

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)				

**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
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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: 118552
Issued This Date: 05/20/2025
This permit is hereby given to: DANIEL & SARAH MCCUTCHEN

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

125 ASH JUNIPER DR
NEW BRAUNFELS, TX 78132

Subdivision: River Chase
Unit: 3
Lot: 233r
Block: 0
Acreage: 25.0800

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.



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		118552
<i>Date Received</i>	<i>Initials</i>	<i>Permit Number</i>

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

04/14/2025

Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION ____ (Missing Items Circled, Application Refused)



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
www.comalcountytx.gov

Date March 17, 2025

Permit Number 118552

1. APPLICANT / AGENT INFORMATION

Owner Name DANIEL MCCUTCHEN & SARAH MCCUTCHEN
Mailing Address c/o 244 FM 306 STE 120-515
City, State, Zip NEW BRAUNFELS TEXAS 78130
Phone # 830-837-9898
Email seth@h-kbuilders.com

Agent Name GREG JOHNSON, P.E.
Agent Address 170 HOLLOW OAK
City, State, Zip NEW BRAUNFELS TEXAS 78132
Phone # 830-905-2778
Email gregjohnsonpe@yahoo.com

2. LOCATION

Subdivision Name RIVER CHASE Unit 3 Lot 233R Block
Survey Name / Abstract Number Acreage
Address 125 ASH JUNIPER DRIVE City NEW BRAUNFELS State TX Zip 78132

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) GYM & DETACHED LIVING

Number of Bedrooms 1

Indicate Sq Ft of Living Area 800

☐ 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: \$ 250,000 (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 Collection

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Signature of Owner

Date 3-27-2025

#118552

RIVER CHASE, UNIT 3, LOT 233R

COMAL COUNTY
ENGINEER'S OFFICE**RECEIVED** GE FACILITY APPLICATION
By Brandon Olvera at 9:05 am, Jun 30, 2025195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CCEO.ORGPlanning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) PRO FLO 500 SLPT2 Absorption/Application Area (Sq Ft) 3216Gallons Per Day (As Per TCEQ Table III) 180

(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 ☐ NoIf 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 ☒ NoIs 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 P.E. or R.S. 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 app

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

If yes, indicate the city: _____

**FIRM #2585**

By signing this application, I certify that:

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

Signature of Designer

March 27, 2025

Date

**THE COUNTY OF COMAL
STATE OF TEXAS**

CERTIFICATION OF SINGLE FAMILY DWELLING

According to Texas Commission of Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of **COMAL COUNTY, TEXAS.**

I

DANIEL & SARAH

Before me this day appeared **MCCUTCHEN**, being the owners of the referenced property at **125 ASH JUNIPER DRIVE**. They further state that the Residence and any additional living space on this property will be occupied only by a single family.

An OSSF requiring a Certification of Single Family Dwelling, will be installed on the property described as:

3 UNIT BLOCK **233R** LOT **RIVER CHASE** SUBDIVISION

IF NOT IN SUBDIVISION: ACREAGE SURVEY

The property is owned by **DANIEL MCCUTCHEN & SARAH MCCUTCHEN**

WITNESS MY HAND ON THIS OF DAY OF , 20 **25**.

OWNER (SIGNATURE)

OWNER (SIGNATURE)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS **27** DAY OF **March**, 20 **25** BY

DANIEL MCCUTCHEN
OWNER NAME (PRINTED)

SARAH MCCUTCHEN
OWNER NAME (PRINTED)

Stacy Morris
Notary Public Signature



AFFIDAVIT**THE COUNTY OF COMAL
STATE OF TEXAS****CERTIFICATION OF OSSF REQUIRING MAINTENANCE**

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

I

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

II

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

1 UNIT/PHASE/SECTION _____ BLOCK 233R LOT _____ RIVER CHASE _____ SUBDIVISION

IF NOT IN SUBDIVISION: _____ ACREAGE _____ SURVEY

The property is owned by (insert owner's full name): DANIEL MCCUTCHEN & SARAH MCCUTCHEN

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

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

WITNESS BY HAND(S) ON THIS 21 DAY OF March, 20 25

[Signature]
Owner(s) signature(s)

DANIEL MCCUTCHEN

SARAH MCCUTCHEN

Owner (s) Printed name (s)

DANIEL & SARAH MCCUTCHEN

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 21 DAY OF March, 20 25

[Signature]
Notary Public Signature



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
04/07/2025 08:28:20 AM
TERRI 1 Pages(s)
202506009698



Bobbie Koepp



RIVER CHASE, UNIT 3, LOT 233R

420 Bear Creek Drive
New Braunfels, Texas 78132
210-844-1885

On-Site Sewage Facility (OSSF) Maintenance Agreement

- i. **General:** This work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between DANIEL MCCUTCHE (hereinafter referred to as "Client") and Eoff Septic Services (hereinafter referred to as "Contractor"). By this Agreement, **Contractor** agrees to render services, as described herein, and the **Client** agrees to fulfill his/her responsibilities under this agreement as described herein.
- ii. **Effective Dates:** Unless otherwise stated below, this agreement commences on the date the Licenses to Operate (LTO), date as noted below or upon receipt of full payment and runs for two (2) Year(s).

Agreement Starting Date: LTO Date and Ending Date: (Two Years Thereafter).

- iii. **Services by Contractor:** Contractor will provide the following services (hereinafter referred to as the "Services"):
- a. In compliance with Agency (TCEQ and/or County) and manufacturer's requirements, inspect and perform routine maintenance on the On-Site Sewage Facility (hereinafter referred to as the "OSSF") three (3) times per years (Every 4 Months).
 - b. Report to the appropriate regulatory authority and to the Client, as is required by both the State's on-site rules and local Agency's rules, if more stringent. All findings must be reported to the local agency within 14 days.
 - c. If any components of the OSSF are found to be in need of repair during the inspection, the Contractor will notify the Client of the repairs needed and provide any associated materials and labor costs.
 - d. Visit site in response to Client's request(s) for unscheduled service(s) within two business days from the date of Contractor's receipt of Client's request. All unscheduled responses are in addition to the fee covered by the Agreement and will be billed to the Client.
 - e. Provide notification of arrival to site to the homeowner or to site personnel. Additionally, written notification will be left at the site with site personnel or e-mailed to the Client upon completion of inspection, as well as, forwarded to Agency within 14 days.

- iv. **Site Location:** The Services are to be performed at the property located at:

Site Address: 125 ASH JUNIPER DR, N.B., TX 78132 OSSF Permit #: TBA

- v. **Payment(s):** The fee for this Agreement only covers the Services described herein. This fee does not cover equipment, parts or labor supplied for repairs or charges for unscheduled Client requested trips to the site. By signing this Contract, the Client is authorizing the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and removal of said parts.
- vi. **Client's Responsibilities:** The Client is responsible for each and all of the following:
- a. Maintain chlorinator and provide proper chlorine supply, if OSSF is equipped with same.
 - b. Provide all necessary yard or lawn maintenance and removal of obstacles as needed to allow the OSSF to function properly, and to allow Contractor easy access to all parts of the OSSF.
 - c. Immediately notify Contractor and Agency of any and all problems with, including failure of the OSSF.
 - d. Upon receiving notification of services needed from the Contractor, it becomes the Client's responsibility to contact the Contractor to authorize the service. If the Client chooses to use a different contractor to perform the service, the Client is responsible for ensuring the Contractor

Client Initial: DM SEM
Contractor Initial: [Signature]



holds the proper licenses (Installer II, Maintenance provider) and is certified by the manufacture. Also, the Client is responsible for ensuring proper notification is given to the Agency, as required by the State local Agency rules.

- e. Clients residing in _____ County should allow for samples at both the inlet and outlet to the OSSFF to be obtained by the Contractor for the purpose of evaluating, the OSSFs performance when requested by the County. If these samples are sent to a lab for testing, the Client will directly pay the lab for the cost of the testing plus pay the Contractor for all man-hours expending in providing this additional service at the current Contractor's labor rate.
 - f. Not allow backwash from water treatment or water conditioning equipment to enter the OSSF.
 - g. Maintain site drainage to prevent adverse effect on the OSSF.
 - h. Promptly and fully pay Contractor's bills, fee, or invoices are described herein.
- vii. **Access by Contractor:** Contractor, or personnel authorized by the Contractor, may enter the property at reasonable times without prior notice for the purpose of performing the above-described services. Contractor will require access to the OSSF electrical and physical components, including tanks, by means of manway or risers for the purpose of evaluations required by manufacture, and/or rules. If such manway or risers are not in place, excavation together with other labor and materials will be required, and will be billed to Client as an additional service. Any excavated soil is to be replaced as best as reasonable possible.
- viii. **Limits of Liability:** In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract tort of any other theory. In no event shall the Contractor's liability for damages exceed the price for the Services described in this Agreement.
- ix. **Entire Agreement:** this Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement, oral or written.

Client and/or Authorized Client Agent:

Print Name: DANIEL & SARAH MCCUTCHEN

Signature: 

Date: 3-27-2025

Email Address: cutch82@gmail.com

Phone Number: 405-413-4982

Site Address: 125 ASH JUNIPER DR, N.B.,TX 78132

OSSF Permit #: TBA

Billing Address: 125 ASH JUNIPER DR, N.B.,TX 78132

=====Contractor=====

C Eoff Services Inc. dba Eoff Septic Services
420 Bear Creek Drive
New Braunfels, TX 78132
210-844-1885

Signature: 

Name/Title: Keith R. Eismann / CFO

Date: _____

OSSF Maintenance Provider Licenses # - MP0001745

OSSF Installer II Licenses # - OS00029546

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

March 27, 2025

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

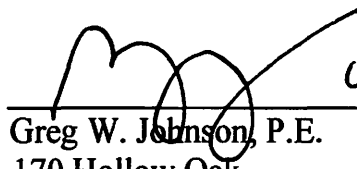
RE- SEPTIC DESIGN
125 ASH JUNIPER DRIVE
RIVER CHASE, UNIT 3, LOT 233R
NEW BRAUNFELS, TX 78132
MCCUTCHEN RESIDENCE

Brandon /Brenda,

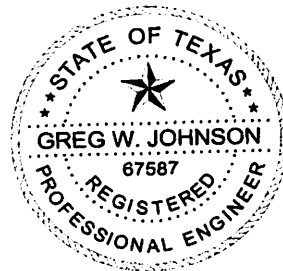
The referenced property is located within the Edwards Aquifer Recharge Zone. This OSSF design will comply with requirements in the WPAP.

