

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:

Address:

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

Inspector Notes:

**Comal County Environmental Health
OSSF Inspection Sheet**

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

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

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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



LIQUID WASTE TRANSPORTATION TRIP TICKET NO. 7559

GENERATOR INFORMATION

GENERATOR / REPRESENTATIVE / BUSINESS NAME: CENTRAL TEXAS SEPTIC

ADDRESS: 1017 GUM CREEK CITY NT PHONE _____

WASTE REMOVED FROM: SEPTIC TANK: ☒ Other: _____

GALLONS REMOVED: 1700

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

GENERATOR / REPRESENTATIVE SIGNATURE _____

DATE _____

TRANSPORTER INFORMATION

BUSINESS NAME: Consolidated Pumping

ADDRESS: 2051 FM 20

CITY Seguin

PHONE 520 678 0950

TCEQ REGISTRATION NO. 25930

TRUCK TANK CAPACITY: 2000

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

Jeff Wegman
DRIVER NAME (PRINT)

Jeff Wegman
DRIVER SIGNATURE

6/26/25 930AM
DATE & TIME WASTE TRANSPORTED

DISPOSAL INFORMATION

BUSINESS NAME: GREENWAY AG, LLC.

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

TCEQ PERMIT NO. 711042

STORAGE TANK NUMBER: _____

PH: _____

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

SITE OPERATOR NAME (PRINT)

DATE & TIME WASTE RECEIVED

SITE OPERATOR SIGNATURE



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: 118579
Issued This Date: 06/05/2025
This permit is hereby given to: TAMMY & HUMBERTO A. OCHOA

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

1017 ELM CREEK RD
NEW BRAUNFELS, TX 78132

Subdivision: CH Pape S#947, A-823, J.D. McNeel S#268,
Unit: Unrecorded-Elm Creek Ranch Estates
Lot: aka 41Z
Block: 0
Acreage: 15.3300

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

ON-SITE SEWAGE FACILITY APPLICATION

REVISED

9:16 am, May 14, 2025

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

Date March 29, 2025

Permit Number 118579

1. APPLICANT / AGENT INFORMATION

Owner Name TAMMY & HUMBERTO OCHOA
Mailing Address 1017 ELM CREEK ROAD
City, State, Zip NEW BRAUNFELS TEXAS 78132
Phone # 432-270-5046
Email a57ochoa@yahoo.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 ELM CREEK RANCH ESTATES (unrecorded) Unit 417 Lot 417 Block 4Kq
Survey Name / Abstract Number C.H. PAPE SURVEY #947, A-823 & J.D. MC NEEL SURVEY #268, A-409 Acreage 15.327
Address 1017 ELM CREEK ROAD City NEW BRAUNFELS State TX Zip 78132

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 5

Indicate Sq Ft of Living Area 3800

☐ 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: \$ EXISTING (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

Page 1 of 2

Revised January 2021

#118579

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

ELM CREEK RANCH ESTATES, LOT 417

REVISED

JONAS DR
NEW BRAUNFELS, TX 78132
9:44 am, Jul 02, 2025
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) SOLAR AIR SAIL 800-1000 FT Absorption/Application Area (Sq Ft) 5772Gallons Per Day (As Per TCEQ Table 111) 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 ☐ 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

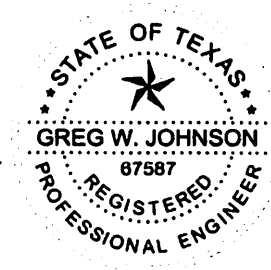
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

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

(if yes, the 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 UP has been approved by the appropriate reg

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

April 1, 2025

 Date

#118579

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

ELM CREEK RANCH ESTATES, LOT 41Z

REVISED
NEW BRAUNFELS, TX 78132
8:51 am, Jun 25, 2025
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) PROFLO 800P TSL 1000 PUMP Absorption/Application Area (Sq Ft) 5772Gallons Per Day (As Per TCEQ Table 111) 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 ☐ 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

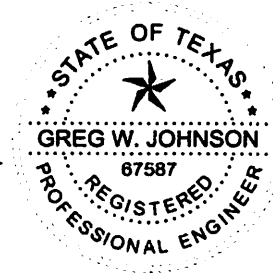
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

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

(if yes, the 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 UP has been approved by the appropriate reg

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 DesignerApril 1, 2025

Date

AFFIDAVIT

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (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):

UNIT/PHASE/SECTION _____ BLOCK 41Z LOT (called) ELM CREEK RANCH ESTATES SUBDIVISION

C.H. PAPE SURVEY #947, A-823 & J.D. MC NEEL

IF NOT IN SUBDIVISION: 15.327 ACREAGE SURVEY #268, A-409 SURVEY

The property is owned by (insert owner's full name): TAMMY OCHOA & HUMBERTO ALBERT OCHOA

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 5 DAY OF OCTOBER, 2023

Tammy Ochoa
Owner(s) signature(s)

TAMMY OCHOA

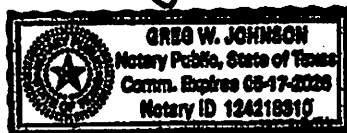
HUMBERTO ALBERT OCHOA

Owner (s) Printed name (s)

TAMMY OCHOA & HUMBERTO ALBERT OCHOA

October, 2023

[Signature]
Notary Public Signature



SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 5 DAY OF

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
10/09/2023 01:15:15 PM
TERRI 1 Pages(s)
202306032240



Bobbie Koepp

CENTRAL TEXAS SEPTIC & AEROBICS, INC.
2918 Dauer Ranch Rd. New Braunfels, Texas 78130
Phone (830)303-4065

CUSTOMER NAME: TAMMY & HUMBERTO OCHOA
ADDRESS: 1017 ELM CREEK RD.
CITY / STATE / ZIP: NEW BRAUNFELS TX 78132

INITIAL State Maintenance and Inspection Agreement (2 YEARS)

This contract (herein referred to as this "Agreement") is entered into by above customer (hereinafter referred to as the "Customer") and Central Texas Aerobics, Inc. By this agreement Central Texas Aerobics, Inc. agrees to render professional service, as described herein, and the Customer agrees to fulfill the terms of this Agreement as described herein.

This contract will provide for all required inspections, testing and service on your Aerobic Treatment System. Central Texas Aerobics, Inc. does not set up individual appointments for routine maintenance. (An appointment can be set up for an additional fee.) The policy will include the following:

1. 3 inspections a year (at least one every 4 months), over a two-year period including inspection, adjustment, and servicing of the mechanical, electrical, and other applicable component parts to ensure proper function. This includes inspection of control panel, air pumps, air filter, diffuser operation and replacing or repairing any component not found to be operating correctly. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48-hour time frame.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and Ph will be taken and reported as necessary.
3. If any improper operation is observed which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date and cost of correction.
4. Any additional visits, inspections, or sample collections required by specific Municipalities, Water/River Authorities, County Agencies, the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy.
5. Pumping of sludge build-up is NOT covered by this contract and will result in additional charges. The replacement of parts due to misuse/abuse will not be covered under this contract. The Owner assumes full responsibility for the cost of parts and labor.
6. With STANDARD MAINTENANCE the customer is responsible for the chlorine tablets/liquid chlorine. The chlorine chamber must be filled before the service visit. If not, the service representative will add chlorine, and you will be charged. The use of improper chlorine (such as swimming pool tablets) will VOID all warranties. Grass must be mowed around the aerobic system and the sprinkler heads to perform the maintenance inspection. If we cannot get to the system because of high grass, you will be charged a service call to come back out and inspect the system and the regulating authorities will be notified. The Owner's Manual must be strictly followed, or warranties are subject to invalidation.

Initials of Central Texas Aerobics, Inc. X WJZ

Initials of Owner X AO

7. At the conclusion of the initial service policy, our Company will make available for purchase on an annual basis, a continuing service policy to cover normal maintenance inspections.

ACCESS BY CENTRAL TEXAS AEROBICS, INC.

Central Texas Aerobics, Inc. or anyone authorized by them may enter the property at reasonable times without prior notice for the purpose of the above-described Services. Central Texas Aerobics, Inc. May access the System components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil is to be replaced with the excavated material as best as possible. IF YOU REQUIRE US TO MAKE AN APPOINTMENT TO PERFORM INSPECTIONS, there will be a \$150.00 additional charge ANNUALLY for this service. If we go out to perform an inspection and we cannot gain access, there will be a service call of \$100.00 charged to come back and inspect.

PAYMENT FOR SERVICES

The initial (first two years) of STATE MAINTENANCE, the fee of \$600.00 (six hundred dollars) is included in the price of the septic system.

Payments not received within 30 days of the due date will be subject to a \$20.00 late penalty or 15% per month carrying charge, whichever is greater.

TERMINATION OF AGREEMENT:

This agreement may be terminated by either party with ten days' written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this agreement is terminated, Central Texas Aerobics, Inc. will immediately notify the appropriate health authority of the termination.

LIMIT OF LIABILITY:

CENTRAL TEXAS SEPTIC & AEROBICS, INC.
2918 Dauer Ranch Rd. New Braunfels, Texas 78130
Phone (830)303-4065

In no event shall Central Texas Aerobics, Inc. be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall Central Texas Aerobic Inc.'s liability for direct damages exceeds the price for the services described in this Agreement.

