

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: Bryan Zavala

OSSF Installer #: OS0039794

1st Inspection Date: 1/3/24

2nd Inspection Date: 10/31/25

3rd Inspection Date: _____

Inspector Name: Hendry

Inspector Name: Corey Allen

Inspector Name: _____

Permit#: **118059**

Address: **333 REMINGTON RD**

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	X	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)		X		
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	X	285.91(10) 285.30(b)(4) 285.31(d)		X		
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	X	285.32(a)(1)		X		
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	X	285.32(a)(3)		X		
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	X	285.32(a)(5)		X		
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: **1/3/24 CH: Tight line and tank good, ready for cover**

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No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1) (E) 285.91(2) 285.32(b)(1) (F) 285.32(b)(1)(E) (iii) 285.32(b)(1)(E)(ii) (II) 285.32(b)(1)(E)(ii) (I) 285.32(b)(1)(E) (i) 285.32(b)(1) (D) 285.32(b)(1)(C) (ii) 285.32(b)(1)(C) (i) 285.32(b)(1) (B) 285.32(b)(1) (A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	X	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		X		
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	X			X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X		; as per design	X X		
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.	X	285.32(c)(1)		X		
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	X X X X			X X X X		
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	X			X		
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?	X	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)		X		
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	X X	285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)		X X		
42	APPLICATION AREA Area Installed	X			X		
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: 118059
Issued This Date: 12/19/2024
This permit is hereby given to: Jose Comacho Yanez

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

333 REMINGTON RD
SPRING BRANCH, TX 78070

Subdivision: Comal Hills 1
Unit: na
Lot: 94
Block: 2
Acreage: 0.1700

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.



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date _____

Permit Number _____

1. APPLICANT / AGENT INFORMATION

Owner Name YANEZ JOSE L C & SILVIA R ALVAREZ

Agent Name Majid Howiatdost

Mailing Address 941 NAKOOSA DRIVE

Agent Address 9131 Alpine Trail St

City, State, Zip SAN ANTONIO, TX 78260

City, State, Zip San Antonio, TX 78250

Phone # 210-727-6205

Phone # 210-389-8228

Email kotconstruction.llc1@gmail.com

Email mhowiatdost@yahoo.com

2. LOCATION

Subdivision Name COMAL HILLS 1 Unit _____ Lot 94 Block 2

Survey Name / Abstract Number 150165-1 Acreage .17

Address 333 Remington rd City Spring Branch State TX Zip 78070

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 2,100

☐ Non-Single Family Residential

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

Type of Facility _____

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

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

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

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 150,000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well ☐ 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.

Jose Cumuchio
Signature of Owner

Silvia King
Date

Date

10/22/2025 1:39:47 PM



ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Planning Materials & Site Evaluation as Required Completed By Majid Howiatdost

System Description Aerobic drip septic system

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

1,642 sq ft

Tank Size(s) (Gallons) 500 GPD

Absorption/Application Area (Sq Ft)

~~XXXXXXXXXX~~

Gallons Per Day (As Per TCEQ Table III) 240

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

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

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

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

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

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

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

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

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

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

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

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

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

If yes, indicate the city: _____

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

Date _____

10-21-2025

2/08

REVISED

11:45 am, Dec 19, 2024



202406037507 12/10/2024 02:50:45 PM 1/2

THE COUNTY OF COMAL
STATE OF TEXAS

AFFIDAVIT

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

I
The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), §5.012 and §5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety Code, requires owners 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):

Comal Hills Unit 1 Block 2 Lot 94

The property is owned by (owner as per deed) Jose Luis Comacho

This OSSF shall be covered by a continuous service policy 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 may be obtained from (insert name of permitting authority).

WITNESS BY HAND(S) ON THIS 9th DAY OF December, 2024.

Jose Luis Comacho

Owner(s) Printed Name(s)

Owner(s) Printed Name(s)

Jose Comacho

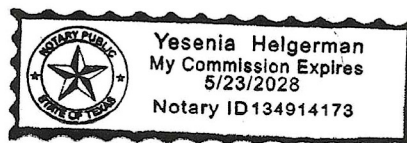
Owner(s) Printed Signature(s)

Owner(s) Printed Signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 9th DAY OF

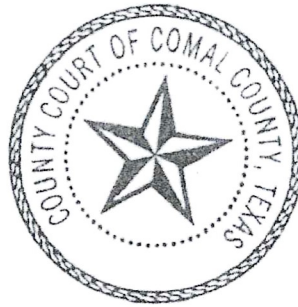
December, 2024

Notary Public Signature



REVISED

11:45 am, Dec 19, 2024



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

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

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
12/10/2024 02:50:45 PM
LAURA 2 Page(s)
202406037507



Bobbie Koepp

**REVISED**

11:51 am, Dec 19, 2024

WASTEWATER TREATMENT SYSTEM MAINTENANCE CONTRACT

Customer

Jose Camacho

Residential



Initial Contract



Site Address

333 Remington Road, Spring Branch, TX 78070

Agency

Comal County

Email

kotconstruction.llc1@gmail.com

Phone

(210) 209-4914

Permit Number

System Details

Treatment: Aerobic Drip Emitters / System: Clearstream Wastewater Systems 600 Max GPD

MAINTENANCE AGREEMENT

I. General:

This work for hire agreement (hereinafter referred to as "Agreement") is entered into by and between the Client and Luna Environmental, LLC (hereinafter referred to as "Contractor"), located at 9595 Ranch Rd 12 Suite #1, Wimberley, TX 78676. 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 & Fees:

This agreement commences upon receipt by the Contractor of notice that the Local Regulatory Agency has given final approval of the installation (for a new or modified system), or on **12/18/2025** for an existing system, provided the Contractor has received payment in full of Fee(s) as agreed herein. The fees for this agreement are **\$450.00** and shall be prepaid per the payment terms outlined herein.

III. Renewal Terms:

The term of this Agreement is **2 year(s)** but in no case shall the Fee to the Contractor be for less than **one (1) year**. This Agreement is non-expiring and automatically renews without need for signing of any additional document(s) – provided Client continues to timely pay the Fee(s) when due. Agreements paid monthly are paid using Contractor's system for automatic debit or automatic draft. Agreements that are prepaid will be invoiced by Contractor before the due date and must be timely paid by Client. If not timely paid before the due date, the Contractor has the right to terminate this Agreement.

IV. Services by Contractor:

1. Inspect and perform routine maintenance on the part with "On-Site Sewage Facility ("OSSF or "the system") 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.
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, turbidity, 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. BOD and TSS annually on commercial accounts, additional charges apply.
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. Replacement, Replenishment, and

Repairs are additional services not covered by the Fee. Regarding all such work, Contractor shall abide by Client's election in Section V of this agreement.

