

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:

Address:

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

Inspector Notes:

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

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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
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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: 118550
Issued This Date: 05/27/2025
This permit is hereby given to: Northstar Elite Custom Homes, LLC

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

434 HANGING OAK
SPRING BRANCH, TX 78070

Subdivision: The Crossing at pring Creek
Unit: 1
Lot: 126
Block: 0
Acreage: 1.0000

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 3:51 pm, Apr 11, 2025



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

--	--

Date Received

Initials

118550

Permit Number

Instructions:

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

OSSF Permit

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

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

Signature of Applicant

2/5/25

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refeused)

RECEIVED

Griffin at 3:52 pm, Apr 11, 2025

By Brandon Olvera at 3:24 pm, May 19, 2025

ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2080
WWW.CCEQ.ORG

Date 2/3/2025

Permit Number 118550

APPLICANT / AGENT INFORMATION

this is Northstar #

This is my Business #

Owner Name Northstar Elite Custom Homes LLC

Agent Name David Flugrath

Mailing Address 8603 US Hwy 281 N. Ste 200

Agent Address 1858 Flugrath Hills Dr

City, State, Zip Spring Branch, TX 78070

City, State, Zip New Braunfels, TX 78132

Phone # 830-885-6333

Phone # 210-275-1481

Email shelley@nstarcon.com

Email flugrath2002@yahoo.com

LOCATION

Subdivision Name The Crossing at Spring Creek Unit 1 Lot 126 Block 0

Survey Name / Abstract Number _____ Acreage 1.00

Address 434 Hanging Oak City Spring Branch State TX Zip 78070

TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 2964

☐ 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: \$ 450,000 (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

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]
Signature of Owner

2/4/25
Date



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Schrank / Flusgrath

System Description Proprietary Sprawl

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

Tank Size(s) (Gallons) 600 GPD Absorption/Application Area (Sq Ft) 5,625

Gallons Per Day (As Per TCEQ Table III) 360

(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.

Ken R Schrank
Signature of Designer

16 Mar 2025
Date

AFFIDAVIT TO THE PUBLIC



202506010476 04/11/2025 02:53:30 PM 1/1

County of **Comal**, State of Texas

According to the Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities, This Document is filed in the Deed of Records of **Comal** County, Texas.

The Texas Health and Safety Code, Chapter 366 Authorizes the Texas Commission on Environmental Quality (T.C.E.Q.) to regulate on-site sewage facilities (OSSF's). Additionally, the Texas Water Code (TWC), § 5.012, 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 power and duties under the TWC. The TCEQ, under the authority of the TWC and the Texas Health and safety code, requires owner's to provide notice to the public that certain types of OSSF's are located on specific pieces of property. To achieve this notice, the TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation of warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guaranty by the TCEQ that the appropriate OSSF was installed.

An OSSF requiring a Monitoring Contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property described as (legal description as shown on the recorded warranty deed.)

Lot 126 Crossing@ Spring Creek. The Unit 1

The property is owned by (owner's name as shown recorded warranty deed: if more than one owner both names must be included)

Northstar Elite Custom Homes, LLC

This OSSF must be covered by a continuous Monitoring Agreement. All Monitoring on this, OSSF must be performed by an approved Monitoring Company, and a signed monitoring Contract must be submitted to the County Engineers Office within 30 days after the property has been transferred.

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

WITNESS BY HANDS(S) ON THE 5 DAY OF February 2022-2025
Northstar Elite Custom Homes, LLC

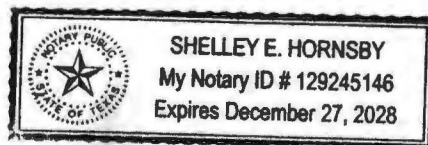
M. Jason Hornsby
Owner(s) Signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 5 DAY OF February 2022-2025

Shelley E. Hornsby
Notary Public State of Texas

Notary's Printed name Shelley Hornsby

My Commission Expires 2/5/2025
Place Notary Seal Here



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
04/11/2025 02:53:30 PM
TRACY 1 Page(s)
202506010476



Bobbie Koepp

TWO YEAR WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

1. General: This work for hire agreement (known as "Agreement") is entered into by and between Orthostar & the Customer (known as "Customer") and **(David Flugrath)**. By this agreement, Flugrath Construction and its employees (known as "Contractor") agree to render services at the site address stated below, and customer agrees to fulfill her or their responsibilities, as best he or she or they can. The designed flow rate for this system is a maximum of 260 gallons per day.

RECEIVED

By Brandon Olvera at 3:39 pm, May 27, 2025

2. Effective dates: This agreement commences on _____ and ends on _____
E. Q.) Texas Commission on Environmental Quality requires that a contract shall be the date of the License to Operate is renewed.

3. Termination of agreement: This agreement may be terminated by both parties with thirty (30) days written notice. Either party may terminate, without fault or liability of the terminating party. If this agreement is terminated: wither party terminating this agreement for any reason, including non-renewal shall notify in writing the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination.

4. Services: Contractor Will:

A. Inspect and perform upkeep on OSSF Facility as recommended by system manufacturer and State and local Regulatory Authority for a total of 3 visits per year.

B. Provide written records of each visit by means of tag attached to control panel.

C. Repair or replace any component of the OSSF found inoperable any time of the duration of the monitoring visits. If such services are not under warranty the customer holds full responsibility for the costs of said repairs and authorizes the contractor to make repairs and bill customer accordingly as to the State and Regulatory code.

D. Provide sample collection for testing of TSS and BOC on a yearly basis.

E. Forward copies of this agreement and all reports to the Regulatory Agency and Customer within 14 days.

F. Respond to Customer request for unscheduled request within 48 hours of the date of notification. Unless costs are covered under the warranty an unscheduled response will be billed to Customer.

