



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: 118236
Issued This Date: 05/05/2025
This permit is hereby given to: SQR DEVELOPMENT LLC

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

716 VALLEY RDG
CANYON LAKE, TX 78133

Subdivision: Scenic Heights
Unit: 2
Lot: 502
Block: NA
Acreage: 0.1200

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Drip Irrigation

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

Call (830) 608-2090 to schedule inspections.



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

--	--

Date Received

Initials

118236

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.

Marisa Kane

Signature of Applicant

12/23/2024

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refused)



COMAL COUNTY
ENGINEERS OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Permit Number 118236

Date _____

1. APPLICANT / AGENT INFORMATION

Owner Name <u>SQR DEVELOPMENT LLC</u>	Agent Name <u>Marisa kane - Development and Consulting</u>
Mailing Address <u>2912 BARBED WIRE ST</u>	Agent Address _____
City, State, Zip <u>Round Rock, TX 78664</u>	City, State, Zip _____
Phone # <u>512-590-3411</u>	Phone # <u>8306605498</u>
Email <u>chad.f@2x2capitalmanagement.com</u>	Email <u>bridgewayllc1@gmail.com</u>

2. LOCATION

Subdivision Name SCENIC HEIGHTS Unit 2 Lot 502 Block _____
Survey Name / Abstract Number _____ Acreage _____
Address 716 Valley Ridge City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 2200

☐ 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: \$ 264,000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Signature of Owner

Date 12/10/24



RECEIVED

By Brandon Olvera at 9:38 am, May 05, 2025

Planning Materials & Site Evaluation as Required Completed By Christine Nixon, PE

System Description AerobicDrip

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

Tank Size(s) (Gallons) 1245 Gal Absorption/Application Area (Sq Ft) 1200 Sq Ft

Gallons Per Day (As Per TCEQ Table III) 240 gpd

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

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

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

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

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

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

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

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

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

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

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

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

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

If yes, indicate the city: _____

By signing this application, I certify that:

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

Christine Nixon
Signature of Designer

02/07/2025
Date

AFFIDAVIT TO THE PUBLIC

**THE COUNTY OF COMAL
STATE OF TEXAS**

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

I

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

II

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

Scenic Heights 2, Lot 502

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

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

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

WITNESS BY HAND(S) ON THIS 03 DAY OF January, 20 25


Chadwick Fox

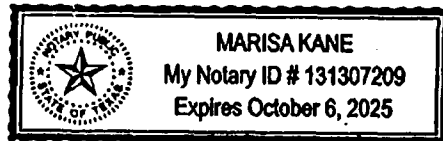
Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 3 DAY OF

JAN, 20 25


Notary Public, State of Texas

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
01/03/2025 02:14:25 PM
TRACY 1 Pages(s)
202506000255



Bobbie Koepp



Red Stag Septic Services LLC

P: 210-364-8562

E: redstagseptic@gmail.com

A: 439 Russian Sage New Braunfels Tx, 78130

Septic System Maintenance Contract

Customer Name: SQR Development LLC - Chadwick Fox

Customer Address: Lot 502 - 416 Valley Ridge, Canyon Lake, TX

Customer Number: _____

Red Stag Septic Services LLC will operate and maintain the aerobic septic system at the address above for 2 year(s) beginning at License to Operate and ending at 2 years from License to Operate.

During the period we will provide a total of 8 visual inspections occurring within the months circled below:

JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

These inspections will consist of:

- ❖ Determining if tank needs to be pumped.
- ❖ Inspecting all floats, controls, and electrical components
- ❖ Inspecting pumps and aerators
- ❖ Clean filters

The property owner will be responsible for maintaining the chlorinator. Any additional work that is needed is **not** included in the service fee and will be completed and billed separately. Due to state regulations, if customer refuses to repair damaged or broken equipment necessary for the system's proper daily function; we will be forced to report customer to the appropriate county or city licensing authorities for noncompliance.

All complaints by the property owner regarding the operations of the system will be responded to within 3 business days at the site location listed above.

Service Fee **\$300.00**

Customer Signature

03/12/2025

Date

Francisco Ruiz MP0002663

Maintenance Provider

3/12/2025

Date

COMAL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

OSSF SOIL EVALUATION FORM

Owners Name 2x2 Capital Development
 Physical Address: Valley Ridge, Canyon Lake, TX 78133
 Name of Site Evaluator Christine Nixon
 Date Performed: March 1, 2022 Proposed Excavation Depth: 36" max

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Locations of soil evaluation 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 two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

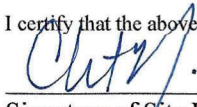
SOIL BORING NUMBER _____						
Depth (Feet)	Texture Class	Gravel Analysis	Structure (For Class III- blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 1 2 3 4 5	1-4" Top Soil 4" – below Rock	<30%	Ty III			No indication of ground water

SOIL BORING NUMBER _____						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III- blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 1 2 3 4 5	1-4" Top Soil 4" – below Rock	<30%	Ty III			No indication of ground water

FEATURES OF SITE AREA

Presence of 100 year flood zone	YES _____ NO <u>x</u>
Presence of adjacent ponds, streams, water impoundments	YES _____ NO <u>x</u>
Existing or proposed water well in nearby area	YES _____ NO <u>x</u>
Organized sewage available to lot or tract	YES _____ NO <u>x</u>
Recharge features within 150 feet	YES _____ NO <u>x</u>

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



 Signature of Site Evaluator

March 1, 2022

 Date



BURRIER NIXON ENGINEERS

Reg. No. F-24967
CHRISTINE NIXON, P.E.
9901 BRODIE LN, STE 160, PMB 195
AUSTIN, TX 78748
(512) 694-0537



April 24, 2025

SITE DESCRIPTION / EVALUATION

The site is located in Comal County, 716 (Lot 502) Valley Ridge, Canyon Lake, TX 78133. The owner is SQR Development. The site is considered unsuitable for a standard sub-surface septic system (see attached site evaluation). A drip irrigation is being designed. The sizing was determined as specified in the Texas Commission on Environmental Quality On-Site Sewage Facility-Chapter 285.33 © (2) (D). The proper performance of the OSSF cannot be guaranteed even though all provision of the standards have been generally complied with. The on-site sewage facility irrigation area placed on the flattest portion of the site. The site is located outside the regulatory 100 year flood plain. Vegetation at the proposed site consists of natural grasses and no recharge features are located within the area. The system is being designed for a three-bedroom home less than 2500 square feet (Q=240 gpd). Water saving devices will be utilized, and public water is being supplied.

