

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:

Address:

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

Inspector Notes:

**Comal County Environmental Health
OSSF Inspection Sheet**

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

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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						

**Comal County Environmental Health
OSSF Inspection Sheet**

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



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 118473
Issued This Date: 04/14/2025
This permit is hereby given to: Arlo E. Swanson & Katherine J. Swanson

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

30735 SUNLIGHT DR
CITY OF BULVERDE, TX 78163

Subdivision: Oak Village North
Unit: 2
Lot: 177
Block: --
Acreage: 1.0300

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.



ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2000
WWW.CCEO.ORG

Date 10 March 2025

118473
Permit Number

1. APPLICANT / AGENT INFORMATION

1. APPLICANT / AGENT INFORMATION
 Co-TRUSTEES OF THE SWANSON RECREATION TRUST
 Owner Name Arto E Swanson, Jr and Katherine J Swanson, Agent Name Fernando B Aguirre

Mailing Address 30735 Sunlight Dr Agent Address 6043 Spring Valley

City, State, Zip Bulverde, Tx, 78163 City, State, Zip San Antonio, Tx, 78247

Phone # (210) 698-2000 Phone # (210) 254-8221

Email **kswanson1837@gmail.com** Email **superfastseptic@gmail.com**

2. LOCATION

Subdivision Name Oak Village North Unit 2 Lot 177 Block

Survey Name / Abstract Number Acreage 103

Address 30735 Sunlight Dr City Buverde State Tx Zip 78163

3. TYPE OF DEVELOPMENT

☒ **Single Family Residential**Type of Construction (House, Mobile, RV, Etc) Frame House

Number of Bedrooms 3

Indicate Sq Ft of Living Area 2102

☐ 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: \$ 100,000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that

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

Signature of Owner, CO-TRUSTEES OF THE SUMNER
REMOVABLE TRUST

Date _____



Planning Materials & Site Evaluation as Required Completed By Fernando B. Aguirre

System Description 600 gpd ATU with spray dispersion

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

Tank Size(s) (Gallons) 600 gpd ATU

Absorption/Application Area (Sq Ft) 3750

Gallons Per Day (As Per TCEQ Table III) 240

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

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

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

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

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

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

Fernando B. Aguirre (74)

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.

Fernando B. Aguirre, R.S. 5402 11 March 2025
Signature of Designer 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 (OSSFs), this document is filed in the Deed Records of Comal County, Texas.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (commission) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), §5.012 and §5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific parcels 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):

2 Unit Phase/Section Block 177 Lot NORTH OAK VILLAGE SUBDIVISION

IF NOT IN SUBDIVISION: (L. 03) ACREAGE: SURVEY

The property is owned by (insert owner's full name): ARLO E. SWANSON, JR. & KATHERINE J. SWANSON, CO-TRUSTEES OF THE SWANSON REVOCABLE TRUST

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 may be obtained from the Comal County Engineer's Office.

WITNESS BY (HAND(S) ON THIS 11 DAY OF MARCH, 2025

Arlo E. Swanson Jr.
Katherine J. Swanson

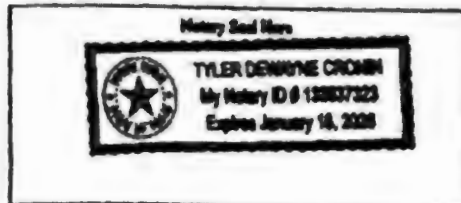
Owner(s) signature(s)

Arlo E. Swanson Jr.
Katherine J. Swanson

Owner(s) printed name(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 11TH DAY OF MARCH, 2025

Notary Public, State of Texas



This area for Comal County Clerk recording purposes only

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
03/11/2025 02:59:44 PM
JESS 1 Pages(s)
202506006907



Bobbie Koepp

**REVISED**

12:00 pm, Apr 11, 2025

26665 IH 10 West
Boerne, TX 78006
(210) 698-2000**Two-Year Initial Service Policy****RE: 30735 Sunlight Dr****Two-Year Initial Service Policy Includes:**

Our firm, Van Delden Wastewater Systems, will inspect your Clearstream system and perform the testing and reporting requirements three times per year (once every four months) for the first two years from installation, which include inspecting the mechanical, electrical, and other applicable components to ensure proper function. Parts and materials for manufacturer defects or workmanship are included. The service form will be forwarded to the regulating authority as required.

This policy does not include:

Chlorine/bleach, additional labor over one-hour, additional service calls, weekend or holiday service calls, or additional testing required by any regulating authority.

- **Violations of Warranty:** include shutting of the electric current to the system for more than 24 hours, disconnecting the alarm system, restricting ventilation to the aerator, overloading the system above its rated capacity, introducing excessive amounts of harmful matter into the system, or any other forms of abuse or negligence (such as running over spray heads with lawn mower, covering system parts or components with landscaping/fill dirt, etc.) Replacement of parts or repairs due to homeowners' abuse or negligence will be billed to the homeowner in addition to a service call charge (see Additional Service Calls). Do not allow alteration to any part of the system or sprinkler head locations. Any use of another company to make repairs to the system will violate any warranties and be considered as a breach of this policy.
- **Repairs not covered under warranty:** Repairs and/or replacement of parts will be made at the time of service, if the charges for parts do not exceed \$200.00. Parts exceeding \$200.00 will require customer approval; attempts to contact customer will be made while on site. If the technician receives approval after he leaves the property, a service charge of \$150.00 to return to the property will be added to final bill.
- **Additional Service Calls:** Additional visits are not included in the annual fee.
 - During normal business hours: A \$150.00 service call will apply. Parts, repairs, labor and warranty apply as mentioned above. Our office will respond to the service call within 2 business days.
 - Outside normal business hours: An emergency line is be available from 8am – 5pm on weekends and holidays at 210-570-7539. Weekend/Holiday service calls are offered only in the event of a true emergency (such as overflow out of tanks); **alarm activation does not constitute an emergency.** Service calls outside of normal business hours will incur a \$250.00 fee regardless of any warranty or diagnosis. Parts, repairs, & labor apply as mentioned above.
 - Inaccessible systems will be subject to a service call fee of \$150.00 (examples: locked gates, gate code changes, biting dogs, etc.) or will forfeit their pre-paid service.
- **Chlorine:** The property owner is responsible for maintain the chlorine supply.
 - If chlorinator is found empty, chlorine will be added and charged.
 - If the owner requests that we use the owner's personal supply of chlorine/bleach, the chlorine/bleach must be available at an outside and known location at the time of service to avoid being charged for chlorine.
- **Transfer of Property:** The fee for this policy is non-refundable, but this policy can be transferred to the new owners. If this property is sold within the policy period, the signing party is responsible for all repairs unless the new owner's information is provided before repairs are made and a transfer policy is signed and returned to us. The new owners will be required to meet with our technician for an orientation during the first service check of their transfer policy.
- **Rental of Property:** The homeowner shall obtain the service policy for the system and is responsible for balances due. Renters will be required to meet with our technician for an orientation during the first service check of their occupancy.
- **System Alteration:** Do not allow alteration to any part of the system including the spray area. Alterations result in the system being out of compliance and would cause the property owner additional expense to bring the system back into compliance. Any use of another company to make repairs to the system will violate any warranties and be considered as a breach of this policy.
- **Pumping:** The cleaning of the tanks are not included in this policy.
- **Additional Terms:** All payments not received within 30 days from the invoice date will be charged a 1.5% finance charge per month. If payment for replacement of parts is delinquent, your next service will be delayed, and may result in cancellation of this policy without refund to customer. VDWWWS reserves the right to repossess parts that have not been paid for. A \$30 fee will be charged for returned checks. A 4% convenience fee will be charged for credit card charges over \$1000.00. Van Delden Wastewater Systems reserves the right to terminate this policy for disrespectful actions toward our employees, for dogs that have been aggressive to our employees, and for customer tampering of lids leaving them unsecure.

