

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: Carl W Eoff

OSSF Installer #: OS0029546

1st Inspection Date: 11/17/25

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: Hendry

Inspector Name: _____

Inspector Name: _____

Permit#: **118336**

Address: **30732 BLUEBERRY RDG**

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: **11/17/25 CH:**

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1) (E) 285.91(2) 285.32(b)(1) (F) 285.32(b)(1)(E) (iii) 285.32(b)(1)(E)(ii) (II) 285.32(b)(1)(E)(ii) (I) 285.32(b)(1)(E) (i) 285.32(b)(1) (D) 285.32(b)(1)(C) (ii) 285.32(b)(1)(C) (i) 285.32(b)(1) (B) 285.32(b)(1) (A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	X	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		X		
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed	X			X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X		NuWater B-550; as per design	X X		
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

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

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 118336
Issued This Date: 09/12/2025
This permit is hereby given to: Mark & Beth Erhardt

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

30732 BLUEBERRY RDG
CITY OF BULVERDE, TX 78163

Subdivision: Oak Village North
Unit: 3
Lot: 666
Block: N/A
Acreage: 1.0300

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.

RECEIVED

By Brandon Olvera at 1:59 pm, Aug 18, 2025



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		118336
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.

Mark E. Ehrhardt
Beth Ann Ehrhardt
Signature of Applicant

7-4-25
Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

___ INCOMPLETE APPLICATION (Missing Items Circled, Application Refeused)



COMAL COUNTY
ENGINEER'S OFFICE

RECEIVED

By Brandon Olvera at 1:45 pm, Aug 18, 2025

ON-SITE SEWAGE FACILITY APPLICATION

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

Date _____

Permit Number 118336

1. APPLICANT / AGENT INFORMATION

Owner Name Mark & Beth Erhardt
Mailing Address 30732 Blueberry Ridge Dr.
City, State, Zip Bulverde, Tx 78163
Phone # (210) 391-5501
Email Bamerhardt@gmail.com

Agent Name Steven Kubena
Agent Address 240 Sendera Xing
City, State, Zip La Vernia, Tx 78121
Phone # (210) 296-4778
Email Sureflolepatic@gmail.com

2. LOCATION

Subdivision Name Oak Village North Unit 3 Lot 666 Block N/A
Survey Name / Abstract Number _____ Acreage 1.03
Address 30732 Blueberry Ridge Dr. City Bulverde State Tx Zip 78163

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) Existing House & Detached Living Space

Number of Bedrooms 4

Indicate Sq Ft of Living Area 2742

☐ 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: \$ N/A (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



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Steven Kubena

System Description Aerobic with Surface Spray Irrigation

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

Tank Size(s) (Gallons) 600 GPD ATU Absorption/Application Area (Sq Ft) 4788.50

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: City of Bulverde

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.

Steven Kubena
Signature of Designer

7/30/2024
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 (OSSF's), this document is filed in the Deed Records of Comal County, Texas.

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (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): _____

Lot 666, Oak Village North Subdivision, Unit 3, Comal County, Tx

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

MARK Erhardt

Beth Ann Erhardt

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 27 DAY OF December, 20 24

Mark Erhardt

Beth Ann Erhardt

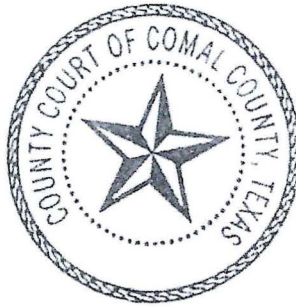
Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 27 DAY OF December, 20 24 Beth Ann Erhardt

Sarah E Lopez

Notary Public, State of Texas





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

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

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
01/07/2025 11:50:30 AM
JESS 2 Page(s)
202506000495



Bobbie Koepp

1/CB



202506002353 01/24/2025 04:09:05 PM 1/1

CERTIFICATION OF SINGLE-FAMILY DWELLING

THE COUNTY OF Comal
STATE OF TEXAS

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

Before me this day appeared Mark & Beth Erhardt, being the owner(s) of the reference property at 30732 Blueberry Ridge Drive, Bulverde, TX 78163 Owner further states that the Residence and any additional living space on the property will be occupied only by a single family.

An OSSF requiring a Certification of Single-Family Dwelling will be installed on the property described as:

Lot 666, Oak Village North Subdivision, Unit 3, Comal County, Tx.

Signed by my/our hand(s) on this the 16th Day of January, 2025

Printed Name(s)

Beth Ann Erhardt

Signature(s)

Beth Ann Erhardt

Sworn to and subscribed to before Notary Public, in and for the State of Texas and Witness my hand and official seal this the

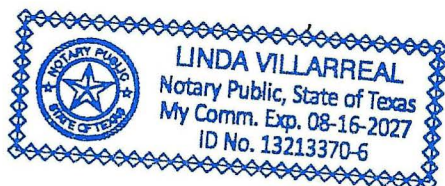
16 Day of JAN, ~~2019~~ 2025

Notary Public, State of Texas

Notary's Printed Name:

Notary's Signature:

My Commission Expires on:



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
01/24/2025 04:09:05 PM
JESS 1 Page(s)
202506002353



Bobbie Koepp

GRUENE AEROBIC SERVICES 420 Bear Creek Dr. New

Braunfels, TX 78132

(830) 387-0550

grueneaerobicservices@gmail.com

TWO YEAR SERVICE POLICY

Customer Mark & Beth Erhardt
Site Address 30732 Blueberry Ridge
City Bulverde Zip 78163
County Comal
Phone 210-391-5501
Email Blamerhardts@gmail.com

Gruene Aerobic Services will operate and maintain the sewage treatment spray system located at **PERMIT NUMBER**

_____ for the period of Two (2) year

Beginning Upon LTO and ending Two years Thereafter

Effective Dates: Unless otherwise stated below, this agreement commences on the date to License to Operate (LTO), date as noted above or upon receipt of full payment and runs for two (2) Year(s).

Agreement Starting Date: (LTO Date) and Ending Date: (Two Years Thereafter).

During this period, we will conduct visual inspections every **FOUR (4)** months. We will visually inspect the treatment plant, effluent quality, color, turbidity, odor, sludge and scum buildup. A mechanical visual inspection will include, aerator, irrigation pump, lines and fittings, alarm tests and electrical control conditions. We will also visually inspect the irrigation pump station, spray heads, pressure lines, other tanks, pumps, filters and appurtenances.

This agreement will not cover costs of service calls, labor, or materials which are due to "mis-use" or "abuse" of the system; failure to maintain electrical power to system; sewage flows exceeding the hydraulic/organic design capabilities; disposal of non biodegradable materials (i.e. baby wipes, plastic, feminine hygiene products), chemicals, solvents, grease, oil, paint, etc.; or any usage contrary to the requirements listed in the owner's manual or as advised by an authorized service representative. All testing and reporting is required by Comal County and State regulations. Copies of this contract and all reports will be submitted to the County. ** The system must be accessible at the time of the inspection between the hours of 8AM and 4PM, Monday thru Friday. There will be an extra charge for special appointments. ** Adding chlorine tablets is the responsibility of the owner/user. **Response time for service calls will be within **TWO (2)** work days between the hours of 8AM-4PM Monday thru Friday.

Owner Signature and Date

Mark Erhardt 12-23-24

Maintenance Operator

[Signature]

(Carl Eoff)

Maintenance Operator's License No. MP0001745

1/CB

RECEIVED

By Brandon Olvera at 3:18 pm, Aug 18, 2025



202506002353 01/24/2025 04:09:05 PM 1/1

CERTIFICATION OF SINGLE-FAMILY DWELLING

THE COUNTY OF Comal
STATE OF TEXAS

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

Before me this day appeared Mark & Beth Erhardt, being the owner(s) of the reference property at 30732 Blueberry Ridge Drive, Bulverde, TX 78163 Owner further states that the Residence and any additional living space on the property will be occupied only by a single family.

An OSSF requiring a Certification of Single-Family Dwelling will be installed on the property described as:

Lot 666, Oak Village North Subdivision, Unit 3, Comal County, Tx.