Temporary erosion and sedimentation controls should be utilized as necessary prior to construction. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, activities must be suspended immediately and the applicant or his agent must immediately notify the TCEQ Regional Office. After that operations can only proceed after the Executive Director approves required additional engineered impact plans.

Designed in accordance with Chapter 285, Subchapter D, §285.40, 285.41, & 285.42, Texas Commission on Environmental Quality (Effective December 29, 2016).

 03/27/25

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



ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: March 15, 2025

Site Location: 125 ASH JUNIPER DRIVE - RIVER CHASE, UNIT 3, LOT 233R

Proposed Excavation Depth: N/A

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Locations of soil boring or dug pits must be shown on the site drawing.

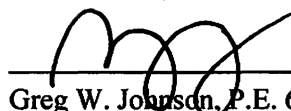
For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

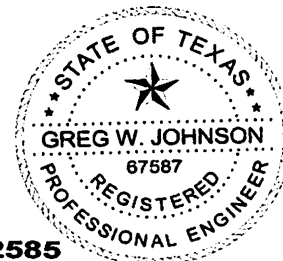
SOIL BORING NUMBER <u> </u> SURFACE EVALUATION <u> </u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	IV	CLAY	N/A	NONE OBERVED	LIMESTONE @ 6"	BROWN STONEY
1						
2						
3						
4						
5						

SOIL BORING NUMBER <u> </u> SURFACE EVALUATION <u> </u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	SAME	AS	ABOVE			
1						
2						
3						
4						
5						

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


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

03/15/25
Date



FIRM #2585

RECEIVED**OSSE SOIL EVALUATION REPORT**

By Brandon Olvera at 9:06 am, Jun 30, 2025

Date: March 17, 2025**Applicant Information:**

Name: DANIEL & SARAH MCCUTCHEN
 Address: 125 ASH JUNIPER DRIVE
 City: NEW BRAUNFELS State: TX
 Zip Code: 78132 Phone: _____

Site Evaluator Information:

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

Property Location:

Lot 233R Unit 3 Blk _____ Subd. RIVER CHASE
 Street Address: 125 ASH JUNIPER DRIVE
 City: NEW BRAUNFELS Zip Code: 78132
 Additional Info.: _____

Installer Information:

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

Topography: Slope within proposed disposal area: 8-12 %

Presence of 100 yr. Flood Zone: YES X NO _____
 Existing or proposed water well in nearby area. YES X NO _____ >100'
 Presence of adjacent ponds, streams, water impoundments YES X NO _____ >150'
 Presence of upper water shed YES _____ NO X
 Organized sewage service available to lot YES _____ NO X

Design Calculations for Aerobic Treatment with Spray Irrigation:**Commercial**

Q = _____ GPD _____

Residential Water conserving fixtures to be utilized? Yes X No _____Number of Bedrooms the septic system is sized for: 1 Total sq. ft. living area 800

Q gal/day = (Bedrooms +1) * 75 GPD - (20% reduction for water conserving fixtures)

Q = (1 +1)*75-(20%)= 180 **DESIGN RATE**Trash Tank Size 353 Gal.TCEQ Approved Aerobic Plant Size 500 G.P.D.Req'd Application Area = Q/Ri = 180 / 0.064 = 2813 sq. ft.Application Area Utilized = 3216 sq. ft.Pump Requirement 6.2 Gpm @ 40 Psi (FRANKLIN 0.5 HP C1 series or equivalent)Dosing Cycle: _____ ON DEMAND or X TIMED TO DOSE IN PREDAWN HOURSPump Tank Size = 171 Gal. 14 Gal/inch.Reserve Requirement = 60 Gal. 1/3 day flow.

Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction

With Chlorinator

SCH-40 or SDR-26 3" or 4" sewer line to tank

Two way cleanout

Pop-up rotary sprinkler heads w/ purple non-potable lids

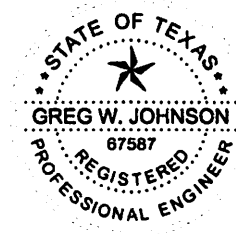
1" Sch-40 PVC discharge manifold

APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

EXPOSED ROCK WILL BE COVERED WITH SOIL *

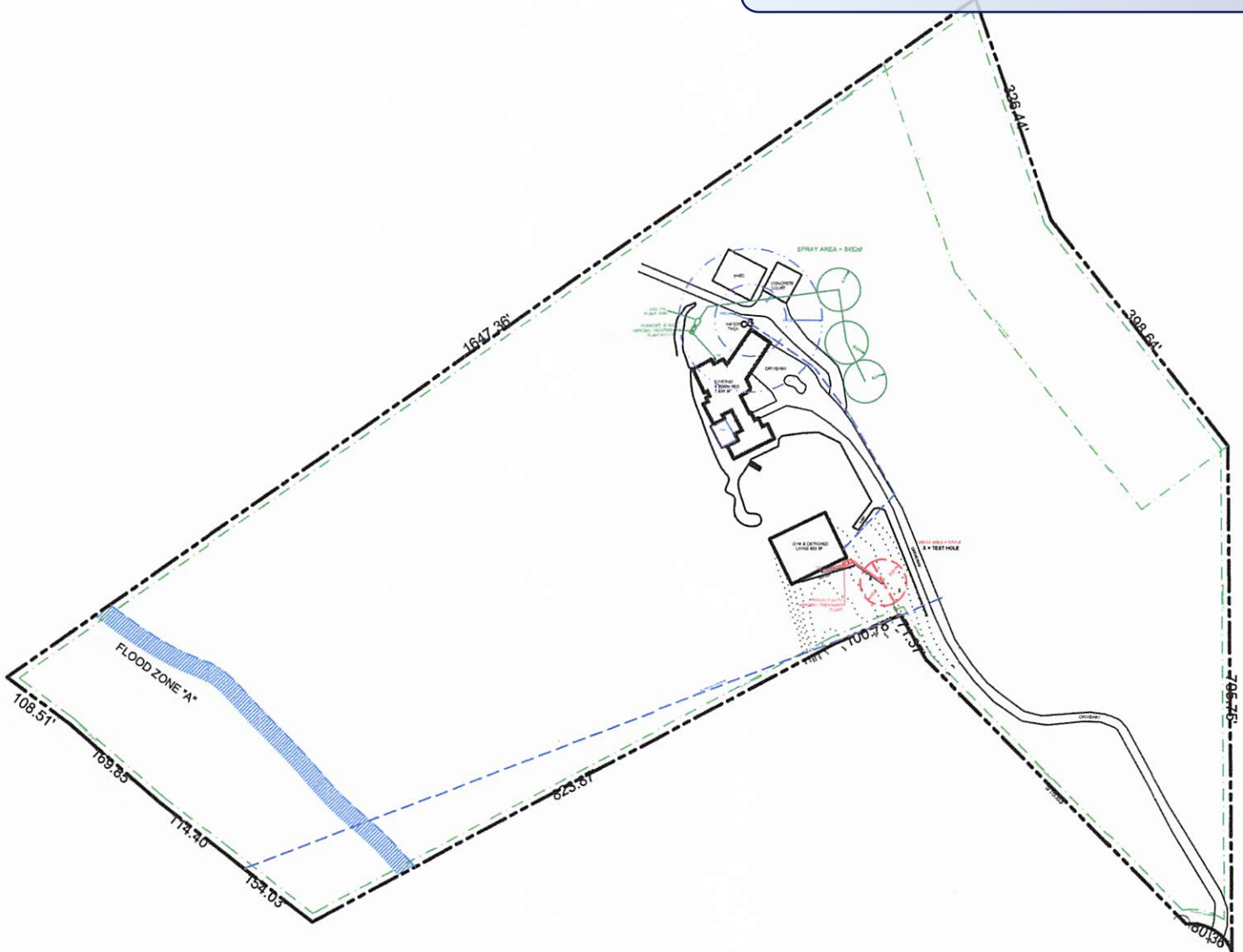
I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER
 AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40
 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY
 (EFFECTIVE DECEMBER 29, 2016)