DISPUTE RESOLUTION:

If a dispute between the Customer and Central Texas Aerobics, Inc. arises that cannot be settled in good faith negotiations, then the parties shall choose a mutually acceptable arbitrator and shall share the cost of the arbitration services equally.

ENTIRE AGREEMENT:

This agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement either written or oral.

SEVERABILITY:

If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed and enforced as so limited.

APPOINTMENTS:

If we must call to set up an appointment (to put dogs up, open gates, etc.) there will be an additional \$150.00 charge per year.

OWNER NAME:

Tammy & Humberto Ochoa

1017 Elm Creek Rd.

Address

New Braunfels, Texas 78132

City, State & Zip

(432)270-5046

(Area Code) Phone

X [Signature] 4-14-25
Signature of Owner DATE

Tammy Ochoa 4-14-25

SERVICE PROVIDER:

Central Texas Aerobics, Inc.

2918 Dauer Ranch Rd.

New Braunfels, TX 78130

(830)303-4065

Central@SepticTex.com

www.SepticTex.com

Wm. Kyle Johnson 4-14-25
WM. KYLE JOHNSON MP0001058 DATE

Mailing Address: 1017 Elm Creek Road

Home Phone: () Cell phone: (432) 270-5046

Email: 957ochoa@yahoo.com

Brand _____ Model# _____ SERIAL# _____

Central Texas Aerobics, Inc. Installation

Date Installed _____

INSTALLER: Wm. Kyle Johnson OS0005796

GATE CODE # 1845

EFFECTIVE DATE:

EXPIRATION DATE:

***The effective date of this initial maintenance contract shall be the date the License to Operate is issued.**

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

TAMMY OCHOA & HUMBERTO

Before me this day appeared ALBERT OCHOA, being the owners of the referenced property at 1017 ELM CREEK ROAD. 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:

UNIT BLOCK 41Z (called) LOT ELM CREEK RANCH ESTATES SUBDIVISION

IF NOT IN SUBDIVISION: 15.327 ACREAGE C.H. PAPE SURVEY # 947, A-823 & J.D. MC NEEL SURVEY #268, A-409 SURVEY

The property is owned by TAMMY OCHOA & HUMBERTO ALBERT OCHOA

WITNESS MY HAND ON THIS 5 OF DAY OF October, 2023.

OWNER (SIGNATURE)

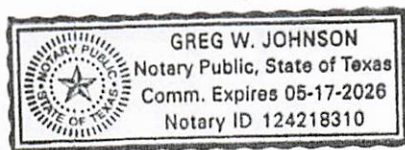
OWNER (SIGNATURE)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 5 DAY OF October, 2023 BY

TAMMY OCHOA *Tammy*
OWNER NAME (PRINTED)

HUMBERTO ALBERT OCHOA
OWNER NAME (PRINTED)

Notary Public Signature



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

April 01, 2025

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

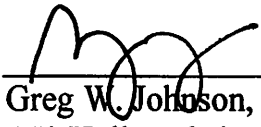
RE- SEPTIC DESIGN
1017 ELM CREEK RD / ELM CREEK RANCH ESTATES, LOT 41Z
C.H. PAPE S#947, A-823 & J.D. MC NEEL S#268, A-409, being
15.327 acres
NEW BRAUNFELS, TX 78132

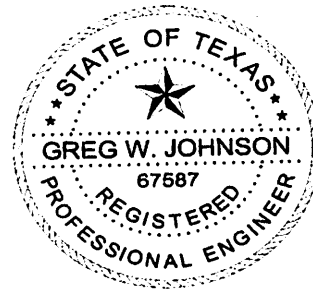
Ms. Brenda Ritzen/ Brandon,

The referenced property is located within the Edwards Aquifer Recharge Zone. This property is exempt from a WPAP because it is not a regulated activity according to §213.3(28)(B)(v). To my knowledge no WPAP exists for this property.

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).

 04/01/25
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 31, 2025

Site Location: 15.327 ACRES OUT OF THE C.H. PAPE SURVEY No. 947, A-823 & J.D. McNEEL SURVEY No. 268, A- 409
aka ELM CREEK RANCH ESTATES, LOT 41Z

Proposed Excavation Depth: N/A

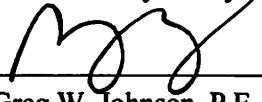
Requirements:

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						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	IV	CLAY	N/A	NONE OBSERVED	LIMESTONE @ 8"	BROWN STONY
1						
2						
3						
4						
5						

SOIL BORING NUMBER <u> </u> SURFACE EVALUATION						
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

03/31/25
Date

9:44 am, Jul 02, 2025

FIRM #2585

REVISED

11:47 am, Jul 02, 2025

MAIN HOUSE NOTE:
EXISTING SEPTIC
TANK TO BE
PUMPED, CRUSHED
AND BACK FILLED.
EXISTING SEPTIC
SYSTEM TO BE
ABANDONED

15.327 ACRES OUT OF
THE C.H. PAPE SURVEY
No. 947, A-823 & J.D.
McNEEL SURVEY No.
268, A-409 aka ELM
CREEK RANCH
ESTATES, LOT 41Z

SPRAY AREA = 5772sf

X= TEST HOLES

SOLAR AIR
SA II-TX800 - 1000PT
AEROBIC TREATMENT
PLANT



OWNER:	TAMMY & HUMBERTO OCHOA			DRAWN BY:	EJS III	
STREET ADDRESS:	1017 ELM CREEK ROAD					
LEGAL DESC:	SEE ATTACHED DEED			ACREAGE:	15.327	
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'	DATE:	4/1/2025	2nd REVISION: 7/2/2025

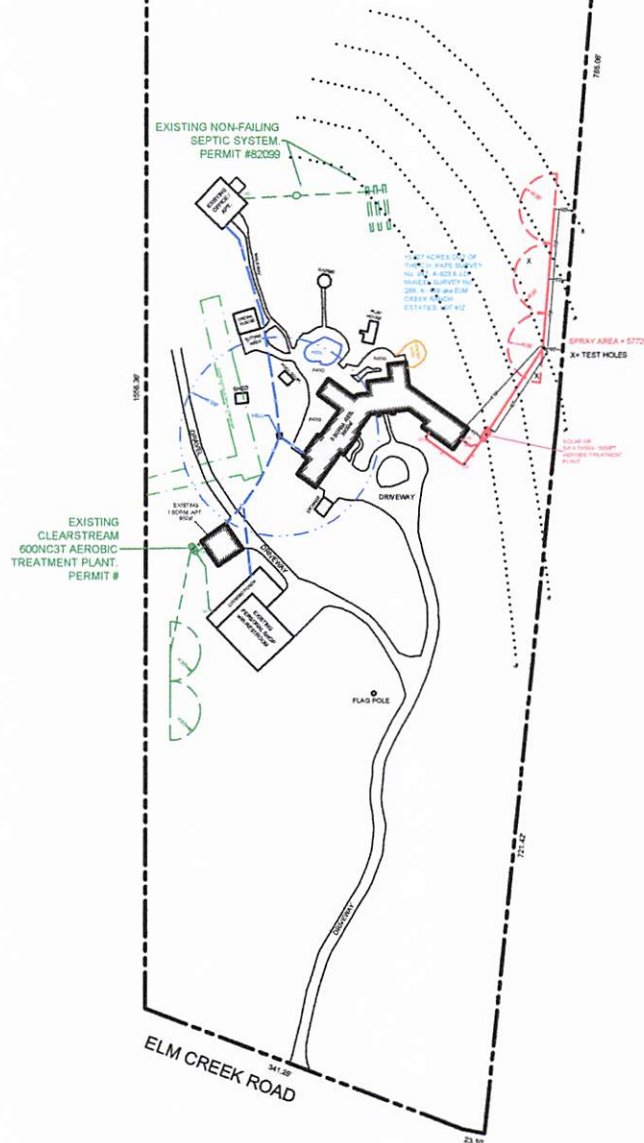
MAIN HOUSE NOTE:
EXISTING SEPTIC
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AND BACK FILLED.
EXISTING SEPTIC
SYSTEM TO BE
ABANDONED

118579

REVISED

11:47 am, Jul 02, 2025

15.327 ACRES OUT OF THE C.H.
PAPE SURVEY No. 947, A-823 &
J.D. McNEEL SURVEY No. 268, A-
409 aka ELM CREEK RANCH
ESTATES, LOT 41Z



OWNER: TAMMY & HUMBERTO OCHOA		DRAWN BY: EJS III	
STREET ADDRESS: 1017 ELM CREEK ROAD			
LEGAL DESC: SEE ATTACHED DEED		ACREAGE: 15.327	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 4/1/2025	2nd REVISION: 7/2/2025