Signed by my/our hand(s) on this the 16th Day of

January, 2025

Printed Name(s)

Beth Ann Erhardt

Signature(s)

Beth Ann Erhardt

Sworn to and subscribed to before Notary Public, in and for the State of Texas and Witness my hand and official seal this the

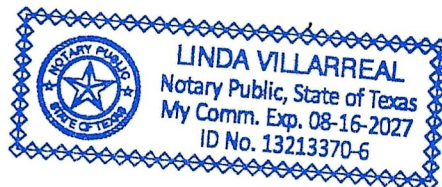
16 Day of JAN, ~~2019~~ 2025

Notary Public, State of Texas

Notary's Printed Name:

Notary's Signature:

My Commission Expires on:



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
01/24/2025 04:09:05 PM
JESS 1 Page(s)
202506002353



Bobbie Koepp

OSSF SOIL EVALUATION

Date Performed: 6/2/2024 Proposed Excavation Depth: N/A
 Property Location: 30732 Blueberry Ridge Dr. Bulverde, Tx 78163 Textural Class Determined For Drain field: IV
 Name of Site Evaluator: Steven Kubena Registration Number: OS0037188

Requirements:

At least two (2) 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 evaluations must be performed to a depth of at least two (2) feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

Soil Boring Number <u>1</u>					
Depth (Feet)	Textural Class	Structure (if applicable)	Drainage (Mottles) Water Table	Restrictive Horizon	Observations
0	IV	None	None	Limestone Rock @ 6"	Clay 0"-6"
1					
2	IV				
3					
4					Limestone Rock @ 6"
5					

Soil Boring Number <u>2</u>					
Depth (Feet)	Textural Class	Structure (if applicable)	Drainage (Mottles) Water Table	Restrictive Horizon	Observations
0					
1					
2					
3					
4					
5					

ATTACH COPY OF SITE DRAWING

Features of Site Area		
Presence of 100 year flood zone		<u>NO</u>
Presence of upper water shed	Yes	<u>NO</u>
Presence of adjacent ponds, streams, water impoundments	Yes	<u>NO</u>
Existing or proposed water well in nearby area	Yes	<u>NO</u>
Organized sewage service available to lot or tract	Yes	<u>NO</u>

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

Steven Kubena
 Signature of Site Evaluator

7/30/2024
 Date

OSSF Design Notes:

OAK VILLAGE NORTH, UNIT 3
LOT 666
1.03 ACRES

LOT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN BUT WITHIN THE CONTRIBUTING ZONE. THE DESIGN IS EXEMPT FROM PERMENANT BMPS DUE TO A SINGLE FAMILY RESIDENCE WITH IMPERVIOUS COVER LESS THAN 20 PERCENT.

KEY NOTES:

1. Design is for a 3BD/2262SF Single Family Residence w/ a 1BD/480SF Detached Living Space. (Combined Living Square Footage of 2742 SF)
2. This design replaces an existing OSSF system. The existing septic tank shall be pumped and filled.
3. Existing tightline shall be reused exiting the structures. New tightline shall be tied on to the existing with a 2-way cleanout in a 3" or 4" sch 40 tightline before the ATU, Minimum slope 1/8 in/ft, as shown.
4. ATU is minimum 600 gpd.
5. Supply line to the sprinklers is purple 1" schedule 40.
6. S1 & S2 are K-Rain Proplus low angle sprinklers with #1 nozzles operating @ 50 psi, 180° pattern, 25' radius.
7. S3 & S4 are a K-Rain Proplus low angle sprinklers with #3 nozzle operating @ 50 psi, 180° pattern, 30' radius.
8. There shall be no obstructions within 10' of the sprinkler heads.
9. Audible & Visual alarms, external disconnect within site of the pump tank, pump & alarms on separate breakers and external wiring in conduit are required.
10. **Water line to be sleeved in 2" Sch 40 PVC in any areas closer than 10' from Septic System or Septic Field. This process exceeds TAC 30 Chapter 290, 44 (e) (B) (i).**
11. Liquid chlorinator.
12. Any excavations and/or exposed rock in the disposal area shall be covered with topsoil and seasonal grasses shall be seeded over the disposal area in order to minimize run-off & erosion.



Phone: (210) 296-4778 Email: Surefloseptic@gmail.com



Steven Kubena, R.S., S.E.
240 Sendera Crossing
La Vernia, Texas 78121
Mobile (210) 296-4778 Sureflo Septic@gmail.com

OSSF DESIGN

Owner: **Mark & Beth Erhardt**
Location: 30732 Blueberry Ridge Dr. Bulverde, Tx 78163
Phone: (210) 391-5501
Date: 7/30/2024

Development: **Single Family Residence & Detached Living Space w/ Water Saving Devices**

Single Family Residence (240 gpd): Bedrooms: 3 Sq. Ft: 2262

Detached Living Space (60 gpd): Bedrooms: 1 Sq. Ft: 480

Q: 300 gpd **Soil: IV** **R_i: 0.064 gall/ft²/day**

System Type: **Aerobic/Surface Application (NuWater B-550 – 600 GPD)**

Proposed ATU Treatment Capacity: **600 gpd**

Trash Tank: 353 gall Aerobic Tank: 600 gpd Pump Tank: 768 gall

Supply Line: **Sch 40, 1" purple (~172')** Check Valve Required: **No**

Minimum Application Area (A): 4688 ft² (A = Q/R_i)

Sprinklers: **K-Rain Super Pro 10003-RCW**

Number	Nozzle	PSI	Pattern	Radius	Area/head	GPM/head	R _i
S1	#1	50	180°	25 ft	981.25 ft ²	1.8	0.064
S2	#1	50	180°	25 ft	981.25 ft ²	1.8	0.064
S3	#3	50	180°	30 ft	1413.00 ft ²	3.5	0.064
S3	#3	50	180°	30 ft	1413.00 ft ²	3.5	0.064

Overlap Area: **0 ft²** Actual Application Area: **4788.50 ft²** GPM: **10.6 GPM**

TDH Calculations:

$$\text{Friction Head}(H_f) = \frac{1.2(10.4397)(L)(Q)^{1.85}}{(C)^{1.85}(D)^{4.8655}} = 13.93 \text{ ft}$$

L = Length of equivalent pipe length (D) in feet

C = Hazen – Williams flow coefficient (150 for schedule 40)

Q = Flow rate, gpm

D = Internal pipe diameter, inches

Pressure Head (H_p) = 115.5 ft (2.31)(psi) Elevation Head (H_e) = 5 ft

TDH = **134.43 ft** (H_f + H_p + H_e)

Pump Requirements: **10.6 GPM @ 134.43 ft TDH**

Pump: **Blaster Model 12EB-05 (Or Equivalent)**

- Timer set to spray between 12:00 AM & 5:00 AM.
- Liquid chlorinator



Steven Kubena



Phone: (210) 296-4778 Email: Sureflo Septic@gmail.com

RECEIVED

By Brandon Olvera at 2:25 pm, Aug 18, 2025

Comal County Environmental
New Braunfels, Texas 78132

**30732 Blueberry Ridge Dr.
Bulverde, Tx 78163**

Dear Brenda,

A variance, to the rules in TAC 285.91(10), is requested to for the septic distribution line, sprinkler supply line, crossing over the waterline. Equivalent protection is provided by a back flow prevention valve installed after the water meter and the water line shall be sleeved in 2" Sch 40 PVC in any areas closer than 10' from the septic distribution line. This process exceeds TAC 30 Chapter 290, 44 (e) (B) (i).

If you have any questions, please call me at (210) 296-4778 or email at Sureflo Septic@gmail.com

Sincerely,

Steven Kubena, R.S.



Received

Brandon Mark Olvera

10/21/2025 4:30:52 PM



Phone: (210) 296-4778 Email: Sureflo Septic@gmail.com

Comal County Environmental
New Braunfels, Texas 78132

**30732 Blueberry Ridge Dr.
Bulverde, Tx 78163**

Dear Brandon,

A variance, to the rules in TAC 285, is requested to reduce the 20' setback from the property line to the edge of spray to 10'. The reason for the variance is due to the size of the lot, existing structures, and trees limiting the spray area for the surface application. To provide equivalent protection a battery backup shall be installed in the control panel to insure that the timer does not lose power and that the system sprays only between the hours of 12:00 AM & 5:00AM.

If you have any questions, please call me at (210) 296-4778 or email at Sureflo Septic@gmail.com

Sincerely,

Steven Kubena, R.S.



