

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: A&R

OSSF Installer #: OS0038409

1st Inspection Date: 10/21/25

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: Corey Allen

Inspector Name: _____

Inspector Name: _____

Permit#: **118148**

Address: **6413 Chimney Rock**

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: **10/21/25 CA: Tank location revision needed. Tank level no leaks cover tank. No structure need op**

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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		600	X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X		NuWater	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 Drip Irrigation	X	285.33(c)(3)(A)-(F)		X		

**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		
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	X					

**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)				
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)				
42	APPLICATION AREA Area Installed	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: 118148
Issued This Date: 07/07/2025
This permit is hereby given to: Inspira Financial Trust LLC Custodian fboDonald D. Moser IRA

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

6413 CHIMNEY ROCK
CANYON LAKE, TX 78133

Subdivision: Emerald Valley
Unit: N/A
Lot: 46D & 46E
Block: N/A
Acreage: 0.5000

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 2:57 pm, Dec 03, 2024



COMAL COUNTY

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

--	--

Date Received

Initials

118148

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

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

____ (Missing Items Circled, Application Refused)

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 05/14/2025

Permit Number

1. APPLICANT / AGENT INFORMATION

Owner Name Inspira Financial Trust LLC Custodian fbo
Donald D. Moser IRA #41651-11

Agent Name John J. Haag, P.E.

Mailing Address 2001 Spring Road, Suite 700

Agent Address 15831 Secret Trails

City, State, Zip Oak Brook, IL 60523

City, State, Zip San Antonio, Tx. 78247

Phone # 281-492-3434 ext. 3569

Phone # 210-705-4268

Email Gold.Family@questtrust.com

Email jhaag@satx.rr.com

2. LOCATION

Subdivision Name Emerald Valley Unit Lot 46D, 46E Block

Survey Name / Abstract Number Acreage 0.5 (BOTH LOTS) PG 14

Address 6437 Chimney Rock City Canyon Lake State Tx. Zip 78133

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1456

☐ 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: \$ 150000 (Structure Only)

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

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

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Signature of Owner

Claudia Puskarz
Sr. Transfer Specialist, Outgoing Transfers
Inspira Financial Trust, LLC

Date 6/11/2025





COMAL COUNTY
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 John J. Haag, P.E.

System Description Proprietary aerobic treatment with drip disposal

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

Tank Size(s) (Gallons) NuWater B-550

Absorption/Application Area (Sq Ft) 1200 min 2400 JPH

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.)

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

06/18/2025

Date

1/CP

THE COUNTY OF COMAL



202406033283 10/31/2024 01:37:23 PM 1/1

STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to the Texas Commission on Environmental Quality (TCEQ) 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 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 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 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):

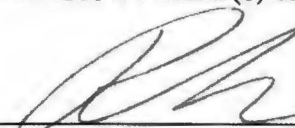
Legal Description: Lot 46E, Emerald Valley Subdivision

This property is owned by: Inspira Financial Trust LLC Custodian fbo Donald Dwayne Moser IRA # 41651-11

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 system for a single-family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

The owner will, upon any sale or transfer of the above-described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from Comal County.

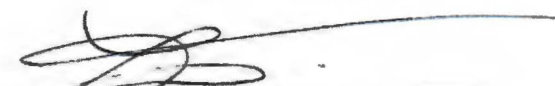
WITNESS BY HAND(S) ON THIS 23rd DAY OF October, 2024


Rebecca Miller, CISP
Gold Family Accounts Officer

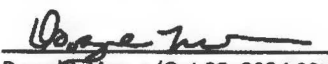
Rebecca Miller, CISP, Gold Family Accounts Officer

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 23rd DAY OF October, 2024



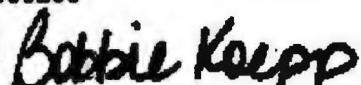

Notary Public, State of Texas

Read & Approved


Donald Moser (Oct 23, 2024 09:50 CDT)

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
10/31/2024 01:37:23 PM
LAURA 1 Page(s)
202406033283





WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

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

Permit/License Number _____
Customer Inspira Financial Trust, LLC Custodian FBO Donald Dwayne Moser IRA # xx-65111
Site Address 6413 Chimney Rock _____
City Canyon Lake **Zip** 78133
Mailing Address 2001 Spring Rd Suite 700 Oak Brook, IL 60523
County Comal **Map #** _____
Phone 877-256-3256
Email SDIRA@inspirafinancial.com

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

II. Effective Date:

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

III. Termination of Agreement:

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

IV. Services:

Contractor will:

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

V. Disinfection:

Initial _____ Initial _____
 DDM _____

RC



Customer's Initials

Contractor's Initials

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

VI. Electronic Monitoring:

Electronic Monitoring is not included in this Agreement.

VII. Performance of Agreement:

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

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

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

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

VIII. Customer's Responsibilities:

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

a. Provide all necessary yard or lawn maintenance and removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.

b. Protect equipment from physical damage including but not limited to that damage caused by insects.

c. Maintain a current license to operate, and abide by the conditions and limitations of that license, and all requirements for and OSSF from the State and/or local regulatory agency, whichever requirements are more stringent, as well as the proprietary system's manufacturer recommendations.

d. Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of, the OSSF.

e. Provide, upon request by Contractor, water usage records for the OSSF so that the Contractor can perform a proper evaluation of the performance of the OSSF.

f. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluating the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section IV (d) above, Customer agrees to pay Contractor for the sample collection and transportation, portal to portal, at a rate of \$35.00 per hour, plus the associated fees for laboratory testing.

g. Prevent the backwash or flushing of water treatment or conditioning equipment from entering the OSSF.

h. Prevent the condensation from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.

i. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.

j. Maintain site drainage to prevent adverse effects on the OSSF.

k. Pay promptly and fully, all Contractor's fees, bills, or invoices as described herein.

IX. Access by Contractor:

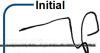
Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the Services and/or repairs described herein.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

X. Limit of Liability:

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

XI. Indemnification:

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

Initial
 Initial


Customer's Initials



RC

Contractor's Initials



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

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

XII. Severability:

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

XIII. Fee for Services:

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

XIV. Payment:

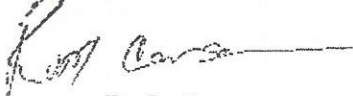
Full payment is due upon execution of this Agreement (Required of new Customer). For any other service(s) or repair(s) provided by Contractor the Customer shall pay the invoice(s) for said service(s) or repair(s) within thirty (30) days of the invoice date. The Contractor shall mail all invoices on the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

XV. Application or Transfer of payment:

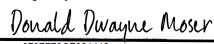
The fees paid for this agreement may be transferred to subsequent property owner(s); however, this Agreement is not transferable. Customer shall advise the subsequent property owner(s) of the State requirement that they sign a replacement agreement authorizing Contractor to perform the herein described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

XVI. Entire Agreement:

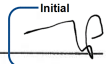
This agreement contains the entire Agreement of the parties, and there are no other conditions in any other agreement, oral or written.


Rudy Carson

Block Creek Aerobic Services, LLC,
 Contractor
 MP# 0002036

Signed by: 
 0737F73C7881413
Customer Signature 10/20/2025
Date

Signed by: 
 F3E6D0FD94B043D...

Initial  Initial 

Customer's Initials

 11/14/2016
 copyright
 all rights reserved

RC

Contractor's Initials

1/BC



202506023066 07/25/2025 08:15:27 AM 1/1

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared Inspira Financial Trust, LLC Custodian fbo Donald D. Moser IRA #41651-11, who after being duly sworn, upon oath states that he/she is the owner of record of those certain tracts or parcels of land lying and being situated in Comal County, Texas, and being more particularly described as follows:

Lots 46D and 46E, Emerald Valley Subdivision

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

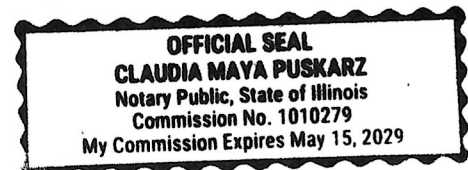
WITNESS BY HAND(S) ON THE 22nd DAY OF July, 200 2025

[Signature]
Laurel Henderson, Manager
Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS
DAY OF 22nd July, 200 2025

[Signature]
Notary Public, State of Texas Illinois

Notary's Printed Name: Claudia Puskarz
My Commission Expires: May 15, 2029



Instructions:

- 1) Document must be completed and Property Owner(s) signature(s) notarized
- 2) Record completed document in the Comal County Clerk's Office,
- 3) Submit copy of recorded document to the Comal County Office of Envir

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
07/25/2025 08:15:27 AM
PRISCILLA 1 Page(s)
202506023066



Bobbie Koepp

Received: Brandon Olvera 09/03/2025



HAAG ENGINEERING CONSULTANTS

15831 Secret Trails • San Antonio, Texas 78247 • Tel: (210) 705-4268 • Email: jhaagpe@gmail.com

August 19, 2025

Mr. Brandon Olvera
Comal County Office of Environmental Health
195 David Jonas Drive
New Braunfels, Texas 78132-3760

RE: Requirement of OSSF to Utilize Two Lots
Lots 46D and 46E, Emerald Valley Subdivision
Canyon Lake, Texas 78133

Dear Brandon:

Due to the topography on both lots (steep slopes and FEMA floodplain areas) and limited area for a habitable structure, it is necessary for the OSSF to utilize both lots.

Please contact me if you need anything additional.

Sincerely,



08/19/2025

Haag Engineering Consultants, LLC
Firm No.: F-5789

**ON-SITE SEWAGE FACILITY (OSSF)
SITE EVALUATION FORM**

1. OWNER INFORMATION				
Property Owner's Full Legal Name: Inspira Financial Trust LLC Custodian fbo Donald D.. Moser IRA # 41651-11				
2. PROPERTY INFORMATION				
City: Canyon Lake			Zip Code: 78133	
Legal Description:				
Lot: 48D	Block:	Subdivision: Emerald Valley	Unit:	Phase:
If not located in subdivision: Survey:				
Abstract:			Recorded (Vol/Pg):	

3. SITE EVALUATION INFORMATION:	
Name of Site Evaluator: John J. Haag	PE #: 90158
Date Performed: 04/18/2025	Proposed Excavation Depth: Surface

4. REQUIREMENTS:

- At least two soil evaluations must be performed on the site at opposite ends of the proposed disposal area. Locations of soil evaluations must be shown on the application site drawing or designer's site drawing.
- For subsurface disposal, soil evaluations must be performed to a depth of at least 2 feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Soil Profile Hole Number: 1					
Depth (ft.)	Textural Class	Gravel Analysis	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0	IV	<30%	No	Yes	Limestone @ or near surface
1					
2					
3					
4					
5					

ON-SITE SEWAGE FACILITY (OSSF) SITE EVALUATION FORM

Soil Profile Hole Number: 2					
Depth (ft.)	Textural Class	Gravel Analysis	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0	IV	<30%	No	Yes	Limestone @ or near surface
1					
2					
3					
4					
5					

5. FEATURES OF SITE AREA:

Presence of 100 year flood zone:

☒ Yes ☐ No

Presence of adjacent ponds, streams or water impoundments

☐ Yes ☒ No

Existing or proposed water well in nearby area

☐ Yes ☒ No

Organized sewage available to lot or tract

☐ Yes ☒ No

Recharge features within 150 feet

☐ Yes ☒ No (none found)

6. I certify that the above statements are true and correct and are based on my own field observations.



04/18/2025

Haag Engineering Consultants, LLC
Firm: F-5789

Preliminary Field Check For Drip Systems

DATE: 1/2/25

INSPECTOR: Corey Allen

OBSERVATION: Site conditions match report

**AEROBIC TREATMENT
DRIP TUBING SYSTEM
FOR:
LOTS 46E AND 46E, CHIMNEY ROCK
EMERALD VALLEY**

SITE DESCRIPTION:

Located in Emerald Valley, Lots 46D and 46E, the proposed system will serve at 3-bedroom, 1,456 s.f. residence situated with soils per the Site Evaluation report. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:

A 3 or 4 inch SCH-40 pipe discharges from the residence into a NuWater B-550 (600 gpd) aerobic treatment plant containing a 353 gallon pretreatment tank and a 768 gallon pump chamber. The pump chamber contains a 0.5 HP Franklin C1-Series-20XC1-05P4-2W115 submersible well pump. The well pump is activated by a time controller allowing the distribution seven times per day with a 5-minute run time with the float setting at min. 240 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 minimum 2400 sf drip tubing field with Netifim Bioline drip lines approximately two feet apart with 0.61 gph emitters set every two feet as per the attached schematic. A pressure regulator Model PMR35MF 35psi installed in the pump tank on the manifold to the field will maintain pressure at 35 psi. A 1" SCH-40 return line is installed to continuously flush the system by cycling a 1" ball valve. Solids caught in the disk filter are flushed each cycle back to the pump tank. Agricultural Products, Inc. (Model #VBK-1) 1" PVC vacuum breakers installed on the highest point on each manifold will prevent siphoning of effluent from higher to lower parts in the field. The field area shall be scarified and then built up so that a minimum of 6" of Type III soil is above any bedrock or type IV soils then the drip tubing shall be laid and capped with a minimum of 6" of Type II or Type III soil (NOT SAND). The field area shall be covered with Bermuda seeded erosion control mat or sodded with grass prior to system startup. The tank must have risers 2-inches minimum above finished grade on each opening with watertight caps that must be 65# or have a padlock or can only be removed with tools – all risers shall meet the minimum requirements of 30 TAC 285 effective July 6, 2023. A secondary plug, cap or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed.

DESIGN SPECIFICATIONS:

Daily flow = $Q=240$ gpd
Pretreatment tank size: 353 gal
Plant size: NuWater B-550; 600 gpd (TCEQ approved)
Pump tank size: 768 gal
Min. Reserve capacity after high level: 80 gal (1/3 day req'd)
Application rate: $Ra=0.1$ gal/sf
Total absorption area: $Q/Ra = \text{min. } 2400$ sf (2,520 sf actual)
Total linear feet of drip tubing: 1260' Netifim Bioline drip tubing 0.61 gph
Pump requirement: 0.5 HP Franklin C1-Series-20XC1-05P4-2W115

Calculation Outputs	
Total System Information	
Application Area Required (square feet)	2,520
Total Amount of Bioline [®] Required (feet)	1,260
Total Number of Emitters in the Dripfield	630
Zone Information	
Number of Zones	1
Amount of Bioline [®] Per Zone (feet)	1,260
Number of Emitters Per Zone	630
Minimum Number of Laterals Per Zone	2
Maximum Number of Laterals Per Zone	9
Number of Laterals That Will be Used	4
Maximum Length of Bioline [®] Laterals Based on Inlet Pressure	391
Flow Rate Per Zone (GPM)	6.4
Holding Capacity of Dripperline Per Zone (Gallons)	16.8
Additional Flow Requirement to Accommodate Flushing Velocity	6.4
Holding Capacity of Piping	
Holding Capacity (Gallons) of Supply Line & Supply & Flush Manifolds	9.3
Holding Capacity (Gallons per Zone) of Bioline	16.8
Holding Capacity (Gallons) of Supply Line, Manifolds and Dripperline	26.1
Head Loss Data - Dosing & Flushing Cycle	
Friction Loss per 100' (psi) in Supply Line & Manifolds	3.8
Velocity (fps)	4.8
Friction Loss in Supply Line & Supply Manifolds (psi)	7.9
Friction Loss in Supply Line & Supply Manifolds (Feet of Head)	18.2
Additional Pressure Required for Return Manifold and Piping to Tank (psi)	3.9
Additional Pressure Required for Return Manifold and Piping to Tank (Feet of Head)	9.0
TDH (Total Dynamic Head) in Feet of Head	117.1
Control Settings Information	
Total System Runtime Per Day (Minutes)	37
Total Runtime Per Zone Per Day (Minutes)	37
Total System Dosing Events Per Day	7
Runtime For Each Dose (Minutes)	5
Off Time Between Doses in the Same Zone (Hours to nearest 0.1)	3.3
Miscellaneous Information	
Dosing Volume Per Emitter Per Dose (gallons)	0.06
Inches Per Week of Dosing	1.07
Volume of a Single Dose (gallons)	38.4
Pump Selection	
Pump Flow Rating (GPM)	12.8
TDH (Total Dynamic Head in Feet of Head)	117.1
Pump Manufacturer	Franklin
Pump Model	20XC1-05P4-2W115

RECEIVED

By Brandon Olvera at 12:05 pm, Aug 19, 2025

PIPE AND FITTINGS:

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 and §285.40 Texas Commission on Environmental Quality (Revised March 2013).