SYSTEM DESCRIPTION

The on-site sewage facility will utilize a proprietary treatment plant with drip irrigation disposal. A timer will be set to dose for 563 seconds (9.4 minutes) every three hours. That will deliver the needed 30 gallons 8 times per day. Additionally, the floats will be adjusted according to the attached pump tank cross section. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment plant. After treatment, the effluent will flow to a pump tank for discharge through a drip irrigation pressure emitter system. The surface of the existing soil must be scarified (any large rocks greater than 6" in diameter must be removed during scarification and replaced with suitable soil). Because there is limited suitable soil, the installer will be required to place **12 inches of Type III soil on the natural ground before laying the drip tubing**. The drip lines will be placed on the fill and then covered with an additional 8" of soil (Ty III). A spin filter will be installed in the pressure lines that is 140 mesh or greater. A pressure regulator (set at 50 psi) with bypass will be installed in the supply line (see diagram). The drip emitter line must be flushed periodically. This is accomplished by opening the return line from the drip field to the pre-treatment tank. In this process, the velocity of water moving through the tubing must be at least 2 feet per second. To prevent plugging of the emitters, it is recommended that field flushing take place on a regular basis. Field flushing should be done at least several times per year. This will clean out the emitter lines, and will help prevent emitter blockage, slime buildup, and inorganic scale buildup. Gate valves shall be placed on the drip line before it connects to the return line. Each gate valve must be opened separately for flushing through each zone. THE FLUSH RETURN SHOULD RETURN TO THE TRASH TANK. All drip line connections to manifolds should have at least 18" of PVC (see detail). When running dipper lines that take turns, loops or series of loops back to the return flush line before making a connection, make a transition to solid tubing that will resist kinking and will not emit effluent in the turns (see detail).

The installer will provide the owner with an owner's manual containing the maintenance and operation instructions.

RECEIVED

By Brandon Olvera at 9:41 am, May 05, 2025

CALCULATIONS AND SPECIFICATIONS

1. Required Drip Area (SA) = Q / R_i where Q = daily usage rate
 R_i = effluent loading rate in gal/sq. ft./day

Therefore: S.A. = $240 / 0.2$
S.A. = 1200 sq. ft

2. Septic Tank Minimum Liquid Capacity

Note: The trash tank and pump tank must comply with the applicable structural requirements from TCEQ OSSF Rules Sect. 285.32 and 285.34 (b)

Since $Q = 240$ gal / day

Required Septic Tank Volume = 750 gallons

Aerobic Treatment Capacity = 360 gpd

System will consist of:

400 gal. Single compartment pretreatment tank
621 gallon per day Pro Flo 500 SLPT2 Aeration Chamber tank
+ 224 gallon per day Pro Flo 500 SLPT2 Clarifier Tank
= 1245 gal. liquid capacity

Risers 2" above grade on all tank compartments

771 gallon single compartment pump tank; capacity is available for at least 1/3 day's flow above the alarm-on level. The system will operate on demand. See pump tank cross section for float settings. A 155 mesh filter will be installed.

Flow Rates

Emitter spacing---2 ft centers

Emitter line required $1200 \text{ sq ft} / 2 \text{ ft spacing} = 600 \text{ ft}$.

Number of emitters = $1260 \text{ sq ft} / (4 \text{ sq ft} / \text{emitter}) = 315$ emitters

Emitter flow rate = 0.6 Gal / Hr

Total flow = $315 \text{ emitters} \times 0.6 \text{ gal} / \text{emitter} / \text{hr} = 189 \text{ gal} / \text{hr}$
 $189 \text{ gph} / 60 \text{ min} / \text{hr} = 3.2 \text{ gpm}$

It has been established that proper scouring and flushing of any pipe system will require at least 1.6 gallons per minute flow at the outflow end of any pipe. Therefore, we should require a flow of at least 1.6 gallons per minute out of each dipper line connection that has been made to the return flush manifold pipe. The field will have 2 loops, 300 LF each (see site plan).

Flow rates and pump sizing:

2 connections $\times 1.6 \text{ gpm} = 3.2 \text{ gpm}$

Total flow = $3.2 \text{ gpm} + 3.2 \text{ gpm} = 6.4 \text{ gpm}$

Head Calculation

Supply Line Loss-- $2.2 \text{ psi} / 100 \text{ ft of } 1 \text{ in.} \times 75 \text{ ft} = 1.7 \text{ psi}$

Return Flush Line-- $2.2 \text{ psi} / 100 \text{ ft of } 1 \text{ in.} \times 75 \text{ ft} = 1.7 \text{ psi}$

Pressure required at the inlet of the drip tubing:	40.0 psi
Elevation from the pump to the highest drip tubing inlet: = 15 ft / 2.3psi/ft =	6.5 psi
Supply line loss 0.4psi/100ft x 100 ft =	1.7 psi
Return line loss =	1.7 psi
100 micron filter	
Amiad 2" T Super filter	<0.28 psi
Total	49.9 psi
49.9 psi x 2.3 ft/psi = 115 ft of head	

Pump Requirement = 6.4 gpm @ 115 ft
Pump - Sta Rite Model 20DOMO5121 draw down to 5 inches

A Sta Rite Model 20DOMO5121 delivers 3.2 gpm to the field. To deliver the needed 30 gallons 8 times per day, the timer should be set to run for 563 seconds (9.4 minutes) every three hours.

TANKS

The risers to all tanks must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be water tight and the risers must be fitted with a removable water tight cap and protected against unauthorized intrusions. Acceptable protection measures include a padlock, a cover that can be removed with tools, a cover having a minimum weight of 65 pounds sit into a recess of the tank lid or any other means approve by TCEQ. A secondary provision such as a plug, net or mesh in the riser is also required.

CONSTRUCTION / INSTALLATION

Installer shall follow all manufacturers' instructions for installation of treatment plant, wiring, and aerator. All required setbacks are to be followed by the installer. After tank holes are dug, a minimum of four inches of sand, sandy loam clay, or pea gravel, free of rock shall be placed in the holes. Tanks may them be placed in the holes, which shall be left open until inspection, then backfilled with sand, sandy loam clay, or pea gravel, free of rock.

ELECTRICAL

All electrical wiring shall be in accordance with the most recent edition of the National electric Code. Connections shall be in approved junction boxes and all external power wiring shall be in approved electrical conduit, buried and terminated at a main circuit breaker panel or sub-panel.

LANDSCAPING

The drip irrigation area must be contoured to a uniform slope such that the drip tubing may be placed to avoid any sharp slopes. After contouring, the ground must be scarified and a thin layer of Ty III soil shall be placed over natural ground and then the drip lines may be placed on this Ty III soil. Areas that are bare or have been disturbed must be seeded or sodded with a mix of rye and bermuda grasses prior to system operation. It is highly recommended that a good stand of vegetation be established prior to system operation.

INSPECTION

One open pit inspection will be performed when the system components are in place and operational. Comal County may require more inspections. Installer will give 48 hours notice to the designer for inspections.