Received

Brandon Mark Olvera

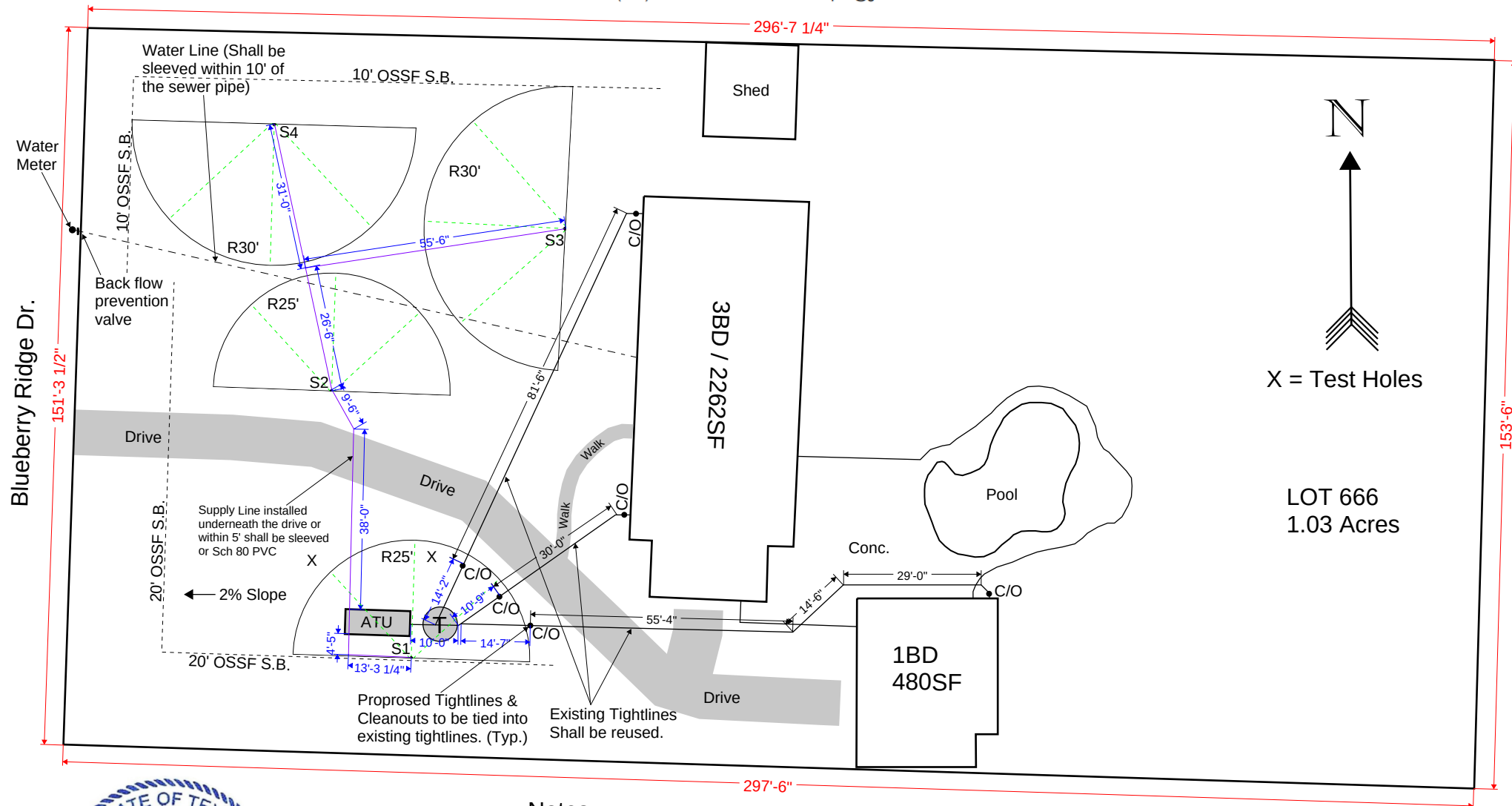
10/21/2025 4:31:06 PM



Phone: (210) 296-4778 Email: Surefloptic@gmail.com

Revised

10/20/2025 8:48:03 AM



Steven Kubena

Notes:

1. Water line to be sleeved in 2" Sch 40 PVC in any areas closer than 10' from Septic System or Septic Field. This process exceeds TAC 30 Chapter 290, 44 (e) (B) (i).
2. Sprinkler supply line that is installed underneath or within 5' of the drive shall be sleeved or Sch 80 PVC.

SITE PLAN & OSSF DESIGN

MARK & BETH ERHARDT
30732 BLUEBERRY RIDGE DR.
BULVERDE, TX 78163

STEVEN KUBENA, R.S
240 SENDERA XING
LA VERNIA, TEXAS 78121
(210) 296-4778

DATE: 7/30/2024

SCALE: 1" = 30'

Assembly Details

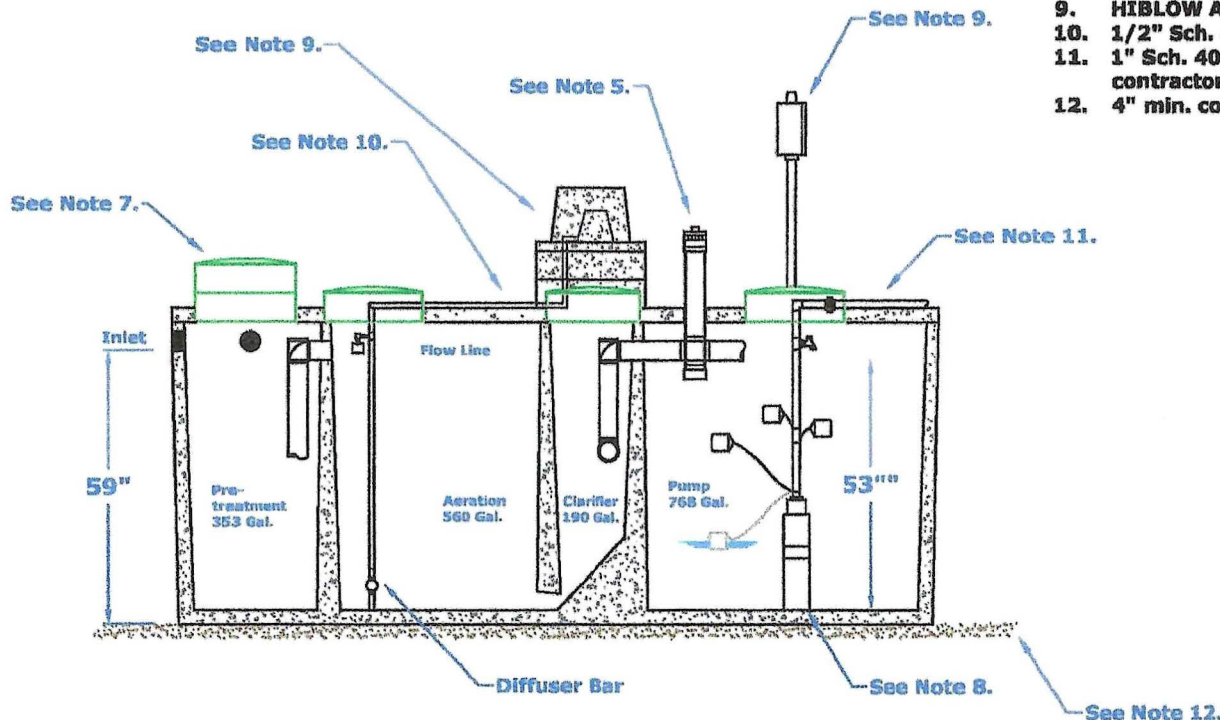
OSSF



Steven Kubena

GENERAL NOTES:

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



DIMENSIONS:

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

MINIMUM EXCAVATION DIMENSIONS:

Width: 76"
Length: 176"

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

Model: B-550-PC-400PT

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

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3

Advantage
Wastewater Solutions Inc.

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

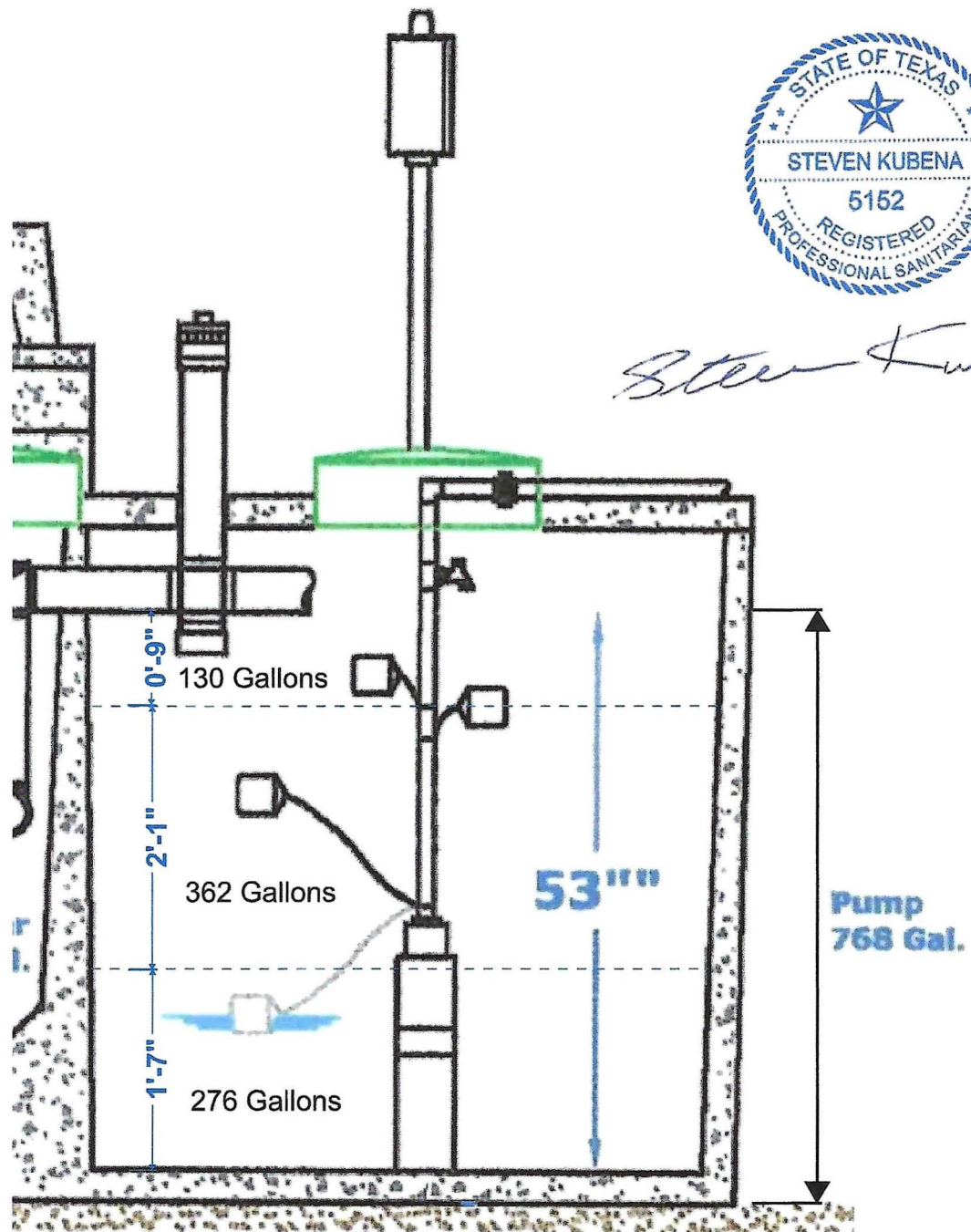
NuWater B-550 (600 GPD) PUMP TANK DETAILS (FLOAT SETTINGS)

