

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

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

Inspector Notes:

**Comal County Environmental Health
OSSF Inspection Sheet**

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

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 118207
Issued This Date: 01/17/2025
This permit is hereby given to: John Loveless

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

826 FAWN DR
SPRING BRANCH, TX 78070

Subdivision: MC Robinson Survey #52 A-490
Unit: AKA Rebecca Creek Park Lot 49 Blk 10
Lot: 0
Block: 0
Acreage: 0.2400

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.

Preliminary Field Check For Drip Systems

Date _____

Permit Number 118207

1. APPLICANT / AGENT INFORMATION

Owner Name John Loveless
Mailing Address 826 Fawn Dr
City, State, Zip Spring Branch, TX 78070
Phone # 210-571-6502
Email johnloveless02@gmail.com

Agent Name Maria Oranday
Agent Address 15008 Canterbury Rd
City, State, Zip Spring Branch tx 78070
Phone # 210.823.3477
Email hillcountryseptics@gmail.com

2. LOCATION (unofficially know as Rebecca Creek Park, Fourth Filing)

Subdivision Name _____ (Lot 49, Block 10) Unit _____ Lot _____ Block _____
Survey Name / Abstract Number M.C. Robinson Survey No. 52, Abstract 490 Acreage 0.241 acres
Address 826 Fawn Dr City Spring Branch State tx Zip 78070

3. TYPE OF DEVELOPMENT

Single Family Residential
Type of Construction (House, Mobile, RV, Etc.) House
Number of Bedrooms 2
Indicate Sq Ft of Living Area 1,244

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: \$ 120,000 (Structure Only)

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

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

Source of Water Public Private Well Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Signature of Owner John Loveless

Date NOV. 12 2024

Planning Materials & Site Evaluation as Required Completed By Frank Oranday

System Description Aerobic Treatment w/drip tubing irrigation

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

Tank Size(s) (Gallons) 600 gpd Absorption/Application Area (Sq Ft) 900

Gallons Per Day (As Per TCEQ Table III) 180

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

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

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

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

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

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

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

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

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

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

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

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

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

Is this property within an incorporated city? Yes No

If yes, indicate the city: _____

By signing this application, I certify that:

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

Signature of Designer

10/20/2024
Date

1/CB



202406037505 12/10/2024 02:42:20 PM 1/1

COUNTY OF COMAL
STATE OF TEXAS

AFFIDAVIT TO THE PUBLIC

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

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

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

Tract of land located in the M.C. Robinson Survey No. 52
being more particularly described in that certain warranty
recorded in Vol. 676, Pg. 19

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

John Loveless

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

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

WITNESS BY HAND(S) ON THIS 13 DAY OF NOV. 2024

John Loveless
Owner(s) signature(s)

John Loveless
(PRINTED NAME)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 15 DAY OF NOV. 2024

[Signature]
Notary Public, State of Texas
Notary's Printed Name: Michelle Palacio
My Commission Expires: 9-26-2027



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
12/10/2024 02:42:20 PM
LAURA 1 Page(s)
202406037505
 Bobbie Koepf



Routine Maintenance and Inspection Agreement

General

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by and between John Loveless (referred to as "Client") and 311 Maintenance LLC (Frank Oranday MP0002506) (hereinafter referred to as "Contractor") (210) 823-3477. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein. This contract will provide for all required inspections, testing and service for your Aerobic Treatment System. The effective date of the initial maintenance contract shall be the date the License to Operate is issued. This contract will be in effect FROM: 2 years TO: LTO. The policy will include the following:

1. 3 inspections a year/services calls (at least one every 4 months), for a total of 6 over the two year period including inspection, adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting control panel, air pumps, air filters, and diffuser operation. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48-hour time Frame. Repair work on non-warranty parts will include price for parts & labor. The prices will be quoted before work is performed.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and pH will be taken and reported as necessary.
3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.
4. The customer is responsible for the chlorine tablets; they must be filled before or during the service visit.
5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, and County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy.

