Comal County Environmental Health
OSSF Inspection Sheet

Installer Name: Joseph D Mitchell **OSSF Installer #:** OS0035370

1st Inspection Date: 8/27/25 **2nd Inspection Date:** 9/24/25 **3rd Inspection Date:** 10/23/25

Inspector Name: Hendry **Inspector Name:** Hendry **Inspector Name:** Hendry

Permit#: 118461 **Address:** 2385 BULVERDE RD

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

Inspector Notes: **8/27/25 CH: Tight line and tank good, ready for cover**
9/24/25 CH: Operational, ready for cover
10/23/25 CH:

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If SingleTank, 2Compartments Provided withBaffle SEPTIC TANK Inlet Flowline Greater than3" and " T " Provided on Inlet and OutletSEPTIC TANK Septic Tank(s) MeetMinimum Requirements		285.32(b)(1) (E)285.91(2)285.32(b)(1) (F)285.32(b)(1)(E) (iii)285.32(b)(1)(E)(ii) (II)285.32(b)(1)(E)(ii) (I)285.32(b)(1)(E) (i)285.32(b)(1) (D)285.32(b)(1)(C) (ii)285.32(b)(1)(C) (i)285.32(b)(1) (B)285.32(b)(1) (A)285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	X	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		X		
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system providedSEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed	X			X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X		NuWater B-550; as per design	X X		
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation	X	285.33(c)(3)(A)-(F)		X		
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.	X	285.32(c)(1)		X		
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions	X X X X			X X X X		
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	X			X		
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

Comal County Environmental Health
OSSF Inspection Sheet

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

COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number:	118461
Issued This Date:	04/11/2025
This permit is hereby given to:	JANE B. WOOD FAMILY PARTNERSHIP, LTD

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

2385 BULVERDE RD
CITY OF BULVERDE, TX 78163

Subdivision:	G. HERRERA SURVEY NO. 192, A-206
Unit:	0
Lot:	0
Block:	0
Acreage:	0.3500

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System:	Aerobic
	Drip Irrigation

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

Call (830) 608-2090 to schedule inspections.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 11, 2025

Ms. Brenda Ritzen, Designated Representative
Comal County, TCEQ ID No. 620049

Re: Favorable Assessment- Nonstandard Design Review for:
Jane B. Wood Family Partnership, LTD
2385 Bulverde Road, Bulverde, Comal County, Texas
OSSF Permit Application Number OSSF- 118461

Dear Ms. Ritzen:

We have received your request for a Texas Commission on Environmental Quality (TCEQ) review of the above-referenced nonstandard design on April 1, 2025. Bruce Lesikar of the TCEQ Technical Programs Team conducted the review, as required by 30 Texas Administrative Code (TAC) §285.5(b)(2). **This letter serves as notification that the nonstandard design review is determined to be favorable, as submitted**.

Please be advised this letter is not an Authorization to Construct. This letter only indicates a favorable assessment based on the submitted planning materials and is generally limited in scope to the treatment and disposal portions of the design. A thorough review by the applicable permitting authority of the entire submitted planning materials is necessary in order to effectively implement and enforce the requirements in 30 TAC Chapter 285; the Texas Health and Safety Code (THSC) Chapter 366; and the local OSSF order, ordinance, or resolution approved by the TCEQ.

If you have any questions, or if we may be of assistance to you, please contact Bruce Lesikar in the TCEQ Technical Programs Team at (512) 239 -0415 or via e-mail at Bruce.Lesikar@tceq.texas.gov.

Sincerely,

Joseph L. Hopkins

Joseph L. Hopkins, P.G.
Technical Programs Team Leader
Texas Commission on Environmental Quality

JLH/BJL

RECEIVED
By Kathy Griffin at 3:44 pm, Mar 11, 2025

COMAL COUNTY
ENGINEER'S OFFICE

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

ON-SITE SEWAGE FACILITY APPLICATION

Date March 1, 2025 Permit Number 118461

1. APPLICANT / AGENT INFORMATION

Owner Name	JANE B. WOOD FAMILY PARTNERSHIP, LTD	Agent Name	GREG JOHNSON, P.E.
Mailing Address	2367 BULVERDE ROAD	Agent Address	170 HOLLOW OAK
City, State, Zip	BULVERDE TEXAS 78163	City, State, Zip	NEW BRAUNFELS TEXAS 78132
Phone #	210-602-1006	Phone #	830-905-2778
Email	villageofbulverde@gmail.com	Email	gregjohnsonpe@yahoo.com

2. LOCATION

Subdivision Name _____ Unit _____ Lot _____ Block _____

Survey Name / Abstract Number G. HERRERA SURVEY NO. 192, A-206 Acreage 0.354

Address 2385 BULVERDE ROAD City BULVERDE State TX Zip 78163

3. TYPE OF DEVELOPMENT

☐ Single Family Residential

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

Number of Bedrooms _____

Indicate Sq Ft of Living Area _____

☒ 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 OFFICE

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants 3 EMPLOYEES

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: $ EXISTING (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 Collection

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Signature of Owner _____ Date 3/4/25

Revised January 2021

G. HERRERA SURVEY NO. 192, A-206, being 0.354

COMALCOUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.

System Description PROPRIETARY; AEROBIC TREATMENT AND DRIP TUBING

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

Tank Size(s) (Gallons) NUWATER B-550-PC Absorption/Application Area (Sq Ft) 600

Gallons Per Day (As Per TCEQ Table 111) 60

(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

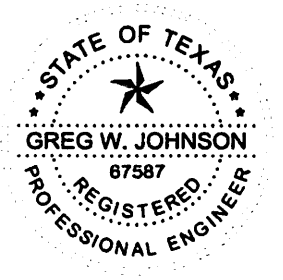
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

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 UP has been approved by the appropriate reg

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

If yes, indicate the city: BULVERDE



FIRM #2585

By signing this application, I certify that:

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

Signature of Designer

May 4, 2025
Date

AFFIDAVIT

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

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 owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

II

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

_____**UNIT/PHASE/SECTION** _____ **BLOCK** _____ **LOT** _____ **SUBDIVISION**

IF NOT IN SUBDIVISION: 0.354 **ACREAGE** G. HERRERA SURVEY NO. 192, A-206 **SURVEY**

The property is owned by (insert owner's full name): JANE B. WOOD FAMILY PARTNERSHIP, LTD

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

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

WITNESS BY HAND(S) ON THIS 4th **DAY OF** March **,20** 25

Owner(s) signature(s)

Charlie Wood - MANAGER
Owner (s) Printed name (s)

Charlie Wood **SWORN TO AND SUBSCRIBED BEFORE ME ON THIS** 4th **DAY OF** March **,20** 25

Lorena Moore
Notary Public Signature

LORENA MOORE
Notary Public
State of Texas
ID # 134678721
My Comm. Expires 12 12 2027

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
03/07/2025 11:31:52 AM
TERRI 1 Pages(s)
202506006507

Bobbie Koepp

Maintenance Service Provider
15188 FM 306
Canyon Lake, TX 78133
Office (830)964-2365

AEROBIC SERVICES

G. HERRERA SURVEY NO. 192, A-206, BEING 0.354 AC

SERVICE ADDRESS	*INSTALLER*	*TERM*
2385 BULVERDE ROAD, BULVERDE, TX 78163	JOE MITCHELL OS#0035370	2 year

Routine Maintenance and Inspection Agreement

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by and between ; (referred to as "Client") and Aerobic Services of South Texas (Thomas W. Hampton MP349) (hereinafter referred to as "Contractor") located at 15188 FM 306 Canyon Lake, Texas 78133 (830) 964-2365. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein. This contract will provide for all required inspections, testing and service for your Aerobic Treatment System. The policy will include the following:

1. 3 inspections a year/services calls (at least one every 4 months), for a total of 6 over the two year 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 work is performed.

2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and pH will be taken and reported as necessary.

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 Property Owner is responsible for the chlorine; it 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. BOD and TSS testing is covered by this contract.

The Property Owner 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. Soil Is to be replaced with the excavated material as best as possible.

Termination of Agreement

Either party may terminate this agreement within ten days with a written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this Agreement is so terminated, the Contractor will immediately notify the appropriate health authority of the termination.

Limit of Liability
In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the services described in this Agreement.

Dispute Resolution
If a dispute between the Client and the Contractor arises that cannot be settled in good faith negotiations then the parties shall choose a mutually acceptable arbitrator and shall share the cost of the arbitration services equally.

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

Severability
If any provision of this Agreement 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 this 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.

Property Owner

Name

JANE B. WOOD FAMILY PARTNERSHIP, LTD

Email

villageofbulverde@gmail.com

Service Address

Phone

210-602-1006

SIGNATURE

Charlie Wood

EFFECTIVE DATE _____

EXPIRED DATE_____

SERVICE PROVIDER

Aerobic Services of South Texas LLC.

15188 FM 306 Canyon Lake, TX 786133

(830) 964-2365

Signature of Service Provider and License #
[Thomas Hampton, OS0024597 / MP0000349]

AEROBIC SERVICES

The effective date of this initial maintenance contract shall be the date license to operate is issued.

