

From: [Ritzen,Brenda](#)
To: ["Tnttklar@satx.rr.com"](mailto:Tnttklar@satx.rr.com); [Majid Howiatdost](#)
Subject: Permit 118539
Date: Wednesday, April 30, 2025 4:25:00 PM
Attachments: [image001.png](#)

Re: Tom & Tracy Klar
Bulverde Hills Unit 3 Lot 7 Block 15
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. Both property owners must sign the permit application.**
- 2. Submit a copy of the building permit from the City of Bulverde.**
- 3. The maintenance contract must identify the following:**
 - a. Name of the maintenance provider responsible for fulfilling the terms of the contract.**
 - b. Physical address of the maintenance company.**
- 4. A preliminary inspection will be completed tomorrow. Additional information may be needed once complete.**

Thank you,



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



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date 4-6-25

Permit Number 118539

1. APPLICANT / AGENT INFORMATION

Owner Name Tom & Tracy Klar
Mailing Address 3323 Stoney Star
City, State, Zip San Antonio TX. 78247
Phone # 210 834 2926
Email tntklar@sattx.rr.com

Agent Name Masid Howiehdost
Agent Address 9131 Alpine Trail ST
City, State, Zip SA TX 78250
Phone # 210-589-8228
Email mHowiehdost@yahoo.com

2. LOCATION

Subdivision Name Bulverde Hills Unit 3 Lot 7 Block 15
Survey Name / Abstract Number Precision Surveyors Acreage 1.08
Address 31422 Wildcat City Bulverde State TX Zip 78163

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1980

☐ 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: \$ 475,000 (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.

Tom Klar
Signature of Owner

4-6-25
Date



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Majid Howiatdost

System Description Aerobic drip septic system

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

Tank Size(s) (Gallons) 600 GPD

Absorption/Application Area (Sq Ft) 1,784

Gallons Per Day (As Per TCEQ Table III) 240

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

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

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

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

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

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

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

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

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

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

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

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

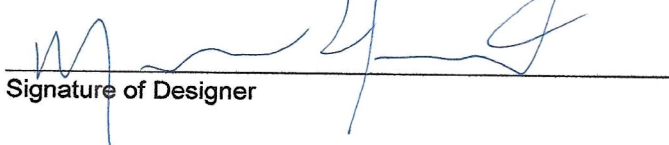
Is this property within an incorporated city? ☐ Yes ☒ No

If yes, indicate the city: _____

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.

- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.


Signature of Designer

4-9-25
Date

2/c



202506009624 04/04/2025 02:11:37 PM 1/1

THE COUNTY OF COMAL
STATE OF TEXAS

AFFIDAVIT

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

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), §5.012 and §5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

II

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

BULVERDE HILLS 3, BLOCK 15, LOT 7

The property is owned by (owner as per deed)

TOM & TRACY Klar

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

Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF may be obtained from (insert name of permitting authority).

WITNESS BY HAND(S) ON THIS

4th

DAY OF

25th April, 2025

Tom Klar

Owner(s) Printed Name(s)

Tom Klar

Owner(s) Printed Signature(s)

TRACY Klar

Owner(s) Printed Name(s)

Tracy Klar

Owner(s) Printed Signature(s)

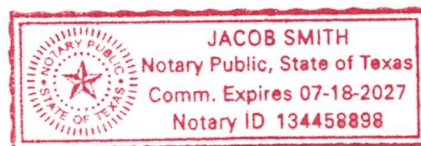
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS

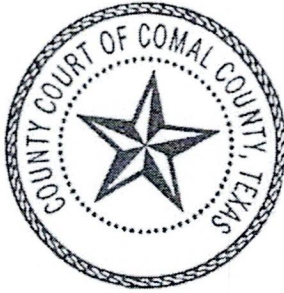
4th

DAY OF

25th April, 2025

J. Smith
Notary Public Signature





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

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

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
04/04/2025 02:11:37 PM
ALICIA 1 Page(s)
202506009624



Bobbie Koepp

Texas Wastewater 2 Year Maintenance Service Contract

Property Address: 31422 Wildcat Dr, Bulverde, TX 78163
 Permit #: _____ Contract Starting: Start date of License to Operate _____ Ending: 2 years from start of LTO
 Customer Name: Tom and Tracy Klar Contact #: 210-834-2926

TXWW will maintain the OSSF system for a period of 2 years.