Q'S UP TO 360 GPD

14.49 GALL/IN

HIGH WATER ALARM "ON" TO BOTTOM OF INLET: 9" (130 GALL)

PUMP "ON" TO HIGH WATER ALARM "ON": 25" (362 GALL)



THERE SHALL BE AT LEAST ONE DAY OF STORAGE BETWEEN THE ALARM-ON LEVEL AND THE PUMP-ON LEVEL, AND A STORAGE VOLUME OF ONE-THIRD THE DAILY FLOW BETWEEN THE ALARM-ON LEVEL AND THE INLET TO THE PUMP TANK.

Filtered Effluent Pump

FEATURES

① Rotation is counterclockwise when observed from pump discharge end.

* 33EB and 55EB Glass Filled Polycarbonate



EB Pump Series — 8EB 05 2 2 J

8EB 33EB
12EB 55EB
20EB

Horsepower Code — 05 = 1/2 HP
07 = 3/4 HP
10 = 1 HP
15 = 1 1/2 HP

Optional 100" jacketed lead

Voltage
1 = 115 V
2 = 230 V

Phase
2 = 1 Phase 2 Wire

- Consult factory for recommendations involving long run cycles followed by short off cycles to assure proper motor cooling flows.

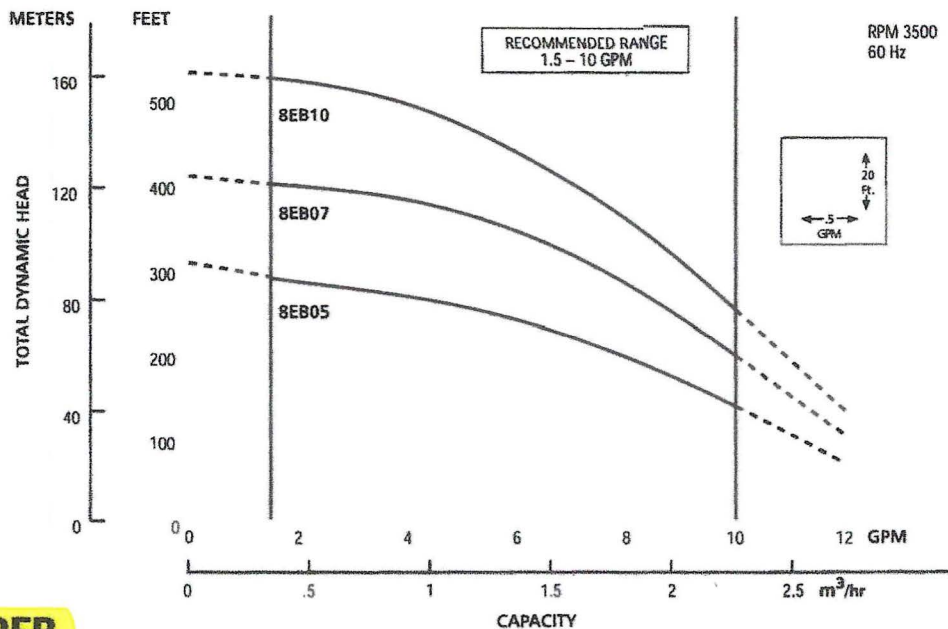
■ All models have 1/8" diameter bypass in discharge head to ensure venting on start up.



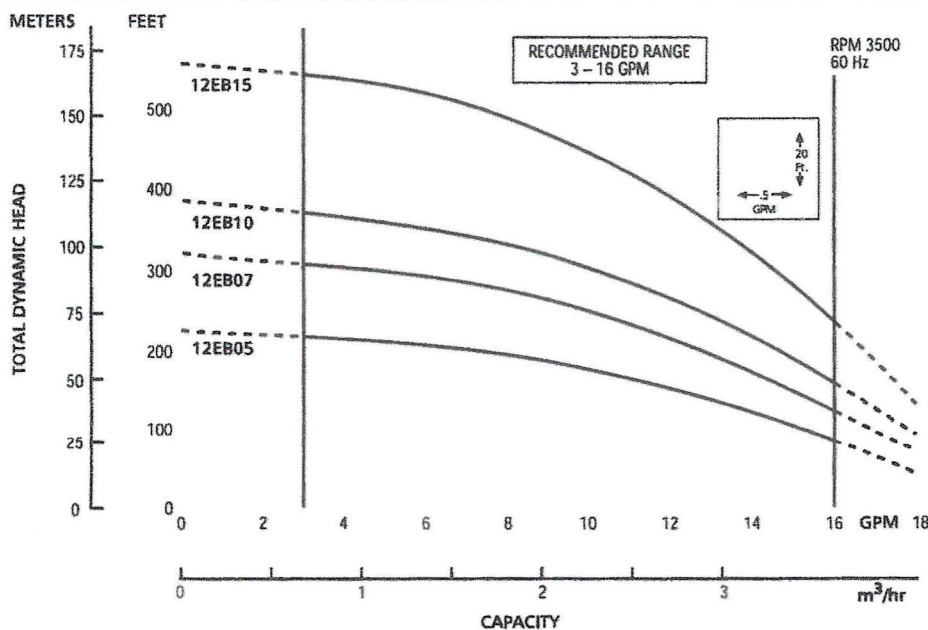
Stan Kubera

Model 8EB

FILTERED EFFLUENT BLASTER



Model 12EB



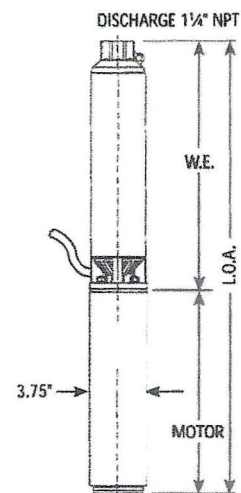
Steven Kubena

DIMENSIONS AND WEIGHTS

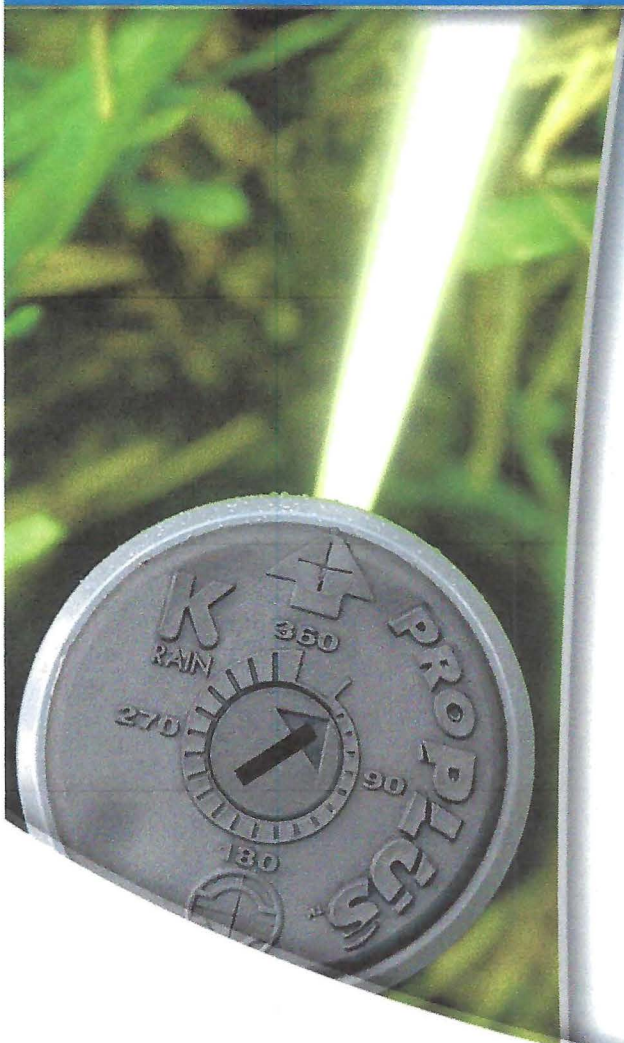
Order Number	HP	Phase	Stages	Length (inches)			Weight (lbs.)		
				W.E.①	Motor	L.O.A.②	W.E.	Motor	Total
8EB0522, 8EB0521	1/2	1	10	13.3	9.5	22.8	5	18	23
8EB0722	3/4	1	13	15.4	10.7	26.1	6	20	26
8EB1022	1	1	17	18.3	11.8	30.1	8	23	31
12EB0522, 12EB0521	1/2	1	7	11.0	9.5	20.5	4	18	22
12EB0722	3/4	1	10	13.0	10.7	23.7	5	20	25
12EB1022	1	1	12	14.4	11.8	26.2	6	23	29
12EB1522	1 1/2	1	17	17.9	15.1	33.0	8	31	39

① W.E. = water end or pump without motor.

