

**RECEIVED**

By Brenda Ritzen at 10:08 am, Jun 02, 2025

**From:** [Dakota Burnes](#)  
**To:** [Olvera, Brandon](#)  
**Cc:** [Ritzen, Brenda](#)  
**Subject:** Pump out form for 1770 Camino alto  
**Date:** Monday, June 2, 2025 10:01:55 AM  
**Attachments:** [IMG\\_3522.png](#)

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- Comal IT

Here is the pump out form for 1770 Camino alto

**GREENWAY AG**  
LIQUID WASTE TRANSPORTATION TRIP TICKET NO. 5961

**GENERATOR INFORMATION**

GENERATOR / REPRESENTATIVE / BUSINESS NAME: ASST  
ADDRESS: 1770 Camino Alto CITY SM PHONE 8309642365  
WASTE REMOVED FROM: SEPTIC TANK: ☒ Other: \_\_\_\_\_  
GALLONS REMOVED: 1600

I CERTIFY THAT I HAVE VIEWED THE WASTE MATERIAL REMOVED FROM THE ABOVE PREMISES AND THAT IT CONTAINS NO HAZARDOUS MATERIALS.

GENERATOR / REPRESENTATIVE SIGNATURE: [Signature] DATE: 5-20-25

**TRANSPORTER INFORMATION**

BUSINESS NAME: AS  
ADDRESS: 15182 FM 306 CITY CL PHONE 8309642365  
TCEQ REGISTRATION NO. 24271  
TRUCK TANK CAPACITY: 4000

I CERTIFY THE PH OF THIS DOMESTIC SEPTAGE HAS BEEN RAISED TO 12 OR HIGHER BY ALKALI ADDITION AND, WITHOUT THE ADDITION OF MORE ALKALI, FOR AT LEAST 30 MINUTES PRIOR TO ENTERING LAND APPLICATION FACILITY, TCEQ REGISTRATION NUMBER: 711042.

**RECEIVED**

By Brenda Ritzen at 10:08 am, Jun 02, 2025

DRIVER NAME (PRINT) Aug 2017

DRIVER SIGNATURE [Signature]

DATE & TIME WASTE TRANSPORTED 3-20-23

DISPOSAL INFORMATION

BUSINESS NAME: GREENWAY AG, LLC.

ADDRESS: 1013 O'DANIEL RD. SEGUIN, TX 78155

TCEQ PERMIT NO. 711042

STORAGE TANK NUMBER: \_\_\_\_\_

PH: \_\_\_\_\_

I CERTIFY THAT I HAVE BEEN AUTHORIZED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY TO ACCEPT THE ABOVE SPECIFIED DOMESTIC SEPTAGE AND THAT I HAVE DISPOSED OF THE DOMESTIC SEPTAGE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN THAT AUTHORIZATION.

SITE OPERATOR NAME (PRINT) \_\_\_\_\_

DATE & TIME WASTE RECEIVED \_\_\_\_\_

SITE OPERATOR SIGNATURE \_\_\_\_\_

Dakota Burnes  
Install Supervisor  
830.237.5722  
Aerobic Services

# Comal County Environmental Health

## OSSF Inspection Sheet

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

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

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

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

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

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

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

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

Permit#:

Address:

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

Inspector Notes:

**Comal County Environmental Health  
OSSF Inspection Sheet**

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

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(4) 285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

**Comal County Environmental Health  
OSSF Inspection Sheet**

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

**Comal County Environmental Health  
OSSF Inspection Sheet**

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



# COMAL COUNTY

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## ENGINEER'S OFFICE

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

Permit Number: 118543  
Issued This Date: 05/09/2025  
This permit is hereby given to: Infinitea Horizons, LLC

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

1770 CAMINO ALTO  
SAN MARCOS, TX 78666

Subdivision: Tx Central RR 943 & Z Williamson 992  
Unit: Espinazo Del Diablo-Unrecorded  
Lot: Unrecorded 22A & 23C  
Block: 0  
Acreage: 30.1700

#### APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic  
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.



RECEIVED

By Kathy Griffin at 10:14 am, Apr 10, 2025



COMAL COUNTY  
ENGINEER'S OFFICE

## ON-SITE SEWAGE FACILITY APPLICATION

NEW BRUNNEN, TX 78132  
(830) 608-2090  
[WWW.CCEQ.ORG](http://WWW.CCEQ.ORG)

Date 2/12/2025

Permit Number 118543

### 1. APPLICANT / AGENT INFORMATION

Owner Name Infinitea Horizons, LLC  
Mailing Address 3125 Preston Hollow Drive  
City, State, Zip Ft. Worth, Texas 76108  
Phone # 512-577-8586  
Email makhtari@me.com

Agent Name Brian Erxleben, R.S. 3637  
Agent Address 562 S. Hwy 123 Bypass #128  
City, State, Zip Seguin, Texas 78155  
Phone # 830-660-9133  
Email bandverx@gmail.com

### 2. LOCATION

Subdivision Name TX CENTRAL ARS 992 ABST 958 Unit \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
Survey Name / Abstract Number 2 LIPSON 5 992 ABST 958 Acreage 30.165  
Address 1770 Camino Alto City San Marcos State TX Zip 78666

### 3. TYPE OF DEVELOPMENT

☒ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) 5 Cabins - Max 2 occ/cabin - common bath

Number of Bedrooms 1 ea

Indicate Sq Ft of Living Area 150 ea

☐ 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.

Mari Arhivar MD

4-8-25



## ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Brian Erxleben, R.S. 3637

System Description Aerobic Treatment/Surface Application

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

Tank Size(s) (Gallons) 1500 gpd Absorption/Application Area (Sq Ft) 9607

Gallons Per Day (As Per TCEQ Table III) 600

(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: \_\_\_\_\_

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

4-8-25

Date

**RECEIVED**

By Brenda Ritzen at 10:38 am, May 08, 2025

**AFFIDAVIT OF A SINGLE FAMILY RESIDENCE**

THE COUNTY OF TARRANT  
STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared Mani Akhtar

\_\_\_\_\_, who after being duly sworn, upon oath states that he/ she is the owner of record of those certain tracts or parcels of land lying and being situated in Comal County, Texas, and being more particularly described as follows:

1770 Camino alto  
San Marcos TX 78666

The undersigned further states the following described structures All the  
structures on the property.

on the said residential property are for one family and are routinely used only by members of the household of that one family.