5. Report to the appropriate regulatory agency 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 agency within 14 days.
6. Visit site within 48 hours of a service request.
7. Provide Customer Support line at (855) 560-9909

REVISED

11:52 am, Dec 19, 2024

V. Client Responsibilities:

1. Maintain a current License to Operate and abide by the conditions and limitations of that license and all requirements for OSSF from the State and Local Regulatory Agency as well as manufacturer's recommendations.
2. Maintain disinfection unit and at all times provide proper and adequate chlorine supply or operating disinfection component, if OSSF is equipped with same.
3. Provide all necessary site, yard, or lawn maintenance and removal of obstacles, including dogs and other animals, as needed to allow the system and its components to function properly and to allow Contractor safe and easy access to all parts of the system and its components.
4. Maintain site drainage to prevent adverse effects on OSSF.
5. Provide for pumping of tanks, when and as suggested by Contractor, at Client's own expense. Typically, every 3 years.
6. Do not exceed the system's physical, hydraulic, or biological limitations
7. Notify Contractor within 24 hours of the occurrence of any and all alarms or problems with any component or with the system.
8. Be available by text, phone, or in person when the Contractor is on-site in case of required repair approvals or questions.
9. Promptly pay Contractor's bills, fees, and invoices in full.
10. Elect one of the following: ☐ Not ☒ Authorized

Yes, I authorize. If during the Contractor's time of the maintenance check any component of the system is found to need replacement, replenishment, or repair, then Client authorizes Contractor to perform the service per the above and bill or charge the Client for such additional services without further approval by Client so long as the service is \$150 or less and the Contractor has the necessary materials to perform the replacement, replenishment, or repair.

No, I do not authorize. If, during the Contractor's maintenance check, any component of the system is found to be in need of replacement, replenishment, or repair, Contractor will notify Client of repairs needed and, where feasible, provide an estimate of costs. No replacement, replenishment, or repairs will be performed without express approval of Client. Additional Service fees will apply for return visits to perform repairs.

VI. Authority

In signing this Agreement, the Client: (1) hereby affirms ownership to the Property as well as the OSSF that is the subject of this Agreement. (2) represents that he/she has authority to permit Contractor's entry upon property to monitor, service, or repair and agrees to hold Contractor and its agents harmless for entry upon such real property for these purposes, and (3) represents to have the authority to bind all owners of the property to the terms of this agreement, or to accept personal responsibility for these terms.

VII. Access By Contractor

Contractor is hereby granted access to the system and all related components for the purposes of performing the Services or Additional Services. Unless other arrangements have been made in advance in writing, Contractor's personnel may enter the property at reasonable times without any form of notice for the purpose of performing the Services or Additional Services. Contractor will require free, unrestricted access to the system and related components for the purpose of performing all work. If upon arrival at the site, Contractor determines that access is prevented, blocked, or restricted, Contractor is not required to perform any of the steps, and will be credited with completion of that maintenance check. Additional maintenance checks to complete the Services shall be billed to Client as an Additional Service.

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, 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. Under no condition shall prepayment of Fee, or the sum of monthly payments of Fee, be for less than **a one-year** term. After **2 year(s)**, prepaid agreements (other than monthly) may be prorated using monthly increments, less other charges as discussed elsewhere in this Agreement.

IX. Application or Transfer of Payment:

The Fee paid for this Agreement may transfer to the subsequent owner(s), however, this Agreement will not transfer. Client will advise subsequent owner(s) of the regulatory requirement for a replacement Agreement. Regulations require that replacement Agreements be signed and received within 30 days of transfer of ownership. Contractor will apply all funds received from Client first to any past-due obligations arising from this Agreement including late charges, returned check charges, and charges for repairs or services not paid within 10 days of invoicing. Unpaid balances on Client's account may lead to the extension of the monthly drafting or debiting program, if applicable, to complete payment of Client's account balance(s).

X. Termination of Agreement:

After a minimum of **2 year(s)**, in order to provide sufficient time to comply with the regulatory requirement for notices from the Contractor to the Local Regulatory Agency, this Agreement may be terminated for any reason by either party with a minimum 30 day written notice, without fault of the terminating party. Contractor shall be due a Fee equal to at least the first year and may also deduct for any other work performed by Contractor but not yet paid by Client, whether invoiced prior to termination or not. Contractor will notify the appropriate Local Regulatory Agency of this termination.

XI. 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.

XII. 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.

Jose Camacho

Signed by:

Customer Name

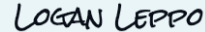


4582A853A34E4F3...

Customer Signature

Luna Environmental / Logan Leppo

Maintenance Provider Name



License # MP0002494

Maintenance Provider Signature

Additional Comments / Special Terms

OSSF Soil & Site Evaluation

Page 1 (Soil & Site Evaluation)

Date Performed: 10/17/24

Property Owner: Jose Yanez

Site Location: 333 Remington Rd. Proposed Excavation Depth: 5'

REQUIREMENTS:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil borings or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed disposal field excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

Soil Boring Number: <u>1</u>					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 FT.	<u>NA</u>				
2 FT.	<u>NA</u>	<u>—</u>	<u>NA</u>	<u>@ 1"</u>	<u>Below</u>
3 FT.	<u>clay</u>				<u>@ 1"</u>
4 FT.	<u>low</u>				
5 FT.					

Soil Boring Number: <u>2</u>					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 FT.	<u>NA</u>				
2 FT.	<u>NA</u>	<u>—</u>	<u>NA</u>	<u>@</u>	<u>Below</u>
3 FT.	<u>clay</u>			<u>Surface</u>	<u>@ Surface</u>
4 FT.	<u>low</u>				
5 FT.					

FEATURES OF SITE AREA

Presence of 100 year flood zone ☐ Yes ☒ No
 Presence of upper water shed ☐ Yes ☒ No
 Presence of adjacent ponds, streams, water impoundments ☐ Yes ☒ No
 Existing or proposed water well in nearby area (within 150 feet) ☐ Yes ☒ No
 Ground Slope 1 %

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

M. Yanez
 (Signature of person performing evaluation)
 Form # PA5/030204-Final

10/17/24
 (Date)

0538422
 Registration Number and Type



Revised

Efrain Gallegos

10/22/2025 1:39:50 PM

Higher Ratings LLC

Majid Howiatdost JR.

9131 Alpine Trail San Antonio TX, 7850

Designed for:

YANEZ JOSE L C & SILVIA R ALVAREZ

NEW AEROBIC SEPTIC SYSTEM

DRIP IRRIGATION

Residential Septic System @
Site: 333 Remington Rd
Spring Branch, TX 78070

This Design includes an attached drawing:

Dated 10-18-2024 REV 10-21-2025

Use a Clear Stream NC3T 500 GPD or Equivalent ATU

Design Specifications:

This site will consist of a 4 Bedroom 2,100 Sq Ft. residential structure with maximum daily load capacity of 300 Gal/day.

Pump tank/chlorine contact chamber capacity:	Min: 500 Gal
Design application rate: Ra	0.10 gal/sq.ft./day
Soil Profile determined:	Clay Loam III Bedrock @ surface
Dosing cycle quantity:	50-70 Gallons
Number of dosing cycles per day:	8
Dosing Time (min)	10 min
Type of float switch:	Mercury Float Switch
Total Absorption Area $Q/Ra = 240\text{gpd}/0.2$	1,500 S.F.
Total Drip Line Required	750 LF
Total Drip Line Designed	821 LF
Total Absorption Area Designed	1,642 SF
Filter	100-130 Micron Filter
Flush valve	1" Ball Valve



HIGHER RATINGS LLC

9131 ALPINE TRAILS SAN ANTONIO TX 78250

TEL. (210) 389-8228

M - J - N

Revised

Efrain Gallegos

10/22/2025 1:39:53 PM

Pump Requirement:

Dosing Pump:

Chlorinate:

Max slope of the field:

Means of preventing siphoning:

Type of forced main required:

Diameter of supply pipe:

Pressure of adjusting valves to be installed:

Offsets:

410 emitters @ 0.61 GPH @ 30 PSI

4.16 gpm:

Franklin C1 submersible well pump or equivalent

none

< 15 (%)

vacuum breakers

1" schedule 40

1"

30 psi regulator PMFR

Property lines, wells, easements, waterlines, structures, swimming pools, ponds, etc. Shall be strictly adhered to as required by the latest Texas Commission on Environmental Quality (TCEQ)

Pump controls must have National Electrical Manufacturing Association (NEMA) Approval. A PVC union shall be placed above the pump to allow the easy pump removal.

