

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
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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)				

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

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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: 118435
Issued This Date: 07/14/2025
This permit is hereby given to: Liberty Homes NW, LLC

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

34793 HIGH GATE RD
CITY OF BULVERDE, TX 78163

Subdivision: Belle Oaks Ranch
Unit: 5
Lot: 39
Block: 7
Acreage: 1.0700

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.



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date 02/04/2025

Permit Number 118435

1. APPLICANT / AGENT INFORMATION

Owner Name Liberty Homes NW, LLC
Mailing Address 27206 Bent Trail
City, State, Zip Boerne, Tx. 78015
Phone # 503-997-9816
Email danielatronca@yahoo.com

Agent Name John J. Haag, P.E.
Agent Address 15831 Secret Trails
City, State, Zip San Antonio, Tx. 78247
Phone # 210-705-4268
Email jhaagpe@gmail.com

2. LOCATION

Subdivision Name Belle Oaks Ranch Unit 5 Lot 39 Block 7
Survey Name / Abstract Number _____ Acreage 1.07
Address 34793 High Gate Road City Bulverde State Tx. Zip 78163

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 4 + office and Bonus room

Indicate Sq Ft of Living Area 4525

☐ 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: \$ 850000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Signature of Owner [Signature]

Date 2-21-25



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By John J. Haag, P.E.

System Description Proprietary aerobic treatment with surface spray disposal

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

Tank Size(s) (Gallons) NuWater B-800 (800 gpd) Absorption/Application Area (Sq Ft) 6563 min

Gallons Per Day (As Per TCEQ Table III) 420

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

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

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

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

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

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

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

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

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

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

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

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

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

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

If yes, indicate the city: Bulverde

By signing this application, I certify that:

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

John J. Haag, P.E.
Signature of Designer

02/26/2025

Date

11c



202506005267 02/25/2025 11:56:38 AM 1/1

THE COUNTY OF COMAL

STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

I

The Texas Health and Safety Code, Chapter 366 authorizes the TCEQ to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the TCEQ 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 TCEQ, 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 TCEQ 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 TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ 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):

Legal Description: Lot 39, Block 7, Belle Oaks Ranch, Phase V

This property is owned by: Liberty Homes NW, LLC

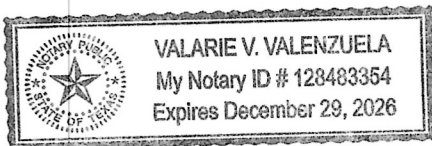
This OSSF must be covered by a continuous maintenance contract for the first two years. After the initial two-year service policy, the owner of an aerobic system for a single-family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

The owner will, upon any sale or transfer of the above-described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from Comal County.

WITNESS BY HAND(S) ON THIS 21 DAY OF February, 2025.

Daniel Dronca (Owner, Liberty Homes NW, LLC)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 21 DAY OF February, 2025.


Notary Public, State of Texas

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
02/25/2025 11:56:38 AM
MARY 1 Page(s)
202506005267



Bobbie Koepp

WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

Regulatory Authority Comal
Block Creek Aerobic Services, LLC
444 A Old Hwy #9
Comfort, TX 78013
Off. (830) 995-3189
Fax. (830) 995-4051

Permit/License Number _____
Customer Liberty Homes NW, LLC
Site Address 34793 High Gate Road
City Bulverde **Zip** 78163
Mailing Address 27206 Bent Trail, Boerne, Tx. 78015
County Comal **Map #** _____
Phone 503-997-9816
Email danielatronca@yahoo.com

I. General: This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between Liberty Homes NW, LLC (hereinafter referred to as "Customer") and Block Creek Aerobic Services, LLC. By this agreement, Block Creek Aerobic Services, LLC and its employees (hereinafter inclusively referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein.

II. Effective Date:

This Agreement commences on License to Construct and ends on _____ for a total of two (2) years (initial agreement) or one (1) year (thereafter). If this is an initial agreement (new installation), the Customer shall notify the Contractor within two (2) business days of the system's first use to establish the date of commencement. If no notification is received by Contractor within ninety (90) days after completion of installation or where county authority mandates, the date of commencement will be the date the "License to operate" (Notice of Approval) was issued by the permitting authority. This agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty.

III. Termination of Agreement:

This Agreement may be terminated by either party for any reason, including for example, substantial failure of either party to perform in accordance with the terms of this Agreement, without fault or liability of the terminating party. The terminating party must provide written notice to the non-terminating party thirty (30) days prior to the termination of this Agreement. If this Agreement is terminated, Contractor will be paid at the rate of \$75.00 per hour for any work performed and for which compensation has not been received. After the deduction of all outstanding charges, any remaining monies from prepayment for services will be refunded to customer within thirty (30) days of termination of this Agreement. Either party terminating this Agreement for any reason, including non-renewal, shall notify in writing the equipment manufacturer and the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination. Nonpayment of any kind shall be considered breach of contract and a termination of contract.

IV. Services:

Contractor will:

a. Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulation, for a total of three visits to site per year. The list of items checked at each visit shall be the: control panel, Electrical circuits, timer, Aeration including compressor and diffusers, CFM/PSI measured, lids safety pans, pump, compressor, sludge levels, and anything else required as per the manufacturer.

b. Provide a written record of visits to the site by means of an inspection tag attached to or contained in the control panel.

c. Repair or replace, if Contractor has the necessary materials at site, any component of the OSSF found to be failing or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and the service(s) cost less than \$100.00, Customer hereby authorizes Contractor to perform the service(s) and bill Customer for said service(s). When service costs are greater than \$100.00, or if contractor does not have the necessary supplies at the site, Contractor will notify Customer of the required service(s) and the associated cost(s). Customer must notify Contractor of arrangements to affect repair of system within in two (2) business days after said notification.

d. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only).

e. Forward copies of this Agreement and all reports to the regulatory agency and the Customer.

f. Visit site in response to Customer's request for unscheduled services within forty-eight (48) hours of the date of notification (weekends and holidays excluded) of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.

____ Not required; X required. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer.

VI. Electronic Monitoring:

Electronic Monitoring is not included in this Agreement.

VII. Performance of Agreement:

Commencement of performance by Contractor under this Agreement is contingent on the following conditions:

a. If this is an initial Agreement (new installation):

I. Contractor's receipt of a fully executed original copy or facsimile of this agreement and all documentation requested by Contractor.

If the above conditions are not met, Contractor is not obligated to perform any portion of this Agreement.

VIII. Customer's Responsibilities:

The customer is responsible for each and all of the following:

a. Provide all necessary yard or lawn maintenance and removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.

b. Protect equipment from physical damage including but not limited to that damage caused by insects.

c. Maintain a current license to operate, and abide by the conditions and limitations of that license, and all requirements for and OSSF from the State and/or local regulatory agency, whichever requirements are more stringent, as well as the proprietary system's manufacturer recommendations.

d. Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of, the OSSF.

e. Provide, upon request by Contractor, water usage records for the OSSF so that the Contractor can perform a proper evaluation of the performance of the OSSF.

f. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluating the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section IV (d) above, Customer agrees to pay Contractor for the sample collection and transportation, portal to portal, at a rate of \$35.00 per hour, plus the associated fees for laboratory testing.

g. Prevent the backwash or flushing of water treatment or conditioning equipment from entering the OSSF.

h. Prevent the condensation from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.

i. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.

j. Maintain site drainage to prevent adverse effects on the OSSF.

k. Pay promptly and fully, all Contractor's fees, bills, or invoices as described herein.

IX. Access by Contractor:

Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the Services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. Tanks and treatment units shall be accessible by means of man ways, or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and the proprietary system manufacturer. It is Customers responsibility to keep lids exposed and accessible at all times.

X. Limit of Liability:

Contractor shall not be held liable for any incidental, consequential, or special damages, or for economic loss due to expense, or for loss of profits or income, or loss of use to Customer, whether in contract tort or any other theory. In no event shall Contractor be liable in an amount exceeding the total Fee for Services amount paid by Customer under this Agreement.

XI. Indemnification:

Customer (whether one or more) shall and does hereby agree to indemnify, hold harmless and defend Contractor and each of its successors, assigns, heirs, legal representatives, devisees, employees, agents and/or counsel (collectively "Indemnitees") from and against any and all liabilities, claims, damages, losses, liens, causes of action, suits, fines, judgments and other expenses (including, but not limited to, attorneys' fees and expenses and costs of investigation), of any kind, nature or description, (hereinafter collectively referred to as "Liabilities") arising out of, caused by, or resulting, in whole or in part, from this Agreement.



Customer's Initials



RC

Contractor's Initials

THIS INDEMNIFICATION APPLIES EVEN IF SUCH LIABILITIES ARE CAUSED BY THE CONCURRENT OR CONTRIBUTORY NEGLIGENCE OR BY THE STRICT LIABILITY OF ANY INDEMNITEE.