5. Chlorination is the sole responsibility of the customer.

6. Performance of Agreement: Performance by Contractor under this agreement is contingent on the following conditions:

A. Contractors receipt of original copy of monitoring agreement.

B. Contractors receipt of payment of Wastewater monitoring fee.

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

7. Customer responsibilities: The customer is responsible for each and all of the following:

A. Provide all necessary yard or lawn maintenance and removal of all obstacles, like dogs and other animals, needed to allow access and the proper function of the OSSF to allow Contractor safe and easy access to the OSSF including gate codes and combinations to locks.

B. Protect OSSF equipment form physical damage including by and not limited to the damage caused by ants and insects.

C. Maintain and abide by the conditions and limitations of the license to operate for and OSSF from the state and local regulatory agency and manufacturers recommendations.

D. It is the customers responsibility to notify the contractor of any or all alarms or problems immediately.

E. Allow for samples of OSSF be obtained by contractor of evaluating the OSSF's performance.

F. Prevent backwash or flushing of water treatment or conditioning equipment from enter OSSF.

G. Prevent hydraulically overloading OSSF by introducing more than 260 gallons a day into the system.

Drain lines may discharge into the surface application pump tank if approved by system designer.

H. Schedule for pumping and cleaning of all tanks when recommended by contractor is at customers expense.

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

J. Pay promptly and fully, all contractors fees, bills or invoices as described herein.

8. Access by Contractor: Contractor is granted easement to the OSSF for purpose of servicing described: Contractor may enter property during normal business hours without prior notice to customer to service or repair of OSSF. Contractor is not responsible for the uneven settling of the soil.

9. Limited Liability: Contractor shall not be held liable for any incidental, consequential or special damages or for economic loss due to expense or loss of profits or income or loss of use to customer, whether in contract tort or any other theory. In no

RECEIVED

By Brandon Olvera at 3:39 pm, May 27, 2025

event shall contractor be held liable in an amount exceeding the agreement.

10. **Fee for Services:** The fee for the basic services described in this agreement is \$350.00 per year unless this is an initial monitoring agreement of a new installation. This fee does not include any equipment materials, or labor cost for non-warranty or unscheduled repairs. This fee doesn't include the cost of pumping the system upon contractor's advice to do so.

11. **Payment:** Fees for services of a 1-year contract are as follows:

A. \$350.00 per 1 years in full amount due on signing the monitoring agreement.

B. 2 payments, \$175.00

C. Payments for invoices are due upon receipt and any checks returned will be charged \$35.00 fee.

12. **Application or transfer of payment:** The fees paid for this agreement may be transferred to the subsequent property owner(s). The customer will advise the subsequent owner(s) of the requirement that they sign a replacement agreement authorizing contractor to perform services, and accepting customer responsibilities. This replacement agreement must be signed and received in the contractor's office within ten (10) days of date of transfer of property. Contract will continue from existing date of startup or license to operate is null and void and ends in one year of that date.

13. **Entire agreement:** This agreement contains the entire agreement of the parties, and no other promises or conditions in any other agreement, oral or written.

DAVID FLUGRATH/ FLUGRATH CONSTRUCTION, TEXAS INSTALLER II AND SITE EVALUATOR LICENSE # OS1648 & OS9620. ADDRESS 1235 LONE OAK RD., NEW BRAUNFELS, TX 78132 CERTIFIED SERVICE PROVIDER FOR ARIES, SOLARHOOT, PRO FLO, AQUA SAFE, AQUA AIRE, NORWECO, CAJUN AIRE. MEMBER: TEXAS ON SITE WASTEWATER ASSOCIATION AND NATIONAL ON SITE WASTEWATER RECYCLING ASSOCIATION.

CUSTOMER NAME: Northstar Elite Custom Homes, LLC
SITE ADDRESS: 434 Hanging Oak
CITY: Spring Branch
STATE & ZIP: Texas 78070
PERMIT #

REGULATORY AUTHORITY/ COUNTY: Comal

ATU BRAND: MODEL: SERIAL #:

Acceptance of this agreement: The above prices, specification, and conditions are satisfactory and are hereby accepted. You are authorized to perform the services as specified. Payment will be made as outlined above. It is understood and agreed that this work is not provided for in any other agreement and no contractual rights arise until this agreement is accepted in writing.

DAVID FLUGRATH: [Signature]

Phone # 210-275-1481

CUSTOMER NAME: Northstar Elite Custom Homes, LLC

PLEASE PRINT NAME

CUSTOMER SIGNATURE [Signature]

Phone # 830-885-6833

ONLY ONE PERSON NEED SIGN

RECEIVED

By Brandon Olvera at 3:39 pm, May 19, 2025

OSSF SOIL EVALUATION FORM

Owners Name: North Star Reliance
Physical Address: David Flugrath
Name of Site Evaluator: _____
Date Performed: 5-10-25 Proposed Excavation Depth: SPRAY

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 _____						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III- blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	III	CLAY LOAM	Blocky	NO Redox	14"	Limestone
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	III	CLAY LOAM	Blocky	NO Redox	16"	Limestone
1						
2						
3						
4						
5						

FEATURES OF SITE AREA

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

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

Signature of Site Evaluator

#9620

Date

SEPTIC DESIGN FOR AEROBIC TREATMENT
OF WASTEWATER

RECEIVED

By Brandon Olvera at 3:53 pm, May 27, 2025

OWNER & SITE LOCATION: Northstar Elite Custom Homes LLC, Lot 126, The Crossing at Spring Creek, Unit One

DESIGN SPECIFICATIONS: This design is for a 4 bdrm less than 3,500 sq. ft. home utilizing water saving devices. The projected wastewater usage is 360 gallons per day.