WITNESS BY HAND(S) ON THE 7th DAY OF May, 2025

Owner(s) signature(s)

Mani Akhtar

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS

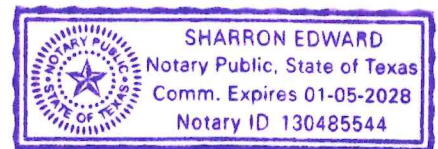
7th DAY OF MAY, 2025

Sharron Edwards

Notary Signature

Notary's Printed Name: SHARRON EDWARDS

My Commission Expires: 1-5-2028



**From:** [Brian and Vickie Erleben](#)  
**To:** [Ritzen,Brenda](#)  
**Cc:** [Mani Akhtari](#)  
**Subject:** Re: Permit 118543  
**Date:** Thursday, May 8, 2025 2:11:29 PM  
**Attachments:** [image001.png](#)

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- Comal IT

Brenda:

The bathroom nearest the meeting room and the meeting room itself is for the use only of the occupants of the 5 cabins. The meeting room is set up as a prayer room and the bathroom beside it is just a convenience so the people using it don't have to walk all the way back to the common bathroom.

Thanks:

Brian

On Thu, May 8, 2025 at 11:07 AM Ritzen,Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)> wrote:

Mani,

I have added this document to the permit file. What is the intended use of the bathroom nearest the meeting room?

Thank you,



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



7c



20250605144 02/24/2025 10:56:34 AM 1/2

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, 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 TCEQ primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The 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 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:

**UNIT    BLOCK    LOT    SUBDIVISION**

**ACRES   30.165    SURVEY   Texas Central Railroad Co. Survey #943/Z. Williamson Survey #992    ABSTRACT   831/955**

The property is owned by **Infinitea Horizons, LLC.**

This OSSF shall 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 Environmental Health Department.**

WITNESS MY HAND ON THIS 1<sup>st</sup> DAY OF FEBRUARY, 2025.

[Signature]

OWNER/AGENT NAME (SIGNATURE)

OWNER/AGENT NAME (SIGNATURE)

Mani Akhtari

OWNER/AGENT NAME (PRINTED)

OWNER/AGENT NAME (PRINTED)

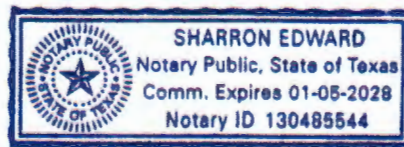
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 1<sup>st</sup> DAY OF FEBRUARY, 2025

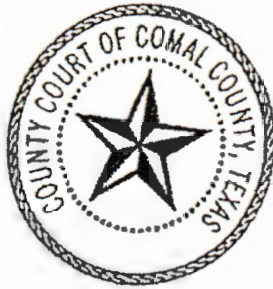
[Signature]

Notary Public, State of Texas

Notary's Printed Name: SHARRON EDWARD

Commission Expires: 1-5-2028





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

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

Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
02/24/2025 10:56:34 AM  
MARY 2 Page(s)  
202506005144



*Bobbie Koepp*

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



<u>SERVICE ADDRESS</u>	<u>Installer</u>	<u>TERM</u>
1770 Camino Alto	ASST	2 year

### **Routine Maintenance and Inspection Agreement**

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by and between **Infinitea Horizons, LLC** (referred to as "Client") and Aerobic Services of South Texas (Thomas W. Hampton MP349) (hereinafter referred to as "Contractor") are 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 (at least once every 4 months), this includes inspections of the entire aerobic system, adjustment, and servicing of the mechanical, electrical, and other applicable parts to ensure proper function. This includes inspecting the control panel, air pumps, air filters, and 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, that cannot be corrected during the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.
4. If the system is a spray field application the Property Owner will be responsible for the chlorine. The chlorine must be filled before or during the service visit. Aerobic systems with a drip field do not require chlorine.
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 above-described Services. The contractor may access the System components including the tanks through excavation for 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 under 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 mediator and shall share the cost of the mediation 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**

Infinitea Horizons, LLC

**Name**

Infinitea Horizons, LLC

**Email**

makhtari@me.com

**Service Address**

1770 Camino Alto

**Phone**

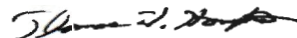
512-577-8586

**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]



SIGNATURE



EFFECTIVE DATE \_\_\_\_\_

EXPIRED DATE \_\_\_\_\_

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



**OSSF SOIL EVALUATION REPORT INFORMATION**  
**COMAL COUNTY**

**DATE: 4-8-25**

**Applicant Information:**

Name: Infinitea Horizons, LLC  
Address: 3125 Preston Hollow Road  
City: Ft. Worth State: Texas Zip: 76108  
Ph: (512) 577-8586 Email: makhtari@me.com

**Site Evaluator Information:**

Name: Brian Erxleben  
Address: 562 S. Hwy 123 Bypass #128  
City: Seguin State: Texas Zip: 78155  
Ph: (830) 660-9133 E-mail: bandverx@gmail.com

**Property Location:**

Lot: \_\_\_\_\_ Block: \_\_\_\_\_  
Subdivision: \_\_\_\_\_  
Street/Road Address: 1770 Camino Alto  
City: San Marcos State: TX Zip: 78666  
Additional: Texas Central RR Co.A-831/Z. Williamson, A-955

**Installer Information:**

Name: Tom Hampton, OS0024597  
Company: Aerobics of South Texas  
Address: 174 Lost Creek  
City: Wimberley State: TX Zip: 78676  
Ph: (210) 710-7282 Fax: \_\_\_\_\_

**SCHEMATIC of LOT of TRACT**

Show:

North arrow, adjacent streets, property lines, dimensions, location of buildings, easements, swimming pools, water lines, and other structures where known.

Location of existing or proposed water wells within 150 feet of property.

