

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: Cruz Aguinaga

OSSF Installer #: OS0021681

1st Inspection Date: 8/8/25

2nd Inspection Date: 9/2/25

3rd Inspection Date: 10/16/25

Inspector Name: Corey Allen

Inspector Name: Corey Allen

Inspector Name: Corey Allen

Permit#: **118309**

Address: **11550 Rebecca Creek**

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: 8/8/25 CA: Excavation depth on house system good. Tank half covered and leaking. System in use. Uncover tank and leave exposed Other tank and system not installed at this time. 9/2/25 CA: System 1 house system tank level no leaks trenches and pipe good cover. System 2 not installed 10/16/25 CA: Covered

**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	X	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)		X		
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	X	285.38(d)		X		
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	X	285.38(d) 285.38(e)		X		
12	SEPTIC TANK Tank Volume Installed	X		1000	X		
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	X	285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)		X		
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health
OSSF Inspection Sheet**

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



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: 118309
Issued This Date: 04/14/2025
This permit is hereby given to: Rogelio and Luisa Aguilar and Gabriela Aguilar

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

11550 REBECCA CREEK RD
SPRING BRANCH, TX 78070

Subdivision: William M. Brown Survey #42, A-38
Unit: n/a
Lot: n/a
Block: n/a
Acreage: 11.2000

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank
Soil Substitution

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
ENGINEERS OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

REVISED

195 DAVID JONAS DR.
10:54 am, Apr 14, 2025
(830) 608-2000

WWW.CCEO.ORG

Date _____

Permit Number 118309

1. APPLICANT / AGENT INFORMATION

Owner Name Rogelio + Livia Aguilar and Gabriela Aguilar

Agent Name Hoyt Seidensticker

Mailing Address 11550 Rebecca Creek Rd

Agent Address _____

City, State, Zip Spring Branch Tx 78070

City, State, Zip _____

Phone # 210 919 0170

Phone # 210 414 6603

Email valdbusiness69@gmail.com

Email hoyt@landstewardship-services.com

2. LOCATION

Subdivision Name _____

Survey Name / Abstract Number A-38 Sur - 42 W m Brown

Unit _____

Lot _____

Block _____

Address 11550 Rebecca Creek Rd

City Spring Branch

Acreage 11.2

State Tx Zip 78070

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 04

Indicate Sq Ft of Living Area 2800

☐ 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: \$ 55,000.00 (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.

Rogelio Aguilar
Signature of Owner

11-26-24
Date



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidensticker

System Description Septic Tank Treatment + Soil Substitution disposal

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

Tank Size(s) (Gallons) 1000 gallon Dual Absorption/Application Area (Sq Ft) 1220

Gallons Per Day (As Per TCEQ Table III) 300

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

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

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

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

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

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

Hoyt Seidensticker


Date

11-26-29

ON-SITE SEWAGE FACILITY Soil Evaluation Report Information

REVISED

9:17 am, Apr 14, 2025

Date Soil Survey Performed: 11/26/2024Site Location: 11550 Rebecca Creek RoadName of Site Evaluator: Hoyt Seidensticker Registration Number: OS0008771Proposed Excavation Depth: 36 inches County: comal**Requirements:**

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
Location of soil boring or dug pits must be shown on the site drawing.

For subsurface disposal, soil evaluation 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.

Describe each soil horizon and identify any restrictive feature on the form. Indicate depths where features appear.

Soil Boring Number <u>1</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	clay loam	<30%	none	yes fractured rock	Brown
1 12 in		fractured rock				
2						
3 36 in	III	clay loam	<30%			cream
4 48 in						
5						

Soil Boring Number <u>2</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	clay loam	<30%	none	yes fractured rock	Brown
1 12 in		fractured rock				
2						
3 36 in	III	clay loam	<30%			cream
4 48 in						
5						

Features of Site AreaPresence of 100 year flood zone Yes ☐ No ☒Presence of adjacent ponds, streams, water improvements Yes ☐ No ☒Existing or proposed water well in nearby area Yes ☒ No ☐Organized sewage service available to lot or tract Yes ☐ No ☒Recharge feature within 150 feet Yes ☐ No ☒

By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my ability.

I understand that any misrepresentation of the information contained in this report may be grounds to revoke or suspend my license. The site evaluation

determined the site is suitable for a Soil substitution disposal system with Septic Tank treatment

According to table XIII, the site is suitable for this proposed system. A copy of Table XIII has been given to the property owner to inform them of

other alternatives based upon the result of this site evaluation

Signature of Site Evaluator Hoyt SeidenstickerDate 4-14-25

ON-SITE SEWAGE FACILITY
Site Evaluation Report Information

REVISED

9:17 am, Apr 14, 2025

Date: 11/26/2024

Applicant Information:

Name: Rogelio and luisa Aguilar and Gabriela Aguilar

Address: 11550 Rebecca Creek Road

City: Spring Branch State: Texas Zip: 78070

Phone: Julio 210-919-0170

Property Location:

Lot: _____ Block: _____

Sub.: _____

Street/Road Address: 11550 Rebecca Creek Road

City: Spring Branch State: Texas Zip: 78070

Unincorporated Area? Y or N y

Additional information _____

Site Evaluator Information:

Name: Hoyt Seidensticker

License OS0008771 Expires 8/31/2026

Company: Land Stewardship Services, LLC

Address: 124 Bristow Way

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603

Email hoyt@landstewardshipservices.com

Installer information:

Name: Julio Valdes OS0037867

Company: _____

Address: 9455 S Foster Road

City: SA State: Texas Zip: 78255

Phone: 210-919-0170 Fax: _____

Schematic of Lot or Tract

Show:

Compass North, adjacent streets, property lines, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks).
Location of existing or proposed water wells within 150 feet of property.

Indicate slope or show contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.

Location of soil borings or dug pits (show location with respect to a known reference point).

Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundments areas, cut or fill bank, sharp slopes and breaks.