REVISED
12:12 pm, Apr 01, 2025

Greg W. Johnson, P.E.
170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778

April 1, 2025

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

RE: Septic Permit #118461
2385 Bulverde Road,
Bulverde, TX 78163
Jane B. Wood Family Partnership, LTD

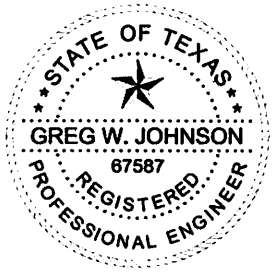
Brenda,

Attached is the revised design based on comments from the TCEQ Review.

Should you require any additional information, please contact me.

Respectfully yours,

Greg W. Johnson, P.E..No. 67587 / F-2585
170 Hollow Oak
New Braunfels, Texas 78132 - 830/905-2778



REVISED
12:12 pm, Apr 01, 2025

Re: Unfavorable Review of Nonstandard OSSF Design for:
Jane B. Wood Family Partnership, LTD
2385 Bulverde Road, Bulverde, Comal County, Texas
OSSF Permit Application Number OSSF- 118461

LIST OF COMMENTS, DEFICIENCIES, RECOMMENDATIONS, AND/OR REQUIRED ITEMS.
1. 30 TAC §285.32(f)(3) identifies the designer should consider whether flow equalization will be needed for the treatment system to function properly.

- Page 12 of 29, the designer is proposing the use TCEQ approved treatment units with an NSF Standard 40 certification and ANSI accreditation. The treatment units are proprietary products that have specified manufacturer loading rates determined in a standardized testing protocol. The NSF standard 40 testing protocol utilizes a flow controlled timed dosing pattern to manage the hydraulic and organic loading to the treatment units to determine the loading rate. Therefore, the designer shall implement flow equalization utilizing a timed dosing pumping sequence in the nonstandard design. The flow equalization tank and timed dosing pumping sequence facilitates use of the approved products in accordance with their proprietary and approved product status.

Response: An office with three employees using 4-8 gpd for at total of 12-24 gallon per day entering a 600 gpd TCEQ approved aerobic treatment plant should not require any flow equalization to mange flows. The aerobic plant will already be under utilized to maintain activated sludge. Based on my discussion with Bruce Lesikar today, flow equalization should be utilized on commercial flows of 1/3 of the aerobic plant rated capacity, which in this case would be flows over 200 gallon per day. My design rate is 60 gpd.. Therefore my design without flow equalization is the best option for this application.

2. 30 TAC §285.33(c)(3) (A-F) identifies drip irrigation as a proprietary dispersal system and describes requirements for the drip system.
• Page 12 of 29, Drip field scaled drawing and notes indicate a total of 300 feet of drip tubing will be installed at the site. The drawing indicates six (6) fifty (50) foot tubing runs. The tubing runs are looped together to form a single lateral.

• Page 11 of 29, Total liner feet of drip tubing: 600 feet. Notation should be corrected.
• Page 11 of 29, Pump requirement: 300 emitters @0.61 gph @ 40 psi = 3.05 gpm. The notation should be corrected for 150 emitters in the field.
• Page 11 of 29, MINIMUM SCOUR VELOCITY section. The resulting MIN FLOW RATE is described as 3 gpm. The reviewer is not sure if this value is assuming two (2) 300-foot laterals for a field with 600 feet of tubing. Some clarification is needed.

Response: Typo on the writeup has been corrected to show 300 linear feet of drip tubing with 150 emitters for a total of 1.53 gpd

ON-SITE SEWERAGE FACILITY
SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: **March 03, 2025**

Site Location: **0.354 ACRES OUT OF THE G. HERRERA SURVEY No. 192, A-206**

Proposed Excavation Depth: **N/A**

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
Locations of soil boring or dug pits must be shown on the site drawing.
For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

SOIL BORING NUMBER **SURFACE EVALUATION**

Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 – 12"	III	CLAY LOAM	N/A	NONE OBSERVED	LIMESTONE @ 12"	BROWN
1						
2						
3						
4						
5						

SOIL BORING NUMBER **SURFACE EVALUATION**

Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	SAME		AS		ABOVE	
1						
2						
3						
4						
5						

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

Greg W. Johnson, P.E. 67587-F2585, S.E. 11561

03/03/25
Date

OSSF SOIL EVALUATION REPORT INFORMATION

Date: March 04, 2025

Applicant Information:

Name: JANE B. WOOD FAMILY PARTNERSHIP, LTD.
Address: 2367 BULVERDE ROAD
City: BULVERDE State: TEXAS
Zip Code: 78163 Phone: (210) 602-1006

Site Evaluator Information:

Name: Greg W. Johnson, P.E., R.S, S.E. 11561
Address: 170 Hollow Oak
City: New Braunfels State: Texas
Zip Code: 78132 Phone & Fax (830)905-2778

Property Location:

Lot SEE BELOW Unit ____ Blk ____ Subd. ____
Street Address: 2385 BULVERDE ROAD
City: BULVERDE Zip Code: 78163
Additional Info.: 0.354 ACRES OUT OF THE G. HERRERA SURVEY No. 192, A-206

Installer Information:

Name: ____
Company: ____
Address: ____
City: ____ State: ____
Zip Code: ____ Phone ____

Topography: Slope within proposed disposal area: 4 %

Presence of 100 yr. Flood Zone:	YES ___ NO X	
Existing or proposed water well in nearby area.	YES X NO ___	>100' (EXISTING)
Presence of adjacent ponds, streams, water impoundments	YES ___ NO X	
Presence of upper water shed	YES ___ NO X	
Organized sewage service available to lot	YES ___ NO X	

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016).

GREG W. JOHNSON, P.E. 67587 - S.E. 11561

03/04/25
DATE

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

FIRM #2585

REVISED
12:12 pm, Apr 01, 2025

DRIP TUBING SYSTEM
DESIGNED FOR:
JANE B. WOOD FAMILY PARNERSHIP, LTD
2367 BULVERDE RD
BULVERDE, TX 78163

SITE DESCRIPTION:

Located in the G. Herrera Survey No. 192, A-206, being 0.354 acres at 2385 Bulverde Road, this septic will serve an existing office in area with shallow Type-III soil as described in the Soil Evaluation Report. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:

A 3 or inch SCH-40 pipe discharges from the existing office into a new Nu Water B550-400PT, 600 gpd aerobic treatment plant containing a 353 gal. pretreatment chamber and a 768 gal. pump chamber. The effluent after processing gravity feeds into the pump chamber. The pump chamber contains a 0.5 HP FPS E-Series-20FE05P4-2W115 . The well pump is activated by mercury floats and a timer set to cycle four times per day with a five minute run time with a tank operating level from 50-70 gallons. A high level audible and visual alarm will activate should the pump fail. Distribution is through a self flushing 100 micron Arkal Disc filter then through a 1" SCH-40 manifold to a 600 sf. drip tubing field, with ***Netifim Bioline*** drip lines set approximately two feet apart with 0.61 gph emitters set every two feet, as per the attached schematic. A pressure regulator Model PMR40MF installed in the pump tank on the manifold to the field will maintain pressure at 40 psi. A 1" SCH-40 return line is installed to continuously flush the system to the pump tank by throttling a 1" ball valve. Solids caught in the Arkal disc filter are flushed each cycle back to the trash tank. Agricultural Products, Inc. (Model #VBK-1) 1" PVC vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Prior to installing drip tubing the site must be scarified and built up with 2" of Type II or III soil. **(A minimum of 12" of soil is required between rock and drip tubing.)** Drip tubing will be laid and the entire field area will be capped with 6" of loamy soil (Type 2 or 3- ***NOT SAND)***. The field area will be sodded with a hearty grass such as Bermuda, St. Augustine, etc. prior to system startup. **Risers are required on tank inspection ports as per 30 TAC 285.38 (9/1/2023). This includes access limitation (<65lbs lid or hardware secured lid), inspection and cleanout ports shall have risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.**

DESIGN SPECIFICATIONS:

Q = 60 gpd Design Rate - 3ppl office @ 8 gal per person = 24 gals(Table III)
Pretreatment tank size: 353 Gal
Plant Size: Nu Water B550-400PT, 600 gpd (TCEQ Approved) (Sized for doubling)
Pump tank size: 768 Gal
Reserve capacity after High Level: 60 gal. (>1/3 day usage)
Application Rate: Ra = 0.2 gal/sf

REVISED
12:12 pm, Apr 01, 2025

Total absorption area: Q/Ra = 60 GPD/0.2 = 300 sf (Actual 600 sf includes doubling)
Total linear feet drip tubing: 300' ***Netifim Bioline*** drip tubing .61 GPH
Pump requirement:150 emitters @ 0.61 gph @ 40 psi = 1.53 gpm
Pump:0.5 HP FPS E-Series-20FE05P4-2W115 or equivalent.
Dosing volume: 50-70 gal.
Pump Tank Calculations: 768 Gal (14.5 gal/in.)
Volume below working level = 15"= 218 gal
Working level = 180 gal = 12.5"
Reserve Requirement = 1/3 day = 60 gal. =4.25"