Customer hereby waives its right of recourse as to any Indemnitee when Indemnification applies, and Customer shall require its insurer(s) to waive its/their right of subrogation to the extent such action is required to render such waiver of subrogation effective. Customer shall be subrogated to Indemnities with respect to all rights Indemnities may have against third parties with respect to matters as to which Customer provides indemnity and/or defense to Indemnities. No Indemnification is provided to Indemnities when the liability or loss results from (1) the sole responsibility of such Indemnitee; or, (2) the willful misconduct of such Indemnitee. Upon irrevocable acceptance of this Indemnification obligation, Customer, in its sole discretion, shall select and pay counsel to defend Indemnities of and from any action that is subject to this Indemnification provision. Indemnities hereby covenant not to compromise or settle any claim or cause of action for which Customer has provided Indemnification without the consent of Customer.

XII. Severability:

If any provision of the "Proposal and Contract" shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of the "Agreement" is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

XIII. Fee for Services:

The Fee for Services does not include any fees for equipment, material, labor necessary for non-warranty repairs, unscheduled inspections, or Customer requested visits to the site.

XIV. Payment:

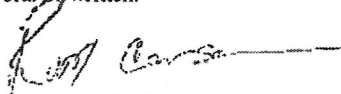
Full payment is due upon execution of this Agreement (Required of new Customer). For any other service(s) or repair(s) provided by Contractor the Customer shall pay the invoice(s) for said service(s) or repair(s) within thirty (30) days of the invoice date. The Contractor shall mail all invoices on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a \$29.00 late penalty and a 1.5% per month carrying charge, as well as any reasonable attorney's fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Contractor may terminate contract at any time for nonpayment for services. Any check returned to Contractor for any reason will be assessed a \$30.00 return check fee.

XV. Application or Transfer of payment:

The fees paid for this agreement may be transferred to subsequent property owner(s); however, this Agreement is not transferable. Customer shall advise the subsequent property owner(s) of the State requirement that they sign a replacement agreement authorizing Contractor to perform the herein described Services, and accepting Customer's Responsibilities. This replacement Agreement must be signed and received in Contractor's offices within ten (10) business days of date of transfer of property ownership. Contractor will apply all funds received from Customer first to any past due obligation arising from this Agreement including late fees or penalties, return check fees, and/or charges for services or repairs not paid within thirty (30) days of invoice date. Any remaining monies shall be applied to the funding of the replacement Agreement. The consumption of funds in this manner may cause a reduction in the termination date of effective coverage per this Agreement. See Section IV.

XVI. Entire Agreement:

This agreement contains the entire Agreement of the parties, and there are no other conditions in any other agreement, oral or written.



Rudy Carson

Block Creek Aerobic Services, LLC,
Contractor
MP# 0002036



Customer Signature

2-21-25
Date



Customer's Initials

© 11/1/2011
copyright
all rights reserved

RC

Contractor's Initials



HAAG ENGINEERING CONSULTANTS

15831 Secret Trails • San Antonio, Texas 78247 • Tel: (210) 705-4268 • Email: jhaagpe@gmail.com

February 4, 2025

Ms. Brenda Ritzen
Comal County Office of Environmental Health
195 David Jonas Drive
New Braunfels, Texas 78132-3760

RE: Lot 39, Block 7, Belle Oaks Ranch, Phase V
Bulverde, Texas 78163

Dear Brenda:

The referenced property is located within the Edwards Aquifer Contributing Zone. This On-Site Sewage Facility (OSSF) design will comply with the requirements in the Contributing Zone Plan (CZP).

Temporary erosion and sedimentation controls shall be utilized by the installer as necessary prior to construction. The OSSF installer shall follow all applicable provisions stated in the approved CZP for this location.

Designed in accordance with TCEQ Chapter 285. (effective March 2013).

Sincerely,



02/04/2025

Haag Engineering Consultants, LLC
Firm No.: F-5789

ON-SITE SEWAGE FACILITY (OSSF) SITE EVALUATION FORM

1. OWNER INFORMATION

Property Owner's Full Legal Name: Liberty Homes NW, LLC

2. PROPERTY INFORMATION

City: Bulverde | Zip Code: 78163

Legal Description:

Lot: 39 | Block: 7 | Subdivision: Belle Oaks Ranch | Section: | Phase: V

If not located in subdivision: Survey:

Abstract:

Recorded (Vol/Pg):

3. SITE EVALUATION INFORMATION:

Name of Site Evaluator: John J. Haag

PE #: 90158

Date Performed: 02/25/2025

Proposed Excavation Depth: Surface

4. REQUIREMENTS:

- At least two soil evaluations must be performed on the site at opposite ends of the proposed disposal area. Locations of soil evaluations must be shown on the application site drawing or designer's site drawing.
- For subsurface disposal, soil evaluations must be performed to a depth of at least 2 feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Soil Profile Hole Number: 1

Depth (ft.)	Textural Class	Gravel Analysis	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0	III	<30%	No	Yes	Type III to 16" then auger refusal
1					
2					
3					
4					
5					

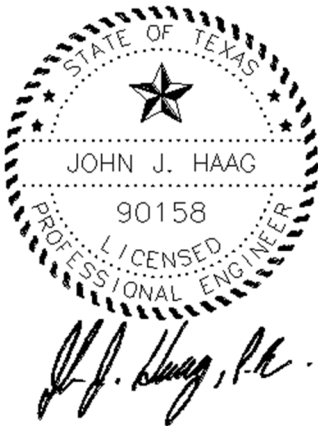
ON-SITE SEWAGE FACILITY (OSSF) SITE EVALUATION FORM

Soil Profile Hole Number: 2					
Depth (ft.)	Textural Class	Gravel Analysis	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0	III	<30%	No	Yes	Type III to 19" then auger refusal
1					
2					
3					
4					
5					

5. FEATURES OF SITE AREA:

Presence of 100 year flood zone:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Presence of adjacent ponds, streams or water impoundments	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Existing or proposed water well in nearby area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Organized sewage available to lot or tract	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recharge features within 150 feet	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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



02/25/2025

Haag Engineering Consultants, LLC
Firm: F-5789

REVISED

2:54 pm, Jul 22, 2025

Surface Disposal Residential

Aerobic With Surface Disposal

by Felix I. Bernal, P.E. (c) 2002 - 2013

SITE EVALUATION PERFORMED ON:

4-Feb-25

by

John J. Haag, P.E.



Date: 07/22/25

APPLICANT: Liberty Homes NW, LLC

MAILING ADDRESS:

CITY, ST, ZIP

CONTRACTOR

SITE ADDRESS:

CITY, ST, ZIP Bulverde, Tx. 78163

LEGAL DESCRIPTION: Lot 39, Block 7, Belle Oaks Ranch, Phase 5

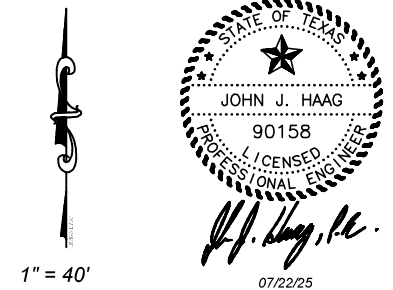
WATER SOURCE: Public

SOIL TYPE	3	AT SLOPE OF <15%	BEDROOMS	6	Sq. Ft.	4525	
			Normally Required	525	GPD	525 GPD	
WATER SAVING DEVICES?	Y						
APPLICATION RATE =	0.064	GALLONS PER SQ. FT. PER DAY					
USAGE FLOW =	420	GALLONS PER DAY WHICH IS	80%	OF	525	GPD	
SEPTIC TANK VOLUME =	1,250	GALLONS TWO COMPARTMENT TANK REQUIRED					
RESERVE CAPACITY =	140	(8 HOURS USAGE AFTER HIGH LEVEL ALARM)					
AREA REQUIRED =	6,563	SQ. FT. OF ABSORPTION AREA		OR	0.15	ACRES	
WITHOUT WATER SAVING DEVICES	8,203	SQ. FT. OF ABSORPTION AREA		OR	0.19	ACRES	
Use a	800	GPD Treatment Plant Model	NuWater	by	B-800		
Nozzle #	PSI	(K-Rain ProPlus Low Angle Sprinkler Nozzle)					
4	40	PSI WITH A	34	FOOT RADIUS AND	3.9		
GPM/ SPRINKLER WITH A TOTAL OF 7.8 GPM FOR THE SYSTEM							
AREA COVERED BY PROPOSED SPRINKLER HEADS							
LINEAR FEET OF DISTRIBUTION =	181.0 FT. OF	1	INCH SCH-40 PURPLE PIPE	150	C (HAZEN-WILLIAMS)		
SPACE BETWEEN SPRINKLER HEADS =	Varies		FT				
		3	SPRINKLERS	FOR A DOSE TIME OF 54 MINUTES			
WITH ANGLE OF DISTRIBUTION =	360		AREA PER SPRINKLER =	3,632	sf		
OF ABSORPTION AREA							
SPRINKLERS	LENGTH OF PIPE	Dist. Angle	Flow GPM	Q GPM	Hf ft of head	Area	
3	56 FT	180	1.95	7.800	2.43	1816.0	
2	73 FT	360	3.9	5.850	1.86	3632.0	
1	52 FT	180	1.95	1.950	0.17	1816.0	
0			0	0.000	0.00	0.0	
0			0	0.000	0.00	0.0	
0			0	0.000	0.00	0.0	
0			0	0.000	0.00	0.0	
0			0	0.000	0.00	0.0	
0			0	0.000	0.00	0.0	
0			0	0.000	0.00	0.0	
0			0	0.000	0.00	0.0	
SUM=	181	feet of pipe	7.800		4.46	ft of head	7264.0 sf
			fittings factor	1.20			6859 sf
					5.35	ft of head	
			Hf for Dist Line	7.8505215	ft of head		
			40.00 psi divided by 0.4335 =	92.27	ft of head		
			elevation difference	3.00	ft of head		
			head required for sprinkling	108.48	ft of head		
			pressure required for sprinkling	47.02	psi		