The Homeowners Manual must be strictly followed or warranties are subject to invalidation. **Pumping of sludge build-up is not covered by this policy and will result in additional charges.**

ACCESS BY CONTRACTOR

The Contractor or anyone authorized by the Contractor may enter the property at reasonable times without prior notice for the purpose of the above described Services. The contractor may access the System components including the tanks by means of excavation for the purpose of

evaluations if necessary. Soil is to be replaced with the excavated material as best as possible. If dogs or pets are not brought indoors during service, there will be a penalty fee for rescheduling.

Termination of Agreement

Either party may terminate this agreement within ten days written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this Agreement is so terminated, **the Contractor will immediately notify the appropriate health authority of the termination.**

Limit of Liability

The Contractor shall not be held accountable for indirect, consequential, incidental, or punitive damages, regardless of whether the basis is contractual, tortious, or any other legal theory. Furthermore, under no circumstances shall the Contractor's responsibility for direct damages surpass the total price specified for the services outlined in this Agreement.

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 that any provision of this 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.

Renewal

A renewal service contract should be activated before expiration (2 years) of existing contract. We will contact property owner prior to expiration of existing contract.

OWNER

John Loveless
Name
826 Fawn Dr
Address
Spring Branch, TX 78070
City, State
210.571.6502
Phone


Signature of Home Owner

SERVICE PROVIDER

311 Maintenance
Name
5355 FM 311
Address
New Braunfels, TX
City, State
(210) 823-3477
Phone


Signature of Service Provider and License # MP0002506

EFFECTIVE DATE:
EXPIRED DATE:
INSTALLED:
Model #:
Blower/Panel Serial #:



OSSF SOIL EVALUATION REPORT

Date: 10/10/2024

Applicant Information:

Name: John Loveless

Site Evaluator Information:

Name: Frank Oranday

Company:

Address: PO box 754

City, State, & Zip: Spring Branch TX, 78070

Phone: 210.510.8996

Email: frankoranday@gmail.com

Property Location:

Legal: [lot 49] Subdivision: Rebecca Creek Park Section

Street/Road Address: 826 Fawn Dr, TX 78070

City: Spring Branch, TX Zip: 78070

Additional Info: Comal County

Installer Information:

Name: Frank Oranday

Company: F.E.S Construction

Address: P.O. box 754

City, State, & Zip: Spring Branch TX, 78070

Email: frankoranday@gmail.com

Phone: 210.823.3477

Depth	Texture Class	Soil Texture	Structure (for Class III- blocky, platy or massive)	Drainage	Restrictive Horizon	Observation
Soil Boring #1 6"	III	0-6" Clay Loam 6"+ limestone	Blocky	<30% gravel		Bedrock
Soil Boring #2 6"	III	Same as above				

FEATURES OF SITE AREA

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: NO

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability. The site evaluation and OSSF design are subject to approval by the TCEQ or the local authorized agent. The planning materials and the OSSF design should not be considered final until a permit to construct has been issued.

Site Evaluator:

NAME: Frank Oranday

License No.: OS-0035274 Exp: 3/31/2026

TDH:

Signature:

DESIGN SPECIFICATIONS

826 Fawn Drive
Spring Branch, TX 78070

Application Rate (Ra): .2

OSSF is designed for: 2 BR. home (1,244Sq. Ft.)

Wastewater Usage: 240 gal./day

An aerobic treatment system/ with drip tubing disposal is to be utilized based on the site evaluation

900 sq. ft. absorptive area required

600-gpd aerobic tank required

Calculations: Absorption Area: $Q/Ra = 180 \text{ gpd} / .2 = 900 \text{ sq. ft}$ required / $2 \text{ sq. ft} / 1. \text{f} = 450 \text{ l.f}$ required of tubing

Frank Oranday, R.S.

Signature:



10/10/2024

A handwritten signature in black ink, appearing to read "Frank Oranday", written over a horizontal line.