SITE DRAWING

Lot Size: 11.2 acres

SEE ATTACHED

Signature of Site Evaluator

Hoyt Seidensticker

Site Evaluator License No OS0008771

4/14/2025

7:12 AM

Non-Standard Disposal
System - Soil Substitution**ON-SITE SEWAGE FACILITY
DESIGN CRITERIA****REVISED**

9:17 am, Apr 14, 2025

Rogelio and Luisa Aguilar and Gabriela Aguilar

House

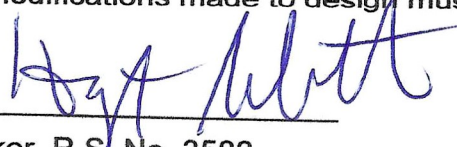
Property Information:St. Address: 11550 Rebecca Creek RoadCity: Spring Branch State: TexasZip code: 78070**Predicted Quantity of Sewage (Q)**Water Saving Devices in Home (y/n): yesGallons/day (Q): 300Greywater included (yes/no): yes**Rate of Adsorption (Ra)**Application rate (g/sq. ft): 0.25Minimum Adsorptive Area in (sq. ft.): 1200**Supply Line from House**Total length of supply line (approx. ft): 6Type of supply line: min Sch 40Size of Supply line (in): 3 or 4**Septic Tank Capacity**

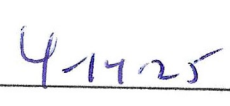
Block Creek Concrete Products tank

(830) 995-3189 or equivalent: 1Minimum tank volume (gallons): 10001st compartment size (gallons): 7002nd compartment size (gallons): 300**House Information**No. of Bedrooms: 4Sq. footage (Approx.): 2800Water Supply: well**Supply Line From Tank & Lateral Lines**Length of supply line (apprx. ft): 55Type of supply line: min of SDR 35Size of supply line (in): 4Total length of manifold (ft): 0Manifold placement: end**Soil Absorptive Bed Information**Depth of bed (in): 18Width of bed (ft): 16Length of bed (ft): 66Type of laterals: PVC PipeTot lngth of laterals required (ft): 66Tot lngth of laterals installed (ft): 66Total square footage installed: 1220**Excavated Bed Information**Depth of excavation (in): 42Width of excavation (ft): 20Length of excavation (ft): 70

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions.

All changes or modifications made to design must be approved by the below signed designer.


 Hoyt Seidensticker, R.S. No. 3588


 Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

hoyt@landstewardshipservices.com

Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

4/14/2025

7:12 AM

Non-Standard Disposal
System - Soil Substitution

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

REVISED

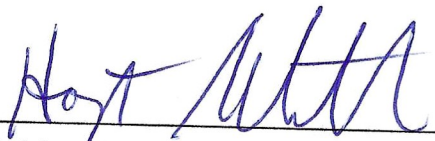
9:17 am, Apr 14, 2025

Rogelio and Luisa Aguilar and Gabriela Aguilar

All tanks must have inspection or cleanout ports located on the tank top over all inlet and outlet devises. Each inspection or cleanout port must be offset to allow for pumping of the tank. The ports may be configured in any manner as long as the smallest dimension of the opening is at least 12 inches, and large enough to provide for maintenance and equipment removal. All inspection and cleanout ports shall have riser over the port openings, which extend to two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed

The risers shall have inside diameters which are equal to or larger than the inspection or cleanout ports. Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or another means approved by the executive director. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.



Hoyt Seidensticker, R.S. No. 3588

Date

7-14-25

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

hoyt@landstewardshipservices.com



REVISED

9:17 am, Apr 14, 2025

scale 1" = 50'

The pipe from the final treatment tank must maintain a continuous fall to a gravity disposal system.

1000 gallon dual septic tank

All pipes from the structures to the septic tank shall be no less than 1/8 inch fall per foot of pipe.

100 yr flood plain does not exist on this tract

driveway

barn

100 yr flood plain does not exist on this tract

geotextile fabric

ground level

minimum of 6" of class II sandy loam free of rock over top of pipe and gravel

gravel gravel gravel

Class II sandy loam 4" PVC perforated pipe

Cross Section of Soil Substitution Bed using Pipe and Gravel

475.56'

4-14-25



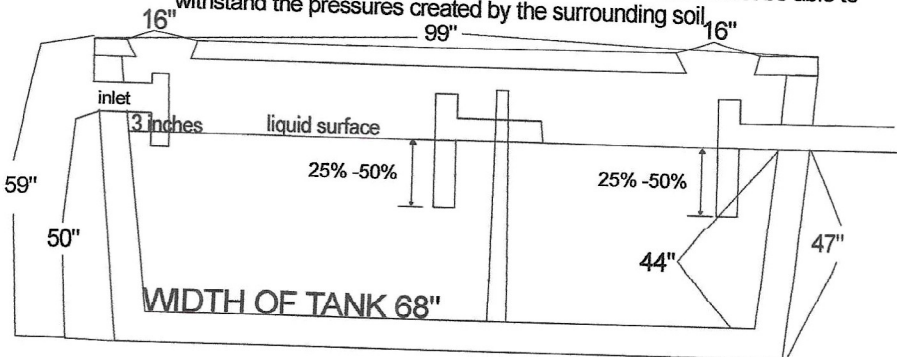
Hoyt Seidensticker

The referenced property is located within the Edwards Aquifer Contributing Zone. This property is exempt from a contributing zone plan because it is not a regulated activity according to Chapter 213.5(h)(2) "exempt... Does not exceed 20% impervious cover on the site." There is no recharge feature within 150' of the proposed septic system.

Effective September 1, 2023, inspection and cleanout ports shall have risers over the port opening, which extend to two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.

Site map for House
Soil substitution disposal
system with septic tank treatment
Rogelio and Luisa Aguilar
and Gabriela Aguilar
A-38 Sur-42 W M Brown, Acres 11.2
11550 Rebecca Creek Road
Spring Branch Texas 78070
Comal County

The risers shall have inside diameters which are equal to or larger than the inspection or clean out ports. Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.



1000 gallon dual septic tank

REVISED

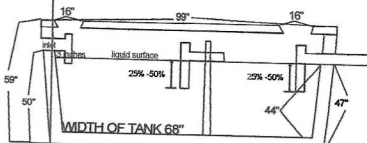
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291.95'

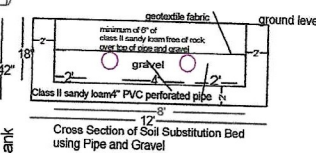
The risers shall have inside diameters which are equal to or larger than the inspection or clean out ports. Riser must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Riser must be fitted with removable watertight caps and protected against unauthorized intruders by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 (pounds) (85 pounds) set into a recess of the tank lid, or any other means approved by the executive director. Riser and riser cap exposed to sunlight must have ultraviolet light protection. Riser must be able to withstand the pressures created by the surrounding soil.