 GREG W. JOHNSON, P.E. F#002585 - S.E. 11561

03/17/25
 DATE


RECEIVED

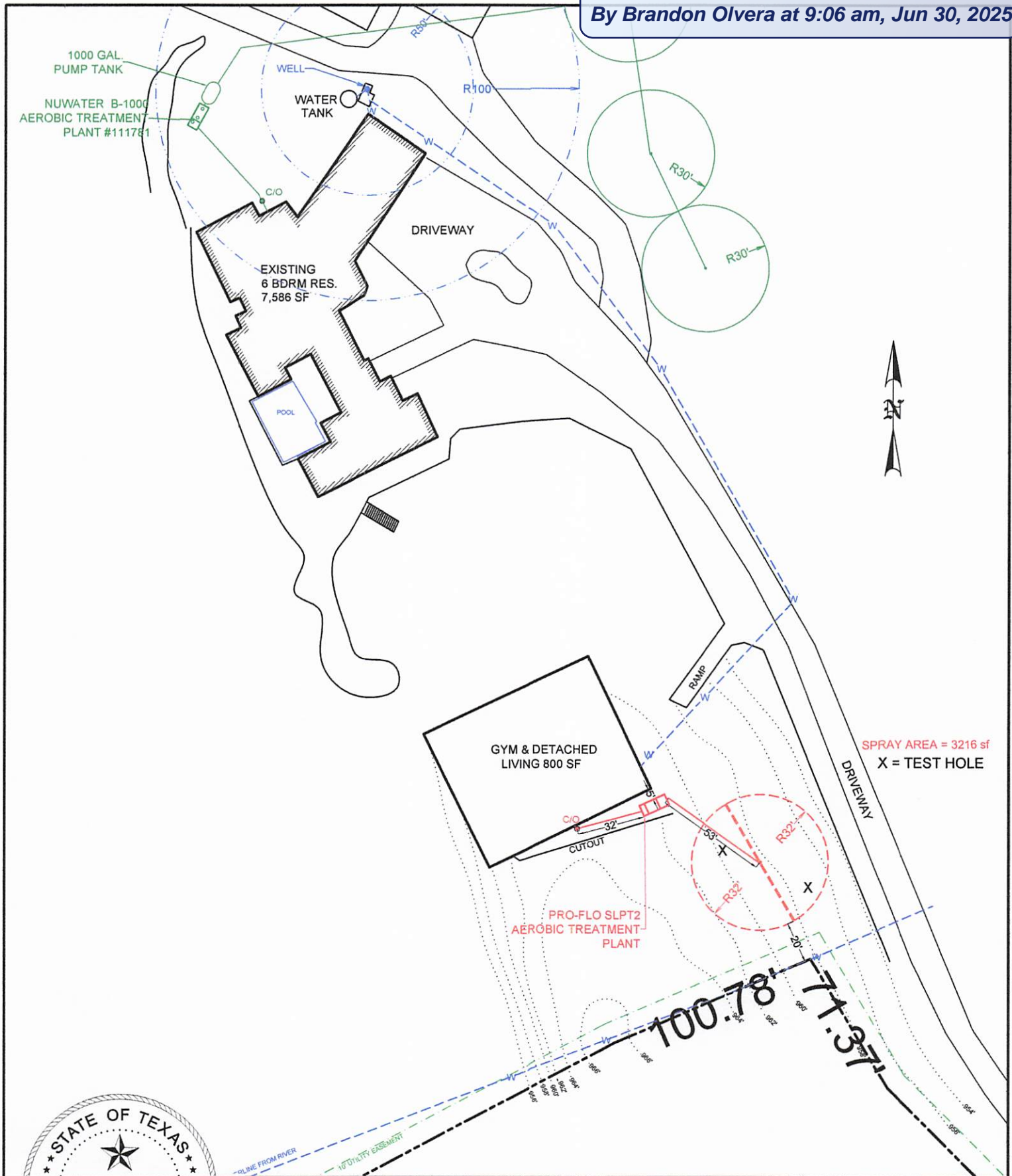
By Brandon Olvera at 9:06 am, Jun 30, 2025



OWNER: DANIEL & SARAH MCCUTCHEN				DRAWN BY: GWJ	
STREET ADDRESS: 125 ASH JUNIPER DRIVE					
LEGAL DESC: RIVER CHASE			UNIT/SECTION/PHASE: 3		BLOCK: LOT: 233R
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: 1"=250'	DATE: 03/17/2025		REVISED: 06/26/2025

RECEIVED

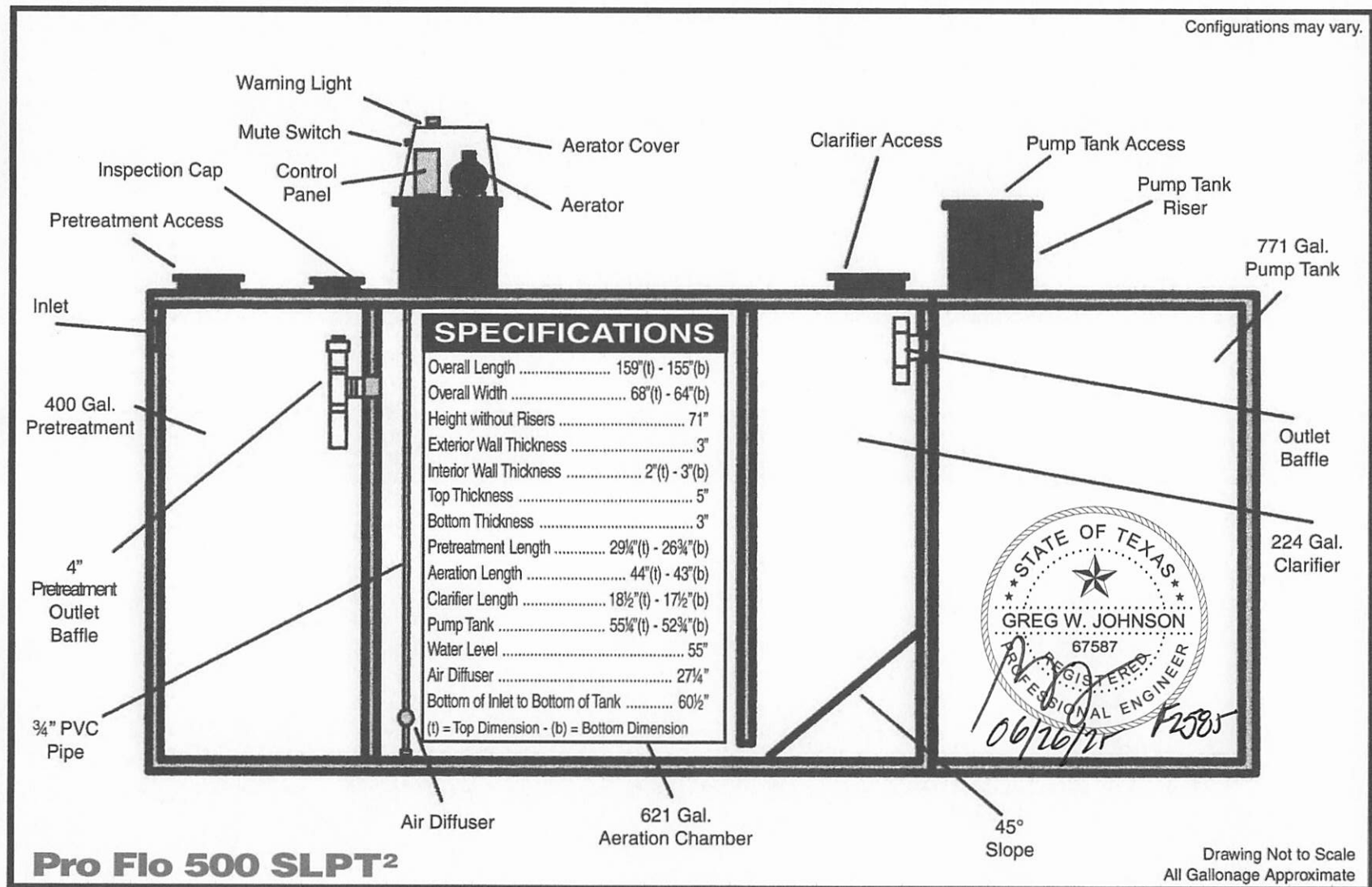
By Brandon Olvera at 9:06 am, Jun 30, 2025



SPRAY AREA = 3216 sf
X = TEST HOLE



OWNER:	DANIEL & SARAH MCCUTCHEN			DRAWN BY:	GWJ
STREET ADDRESS:	125 ASH JUNIPER DRIVE				
LEGAL DESC:	RIVER CHASE	UNIT/SECTION/PHASE:	3	BLOCK:	LOT: 233R
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=60'	DATE:	03/17/2025
				REVISED:	06/26/2025



Pro Flo 500 SLPT² System Diagram

RECEIVED

By Brandon Olivera at 9:06 am, Jun 30, 2025

RECEIVED

By Brandon Olvera at 9:06 am, Jun 30, 2025

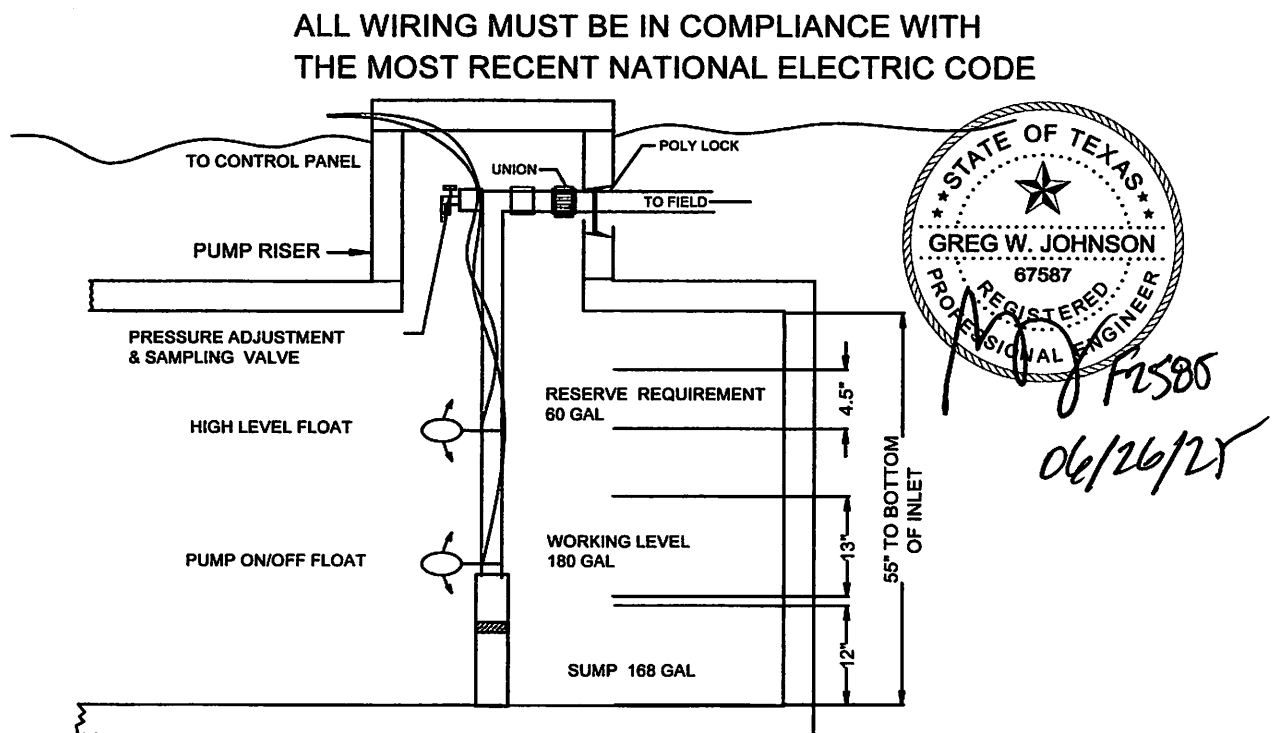
TANK NOTES:

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

Tightlines to the tank shall be SCH-40 PVC.