AEROBIC TREATMENT- DRIP TUBING SYSTEM
SITE ADDRESS: 826 Fawn Dr

LANDSCAPING/ VEGETATION PLAN:

The site of installation consists of a suitable topography for the proposed system, and furthermore is comprised of cedar trees and low-level grass plants.

VEGETATION ESTABLISHMENT:

The distribution area will be established by spreading native grass seed over the covered drip field, otherwise sodded. Immediately after seed dispersal or sodding, it is the responsibility of contractor or Homeowner to water the area to promote rapid growth and stabilization.

Frank Oranday R.S.



10/20/2024

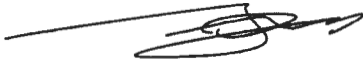
AEROBIC TREATMENT DRIP TUBING SYSTEM
DESIGNED FOR: John Loveless
SITE ADDRESS: 826 Fawn Dr

LANDSCAPING:

The site of installation will include a 2 BR. Home (1,244 Sq.ft) to be treated by a proposed aerobic treatment plant utilizing drip irrigation tubing as the most suitable system for the underlying soil.

PROPOSED SYSTEM:

A 3" or 4" SCH 40 PVC pipe discharges from the residence into a Tex Aire 600 gal/day aerobic treatment plant containing a 400 gallon pretreatment tank and a 792 gallon pump chamber. The pump is activated by a time controller allowing the distribution 10 times per day with an 8 minute run time with the float set to pump 240 gallons per day. A high level audible and visual alarm will activate should the pump fail. Distribution from the pump is through a self-flushing 100 Mesh Spin filter and subsequently through a 1" SCH 40 manifold allowing effluent distribution to ~~840~~ 840 l.f. of drip tubing lines spaced 2ft. apart with .61" emitters set every two feet. A pressure gauge will be installed on the pump tank side for the flush line manifold and shall maintain a pressure of at least 25 PSI and a maximum of 45 PSI. A 1" SCH 40 return line will flush each cycle back to the pump tank. Vacuum breakers will be installed at the highest point of the drip field for the supply and flush manifold to prevent siphoning. Drip field will be scarified and raised an additional 6" with Class III soil before laying drip lines then covered with a minimum 6" of Class II or III soil. Seeding or sod will be added upon completion.