Effective September 1, 2023, inspection and cleanout ports shall have risers over the port opening which extend to two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.

Site map for Shop
Soil substitution disposal
system with septic tank treatment
Rogelio and Luisa Aguilar
and Gabriela Aguilar
A-38 Sur-42 W M Brown, Acres 11.2
11500 Rebecca Creek Road
Spring Branch Texas 78070
Comal County



1000 gallon dual septic tank



Cross Section of Soil Substitution Bed using Pipe and Gravel

100 yr flood plain does not exist on this tract

The pipe from the final treatment tank must maintain a continuous fall to a gravity disposal system
All pipes from the structures to the septic tank shall be no less than 1/8 inch fall per foot of pipe

Not to scale

doubling of treatment and disposal

The referenced property is located within the Edwards Aquifer Contributing Zone. This property is exempt from a contributing zone plan because it is not a regulated activity according to Chapter 213.5(h)(2) "except... Does not exceed 20% impervious cover on the site." There is no recharge feature within 150' of the proposed septic system.

Personal shop
3 employees
10 g/employee
30 gpd

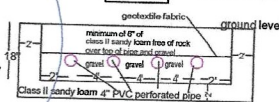
The pipe from the final treatment tank must maintain a continuous fall to a gravity disposal system

1000 gallon dual septic tank

All pipes from the structures to the septic tank shall be no less than 1/8 inch fall per foot of pipe

house
4 bdr
2800 sq.ft.
300 gpd

100 yr flood plain does not exist on this tract



Cross Section of Soil Substitution Bed using Pipe and Gravel

This referenced property is located within the Edwards Aquifer Contributing Zone. This property is exempt from a contributing zone plan because it is not a regulated activity according to Chapter 213.5(h)(2) "except... Does not exceed 20% impervious cover on the site." There is no recharge feature within 150' of the proposed septic system.

Effective September 1, 2023, inspection and cleanout ports shall

475.56'



4-14-25

Hoyt Seidensticker

From: [Ritzen,Brenda](#)
To: [Hoyt Seidensticker](#)
Cc: [Julio Valdes](#); [Rogelio Aguilar](#)
Subject: RE: Permit 118309
Date: Monday, April 14, 2025 9:25:00 AM
Attachments: [Page from 118309.pdf](#)
[image001.png](#)

Hoyt,

The owner will need to correct the address on the permit application also.

Thank you,



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

From: Hoyt Seidensticker <hoyt@landstewardshipservices.com>
Sent: Monday, April 14, 2025 7:30 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: Julio Valdes <valdbusiness69@gmail.com>; Rogelio Aguilar <RogelioAguilarsRoofing@hotmail.com>
Subject: Re: Permit 118309

This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

here is a revision for this permit with all the documents corrected with the 911 address

thanks

Hoyt Seidensticker
hoyt@landstewardshipservices.com

Please note my new email and mailing address



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

VOID

Date _____

Permit Number 118309

1. APPLICANT / AGENT INFORMATION

Owner Name Rogelio + Livia Aguilar and Gabriela Aguilar Agent Name Hoyt Seidensticker
Mailing Address 11500 Rebecca Creek Rd Agent Address _____
City, State, Zip Spring Branch Tx 78070 City, State, Zip _____
Phone # 210 919 0170 Phone # 210 414 6603
Email valdbusiness69@gmail.com Email hoyt@landstewardshipservices.com

2. LOCATION

Subdivision Name _____ Unit _____ Lot _____ Block _____
Survey Name / Abstract Number A-38 Sur - 42 W m Brown Acreage 11.2
Address 11500 Rebecca Creek Rd City Spring Branch State Tx Zip 78070

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 2800

☐ 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: \$ 55,000. (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

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.

Rogelio Aguilar
Signature of Owner

Date

11-26-24

Livia Aguilar

Gabriela Aguilar

From: [Ritzen,Brenda](#)
To: [Julio Valdes](#); [Hoyt Seidensticker](#)
Subject: RE: Permit 118309
Date: Thursday, April 10, 2025 2:44:00 PM
Attachments: [Pages from 118309.pdf](#)
[image001.png](#)

Re: Rogelio & Luisa Aguilar, & Gabriela Aguilar
11.2 acres, William M. Brown Survey No. 42, Abstract No. 38
11500 Rebecca Creek Road, Spring Branch, Texas
Application for Permit for Authorization to Construct an On-Site
Sewage Facility (OSSF)

Owner / Agent :

See attached address information for the referenced property. Before further processing of the permit submittal the permit application and associated planning materials must be revised to reflect the attached assigned address. Please 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

From: Ritzen,Brenda
Sent: Thursday, March 27, 2025 3:27 PM
To: Julio Valdes <valdbusiness69@gmail.com>; Hoyt Seidensticker <hoyt@landstewardshipservices.com>
Subject: Permit 118309

Re: Rogelio & Luisa Aguilar, & Gabriela Aguilar

From: [Helms,Avery](#)
To: [Ritzen,Brenda](#); [Olvera,Brandon](#)
Subject: FW: Assigned Address - 11550 Rebecca Creek Rd - Permits 118309 & 118310
Date: Thursday, April 10, 2025 2:24:52 PM
Attachments: [11550 Rebecca Creek Rd Letter.pdf](#)
[11550 Rebecca Creek Rd Map.pdf](#)

Brenda & Brandon,

Please find the attached assigned address for septic permits 118309 & 118310, all has been approved within city works for addressing as well.

Let me know if there are any questions regarding.