9:44 am, Jul 02, 2025



TREATMENT PLANT	
SA-5	
JULY 2011	FINISHED
SCHEID	NONE

REVISED

9:44 am, Jul 02, 2025

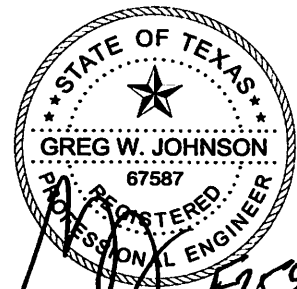
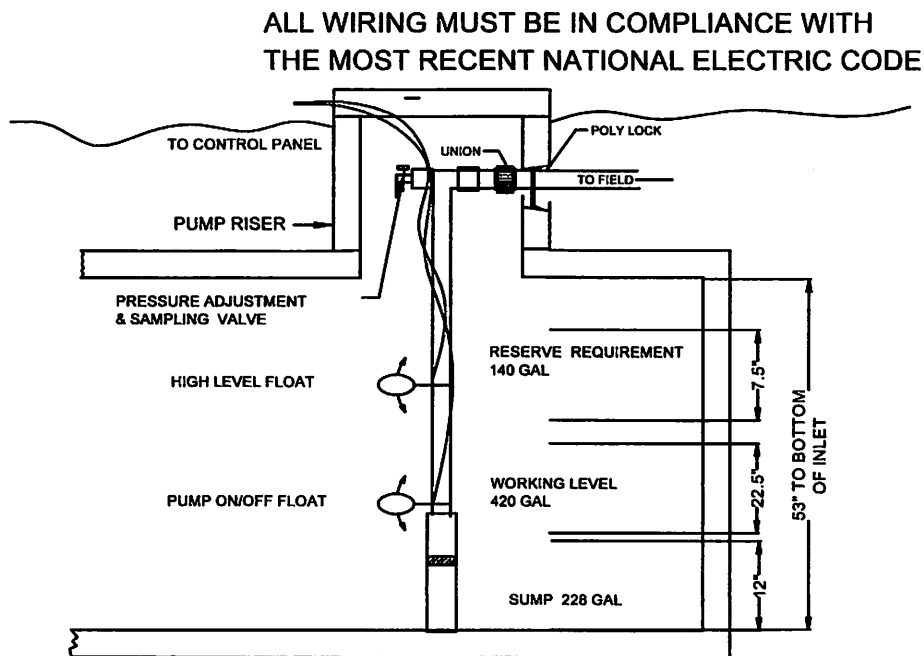
TANK NOTES:

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
1000 GAL PUMP TANK - SAIITX-800 1000 PT

T3 / T35 Performance

Nozzle	Pressure PSI	Radius ft.	Flow gpm	Precip. in/hr	Precip. in/hr ▲	Metric				
						Pressure BAR	Radius m	Flow m ³ /hr	Precip. mm/hr	Precip. mm/hr ▲

SMARTANGLE 13° LOW ANGLE TRAJECTORY

2.0LA	30	29	1.6	0.37	0.42	2.1	8.8	0.36	9	11
	40	33	1.9	0.34	0.39	2.8	10.1	0.43	9	10
	50	34	2.1	0.35	0.40	3.4	10.4	0.48	9	10
2.5LA	30	31	2.1	0.42	0.49	2.1	9.4	0.48	11	12
	40	35	2.6	0.41	0.47	2.8	10.7	0.59	10	12
	50	36	2.9	0.43	0.50	3.4	11.0	0.66	11	13
3.5LA	30	31	2.7	0.54	0.62	2.1	9.4	0.61	14	16
	40	35	3.2	0.50	0.58	2.8	10.7	0.73	13	15
	50	37	3.5	0.49	0.57	3.4	11.3	0.79	13	14
4.5LA	30	33	3.0	0.53	0.61	2.1	10.1	0.68	13	16
	40	37	3.4	0.48	0.55	2.8	11.3	0.77	12	14
	50	37	4.1	0.58	0.67	3.4	11.3	0.93	15	17

FLOW+ NOZZLES 26° TRAJECTORY

9	50	50	9.5	0.73	0.84	3.4	15.2	2.16	19	21
	60	54	10.8	0.71	0.82	4.1	16.5	2.45	18	21
	70	55	11.7	0.74	0.86	4.8	16.8	2.66	19	22
13	50	57	12.4	0.73	0.85	3.4	17.4	2.82	19	22
	60	59	13.8	0.76	0.88	4.1	18.0	3.13	19	22
	70	61	14.9	0.77	0.89	4.8	18.6	3.38	20	23

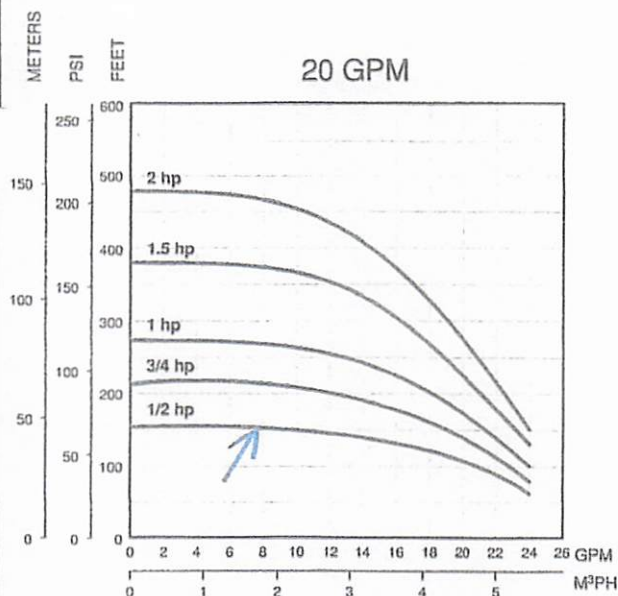
■ Square spacing based on 50% of diameter

▲ Triangular spacing based on 50% of diameter

Note: All precipitation rates are calculated for 180° operation.

Divide by 2 for full circle precipitation rates

Thermoplastic Performance



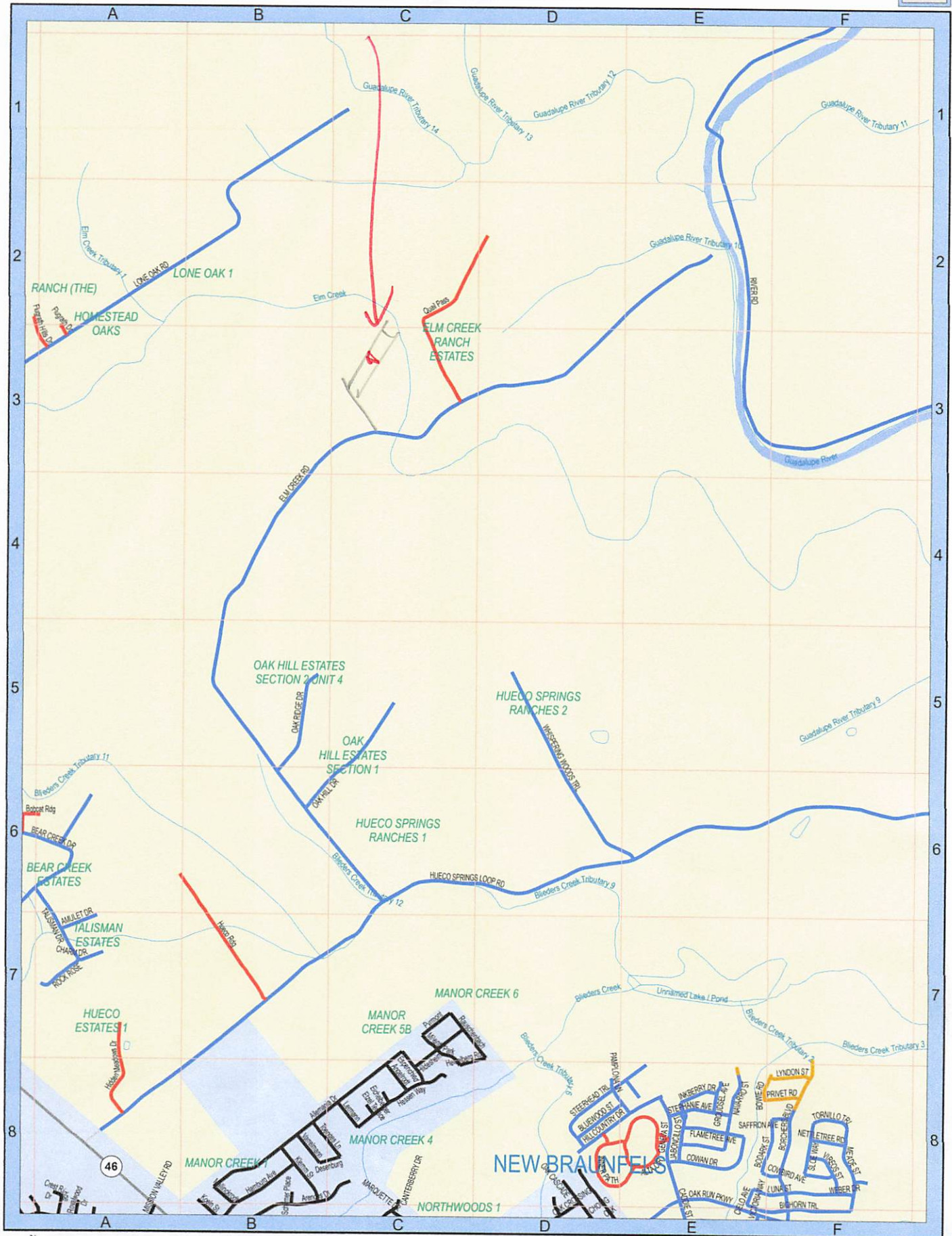
Thermoplastic Units Ordering Information

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



SEE PAGE 59



0 1,250 2,500
Feet

0 0.25 0.5
Miles

From: [Ritzen,Brenda](#)
To: [Chasity_Schneider](#); [Hendry,Clint](#)
Subject: RE: Pump Manifest - 1017 Elm Creek Rd (Permit # 118579)
Date: Monday, July 14, 2025 9:16:00 AM
Attachments: [image001.png](#)
[image002.png](#)

Chasity,

I have added this information to the permit file.