08/15/2025

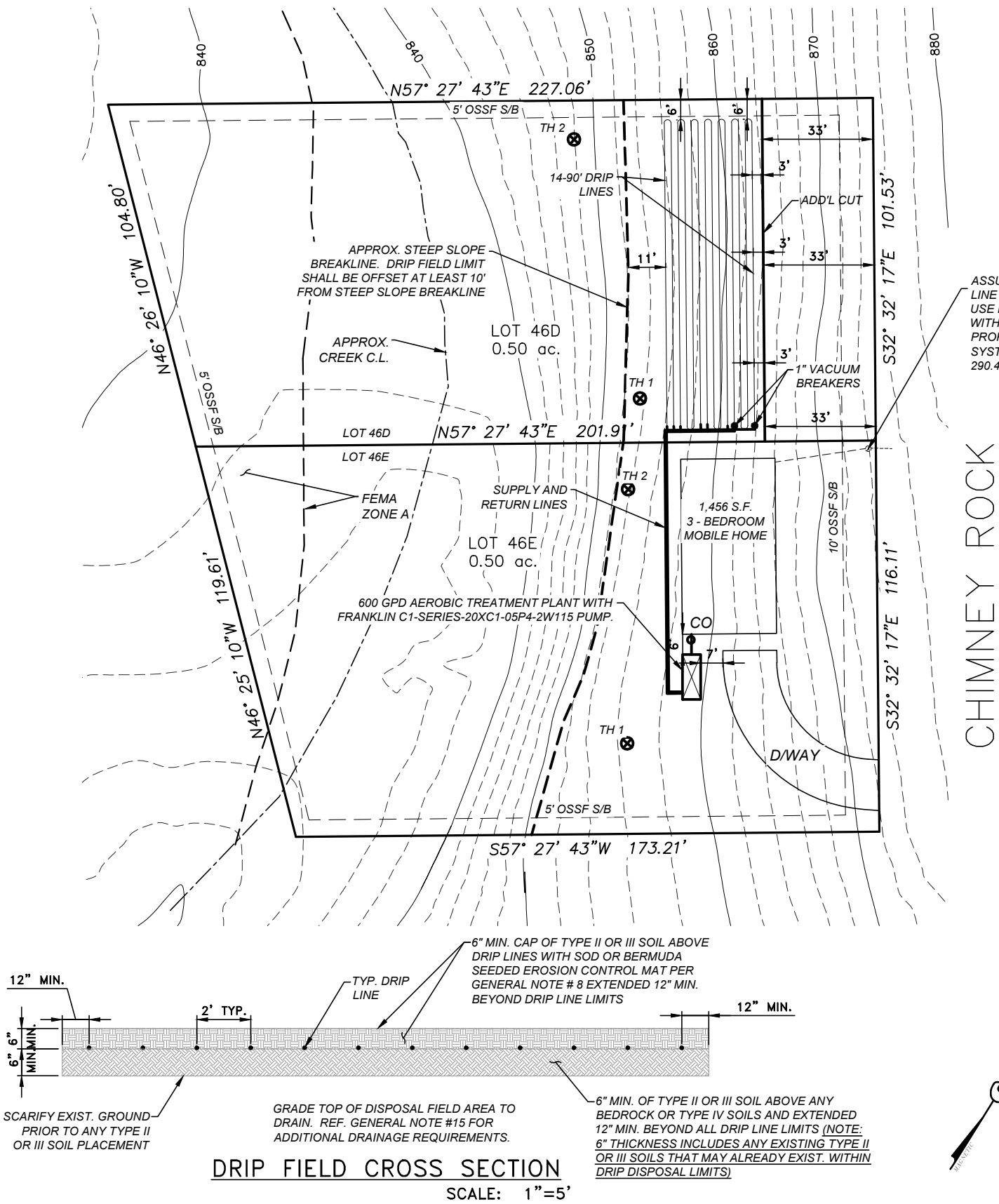
Haag Engineering Consultants, LLC
Firm No.: F-5786

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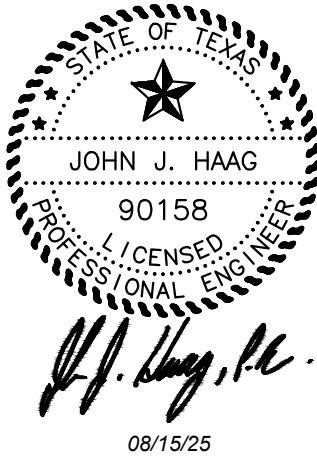
By Brandon Olvera at 12:05 pm, Aug 19, 2025

GENERAL NOTES:

- NO VEHICULAR TRAFFIC IS ALLOWED ON ANY PORTION OF THE DISPOSAL SYSTEM, UNLESS THE DESIGN SPECIFIES OTHERWISE.
- PIPE ALIGNMENT TO THE DISPOSAL BEDS MAY BE ALTERED AS REQUIRED. ANY CHANGE FROM THE PLANS MUST BE APPROVED BY THE ENGINEER AND THE APPROPRIATE GOVERNMENTAL AGENCY(IES).
- CONTRACTOR SHALL PROTECT TREES WHICH ARE NOT IN THE EXCAVATED CONSTRUCTION AREAS. CONTRACTOR SHALL MINIMIZE ROOT DAMAGE AND REASONABLY ADHERE TO THE DESIGN.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING A MINIMUM OF 1/4" PER FOOT OF FALL FROM THE BUILDING TO THE SEPTIC TANK.
- NOT AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED OVER THE DISPOSAL AREAS. ANY WATERING IN THESE AREAS SHALL BE DONE BY HAND AND ONLY WHEN REQUIRED TO MAINTAIN GRASS COVER.
- ALL CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS OF THE APPROPRIATE AUTHORITY - TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND ANY APPLICABLE LOCAL BUILDING AND SAFETY CODES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THE CONSTRUCTION OF THIS SYSTEM.
- THE DRIP FIELD SHALL BE VEGETATED WITH EITHER ST. AUGUSTINE, BERMUDA SOD OR BERMUDA SEEDED EROSION CONTROL MAT.
- FIELDS MUST BE MOWED AT REGULAR INTERVALS. FAILURE TO PROPERLY MAINTAIN VEGETATIVE COVER MAY RESULT IN SYSTEM FAILURE AND SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL PIPES SHALL BE SCHEDULE 40 PVC OR APPROVED EQUAL, UNLESS NOTED OTHERWISE. ALL JOINTS SHALL BE CLEANED WITH THE APPROPRIATE SOLVENT AND GLUED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
- ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10 FEET FROM ANY DISPOSAL SYSTEM OR SEWERAGE PIPE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF WATER LINES LESS THAN 10 FEET FROM THE DISPOSAL AREA.
- HIGH WATER ALARM SHALL BE LOCATED IN A NOTICEABLE LOCATION. THE ALARM SHALL BE A VISUAL AND AUDIBLE ALARM AND WIRED ON A SEPARATE CIRCUIT FROM THE PUMPS. ALL EXTERIOR CONTROLS AND CONNECTIONS SHALL BE ENCLOSED IN A WEATHER-PROOF HOUSING. ELECTRICAL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL ELECTRICAL AND BUILDING CODES.
- NO EXCAVATION IS PERMITTED NEAR THE DISPOSAL FIELDS THAT WILL RESULT IN THE NONCOMPLIANCE OF APPLICABLE SETBACKS STATED IN THE RULES AND REGULATIONS OF THE APPROPRIATE AUTHORITY.
- ONLY GOOD QUALITY SANDY LOAM SHALL BE APPLIED OVER THE DISPOSAL FIELDS. CLAY LOAM IS UNACCEPTABLE AND WILL CAUSE SYSTEM FAILURE. SANDY LOAM SHALL BE DEFINED AS SHOWN IN TABLE VI (USDA SOIL TEXTURAL CLASSIFICATIONS) OF THE RULES AND REGULATIONS OF THE TCEQ. THE INSTALLER IS RESPONSIBLE FOR VERIFYING THE QUALITY OF EACH LOAD OF LOAM PLACED ON THE SYSTEM.
- STORM WATER (RAINFALL RUNOFF) SHOULD NOT BE ALLOWED TO FLOW OVER THE DISPOSAL FIELDS OR THE TANKS. DIVERSION BERMS, SWALES AND/OR RAIN GUTTERS SHOULD BE INSTALLED AS NECESSARY TO PREVENT SUCH RUNOFF.
- THE CONTRACTOR IS RESPONSIBLE FOR STAKING AND VERIFYING THE GRADES PRIOR TO EXCAVATION. ANY DISCREPANCIES OF MORE THAN 6 INCHES SHALL BE REPORTED TO THE ENGINEER PRIOR TO EXCAVATION. THE CONTRACTOR SHALL NOT DEVIATE FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE APPROPRIATE AUTHORITY AND THE ENGINEER.
- THIS DISPOSAL SYSTEM HAS BEEN DESIGNED TO OPERATE PROPERLY AT SPECIFICATIONS NOTED IN THESE PLANS. ALTERATIONS TO THE SYSTEM BY THE OWNER, INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRAINAGE, BUILDING AND/OR WATER USAGE, MAY CAUSE PREMATURE FAILURE AND SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLUMBING FIXTURES ARE CONNECTED TO THE DESIGNATED SEPTIC TANK(S). LOW FLOW TOILETS (1.6 GAL), SHOWERHEADS AND FAUCETS SHALL BE USED IN THE STRUCTURES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR JOBSITE SAFETY AND PROTECTION OF THE PUBLIC FROM INJURY DURING CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR THE PREVENTION OF PERSONAL INJURY TO ANYONE ON OR NEAR THE DISPOSAL SYSTEM.
- CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL TANKS HAVE ADEQUATE STRENGTH AND INTEGRITY TO PERFORM SATISFACTORILY AS SHOWN ON THESE PLANS.
- THE WASTEWATER FLOW TO THE SEPTIC SYSTEM SHALL NOT EXCEED THE DESIGN FLOW SHOWN ON THIS PLAN.



ASSUMED LOCATION OF WATER METER AND WATER SERVICE LINE ALIGNMENT FROM METER TO HOUSE AND INTERMITTENT USE RV. NOTE: WATER SERVICE LINE SHALL BE SLEEVED WITH SCH. 40 PVC WHEREVER IT IS 10' OR CLOSER TO PROPOSED OSSF DISPOSAL AREA LIMITS AND/OR ANY SYSTEM COMPONENT(S). EXCEEDS TAC 30 CHAPTER 290.44(e).



OSSF LAYOUT PLAN
LOTS 46D AND 46E, CHIMNEY ROCK
EMERALD VALLEY
COMAL COUNTY, TEXAS

ADD'L. NOTES:

- DESIGN DAILY WASTEWATER FLOW = USE 240 GPD (WATER SAVING DEVICES WERE ASSUMED FOR SEPTIC SYSTEM DESIGN).
- TOPOGRAPHIC DATA SOURCE: FEMA 2011 DATA
- INSTALLER SHALL VERIFY ALL EASEMENTS, SETBACKS AND PROPERTY LINE BEARINGS AND DISTANCES PRIOR TO CONSTRUCTION.
- ALL RISERS SHALL MEET THE MINIMUM REQUIREMENST OF 30 TAC 285 EFFECTIVE 07/06/2023

NOTE: OSSF IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR FEMA 100 YEAR FLOODPLAIN.
SITE EVALUATIONS BY JOHN J. HAAG, P.E. ON 10/21/24 AND 04/08/2025

DRAWN BY: JJH
CHECKED BY: JJH
DATE: 08/15/25
JOB NO. DMOSER24002

SHEET 1 OF 1

HAAG ENGINEERING CONSULTANTS

15831 SECRET TRAILS
SAN ANTONIO, TEXAS 78247
FIRM: F-5789

TEL: (210) 705-4268

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Assembly Details

OSSF

Pump float settings for 240 gpd design flow and min. 80 gal reserve:

Pump off position: 12 inches above tank bottom (166.90 gal)

Pump on position: 29 inches above tank bottom (409.90 gal)

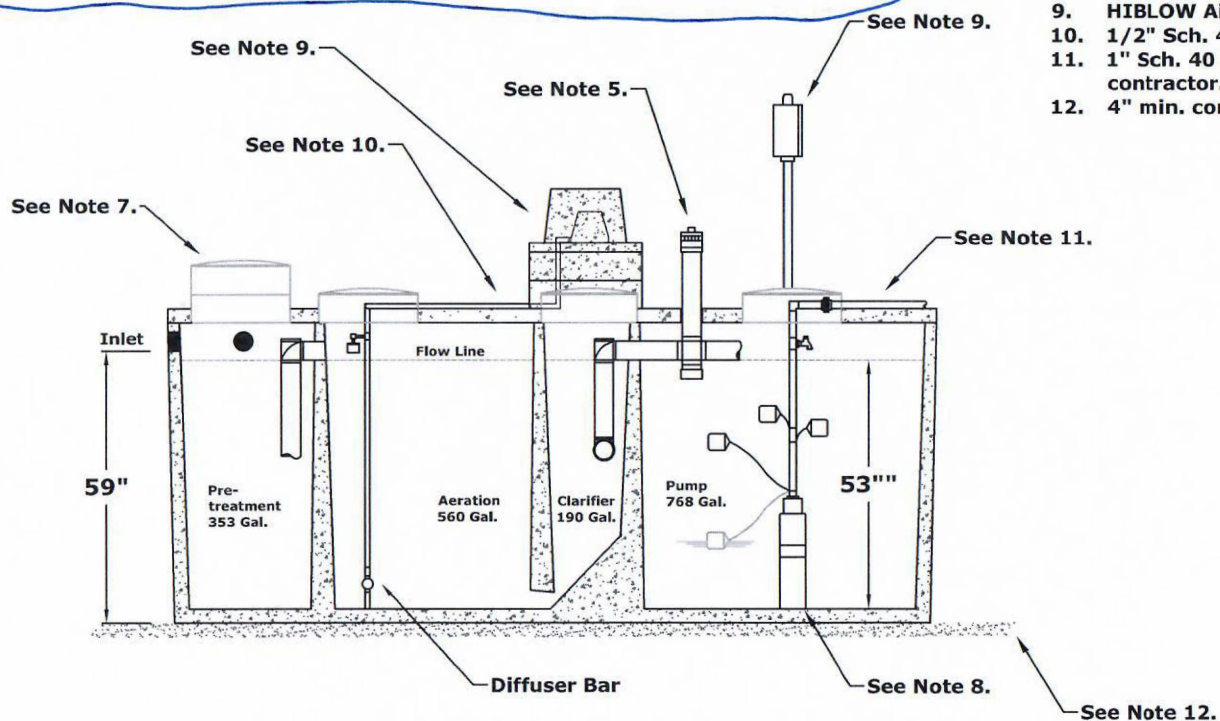
Alarm on position: 36 inches above tank bottom (512.22 gal)

254.04 gal reserve capacity at approx. 53 inches above tank bottom



GENERAL NOTES:

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



DIMENSIONS:

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

MINIMUM EXCAVATION DIMENSIONS:

Width: 76"
Length: 176"

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

Model: B-550-PC-400PT

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

Scale:

* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3

Advantage
Wastewater Solutions LLC

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



C1 SERIES

CISTERN PUMPS

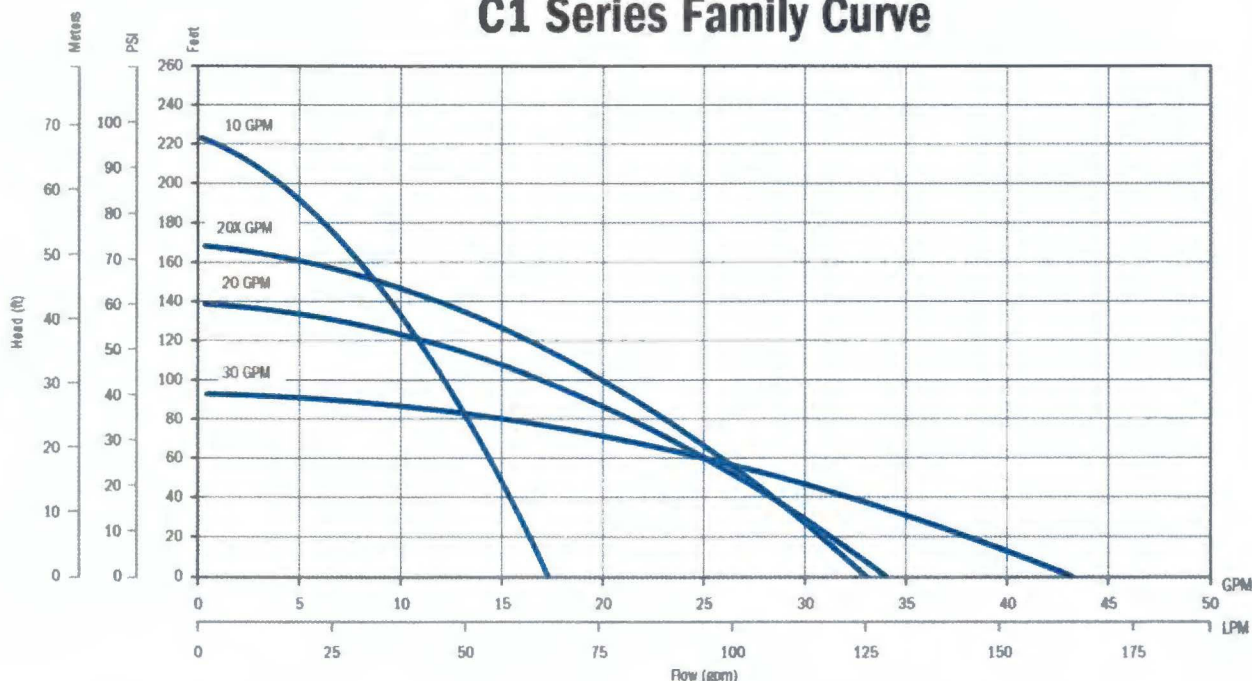
Designed for use in gray water / filtered effluent service applications, the C1 Series cistern pump provides high performance and long life in less than ideal water conditions. The C1 Series pump is able to pass solids up to 1/8" without having a negative effect on the internal hydraulic components.