SITE EVALUATION: The area of effluent treatment has a slope of less than 15 percent. The site is supporting a good strand of native grasses. Owner requested Aerobic Treatment so no profile holes were dug. No recharge features were found within 150 feet of the spray discharge area. There is a public drainage easement. The criteria under 285.32(a) (8) is required & 285.33(a)(6). Pipe that crosses drainage easements shall be sleeved with (ASTM) sch 40 pipe the pipe shall be buried at least one foot below the surface or buried less than one foot and encased in concrete, the outside pipe shall locator tape attached to the pipe, and markers shall be placed at the easement boundaries to indicate location of the pipe crossing. Crossing shall be designed and constructed in a manner that protects the pipe and the drainage way from erosion. Non buried components shall be elevated above the 100 year flood plane. This site is not located in the Edwards recharge zone. Spray area is more than 20' from the property line a timer will be used and will spray between midnight and 5am. *There are no slopes where seeps may occur. The on site sewage facility is situated so it is out of the high velocity flood water zone.*

SYSTEM DESCRIPTION: The system will use a 700 GPD Aerobic wastewater treatment plant off the TCEQ approved list. The pipe from the house to aerobic tank will be a 3" or 4" PVC sch. 40 pipe. The Aerobic tank is connected to a liquid Chlorinator and then to the 750 gallon pump tank by 3" or 4" sch 40 The manifold pipe to the sprinklers is to be purple 1" sch. 40 PVC pipe. When septic tank is pumped shall be refilled immediately. Audio & visual alarm required. The system is to be installed as to manufactures instruction. *Concrete risers shall be installed around risers that are provided by manufacturer.*

CALCULATIONS: No. of Bedrooms: 4 bdrm
Wastewater Flow: 360gpd
Application Rate: 0.064gal/ft. x ft/day
Min. Area Required: 360gpd/0.064
= 5,625sq. ft.
Actual Spray Area $2(32 \times 32 \times 3.14) = 6,431 \text{ sq ft}$

PUMP TANK CALCULATIONS:

Pump of at 15" above floor = 253 gal.
Pump on at 27" above floor = 203 gal.
Alarm on 34" above floor = 118 gal.
Total Effluent = 575 gal.
Reserve-(750- 575) gallons = 175 gal.
Reserve Required $(360 \times 1/3) = 120 \text{ gal.}$



11 May 2025
Firm # F11631

PUMP AND SPRINKLER SPECIFICATION: 2 sprinkler, with a 32' radius with an arc of 360 degrees. Pump to be a 10-20 gallon 1/2 hp shallow well pump.

LANDSCAPING: Type II or Type III, soils must be placed over all exposed surface rock. All areas must be seeded with Rye or Bermuda grass or a combination of both.

AFFIDAVIT AND MAINTENANCE: An Affidavit that has been certified and duly recorded at the Count Clerks Office must be submitted. A Maintenance Contract between the owner and an Authorized maintenance company must be submitted and included for a two year period under the original contract of installation, at the end of two years and will be renewed each year after for the life of the system.

Northstar Elite Custom Homes LLC
Lot 126, The Crossing at Spring
Creek, Unit One

Scale: 1"=40'
434 hanging oak

124.32'

20' Setback

RECEIVED

By Brandon Olvera at 3:53 pm, May 27, 2025

2 Sprinklers
30' radius
360 degrees



Vern R. Sohrank
Firm # F11631
16 Mar 2025
Revised 11 May 2025

344.82'

20' Setback

20' Setback

349.66'

50'

45'

4 Bdrm ls.
than 3500
sq ft.

82'

40'

5'

20' Setback

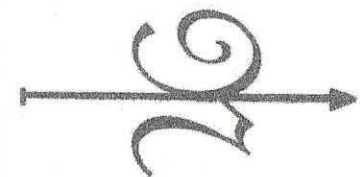
55.40'

69.87'