10/20/2024

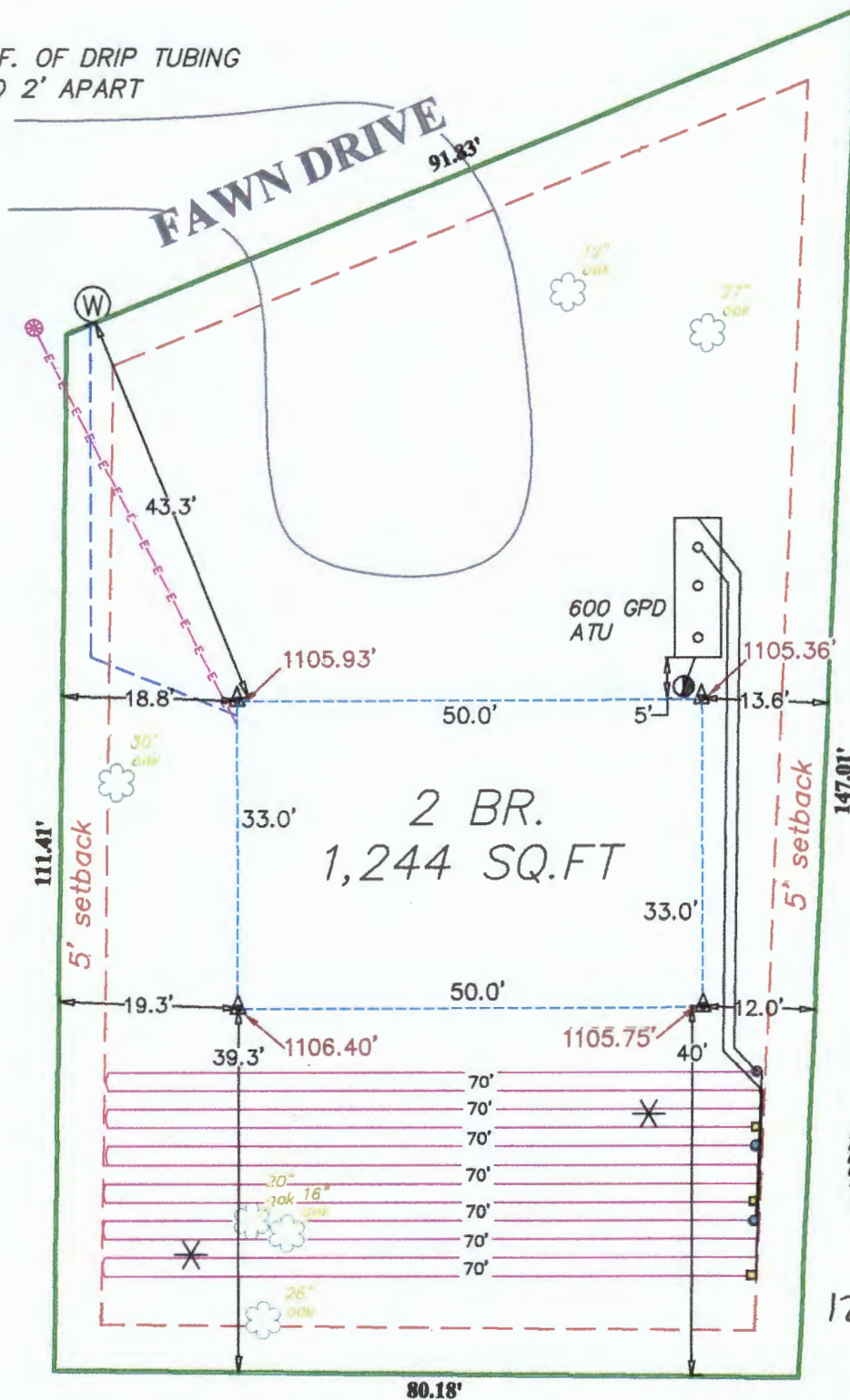
-INSTALL 3" or 4" SCH40
PVC TO TANK

JOHN LOVELESS
826 FAWN DRIVE
SPRING BRANCH TEXAS, 78070
REBECCA CREEK PARK FOURTH FILING
LOT 49, BLOCK 10
COMAL COUNTY

-INSTALL VACUUM
BREAKER AT HIGHEST
POINT ON FLUSH AND
SUPPLY LINE

-INSTALL:
• 12 ROWS @ 70'

-840 L.F. OF DRIP TUBING
SPACED 2' APART



SCALE: 1"=20'

LEGEND

- = CLEANOUT
- = SUPPLY
- = RETURN
- * = TEST HOLES



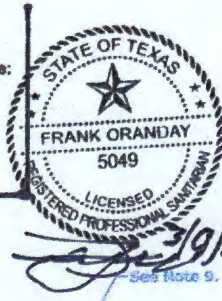
12/16/2024
[Signature]