Acceptance of Policy: The prices, specifications, and conditions are satisfactory and are hereby accepted with payment of this invoice. Van Delden Wastewater Systems is authorized to perform the services as specified. Payment will be made as outlined above and is due upon acceptance of this Policy.

Accepted by (signature) Katherine SwansonDate: 4/10/25E-mail KSWanson1837@gmail.comCell 210 219 5625

Gate _____


Accepted by Van Delden Wastewater Systems: Chad Van DeldenDate: 4/9/25

OSSF Soil Evaluation

Date Performed: 8 March 2025
Property Location: 30735 SUNDLIGHT DR, BULVERDE, TX, 78163
Proposed Excavation Depth: _____
Name of Site Evaluator: FERNANDO A AGUIAR Registration Number: 16623

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 <u>1</u>					
Depth (Feet)	Textural Class	Structure (if applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 1 2 3 4 5		4' CLASS II	W/ LIMESTONE		CLASS IV

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

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

Fernando B. Aguiar
Signature of Site Evaluator

8 MARCH 2025
Date

REVISED

12:01 pm, Apr 11, 2025



16159 Old Stable Rd. San Antonio, Texas 78247-4490
Frank Aguirre, R.S. 210.275.7866 frankseptic45@gmail.com
Fernando Aguirre, S.E. 210.254.8221 superfastseptic@gmail.com

PLANNING MATERIALS FOR A SEPTIC SYSTEM IN COMAL COUNTY

DATE: ~~12 March 2025~~ REV 11 April 2025

THE PLAYERS:

Property owner: Arlo E. Swanson, Jr. & Katherine J. Swanson, Co-trustees of the Swanson Revocable Trust; 30735 Sunlight Dr, Bulverde, Tx, 78163; kswanson1837@gmail.com; 210.698.2000

Designer: Fernando Bernal Aguirre, R.S., 6043 Spring Valley, San Antonio, Texas 78247; superfastseptic@gmail.com; 210.254.8221

Agent: Fernando Bernal Aguirre, R.S., 6043 Spring Valley, San Antonio, Texas 78247; superfastseptic@gmail.com; 210.254.8221

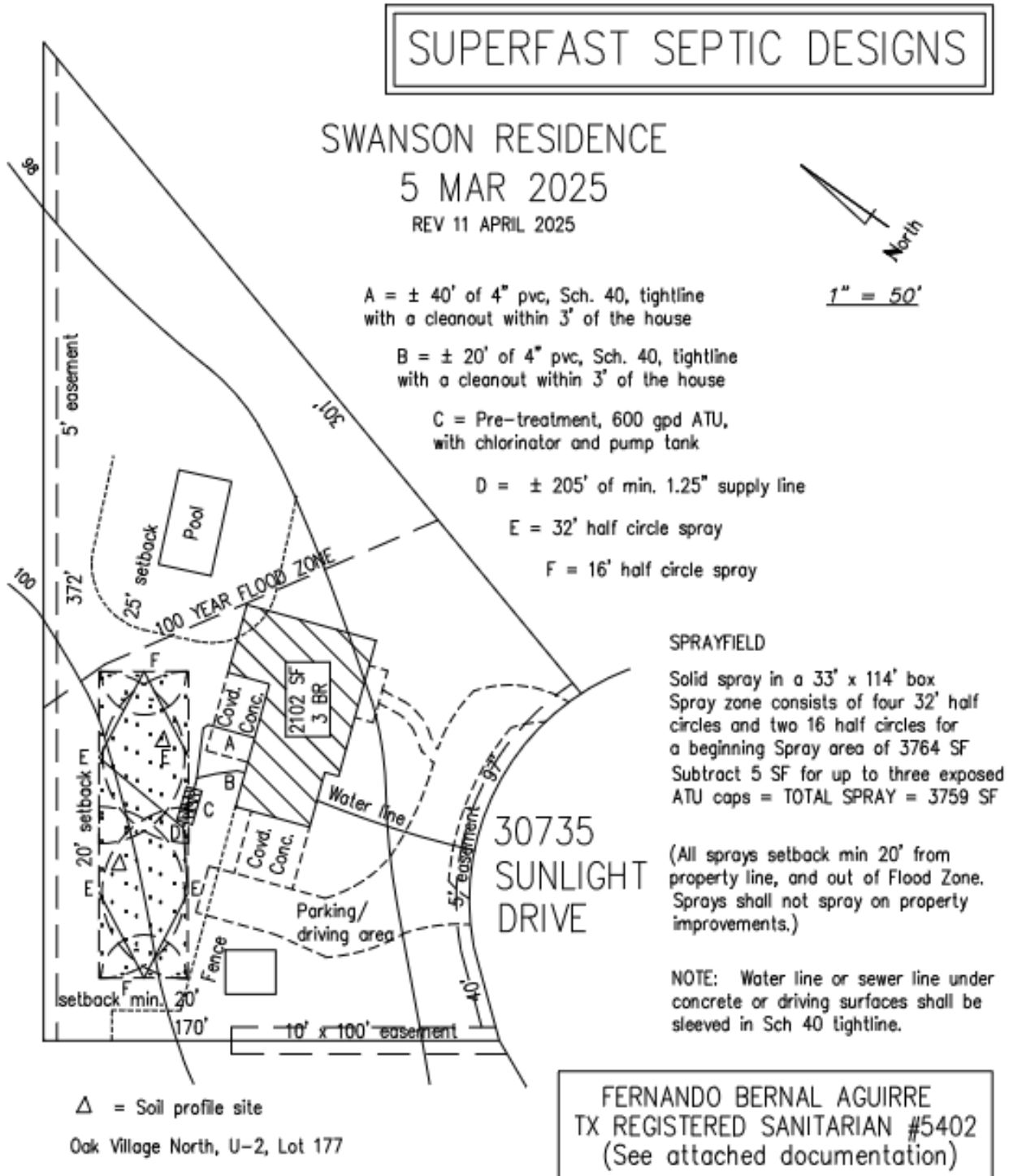
Property Address: 30735 Sunlight Dr, Bulverde, Tx, 78163