② L.O.A. = length of assembly - complete pump - water end and motor.



PROPLUS™



The ProPlus™ is packed with features that ensure reliability, saving the installer time, money and needless frustration.

- ▶ **Revolutionary Patented Easy Arc Set** – Simplified arc set allows for wet or dry adjustment in seconds.
- ▶ **5" Riser** – Perfect for grasses with thick thatch.
- ▶ **3/4" Inlet** – Replaces all standard rotors.
- ▶ **2N1 Adjustable or Continuous Rotation** – Provides a full range adjustment from 40° to a continuous full circle.
- ▶ **Patented Arc Set Degree Markings** – Clearly indicates the current watering pattern and simplifies arc set adjustment.
- ▶ **Arc Memory Clutch** – Prevents internal gear damage and returns rotor to its prior setting automatically if nozzle turret is forced past its stop.
- ▶ **Time Proven Patented Reversing Mechanism** – Assures continuous reverse and return...over a 20 year history.
- ▶ **Ratcheting Riser** – Allows for easy adjustment of your left starting position with a simple turn of the riser.
- ▶ **Rubber Cover** – Seals out dirt and increases product durability.
- ▶ **Wide Selection of Nozzles** – Including standard and low angle, provides flexibility in system design.
- ▶ **Optional Check Valve** – Prevents low head drainage.



K
RAIN
STATE OF TEXAS
STEVEN KUBI
5152
IRRIGATION WORLD

PROPLUS™

The **PROPLUS™** adjustable arc and full-circle gear driven rotor comes standard with nine numerically coded interchangeable nozzles. Excellent nozzle performance delivers an exceptional fall out pattern. In independent testing by C.I.T., the **PROPLUS™** delivered up to 90% uniform coverage.

Also Available: 12" High Pop, Shrub Head and Reclaimed Water models.

Tough, proven and advanced, the **PROPLUS™** is the leader in it's class. Set it and forget it. Arc Memory Clutch returns the rotor to its preset position. Technology works for you.

MODELS

11003	ProPlus
11003-HP	ProPlus 12" High Pop
11003-SH	ProPlus Shrub Head

OTHER OPTIONS: ADD TO PART NUMBER

-CV	Check Valve
-LA	Low Angle Nozzle
-NN	No Nozzle
-RCW	ProPlus for Reclaimed Water w/Low Angle Nozzle

EASY ARC SETTING

Arc Selection 40° to Continuous 360°

Adjust From Left Start



HOW TO SPECIFY

11003

-RCW

Model Number

Description



K-Rain Manufacturing Corp.
1640 Australian Avenue
Riviera Beach, FL 33404 USA
+1 561 844-1002
FAX: +1 561 842-9493

1.800.735.7246 | www.krain.com

SPECIFICATIONS

- ▶ Inlet: 3/4" Threaded NPT
- ▶ Arc Adjustment Range: 40° to Continuous 360°
- ▶ Flow Range: .5 - 10.0 GPM
- ▶ Pressure Rating: 20 - 70 PSI
- ▶ Precipitation Rate: .06 to .50 Inches Per Hour (Depending on Spacing and Nozzle Used)
- ▶ Overall Height (Popped Down): 7 1/2" / 17" for High Pop
- ▶ Recommended Spacing: 28' to 44'
- ▶ Radius: 22' to 50'
- ▶ Nozzle Trajectory: 26°
- ▶ Low Angle Nozzle Trajectory: 12°
- ▶ Standard and Low Angle Nozzle: Included
- ▶ Riser Height: 5"

PERFORMANCE DATA

PERFORMANCE			
NOZZLES	PRESSURE PSI	RADIUS FT.	FLOW GPM
#0.5	30	28'	.5
	40	29'	.6
	50	29'	.7
	60	30'	.8
#0.75	30	29'	.7
	40	30'	.8
	50	31'	.9
	60	32'	1.0
#1	30	32'	1.3
	40	33'	1.5
	50	34'	1.6
	60	35'	1.8
#2	30	37'	2.4
	40	40'	2.5
	50	42'	3.0
	60	43'	3.3
#2.5 PRE-INSTALLED	30	38'	2.5
	40	39'	2.8
	50	40'	3.2
	60	41'	3.5
#3	30	38'	3.6
	40	39'	4.2
	50	41'	4.6
	60	42'	5.0
#4	30	43'	4.4
	40	44'	5.1
	50	46'	5.6
	60	49'	5.9
#6	40	45'	5.9
	50	46'	6.0
	60	48'	6.3
	70	49'	6.7
#8	40	42'	8.0
	50	45'	8.5
	60	49'	9.5
	70	50'	10.0

METRIC					
NOZZLES	PRESSURE KPA	PRESSURE BARS	RADIUS METERS	FLOW L/M	FLOW M3/H
#0.5	206	2.0	8.5	1.89	.11
	275	3.0	8.8	2.27	.14
	345	3.5	8.8	2.65	.16
	413	4.0	9.1	3.03	.18
#0.75	206	2.0	8.8	2.65	.16
	275	3.0	9.1	3.03	.18
	345	3.5	9.4	3.41	.20
	413	4.0	9.8	3.79	.23
#1	206	2.0	9.8	4.92	.30
	275	3.0	10.1	5.68	.34
	345	3.5	10.4	6.05	.36
	413	4.0	10.7	6.81	.41
#2	206	2.0	11.3	9.08	.54
	275	3.0	12.2	9.46	.56
	345	3.5	12.8	11.35	.68
	413	4.0	13.1	12.49	.75
#2.5 PRE-INSTALLED	206	2.04	11.6	9.46	.57
	275	2.72	11.9	10.60	.64
	345	3.40	12.2	12.11	.73
	413	4.08	12.5	13.25	.79
#3	206	2.0	11.6	13.63	.81
	275	3.0	11.9	15.89	.95
	345	3.5	12.5	17.41	1.04
	413	4.0	12.8	18.92	1.13
#4	206	2.0	13.1	16.65	.99
	275	3.0	13.4	19.30	1.15
	345	3.5	14.0	21.19	1.27
	413	4.0	14.9	22.33	1.33
#6	206	3.0	13.7	22.33	1.33
	275	3.5	14.0	22.71	1.36
	345	4.0	14.6	23.85	1.43
	413	5.0	14.9	25.35	1.52
#8	206	3.0	12.8	30.28	1.81
	275	3.5	13.7	32.12	1.92
	345	4.0	14.8	35.95	2.15
	413	5.0	15.3	37.85	2.27

LOW ANGLE DATA

NOZZLES	PRESSURE PSI	RADIUS FT.	FLOW GPM
#1	30	22'	1.2
	40	24'	1.7
	50	26'	1.8
	60	28'	2.0
#3	30	29'	3.0
	40	32'	3.1
	50	35'	3.5
	60	37'	3.8
#4	30	31'	3.4
	40	34'	3.9
	50	37'	4.4
	60	38'	4.7
#6	40	38'	6.5
	50	40'	7.3
	60	42'	8.0
	70	44'	8.6

METRIC

NOZZLES	PRESSURE KPA	PRESSURE BARS	RADIUS METERS	FLOW L/M	FLOW M3/H
#1	207	2.04	6.71	4.54	.27
	275	2.72	7.32	6.43	.39
	344	3.40	7.92	6.80	.41
	413	4.08	8.53	7.56	.46
#3	207	2.04	8.84	11.34	.68
	275	2.72	9.75	11.72	.71
	344	3.40	10.67	13.23	.80
	413	4.08	11.58	14.36	.87
#4	207	2.04	9.45	12.85	.78
	275	2.72	10.36	14.74	.89
	344	3.40	11.28	16.63	1.00
	413	4.08	11.58	17.77	1.07
#6	275	2.72	11.58	24.57	1.47
	344	3.40	12.19	27.19	1.63
	413	4.08	12.80	30.28	1.81
	482	4.76	13.41	33.41	2.00

Data represents test results in zero wind. Adjust for local conditions.
Radius may be reduced with nozzle retention screw.

