

**From:** [Ritzen,Brenda](#)  
**To:** [Marco Valdes](#); [Julio Valdes](#)  
**Cc:** [horizonkid@yahoo.com](mailto:horizonkid@yahoo.com); [Majid Howiatdost](#)  
**Subject:** RE: Copy of Certification  
**Date:** Wednesday, April 23, 2025 3:29:00 PM  
**Attachments:** [image001.png](#)

---

**Re: Mario & Ruth De Hoyos  
Ridgeview Oaks-West Lot 39  
Application for Permit for Authorization to Construct an On-Site  
Sewage Facility (OSSF)**

**Julio :**

**Based on today's failed inspection, the certification you submitted certifying that the installation of the referenced OSSF was installed as per TCEQ and Comal County Rules and Regulations has been voided. The system must be made completely available for all applicable inspections. Please contact our office when the ATU and all OSSF components are uncovered and made available for inspection. Also, if any additional components are found to be non-compliant they will need brought up to current regulations.**

**Thank you,**



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** Marco Valdes <marvalbusiness790@gmail.com>  
**Sent:** Tuesday, April 22, 2025 1:59 PM  
**To:** Ritzen,Brenda <rabbjr@co.comal.tx.us>; Olvera,Brandon <Olverb@co.comal.tx.us>  
**Cc:** Julio Valdes <valdbusiness69@gmail.com>



# Comal County Environmental Health

## OSSF Inspection Sheet

Installer Name: \_\_\_\_\_

OSSF Installer #: \_\_\_\_\_

1st Inspection Date: \_\_\_\_\_

2nd Inspection Date: \_\_\_\_\_

3rd Inspection Date: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Permit#:

Address:

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

Inspector Notes:



**Comal County Environmental Health  
OSSF Inspection Sheet**

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

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



**Comal County Environmental Health  
OSSF Inspection Sheet**

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





# COMAL COUNTY

---

## ENGINEER'S OFFICE

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

Permit Number: 118365  
Issued This Date: 03/07/2025  
This permit is hereby given to: Mario & Ruth De Hoyos

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

1081 RAINBOW DR  
SPRING BRANCH, TX 78070

Subdivision: Ridgeview Oaks West  
Unit: na  
Lot: 39  
Block: na  
Acreage: 1.8800

#### APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic  
Surface Irrigation

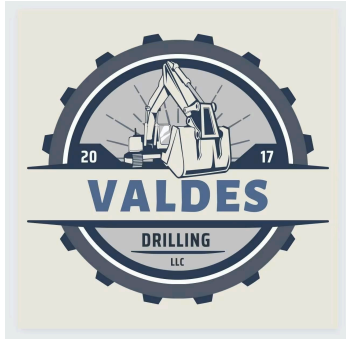
This permit gives permission for the construction of the above referenced on-site facility to commence. Installation must be completed by an installer holding a valid registration card from the Texas Commission on Environmental Quality (TCEQ). Installation and inspection must comply with current TCEQ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

Call (830) 608-2090 to schedule inspections.



**RECEIVED**

*By Brenda Ritzen at 2:43 pm, Apr 22, 2025*



My name is **Julio C Valdes**, with Valdes Drilling LLC, **OSSF # 0037867**.

**I, Julio C Valdes**, Certified that the Septic Installations were done by Mario De Hoyo, The system was installed in accordance to **TCEQ Chapter 285 ON SITE SEWAGE FACILITIES Regulations** as well with **Comal County rules for On Site Sewage Facilities**. Also I will be doing the maintenance that is required by **TCEQ**. The location is at **1081 Rainbow Dr, Spring Branch TX, 78070**; **Homeowner Ruth and Mario de Hoyos**.

Permit #'s

[# 118365 - 03/07/2025](#)

Julio Valdes OSSF # 0037867



**REVISED**

1:40 pm, Mar 07, 2025

195 DAVID JONAS DR  
NEW BRAUNFELS, TX 78132  
(830) 658-2090  
WWW.CCEG.ORG

**COMAL COUNTY**  
ENGINEERS' OFFICE

**ON-SITE SEWAGE FACILITY APPLICATION**

Permit Number \_\_\_\_\_

Date \_\_\_\_\_

**1. APPLICANT / AGENT INFORMATION**

Owner Name Maria De Hoyos Agent Name Maria Howintlost  
Mailing Address 1081 Rain Row Dr. Agent Address 931 Alpine Trail St  
City, State, Zip San Antonio, TX 78250 City, State, Zip San Antonio, TX 78250  
Phone # 817-395-8222 Phone # 214-385-8228  
Email marizadehoyos@yahoo.com Email mhowintlost@yahoo.com

**2. LOCATION**

Subdivision Name VIEW RIDGE OAKS WEST Unit \_\_\_\_\_ Lot 39 Block \_\_\_\_\_  
Survey Name / Abstract Number \_\_\_\_\_ Acreage \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Address \_\_\_\_\_

**3. TYPE OF DEVELOPMENT**

☒ Single Family Residential  
Type of Construction (House, Mobile, RV, Etc.) HOUSE  
Number of Bedrooms 3  
Indicate Sq Ft of Living Area 1900 Sq Ft.

☐ 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: \$ 330,000 - 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 ☐ 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 Maria De Hoyos Date 1-15-25

Page \_\_\_\_\_  
Revised Janu \_\_\_\_\_





## ON-SITE SEWAGE FACILITY APPLICATION

**REVISED**

10:15 am, May 07, 2025

Planning Materials & Site Evaluation as Required Completed By Majid Howiatdost Jr.

System Description Aerobic spray septic system

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

Tank Size(s) (Gallons) 500 GPD Absorption/Application Area (Sq Ft) 4,239

Gallons Per Day (As Per TCEQ Table III) 240

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

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

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

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

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

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.

Majid Howiatdost Jr.  
Signature of Designer

5-5-2025

Date



2/10/25



202506003485 02/05/2025 03:18:05 PM 1/2

THE COUNTY OF COMAL  
STATE OF TEXAS

AFFIDAVIT

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

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) 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 owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

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):

RIDGEVIEW OAKS WEST, LOT 39

The property is owned by (owner as per deed) Manic De Hoyos

This OSSF shall be covered by a continuous service policy 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 may be obtained from (insert name of permitting authority).

WITNESS BY HAND(S) ON THIS 16<sup>th</sup> DAY OF January, 2025.

Manic De Hoyos  
Owner(s) Printed Name(s)

\_\_\_\_\_  
Owner(s) Printed Name(s)

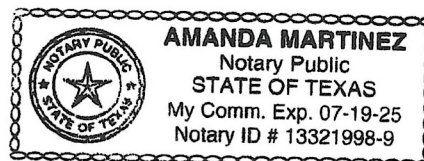
[Signature]  
Owner(s) Printed Signature(s)

\_\_\_\_\_  
Owner(s) Printed Signature(s)

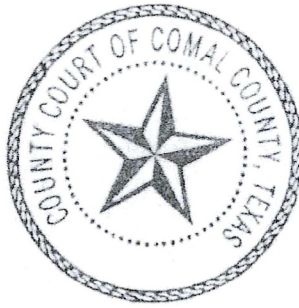
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 16<sup>th</sup> DAY OF

January, 2025.

[Signature]  
Notary Public Signature







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  
02/05/2025 03:18:05 PM  
JESS 2 Page(s)  
202506003485

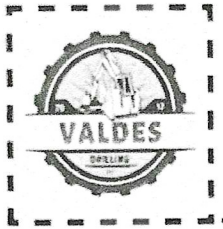


*Bobbie Koepp*



**REVISED**

2:16 pm, Mar 03, 2025



## Maintenance Contract

THIS CONTRACT is made and entered into on January 24th 2025, by and between Valdes Drilling LLC (the "Service Company"), whose address is 9455 S Foster Rd, San Antonio, Texas 78222 and Mario and Ruth DeHoyos (the "Customer"), whose address is 1081 Rainbow Dr. Spring Branch TX 78070

WHEREAS Service Company is a company engaged in the business of servicing and maintaining Commercial and residential septic installations, and maintenance providing tanks. and is willing to provide such services to Customer as per the terms herein.

1. 3 inspections a year/service calls (at least one every 4 months), for a total of 6 over the two years period including inspection, adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting the control panel, air pumps, air filters, diffuser operation. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48-hour time Frame. Repair work on non-warranty parts will include price for parts & labor. The prices will be quoted before the work is performed.

2 An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors.

3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.

4. The customer is responsible for the chlorine tablets/chlorine; they must be filled before or during the service visit.

5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, and County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy.



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

#### ACCESS BY CONTRACTOR

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

#### 2. Trained Employees

Trained personnel directly employed and supervised by the Service Company will perform all services required by the terms of this Contract. The Service Company agrees that each of its employees will be properly qualified and will use reasonable care in the performance of his or her duties.

#### 3. Working Hours

(a) The services required of the Service Company under this Contract, including emergency service, shall be performed during the regular working hours of its regular working days, consisting of Monday to Saturday, Anytime, except as provided in (b) immediately below.

(b) If the Customer requests that the Service Company perform any of its services at times other than during its regular working hours, then for the services performed outside the regular working hours ("overtime hours"), the Customer shall be charged at \$200.00 per hour as adjusted periodically to compensate for changes in the cost of labor.

#### 4. Contract Price

(a) The Customer shall pay the Service Company at the rate of \$500.00 (one time payment) for the two years of services to be performed under this Contract.

(b) The amount specified in (a) above shall be adjusted annually to reflect any changes in the Service Company's cost of labor. 0 percentage of the contract price shall be increased or decreased on each anniversary of the commencement date of service under this Contract with the percentage of increase or decrease in the straight-time hourly cost (which means the straight-time hourly labor rate, including fringe benefits) for the month within which the anniversary of the commencement of service under this Contract falls as compared with the straight-time hourly cost for the month within which the commencement date of service under this Contract falls.

(c) The amount specified in (a) above shall be adjusted annually to reflect any changes in the costs of the parts, equipment, and materials supplied by the Service Company under this



**REVISED**

**1:43 pm, Mar 07, 2025**

Contract. 5 percentage of the contract price shall be increased or decreased on each anniversary of the commencement date of service under this Contract by the percentage of increase or decrease in the costs of the parts, equipment, and materials. (d)

## 6. Term of Contract

The term of this Contract shall commence on the start date of the License to operate & is in effect until it is terminated. Either party, by giving 7 days' written notice to the other party, may terminate this Contract either at the completion, or at the end of any subsequent year. In any event, this Contract shall be in effect for a minimum of 2 years.

## 7. Miscellaneous Provisions

(a) Applicable Law: This Contract shall be construed under and in accordance with the laws of the Texas, and all obligations of the parties created under this Contract are performable in Comal County, Texas.

(b) Parties Bound: This Contract shall be binding on and inure to the benefit of the parties to this Contract and their respective heirs, executors, administrators, legal representatives, successors and assigns as permitted by this Contract.

(c) Legal Construction: In the event any one or more of the provisions contained in this Contract shall for any reason be held invalid, illegal, or unenforceable in any respect, that invalidity, illegality, or unenforceability shall not affect any other provision. This Contract shall be construed as if the invalid, illegal, or unenforceable provision had never been contained in it.

(d) Prior Contracts Superseded: This Contract constitutes the sole and only Contract of the parties and supersedes any prior understandings or written or oral Contracts between the parties respecting the subject matter of this Contract.

(e) Amendments: This Contract may be amended by the parties only by a written Contract

(f) Attorneys' Fees: If any action at law or in equity is brought to enforce or interpret the provisions of this Contract, the prevailing party will be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled.

## 8. Signatures

This Contract shall be signed on behalf of Valdes Drilling LLC by Julio Valdes #MP0002736, its Owner, and on behalf of Mario & Ruth DeHoyos, its Property Owner.



**REVISED**

2:16 pm, Mar 03, 2025

SERVICE COMPANY

Valdes Drilling LLC

By: 

Julio Valdes #MP0002736, its Owner

Date:

1/25/25

CUSTOMER

Mario & Ruth DeHoyos

By: 

Mario & Ruth DeHoyos, its Property Owner

Date:

4/25/25



# OSSF Soil & Site Evaluation

Page 1 (Soil & Site Evaluation)

Date Performed: 1 / 12 / 24

Property Owner: Mario i Ruth De la Cruz

Site Location: 1081 Ramon Rd Spring Branch TX Proposed Excavation Depth: 0-24"

## REQUIREMENTS:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil borings 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 feet below the proposed disposal field 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 1					
Number:					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 FT.	↓				
2 FT.	↓				
3 FT.	clay	< 30%	NONE	yes	@ 15"
4 FT.	loam				
5 FT.					

Soil Boring 2					
Number:					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 FT.	↓				
2 FT.	↓				
3 FT.	clay	< 30%	NONE	yes	@ 12"
4 FT.	clay				
5 FT.	loam				

## FEATURES OF SITE AREA

Presence of 100 year flood zone

☐ Yes ☒ No

Presence of upper water shed

☐ Yes ☒ No

Presence of adjacent ponds, streams, water impoundments

☐ Yes ☒ No

Existing or proposed water well in nearby area (within 150 feet)

☒ Yes ☒ No

Ground Slope

2-5 %

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

[Signature]  
(Signature of person performing evaluation)  
Form # PA5/030204-Final

1/2/24  
(Date)

0538622  
Registration Number and Type



**REVISED**

1:35 pm, Mar 07, 2025



**Higher Ratings LLC**  
Majid Howiatdost JR.  
9131 Alpine Trail San Antonio TX, 78250  
Designed for:  
Mario De Hoyos  
**NEW AEROBIC SEPTIC SYSTEM**  
**SPRAY IRRIGATION**

March 3, 2025

RE: Residential Septic System @ 1081 Rainbow Dr, Spring Branch, TX 78070  
(Permit # 118365)--**Spray set back variance request**

To whom ever it may concern:

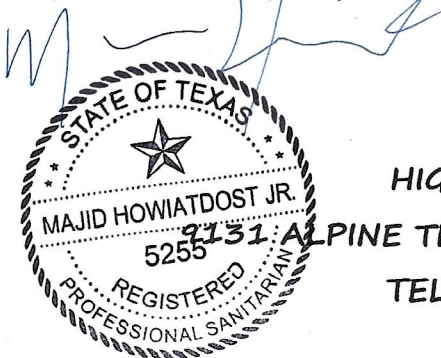
I am requesting a variance for the placement of the spray disposal area to be 10 feet from the property line. This variance is requested due to limited space and is in accordance with TCEQ rules Chapter 285 Table X, but is less than the 20' that Comal County regulations require.