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

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



**TYPICAL PUMP TANK CONFIGURATION
PRO-FLO 771 GAL PUMP TANK**

Environmental Series Pumps

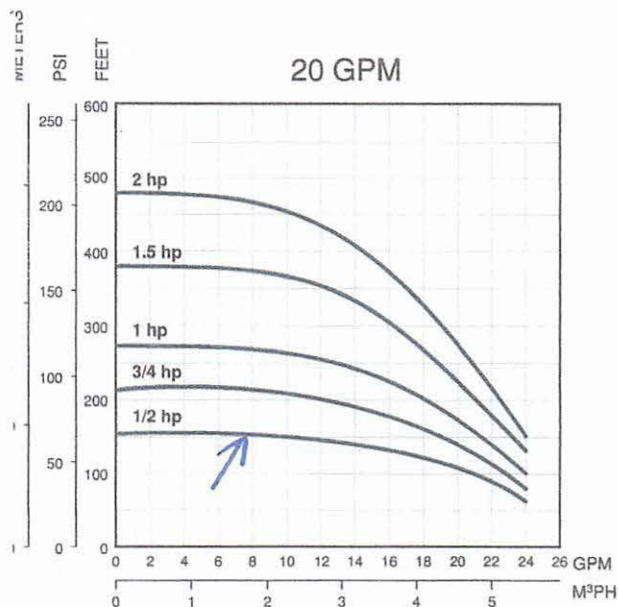
Thermoplastic Performance

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
#6	40	38'	6.5
	50	40'	7.3
	60	42'	8.0
	70	44'	8.6

KRAIN
Pro-Plus

X



Thermoplastic Units Ordering Information

1/2 - 1.5 HP Single-Phase Units

Order No.	Model	GPM	HP	Volt	Wire	Wt.
94741005	10FE05P4-2W115	10	1/2	115	2	24
94741010	10FE05P4-2W230	10	1/2	230	2	24
94741015	10FE07P4-2W230	10	3/4	230	2	28
94741020	10FE1P4-2W230	10	1	230	2	31
94741025	10FE15P4-2W230	10	1.5	230	2	46
94742005	20FE05P4-2W115	20	1/2	115	2	25
94742010	20FE05P4-2W230	20	1/2	230	2	25
94742015	20FE07P4-2W230	20	3/4	230	2	28
94742020	20FE1P4-2W230	20	1	230	2	31
94742025	20FE15P4-2W230	20	1.5	230	2	40

Thermoplastic 1/2 - 2 HP Pump Ends

Order No.	Model	GPM	HP	Volt	Wire	Wt.
94751005	10FE05P4-PE	10	1/2	N/A	N/A	6
94751010	10FE07P4-PE	10	3/4	N/A	N/A	7
94751015	10FE1P4-PE	10	1	N/A	N/A	8
94751020	10FE15P4-PE	10	1.5	N/A	N/A	12
94752005	20FE05P4-PE	20	1/2	N/A	N/A	6
94752010	20FE07P4-PE	20	3/4	N/A	N/A	7
94752015	20FE1P4-PE	20	1	N/A	N/A	8
94752020	20FE15P4-PE	20	1.5	N/A	N/A	10
94752025	20FE2P4-PE	20	2	N/A	N/A	11

STATE OF TEXAS WELL REPORT for Tracking #556988

Owner:	Daniel and Sarah McCutchen	Owner Well #:	CT139 EAA C105684
Address:	723 Deer Run New Braunfels, TX 78132	Grid #:	68-15-6
Well Location:	125 Ash Juniper New Braunfels, TX 78132	Latitude:	29° 48' 22.2" N
Well County:	Comal	Longitude:	098° 08' 43.8" W
		Elevation:	921 ft. above sea level

Type of Work:	New Well	Proposed Use:	Domestic
---------------	----------	---------------	----------

Drilling Start Date: 9/29/2020 Drilling End Date: 9/30/2020

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	9	0	660

Drilling Method: Air Rotary

Borehole Completion: Open Hole

	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
Annular Seal Data:	0	20	Cement 8 Bags/Sacks
	20	200	Bentonite 20 Bags/Sacks
	200	300	Cement 24 Bags/Sacks

Seal Method: Tremie

Sealed By: Driller

Distance to Property Line (ft.): 50+

Distance to Septic Field or other
concentrated contamination (ft.): N/A

Distance to Septic Tank (ft.): N/A

Method of Verification: Owner

Surface Completion:	Surface Sleeve Installed	Surface Completion by Driller
---------------------	--------------------------	-------------------------------

Water Level: 236 ft. below land surface on 2020-09-30 Measurement Method: Electric Line

Packers: Rubber at 300 ft.
Rubber at 310 ft.

Type of Pump: Submersible

Well Tests: Estimated Yield: 5 GPM

	<i>Strata Depth (ft.)</i>	<i>Water Type</i>
Water Quality:	No Data	Upper Glen Rose
		Chemical Analysis Made: No
	Did the driller knowingly penetrate any strata which contained injurious constituents?: No	

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **Kutscher Drilling**
3810 Hunter Road
San Marcos, TX 78666

Driller Name: **Daniel Kutscher** License Number: **54746**

Apprentice Name: **David Ramirez** Apprentice Number: **60526**

Comments: **Sulfur odor was observed**

Lithology:			Casing:						
DESCRIPTION & COLOR OF FORMATION MATERIAL			BLANK PIPE & WELL SCREEN DATA						
<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>	<i>Dia (in.)</i>	<i>Type</i>	<i>Material</i>	<i>Sch./Gage</i>	<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	
0	2	Top Soil- Loose Rocks	4.5	Blank	New Plastic (PVC)	SDR 17	-2	598	
2	20	(H) Brownish Tan Limestone	4.5	Screen	New Plastic (PVC)	SDR 17	598	618	
20	50	(H) Fractured Tan Limestone/Sand Clay Mix				0.032			
50	80	Fractured Tan Limestone							
80	120	Yellowish Tan Limestone							
120	140	Gray Limestone							
140	180	Yellowish Tan Limestone							
180	220	Dark Yellowish Tan Limestone/ Clay							
220	250	Gray Limestone							
250	280	Partial Gray Limestone							
280	310	Gray/Tan Limestone							
310	510	Light Gray/Tan Limestone							
510	660	Light Tan Limestone/ Some gray							



COMAL COUNTY

ENGINEER'S OFFICE

RE: *125 Ash Juniper*
River Chase 3
Lot 233R

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:

- ✓. Submit a site plan showing all the property dimensions.
2. Revise accordingly and resubmit.

Note: The well drilled in 2020 would need to meet the 100 foot setback regardless of the pressure cementing per 285.91(10) and Comal Trinity Ground Water Conservation Districts more stringent requirements.

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

ON-SITE SEWAGE FACILITY APPLICATION

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

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

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) NUWATER B-550-PC Absorption/Application Area (Sq Ft) 3216

Gallons Per Day (As Per TCEQ Table III) 180

(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 existing single dwelling well within 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 authority.)

Is the property located in the Edwards Containment 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 P.E. or R.S. 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 authority.)

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

If yes, indicate the city: _____



FIRM #2585

By signing this application, I certify that:

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

Signature of Designer

March 27, 2025
Date

VOID



OWNER: DANIEL & SARAH MCCUTCHEN		DRAWN BY: GWJ	
STREET ADDRESS: 125 ASH JUNIPER DRIVE			
LEGAL DESC: RIVER CHASE	UNIT/SECTION/PHASE: 3	BLOCK:	LOT: 233R
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=250'	DATE: 03/17/2025	REVISED:

OSSF SOIL EVALUATION REPORT INFORMATION

Date: March 17, 2025

Applicant Information:

Name: DANIEL & SARAH MCCUTCHEN
Address: 125 ASH JUNIPER DRIVE
City: NEW BRAUNFELS State: TX
Zip Code: 78132 Phone: _____

Site Evaluator Information:

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

Property Location:

Lot 233R Unit 3 Blk _____ Subd. RIVER CHASE
Street Address: 125 ASH JUNIPER DRIVE
City: NEW BRAUNFELS Zip Code: 78132
Additional Info.: _____

Installer Information:

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

Topography: Slope within proposed disposal area: 8-12 %

Presence of 100 yr. Flood Zone: YES X NO _____
Existing or proposed water well in nearby area. YES X NO _____ >100'
Presence of adjacent ponds, streams, water impoundments YES X NO _____ >150'
Presence of upper water shed YES _____ NO X
Organized sewage service available to lot YES _____ NO X

Design Calculations for Aerobic Treatment with Spray Irrigation:

Commercial

Q = _____ GPD

Residential Water conserving fixtures to be utilized? Yes X No _____

Number of Bedrooms _____ Total sq. ft. living area _____

Q gal/day = (Bedrooms * 75 GPD + 20% for conserving fixtures)

Q = (1 + 1) * 75 = 150 GPD

Trash Tank Size _____ Gal.

TCEQ approved Aerobic pump _____ G.P.

Req'd Application Area _____ sq. ft.

Application Area Utilized _____ sq. ft.

Pump Requirement _____ GPM @ _____ ft. head (equivalent)

Dosing Cycle: _____ ON DEMAND or _____ TIMED TO DOSE IN PREDAWN HOURS

Pump Tank Size = _____ Gal. _____ Gal./inch.

Reserve Requirement = _____ Gal. 1/3 day flow.

Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction

With Chlorinator

SCH-40 or SDR-26 3" or 4" sewer line to tank

Two way cleanout

Pop-up rotary sprinkler heads w/ purple non-potable lids

1" Sch-40 PVC discharge manifold

APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

EXPOSED ROCK WILL BE COVERED WITH SOIL

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER

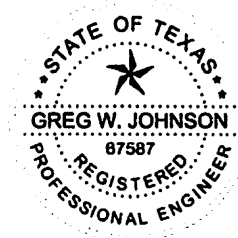
AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40

(REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY

(EFFECTIVE DECEMBER 29, 2016)


GREG W. JOHNSON, P.E. F#002585 - S.E. 11561

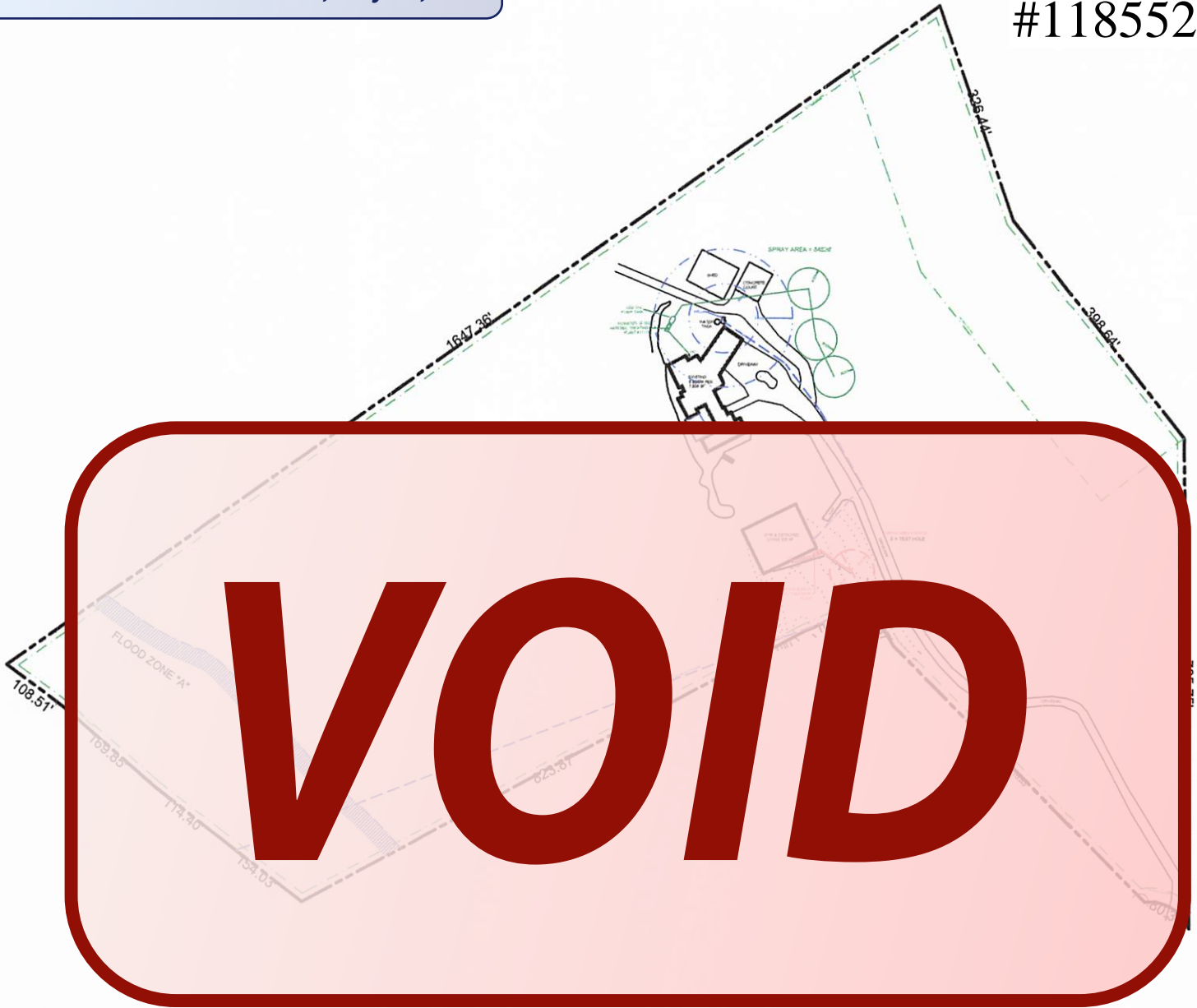
03/17/25
DATE



RECEIVED

By Brandon Olvera at 9:49 am, May 20, 2025

#118552



OWNER: DANIEL & SARAH MCCUTCHEN		DRAWN BY: GWJ	
STREET ADDRESS: 125 ASH JUNIPER DRIVE			
LEGAL DESC: RIVER CHASE	UNIT/SECTION/PHASE: 3	BLOCK:	LOT: 233R
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=250'	DATE: 03/17/2025	REVISED:

1000 GAL.
PUMP TANK
NUWATER B-1000
AEROBIC TREATMENT
PLANT #111781

WELL
WATER
TANK

R100

DRIVEWAY

EXISTING
6 BDRM RES.
7,586 SF

R30'

R30'

VOID

GYM & DETACHED
LIVING 800 SF

SPRAY AREA = 3210
X = TEST HOLE

DRIVEWAY

NUWATER B 550 PC
AEROBIC TREATMENT
PLANT



OWNER: DANIEL & SARAH MCCUTCHEN		DRAWN BY: GWJ	
STREET ADDRESS: 125 ASH JUNIPER DRIVE			
LEGAL DESC: RIVER CHASE	UNIT/SECTION/PHASE: 3	BLOCK:	LOT: 233R
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=60'	DATE: 03/17/2025	REVISED:

Assembly Details

OSSF

GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 14,900 lbs.
4. Treatment capacity is 600 GPD. Pump compartment set-up for a 360 GPD Flow Rate (4 bedroom, < 4,000 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 1.62 lbs. per day.

Chlorinator.

NSF approved chlorinators (tablet & liquid) available.

6. Bio-Robix B-550 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec) timer available for drip applications. Electrical Requirements: 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
 7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
 8. 20 GPM 1/2 HP, high head effluent pump.
 9. HIBLOW Air Compressor w/ concrete housing.
- 1/2" Schedule 40 pipe (Max. 50 Lft from Plant).
1" Schedule 40 pipe for distribution system provided by contractor.
4" minimum compacted sand/gravel pad by Contractor

VOID

Dimensions:
Inside Height: 67"
Outside Width: 63"
Outside Length: 164"

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

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

Model: B-550-PC-400PT

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

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3

Advantage
Wastewater Solutions Inc.

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

TANK NOTES:

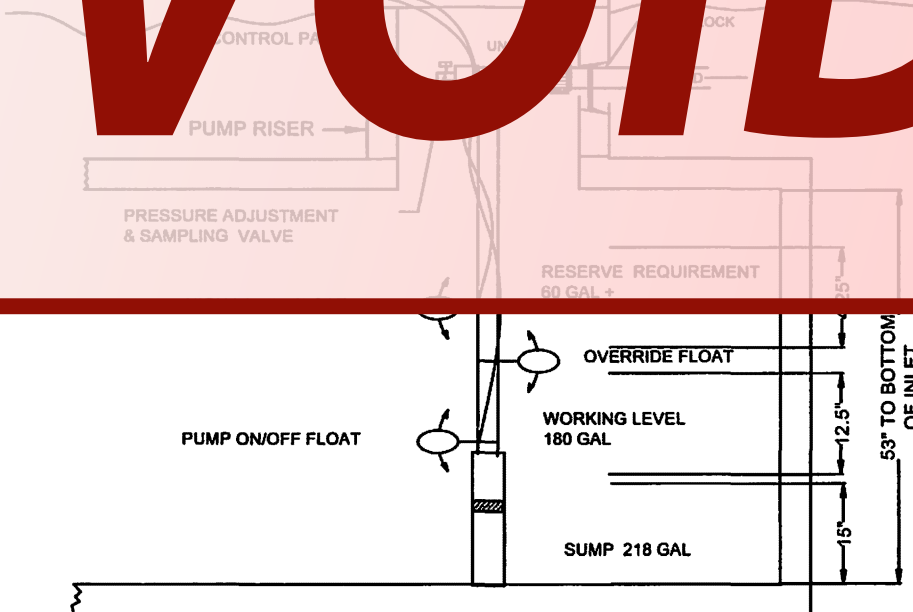
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

A two way sanitary tee is required between residence and tank

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

VOID



F-2585

03/17/25

TYPICAL PUMP TANK CONFIGURATION

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

CCEO COPY



COMAL COUNTY ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 10/05/2021 Permit Number: 111781

Location Description: 125 ASH JUNIPER DR
NEW BRAUNFELS, TX 78132

Subdivision: River Chase
Unit: 3
Lot: 233
Block:
Acreage:

Type of System: Aerobic
Surface Irrigation

Issued to: Daniel & Sarah McCutchen

This license is authorization for the owner to operate and maintain a private facility at the location described in accordance to the rules and regulations for on-site sewerage facilities of Comal County, Texas, and the Texas Commission on Environmental Quality.

The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.