The pump's unique bottom suction design allows for maximum fluid drawdown without compromising durability or overall life, and it does not require the use of a flow induction sleeve. Intended specifically for use in a cistern or tank, C1 Series pumps are suitable for use in agricultural, residential, and commercial installations.



Franklin Electric

C1 Series Family Curve



FEATURES

- Supplied with a removable 5" base for secure and reliable mounting
- Bottom suction design
- Robust thermoplastic discharge head design resists breakage during installation and operation
- Single shell housing design provides a compact unit while ensuring cool and quiet operation
- Hydraulic components molded from high quality engineered thermoplastics
- Optimized hydraulic design allows for increased performance and decreased power usage
- All metal components are made of high grade stainless steel for corrosion resistance
- Available with a high quality 115 V or 230 V, 1/2 hp motor
- Fluid flows of 10, 20, and 30 gpm, with a max shut-off pressure of over 100 psi
- Heavy duty 600 V 10 foot SJ00W jacketed lead

APPLICATIONS

- Gray water pumping
- Filtered effluent service water pumping
- Water reclamation projects such as pumping from rain catchment basins
- Aeration and other foundation or pond applications
- Agriculture and livestock water pumping

ORDERING INFORMATION

C1 Series Pumps							
GPM	HP	Volts	Stage	Model No.	Order No.	Length (in)	Weight (lbs)
10	1/2	115	7	10C1-05P4-2W115	90301005	26	17
		230	7	10C1-05P4-2W230	90301010	26	17
20		115	5	20C1-05P4-2W115	90302005	25	16
		230	5	20C1-05P4-2W230	90302010	25	16
20X		115	6	20XC1-05P4-2W115	90302015	26	17
		230	6	20XC1-05P4-2W230	90302020	26	17
30		115	4	30C1-05P4-2W115	90303005	25	16
		230	4	30C1-05P4-2W230	90303010	25	16

Note: All units have 10 foot long SJ00W leads.



1" SUPER/LONG MANUAL DISC FILTER

INSTALLATION, OPERATION & MAINTENANCE INSTRUCTIONS

FEATURES

- A "T" shaped reinforced plastic filter with two 1" male connections.
- Filter element consists of grooved discs, mounted on a spine, forming a cylindrical filter element. The discs are compressed together by a spring located at the bottom of the filter cover.
- Screw-on filter cover.
- Resistant to chemicals and liquid fertilizers.
- Available filtration grades: 040, 080, 120, 140 and 200.



TECHNICAL DATA

FLOW RANGE	10 - 35 GPM
MAXIMUM PRESSURE	140 psi
FILTERING SURFACE AREA	78 sq. in.
FILTERING VOLUME	36 cu. in.
LENGTH	13 13/32"
WIDTH	6 7/32"
WEIGHT	3.11 lbs.
DISTANCE BETWEEN ENDS	6 7/32"
INLET/OUTLET DIAMETER	1" Male
MAXIMUM TEMPERATURE	158° F
pH	5 - 11

MESH/MICRON

MESH	MICRON	DISC COLOR
040	400	Blue
080	200	Yellow
120	130	Red
140	115	Black
200	55	Green

INSTALLATION

1. Filter can be installed either vertically or horizontally.
2. Use Teflon tape on filter threads - Do Not Use Pipe Dope.
3. Ensure correct inlet/outlet direction.
4. When connecting filter to pipe, do not overtighten.
5. Never use spanners for tightening the filter cover.

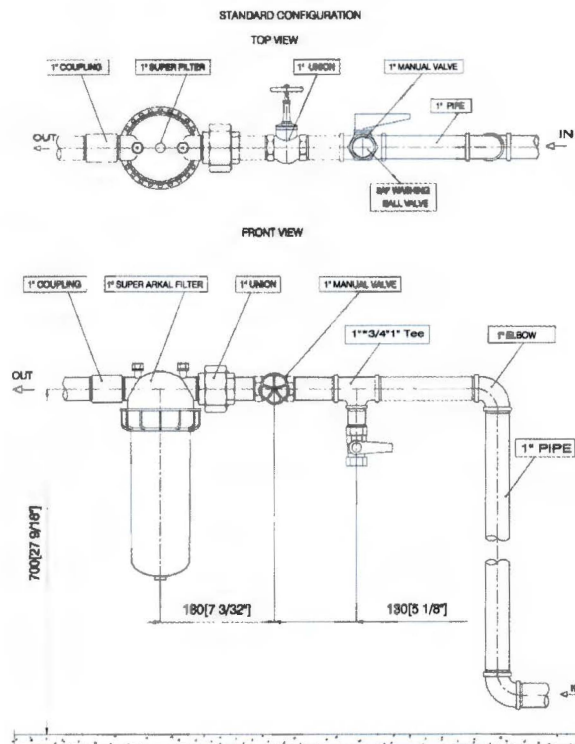
MAINTENANCE AND CLEANING

DISMANTLING

1. Ensure system is turned off and no pressure remains in the pipeline.
2. Unscrew cover from the filter body.
3. Pull out entire filter element.

CLEANING

1. Move tightening ring to end of spine and flush discs with pressurized water.
2. If discs are not clean after flushing with water:
 - a. If the discs have an accumulation of algae in the grooves, soak the discs and spine in a small bucket of Clorox bleach for one hour and then reflush with fresh water.
 - b. If the discs have an accumulation of iron in the grooves, soak the discs and spine in a small bucket of 10% Muriatic Acid for one hour and then reflush with fresh water.Muriatic Acid can be purchased at any pool supply store.



MAINTENANCE AND CLEANING

ASSEMBLY

1. Verify that spring is in place inside the filter cover.
2. Insert filter element and make sure it is seated correctly.
3. Replace cover.
4. Tighten filter cover securely by turning the fixing nut clockwise and do not overtighten.

WINTERIZATION

Drain all the water from the filter to avoid cracking due to freezing.

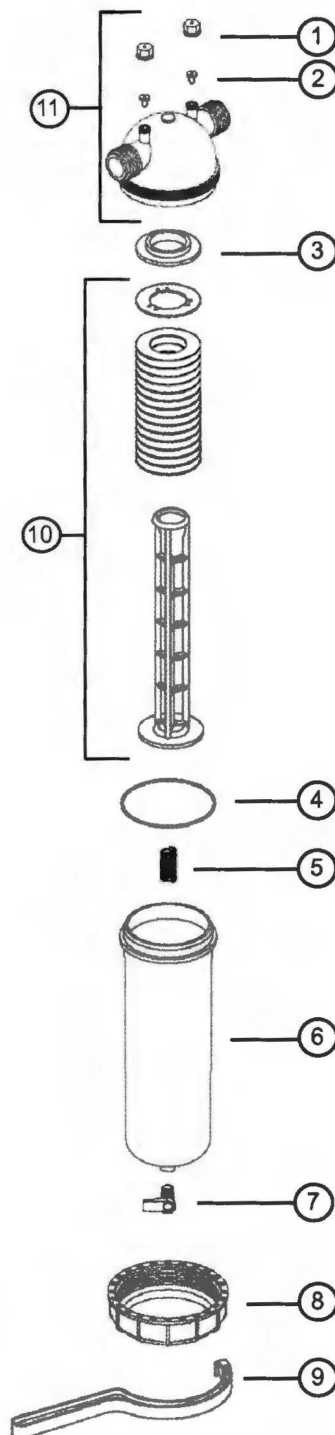
PARTS BREAKDOWN - 1" SUPER/LONG FILTER

KEY	MODEL NUMBER	DESCRIPTION	MATERIALS
1	SEE # 11	GAUGE PORT NUT	R.PP
2	SEE # 11	GAUGE PORT SEAL	EPDM
3	-	FILTER ADAPTER RING	R.PA
4	25AP531140	COVER O RING	NR
5	25AP50440011	COMPRESSION SPRING	SS
6	25AP23113	FILTER COVER	R.PA
7	-	1/4" TAP (OPTIONAL)	BRASS
8	25AP231131	FIXING NUT	R.PA
9	25AP131199	FILTER WRENCH	R.PA
10	25AP21121-***	RING SET WITH SPINE	PP
11	25AP25000101	FILTER BODY COMPLETE	-

Substitute *** for proper mesh size.

MATERIALS KEY

CODE	MATERIAL
SS	STAINLESS STEEL
PP	POLYPROPYLENE
NR	NITRILE RUBBER
R.PP	REINFORCED POLYPROPYLENE
R.PA	REINFORCED POLYAMIDE
EPDM	ETH. PROPY. RUBBER



WASTEWATER DIVISION

BIOLINE® DRIPLINE

THE WORLD'S MOST ADVANCED CONTINUOUS
SELF-CLEANING, PRESSURE COMPENSATING DRIPLINE
SPECIFICALLY DESIGNED FOR WASTEWATER

CROSS SECTION OF BIOLINE DRIPLINE

Bioline dripper inlets
are positioned in the
center of flow where
water is the cleanest



PRODUCT ADVANTAGES

- Pressure compensation - all drippers deliver equal flow, even on sloped or rolling terrain.
- Unique flow path - Turbonet technology provides more control of water and a high resistance to clogging.
- Continuous self-flushing dripper design - flushes debris, as it is detected - throughout operation, not just at the beginning or end of a cycle. Ensures uninterrupted dripper operation.
- Single hole dripper outlet from tubing:
 - Better protection against root intrusion
 - Allows the dripline to be used in subsurface applications without need for chemical protection
- Drippers capture water flow from the center of the tubing - ensures that only the cleanest flow enters the dripper.
- Built-in physical root barrier - drippers are protected from root intrusion without the need for chemical protection. Water exits dripper in one location while exiting the tubing in another.
- Three dripper flow rates - provides the broadest range of flow rates available. Allows the designer to match the dripline to any soil or slope condition.
- Bioline tubing is completely wrapped in purple - easily identifying it for non-potable use, regardless of how the tubing is installed.
- Anti-bacterial-impregnated drippers - prevents buildup of microbial slime.
- Can be used subsurface - Bioline can be installed on-surface, under cover or subsurface.
- No special storage requirements - does not degrade if stored outdoors.
- Techfilter compatible - an optional level of protection, provides a limited lifetime warranty against root intrusion.

APPLICATIONS

- Typically installed following a treatment process
- Can be used with domestic septic tank effluent with proper design, filtration and operation
- Reuse applications including municipally treated effluent designated for irrigation and other disinfected and non-disinfected water sources.

SPECIFICATIONS

- Dripper flow rates: 0.4, 0.6 or 0.9 GPH
- Dripper spacings: 12", 18" or 24" dripper spacings and blank tubing
- Pressure compensation range: 7 to 58 psi (stainless steel clamps recommended above 50 psi)
- Maximum recommended system pressure: 50 psi
- Tubing diameter: 0.66" OD, 0.57" ID
- Tubing color: Purple color indicates non-potable
- Coil lengths: 500' or 1,000' (Blank tubing in 250')
- Recommended filtration: 120 mesh
- Bending radius: 7"
- UV resistant
- Tubing material: Linear low-density polyethylene

Additional spacing and pipe sizes available by special order. Please contact Netafim USA Customer Service for details.

BIOLINE DRIPLINE

MAXIMUM LENGTH OF A SINGLE LATERAL WITH 3.0 fps FLUSH VELOCITY

ADDITIONAL FLOW OF 2.3 GPM REQUIRED PER LATERAL TO ACHIEVE 3 fps

DRIPPER SPACING		12"			18"			24"		
DRIPPER FLOW RATE (GPH)		0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH
INLET PRESSURE	15	102	94	94	136	127	113	161	151	137
	25	151	136	118	203	184	161	245	223	197
	35	193	171	146	260	232	200	315	283	245
	40	211	186	158	285	254	218	347	311	257
	45	228	200	169	310	274	233	377	335	287
Flow per 100' (GPM / GPH)		0.67/40	1.02/61	1.53/92	0.44/26.67	0.66/41	1.02/61	0.34/20	0.51/31	0.77/46

Lateral lengths are based on flows allowing for a 3 fps flushing/scouring velocity

MAXIMUM LENGTH OF A SINGLE LATERAL WITH 2.5 fps FLUSH VELOCITY

ADDITIONAL FLOW OF 2.0 GPM REQUIRED PER LATERAL TO ACHIEVE 2.5 fps

DRIPPER SPACING		12"			18"			24"		
DRIPPER FLOW RATE (GPH)		0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH
INLET PRESSURE	15	128	115	100	172	155	136	205	187	165
	25	183	161	137	248	220	188	301	268	231
	35	228	198	166	310	272	229	379	333	283
	40	248	214	178	338	295	247	413	362	305
	45	266	229	190	364	316	263	447	389	327
Flow per 100' (GPM / GPH)		0.67/40	1.02/61	1.53/92	0.44/26.67	0.66/41	1.02/61	0.34/20	0.51/31	0.77/46

Lateral lengths are based on flows allowing for a 2.5 fps flushing/scouring velocity

MAXIMUM LENGTH OF A SINGLE LATERAL WITH 2.0 fps FLUSH VELOCITY

ADDITIONAL FLOW OF 1.6 GPM REQUIRED PER LATERAL TO ACHIEVE 2.0 fps

DRIPPER SPACING		12"			18"			24"		
DRIPPER FLOW RATE (GPH)		0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH
INLET PRESSURE	15	161	141	119	217	191	164	263	233	201
	25	221	190	157	302	261	218	369	321	270
	35	269	229	187	370	316	260	455	391	324
	40	290	246	200	399	340	278	493	421	347
	45	310	261	212	427	362	296	527	449	369
Flow per 100' (GPM / GPH)		0.67/40	1.02/61	1.53/92	0.44/26.67	0.66/41	1.02/61	0.34/20	0.51/31	0.77/46

Lateral lengths are based on flows allowing for a 2 fps flushing/scouring velocity

MAXIMUM LENGTH OF A SINGLE LATERAL WITH 1.5 fps FLUSH VELOCITY

ADDITIONAL FLOW OF 1.2 GPM REQUIRED PER LATERAL TO ACHIEVE 1.5 fps

DRIPPER SPACING		12"			18"			24"		
DRIPPER FLOW RATE (GPH)		0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH
INLET PRESSURE	15	201	171	140	275	235	194	337	289	241
	25	266	222	179	366	308	251	453	383	313
	35	316	262	210	437	365	295	543	455	369
	40	337	280	223	469	391	313	583	487	393
	45	358	296	235	497	413	331	619	517	415
Flow per 100' (GPM / GPH)		0.67/40	1.02/61	1.53/92	0.44/26.67	0.66/41	1.02/61	0.34/20	0.51/31	0.77/46

Lateral lengths are based on flows allowing for a 1.5 fps flushing/scouring velocity

MAXIMUM LENGTH OF A SINGLE LATERAL WITH 1.0 fps FLUSH VELOCITY

ADDITIONAL FLOW OF 0.8 GPM REQUIRED PER LATERAL TO ACHIEVE 1.0 fps

DRIPPER SPACING		12"			18"			24"		
DRIPPER FLOW RATE (GPH)		0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH
INLET PRESSURE	15	248	205	163	344	285	228	427	355	285
	25	315	258	203	440	361	286	549	453	359
	35	367	299	234	513	419	331	643	527	417
	40	389	316	248	545	445	350	683	559	441
	45	409	332	260	574	468	367	721	589	463
Flow per 100' (GPM / GPH)		0.67/40	1.02/61	1.53/92	0.44/26.67	0.66/41	1.02/61	0.34/20	0.51/31	0.77/46

Lateral lengths are based on flows allowing for a 1 fps flushing/scouring velocity

MAXIMUM LENGTH OF A SINGLE LATERAL WITH 0.5 fps FLUSH VELOCITY

ADDITIONAL FLOW OF 0.4 GPM REQUIRED PER LATERAL TO ACHIEVE 0.5 fps

DRIPPER SPACING		12"			18"			24"		
DRIPPER FLOW RATE (GPH)		0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH
INLET PRESSURE	15	301	242	188	422	341	265	531	429	335
	25	369	296	228	520	418	323	655	527	409
	35	421	337	260	595	476	368	749	603	467
	40	443	354	273	626	501	387	790	635	491
	45	464	371	285	656	524	404	829	665	513
Flow per 100' (GPM / GPH)		0.67/40	1.02/61	1.53/92	0.44/26.67	0.66/41	1.02/61	0.34/20	0.51/31	0.77/46

Lateral lengths are based on flows allowing for a 0.5 fps flushing/scouring velocity

Netafim recommends flushing velocities capable of breaking free any accumulated bioslimes and debris in the piping network.

- Notes:
1. Refer to local regulations for information on flushing velocities that may be written into codes.
 2. Netafim does not endorse a specific flushing velocity.
 3. Flushing velocities should be determined based on regulations, quality of effluent, and type of flushing control.
 4. Using a flushing velocity less than 1 fps does not provide turbulent flow as defined by Reynolds Number.
 5. Higher flushing velocities provide more aggressive flushing.