MINIMUM SCOUR VELOCITY (**MSV**) > 2 FPS
IN DRIP TUBING W/ NOM. DIA. 0.55" ID
MSV = 2 FPS (Πd↑2)/4*7.48 gal/cf*60 sec/min
MSV = 2(3.14159((.55/12)↑2)/4)*7.48*60
MSV = 1.5 gpm MIN FLOW RATE

IN RETURN MANIFOLD W/ NOM. DIA 1.049" ID
MSV = 2 FPS (Πd↑2)/4*7.48 gal/cf*60 sec/min
MSV = 2(3.14159((1.049/12)↑2)/4)*7.48*60
MSV = 5.4 GPM

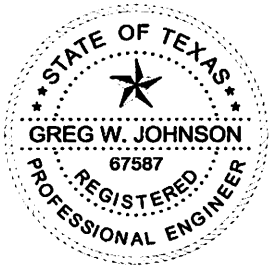
WASTE FLOW CALCULATIONS:
BOD5 @ 60 gpd @ 600 mg/l x 8.34 #/gal / 1,000,000 = 0.3 lbs BOD5
600 aerobic plant provides 1.25# BOD5 organic reduction. (Sized for doubling)

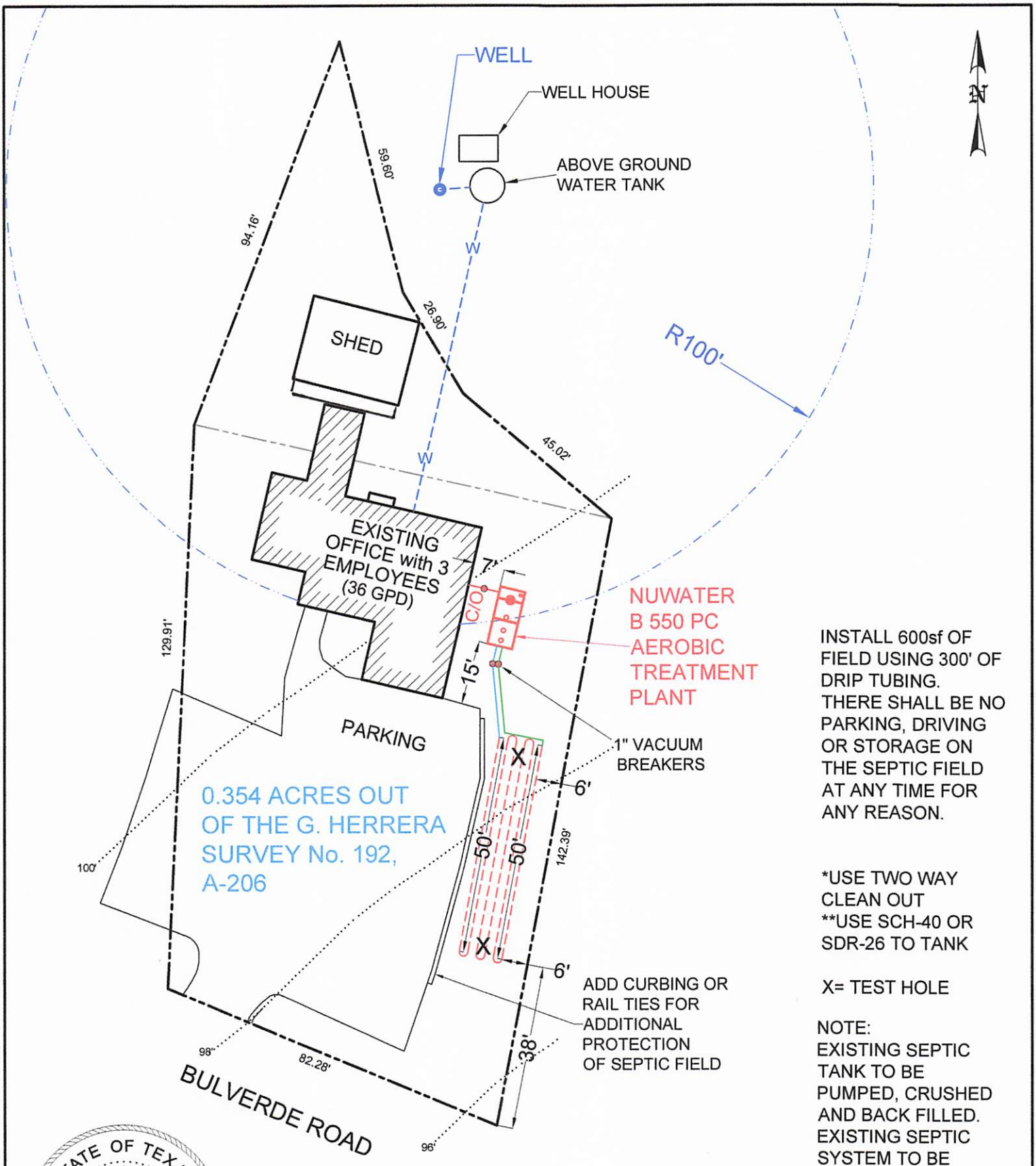
PIPE AND FITTINGS:
All pipes and fittings in this drip tubing system shall be 1" schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging. Drip tubing 0.61 gph drip tubing to be used in field. The manifold trench should be kept shallow to prevent interconnection of the trenches.

Designed in accordance with Chapter 285, Subchapter D, §285.30 and §285.40 Texas Commission on Environmental Quality (Effective December 29, 2016)

04/01/25

Greg W. Johnson, P.E. No. 67587, F#2585
170 Hollow Oak
New Braunfels, Texas 78132 - 830/905-2778





INSTALL 600sf OF FIELD USING 300' OF DRIP TUBING. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

*USE TWO WAY CLEAN OUT
**USE SCH-40 OR SDR-26 TO TANK

X= TEST HOLE

NOTE:
EXISTING SEPTIC TANK TO BE PUMPED, CRUSHED AND BACK FILLED. EXISTING SEPTIC SYSTEM TO BE ABANDONED

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED PROFESSIONAL ENGINEER

OWNER:	JANE B. WOOD FAMILY PARTNERSHIP, LTD.			DRAWN BY:	EJS III
STREET ADDRESS:	2385 BULVERDE ROAD				
LEGAL DESC:	G. HERRERA SURVEY No. 192, A-206			ACREAGE:	0.354
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=30'	DATE: 3/4/2025	REVISED:	

Assembly Details

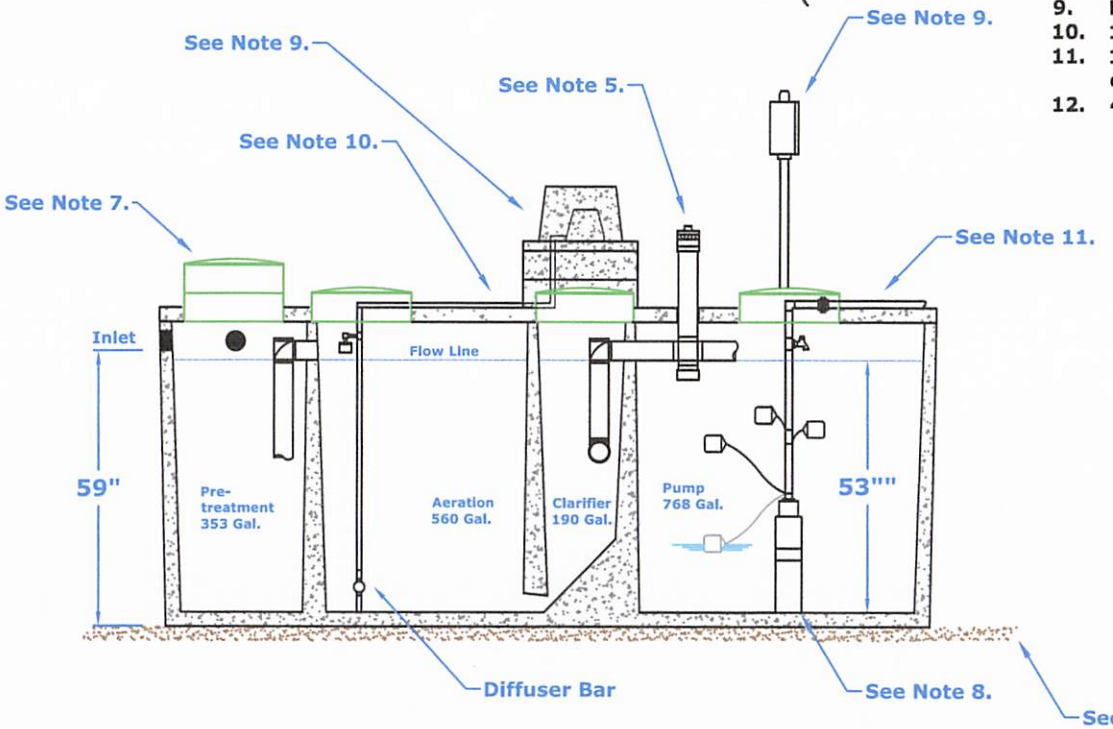
OSSF

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

F2585
03/04/25

GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 14,900 lbs.
4. Treatment capacity is 600 GPD. Pump compartment set-up for a 360 GPD Flow Rate (4 beedroom, < 4,000 sq/ft living aera). Please specify for additional set-up requirements. BOD Loading = 1.62 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-550 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec)timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" Ø acess 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