Alterations to this permit including, but not limited to:

- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system

may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the

Licensing Authority
Comal County Environmental Health


ENVIRONMENTAL HEALTH INSPECTOR

OS0032485


ENVIRONMENTAL HEALTH COORDINATOR

OS0035625

CCEO

COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH ***
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

RECEIVED

DEC 17 2020

Planning Materials & Site Evaluation as Required Completed By

Hoyt Seidensticker

REGISTERED ENGINEER

System Description

1000 GPD ATU w. the Spray Distribution

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

1000 GPD ATU

Tank Size(s) (Gallons)

1000 Gallon Pump Tank

Absorption/Application Area (Sq Ft)

8478

Gallons Per Day (As Per TCEQ Table III)

540

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

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

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

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

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

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

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

Is the property located over the Edwards Contributing Zone? ☐ Yes ☒ NoIs 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

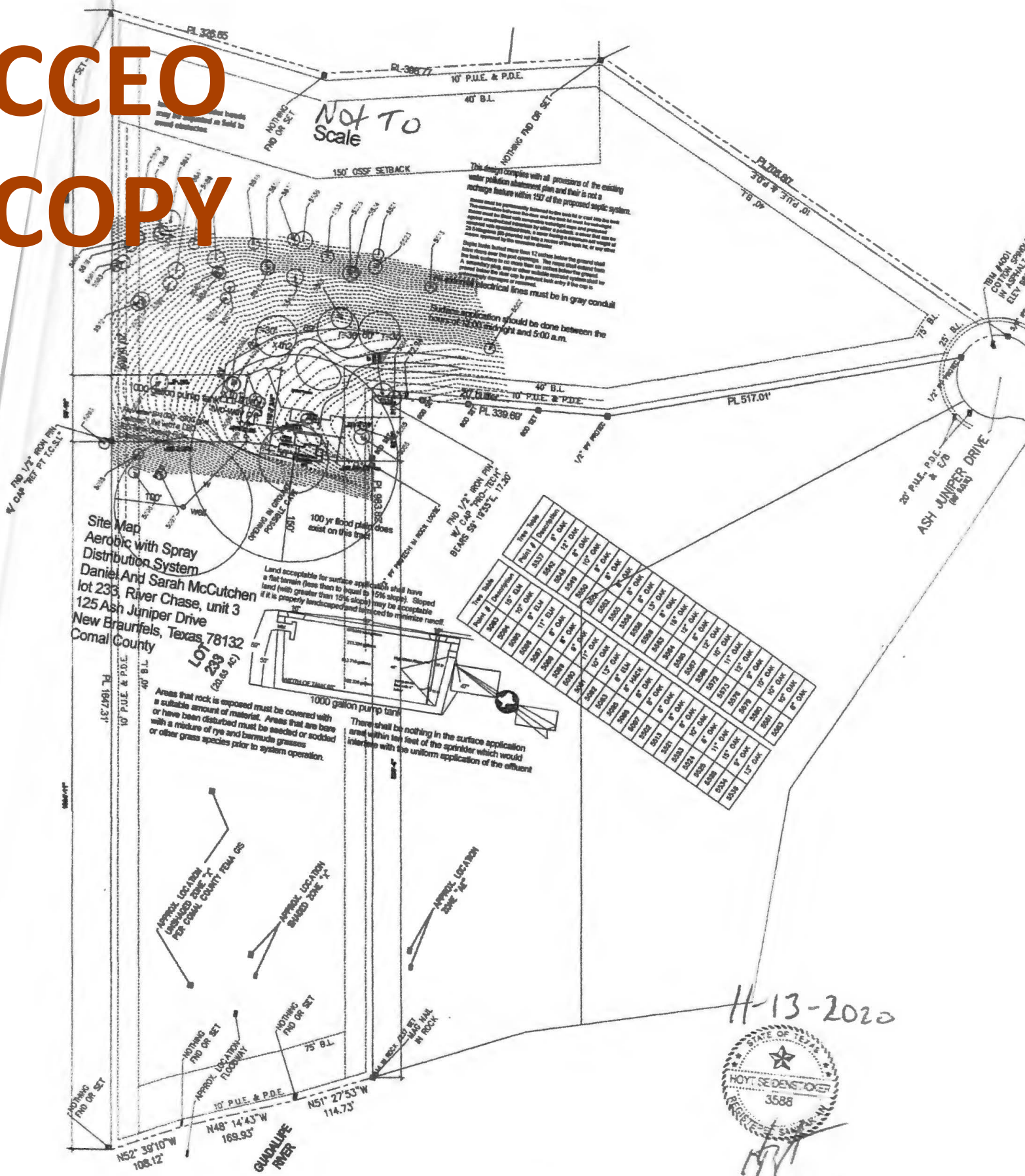
Hoyt Seidensticker

Date

11-13-2020

Page 2 of 2

CCEO
COPY



IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

**Texas Department of Licensing and Regulation
P.O. Box 12157
Austin, TX 78711
(512) 334-5540**

GENERAL WARRANTY DEED

PROVIDENCE TITLE COMPANY
GF NO. 128003033

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: August 23, 2023

Grantor: Richard Kuniarsky, An Unmarried Man

Grantor's Address (including County):

1402 Apsley Manor Trail
Houston, TX 77055
Harris County

Grantee: Daniel McCutchen and Sarah McCutchen, A Married Couple

Grantee's Address (including County):

125 Ash Juniper
New Braunfels, TX 78132
Comal County

Consideration: TEN AND NO/100—————(\$10.00)—————DOLLARS;
and other good and valuable considerations in hand paid by the GRANTEE herein named, the receipt of which is hereby acknowledged;

Property (including any improvements):

128 Ash Juniper Drive, New Braunfels, TX 78132, also known as:

Lot 232, River Chase, Unit Three, in Comal County, Texas, according to the plat thereof recorded in Volume 13, Page 131-136, Map and Plat Records, Comal County, Texas.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

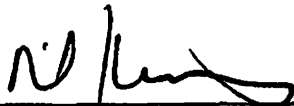
Liens described as part of the Consideration and any validly existing conditions, restrictions, reservations, declarations, exceptions, easements grants, set-backs, assessments, maintenance and/or association charges and ordinances, affecting the Property, if any, appearing in public records; and taxes for current year, which Grantee assumes and agrees to pay.

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 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.

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

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

MADE EFFECTIVE THE DATE FIRST HEREINABOVE SPECIFIED.

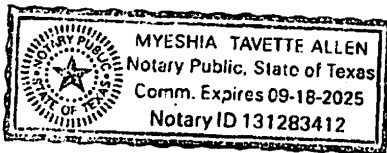

Richard Kuniansky

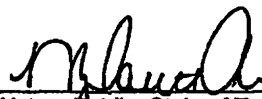
ACKNOWLEDGMENT

State of Texas §
County of Harris §

Before me, the undersigned, on this day personally appeared Richard Kuniansky known to me (or proved to me on the oath of or through Driver license) to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23rd day of August, 2023.




Notary Public, State of Texas
My Commission Expires: 09-18-2025

AFTER RECORDING RETURN TO:
Daniel McCutchen and Sarah McCutchen
125 Ash Juniper
New Braunfels, TX 78132

PREPARED IN THE LAW OFFICE OF:
Ramsey & Foster, PC
5001 Hwy 287 South, Suite 105
Arlington, TX 76017

General Warranty Deed

Page 3 of 3

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
08/24/2023 02:56:24 PM
CHRISTY 3 Pages(s)
202306027268





TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever.

Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and assigns against any person whomsoever claiming or to claim the same or any part thereof.

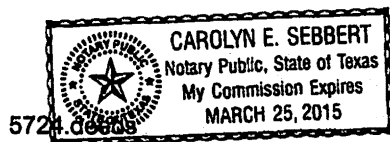
DATED this the 1st day of February, 2013.

William Alan Shockley
WILLIAM ALAN SHOCKLEY
Andrea Shockley
ANDREA SHOCKLEY

STATE OF TEXAS
COUNTY OF Comal

§
§

This instrument was acknowledged before me on this the 1st day of February, 2013, by **WILLIAM ALAN SHOCKLEY** and wife, **ANDREA SHOCKLEY**.



Carolyn E. Sebbert
Notary Public, State of Texas

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
02/04/2013 01:34:01 PM
TRMMY 2 Page(s)
201306005066



Joy Streater



202406030102 10/02/2024 03:31:11 PM 1/6

VACATE AND REPLAT
(PLVR)

**NAME OF
SUBDIVISION:**

**LOTS 231, 232 AND 233
RIVER CHASE U3**

INTO

**LOTS 232R AND 233R
RIVER CHASE U3**

Recorded in Vol. 13 Pages 131-136

**Purpose: Amend Lots 231, 232 and 233 River Chase, Unit Three
Into Lots 232R and 233R**

**PLAT MAP IMAGE(S) LOCATED IN PLAT MAP RECORDS
PREPARED IN THE OFFICE OF THE COMAL COUNTY CLERK**

BY:

Tracy Gilv

Deputy Clerk

FOR RECORDING PURPOSES

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

10/02/2024 03:31:11 PM

RE TRACY 6 Page(s)

202406030102



Bobbie Koepf

Through Tax Year
2023

TAX CERTIFICATE

Certificate #
15640

Issued By:

Comal County Tax Office
PO Box 659480
San Antonio, TX 78265-9480

Property Information

Property ID: 49444 Geo ID: 450895023100
Legal Acres: 0.0000
Legal Desc: RIVER CHASE 3, LOT 231
Situation: 146 ASH JUNIPER DR NEW BRAUNFELS, TX 78132
DBA:
Exemptions:

Owner ID: 1103855 100.00%
FURNEY WILLIAM T & LISA
568 ASH JUNIPER DR
NEW BRAUNFELS, TX 78132

For Entities

(ESD2) COMAL COUNTY EMERGEN
(ESD3) COMAL COUNTY EMERGEN
COMAL COUNTY
COMAL COUNTY LATERAL ROAD
COMAL ISD
Credit
Rural Fire #4

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 684,727
Productivity Market: 0
Productivity Use: 0
Assessed Value 684,727

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 09/16/2024

Total Due if paid by: 09/30/2024

0.00

Tax Certificate Issued for:
COMAL COUNTY
COMAL COUNTY LATERAL ROAD
COMAL ISD
(ESD2) COMAL COUNTY EMERGEN
(ESD3) COMAL COUNTY EMERGEN

Taxes Paid In 2023
1,548.85
339.04
7,458.04
405.13
480.15

2024 PROPERTY TAXES WILL BE CALCULATED IN OCTOBER 2024 AND ARE DUE WHEN RENDERED. THE LAST DAY TO PAY BEFORE PENALTY AND INTEREST START TO ACCRUE IS JANUARY 31, 2025.