MAINTENANCE REQUIREMENTS

Permit approval requires the applicant to furnish to the regulatory authority a valid maintenance contract with a maintenance company. The maintenance company will verify that the system is operating properly and that they will provide on-going maintenance of the installation. The initial maintenance contract must be valid for a minimum of two years. A maintenance contract will authorize the maintenance company to maintain and repair the system as needed. Again, a copy of the signed maintenance contract between the property owner and an approved maintenance company shall be provided to the permitting authority prior to final permit approval.

The owner shall continuously maintain a signed written contract with a valid maintenance company and shall submit a copy of the contract to the permitting authority at least 30 days prior to the date service will cease.

If a maintenance company discontinues business, the property owner shall, within 30 days of the termination date, contract with another approved maintenance company and provide the permitting authority with a copy of the newly signed maintenance contract.

AFFIDAVIT

Prior to issuance of a permit, a certified copy of an affidavit, which has been duly recorded at Comal County Clerk's office and filed in reference to the real property deed on which the aerobic system with drip emitters is to be installed, must be submitted. Such an affidavit shall state that the property shall not be transferred to a new owner without:

2. the new owner being advised that the property contains an aerobic treatment system with sub-surface drip emitters for wastewater disposal;
2. the permit issued to the previous owner of the property being transferred to the new owner in accordance with Sect. 285.20(5) of the TCEQ OSSF Rules, i.e.; the permit will be issued in the name of the owner of the OSSF. Permits shall be transferred to the new owner automatically upon legal sale of the OSSF. The transfer of an OSSF permit under this section shall occur upon actual transfer of the property on which the OSSF is located unless the ownership of the OSSF has been severed from the property;
3. the new owner submitting a valid signed maintenance contract to the permitting authority.

TESTING AND REPORTING

The maintenance company shall inspect each permitted system as directed by the testing and reporting schedule shown in Sect 285.91 (4) of the TCEQ OSSF Rules, or as may be required by Comal County. The maintenance company shall report any responses to homeowner complaints, and the results of its maintenance findings to Comal County within ten days of the specified reporting frequency.

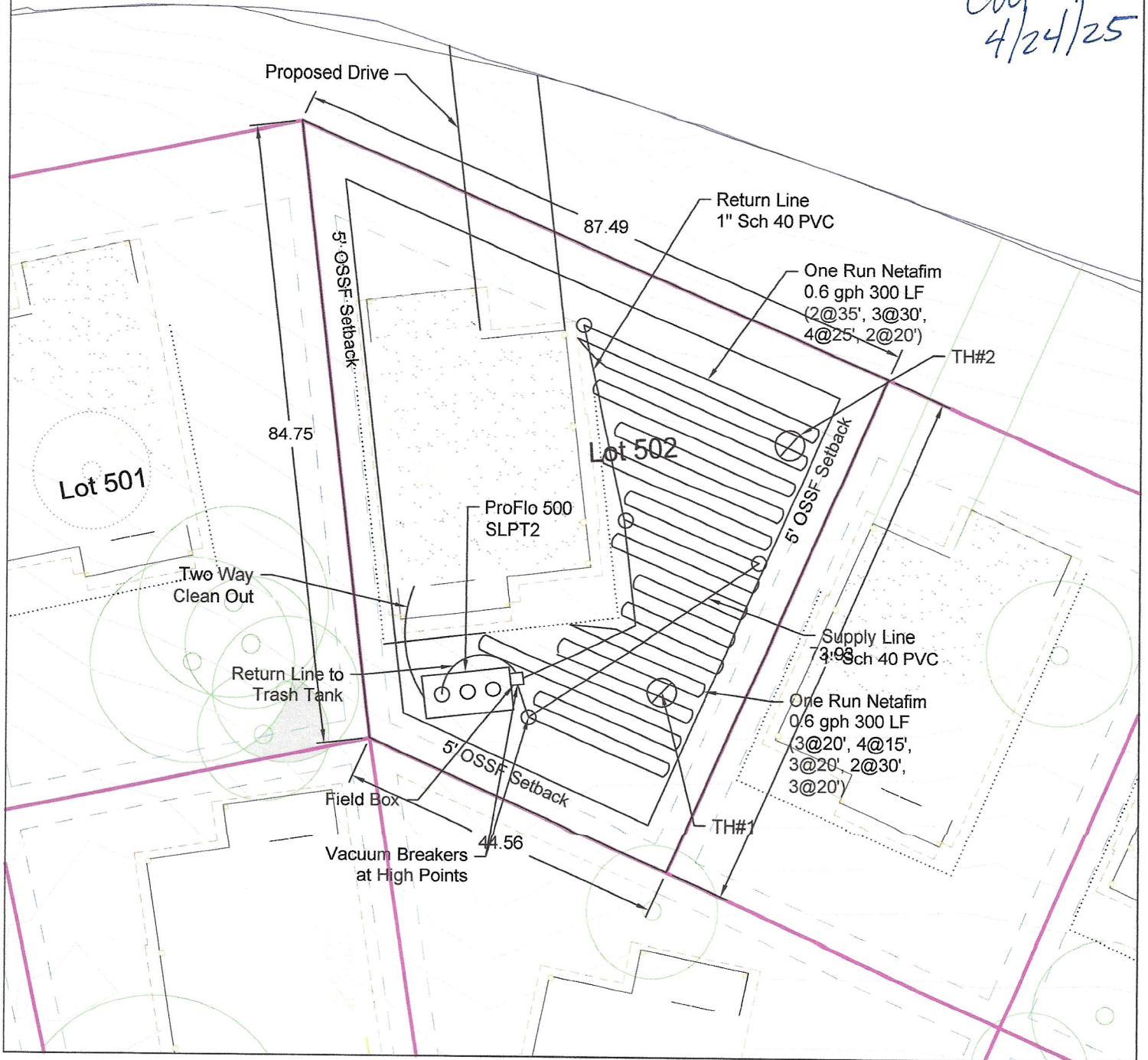
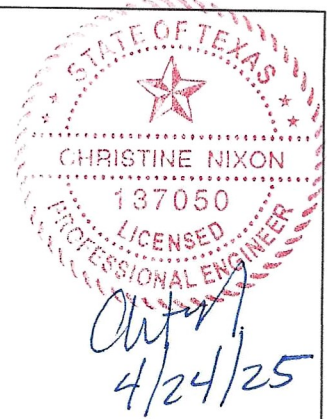
The frequency of testing and type of tests required are shown in Sect. 285.91 (4) of the TCEQ OSSF Rules.

LICENSE TO OPERATE

Contact Comal County for information.