Equivalent protection will be maintained by including a battery backup to the timer clock to assure that spray will only occur during predawn hours. In my professional opinion, this variance will not pose a threat to the environment or public health.

If there are any question or concerns, please contact me at (210) 389-8228 or by email at: mhowiatdost@yahoo.com.

Sincerely,

Majid Howiatdost Jr, R.S., E.I.T.



**HIGHER RATINGS LLC**

**9131 ALPINE TRAILS SAN ANTONIO TX 78250**

**TEL. (210) 389-8228**



**REVISED**

10:15 am, May 07, 2025



**Higher Ratings LLC**  
Majid Howiatdost JR.  
9131 Alpine Trail San Antonio TX, 78250  
Designed for:  
*DEHOYOS MARIO & RUTH*  
**AEROBIC SEPTIC SYSTEM**  
**SPRAY IRRIGATION**

Residential Site @  
Site: 1081 Rainbow Dr,  
Spring Branch, TX 78070

This Design includes an attached drawing:

Dated 1-04-2025 Revised 5-5-2025

Use an **Aqua Aire 500 GPD**

**Design Specifications:**

This site will consist of a 3 Bedroom 1,800 sq. ft. home with maximum daily load capacity of 240 Gal/day with water saving devices. The total load capacity on the system will be **240 GPD.**

Pump tank/chlorine contact chamber capacity:	Min: 500 Gal
Design application rate: Ra	0.064 gal/sq.ft./day
Soil Profile determined:	Clay Loam III
Dosing cycle quantity:	100-110 Gallons
Number of dosing cycles per day:	1
Type of float switch:	Mercury Float Switch
Design pressure head:	30 to 40 PSI @ sprinkler head
Total length of supply pipe:	131 Ft.
Dosing Pump Capacity:	Myers Mod. Rustler or equivalent
Chlorinate:	Installed @ inlet of pump tank
Max slope of the field:	< 15 (%)

**HIGHER RATINGS LLC**  
**9131 ALPINE TRAILS SAN ANTONIO TX 78250**  
**TEL. (210) 389-8228**



Means of preventing siphoning:	Gravity
Type of forced main required:	1" schedule 40 with three (3) sprinkler heads
Diameter of supply pipe:	1"
Pressure of adjusting valves to be installed:	Ball valve
Offsets:	Property lines, wells, easements, waterlines, structures, swimming pools, ponds, etc. Shall be strictly adhered to as required by the latest Texas Commission on Environmental Quality (TCEQ) construction standards.

Pump controls must have National Electrical Manufacturing Association (NEMA) Approval. A PVC union shall be placed above the pump to allow the easy pump removal.

#### Calculation of Field Size

A three (3) Bedroom 1,800 Sq. Ft. home with water saving devices allowed 240 GPD effluent flow.

Assume an application rate of 0.064

$240/0.064 = 3,750$  Sq. Ft. Min needed

If three (3) sprinkler heads were installed having a 180 degree radius of 30', the area is then calculated to be:

$$3.14r^2 = 3.14(30)^2/2 * 3 = 4,239 \text{ Sq. Ft.}$$

Total 4,239 Sq. Ft. Design

**HIGHER RATINGS LLC**

**9131 ALPINE TRAILS SAN ANTONIO TX 78250**

**TEL. (210) 389-8228**



### Pipes and Fittings

All pipes and fittings in this system shall be schedule 40 PVC and purple in color to distinguish as non potable water. All joints shall be sealed with approved PVC cement. The forced main shall be 1 inch in diameter. A Myers Rustler or equivalent high head submersible pump capable of providing at least 6 GPM and providing a 25+ psi head shall be utilized for pumping effluent. Pipe may run beneath driveways and sidewalks or up to surface improvements if it is Schedule 80 pipe or sleeved in Schedule 40 pipe.

### Spray heads

All spray heads are K Rain purple top with #6 low angle Nozzles. The #6 low angle nozzle @ 40 psi has a 6.5 GPM output. The design pressure to each sprinkler head is 30 to 40 PSI and the dosing quantity on average is 240 GPD. The number of dosing cycles per day is 1 and a commercial timer will be used to dose in the pre dawn hours of 12 am to 5 am.

### Site Preparation

The area selected for irrigation shall be cleared of cedar and brush. Very little preparation is required. Sprayed area shall be provided with grass or other suitable ground cover.

### Electrical

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

### Landscaping

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the spray must maintain a ground cover after construction. If any ground within the proposed surface application area does not have vegetation, that bare area shall be seeded or covered with sod before system start-up. The vegetation shall be capable of growth, before system start-up.

**HIGHER RATINGS LLC**

**9131 ALPINE TRAILS SAN ANTONIO TX 78250**

**TEL. (210) 389-8228**



Provisions for Emergencies

A warning system shall be added to the pump tank on a separate circuit from the pump circuit to provide warning of a failure of the system. This aerobic system has a 24 month service agreement which includes emergency service ( see attached copy of service contract).

Tank Sizes

An Aqua Aire 500 GPD Aerobic Treatment Unit or equivalent will be used.

Higher Ratings LLC

HIGHER RATINGS LLC

9131 ALPINE TRAILS SAN ANTONIO TX 78250

TEL. (210) 389-8228



**REVISED**

10:23 am, Apr 08, 2025



**Higher Ratings LLC**  
Majid Howiatdost JR.  
9131 Alpine Trail San Antonio TX, 78250  
Designed for:  
Mario De Hoyos  
NEW AEROBIC SEPTIC SYSTEM  
SPRAY IRRIGATION

April 8, 2025

RE: Residential Septic System @ 1081 Rainbow Dr, Spring Branch, TX 78070  
( Permit # 118365)--**Water line Variance Request**

To whom ever it may concern:

I am requesting a variance for a water line to be placed within 10 feet of a OSSF system. Potable water lines must be at a minimum distance of 10 feet from OSSF components. If a water line is within 10 feet, it must be sleeved with 2" SCH40 PVC Pipe in order to provide equivalent protection of a 10' separation in compliance with TAC chapter 290, Subchapter D, Rules for Public Drinking Water Systems. It is in my professional opinion that the equivalent protection provided complies with TAC Chapter 290 and the variance will not pose a threat to the environment or public health.

If there are any question or concerns, please contact me at (210) 389-8228 or by email at: mhowiatdost@yahoo.com.

Sincerely,

Majid Howiatdost Jr, R.S., E.I.T.

**HIGHER RATINGS LLC**  
**9131 ALPINE TRAILS SAN ANTONIO TX 78250**  
**TEL. (210) 389-8228**



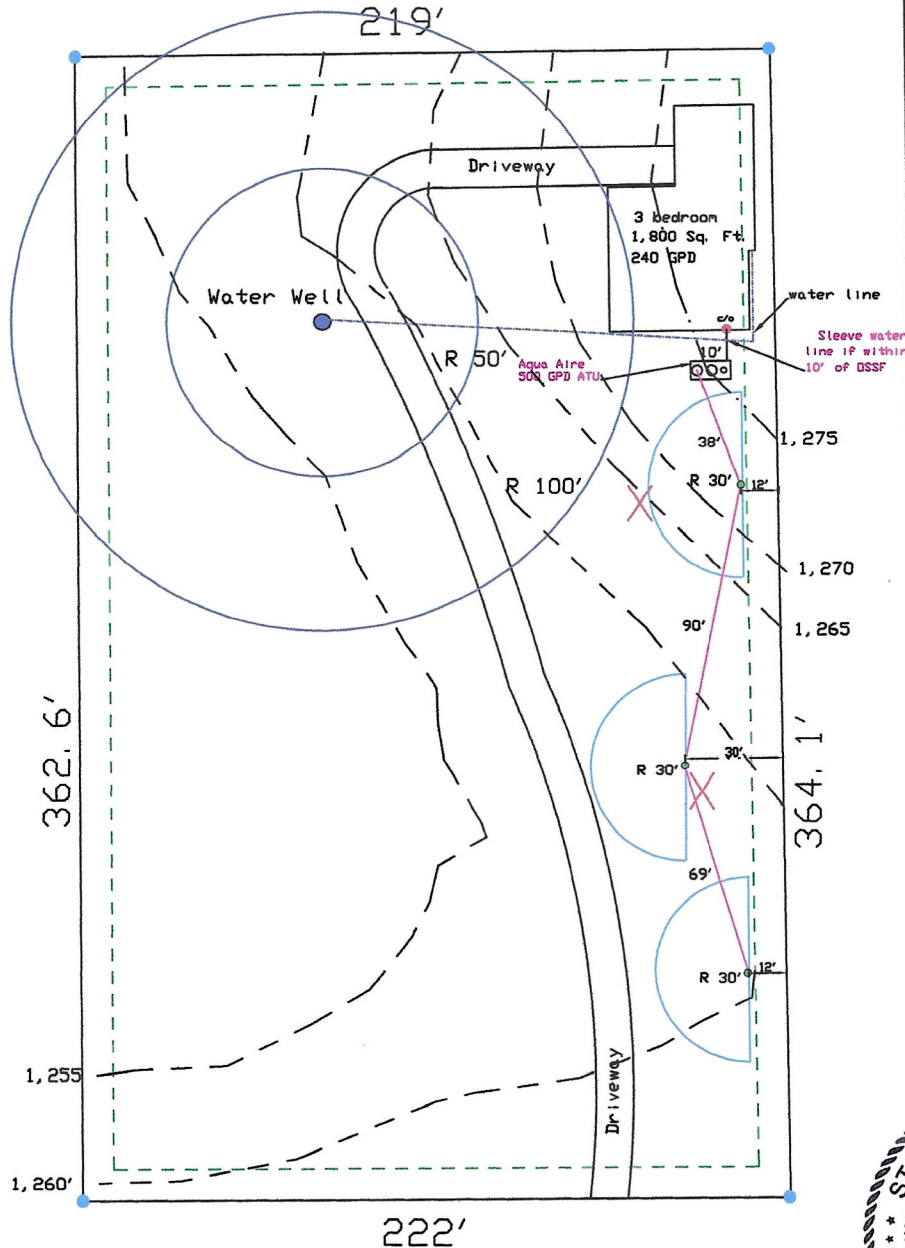
# MAP LEGEND

- 10' ossf set back
- 2 way Clean Out
- Spray radius
- 1" Purple pipe
- spray head
- X Test holes
- water well
- property corners

**REVISED**

11:11 am, May 08, 2025

Aqua Aire 500 GPD ATU  
Spray Area = 4,239 Sq Ft



Rainbow Dr



DATE: 1-04-2024

JOB NO. 250104SP

DRAWN BY: MAJID

TITLE: OSSF Design

SHEET: 1/1

OSSF Design for RIDGEVIEW OAKS WEST, LOT 39

aka 1081 Rainbow Dr, Spring Branch, TX 78070

DEHOYOS MARIO & RUTH



**Higher Ratings LLC**

9131 Alpine Trail  
SAN ANTONIO, TEXAS 78250

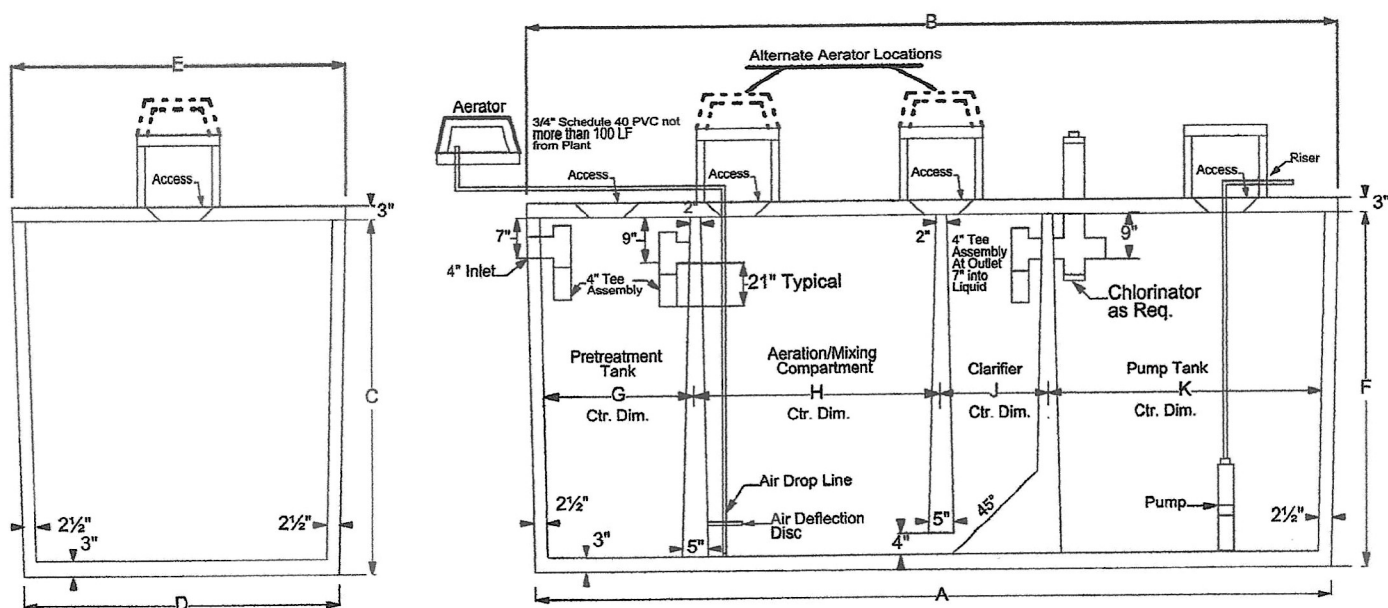
TEL 210-369-8228



**REVISED**

2:12 pm, Mar 03, 2025

**AquaAire Sewage Treatment System**  
**Models AA500-3575, AA500-4075, AA500-4050**  
**One Piece with Lid**



Schedule

Designation	Trtmt Capacity	Total Volume	Aeration Volume	Clarifier Volume	A	B	C	D	E	F	G	H	J	K	PreTank Volume	Pump Tank Volume
AA500-3575	500GPD	748	560	188	162½"	165½"	64"	60"	63"	64"	29¼"	47½"	20½"	61½"	350 GAL	750 GAL
AA500-4075	500GPD	748	560	188	167½"	170½"	64"	60"	63"	64"	34¼"	47½"	20½"	61½"	400 GAL	750 GAL
AA500-4050	500GPD	748	560	188	148"	151"	64"	60"	63"	64"	34¼"	47½"	20½"	42¼"	400 GAL	500 GAL

Ecological Tanks, Inc.