Indicate slope or provide contour lines from the structure to the farthest location for the proposed soil absorption or irrigation area.

Location of soil boring or dug pits (show with respect to a known reference point).

Location of drainage ways, water impoundment areas, cut or fills bank, sharp slopes and breaks.

Lot Size: 30.165 acres

**SITE DRAWING**

**SEE SITE PLAN**

**FEATURES OF SITE AREA**

Presence of 100 year flood zone	YES ___ NO <u>X</u>	Presence of upper water shed	YES ___ NO <u>X</u>
Existing or proposed water well in nearby area	YES <u>X</u> NO ___	Organized sewage service available to lot	YES ___ NO <u>X</u>
Presence of adjacent ponds, streams, water impoundments	YES ___ NO <u>X</u>		

Site Evaluator:

NAME: BRIAN ERXLEBEN Signature:  License No: 11458

# COMAL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

## OSSF SOIL EVALUATION FORM

Owners Name: Infinitea Horizons, LLC  
 Physical Address: 1770 Camino Alto San Marcos, Texas 78666  
 Name of Site Evaluator: Brian Exleben, S.E. #11458  
 Date Performed: 4-1-25 Proposed Excavation Depth: NA

**Requirements:**

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil evaluation must be shown on the application site drawing or designer's site drawing.  
 For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.  
 Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

SOIL BORING NUMBER <u>1 &amp; 2</u>						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III- blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	<b>Type 4  Rock</b>	<b>Clay</b>	<b>N/A</b>	<b>None</b>	<b>None</b>	<b>Aerobic Spray</b>
1						
2						
3						
4						
5						

SOIL BORING NUMBER _____						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III- blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0						
1						
2						
3						
4						
5						

### FEATURES OF SITE AREA

Presence of 100 year flood zone	YES ___ NO <u>X</u>
Presence of adjacent ponds, streams, water impoundments	YES ___ NO <u>X</u>
Existing or proposed water well in nearby area	YES <u>X</u> NO ___
Organized sewage available to lot or tract	YES ___ NO <u>X</u>
Recharge features within 150 feet	YES ___ NO <u>X</u>

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

Signature of Site Evaluator



Date

4-1-25

**Brian Erxleben, R.S., S.E.**  
562 S. Hwy 123 Bypass #128  
Seguin, Texas 78155  
Mobile (830) 660-9133 bandverx@gmail.com

### OSSF DESIGN

Owner: **Infinitea Horizons, LLC**  
Location: **1770 Camino Alto San Marcos, Texas 78666**  
Phone: **(512) 577-8586**  
Date: **4-8-25**

Development: **5 cabins-Max occupancy 2 per cabin/Common bath** Bedrooms: **1 ea** Sq. Ft: **150 ea**

Q: **600 gpd (10 people @ 60 gpd ea residential strength)** Soil: **Type 4**  $R_i$ : **0.064 gall/ft<sup>2</sup>/day**

System Type: **Aerobic/Surface Application (NuWater E-1500, 1500 gpd)**

Minimum Required ATU Treatment Capacity: **1080 gpd**

Trash Tank: 1000 gall Aerobic Tank: 1500 gpd Pump Tank: 2000 gall

Supply Line: **Sch 40, 1" purple (~200')** Check Valve Required: **No**

Minimum Application Area (A): **9375 ft<sup>2</sup>** ( $A = Q/R_i$ )

Sprinklers: **K-Rain Proplus Low Angle**

Number	Nozzle	PSI	Pattern	Radius	Area/head	GPM/head	$R_i$
S1	#4	40	360°	32 ft	3217 ft <sup>2</sup>	3.1	0.064
S2	#4	40	360°	32 ft	3217 ft <sup>2</sup>	3.1	0.064
S3	#4	40	360°	32 ft	3217 ft <sup>2</sup>	3.1	0.064

Overlap Area: **<44 ft<sup>2</sup>>** Actual Application Area: **9607 ft<sup>2</sup>** GPM: **9.3 GPM**

#### TDH Calculations:

$$\text{Friction Head}(H_f) = \frac{1.2(10.4397)(L)(Q)^{1.85}}{(C)^{1.85}(D)^{4.8655}} = 17 \text{ ft}$$

L = Length of equivalent pipe length (D) in feet

C = Hazen - Williams flow coefficient (150 for schedule 40)

Q = Flow rate, gpm

D = Internal pipe diameter, inches

Pressure Head ( $H_p$ ) = 93 ft (2.31)(psi) Elevation Head ( $H_e$ ) = 5 ft

TDH = **115 ft** ( $H_f + H_p + H_e$ )