WM

434 Hanging Oak

variable width draining easment



High velocity zone

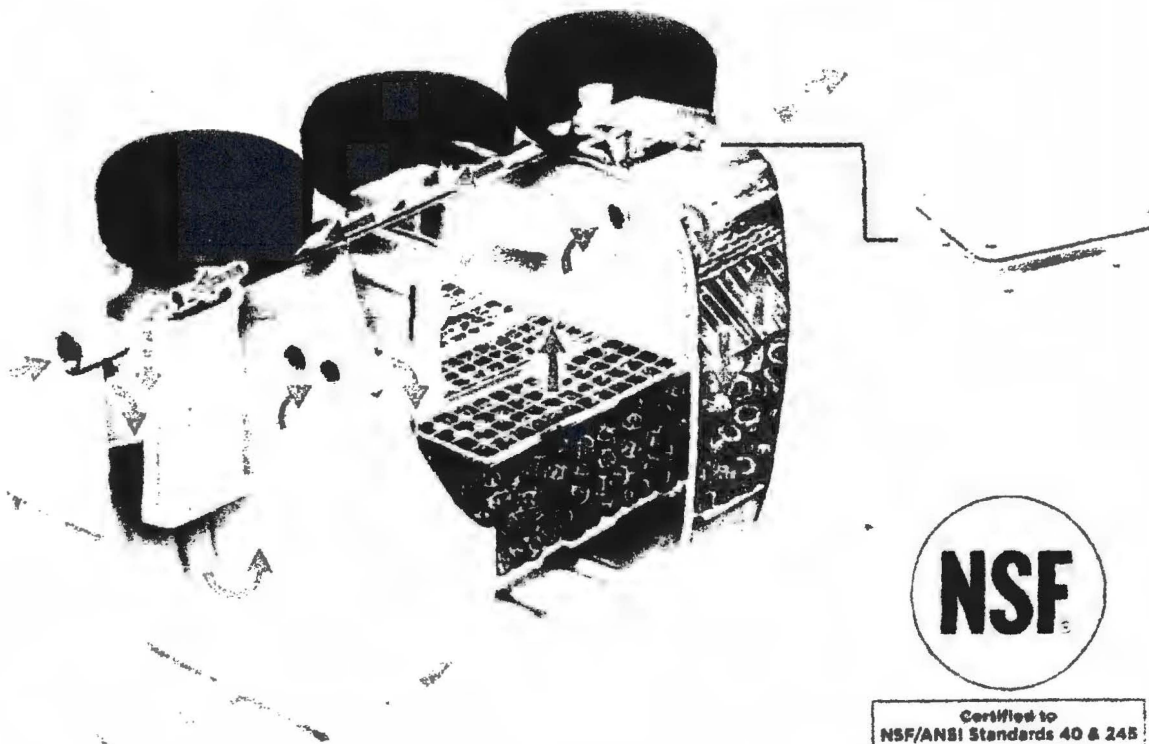
2 way
c/o

septic 118530



Owner's Manual – Residential Systems

Rev. 7-17-2019



Certified to
NSF/ANSI Standards 40 & 245

Intelligently Engineered Treatment Systems for Domestic Wastewater



FUJI CLEAN USA

NSF/ANSI: Standard 40 Class 1

Model: CE7

SERIAL# 14814

Capacity (GPD): 700

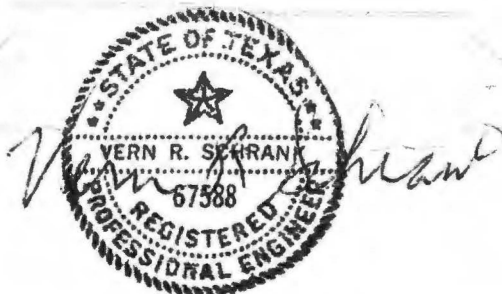


41-2 Greenwood Rd. Brunswick, ME 04011 207-406-2927

Vern R. Schrank
Firm # F11631
28 Feb 2025

Septic 118 5301

INLET



OUTLET

AK INDUSTRIES

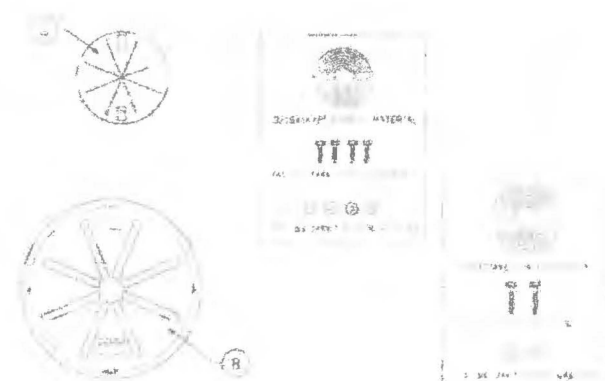
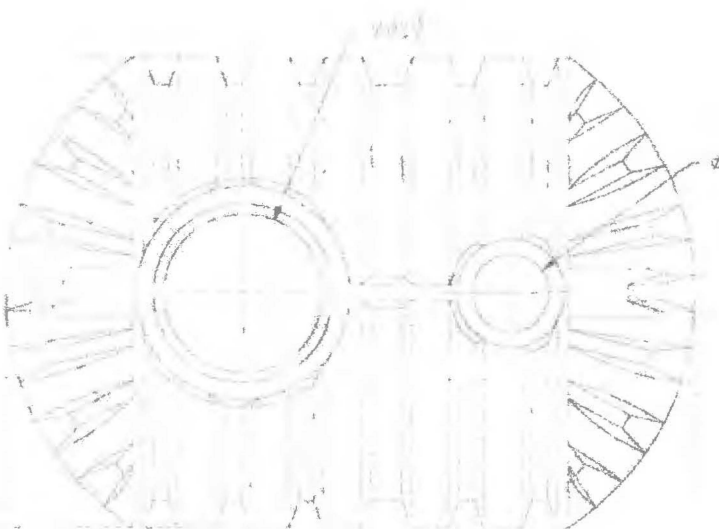
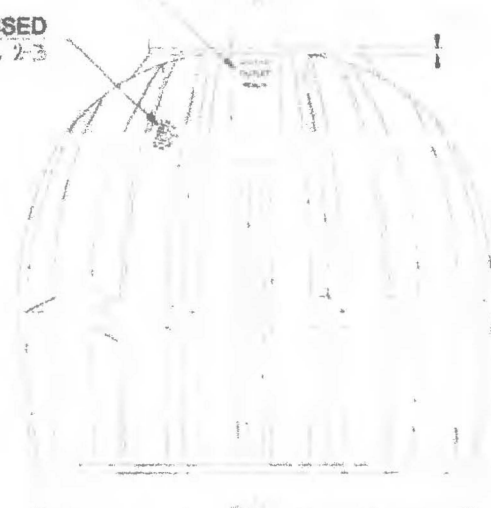
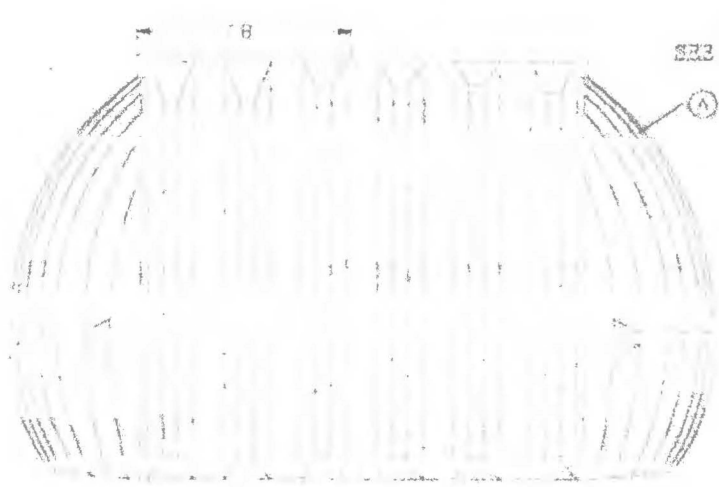
OUTLET