Best,

Avery Helms

GIS Technician- Address Coordinator

Comal County

195 David Jones Dr.

New Braunfels TX, 78132

w: <https://www.cceo.org/>

e: helmsa@co.comal.tx.us

(830) 608-2090

From: Helms,Avery
Sent: Thursday, April 10, 2025 2:17 PM
To: Rogelio Aguilar <rogelioaguilarroofing@hotmail.com>
Cc: Braun,Holly <braunh@co.comal.tx.us>; Matheney,Heather <willih@co.comal.tx.us>; AT&T (<Sotxsubdivisions@att.com> <Sotxsubdivisions@att.com>; Christopher Maldonado <Christopher.Maldonado@usps.gov>; CLW New Service <newservice@clwsc.com>; Cory Brandenburg <coryb@bexarmetro.org>; Dora Campos <campod@co.comal.tx.us>; GVTC 911 Support (<911support@gvtc.net> <911support@gvtc.net>; Latazua W. Walker (<Latazua.W.Walker@usps.gov> <Latazua.W.Walker@usps.gov>; Mandy Martin <Mmartin@bexarmetro.org>; Shelagh Lowe (<lowesh@co.comal.tx.us> <lowesh@co.comal.tx.us>; Spectrum / Charter Construction <STX.NewDevelopment@charter.com>; Tiffany Murphy (<Tiffany.Murphy@gvtc.net> <Tiffany.Murphy@gvtc.net>
Subject: Assigned Address - 11550 Rebecca Creek Rd

Property Owner/Applicant,

Please see attached documentation for the assigned address:

- 38 SUR- 42 W M BROWN, ACRES 11.2

Feel free to reach out for any questions regarding.

Best,

Avery Helms



COMAL COUNTY

ENGINEER'S OFFICE

April 9, 2025

Rogelio Aguilar
746 Yanticaw Brook St
San Antonio, TX 78260

Re: Assigned Address

To Whom It May Concern:

Please be advised the request for a physical address on the property referenced below has been approved. The address assigned to the property is:

Property ID	Legal Description	Assigned Address
73449	A- 38 SUR- 42 W M BROWN, ACRES 11.2	11550 REBECCA CREEK RD SPRING BRANCH, TX 78070

Please display this address where it is visible from the road with 6" or larger reflective numbers so emergency personnel can easily locate the property should there be an emergency. Check with your local post office to verify the correct city and zip code before using the assigned address for mailing purposes. If you receive mail at a post office box, your mailing address will not change. In this case the address listed above will be used for location purposes only.

If you have questions or need further assistance, please let us know.

Sincerely,

Avery Helms
GIS Technician- Address Coordinator

Cc:

- ❖ Comal Appraisal District
- ❖ Bexar Metro 9-1-1
- ❖ United States Postal Service
- ❖ PEC

ASSIGNED ADDRESS: 11550 REBECCA CREEK RD SPRING BRANCH, TX 78070



COMAL COUNTY
ENGINEER'S OFFICE

Legend

- Address
- Street
- Parcel

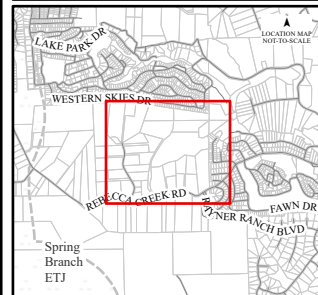
NOTES:

PROPERTY ID:
73449

LEGAL DESCRIPTION:
A- 38 SUR- 42 W M BROWN,
ACRES 11.2



SCALE: 1" = 500'



For information concerning the source of the data, please contact:
Comal County Engineer's Office
195 David Jonas Drive
New Braunfels, TX 78132
(830) 608 - 2090

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

**11.2 acres, William M. Brown Survey No. 42, Abstract No. 38
11500 Rebecca Creek Road, Spring Branch, Texas
Application for Permit for Authorization to Construct an On-Site
Sewage Facility (OSSF)**

Owner / Agent :

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

- 1. The address utilized is not a valid address. Please complete and
return the attached address request form to proceed with
addressing.**
- 2. 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

From: [Ritzen,Brenda](#)
To: [Julio Valdes](#); [Hoyt Seidensticker](#)
Subject: Permit 118309
Date: Thursday, March 27, 2025 3:27:00 PM
Attachments: [image001.png](#)
[AddressRequestForm.pdf](#)

Re: Rogelio & Luisa Aguilar, & Gabriela Aguilar
11.2 acres, William M. Brown Survey No. 42, Abstract No. 38
11500 Rebecca Creek Road, Spring Branch, Texas
Application for Permit for Authorization to Construct an On-Site
Sewage Facility (OSSF)

Owner / Agent :

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

- 1. The address utilized is not a valid address. Please complete and return the attached address request form to proceed with addressing.**
- 2. 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

From: [Helms,Avery](#)
To: [Olvera,Brandon](#); [Ritzen,Brenda](#)
Subject: Permit(s)- 118309 & 118310
Date: Wednesday, March 19, 2025 9:56:22 AM
Attachments: [AddressRequestForm.pdf](#)

Brandon & Brenda,

The following permit is using an address, 11500 REBECCA CREEK RD, which is not a valid address withing Comal County. Please have the property owner complete the following to proceed with addressing:

- Address request form to have a valid address assigned

Let me know if there are any questions or you need further information from me.

Best,

Avery Helms

GIS Technician- Address Coordinator

Comal County

195 David Jones Dr.

New Braunfels TX, 78132

w: <https://www.cceo.org/>

e: helmsa@co.comal.tx.us

(830) 608-2090

ON-SITE SEWAGE FACILITY Soil Evaluation Report Information

VOID

House

Date Soil Survey Performed: 11/26/2024

Site Location: 11500 Rebecca Creek Road

Name of Site Evaluator: Hoyt Seidensticker Registration Number: OS0008771

Proposed Excavation Depth: 36 inches County: comal

Requirements:

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

Location of soil boring or dug pits must be shown on the site drawing.

For subsurface disposal, soil evaluation 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.

Describe each soil horizon and identify any restrictive feature on the form. Indicate depths where features appear.

Soil Boring Number <u>1</u>							
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)	
0	II	sandy loam	<30%	none		Brown	
1 <u>12 in</u>		fractured rock					yes fractured rock
2							
3 <u>36 in</u>	II	sandy loam	<30%			cream	
4 <u>48 in</u>							
5							

Soil Boring Number <u>2</u>							
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)	
0	II	sandy loam	<30%	none		Brown	
1 <u>12 in</u>		fractured rock					yes fractured rock
2							
3 <u>36 in</u>	II	sandy loam	<30%			cream	
4 <u>48 in</u>							
5							

Features of Site Area

VOID

Presence of 100 year flood zone Yes x No

Presence of adjacent ponds, streams, water improvements Yes No x

Existing or proposed water well in nearby area Yes No x

Organized sewage service available to lot or tract Yes No x

Recharge feature within 150 feet Yes No x

By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my ability.