Subdivision: Oak Village North	SF of living area: 2102	Reqd. Spray area: 3750 SF
Unit: 2	Estimated cost	GPD: 240
Lot: 177	of construction: 100,000	Property over CZ? Y N N
Block: --	Any portion in USACE? No	In incorporated city? Yes
Acreage: 1.03	Source of water: public	Number of tracts: 1
Single family residence? Yes	Planning materials: fa	A permit RENEWAL? N
Type of single family	Treatment: ATU	A permit REMODEL? N
construction: frame	Disposal: Spray	Permit #: forthcoming
# of BR's: 3	Tank size: 600 gpd ATU	Months since renewal? n/a
Note: All pumping events are activated by electric timers set for 1am and 4 am activations.		
ALL DEPICTIONS IN THIS DESIGN ARE STRICTLY DIAGRAMMATIC.		

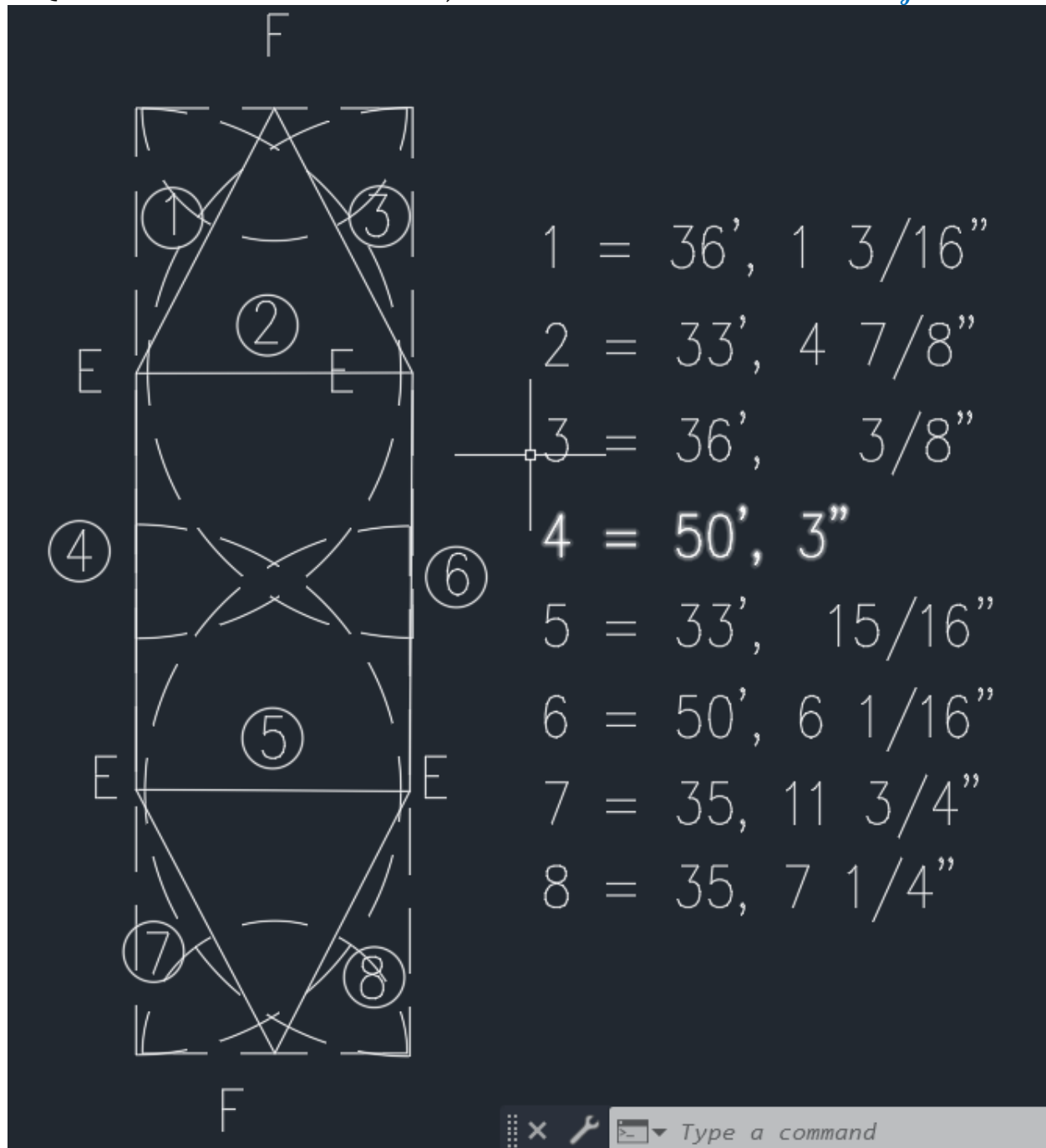
Order of attached documents: 1. Checklist, 2. Site eval, 3. Planning/diagram, 4. Deed, 5. Maintenance agreement, 6. Affidavit, 7.

THIS IS TO NOTE THAT ALL THE REGULATIONS OUTLINED IN TITLE 30 TAC CHAPTERS 285 AND CHAPTER 366 SHALL BE ADHERED TO IN THE INSTALLATION AND OPERATION OF THIS SEPTIC SYSTEM. *Fernando Bernal Aguirre*

I hereby certify that this design conforms to both TCEQ and local regulations for On-Site Sewage Facilities and, with proper use, maintenance, and under normal climatic conditions, can be expected to function without creating a nuisance.