750 GALLON

Firm # F11631
28 Feb 2025

EMBOSSSED
SEE DETAIL 1-2

EMBOSSSED
SEE DETAIL 2-3



B.O.M.

ITEM	P/N	DESCRIPTION	QTY:
1	AKS50000-HVY	TANK / HOLDING / 750 GALLON / HEAVY/GREEN	1



ON-SITE SEWAGE FACILITY APPLICATION

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

Date 2/3/2025 Permit Number 118550

APPLICANT / AGENT INFORMATION

Owner Name <u>Northstar Elite Custom Homes LLC</u>	Agent Name <u>David David Flugrath</u>
Mailing Address <u>8603 US Hwy 281 N. Ste 200</u>	Agent Address <u>1858 Flugrath Hills DR</u>
City, State, Zip <u>Spring Branch, TX 78070</u>	City, State, Zip <u>New Braunfels, TX 78132</u>
Phone # <u>830-885-6833</u>	Phone # <u>210-275-4441</u>
Email <u>shelley@nstarcon.com</u>	Email <u>flugrath2002@yahoo.com</u>

LOCATION

Subdivision Name The Crossing at Spring Creek Unit 1 Lot 126 Block 0
 Survey Name / Abstract Number _____ Acreage 1.00
 Address 434 Hanging Oak City Spring Branch State TX Zip 78070

TYPE OF DEVELOPMENT

☒ Single Family Residential
 Type of Construction (House, Mobile, RV, Etc.) House
 Number of Bedrooms 4
 Indicate Sq Ft of Living Area 2914
☐ Non-Single Family Residential
 (Planning materials must be adequate to show area including the proposed land use and disposal area)
 Type of Facility _____
 Offices, Factories, Churches, Schools, Parks, etc. - Indicate number of employees _____
 Restaurants, Lounges, etc. - Indicate number of seats _____
 Hotel, Motel, Hospital, etc. - Indicate number of beds _____
 Travel Trailer/RV Parks - Indicate Number of Spaces _____
 Miscellaneous _____

Estimated Cost of Construction: \$ 450,000 (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

SIGNATURE OF OWNER

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

Signature of Owner [Signature] Date 2/4/25

TWO YEAR WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

1. General: This work for hire agreement (known as "Agreement") is entered into by and between Northstar & the Custom Homes, LLC (known as "Customer") and **(David Flugrath)**. By this agreement, Flugrath Construction and its employees (known as "Contractor") agree to render services at the site address stated below, and customer agrees to fulfill h or her or their responsibilities, as best he or she or they can. The designed flow rate for this system is a maximum of _____ gallons per day.

2. Effective dates: This agreement commences on _____ and ends on _____ for a total of (1) TWO year. The (T. C. E. Q.) Texas Commission on Environmental Quality requires that a contract be in effect at all times. This start date is this contract shall be the date of the License to Operate is renewed.

3. Termination of agreement: This agreement may be terminated by both parties with thirty (30) days written notice. Either party may terminate, without fault or liability of the terminating party. If this agreement is terminated: wither party terminating this agreement for any reason, including non-renewal shall notify in writing the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination.

4. Services: Contractor Will:

A. Inspect and perform upkeep on OSSF Facility as recommended by system manufacturer and State and local Regulatory Authority for a total of 3 visits per year.

B. Provide written records of each visit by means of tag attached to control panel.

C. Repair or replace any component of the OSSF found inoperable any time of the duration of the monitoring visits. If such services are not under warranty the customer holds full responsibility for the costs of said repairs and authorizes the contractor to make repairs and bill customer accordingly as to the State and Regulatory code.

D. Provide sample collection for testing of TSS once a year on a yearly basis.

E. Forward copy of this agreement and all regulatory Agency and CDDA rules.

F. Respond to customer request for unscheduled requests within 48 hours of the date notified. Unless costs are covered under the warranty unscheduled requests will be billed to customer.

5. Chlorination is the responsibility of the customer.

6. Performance of Agreement: Performance of Contractor under Agreement is contingent on the following conditions:

A. Contractors must provide original copy of monitoring agreement.

B. Contractors must pay payment of water meter fee.

C. If the above conditions are not met, Contractor is obligated to perform under Agreement.

7. Customer responsibilities: The customer is responsible for each and all of the following:

A. Provide all necessary yard or lawn maintenance and removal of all obstacles, like dogs and other animals, needed to allow access and the proper function of the OSSF to allow Contractor safe and easy access to the OSSF including gate codes and combinations to locks.

B. Protect OSSF equipment from physical damage including by and not limited to the damage caused by ants and insects.

C. Maintain and abide by the conditions and limitations of the license to operate for and OSSF from the state and local regulatory agency and manufacturers recommendations.