03/2002





**REVISED**

2:12 pm, Mar 03, 2025

**TANK NOTES:**

Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

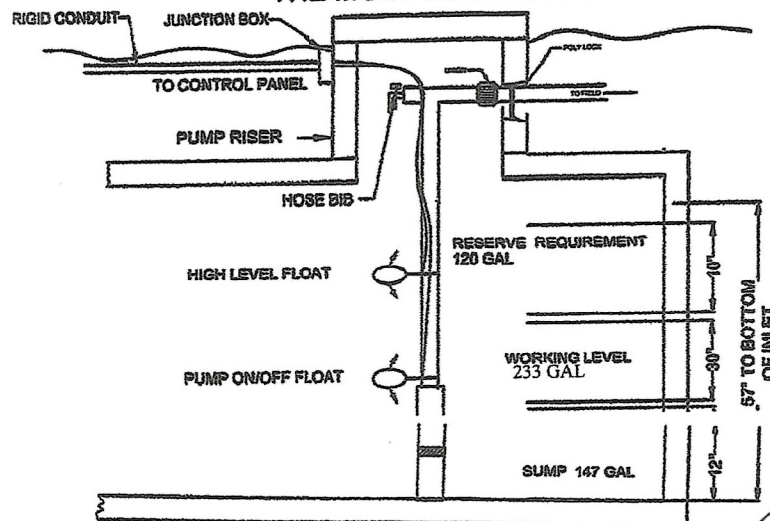
Tightlines to the tank shall be SCH-40 PVC.

A two way sanitary tee is required between residence and tank.

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

Tanks must be left uncovered and full of water for inspection by the permitting authority.

ALL WIRING MUST BE IN COMPLIANCE WITH  
THE MOST RECENT NATIONAL ELECTRIC CODE

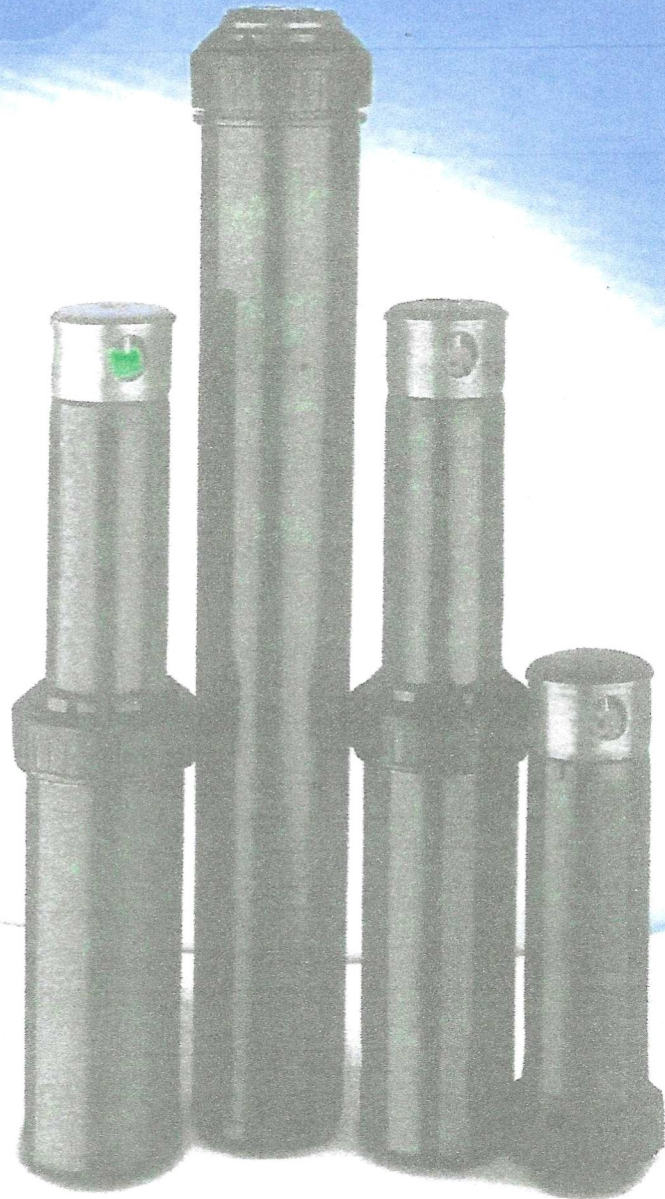
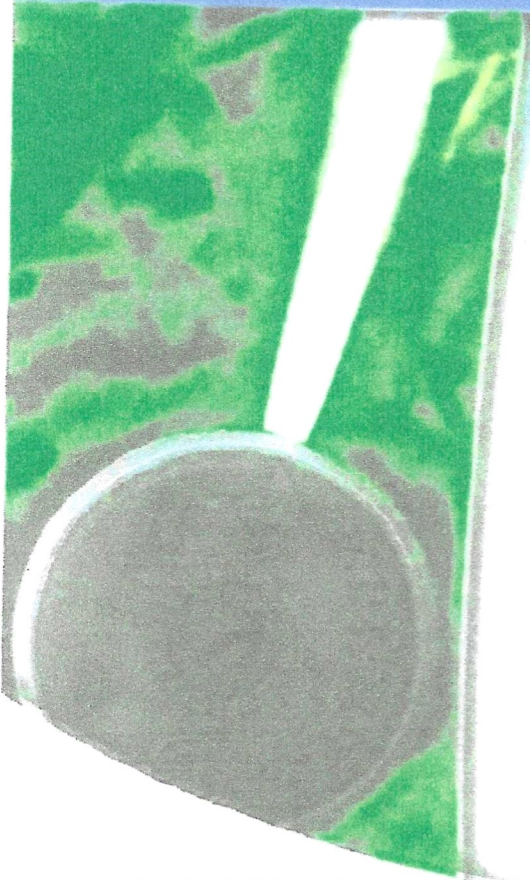


**TYPICAL PUMP TANK CONFIGURATION  
AQUA AIRE MODEL AA500-4075**



**PROPLUS**

Or Equivalent



*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.
- ▶ **6" Riser** – Perfect for grasses with thick thatch.
- ▶ **3/4" Inlet** – Replaces all standard rotors.
- ▶ **2Mt 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**

**IRRIGATION SOLUTIONS  
WORLDWIDE™**



## 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 its class. Set it and forget it. Arc Memory Clutch returns the rotor to its preset position. Technology works for you.

### MODELS

11003	ProPlus
11003-NP	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					METRIC				
#0.5	30	28'	.5		#0.5	206	2.0	8.5	1.89
	40	29'	.6			275	3.0	8.8	2.27
	50	29'	.7			345	3.5	8.8	2.65
	60	30'	.8			413	4.0	9.1	3.03
#0.75	30	29'	.7		#0.75	206	2.0	8.8	2.66
	40	30'	.8			275	3.0	9.1	3.03
	50	31'	.9			345	3.5	9.4	3.41
	60	32'	1.0			413	4.0	9.8	3.79
#1	30	32'	1.3		#1	206	2.0	9.8	4.32
	40	33'	1.5			275	3.0	10.1	5.00
	50	34'	1.6			345	3.5	10.4	6.05
	60	35'	1.8			413	4.0	10.7	6.81
#2	30	37'	2.4		#2	206	2.0	11.3	9.08
	40	40'	2.5			275	3.0	12.2	9.46
	50	42'	3.0			345	3.5	12.8	11.35
	60	45'	3.3			413	4.0	13.1	12.49
#2.5	30	38'	2.5		#2.5	206	2.04	11.6	9.46
PRE-INSTALLED	40	39'	2.8		PRE-INSTALLED	275	2.72	11.9	10.60
	50	40'	3.2			345	3.40	12.2	12.11
	60	41'	3.5			413	4.08	12.5	13.25
#3	30	38'	3.6		#3	206	2.0	11.6	13.63
	40	39'	4.2			275	3.0	11.9	15.69
	50	41'	4.6			345	3.5	12.5	17.41
	60	42'	5.0			413	4.0	12.8	18.92
#4	30	43'	4.4		#4	206	2.0	13.1	15.65
	40	44'	5.1			275	3.0	13.4	19.30
	50	46'	5.8			345	3.5	14.0	21.19
	60	49'	5.9			413	4.0	14.9	22.93
#6	40	45'	5.9		#6	206	3.0	13.7	22.93
	50	48'	6.8			275	3.5	14.0	22.71
	60	48'	6.5			345	4.0	14.6	23.65
	70	49'	6.7			413	5.0	14.9	25.95
#8	40	42'	8.0		#8	206	3.0	12.8	30.28
	50	45'	8.5			275	3.5	13.7	32.12
	60	48'	9.5			345	4.0	14.8	35.95
	70	50'	10.0			413	5.0	15.3	37.85

LOW ANGLE DATA					METRIC				
#1	30	22'	1.2		#1	207	2.04	6.71	4.54
	40	23'	1.7			275	2.72	7.22	6.43
	50	25'	1.9			344	3.40	7.82	6.90
	60	28'	2.0			413	4.08	8.53	7.65
#3	30	29'	3.0		#3	207	2.04	8.94	11.94
	40	32'	3.6			275	2.72	9.75	11.72
	50	35'	3.8			344	3.40	10.67	13.23
	60	37'	3.8			413	4.08	11.59	14.35
#4	30	31'	3.4		#4	207	2.04	9.45	12.85
	40	34'	3.8			275	2.72	10.36	14.74
	50	37'	4.4			344	3.40	11.26	16.63
	60	38'	4.7			413	4.08	11.58	17.77
#6	40	38'	6.5		#6	275	2.72	11.58	24.67
	50	40'	7.3			344	3.40	12.19	27.59
	60	42'	8.0			413	4.08	12.80	30.24
	70	44'	8.6			492	4.75	15.41	35.51

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



**From:** [Ritzen,Brenda](#)  
**To:** ["Majid Howiatdost"](#)  
**Subject:** RE: 118365.pdf  
**Date:** Thursday, May 8, 2025 11:12:00 AM  
**Attachments:** [image001.png](#)

---

Majid,

The permit file has been updated.

Thank you,



**Brenda Ritzen**

Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** Majid Howiatdost <mhowiatdost@yahoo.com>  
**Sent:** Wednesday, May 7, 2025 12:06 PM  
**To:** Ritzen,Brenda <rabbjr@co.comal.tx.us>  
**Subject:** Re: 118365.pdf

**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

---

Good afternoon, I have rearrange the spray head configuration and have show the contours. I have also shown the distances from the spray to the edge of property line. Please let me know if anything else is needed and thank you for your time.

**Majid Howiatdost Jr, E.I.T. RS**

**Higher Ratings LLC**

*9131 Alpine Trail St, San Antonio, TX 78250*

***Cell: (210) 389-8228***

On Wednesday, May 7, 2025 at 10:43:40 AM CDT, Ritzen,Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)> wrote:



**From:** [Ritzen,Brenda](#)  
**To:** ["Majid Howiatdost"](#)  
**Cc:** [Marco Valdes](#); [Julio Valdes](#); [horizonkid@yahoo.com](mailto:horizonkid@yahoo.com)  
**Subject:** RE: 118365.pdf  
**Date:** Wednesday, May 7, 2025 10:43:00 AM  
**Attachments:** [image001.png](#)

---

Majid,

I have reviewed the revised planning materials and have the following comments:

1. Identify the location of the steep slope and the separation distance to the edge of the spray areas.
2. Be advised that the system is required to be uncovered and made available for all required inspections.

Thank you,



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** Majid Howiatdost <mhowiatdost@yahoo.com>  
**Sent:** Tuesday, May 6, 2025 6:03 PM  
**To:** Ritzen,Brenda <rabbjr@co.comal.tx.us>  
**Subject:** Re: 118365.pdf

**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

---

Good Day Brenda, please see attached design revision, the configuration, square footage and number of heads have changed. I have revised the 2nd page of the application as well as the calculation and design pages. Thanks and have a good day.

**Majid Howiatdost Jr, E.I.T. RS**  
**Higher Ratings LLC**  
*9131 Alpine Trail St, San Antonio, TX 78250*





**VOID**

Planning Materials & Site Evaluation as Required Completed By Majid Howiatdost

System Description Aerobic spray septic system

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

Tank Size(s) (Gallons) 500 GPD Absorption/Application Area (Sq Ft) 3,828 sq ft

Gallons Per Day (As Per TCEQ Table III) 240

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

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

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

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

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

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.

M. Howiatdost  
Signature of Designer

1/15/25  
Date



**VOID**

**REVISED**

2:12 pm, Mar 03, 2025



**Higher Ratings LLC**  
Majid Howiatdost JR.  
9131 Alpine Trail San Antonio TX, 78250  
Designed for:  
**DEHOYOS MARIO & RUTH**  
**AEROBIC SEPTIC SYSTEM**  
**SPRAY IRRIGATION**

Residential Site @  
Site: 1081 Rainbow Dr,  
Spring Branch, TX 78070

This Design includes an attached drawing:

Dated 1-04-2025

Use an Aqua Aire 500 GPD

Design Specifications:

This site will consist of a 3 Bedroom 1,500 sq. ft. home with maximum daily load capacity of 240 Gal/day with water saving devices. The total load capacity on the system will be 240 GPD.

Pump tank/chlorine contact chamber capacity:

Design application rate: Ra

Soil Profile determined:

Dosing cycle quantity:

Number of dosing cycles per day:

Type of float switch:

Design pressure head:

Total length of supply pipe:

Dosing Pump Capacity:

Min: 500 Gal

0.064 gal/sq.ft./day

Clay Loam III

100-110 Gallons

3

Mercury Float Switch

25 to 45 PSI @ sprinkler head

131 Ft.

Myers Mod. Rustler or

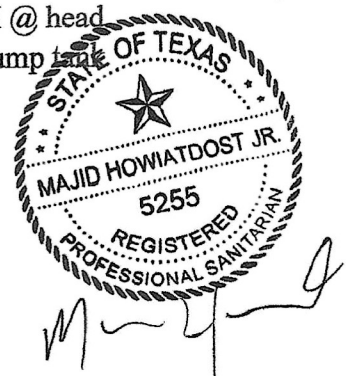
equivalent

12 GPM @ 25-45 PSI @ head

Installed @ inlet of pump tank

Chlorinate:

**HIGHER RATINGS LLC**  
**9131 ALPINE TRAILS SAN ANTONIO TX 78250**  
**TEL. (210) 389-8228**





**VOID**

Max slope of the field: < 15 (%)  
 Means of preventing siphoning: Gravity  
 Type of forced main required: 1" schedule 40 with four (4) sprinkler heads  
 Diameter of supply pipe: 1"  
 Pressure of adjusting valves to be installed: Ball valve  
 Offsets: Property lines, wells, easements, waterlines, structures, swimming pools, ponds, etc. Shall be strictly adhered to as required by the latest Texas Natural Resources Conservation Commission (TNRCC) construction standards.