**CCEO
COPY**



Steven Kubena



COMAL COUNTY

ENGINEER'S OFFICE

RE: ***30732 Blueberry Ridge Dr.
Oak Village North 3
Lot 666***

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:

- ✓ Submit a copy of the approved building permit or written verification from the City of Bulverde stating that the improvements on the referenced property do not require a building permit.
- ✓ Both owners need to sign the application.
- 3. Site Plan:
 - a. I am not seeing the 1 BR detached living part of the original design. The tightline coming from the 1BR detached living will need to be inspected as new line.
 - i. There is a 5 ft separation distance from edge of tightline and driveways. What type of protection are you purposing?
 - ✓ The waterline crossing over the distribution line and crossing through the spray field need to be requested as a variance to 285.91(10). Number 10 in your design notes can be your equivalent protection.
 - i. Also, the site plan only mentions the sewer pipe and not the spray field or distribution line.
 - ✓ It appears the 1 BR detached living crosses property line, provide the deed for the other property and,
 - ✓ Submit the crossing property lines affidavit.
- 4. 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 |



COMAL COUNTY

ENGINEER'S OFFICE

RE: **30732 Blueberry Ridge Dr.**
Oak Village North 3
Lot 666

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:

1. Submit a copy of the approved building permit or written verification from the City of Bulverde stating that the improvements on the referenced property do not require a building permit. **Approved Building Permit is provided.** ✓
2. Both owners need to sign the application. **Acknowledged.** ✓
3. Site Plan:
 - a. I am not seeing the 1 BR detached living part of the original design. The tightline coming from the 1BR detached living will need to be inspected as new line.
 - i. There is a 5 ft separation distance from edge of tightline and driveways. What type of protection are you purposing? **Tightline for the above referenced structure is existing.**
 - b. The waterline crossing over the distribution line and crossing through the spray field need to be requested as a variance to 285.91(10). Number 10 in your design notes can be your equivalent protection. **A variance letter as been attached.**
 - i. Also, the site plan only mentions the sewer pipe and not the spray field or distribution line. **Acknowledged.**
 - c. It appears the 1 BR detached living crosses property line, provide the deed for the other property and,
 - d. Submit the crossing property lines affidavit. **Site plans have been corrected showing the structures located within the property lines.**
4. 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 |

Olvera,Brandon

From: Olvera,Brandon
Sent: Monday, August 18, 2025 3:56 PM
To: Keith Eismann
Subject: RE: Deficiency Response - OSSF Permit 118336 - 30732 Blueberry Ridge Dr

Property Owner/Agent,



File has been updated.

3(a)(i): [provide documentation that the tight line is existing as per permit 20995.

- Revise accordingly and resubmit.

| Brandon Olvera | Designated Representative OS0034792 |
| t: 830-608-2090 | e: olverb@co.comal.tx.us |

From: Keith Eismann <keith.eismann@yahoo.com>
Sent: Thursday, August 14, 2025 11:20 AM
To: Olvera,Brandon <Olverb@co.comal.tx.us>
Subject: Fw: Deficiency Response - OSSF Permit 118336 - 30732 Blueberry Ridge Dr

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 the deficiently response.

Thank you,

Keith

----- Forwarded Message -----

From: Keith Eismann <keith.eismann@yahoo.com>
To: Brenda Ritzen <rabbjr@co.comal.tx.us>
Sent: Tuesday, July 29, 2025 at 12:16:43 PM CDT
Subject: Deficiency Response - OSSF Permit 118336 - 30732 Blueberry Ridge Dr

Brenda,

I have provided attached response to deficiency items on OSSF Permit 118336.

Thank you,

Keith Eismann
Eoff Septic Services
210-385-2350

Olvera,Brandon

From: Olvera,Brandon
Sent: Monday, August 25, 2025 8:43 AM
To: Keith Eismann
Cc: Steven Kubena
Subject: RE: Deficiency Response - OSSF Permit 118336 - 30732 Blueberry Ridge Dr

Keith/Steve

 Do you have any documentation showing when the 2nd structure was created? I do not see the second structure on the original permit from 1977. The tightline from the detached structure is the one I am questioning.

| Brandon Olvera | Designated Representative OS0034792 |
| t: 830-608-2090 | e: olverb@co.comal.tx.us |



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

--	--

Date Received

Initials

118336

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 Application as Required by Chapter 20 of the Rules and Regulations shall consist of a site design and a system specifications.
- ☒ Required Permit Fee Attached Schedule
- ☒ Copy of Permit Fee
- ☒ Surface Aeration Aerobic Treatment
- ☒ Recorded Certification of OSSF Requiring maintenance/Affidavit to the Public
- ☒ Signed Maintenance Contract with Effective Date as Issuance of License to Operate

VOID

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

Beth Ann Eichardt

Signature of Applicant

1-16-2025

Date

___ COMPLETE APPLICATION	
Check No. ___	Receipt No. ___

INCOMPLETE APPLICATION	
___ (Missing Items Circled, Application Refused)	



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date _____

Permit Number 118336

1. APPLICANT / AGENT INFORMATION

Owner Name Mark & Beth Erhardt

Agent Name Steven Kubena

Mailing Address 30732 Blueberry Ridge Dr.

Agent Address 240 Sendera Xing

City, State, Zip Bulverde, Tx 78163

City, State, Zip La Vernia, Tx 78121

Phone # (210) 391-5501

Phone # (210) 296-4778

Email BethErhardt@gmail.com

Email StevKubena@gmail.com

2. LOCATION

Subdivision Name Oak Village North Unit 3 Lot 666 Block N/A

Survey Name / Abstract Number _____ Acreage 1.03

Address 30732 Blueberry Ridge Dr City Bulverde State Tx Zip 78163

3. TYPE OF DEVELOPMENT

☐ Single Family Residential

Type of Construction House Single, Ranch Existing Remodel Finished Unfinished Space

Number of Bedrooms 4

Indicate Sq Ft of Area 2742

☐ Non-Single Family

(Planning materials adequate land required needed 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 Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ N/A (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:

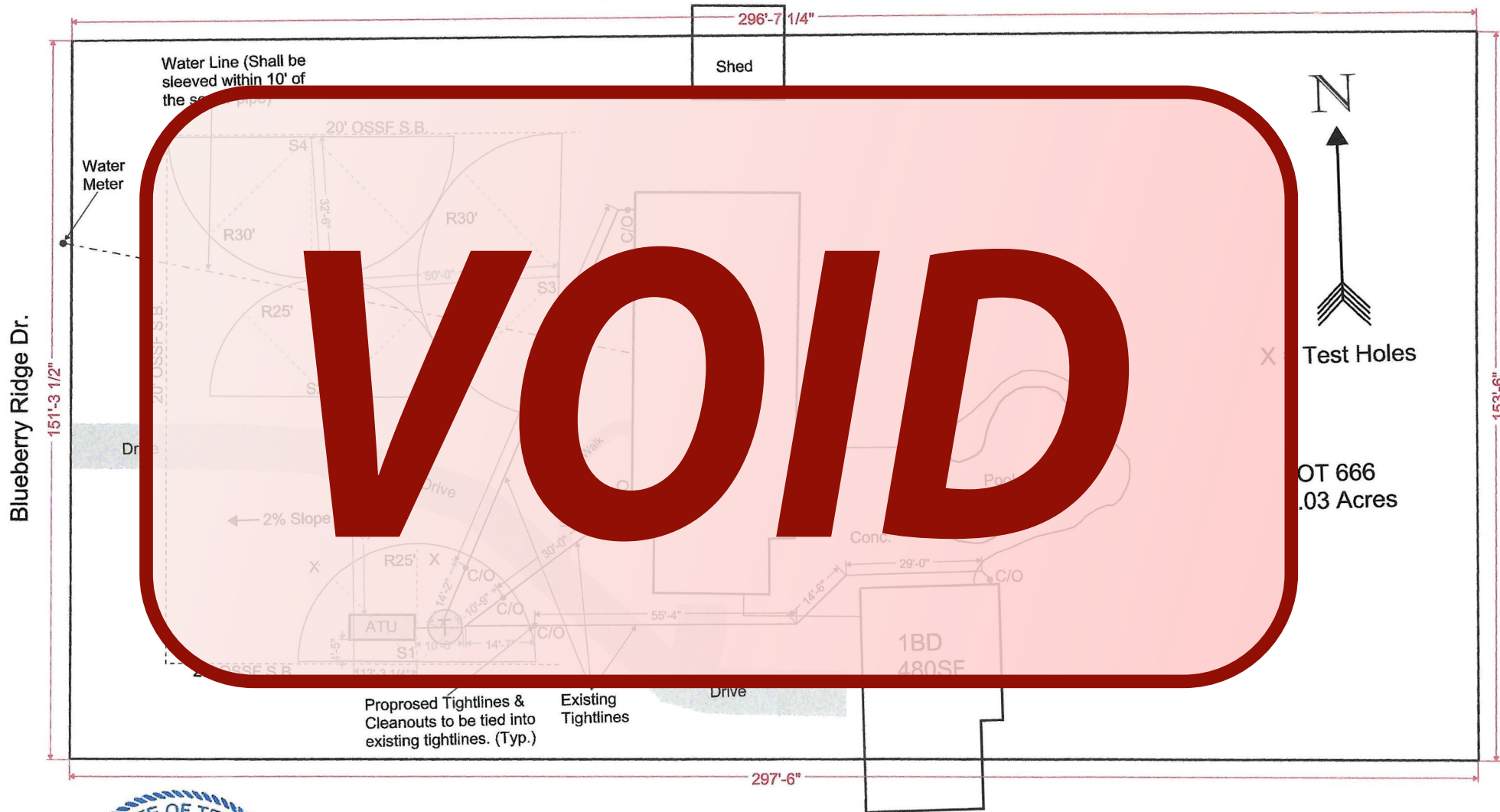
- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- Authorization 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.