Calculation of Field Size

Four (4) Bedroom 2,100 Sq. Ft. home with water saving devices allowed 300 GPD effluent flow.

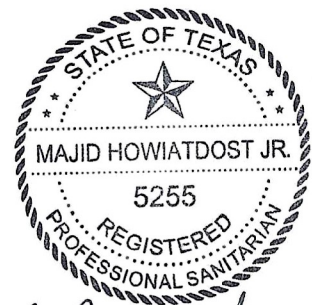
$Q = 300 \text{ GPD}$

$R_a = 0.2 \text{ gal/sq.ft.}$

$Q/R_a = 300/0.2 = 1,500 \text{ Sq. Ft.}$

750 LF of drip tubing is needed to satisfy the demand of 3 the bedroom dwelling.

Install 821 LF of drip tubing on top of 12" of sandyloam and cap with 6" of sandy loam.



HIGHER RATINGS LLC

9131 ALPINE TRAILS SAN ANTONIO TX 78250

TEL. (210) 389-8228

A handwritten signature in black ink, appearing to read "Majid Howiatdost Jr.", written over the printed name and seal.

Pipes and Fittings

All pipes and fittings in this system shall be schedule 40 PVC. All joints shall be sealed with approved PVC cement. The Supply and Return lines shall be 1 inch in diameter. Drip line shall be space 2 feet apart and are rated at 0.61 GPH. Vacuum breakers are to be installed on the highest points of the supply and return line.

Site Preparation

The area selected for the drip irrigation shall be scarified and Built up with 12" of sandy loam. Lay the drip tubing on top of the 12" and cap with 6" of sandy loam. Spread grass seed & curlex or lay sod over the field prior to system start up.

Provisions for Emergencies

A warning system shall be added to the pump tank on a separate circuit from the pump circuit to provide warning of a failure of the system. This aerobic system has a 24 month service agreement which includes emergency service (see attached copy of service contract).

Tank Sizes

A 447 gallon trash tank, a 747 gallon aeration tank and the pump tank shall have a capacity of 796 gallons. A Clear Stream 500 GPD ATU will be used.

Inspections

Inspections are to be conducted by the county in which the OSSF is located.



HIGHER RATINGS LLC

9131 ALPINE TRAILS SAN ANTONIO TX 78250

TEL. (210) 389-8228

MAP LEGEND

	5' ossf set back
	2 way Clean Out
	Supply Line
	1" Purple pipe
	Water meter
	Test holes
	Return Line
	Vacuum Breaker

Disposal Area = 1,642 Sq Ft
Total L.F. drip = 821 LF

There shall be no driving, parking, or storage on the disposal field

Clear Stream
NC3 500 GPD ATU
The tank should be buried deep enough so that there is 12" of sandy loam between the tank and the drip tubing.

Use a 3" or 4" 2 way clean out

Return line to be flushed periodically to pretreatment tank compartment.

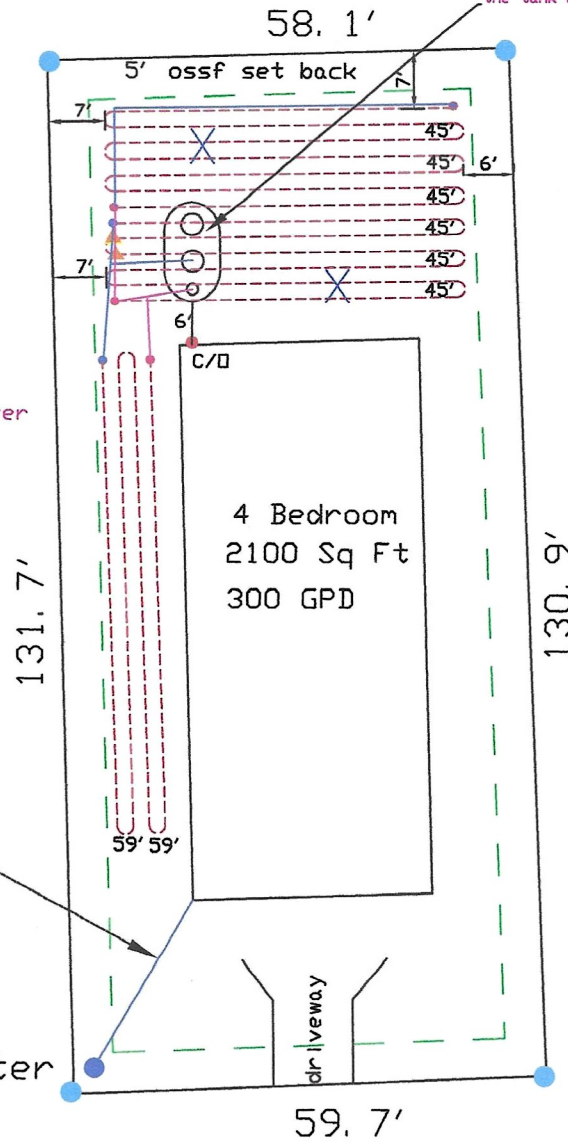
4 rows @ 59 feet each.
13 rows @ 45 feet each.
Total of 821 L.F.

Field to be scarified and built up with 12" of imported sandyloam. The drip tube will be installed on the 12" of sandyloam then capped with another 6".

Grass seed or sod is then placed over the field prior to system start up.

Revised
Efrain Gallegos

10/22/2025 1:40:04 PM



Sleeve water line
If within 10' of OSSF.

water meter

59.7'

Remington



[Handwritten signature]



1"=24'

DATE: 10-28-2024
JOB NO. 241028SF
DRAWN BY: MARD
TITLE: OSSF Design
SHEET:

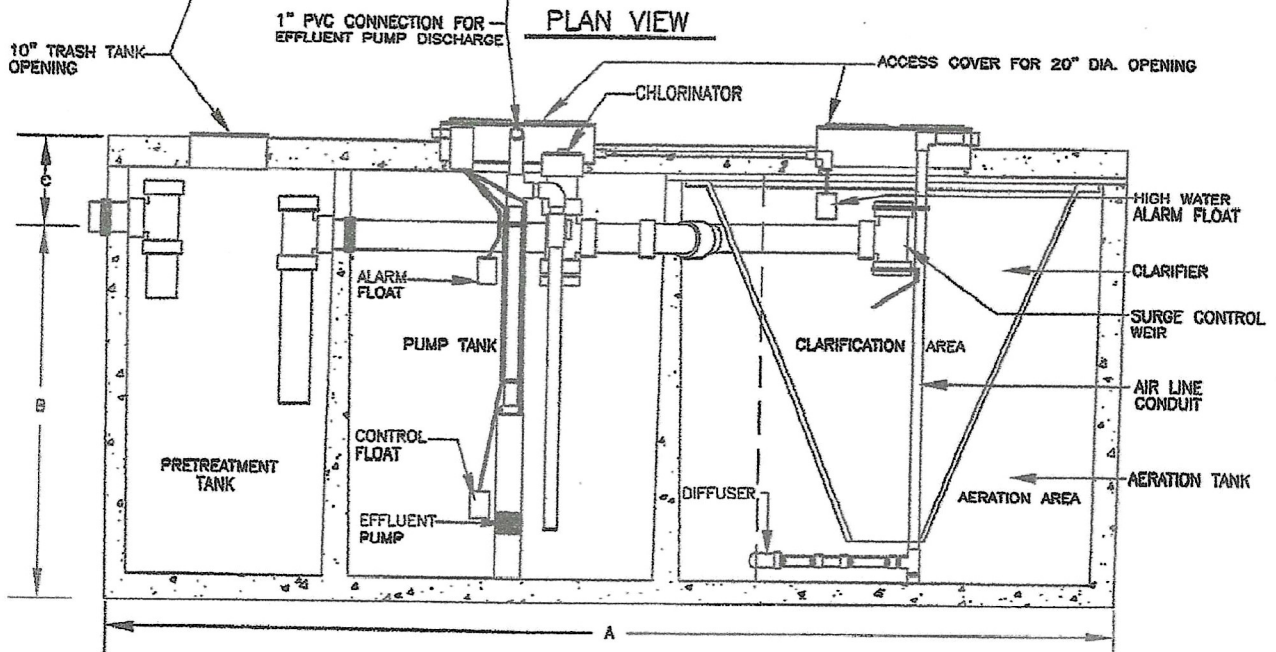
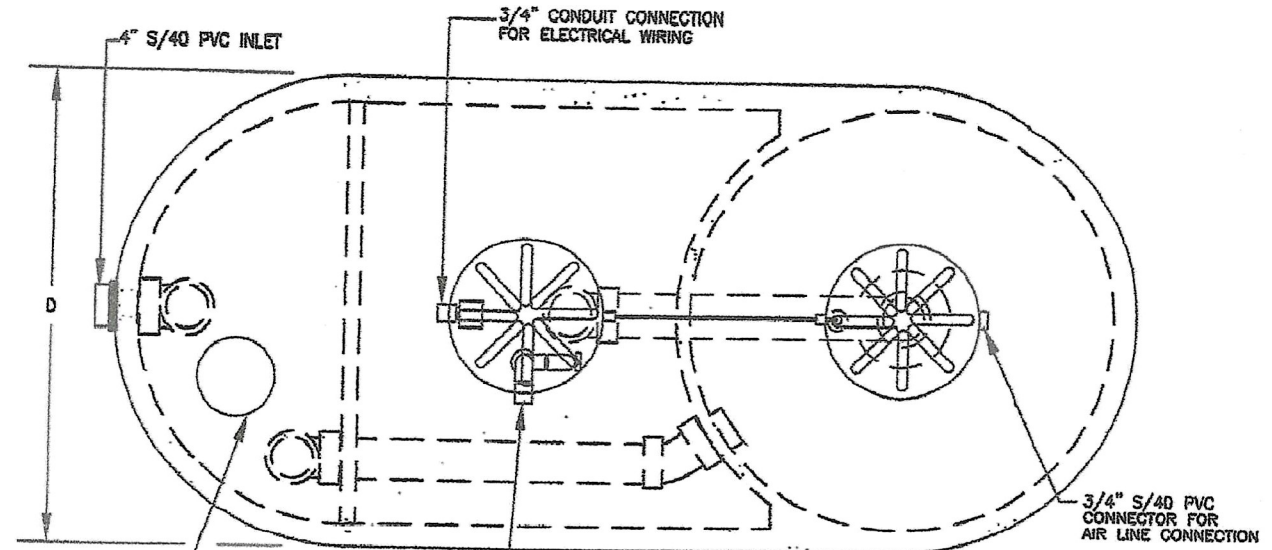
OSSF Design for COMAL HILLS 1, BLOCK 2, LOT 94
aka 333 Remington Rd Spring Branch TX 78070
YANEZ JOSE L C & SILVIA R ALVAREZ



Higher Ratings LLC

9131 Alpine Trail
SAN ANTONIO, TEXAS 78260
TEL. 210-388-8228

DESIGN DRAWINGS



MODEL NC3
SECTION

DIMENSIONAL DATA

MODEL	A	B	C	D
500NC3-500	12'-2"	60"	12"	75"
500NC3-750	13'-5"	60"	12"	75"
600NC3	12'-7"	60"	12"	82"



TANK NOTES:

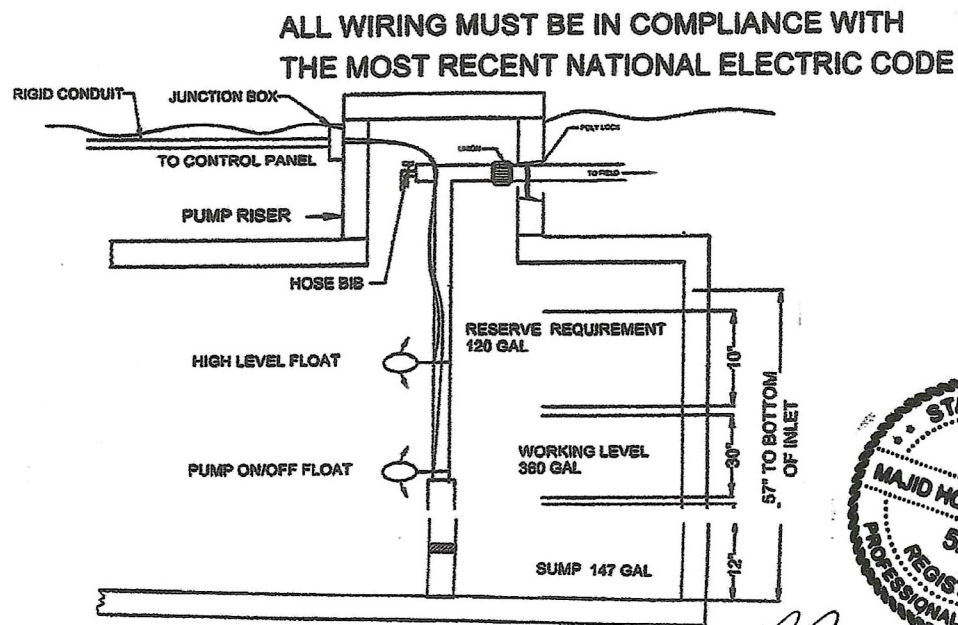
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

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 tanks

Tanks must be left uncovered and full of water for inspection by the permitting authority.