I understand that any misrepresentation of the information contained in this report may be grounds to revoke or suspend my license. The site evaluation

determined the site is suitable for a Soil substitution disposal system with Septic Tank treatment

According to table XIII, the site is suitable for this proposed system. A copy of Table XIII has been given to the property owner to inform them of

other alternatives based upon the result of this site evaluation

Hoyt Seidensticker
Signature of Site Evaluator

1-21-25
Date

VOID

Date: 11/26/2024

Applicant Information:

Name: Rogelio and Luisa Aguilar and Gabriela Aguilar

Address: 11500 Rebecca Creek Road

City: Spring Branch State: Texas Zip: 78070

Phone: Julio 210-919-0170

Property Location:

Lot: _____ Block _____

Sub.: _____

Street/Road Address: 11500 Rebecca Creek Road

City: Spring Branch State: Texas Zip: 78070

Unincorporated Area? Y or N y

Additional information _____

Evaluator Information:

Name: Hoyt Seidensticker

License OS0008771 Expires 8/31/2026

Company: Land Stewardship Services, LLC

Address: 124 Bristow Way

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603

Email hoyt@landstewardshipservices.com

Installer information:

Name: Julio Valdes OS0037867

Company: _____

Address: 9455 S Foster Road

City: SA State: Texas Zip: 78255

Phone: 210-919-0170 Fax: _____

House

Schematic of Lot or Tract

Show:

Compass North, adjacent streets, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks). Location of existing or proposed water wells within 150 feet of property.

Indicate slope or show contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.

Location of soil borings or dug pits (show location with respect to a known reference point).

Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundments areas, cut or fill bank, sharp slopes and breaks.

SITE DRAWING

Lot Size: 11.2 acres

SEE ATTACHED

VOID

Signature of Site Evaluator

[Handwritten Signature]

Site Evaluator License No OS0008771

1/21/2025

10:46 AM

Non-Standard Disposal
System - Soil Substitution

ON-SITE SEWAGE FACILITY

DESIGN CRITERIA

Rogelio and Luis **VOID** Gabriela Aguilar

Property Information:

St. Address: 11500 Rebecca Creek Road

City: Spring Branch State: Texas

Zip code: 78070

House Information

No. of Bedrooms: 4

Sq. footage (Approx.): 2800

Water Supply: well

Supply Line From Tank & Lateral Lines

Length of supply line (apprx. ft): 55

Type of supply line: min of SDR 35

Size of supply line (in): 4

Total length of manifold (ft): 0

Manifold placement: end

Soil Absorptive Bed Information

Depth of bed (in): 18

Width of bed (ft): 16

Length of bed (ft.): 66

Type of laterals: PVC Pipe

Tot lngth of laterals required (ft): 66

Tot lngth of laterals installed (ft): 66

Total square footage installed: 1220

Excavated Bed Information

Depth of excavation (in): 42

Width of excavation (ft): 20

Length of excavation (ft): 70

Predicted Quantity of Sewage (Q)

Water Saving Devices in Home (y/n): yes

Gallons/day (Q): 300

Greywater included (yes/no): yes

Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.25

Minimum Adsorptive Area in (sq. ft.): 1200

Supply Line from House

Total length of supply line (approx. ft): 6

Type of supply line: min Sch 40

Size of Supply line (in): 3 or 4

Septic Tank Capacity

Block Creek Concrete Products tank

(830) 995-3189 or equivalent: 1

Minimum tank volume (gallons): 1000

1st compartment size (gallons): 700

2nd compartment size (gallons): 300

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions.

All changes or modifications made to design must be approved by the below signed designer.



Hoyt Seidensticker, R.S. No. 3588

Date

1-21-25

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

hoyt@landstewardshipservices.com

Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

1/21/2025

10:46 AM

Non-Standard Disposal
System - Soil Substitution

ON-SITE SEWAGE FACILITY

DESIGN CRITERIA

Rogelio and Luis Aguilar and Gabriela Aguilar

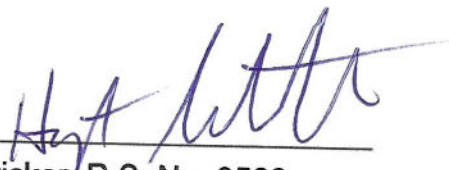
VOID

All tanks must have inspection or cleanout ports located on the tank top over all inlet and outlet devices. Each inspection or cleanout port must be offset to allow for pumping of the tank. The ports may be configured in any manner as long as the smallest dimension of the opening is at least 12 inches, and large enough to provide for maintenance and equipment removal. All inspection and cleanout ports shall have riser over the port openings, which extend to two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed

The risers shall have inside diameters which are equal to or larger than the inspection or cleanout ports. Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or another means approved by the executive director. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

VOID


Hoyt Seidensticker, R.S. No. 3588

1-21-25
Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603,
hoyt@landstewardshipservices.com



VOID

scale 1" = 50'

The pipe from the final treatment tank must maintain a continuous fall to a gravity disposal system

1000 gallon dual septic tank

All pipes from the structures to the septic tank shall be no less than 1/8 inch fall per foot of pipe

100 yr flood plain does not exist on this tract

driveway

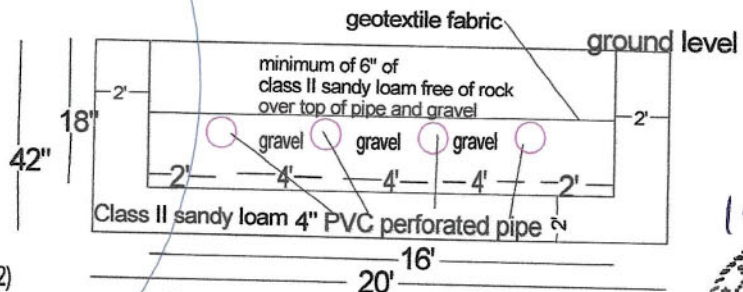
barn

100 yr flood plain does not exist on this tract

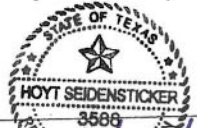
100'

well

The referenced property is located within the Edwards Aquifer Contributing Zone. This property is exempt from a contributing zone plan because it is not a regulated activity according to Chapter 213.5(h)(2) "exempt... Does not exceed 20% impervious cover on the site." There is no recharge feature within 150' of the proposed septic system.