(Note: 0.4335= 62.424/144 for water at 39.2°F)

2:56 pm, Jul 22, 2025

1. NO VEHICULAR TRAFFIC IS ALLOWED ON ANY PORTION OF THE DISPOSAL SYSTEM, UNLESS THE DESIGN SPECIFIES OTHERWISE.
2. PIPE ALIGNMENT TO THE DISPOSAL BEDS MAY BE ALTERED AS REQUIRED BY ANY CHANGES FROM THE PLANS MUST BE APPROVED BY THE ENGINEER AND THE APPROPRIATE GOVERNMENT AGENCY(IES).
3. CONTRACTOR SHALL PROTECT TREES WHICH ARE NOT IN THE EXCAVATED CONSTRUCTION AREAS. CONTRACTOR SHALL MINIMIZE ROOT DAMAGE AND ROOT REMOVAL SHALL BE LIMITED TO THE NECESSARY.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING A MINIMUM OF 1/4" PER FOOT OF FALL FROM THE BUILDING TO THE SEPTIC TANK.
5. NO AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED OVER THE DISPOSAL AREAS. SPRINKLING OF THE DISPOSAL AREAS SHALL BE DONE BY HAND AND ONLY WHEN REQUIRED TO MAINTAIN GRASS COVER.
6. ALL CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS OF THE APPROPRIATE AUTHORITY - TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND ANY APPLICABLE LOCAL BUILDING AND ZONING ORDINANCES.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THE CONSTRUCTION OF THIS SYSTEM.
8. CONTRACTOR SHALL APPLY A PERMANENT VEGETATIVE COVER MAY RESULT IN GRASSES TO TAKE ADVANTAGE OF TRANSPIRATION, IF GRASSES ARE USED WHICH HAVE DORMANT PERIODS, STEPS SHOULD BE TAKEN TO PROVIDE SOME TYPE OF VEGETATION ON THE BEDS DURING THESE PERIODS.
- 8.1. RECOMMENDED COVERAGE:
 - 8.1.1. BERMUDA 1.5 LB/1000 S.F.
 - 8.1.2. RYE 1.0 LB/1000 S.F.
 - 8.1.3. OR ST. AUGUSTINE
9. SPRAY APPLICATION AREAS MUST BE MOVED AT REGULAR INTERVALS. FAILURE TO APPLY SUFFICIENT VEGETATIVE COVER MAY RESULT IN SYSTEM FAILURE AND SHALL BE THE RESPONSIBILITY OF THE OWNER.
10. ALL PIPES SHALL BE SCHEDULE 40 PVC OR APPROVED EQUAL, UNLESS NOTED OTHERWISE. ALL JOINTS SHALL BE CLEANED WITH THE APPROPRIATE SOLVENT AND GLUED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATION.
11. ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10 FEET FROM ANY DISPOSAL SYSTEM OR SEWERAGE PIPE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF WATER LINES LESS THAN 10 FEET FROM THE DISPOSAL AREA.
12. HIGH WATER ALARM SHALL BE LOCATED IN A NOTICEABLE LOCATION. THE ALARM SHALL BE A VISUAL AND AUDIBLE ALARM AND WIRED ON A SEPARATE CIRCUIT FROM THE PUMPS. ALL EXTERIOR CONTROLS AND CONNECTIONS SHALL BE ENCLOSED IN A WEATHER-RESISTANT HOUSING.
13. ALL EXISTING CONSTRUCTION SHALL COMPLY WITH ALL LOCAL ELECTRICAL AND BUILDING CODES.
13. NO EXCAVATION IS PERMITTED NEAR THE DISPOSAL AREAS THAT WILL RESULT IN THE NONCOMPLIANCE OF APPLICABLE SETBACKS STATED IN THE PLANS AND REGULATIONS OF THE APPROPRIATE AUTHORITY.
14. ONLY GOOD QUALITY SANDY LOAM SHALL BE APPLIED OVER THE DISPOSAL AREAS. CLAY LOAM IS UNACCEPTABLE AND WILL CAUSE SYSTEM FAILURE. SANDY LOAM SHALL BE DEFINED AS SHOWN IN TABLE VI (USDA SOIL CLASSIFICATION) AND SHALL BE USED TO THE DEPTH OF THE TANKS. THE INSTALLER IS RESPONSIBLE FOR VERIFYING THE QUALITY OF EACH LOAD OF LOAM PLACED ON THE SYSTEM.
15. STORM WATER (RAINFALL RUNOFF) SHOULD NOT BE ALLOWED TO FLOW OVER THE DISPOSAL FIELDS OR THE TANKS. DIVERSION BERMS, SWALES AND DRAINAGE DITCHES SHOULD BE INSTALLED AS NECESSARY TO PREVENT SUCH RUNOFF.
16. THE CONTRACTOR IS RESPONSIBLE FOR STAKING AND VERIFYING THE GRADES PRIOR TO EXCAVATION. ANY DISCREPANCIES OF MORE THAN 6 INCHES SHALL BE REPORTED TO THE ENGINEER PRIOR TO EXCAVATION. THE CONTRACTOR SHALL NOT DEVIATE FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE APPROPRIATE AUTHORITY AND THE ENGINEER.
17. CONTRACTOR SHALL REPORT TO THE ENGINEER ANY ELEVATION DISCREPANCIES GREATER THAN 2 FEET BETWEEN THE HIGHEST AND LOWEST ELEVATIONS OF ANY FIELD. THE CONTRACTOR SHOULD BE CHECKED PRIOR TO INSTALLING THE LATERALS AND MANIFOLD.
18. THIS DISPOSAL SYSTEM HAS BEEN DESIGNED TO OPERATE PROPERLY AT SPECIFICATIONS NOTED IN THESE PLANS. ALTERATIONS TO THE SYSTEM WHICH MAY BE REQUIRED FOR THE PREVENTION OF POTENTIAL DAMAGE TO BUILDING AND/OR WATER USAGE, MAY CAUSE PERMANENT FAILURE AND SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLUMBING AND PIPING IS CONNECTED TO THE INTENDED SEPTIC TANKS. LOW FLOW TOILETS (1.6 GAL), SHOWERHEADS AND FAUCETS SHALL BE USED IN THE STRUCTURES.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR JOBSITE SAFETY AND PROTECTION OF THE PUBLIC FROM INJURY DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION OF PERSONAL INJURY TO ANYONE ON OR NEAR THE DISPOSAL SYSTEM.
21. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL TANKS HAVE ADEQUATE STRENGTH AND INTEGRITY TO PERFORM SATISFACTORILY.
22. THE WASTEWATER FLOW TO THE SEPTIC SYSTEM SHALL NOT EXCEED THE DESIGN FLOW SHOWN ON THIS PLAN.