During this period, we will conduct a system inspection every 4 months. These inspections will consist of tests for chlorine residual, sludge sample, distribution system, electrical systems, operation of sewage plant system components, and code compliance to ensure all county codes are met.

This contract will not cover costs of service calls, labor, material not covered under warranty, or pumping of septic system. Parts that have voided warranty due to improper usage along with labor totaling \$200.00 or less will be replaced and billed; over \$200.00 in parts and labor will require homeowner's approval. Emergency service calls between scheduled visits will be billed at \$90.00 an hour for the first hour and \$22.50 for every 15 minutes after the first hour.

Improper usage, such as shutting off power to the system, exceeding engineered-design capabilities, improper disposal of non-biodegradable materials (chemicals, solvents, grease, oil, paint, or any other substance not suitable for treatment) can result in system failure or poor performance and voided warranty.

State law requires homeowners to maintain their own chlorine residual. Chlorine tablets can be purchased if requested by our services.

Property owners will be responsible for all costs, if needed, for the required BOD and TSS laboratory samples as required by law.

All testing and reporting required by Comal County and Texas state regulations.

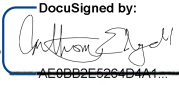
Septic system must be accessible Monday-Friday between the hours of 8am-5pm. If access is not available, there will be a charge of \$90.00 to make an additional visit to the property.

Response time for service calls will be addressed within 48 hours from the time the call was received. Service emergencies after 5pm and on weekdays will be considered after hours and billed at \$125.00 an hour with a minimum charge of 2 hours. Emergencies on Saturday and Sunday will also be billed at \$125.00 an hour with a minimum of 2 hours.

Contract fee of \$500.00 shall be paid in full and made out to Anthony Edgell.

Acceptance of Agreement

Owner Signature Tom Klar Date 4-9-25

Maintenance Provider  Date 4/9/2025

Contact us:

Email: Txwes@ymail.com

Ph: 210.286.1634

OSSF Soil & Site Evaluation

Page 1 (Soil & Site Evaluation)

Date Performed: 4, 2, 25

Property Owner: Tom & Tracy & Klar

Site Location: 31422 Wildcat Dr Bulverde TX Proposed Excavation Depth: _____

REQUIREMENTS:

78103

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

Soil Boring Number: <u>1</u>					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 FT.	<u>II</u>				
2 FT.	<u>clay loam</u>	<u>< 30%</u>	<u>NONE</u>	<u>yes</u>	<u>Black</u>
3 FT.					
4 FT.				<u>@ 13"</u>	
5 FT.					

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

FEATURES OF SITE AREA

Presence of 100 year flood zone

☐ Yes ☒ No

Presence of upper water shed

☐ Yes ☒ No

Presence of adjacent ponds, streams, water impoundments

☐ Yes ☒ No

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

☐ Yes ☒ No

Ground Slope

3-5 %

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

[Signature]
(Signature of person performing evaluation)

4/2/25
(Date)

0538022
Registration Number and Type



Higher Ratings LLC
Majid Howiatdost JR.
9131 Alpine Trail San Antonio TX, 7850
Designed for:
Tom & Tracy Klar
NEW AEROBIC SEPTIC SYSTEM
DRIP IRRIGATION

Residential Septic System @
Site: 31422 Wildcat Dr,
Bulverde, TX 78163

This Design includes an attached drawing:
Dated 04-9-2025
Use Clear Stream 600 GPD

Site and Design Specifications:

This site will consist of a residential 3 Bedroom with a living space of 1,980 Sq Ft. With maximum daily load capacity of 240 Gal/day. A 3 or 4 inch SCH-40 PVC pipe discharges from the home to a Clear Stream 600 GPD aerobic treatment unit. The effluent will then be treated and flow thru a 100 Micron mesh filter and a 30 PSI pressure regulator to the 892 linear foot drip field. The field will be scarified and the drip tubing will be placed on top and 6" of sandy loam is the be placed over the drip tubing. Grass seed and Curlex erosion control or sod is the be placed on top of the field prior to system start up.