RECEIVED

By Brandon Olvera at 9:42 am, May 05, 2025



Date	4/24/2025
Drawn by	Christine Nixon
Client	SQR Development

Burrier Engineering	716 (Lot 502)Valley Ridge Canyon Lake, TX Comal County	
		Scale 1"=20'

COMAL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

OSSF SOIL EVALUATION FORM

Owners Name 2x2 Capital Development
 Physical Address: Valley Ridge, Canyon Lake, TX 78133
 Name of Site Evaluator Christine Nixon
 Date Performed: March 1, 2022 Proposed Excavation Depth: 36" max

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Locations of soil evaluation 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 two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

SOIL BORING NUMBER _____						
Depth (Feet)	Texture Class	Gravel Analysis	Structure (For Class III- blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 1 2 3 4 5	1-4" Top Soil 4" – below Rock	<30%	Ty III			No indication of ground water

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FEATURES OF SITE AREA

Presence of 100 year flood zone	YES _____ NO <u>x</u>
Presence of adjacent ponds, streams, water impoundments	YES _____ NO <u>x</u>
Existing or proposed water well in nearby area	YES _____ NO <u>x</u>
Organized sewage available to lot or tract	YES _____ NO <u>x</u>
Recharge features within 150 feet	YES _____ NO <u>x</u>

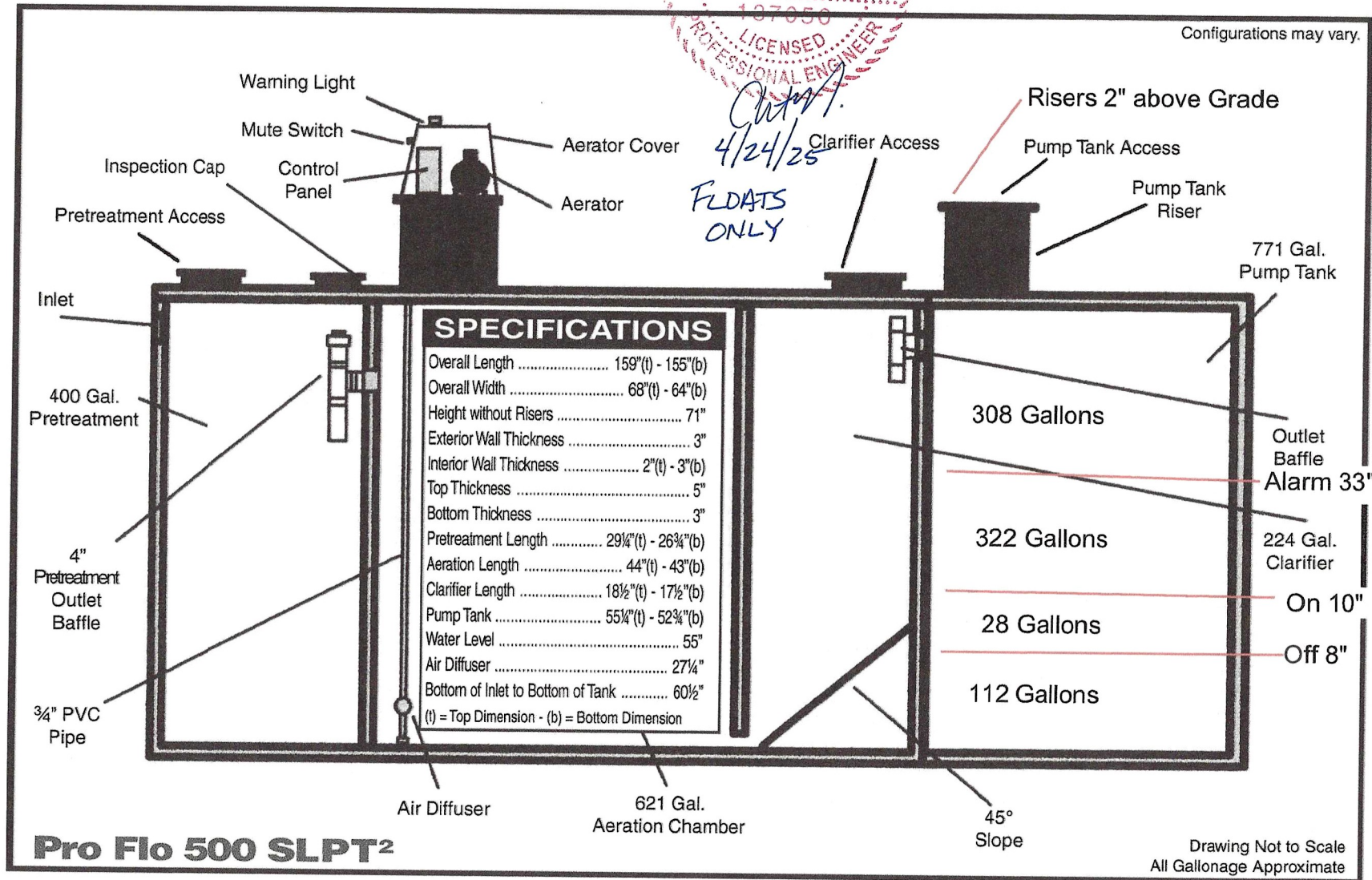
I certify that the above statements are true and are based on my own field observations.

Signature of Site Evaluator

March 1, 2022
 Date

RECEIVED

By Brandon Olvera at 9:43 am, May 05, 2025



Pro Flo 500 SLPT² System Diagram



COMAL COUNTY

ENGINEER'S OFFICE

RE: ***502 Valley Ridge
Scenic Heights 2
Lot 502***

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:

- ✓. Application Page 2:
 - a. Absorption area does not match planning materials or design.
- ✓. 285.7(d) Maintenance Requirements:
 - ✓. Maintenance Contract needs to indicate the start date as "Date the License to Operate is Issued."
 - ✓. 285.7(d)(D) identify the frequency of routine maintenance and the frequency of the required testing and reporting;
 - ✓. 285.7(d)(F) indicate the business physical address and telephone number for the maintenance provider.
- ✓. Planning Materials:
 - ✓. The owner's name does not match the deed.
- ✓. Site Plan:
 - ✓. Show the location of the test holes.
- ✓. Sign and seal the pump tank details.
- 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** |
| Comal County | www.cceo.org | f: 830-608-2078 | e: olverb@co.comal.tx.us |



BURRIER NIXON ENGINEERS

Reg. No. F-24967

CHRISTINE NIXON, P.E.

9901 BRODIE LN, STE 160, PMB 195

AUSTIN, TX 78748

(512) 694-0537

April 24, 2025

Comal County Comments Response

716 Valley Ridge, Canyon Lake, TX (Permit 118236)

Re: SQR Development LLC

Scenic Heights Unit 2 Lot 502

- 1) Application Page 2:
 - a. Absorption area does not match planning materials or design.
[The application has been updated.](#)
- 2) 285.7(d) Maintenance Requirements:
 - a. Maintenance Contract needs to indicate the start date as Date the License to Operate is Issued.
[The maintenance contract has been updated.](#)
 - b. 285.7(d)(D) identify the frequency of routine maintenance and the frequency of the required testing and reporting;
[The maintenance contract has been updated.](#)
 - c. 285.7(d)(F) indicate the business physical address and telephone number for the maintenance provider.
[The maintenance contract has been updated.](#)
- 3) Planning Materials:
 - a. The owner's name does not match the deed.
[The owner has been updated to SQR Development.](#)
- 4) Site Plan:
 - a. Show the location of the test holes..
[The test holes are now shown.](#)
- 5) Sign and seal the pump tank details.
[The pump cross section is now signed and sealed.](#)
- 6) Revise accordingly and resubmit.