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

MINIMUM EXCAVATION DIMENSIONS:
Width: 76"
Length: 176"

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

Model: B-550-PC-400PT

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

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3

Advantage Wastewater Solutions llc

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

TANK NOTES:

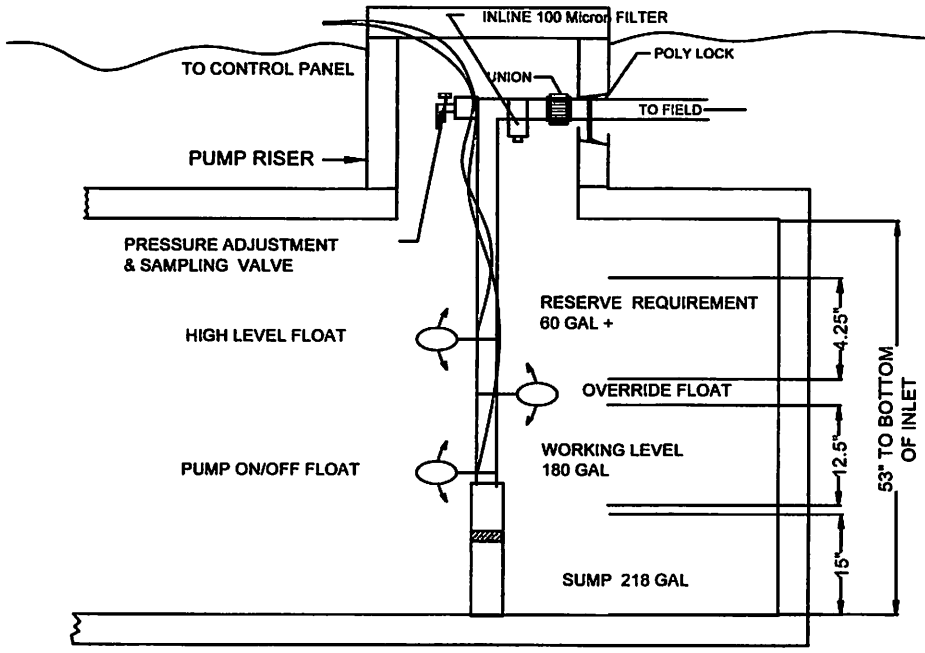
Tanks must be set to allow a minimum of 1/4" per foot fall from the residence.

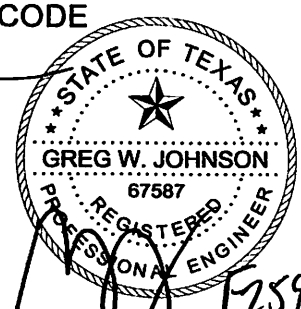
Tightlines to the tank shall be SCH-40 PVC.

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

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





T2585
03/04/25

TYPICAL PUMP TANK CONFIGURATION
NU-WATER 550PC -400PT 768 GAL PUMP TANK

Arkal 1" Super Filter

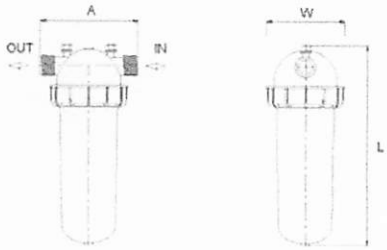
Catalog No. 1102 0_ _ _

Features

- A "T" shaped filter with two 1" male threads.
- A "T" volume filter for in-line installation on 1" pipelines.
- The filter prevents clogging due to its enlarged filtering area that collects sediments and particles.
- Manufactured entirely from fiber reinforced plastic.
- A cylindrical column of grooved discs constitutes the filter element.
- Spring keeps the discs compressed.
- Screw-on filter cover.
- Filter discs are available in various filtration grades.

Technical Data

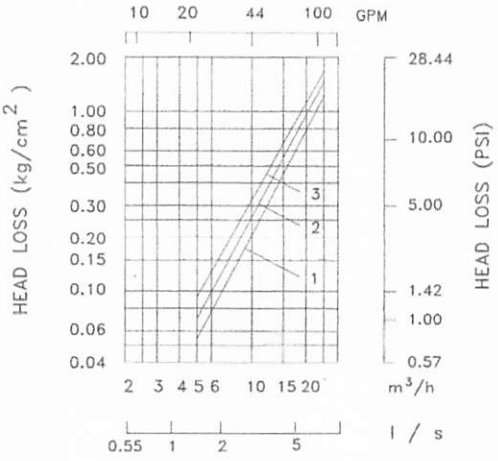
Inlet/outlet diameter	1" BSPT (male) 25.0 mm – nominal diameter 33.6 mm – pipe diameter (O. D.)	1" NPT (male)
Maximum pressure	10 atm	145 psi
Maximum flow rate	8 m^3/h (1.7 l/sec)	35 gpm
General filtration area	500 cm^2	77.5 in^2
Filtration volume	600 cm^3	37 in^3
Filter length L	340 mm	13 13/32"
Filter width W	130 mm	5 3/32"
Distance between end connections A	158 mm	6 7/32"
Weight	1.420 kg	3.13 lbs.
Maximum temperature	70° C	158 °F
pH	5-11	5-11



Filtration Grades

Blue	(400 micron / 40 mesh)
Yellow	(200 micron / 80 mesh)
Red	(130 micron / 120 mesh)
Black	(100 micron /140 mesh)
Green	(55 micron)

Head Loss Chart



PMR-MF

PRESSURE-MASTER REGULATOR - MEDIUM FLOW

Specifications

The pressure regulator shall be capable of operating at a constant, factory preset, non-adjustable outlet pressure of 6, 10, 12, 15, 20, 25, 30, 35, 40, 50, or 60 PSI (0.41, 0.69, 0.83, 1.03, 1.38, 1.72, 2.07, 2.41, 2.76, 3.45, or 4.14 bar) with a flow range between:

4 - 16 GPM (909 - 3634 L/hr) for 6 - 10 PSI models or
2 - 20 GPM (454 - 4542 L/hr) for 12 - 60 PSI models.

The pressure regulator shall maintain the nominal pressure at a minimum of 5 PSI (0.34 bar) above model inlet pressure and a maximum of 80 PSI (5.52 bar) above nominal model pressure*. Refer to the PRU performance curve to establish specific outlet pressures based on relative inlet pressure and flow rate. Always install downstream from all shut off valves. Recommended for outdoor use only. Not NSF certified.

All pressure regulator models shall be equipped with one of these inlet-x-outlet configurations:

Inlet	Outlet
¾-inch Female National Pipe Thread (FNPT)	¾-inch Female National Pipe Thread (FNPT)
1-inch Female National Pipe Thread (FNPT)	1-inch Female National Pipe Thread (FNPT)
1-inch Female British Standard Pipe Thread (FBSPT)	1-inch Female British Standard Pipe Thread (FBSPT)

The upper housing, lower housing, and internal molded parts shall be of engineering-grade thermoplastics with internal elastomeric seals and a reinforced elastomeric diaphragm. Regulation shall be accomplished by a fixed stainless steel compression spring, which shall be enclosed in a chamber isolated from the normal water passage.

Outlet pressure and flow shall be clearly marked on each regulator.

The pressure regulator shall carry a two-year manufacturer's warranty on materials, workmanship, and performance. Each pressure regulator shall be water tested for accuracy before departing the manufacturing facility.

The pressure regulator shall be manufactured by Senninger Irrigation in Clermont, Florida. Senninger is a Hunter Industries Company.

Physical

3/4" FNPT x 3/4" FNPT model *(shown on right)*

Overall Length 5.2 inches (13.1 cm)

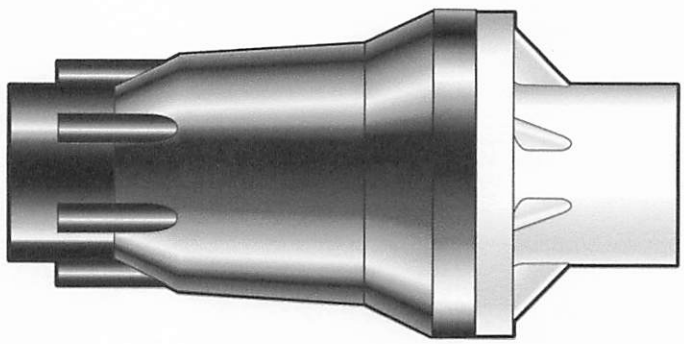
Overall Width 2.5 inches (6.4 cm)

1" FNPT x 1" FNPT model

1" FBSPT x 1" FBSPT model

Overall Length 5.8 inches (14.6 cm)

Overall Width 2.5 inches (6.4 cm)



* Please consult factory for applications outside of recommended guidelines.