ADD'L. NOTES:

1. SPRINKLER OPERATION SHALL BE TIMED TO DOSE BETWEEN MIDNIGHT AND 5:00 a.m.
2. DESIGN DAILY WASTEWATER FLOW = 420 GPD (WATER SAVING DEVICES WERE ASSUMED FOR SEPTIC SYSTEM DESIGN).
3. TOPOGRAPHIC DATA SOURCE: FEMA 2011 DATA.
4. PROPERTY LINE BEARINGS AND DISTANCES SOURCE: SURVEY

DRAWN BY:	JJH
CHECKED BY:	JJH
DATE:	07/22/25
JOB NO.:	LUXLIVING25001

HAAG ENGINEERING CONSULTANTS

15831 SECRET TRAILS **TEL: (210) 705-4268**
SAN ANTONIO, TEXAS 78247
FIRM: F-5789
© COPYRIGHT 2025 HAAG ENGINEERING CONSULTANTS, LLC; ALL RIGHTS RESERVED

Assembly Details

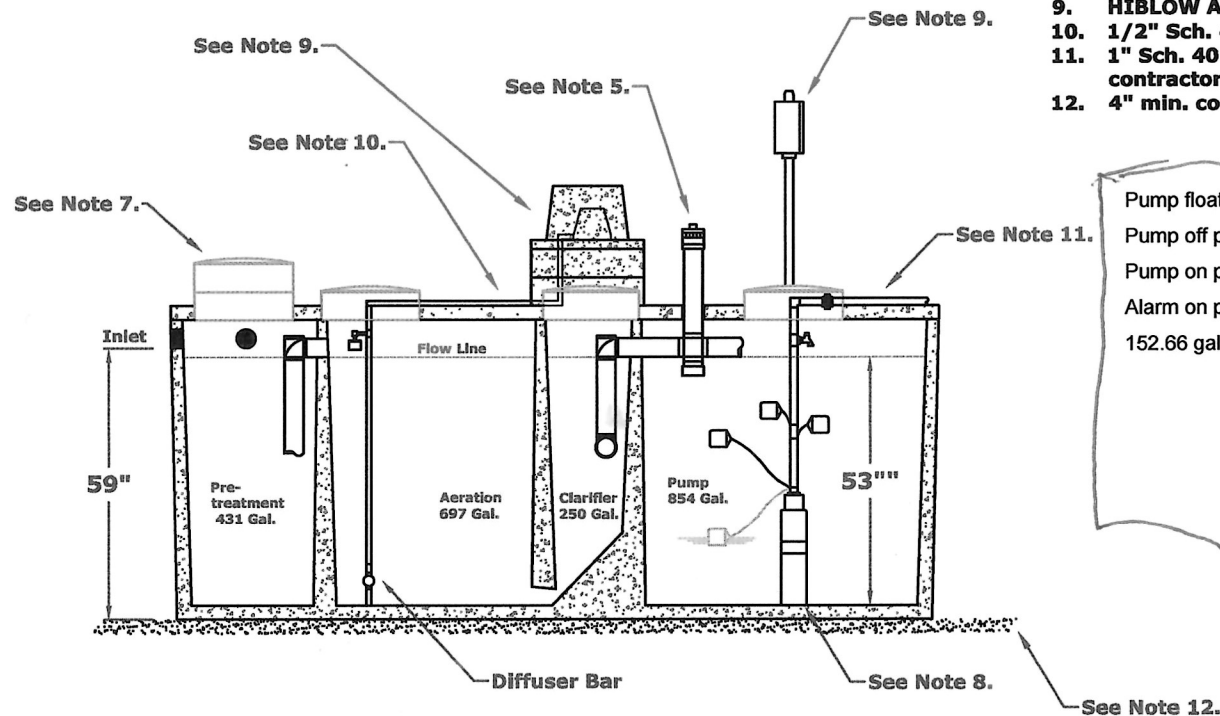
OSSF

DIMENSIONS:

Outside Height: 67"
Outside Width: 75"
Outside Length: 164.5"

MINIMUM EXCAVATION DIMENSIONS:

Width: 87"
Length: 177"



GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 16,700 lbs.
4. Treatment capacity is 800 GPD. Pump compartment set-up for a 420 GPD Flow Rate (5 bedroom, < 4,501 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 2.60 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-800 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec) timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. HIBLOW Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
12. 4" min. compacted sand or gravel pad by Contractor

Pump float settings for 420 gpd design flow and 140 gal reserve:
Pump off position: 12 inches above tank bottom (186.01 gal)
Pump on position: 38 inches above tank bottom (605.85 gal)
Alarm on position: 44 inches above tank bottom (706.04 gal)
152.66 gal reserve capacity at 53 inches above tank bottom



NuWater B-800
Aerobic Treatment Plant (Assembled)

Model: B-800

March, 2010
By: A.S.

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B800-2

Advantage
Wastewater Solutions LLC

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

C1 SERIES

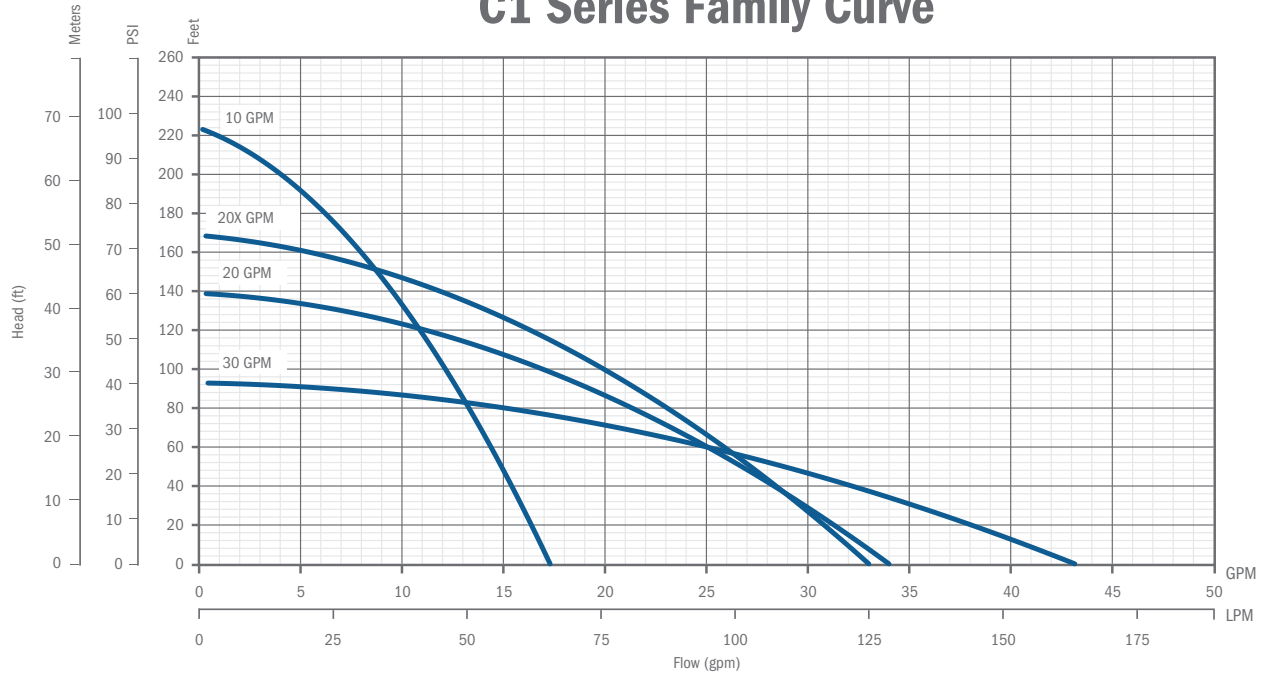
CISTERN PUMPS

Designed for use in gray water / filtered effluent service applications, the C1 Series cistern pump provides high performance and long life in less than ideal water conditions. The C1 Series pump is able to pass solids up to 1/8" without having a negative effect on the internal hydraulic components.

The pump's unique bottom suction design allows for maximum fluid drawdown without compromising durability or overall life, and it does not require the use of a flow induction sleeve. Intended specifically for use in a cistern or tank, C1 Series pumps are suitable for use in agricultural, residential, and commercial installations.



C1 Series Family Curve



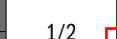
FEATURES

- Supplied with a removable 5" base for secure and reliable mounting
- Bottom suction design
- Robust thermoplastic discharge head design resists breakage during installation and operation
- Single shell housing design provides a compact unit while ensuring cool and quiet operation
- Hydraulic components molded from high quality engineered thermoplastics
- Optimized hydraulic design allows for increased performance and decreased power usage
- All metal components are made of high grade stainless steel for corrosion resistance
- Available with a high quality 115 V or 230 V, 1/2 hp motor
- Fluid flows of 10, 20, and 30 gpm, with a max shut-off pressure of over 100 psi
- Heavy duty 600 V 10 foot SJ00W jacketed lead

APPLICATIONS

- Gray water pumping
- Filtered effluent service water pumping
- Water reclamation projects such as pumping from rain catchment basins
- Aeration and other foundation or pond applications
- Agriculture and livestock water pumping

ORDERING INFORMATION

C1 Series Pumps							
GPM	HP	Volts	Stage	Model No.	Order No.	Length (in)	Weight (lbs)
10	 1/2	115	7	10C1-05P4-2W115	90301005	26	17
		230	7	10C1-05P4-2W230	90301010	26	17
20		115	5	20C1-05P4-2W115	90302005	25	16
		230	5	20C1-05P4-2W230	90302010	25	16
20X		115	6	20XC1-05P4-2W115	90302015	26	17
		230	6	20XC1-05P4-2W230	90302020	26	17
30		115	4	30C1-05P4-2W115	90303005	25	16
		230	4	30C1-05P4-2W230	90303010	25	16

Note: All units have 10 foot long SJ00W leads.

