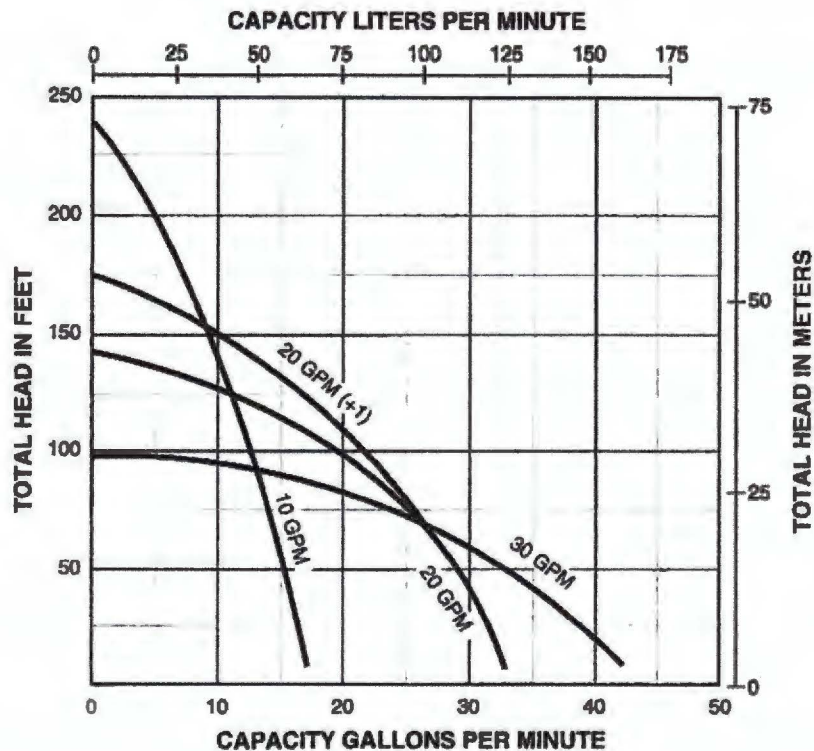
CATALOG NUMBER	HP	MAX. LOAD AMPS	VOLTS	PHASE/ CYCLES	CORD LENGTH	PALLET QUANTITY	WEIGHT (LBS.)
10DOM05221	1/2	5.5	230	1/60	10'	80	16
10DOM05121	1/2	11.0	115	1/60	10'	80	16
20DOM05221	1/2	4.6	230	1/60	10'	80	16
20DOM05121	1/2	9.5	115	1/60	10'	80	16
30DOM05221	1/2	4.6	230	1/60	10'	80	16
30DOM05121	1/2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

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

STA-RITE® ST.E.P Plus D Series

4" multi-stage submersible effluent pumps

PUMP PERFORMANCE



PUMP PERFORMANCE [CAPACITY IN GALLONS PER MINUTE]

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

PUMP PERFORMANCE [CAPACITY IN LITERS PER MINUTE]