PMR-MF

PRESSURE-MASTER REGULATOR - MEDIUM FLOW

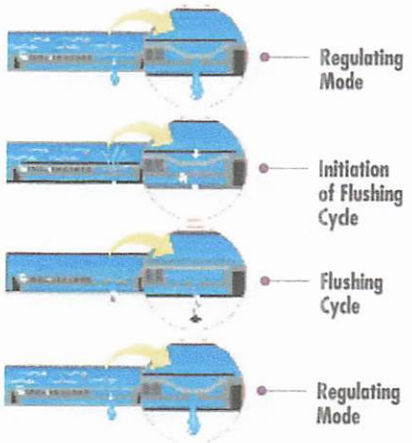
Model Numbers

Model #	Flow Range	Preset Operating Pressure	Maximum Inlet Pressure
PMR-6 MF	4 - 16 GPM (909 - 3634 L/hr)	6 PSI (0.41 bar)	80 psi (5.51 bar)
PMR-10 MF	4 - 16 GPM (909 - 3634 L/hr)	10 PSI (0.69 bar)	90 psi (6.20 bar)
PMR-12 MF	2 - 20 GPM (454 - 4542 L/hr)	12 PSI (0.83 bar)	90 psi (6.20 bar)
PMR-15 MF	2 - 20 GPM (454 - 4542 L/hr)	15 PSI (1.03 bar)	95 psi (6.55 bar)
PMR-20 MF	2 - 20 GPM (454 - 4542 L/hr)	20 PSI (1.38 bar)	100 psi (6.89 bar)
PMR-25 MF	2 - 20 GPM (454 - 4542 L/hr)	25 PSI (1.72 bar)	105 psi (7.24 bar)
PMR-30 MF	2 - 20 GPM (454 - 4542 L/hr)	30 PSI (2.07 bar)	110 psi (7.58 bar)
PMR-35 MF	2 - 20 GPM (454 - 4542 L/hr)	35 PSI (2.41 bar)	115 psi (7.93 bar)
PMR-40 MF	2 - 20 GPM (454 - 4542 L/hr)	40 PSI (2.76 bar)	120 psi (8.27 bar)
PMR-50 MF	2 - 20 GPM (454 - 4542 L/hr)	50 PSI (3.45 bar)	130 psi (8.96 bar)
PMR-60 MF	2 - 20 GPM (454 - 4542 L/hr)	60 PSI (4.14 bar)	140 psi (9.65 bar)

NETAFIM™

Bioline® Dripperline

Pressure Compensating Dripperline for Wastewater



BioLine's Self-Cleaning, Pressure Compensating Dripper is a fully self-contained unit molded to the interior wall of the dripper tubing.

As shown at left, BioLine is continuously self-cleaning during operation, not just at the beginning and end of a cycle. The result is dependable, clog free operation, year after year.

Product Advantages

The Proven Performer

- Tens of millions of feet used in wastewater today.
- Bioline is permitted in every state allowing drip disposal.
- Backed by the largest, most quality-driven manufacturer of drip products in the U.S.
- Preferred choice of major wastewater designers and regulators.
- Proven track record of success for many years of hard use in wastewater applications.

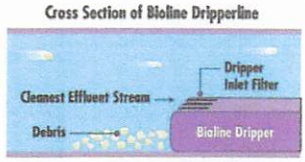
Quality Manufacturing with Specifications Designed to Meet Your Needs

- Pressure compensating drippers assure the highest application uniformity - even on sloped or rolling terrain.
- Excellent uniformity with runs of 400 feet or more - reducing installation costs.
- Highest quality-control standards in the industry: Cv of 0.25 (coefficient of manufacturer's variation).
- A selection of flows and spacings to satisfy the designer's demand for almost any application rate.

Long-Term Reliability

- Protection against plugging:
  - Dripper inlet raised 0.27" above wall of tubing to prevent sediment from entering dripper.
  - Drippers impregnated with Vinyzene to prevent buildup of microbial slime.
  - Unique self-flushing mechanism passes small particles before they can build up.

Cross Section of Bioline Dripperline



Root Safe

- A physical barrier on each BioLine dripper helps prevent root intrusion.
- Protection never wears out - never depletes - releases nothing to the environment.
- Working reliably for up to 15 years in subsurface wastewater installations.
- Additional security of chemical root inhibition with Techfilter - supplies Trifluralin to the entire system, effectively inhibiting root growth to the dripper outlets.

TECHFILTER LIFETIME EXTENDED WARRANTY

Applications

- For domestic strength wastewater disposal.
- Installed following a treatment process.
- Can be successfully used on straight septic effluent with proper design, filtration and operation.
- Suitable for reuse applications using municipally treated effluent designated for irrigation water.

Specifications

Wall thickness (mil): 45*

Nominal flow rates (GPH): .4, .6, .9*

Common spacings: 12", 18", 24"*

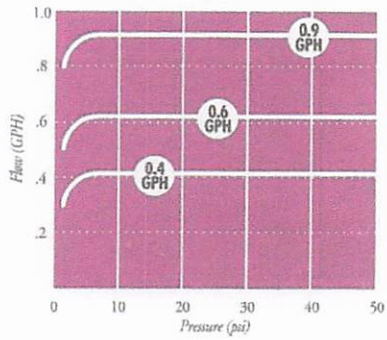
Recommended filtration: 120 mesh

Inside diameter: .570*

Color: Purple tubing indicates non-potable source

*Additional flows, spacings, and pipe sizes available by request. Please contact Netafim USA Customer Service for details.

BIOLINE Flow Rate vs. Pressure



NETAFIM™

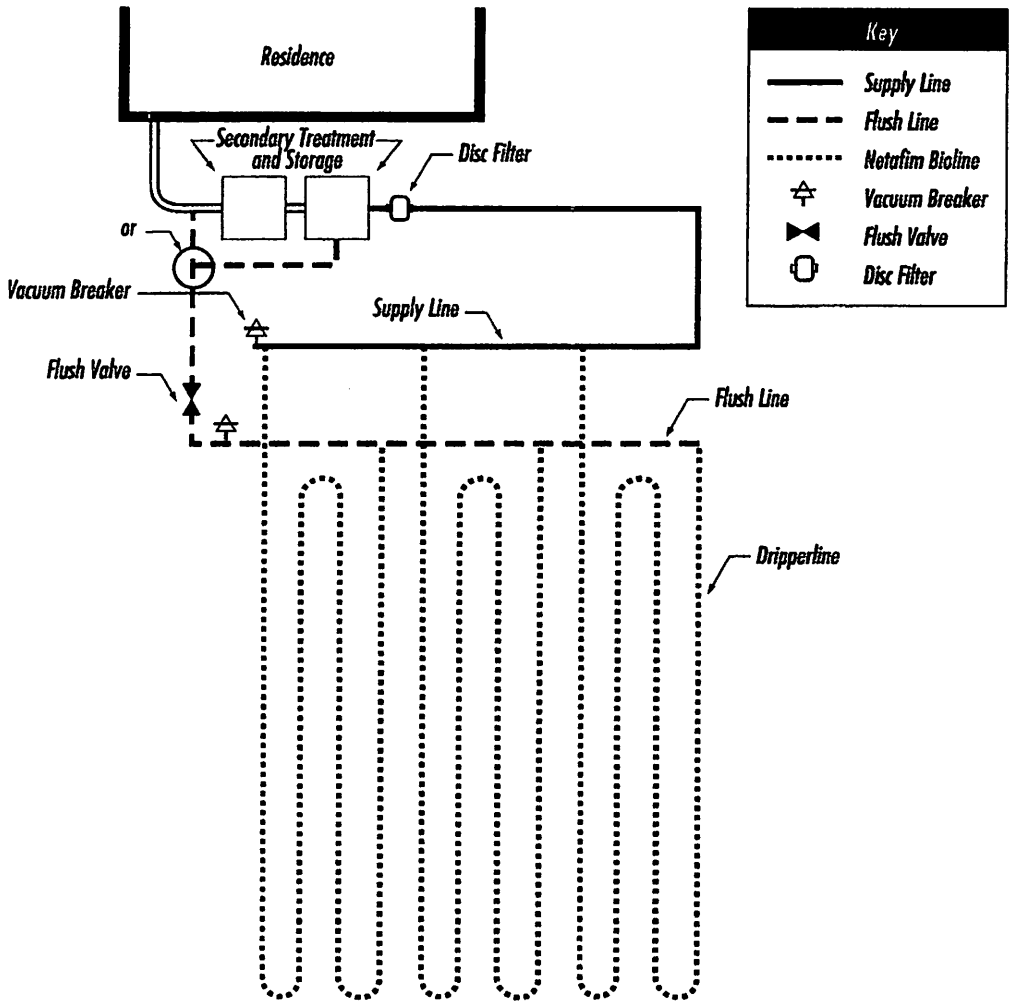
NETAFIM USA
5470 E. Home Ave. • Fresno, CA 93727
888.638.2346 • 559.453.6800
FAX 800.695.4753
www.netafimusa.com