DIAGRAM: *Fernando Bernal Aguirre*

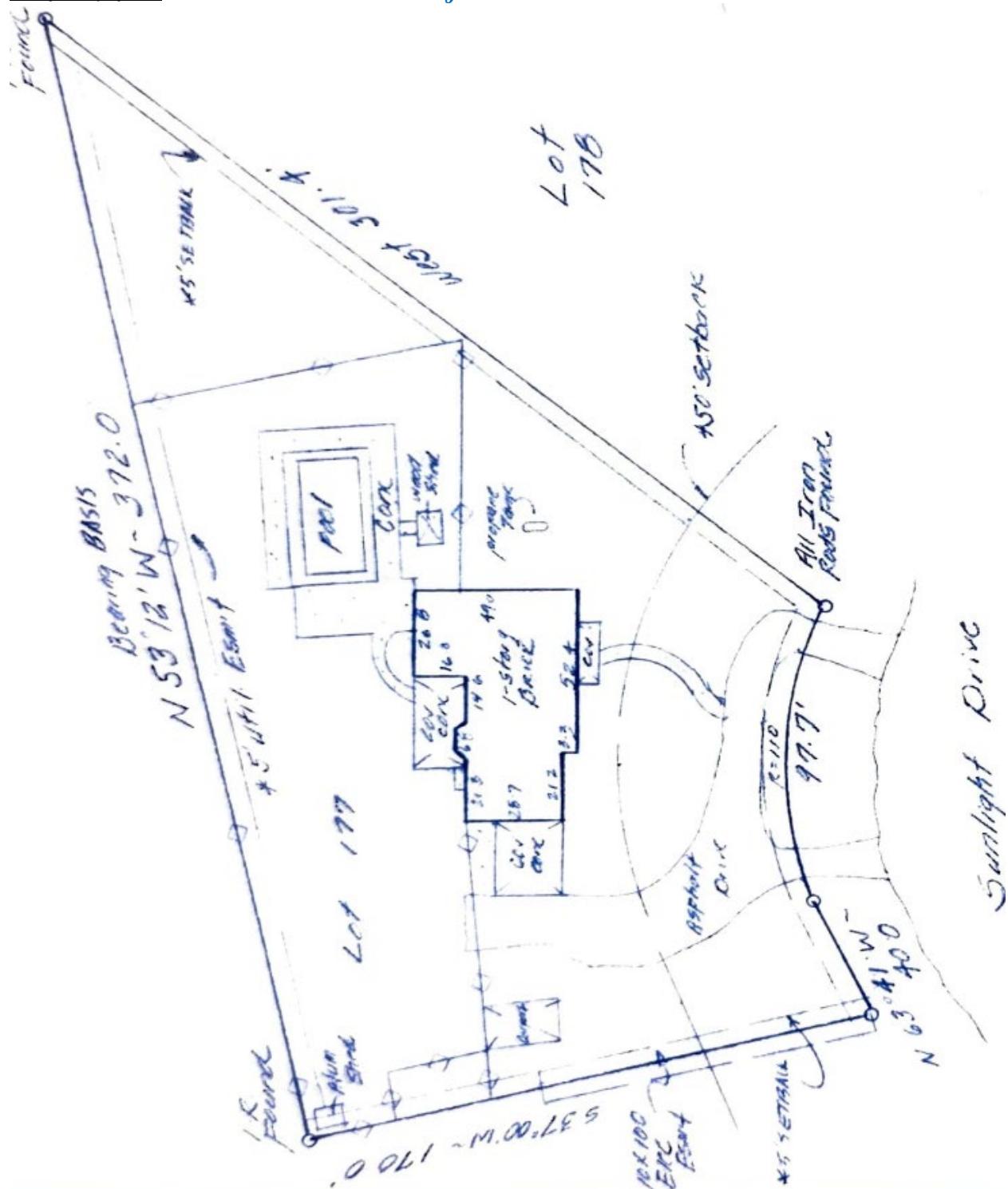
NOTE: The contractor may make field adjustments to the system so as to better fit specific site conditions encountered. All angles, lengths and locations shown are approximate and are adjustable during the actual system installation.

REQUESTED SWANSON SPRAY DETAIL, 11 APRIL 2025 *Fernando Bernal Aguirre*

REVISED

12:01 pm, Apr 11, 2025

Property plat: *Fernando Bernal Aguirre*



REVISED

12:03 pm, Apr 11, 2025

If SURFACE irrigation is used and any ground within the proposed application area does not have vegetation, that bare area shall be seeded or sodded before system startup.

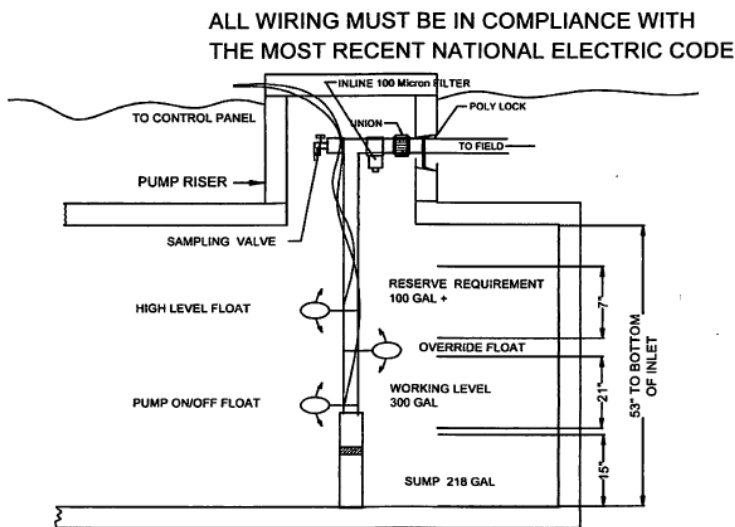
TANK NOTES:

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

Tightlines to the tank shall be SCH-40 PVC.