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

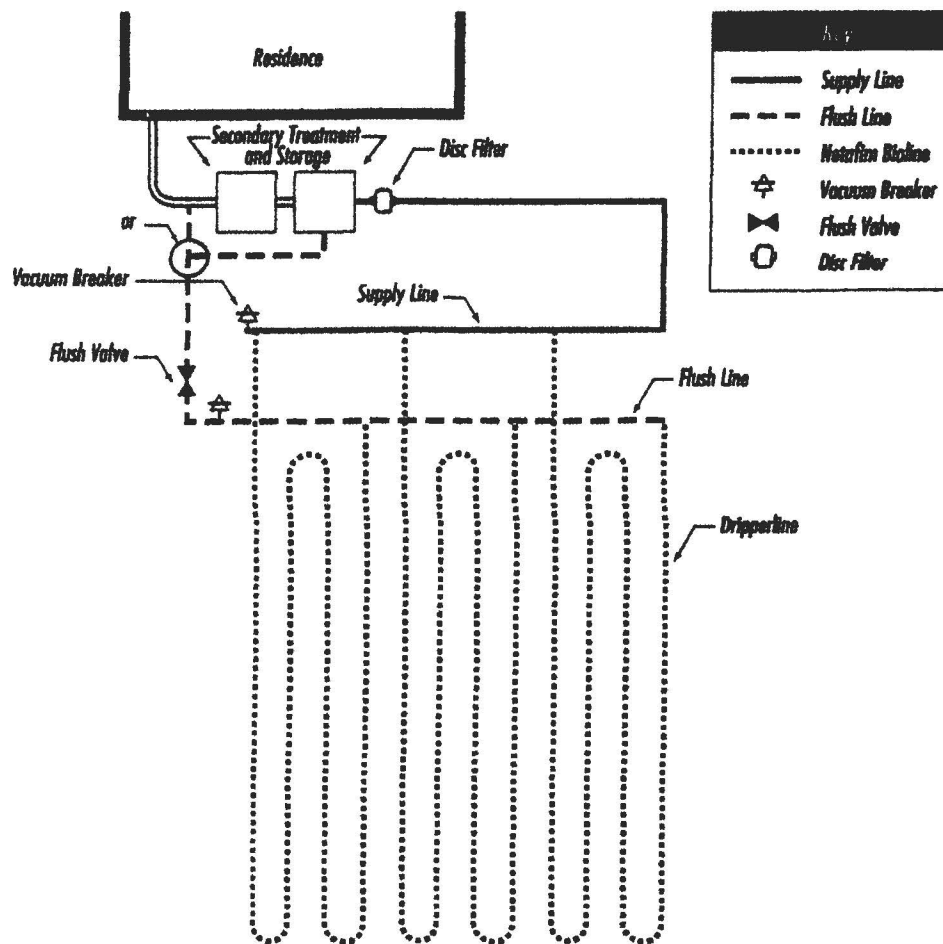
NETAFIM WASTEWATER DISPERSAL SYSTEM DESIGN GUIDE

SAMPLE DESIGNS

SINGLE TRENCH LAYOUT

Rectangular field with supply and flush manifold on same side and in same trench;

- Locate supply and flush manifold in same trench
- Dripperlines are looped at the end opposite the supply and flush manifolds
- The longest Bioline length should not exceed 400 ft. Drip fields 200 ft. in length might loop the Bioline once; drip dispersal fields under 100 ft. might be looped twice, as illustrated





PMR-MF

PRESSURE-MASTER REGULATOR - MEDIUM FLOW

Specifications

The pressure regulator shall be capable of operating at a constant, factory preset, non-adjustable outlet pressure of 6, 10, 12, 15, 20, 25, 30, 35, 40, 50, or 60 PSI (0.41, 0.69, 0.83, 1.03, 1.38, 1.72, 2.07, 2.41, 2.76, 3.45, or 4.14 bar) with a flow range between:

- 4 - 16 GPM (909 - 3634 L/hr) for 6 - 10 PSI models or
- 2 - 20 GPM (454 - 4542 L/hr) for 12 - 60 PSI models.

The pressure regulator shall maintain the nominal pressure at a minimum of 5 PSI (0.34 bar) above model inlet pressure and a maximum of 80 PSI (5.52 bar) above nominal model pressure*. Refer to the PRU performance curve to establish specific outlet pressures based on relative inlet pressure and flow rate. Always install downstream from all shut off valves. Recommended for outdoor use only. Not NSF certified.

All pressure regulator models shall be equipped with one of these inlet-x-outlet configurations:

Inlet

- ¾-inch Female National Pipe Thread (FNPT)
- 1-inch Female National Pipe Thread (FNPT)
- 1-inch Female British Standard Pipe Thread (FBSPT)

Outlet

- ¾-inch Female National Pipe Thread (FNPT)
- 1-inch Female National Pipe Thread (FNPT)
- 1-inch Female British Standard Pipe Thread (FBSPT)

The upper housing, lower housing, and internal molded parts shall be of engineering-grade thermoplastics with internal elastomeric seals and a reinforced elastomeric diaphragm. Regulation shall be accomplished by a fixed stainless steel compression spring, which shall be enclosed in a chamber isolated from the normal water passage.

Outlet pressure and flow shall be clearly marked on each regulator.

The pressure regulator shall carry a two-year manufacturer's warranty on materials, workmanship, and performance. Each pressure regulator shall be water tested for accuracy before departing the manufacturing facility.

The pressure regulator shall be manufactured by Senninger Irrigation in Clermont, Florida. Senninger is a Hunter Industries Company.