Assembly Details

OSSF

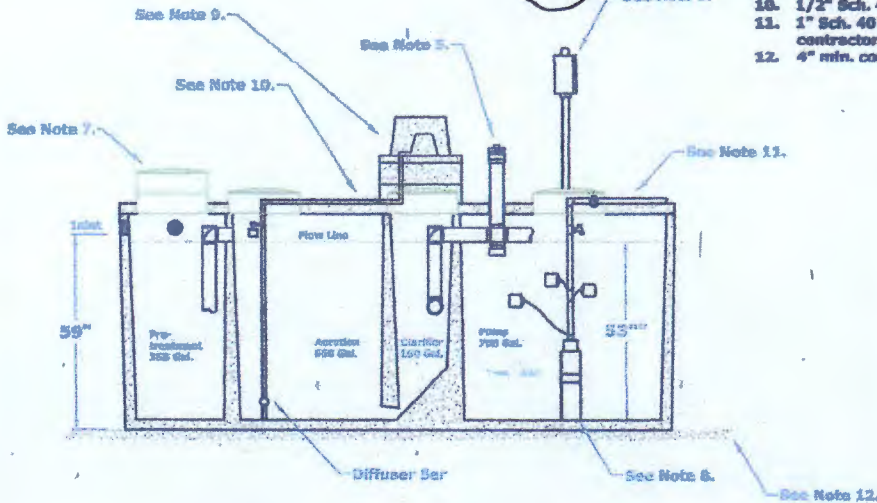
Pump float settings for 240 GPD design flow and min. 80 gal reserve:
 Pump OFF Position: 12 inches above tank bottom (166 gal)
 Pump ON position: 29 inches above tank bottom (409.90 gal)
 Alarm ON position: 36 inches above tank bottom (512.22 gal)

PUMP DETAILS



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-Robbi 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/ Rd (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 specifications
 tolerance.

Draw. #: ADV-B550-3

Advantage
 WATER SOLUTIONS

Advantage Wastewater Solutions Inc.
 444 A Old Hwy No 9
 Comfort, TX 78813
 830-995-3189
 fax 830-995-4051

From: [Ritzen,Brenda](#)
To: johnloveless02@gmail.com; [Maria Oranday](#)
Subject: Permit 118207
Date: Wednesday, January 15, 2025 4:13:00 PM
Attachments: [image001.png](#)

Re: John Loveless

0.241 acre, MC Robinson Survey 52 Abstract 490, (AKA Rebecca Creek Park Block 10 Lot 49-A)

Application for Permit for Authorization to Construct an On-Site Sewage Facility (OSSF)

Owner / Agent :

The following information is needed before I can continue processing the referenced permit submittal:

- ✓ The legal description indicated on the permit application is not accurate. This property is not officially part of the plat of Rebecca Creek Park. Revise permit application and planning materials to reflect the referenced acreage, survey and abstract information.
- ✓ A preliminary inspection is scheduled for tomorrow. Additional information may be necessary when complete.
3. Revise as needed and resubmit.

Thank you,



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



ON-SITE SEWAGE FACILITY APPLICATION

VOID

Date _____

Permit Number 118207

1. APPLICANT / AGENT INFORMATION

Owner Name John Loveless
Mailing Address 826 Fawn Dr
City, State, Zip Spring Branch, TX 78070
Phone # 210-571-6502
Email johnloveless02@gmail.com

Agent Name Maria Oranday
Agent Address 15008 Canterbury Rd
City, State, Zip Spring Branch tx 78070
Phone # 210.823.3477
Email hillcountryseptics@gmail.com

2. LOCATION

Subdivision Name Rebecca Creek Park Unit _____ Lot 49 Block 10
Survey Name / Abstract Number 450401 Acreage _____
Address Spring Branch tx 78070 826 Fawn Dr City Spring Branch State tx Zip 78070

3. TYPE OF DEVELOPMENT

Single Family Residential
Type of Construction (House, Mobile, RV, Etc.) House
Number of Bedrooms 2
Indicate Sq Ft of Living Area 1,244

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 _____

VOID

Estimated Cost of Construction: \$ 120,000 (Structure Only)

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

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

Source of Water Public Private Well Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Signature of Owner John Loveless

Date NOV. 12 2024

My Title Company of Texas

GF# 2021050378

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.