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

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



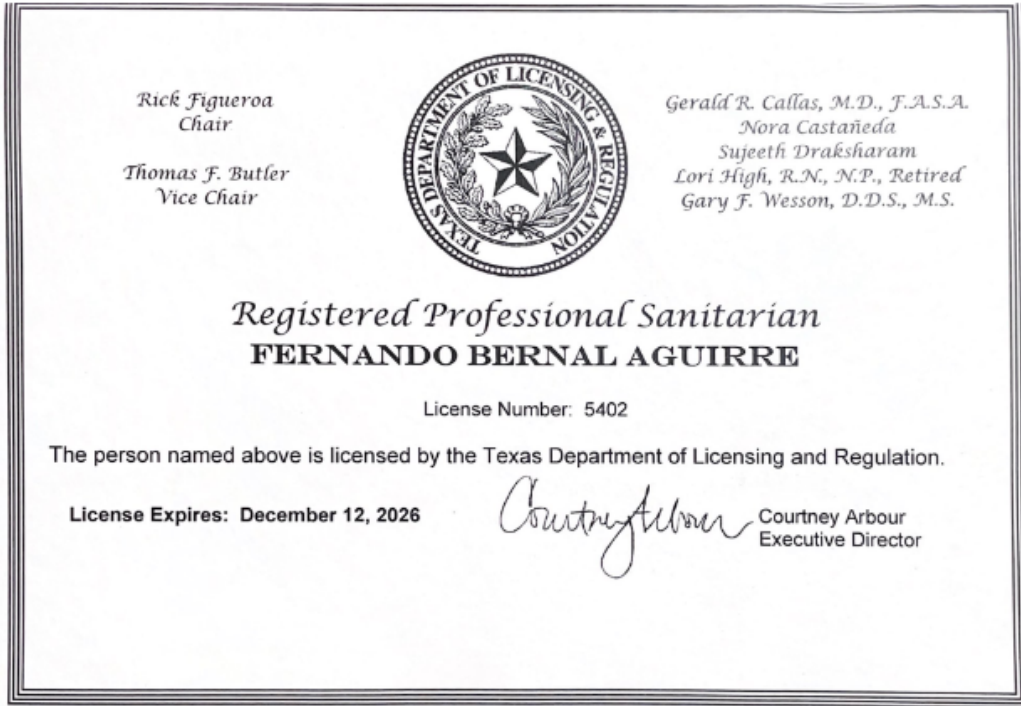
TYPICAL PUMP TANK CONFIGURATION
MAXX AIR M600 768 GAL PUMP TANK

Fernando Bernal Aguirre

REVISED

12:03 pm, Apr 11, 2025

Pump times: pump activations (On/OFF modes) shall occur using an electric timer



Fernando Bernal Aguirre



PLANNING & DEVELOPMENT SERVICES DEPARTMENT

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

April 14, 2025

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

RECEIVED

By Brenda Ritzen at 4:28 pm, Apr 14, 2025

Hello Brenda,

The City of Bulverde has received a request for a Release for Septic from Chad Van Delden with Van Delden On-Site Wastewater Systems for the replacement of an existing On-Site Sewage Facility (OSSF) at **30735 Sunlight Drive** in Bulverde.

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

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

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

Respectfully,

Claudia Cardenas
City of Bulverde
Planning & Development Services Department

From: [Ritzen,Brenda](#)
To: [Fernando Aguirre](#)
Cc: kswanson1837@gmail.com
Subject: RE: Permit 118473
Date: Friday, April 11, 2025 12:23:00 PM
Attachments: [image001.png](#)

Fernando,

Submit written verification from the City of Bulverde that a new building permit is not required. ✓

Thank you,



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

From: Fernando Aguirre <superfastseptic@gmail.com>
Sent: Friday, April 11, 2025 10:45 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: kswanson1837@gmail.com
Subject: Re: Permit 118473

This email originated from outside of the organization.

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

- Comal IT

Good morning!

Here are the items you requested--except for the building permit. *This is an existing home, not a new build, so I believe the building permit is OK--correct?*

Thank you!

Fernando B. Aguirre,
Registered Sanitarian #5402
Superfast Septic Designs

From: [Ritzen,Brenda](#)
To: ["kswanson1837@gmail.com"](#); ["Fernando Aguirre"](#)
Subject: Permit 118473
Date: Wednesday, April 9, 2025 2:47:00 PM
Attachments: [image001.png](#)

**Re: Arlo E. Swanson, Jr. Katherine J. Swanson,
Co-Trustees Swanson Revocable Trust
Oak Village North Unit 2 Lot 177
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. Identify the separation distances between the spray heads. It does not appear the dimensions of your coverage area are 33 ft. wide. Submit a clearer detail of the designed spray area.
- ✓ 2. Deduct any area over the tanks which will not be covered by soil or vegetation.
- ✓ 3. Owner signature needed on the 2 year initial maintenance contract.
- ✓ 4. Designer signature needed on all planning materials.
- ✓ 5. Submit a copy of the approved building permit from the City of Bulverde.
- 6. Revise as needed and resubmit.

Thank you,



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



VOID

26665 IH 10 West
Boerne, TX 78006
(210) 698-2000

Two-Year Initial Service Policy

RE: 30735 Sunlight Dr,
Bulverde, Tx, 78163

Two-Year Initial Service Policy Includes:

Our firm, Van Delden Wastewater Systems, will inspect your Clearstream system and perform the testing and reporting requirements three times per year (once every four months) for the first two years from installation, which include inspecting the mechanical, electrical, and other applicable components to ensure proper function. Parts and materials for manufacturer defects or workmanship are included. The service form will be forwarded to the regulating authority as required.

This policy does not include:

Chlorine/bleach, additional labor over one-hour, additional service calls, weekend or holiday service calls, or additional testing required by any regulating authority.

- **Violations of Warranty:** include shutting of the electric current to the system for more than 24 hours, disconnecting the alarm system, restricting ventilation to the aerator, overloading the system above its rated capacity, introducing excessive amounts of harmful matter into the system, or any other forms of abuse or negligence (such as running over spray heads with lawn mower, covering system parts or components with landscaping/fill dirt, etc.) Replacement of parts or repairs due to homeowners' abuse or negligence will be billed to the homeowner in addition to a service call charge (see Additional Service Calls). Do not allow alteration to any part of the system or sprinkler head locations. Any use of another company to make repairs to the system will violate any warranties and be considered as a breach of this policy.
- **Repairs not covered under warranty:** Repairs and/or replacement of parts will be made at the time of service, if the charges for parts do not exceed \$200.00. Parts exceeding \$200.00 will require customer approval; attempts to contact customer will be made while on site. If the technician receives approval after he leaves the property, a service charge of \$150.00 to return to the property will be added to final bill.
- **Additional Service Calls:** Additional visits are not included in the annual fee.
 - During normal business hours: A \$150.00 service call will apply. Parts, repairs, labor and warranty apply as mentioned above. Our office will respond to the service call within 2 business days.
 - Outside normal business hours: An emergency line is available from 8am – 5pm on weekends and holidays at 210-570-7539. Weekend/Holiday service calls are offered only in the event of a true emergency (such as overflow out of tanks); **alarm activation does not constitute an emergency.** Service calls outside of normal business hours will incur a \$250.00 fee regardless of any warranty or diagnosis. Parts, repairs, & labor apply as mentioned above.
 - Inaccessible systems will be subject to a service call fee of \$150.00 (examples: locked gates, gate code changes, biting dogs, etc.) or will forfeit their pre-paid service.
- **Chlorine:** The property owner is responsible for maintain the chlorine supply.
 - If chlorinator is found empty, chlorine will be added and charged.
 - If the owner requests that we use the owner's personal supply of chlorine/bleach, the chlorine/bleach must be available at an outside and known location at the time of service to avoid being charged for chlorine.
- **Transfer of Property:** The fee for this policy is non-refundable, but this policy can be transferred to the new owners. If this property is sold within the policy period, the signing party is responsible for all repairs unless the new owner's information is provided before repairs are made and a transfer policy is signed and returned to us. The new owners will be required to meet with our technician for an orientation during the first service check of their transfer policy.
- **Rental of Property:** The homeowner shall obtain the service policy for the system and is responsible for balances due. Renters will be required to meet with our technician for an orientation during the first service check of their occupancy.
- **System Alteration:** Do not allow alteration to any part of the system in a way that causes the system to be out of compliance. Alterations result in the system being out of compliance and would cause the property owner additional expense to bring the system back into compliance. Any use of another company to make repairs to the system will violate any warranties and be considered as a breach of this policy.
- **Pumping:** The cleaning of the tanks are not included in this policy.
- **Additional Terms:** All payments not received within 30 days from the invoice date will be charged a 1.5% finance charge per month. If payment for replacement of parts is delinquent, your next service will be delayed, and may result in cancellation of this policy without refund to customer. VDWWWS reserves the right to repossess parts that have not been paid for. A \$30 fee will be charged for returned checks. A 4% convenience fee will be charged for credit card charges over \$1000.00. Van Delden Wastewater Systems reserves the right to terminate this policy for disrespectful actions toward our employees, for dogs that have been aggressive to our employees, and for customer tampering of lids leaving them unsecured.