Physical

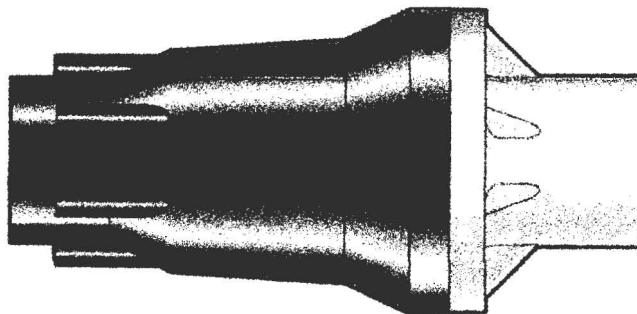
¾" FNPT x ¾" FNPT model (shown on right)

- Overall Length 5.2 inches (13.1 cm)
- Overall Width 2.5 inches (6.4 cm)

1" FNPT x 1" FNPT model

1" FBSPT x 1" FBSPT model

- Overall Length 5.8 inches (14.6 cm)
- Overall Width 2.5 inches (6.4 cm)



* Please consult factory for applications outside of recommended guidelines.



PMR-MF

PRESSURE-MASTER REGULATOR - MEDIUM FLOW

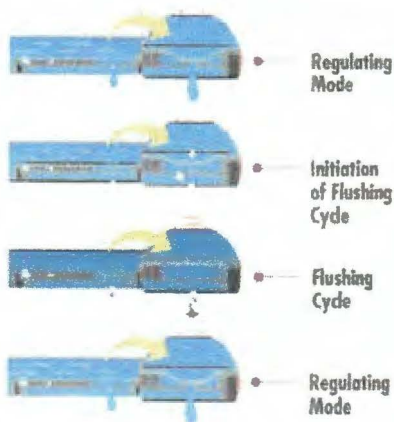
Model Numbers

Model #	Flow Range	Preset Operating Pressure	Maximum Inlet Pressure
PMR-6 MF	4 - 16 GPM (909 - 3634 L/hr)	6 PSI (0.41 bar)	80 psi (5.51 bar)
PMR-10 MF	4 - 16 GPM (909 - 3634 L/hr)	10 PSI (0.69 bar)	90 psi (6.20 bar)
PMR-12 MF	2 - 20 GPM (454 - 4542 L/hr)	12 PSI (0.83 bar)	90 psi (6.20 bar)
PMR-15 MF	2 - 20 GPM (454 - 4542 L/hr)	15 PSI (1.03 bar)	95 psi (6.55 bar)
PMR-20 MF	2 - 20 GPM (454 - 4542 L/hr)	20 PSI (1.38 bar)	100 psi (6.89 bar)
PMR-25 MF	2 - 20 GPM (454 - 4542 L/hr)	25 PSI (1.72 bar)	105 psi (7.24 bar)
PMR-30 MF	2 - 20 GPM (454 - 4542 L/hr)	30 PSI (2.07 bar)	110 psi (7.58 bar)
PMR-35 MF	2 - 20 GPM (454 - 4542 L/hr)	35 PSI (2.41 bar)	115 psi (7.93 bar)
PMR-40 MF	2 - 20 GPM (454 - 4542 L/hr)	40 PSI (2.76 bar)	120 psi (8.27 bar)
PMR-50 MF	2 - 20 GPM (454 - 4542 L/hr)	50 PSI (3.45 bar)	130 psi (8.96 bar)
PMR-60 MF	2 - 20 GPM (454 - 4542 L/hr)	60 PSI (4.14 bar)	140 psi (9.65 bar)

NETAFIM™

Bioline Dropperline

Pressure Compensating Dropperline for Wastewater



Bioline's Self-Cleaning, Pressure Compensating Dropper is a fully self-contained unit molded to the interior wall of the dropper tubing.

As shown at left, Bioline is continuously self-cleaning during operation, not just at the beginning and end of a cycle. The result is dependable, clog free operation, year after year.



Product Advantages

The Proven Performer

- Tens of millions of feet used in wastewater today.
- Bioline is permitted in every state allowing drip disposal.
- Backed by the largest, most quality-driven manufacturer of drip products in the U.S.
- Preferred choice of major wastewater designers and regulators.
- Proven track record of success for many years of hard use in wastewater applications.

Quality Manufacturing with Specifications Designed to Meet Your Needs

- Pressure compensating drippers assure the highest application uniformity - even on sloped or rolling terrain.
- Excellent uniformity with runs of 400 feet or more - reducing installation costs.
- Highest quality-control standards in the industry: Cv of 0.25 (coefficient of manufacturer's variation).
- A selection of flows and spacings to satisfy the designer's demand for almost any application rate.