Pump controls must have National Electrical Manufacturing Association (NEMA) Approval. A PVC union shall be placed above the pump to allow the easy pump removal.

Calculation of Field Size

A three (3) Bedroom 1,800 Sq. Ft. home with water saving devices allowed 240 GPD effluent flow.

Assume an application rate of 11.6 Sq. Ft. per gallon per day.

$$240/0.064 = 3,750 \text{ Sq. Ft. Min needed}$$

If four (4) sprinkler heads were installed that were capable of 2 GPM each, and having a 360 degree radius of 30', the area is then calculated to be:

$$\begin{aligned}
 3.14r^2 &= 3.14(30)^2/2 = 1,413 \text{ Sq. Ft.} \\
 3.14r^2 &= 3.14(15)^2/2 = 353 \text{ Sq. Ft.} \\
 3.14r^2 &= 3.14(15)^2/2 = 353 \text{ Sq. Ft.} \\
 3.14r^2 &= 3.14(33)^2/2 = 1,709 \text{ Sq. Ft.}
 \end{aligned}$$

$$\text{Total } 3,828 \text{ Sq. Ft. Design}$$

HIGHER RATINGS LLC  
 9131 ALPINE TRAILS SAN ANTONIO TX 78250  
 TEL. (210) 389-8228





**VOID**

**REVISED**

2:12 pm, Mar 03, 2025

### Pipes and Fittings

All pipes and fittings in this system shall be schedule 40 PVC and purple in color to distinguish as non potable water. All joints shall be sealed with approved PVC cement. The forced main shall be 1 inch in diameter. A Myers Rustler or equivalent high head submersible pump capable of providing at least 6 GPM and providing a 25+ psi head shall be utilized for pumping effluent. Pipe may run beneath driveways and sidewalks or up to surface improvements if it is Schedule 80 pipe or sleeved in Schedule 40 pipe.

### Site Preparation

The area selected for irrigation shall be cleared of cedar and brush. Very little preparation is required. Sprayed area shall be provided with grass or other suitable ground cover.

### Landscaping

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the spray must maintain a ground cover after construction. If any ground within the proposed surface application area does not have vegetation, that bare area shall be covered with sod before system start-up. The vegetation shall be capable of

**VOID**

### Provisions for Emergencies

A warning system shall be added to the pump tank on a separate circuit from the pump circuit to provide warning of a failure of the system. This aerobic system has a 24 month service agreement which includes emergency service ( see attached copy of service contract).

### Tank Sizes

An Aqua Aire 500 GPD Aerobic Treatment Unit or equivalent will be used.

### Inspections

Inspections are to be conducted by the county in which the OSSF is located.

HIGHER RATINGS LLC  
9131 ALPINE TRAILS SAN ANTONIO TX 78250  
TEL. (210) 389-8228





# MAP LEGEND

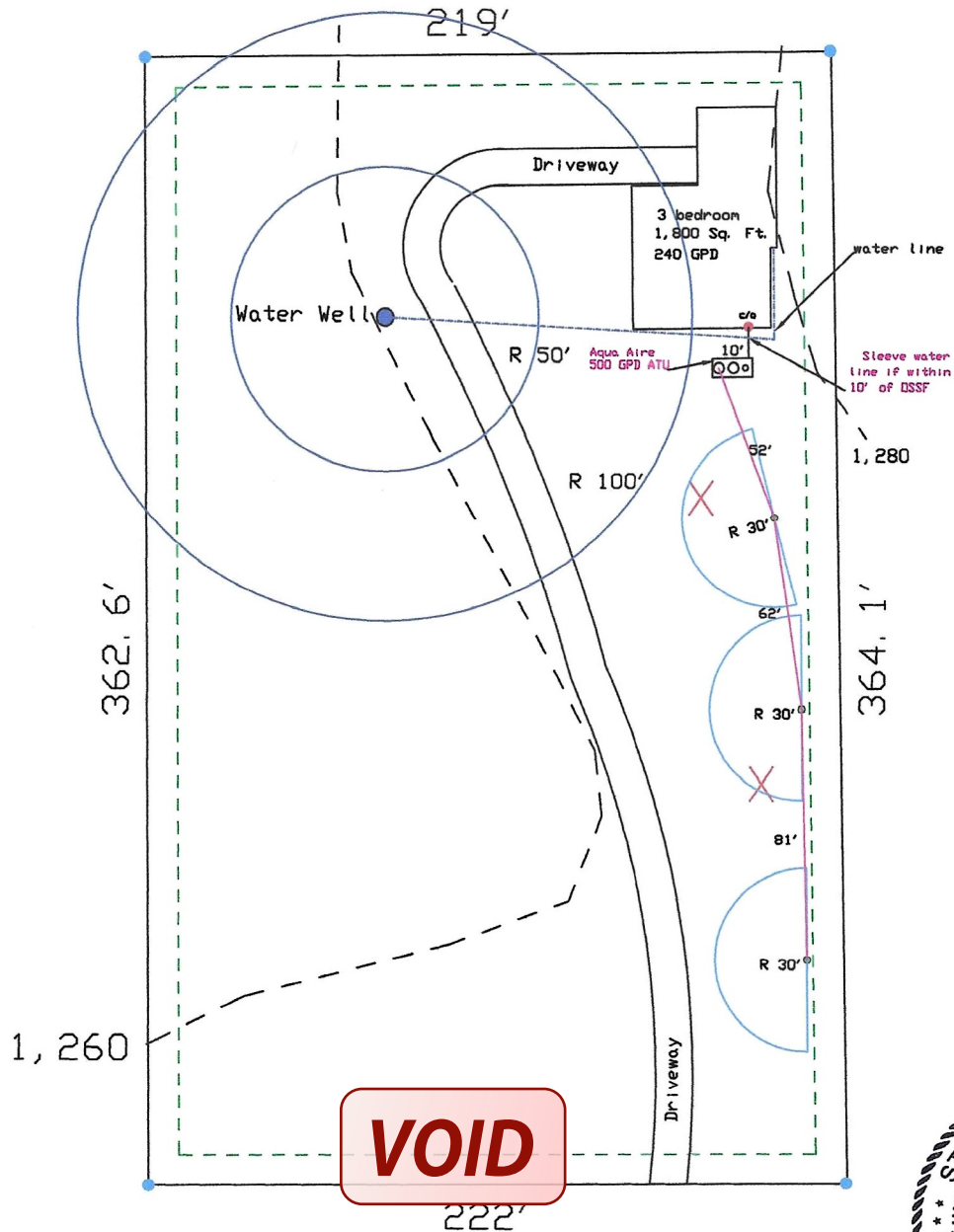
- 10' ossf set back
- 2 way Clean Out
- Spray radius
- 1' Purple pipe
- spray head
- X Test holes
- water well
- property corners

**VOID**

**REVISED**

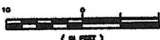
10:07 am, May 07, 2025

Aqua Aire 500 GPD ATU  
Spray Area = 4,239 Sq Ft



**VOID**

Rainbow Dr



1"=60'



DATE: 1-04-2024

JOB NO. 250104SP

DRAWN BY: MAJID

TITLE: OSSF Design

SHEET: 1/1

OSSF Design for RIDGEVIEW OAKS WEST, LOT 39  
aka 1081 Rainbow Dr, Spring Branch, TX 78070  
DEHOYOS MARIO & RUTH



**Higher Ratings LLC**

9131 Alpine Trail  
SAN ANTONIO, TEXAS 78250

TEL. 210-389-8225



# MAP LEGEND

- 10' ossf set back
- 2 way Clean Out
- Spray radius
- 1" Purple pipe
- spray head
- X Test holes
- water well
- property corners

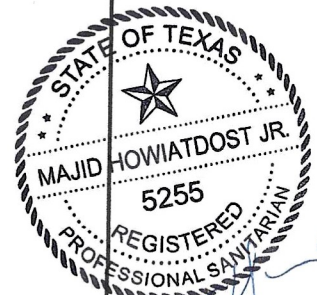
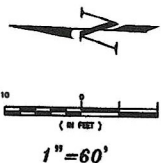
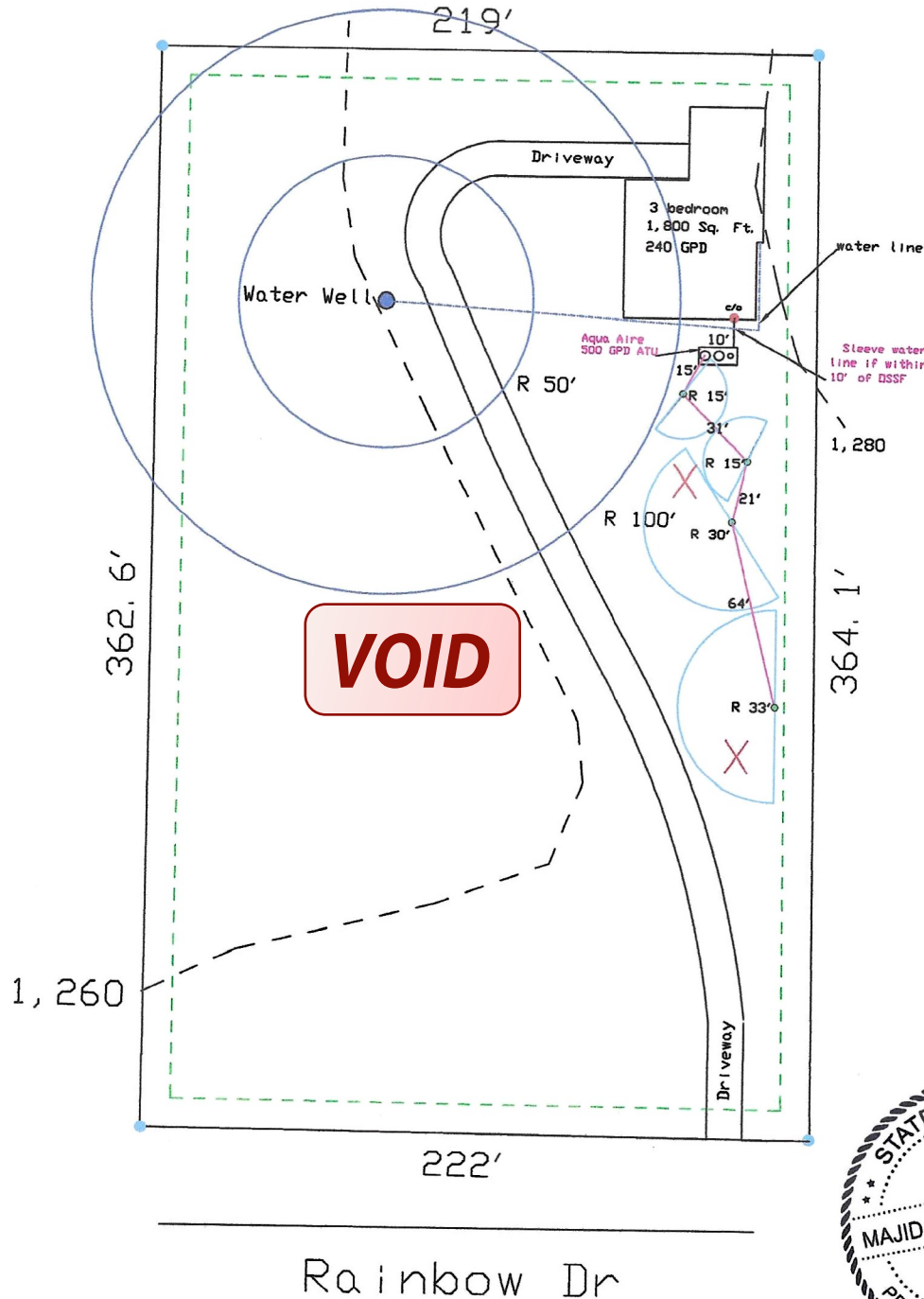
**REVISED**

12:01 pm, Apr 04, 2025

**VOID**

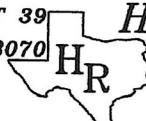
Aqua Aire 500 GPD ATU

Spray Area = 3,828 Sq Ft



DATE: 1-04-2024  
JOB NO. 250104SP  
DRAWN BY: MAJID  
TITLE: OSSF Design  
SHEET: 1/1

OSSF Design for RIDGEVIEW OAKS WEST, LOT 39  
aka 1081 Rainbow Dr, Spring Branch, TX 78070  
DEHOYOS MARIO & RUTH



**Higher Ratings LLC**

9131 Alpine Trail  
SAN ANTONIO, TEXAS 78250  
TEL. 210-389-8226



**From:** [Ritzen,Brenda](#)  
**To:** [Marco Valdes](#)  
**Cc:** [Olvera,Brandon](#)  
**Subject:** RE: Copy of Certification  
**Date:** Thursday, April 17, 2025 9:58:00 AM  
**Attachments:** [image001.png](#)

---

Julio,

You must include both the TCEQ Chapter 285 OSSF Regulations and the Comal County OSSF Rules within your certification.

Thank you,



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** Marco Valdes <marvalbusiness790@gmail.com>  
**Sent:** Thursday, April 17, 2025 9:30 AM  
**To:** Ritzen,Brenda <rabbjr@co.comal.tx.us>  
**Cc:** Olvera,Brandon <Olverb@co.comal.tx.us>  
**Subject:** Re: Copy of Certification

**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

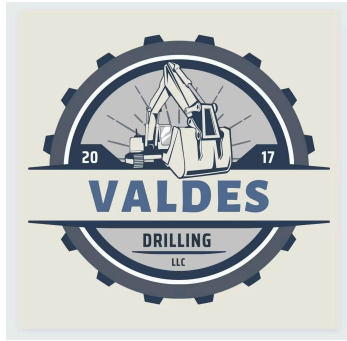
---

Here's the updated certificate.