Pump tank/chlorine contact chamber capacity:	Min: 500 Gal
Design application rate: Ra	0.20 gal/sq.ft./day
Soil Profile determined:	Clay Loam
Dosing cycle quantity:	50-70 Gallons
Number of dosing cycles per day:	8
Dosing Time (min)	10 min



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

Type of float switch:	Mercury Float Switch
Total Absorption Area $Q/Ra = 240\text{gpd}/0.2$	1,200 S.F.
Total Drip Line Required	600 LF
Total Drip Line Designed	892 LF
Total Absorption Area Designed	1,784 SF
Filter	100-130 Micron Filter
Flush valve	1" Ball Valve
Pump Requirement:	446 emitters @ 0.61 GPH @ 30 PSI
	4.53 gpm:
Dosing Pump:	Franklin C1 submersible well pump or equivalent
Chlorinate:	none
Max slope of the field:	< 15 (%)
Means of preventing siphoning:	vacuum breakers
Type of forced main required:	1" schedule 40
Diameter of supply pipe:	1"
Pressure of adjusting valves to be installed:	30 psi regulator PMFR
Offsets:	Property lines, wells, easements, waterlines, structures, swimming pools, ponds, etc. Shall be strictly adhered to as required by the latest Texas Commission on Environmental Quality (TCEQ)

A PVC union shall be placed above the pump to allow the easy pump removal.

Calculation of Field Size

Three (3) Bedroom 1,980 Sq. Ft. home with water saving devices allowed 240 GPD effluent flow.

$Q = 240 \text{ GPD}$
 $Ra = 0.2 \text{ gal/sq.ft.}$

$Q/Ra = 240/0.2 = 1,200 \text{ Sq. Ft.}$

600 LF of drip tubing is needed to satisfy the demand of 3 the bedroom dwelling.
 Install 892 LF of drip tubing on top of the scarified ground and cap with 6" of sandy loam.



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

Pipes and Fittings

All pipes and fittings in this system shall be schedule 40 PVC. All joints shall be sealed with approved PVC cement. The Supply and Return lines shall be 1 inch in diameter. Drip line shall be space 2 feet apart and are rated at 0.61 GPH. Vacuum breakers are to be installed on the highest points of the supply and return line.

Site Preparation

The area selected for the drip irrigation shall be scarified. Lay drip tubing and cap with 6" of sandy loam. Spread grass seed or lay sod over the field prior to system start up.

Provisions for Emergencies

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

Electrical

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

Tank Sizes

A 445 gallon trash tank, a 619 gallon aeration tank and the pump tank shall have a capacity of 795 gallons. A Clear Stream NC3T 600 GPD ATU will be used.

Inspections

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




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

5' ossf set back
 2 way Clean Out
 Property Corners
 Supply line
 Return line
 Test holes
 water line
 Vacuum Breaker
 property corners

The diagram shows a horizontal line representing the property line. Above the line, there is a dashed green line, a red circle, a blue circle, and a blue circle. Below the line, there is a blue circle, a pink circle, and a blue circle. To the left of the line, there is a blue circle, a pink circle, and a blue circle. To the right of the line, there is a blue circle, a pink circle, and a blue circle. A large 'X' is drawn on the line. A yellow triangle is located below the line. A blue circle is located below the line.

4-9-2025



STATE OF TEXAS

MAJID HOWATDOST JR.