Long-Term Reliability

- Protection against plugging:
 - Dropper inlet raised 0.27" above wall of tubing to prevent sediment from entering dropper.
 - Drippers impregnated with Vinyzene to prevent buildup of microbial slime.
 - Unique self-flushing mechanism passes small particles before they can build up.



Root Safe

- A physical barrier on each Bioline dropper helps prevent root intrusion.
- Protection never wears out - never depletes - releases nothing to the environment.
- Working reliably for up to 15 years in subsurface wastewater installations.
- Additional security of chemical root inhibition with Techfilter - supplies Trifluralin to the entire system, effectively inhibiting root growth to the dropper outlets.



Applications

- For domestic strength wastewater disposal.
- Installed following a treatment process.
- Can be successfully used on straight septic effluent with proper design, filtration and operation.
- Suitable for reuse applications using municipally treated effluent designated for irrigation water.

Specifications

Wall thickness (mil): 45*

Nominal flow rates (GPH): .4, .6, .9*

Common spacings: 12", 18", 24"*

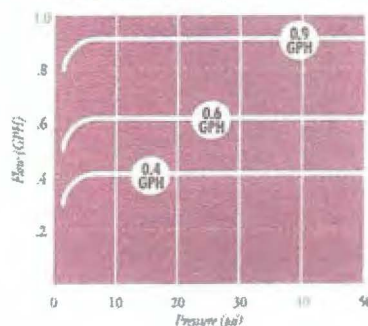
Recommended filtration: 120 mesh

Inside diameter: .570*

Color: Purple tubing indicates non-potable source

*Additional flows, spacings, and pipe sizes available by request. Please contact Netafim USA Customer Service for details.

BIOLINE Flow Rate vs. Pressure



NETAFIM USA

5470 E. Home Ave. • Fresno, CA 93727
888.638.2346 • 559.453.6800
FAX 800.695.4753
www.netafimusa.com

Arkal 1" Super Filter

Catalog No. 1102 0 _ _ _

Features

- A "T" shaped filter with two 1" male threads.
- A "T" volume filter for in-line installation on 1" pipelines.
- The filter prevents clogging due to its enlarged filtering area that collects sediments and particles.
- Manufactured entirely from fiber reinforced plastic.
- A cylindrical column of grooved discs constitutes the filter element.
- Spring keeps the discs compressed.
- Screw-on filter cover.
- Filter discs are available in various filtration grades.



Technical Data

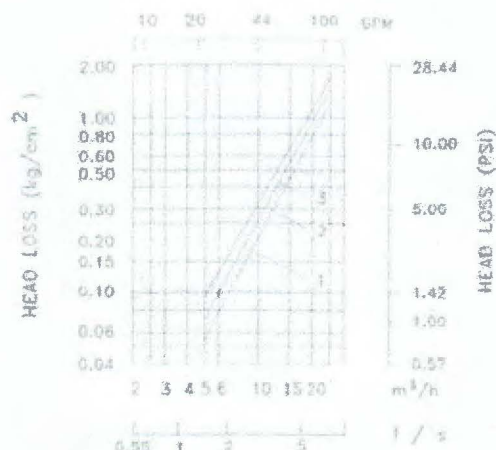
Inlet/outlet diameter	1" BSPT (male)	1" NPT (male)
	25.0 mm – nominal diameter 33.6 mm – pipe diameter (O. D.)	
Maximum pressure	10 atm	145 psi
Maximum flow rate	8 m ³ /h (1.7 l/sec)	35 gpm
General filtration area	500 cm ²	77.5 in ²
Filtration volume	600 cm ³	37 in ³
Filter length L	340 mm	13 13/32"
Filter width W	130 mm	5 3/32"
Distance between end connections A	158 mm	6 7/32"
Weight	1.420 kg	3.13 lbs.
Maximum temperature	70° C	158 °F
pH	5-11	5-11



Filtration Grades

- Blue (400 micron / 40 mesh)
- Yellow (200 micron / 80 mesh)
- Red (130 micron / 120 mesh)
- Black (100 micron / 140 mesh)
- Green (55 micron)

Head Loss Chart



Olvera,Brandon

From: Olvera,Brandon
Sent: Thursday, November 7, 2024 4:26 PM
To: Thalia Rivas; araceli.dominguez21@icloud.com
Subject: 118032

Property Owner/Agent,
 Office will be conducting a site visit on 11-08-2024. No other deficiencies.