Thank you,



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

From: Chasity Schneider <Chasity@Septictex.com>
Sent: Wednesday, July 9, 2025 4:10 PM
To: Hendry,Clint <hendrc@co.comal.tx.us>
Cc: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Subject: Pump Manifest - 1017 Elm Creek Rd (Permit # 118579)

This email originated from outside of the organization.

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

- Comal IT

Hello,

Attached please find the manifest for the pump out of the failing system tied to permit # 118579.

Thank you,
Chasity

From: [Ritzen,Brenda](#)
To: ["Greg Johnson"](#)
Cc: [Chasity Schneider](#); [Cyndi Johnson](#); [Kyle Johnson](#)
Subject: RE: 1017 ELM CREEK ROAD - OCHOA #118579 REV
Date: Wednesday, July 2, 2025 11:48:00 AM
Attachments: [image001.png](#)

Greg,

The permit file has been updated.

Thank you,



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

From: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Wednesday, July 2, 2025 8:36 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: Chasity Schneider <chasity@septicetex.com>; Cyndi Johnson <info@septicetex.com>; Kyle Johnson <kyle@septicetex.com>
Subject: Re: 1017 ELM CREEK ROAD - OCHOA #118579 REV

This email originated from outside of the organization.

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

- Comal IT

REVISED TO SHOW SECOND SEWER LINE.
THX,
GREG

Send for Greg W. Johnson, P.E., R.S.)

170 Hollow Oak

New Braunfels, TX 78132

VOID

MAIN HOUSE NOTE:
EXISTING SEPTIC
TANK TO BE
PUMPED, CRUSHED
AND BACK FILLED.
EXISTING SEPTIC
SYSTEM TO BE
ABANDONED

REVISED

9:44 am, Jul 02, 2025

15.327 ACRES OUT OF
THE C.H. PAPE SURVEY
No. 947, A-823 & J.D.
McNEEL SURVEY No.
268, A-409 aka ELM
CREEK RANCH
ESTATES, LOT 41Z

SPRAY AREA = 5772sf

X= TEST HOLES

SOLAR AIR
SA II-TX800 - 1000PT
AEROBIC TREATMENT
PLANT

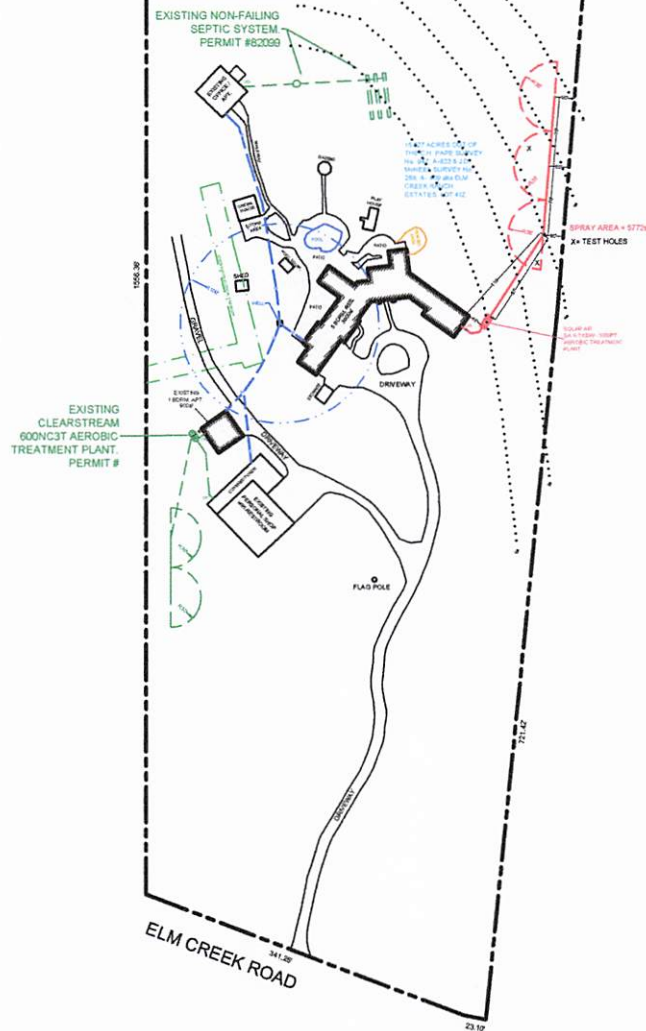


OWNER: TAMMY & HUMBERTO OCHOA			DRAWN BY: EJS III	
STREET ADDRESS: 1017 ELM CREEK ROAD				
LEGAL DESC: SEE ATTACHED DEED			ACREAGE: 15.327	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: 1"=50'	DATE: 4/1/2025	2nd REVISION: 7/2/2025

MAIN HOUSE NOTE:
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EXISTING SEPTIC
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ABANDONED

15.327 ACRES OUT OF THE C.H.
PAPE SURVEY No. 947, A-823 &
J.D. MANUEL SURVEY No. 268, A-
409 aka ELM CREEK RANCH
ESTATES, LOT 412

VOID



OWNER: TAMMY & HUMBERTO OCHOA			DRAWN BY: EJS III	
STREET ADDRESS: 1017 ELM CREEK ROAD				
LEGAL DESC: SEE ATTACHED DEED			ACREAGE: 15.327	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: N.T.S.	DATE: 4/1/2025	2nd REVISION: 7/2/2025

From: [Ritzen,Brenda](#)
To: ["Greg Johnson"](#)
Cc: [Chasity Schneider](#); [Cyndi Johnson](#)
Subject: RE: 1017 ELM CREEK ROAD - OCHOA #118579 REV
Date: Wednesday, July 2, 2025 9:48:00 AM
Attachments: [image001.png](#)

Greg,

The permit file has been updated.

Thank you,



Brenda Ritzen

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

From: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Wednesday, July 2, 2025 7:36 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: Chasity Schneider <chasity@septictex.com>; Cyndi Johnson <info@septictex.com>
Subject: 1017 ELM CREEK ROAD - OCHOA #118579 REV

This email originated from outside of the organization.

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

- Comal IT

REVISED BACK TO ORIGINAL TANK DESIGN AND RELOCATE SPRAY
HEAD.
THX,
GREG

Send for Greg W. Johnson, P.E., R.S.)

170 Hollow Oak

New Braunfels, TX 78132

#118579

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

ELM CREEK RANCH ESTATES, LOT 41Z

REVISED
JONAS DR
NEW BRAUNFELS, TX 78132
8:51 am, Jun 25, 2025
WWW.CCEO.ORGPlanning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

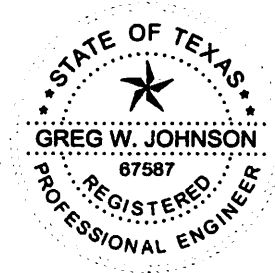
Size of Septic System Required Based on Planning Materials & Soil Evaluation

Tank Size(s) (Gallons) PROFLO 800P TSL 1000 PUMP Absorption/Application Area (Sq Ft) 5772Gallons Per Day (As Per TCEQ Table 111) 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, Registered 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 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 UP has been approved by the appropriate regIs 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

April 1, 2025

 Date

8:51 am, Jun 25, 2025

FIRM #2585

MAIN HOUSE NOTE:
EXISTING SEPTIC
TANK TO BE
PUMPED, CRUSHED
AND BACK FILLED.
EXISTING SEPTIC
SYSTEM TO BE
ABANDONED

REVISED

8:51 am, Jun 25, 2025

VOID

15.327 ACRES OUT OF
J.E.C.H. BARE SURVEY

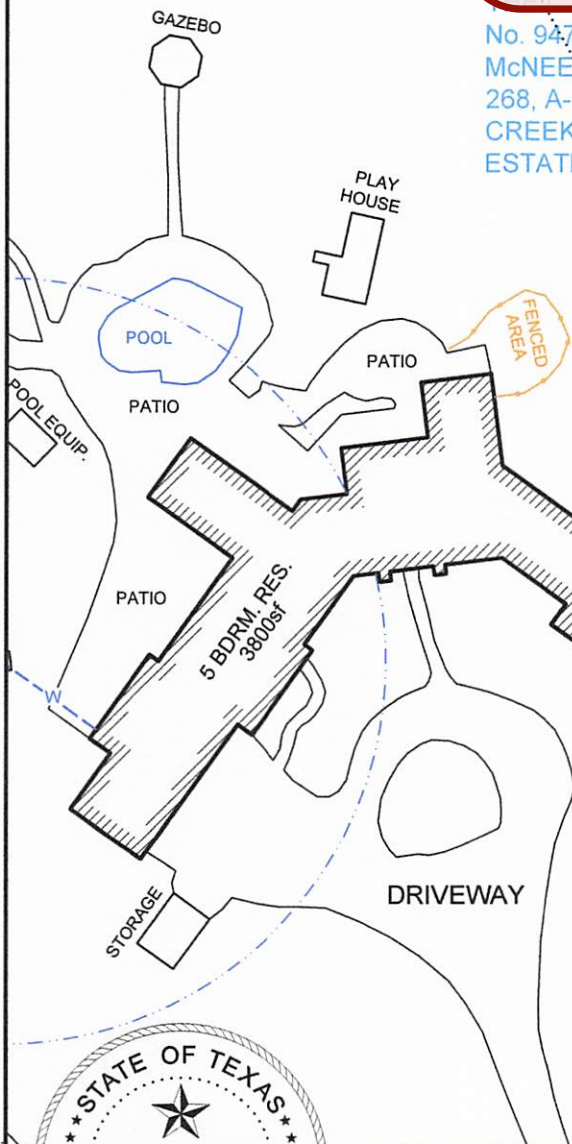
No. 947, A-823 & J.D.
McNEEL SURVEY No.
268, A-409 aka ELM
CREEK RANCH
ESTATES, LOT 41Z