Mark Erhardt
Signature of Owner

12-23-24
Date



Phone: (210) 296-4778 Email: Surefloseptic@gmail.com



SITE PLAN & OSSF DESIGN

MARK & BETH ERHARDT
30732 BLUEBERRY RIDGE DR.
BULVERDE, TX 78163

STEVEN KUBENA, R.S.
240 SENDERA XING
LA VERNIA, TEXAS 78121
(210) 296-4778

DATE: 7/30/2024

SCALE: 1" = 30'

Steven Kubena

RECEIVED

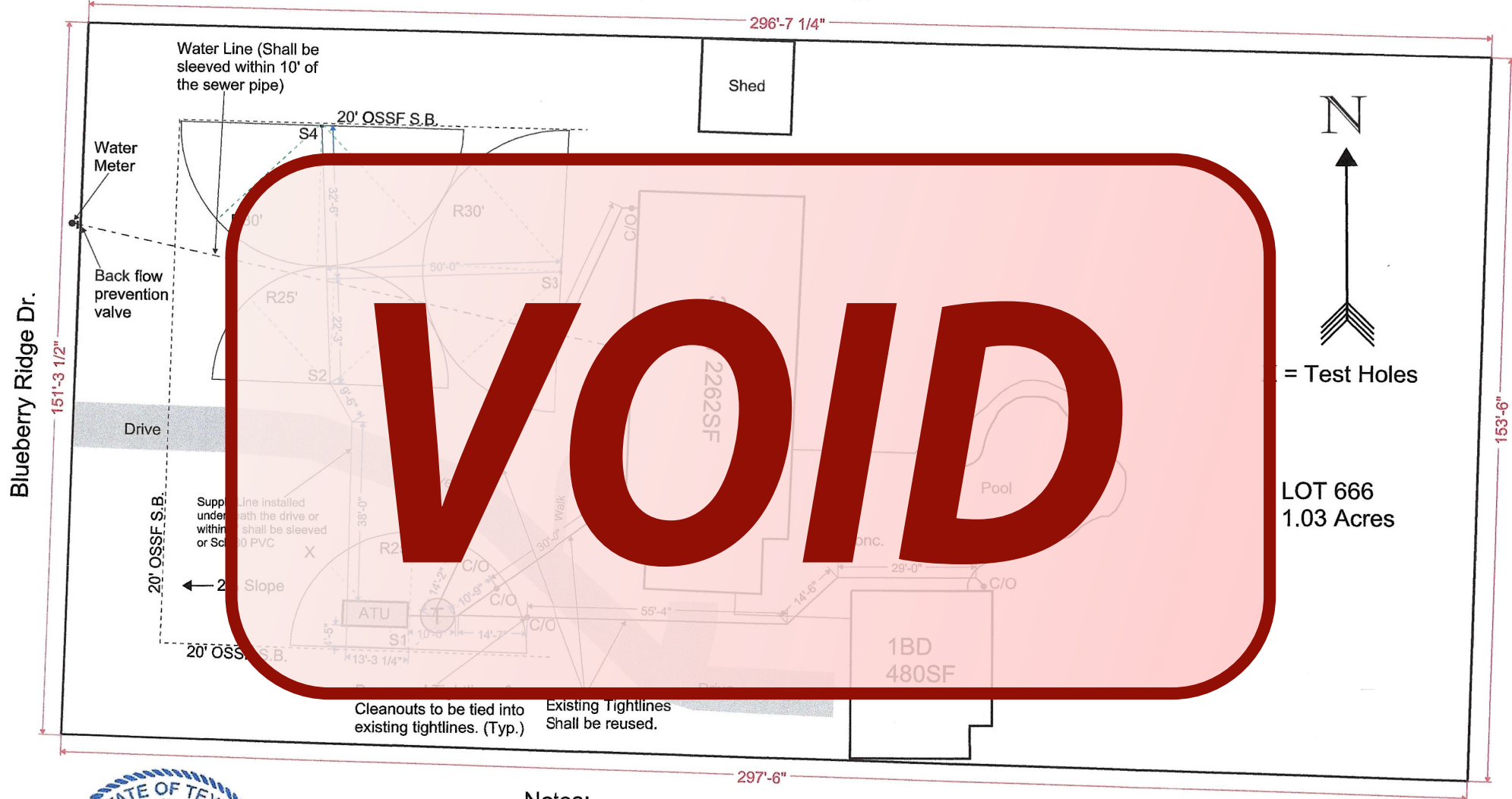
By Brandon Olvera at 2:25 pm, Aug 18, 2025



Phone: (210) 296-4778 Email: Surefloseptic@gmail.com

Revised

06/16/2025 2:00:02 PM



Steven Kubena

Notes:

1. Water line to be sleeved in 2" Sch 40 PVC in any areas closer than 10' from Septic System or Septic Field. This process exceeds TAC 30 Chapter 290, 44 (e) (B) (i).
2. Sprinkler supply line that is installed underneath or within 5' of the drive shall be sleeved or Sch 80 PVC.

SITE PLAN & OSSF DESIGN

MARK & BETH ERHARDT
30732 BLUEBERRY RIDGE DR.
BULVERDE, TX 78163

STEVEN KUBENA, R.S.
240 SENDERA XING
LA VERNIA, TEXAS 78121
(210) 296-4778

DATE: 7/30/2024

SCALE: 1" = 30'



COMAL COUNTY

ENGINEER'S OFFICE

195 David Jonas Dr, New Braunfels, Texas 78132 (830)608-2090

Address: 30732 BLUEBERRY RDG

Legal Description: Oak Village North 3, LOT 666

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:

118336.pdf Markup Summary 10-21-2025

Brandon Mark Olvera (1)



118336.pdf

Subject: Text Box

Page Label: 14

Checkmark: Unchecked

Author: Brandon Mark Olvera

Date: 10/21/2025 4:32:39 PM



There appears to be adequate area to maintain the 20ft OSSF setback from edge of spray and property lines. What is the reason for the encroachment?

Received

Brandon Mark Olvera

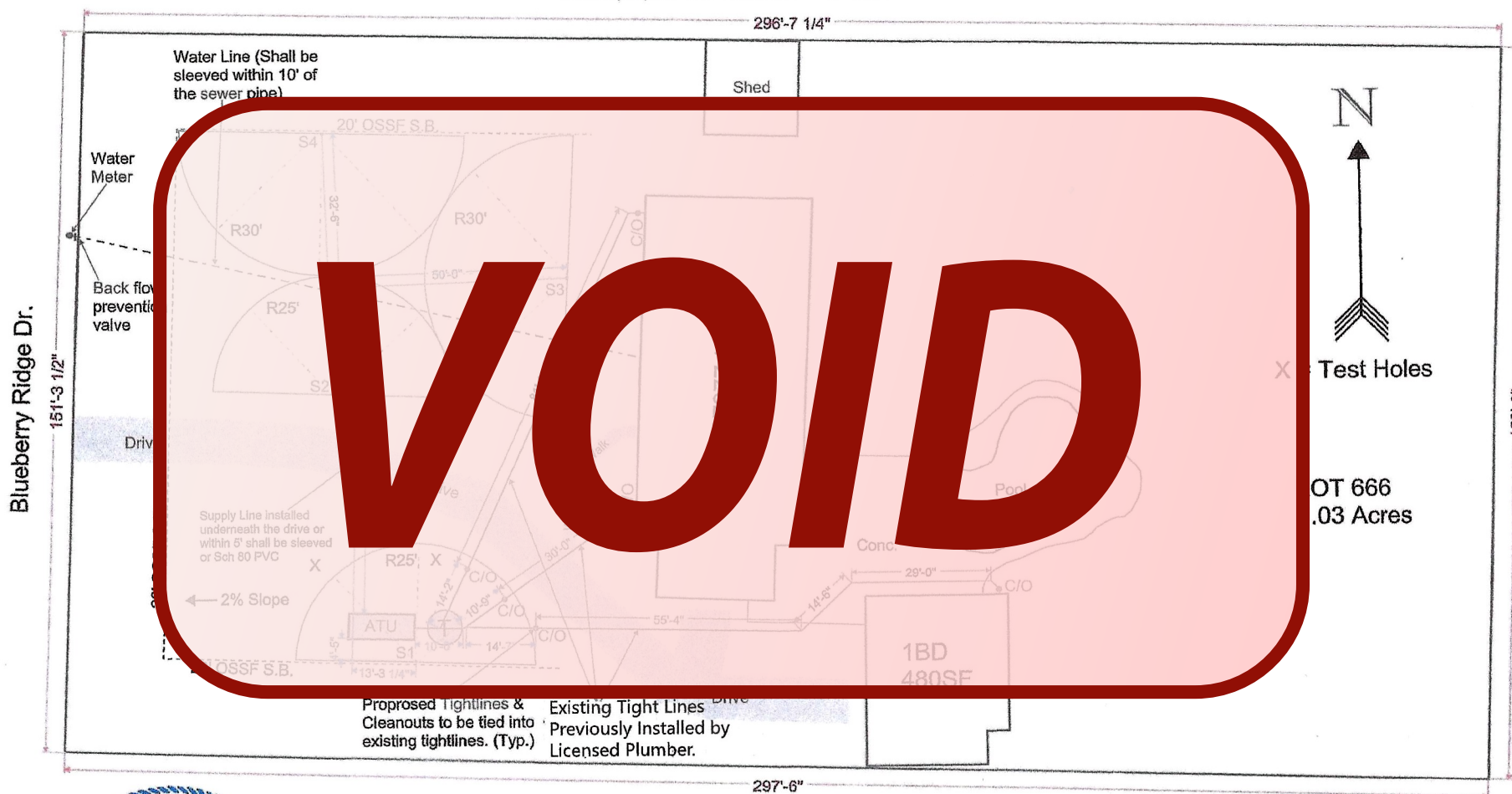
09/12/2025 9:51:43 AM



Phone: (210) 296-4778 Email: Surefloptic@gmail.com

Revised

8-28-25



Steven Kubena

Notes:

1. Water line to be sleeved in 2" Sch 40 PVC in any areas closer than 10' from Septic System or Septic Field. This process exceeds TAC 30 Chapter 290, 44 (e) (B) (i).
2. Sprinkler supply line that is installed underneath or within 5' of the drive shall be sleeved or Sch 80 PVC.