SAMPLE DESIGNS

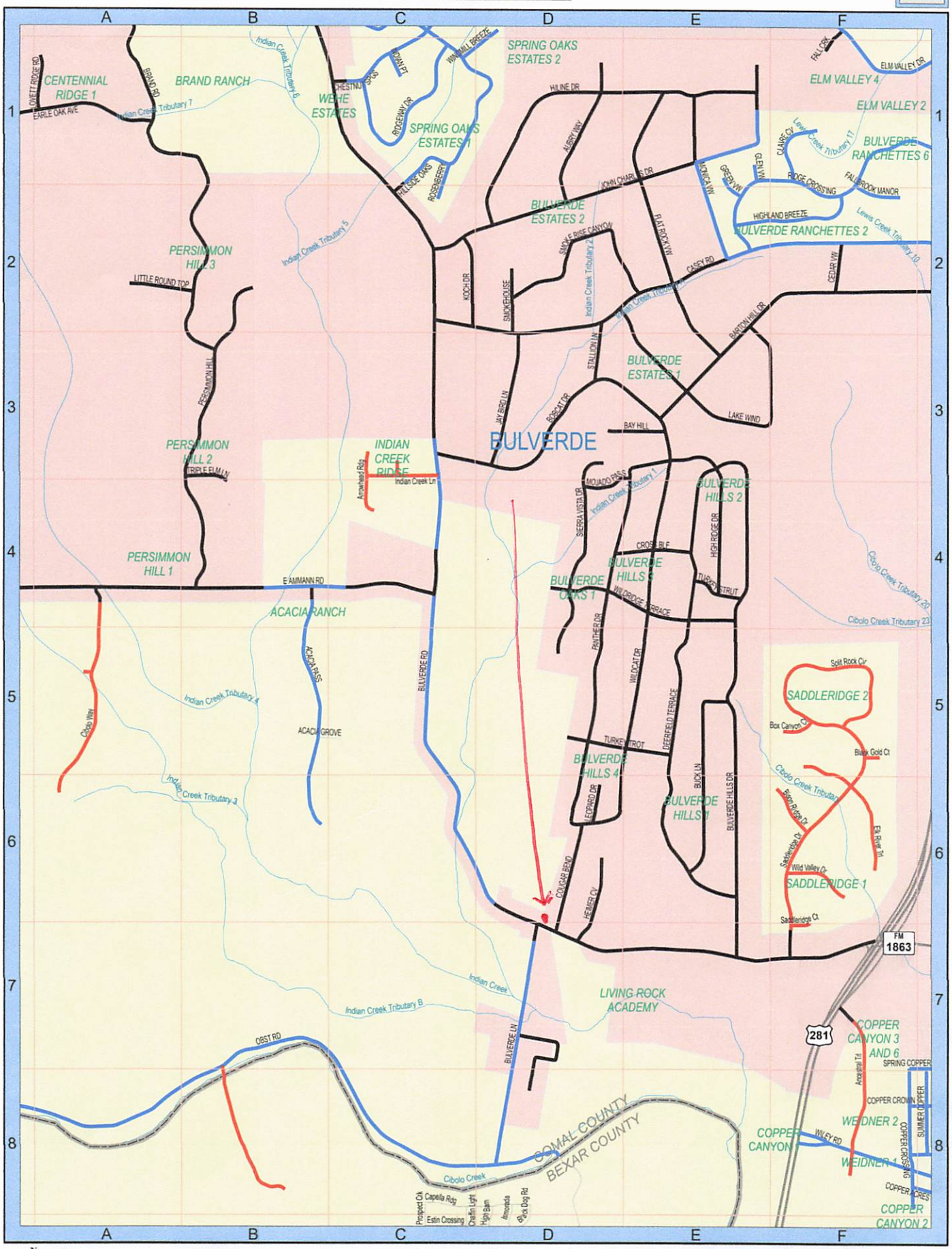
SINGLE TRENCH LAYOUT

Rectangular field with supply and flush manifold on same side and in same trench;

- Locate supply and flush manifold in same trench
- Dripperlines are looped at the end opposite the supply and flush manifolds
- The longest Bioline length should not exceed 400 ft. Drip fields 200 ft. in length might loop the Bioline once; drip dispersal fields under 100 ft. might be looped twice, as illustrated



↑ SEE PAGE58 ↑



↓ SEE PAGE63 ↓

SEE PAGE53 →

N
W E
S

0 1,250 2,500
Feet

0 0.25 0.5
Miles

Produced by the Comal County Engineer's Office - 7/17/2023

From: Ritzen,Brenda
To: "Greg Johnson"
Cc: villageofbulverde@gmail.com
Subject: RE: Permit 118461
Date: Tuesday, April 1, 2025 1:18:00 PM
Attachments: image001.png

Greg,

I have resubmitted to TCEQ fore review. I will await their response before further processing of the permit.

Thank you,

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

From: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Tuesday, April 1, 2025 11:51 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: villageofbulverde@gmail.com
Subject: Re: Permit 118461

Brenda,
After a discussion with Bruce Lesikar, attached is the revised design.
No additional equalization tank required.
Thanks,
Greg

Send for Greg W. Johnson, P.E.,R.S.)

170 Hollow Oak

From: Ritzen,Brenda
To: OSSF
Subject: Nonstandard System Design, Permit 118399
Date: Thursday, March 27, 2025 2:28:00 PM
Attachments: image001.png

Re: MAED Properties, LLC
0.7863 acre, consisting of Sattler Business Lots Lot 1
& 0.3580 acre out of the Daniel Hoover Survey No. 322, Abstract 219
2015 FM 2673, Canyon Lake, Comal County, Texas 78133
Application for Permit for Authorization to Construct an On-Site Sewage
Facility

OSSF Team :

As per TCEQ guidance regarding Nonstandard System Designs, the following permit is being submitted to your office for review:

https://cceo.org/environmental/documents/septic_permits/118399.pdf

We await your response.

Thank you,

COMAL COUNTY TEXAS

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

From:	Greg Johnson
To:	Ritzen,Brenda
Cc:	villageofbulverde@gmail.com
Subject:	Re: Permit 118461
Date:	Tuesday, April 1, 2025 11:51:15 AM
Attachments:	2385 Bulverde Road - Jane Wood #118461 TCEQ Revised.pdf image001.png

Brenda,
After a discussion with Bruce Lesikar, attached is the revised design.
No additional equalization tank required.
Thanks,
Greg

Send for Greg W. Johnson, P.E.,R.S.)

170 Hollow Oak

New Braunfels, TX 78132

Office/Fax (830) 905-2778

Email: gregjohnsonpe@yahoo.com

On Monday, March 31, 2025 at 01:30:44 PM CDT, Ritzen,Brenda <rabbjr@co.comal.tx.us> wrote:

Greg,

Please find the attached findings from TCEQ's Non-Standard System Design review. Revise as indicated and resubmit. Once I have received the revised planning materials I will review and then forward to the TCEQ as indicated.

Thank you,

COMAL COUNTY
TEXAS

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

From:	Ritzen,Brenda
To:	"(gregjohnsonpe@yahoo.com)"
Cc:	villageofbulverde@gmail.com
Subject:	Permit 118461
Date:	Monday, March 31, 2025 1:30:00 PM
Attachments:	Comal County - 118461 - 2385 Bulverde Road Unfavorable 3-28-2025.pdf image001.png

---

Greg,

Please find the attached findings from TCEQ's Non-Standard System Design review. Revise as indicated and resubmit. Once I have received the revised planning materials I will review and then forward to the TCEQ as indicated.

Thank you,

COMAL COUNTY
TEXAS

Brenda Ritzen
Environmental Health Coordinator
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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 28, 2025

Ms. Brenda Ritzen, Designated Representative
Comal County, TCEQ ID No. 620049

Re: Unfavorable Review of Nonstandard OSSF Design for:
Jane B. Wood Family Partnership, LTD
2385 Bulverde Road, Bulverde, Comal County, Texas
OSSF Permit Application Number OSSF- 118461

Dear Ms. Ritzen:

We have received your request for a Texas Commission on Environmental Quality (TCEQ) review of the above-referenced nonstandard design on March 25, 2025. Bruce Lesikar of the TCEQ Technical Programs Team conducted a review as required by 30 Texas Administrative Code (TAC) §285.5(b)(2). **This letter serves as notification that the nonstandard design review is determined to be unfavorable, as submitted**. Specifically, the following items should be addressed prior to the issuance of an Authorization to Construct by the applicable permitting authority:

LIST OF COMMENTS, DEFICIENCIES, RECOMMENDATIONS, AND/OR REQUIRED ITEMS.

1. 30 TAC §285.32(f)(3) identifies the designer should consider whether flow equalization will be needed for the treatment system to function properly.

    - Page 12 of 29, the designer is proposing the use TCEQ approved treatment units with an NSF Standard 40 certification and ANSI accreditation. The treatment units are proprietary products that have specified manufacturer loading rates determined in a standardized testing protocol. The NSF standard 40 testing protocol utilizes a flow controlled timed dosing pattern to manage the hydraulic and organic loading to the treatment units to determine the loading rate. Therefore, the designer shall implement flow equalization utilizing a timed dosing pumping sequence in the nonstandard design. The flow equalization tank and timed dosing pumping sequence facilitates use of the approved products in accordance with their proprietary and approved product status.