Pump Requirements: **9.3 GPM @ 115 ft TDH** Pump Used: **StaRite ½ HP 20 GPM**

- **Timer set to spray between 12:00 AM & 5:00 AM**
- **Liquid chlorinator**

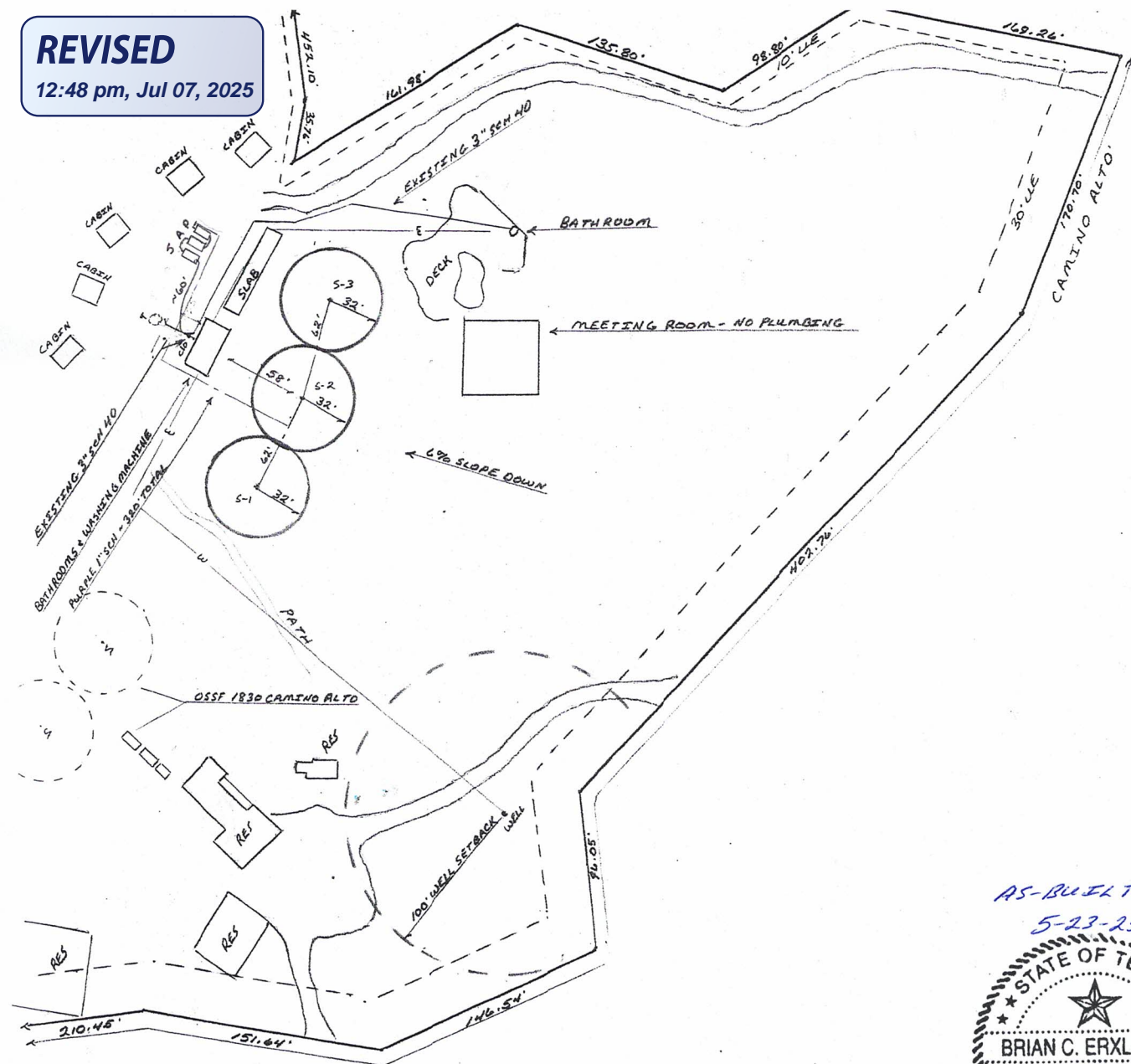






**REVISED**

12:48 pm, Jul 07, 2025



AS-BUILT

5-23-25

**NOTES:**

- Five existing 150 ft² cabins with one bed and a maximum occupancy of 2 people per cabin are utilizing a common bathhouse/washing machine and a bathroom adjacent to a meeting room with no living area for a calculated wastewater flow of 600 gpd (5 cabins)(2 people/cabin)(60 gpd/person). Calculated wastewater flow is the full residential rate per person and wastewater is not high strength. Occupants are members of a single family and development is not commercial.
- Existing septic tank (T) to be pumped and filled and existing drainfield abandoned.
- Existing tightlines previously installed by a plumber will be utilized and are not part of this design. The OSSF installer will be responsible for the last 10' of common tightline and connection to the pretreatment tank. Line shall be 3" or 4" sch 40, minimum slope 1/8 in/ft.
- Install a 1000 gall 1/c pretreatment tank (S).
- Install a NuWater E-1500 (A).
- Install a 2000 gall pump tank (P). See "Pump Tank Cross-Section" for float settings.
- Supply line to the sprinklers is purple 1" sch 40.
- S1-3 are K-Rain Proplus low angle sprinklers with #3 nozzles operating @ 40 psi, 360° pattern, 32' radius.
- There shall be no obstruction within 10' of the sprinkler heads.
- Audible & visual alarms, external disconnect within site of the pump tank, pump & alarms on separate breakers and external wiring in conduit are required.
- Timer set to spray between 12:00 AM & 5:00 AM. Liquid chlorinator.
- Any excavations and/or exposed rock in the disposal area shall be covered with topsoil and seasonal grasses shall be seeded over the disposal area in order to minimize run-off & erosion.
- Waterline to be sleeved in sch 40 where it is located <10' from any OSSF element or spray area in order to provide the equivalent protection of a 10' separation in compliance with TAC Chapter 290, Subchapter D, Rules for Public Drinking Water Systems.

30.165 ACRES

TEXAS CENTRAL R.R. CO. SURVEY #943, A-831  
Z. WILLIAMSON SURVEY #992, A-955

STRUCTURES AND OSSF ARE LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN AND WITHIN THE RECHARGE ZONE. THERE IS NO EXISTING WPAP FOR THE PROPERTY. DEVELOPMENT IS A SINGLE FAMILY RESIDENCE WITH <20% IMPERVIOUS COVER AND A WPAP IS NOT REQUIRED.