RECEIVED

By Brenda Ritzen at 9:42 am, Jul 14, 2025

PERMIT

PERMIT #: 2025-90

PROJECT ADDRESS: 34793 High Gate Road NSFR

DESIGNATION: Residential

OWNER NAME: Daniel Dronca

PERMIT TYPE: New Single Family
(Residential)



ISSUED TO (CONTRACTOR): RiverCity Rebuild LLC dba Fulstone Homes - Maximiliano Fulgueira
Hugo
10911 FlyingFury Dr (210) 238-3119
max@fulstonehomes.com

Issued Date: July 08, 2025

Expiration Date: January 04, 2026

STIPULATIONS IF ANY:

THIS PERMIT MUST BE POSTED IN A CONSPICUOUS PLACE ON CONSTRUCTION SITE

From: [Ritzen,Brenda](#)
To: jhaagpe@gmail.com; [Olvera,Brandon](#)
Cc: ["Living LUX"](#)
Subject: RE: 118435 revision
Date: Tuesday, July 22, 2025 2:57:00 PM
Attachments: [image001.png](#)

John,

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

From: jhaagpe@gmail.com <jhaagpe@gmail.com>
Sent: Tuesday, July 22, 2025 10:52 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>; Olvera,Brandon <Olverb@co.comal.tx.us>
Cc: 'Living LUX' <luxliving.bb@gmail.com>
Subject: 118435 revision

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

Hi Brenda and Brandon:

Please see revised plan and calculations attached. The tank moved.

Thanks,

John J. Haag, P.E.
Haag Engineering Consultants, LLC (Firm No.: F-5789)
15831 Secret Trails
San Antonio, Texas 78247
Tel: 210-705-4268

REVISED

9:17 am, May 29, 2025

Surface Disposal Residential

Aerobic With Surface Disposal

by Felix I. Bernal, P.E. (c) 2002 - 2013

SITE EVALUATION PERFORMED ON:

4-Feb-25

by

John J. Haag, P.E.



Date: 05/29/25

APPLICANT: Liberty Homes NW, LLC

MAILING ADDRESS:

CITY, ST, ZIP

CONTRACTOR

SITE ADDRESS:

CITY, ST, ZIP Bulverde, Tx. 78163

LEGAL DESCRIPTION: Lot 39, Block 7, Belle Oaks Ranch, Phase 5

WATER SOURCE: Public

VOID

SOIL TYPE 3 AT SLOPE OF <15% BEDROOMS 6 Sq. Ft. 4525
Normally Required 525 GPD 525 GPD

WATER SAVING DEVICES? Y

APPLICATION RATE = 0.064 GALLONS PER SQ. FT. PER DAY

USAGE FLOW = 420 GALLONS PER DAY WHICH IS 80% OF 525 GPD

SEPTIC TANK VOLUME = 1,250 GALLONS TWO COMPARTMENT TANK REQUIRED

RESERVE CAPACITY = 140 (8 HOURS USAGE AFTER HIGH LEVEL ALARM)

AREA REQUIRED = 6,563 SQ. FT. OF ABSORPTION AREA OR 0.15 ACRES

WITHOUT WATER SAVING DEVICES 8,203 SQ. FT. OF ABSORPTION AREA OR 0.19 ACRES

Use a 800 GPD Treatment Plant Model NuWater by B-800

Nozzle # PSI (K-Rain ProPlus Low Angle Sprinkler Nozzle)

4 40 PSI WITH A 34 FOOT RADIUS AND 3.9

GPM/ SPRINKLER WITH A TOTAL OF 7.8 GPM FOR THE SYSTEM

AREA COVERED BY PROPOSED SPRINKLER HEADS

LINEAR FEET OF DISTRIBUTION = 164.0 FT. OF 1 INCH SCH-40 PURPLE PIPE 150 C (HAZEN-WILLIAMS)

SPACE BETWEEN SPRINKLER HEADS = Varies FT

3 SPRINKLERS FOR A DOSE TIME OF 54 MINUTES

WITH ANGLE OF DISTRIBUTION = 360 AREA PER SPRINKLER = 3,632 sf

OF ABSORPTION AREA

SPRINKLERS	LENGTH OF PIPE	Dist. Angle	Flow GPM	Q GPM	Hf ft of head	Area
3	39 FT	360	3.9	7.800	1.69	3632.0
2	52 FT	180	1.95	3.900	0.63	1816.0
1	73 FT	180	1.95	1.950	0.24	1816.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0

SUM= 164 feet of pipe

7.800 2.56 ft of head 7264.0 sf Provided

fittings factor 1.20 6859 sf Actual

3.07 ft of head

Hf for Dist Line 7.1131797 ft of head

(Note: 0.4335= 62.424/144 for water at 39.2°F)

40.00 psi divided by 0.4335 = 92.27 ft of head

elevation difference 3.00 ft of head

head required for sprinkling 105.46 ft of head

pressure required for sprinkling 45.72 psi

GENERAL NOTES:

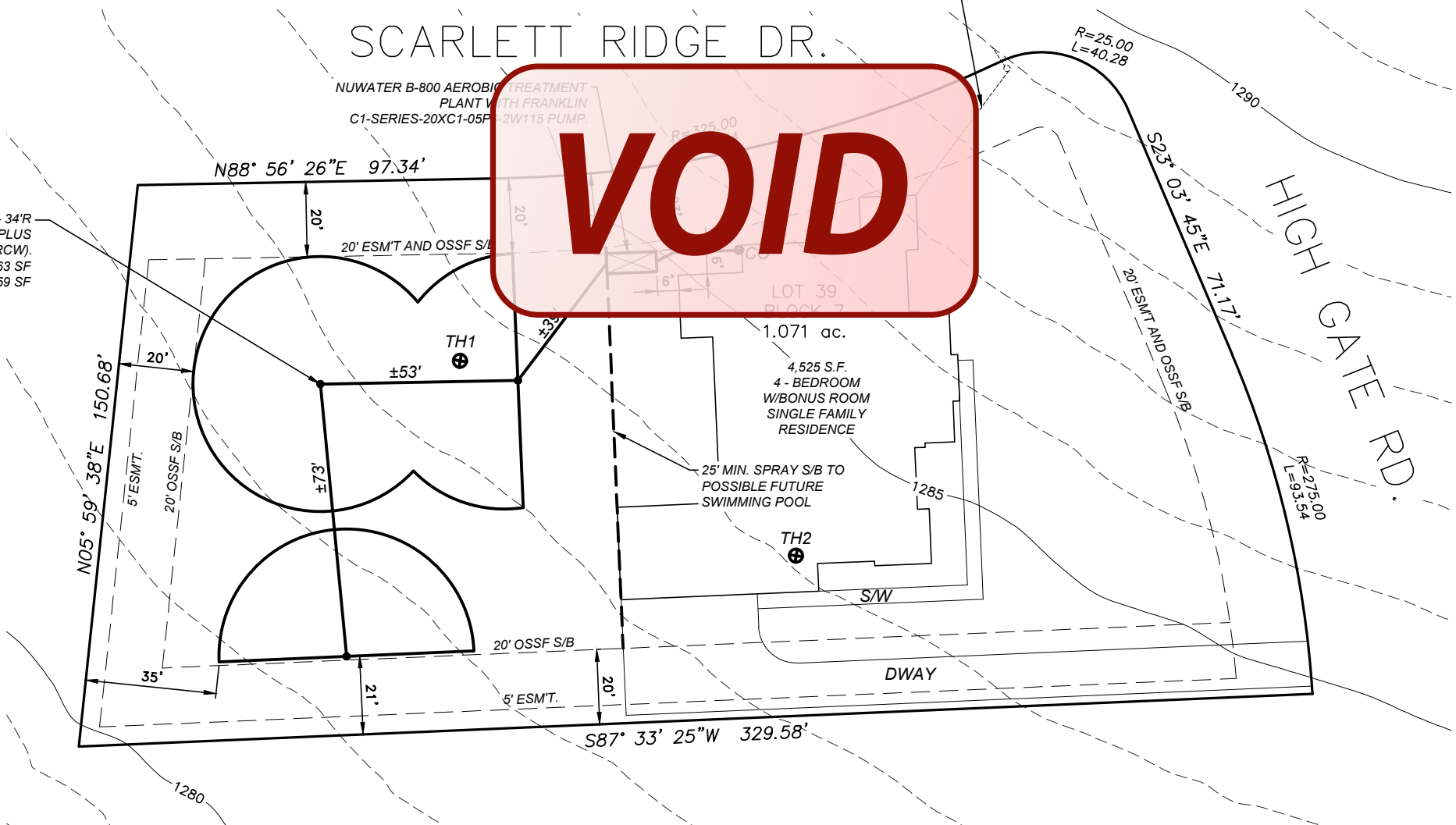
- NO VEHICULAR TRAFFIC IS ALLOWED ON ANY PORTION OF THE DISPOSAL SYSTEM, UNLESS THE DESIGN SPECIFIES OTHERWISE.
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- CONTRACTOR SHALL PROTECT TREES WHICH ARE NOT IN THE EXCAVATED CONSTRUCTION AREAS. CONTRACTOR SHALL MINIMIZE ROOT DAMAGE AND REASONABLY ADHERE TO THE DESIGN.
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- ALL CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS OF THE APPROPRIATE AUTHORITY - TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND ANY APPLICABLE LOCAL BUILDING AND SAFETY CODES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THE CONSTRUCTION OF THIS SYSTEM.
- SPRAY APPLICATION AREAS SHALL BE COVERED WITH PERENNIAL GRASSES TO TAKE ADVANTAGE OF TRANSPIRATION. IF GRASSES ARE USED WHICH HAVE DORMANT PERIODS, STEPS SHOULD BE TAKEN TO PROVIDE SOME TYPE OF VEGETATION ON THE BEDS DURING THESE PERIODS.
- RECOMMENDED COVERAGE:
 - BERMUDA: 1 LB/1000 S.F.
 - RYE: 10 LB/1000 S.F.
 - OR ST. AUGUSTINE SOD.
- SPRAY APPLICATION AREAS MUST BE MOWED AT REGULAR INTERVALS. FAILURE TO PROPERLY MAINTAIN VEGETATIVE COVER MAY RESULT IN SYSTEM FAILURE AND SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL PIPES SHALL BE SCHEDULE 40 PVC OR APPROVED EQUAL, UNLESS NOTED OTHERWISE. ALL JOINTS SHALL BE CLEANED WITH THE APPROPRIATE SOLVENT AND GLUED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
- ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10 FEET FROM ANY DISPOSAL SYSTEM OR SEWERAGE PIPE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF WATER LINES LESS THAN 10 FEET FROM THE DISPOSAL AREA.
- HIGH WATER ALARM SHALL BE LOCATED IN A NOTICEABLE LOCATION. THE ALARM SHALL BE A VISUAL AND AUDIBLE ALARM AND WIRED ON A SEPARATE CIRCUIT FROM THE PUMPS. ALL EXTERIOR CONTROLS AND CONNECTIONS SHALL BE ENCLOSED IN A WEATHER-PROOF HOUSING. ELECTRICAL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL ELECTRICAL AND BUILDING CODES.
- NO EXCAVATION IS PERMITTED NEAR THE DISPOSAL AREAS THAT WILL RESULT IN THE NONCOMPLIANCE OF APPLICABLE SETBACKS STATED IN THE RULES AND REGULATIONS OF THE APPROPRIATE AUTHORITY.
- ONLY GOOD QUALITY SANDY LOAM SHALL BE APPLIED OVER THE DISPOSAL AREAS. CLAY LOAM IS UNACCEPTABLE AND WILL CAUSE SYSTEM FAILURE. SANDY LOAM SHALL BE DEFINED AS SHOWN IN TABLE VI (USDA SOIL TEXTURAL CLASSIFICATIONS) OF THE RULES AND REGULATIONS OF THE TCEQ. THE INSTALLER IS RESPONSIBLE FOR VERIFYING THE QUALITY OF EACH LOAD OF LOAM PLACED ON THE SYSTEM.
- STORM WATER (RAINFALL RUNOFF) SHOULD NOT BE ALLOWED TO FLOW OVER THE DISPOSAL FIELDS OR THE TANKS. DIVERSION BERMS, SWALES AND/OR RAIN GUTTERS SHOULD BE INSTALLED AS NECESSARY TO PREVENT SUCH RUNOFF.
- THE CONTRACTOR IS RESPONSIBLE FOR STAKING AND VERIFYING THE GRADES PRIOR TO EXCAVATION. ANY DISCREPANCIES OF MORE THAN 6 INCHES SHALL BE REPORTED TO THE ENGINEER PRIOR TO EXCAVATION. THE CONTRACTOR SHALL NOT DEVIATE FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE APPROPRIATE AUTHORITY AND THE ENGINEER.
- CONTRACTOR SHALL REPORT TO THE ENGINEER ANY ELEVATION DIFFERENCES GREATER THAN 4 FEET BETWEEN THE HIGHEST AND LOWEST TRENCH IN THE FIELD. THIS SHOULD BE CHECKED PRIOR TO INSTALLING THE LATERALS AND MANIFOLD.
- THIS DISPOSAL SYSTEM HAS BEEN DESIGNED TO OPERATE PROPERLY AT SPECIFICATIONS NOTED IN THESE PLANS. ALTERATIONS TO THE SYSTEM BY THE OWNER, INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRAINAGE, BUILDING AND/OR WATER USAGE, MAY CAUSE PREMATURE FAILURE AND SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLUMBING FIXTURES ARE CONNECTED TO THE DESIGNATED SEPTIC TANK(S). LOW FLOW TOILETS (1.6 GAL), SHOWERHEADS AND FAUCETS SHALL BE USED IN THE STRUCTURES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR JOBSITE SAFETY AND PROTECTION OF THE PUBLIC FROM INJURY DURING CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR THE PREVENTION OF PERSONAL INJURY TO ANYONE ON OR NEAR THE DISPOSAL SYSTEM.
- CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL TANKS HAVE ADEQUATE STRENGTH AND INTEGRITY TO PERFORM SATISFACTORILY AS SHOWN ON THESE PLANS.
- THE WASTEWATER FLOW TO THE SEPTIC SYSTEM SHALL NOT EXCEED THE DESIGN FLOW SHOWN ON THIS PLAN.

REVISED

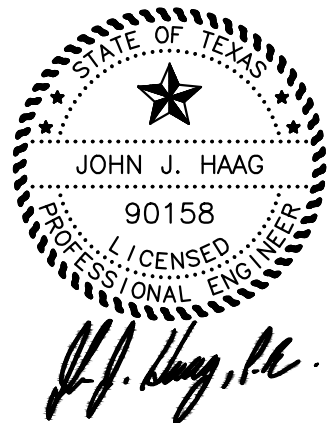
2:35 pm, May 29, 2025

ASSUMED LOCATION OF WATER METER AND WATER SERVICE LINE ALIGNMENT FROM METER TO HOUSE. NOTE: WATER SERVICE LINE SHALL BE SLEEVED WITH SCH. 40 PVC WHEREVER IT IS 10' OR CLOSER TO PROPOSED OSSF DISPOSAL AREA LIMITS AND/OR ANY SYSTEM COMPONENT(S). EXCEEDS TAC 30 CHAPTER 290.44(e).

1 OF 3 - PROP. #4 - 34"R SPRINKLER (K RAIN PRO PLUS MODEL 11003 - RCW). MIN. COVERAGE AREA = 6,563 SF ACTUAL COVERAGE AREA = 6,859 SF



1" = 40'



05/29/25

OSSF LAYOUT PLAN
LOT 39, BLOCK 7, HIGH GATE RD.
BELLE OAKS RANCH, PHASE V
BULVERDE, TEXAS

ADD'L. NOTES:

- SPRINKLER OPERATION SHALL BE TIMED TO DOSE BETWEEN MIDNIGHT AND 5:00 a.m.
- DESIGN DAILY WASTEWATER FLOW = 420 GPD (WATER SAVING DEVICES WERE ASSUMED FOR SEPTIC SYSTEM DESIGN).
- TOPOGRAPHIC DATA SOURCE: FEMA 2011 DATA.
- PROPERTY LINE BEARINGS AND DISTANCES SOURCE: SURVEY

NOTE: OSSF IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR FEMA 100 YEAR FLOODPLAIN.
SITE EVALUATION BY JOHN J. HAAG, P.E. ON 02/25/25

DRAWN BY: JJH

CHECKED BY: JJH

DATE: 05/29/25

JOB NO.: LUXLIVING25001

SHEET 1 OF 1

HAAG ENGINEERING CONSULTANTS


15831 SECRET TRAILS
SAN ANTONIO, TEXAS 78247
FIRM: F-5789

TEL: (210) 705-4268

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From: [Ritzen,Brenda](#)
To: jhaagpe@gmail.com; [Olvera,Brandon](#)
Cc: ["Living LUX"](#)
Subject: RE: 118435 revisions
Date: Thursday, May 29, 2025 2:36:00 PM
Attachments: [image001.png](#)

John,

We will await the  copy of the approved building permit prior to further processing of the permit submittal.