2. 30 TAC §285.33(c)(3) (A-F) identifies drip irrigation as a proprietary dispersal system and describes requirements for the drip system.

    - Page 12 of 29, Drip field scaled drawing and notes indicate a total of 300 feet of drip tubing will be installed at the site. The drawing indicates six (6) fifty (50) foot tubing runs. The tubing runs are looped together to form a single lateral.

RECEIVED
By Brenda Ritzen at 1:27 pm, Mar 31, 2025

- Page 11 of 29, Total liner feet of drip tubing: 600 feet. Notation should be corrected.

- Page 11 of 29, Pump requirement: 300 emitters @0.61 gph @ 40 psi = 3.05 gpm. The notation should be corrected for 150 emitters in the field.

- Page 11 of 29, MINIMUM SCOUR VELOCITY section. The resulting MIN FLOW RATE is described as 3 gpm. The reviewer is not sure if this value is assuming two (2) 300-foot laterals for a field with 600 feet of tubing. Some clarification is needed.

The design review by the TCEQ Technical Programs Team is based on the submitted planning materials and is generally limited in scope to the treatment and disposal portions of the design and does not consider any more stringent requirements of the local permitting authority. A thorough review by the applicable permitting authority of the entire submitted planning materials is necessary in order to effectively implement and enforce the requirements in 30 TAC Chapter 285; the Texas Health and Safety Code (THSC) Chapter 366; and the OSSF order, ordinance, or resolution approved by the TCEQ.

Revisions to the system design are necessary. The Authorized Agent should review the updated planning materials to determine appropriate design standards are met. **The Authorized Agent should submit the new or updated design to TCEQ for review.** If you have any questions, or if we may be of assistance to you, please contact Bruce Lesikar in the TCEQ Technical Programs Team at (512) 239-0415or via e-mail at Bruce.Lesikar@tceq.texas.gov.

Sincerely,

Joseph L. Hopkins

Joseph L. Hopkins, P.G.
Technical Programs Team Leader
Texas Commission on Environmental Quality

JLH/BJL

From: Ritzen,Brenda
To: "villageofbulverde@gmail.com"; "(gregjohnsonpe@yahoo.com)"
Subject: Permit 118461
Date: Tuesday, March 25, 2025 8:24:00 AM
Attachments: Nonstandard System Designs Clarification TOWA-TCEQ Letter (003).pdf
image001.png

Re: Jane B. Wood Family Partnership, LTD
0.354 acres, F. Herrera Survey No. 192, Abstract 206, Comal County
2385 Bulverde Rd., Bulverde, Texas 78163
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Property Owner / Agent :

Based on the attached guidance, the above referenced permit submittal has been submitted to TCEQ for review. We will await their response before proceeding with further processing of your 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: Ritzen,Brenda
To: OSSF
Subject: Permit 118461
Date: Tuesday, March 25, 2025 8:21:00 AM
Attachments: image001.png

Re: Jane B. Wood Family Partnership, LTD
0.354 acres, F. Herrera Survey No. 192, Abstract 206, Comal County
2385 Bulverde Rd., Bulverde, Texas 78163
Application for Permit for Authorization to Construct an On-Site Sewage Facility

OSSF Team :

As per TCEQ guidance regarding Nonstandard System Designs, the following permit is being submitted to your office for review:

https://cceo.org/environmental/documents/septic_permits/118461.pdf

We await your response.

Thank you,

COMAL COUNTY TEXAS

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

DRIP TREATMENT SYSTEM
DESIGNED FOR:
JANE B. WOOD FAMILY PARNERSHIP, LTD
2367 BULVERDE RD
BULVERDE, TX 78163

SITE DESCRIPTION:

Located in the G. Herrera Survey No. 192, A-206, being 0.354 acres at 2385 Bulverde Road, this septic will serve an existing office in area with shallow Type-III soil as described in the Soil Evaluation Report. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:

A 3 or inch SCH-40 pipe discharges from the existing office into a new Nu Water B550-400PT, 600 gpd aerobic treatment plant containing a 353 gal. pretreatment chamber and a 768 gal. pump chamber. The effluent after processing gravity feeds into the pump chamber. The pump chamber contains a 0.5 HP FPS E-Series-20FE05P4-2W115 . The well pump is activated by mercury floats and a timer set to cycle four times per day with a five minute run time with a tank operating level from 50-70 gallons. A high level audible and visual alarm will activate should the pump fail. Distribution is through a self flushing 100 micron Arkal Disc filter then through a 1" SCH-40 manifold to a 600 sf. drip tubing field, with ***Netifim Bioline*** drip lines set approximately two feet apart with 0.61 gph emitters set every two feet, as per the attached schematic. A pressure regulator Model PMR40MF installed in the pump tank on the manifold to the field will maintain pressure at 40 psi. A 1" SCH-40 return line is installed to continuously flush the system to the pump tank by throttling a 1" ball valve. Solids caught in the Arkal disc filter are flushed each cycle back to the trash tank. Agricultural Products, Inc. (Model #VBK-1) 1" PVC vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Prior to installing drip tubing the site must be scarified and built up with 2" of Type II or III soil. **(A minimum of 12" of soil is required between rock and drip tubing.)** Drip tubing will be laid and the entire field area will be capped with 6" to 12" of loamy soil (Type 2 or 3- ***NOT SAND)***. The field area will be sodded with a hearty grass such as Bermuda, St. Augustine, etc. prior to system startup. **Risers are required on tank inspection ports as per 30 TAC 285.38 (9/1/2023). This includes access limitation (<65lbs lid or hardware secured lid), inspection and cleanout ports shall have risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.**

DESIGN SPECIFICATIONS:

Q = 60 gpd Design Rate - 3ppl office @ 8 gal per person = 24 gals(Table III)
Pretreatment tank size: 353 Gal
Plant Size: Nu Water B550-400PT, 600 gpd (TCEQ Approved) (Sized for doubling)
Pump tank size: 768 Gal
Reserve capacity after High Level: 60 gal. (>1/3 day usage)
Application Rate: Ra = 0.2 gal/sf

VOID

Total absorption area: Q/Ra = 60 GPD/0.2 = 300 sf (Actual 600 sf includes doubling)
Total linear feet drip tubing: 600' ***Netifim Bioline*** drip tubing .61 GPH
Pump requirement:300 emitters @ 0.61 gph @ 40 psi = 3.05 gpm
Pump:0.5 HP FPS E-Series-20FE05P4-2W115 or equivalent.
Dosing volume: 50-70 gal.
Pump Tank Calculations: 768 Gal (14.5 gal/in.)
Volume below working level = 15"= 218 gal
Working level = 180 gal = 12.5"
Reserve Requirement = 1/3 day = 60 gal. =4.25"

MINIMUM SCOUR VELOCITY (**MSV**) > 2 FPS
IN DRIP TUBING W/ NOM. DIA. 0.55" ID
MSV = 2 FPS (Πd↑2)/4*7.48 gal/cf*60 sec/min
MSV = 2(3.14159((.55/12)↑2)/4)*7.48*60
MSV = 1.5 gpm x 2 = 3 gpm MIN FLOW RATE

IN RETURN MANIFOLD W/ NOM. DIA 1.049" ID
MSV = 2 FPS (Πd↑2)/4*7.48 gal/cf*60 sec/min
MSV = 2(3.14159((1.049/12)↑2)/4)*7.48*60
MSV = 5.4 GPM

WASTE FLOW CALCULATIONS:
BOD5 @ 60 gpd @ 600 mg/l x 8.34 #/gal / 1,000,000 = 0.3 lbs BOD5
600 aerobic plant provides 1.25# BOD5 organic reduction. (Sized for doubling)

PIPE AND FITTINGS:
All pipes and fittings in this drip tubing system shall be 1" schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging. Drip tubing 0.61 gph drip tubing to be used in field. The manifold trench should be kept shallow to prevent interconnection of the trenches.