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Christine Nixon, PE

System Description AerobicDrip

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

Tank Size(s) (Gallons) 1245 Gal Absorption/Application Area (Sq Ft) 4926 Sq Ft

Gallons Per Day (As Per TCEQ Table III) 240 gpd

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

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

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

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

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

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

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

Is the property located over the Edwards Confined Aquifer? ☐ 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.

Christine Nixon
Signature of Designer

1/2/25
Date



Red Stag Septic Services LLC

Septic System Maintenance Contract

❖ Customer Name: _____

❖ Customer Address: **Lot 502 Valley Ridge Canyon Lake Tx, 78133 (Lot 502)**

❖ Customer Number: _____

Red Stag Septic Services LLC will operate and maintain the aerobic septic system at the address above for 2 year(s) beginning at _____ and ending at _____.

During the period we will provide a total of 4 inspections occurring within the time period below:

JAN FEB MAR APR MAY JUN JUL AUG SEPT OCT NOV DEC

These inspections will consist:

- ❖ Determining tank levels to be pumped
- ❖ Inspecting aeration controls, and electrical components
- ❖ Inspecting pumps and aerators
- ❖ Clean filters

The property owner will be responsible for maintaining the chlorinator. Any additional work that is needed is not included. In the event of a system failure, we will be forced to report the failure to the appropriate county or city licensing authorities for noncompliance. We will be forced to report to repair damaged or broken equipment necessary for the system's proper daily function; we will be forced to report customer to the appropriate county or city licensing authorities for noncompliance.

All complaints by the property owner regarding the operations of the system will be responded to within 3 business days at the site location listed above.

Service Fee: **\$300.00**


Chadwick Fox (Dec 23, 2024 13:43 CST)
Customer Signature

Francisco Ruiz MP0002663
Maintenance Provider

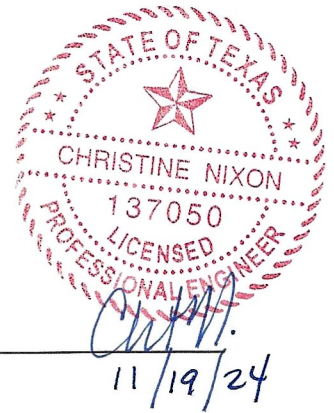
23/12/24
Date

Date



BURRIER NIXON ENGINEERS

Reg. No. F-24967
CHRISTINE NIXON, P.E.
9901 BRODIE LN, STE 160, PMB 195
AUSTIN, TX 78748
(512) 694-0537



November 19, 2024

SITE DESCRIPTION / EVALUATION

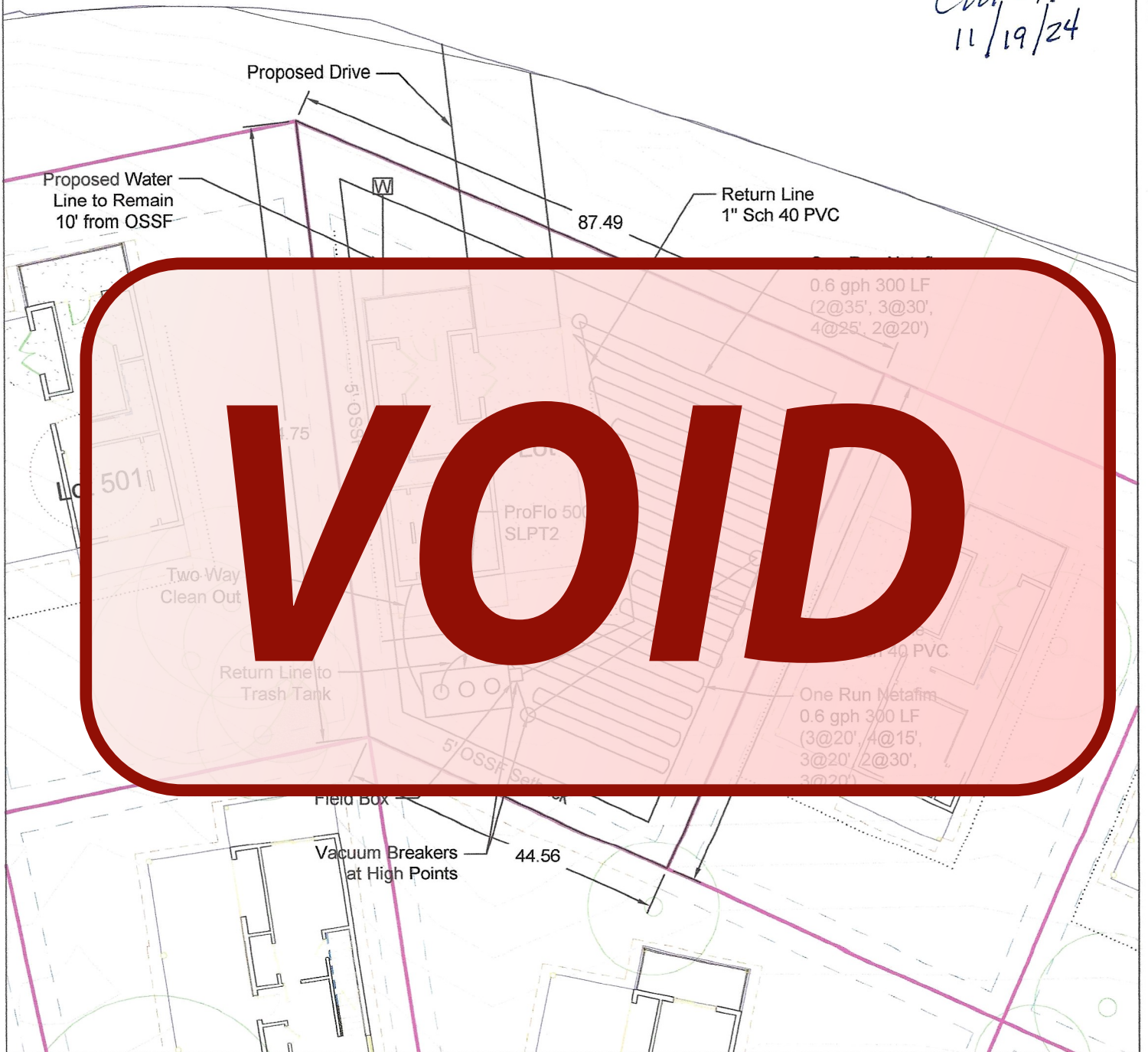
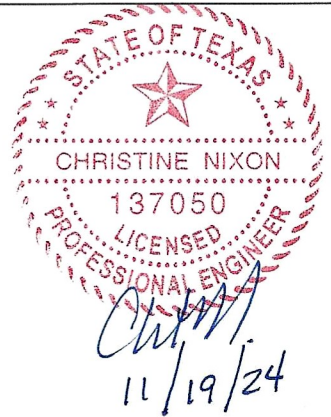
The site is located in Comal County, Lot 502 Valley Ridge, Canyon Lake, TX 78133. The owner is 2x2 Capital Development. The site is considered unsuitable for a standard sub-surface septic system (see attached site evaluation). A drip irrigation is being designed. The sizing was determined as specified in the Texas Commission on Environmental Quality On-Site Sewage Facility-Chapter 285.33 © (2) (D). The proper performance of the OSSF cannot be guaranteed even though all provision of the standards have been generally complied with. The on-site sewage facility irrigation area placed on the flattest portion of the site. The site is located outside the regulatory 100 year flood plain. Vegetation at the proposed site consists of natural grasses and no recharge features are located within the area. The system is being designed for a three-bedroom home less than 2500 square feet (Q=240 gpd). Water saving devices will be utilized, and public water is being supplied.