SPRAY AREA = 5772sf

X= TEST HOLES

1000 GAL.
PUMP TANK

PRO FLO 800 PTSL
AEROBIC
TREATMENT
PLANT



OWNER:	TAMMY & HUMBERTO OCHOA			DRAWN BY:	EJS III
STREET ADDRESS:	1017 ELM CREEK ROAD				
LEGAL DESC:	SEE ATTACHED DEED			ACREAGE:	15.327
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'	DATE:	4/1/2025
				REVISED:	6/24/2025

MAIN HOUSE NOTE:
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EXISTING SEPTIC
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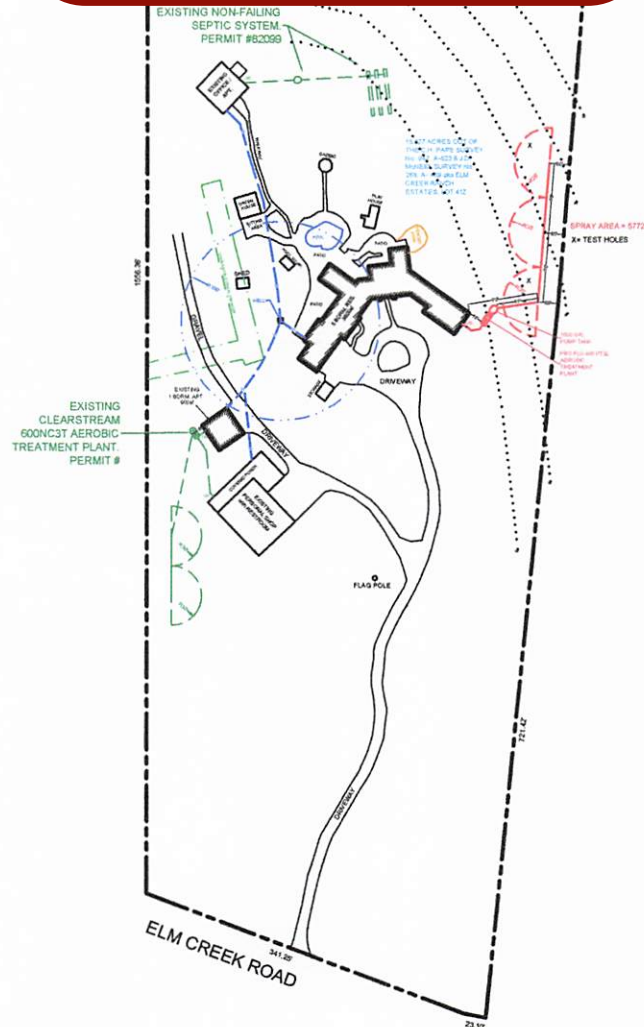
REVISED

8:51 am, Jun 25, 2025

15.327 ACRES OUT OF THE C.H.
PAPE SURVEY No. 947, A-823 &
J.D. McNEEL SURVEY No. 268, A-

ESTATES, LOT 412

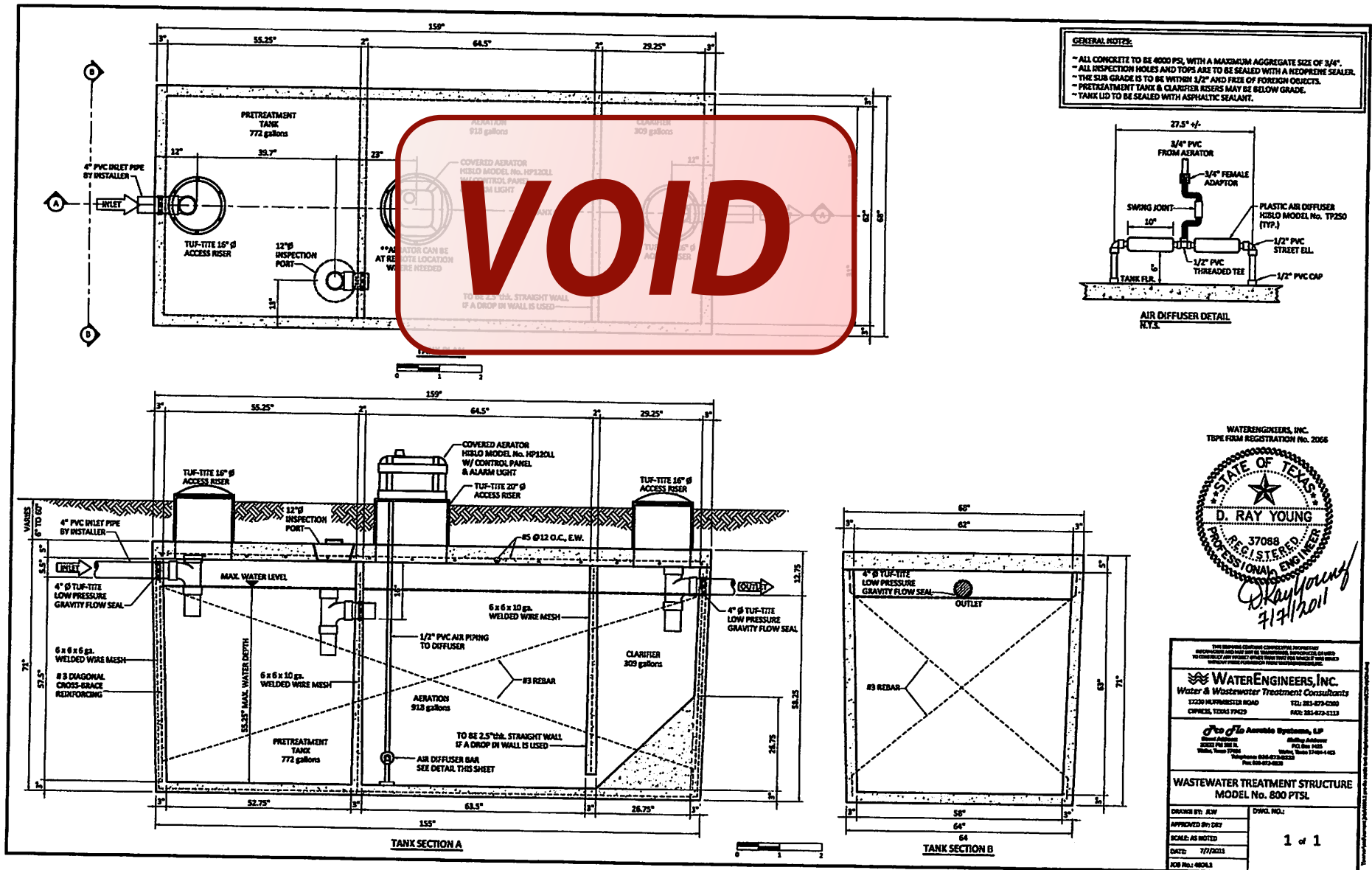
VOID



OWNER:	TAMMY & HUMBERTO OCHOA			DRAWN BY:	EJS III
STREET ADDRESS:	1017 ELM CREEK ROAD				
LEGAL DESC:	SEE ATTACHED DEED			ACREAGE:	15.327
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	N.T.S.	DATE:	4/1/2025
				REVISED:	6/24/2025

REVISED

8:51 am, Jun 25, 2025



REVISED

8:51 am, Jun 25, 2025

TANK NOTES:

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

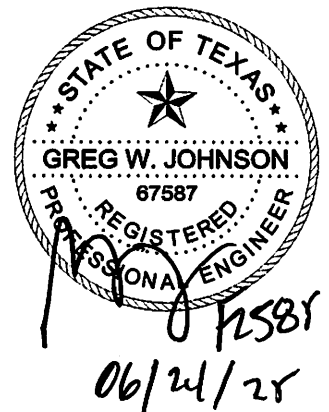
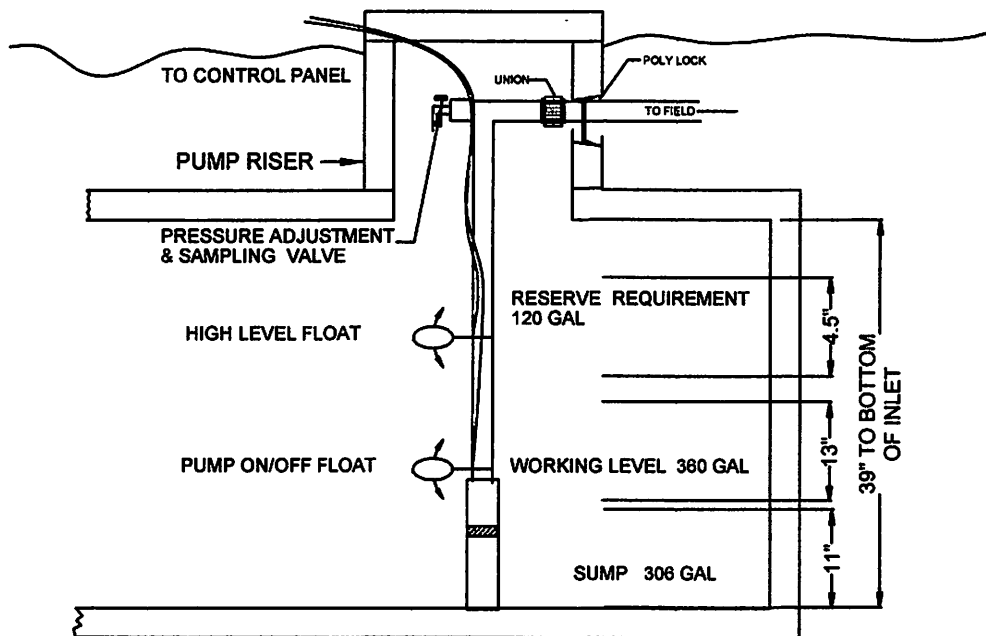
Tightlines to the tank shall be S-H-40 PVC.

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

Tanks must be left uncovered and full of water for inspection by the permitting authority.

ALL WIRING MUST BE IN COMPLIANCE WITH
THE MOST RECENT NATIONAL ELECTRIC CODE



**TYPICAL PUMP TANK CONFIGURATION
1000 GAL COMAL CONCRETE PRODUCTS**

From: [Dana Moses](#)
To: [Hernandez,Sandra](#); [Planning Division](#); [Amanda Mushinski](#); [Matthew W. Simmont](#)
Cc: [Ritzen,Brenda](#); [Olvera,Brandon](#); [Vollbrecht, David](#); [Molina,Ashley](#)
Subject: RE: 1017 Elm Creek Rd. - Permit 118579
Date: Thursday, June 5, 2025 8:59:09 AM
Attachments: [image001.png](#)
[EmailLogo-Small_c6d86cff-0062-47bb-89b0-351933562e2d.png](#)

This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

Good morning Ms.Hernandez,

The property of 1017 Elm Creek Rd is a legally platted lot and conforms to the City of New Braunfels platting requirements. If you have any questions, feel free to contact me.

Thank you,



Dana Moses
Planner | Planning and Development Services
550 Landa St | New Braunfels, TX 78130
830-221-4054 | dmoses@newbraunfels.gov

Do you have a question about a permit? Check out the [Citizen Portal](#).

We would like to hear from you! [Click here](#) to provide your input on the land development ordinance update.

This email, plus any attachments, may constitute a public record of the City of New Braunfels and may be subject to public disclosure under the [Texas Public Information Act](#).

Please take a moment to complete the City of New Braunfels [Customer Satisfaction Survey](#).

From: Hernandez,Sandra <rabsah@co.comal.tx.us>
Sent: Wednesday, April 23, 2025 8:43 AM
To: Planning Division <Planning@newbraunfels.gov>; Dana Moses <dmoses@newbraunfels.gov>; Amanda Mushinski <AMushinski@newbraunfels.gov>; Matthew W. Simmont <MSimmont@newbraunfels.gov>
Cc: Ritzen,Brenda <rabbjr@co.comal.tx.us>; Olvera,Brandon <Olverb@co.comal.tx.us>; Vollbrecht, David <vollbd@co.comal.tx.us>; Molina,Ashley <haegea@co.comal.tx.us>
Subject: 1017 Elm Creek Rd. - Permit 118579

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

RE: 1017 Elm Creek Rd. – Permit 118579

Dear property owner,

We received a septic permit application in our office for the referenced property on April 22, 2025. This property shows to be in the jurisdiction of the City of New Braunfels, so we are including the city in this email. Please be advised that you will need to contact the City of New Braunfels Development Planning office at 830-221-4041 option 2 to verify this tract is compliant with their subdivision regulations and provide confirmation to our office that indicates this tract is compliant. This may involve submitting a request for a Legal Lot Determination Letter which can be done at the following link:

<https://www.newbraunfels.gov/3450/Forms-and-Applications>

From: [Hernandez, Sandra](#)
To: [Planning Division](#); [Dana Moses](#); [Amanda Mushinski](#); [Matthew W. Simmont](#)
Cc: [Ritzen, Brenda](#); [Olvera, Brandon](#); [Vollbrecht, David](#); [Molina, Ashley](#)
Subject: 1017 Elm Creek Rd. - Permit 118579
Date: Wednesday, April 23, 2025 8:42:00 AM
Attachments: [Pages from 118579.pdf](#)
[image001.png](#)

RE: 1017 Elm Creek Rd. – Permit 118579

Dear property owner,

We received a septic permit application in our office for the referenced property on April 22, 2025. This property shows to be in the jurisdiction of the City of New Braunfels, so we are including the city in this email. Please be advised that you will need to contact the City of New Braunfels Development Planning office at 830-221-4041 option 2 to verify this tract is compliant with their subdivision regulations and provide confirmation to our office that indicates this tract is compliant. This may involve submitting a request for a Legal Lot Determination Letter which can be done at the following link:

<https://www.newbraunfels.gov/3450/Forms-and-Applications>

Thank you,



Sandra Ann Hernandez

Subdivision Coordinator

Comal County Engineer's Office

195 David Jonas Drive | 830-608-2090 | www.cceo.org

**CCEO
COPY**



Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate

On-site Sewage Treatment and Disposal Facility

Date Issued: 7/31/2001

Permit Number: 82099

Location Description: 1017 Elm Creek Road, 15.327 acres, New Braunfels, TX 78130

Lot n/a, Block n/a, Elm Creek Ranch Estates Subdivision

Type of System: Septic Tank Treatment with Std Trenches/Beds Discharge

License issued to: Neal Meehan

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 Natural Resource Conservation Commission.

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 satisfactory manner.

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 facility has not been remodeled and is functioning properly.

Licensing Authority

Comal County Environmental Health


ENVIRONMENTAL HEALTH INSPECTOR


ENVIRONMENTAL HEALTH COORDINATOR

DETAIL DRAWING FOR:

CCEO

RECEIVED

N 82 0 9 9

NEAL F. MEEHAN

COPY

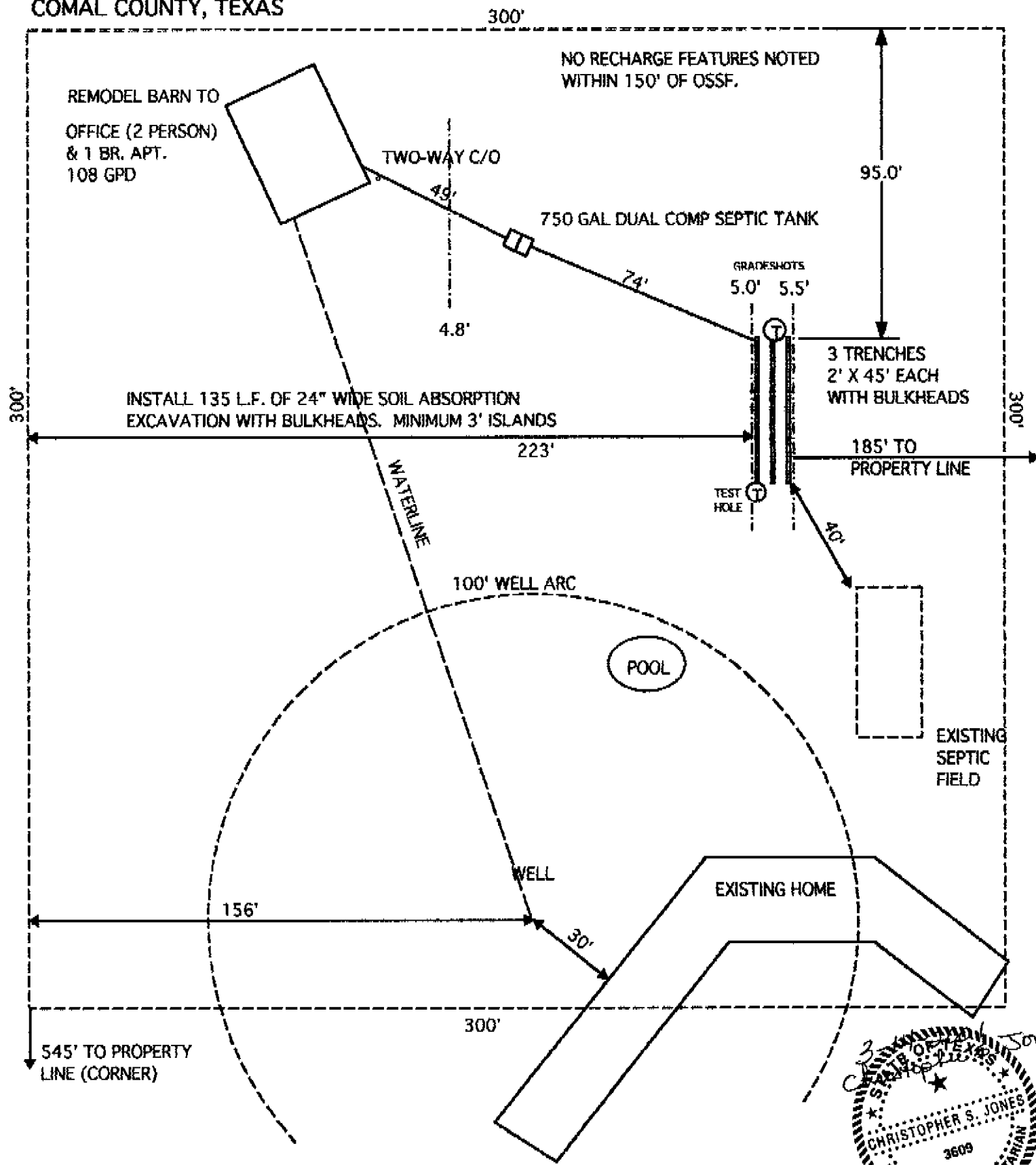
MAR 16 2001

15.327 ACRES, ELM CREEK RANCH ESTATES

COUNTY ENGINEER SCALE: 1" = 40'

1017 ELM CREEK ROAD

COMAL COUNTY, TEXAS



**CCEO
COPY**



Comal County

OFFICE OF COMAL COUNTY ENGINEER

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Licensing Authority

Comal County Environmental Health


ENVIRONMENTAL HEALTH INSPECTOR


ENVIRONMENTAL HEALTH COORDINATOR

**CCEO
COPY**



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **11/09/2023** Permit Number: **116771**

Location Description: 1017 ELM CREEK RD
NEW BRAUNFELS, TX 78132

Subdivision: CH PAPE S#947, A-823 & JD MCNEEL S#268,
Unit: 0
Lot: 0
Block: 0
Acreage: 15.3300

Type of System: Aerobic
Surface Irrigation

Issued to: TAMMY & HUMBERTO A. OCHOA

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 facility has not been remodeled and is functioning properly.

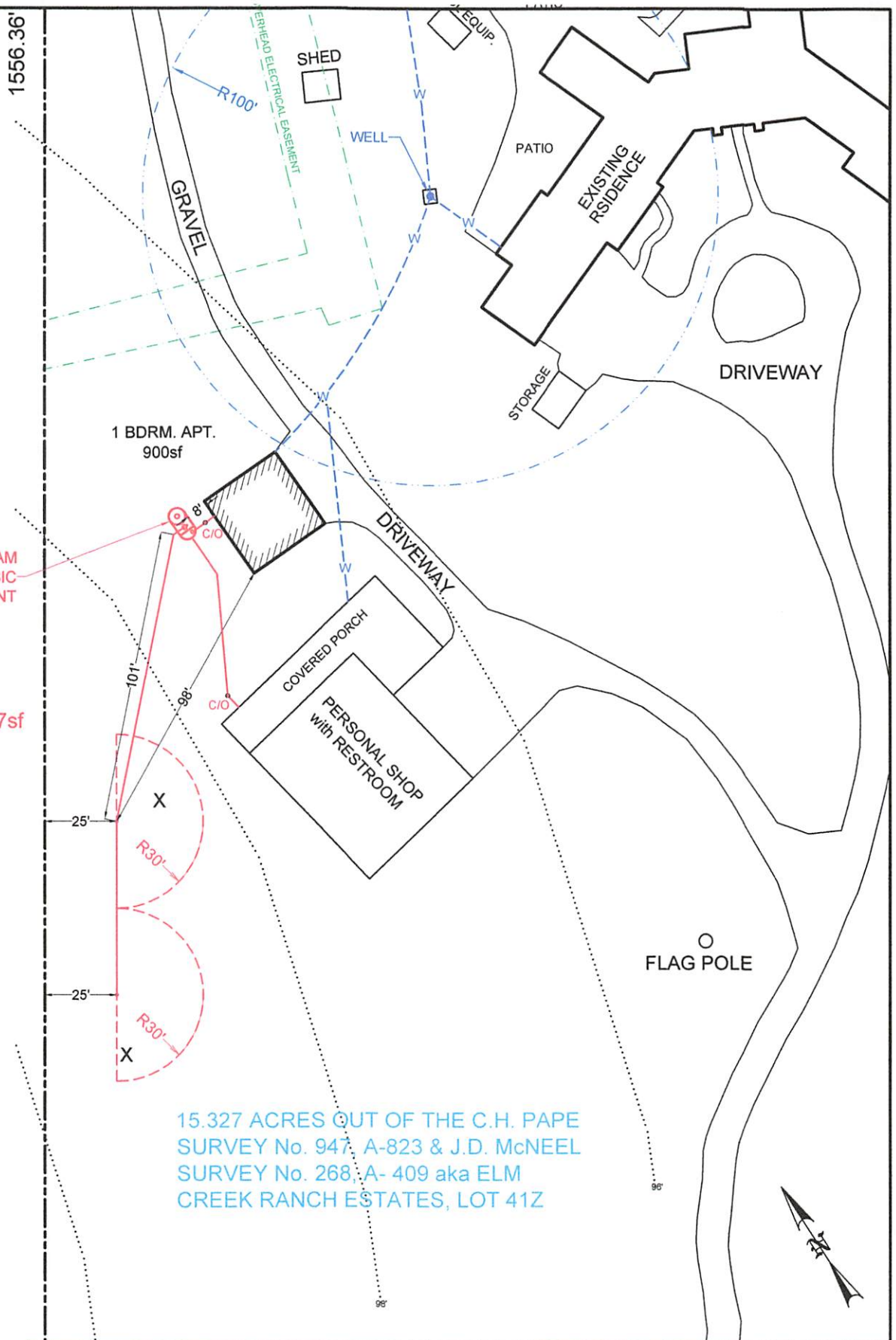
ENVIRONMENTAL HEALTH INSPECTOR

Licensing Authority
Comal County Environmental Health

OS0036769

Assistant
OS0034792

ENVIRONMENTAL HEALTH COORDINATOR



OWNER: TAMMY & HUMBERTO ALBERT OCHOA		DRAWN BY: EJS III	
STREET ADDRESS: 1017 ELM CREEK ROAD			
LEGAL DESC: SEE ATTACHED DEED			ACREAGE: 15.327
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=50'	DATE: 10/4/2023	REVISED:

From: [Ritzen,Brenda](#)
To: [Greg Johnson](#)
Cc: [Chasity Schneider](#)
Subject: RE: 1017 ELM CREEK ROAD - OCHOA #118579 REV
Date: Wednesday, June 25, 2025 9:00:00 AM
Attachments: [image001.png](#)

Greg,

The permit file has been updated.

Thank you,



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

From: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Tuesday, June 24, 2025 9:54 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: Chasity Schneider <chasity@septictex.com>
Subject: 1017 ELM CREEK ROAD - OCHOA #118579 REV

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- Comal IT

REVISED TANK BRAND.
THX,
GREG

Send for Greg W. Johnson, P.E.,R.S.)
170 Hollow Oak
New Braunfels, TX 78132



COMALCOUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE TREATMENT APPLICATION

VOID

ELM CREEK RANCH ESTATES, LOT 41Z

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) SOLAR AIR SAIITX800-1000PT Absorption/Application Area (Sq Ft) 5772

Gallons Per Day (As Per TCEQ Table 111) 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

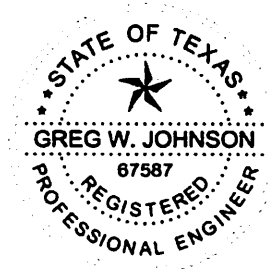
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

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 UP has been approved by the appropriate reg

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]
Signature of Designer

April 1, 2025
Date

OSSE SOIL EVALUATION REPORT INFORMATION

Date: April 01, 2025

Applicant Information:

VOID

Site Evaluator Information:

Name: TAMMY & HUMBERTO OCHOA
Address: 1017 ELM CREEK ROAD
City: NEW BRAUNFELS State: TEXAS
Zip Code: 78132 Phone: (432) 270-5046

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 153 Unit 153 Blk 153 Subd. 153
Street Address: 1017 ELM CREEK ROAD
City: NEW BRAUNFELS Zip Code: 78132
Additional Info.: 15.327 ACRES OUT OF THE C.H. PAPE SURVEY No. 947, A-823 & J.D.
McNEEL SURVEY No. 268, A- 409 aka ELM CREEK RANCH ESTATES, LOT 41Z

Installer Information:

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

Topography: Slope within proposed disposal area: 5 %

Presence of 100 yr. Flood Zone: YES NO X
Existing or proposed water well in nearby area. YES X NO >100' (EXISTING)
Presence of adjacent ponds, streams, water impoundments YES NO X
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: 5 Total sq. ft. living area 3800

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

Q = (5 +1)*75-(20%)= 360

Trash Tank Size 461 Gal.