5255

REGISTERED

PROFESSIONAL SANITARIAN

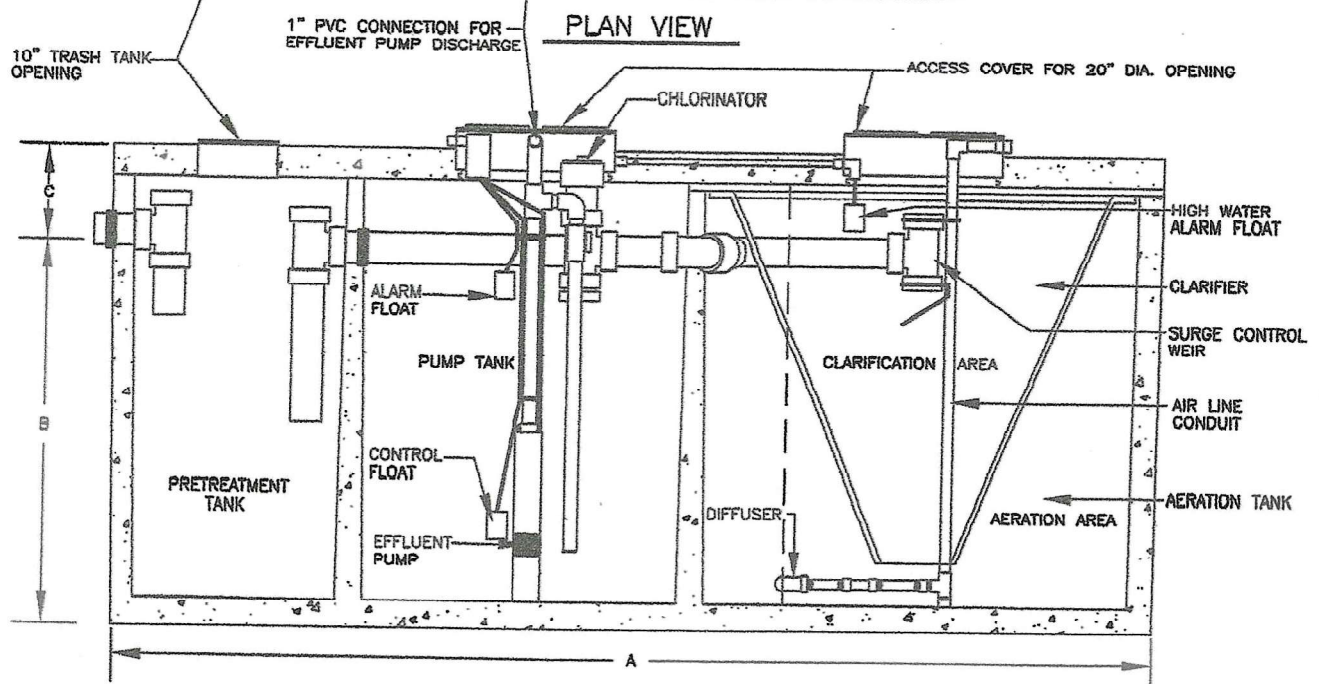
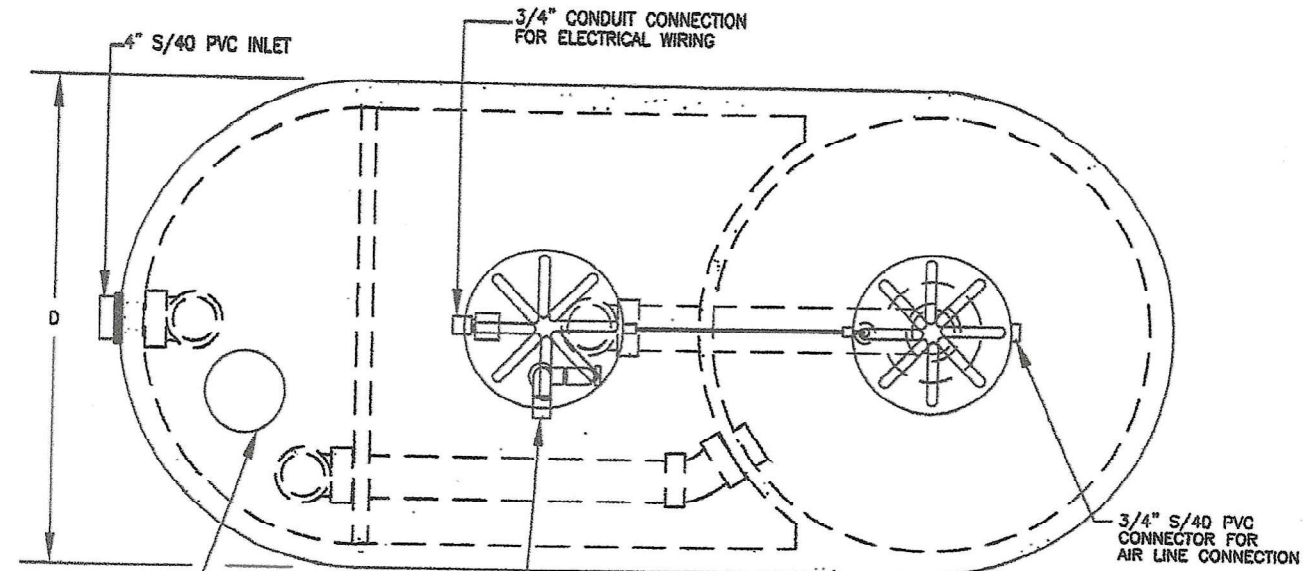
 $1'' = 35'$