D. It is the customers responsibility to notify the contractor of any or all alarms or problems immediately.

E. Allow for samples of OSSF be obtained by contractor of evaluating the OSSF's performance.

F. Prevent backwash or flushing of water treatment or conditioning equipment from enter OSSF.

G. Prevent hydraulically overloading OSSF by introducing more than 360 gallons a day into the system.

Drain lines may discharge into the surface application pump tank if approved by system designer.

H. Schedule for pumping and cleaning of all tanks when recommended by contractor is at customers expense.

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

J. Pay promptly and fully, all contractors fees, bills or invoices as described herein.

8. Access by Contractor: Contractor is granted easement to the OSSF for purpose of servicing described: Contractor may enter property during normal business hours without prior notice to customer to service or repair of OSSF. Contractor is not responsible for the uneven settling of the soil.

9. Limited Liability: Contractor shall not be held liable for any incidental, consequential or special damages or for economic loss due to expense or loss of profits or income or loss of use to customer, whether in contract tort or any other theory. In no

event shall contractor be held liable in an amount exceeding the total fee for services amount paid by customer under this agreement.

10. Fee for Services: The fee for the basic services described in this agreement is \$350.00 per year unless this is an initial monitoring agreement of a new installation. This fee does not include any equipment materials, or labor cost for non-warranty or unscheduled repairs. This fee doesn't include the cost of pumping the system upon contractor's advice to do so.

11. Payment: Fees for services of a 1-year contract are as follows:

- A. \$350.00 per 1 years in full amount due on signing the monitoring agreement.
- B. 2 payments, \$175.00
- C. Payments for invoices are due upon receipt and any checks returned will be charged \$35.00 fee.

12. Application or transfer of payment: The fees paid for this agreement may be transferred to the subsequent property owner(s). The customer will advise the subsequent owner(s) of the requirement that they sign a replacement agreement authorizing contractor to perform services, and accepting customer responsibilities. This replacement agreement must be signed and received in the contractor's office within ten (10) days of date of transfer of property. Contract will continue from existing date of startup or license to operate is null and void and ends in one year of that date.

13. Entire agreement: This agreement contains the entire agreement of the parties, and no other promises or conditions in any other agreement, oral or written.

DAVID FLUGRATH/ FLUGRATH CONSTRUCTION, TEXAS INSTALLER II AND SITE EVALUATOR LICENSE # OS1648 & OS9620. ADDRESS 1235 LONE OAK RD., NEW BRAUNFELS, TX 78132 CERTIFIED SERVICE PROVIDER FOR ARIES, SOLAR HOOT, PRO FLO, AQUA SAFE, AQUA AIRE, NORWECO, CAJUN AIRE. MEMBER: TEXAS ON SITE WASTEWATER TREATMENT AND TATION WASTEWATER RECYCLING ASSOCIATION.

CUSTOMER NAME: Northstar Elite Custom Homes, LLC
SITE ADDRESS: 1234 Lone Oak Rd.
CITY: Springtown, TX 76082
STATE & ZIP: TX 76082
PERMIT #
REGULATORY AGENCY: TARRANT COUNTY
PUMP BRAND:
Acceptance of this agreement: The above price, conditions, and terms are hereby accepted. You are authorized to perform the services as specified. Payment will be made as outlined above. It is understood and agreed that this work is not provided for in any other agreement and no contractual rights arise until this agreement is accepted in writing.

DAVID FLUGRATH: 

CUSTOMER NAME: Northstar Elite Custom Homes, LLC

PLEASE PRINT NAME

CUSTOMER SIGNATURE: 
ONLY ONE PERSON NEED SIGN

OSSF SOIL EVALUATION FORM

Owners Name: Northstar 434 Highway Cct
 Physical Address: David Fluegath
 Name of Site Evaluator: 4/11/25
 Date Performed: 4/11/25 Proposed Excavation Depth: _____

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 _____						
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						

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 X
 Presence of adjacent ponds, streams, water impoundments YES ___ NO ___
 Existing or proposed water well in nearby area YES ___ NO X
 Organized sewage available to lot or tract YES ___ NO X
 Recharge features within 150 feet YES ___ NO ___

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

Signature of Site Evaluator #9620

 Date

Northstar Elite Custom Homes LLC
Lot 126, The Crossing at Spring
Creek, Unit One

Scale: 1"=40'
434 hanging oak

2 Sprinklers
30' radius
360 degrees

124.32'

20' Setback

50'

60'

VOID

4 Bdrm ls.
than 3500
sq ft.

82'

40'

variable width draining easment

2
way
c/o

20' Setback

55.40'

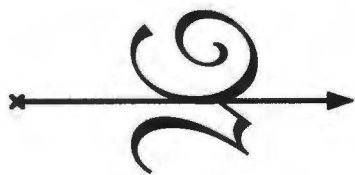
69.87'

w/m

434 Hanging Oak



*Form # F-100
16 Mar 2005*



SEPTIC DESIGN FOR AEROBIC TREATMENT OF WASTEWATER

OWNER & SITE LOCATION: Northstar Elite Custom Homes LLC, Lot 126, The Crossing at Spring Creek, Unit One

DESIGN SPECIFICATIONS: This design is for a 4 bdrm less than 3,500 sq. ft. home utilizing water saving devices. The projected wastewater usage is 360 gallons per day.

SITE EVALUATION: The area of effluent treatment has a slope of less than 15 percent. The site is supporting a good stand of native grasses. Owner requested Aerobic Treatment so no profile holes were dug. No recharge features were found within 150 feet of the spray discharge area. No water runs, or dry creeks are located in the treatment area. This site is not located in the Edwards recharge zone. The location is not in the 100-year Floodplain. Spray area is more than 20' from the property line a timer will be used and will spray between midnight and 5am.