Thank you,



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

From: jhaagpe@gmail.com <jhaagpe@gmail.com>
Sent: Thursday, May 29, 2025 2:20 PM
To: [Ritzen,Brenda <ritzen,brenda@co.comal.tx.us>](mailto:ritzen,brenda@co.comal.tx.us); [Olvera,Brandon <olvera,brandon@co.comal.tx.us>](mailto:olvera,brandon@co.comal.tx.us)
Cc: 'Living LUX' <luxliving.bb@gmail.com>
Subject: RE: 118435 revisions

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

Hi Brenda:

There was a slight rounding error on the spray head distance, so I changed from 52' to 53'.

Corrected plan attached.

Thanks,

John J. Haag, P.E.

From: [Ritzen,Brenda](#)
To: danieldronca@yahoo.com; jhaagpe@gmail.com
Subject: Permit 118435
Date: Wednesday, March 26, 2025 11:31:00 AM
Attachments: [image001.png](#)

**Re: Liberty Homes NW, LLC
Belle Oaks Unit 5 Lot 39 Block 7
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.  **Submit a copy of the approved building permit from the City of Bulverde.**

Thank you,



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

From: jhaagpe@gmail.com
To: [Ritzen,Brenda](#); [Olvera,Brandon](#)
Cc: ["Living LUX"](#)
Subject: RE: 118435 revisions
Date: Thursday, May 29, 2025 2:16:39 PM
Attachments: [image001.png](#)

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- Comal IT

Hi Brenda:

I just double-checked areas and it is 6859 sf.

Thanks,

John J. Haag, P.E.
Haag Engineering Consultants, LLC (Firm No.: F-5789)
15831 Secret Trails
San Antonio, Texas 78247
Tel: 210-705-4268

Confidentiality Note: This eMail note and attached document(s) accompanying the eMail message contain information belonging to Haag Engineering Consultants, Inc. which is confidential and/or legally privileged. The information is intended only for the use of the individual(s) or entity named above and any disclosure to third parties may violate the Engineer-client privilege or Company restrictions on the use of confidential material. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance of the contents of this telecopied information is strictly prohibited. If you have received this electronic transmission in error, please immediately notify us and destroy the eMail and attachment(s).

From: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Sent: Thursday, May 29, 2025 2:02 PM
To: jhaagpe@gmail.com; Olvera,Brandon <Olverb@co.comal.tx.us>
Cc: 'Living LUX' <luxliving.bb@gmail.com>
Subject: RE: 118435 revisions

John,

There appears to be 6784 sq. ft. of spray area, instead of the 6859 as indicated. Also, please be advised that our office is still awaiting a copy of the approved building permit before issuance of the Permit to Construct.

Thank you,

From: [Ritzen,Brenda](#)
To: jhaagpe@gmail.com; [Olvera,Brandon](#)
Cc: ["Living LUX"](#)
Subject: RE: 118435 revisions
Date: Thursday, May 29, 2025 2:01:00 PM
Attachments: [image001.png](#)

John,

There appears to be 6784 sq. ft. of spray area, instead of the 6859 as indicated. Also, please be advised that our office is still awaiting a copy of the approved building permit before issuance of the Permit to Construct.

Thank you,



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

From: jhaagpe@gmail.com <jhaagpe@gmail.com>
Sent: Thursday, May 29, 2025 8:25 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>; Olvera,Brandon <Olverb@co.comal.tx.us>
Cc: 'Living LUX' <luxliving.bb@gmail.com>
Subject: 118435 revisions
Importance: High

This email originated from outside of the organization.

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- Comal IT

Hi Brenda and Brandon:

Please find revised plan and calculations attached for subject.

The ossf changed due to house, driveway, etc. location changes.

Thanks,

Aerobic With Surface Disposal

P.E. (c) 2002 - 2013

SITE EVALUATION PERFORMED ON:

4 Feb 25

John J. Haag, P.E.



Date: 02/27/25

APPLICANT: Liberty Homes NW, LLC

MAILING ADDRESS:

CITY, ST, ZIP

CONTRACTOR

SITE ADDRESS:

CITY, ST, ZIP Bulverde, Tx. 78163

LEGAL DESCRIPTION: Lot 39, Block 7, Belle Oaks Ranch, Phase 5

WATER SOURCE: Public

SOIL TYPE 3 AT SLOPE OF <15% BEDROOMS 6 Sq. Ft. 4525
Normally Required 525 GPD 525 GPD

WATER SAVING DEVICES? Y

APPLICATION RATE = 0.064 GALLONS PER SQ. FT. PER DAY

USAGE FLOW = 420 GALLONS PER DAY WHICH IS 80% OF 525 GPD

SEPTIC TANK VOLUME = 1,250 GALLONS TWO COMPARTMENT TANK REQUIRED

RESERVE CAPACITY = 140 (8 HOURS USAGE AFTER HIGH LEVEL ALARM)

AREA REQUIRED = 6,563 SQ. FT. OF ABSORPTION AREA OR 0.15 ACRES

WITHOUT WATER SAVING DEVICES 8,203 SQ. FT. OF ABSORPTION AREA OR 0.19 ACRES

Use a 800 GPD Treatment Plant Model NuWater by B-800

Nozzle # PSI (K-Rain ProPlus Low Angle Sprinkler Nozzle)

4 40 PSI WITH A 34 FOOT RADIUS AND 3.9

GPM/ SPRINKLER WITH A TOTAL OF 7.8 GPM FOR THE SYSTEM

AREA COVERED BY PROPOSED SPRINKLER HEADS

LINEAR FEET OF DISTRIBUTION = 102.0 FT. OF 1 INCH SCH-40 PURPLE PIPE 150 C (HAZEN-WILLIAMS)

SPACE BETWEEN SPRINKLER HEADS = Varies FT

3 SPRINKLERS FOR A DOSE TIME OF 54 MINUTES

WITH ANGLE OF DISTRIBUTION = 360
OF ABSORPTION AREA

AREA PER SPRINKLER = 3,632 sf

VOID

SPRINKLERS	LENGTH OF PIPE	Dist. Angle	Flow GPM	Q GPM	Hf ft of head	Area
3	2 FT	360	3.9	7.800	0.09	3632.0
2	39 FT	180	1.95	3.900	0.47	1816.0
1	61 FT	180	1.95	1.950	0.20	1816.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0

SUM= 102 feet of pipe

7.800 0.76 ft of head 7264.0 sf Provided

fittings factor 1.20

6750 sf Actual

0.91 ft of head

Hf for Dist Line 4.4240508 ft of head

(Note: 0.4335= 62.424/144 for water at 39.2°F)