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending


Signature of Authorized Officer of Collecting Office

Date of Issue: 09/16/2024
Requested By: HMT ENGINEERING & SURVEYI
Fee Amount: 10.00
Reference #:

Through Tax Year
2023

TAX CERTIFICATE

Certificate #
15638

Issued By:

Cornal County Tax Office
PO Box 659480
San Antonio, TX 78265-9480

Property Information

Property ID: 49446 Geo ID: 450695023300
Legal Acres: 0.0000
Legal Desc: RIVER CHASE 3, LOT 233
Situe: 125 ASH JUNIPER DR NEW BRAUNFELS, TX 78132
DBA:
Exemptions: HS

Owner ID: 926676 100.00%
MCCUTCHEN DANIEL & SARAH
125 ASH JUNIPER
NEW BRAUNFELS, TX 78132

For Entities

(ESD2) COMAL COUNTY EMERGEN
(ESD3) COMAL COUNTY EMERGEN
COMAL COUNTY
COMAL COUNTY LATERAL ROAD
COMAL ISD
Credit
Rural Fire #4

Value Information

Improvement HS: 1,656,128
Improvement NHS: 0
Land HS: 49,790
Land NHS: 0
Productivity Market: 978,320
Productivity Use: 1,810
Assessed Value 1,707,728

Property is receiving Ag Use

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 09/16/2024

Total Due if paid by: 09/30/2024

0.00

Tax Certificate Issued for:

COMAL COUNTY	3,091.12
COMAL COUNTY LATERAL ROAD	675.79
COMAL ISD	14,254.46
(ESD2) COMAL COUNTY EMERGEN	1,010.41
Credit	0.00
(ESD3) COMAL COUNTY EMERGEN	1,147.64

Taxes Paid in 2023

2024 PROPERTY TAXES WILL BE CALCULATED IN OCTOBER 2024 AND ARE DUE WHEN RENDERED. THE LAST DAY TO PAY BEFORE PENALTY AND INTEREST START TO ACCRUE IS JANUARY 31, 2025.


If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

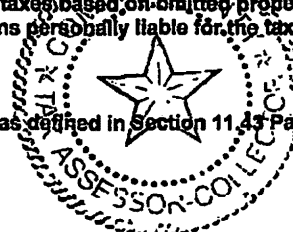
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending


Signature of Authorized Officer of Collecting Office



Date of Issue: 09/16/2024
Requested By: HMT ENGINEERING & SURVEY
Fee Amount: 10.00
Reference #:

Through Tax Year
2023

TAX CERTIFICATE

Certificate #
15639

Issued By:

Comal County Tax Office
PO Box 659480
San Antonio, TX 78265-9480

Property Information

Property ID: 49445 Geo ID: 450695023200
Legal Acres: 0.0000
Legal Desc: RIVER CHASE 3, LOT 232
Situe: 128 ASH JUNIPER DR NEW BRAUNFELS, TX 78132
DBA:
Exemptions: HS

Owner ID: 1094792 100.00%
MCCUTCHEN DANIEL & SARAH
125 ASH JUNIPER
NEW BRAUNFELS, TX 78132

For Entities

(ESD2) COMAL COUNTY EMERGEN
(ESD3) COMAL COUNTY EMERGEN
COMAL COUNTY
COMAL COUNTY LATERAL ROAD
COMAL ISD
Credit
Rural Fire #4

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 850,380
Land NHS: 0
Productivity Market: 0
Productivity Use: 0
Assessed Value 850,380

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:		0.00	0.00	0.00	0.00

Effective Date: 09/16/2024

Total Due if paid by: 09/30/2024

0.00

Tax Certificate Issued for:

COMAL COUNTY	1,785.49
COMAL COUNTY LATERAL ROAD	390.69
COMAL ISD	8,484.78
(ESD2) COMAL COUNTY EMERGEN	503.14
Credit	0.00
(ESD3) COMAL COUNTY EMERGEN	571.48

Taxes Paid in 2023

2024 PROPERTY TAXES WILL BE CALCULATED IN OCTOBER 2024 AND ARE DUE WHEN RENDERED. THE LAST DAY TO PAY BEFORE PENALTY AND INTEREST START TO ACCRUE IS JANUARY 31, 2025.

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending


Signature of Authorized Officer of Collecting Office

Date of Issue: 09/16/2024
Requested By: HMT ENGINEERING & SURVEYI
Fee Amount: 10.00
Reference #:

#202406030102

PLAT NOTES:

1. ALL LOTS WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES AND PRIVATE WELL WATER. ALL PRIVATE SEWER SYSTEMS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.
2. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983. GRID DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A CORRECTION SCALE FACTOR OF 1.00015.
3. MONUMENTS WERE FOUND ON SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON PINS WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
4. THIS SUBDIVISION IS LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. THIS SUBDIVISION IS WITHIN THE EXTRAJURISDICTIONAL JURISDICTION OF NEW BRAUNFELS, TEXAS.
6. THIS SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
7. A PORTION OF THE SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA(100 YR. FLOOD), AS DEFINED BY THE COMAL COUNTY TEXAS FLOOD INSURANCE RATE MAP NUMBER 48091C0270G, EFFECTIVE DATE MAY 08, 2024 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
9. THE ELEVATION OF THE LOWEST FLOOR OF A STRUCTURE SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DRAIN STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRAINWAYS SERVING HOMES ON THE CORNELL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SHAPE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
10. THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR 1 DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 2 BUILDABLE LOTS. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
11. THIS PLAT DOES NOT REMOVE OR MODIFY RECORDED COVENANTS OR RESTRICTIONS.

SURVEY NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83

COMAL COUNTY

ACCORDING TO MAP NO. 48091C0270G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR COMAL COUNTY, DATED 05/28/2024, THE SUBJECT TRACT IS SITUATED WITHIN: (1) ZONE AE DESCRIBED AS A SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD, THE BASE FLOOD ELEVATION IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD, (2) THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENTS SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS (3) SHADED ZONE X DEFINED AS AREAS OF THE 0.2% ANNUAL CHANCE FLOOD HAZARDS AND AREAS OF 1% ANNUAL CHANCE FLOOD HAZARDS WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE, (4) UNSHADED ZONE X DEFINED AS AREAS OF MINIMAL FLOOD HAZARD.

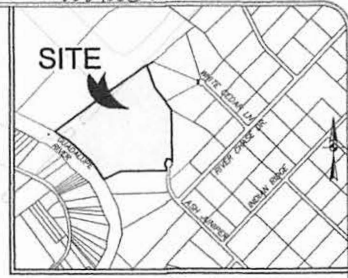
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

THE LOCATION OF THE FLOOD ZONE LINES SHOWN HEREON WERE DETERMINED BY SCALING FROM SAID FIRM MAP. THE ACTUAL LOCATION AS DETERMINED BY ELEVATION CONTOURS MAY DIFFER. HMT ASSUMES NO LIABILITY AS TO THE ACCURACY OF THE LOCATION OF THE FLOOD ZONE LIMITS.

AMENDING PLAT ESTABLISHING
LOTS 232R AND 233R
RIVER CHASE, UNIT THREE

BEING AN AMENDING PLAT OF LOTS 231, 232 AND 233, RIVER CHASE, UNIT THREE, RECORDED IN VOLUME 13, PDS. 131-136, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, ESTABLISHING LOTS 232R AND 233R.

THE PURPOSE OF THIS AMENDING PLAT IS TO AMEND LOTS 231, 232 AND 233 RIVER CHASE, UNIT THREE, RECORDED IN VOL. 13, PDS. 131-136, MAP AND PLAT RECORDS OF COMAL COUNTY TEXAS, INTO LOTS 232R AND 233R.



OWNER'S ACKNOWLEDGEMENT:
STATE OF TEXAS
COUNTY OF COMAL

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 232R AND 233R RIVER CHASE UNIT THREE TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

DANIEL MCCUTCHEN
125 ASH JUNIPER DR
NEW BRAUNFELS, TEXAS 78132

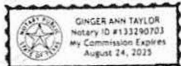


STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 16 DAY OF September, 2024
BY Daniel McCutchen

Ginger Ann Taylor
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 8/24/25

SARAH MCCUTCHEN
125 ASH JUNIPER DR
NEW BRAUNFELS, TEXAS 78132

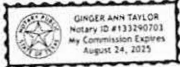


STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 16 DAY OF September, 2024
BY Sarah McCutchen

Ginger Ann Taylor
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 8/24/25

WILLIAM FURNEY
146 ASH JUNIPER DR
NEW BRAUNFELS, TEXAS 78132

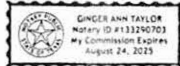


STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 16 DAY OF September, 2024
BY William Furney

Ginger Ann Taylor
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 8/24/25

LISA FURNEY
146 ASH JUNIPER DR
NEW BRAUNFELS, TEXAS 78132



STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 16 DAY OF September, 2024
BY Lisa Furney

Ginger Ann Taylor
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 8/24/25

APPROVED FOR ACCEPTANCE

10/1/2024
DATE
9/30/2024
DATE

Matthew B. Smith
CITY ENGINEER

STATE OF TEXAS
COUNTY OF COMAL

I, Douglas B. Cottle DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOCS. 202406030102 OF COMAL COUNTY ON THE 2nd DAY OF October, 2024 AT 3:31 P. M.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 2nd DAY OF October, 2024

COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY



KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED DOUGLAS B. COTTLE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

DOUGLAS B. COTTLE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6149
290 S. CASTELL AVE., SUITE 100
NEW BRAUNFELS, TEXAS 78130

16 58 2024



PLAT PREPARED AUGUST 26, 2024



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
HMTNB.COM
P(830)625-8555 F(830)625-8556
TBPE FIRM F-10961
TBPLS FIRM 1053600