SYSTEM DESCRIPTION

VOID

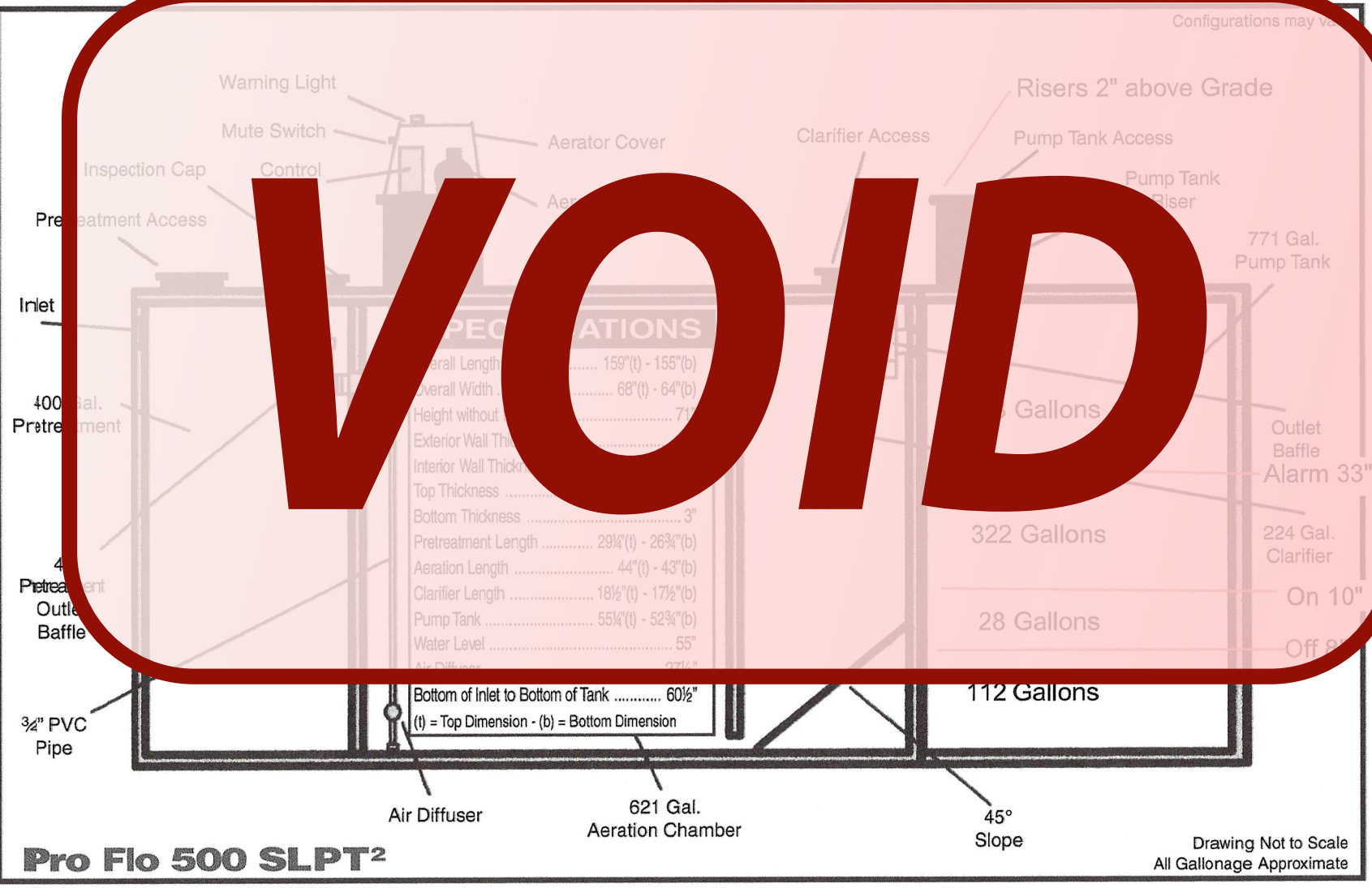
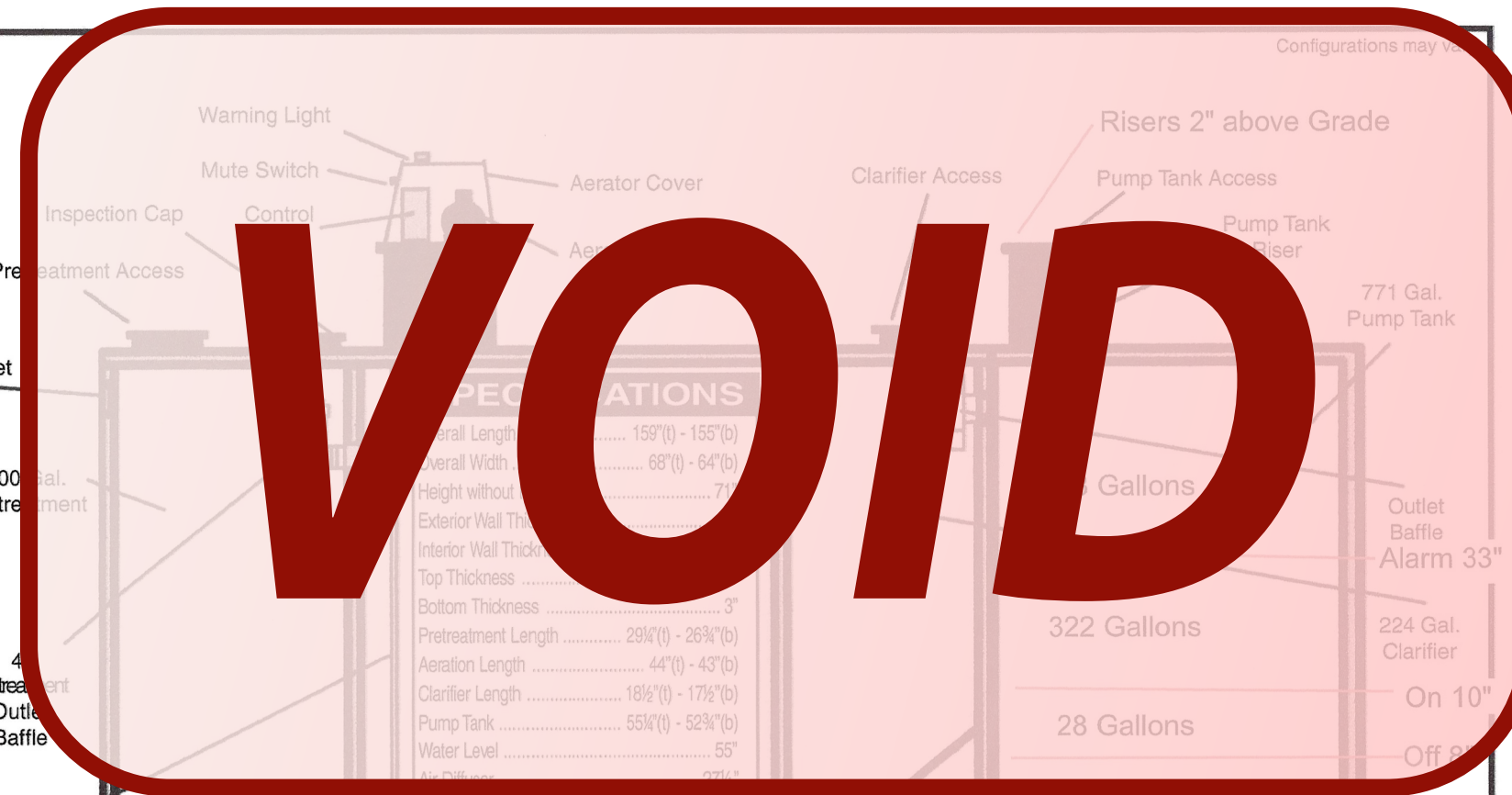
The on-site septic facility will use a secondary treatment plant with a drip irrigation system. The timer will be set to dose every 53 seconds, 4 minutes, every three hours. The system will deliver the needed gallons 8 times per day. The flow rate will be adjusted according to the attached pump tank collection. Wastewater from the residence will flow to a pretreatment tank where the treatment will occur. After treatment, the effluent will flow to a pump tank for discharge through a distribution pipe to the emitter system. The surface of the existing site must be scarified by large rocks greater than 6" in diameter must be removed during excavation and replaced with suitable soil. Because the site has limited suitable soil, the installer will be required to place 12 inches of Type III sand on the natural soil and before installing the drip tubing. The drip tubing will be placed on top of the sand and covered with an approved geotextile (Type III). A spin filter will be installed in the pressure line before the drip field. A pressure regulator (set at 50 psi) with bypass will be installed in the supply line (see diagram). The drip emitter line must be flushed periodically. This is accomplished by opening the return line from the drip field to the pre-treatment tank. In this process, the velocity of water moving through the tubing must be at least 2 feet per second. To prevent plugging of the emitters, it is recommended that field flushing take place on a regular basis. Field flushing should be done at least several times per year. This will clean out the emitter lines, and will help prevent emitter blockage, emitter backup, and inorganic solids buildup. Each gate valve must be opened separately for flushing through each zone. THE FLUSH RETURN SHOULD RETURN TO THE TRASH TANK. All drip line connections to manifolds should have at least 18" of PVC (see detail). When running dipper lines that take turns, loops or series of loops back to the return flush line before making a connection, make a transition to solid tubing that will resist kinking and will not emit effluent in the turns (see detail).