40.00 psi divided by 0.4335 = 92.27 ft of head

elevation difference 6.00 ft of head

head required for sprinkling 103.61 ft of head


pressure required for sprinkling 44.91 psi

1. NO VEHICULAR TRAFFIC IS ALLOWED ON ANY PORTION OF THE DISPOSAL SYSTEM, UNLESS THE DESIGN SPECIFIES OTHERWISE.
2. PIPE ALIGNMENT TO THE DISPOSAL BEDS MAY BE ALTERED AS REQUIRED. ANY CHANGE FROM THE PLANS MUST BE APPROVED BY THE ENGINEER AND THE APPROPRIATE GOVERNMENTAL AGENCY(IES).
3. CONTRACTOR SHALL PROTECT TREES WHICH ARE NOT IN THE EXCAVATED CONSTRUCTION AREAS. CONTRACTOR SHALL MINIMIZE ROOT DAMAGE AND REASONABLY ADHERE TO THE DESIGN.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING A MINIMUM OF 1/4" PER FOOT OF FALL FROM THE BUILDING TO THE SEPTIC TANK.
5. NO AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED OVER THE DISPOSAL AREAS. ANY WATERING IN THESE AREAS SHALL BE DONE BY HAND AND ONLY WHEN REQUIRED TO MAINTAIN GRASS COVER.
6. ALL CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS OF THE APPROPRIATE AUTHORITY - TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND ANY APPLICABLE LOCAL BUILDING AND SAFETY CODES.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THE CONSTRUCTION OF THIS SYSTEM.
8. SPRAY APPLICATION AREAS SHALL BE COVERED WITH PERENNIAL GRASSES TO TAKE ADVANTAGE OF TRANSPIRATION. IF GRASSES ARE USED WHICH HAVE DORMANT PERIODS, STEPS SHOULD BE TAKEN TO PROVIDE SOME TYPE OF VEGETATION ON THE BEDS DURING THESE PERIODS.
- 8.1. RECOMMENDED COVERAGE:
 - 8.1.1. BERMUDA: 1 LB/1000 S.F.
 - 8.1.2. RYE: 10 LB/1000 S.F.
 - 8.1.3. OR ST. AUGUSTINE SOD.
9. SPRAY APPLICATION AREAS MUST BE MOWED AT REGULAR INTERVALS. FAILURE TO PROPERLY MAINTAIN VEGETATIVE COVER MAY RESULT IN SYSTEM FAILURE AND SHALL BE THE RESPONSIBILITY OF THE OWNER.
10. ALL PIPES SHALL BE SCHEDULE 40 PVC OR APPROVED EQUAL, UNLESS NOTED OTHERWISE. ALL JOINTS SHALL BE CLEANED WITH THE APPROPRIATE SOLVENT AND GLUED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
11. ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10 FEET FROM ANY DISPOSAL SYSTEM OR SEWERAGE PIPE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF WATER LINES LESS THAN 10 FEET FROM THE DISPOSAL AREA.
12. HIGH WATER ALARM SHALL BE LOCATED IN A NOTICEABLE LOCATION. THE ALARM SHALL BE A VISUAL AND AUDIBLE ALARM AND WIRED ON A SEPARATE CIRCUIT FROM THE PUMPS. ALL EXTERIOR CONTROLS AND CONNECTIONS SHALL BE ENCLOSED IN A WEATHER-PROOF HOUSING. ELECTRICAL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL ELECTRICAL AND BUILDING CODES.
13. NO EXCAVATION IS PERMITTED NEAR THE DISPOSAL AREAS THAT WILL RESULT IN THE NONCOMPLIANCE OF APPLICABLE SETBACKS STATED IN THE RULES AND REGULATIONS OF THE APPROPRIATE AUTHORITY.
14. ONLY GOOD QUALITY SANDY LOAM SHALL BE APPLIED OVER THE DISPOSAL AREAS. CLAY LOAM IS UNACCEPTABLE AND WILL CAUSE SYSTEM FAILURE. SANDY LOAM SHALL BE DEFINED AS SHOWN IN TABLE VI (USDA SOIL TEXTURAL CLASSIFICATIONS) OF THE RULES AND REGULATIONS OF THE TCEQ. THE INSTALLER IS RESPONSIBLE FOR VERIFYING THE QUALITY OF EACH LOAD OF LOAM PLACED ON THE SYSTEM.
15. STORM WATER (RAINFALL RUNOFF) SHOULD NOT BE ALLOWED TO FLOW OVER THE DISPOSAL FIELDS OR THE TANKS. DIVERSION BERMS, SWALES AND/OR RAIN GUTTERS SHOULD BE INSTALLED AS NECESSARY TO PREVENT SUCH RUNOFF.
16. THE CONTRACTOR IS RESPONSIBLE FOR STAKING AND VERIFYING THE GRADES PRIOR TO EXCAVATION. ANY DISCREPANCIES OF MORE THAN 6 INCHES SHALL BE REPORTED TO THE ENGINEER PRIOR TO EXCAVATION. THE CONTRACTOR SHALL NOT DEVIATE FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE APPROPRIATE AUTHORITY AND THE ENGINEER.
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18. THIS DISPOSAL SYSTEM HAS BEEN DESIGNED TO OPERATE PROPERLY AT SPECIFICATIONS NOTED IN THESE PLANS. ALTERATIONS TO THE SYSTEM BY THE OWNER, INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRAINAGE, BUILDING AND/OR WATER USAGE, MAY CAUSE PREMATURE FAILURE AND SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLUMBING FIXTURES ARE CONNECTED TO THE DESIGNATED SEPTIC TANK(S). LOW FLOW TOILETS (1.6 GAL), SHOWERHEADS AND FAUCETS SHALL BE USED IN THE STRUCTURES.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR JOBSITE SAFETY AND PROTECTION OF THE PUBLIC FROM INJURY DURING CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR THE PREVENTION OF PERSONAL INJURY TO ANYONE ON OR NEAR THE DISPOSAL SYSTEM.
21. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL TANKS HAVE ADEQUATE STRENGTH AND INTEGRITY TO PERFORM SATISFACTORILY AS SHOWN ON THESE PLANS.
22. THE WASTEWATER FLOW TO THE SEPTIC SYSTEM SHALL NOT EXCEED THE DESIGN FLOW SHOWN ON THIS PLAN.

ASSUMED LOCATION OF WATER METER AND WATER SERVICE
LINE ALIGNMENT FROM METER TO HOUSE. NOTE: WATER
SERVICE LINE SHALL BE SLEEVED WITH SCH. 40 PVC
WHEREVER IT IS 10' OR CLOSER TO PROPOSED OSSF
DISPOSAL AREA LIMITS AND/OR ANY SYSTEM COMPONENT(S)
EXCEEDS TAC 30 CHAPTER 290.44(e).

1 OF 3 - PROP. #4 - 34'R
SPRINKLER (K RAIN PRO PLUS
MODEL 11003 - RCW).
MIN. COVERAGE AREA = 6,563 SF
ACTUAL COVERAGE AREA = 6,750 SF

VOID



STATE OF TEXAS

JOHN J. HAAG

90158

PROFESSIONAL ENGINEER

J. J. Haag, P.E.

02/27/25

ADD'L. NOTES:

1. SPRINKLER OPERATION SHALL BE TIMED TO DOSE BETWEEN MIDNIGHT AND 5:00 a.m.
2. DESIGN DAILY WASTEWATER FLOW = 420 GPD (WATER SAVING DEVICES WERE ASSUMED FOR SEPTIC SYSTEM DESIGN).
3. TOPOGRAPHIC DATA SOURCE: FEMA 2011 DATA.
4. PROPERTY LINE BEARINGS AND DISTANCES SOURCE: SURVEY

DRAWN BY:	JJH
CHECKED BY:	JJH
DATE:	02/27/25
JOB NO.:	LUXLIVING25001

SHEET 1 OF 1

15831 SECRET TRAILS **TEL: (210) 705-4268**
SAN ANTONIO, TEXAS 78247
FIRM: F-5789
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CTC 4300292506678 SN

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GENERAL WARRANTY DEED

Date: January 17, 2025 (the "Effective Date")

Grantor: KEVIN L. REAMER and D'ANN R. REAMER

Grantee: LIBERTY HOMES NW LLC

Mailing Address: 27206 Bent Trail
Boerne, Texas 78006

Consideration: Cash and other good and valuable consideration, the receipt of which is acknowledged.

Property (including any improvements):

LOT 39, BLOCK 7, BELLE OAKS RANCH, PHASE V, A SUBDIVISION IN COMAL COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 202006057670, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Any and all validly existing and recorded easements, rights-of-way, and prescriptive rights; all presently recorded and validly existing instruments, or matters apparent from those instruments, including reservations outstanding in parties other than Grantor, other than conveyances of the surface fee estate, that affect the Property; any discrepancies or conflicts in boundary lines; any encroachments or overlapping of improvements; and taxes for the current year and subsequent years, which Grantee assumes and agrees to pay and subsequent assessments for the current year and prior years, if any, due to change in land usage, ownership, or both, the payment which Grantee assumes.

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

When the context requires, singular nouns and pronouns include the plural. This instrument may be executed in any number of multiple counterparts.

EXECUTED on the date(s) indicated in the below notary acknowledgment(s) and effective on the Effective Date.

GRANTOR:

Kevin L. Reamer

KEVIN L. REAMER

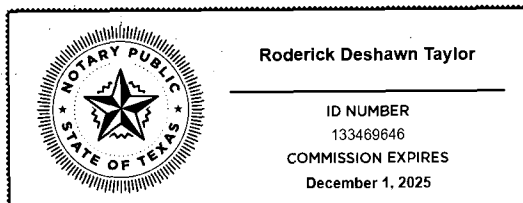
D'Ann R. Reamer

D'ANN R. REAMER

STATE of Texas

COUNTY of Bexar

This notarial act is an online notarization. This document was signed by: Kevin L. Reamer and D'Ann R Reamer on 01/14/2025, using an online interactive two-way audio and video communication/recording that meets the online notarization requirements under Subchapter C, Chapter 406, TX Government Code, and rules adopted under that subchapter.



Roderick Deshawn Taylor
(Notary Public Signature)

Electronically signed and notarized online using the Proof platform.

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
01/17/2025 04:13:07 PM
TRACY 2 Pages(s)
202506001843**

AFTER RECORDING RETURN TO:
LIBERTY HOMES NORTHWEST LLC

27206 Bent Trail
Boerne, Tx 78006



Bobbie Koepp

RECEIVED

By Kathy Griffin at 2:15 pm, Feb 27, 2025



COMAL COUNTY

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

--	--

Date Received

Initials

118435

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.

Signature of Applicant

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

____ (Missing Items Circled, Application Refused)