COMAL COUNTY

ENGINEER'S OFFICE

RE: **6413 CHIMNEY ROCK**
Emerald Valley
Lot 46E and 46D

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 the permit, we require the following:

- ✓ 1. Update the legal description to include both properties on all previously submitted documents.
- ✓ 2. Application page 1:
 - ✓ 3. The square footage does not match the site plan. Are you purposing a 3456 sq.ft. home or a 1456 sq.ft. home?
 - ✓ 4. May require GPD to updated as well.
- ✓ 5. Provide a soil evaluation for the new lot the OSSF drip field is purposed.
- 4. Site Plan:
 - ✓ a. There is a 5 ft utility easement on all property lines.
 - i. 285.91(10) there is a 1-foot separation distance from sewer pipe with watertight joints and property lines.
 - b. 285.4(b)(2) OSSF crossing property lines.
 - ✓ c. The owner or owner's agent must demonstrate that there is not adequate space to keep the system on a single lot.
 - ✓ d. If the above can apply, provide the crossing property lines affidavit.
- 6. Revise accordingly and resubmit.

If you have any questions, you can email me or call the office.

Thank You,

| Brandon Olvera | Designated Representative OS0034792 |

| t: 830-608-2090 | e: olverb@co.comal.tx.us |



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 10/21/2024

Permit Number 118148

1. APPLICANT / AGENT INFORMATION

Owner Name Inspira Financial Trust LLC Custodian fbo Donald D. Moser IRA #41651-11
Mailing Address 17171 Park Row, Ste. 100
City, State, Zip Houston, Tx. 77084
Phone # 281-492-3434 ext. 3569
Email Gold.Family@questtrust.com

Agent Name John J. Haag, P.E.
Agent Address 15831 Secret Trails
City, State, Zip San Antonio, Tx. 78247
Phone # 210-705-4268
Email jhaag@satx.rr.com

2. LOCATION

Subdivision Name Emerald Valley Unit _____ Lot 46E Block _____
Survey Name / Abstract Number _____ Acreage 0.5
Address 6413 Chimney Rock City Canyon Lake State TX Zip 75133

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) House w/intermittant use RV

Number of Bedrooms 1 (house) 1 - bed

Indicate Sq Ft of Living Area 416 (house) 1

☐ Non Single Family Residential

(Planning materials must be provided for doubling the permitted lot area for treatment units disposal area)

Type of Facility _____

Offices, Factories, Churches, Schools, Parks, etc. - Indicate Number of Occupants _____

Restaurants, Lounges, Bars - Indicate Number of Occupants _____

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

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 150000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well

4. SIGNATURE OF OWNER

Read & Approved

Donald Moser
Donald Moser (Oct 23, 2024 09:50 CDT)

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.

Rebecca Miller
Signature of Owner

Gold Family Accounts Officer

10/23/24
Date



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By John J. Haag, P.E.

System Description Proprietary aerobic treatment with drip disposal

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

Tank Size(s) (Gallons) NuWater B-550 Absorption/Application Area (Sq Ft) 1200 min

Gallons Per Day (As Per TCEQ Table III) 180 house + 40 intermittent use RV (use 240 total for OSSF)

(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 WPAP has been approved by the appropriate regional office.)

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

Is there an existing TCEQ approved 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 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.

John J. Haag, P.E.
Signature of Designer

12/03/2024
Date

**AEROBIC TREATMENT
DRIP TUBING SYSTEM
FOR:
LOT 48E, 6413 CHIMNEY ROCK
EMERALD VALLEY**

SITE DESCRIPTION:

Located in Emerald Valley, Lot 48E, the proposed system will serve at 1-bedroom, 418 s.f. residence and 180 sf intermittent use RV situated with soils per the Site Evaluation report. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:

A 3 or 4 inch SCH-40 pipe discharges from the residence into a NuWater B-550 (600 gpd) aerobic treatment plant containing a 353 gallon pretreatment tank and a 768 gallon pump chamber. The pump chamber contains a 0.5 HP Franklin C1-Series-20XC1-05P4-2W115 submersible well pump. The well pump is activated by a time controller allowing the distribution ten times per day with a 7-minute run time with the float setting at min. 240 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 minimum 1200 sf drip tubing field with Netifim Bioline drip lines approximately two feet apart with 0.61 gph emitters set every two feet as per the attached schematic. A pressure regulator Model PMR35MF 35psi installed in the pump tank on the manifold to the field will maintain pressure at 25 psi. A 1" SCH-40 return line is installed to continuously flush the filter by recirculating a 2" ball valve in the disk filter are flushed every cycle by the pump tank. A General Products, Inc. Model #VBR-1 PVC vacuum breakers installed on the riser on each manifold will prevent siphoning of effluent from higher to lower parts of the field. The field shall be scarified and then built up so that a minimum of 12" of Type III soil is above any block or topsoil soils then the drip tubing shall be laid and capped with a minimum of 6" of Type III soil (Not SAND). The field area shall be covered with Bermudagrass seeded erosion control mat seeded with grass prior to system startup. The tank must have risers which minimum above finished ground on each opening with water caps must be 1/2" or have a lock or can only be removed with a key – all risers must have a minimum 1/2" diameter as effective July 6, 2023. A second plug, cap or suitable device must be provided to the cap to prevent tank entry should the cap be damaged or removed.

DESIGN SPECIFICATIONS:

Daily flow = $Q=240$ gpd

Pretreatment tank size: 353 gal

Plant size: NuWater B-550; 600 gpd (TCEQ approved)

Pump tank size: 768 gal

Min. Reserve capacity after high level: 80 gal (1/3 day req'd)

Application rate: $Ra=0.2$ gal/sf

Total absorption area: $Q/Ra = \text{min. } 1200$ sf (1,280 sf actual)

Total linear feet of drip tubing: 640' Netifim Bioline drip tubing 0.61 gph

Pump requirement: 0.5 HP Franklin C1-Series-20XC1-05P4-2W115

Calculation Outputs

Total System Information

Application Area Required (square feet)	1,280
Total Amount of Bioline [®] Required (feet)	640
Total Number of Emitters in the Dripfield	320

Zone Information

Number of Zones	1
Amount of Bioline [®] Per Zone (feet)	640
Number of Emitters Per Zone	320
Minimum Number of Laterals Per Zone	1
Maximum Number of Laterals Per Zone	11
Number of Laterals That Will be Used	2
Maximum Length of Bioline [®] Laterals Based on Inlet Pressure	391
Flow Rate Per Zone (GPM)	3.3
Holding Capacity of Dripperline Per Zone (Gallons)	8.5
Additional Flow Requirement to Accommodate Flushing Velocity	3.2

Holding Capacity of Piping

Holding Capacity (Gallons) of Supply Line & Supply & Flush Manifolds	3.4
Holding Capacity (Gallons per Zone) of Bioline	8.5
Holding Capacity (Gallons) of Supply Line, Manifolds and Dripperline	11.9

Head Loss Due to Friction & Flushing Capacity

Friction Loss in 100' (psi) Supply	1.1
Friction Loss in 100' (psi) Dripperline	2.4
Friction Loss in Supply Line & Supply Manifolds (psi)	0.8
Friction Loss in Supply Line & Supply Manifolds (Feet of Head)	1.8
Friction Loss in Dripperline (psi)	1.0
Friction Loss in Dripperline (Feet of Head)	2.3
Total Friction Loss (psi)	86.0

System Information

Total System Runtime (Minutes)	74
Total Runtime Per Zone Per Day (Minutes)	74
Total System Dosing Events Per Day	10
Runtime For Each Dose (Minutes)	7
Off Time Between Doses in the Same Zone (Hours to nearest 0.1)	2.3

Miscellaneous Information

Dosing Volume Per Emitter Per Dose (gallons)	0.08
Inches Per Week of Dosing	2.11
Volume of a Single Dose (gallons)	26.0

Pump Selection

Pump Flow Rating (GPM)	6.5
TDH (Total Dynamic Head in Feet of Head)	86.0
Pump Manufacturer	Franklin
Pump Model	20XC1-05P4-2W115

VOID

PIPE AND FITTINGS:

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 and §285.40 Texas Commission on Environmental Quality (Revised March 2013).



John J. Haag, P.E.

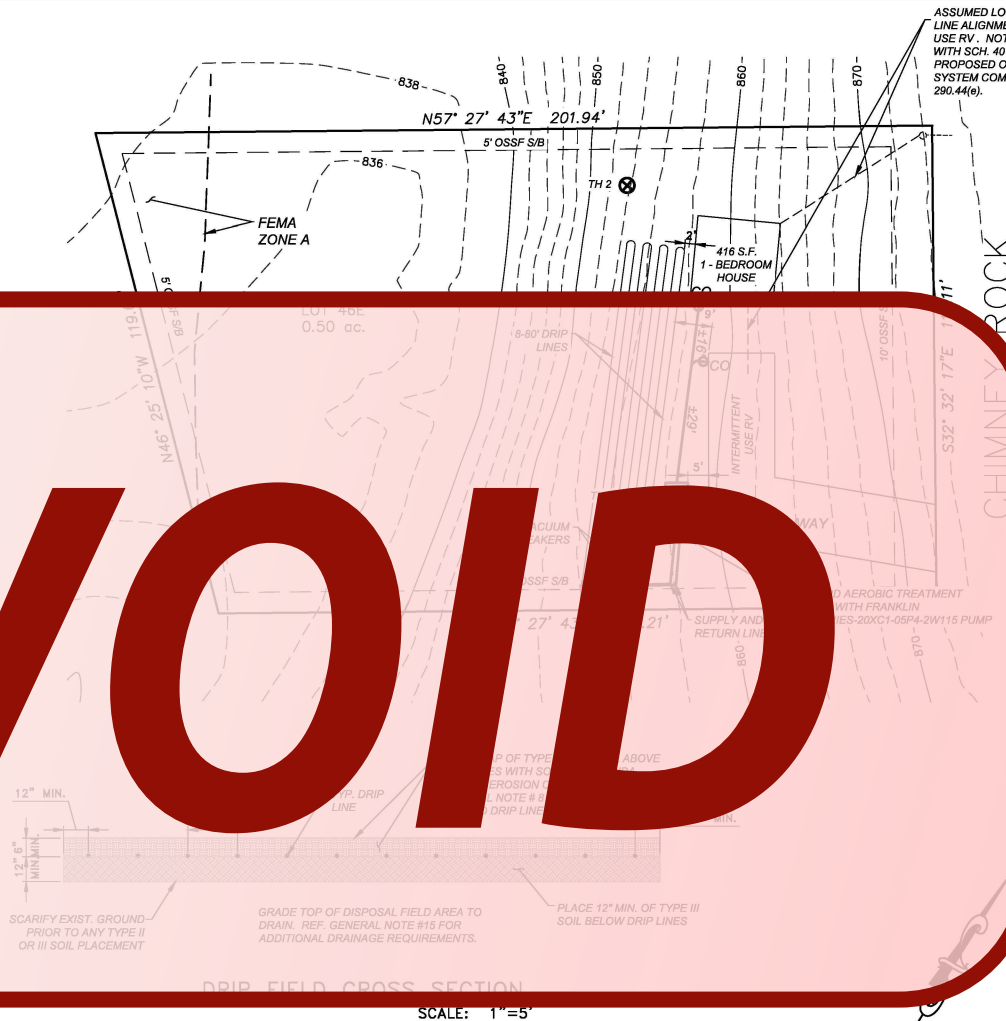
12/03/2024

Haag Engineering Consulting, LLC
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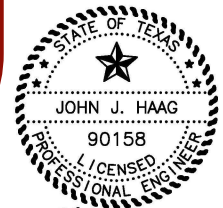
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GENERAL NOTES:

1. NO VEHICULAR TRAFFIC IS ALLOWED ON ANY PORTION OF THE DISPOSAL SYSTEM UNLESS THE DESIGN SPECIFIES OTHERWISE.
2. PIPE ALIGNMENT TO THE DISPOSAL BEDS MAY BE ALTERED AS REQUIRED. ANY CHANGE FROM THE PLANS MUST BE APPROVED BY THE ENGINEER AND THE APPROPRIATE GOVERNMENTAL AGENCY(IES).
3. CONTRACTOR SHALL PROTECT TREES WHICH ARE NOT IN THE EXCAVATED CONSTRUCTION AREAS. CONTRACTOR SHALL MINIMIZE ROOT DAMAGE AND REASONABLY ADHERE TO THE DESIGN.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING A MINIMUM OF 1/4" PER FOOT OF FALL FROM THE BUILDING TO THE SEPTIC TANK.
5. NOT AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED OVER THE DISPOSAL AREAS. ANY WATERING IN THESE AREAS SHALL BE DONE BY HAND AND ONLY WHEN REQUIRED TO MAINTAIN GRASS COVER.
6. ALL CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS OF THE APPROPRIATE AUTHORITY - TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND ANY APPLICABLE LOCAL BUILDING AND SAFETY CODES.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THE CONSTRUCTION OF THIS SYSTEM.
8. THE DRIP FIELD SHALL BE VEGETATED WITH EITHER ST. AUGUSTINE, BERMUDA SOD OR BERMUDA SEEDS EROSION CONTROL MAT.
9. FIELDS MUST BE MOWED AT REGULAR INTERVALS. FAILURE TO PROPERLY MAINTAIN VEGETATIVE COVER MAY RESULT IN SYSTEM FAILURE AND BE THE RESPONSIBILITY OF THE OWNER.
10. ALL PIPES SHALL BE SCHEDULE 40 PVC OR APPROVED EQUAL, UNLESS NOTED OTHERWISE. ALL JOINTS SHALL BE CLEANED WITH THE APPROPRIATE SOLVENT AND GLUED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
11. ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10 FEET FROM ANY DISPOSAL SYSTEM OR SEWAGE PIPE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF WATER LINES LESS THAN 10 FEET FROM THE DISPOSAL AREA.
12. HIGH WATER ALARM SHALL BE LOCATED IN A CONVENIENT LOCATION. THE ALARM SHALL BE A VISUAL AND AUDIBLE ALARM AND SHALL BE WIRELESSLY CONNECTED ON A SEPARATE CIRCUIT FROM THE PUMPS. ALL EXTERIOR CONTROLS AND CONNECTIONS SHALL BE ENCLOSED IN A WEATHER-PROOF HOUSING. ELECTRICAL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL ELECTRICAL AND BUILDING CODES.
13. NO EXCAVATION IS PERMITTED NEAR THE DISPOSAL FIELDS THAT WILL RESULT IN THE NONCOMPLIANCE OF APPLICABLE SETBACKS, EASEMENTS, OR REGULATIONS OF THE APPROPRIATE AUTHORITY.
14. ONLY GOOD QUALITY SANDY LOAM SHALL BE PLACED OVER THE DISPOSAL FIELDS. CLAY LOAM IS UNACCEPTABLE AND WILL CAUSE SYSTEM FAILURE. SANDY LOAM SHALL BE DEFINED AS SHOWN IN TABLE VI (USE SOIL TEXTURAL CLASSIFICATIONS) OF THE RULES AND REGULATIONS OF THE TCEQ. THE INSTALLER IS RESPONSIBLE FOR VERIFYING THE QUALITY OF EACH LAYER OF LOAM PLACED ON THE SYSTEM.
15. STORM WATER (RAINFALL RUNOFF) SHOULD NOT BE ALLOWED TO FLOW OVER THE DISPOSAL FIELDS OR THE TANKS. DIVERSION EASEMENTS AND/OR RAIN GUTTERS SHOULD BE INSTALLED AS NECESSARY TO PREVENT SUCH RUNOFF.
16. THE CONTRACTOR IS RESPONSIBLE FOR STAKEOUT AND VERIFYING THE GRADES PRIOR TO EXCAVATION. ANY DISCREPANCIES OF MORE THAN 6 INCHES SHALL BE REPORTED TO THE ENGINEER PRIOR TO EXCAVATION. THE CONTRACTOR SHALL NOT DEVIATE FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE APPROPRIATE AUTHORITY AND THE ENGINEER.
17. THIS DISPOSAL SYSTEM HAS BEEN DESIGNED TO OPERATE PROPERLY AT THE DESIGN FLOW RATE. ANY CHANGES TO THE SYSTEM BY THE OWNER, INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRAINAGE, BUILDING AND/OR WATER USAGE, MAY CAUSE PREMATURE FAILURE AND BE THE RESPONSIBILITY OF THE OWNER.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLUMBING FIXTURES ARE CONNECTED TO THE DESIGNATED SEPTIC TANK. LOW FLOW TOILETS (1.6 GAL. PER FLUSH), SHOWERHEADS AND FAUCETS SHALL BE USED IN THE DISPOSAL SYSTEM.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SITE SAFETY AND PROTECTION OF THE PUBLIC FROM INJURY DURING CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR THE PREVENTION OF PERSONAL INJURY TO ANYONE ON OR NEAR THE DISPOSAL SYSTEM.
20. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL TANKS HAVE ADEQUATE STRENGTH AND INTEGRITY TO PERFORM AS INTENDED. SATISFACTORILY AS SHOWN ON THESE PLANS.
21. THE WASTEWATER FLOW TO THE SEPTIC SYSTEM SHALL NOT EXCEED THE DESIGN FLOW SHOWN ON THIS PLAN.