TYPICAL PUMP TANK CONFIGURATION
CLEARSTREAM 500 NC3T W/ 700 GAL PUMP TANK

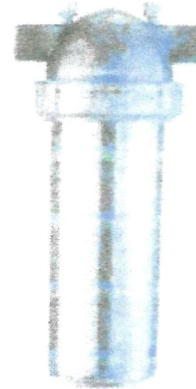


Arkal 1" Super Filter

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



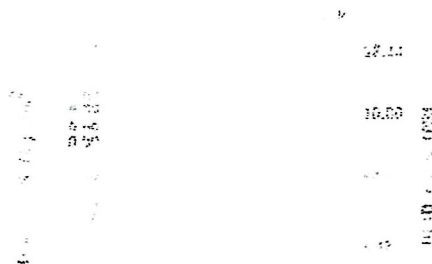
Technical Data

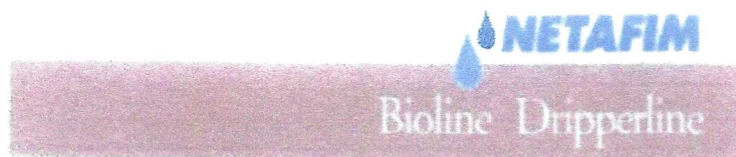
	1" BSPT (male) 25.0 mm -- nominal diameter 33.6 mm -- pipe diameter (O.D.)	1" NPT (male)
Maximum pressure	10 atm	145 psi
Maximum flow rate	6 m ³ /h (1.7 l/sec)	35 gpm
General filtration area	500 cm ²	77.5 in ²
Filtration volume	600 cm ³	37 in ³
Filter length L	340 mm	13 13/32"
Filter width W	130 mm	5 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

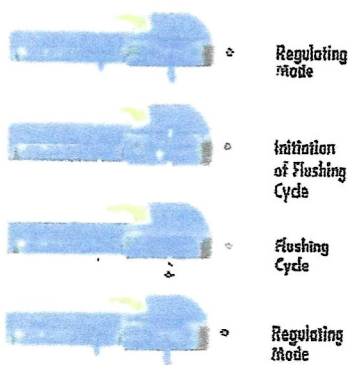
Blue (400 micron / 40 mesh)
Yellow (200 micron / 80 mesh)
Red (135 micron / 120 mesh)
Black (100 micron / 140 mesh)
Green (55 micron)

Head Loss Chart





Pressure Compensating Dripperline for Wastewater



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

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

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

Cross Section of Bioline Dripperline

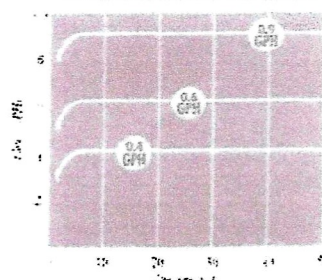


Root Safe

- A physical barrier on each Bioline dripper 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 dripper outlets.



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



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 8 - 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	Outlet
3/4-inch Female National Pipe Thread (FNPT)	3/4-inch Female National Pipe Thread (FNPT)
1-inch Female National Pipe Thread (FNPT)	1-inch Female National Pipe Thread (FNPT)
1-inch Female British Standard Pipe Thread (FBSPT)	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

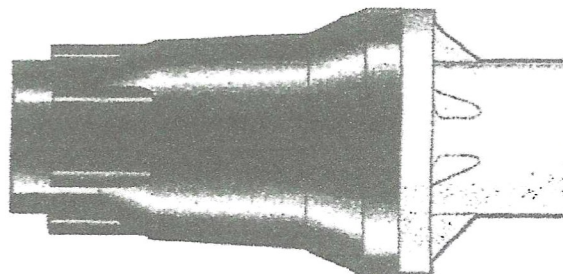
3/4" FNPT x 3/4" FNPT model (shown on right)

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.



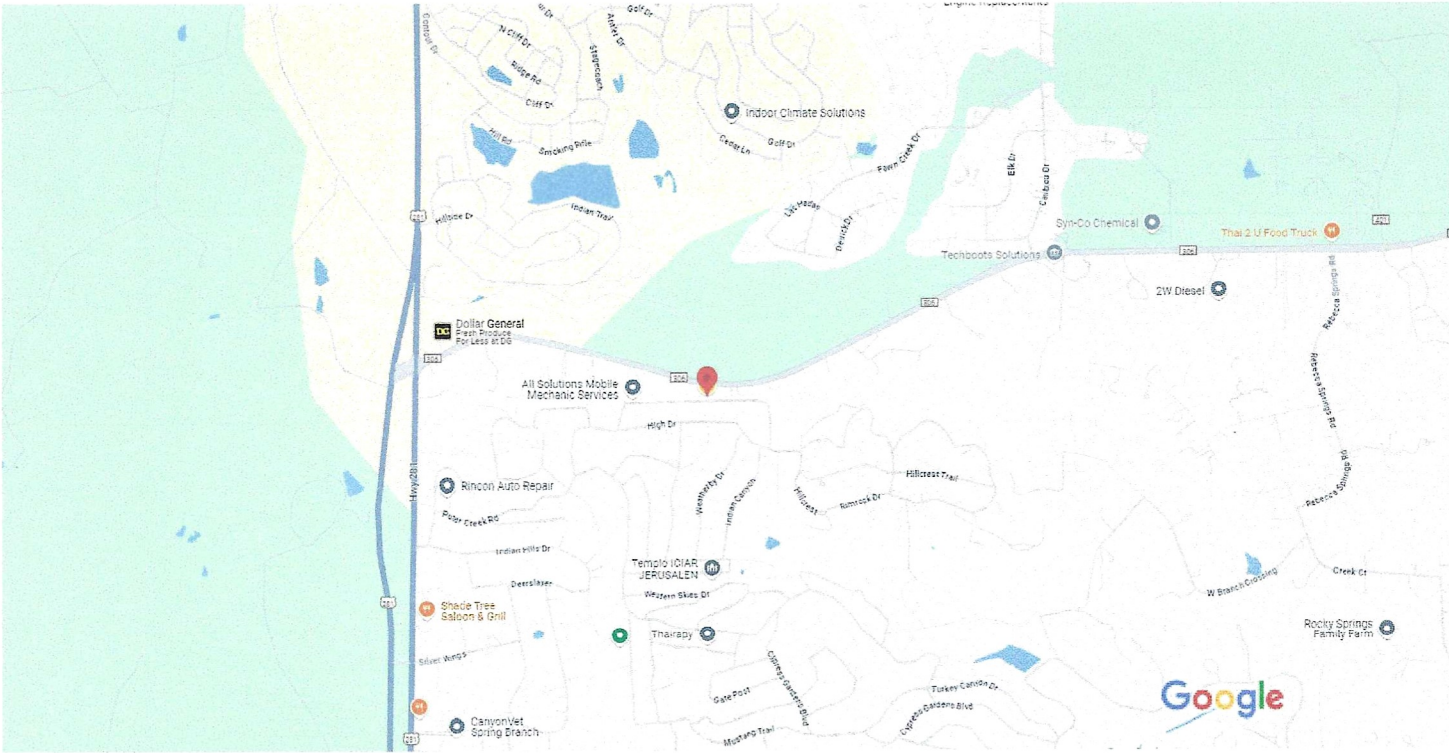
PMR-MF

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)

333 Remington Rd



Map data ©2024 Google 1000 ft



333 Remington Rd

- Directions
- Saved
- Nearby
- Send to phone
- Share

★ Saved in Starred places

333 Remington Rd, Spring Branch, TX 78070

From: [Ritzen,Brenda](#)
To: [Summer Zavala](#); [Majid Howiatdost](#)
Subject: Permit 118059
Date: Thursday, December 5, 2024 4:06:00 PM
Attachments: [image001.png](#)
[Pages from 118059.pdf](#)

Re: Jose L. C. Yanez & Silvia R. Alvarez
Comal Hills Unit 1 Lot 94 Block 2
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 permit application must be signed by both property owners.
- ✓ 2. A gpd on the 2nd page of the permit application is 240 gpd instead of the 300 gpd required.
- ✓ 3. The Affidavit submitted is for a different property.
- ✓ 4. The maintenance contract submitted is for a different property owner and property.
- ✓ 5. A preliminary inspection is scheduled for tomorrow. Additional information may be needed once complete.
6. 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