Thank you,

-----  
Marco Valdes  
Office @ Valdes Drilling  
Phone Number : (210) 330-8402  
Personal Email : [vmarcoantonio790@icloud.com](mailto:vmarcoantonio790@icloud.com)





**VOID**

**REVISED**

9:56 am, Apr 17, 2025

My name is **Julio C Valdes**, with Valdes Drilling LLC, **OSSF # 0037867**.

I, **Julio C Valdes**, Certified that the Septic Installations were done by Mr Mario De Hoyo, The System was installed in accordance with Comal County rules for On Site Sewage Facilities. Also, I will be doing the maintenance that is required by **TCEQ**. The location is at **1081 Rainbow Dr, Spring Branch TX, 78070** homeowner **Ruth and Mario de Hoyos**.

Permit #'s

[# 118365 - 03/07/2025](#)

X 

Julio Valdes OSSF # 0037867



**From:** [Ritzen,Brenda](#)  
**To:** ["marvalbusiness790@gmail.com"](mailto:marvalbusiness790@gmail.com)  
**Cc:** [Olvera,Brandon](#)  
**Subject:** RE: Copy of Certification  
**Date:** Monday, April 14, 2025 3:27:00 PM  
**Attachments:** [image001.png](#)

---

Julio,

The certification must also be signed.

Thank you,



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** Ritzen,Brenda  
**Sent:** Monday, April 14, 2025 3:26 PM  
**To:** 'marvalbusiness790@gmail.com' <marvalbusiness790@gmail.com>  
**Cc:** Olvera,Brandon <Olverb@co.comal.tx.us>  
**Subject:** RE: Copy of Certification

Julio,

The certification must also include that the system was installed in accordance with the Comal County Rules for On-Site Sewage Facilities.

Thank you,



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)



**From:** [Ritzen,Brenda](#)  
**To:** ["marvalbusiness790@gmail.com"](#)  
**Cc:** [Olvera,Brandon](#)  
**Subject:** RE: Copy of Certification  
**Date:** Monday, April 14, 2025 3:26:00 PM  
**Attachments:** [image001.png](#)

---

Julio,

The certification must also include that the system was installed in accordance with the Comal County Rules for On-Site Sewage Facilities.

Thank you,



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** Olvera,Brandon <[Olverb@co.comal.tx.us](mailto:Olverb@co.comal.tx.us)>  
**Sent:** Monday, April 14, 2025 3:15 PM  
**To:** Ritzen,Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>  
**Subject:** FW: Copy of Certification

118365

Thank You,

| **Brandon Olvera** | **Designated Representative OS0034792** | Comal County |  
| [www.cceo.org](http://www.cceo.org) |  
| 195 David Jonas Dr, New Braunfels, TX-78132 | t: 830-608-2090 | f: 830-608-2078  
| e: [olverb@co.comal.tx.us](mailto:olverb@co.comal.tx.us) |

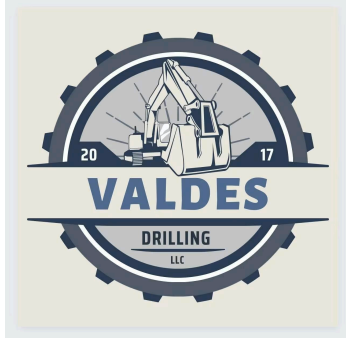
---

**From:** Marco Valdes <[marvalbusiness790@gmail.com](mailto:marvalbusiness790@gmail.com)>  
**Sent:** Thursday, April 10, 2025 8:24 AM  
**To:** Olvera,Brandon <[Olverb@co.comal.tx.us](mailto:Olverb@co.comal.tx.us)>  
**Cc:** Julio Valdes <[valdbusiness69@gmail.com](mailto:valdbusiness69@gmail.com)>  
**Subject:** Copy of Certification

**This email originated from outside of the**



**VOID**



My name is **Julio C Valdes**, with Valdes Drilling LLC, **OSSF # 0037867**.

I, **Julio C Valdes**, Certified that the Septic Installations were done by Mr Mario De Hoyo, They are done according to the regulations of **TCEQ**. Also i will doing the maintenance that is required by **TCEQ**. The location is at **1081 Rainbow Dr, Spring Branch TX, 78070** homeowner **Ruth and Mario de Hoyos**.

OSSF Regulations, Attaching the permit numbers below and photographs that endorse the installation done by MR Mario De Hoyos

Permit #'s

[# 118365 - 03/07/2025](#)



**From:** [Ritzen,Brenda](#)  
**To:** ["Majid Howiatdost"](#)  
**Subject:** RE: 118365.pdf  
**Date:** Tuesday, April 8, 2025 10:24:00 AM  
**Attachments:** [image001.png](#)

---

Majid,

The permit file has been updated.

Thank you,



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** Majid Howiatdost <mhowiatdost@yahoo.com>  
**Sent:** Tuesday, April 8, 2025 8:55 AM  
**To:** Ritzen,Brenda <rabbjr@co.comal.tx.us>  
**Subject:** Re: 118365.pdf

**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

Good Morning Brenda, Please see attached and let me know if i got it right. Thanks and have a good day.

**Majid Howiatdost Jr, E.I.T. RS**  
**Higher Ratings LLC**  
*9131 Alpine Trail St, San Antonio, TX 78250*  
**Cell: (210) 389-8228**

On Tuesday, April 8, 2025 at 08:29:31 AM CDT, Ritzen,Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)> wrote:

Majid,



**From:** [Ritzen,Brenda](#)  
**To:** [Majid.Howiatdost](#)  
**Subject:** RE: 118365.pdf  
**Date:** Tuesday, April 8, 2025 8:29:00 AM  
**Attachments:** [image001.png](#)

---

Majid,

Verify that the equivalent protection provided complies with TAC Chapter 290.

Thank you,



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** Majid Howiatdost <mhowiatdost@yahoo.com>  
**Sent:** Friday, April 4, 2025 6:27 PM  
**To:** Ritzen,Brenda <rabbjr@co.comal.tx.us>  
**Subject:** Re: 118365.pdf

**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

Good afternoon, please see attached water line variance request letter. Thanks and have a good week!!!

**Majid Howiatdost Jr, E.I.T. RS**  
**Higher Ratings LLC**  
*9131 Alpine Trail St, San Antonio, TX 78250*  
**Cell: (210) 389-8228**

On Friday, April 4, 2025 at 12:03:31 PM CDT, Ritzen,Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)> wrote:

Majid,





**RECEIVED**

By Brenda Ritzen at 8:11 am, Apr 08, 2025

**VOID**

**Higher Ratings LLC**  
Majid Howiatdost JR.  
9131 Alpine Trail San Antonio TX, 78250  
Designed for:  
Mario De Hoyos  
NEW AEROBIC SEPTIC SYSTEM  
SPRAY IRRIGATION

April 4, 2025

RE: Residential Septic System @ 1081 Rainbow Dr, Spring Branch, TX 78070  
(Permit # 118365)--**Water line Variance Request**

To whom ever it may concern:

I am requesting a variance for a water line to be placed within 10 feet of a OSSF system. This variance is requested due to a limited space. Equivalent protection will be maintained by sleeving the water line with SCH 40 PVC pipe where it is within 10' of the OSSF system. The water line will be greater than 1' away from the drain field; therefore is out of the absorption area. It is in my professional opinion that this variance will not pose a threat to the environment or public health.

If there are any question or concern, please contact me at (210) 389-8228 or by email at: mhowiatdost@yahoo.com.

**VOID**

Sincerely,

Majid Howiatdost Jr, R.S., E.I.T.

**HIGHER RATINGS LLC**  
**9131 ALPINE TRAILS SAN ANTONIO TX 78250**  
**TEL. (210) 389-8228**



**From:** [Ritzen,Brenda](#)  
**To:** [Majid.Howiatdost](#)  
**Subject:** RE: 118365.pdf  
**Date:** Friday, April 4, 2025 12:03:00 PM  
**Attachments:** [image001.png](#)

---

Majid,

Provide any additional details necessary for the equivalent protection proposed at water and sewer line crossing and indicate if the equivalent protection complies TAC Chapter 290 Rules.

Thank you,



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** Majid Howiatdost <mhowiatdost@yahoo.com>  
**Sent:** Friday, April 4, 2025 9:49 AM  
**To:** Ritzen,Brenda <rabbjr@co.comal.tx.us>  
**Subject:** Re: 118365.pdf

**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

---

Good Morning Brenda, please see attached design revision, all that was changed was the location of the water line that was moved from the front of the house to the side of the house and around the back. Thanks and have a good day.

**Majid Howiatdost Jr, E.I.T. RS**

**Higher Ratings LLC**

**9131 Alpine Trail St, San Antonio, TX 78250**

**Cell: (210) 389-8228**

On Friday, March 7, 2025 at 01:50:40 PM CST, Ritzen,Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)> wrote:



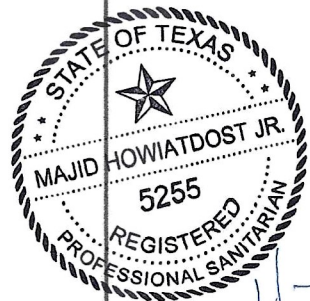
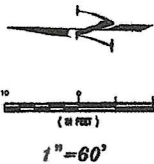
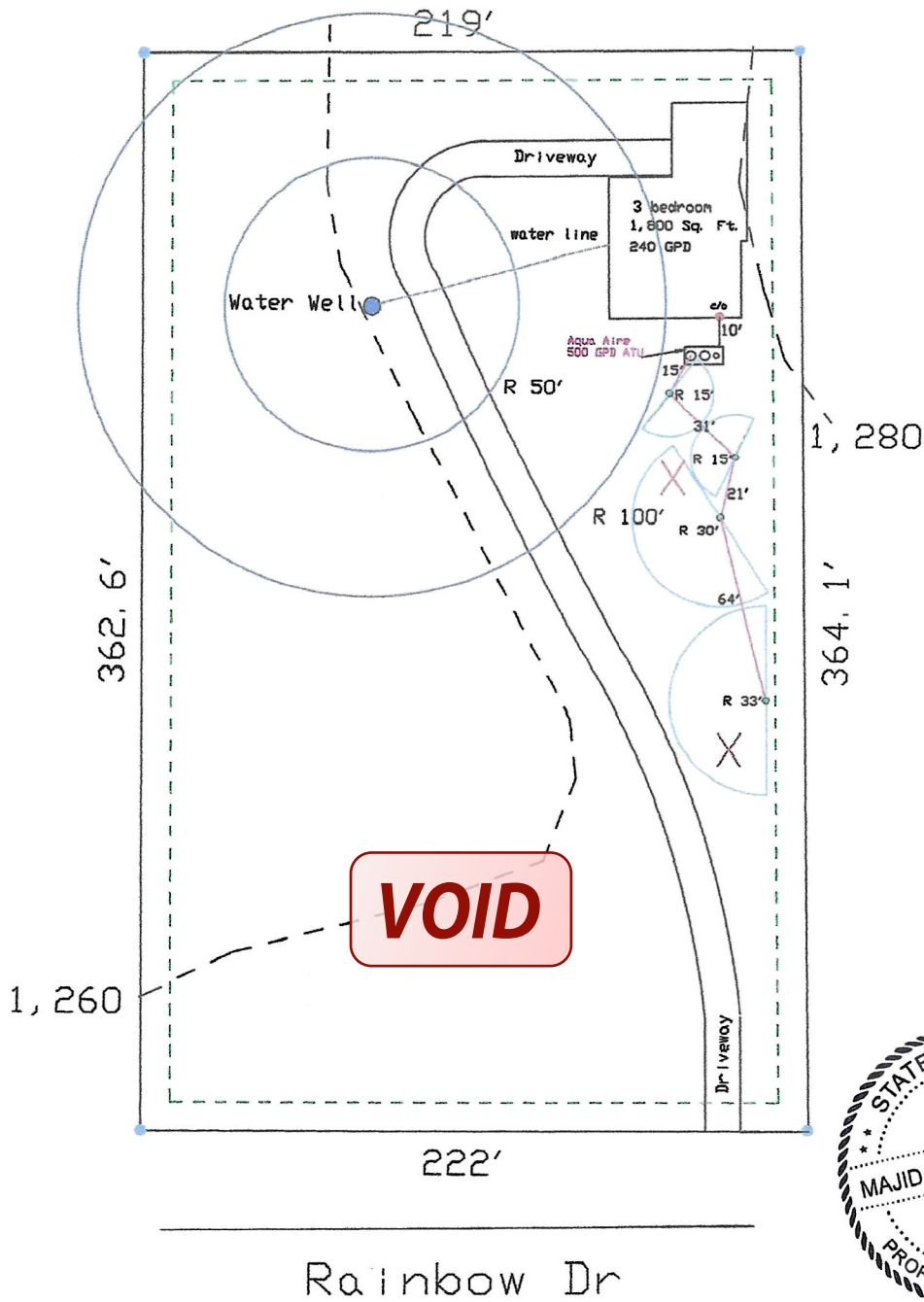
# MAP LEGEND

- 10' ossf set back
- 2 way Clean Out
- Spray radius
- 1" Purple pipe
- spray head
- Test holes
- water well
- property corners

Aqua Aire 500 GPD ATU

Spray Head 3328 Sq Ft

VOID





**From:** [Ritzen,Brenda](#)  
**To:** ["Majid Howiatdost"](#)  
**Subject:** RE: Permit 118365  
**Date:** Monday, March 3, 2025 3:04:00 PM  
**Attachments:** [image001.png](#)

---

**Re: Mario & Ruth De Hoyos**

**Ridgeview Oaks-West Lot 39**

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

**I have reviewed the revised planning materials and found the following information is needed:**

- ✓ The variance request must be signed.
- ✓ The permit application indicates Ridgewood Oaks – West. The correct legal description is “Ridgeview” Oaks-West. A clearer copy of the application is also needed.
- ✓ Signature needed on the design.
- ✓ Maintenance contract should indicate the start date is the date of the “License to Operate” instead of LTO.
- 5. 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](http://www.cceo.org)



**From:** [Ritzen,Brenda](#)  
**To:** [horizonkid@yahoo.com](mailto:horizonkid@yahoo.com); [Majid Howiatdost](#)  
**Subject:** Permit 118365  
**Date:** Thursday, February 27, 2025 10:51:00 AM  
**Attachments:** [image001.png](#)