Wildcat Drive

Higher Ratings LLC

9131 Alpine Trail
SAN ANTONIO, TEXAS 78250

DESIGN DRAWINGS



MODEL NC3
SECTION

DIMENSIONAL DATA

MODEL	A	B	C	D
500NC3-500	12'-2"	60"	12"	75"
500NC3-750	13'-5"	60"	12"	75"
600NC3	12'-7"	60"	12"	82"



C1 SERIES

CISTERN PUMPS

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

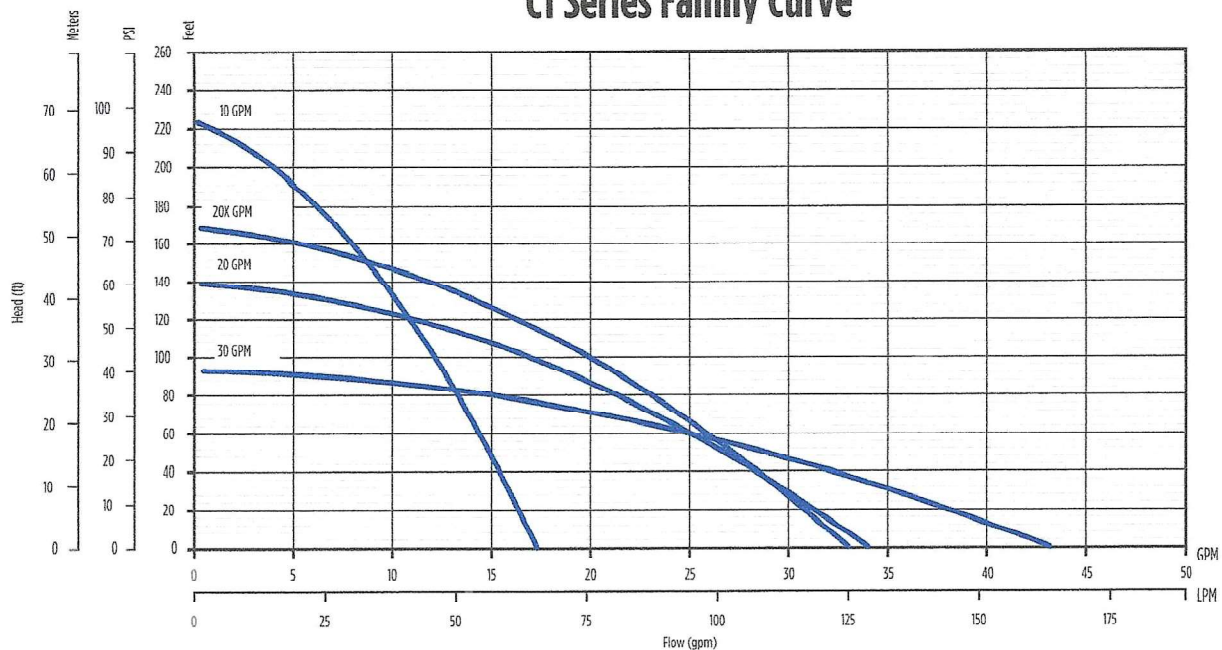
The pump's unique bottom suction design allows for maximum fluid drawdown without compromising durability or overall life, and it does not require the use of a flow induction sleeve. Intended specifically for use in a cistern or tank, C1 Series pumps are suitable for use in agricultural, residential,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



Franklin Electric

franklinwater.com

C1 Series Family Curve



FEATURES

- Supplied with a removable 5" base for secure and reliable mounting
- Bottom suction design
- Robust thermoplastic discharge head design resists breakage during installation and operation
- Single shell housing design provides a compact unit while ensuring cool and quiet operation
- Hydraulic components molded from high quality engineered thermoplastics
- Optimized hydraulic design allows for increased performance and decreased power usage
- All metal components are made of high grade stainless steel for corrosion resistance
- Available with a high quality 115 V or 230 V, ½ hp motor
- Fluid flows of 10, 20, and 30 gpm, with a max shut-off pressure of over 100 psi
- Heavy duty 600 V 10 foot SJ00W jacketed lead

APPLICATIONS

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

ORDERING INFORMATION

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

Note: All units have 10 foot long SJ00W leads.