Cross Section of Soil Substitution Bed using Pipe and Gravel



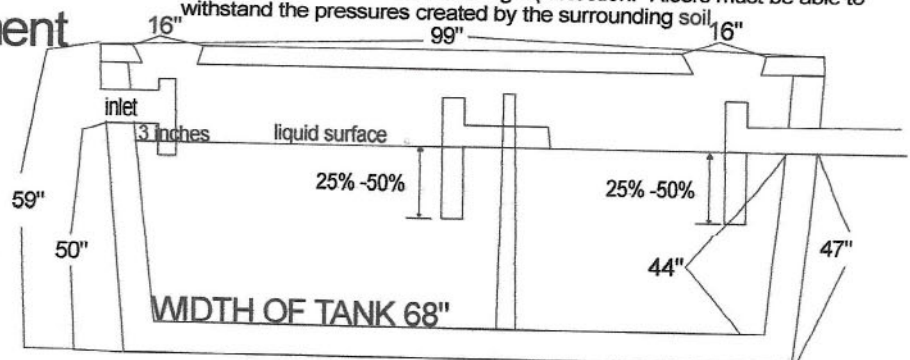
Effective September 1, 2023, inspection and cleanout ports shall have risers over the port opening, which extend to two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.

VOID

The risers shall have inside diameters which are equal to or larger than the inspection or clean out ports. Risers must be permanently attached to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight.

Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.

Site map for House
Soil substitution disposal
system with septic tank treatment
Rogelio and Luisa Aguilar
and Gabriela Aguilar
11500 Rebecca Creek Road
Spring Branch Texas 78070
Comal County



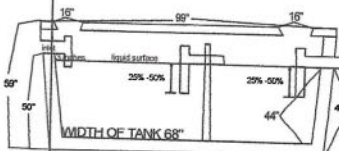
1000 gallon dual septic tank

VOID

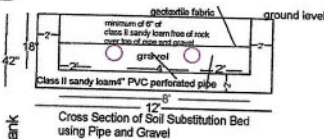
The risers shall have inside diameters which are equal to or larger than the inspection or clean out ports. Riser must be permanently fastened to the tank lid or tied into the tank. The connection between the riser and the tank lid must be watertight. Riser must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 25.5 kilograms (55 pounds) and into a means of the tank lid, or any other means approved by the executive director. Riser and riser caps exposed to sunlight must have ultraviolet light protection. Riser must be able to withstand the pressures created by the surrounding soil.

Effective September 1, 2023, inspection and cleanout ports shall have risers over the port opening, which extend to two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.

Site map for Shop
Soil substitution disposal
system with septic tank treatment
Rogelio and Luisa Aguilar
and Gabriela Aguilar
11500 Rebecca Creek Road
Spring Branch Texas 78070
Comal County



1000 gallon dual septic tank



Cross Section of Soil Substitution Bed using Pipe and Gravel

100 yr flood plain does not exist on this tract

Not to scale

The pipe from the final treatment tank must maintain a continuous fall to a gravity disposal system

All pipes from the structures to the septic tank shall be no less than 1/8 inch fall per foot of pipe

The referenced property is located within the Edwards Aquifer Contributing Zone. This property is exempt from a contributing zone fee because it is not a regulated facility according to Chapter 213.94(2).
*example... does not exceed 20% impervious cover on the site.
There is no recharge feature within 150' of the proposed septic system.

shop
3 employees
10 g/employee
30 gpd

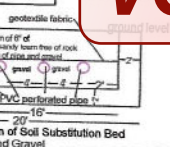
The pipe from the final treatment tank must maintain a continuous fall to a gravity disposal system

1000 gallon dual septic tank

All pipes from the structures to the septic tank shall be no less than 1/8 inch fall per foot of pipe

house
4 bdr
2800 sq.ft.
300 gpd

100 yr flood plain does not exist on this tract



Cross Section of Soil Substitution Bed using Pipe and Gravel

The referenced property is located within the Edwards Aquifer Contributing Zone. This property is exempt from a contributing zone fee because it is not a regulated facility according to Chapter 213.94(2).
*example... does not exceed 20% impervious cover on the site.
There is no recharge feature within 150' of the proposed septic system.



VOID

GIS Technician- Address Coordinator

Comal County

195 David Jones Dr.

New Braunfels TX, 78132

w: <https://www.cceo.org/>

e: helmsa@co.comal.tx.us

(830) 608-2090

GENERAL WARRANTY DEED

PROVIDENCE TITLE COMPANY
GF NO. 115002264

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: September 9, 2016

Grantor: The Bluffs at Cherry Creek, L.L.C.

Grantor's Address (including County):

23454 Canyon Bridge
San Antonio, TX 78258
Bexar County

Grantee: Rogelio Aguilar and Luisa Aguilar, Husband and Wife and Gabriela Aguilar, A Single Woman

Grantee's Address (including County):

746 Yanticaw Brook
San Antonio, TX 78260
Bexar County

Consideration: TEN AND NO/100 ~~(\$10.00)~~ DOLLARS;
and other good and valuable considerations in hand paid by the GRANTEE herein named, the receipt of which is hereby acknowledged;

Property (including any improvements):

Tract 1:

Field Notes of a 11.2 acre (487,214 square feet more or less) tract of land situated in Comal County Texas, out of the William M. Brown Survey No. 42, Abstract No. 38, and being a portion of the 56.71 acre tract as conveyed to the Bluffs At Cherry Creek, LLC. of record in Document No. 200706032324, Official Public Records, Comal County, Texas, and being more particularly described by metes and bounds as follows; Note; (Basis of Bearing is Texas South Central Zone, NAD83.)