**SITE PLAN & OSSF DESIGN:**

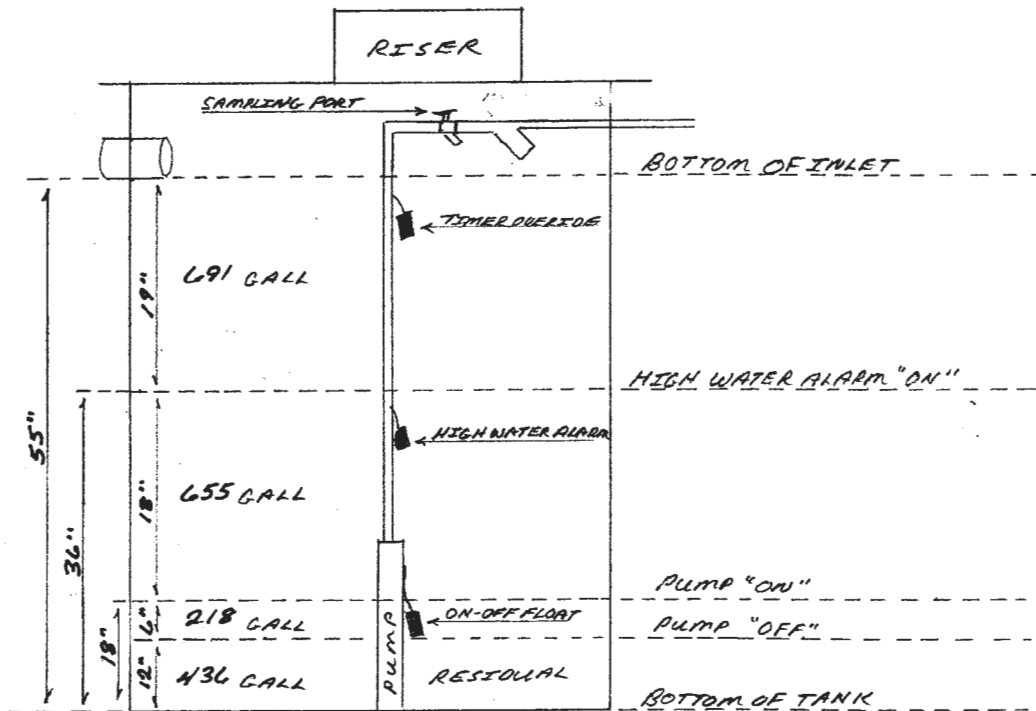
INFINITEA HORIZONS, LLC  
1770 CAMINO ALTO  
SAN MARCOS, TEXAS 78666

BRIAN C. ERXLEBEN, R.S.  
562 S. HWY 123 BYPASS #128  
SEGUIN, TEXAS 78155  
(830) 660-9133

DATE: 5-23-25

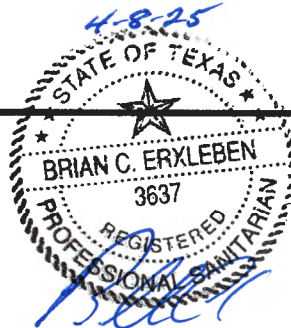
SCALE: 1" = 100'

# PUMP TANK CROSS-SECTION 2000 GALL BLOCK CREEK



**Q = 600 GPD**  
**36.36 GALL/IN**  
**PUMP: STARITE 0.50 HP, 20 GPM**

INFINITEA HORIZONS, LLC 1770 CAMINO ALTO SAN MARCOS, TEXAS 78666	
BRIAN C. ERXLEBEN, R.S. 562 S. HWY 123 BYPASS #128 SEGUIN, TEXAS 78155 (830) 372-3778	DATE: 4-8-25
	SCALE: NTS

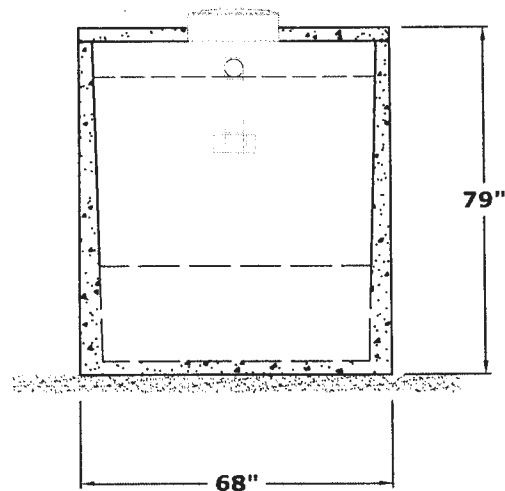
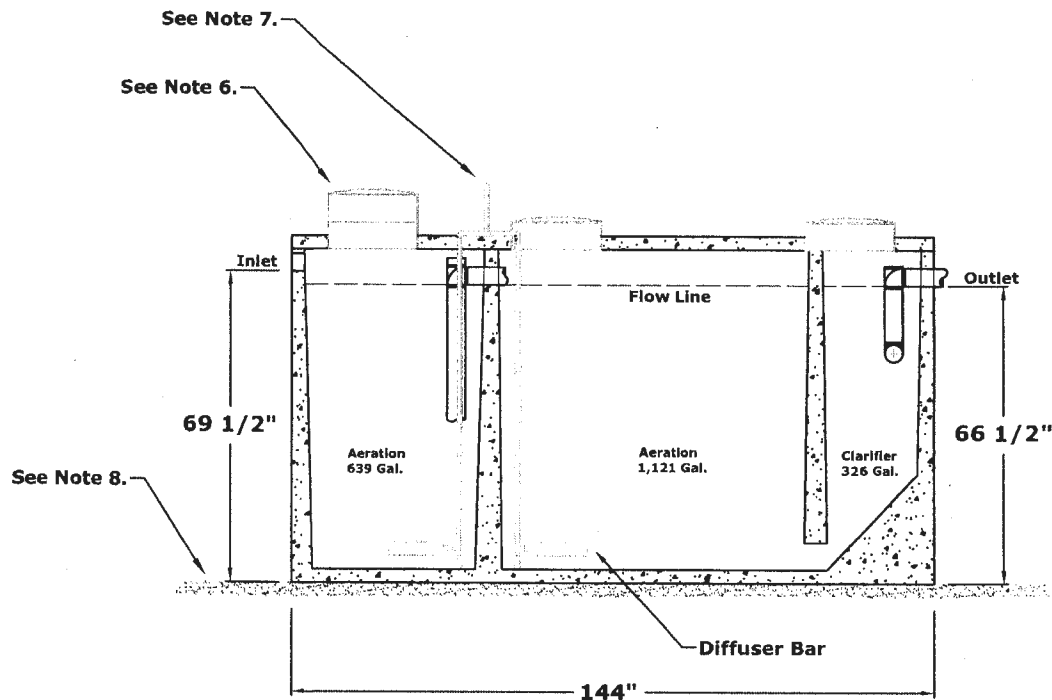


**MINIMUM EXCAVATION DIMENSIONS:**

Width: 80"  
Length: 156"

**GENERAL NOTES:**

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 16,600 lbs.
4. Treatment capacity is 1,500 GPD.
5. BOD Loading = 4.50 lbs. per day.
6. 20" Ø access riser w/ lid (Typical 3). Optional extension risers available.
7. PVC Air Line to Bio-Robic B-1500 Air Compressor (Max. 50 Lft from Plant).
8. 4" min. compacted sand or gravel pad by Contractor
9. Requires minimum 1,000 gallon trash tank unless otherwise specified by engineering.