Thank You,

| **Brandon Olvera** | **Designated Representative OS0034792** | Comal County | www.cceo.org |
| 195 David Jonas Dr, New Braunfels, TX-78132 | **t:** 830-608-2090 | **f:** 830-608-2078 | **e:**
olverb@co.comal.tx.us |

INSTALL 1920SF OF FIELD TUBING USING 960' OF DRIP TUBING. THERE SHALL BE NO PARKING, DRIVING, OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

THE SLOPE OF THE PIPE FROM THE BUILDING TO TREATMENT SYSTEM SHALL BE NO LESS THAN 1/8" FALL PER FOOT OF PIPE.

USE TWO WAY CLEAN OUT SCH 40 PIPING FROM BUILDING TO TREATMENT UNIT.

INSTALL VACUUM BREAKERS AT HIGHEST POINT OF SUPPLY AND RETURN LINE.

SITE MUST BE VERIFIED AND BUILT UP WITH 12" TYPE II OR III SAND. DRIP TUBING WILL BE CAPED WITH 6" OF SAND. TYPE II NOT SAND.

AEROBIC UNIT SHALL BE INSTALLED A MINIMUM OF 18" DEEP TO ALLOW A MINIMUM OF 12" OF SOIL BETWEEN TOP OF TANK AND DRIP TUBING LINE.