BEGINNING: at a 1/2' iron rod found in the south line of Lot 25, Cypress Lake Gardens Western Skies, Section, Block 100, recorded in Volume 3, Page 18, Map & Plat Records, Comal County, Texas, for the northeast corner of a 30.03 acre tract conveyed to ABC Group, LLC, in deed recorded in Document No. 2016006015329, Official Public Records, Comal County, Texas, the northwest corner of the 56.71 acre tract, this tract, and the Point of Beginning;

THENCE S 81° 42' 29" E, with the south line of Cypress Lake Gardens Subdivision, the north line of the 56.71 acre tract and this tract, a distance of 1286.83 feet to a 1/2" Iron rod found in the west line of an 18.111 acre tract conveyed to Francis E. Christ, Jr., & Jin Ju Christ in Document No. 201006000042, Official Public Records, Comal County, Texas, for the southeast corner of Lot 19, Cypress Lake Gardens, the northeast corner of the 56.71 acre

tract and this tract;

THENCE S 01° 00' 39" E, with the west line of the 18.111 acre tract and the east line of the 56.71 acre tract and this tract, a distance of 291.95 feet to a 1/2" iron rod found for a reentrant corner of the 18.111 acre tract, an east corner of the 56.71 acre tract and the southeast corner of this tract;

THENCE S 89° 59' 07" W, departing the West line of the 18.111 acre tract, across the 56.71 acre tract, with the South line of this tract, a distance of 1283.25 feet to a 1/2" iron rod with cap stamped "Rickman RPLS 5826" set in the East line of the 30.03 acre tract and the west line of the 56.71 acre tract, for the southwest corner of this tract;

THENCE N 02° 57' 15" E, with the east line of the 30.03 acre tract, the west line of the 56.71 acre tract and this tract, a distance of 475.56 feet to the POINT OF BEGINNING and containing 11.2 acres of land, in Comal County, Texas, according to a survey the ground on August 18, 2016, by Rickman Land Surveying.

Tract 2:

30 foot Road easement described by metes and bounds as follows;

Field Notes of a 2.12 acre (92,161 square feet more or less) 30 foot wide ingress/egress easement, situated in Comal County, Texas, out of the William M. Brown Survey No. 42, Abstract No. 38, and being a portion of a 56.71 acre tract as conveyed to the Bluffs At Cherry Creek, LLC of record in Document No. 200706032324, Official Public Records, Comal County, Texas, and being more particularly described by metes and bounds as follows; Note; (Basis of Bearing is Texas South Central Zone, NAD83.)

BEGINNING: at a 1/2" iron rod with cap stamped "Rickman RPLS 5826" set in the east line of a 30.03 acre tract conveyed to ABC Group, LLC, in deed recorded in Document No. 201506015329, Official Public Records, Comal County, Texas, and the east line of the 56.71 acre tract. for the southwest corner of a 11.2 acre tract, this day surveyed, the northwest corner of this easement and the Point of Beginning;

THENCE N 89° 59' 07" E, departing the east line of the 30.03 acre tract, across the 56.71 acre tract with the south line of the 11.2 acre tract and the north line of this easement, a distance of 30.04 feet to the point for the northeast corner of this easement;

THENCE Departing the east line of the 11.2 acre tract, across the 56.71 acre tract, with the east line of this easement, the following calls and distances;

S 02° 57' 15" W, a distance of 372.11 feet to a point for an angle point;

S 38° 27' 03" W, a distance of 761.75 feet to a point for an angle point;

S 36° 38' 05" W, a distance of 523.56 feet to a point for an angle point;

S 11° 43' 03" W, a distance of 272.29 feet to a 1/2" iron rod found for the northwest corner of a 12.000 acre tract conveyed to Patrick John Clair in deed recorded in Document No. 201206034676, Official Public Records, Comal County, Texas, a reentrant corner of the 56.71 acre tract and an angle point in this easement;

THENCE with the West line of the 12.000 acre tract, an east line of the 56.71 acre tract and this easement, the following calls and distances;

S 03° 56' 31" E, a distance of 341.43 feet to a 1/2" iron rod found for an angle point;

S 13° 14' 27" E, a distance of 279.64 feet to a 1/2" Iron rod found for an angle point;

S 11° 43' 21" E, a distance of 212.07 feet to a 1/2" iron rod found for an angle point;

S 41° 57' 13" E, a distance of 307.59 feet to a 1/2 " iron rod found in the north right of way line of Rebecca Creek Road, for the southwest corner of the 12.000 acre tract, the most southerly southeast corner of the 56.71 acre tract and this easement;

THENCE S 80° 15' 25" W, with the north line of Rebecca Creek Road, the south line of the 56.71 acre tract and this easement, a distance of 35.46 feet to a 1/2" iron rod found for the southeast corner of the 30.03 acre tract, the southwest corner of the 56.71 acre tract and this easement

THENCE departing the north right of way line of Rebecca Creek Road, with the east line of the 30.03 acre tract, the West line of the 56.71 acre tract and this easement, the following calls and distances;

N 41° 57' 13" W, a distance of 296.79 feet to a 1/2" iron rod found for an angle point;

N 11° 43' 21" W, a distance of 226.81 feet to a 1/2" iron rod found for an angle point;

N 13° 14' 27" E, a distance of 281.75 feet to a 1/2" iron rod found for an angle point;

N 03° 56' 31" W, a distance of 341.03 feet to a 1/2" iron rod found for an angle point;

N 11° 43' 03" E, a distance of 283.05 feet to a 1/2" iron rod found for an angle point;

N36° 38' 05" E, a distance of 530.66 feet to a 1/2" iron rod found for an angle point;

N 38° 27' 03" E, a distance of 752.62 feet to a 1/2' iron rod found for an angle point;

N 02° 57' 15" E, a distance of 360.95 feet to the Point of Beginning and Containing 2.12 acres of land in Comal County Texas, according to a survey on the ground on August 18, 2016 by Rickman Land Surveying.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for current year, which Grantee assumes and agrees to pay.

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

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

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

MADE EFFECTIVE THE DATE FIRST HEREINABOVE SPECIFIED.

The Bluffs at Cherry Creek, L.L.C.