Acceptance of Policy: The prices, specifications, and conditions are satisfactory and are hereby accepted with payment of this invoice. Van Delden Wastewater Systems is authorized to perform the services as specified. Payment will be made as outlined above and is due upon acceptance of this Policy.

Accepted by (signature): *Arlo E. Swanson & Katherine J. Swanson* Date: March 8, 2025

E-mail kswanson1837@gmail.com

Cell

Gate _____

Accepted by Van Delden Wastewater Systems: *Chad Van Delden*

Date: March 8, 2025



16159 Old Stable Rd. San Antonio, Texas 78247-4490
Frank Aguirre, R.S. 210.275.7866 frankseptic45@gmail.com
Fernando Aguirre, S.E. 210.254.8221 superfastseptic@gmail.com

PLANNING MATERIALS FOR A SEPTIC SYSTEM IN COMAL COUNTY

DATE: 12 March 2025

THE PLAYERS:

Property owner: Arlo E. Swanson, Jr. & Katherine J. Swanson, Co-trustees of the Swanson Revocable Trust; 30735 Sunlight Dr, Bulverde, Tx, 78163; kswanson1837@gmail.com; 210.698.2000

Designer: Fernando Bernal Aguirre, R.S., 6043 Spring Valley, San Antonio, Texas 78247; superfastseptic@gmail.com; 210.254.8221

Agent: Fernando Bernal Aguirre, R.S., 6043 Spring Valley, San Antonio, Texas 78247; superfastseptic@gmail.com; 210.254.8221

Property Address: 30735 Sunlight Dr, Bulverde, Tx, 78163

Subdivision: Oak Village North	SF of living area: 2102	Reqd. Spray area: 3750 SF
Unit: 2	Estimated cost	GPD: 240
Lot: 177	of construction: 100,000	Property over CZ? Y N N
Block: --	Any portion in USACE? No	In incorporated city? Yes
Acreage: 1.03	Source of water: Municipal	Number of tracts: 1
Single family residence? Yes	Planning materials: No	A permit RENEWAL? N
Type of single family	Treatment: ATU	A permit REMODEL? N
construction: frame	Disposal: Spray	Permit #: forthcoming
# of BR's: 3	Tank size: 600 gpd ATU	Months since renewal? n/a
Note: All pumping events are activated by electric timers set for 1am and 4 am activations.		
ALL DEPICTIONS IN THIS DESIGN ARE STRICTLY DIAGRAMMATIC.		

Order of attached documents: 1. Checklist, 2. Site eval, 3. Planning/diagram, 4. Deed, 5. Maintenance agreement, 6. Affidavit, 7. Applications

THIS IS TO NOTE THAT ALL THE REGULATIONS OUTLINED IN TITLE 30 TAC CHAPTERS 285 AND CHAPTER 366 SHALL BE ADHERED TO IN THE INSTALLATION AND OPERATION OF THIS SEPTIC SYSTEM.

I hereby certify that this design conforms to both TCEQ and local regulations for On-Site Sewage Facilities and, with proper use, maintenance, and under normal climatic conditions, can be expected to function without creating a nuisance.

REVISED

12:01 pm, Apr 11, 2025

Sincerely,

Fernando Bernal Aguirre

Fernando Bernal Aguirre, Registered Sanitarian, Lic. 5402, Site Evaluator, Lic. 36623,
TCEQ Designated Representative Lic. 36532

Location:



Flood zone/Aquifer map:



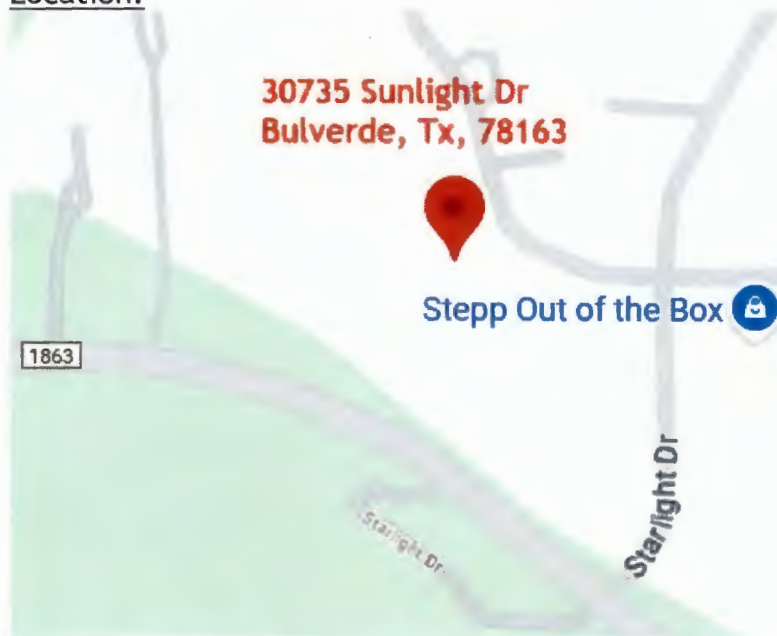
Sincerely,

Fernando Bernal Aguirre

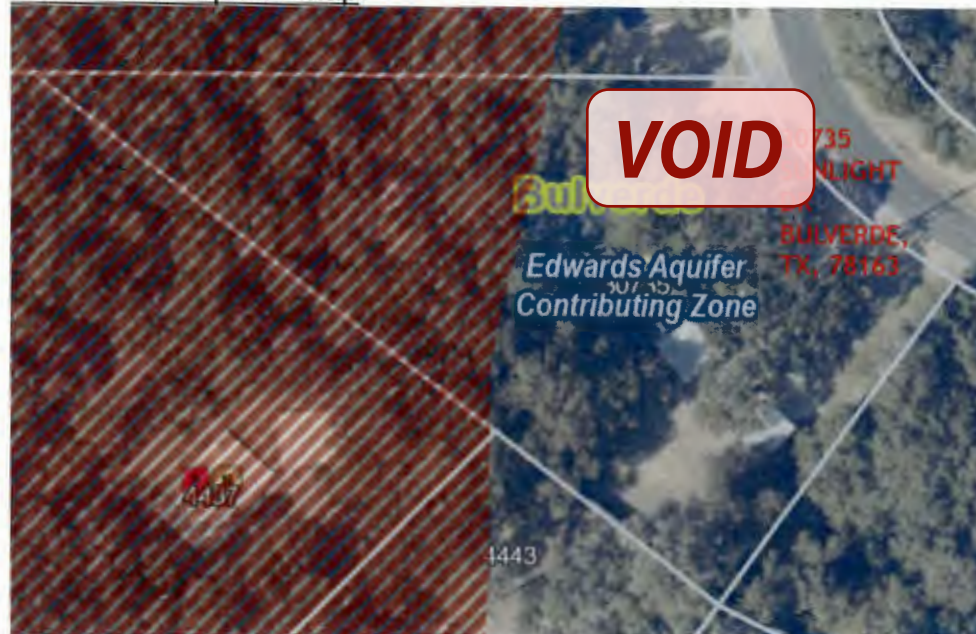
VOID

Fernando Bernal Aguirre, Registered Sanitarian, Lic. 5402, Site Evaluator, Lic. 36623,
TCEQ Designated Representative Lic. 36532

Location:



Flood zone/Aquifer map:



VOID



VOID

If SURFACE irrigation is used and any ground within the proposed application area does not have vegetation, that bare area shall be seeded or sodded before system startup.

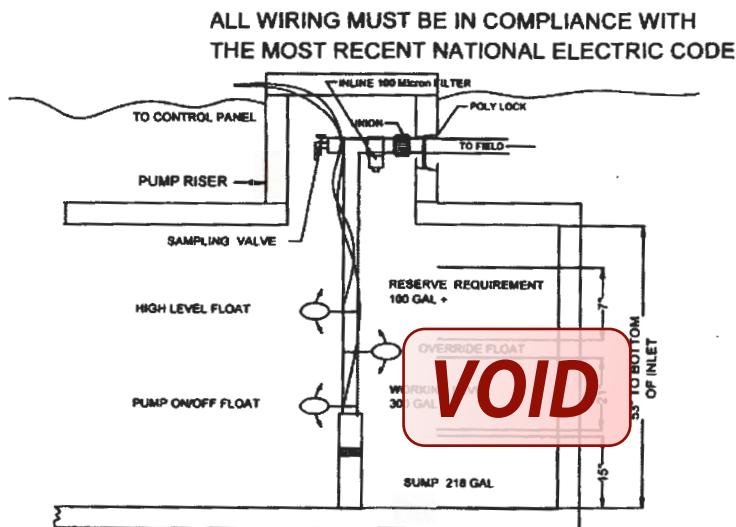
TANK NOTES:

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

Tightlines to the tank shall be SCH-40 PVC.

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

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



**TYPICAL PUMP TANK CONFIGURATION
MAXX AIR M600 768 GAL PUMP TANK**

VOID

Pump times: pump activations (On/OFF modes) shall occur using an electric timer

Rick Figueroa
Chair

Thomas F. Butler
Vice Chair



Gerald R. Callas, M.D., F.A.S.A.
Nora Castañeda
Sujeeth Draksharam
Lori High, R.N., W.P., Retired
Gary F. Wesson, D.D.S., M.S.

Registered Professional Sanitarian
FERNANDO BERNAL AGUIRRE

License Number 5402

The person named above is licensed by the Texas Department of Licensing and Regulation.

License Expires: December 12, 2026

Courtney Arbour
Executive Director

VOID

DIAGRAM:

SUPERFAST SEPTIC DESIGNS

SWANSON RESIDENCE
5 MAR 2025



1" = 50'

A = $\pm 40'$ of 4" pvc, Sch. 40, tightline
with a cleanout within 3' of the house

B = $\pm 20'$ of 4" pvc, Sch. 40, tightline
with a cleanout within 3' of the house