Franklin Electric

franklinwater.com

M1698 07-14

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



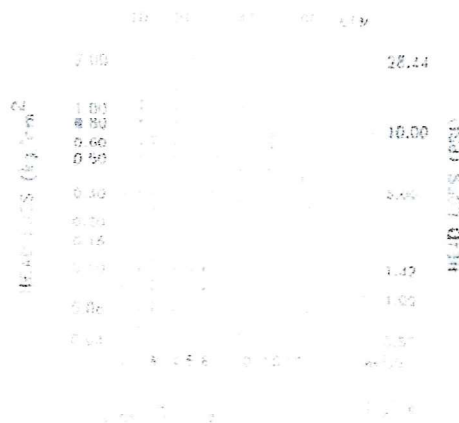
Technical Data

	1" BSPT (male) 25.0 mm – nominal diameter 33.6 mm – pipe diameter (O D)	1" NPT (male)
Inlet/outlet diameter		
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

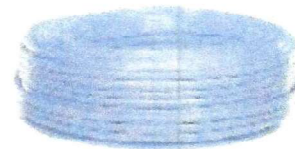
Blue (400 micron / 40 mesh)
Yellow (200 micron / 80 mesh)
Red (130 micron / 120 mesh)
Black (100 micron / 140 mesh)
Green (55 micron)

Head Loss Chart

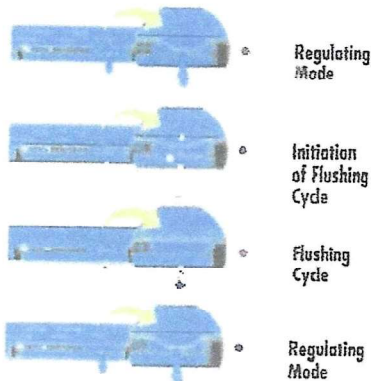


NETAFIM®

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.



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.



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"

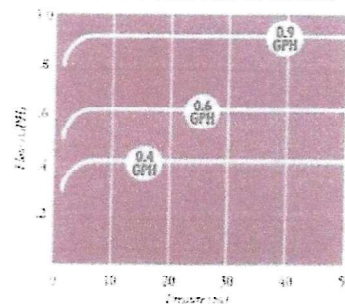
Recommended filtration: 120 mesh

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 USA

5470 E. Home Ave. • Fresno, CA 93727
 888 638 2346 • 559 453 6800
 FAX 800 695 4753
www.netafimusa.com



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

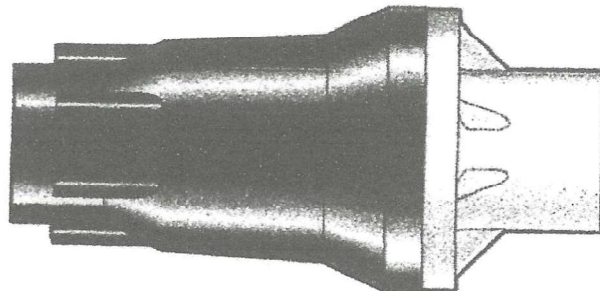
¾" FNPT x ¾" FNPT model (shown on right)

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-8 MF	4 - 16 GPM (909 - 3634 L/hr)	8 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)