The installer will provide the owner with an owner's manual containing the maintenance and operation instructions.



Date	11/19/2024	Burrier Engineering	Lot 502 Valley Ridge Canyon Lake, TX Comal County	
Drawn by	Christine Nixon			
Client	2x2 Capital Development		Scale 1"=20'	

Configurations may vary



MODIFICATION OF DEED OF TRUST

RECORDATION REQUESTED BY:

First Financial Bank, N.A.
Eastland Main Office
201 E Main St
P. O. Box 788
Eastland, TX 76448-0788

WHEN RECORDED MAIL TO:

First Financial Bank, N.A.
Credit Department
P. O. Box 2559
Abilene, TX 79604-2559

SEND TAX NOTICES TO:

SQR Development, LLC
129 VALLEY RIDGE DR
DRIPPING SPRINGS, TX 78620-3670

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



#####%0735%12302023%#####

THIS MODIFICATION OF DEED OF TRUST dated December 30, 2023, is made and executed between SQR Development, LLC, a Texas limited liability company ("Grantor") and First Financial Bank, N.A., whose address is Eastland Main Office, 201 E Main St, P. O. Box 788, Eastland, TX 76448-0788 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated December 30, 2022 (the "Deed of Trust") which has been recorded in COMAL County, State of Texas, as follows:

Deed of Trust recorded on January 3, 2023 as Instrument Number 202306000175 of the Official Public Records of Comal County, Texas and all subsequently executed modifications and/or extensions of such Deed of Trust.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in COMAL County, State of Texas:

Lots 494, 495, 498, 499, 501, 502, 503, 504, 514, 515, 516, 520, 521 and 522 of SCENIC HEIGHTS UNIT NO.2, a Subdivision in Comal County, Texas, according to the map or plat of record in Volume 2, Page 36, of the MAP AND PLAT Records of Comal County, Texas.

The Real Property or its address is commonly known as LOTS 494, 495, 498, 499, 501, 502, 503, 504, 514, 515, 516, 520, 521, AND 522 OF SCENIC HEIGHTS UNIT NO. 2, COMAL COUNTY, TX.

MODIFICATION. Lender and Grantor hereby modify the Deed of Trust as follows:

Extend maturity date from December 30, 2023 to February 28, 2026.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED DECEMBER 30, 2023.