---

**Re: Mario & Ruth De Hoyos**  
**Ridgeview Oaks-West Lot 39**  
**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 owner name on the permit application must match the owner name as described on the recorded deed.
- ✓ 2. Both property owners must sign the permit application.
- 3. The subdivision name on the permit application must match the subdivision name as described on the recorded deed.
- 4. The 2 year initial maintenance contract must indicate that the start date of the contract is the date the License to Operate is issued.
- ✓ 5. There are discrepancies within the planning materials on the blank of ATU. Written planning materials, pump tank detail, and manufacturer sheet have Aqua Aire but the design indicates Clearstream.
- ✓ 6. Maintain required 20 ft. setback from the edge of the spray areas to the property line.
- 7. 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](http://www.cceo.org)

---



VOID

REVISED

2:10 pm, Mar 03, 2025

CORRAL COUNTY  
ENGINEERING & ARCHITECTURE

ON-SITE SEWAGE FACILITY APPLICATION

100 DAVID JONAS DR.  
NEW BRUNSWICK, TX 76050  
(817) 408-2590  
WWW.CORRALCOUNTY.COM

Permit Number \_\_\_\_\_

Date \_\_\_\_\_

1. APPLICANT / AGENT INFORMATION

Owner Name: Quinn De Hoys Agent Name: Maria Hovind-Jost

Mailing Address: 921 Alpine Trail St Agent Address: 921 Alpine Trail St

City, State, Zip: San Antonio, TX 78250 City, State, Zip: San Antonio, TX 78250

Phone #: 817-895-5700 Phone #: 214-385-8228

Email: quinn@corralcounty.com Email: m.hovind@sanantonio.gov

2. LOCATION

Subdivision Name: RIDGEWOOD OUT-WEEST Unit: 59 Block: 59

Survey Name / Abstract Number: \_\_\_\_\_ Acreage: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms: 3

Indicate Sq Ft of Living Area: 1900 Sq Ft

☐ Non-Single Family Residential

(Planning materials must show adequate land area for disposing 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: \$ 350,000.00 (Structure Only)

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

☐ Yes ☒ No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE floodage 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 am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- I understand that the Floodplain Administrator has performed the reviews required by the Floodplain Management Ordinance.
- I understand that this permit will not be issued until the Floodplain Administrator has performed the reviews required by the Floodplain Management Ordinance.
- I understand that this permit will not be issued until the Floodplain Administrator has performed the reviews required by the Floodplain Management Ordinance.

Signature of Owner: Quinn De Hoys Date: 1-15-25

Page 1  
Revised: 2015





**RECEIVED**

*By Brenda Ritzen at 2:08 pm, Mar 03, 2025*

**VOID**

**Higher Ratings LLC**  
Majid Howiatdost JR.  
9131 Alpine Trail San Antonio TX, 78250  
Designed for:  
Mario De Hoyos  
NEW AEROBIC SEPTIC SYSTEM  
SPRAY IRRIGATION

March 3, 2025

RE: Residential Septic System @ 1081 Rainbow Dr, Spring Branch, TX 78070  
( Permit # 118365)--**Spray set back variance request**

To whom ever it may concern:

I am requesting a variance for the placement of the spray disposal area to be 10 feet from the property line. This variance is requested due to limited space and is in accordance with TCEQ rules Chapter 285 Table X, but is less than the 20' that Comal County regulations require.

Equivalent protection will be maintained by including a battery backup to the timer clock to assure that spray will only occur during pre-dawn hours. In my professional opinion, this variance will not pose a risk to the environment or public health.

If there are any question or concerns, please contact me at (210) 389-8228 or by email at: mhowiatdost@yahoo.com.

Sincerely,

Majid Howiatdost Jr, R.S., E.I.T.

**HIGHER RATINGS LLC**  
**9131 ALPINE TRAILS SAN ANTONIO TX 78250**  
**TEL. (210) 389-8228**



# MAP LEGEND

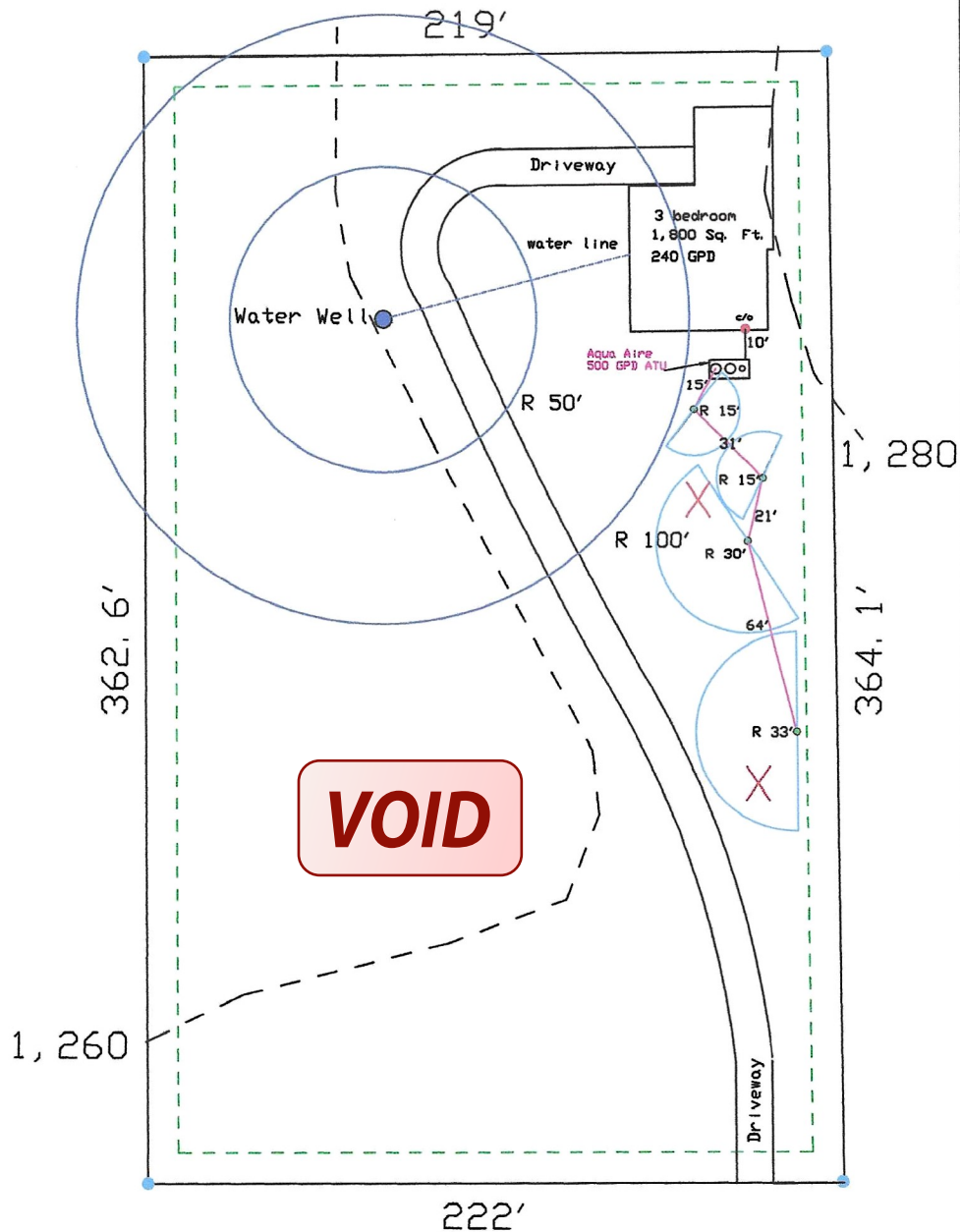
- 10' ossf set back
- 2 way Clean Out
- Spray radius
- 1" Purple pipe
- spray head
- X Test holes
- water well
- property corners

**VOID**

**REVISED**

2:12 pm, Mar 03, 2025

Aqua Aire 500 GPD ATU  
Spray Area = 3,828 Sq Ft



Rainbow Dr



1"=60'

DATE: 1-04-2024

JOB NO. 250104SP

DRAWN BY: MAJD

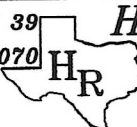
TITLE:OSSF Design

SHEET: 1/1

OSSF Design for RIDGEVIEW OAKS WEST, LOT 39

aka 1081 Rainbow Dr, Spring Branch, TX 78070

DEHOYOS MARIO & RUTH



**Higher Ratings LLC**

9191 Alpine Trail  
SAN ANTONIO, TEXAS 78250

TEL. 210-389-8228





VOID

Date \_\_\_\_\_

Permit Number 118365

1. APPLICANT / AGENT INFORMATION

Owner Name MANIO DE NOYOS Agent Name Maria Howland  
Mailing Address 1081 Rainbow Dr. Agent Address 931 Alpine Trail ST  
City, State, Zip Spring Branch, TX 78070 City, State, Zip San Antonio, TX 78250  
Phone # 817-395-3722 Phone # 210-389-8228  
Email horizonkids@yahoo.com Email mhowland1@yahoo.com

2. LOCATION

Subdivision Name RIDGEWOOD OAKS Unit \_\_\_\_\_ Lot 39 Block \_\_\_\_\_  
Survey Name / Abstract Number \_\_\_\_\_ Acreage \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1900 Sq Ft.

☐ 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: \$ 330,000.00 (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 ☐ 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 [Signature]

Date 1-15-25



**VOID**

**REVISED**

2:16 pm, Mar 03, 2025

Contract. 5 percentage of the contract price shall be increased or decreased on each anniversary of the commencement date of service under this Contract by the percentage of increase or decrease in the costs of the parts, equipment, and materials.(d)

#### 6. Term of Contract

The term of this Contract shall commence **on the start date of the LTO &** continue in full force and effect until it is terminated. Either party, by giving 7 days' written notice to the other party, may terminate this Contract either at the completion, or at the end of any subsequent year. In any event, this Contract shall be in effect for a minimum of 2 years.

#### 7. Miscellaneous Provisions

(a) Applicable Law: This Contract shall be construed under and in accordance with the laws of the Texas, and all obligations of the parties created under this Contract are performable in Comal County, Texas.

(b) Parties Bound: This Contract shall be binding on and inure to the benefit of the parties to this Contract and their respective heirs, executors, administrators, legal representatives, successors and assigns as permitted by this Contract.

(c) Legal Construction: In the event any one or more of the provisions contained in this Contract shall for any reason be held invalid, illegal, or unenforceable in any respect, that invalidity, illegality, or unenforceability shall not affect any other provision. This Contract shall be construed as if the invalid, illegal, or unenforceable provision had never been contained in it.

(d) Prior Contracts Superseded: This Contract constitutes the sole and only Contract of the parties and supersedes any prior understandings or written or oral Contracts between the parties respecting the subject matter of this contract.

(e) Amendments. This Contract may be amended by the parties only by a written Contract.

(f) Attorneys' Fees: If any action at law or in equity is brought to enforce or interpret the provisions of this Contract, the prevailing party will be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled.

#### 8. Signatures

This Contract shall be signed on behalf of Valdes Drilling LLC by Julio Valdes #MP0002736, its Owner, and on behalf of Mario & Ruth DeHoyos, its Property Owner.



**VOID**



## Maintenance Contract

THIS CONTRACT is made and entered into on January 24th 2025, by and between Valdes Drilling LLC (the "Service Company"), whose address is 9455 S Foster Rd, San Antonio, Texas 78222 and Mario and Ruth DeHoyos (the "Customer"), whose address is 1081 Rainbow Dr, Spring Branch TX 78070

WHEREAS Service Company is a company engaged in the business of servicing and maintaining Commercial and residential septic installations, and maintenance providing tanks. and is willing to provide such services to Customer as per the terms herein.

1. 3 inspections a year/service calls (at least one every 4 months), for a total of 6 over the two years period including inspection, adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting the control panel, air pumps, air filters, diffuser operation. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48-hour time Frame. Repair work on non-warranty parts will include price for parts & labor. The prices will be quoted before the work is performed.

2 An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors.

3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.

4. The customer is responsible for the chlorine tablets/chlorine; they must be filled before or during the service visit.

5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, and County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy.



**VOID**

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

#### ACCESS BY CONTRACTOR

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

#### 2. Trained Employees

Trained personnel directly employed and supervised by the Service Company will perform all services required by the terms of this Contract. The Service Company agrees that each of its employees will be properly qualified and will use reasonable care in the performance of his or her duties.

#### 3. Working Hours

(a) The services required of the Service Company under this Contract, including emergency service, shall be performed during the regular working hours of its regular working days, consisting of Monday to Saturday, Anytime, except as provided in (b) immediately below.

(b) If the Customer requests that the Service Company perform any of its services at times other than during its regular working hours, then for the services performed outside the regular working hours ("overtime hours"), the Customer shall be charged at \$200.00 per hour as adjusted periodically to compensate for changes in the cost of labor.

#### 4. Contract Price

(a) The Customer shall pay the Service Company at the rate of \$500.00 (one time payment). for the two years of services to be performed under this Contract.

(b) The amount specified in (a) above shall be adjusted annually to reflect any changes in the Service Company's cost of labor. 0 percentage of the contract price shall be increased or decreased on each anniversary of the commencement date of service under this Contract with the percentage of increase or decrease in the straight-time hourly cost (which means the straight-time hourly labor rate, including fringe benefits) for the month within which the anniversary of the commencement of service under this Contract falls as compared with the straight-time hourly cost for the month within which the commencement date of service under this Contract falls.

(c) The amount specified in (a) above shall be adjusted annually to reflect any changes in the costs of the parts, equipment, and materials supplied by the Service Company under this



**VOID**

Contract. 5 percentage of the contract price shall be increased or decreased on each anniversary of the commencement date of service under this Contract by the percentage of increase or decrease in the costs of the parts, equipment, and materials.(d)

#### 6. Term of Contract

The term of this Contract shall commence on January 24th, 2025 and shall continue in full force and effect until it is terminated. Either party, by giving 7 days' written notice to the other party, may terminate this Contract either at the completion. or at the end of any subsequent year. In any event, this Contract shall be in effect for a minimum of 2 years.

#### 7. Miscellaneous Provisions

(a) Applicable Law: This Contract shall be construed under and in accordance with the laws of the Texas, and all obligations of the parties created under this Contract are performable in Comal County, Texas.

(b) Parties Bound: This Contract shall be binding on and inure to the benefit of the parties to this Contract and their respective heirs, executors, administrators, legal representatives, successors and assigns as permitted by this Contract.