SYSTEM DESCRIPTION: The system will use a 600 GPD Aerobic wastewater treatment plant off the TCEQ approved list. The pipe from the house to aerobic tank will be a 3" or 4" PVC sch. 40 pipe. The Aerobic tank is connected to a liquid Chlorinator and then to the 750 gallon pump tank by 3" or 4" sch 40 The manifold pipe to the sprinklers is to be purple 1" sch. 40 PVC pipe. Audio & visual alarm required. The system is to be installed as to manufactures instruction.

CALCULATIONS: No. of Bedrooms: 4 bdrm
Wastewater Flow: 360gpd
Application Factor: 0.064
Area Required: 3.14
Area Sprinkled: 2(3.14) = 6.28

PUMP TANK CALCULATIONS:

Pump on floor = 20 gal.
Pump on 34" above floor = 20 gal.
Alarm on 34" above floor = 118 gal.
Total Effluent = 575 gal.
Reserve-(750- 575) gallons = 175 gal.
Reserve Required (360x1/3)= 120 gal.

PUMP AND SPRINKLER SPECIFICATION: 2 sprinkler, with a 52' radius with an arc of 360 degrees. Pump to be a 10-20 gallon 1/2 hp shallow well pump.

LANDSCAPING: Type II or Type III, soils must be placed over all exposed surface rock. All areas must be seeded with Rye or Bermuda grass or a combination of both.

AFFIDAVIT AND MAINTENANCE: An Affidavit that has been certified and duly recorded at the Count Clerks Office must be submitted. A Maintenance Contract between the owner and an Authorized maintenance company must be submitted and included for a two year period under the original contract of installation, at the end of two years and will be renewed each year after for the life of the system.

SEPTIC DESIGN FOR AEROBIC TREATMENT
OF WASTEWATER

RECEIVED
By Brandon Olvera at 8:35 am, May 20, 2025

OWNER & SITE LOCATION: Northstar Elite Custom Homes LLC, Lot 126, The Crossing at Spring Creek, Unit One

DESIGN SPECIFICATIONS: This design is for a 4 bdrm less than 3,500 sq. ft. home utilizing water saving devices. The projected wastewater usage is 360 gallons per day.

SITE EVALUATION: The area of effluent treatment has a slope of less than 15 percent. The site is supporting a good strand of native grasses. Owner requested Aerobic Treatment so no profile holes were dug. No recharge features were found within 150 feet of the spray discharge area. There is a public drainage easement. The criteria under 285.32(a)(8) is required & 285.33(a)(6). Pipe that crosses drainage easements shall be sleeved with (ASTM) sch 40 pipe the pipe shall be buried at least one foot below the surface or buried less than one foot and encased in concrete, the outside pipe shall locator tape attached to the pipe, and markers shall be placed at the easement boundaries to indicate location of the pipe crossing. Crossing shall be designed and constructed in a manner that protects the pipe and the drainage way from erosion. Non buried components shall be elevated above the 100 year flood plane. This site is not located in the Edwards recharge zone. Spray area is more than 20' from the property line a timer will be used and will spray between midnight and 5am.

SYSTEM DESCRIPTION: The system will use a 700 GPD Aerobic wastewater treatment plant off the TCEQ approved list. The pipe from the house to the aerobic tank shall be 4" or 4" C sch 40 pipe. The aerobic tank is connected to a liquid Chlorine pump and the effluent line from the aerobic tank by 4" sch 40 pipe. The effluent pipe to the sprinklers is to be purple 1/2" sch 40 pipe. The septic tank pump shall be installed immediately. Audio & visual alarm required. The system is to be installed to manufacturer's instructions.

CALCULATIONS: No. of Bedrooms = 4 bdrm
Wastewater = 360gpd
Application = 0.064gal/ft²
Min. Area Required: 360gpd/0.064gal/ft² = 5,625sq. ft.
Actual Spray Area 2(32x32 x 3.14) = 6,431sq ft

PUMP TANK CALCULATIONS:
Pump of at 15" above floor = 253 gal.
Pump on at 27" above floor = 203 gal.
Alarm on 34" above floor = 118 gal.
Total Effluent = 575 gal.
Reserve-(750- 575) gallons = 175 gal.
Reserve Required (360x1/3)= 120 gal.

11 May 2025
Firm # F11631

PUMP AND SPRINKLER SPECIFICATION: 2 sprinkler, with a 32' radius with an arc of 360 degrees. Pump to be a 10-20 gallon 1/2 hp shallow well pump.

LANDSCAPING: Type II or Type III, soils must be placed over all exposed surface rock. All areas must be seeded with Rye or Bermuda grass or a combination of both.

AFFIDAVIT AND MAINTENANCE: An Affidavit that has been certified and duly recorded at the Count Clerks Office must be submitted. A Maintenance Contract between the owner and an Authorized maintenance company must be submitted and included for a two year period under the original contract of installation, at the end of two years and will be renewed each year after for the life of the system.

Northstar Elite Custom Homes LLC
Lot 126, The Crossing at Spring
Creek, Unit One

Scale: 1"=40'
434 hanging oak

124.32'

20' Setback

2 Sprinklers
30' radius
360 degrees

RECEIVED

By Brandon Olvera at 3:42 pm, May 19, 2025

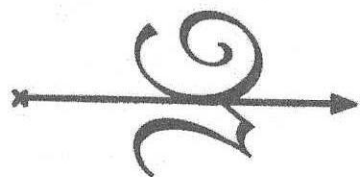


VOID

Firm # F 11631
16 Mar 2021
Revised 11 May 2025

4 Bdrm ls.
than 3500
sq ft.

variable width draining easment



20' Setback

55.40'

69.87'

434 Hanging Oak

2
way
c/o






COMAL COUNTY

ENGINEER'S OFFICE





RE: ***434 Hanging Oak***
The Crossing at Spring Creek 1
Lot 126

Dear Property Owner & Agent,

Thank you for your submission. We have reviewed the planning materials for the referenced permit application, and unfortunately, they are insufficient. To proceed with processing this permit, we require the following:

-  285.7((d)(1)(F): Indicate the business telephone number.
-  Please fill out all the features of site area on the soil evaluation form.
-  Site plan:
 - a. The plat shows the Drainage area as an Restrictive Building Area (RBA) See note below from the recorded plat. Revise design accordingly.