**NuWater E-1500 Duel Aeration  
Aerobic Treatment Plant (Assembled)**

**Model: E-1500**

July, 2010  
By: A.S.

**Scale:**  
\* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B1500-2

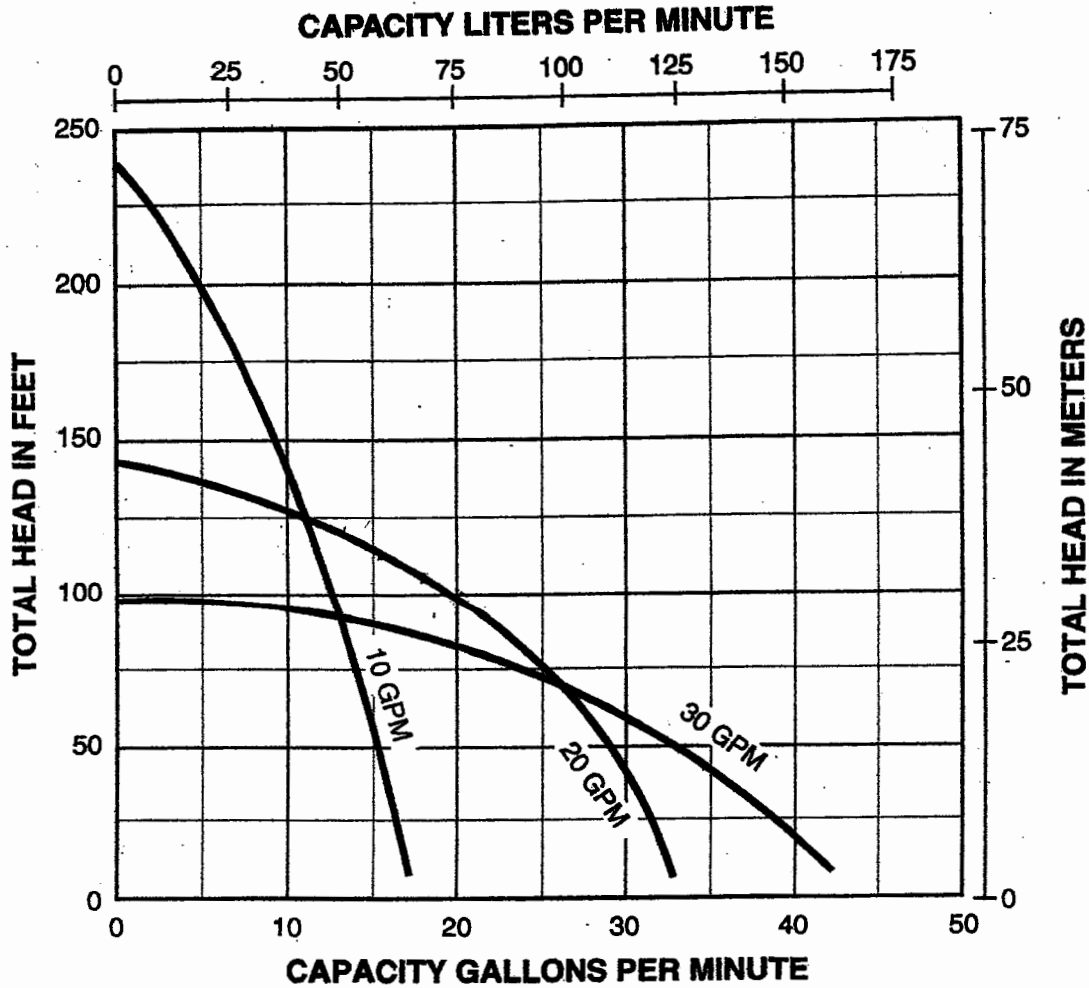


**Advantage Wastewater Solutions, Inc.**  
444 A Old Hwy No 9  
Comfort, TX 78013  
830-995-3189  
fax 830-995-4051



# 4" multi-stage submersible pump

## PUMP PERFORMANCE



### PUMP PERFORMANCE (Capacity in Gallons per Minute)

Pump Model	PSI											
	0	10	20	30	40	50	60	70	80	90	100	110
10DOM05121			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
20DOM05121			30.0	26.0	21.5	14.2	4.4					
30DOM05121		38.5	33.3	25.8	16							

### PUMP PERFORMANCE (Capacity in Liters per Minute)

Pump Model	Bar											
	0	.69	1.38	2.07	2.76	3.45	4.13	4.82	5.51	6.20	6.89	7.58
10DOM05121			56.8	51.9	48.1	43.5	38.6	31.8	24.6	16.3	3.8	
20DOM05121			113.6	98.4	81.4	53.7	16.7					
30DOM05121		145.7	126.0	97.7	60.6							



## SPRINKLER INSTALLATION

### 7 INSTALL AND BURY

Thread the sprinkler onto the pipe. Bury the sprinkler flush to grade.

### POINTING THE LEFT START

### 8 TURN THE CAN

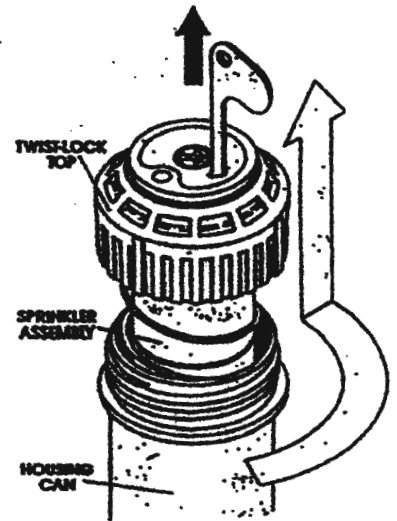
You can orient the LEFT START position (the point where the sprinkler will begin spraying) by simply turning the entire sprinkler housing can on the pipe. Visually point the nozzle retention screw where you want it to begin spraying.