BY: 
Michael Cameron
Member

BY: 
Stephen Isom
Member

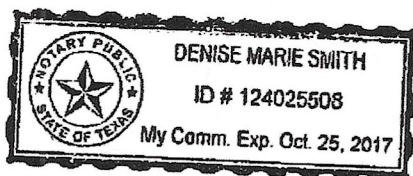
ACKNOWLEDGMENT

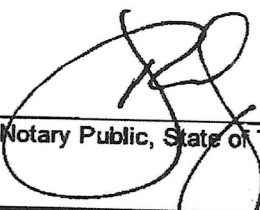
State of Texas

County of Bexar

§
§
§

The foregoing instrument was acknowledged before me on this the 9th day of September, 2016 by Michael Cameron, Member and Stephen Isom, Member of The Bluffs at Cherry Creek, L.L.C., on behalf of said entity and in the capacity herein stated.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Rogelio Aguilar and Luisa Aguilar and Gabriela Aguilar
746 Yanticaw Brook
San Antonio, TX 78260

PREPARED IN THE LAW OFFICE OF:
Ramsey & Foster, PC
5001 Hwy 287 S. #105
Arlington, TX 76017

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
09/09/2016 02:36:36 PM
TERRI 4 Pages(s)
201606035004



Bobbie Koepf

Property Details

Account

Property ID: 73449 Geographic ID: 740038000301
Type: R Zoning:
Property Use:

Location

Situs Address: REBECCA CREEK RD SPRING BRANCH, TX 78070
Map ID: 3E-A38-TR 23 Mapsco:
Legal Description: A- 38 SUR- 42 W M BROWN, ACRES 11.2
Abstract/Subdivision: A0038
Neighborhood: (318F602) FINKEL/ENCINO VISTA

Owner

Owner ID: 971050
Name: AGUILAR ROGELIO ET AL

Agent:

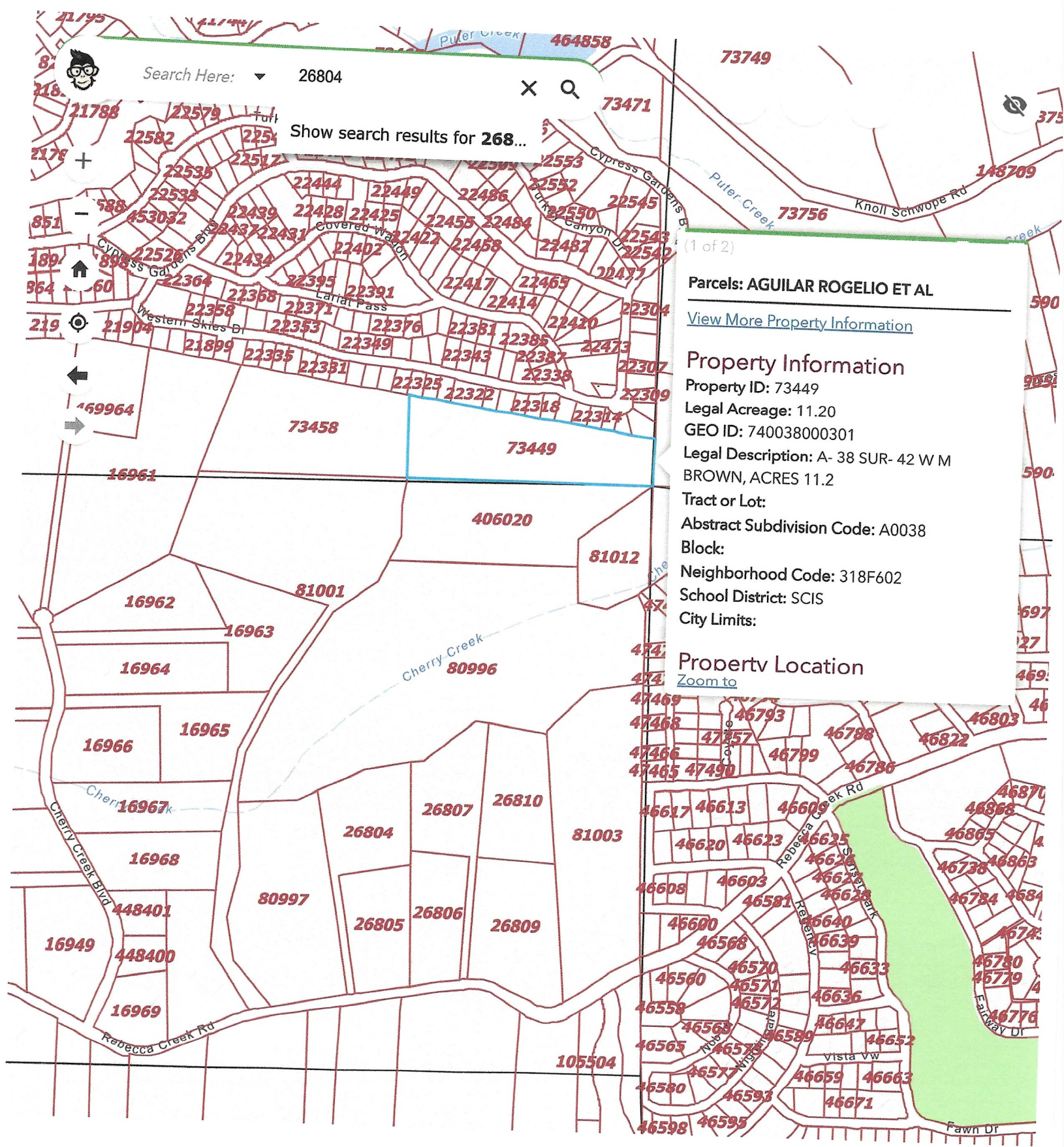
Mailing Address: 746 YANTICAW BROOK ST
SAN ANTONIO, TX 78260-1912

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)
Agricultural Value Loss: ②	N/A (-)



Search Here: 26804

Show search results for 268...

Parcels: AGUILAR ROGELIO ET AL

[View More Property Information](#)

Property Information

Property ID: 73449

Legal Acreage: 11.20

GEO ID: 740038000301

Legal Description: A- 38 SUR- 42 W M
BROWN, ACRES 11.2

Tract or Lot:

Abstract Subdivision Code: A0038

Block:

Neighborhood Code: 318F602

School District: SCIS

City Limits:

Property Location

[Zoom to](#)

29°55'05"N 98°23'03"W

0 300 600ft



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		118309
Date Received	Initials	Permit Number

Instructions:

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

OSSF Permit

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

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

Rogerio Aguilar
Signature of Applicant

11-26-24
Date

Luisa Aguilar Gall And

____ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION ____ (Missing Items Circled, Application Refeused)
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