15. A drainage study has been completed by Don Walford, P.E. for this plat and is available for review at the Comal County Engineer's Office. Areas identified by the study as being inundated during certain storm events have been designated as Restricted Building Areas (RBA) or public drainage easements. The construction of buildings within drainage easements is prohibited. The construction of buildings within RBAs requires Commissioners Court approval.

-  Show the topography of the property.
 -  285.32(a)(8) & 285.33(a)(6) The pipes in the drainage easement need to meet the criteria stated in the two rules mentioned above.
 -  285.91(10) Are there any slopes where may seep may occur.
 -  Is the on-site sewage facility situated to withstand high-velocity floodwaters without being damaged and causing environmental contamination?
4. Revise accordingly and resubmit.

If you have any questions, you can email me or call the office.

Thank You,

| **Brandon Olvera** | **Designated Representative OS0034792** |

| Comal County | www.cceo.org | f: 830-608-2078 | e: olverb@co.comal.tx.us |



COMAL COUNTY

ENGINEER'S OFFICE

RE: ***434 Hanging Oak***
The Crossing at Spring Creek 1
Lot 126

Dear Property Owner & Agent,

Thank you for your submission. We have reviewed the planning materials for the referenced permit application, and unfortunately, they are insufficient. To proceed with processing this permit, we require the following:

- ✓ Maintenance Contract: 285.7((d)(1)(F): Indicate the business telephone number.
- ✓ 285.91(10) Are there any slopes where seep may occur.
- ✓ Is the on-site sewage facility situated to withstand high-velocity floodwaters without being damaged and causing environmental contamination?
- 4. 4. Revise accordingly and resubmit.

If you have any questions, you can email me or call the office.

Thank You,

| **Brandon Olvera** | **Designated Representative OS0034792** |
| Comal County | www.cceo.org | f: 830-608-2078 | e: olverb@co.comal.tx.us |

General Warranty Deed with Vendor's Lien

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.

Date: September 18, 2024

Grantor: Reynaldo R. Cortez and Yvonne L. Cortez

Grantee: NORTHSTAR ELITE CUSTOM HOMES, LLC
8603 US Highway 281 North, Ste 200
Spring Branch, Texas 78070

Consideration: Ten and No/100ths (\$10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by said Grantee of a certain Promissory Note in the principal amount of \$638,581.50, of even date herewith, payable to the order of Centennial Bank DBA Happy State Bank, hereinafter referred to as the "Mortgagee", bearing interest at the rate therein provided. The note is secured by a vendor's lien retained in this deed in favor of Centennial Bank DBA Happy State Bank, and by a deed of trust of even date from Grantee to PLA Services, Inc, Trustee.

Whereas the Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the Property, as included in the above-described Promissory Note, the said vendor's lien against the Property securing the payment of the Promissory Note and superior title are hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the superior title to the Property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said lien.

Property (including any improvements): Lot 126, The Crossing at Spring Creek, Unit one, a subdivision in Comal County, Texas, according to plat recorded in Volume 15, Pages 246-254, Map and Plat Records of Comal County, Texas.

Reservations from Conveyance: None.

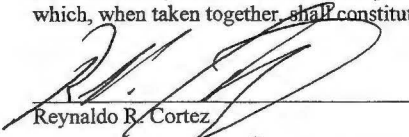
Exceptions to Conveyance and Warranty: Vendor's lien and superior title retained in this deed, validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

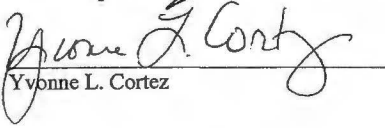
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with

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

It is expressly agreed that the vendor's lien herein described and superior title are retained in favor of the payee of the Promissory Note hereinabove described against the Property and any improvements thereon, until said Promissory Note and all interest thereon shall have been fully paid according to the terms thereof, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural. Additionally, this instrument may be executed in multiple counterparts and by different parties in separate counterparts, which, when taken together, shall constitute one original instrument.

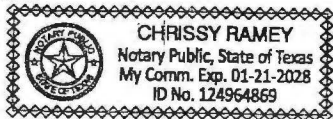

Reynaldo R. Cortez



Yvonne L. Cortez

THE STATE OF TEXAS

COUNTY OF Bexar

This instrument was acknowledged before me on this 23 day of September, 2024, by Reynaldo R. Cortez.

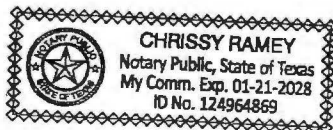


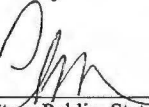

Notary Public, State of Texas

THE STATE OF TEXAS

COUNTY OF Bexar

This instrument was acknowledged before me on this 23 day of September, 2024, by Yvonne L. Cortez.




Notary Public, State of Texas

After Recording Return To:
NORTHSTAR ELITE CUSTOM HOMES, LLC
8603 US Highway 281 North, Ste 200
Spring Branch, Texas 78070

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
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