### OR TURN THE LOWER PORTION OF THE RISER

Pull the riser up with your KEY. Grab the LOWER portion of the riser, and rotate it to orient the nozzle to the desired LEFT starting position: IMPORTANT: DO NOT GRAB THE TOP PORTION OF THE RISER.

### 9 INSPECTING THE FILTER

Unscrew the top and lift complete sprinkler assembly out of the housing can. The filter is on the bottom of the sprinkler assembly and can easily be pulled out, cleaned and re-installed.



#### STANDARD NOZZLE PERFORMANCE CHART

Nozzle	PSI	Radius	GPM
#1	30	33'	1.0
	40	35	1.3
	50	38	1.4
	60	38'	1.5
#2	30	38'	2.1
	40	39'	2.5
	50	40'	3.0
	60	41'	3.1
#3	30	41'	2.8
	40	42'	3.3
	50	45'	3.6
	60	46'	4.2
#4	30	43'	3.9
	40	45'	4.5
	50	47'	5.4
	60	52'	5.8
#5	40	49'	6.2
	50	51'	7.0
	60	54'	7.9
	70	55'	8.1
#8	40	47'	8.0
	50	51'	8.9
	60	53'	9.6
	70	55'	10.6

#### LOW ANGLE NOZZLE PERFORMANCE CHART

Nozzle	PSI	Radius	GPM
#1	30	22'	1.5
	40	24'	1.7
	50	26'	1.8
	60	28'	2.0
#3	30	29'	3.0
	40	32'	3.1
	50	35'	3.5
	60	37'	3.8
#4	30	31'	3.4
	40	34'	3.9
	50	37'	4.4
	60	38'	4.7
#5	40	38'	6.5
	50	40'	7.3
	60	42'	8.0
	70	44'	8.6

DATA REPRESENTS TEST RESULTS IN ZERO WIND. ADJUST FOR LOCAL CONDITIONS. RADIUS MAY BE REDUCED WITH NOZZLE RETENTION SCREW.

© 1996 K-Rain Mfg. Corp.

**VOID**

**VOID**



**NOTES:**

- Five existing 150 ft<sup>2</sup> cabins with one bed and a maximum occupancy of 2 people per cabin are utilizing a common bathhouse/washing machine and a bathroom adjacent to a meeting room with no living area for a calculated wastewater flow of 600 gpd (5 cabins)(2 people/cabin)(60 gpd/person). Calculated wastewater flow is the full residential rate per person and wastewater is not high strength. Occupants are members of a single family and development is not commercial.
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30.165 ACRES  
TEXAS CENTRAL R.R. CO. SURVEY #943, A-831  
Z. WILLIAMSON SURVEY #992, A-955

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**SITE PLAN & OSSF DESIGN:**

INFINITEA HORIZONS, LLC  
1770 CAMINO ALTO  
SAN MARCOS, TEXAS 78666

BRIAN C. ERXLEBEN, R.S.  
562 S. HWY 123 BYPASS #128  
SEGUIN, TEXAS 78155  
(830) 660-9133

DATE: 4-6-25

SCALE: 1" = 100'

**From:** [Ritzen,Brenda](#)  
**To:** [makhtari@me.com](mailto:makhtari@me.com); [bandverx@gmail.com](mailto:bandverx@gmail.com)  
**Subject:** Permit 118543  
**Date:** Friday, May 2, 2025 4:27:00 PM  
**Attachments:** [image001.png](#)  
[AFFIDAVIT OF A SINGLE FAMILY RESIDENCE.pdf](#)

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**Re: Infinita Horizons, LLC**  
**30.165 acres, 1770 Camini Alto**  
**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:

- ✓ Who will use the bathroom nearest the meeting room.
- ✓ If the structures are for non-single family use the permit application needs to be updated. The 200 gpd washing machine use and doubling area need to be added to the planning materials and design. If the structures are for the use of one single family household then the attached Affidavit must be completed and notarized.
3. Revise as needed and resubmit.

Thank you,



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



### WARRANTY DEED WITH VENDOR'S LIEN

Easement Estate for non-exclusive ingress and egress providing access to Espinazo Del Diablo Subdivision an unrecorded subdivision in Hays and Comal Counties, Texas, as dedicated in Volume 191, Page 794, of the Deed Records of Comal County, Texas and Volume 247, Page 860, of the Deed Records of Hays County, Texas, said ingress and egress easement extends from Ranch Road 32 over and across Spanish Oak Drive (also known as Spanish Eyes Ln) then extending over and across High Road (also known as Camino Alto) and over and across Little Backbone Road.

and across High Road (also known as Camino Alto) and over and across Little Backbone Road.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, Grantee's heirs, executors, successors and assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto Grantee, Grantee's heirs, executors, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance, however, is made and accepted subject to any and all restrictions, reservations, easements, exceptions, covenants and conditions, if any, applicable to and enforceable against the Property as shown by the records of Comal County, Texas.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the Property, is retained against the Property, premises and improvements until the Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

Current ad valorem taxes on the Property having been prorated, the payment thereof is assumed by Grantee.

GRANTOR:

  
RICARDO GONZALEZ A/K/A RICARDO GONZALEZ JURADO

Address of Grantee:

2125 Preston Hollow Rd.  
Ft. Worth, TX 76108

STATE OF TEXAS §

COUNTY OF Harris §

This instrument was acknowledged before me this 21<sup>st</sup> day of October, 2024 by  
RICARDO GONZALEZ A/K/A RICARDO GONZALEZ JURADO.