SITE PLAN & OSSF DESIGN

MARK & BETH ERHARDT
30732 BLUEBERRY RIDGE DR.
BULVERDE, TX 78163

STEVEN KUBENA, R.S
240 SENDERA XING
LA VERNIA, TEXAS 78121
(210) 296-4778

8-28-25

SCALE: 1" = 30'

Posted 3/11/77
FEE 25.00

COMAL COUNTY SANITATION DEPARTMENT
APPLICATION FOR HOUSEHOLD SEWAGE SYSTEM
(Submit in Duplicate)

CCEO
RECEIPT NO. 20925
COPY

NAME and LOCATION of PROPERTY where Sewage System is to be installed:

OAK VILLAGE NORTH
UNIT NO. 3 BLOCK NO. LOT NO. 666 STREET and ROAD NO. BLUEBERRY ST.
DIMENSION OF PROPERTY PERCOLATION RESULTS ATTACHED WAIVED
ZONE: RECHARGE RESTRICTED WATER QUALITY ✓

DESCRIPTION OF STRUCTURE and SYSTEM

NO. BEDROOMS 3 NO. BATHROOMS 2 1/2 DISPOSAL ✓ WASHING MACHINE ✓
SIZE OF SEPTIC TANK 1000 gal NO. FEET LATERALS 700 ft. Pit
OTHER SYSTEM DATE 3/2/77
GENE HORTON RICHARD ELLIS
OWNER CONTRACTOR

ADDRESS

ADDRESS

ALL recommendations are minimum requirements as prescribed by the "GUIDE TO THE DISPOSAL OF HOUSEHOLD SEWAGE," published by the Texas Health Department, Austin, Texas.

NOTE: For the information to be submitted in connection with this application, see the requirements outlined in the current Texas Water Quality Board Order, 75-0128-20, Comal County Resolution 74-R-10.

PERMIT NO. 20925

SEWAGE FACILITIES: LOCATION OAK VILLAGE NORTH Street
(Subdivision)

OWNER G. Horton Address

INSPECTED AND APPROVED BY: [Signature] Date: 3-10-77
Inspector Due Date 3-11-82

PERMIT GRANTED FOR PERIOD OF 5 Yrs.

Transfer of Permit only thru Comal County Sanitation Department by New Owner for remaining period of Permit.

[Signature]
County Sanitarian or County Health Officer

CCEO

COPY

APPLICATION NO. 20785

PERMITTED FOR

CONTRACTOR: EDGELOCATION: OAK VIL - NORTH

OTHER SYSTEM

LOT NO. 666BL. NO. 1UNIT NO. 1TANK CAPACITY 1000TRENCH LENGTH 660WIDTH 24"TANK TYPE Round

OUTLET WATER TIGHT

TURNED DOWN+

WATER TIGHT BOTTOM

INLET WATER TIGHT

TURNED DOWN

ABSORPTION TRENCH

Length 174

6" Gravel under line

Grade

WIDTH 174

2" Gravel above line

Steps properly Const.

OTHER TYPE SYSTEM 1000

SANITATION SAFETY:

() Distance from wells, cisterns & pump section

TANK 50 ft.

TRENCH 150 ft.

TIGHT LINE 10 ft.

() STREAM & PONDS

75 ft.

75 ft.

Restricted Zone

() FOUNDATION wall of Structures

5 ft.

15 ft.

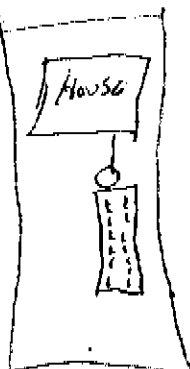
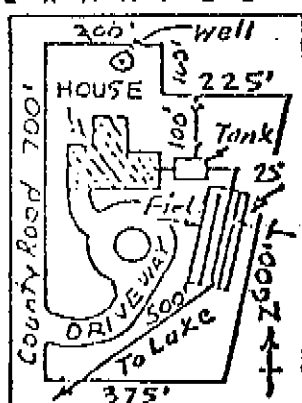
() PROPERTY LINES

10 ft.

10 ft.

SKETCH OF SYSTEM AND LAYOUT:

- EXAMPLE -



3/11/72



RECEIVED

By Brandon Olvera at 10:40 am, Mar 12, 2025

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

30360 Cougar Bend
Bulverde, TX 78163
Office (830) 438-3612
Fax (830) 438-4339

March 11, 2025

Comal County Environmental Health
ATTN: Brenda Ritzen
195 David Jonas Drive
New Braunfels, TX 78132

Hello Brenda,

The City of Bulverde has received a request for a Release for Septic from Keith R. Eismann with Eoff Septic Services for the replacement of an existing On-Site Sewage Facility (OSSF) at **30732 Blueberry Ridge** in Bulverde.

In accordance with the Interlocal Agreement between Comal County and City of Bulverde dated July 2008, the City of Bulverde shall provide a release for septic letter to Comal County prior to the County's issuance of a septic permit.

The subject property is not required to obtain a building permit for the proposed scope of work and no building permits exist on file for this property. Therefore, the City of Bulverde has no objection to the release of the permit to the applicant and recommends the release of the permit.

You may contact me via email at ccardenas@bulverdetx.gov or by telephone at (830) 380-3037 if you have any questions.

Respectfully,

Claudia Cardenas
City of Bulverde
Planning & Development Services Department

5 102908

365683

0742 0187

WARRANTY DEED WITH VENDOR'S LIEN

FILED FOR RECORD

90 OCT 30 PM 3:51

Date: October 19, 1990

COUNTY CLERK BEXAR COUNTY

Grantor: GERARD J. TROY and wife, NANCY D. TROY

BY Jo Burt \$500

Grantor's Mailing Address (including county):

GERARD J. TROY
17119 Turkey Point, San Antonio, Texas 78232
~~COMAL COUNTY~~ BEXAR COUNTY

NANCY D. TROY
17119 Turkey Point, San Antonio, Texas 78232
~~COMAL COUNTY~~ Bexar County

Grantee: MARK K. ERHARDT and wife, BETH ANN ERHARDT

Grantee's Mailing Address (including County):

MARK K. ERHARDT
30732 Blueberry Ridge Drive
COMAL County Bulverde, Texas 78163

BETH ANN ERHARDT
30732 Blueberry Ridge Drive
COMAL County Bulverde, Texas 78163

CONSIDERATION: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date that is in the principal amount of EIGHTY-FIVE THOUSAND EIGHT HUNDRED FIFTY AND NO/100 DOLLARS (\$85,850.00) and is executed by Grantee, payable to the order of COMMERCE SAVINGS ASSOCIATION. The note is secured by a vendor's lien retained in favor of COMMERCE SAVINGS ASSOCIATION in this deed and by a deed of trust of even date from Grantee to C. BENJAMIN MCCAULEB, Trustee.

COMMERCE SAVINGS ASSOCIATION, at Grantee's request, having paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described, the vendor's lien and superior title to the property are retained for the benefit of COMMERCE SAVINGS ASSOCIATION and are transferred to COMMERCE SAVINGS ASSOCIATION without recourse on Grantor.

PROPERTY (including any improvements):

All that certain tract or parcel of land lying and being situated in Comal County, Texas, being known and designated as Lot 666, Oak Village North Unit No 3, according to map or plat recorded in Volume 3, Page 83-86, Comal County, Texas Map and Plat Records.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY: a royalty deed from Adolph Kappelmann and wife, to I. G. Balyeat in deed dated May 14, 1929, recorded in Volume 57, Page 281-282, Comal County, Texas Deed Records, with any assignments or amendments; a transfer of maintenance assessments, Volume 343, Page 46-47, Comal County, Texas Official Records, and designation of building and planning committees, Volume 343, Page 48-49, Comal County, Texas Official Records to Oak Village North Property Owner's Association; a 50 ft. front and 5 ft. side building set-back lines, maintenance assessments, 5 ft utility easement along front, rear and side lot line, mineral reservation along with all other restrictions, reservations, conditions, covenants, etc. as recited in Volume 246, Page 159, Comal County, Texas Deed Records.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor's heirs,