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE TREATMENT FACILITY APPLICATION

VOID

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

Date _____

Permit Number 118059

1. APPLICANT / AGENT INFORMATION

Owner Name YANEZ JOSE L C & SILVIA R ALVAREZ
Mailing Address 941 NAKOOSA DRIVE
City, State, Zip SAN ANTONIO, TX 78260
Phone # 210-727-6205
Email kotconstruction.llc1@gmail.com

Agent Name Majid Howiatdost
Agent Address 9131 Alpine Trail St
City, State, Zip San Antonio, TX 78250
Phone # 210-389-8228
Email mhowiatdost@yahoo.com

2. LOCATION

Subdivision Name COMAL HILLS 1 Unit _____ Lot 94 Block 2
Survey Name / Abstract Number 150165-1 Acreage .17
Address 333 Remington rd City Spring Branch State TX Zip 78070

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 2,100

☐ Non-Single Family Residential

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

Type of Facility _____

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

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

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

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 150,000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well ☐ 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.

Jose Cumacho
Signature of Owner

Date



VOID

Planning Materials & Site Evaluation as Required Completed By Majid Howiatdost

System Description Aerobic drip septic system

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

Tank Size(s) (Gallons) 500 GPD Absorption/Application Area (Sq Ft) 1,830 sq ft

Gallons Per Day (As Per TCEQ Table III) 240

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

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

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

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

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

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

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

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

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

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

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

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

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

If yes, indicate the city: _____

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.

Majid Howiatdost
Signature of Designer

10/28/24
Date

H/CB

THE COUNTY OF COMAL
STATE OF TEXAS



202406033150 10/30/2024 02:43:56 PM 1/2

AFFIDAVIT

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

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), §5.012 and §5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety Code, requires owners 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.

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):

Rebecca Creek Park Third Filing BLK 43 Lot 4 & Lot 3

Abn 450400-3

The property is owned by (owner as per deed) Jose Luis Camacho

This OSSF shall be covered by a continuous service policy 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 may be obtained from (insert name of permitting authority).

WITNESS BY HAND(S) ON THIS 24 DAY OF October, 2024

Jose Luis Camacho
Owner(s) Printed Name(s)

Owner(s) Printed Name(s)

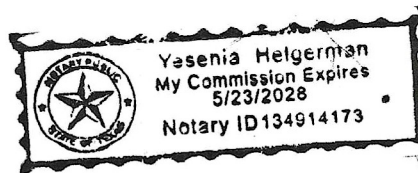
Jose Camacho
Owner(s) Printed Signature(s)

Owner(s) Printed Signature(s)

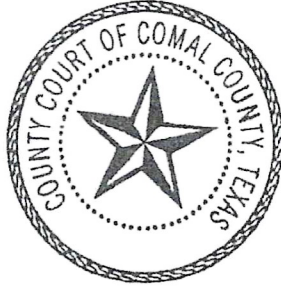
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 24 DAY OF

October, 2024

Notary Public Signature



VOID



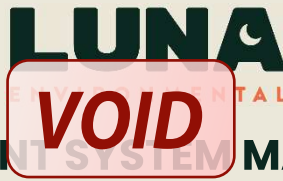
This page has been added to comply with the statutory requirement that the clerk shall stamp the recording information at the bottom of the last page.

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

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
10/30/2024 02:43:56 PM
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202406033150



Bobbie Koepp



WASTEWATER TREATMENT SYSTEM MAINTENANCE CONTRACT

Customer

Mario Luna

Residential



Initial Contract



Site Address

1060 Deer Valley Pass, Spring Branch, TX 78070

Agency

Comal County

Email

kotconstruction.llc1@gmail.com

Phone

(210) 779-7557

Permit Number

System Details

Treatment: Aerobic Surface Application Liquid Bleach / System: Clearstream Wastewater Systems 500 Max GPD

MAINTENANCE AGREEMENT

I. General:

This work for hire agreement (hereinafter referred to as "Agreement") is entered into by and between the Client and Luna Environmental, LLC (hereinafter referred to as "Contractor"), located at 9595 Ranch Rd 12 Suite #1, Wimberley, TX 78676. 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 & Fees:

This agreement commences upon receipt by the Contractor of notice that the Local Regulatory Agency has given final approval of the installation (for a new or modified system), or on **9/23/2025** for an existing system, provided the Contractor has received payment in full of Fee(s) as agreed herein. The fees for this agreement are **\$450.00** and shall be prepaid per the payment terms outlined herein.

III. Renewal Terms:

The term of this Agreement is **2 year(s)** but in no case shall the Fee to the Contractor be for less than **one (1) year**. This Agreement is non-expiring and automatically renews without need for signing of any additional document(s) – provided Client continues to timely pay the Fee(s) when due. Agreements paid monthly are paid using Contractor's system for automatic debit or automatic draft. Agreements that are prepaid will be invoiced by Contractor before the due date and must be timely paid by Client. If not timely paid before the due date, the Contractor has the right to terminate this Agreement.

IV. Services by Contractor:

1. Inspect and perform routine maintenance on the part with "On-Site Sewage Facility ("OSSF or "the system") 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.
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, turbidity, 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. BOD and TSS annually on commercial accounts, additional charges apply.
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. Replacement, Replenishment, and

Repairs are additional services not covered by this Agreement. Regarding all such work, Contractor shall abide by Client's election in Section V of this agreement.

VOID

5. Report to the appropriate regulatory agency 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 agency within 14 days.
6. Visit site within 48 hours of a service request.
7. Provide Customer Support line at (855) 560-9909

V. Client Responsibilities:

1. Maintain a current License to Operate and abide by the conditions and limitations of that license and all requirements for OSSF from the State and Local Regulatory Agency as well as manufacturer's recommendations.
2. Maintain disinfection unit and at all times provide proper and adequate chlorine supply or operating disinfection component, if OSSF is equipped with same.
3. Provide all necessary site, yard, or lawn maintenance and removal of obstacles, including dogs and other animals, as needed to allow the system and its components to function properly and to allow Contractor safe and easy access to all parts of the system and its components.
4. Maintain site drainage to prevent adverse effects on OSSF.
5. Provide for pumping of tanks, when and as suggested by Contractor, at Client's own expense. Typically, every 3 years.
6. Do not exceed the system's physical, hydraulic, or biological limitations
7. Notify Contractor within 24 hours of the occurrence of any and all alarms or problems with any component or with the system.
8. Be available by text, phone, or in person when the Contractor is on-site in case of required repair approvals or questions.
9. Promptly pay Contractor's bills, fees, and invoices in full.
10. Elect one of the following: Authorized

Yes, I authorize. If during the Contractor's time of the maintenance check any component of the system is found to need replacement, replenishment, or repair, then Client authorizes Contractor to perform the service per the above and bill or charge the Client for such additional services without further approval by Client so long as the service is \$150 or less and Contractor has the necessary materials to perform the replacement, replenishment, or repair.

VOID

No, I do not authorize. If, during the Contractor's maintenance check, any component of the system is found to be in need of replacement, replenishment, or repair, Contractor will notify Client of repairs needed and, where feasible, provide an estimate of costs. No replacement, replenishment, or repairs will be performed without express approval of Client. Additional Service fees will apply for return visits to perform repairs.