ASSUMED LOCATION OF WATER METER AND WATER SERVICE LINE ALIGNMENT FROM METER TO HOUSE AND INTERMITTENT USE RV. NOTE: WATER SERVICE LINE SHALL BE SLEEVED WITH SCH. 40 PVC WHEREVER IT IS 10' OR CLOSER TO PROPOSED OSSF DISPOSAL AREA LIMITS AND/OR ANY SYSTEM COMPONENT(S). EXCEEDS TAC 30 CHAPTER 290.44(g).



J.J. Haag, P.E.
12/03/24

1" = 30'

**OSSF LAYOUT PLAN
LOT 46E, CHIMNEY ROCK
EMERALD VALLEY
COMAL COUNTY, TEXAS**

ADD'L. NOTES:

1. DESIGN DAILY WASTEWATER FLOW = USE 240 GPD (WATER SAVING DEVICES WERE ASSUMED FOR SEPTIC SYSTEM DESIGN).
2. TOPOGRAPHIC DATA SOURCE: FEMA 2011 DATA
3. INSTALLER SHALL VERIFY ALL EASEMENTS, SETBACKS AND PROPERTY LINE BEARINGS AND DISTANCES PRIOR TO CONSTRUCTION.
4. ALL RISERS SHALL MEET THE MINIMUM REQUIREMENT OF 30 TAC 285 EFFECTIVE 07/06/2023

NOTE: OSSF IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR FEMA 100 YEAR FLOODPLAIN.
SITE EVALUATION BY JOHN J. HAAG, P.E. ON 10/21/24

DRAWN BY: JJH
CHECKED BY: JJH
DATE: 12/03/24
JOB NO. DMOSE24002

SHEET 1 OF 1

HAAG ENGINEERING CONSULTANTS

15831 SECRET TRAILS
SAN ANTONIO, TEXAS 78247
FIRM: F-5789

TEL: (210) 705-4268

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COMAL COUNTY

ENGINEER'S OFFICE

RE: ***6413 Chimney Rock
Emerald Valley
Lot 46E***

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:

- ✗ Are both the House and RV going to be used by a single family?
 - a. Submit the single-family use affidavit.
- 2. Revise accordingly and resubmit.

If you have any questions, you can email me or call the office.

Thank You,

| **Brandon Olvera** | **Designated Representative OS0034792** |

| Comal County | www.cceo.org | f: 830-608-2078 | e: olverb@co.comal.tx.us |

**AEROBIC TREATMENT
DRIP TUBING SYSTEM
FOR:
LOT 48E, 6413 CHIMNEY ROCK
EMERALD VALLEY**

SITE DESCRIPTION:

Located in Emerald Valley, Lot 48E, the proposed system will serve at 3-bedroom, 1,456 s.f. residence situated with soils per the Site Evaluation report. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:

VOID

A 300-gal SCH-40 pump tank will be charged with effluent from the house and discharged into a pretreatment tank. The aerobic treatment plant will consist of a 355-gal pretreatment tank, a 768-gal pump tank, and a 600-gal pump chamber. The pump chamber contains a 0.5 HP Franklin C1-Series-20XC1-05P4-2W115 reversible pump. The pump is activated by a time controller setting the distribution time to 1 day with a 7-minute run time with the float set at minimum. A high level alarm and vibration alarm will activate should the pump fail. Distribution is through a self-cleaning 100 micron disk filter. When the filter is clogged, a 1" SCH-40 manifold to a minimum of 100' of tubing with Netifim Bioline drip line (approximately two feet apart) at 0.61 gph emitters spaced two feet apart will be attached. A pressure regulator Model 35MF 35psi installed on the pump tank on the manifold to the field will maintain pressure at 35 psi. The SCH-40 return line is installed continuously with a backflow preventer and a ball valve. In the disk filter are flush valves in cycle back to the pump tank. Agricultural products, (e.g., 1" PVC vacuum breakers installed on the highest point on each manifold will prevent siphoning of effluent from higher to lower parts in the field. The field area shall be scarified and then built up so that a minimum of 12" of Type III soil is above any bedrock or type IV soils then the drip tubing shall be laid and capped with a minimum of 6" of Type II or Type III soil (NOT SAND). The field area shall be covered with Bermuda seeded erosion control mat or sodded with grass prior to system startup. The tank must have risers 2-inches minimum

be removed with tools – all risers shall meet the minimum requirements of 30 TAC 285 effective July 6, 2023. A secondary plug, cap or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed.

DESIGN SPECIFICATIONS:

Daily flow = $Q=240$ gpd
Pretreatment tank size: 353 gal
Plant size: NuWater B-550; 600 gpd (TCEQ approved)
Pump tank size: 768 gal
Min. Reserve capacity after high level: 80 gal (1/3 day req'd)
Application rate: $Ra=0.2$ gal/sf
Total absorption area: $Q/Ra = \text{min. } 1200$ sf (1,352 sf actual)
Total linear feet of drip tubing: 676' Netifim Bioline drip tubing 0.61 gph
Pump requirement: 0.5 HP Franklin C1-Series-20XC1-05P4-2W115

RECEIVED

By Brandon Olvera at 9:25 am, Jun 27, 2025

Calculation Outputs

Total System Information

Application Area Required (square feet)	1,352
Total Amount of Bioline [®] Required (feet)	676
Total Number of Emitters in the Dripfield	338

Zone Information

Number of Zones	1
Amount of Bioline [®] Per Zone (feet)	676
Number of Emitters Per Zone	338

Minimum Number of Laterals Per Zone	1
Maximum Number of Laterals Per Zone	11
Number of Laterals That Will be Used	3
Maximum Length of Bioline [®] Laterals Based on Inlet Pressure	391
Flow Rate Per Zone (GPM)	3.4
Head Loss of Dripper/Zone	9.0

Additional Pressure Required for Return Manifold and Piping to Tank (psi)	1.7
---	-----

Flow Capacity & Piping

Flow Capacity (Gallons) of Supply Line & Supply Manifolds	1.7
Holding Capacity (Gallons) of Supply Line & Supply Manifolds	1.7
Holding Capacity (Gallons) of Supply Line, Manifolds and Overline	1.7

Head Loss Data - Dosing & Flushing Cycles

Friction Loss in Supply Line & Supply Manifolds (psi)	3.1
Friction Loss in Supply Line & Supply Manifolds (Feet of Head)	1.3
Friction Loss in Supply Line & Supply Manifolds (Feet of Head)	2.9
Additional Pressure Required for Return Manifold and Piping to Tank (psi)	1.7
Additional Pressure Required for Return Manifold and Piping to Tank (Feet of Head)	3.8
TDH (Total Dynamic Head) in Feet of Head	93.6

Control Settings Information

Total System Runtime Per Day (Minutes)	70
Total Runtime Per Zone Per Day (Minutes)	70
Total System Dosing Events Per Day	10
Runtime For Each Dose (Minutes)	7
Off Time Between Doses in the Same Zone (Hours to nearest 0.1)	2.3

Miscellaneous Information

Dosing Volume Per Emitter Per Dose (gallons)	0.07
Inches Per Week of Dosing	1.99
Volume of a Single Dose (gallons)	24.1

Pump Selection

Pump Flow Rating (GPM)	8.2
TDH (Total Dynamic Head in Feet of Head)	93.6
Pump Manufacturer	Franklin
Pump Model	20XC1-05P4-2W115

RECEIVED

By Brandon Olvera at 9:25 am, Jun 27, 2025

PIPE AND FITTINGS:

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.

Design in accordance with Chapter 1, Chapter D, and § 10-10, Commission on Environmental Quality, Revised May 2014

VOID

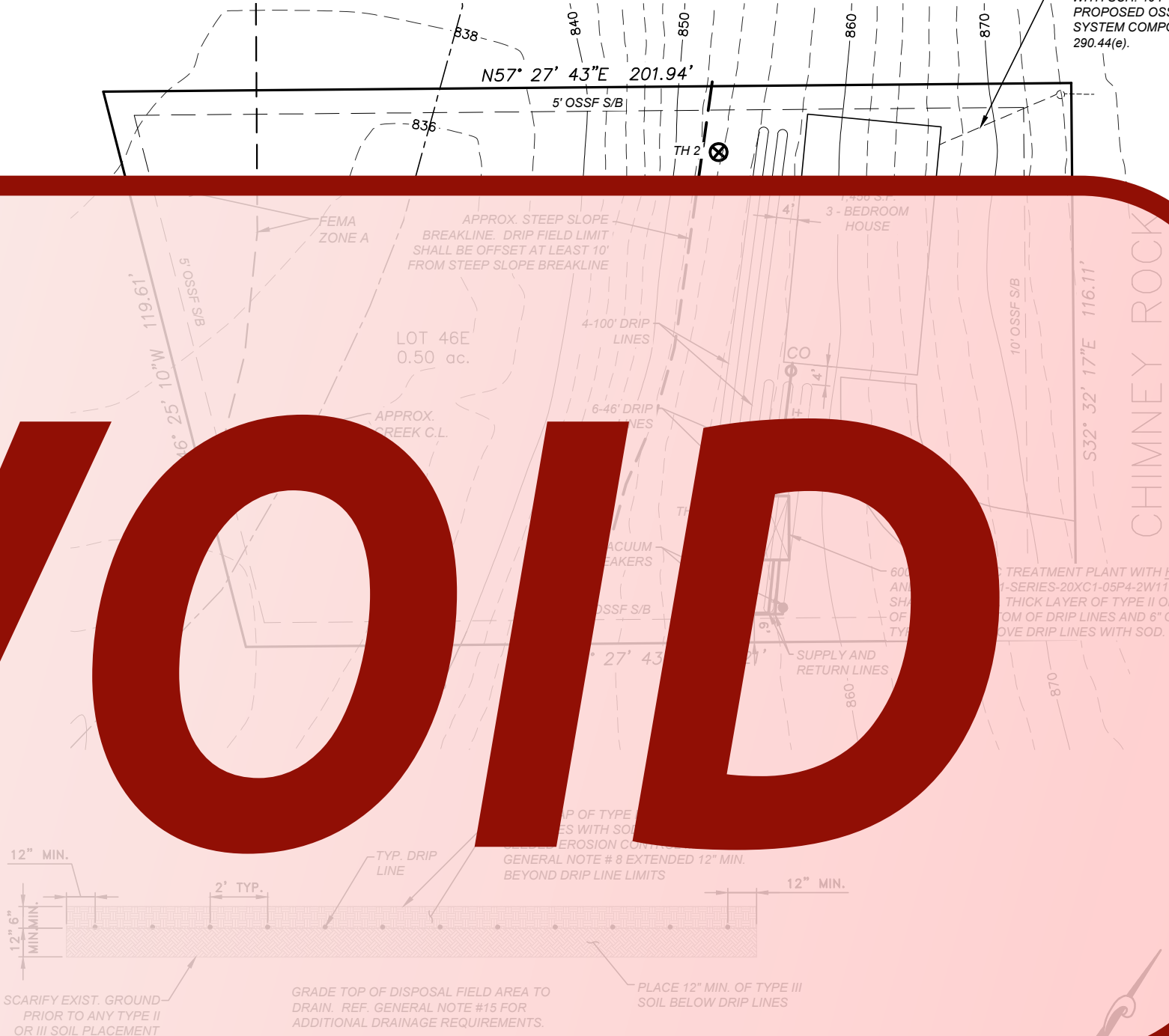
Haag Engineering Consultants, LLC
Firm No.: F-5786

RECEIVED
By Brandon Olvera at 9:25 am, Jun 27, 2025

GENERAL NOTES:

- NO VEHICULAR TRAFFIC IS ALLOWED ON ANY PORTION OF THE DISPOSAL SYSTEM, UNLESS THE DESIGN SPECIFIES OTHERWISE.
- PIPE ALIGNMENT TO THE DISPOSAL BEDS MAY BE ALTERED AS REQUIRED. ANY CHANGE FROM THE PLANS MUST BE APPROVED BY THE ENGINEER AND THE APPROPRIATE GOVERNMENTAL AGENCY(IES).
- CONTRACTOR SHALL PROTECT TREES WHICH ARE NOT IN THE EXCAVATED CONSTRUCTION AREAS. CONTRACTOR SHALL MINIMIZE ROOT DAMAGE AND REASONABLY ADHERE TO THE DESIGN.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING A MINIMUM OF 1/4" PER FOOT OF FALL FROM THE BUILDING TO THE SEPTIC TANK.
- NOT AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED OVER THE DISPOSAL AREAS. ANY WATERING IN THESE AREAS SHALL BE DONE BY HAND AND ONLY WHEN REQUIRED TO MAINTAIN GRASS COVER.
- ALL CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS OF THE APPROPRIATE AUTHORITY - TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND ANY APPLICABLE LOCAL BUILDING AND SAFETY CODES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THE CONSTRUCTION OF THIS SYSTEM.
- THE DRIP FIELD SHALL BE VEGETATED WITH EITHER ST. AUGUSTINE, BERMUDA SOD OR BERMUDA SEEDED EROSION CONTROL MAT.
- FIELDS MUST BE MOWED AT REGULAR INTERVALS. FAILURE TO PROPERLY MAINTAIN VEGETATIVE COVER MAY RESULT IN SYSTEM FAILURE AND SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL PIPES SHALL BE SCHEDULE 40 OR APPROVED EQUAL, UNLESS NOTED OTHERWISE. ALL JOINTS SHALL BE CEMENTED WITH THE APPROPRIATE SOLVENT AND GLUED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
- ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10 FEET FROM ANY DISPOSAL SYSTEM OR SEWERAGE PIPE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF WATER LINES LESS THAN 10 FEET FROM THE DISPOSAL AREA.
- HIGH WATER ALARM SHALL BE LOCATED IN A NOTICEABLE LOCATION. THE ALARM SHALL BE A VISUAL AND AUDIBLE ALARM AND WIRED ON A SEPARATE CIRCUIT FROM THE PUMPS. ALL EXTERIOR CONTROLS AND CONNECTIONS SHALL BE ENCLOSED IN A WEATHER-PROOF HOUSING. ELECTRICAL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL ELECTRICAL AND BUILDING CODES.
- NO EXCAVATION IS PERMITTED NEAR THE DISPOSAL FIELDS THAT WILL RESULT IN THE NONCOMPLIANCE OF APPLICABLE SETBACKS STATED IN THE RULES AND REGULATIONS OF THE APPROPRIATE AUTHORITY.
- ONLY GOOD QUALITY SANDY LOAM SHALL BE APPLIED OVER THE DISPOSAL FIELDS. CLAY LOAM IS UNACCEPTABLE AND WILL CAUSE SYSTEM FAILURE. SANDY LOAM SHALL BE DEFINED AS SHOWN IN TABLE VI (USDA SOIL TEXTURAL CLASSIFICATIONS) OF THE RULES AND REGULATIONS OF THE TCEQ. THE INSTALLER IS RESPONSIBLE FOR VERIFYING THE QUALITY OF EACH LOAD OF LOAM PLACED ON THE SYSTEM.
- STORM WATER (RAINFALL RUNOFF) SHOULD NOT BE ALLOWED TO FLOW OVER THE DISPOSAL FIELDS OR THE TANKS. DIVERSION BERMS, SWALES AND/OR RAIN GUTTERS SHOULD BE INSTALLED AS NECESSARY TO PREVENT SUCH RUNOFF.
- THE CONTRACTOR IS RESPONSIBLE FOR STAKING AND VERIFYING THE GRADE PRIOR TO EXCAVATION. ANY DISCREPANCIES OF MORE THAN 6 INCHES SHALL BE REPORTED TO THE ENGINEER PRIOR TO EXCAVATION. THE CONTRACTOR SHALL NOT DEVIATE FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE APPROPRIATE AUTHORITY AND THE ENGINEER.
- THIS DISPOSAL SYSTEM HAS BEEN DESIGNED TO OPERATE PROPERLY AT SPECIFICATIONS NOTED IN THESE PLANS. ALTERATIONS TO THE SYSTEM BY THE OWNER, INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRAINAGE, BUILDING AND/OR WATER USAGE, MAY CAUSE PREMATURE FAILURE AND SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLUMBING FIXTURES ARE CONNECTED TO THE DESIGNATED SEPTIC TANK(S). LOW FLOW TOILETS (1.6 GAL), SHOWERHEADS AND FAUCETS SHALL BE USED IN THE STRUCTURES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR JOBSITE SAFETY AND PROTECTION OF THE PUBLIC FROM INJURY DURING CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR THE PREVENTION OF PERSONAL INJURY TO ANYONE ON OR NEAR THE DISPOSAL SYSTEM.
- CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL TANKS HAVE ADEQUATE STRENGTH AND INTEGRITY TO PERFORM SATISFACTORILY AS SHOWN ON THESE PLANS.
- THE WASTEWATER FLOW TO THE SEPTIC SYSTEM SHALL NOT EXCEED THE DESIGN FLOW SHOWN ON THIS PLAN.