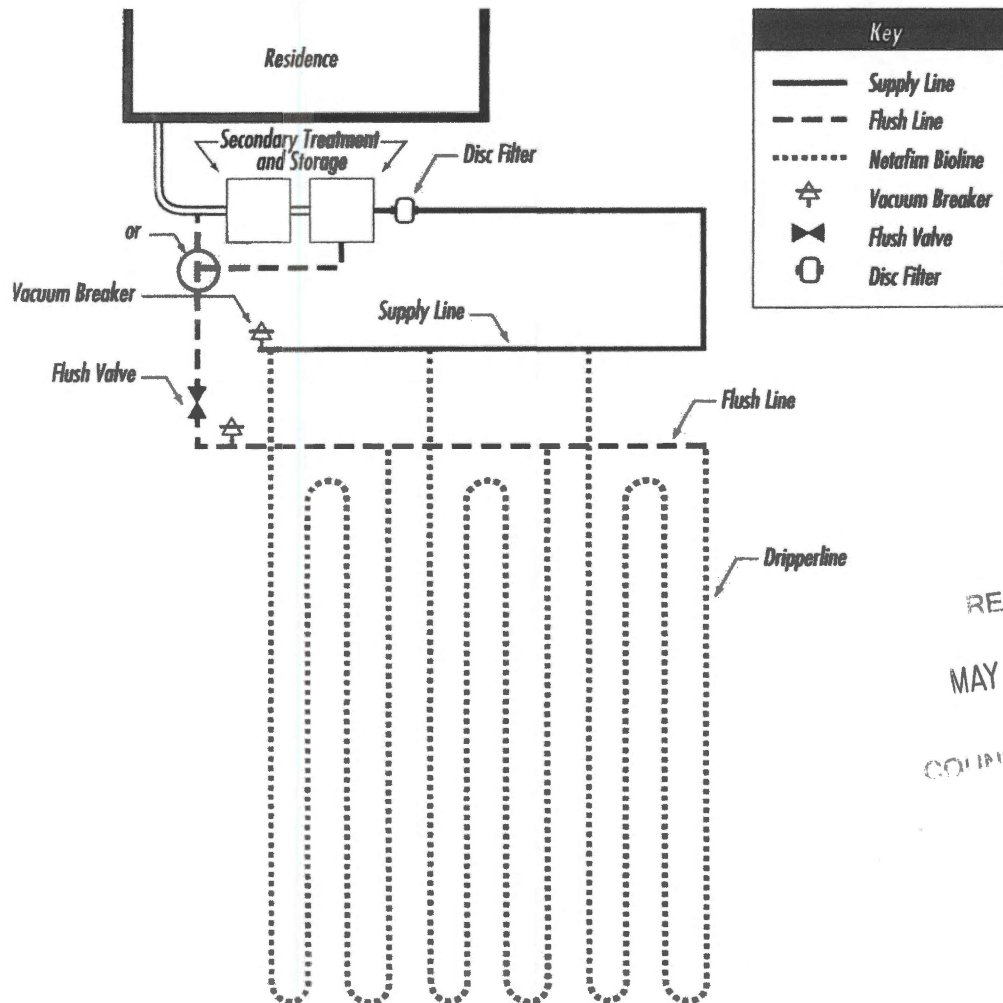
NETAFIM WASTEWATER DISPERSAL SYSTEM DESIGN GUIDE

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



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COUNTY ENGINEER



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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.

WARRANTY DEED

✓
109121212 /Closely /S

Date: August 31, 2012

Grantor: Ernest P. DeLeon and wife, Alice G. DeLeon

Grantor's Mailing Address (including county):

Grantee: Tom Klar and Tracy Klar

Grantee's Mailing Address (including County):

3323 Stoney Star, San Antonio, TX 78247

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

Lot 7, Block 15, of BULVERDE HILLS SUBDIVISION UNIT 3, a subdivision in the City of Bulverde, Comal County, Texas, according to the plat recorded in Volume 2, Page 90, of the Map and Plat Records of Comal County, Texas.

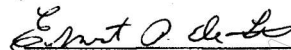
Reservations From and Exceptions to Conveyance and Warranty: This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property. Ad valorem taxes on said property for the current year, having been prorated, the payment thereof is assumed by Grantee.

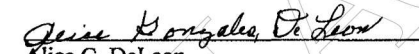
The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that the Contract provides for any such limitations or other agreed matters to survive the closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of

title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or 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 heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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


Ernest P. DeLeon


Alice G. DeLeon

ACKNOWLEDGMENT

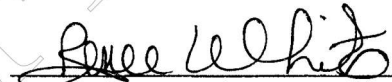
STATE OF TEXAS

§
§
§

COUNTY OF BEXAR

This instrument was acknowledged before me on this the 31 day of August 2012 by Ernest P. DeLeon and Alice G. DeLeon.




Notary Public, State of Texas

PREPARED IN THE OFFICE OF
Law Office of Kenneth R. Cooper
14607 San Pedro, Suite 130
San Antonio, TX 78232-4356

AFTER RECORDING RETURN TO:
Tom Klar and Tracy Klar
1921 Lohmans Crossing
Austin, TX 78234

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
09/05/2012 09:28:36 AM
TAMMY 2 Page(s)
201206030866







COMAL COUNTY

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

--	--

Date Received

Initials

118539

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.

Tom Klear

Signature of Applicant

4-6-25

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refused)