VI. Authority

In signing this Agreement, the Client: (1) hereby affirms ownership to the Property as well as the OSSF that is the subject of this Agreement. (2) represents that he/she has authority to permit Contractor's entry upon property to monitor, service, or repair and agrees to hold Contractor and its agents harmless for entry upon such real property for these purposes, and (3) represents to have the authority to bind all owners of the property to the terms of this agreement, or to accept personal responsibility for these terms.

VII. Access By Contractor

Contractor is hereby granted access to the system and all related components for the purposes of performing the Services or Additional Services. Unless other arrangements have been made in advance in writing, Contractor's personnel may enter the property at reasonable times without any form of notice for the purpose of performing the Services or Additional Services. Contractor will require free, unrestricted access to the system and related components for the purpose of performing all work. If upon arrival at the site, Contractor determines that access is prevented, blocked, or restricted, Contractor is not required to perform any of the steps, and will be credited with completion of that maintenance check. Additional maintenance checks to complete the Services shall be billed to Client as an Additional Service.

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, 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. Under no condition shall prepayment of Fee, or the sum of monthly payments of Fee, be for less than **a one-year** term. After **2 year(s)**, prepaid agreements (other than monthly) may be prorated using monthly increments, less other charges as discussed elsewhere in this Agreement.

VOID**IX. Application or Transfer of Payment:**

The Fee paid for this Agreement may transfer to the subsequent owner(s), however, this Agreement will not transfer. Client will advise subsequent owner(s) of the regulatory requirement for a replacement Agreement. Regulations require that replacement Agreements be signed and received within 30 days of transfer of ownership. Contractor will apply all funds received from Client first to any past-due obligations arising from this Agreement including late charges, returned check charges, and charges for repairs or services not paid within 10 days of invoicing. Unpaid balances on Client's account may lead to the extension of the monthly drafting or debiting program, if applicable, to complete payment of Client's account balance(s).

X. Termination of Agreement:

After a minimum of **2 year(s)**, in order to provide sufficient time to comply with the regulatory requirement for notices from the Contractor to the Local Regulatory Agency, this Agreement may be terminated for any reason by either party with a minimum 30 day written notice, without fault of the terminating party. Contractor shall be due a Fee equal to at least the first year and may also deduct for any other work performed by Contractor but not yet paid by Client, whether invoiced prior to termination or not. Contractor will notify the appropriate Local Regulatory Agency of this termination.

XI. 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.

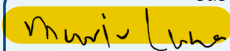
VOID**XII. Severability:**

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.

Mario Luna

Signed by:

Customer Name



4582A853A94E4F3...

Customer Signature

Luna Environmental / Logan Leppo

Maintenance Provider Name

LOGAN LEPPA

License # MP0002494

Maintenance Provider Signature

Additional Comments / Special Terms

ORT GF# 11936IH IR

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: May 14, 2024

Grantor: NORMA G. LOPEZ

Grantor's Mailing Address: 11602 La Granja
San Antonio, TX 78253

Grantee: JOSE LUIS CAMACHO YANEZ and SILVIA RUIZ ALVAREZ

Grantee's Mailing Address, and after Recording, Return to: 941 Nakoosa Dr., San Antonio, TX 78260

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot 94, Block 2, COMAL HILLS, UNIT NO. 1, a subdivision in Comal County, Texas, according to the plat recorded in Volume 2, Pages 53-54, of the Map and Plat Records of Comal County, Texas.

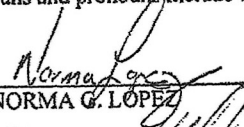
Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: 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 2024, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor 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 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.

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that such Contract provides for limitations or other agreed matters that will survive the closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

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

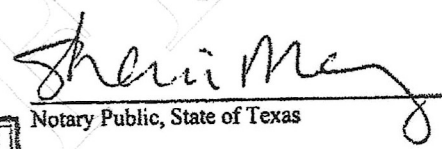

NORMA G. LOPEZ

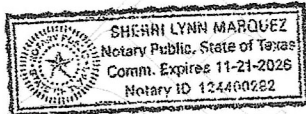
By: 
MICHAEL RENE LOPEZ, Agent Under that certain
Statutory Durable Power of Attorney of NORMA G.
LOPEZ, dated 3/14/2024

STATE OF TEXAS)

COUNTY OF BEXAR)

This instrument was acknowledged before me on May 14, 2024 by MICHAEL RENE LOPEZ, Agent Under that certain Statutory Durable Power of Attorney of NORMA G. LOPEZ, dated 3/14/2024


Notary Public, State of Texas



Page 2

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Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
05/15/2024 11:09:31 AM
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COMAL COUNTY
ENGINEER'S OFFICE

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

VOID

Planning Materials & Site Evaluation

System Description Aerobic drip septic system

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

Tank Size(s) (Gallons) 500 GPD

Absorption/Application Area (Sq Ft) 1,830 sq ft

Gallons Per Day (As Per TCEQ Table III) 200 300

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

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

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

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

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

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

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

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

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

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

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

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

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

If yes, indicate the city: _____

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

Date



9131 Alpine Trail San Antonio TX, 7850

Designed for:

YANEZ JOSE L C & SILVIA R ALVAREZ

NEW AEROBIC SEPTIC SYSTEM

DRIP IRRIGATION

Residential Septic System @
Site: 333 Remington Rd
Spring Branch, TX 78070

This Design includes an attached drawing:

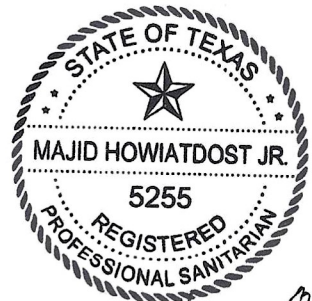
Dated 10-18-2024

Use a Clear Stream NC3T 500 GPD or Equivalent ATU

Design Specifications:

This site will consist of a 4 Bedroom 2,100 Sq Ft. residential structure with maximum daily load capacity of 300 Gal/day.

Pump tank/chlorine contact chamber capacity:	Min: 500 Gal
Design application rate: Ra	0.10 gal/sq.ft./day
Soil Profile determined:	Clay Loam III Bedrock @ surface
Dosing cycle quantity:	50-70 Gallons
Number of dosing cycles per day:	8
Dosing Time (min)	10 min
Type of float switch:	Mercury Float Switch
Total Absorption Area $Q/Ra = 240\text{gpd}/0.2$	1,500 S.F.
Total Drip Line Required	750 LF
Total Drip Line Designed	915 LF
Total Absorption Area Designed	1,830 SF
Filter	100-130 Micron Filter
Flush valve	1" Ball Valve



HIGHER RATINGS LLC

9131 ALPINE TRAILS SAN ANTONIO TX 78250

TEL. (210) 389-8228

A handwritten signature in black ink, appearing to read 'Majid Howiatdost Jr.', located to the right of the company address.

Pump Requirement:

Dosing Pump:

Chlorinate:

Max. slope of the line

Means of preventing splashing

Type of force main required

Diameter of suction pipe

Pressure of adjusting valves to be installed:

Offsets:

VOID

457 emitters @ 0.61 GPH @ 30 PSI

4.64 gpm:

Franklin C1 submersible well pump or equivalent

none

< 15 (%)

vacuum breakers

1" schedule 40

1"

30 psi regulator PMFR

Property lines, wells, easements, waterlines, structures, swimming pools, ponds, etc. Shall be strictly adhered to as required by the latest Texas Natural Resources Conservation Commission (TNRCC) construction standards.