ASSUMED LOCATION OF WATER METER AND WATER SERVICE LINE ALIGNMENT FROM METER TO HOUSE AND INTERMITTENT USE RV. NOTE: WATER SERVICE LINE SHALL BE SLEEVED WITH SCH. 40 PVC WHEREVER IT IS 10" OR CLOSER TO PROPOSED OSSF DISPOSAL AREA LIMITS AND/OR ANY SYSTEM COMPONENT(S). EXCEEDS TAC 30 CHAPTER 290.44(e).



DRIP FIELD CROSS SECTION

SCALE: 1"=5'

1" = 30'

05/01/25

OSSF LAYOUT PLAN
LOT 46E, CHIMNEY ROCK
EMERALD VALLEY
COMAL COUNTY, TEXAS

ADD'L. NOTES:

- DESIGN DAILY WASTEWATER FLOW = USE 240 GPD (WATER SAVING DEVICES WERE ASSUMED FOR SEPTIC SYSTEM DESIGN).
- TOPOGRAPHIC DATA SOURCE: FEMA 2011 DATA
- INSTALLER SHALL VERIFY ALL EASEMENTS, SETBACKS AND PROPERTY LINE BEARINGS AND DISTANCES PRIOR TO CONSTRUCTION.
- ALL RISERS SHALL MEET THE MINIMUM REQUIREMENTS OF 30 TAC 285 EFFECTIVE 07/06/2023

NOTE: OSSF IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR FEMA 100 YEAR FLOODPLAIN.
SITE EVALUATION BY JOHN J. HAAG, P.E. ON 10/21/24

DRAWN BY: JJH
CHECKED BY: JJH
DATE: 05/01/25
JOB NO. DMOSER24002

SHEET 1 OF 1

HAAG ENGINEERING CONSULTANTS

15831 SECRET TRAILS
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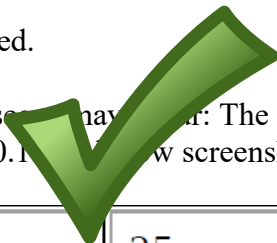
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Olvera,Brandon

From: Olvera,Brandon
Sent: Friday, June 27, 2025 9:37 AM
To: jhaagpe@gmail.com; Ritzen,Brenda
Cc: 'Dwayne Moser'
Subject: RE: 118148 revisions

John,
File has been updated.

285.91(10): Slopes where seeps may occur: The 10 ft separation distance from a sharp break is only 10 ft when $R_a=0.1$. The soil design is based off class III soil .2. The separation distance would need to be 25 ft when $R_a>0.1$. See screenshot from 285.91(10)



Slopes Where Seeps may Occur and detention ponds	5	25	5	10	10	10 when $R_a = 0.1$ 25 when $R_a > 0.1$
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Thank You,



Brandon Olvera

www.co.comal.tx.us

Dedicated Representative OS0034/92

.. 850-603-2000

Comal County

olverb@co.comal.tx.us

From: jhaagpe@gmail.com <jhaagpe@gmail.com>
Sent: Wednesday, June 25, 2025 10:08 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>; Olvera,Brandon <Olverb@co.comal.tx.us>
Cc: 'Dwayne Moser' <dmoser003@gmail.com>
Subject: 118148 revisions

**AEROBIC TREATMENT
DRIP TUBING SYSTEM
FOR:
LOT 48E, 6413 CHIMNEY ROCK
EMERALD VALLEY**

SITE DESCRIPTION:

Located in Emerald Valley, Lot 48E, the proposed system will serve at 3-bedroom, 1,456 s.f. residence situated with soils per the Site Evaluation report. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:

VOID

A 3 or 4 inch SCH-40 pipe is charged into a NuWater B-550 aerobic treatment plant containing a 353 gallon pretreatment tank and 768 gallon pump chamber. The pump chamber contains a 0.5 HP Franklin C1-Series-20XC1-05P4-2W115 self-priming pump. The pump is activated at a time interval after the distribution time each day with a 15-minute run with the float setting at 10 minutes. A high level audible and visual alarm will activate should the pump fail. Distribution through self-flushing 100 micron Ag line filter then through a 1" SCH-40 manifold to a minimum 1/2 inch drip tubing fitted with Netifim Bioline drip tubing approximately two feet apart at 0.61 gph emitters spaced 10 feet as per attached schematic. A pressure regulator Model #BPMF 35psi installed in the pump tank on the return line will maintain pressure at 25 psi. A 1" SCH-40 return line is installed continuously flushed by cycling small valves in the disk filter are flushed each cycle back to the pump tank. Agricultural Products, Inc. (Model #VBK-1) 1" PVC vacuum breakers installed on the highest point on each manifold will prevent siphoning of effluent from higher to lower parts in the field. The field area shall be scarified and then built up so that a minimum of 6" of Type III soil is above any bedrock or type IV soils then the drip tubing shall be laid and capped with a minimum of 6" of Type II or Type III soil (NOT SAND). The field area shall be covered with Bermuda seeded erosion control mat or sodded with grass prior to system startup. The tank must have risers 2-inches minimum above finished grade on each opening with watertight caps that must be 65# or have a padlock or can only be removed with tools – all risers shall meet the minimum requirements of 30 TAC 285 effective July 6, 2023. A secondary plug, cap or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed.

DESIGN SPECIFICATIONS:

Daily flow = $Q=240$ gpd
Pretreatment tank size: 353 gal
Plant size: NuWater B-550; 600 gpd (TCEQ approved)
Pump tank size: 768 gal
Min. Reserve capacity after high level: 80 gal (1/3 day req'd)
Application rate: $Ra=0.1$ gal/sf
Total absorption area: $Q/Ra = \text{min. } 2400$ sf (2,456 sf actual)
Total linear feet of drip tubing: 1228' Netifim Bioline drip tubing 0.61 gph
Pump requirement: 0.5 HP Franklin C1-Series-20XC1-05P4-2W115

Calculation Outputs

Total System Information

Application Area Required (square feet)	2,456
Total Amount of Bioline [®] Required (feet)	1,228
Total Number of Emitters in the Dripfield	614

Zone Information

Number of Zones	1
Amount of Bioline [®] Per Zone (feet)	1,228
Number of Emitters Per Zone	614
Minimum Number of Laterals Per Zone	2
Maximum Number of Laterals Per Zone	9
Number of Laterals That Will be Used	5
Maximum Length of Bioline [®] Laterals Based on Inlet Pressure	391
Flow Rate Per Zone (gpm)	6.2
Velocity of Drip Lines Per Zone (ft/min)	16.3
Additional Flow Required to Accommodate Flow Velocity	0.0
Holding Capacity of Field	
Holding Capacity (Gallons) of Supply Line & Supply Manifolds	0.0
Holding Capacity (Gallons) of Bioline	0.3
Holding Capacity (Gallons) of Supply Line & Manifolds & Dripperline	0.1
Head Requirements	
Head Loss (Feet) per 100' Supply Line	1.2
Flow Velocity (fps)	3.1
Friction Loss in Supply Line & Supply Manifolds (psi)	1.2
Friction Loss in Supply Line & Supply Manifolds (Feet of Head)	2.8
Additional Pressure Required for Return Manifold and Piping to Tank (psi)	3.9
Pressure Required for Return Manifold and Piping to Tank (Feet of Head)	9.0
TDH (Total Dynamic Head) in Feet of Head	98.7

Control Settings Information

Total System Runtime Per Day (Minutes)	38
Total Runtime Per Zone Per Day (Minutes)	38
Total System Dosing Events Per Day	10
Runtime For Each Dose (Minutes)	4
Off Time Between Doses in the Same Zone (Hours to nearest 0.1)	2.3

Miscellaneous Information

Dosing Volume Per Emitter Per Dose (gallons)	0.04
Inches Per Week of Dosing	1.10
Volume of a Single Dose (gallons)	25.0

Pump Selection

Pump Flow Rating (GPM)	14.2
TDH (Total Dynamic Head in Feet of Head)	98.7
Pump Manufacturer	Franklin
Pump Model	20XC1-05P4-2W115

PIPE AND FITTINGS:

All pipes and fittings in this drip tubing system shall be 1.25" 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.

Design in accordance with Chapter 1, Chapter D, § 101 and § 102, Commission on Environmental Quality, and the Michigan Department of Environmental Quality.



VOID

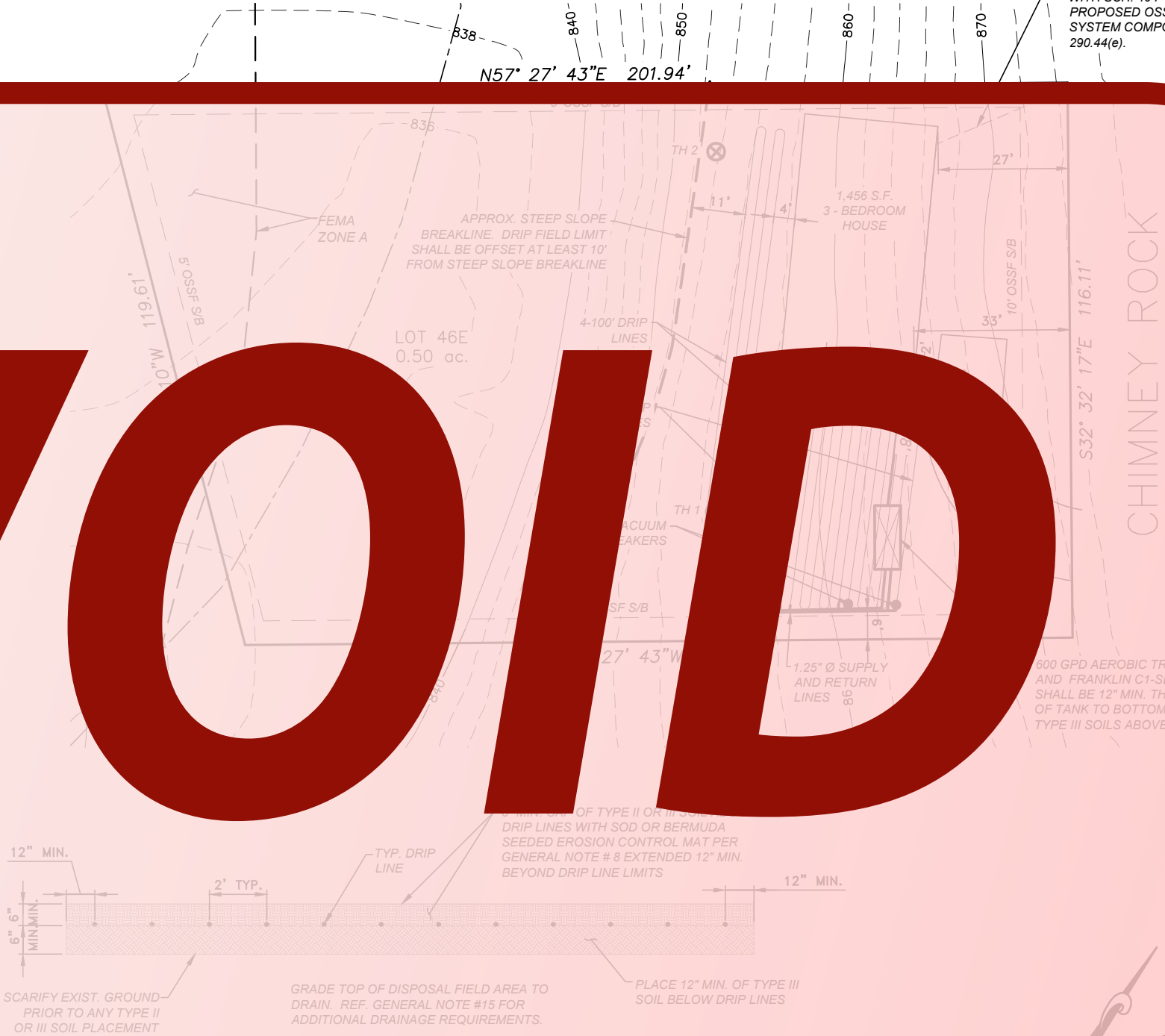
J. J. Haag, P.E.

Haag Engineering Consultants, LLC
Firm No.: F-5786

GENERAL NOTES:

- NO VEHICULAR TRAFFIC IS ALLOWED ON ANY PORTION OF THE DISPOSAL SYSTEM, UNLESS THE DESIGN SPECIFIES OTHERWISE.
- PIPE ALIGNMENT TO THE DISPOSAL BEDS MAY BE ALTERED AS REQUIRED. ANY CHANGE FROM THE PLANS MUST BE APPROVED BY THE ENGINEER AND THE APPROPRIATE GOVERNMENTAL AGENCY(IES).
- CONTRACTOR SHALL PROTECT TREES WHICH ARE NOT IN THE EXCAVATED CONSTRUCTION AREAS. CONTRACTOR SHALL MINIMIZE ROOT DAMAGE AND REASONABLY ADHERE TO THE DESIGN.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THE CONSTRUCTION OF THIS SYSTEM.
- THE DRIP FIELD SHALL BE VEGETATED WITH EITHER ST. AUGUSTINE, BERMUDA SOD OR BERMUDA SEEDER EROSION CONTROL MAT.
- FIELDS MUST BE MOVED AT REGULAR INTERVALS. FAILURE TO PROPERLY MAINTAIN VEGETATIVE COVER MAY RESULT IN SYSTEM FAILURE AND SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL PIPES SHALL BE SCHEDULE 40 PVC OR APPROVED EQUAL, UNLESS NOTED OTHERWISE. ALL JOINTS SHALL BE CLEANED WITH THE APPROPRIATE SOLVENT AND GLUED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- ALL POTABLE WATER PIPES SHALL BE A MINIMUM OF 10 FEET FROM THE DISPOSAL SYSTEM OR SEWAGE PIPE. THE CONTRACTOR SHALL NOT EXCAVATE TO A DEPTH LESS THAN 10 FEET FROM THE DISPOSAL AREA.
- HIGH WATER ALARM SHALL BE LOCATED IN A NOTICEABLE LOCATION. THE ALARM SHALL BE A VISUAL AND AUDIBLE ALARM AND WIRED ON A SEPARATE CIRCUIT FROM THE PUMPS. ALL EXISTING ELECTRICAL CONTROLS AND CONNECTIONS SHALL BE ENCLOSED IN A WEATHER-RESISTANT ENCLOSURE. ELECTRICAL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL ELECTRICAL AND BUILDING CODES.
- NO EXCAVATION IS PERMITTED NEAR THE DISPOSAL FIELDS THAT WOULD VIOLATE THE NONCOMPLIANCE OR APPLICABLE SETBACKS STATED IN THE RULES AND REGULATIONS OF THE APPROPRIATE AUTHORITY.
- ONLY GOOD QUALITY SANDY LOAM SHALL BE APPLIED OVER THE DISPOSAL FIELDS. CLAY LOAM IS UNACCEPTABLE AND WILL CAUSE SYSTEM FAILURE. SANDY LOAM SHALL BE DEFINED AS SHOWN IN TABLE VI (USDA SOIL TEXTURAL CLASSIFICATIONS) OF THE RULES AND REGULATIONS OF THE TCEQ. THE INSTALLER IS RESPONSIBLE FOR VERIFYING THE QUALITY OF EACH LOAD OF LOAM PLACED OVER THE DISPOSAL FIELDS.
- STORM WATER (RAINFALL RUNOFF) SHOULD NOT BE ALLOWED TO FLOW INTO THE DISPOSAL FIELDS OR TANKS. DIVERSION BERMS, SWALES AND/OR GUTTERS SHOULD BE INSTALLED AS NECESSARY TO PREVENT SUCH RUNOFF.
- THE CONTRACTOR IS RESPONSIBLE FOR STAKING AND VERIFYING THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION. ANY DISCREPANCIES OF MORE THAN 6 INCHES SHALL BE REPORTED TO THE ENGINEER PRIOR TO EXCAVATION. THE CONTRACTOR SHALL NOT DEVIATE FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE APPROPRIATE AUTHORITY AND THE ENGINEER.
- THIS DISPOSAL SYSTEM HAS BEEN DESIGNED TO OPERATE PROPERLY AND IN ACCORDANCE WITH THE SPECIFICATIONS NOTED IN THESE PLANS. ALTERATIONS TO THE SYSTEM BY THE OWNER, INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRAINAGE, BUILDING, OR OTHER WATER USAGE, MAY CAUSE SYSTEM FAILURE AND SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLUMBING FIXTURES ARE CONNECTED TO THE DESIGNATED SEPTIC TANK(S). LOW FLOW TOILETS (1.6 GPF), SHOWERHEADS AND FAUCETS SHALL BE USED IN THE STRUCTURES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR JOBSITE SAFETY AND PROTECTION OF THE PUBLIC FROM INJURY DURING CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR THE PREVENTION OF PERSONAL INJURY TO ANYONE ON OR NEAR THE DISPOSAL SYSTEM.
- CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL TANKS HAVE ADEQUATE STRENGTH AND INTEGRITY TO PERFORM SATISFACTORILY AS SHOWN ON THESE PLANS.
- THE WASTEWATER FLOW INTO THE SEPTIC SYSTEM SHALL NOT EXCEED THE DESIGN FLOW SHOWN ON THIS PLAN.