(c) Legal Construction: In the event any one or more of the provisions contained in this Contract shall for any reason be held invalid, illegal, or unenforceable in any respect, that invalidity, illegality, or unenforceability shall not affect any other provision. This Contract shall be construed as if the invalid, illegal, or unenforceable provision had never been contained in it.

(d) Prior Contracts Superseded: This Contract constitutes the sole and only Contract of the parties and supersedes any prior understandings or written or oral Contracts between the parties respecting the subject matter of this Contract.

(e) Amendments. This Contract may be amended by the parties only by a written Contract.

(f) Attorneys' Fees: If any action at law or in equity is brought to enforce or interpret the provisions of this Contract, the prevailing party will be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled.

#### 8. Signatures

This Contract shall be signed on behalf of Valdes Drilling LLC by Julio Valdes #MP0002736, its Owner, and on behalf of Mario & Ruth DeHoyos, its Property Owner.



**VOID**

SERVICE COMPANY

Valdes Drilling LLC

By: 

Julio Valdes #MP0002736, its Owner

Date:

1/25/25

CUSTOMER

Mario & Ruth DeHoyos

By: 

Mario & Ruth DeHoyos, its Property Owner

Date:

1/25/25



**VOID**



**Higher Ratings LLC**  
Majid Howiatdost JR.  
9131 Alpine Trail San Antonio TX, 78250  
Designed for:  
*DEHOYOS MARIO & RUTH*  
**AEROBIC SEPTIC SYSTEM**  
**SPRAY IRRIGATION**

Residential Site @  
Site: 1081 Rainbow Dr,  
Spring Branch, TX 78070

This Design includes an attached drawing:

Dated 1-04-2025

Use an Aqua Aire 500 GPD

Design Specifications:

This site will consist of a 3 Bedroom 1,800 sq. ft. house with maximum daily load capacity of 240 Gal/day with water saving toilet. The total load capacity on the system will be 240 GPD.

Pump tank/chlorine contact chamber capacity:	Min: 500 Gal
Design application rate: Ra	0.064 gal/sq.ft./day
Soil Profile determined:	Clay Loam III
Dosing cycle quantity:	100-110 Gallons
Number of dosing cycles per day:	3
Type of float switch:	Mercury Float Switch
Design pressure head:	25 to 45 PSI @ sprinkler head
Total length of supply pipe:	131 Ft.
Dosing Pump Capacity:	Myers Mod. Rustler or equivalent
	12 GPM @ 25-45 PSI @ head
Chlorinate:	Installed @ inlet of pump tank

**HIGHER RATINGS LLC**  
**9131 ALPINE TRAILS SAN ANTONIO TX 78250**  
**TEL. (210) 389-8228**





**VOID**

Max slope of the field: < 15 (%)  
Means of preventing siphoning: Gravity  
Type of forced main required: 1" schedule 40 with four (4) sprinkler heads  
Diameter of supply pipe: 1"  
Pressure of adjusting valves to be installed: Ball valve  
Offsets: Property lines, wells, easements, waterlines, structures, swimming pools, ponds, etc. Shall be strictly adhered to as required by the latest Texas Natural Resources Conservation Commission (TNRCC) construction standards.

Pump controls must have National Electrical Manufacturing Association (NEMA) Approval. A PVC union shall be placed above the pump to allow the easy pump removal.

Calculation of Field Size

A three (3) Bedroom 1,800 Sq. Ft. home with water saving devices allowed 240 GPD effluent flow.

Assume an application rate of 15.6 Sq.Ft. Per gallon per day.

$240/0.064 = 3,750$  Sq. Ft. Min needed

If four (4) sprinkler heads were installed that were capable of 2 GPM each, and having a 360 degree radius of 30', the area is then calculated to be:

$$\begin{aligned} 3.14r^2 &= 3.14(30)^2/2 = 1,413 \text{ Sq. Ft.} \\ 3.14r^2 &= 3.14(15)^2/2 = 353 \text{ Sq. Ft.} \\ 3.14r^2 &= 3.14(15)^2/2 = 353 \text{ Sq. Ft.} \\ 3.14r^2 &= 3.14(33)^2/2 = 1,709 \text{ Sq. Ft.} \end{aligned}$$

Total 3,828 Sq. Ft. Design

HIGHER RATINGS LLC  
9131 ALPINE TRAILS SAN ANTONIO TX 78250  
TEL. (210) 389-8228



*[Handwritten signature]*



**VOID**

### Pipes and Fittings

All pipes and fittings in this system shall be schedule 40 PVC and purple in color to distinguish as non potable water. All joints shall be sealed with approved PVC cement. The forced main shall be 1 inch in diameter. A Myers Rustler or equivalent high head submersible pump capable of providing at least 6 GPM and providing a 25+ psi head shall be utilized for pumping effluent. Pipe may run beneath driveways and sidewalks or up to surface improvements if it is Schedule 80 pipe or sleeved in Schedule 40 pipe.

### Site Preparation

The area selected for irrigation shall be cleared of cedar and brush. Very little preparation is required. Sprayed area shall be provided with grass or other suitable ground cover.

### Landscaping

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the spray must maintain a ground cover after construction. If any ground within the proposed surface application area does not have vegetation, that bare area shall be seeded or covered with sod before system start-up. The vegetation shall be capable of growth, before system start-up.

### Provisions for Emergencies

A warning system shall be added to the pump tank on a separate circuit from the pump circuit to provide warning of a failure of the system. This aerobic system has a 24 month service agreement which includes emergency service ( see attached copy of service contract).

### Tank Sizes

An Aqua Aire 500 GPD Aerobic Treatment Unit or equivalent will be used.

### Inspections

Inspections are to be conducted by the county in which the OSSF is located.

HIGHER RATINGS LLC  
9131 ALPINE TRAILS SAN ANTONIO TX 78250  
TEL. (210) 389-8228





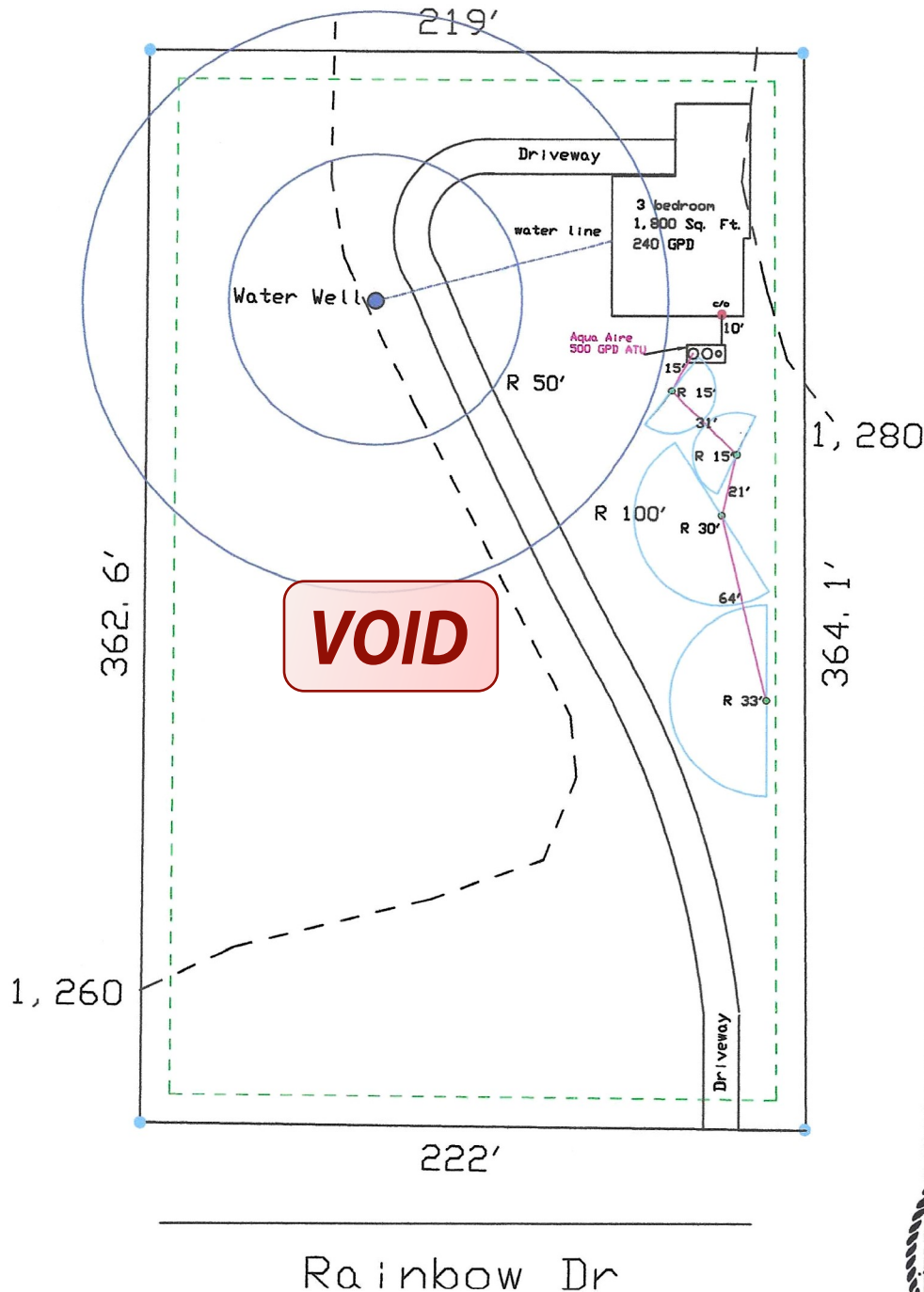
# MAP LEGEND

- 10' ossf set back
- 2 way Clean Out
- Spray radius
- 1" Purple pipe
- spray head
- X Test holes
- water well
- property corners

**VOID**

Clear Stream 500 GPD NC3T

Spray Area = 3,828 Sq Ft



1"=60'

Rainbow Dr



DATE: 1-04-2024

JOB NO. 250104SP  
DRAWN BY: MAJID

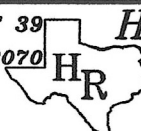
TITLE: OSSF Design

SHEET: 1/1

OSSF Design for RIDGEVIEW OAKS WEST, LOT 39

aka 1081 Rainbow Dr, Spring Branch, TX 78070

DEHOYOS MARIO & RUTH



Higher Ratings LLC

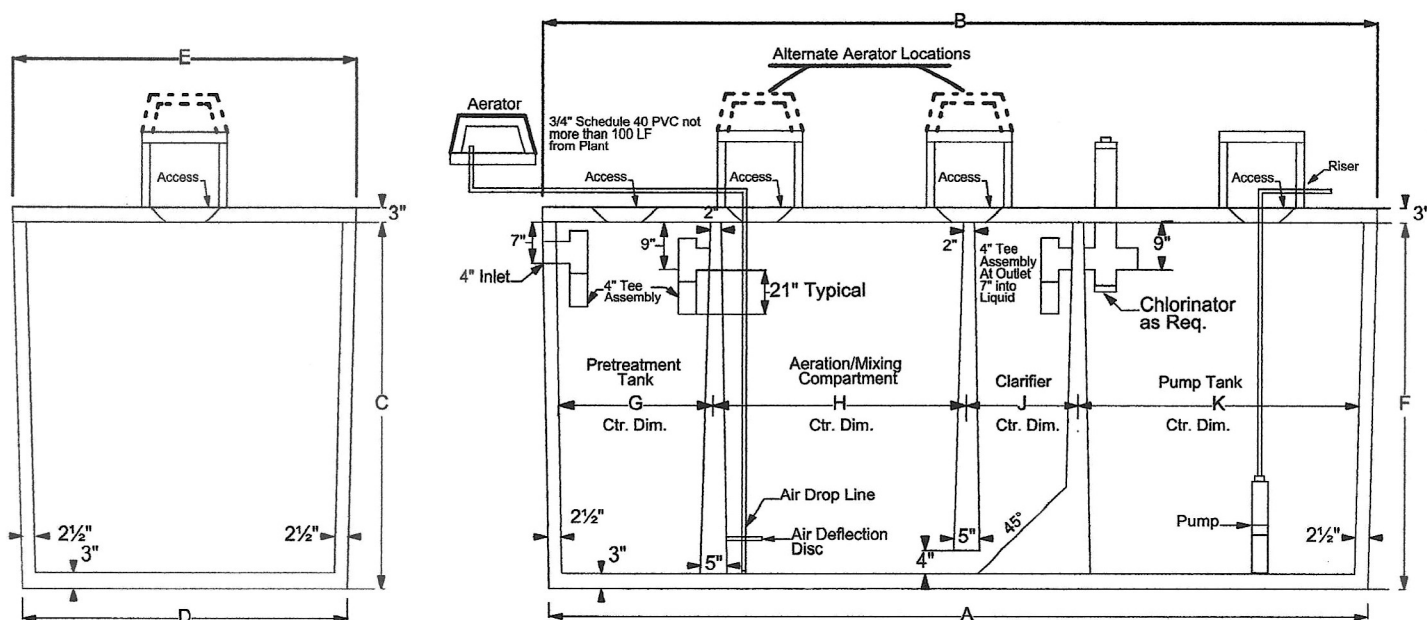
9121 Alpine Trail  
SAN ANTONIO, TEXAS 78250

TEL. 210-389-8228



**VOID**

**AquaAire Sewage Treatment System**  
**Models AA500-3575, AA500-4075, AA500-4050**  
**One Piece with Lid**



Schedule

Designation	Trtmt Capacity	Total Volume	Aeration Volume	Clarifier Volume	A	B	C	D	E	F	G	H	J	K	PreTank Volume	PumpTank Volume
AA500-3575	500GPD	748	560	188	162 1/2	165 1/2	64	60	63	64	29 1/2	47 1/2	20 1/2	61 1/2	350 GAL	750 GAL
AA500-4075	500GPD	748	560	188	167 1/2	170 1/2	64	60	63	64	34 1/2	47 1/2	20 1/2	61 1/2	400 GAL	750 GAL
AA500-4050	500GPD	748	560	188	148	151	64	60	63	64	34 1/2	47 1/2	20 1/2	42 1/2	400 GAL	500 GAL

Ecological Tanks, Inc.