WARRANTY DEED

Date: December 10, 2021

Grantor: Luis Alberto Vasquez

Grantor's Mailing Address:

131 Ada, San Antonio, TX 78223

Grantee: John Loveless

Grantee's Mailing Address:

10388-2nd St., Maple Ridge Bk, Canada V2W 1K4

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

Being a tract of land located in the M.C. Robinson Survey No. 52, Comal County, Texas, further described by metes and bounds as follows:

BEGINNING at a point said point being the Northeast corner of Lot 48, Block 10, First Filing M.C. Robinson Survey No. 52, REBECCA CREEK PARK, Comal County, Texas, as recorded in Volume 1, Pages 26-27;

THENCE North 67 degrees 10 minutes East 85.3 feet to a corner;

THENCE South 00 degrees 01 minute West 143.5 feet to a corner;

THENCE North 89 degrees 59 minutes West 80 feet to a corner;

THENCE North 00 degrees 57 minutes West 111.1 feet to a PLACE OF BEGINNING; being the same lands more particularly described in that certain Warranty Deed dated May 4, 1989, from Robert L. Priddy, as Grantor, to John Atkins, as Grantee, recorded in Volume 676, Page 19, Real Property Records, Comal County, Texas.

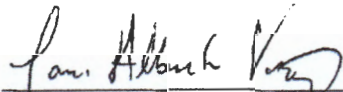
Reservations From and Exceptions to Conveyance and Warranty: This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but

only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property. Ad valorem taxes on said property for the current year, having been prorated, the payment thereof is assumed by Grantee.

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

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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


Luis Alberto Vasquez

ACKNOWLEDGMENT FOLLOWS ON NEXT PAGE.

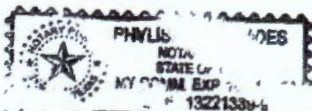
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Bexar

§
§
§

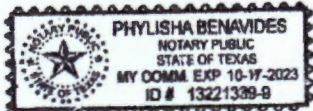
This instrument was acknowledged before me on this the 13 day of December 2021, by Luis Alberto Vasquez.



Phylis Benavides
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
Law Office of Kenneth R. Cooper
14607 San Pedro, Suite 130
San Antonio, TX 78232-4356

AFTER RECORDING RETURN TO:
John Loveless



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
12/20/2021 11:50:49 AM
CHRISTY 3 Pages(s)
202106064879



Bobbie Koepf

Comal AD Property Search

Page 1 of 1 - Total: 1 (0.13 seconds)

<u>Property ID</u>	<u>Geo ID</u>	<u>Type</u>	<u>Owner Name</u>	<u>Owner ID</u>	<u>Legal Description</u>	<u>Appraised</u>
47806	450401000200	R	LOVELESS JOHN	1066514	REBECCA CRK PARK (AC), BLOCK 10, LOT 49 A-490 SUR-52 M C ROBINSON, ACRES 0.241	N/A

**CCEO
COPY**

CCEO
COPY

150062

WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF COMAL

That We, CECIL A. FITCH and wife, MRS. CECIL A. FITCH

of the County of TAYLOR State of TEXAS for and in consideration of the sum of Ten and no/100 Dollars, and other good and valuable consideration, to the undersigned cash in hand paid by the grantees) herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

ROBERT L. PRIDDY

of the County of BEXAR State of TEXAS, all of the following described real property in COMAL County, Texas, to-wit:

Being a tract of land to be known as Lot 49, Block 10, Fourth Filing, REBECCA CREEK PARK, M. C. Robinson Survey No. 52, Comal County, Texas, an extension of existing Block 10, First Filing, REBECCA CREEK PARK, as recorded in Vol. 1, Pages 26-27, Comal County, Texas; further described by metes and bounds as follows: BEGINNING at a point, said point being the Northeast corner of Lot 48, Block 10, First Filing, M. C. Robinson Survey No. 52, REBECCA CREEK PARK, Comal County, Texas as recorded in Vol. 1, Pages 26-27; THENCE N 67 deg 10 min E 85.3 feet to a corner; THENCE S 00 deg 01 min W. 143.5 feet to a corner; THENCE N 89 deg 59 min W 80 feet to a corner; THENCE N 00 deg 57 min W 111.1 feet to place of BEGINNING.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantees) his heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee(s) his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 12th day of AUGUST, A. D. 1976
Cecil A. Fitch MRS. CECIL A. FITCH

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared CECIL A. FITCH and wife, MRS. CECIL A. FITCH known to me to be the person(s) whose name s are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office on this the 20th day of AUGUST, A. D. 1976

PREPARED IN THE LAW OFFICE OF:

DEANE & SAGE INC.
ATTORNEYS AT LAW
8015 BROADWAY
SAN ANTONIO, TEXAS 78209

Jerry J. Salton
Notary Public in and for Benton County, Texas
RETURN TO:

Filed for Record Aug. 25, A.D. 1976, at 11:05 o'clock A. M.