ASSUMED LOCATION OF WATER METER AND WATER SERVICE LINE ALIGNMENT FROM METER TO HOUSE AND INTERMITTENT USE RV. NOTE: WATER SERVICE LINE SHALL BE SLEEVED WITH SCH. 40 PVC WHEREVER IT IS 10' OR CLOSER TO PROPOSED OSSF DISPOSAL AREA LIMITS AND/OR ANY SYSTEM COMPONENT(S). EXCEEDS TAC 30 CHAPTER 290.44(e).



DRIP FIELD CROSS SECTION

SCALE: 1"=5'

RECEIVED

By Brandon Olvera at 9:15 am, Jul 07, 2025

OSSF LAYOUT PLAN
LOT 46E, CHIMNEY ROCK
EMERALD VALLEY
COMAL COUNTY, TEXAS

ADD'L. NOTES:

- DESIGN DAILY WASTEWATER FLOW = USE 240 GPD (WATER SAVING DEVICES WERE ASSUMED FOR SEPTIC SYSTEM DESIGN).
- TOPOGRAPHIC DATA SOURCE: FEMA 2011 DATA
- INSTALLER SHALL VERIFY ALL EASEMENTS, SETBACKS AND PROPERTY LINE BEARINGS AND DISTANCES PRIOR TO CONSTRUCTION.
- ALL RISERS SHALL MEET THE MINIMUM REQUIREMENTS OF 30 TAC 285 EFFECTIVE 07/06/2023

NOTE: OSSF IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR FEMA 100 YEAR FLOODPLAIN.
SITE EVALUATION BY JOHN J. HAAG, P.E. ON 10/21/24

DRAWN BY: JJH
CHECKED BY: JJH
DATE: 06/30/25
JOB NO. DMOSER24002

SHEET 1 OF 1

HAAG ENGINEERING CONSULTANTS

15831 SECRET TRAILS
SAN ANTONIO, TEXAS 78247
FIRM: F-5789

TEL: (210) 705-4268

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**ON-SITE SEWAGE FACILITY (OSSF)
SITE EVALUATION FORM**

1. OWNER INFORMATION

Property Owner's Full Legal Name: Inspira Financial Trust LLC Custodian fbo Donald Dwayne Moser IRA # 41651-11

2. PROPERTY INFORMATION

City: Canyon Lake Zip Code: 78133

Legal Description:

Lot: 48E Block: Subdivision: Emerald Valley Unit: Phase:

If not located in subdivision, Survey:

Abstract:

Recorded (Vol/Pg):

3. SITE EVALUATION INFORMATION:

Name of Site Evaluator: John J. Haag

PE #: 90158

Date Performed: 10/21/2024

Proposed Excavation Depth: Surface

4. REQUIREMENTS

- At least two evaluations must be performed on the site to provide the proposed disposal locations of soil evaluations must be shown on the appropriate site drawing or engineer's drawing.
- For subsurface disposal, evaluations must be performed to a depth of at least 2 feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Soil Profile Hole #1					
Depth (ft.)	Soil Class	Gravel Analysis	Free Water (Table)	Restrictive Horizon	Observations
0	IV	<30%	No	Yes	Limestone @ surface
1					
2					
3					
4					
5					

ON-SITE SEWAGE FACILITY (OSSF) SITE EVALUATION FORM

Soil Profile Hole Number: 2

Depth (ft.)	Textural Class	Gravel Analysis	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0	IV	<30%	No	Yes	Limestone @ surface
1					
2					
3					
4					
5					

VOID

5. FEATURES ON AREA:

- Presence of 100 yd or more of open water ☐ Yes ☐ No
- Presence of adjacent streams or impoundments ☐ Yes ☐ No
- Existing or proposed well in nearby area ☐ Yes ☐ No
- Organized sewage disposal to lot or tract ☐ Yes ☐ No
- Recharge features within 150 feet ☐ Yes ☒ No (none found)

6. I certify that the above statements are true and correct and are based on my own field observations.



12/03/2024

Haag Engineering Consultants, LLC
Firm: F-5789



Date 10/21/2024

Permit Number _____

1. APPLICANT / AGENT INFORMATION

Owner Name Inspira Financial Trust LLC Custodian fbo Donald D. Moser IRA #41651-11

Agent Name John J. Haag, P.E.

Mailing Address 17171 Park Row, Ste. 100

Agent Address 15831 Secret Trails

City, State, Zip Houston, Tx. 77084

City, State, Zip San Antonio, Tx. 78247

Phone # 281-492-3434 ext. 3569

Phone # 210-705-4268

Email Gold.Family@questtrust.com

Email jhaag@satx.rr.com

2. LOCATION

Subdivision Name Emerald Valley

Unit _____ Lot 46E Block _____

Survey Name / Abstract Number _____

Acreage 0.5

Address 6413 Chimney Rock

City Canyon Lake

State Tx.

Zip 78133

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

Type of Construction (House, Mobile Home, RV, etc.) _____

Number of Bedrooms (House) _____ (RV) _____

Indicate Sq Ft of Living Area (House) _____ (RV) _____

☐ Non-Single Family Residential

(Planning materials, etc. adequate for doubling, require needed treatment and disposal area)

Type of Facility _____

Offices, Factories, etc., Schools, Parks, etc. Indicate Number of Occurrences _____

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: \$ 150000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well

4. SIGNATURE OF OWNER

Read & Approved

Donald Moser
Donald Moser (Oct 23, 2024 09:50 CDT)

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.

Rebecca Miller (Oct 23, 2024 12:07 CDT)

Signature of Owner

Gold Family Accounts Officer

10/23/24

Date



RECEIVED

By Brandon Olvera at 8:57 am, Jun 27, 2025

Planning Materials & Site Evaluation as Required Completed By John J. Haag, P.E.

System Description Proprietary aerobic treatment with drip disposal

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

Tank Size(s) (Gallons) NuWater B-550 Absorption/Application Area (Sq Ft) 1200 min

Gallons Per Day (As Per TCEQ Table III) 120 house + 40 intermittent use RV (use 240 total for OSSF)

(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 certified by a Professional Engineer (R.S.) or Professional Engineer (P.E.)

Is there an existing TCEQ approved CZP 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 CZP.)

Is there at least one approved family dwelling as per 285.001? ☒ Yes ☐ No

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

Is there an existing TCEQ approved 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.

John J. Haag, P.E.
Signature of Designer

12/03/2024

Date



COMAL COUNTY

ENGINEER'S OFFICE

Address: 6413 CHIMNEY ROCK

Legal Description: EMERALD VALLEY, LOT 46D & 46E

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:

118148.pdf Markup Summary 9-3-2025

Highlight (1)



Date: 9/3/2025 11:48:02 AM
Author: Brandon Mark Olvera
Subject: Highlight
Response:
Page Label: 1
Checkmark: Checked



in the case that PEC needs to maintain this section, what equivalent protection are you purposing through the easement?



August 27, 2025

Mr. John Haag, P.E.
Haag Engineering Consultants, LLC
15831 Secret Trails
San Antonio, Texas 78247

RE: Sub-surface sanitary sewer facilities installed across the common lot line of lots 46D and 46E on Chimney Rock in the Emerald Valley subdivision

Mr. Haag,

Pedernales Electric Cooperative reviewed the proposed underground sanitary sewer facilities crossing the common property line of lots 46D and 46E on Chimney Rock in Emerald Valley subdivision.

The Cooperative has no objection to the placement of the sanitary sewer facilities through the existing common line and associated easement. However, the installation must not materially interfere with the Cooperative's ability to maintain, patrol, or protect any electric facilities. In addition, the Cooperative will assume no liability for any damages to the sanitary sewer line facilities which may occur during our work.

If you have any questions, please contact me at your convenience at 830-992-9969 or mike.moore@pec.com

Mike Moore
Electrical Distribution Designer, Sr.

WASTEWATER TREATMENT FACILITY MAINTENANCE AGREEMENT

Regulatory Authority Comal

Tyler Mason
A&R Construction LLC &
Cisco Septic Service
(830) 837-0050
(210) 598-9090

Permit/License Number _____

Customer Inspira Financial Trust LLC Custodian fbo Donald Dwayne Moser IRA # 41651-11

Site Address 6413 Chimney Rock

City Canyon Lake Zip 78133

Mailing Address 17171 Park Row Dr., Ste. 100, Houston, Tx. 77084

County Comal Map # _____

Phone 281-492-3434 ext. 3569

Email Gold.Family@questtrust.com

I. General: This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between Inspira Financial Trust LLC Custodian fbo Donald Dwayne Moser IRA # 41651-11 (hereinafter referred to as "Customer") and A&R Construction, LLC & Cisco Septic Service. By this agreement, A&R Construction, LLC & Cisco Septic Service and its employees (hereinafter inclusively referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein.

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

III. Termination of Agreement

This Agreement may be terminated by either party for any reason, including but not limited to, the failure of either party to perform its obligations under this Agreement without fault or liability of the terminating party. The terminating party must provide written notice to the non-terminating party (30 days prior to the termination of this Agreement). In the event of termination, the Contractor will be paid at the rate of \$75 per hour for any work performed and for which compensation has not been received. After the termination of this Agreement, any monies from prepayment for services not received by the Contractor within (30) days of termination of this Agreement shall be refunded to the Customer. Either party terminating this Agreement for any reason, including non-payment, shall be liable for the equipment, materials and the appropriate regulatory agency a maximum of thirty (30) days prior to the date of termination. Termination of any kind shall be considered a breach of contract and shall be subject to the terms and conditions of the Agreement.

IV. Services:

Contractor will:

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

V. Disinfection:

☒ Customer Responsible. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer.

DM RM
DM RM
Customer's Initials

TM
Contractor's Initials

____ Contractor Responsible. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Contractor.

____ Not Required. The installed septic system does not require disinfection.

VI. Electronic Monitoring:

Electronic Monitoring is not included in this Agreement.

VII. Performance of Agreement:

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

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

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

VIII. Customer's Responsibilities:

- The Customer is responsible for all the following:
- a. Provide all necessary yard or lawn maintenance and removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.
 - b. Protect equipment from physical damage including but not limited to that damage caused by insects.
 - c. Maintain a current license to operate, abide by the conditions and limitations of that license, and all requirements for an OSSF from the State and/or local regulatory agency, whichever requirements are more stringent.
 - d. Notify Contractor immediately of all alarms or malfunctions, including failure of, the OSSF.
 - e. Provide Contractor with a safe and secure location for the OSSF so that the Contractor can perform a proper evaluation of the performance of the OSSF.
 - f. Allow Contractor to sample both the inlet and outlet of the OSSF to be performed by Contractor for the purpose of evaluating the OSSF performance if necessary to diagnose an issue. These samples shall be taken to a laboratory for testing, with the exception of the samples provided under Section V (d) above. Customer agrees to pay Contractor for the collection and transportation of samples, at a rate of \$____ per hour, plus the associated fees for laboratory testing.
 - g. Prevent the backflow of treated effluent into the OSSF.
 - h. Prevent the condensation of refrigerant gas from the refrigerant lines of icemakers, from hydraulically overloading the septic treatment unit. Drain lines may discharge into the surface application pump tank if approved by system designer.
 - i. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.
 - j. Maintain site drainage to prevent adverse effects on the OSSF.
 - k. Pay promptly and fully, all Contractor's fees, bills, or invoices as described herein.

IX. Access by Contractor:

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

X. Limit of Liability:

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

XI. Indemnification:

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

DM RM
DM RM

Customer's Initials

TM
Contractor's Initials

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

Customer hereby waives its right of recourse as to any Indemnatee when Indemnification applies, and Customer shall require its insurer(s) to waive its/their right of subrogation to the extent such action is required to render such waiver of subrogation effective.

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

XII. Severability

If any provision of this "Agreement" shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds any portion of the "Agreement" is invalid or unenforceable, that finding shall not affect the validity or enforceability of the remaining provisions. If such provision shall be deemed to be written, amended, or enforced as limited.

XIII. Fee for services

The Contractor's services does not include any equipment, materials or necessary non-warranty repairs, unscheduled maintenance, or Customer responsibility.

XIV. Payment:

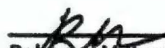
Full payment is due upon execution of this Agreement. For any other service(s) or repair(s) provided by Contractor the Customer shall pay the invoice(s) for said service(s) or repair(s) within thirty (30) days of the invoice date. The Contractor shall mail all invoices on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a \$29.00 late penalty and a 1.5% per month carrying charge, as well as any reasonable attorney's fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Contractor may terminate contract at any time for nonpayment of services. Any check returned to Contractor for any reason will be assessed a \$50.00 return check fee.

XV. Application or Transfer of payment:

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

XVI. Entire Agreement:

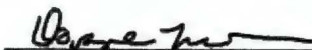
This agreement contains the entire Agreement of the parties, and there are no other conditions in any other agreement, oral or written.


Rebecca Miller (Oct 23, 2024 12:07 CDT)
Gold Family Accounts Officer
Customer Signature

10/23/24
Date


A&R Construction LLC / Cisco Septic Service
Tyler Mason
Contractor
MP#0002228

Read & Approved


Donald Moser (Oct 23, 2024 09:50 CDT)


DM
Customer's Initials


TM
Contractor's Initials

2/105



202506031908 10/03/2025 11:24:22 AM 1/2

RELEASE OF EASEMENT

STATE OF TEXAS

COUNTY OF COMAL

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Emerald Developments, Inc., as previous owners of all lots within Emerald Valley, a subdivision in Comal County, Texas according to the map or plat thereof, heretofore granted certain easements to Pedernales Electric Cooperative, Inc., a corporation for public utility purposes covering property situated within Emerald Valley. Said easement being recorded by plat in Volume 6, Pages 45 of the Official Public Records of Comal County, Texas, and;

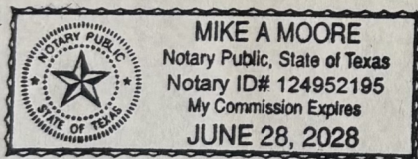
WHEREAS, said dedicated easements referred to hereinabove include and are comprised in part by a five (5) foot strip of land along the side lot lines of all lots within Emerald Valley, a subdivision in Comal County, Texas; and,

WHEREAS, Inspira Financial Trust, LLC, as current owner of lots forty six "D" (46D) and forty six "E" (46E) in Emerald Valley, a subdivision, desires that the said five (5) foot utility easements along the common lot line of lots forty six "D" (46D) and forty six "E" (46E) in Emerald Valley, be abandoned and released in full; and

WHEREAS, Pedernales Electric Cooperative, Inc. provides electric service to the aforementioned area and will continue to have an adequate easement to said property;

NOW, THEREFORE, be it known that Pedernales Electric Cooperative, Inc., a corporation whose post office address is Johnson City, Texas, for and in consideration of One Dollar (\$1.00), does hereby release the said utility easements along the common lot lines of lots forty six "D" (46D) and forty six "E" (46E) in Emerald Valley a subdivision, in Comal County, Texas, and referred to hereinabove.

EXECUTED: September 24, 2025



PEDERNALES ELECTRIC COOPERATIVE, INC.

BY:

Brian Magott
Brian Magott

Director, Regional Operations

THE STATE OF TEXAS

§
§
§

COUNTY OF COMAL

BEFORE ME, the undersigned authority, on this day personally appeared Brian Magott, District Director of Pedernales Electric Cooperative, Inc., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE September 24, 2025.

[Signature]

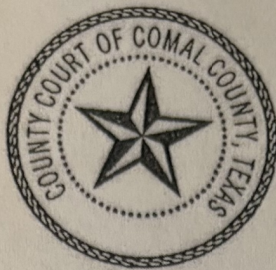
Notary Public in and for
The State of Texas

Received
Brandon Mark Olvera
10/10/2025 9:38:32 AM

Received

Brandon Mark Olvera

10/10/2025 9:40:53 AM



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
10/03/2025 11:24:22 AM
TERRI 2 Page(s)
202506031908



Bobbie Koepp

5/CS



202506029187 09/10/2025 09:26:00 AM 1/5

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.

PARTIAL RELEASE OF EASEMENT

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS THAT:**
COUNTY OF COMAL §

WHEREAS, Inspira Financial Trust, LLC Custodian FBO Donald Dwayne Moser IRA #41651-11, 17171 Park Row, Suite 100, Houston, Texas 77084, as owner/s of Lots 46D and 46E, Emerald Valley Subdivision, a subdivision in Comal County, Texas according to the map or plat thereof, does hereby recognize certain easements for public utility purposes covering property situated within Emerald Valley Subdivision, said easements being filed and recorded in Volume 8, Page(s) 138 Map and Plat Records of Comal County, Texas; and,

WHEREAS, said dedicated easements referred to hereinabove include and are comprised in part by a strip of land along the side lot lines of all lots within Emerald Valley Subdivision, in Comal County, Texas; and,

WHEREAS, Inspira Financial Trust, LLC Custodian FBO Donald Dwayne Moser IRA #41651-11, 17171 Park Row, Suite 100, Houston, Texas 77084, as owner/s of 46D and 46E, Emerald Valley Subdivision, a subdivision in Comal County, desires that the said public utility easement as it pertains to and being along the common boundary line of Lots 46D and 46E be released as described in Exhibit "A"; and,

WHEREAS, SJWTX, Inc., dba The Texas Water Company and fka Canyon Lake Water Service Company provides water service to the aforementioned area and will continue to have an adequate easement to said property;

NOW THEREFORE, be it known that SJWTX, Inc., dba The Texas Water Company and fka Canyon Lake Water Service Company, a corporation whose post office address is Canyon Lake, Texas, does hereby partially release the said public utility easement along the common boundary line between Lots 46D and 46E, Emerald Valley Subdivision, Comal County, Texas and referred to hereinabove.