INSTALL:
16 LINES @ 60' EACH

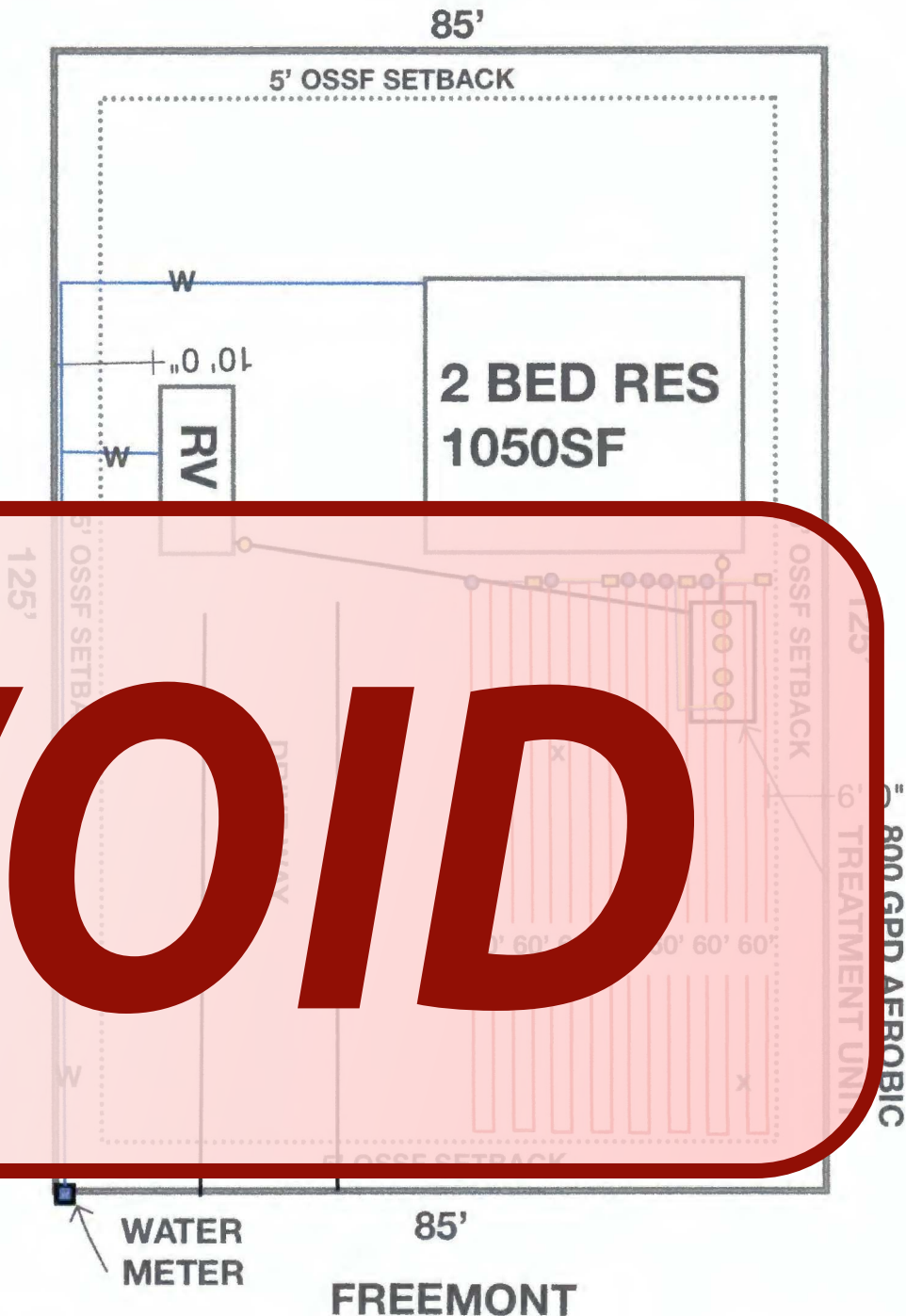
960' OF DRIP TUBING
SPACED 2' APART

LEGEND:

- X = TEST HOLES
- W = WATER LINE
- = CLEAN OUT
- = SUPPLY LINE
- = RETURN LINE
- = VACUUM BREAKERS
- = SETBACK LINE



OWNER: OSCAR OSWALDO FLORES & ROSALINDA FLORES GONZALEZ
LEGAL DESCRIPTION: LOT 110, BLOCK 22, LAKE OF THE HILLS ESTATES
ADDRESS: 621 FREEMONT SPRING BRANCH TX 78070
PREPARED BY: THALIA RIVAS R.S 5067 SCALE: 1" = 20'



GF# 1993697
STC MW

General Warranty Deed with Vendor's Lien

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.

Date: May 5, 2023

Grantor: JGB Capital Inc.

Grantee: Oscar Oswaldo Rubio Flores a/k/a Oscar Oswaldo Flores and Rosalinda Flores Gonzalez
P.O. Box 1281
Blanco, Texas 78606

Consideration: Ten and No/100ths (\$10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by said Grantee of a certain Promissory Note in the principal amount of \$58,500.00, of even date herewith, payable to the order of Security State Bank & Trust, hereinafter referred to as the "Mortgagee", bearing interest at the rate therein provided. The note is secured by a vendor's lien retained in this deed in favor of Security State Bank & Trust, and by a deed of trust of even date from Grantee to Daniel W. Kemp, Trustee.

Whereas the Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the Property, as included in the above-described Promissory Note, the said vendor's lien against the Property securing the payment of the Promissory Note and superior title are hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the superior title to the Property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said lien.

Property (including any improvements): See Exhibit "A" attached hereto and incorporated therein for all purposes.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Vendor's lien and superior title retained in this deed, validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

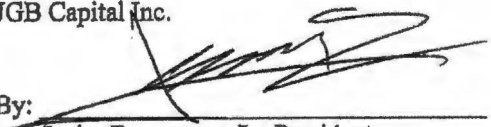
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with

any and all improvements and all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

It is expressly agreed that the vendor's lien herein described and superior title are retained in favor of the payee of the Promissory Note hereinabove described against the Property and any improvements thereon, until said Promissory Note and all interest thereon shall have been fully paid according to the terms thereof, at which time this deed will become absolute.

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

JGB Capital Inc.

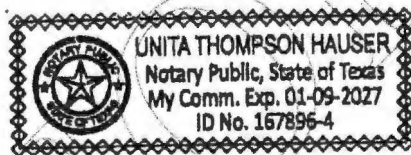
By: 

Javier Bocanegra, Jr., President

THE STATE OF TEXAS

COUNTY OF Beta

This instrument was acknowledged before me on this 5 day of May, 2023, by Javier Bocanegra, Jr., President of JGB Capital Inc., on its behalf.




Notary Public, State of Texas

After Recording Return To:

Oscar Oswaldo Rubio Flores a/k/a Oscar Oswaldo Flores and Rosalinda Flores Gonzalez
P.O. Box 1281
Blanco, Texas 78606

Exhibit "A"

Tract 1:

Lot 110, Block 22, LAKE OF THE HILLS ESTATES, Comal County, Texas, according to the map or plat thereof recorded in Volume 4, Pages 70-71, of the Map and Plat Records of Comal County, Texas.

AND

Tract 2:

Lot 112, Block 22, LAKE OF THE HILLS ESTATES, Comal County, Texas, according to the map or plat thereof recorded in Volume 4, Pages 70-71, of the Map and Plat Records of Comal County, Texas.