C = Pre-treatment, 600 gpd ATU,
with chlorinator and pump tank

D = $\pm 205'$ of min. 1.25" supply line

E = 32' half circle spray

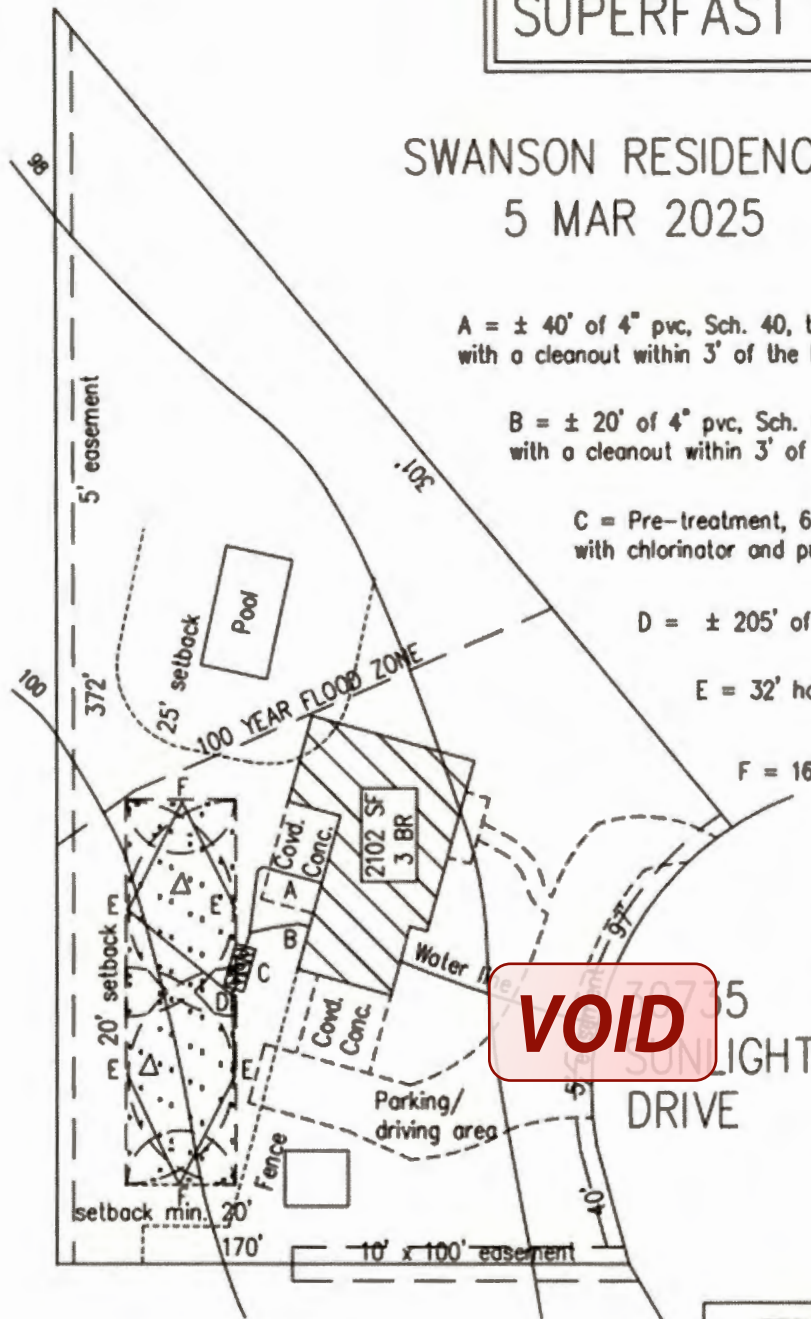
F = 16' half circle spray

SPRAYFIELD

Solid spray in a 33' x 114' box
Spray zone consists of four 32' half
circles and two 16' half circles for
a Total Spray area of 3764 SF

(All sprays setback min 20' from
property line, and out of Flood Zone)

NOTE: Water line or sewer line under
concrete or driving surfaces shall be
sleeved in Sch 40 tightline.



Δ = Soil profile site

Oak Village North, U-2, Lot 177

FERNANDO BERNAL AGUIRRE
TX REGISTERED SANITARIAN #5402
(See attached documentation)

NOTE: The contractor may make field adjustments to the system so as to better
fit specific site conditions encountered. All angles, lengths and locations shown
are approximate and are adjustable during the actual system installation.

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.

GENERAL WARRANTY DEED

DATE: Feb. 12, 2025

GRANTORS: Arlo E. Swanson and Katherine J. Swanson, a married couple

GRANTOR'S MAILING ADDRESS:

Arlo E. Swanson and Katherine J. Swanson
30735 Sunlight Dr
Bulverde, Texas 78163

GRANTEE: Arlo E. Swanson, Jr. and Katherine J. Swanson, Co-Trustees of the Swanson Revocable Trust

GRANTEE'S MAILING ADDRESS:

Arlo E. Swanson, Jr. and Katherine J. Swanson, Co-Trustees
Swanson Revocable Trust
30735 Sunlight Dr
Bulverde, Texas 78163

PROPERTY (legal description): All that Certain Tract or Parcel of Land Lying and Being Situated Within the Corporate Limits of the City of Bulverde, Comal County, Texas, Being Known and Designated as Lot 177, Oak Village North Unit No. 2, According to Plat Thereof Recorded in Volume 3, Page(s) 22-23, Map and Plat Records of Comal County, Texas.

CONSIDERATION: This conveyance is made for the consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration.

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made subject to:

All valid and enforceable matters of record, including subdivision plats, easements, restrictions, restrictive covenants, reservations of interest, covenants, conditions, leases (including but not limited to oil, gas and mineral leases), reservations or conveyances of water interests, and any other instruments (other than a conveyance of a fee estate in the surface) affecting the property;

All valid and enforceable rights of adjoining owners in any common boundary walls and fences;

All matters arising from the existence of any governmental district, including and water improvement or municipal utility district having jurisdiction over the Property;

Any encroachments or protrusions which are open and obvious;

Any shortages in area, discrepancies or conflicts in boundary lines and any encroachments, protrusions any overlapping improvements;

To the extent they are valid and enforceable, any visible and apparent easements on or across the property.

CONVEYANCE: For the consideration stated above, the receipt and sufficiency of which is acknowledged, Grantors grant, sell and convey the Property, together with all and singular any improvements, rights and appurtenances belonging thereto, to Grantee and Grantee's heirs and assigns, **TO HAVE AND TO HOLD FOREVER**. This conveyance, however, is made subject to all Exceptions and Reservations stated herein.

Grantors assign to Grantee all funds, if any, on deposit for payment of property taxes and insurance premiums due or coming due against the property.

WARRANTY: Except for the Reservations and Exceptions stated above, Grantors bind grantors and Grantor's heirs, executors, and administrators to **WARRANT AND FOREVER DEFEND** all and singular title to the Property for the benefit of Grantee and Grantee's heirs, executors and assigns, against any and all claims of every person lawfully claiming or to claim the Property or any part thereof.

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

DISCLAIMER: THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES AND NO EXAMINATION HAS BEEN MADE AND NO OPINION GIVEN BY THE LAW OFFICE PREPARING THIS INSTRUMENT AS TO THE TITLE TO OR THE DESCRIPTION OF THE PROPERTY INVOLVED OR ANY TAX CONSEQUENCES REGARDING THIS TRANSACTION.


Arlo E. Swanson, Grantor


Katherine J. Swanson, Grantor

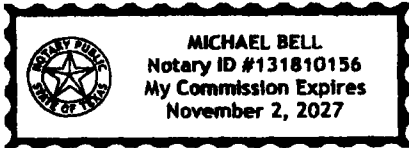
ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF Bexar

§
§
§

This instrument was acknowledged before me on Feb. 12, 2025, by Arlo E. Swanson and Katherine J. Swanson.



Michael Bell
Notary Public, State of Texas

PREPARED BY:

Law Office of Michael Bell, PLLC
401 E Sonterra Blvd, Suite 375
San Antonio, Texas 78258
(210) 729-9635

AFTER RECORDING RETURN TO:

Arlo E. Swanson, Jr. and Katherine J. Swanson, Co-Trustees
Swanson Revocable Trust
30735 Sunlight Dr
Bulverde, Texas 78163

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
02/14/2025 08:04:17 AM
MARY 3 Pages(s)
202506004334



Bobbie Koepp



COMAL COUNTY

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

		118473
Date Received	Initials	Permit Number

Instructions

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

OSSF Permit

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

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

Alfred E. Swanson Jr.

Katherine J. Swanson
 Signature of Applicant's
 CO-TRUSTEES OF THE SWANSON
 REVOCABLE TRUST

____ COMPLETE APPLICATION

Check No _____

Receipt No _____

3-11-2025

3-11-2025

Date

____ INCOMPLETE APPLICATION
 (Missing Items Circled, Application Refused)