  
Notary Public, State of Texas



Z Williamson Svy, AB-955 & TC RR Co. Svy 943, AB-831  
Comal County, Texas  
30.165 Acres

EXHIBIT "A"

BEING A 30.165 ACRE TRACT OF LAND LYING IN THE TEXAS CENTRAL RAILROAD CO. SURVEY NO. 943, ABSTRACT 831, AND THE Z. WILLIAMSON SURVEY NO. 992, ABSTRACT 955, AND CONSISTING OF AN 18.21 ACRE TRACT OF LAND KNOWN AS TRACT 22A AND A 0.619 ACRE TRACT OF LAND KNOWN AS A PORTION OF TRACT 23C, SAID 18.21 ACRE AND 0.619 ACRE TRACTS BEING OUT OF TRACT 22 OF THE UNRECORDED ESPINAZO DEL DIABLO SUBDIVISION, AS SHOWN BY MAP IN THE PARTIAL RELEASE OF DEED OF TRUST LIEN RECORDED IN VOLUME 108, PAGE 389, DEED RECORDS, COMAL COUNTY, TEXAS, AS RECORDED IN DOCUMENT NO. 201206033478, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS (OPRCC, TX), AND AN 11.167 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 200606040941, OPRCC, TX, SAID 11.167 ACRE TRACT BEING A PORTION OF TRACTS 22 AND 24 OF SAID ESPINAZO DEL DIABLO SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found for the most easterly northeast corner of the herein described tract, being also the northeast corner of said 0.69 acre tract, being also the southeast corner of a 6.26 acre tract of land recorded in Document No. 202306002337, OPRCC, TX, and lying in the northwest right-of-way (ROW) line of Camino Alto (based on an apparent 50 feet wide ROW);

THENCE S 20°14'10" W with the southeast boundary line of said 0.69 acre tract and the northwest ROW line of Camino Alto, at 34.93 feet pass the common East corner of said 0.69 acre and 11.167 acre tracts, and continuing with the southeast boundary line of said 11.167 acre tract for a total distance of 170.70 to a 1/2 inch iron rod an angle corner of the herein described tract and said 11.167 acre tract;

THENCE continuing with said southeast boundary and the northwest ROW lines the following courses and distances:

S 42°31'06" W a distance of 402.76 feet to a 1/2 inch iron rod for an angle corner;  
S 06°28'24" E a distance of 96.05 feet to a 1/2 inch iron rod for an angle corner;  
S 64°48'41" W a distance of 148.54 feet to a 1/2 inch iron rod for an angle corner;  
N 82°19'12" W a distance of 151.64 feet to a 1/2 inch iron rod for an angle corner;  
S 82°03'31" W a distance of 210.45 feet to a 1/2 inch iron rod for an angle corner;  
S 74°07'46" W a distance of 436.49 feet to a railroad spike for an angle corner, and lying in the common boundary line of said Texas Central Railroad Co. and Z. Williamson surveys;  
S 77°48'37" W a distance of 53.59 feet to a 1/2 inch iron rod for the most southerly southwest corner of the herein described tract, being also the southwest corner of said 11.167 acre tract, and lying in the East boundary line of a 10.0 acre tract of land recorded in Document No. 200606019376, OPRCC, TX;

THENCE N 04°50'46" W with East boundary line of said 10.00 acre tract a distance of 583.92 feet to a 1/2 inch iron rod for an interior corner of the herein described tract, being also the northwest corner of said 11.167 acre tract, being also the northeast corner of said 10.0 acre tract, being also an interior angle corner of said 18.21 acre tract;

THENCE S 62°52'04" W with the North boundary line of said 10.0 acre tract and the most westerly southeast boundary line of said 18.21 acre tract a distance of 425.26 feet to a 1/2 inch iron rod for the most westerly southwest corner of the herein described tract, being also the southwest corner of said 18.21 acre tract, being also an interior angle corner of the North boundary line of said 10.0 acre tract, being also the southeast corner of a 10.15 acre tract of land recorded in Document No. 201406033266, OPRCC, TX;

THENCE N 00°40'19" W with common boundary line of said 10.15 acre and 18.21 acre tracts a distance of 779.82 feet to a 1/2 inch iron rod for the northwest corner of the herein described tract, being also the southwest corner of a 21.29 acre tract of land recorded in Document No. 202406017328, OPRCC, TX;

Z Williamson Svy. AB-955 & TC RR Co. Svy 943, AB-831

Comal County, Texas

30.165 Acres

**THENCE** S 89°54'19" E with common boundary line of said 21.29 acre and 18.21 acre tracts a distance of 1150.00 feet to a 1/2 inch iron rod for the most northerly northeast corner of the herein described tract, being also the northwest corner of said 6.26 acre tract;

**THENCE** S 07°59'19" E with common boundary line of said 6.26 acre and 18.21 acre tracts a distance of 452.10 feet to a 1/2 inch iron rod for an angle corner;

**THENCE** S 13°00'59" W continuing with said boundary line a distance of 35.76 feet to a 1/2 inch iron rod for an interior corner of the herein described tract, being also the southwest corner of said 6.26 acre tract, being also the northwest corner of said 0.69 acre tract:

**THENCE** with the North boundary line of said 0.69 acre tract and the South boundary line of said 6.26 acre tract the following courses and distances:

N 57°52'04" E a distance of 161.98 feet to a 1/2 inch iron rod for an angle corner;

S 73°07'20" E a distance of 135.08 feet to a 1/2 inch iron rod for an angle corner;

N 56°35'40" E a distance of 98.8 feet to a 1/2 inch iron rod for an angle corner;

and S 79°47'20" E a distance of 169.26 feet to the **PLACE OF BEGINNING** and containing 30.165 acres of land.

**Bearing Basis:** All bearings shown herein are referenced to the Texas Plane Coordinate System, North American Datum of 1983, South Central Zone.

  
Wesley C. Hunter  
Registered Professional Land Surveyor  
No. 6268 - State of Texas



**HUNTER SURVEYING**

819 CAMEL BACK DR., NEW BRAUNFELS, TX 78130  
(830) 624-9182 TEXASSURVEYOR1@GMAIL.COM  
FIRM # 999486 REG. BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING



DATE: October 22, 2024

Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
11/01/2024 10:52:27 AM  
TERRI 4 Pages(s)  
202406033397



*Bobbie Koepp*

RECEIVED

By Kathy Griffin at 10:14 am, Apr 10, 2025



**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

Staff will complete shaded items

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Date Received

Initials

18543
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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.

*Mari A. [Signature]*

Signature of Applicant

4-8-25

Date

\_\_\_ COMPLETE APPLICATION

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

INCOMPLETE APPLICATION

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