EXECUTED this the 8th day of September 2025.

SJWTX, Inc., a Texas corporation, doing business as THE TEXAS WATER COMPANY and formerly known as CANYON LAKE WATER SERVICE COMPANY



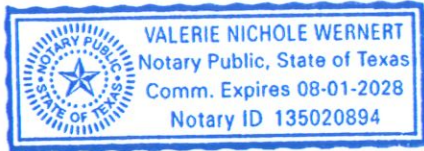
BY: Aundrea Williams
President

Received
Brandon Mark Olvera
09/15/2025 1:54:45 PM

ACKNOWLEDGEMENT

State of Texas §
County of Comal §

This instrument was acknowledged before me on this the 8th day of Sept, 2025 by Aundrea Williams, President of SJWTX, Inc. dba The Texas Water Company and fka Canyon Lake Water Service Company, a Texas corporation, for an on behalf of said corporation.




Notary Public

Received
Brandon Mark Olvera
09/15/2025 1:54:48 PM

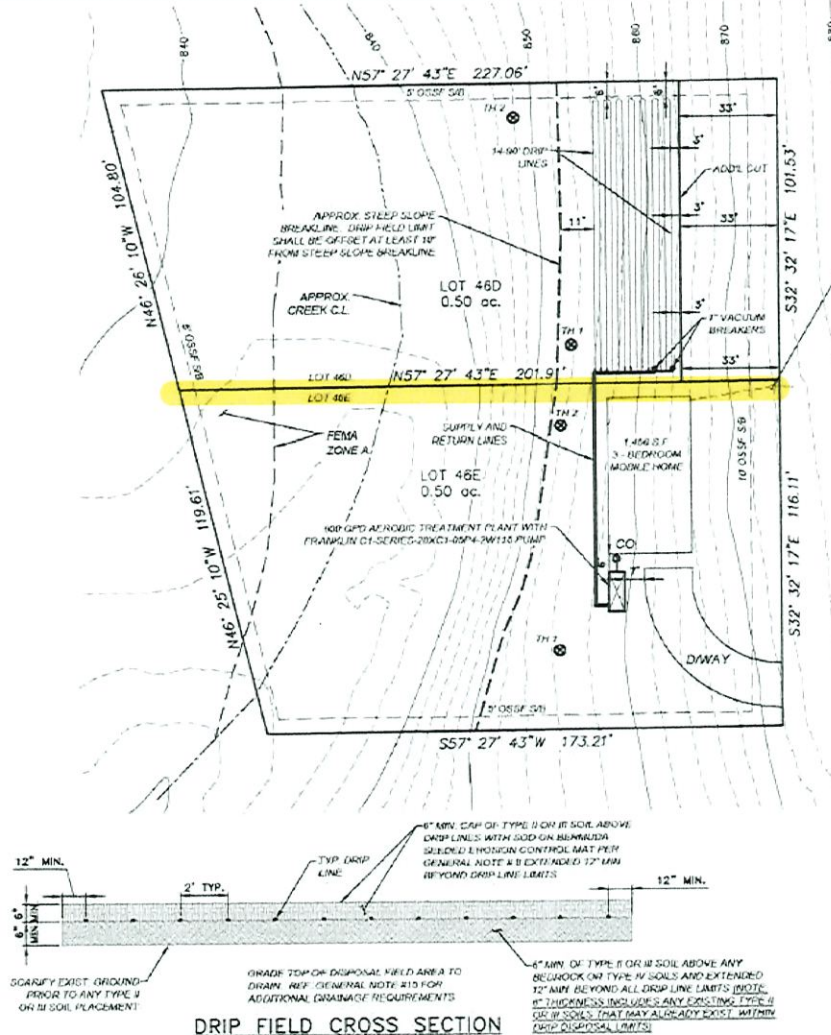
Exhibit "A"

(Attach any maps, plats, surveys, drawings etc. that further clarify exactly what is being released)

Received
Brandon Mark Olvera
09/15/2025 1:54:53 PM

GENERAL NOTES:

1. NO VEHICULAR TRAFFIC IS ALLOWED ON ANY PORTION OF THE DISPOSAL SYSTEM, UNLESS THE DESIGN SPECIFIER OTHERWISE.
2. PIPE ALIGNMENT TO THE DISPOSAL AREA MAY BE ALTERED AS REQUIRED. ANY CHANGE FROM THE PLANS MUST BE APPROVED BY THE ENGINEER AND THE APPROPRIATE GOVERNMENTAL AGENCIES.
3. CONTRACTOR SHALL PROTECT THOSE AREAS NOT IN THE EXCAVATED CONSTRUCTION AREAS. CONTRACTOR SHALL MINIMIZE ROOT DAMAGE AND REASONABLY ADHERE TO THE DESIGN.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING A MINIMUM OF 14" PER FOOT OF FALL FROM THE BUILDING TO THE SEPTIC TANK.
5. NOT AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED OVER THE DISPOSAL AREAS. ANY WATERING IN THESE AREAS SHALL BE DONE BY HAND AND ONLY WHEN REQUIRED TO MAINTAIN GRASS COVER.
6. ALL CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS OF THE APPROPRIATE AUTHORITY. TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND ANY APPLICABLE LOCAL BUILDING AND SAFETY CODES.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THE CONSTRUCTION OF THIS SYSTEM.
8. THE DRIP FIELD SHALL BE VEGETATED WITH EITHER ST. AUGUSTINE, BERMUDA 300 OR BERMUDA SEEDS/EROSION CONTROL MAT.
9. FIELDS MUST BE MAINTAINED AT REGULAR INTERVALS. FAILURE TO PROPERLY MAINTAIN FIELDS MAY RESULT IN SYSTEM FAILURE AND SHALL BE THE RESPONSIBILITY OF THE OWNER.
10. ALL PIPES SHALL BE SCHEDULE 40 PVC OR APPROVED EQUAL, UNLESS NOTED OTHERWISE. ALL JOINTS SHALL BE CLEANED WITH THE APPROPRIATE SOLVENT AND GASED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
11. ALL PORTABLE WATER LINES SHALL BE A MINIMUM OF 10 FEET FROM ANY DISPOSAL SYSTEM OR SEWERTAIN PIPE. THE CONTRACTOR SHALL NOTIFY THE DRAINAGE OF WATER LINES LESS THAN 10 FEET FROM THE DISPOSAL AREA.
12. PERMITS WATER ALARM SHALL BE LOCATED IN A NOTICEABLE LOCATION. THE ALARM SHALL BE A VISUAL AND AUDIBLE ALARM AND WIRING ON A SEPARATE CIRCUIT FROM THE PUMPS. ALL EXTERIOR CONTROLS AND CONNECTIONS SHALL BE ENCLOSED IN A WEATHER-PROOF HOUSING. ELECTRICAL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL ELECTRICAL AND BUILDING CODES.
13. NO EXCAVATION IS PERMITTED NEAR THE DISPOSAL FIELDS THAT WILL RESULT IN THE NONCOMPLIANCE OF APPLICABLE SETBACKS STATED IN THE RULES AND REGULATIONS OF THE APPROPRIATE AUTHORITY.
14. ONLY GOOD QUALITY SANDY SOIL SHALL BE APPLIED OVER THE DISPOSAL FIELDS. CLAY LOAMS ARE UNACCEPTABLE AND WILL CAUSE SYSTEM FAILURE. SANDY LOAM SHALL BE DEFINED AS SHOWN IN TABLE W-1000 SOIL TEXTURAL CLASSIFICATIONS OF THE RULES AND REGULATIONS OF THE TCEQ. THE INSTALLER IS RESPONSIBLE FOR VERIFYING THE QUALITY OF EACH LOAD OF SOIL PLACED ON THE SYSTEM.
15. STORM WATER (RAINFALL RUNOFF) SHOULD NOT BE ALLOWED TO FLOW OVER THE DISPOSAL FIELDS OR THE TANKS. DRAINAGE DITCHES, SWALES AND/OR HAND OUTLETS SHOULD BE INSTALLED AS NECESSARY TO PREVENT SUCH RUNOFF.
16. THE CONTRACTOR IS RESPONSIBLE FOR STRIKING AND VERIFYING THE GRADES PRIOR TO EXCAVATION. ANY DISCREPANCIES OF MORE THAN 6 INCHES SHALL BE REPORTED TO THE ENGINEER PRIOR TO EXCAVATION. THE CONTRACTOR SHALL NOT DEVIATE FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE APPROPRIATE AUTHORITY AND THE ENGINEER.
17. THIS DISPOSAL SYSTEM HAS BEEN DESIGNED TO OPERATE PROMPTLY AT SPECIFICATIONS NOTED IN THESE PLANS. ALTERATIONS TO THE SYSTEM BY THE OWNER, INCLUDING BUT NOT LIMITED TO LANDSCAPING, CHANGING BUILDING AND/OR WATER USAGE, MAY CAUSE PRESTRESSURE FAILURE AND SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLUMBING FIXTURES ARE CONNECTED TO THE EXISTING SEPTIC TANKS. LOW FLOW TOILETS (1.5 GALL. SHOWERS AND FAUCETS) SHALL BE USED IN THE STRUCTURES.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR JOBSITE SAFETY AND PROTECTION OF THE PUBLIC FROM INJURY DURING CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR THE PREVENTION OF PERSONAL INJURY TO ANYONE ON OR NEAR THE DISPOSAL SYSTEM.
20. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL TANKS HAVE ADEQUATE STRENGTH AND INTEGRITY TO PERFORM SATISFACTORILY AS SHOWN ON THESE PLANS.
21. THE WASTEWATER FLOW TO THE SEPTIC SYSTEM SHALL NOT EXCEED THE DESIGN FLOW SHOWN ON THIS PLAN.



ASSUMED LOCATION OF WATER METER AND WATER SERVICE LINE ALIGNMENT FROM METER TO HOUSE AND INTERMITTENT USE RV. NOTE: WATER SERVICE LINE SHALL BE GLETTED WITH SCH. 40 PVC WHEREVER IT IS 10' OR CLOSER TO PROPOSED OSSF DISPOSAL AREA UNITS AND/OR ANY SYSTEM COMPONENT(S). EXCEEDS TAC 36 CHAPTER 260.44(b).

CHIMNEY ROCK



1" = 40'

08/15/25

DRIP FIELD CROSS SECTION
SCALE: 1"=5'

OSSF LAYOUT PLAN LOTS 46D AND 46E, CHIMNEY ROCK EMERALD VALLEY COMAL COUNTY, TEXAS

ADD'L NOTES:

1. DESIGN DAILY WASTEWATER FLOW = USE 240 GPD (WATER SAVING DEVICES WERE ASSUMED FOR SEPTIC SYSTEM DESIGN).
2. FUTURE/EXISTING DATA SOURCE: FEMA 2011 DATA.
3. INSTALLER SHALL VERIFY ALL EASEMENTS, SETBACKS AND PROPERTY LINE BEARINGS AND DISTANCES PRIOR TO CONSTRUCTION.
4. ALL RISERS SHALL MEET THE MINIMUM REQUIREMENT OF 30 TAC 265 EFFECTIVE 3/15/2023.

NOTE: OSSF IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR FEMA 100 YEAR FLOODPLAIN.
SITE EVALUATIONS BY JOHN J. HAAG, P.E. ON 10/21/24 AND 04/08/2025

DRAWN BY: J/H
CHECKED BY: J/H
DATE: 08/15/25
JOB NO. DMOSER24002

SHEET 1 OF 1

HAAG ENGINEERING CONSULTANTS

15331 SECRET TRAILS
SAN ANTONIO, TEXAS 78247
FIRM: F-5789

TEL: (210) 705-4266

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Brandon Mark Olvera
09/15/2025 1:54:58 PM

Received

Brandon Mark Olvera

09/15/2025 1:55:09 PM



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.

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Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
09/10/2025 09:26:00 AM
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Bobbie Koepp

1/BC



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RELEASE OF EASEMENT

STATE OF TEXAS

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF COMAL

WHEREAS, Emerald Developments, Inc., as previous owner of all lots in Emerald Valley Subdivision, a subdivision in Comal County, Texas according to the map or plat thereof, heretofore granted certain easements to GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC., a corporation for public utility purposes covering property situated within Emerald Valley Subdivision, said easements being recorded in Volume 8, Page 138 of the Map and Plat Records of Comal County, Texas, and;

WHEREAS, said dedicated easement referred to hereinabove include and are comprised in part by a strip of land five (5) feet wide along all side lot lines of all lots in Emerald Valley Subdivision, in Comal County, Texas; and,

WHEREAS, Inspira Financial Trust, LLC. Custodian FBO Donald Dwayne Moser IRA #41651-11 as owner of Lots 46D and 46E in Emerald Valley Subdivision, desires that the five (5) foot wide public utility easements along the common boundary line of Lots 46D and 46E in Emerald Valley Subdivision, be abandoned and released in full; and,

WHEREAS, GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC., provides telephone service to the aforementioned area and will continue to have an adequate easement to said property;

NOW, THEREFORE, be it known that GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC., a corporation, whose address is 36101 FM 3159, NEW BRAUNFELS, TEXAS 78132-5900, for and in consideration of One Dollar (\$1.00), does hereby release the said five (5) foot wide public utility easements along the common boundary line of Lots 46D and 46E in Emerald Valley Subdivision, in Comal County, Texas, and referred to hereinabove.

EXECUTED this the 22nd day of August, 2025.

GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC.



BY: Antonio Lucero

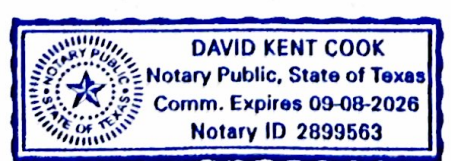
TITLE: Engineering Supervisor

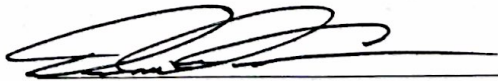
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Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
08/26/2025 02:33:06 PM
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 Bobbie Koepp

THE STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, the undersigned authority, on this day personally appeared Antonio Lucero, Engineering Supervisor, of Guadalupe Valley Telephone Cooperative, Inc., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 22nd day of August, 2025.

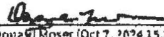




Notary Public In and For The
State of Texas
DAVID KENT COOK
Printed/Typed Name of Notary

Received
Brandon Mark Olvera
09/15/2025 1:55:12 PM

Read and Approved:


Donald D Moser (Oct 7, 2024 15:34 CDT)

STC GF# 2449213 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: October 7, 2024

Grantor: Carlynn Boyce Hicks and Lindsey P. Hicks, a married couple

Grantee: Inspira Financial Trust, LLC Custodian FBO Donald Dwayne Moser IRA #41651-11
17171 Park Row, Suite 100
Houston, Texas 77084

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 \$48,750.00, of even date herewith, payable to the order of Carlynn Boyce Hicks and Lindsey P. Hicks, 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 Carlynn Boyce Hicks and Lindsey P. Hicks, and by a deed of trust of even date from Grantee to M.E. Brooks, 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): Lot 46D and 46E, of EMERALD VALLEY SUBDIVISION, an addition in Comal County, Texas, according to the map or plat thereof recorded in/under Volume 8, Page 138, of the Map/Plat Records of Comal County, Texas.

Reservations from Conveyance: None.

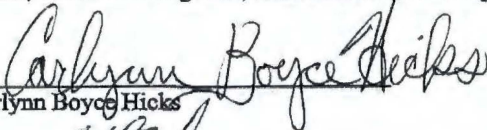
Exceptions to Conveyance and Warranty: Vendor's lien and superior title retained in this deed, validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, 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.

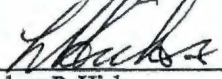
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with any and all improvements and all and singular the rights and appurtenances thereto in any way belonging,

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. Additionally, this instrument may be executed in multiple counterparts and by different parties in separate counterparts, which, when taken together, shall constitute one original instrument.

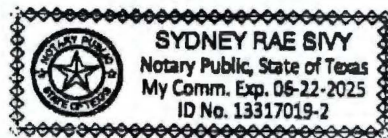

Carlynn Boyce Hicks


Lindsey P. Hicks

THE STATE OF TEXAS

COUNTY OF Bexar

This instrument was acknowledged before me on this 9 day of October, 2024, by Carlynn Boyce Hicks.




Notary Public, State of Texas

THE STATE OF TEXAS

COUNTY OF Bexar

This instrument was acknowledged before me on this 9 day of October, 2024, by Lindsey P. Hicks.




Notary Public, State of Texas

After Recording Return To:
Inspira Financial Trust, LLC Custodian FBO Donald Dwayne Moser IRA #41651-11
17171 Park Row, Suite 100
Houston, Texas 77084

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