MODIFICATION OF DEED OF TRUST
(Continued)

GRANTOR:

SQR DEVELOPMENT, LLC

By: [Signature]
Chadwick Fox, Manager of SQR Development, LLC

CSA FAMILY LIMITED PARTNERSHIP, Manager of SQR Development, LLC

By: [Signature]
Carole Crumley, President of CSA Family Limited Partnership

LENDER:

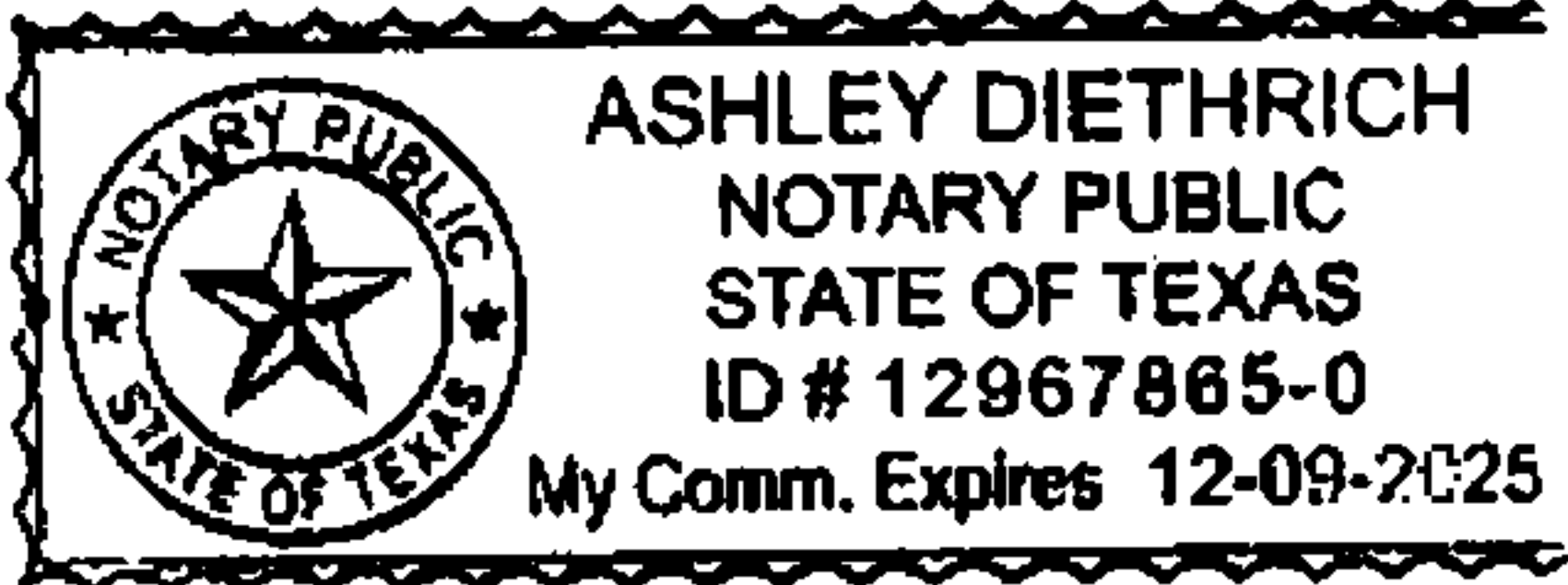
FIRST FINANCIAL BANK, N.A.

x [Signature]
Ashley Diethrich, Vice President

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Texas
COUNTY OF Eastland

)
) SS
)



This instrument was acknowledged before me on February 27, 20 24 by Chadwick Fox, Manager of SQR Development, LLC and Carole Crumley, President of CSA Family Limited Partnership, Manager of SQR Development, LLC, a Texas limited liability company, on behalf of said limited liability company.

[Signature]
Notary Public, State of Texas

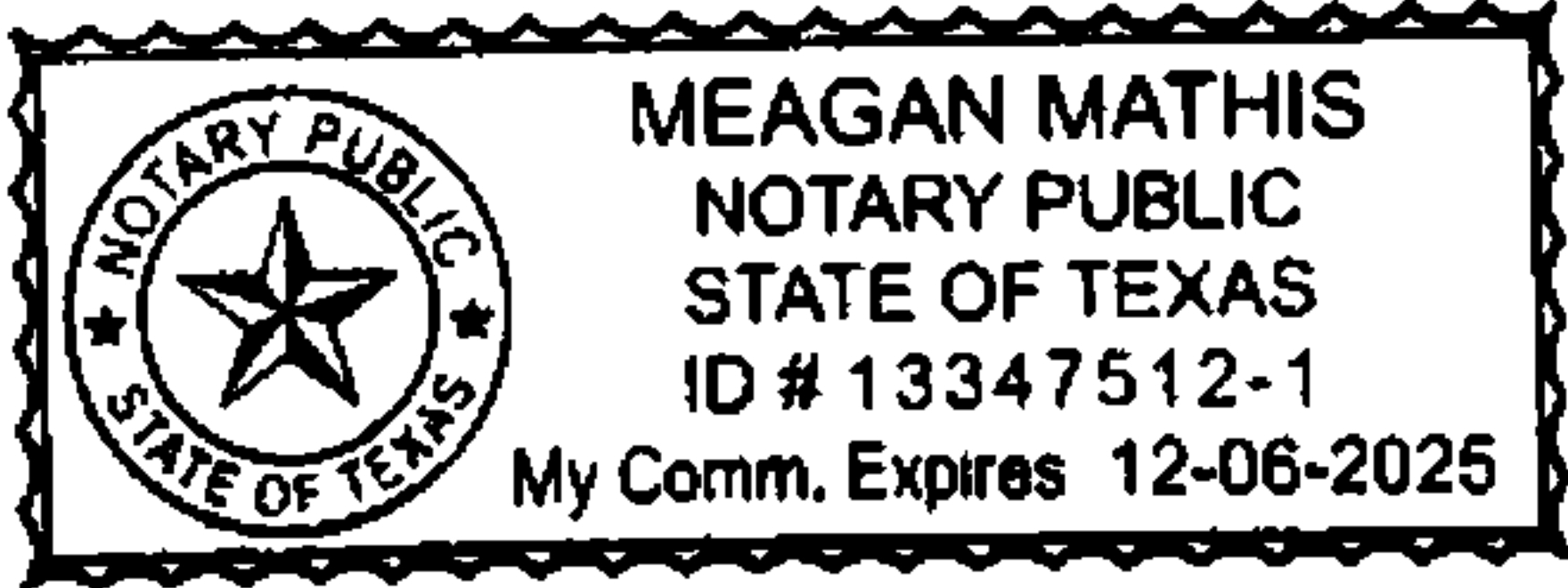
MODIFICATION OF DEED OF TRUST
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Texas
COUNTY OF Eastland

)
) SS
)

This instrument was acknowledged before me this 27th day of February, 2024 by Ashley Diethrich as Vice President of First Financial Bank, N.A..



Meagan Mathis
Notary Public, State of Texas

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
03/11/2024 08:02:52 AM
CHRISTY 3 Pages(s)
202406007203



Bobbie Koepp