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
05/08/2023 10:17:40 AM
LAURA 3 Pages(s)
202306013954**



Bobbie Koepp

Document # 129913

SUBDIVISION PLAT FILING

**NAME OF
SUBDIVISION:**

Lake of the Hills Estates

Block 22

**MAP AND
PLAT:**

Volume: 4

Page: 70-71

Recorded Date: January 28, 1974

129913

STATE OF TEXAS:
COUNTY OF COMAL

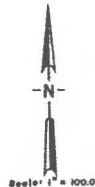
Whereas, Lake of the Hills, Inc. is the owner of the land shown on the attached plat, has caused same to be surveyed on the ground and platted and to be known as "Lake of the Hills Estates, Block 22 and do hereby dedicate all streets in COMAL County to the use of the public forever.

Executed this 24 day of December, A. D. 1973.

By: Ralph Salas Attest: James R. Ruhl
Notary Public Secretary

FILED FOR RECORD

This 24 day of Dec. 1974
at 5:00 P. M.
James R. Ruhl
County Clerk, Comal County



GRAPHIC SCALE

STATE OF TEXAS:
COUNTY OF BLANCO

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ralph Salas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that the same was for the act of said Corporation and that he had executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Witness my hand and official seal this 24 day of Dec. A. D. 1973.



NOTARY PUBLIC
1963 EXPIRY 12/31/73
By Commission Expires June 14 1975

Charles Ralph Pugh
Notary Public in and for Blanco County,
Texas

STATE OF TEXAS:
COUNTY OF COMAL

I, May R. McMonnack, County Judge of aforesaid County and State, do hereby certify that the attached plat of "Lake of the Hills Estates, Block 22" having been duly considered by the Commissioners Court of COMAL County and found to comply with the statutes of said County and State, was approved for filing in the Plat Records of COMAL County, Texas.

To which, the undersigned, County Judge of COMAL County, does hereby affix his hand and official seal of the Commissioners Court on this 24 day of December, A. D. 1973.

May R. McMonnack
County Judge COMAL County, Texas

STATE OF TEXAS:
COUNTY OF COMAL

I, James R. Ruhl, County Clerk of COMAL County, Texas do hereby certify that the attached plat with certification of subdivision thereon, was filed for record at my office on the 24 day of December, A. D. 1973 at 5:00 P. M. and duly recorded on the 24 day of December, 1973 at 5:00 P. M. in Volume 77, Page 92 of the COMAL County Plat Records.

Witness my hand and seal of office this 24 day of December, A. D. 1973.

James R. Ruhl
County Clerk COMAL County, Texas

STATE OF TEXAS:
COUNTY OF BROWN

I, C. Lynn Willis, a Registered Professional Engineer in the State of Texas, do hereby certify that this plat of "Lake of the Hills Estates, Block 22" was prepared from an actual survey made on the ground under my supervision, and that said plat is a true and correct representation of same as it located its component parts on the ground.

Witness my hand and official seal this 24 day of December, A. D. 1973.

C. Lynn Willis
C. Lynn Willis, Reg. Prof. Engr. No. 16548



CURVE DATA

A	B	C	D	E	F
11.107' 21" 21"	11.107' 21" 21"	11.107' 21" 21"	11.107' 21" 21"	11.107' 21" 21"	11.107' 21" 21"
11.107' 21" 21"	11.107' 21" 21"	11.107' 21" 21"	11.107' 21" 21"	11.107' 21" 21"	11.107' 21" 21"
11.107' 21" 21"	11.107' 21" 21"	11.107' 21" 21"	11.107' 21" 21"	11.107' 21" 21"	11.107' 21" 21"
11.107' 21" 21"	11.107' 21" 21"	11.107' 21" 21"	11.107' 21" 21"	11.107' 21" 21"	11.107' 21" 21"
11.107' 21" 21"	11.107' 21" 21"	11.107' 21" 21"	11.107' 21" 21"	11.107' 21" 21"	11.107' 21" 21"



LAKE OF THE HILLS ESTATES

Block 22, Sheet 1 of 2

67.737 Acres

out of the
George A. Broad Survey No. 30
Blanco and Comal Counties, Texas
6,955 Acres in Blanco County, Texas
67.737 Acres in Comal County, Texas

STATE OF TEXAS:
COUNTY OF COMAL

THE COMMISSIONERS COURT OF COMAL COUNTY, TEXAS, APPROVES THIS PLAT OF LAKE OF THE HILLS ESTATES, BLOCK 22, ON THE CONDITION THAT THE COUNTY WILL NOT BUILD OR MAINTAIN ANY ROADS, STREETS OR ALLEYS IN SAID SUBDIVISION.