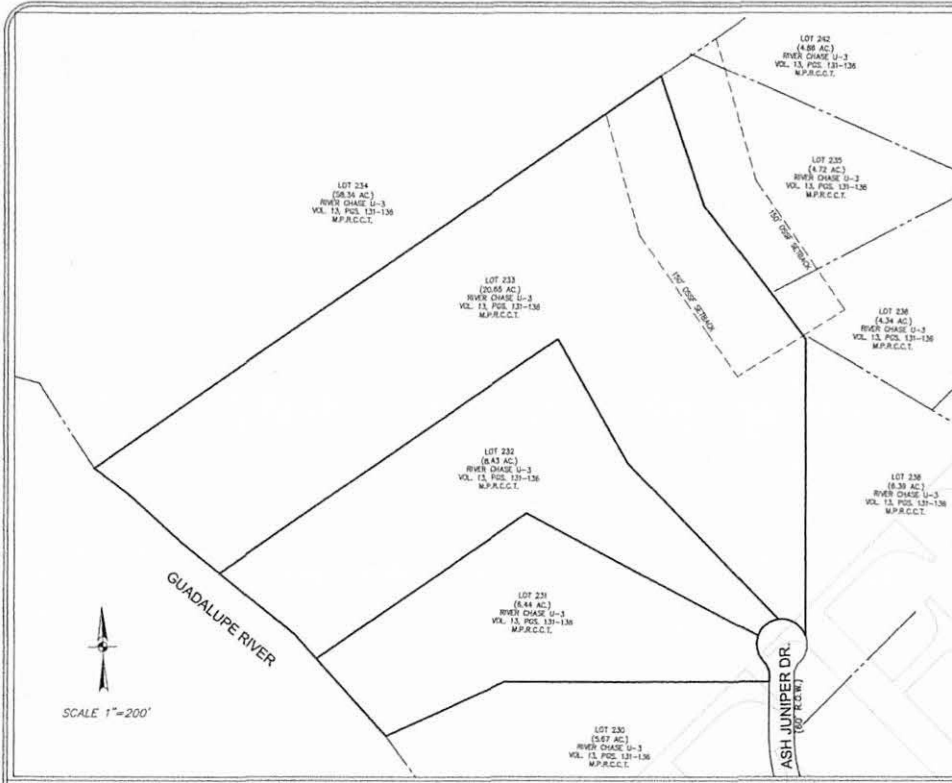
AMENDING PLAT ESTABLISHING LOTS 232R AND 233R RIVER CHASE, UNIT THREE

BEING AN AMENDING PLAT OF LOTS 231, 232 AND 233, RIVER CHASE, UNIT THREE, RECORDED IN VOLUME 13, PAGES 131-136, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, ESTABLISHING LOTS 232R AND 233R.

THE PURPOSE OF THIS AMENDING PLAT IS TO AMEND LOTS 231, 232 AND 233, RIVER CHASE, UNIT THREE, RECORDED IN VOL. 13, PAGES 131-136, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, INTO LOTS 232R AND 233R.

LEGEND:

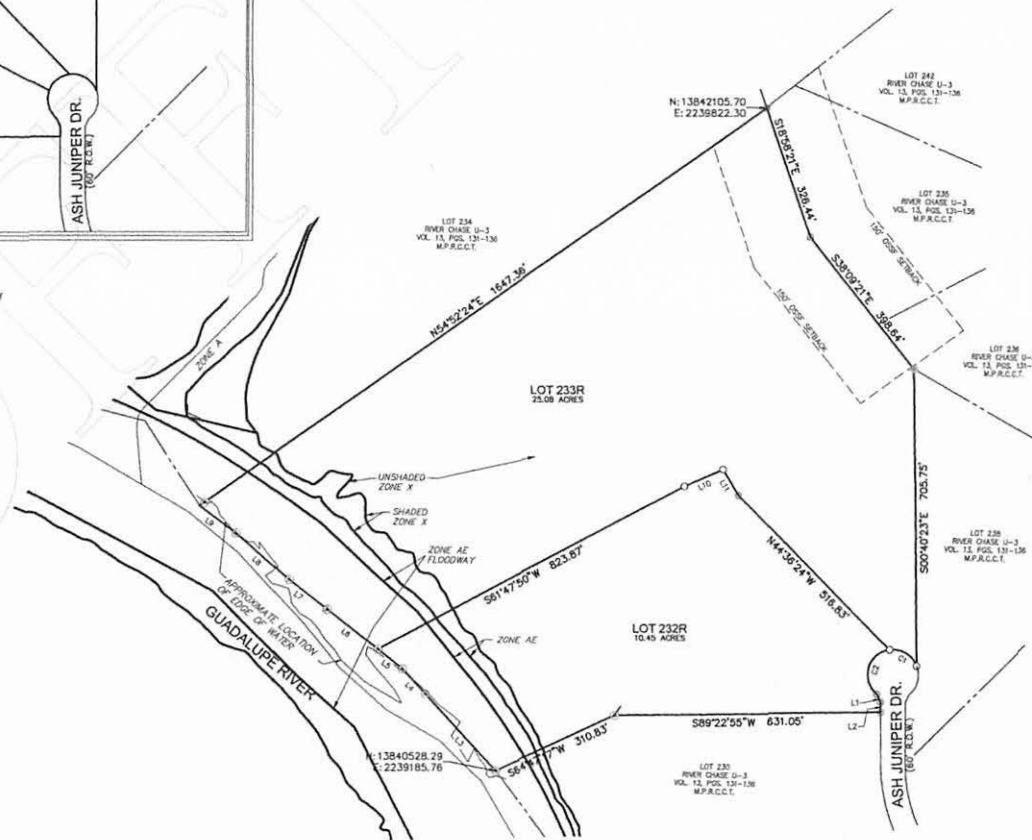
- = FND 1/2" IRON PINPRO TECH (UNLESS NOTED OTHERWISE)
- = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
- = FND. MAG. NAIL
- = FND. COTTON SPINDLE
- U.C. = UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY
- N.C.B. = NEW CITY BLOCK
- M.P.R.C.C.T. = MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS



AREA BEING AMENDED

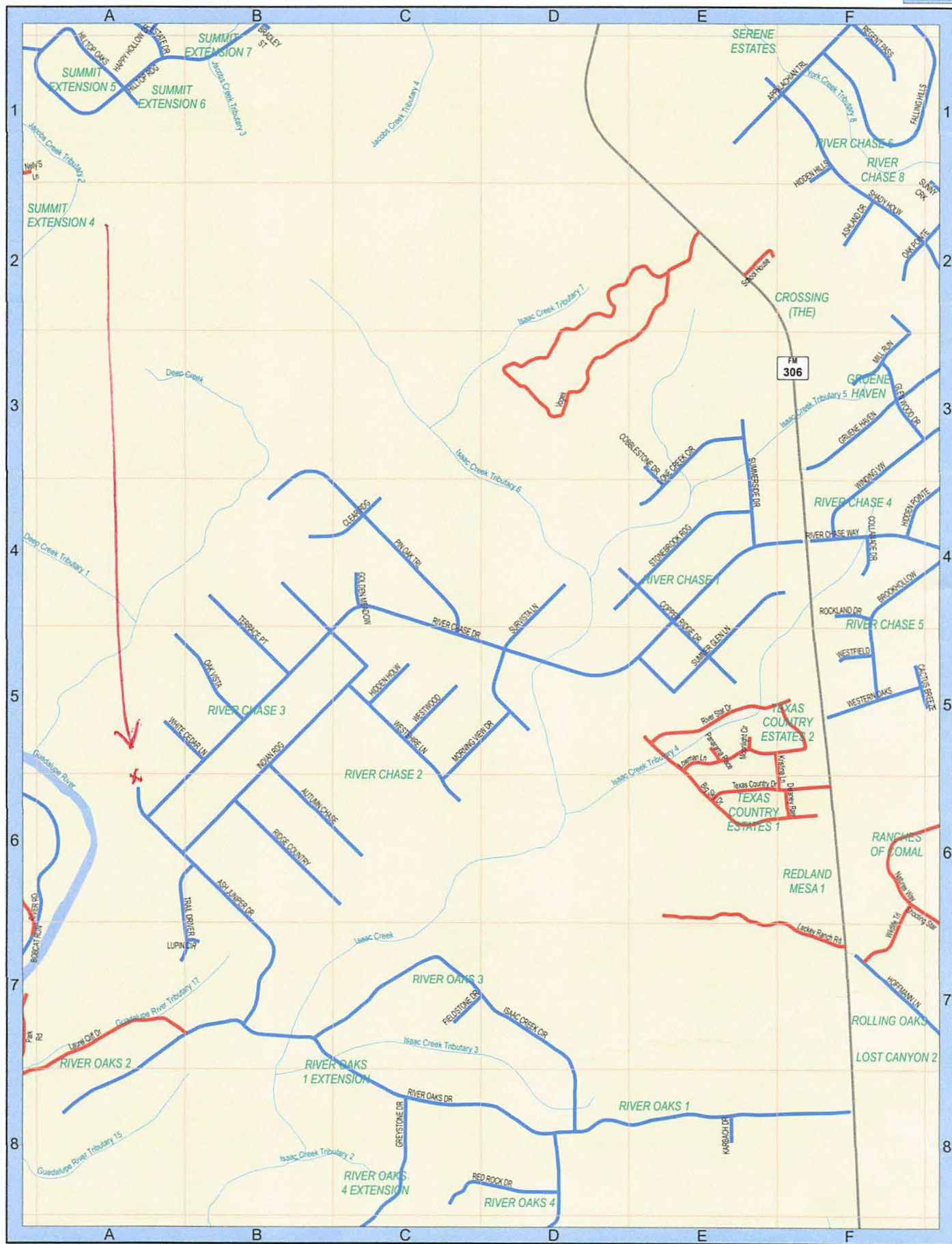
THE PURPOSE OF THIS AMENDING PLAT IS TO AMEND LOTS 231, 232 AND 233, RIVER CHASE, UNIT THREE RECORDED IN VOL. 13, PAGES 131-136, MAP AND PLAT RECORDS OF COMAL COUNTY TEXAS, INTO LOTS 232R AND 233R.

LINE TABLE				CURVE TABLE			
LINE #	LENGTH	DIRECTION	CURVE	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
L1	20.94'	S24°54'14"E	C1	80.35'	60.00'	74.48'	N59°02'53"W
L2	23.91'	S00°37'05"E	C2	139.08'	60.00'	109.97'	S15°56'23"W
L3	248.60'	N42°55'18"W					
L4	81.19'	N42°53'04"W					
L5	75.55'	N52°07'19"W					
L6	154.03'	N52°02'51"W					
L7	114.40'	N52°03'40"W					
L8	169.85'	N48°52'54"W					
L9	108.51'	N53°17'47"W					
L10	100.78'	S66°33'14"W					
L11	71.37'	N30°21'56"W					



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SCALE 1"=200'



SEE PAGE 46