By *Rutha Herimado*, IRENE S. NUHN
Deputy. County Clerk, Comal County, Texas.

**CCEO
COPY**

343279

0676 0019

2252
Prepared by the State Bar of Texas for use by lawyers only.
Revised 10-85.
© 1985 by the State Bar of Texas

WARRANTY DEED
(Long Form)

FILED FOR RECORD
1989 MAY -5 PM 12: 04

CLERK OF COUNTY CLERK
COUNTY CLERK
BY *Dorothy B. Kautsch*
7.00ph

Date: May 4, 1989

Grantor: ROBERT L. PRIDY

Grantor's Mailing Address (including county): P.O. Box 932
Castroville, Medina County, Texas 78009

Grantee: JOHN ATKINS

Grantee's Mailing Address (including county): Rt. 1, Box 98
Devine, Medina County, Texas 78016

Consideration: TEN AND NO/100 (\$10.00) DOLLARS.

UNOFFICIAL

CCEO

COPY

0676 0020

Property (including any improvements):

Being a tract of land to be known as Lot 49, Block 10, Fourth Filing, REBECCA CREEK PARK, M.C. Robinson Survey No. 52, Comal County, Texas, an extension of existing Block 10, First Filing, REBECCA CREEK PARK, as recorded in Vol. 1, Pages 26-27, Comal County, Texas; further described by metes and bounds as follows: BEGINNING at a point, said point being the Northeast corner of Lot 48, Block 10, First Filing, M.C. Robinson Survey No. 52, REBECCA CREEK PARK, Comal County, Texas as recorded in Vol. 1, Pages 26-27; THENCE N 67 deg 10 min E 85.3 feet to a corner; THENCE S 00 deg 01 min W. 143.5 feet to a corner; THENCE N 89 deg 59 min W 80 feet to a corner; THENCE N 00 deg 57 min W 111.1 feet to place of BEGINNING.

Reservations from and Exceptions to Conveyance and Warranty:

UNOFFICIAL

**CCEO
COPY**

0676 0021

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

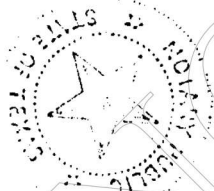
When the context requires, singular nouns and pronouns include the plural.

Robert L. Priddy

(Acknowledgment)

STATE OF TEXAS
COUNTY OF MEDINA

This instrument was acknowledged before me on the 4th day of May, 1989, by ROBERT L. PRIDDY



Sandra K. Gravell

Notary Public, State of Texas
Notary's name (printed):
Sandra K. Gravell
Notary's commission expires:
06-17-89

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____, by _____ of _____ a _____

corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

AFTER RECORDING RETURN TO:

John Atkins
Rt 1, Box 98
Devine, Texas 78016

PREPARED IN THE LAW OFFICE OF:
WOODS, HALEY & GAINES
405 N. St. Mary's
San Antonio, Texas 78205

RECEIVED

By Kathy Griffin at 9:47 am, Dec 18, 2024



COMAL COUNTY

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

		118207
<i>Date Received</i>	<i>Initials</i>	<i>Permit Number</i>

Instructions:

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

OSSF Permit

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

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

John Louless

Signature of Applicant

NOV. 12 2024

Date

<input type="checkbox"/> COMPLETE APPLICATION Check No. _____ Receipt No. _____

<input type="checkbox"/> INCOMPLETE APPLICATION (Missing Items Circled, Application Refused)