APPROVED ON THIS 24 DAY OF JANUARY, 1974 A. D.

May R. McMonnack
COUNTY JUDGE, COMAL COUNTY, TEXAS

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STATE OF TEXAS:
COUNTY OF COMAL

Whereas, Lake of the Hills, Inc. is the owner of the land shown on the attached plat and has caused same to be surveyed on the ground and platted and to be known as "Lake of the Hills Estates, Block 22" and does hereby dedicate all streets in COMAL County to the use of the public forever.

Executed this 7th day of December, A. D. 1973.

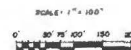
By: Ralph Schaeferkoetter Attest: Diana Schaeferkoetter
President Secretary

STATE OF TEXAS:
COUNTY OF COMAL

THE COMMISSIONERS COURT OF COMAL COUNTY TEXAS, APPROVES THIS PLAT OF LAKE OF THE HILLS ESTATES, BLOCK 22, ON THE CONDITION THAT THE COUNTY WILL NOT BUILD OR MAINTAIN ANY ROADS, STREETS OR ALLEYS IN SAID SUBDIVISION.

APPROVED ON THIS 13th DAY OF JANUARY, 1974 A.D.

M. R. Wommack
COUNTY JUDGE, COMAL COUNTY, TEXAS



STATE OF TEXAS:
COUNTY OF BLANCO

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ralph Schaeferkoetter, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that the same was for the act of said Corporation and that he had executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Witness my hand and official seal this 7th day of December, A. D. 1973.

Charles Ralph Post
Notary Public in and for Blanco County, Texas

STATE OF TEXAS:
COUNTY OF COMAL

M. R. Wommack County Judge of aforesaid County and State, do hereby certify that the attached plat of "Lake of the Hills Estates, Block 22" having been duly considered by the Commissioners Court of COMAL County and found to comply with the statutes of said County and State, was approved for filing in the Plat Records of COMAL County, Texas.

To which, the undersigned, County Judge of COMAL County, does hereby affix his hand and seal of the Commissioners Court on this 13th day of January, 1974.

M. R. Wommack
County Judge, COMAL County, Texas

STATE OF TEXAS:
COUNTY OF COMAL

I, Diana Schaeferkoetter County Clerk of COMAL County, Texas do hereby certify that the attached plat with specifications and publication thereon, was filed for record at my office on the 13th day of January, A. D. 1974 at 1:00 o'clock P. M. and duly recorded on the 13th day of January, A. D. 1974 at 1:00 o'clock P. M. in Volume 7, Page 123 of the Plat Records of COMAL County, Texas.

Witness my hand and seal of office this 13th day of January, A. D. 1974.

Diana Schaeferkoetter
County Clerk, COMAL County, Texas

STATE OF TEXAS:
COUNTY OF BLANCO

I, C. Lynn Willis, a Registered Professional Engineer in the State of Texas, do hereby certify that this plat of "Lake of the Hills Estates, Block 22" was prepared from an actual survey made on the ground under my supervision and that said plat is a true and correct representation of same as I located its component parts on the ground.

Witness my hand and official seal this 7th day of December, A. D. 1973.

C. Lynn Willis
C. Lynn Willis, Reg. Prof. Eng. No. 18344



LAKE OF THE HILLS ESTATES

Block 22 Sheet 2 of 2
67.737 Acres

OUT OF THE
George A. Brenard Survey No. 39
Blanco and Comal Counties, Texas
66.251 ACRES IN COMAL COUNTY, TEXAS
6.486 ACRES IN BLANCO COUNTY, TEXAS

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100
101	102	103	104	105	106	107	108	109	110
111	112	113	114	115	116	117	118	119	120
121	122	123	124	125	126	127	128	129	130
131	132	133	134	135	136	137	138	139	140
141	142	143	144	145	146	147	148	149	150
151	152	153	154	155	156	157	158	159	160
161	162	163	164	165	166	167	168	169	170
171	172	173	174	175	176	177	178	179	180
181	182	183	184	185	186	187	188	189	190
191	192	193	194	195	196	197	198	199	200
201	202	203	204	205	206	207	208	209	210

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