Pump controls must have National Electrical Manufacturing Association (NEMA) Approval. A PVC union shall be placed above the pump to allow the easy pump removal.

Calculation of Field Size

Four (4) Bedroom 2,100 Sq. Ft. home with water saving devices allowed 300 GPD effluent flow.

Assume an application rate of 15.6 Sq.Ft. Per gallon per day.

$Q = 300 \text{ GPD}$

$Ra = 0.2 \text{ gal/sq.ft.}$

$Q/Ra = 300/0.2 = 1,500 \text{ Sq. Ft.}$

750 LF of drip tubing is needed to satisfy the demand of 3 the bedroom dwelling.

Install 915 LF of drip tubing on top of 12" of sandyloam and cap with 6" of sandy loam.



HIGHER RATINGS LLC

9131 ALPINE TRAILS SAN ANTONIO TX 78250

TEL. (210) 389-8228

A handwritten signature in black ink, appearing to read "Majid Howiatdost Jr.", located below the professional seal.

Pipes and Fittings

All pipes and fittings in this system shall be schedule 40 PVC. All joints shall be sealed with approved PVC cement. The supply and return lines shall be 1 inch in diameter. Drip line shall be spaced 2 feet apart and are rated at 0.61 GPH. Vacuum breakers are to be installed on the highest point of the supply and return line.

VOID

The area selected for the drip irrigation shall be scarified and Built up with 12" of sandy loam. Lay the drip tubing on top of the 12" and cap with 6" of sandy loam. Spread grass seed & curlex or lay sod over the field prior to system start up.

Provisions for Emergencies

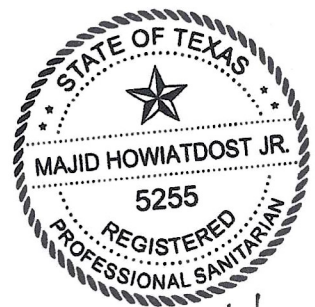
A warning system shall be added to the pump tank on a separate circuit from the pump circuit to provide warning of a failure of the system. This aerobic system has a 24 month service agreement which includes emergency service (see attached copy of service contract).

Tank Sizes

A 447 gallon trash tank, a 747 gallon aeration tank and the pump tank shall have a capacity of 796 gallons. A Clear Stream 500 GPD ATU will be used.

Inspections

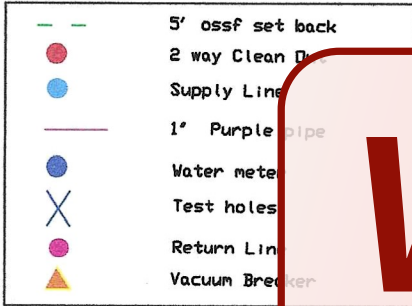
Inspections are to be conducted by the county in which the OSSF is located.



[Handwritten signature]

HIGHER RATINGS LLC
9131 ALPINE TRAILS SAN ANTONIO TX 78250
TEL. (210) 389-8228

MAP LEGEND



Disposal Area = 1,830 Sq Ft
Total L.F. drip = 915 LF

There shall be no driving, parking, or storage on the disposal field

VOID

Clear Stream
NC3 500 GPD ATU
The tank should be buried deep enough so that there is 12" of sandy loam between the tank and the drip tubing.

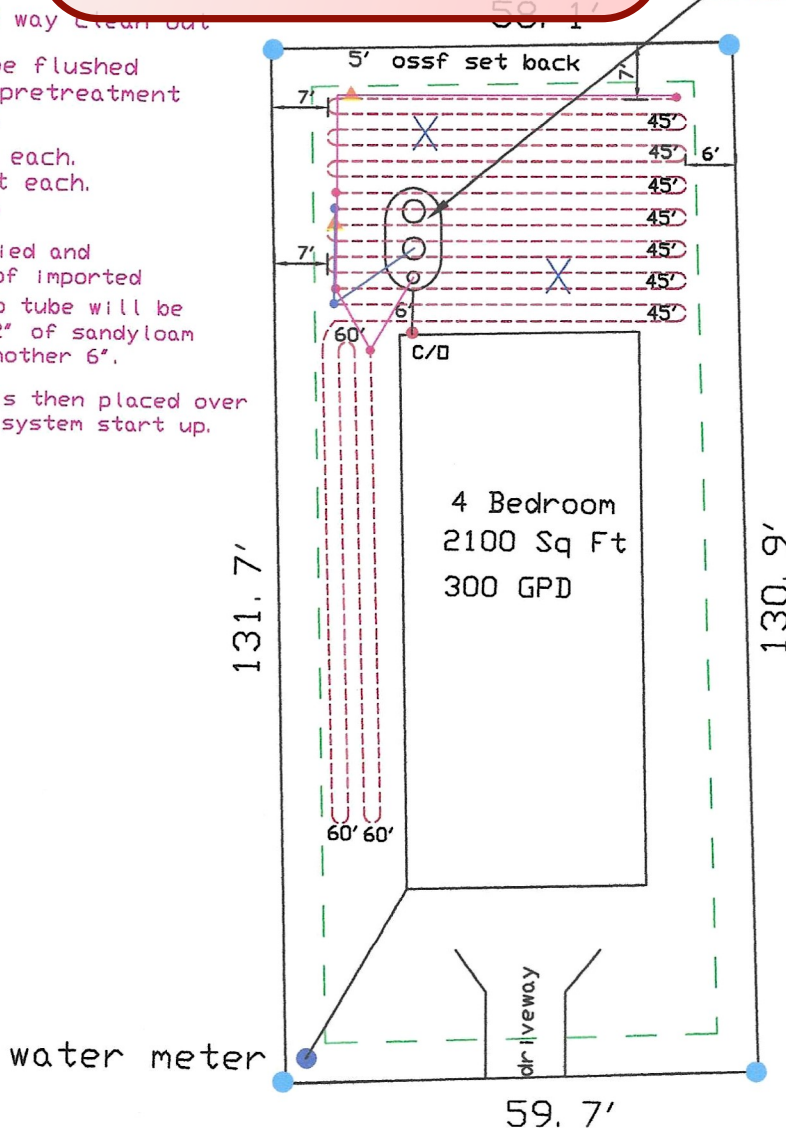
Use a 3" or 4" 2 way Clean Out

Return line to be flushed periodically to pretreatment tank compartment.

4 rows @ 60 feet each.
15 rows @ 45 feet each.
Total of 915 L.F.

Field to be scarified and built up with 12" of imported sandyloam. The drip tube will be installed on the 12" of sandyloam then capped with another 6".

Grass seed or sod is then placed over the field prior to system start up.



Remington



OSSF Design for COMAL HILLS 1, BLOCK 2, LOT 94
aka 333 Remington Rd Spring Branch TX 78070
YANEZ JOSE L C & SILVIA R ALVAREZ



Higher Ratings LLC

9131 Alpine Trail
SAN ANTONIO, TEXAS 78250
TEL 210-389-8228

DATE: 10-08-2004
JOB NO. 241022SP
DRAWN BY: MAJD
TITLE: OSSF Design
SHEET:



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		118059
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.

Majid Howiatdost

Signature of Applicant

10-18-2024

Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION
___ (Missing Items Circled, Application Refeused)