VOID

Designed in accordance with Chapter 285, Subchapter D, §285.30 and §285.40 Texas Commission on Environmental Quality (Effective December 29, 2016)

03/04/25

Greg W. Johnson, P.E. No. 67587, F#2585
170 Hollow Oak
New Braunfels, Texas 78132 - 830/905-2778

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

From: Bailey Dorn
To: Hernandez,Sandra; villageofbulverde@gmail.com
Cc: Greg Johnson; Olvera,Brandon; Ritzen,Brenda; Heath Edwards
Subject: RE: Permit 118461 - 2385 Bulverde Road
Date: Monday, March 24, 2025 3:16:04 PM
Attachments: image002.png
image003.png

Good afternoon Sandra,

2385 Bulverde Road is compliant with the City of Bulverde Subdivision Ordinance.

Thank you,

Bailey Dorn
Planner I
30360 Cougar Bend
Bulverde, TX 78163
Office: (830) 438-3612
Direct: (830) 380-3047
Fax: (830) 438-4339
bdorn@bulverdetx.gov

From: Hernandez,Sandra <rabsah@co.comal.tx.us>
Sent: Tuesday, March 11, 2025 4:14 PM
To: villageofbulverde@gmail.com
Cc: Greg Johnson <gregjohnsonpe@yahoo.com>; Olvera,Brandon <Olverb@co.comal.tx.us>; Ritzen,Brenda <rabbjr@co.comal.tx.us>; Bailey Dorn <Bdorn@bulverdetx.gov>; Danny Batts <dbatts@bulverdetx.gov>
Subject: Permit 118461 - 2385 Bulverde Road

RE: Permit 118461 – 2385 Bulverde Road
Dear property owner ,
We received a septic permit application in our office for the referenced property on March 11,

From: Hernandez,Sandra
To: villageofbulverde@gmail.com
Cc: Greg Johnson; Olvera,Brandon; Ritzen,Brenda; Bailey Dorn; dbatts@bulverdetx.gov
Subject: Permit 118461 - 2385 Bulverde Road
Date: Tuesday, March 11, 2025 4:13:00 PM
Attachments: image001.png
Pages from 118461.pdf

RE: Permit 118461 – 2385 Bulverde Road

Dear property owner ,

We received a septic permit application in our office for the referenced property on March 11, 2025 (see attachment). This property shows to be in the jurisdiction of the City of Bulverde, so we are including the city in this email. Please be advised that you will need to contact Bailey Dorn or Danny Batts at (830-438-3612) with the City of Bulverde to verify this tract is compliant with their subdivision regulations and provide confirmation to our office that indicates this tract is compliant.

Thank you,

COMAL COUNTY TEXAS

Sandra Ann Hernandez
Subdivision Coordinator
Comal County Engineer's Office
195 David Jonas Drive | 830-608-2090 | www.cceo.org

2/CB

202306002864 01/27/2023 01:10:06 PM 1/2

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed

Effective Date: January 27th, 2023

Grantor: Jane B. Wood

Grantor's Mailing Address: 2367 Bulverde Road
Bulverde, TX 78163
Comal County

Grantee: Jane B. Wood Family Partnership, Ltd.

Grantee's Mailing Address: 2367 Bulverde Road
Bulverde, TX 78163
Comal County

Consideration: Ten Dollars and other good and valuable consideration

Property (including any improvements):

My undivided community property interest and all of my right, title and interest in and to the five (5) tracts described in the five (5) Special Warranty Deeds dated December 17, 2007, executed by me as the Independent Executrix of the estate of my deceased husband, Charles L. Wood, Jr., and recorded in the Official Public Records of Comal County, Texas as Document Numbers:

200806007971
200806007972
200806007973
200806007974

and

200806007976

Reservations from Conveyance:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than liens and conveyances, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant

and forever defend all and singular the Property to Grantee and Grantee's 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 claim is by, through or under Grantor, but not otherwise.

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

Jane B. Wood, Grantor

STATE OF TEXAS)

COUNTY OF COMAL)

This instrument was acknowledged before me on January 27th 2023, by Jane B. Wood.

EMILY BARRON
Notary Public
State of Texas
ID # 13394122-5
My Comm. Expires 08/31/2026

Notary Public, State of Texas Emily Barron

Commission No.: 13394122-5

My commission expires: 8/31/2026

AFTER RECORDING RETURN TO:

_____

_____

_____

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
01/27/2023 01:10:06 PM
LAURA 2 Page(s)
202306002864

Bobbie Koepp

200806007976

200806007976 02/27/2008 02:53:18 PM DEED 1/4

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed

Date: December 17, 2007

Grantor: Jane B. Wood, as Independent Executrix of the estate of Charles Leroy Wood, Jr.

Grantor's Mailing Address:

P.O. Box 7
Bulverde, TX 78163
Comal County

Grantee: Jane B. Wood, Trustee, or successors in Trust under the Wood Family Trust, dated June 21, 2002

Grantee's Mailing Address:

P.O. Box 7
Bulverde, TX 78163
Comal County

Consideration: Ten Dollars and other good and valuable consideration.

Property (including any improvements):

Being 0.354 of an acre of land, more or less, out of the G. Herrera Survey No. 192 in Comal County, Texas and being more particularly described in two tracts or parcels in Exhibit "A" as attached hereto, incorporated herein and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than liens and conveyances, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's 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 claim is by through or under Grantor, but not otherwise.

EXHIBIT "A"

BEING a 0.354 of an acre of land, more or less, in Comal County, Texas and being further described in two tracts or parcels as follows:

TRACT ONE (1):

Being a 0.078 of an acre tract of land out of Subdivision No. 5 of the Guadalupe Herrera Survey No. 192 in Comal County, Texas and also being the same tract called 0.13 acres out of a 384 acre tract recorded in Volume 140, Pages 80-81 of the Deed Records of Comal County, Texas and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin found at the base of a fence post for the Northwest corner of Lot 1, Block 20, Bulverde Hills Subdivision, Unit #4 and also being a Southwest corner of Lot 2, Block 20, Bulverde Hills Subdivision, Unit #4 and being the East corner of this tract;

Thence; S. 77° 14' E., a distance of 98.60 feet to a point for the Southwest corner of this tract;

Thence; N. 20° 52' 22" E. a distance of 94.16 feet to a fence post for the North corner of this tract, also being an angle point in the West property line of the above referenced Lot 2, Block 20, Bulverde Hills Subdivision, Unit #4;

Thence; With fence, along the Southwest property line of the above referenced Lot 2, S. 14° 09' E., a distance of 59.60 feet to a fence post;

Thence; S. 30° 52' E., a distance of 26.90 feet to a fence post;

Thence; S. 49° 51' E., a distance of 44.80 feet to the PLACE OF BEGINNING and containing 0.078 acres of land, more or less, as surveyed on the ground on December 20, 1984 by Richard A Goodwin RPS # 4069.

TRACT TWO (2) :

Being a 0.276 of an acre of land out of the Western half of the original Division No. 5, of the Guadalupe Herrera Survey No. 192 in Comal County, Texas and also being out of a 146.63 acre

By acceptance of this Deed, Grantees shall be bound to hold the Property as trustees upon the terms and conditions of the agreement creating the Wood Family Trust.

Parties dealing with the Trustees of the Wood Family Trust shall have no duty to inquire beyond this deed into the power of the Trustees, or their successors, to sell, lease, partition, exchange, encumber, or otherwise make disposition of the Property; and anyone making payment to the Trustees for the purchase or use of the Property shall not be responsible for the proper allocation of the payment according to the terms of the agreement creating the Wood Family Trust.

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

Jane B. Wood, as Independent Executrix of the
Estate of Charles Leroy Wood, Jr., Grantor

STATE OF TEXAS)
)
COUNTY OF COMAL)

This instrument was acknowledged before me on December 17, 2007, by Jane B. Wood, as Independent Executrix of the Estate of Charles Leroy Wood, Jr..

JAMES NOEL VOELLER
My Commission Expires
November 19, 2010

Notary Public

PREPARED WITHOUT OPINION
OR REVIEW OF TITLE BY:
Law Office of James N. Voeller
19311 FM 2252
Garden Ridge, TX 78266

AFTER RECORDING RETURN TO:
Law Office of James N. Voeller
19311 FM 2252
Garden Ridge, TX 78266

tract of land called SECOND TRACT, recorded in Volume 109, Pages 85-87 of Deed Records of Comal County, Texas and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin found in the North ROW line of Bulverde Road for the Southeast corner of the above referenced 146.63 acre tract of land and also being the Southwest corner of Lot 1, Block 20, Bulverde Hills Subdivision, Unit #4 and being the Southwest corner of this tract;

THENCE; With the North ROW line of Bulverde Road, N. 67° 10' W, a distance of 82.28 feet to a point for the Southwest corner of this tract;

THENCE; Leaving the North ROW line of Bulverde Road, N. 02° 46' E., a distance of 129.91 feet to a point for the Northwest corner of this tract, said point also being an interior corner of the above referenced 146.63 acre tract;

THENCE; S. 77° 14' E., a distance of 98.60 feet to an iron pin found for an Easterly corner of the above referenced 146.63 acre tract and being the Northwest corner of the above referenced Lot 1, Block 20, Bulverde Hills Subdivision, Unit #4 and the Southwest corner of Lot 2, Block 20, Bulverde Hills Subdivision, Unit #4 and being the Northeast corner of this tract;

THENCE; With fence along the West property line of Lot 1, Block 20, Bulverde Hills Subdivision, Unit #4, S. 10° 46' W., a distance of 142.40 feet to the PLACE OF BEGINNING and containing 0.276 acres of land, more or less.

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
02/27/2008 02:53:18 PM
CASHTWO
200806007976

Joy Streater

EXHIBIT "A"

COMAL COUNTY
ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

Date Received	Initials	Permit Number
		118461

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

03/11/2025
Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION
___ (Missing Items Circled, Application Refused)

Revised: September 2019