03/2002





**VOID**

**TANK NOTES:**

Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

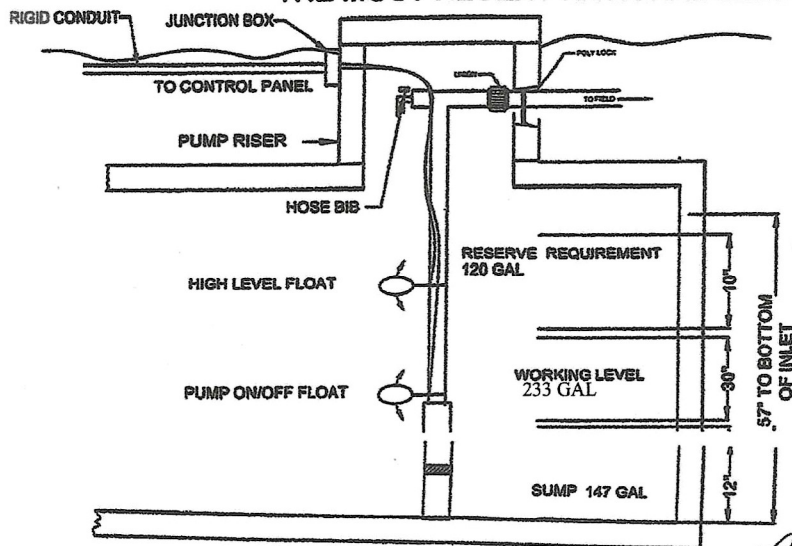
Tightlines to the tank shall be SCH-40 PVC.

A two way sanitary tee is required between residence and tank.

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

Tanks must be left uncovered and full of water for inspection by the permitting authority.

**ALL WIRING MUST BE IN COMPLIANCE WITH  
THE MOST RECENT NATIONAL ELECTRIC CODE**



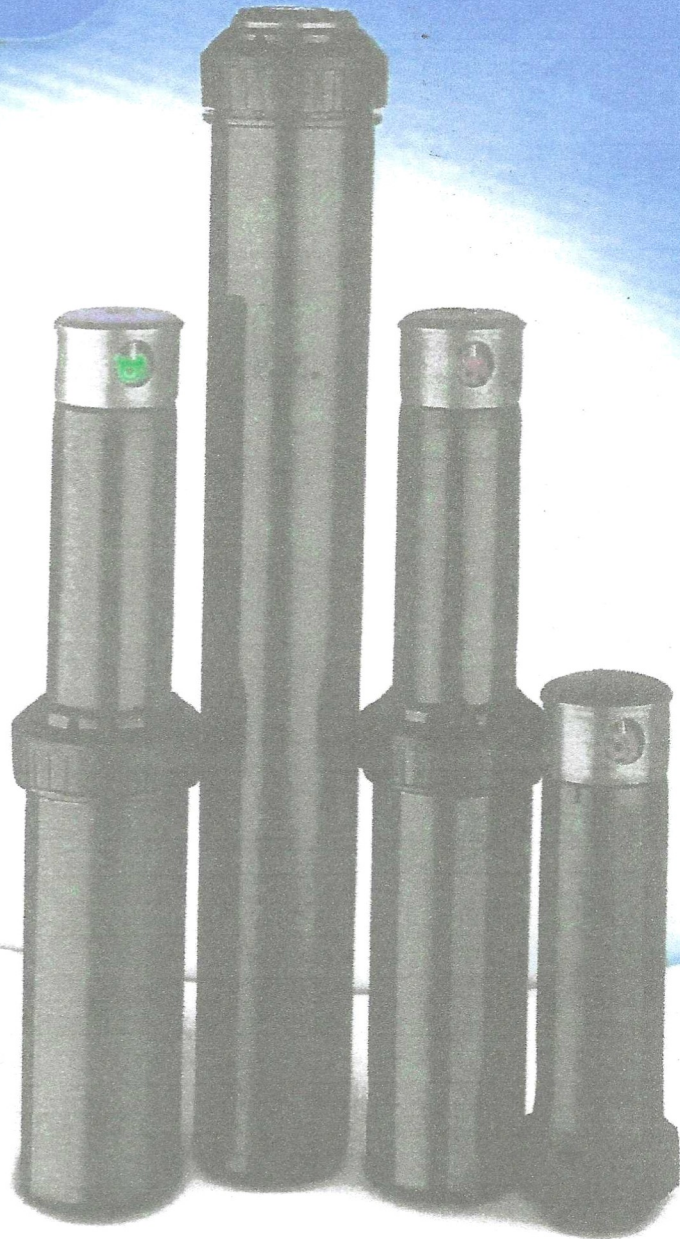
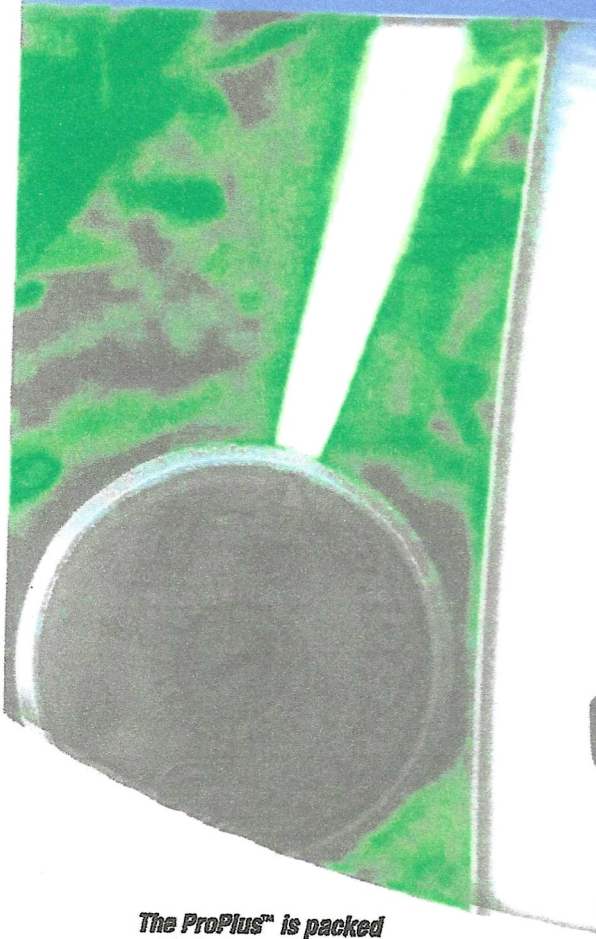
**TYPICAL PUMP TANK CONFIGURATION**  
**AQUA AIRE MODEL AA500-4075**



**VOID**

**PROPLUS**

Or Equivalent



*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.
- ▶ **6" Riser** – Perfect for grasses with thick thatch.
- ▶ **3/4" Inlet** – Replaces all standard rotors.
- ▶ **2M 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®**

**IRRIGATION SOLUTIONS  
WORLDWIDE™**



# VOID

## 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					METRIC				
NOZZLES	THRESHOLD PSI	ARC	FLOW GPM		NOZZLES	THRESHOLD PSI	ARC	FLOW GPM	
#0.5	30	28'	.5		#0.5	206	2.0	8.5	1.89 .11
	40	29'	.6			275	3.0	8.8	2.27 .14
	50	29'	.7			345	3.5	8.8	2.65 .16
	60	30'	.8			413	4.0	9.1	3.03 .19
#0.75	30	29'	.7		#0.75	206	2.0	8.8	2.66 .16
	40	30'	.8			275	3.0	9.1	3.03 .18
	50	31'	.9			345	3.5	9.4	3.41 .20
	60	32'	1.0			413	4.0	9.8	3.79 .23
#1	30	32'	1.3		#1	206	2.0	9.8	4.32 .30
	40	33'	1.5			275	3.0	10.1	5.68 .34
	50	34'	1.6			345	3.5	10.4	6.05 .36
	60	35'	1.8			413	4.0	10.7	6.81 .41
#2	30	37'	2.4		#2	206	2.0	11.3	9.08 .54
	40	40'	2.5			275	3.0	12.2	9.46 .56
	50	42'	3.0			345	3.5	12.8	11.35 .68
	60	43'	3.3			413	4.0	13.1	12.49 .75
#2.5 PRE-INSTALLED	30	38'	2.5		#2.5 PRE-INSTALLED	206	2.04	11.6	9.46 .57
	40	39'	2.8			275	2.72	11.9	10.60 .64
	50	40'	3.2			345	3.40	12.2	12.11 .73
	60	41'	3.5			413	4.08	12.5	13.25 .79
#3	30	38'	3.6		#3	206	2.0	11.6	13.63 .81
	40	39'	4.2			275	3.0	11.9	15.89 .95
	50	41'	4.6			345	3.5	12.5	17.41 1.04
	60	42'	5.0			413	4.0	12.8	18.92 1.13
#4	30	43'	4.4		#4	206	2.0	13.1	15.65 .93
	40	44'	5.1			275	3.0	13.4	19.30 1.15
	50	46'	5.8			345	3.5	14.0	21.19 1.27
	60	49'	5.9			413	4.0	14.9	22.33 1.33
#5	40	45'	5.9		#5	206	3.0	13.7	22.33 1.33
	50	46'	6.0			275	3.5	14.0	22.71 1.36
	60	48'	6.3			345	4.0	14.6	23.85 1.43
	70	49'	6.7			413	5.0	14.9	25.35 1.62
#6	40	42'	8.0		#6	206	3.0	12.8	30.28 1.81
	50	45'	8.5			275	3.5	13.7	32.12 1.92
	60	49'	9.5			345	4.0	14.8	35.95 2.15
	70	50'	10.0			413	5.0	15.3	37.85 2.27

### LOW ANGLE DATA

NOZZLES				METRIC			
	THRESHOLD PSI	ARC	FLOW GPM		THRESHOLD PSI	ARC	FLOW GPM
#1	30	22'	1.2	#1	207	2.04	6.71
	40	24'	1.7		275	2.72	7.32
	50	25'	1.8		344	3.40	7.92
	60	26'	2.0		413	4.08	8.53
#3	30	29'	3.0	#3	207	2.04	8.84
	40	32'	3.1		275	2.72	9.75
	50	35'	3.5		344	3.40	10.67
	60	37'	3.8		413	4.08	11.58
#4	30	31'	3.4	#4	207	2.04	9.45
	40	34'	3.9		275	2.72	10.36
	50	37'	4.4		344	3.40	11.26
	60	38'	4.7		413	4.08	11.58
#6	40	38'	6.5	#6	275	2.72	11.58
	50	40'	7.3		344	3.40	12.19
	60	42'	8.0		413	4.08	12.80
	70	44'	8.6		462	4.76	13.41

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

© K-Rain Manufacturing Corporation  
AN ISO 9001:2000 CERTIFIED COMPANY

L-10011



FILED FOR RECORD

1982 SEP 22 PM 3:47

216298  
WARRANTY DEEDIRENE S. NOLAN  
COUNTY CLERK COMAL COUNTYBY Charlene Nott

THE STATE OF TEXAS

COUNTY OF COMAL

} KNOW ALL MEN BY THESE PRESENTS: # 5.00

That CANNON INVESTMENT CORPORATION, a private Texas corporation acting by and through  
its duly authorized officers,of the County of Bexar and State of Texas for and in  
consideration of the sum of Ten and No/100-----(\$10.00)-----

DOLLARS

and other valuable consideration <sup>cash</sup> to the undersigned paid by the grantees herein named, the receipt of  
which is hereby acknowledged,

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

MARIO DE HOYOS and wife, RUTH DE HOYOS,  
1938 W. Woodlawn, San Antonio, Texas 78201

of the County of Bexar and State of Texas, all of

the following described real property in Comal County, Texas, to-wit:

Tract Thirty-nine (39), RIDGEVIEW OAKS-WEST, a subdivision situated within  
the County of Comal, State of Texas, according to map or plat recorded in  
Vol. 3, Pages 28-29, Plat Records of Comal County, Texas.TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and  
appurtenances thereto in anywise belonging, unto the said grantee a, their heirs and assigns  
forever; and it does hereby bind itself and its successors ~~hereby covenant and administration~~ to  
WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee a, theirheirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.  
This conveyance is made and accepted subject to any and all covenants, conditions, easements, res-  
trictions and reservations, if any, relating to the hereinabove described property, and to all  
zoning laws, regulations and ordinances, if any, but only to the extent that they are still in force  
and effect and shown of record in the hereinabove mentioned county, including those restrictions,  
reservations, and easements of record in Vol. 178, Pages 924-925, of the Deed Records of Comal  
County. Grantees, their heirs and assigns are hereby restricted from the placing of or allowing to  
be placed any pigs or pig pens upon the hereinabove described property of which said covenant and  
restriction is to run with the land and shall be binding on all parties and persons claiming under  
said Grantees. Grantees assume payment of all taxes which may be owing on the hereinabove described  
EXECUTED this 3rd day of August, A.D. 1982. property.

ATTEST

Aaron Mandell  
Secretary

CANNON INVESTMENT CORPORATION

BY: Aaron Mandell  
AARON MANDELL, President



Mailing address of each grantee:

VOL 334 PAGE 42

Name: MARIO DE HOYOS  
Address: 1938 W. Woodlawn  
San Antonio, Texas 78201

Name: RUTH DE HOYOS  
Address: 1938 W. Woodlawn  
San Antonio, Texas 78201

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF }

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public, State of Texas  
Notary's printed name: \_\_\_\_\_

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF }

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public, State of Texas  
Notary's printed name: \_\_\_\_\_

(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF BEXAR }

This instrument was acknowledged before me on the 17<sup>th</sup> day of August ~~September~~, 19 82  
by AARON MANDEL  
of CANNON INVESTMENT CORPORATION  
a private Texas corporation, on behalf of said corporation.

My commission expires: SMITH  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
COMMISSION EXPIRES 05-09-85

OLA Smith  
Notary Public, State of Texas  
Notary's printed name: \_\_\_\_\_

AFTER RECORDING RETURN TO:

Mr. Mario De Hoyos  
1938 W. Woodlawn  
San Antonio, Texas 78201

CCTC  
#9553  
\$ 5.00

216298

AM 331 PAGE 42



RECEIVED

By Kathy Griffin at 10:09 am, Feb 07, 2025



## COMAL COUNTY

ENGINEER'S OFFICE

## OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

--	--

Date Received

Initials

118365
--------

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.

Majid Howiatdost

Signature of Applicant

1-4-2025

Date

\_\_\_ COMPLETE APPLICATION

Check No. \_\_\_\_\_ Receipt No. \_\_\_\_\_

INCOMPLETE APPLICATION

\_\_\_ (Missing Items Circled, Application Refused)