TCEQ Approved Aerobic Plant Size 800

Req'd Application Area = Q/Ri = 360 / **VOID** 5625 sq. ft.

Application Area Utilized = 5772 sq. ft.

Pump Requirement 12 Gpm @ 41 Psi (Redjacker 0.5 HP 18 G.P.M. series or equivalent)

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

Pump Tank Size = 1000 Gal. 18.9 Gal/inch.

Reserve Requirement = 120 Gal. 1/3 day flow.

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

With Chlorinator NSF/TCEQ APPROVED

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

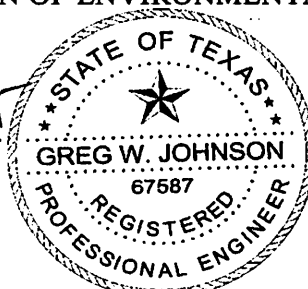
APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

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)

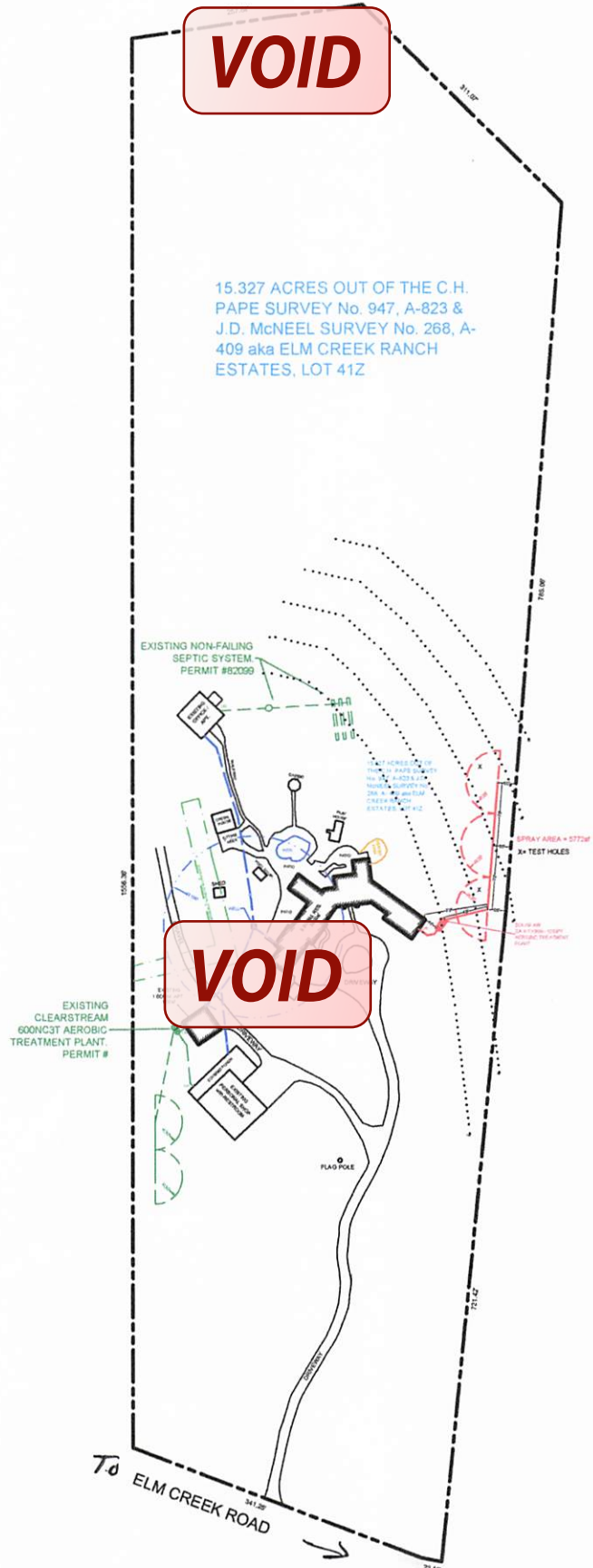
GREG W. JOHNSON, P.E. F#002585 - S.E. 11561

04/01/25
DATE



FIRM #2585

MAIN HOUSE NOTE:
EXISTING SEPTIC
TANK TO BE
PUMPED, CRUSHED
AND BACK FILLED.
EXISTING SEPTIC
SYSTEM TO BE
ABANDONED



OWNER: TAMMY & HUMBERTO OCHOA			DRAWN BY: EJS III	
STREET ADDRESS: 1017 ELM CREEK ROAD				
LEGAL DESC: SEE ATTACHED DEED			ACREAGE: 15.327	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: N.T.S.	DATE: 4/1/2025	REVISED:

VOID

MAIN HOUSE NOTE:
EXISTING SEPTIC
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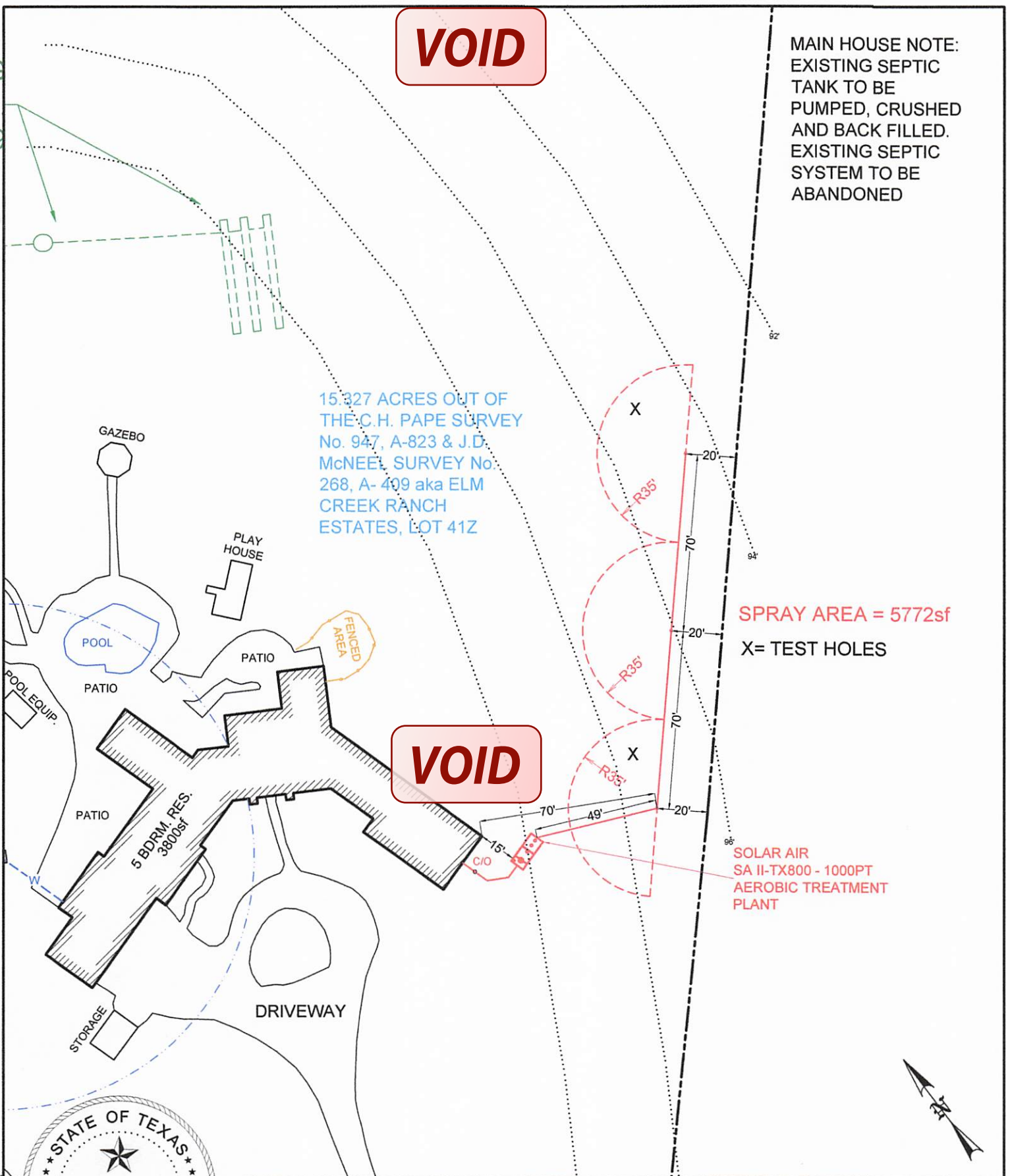
15.327 ACRES OUT OF
THE C.H. PAPE SURVEY
No. 947, A-823 & J.D.
McNEEL SURVEY No.
268, A-409 aka ELM
CREEK RANCH
ESTATES, LOT 41Z

SPRAY AREA = 5772sf

X= TEST HOLES

SOLAR AIR
SA II-TX800 - 1000PT
AEROBIC TREATMENT
PLANT

VOID



OWNER: TAMMY & HUMBERTO OCHOA			DRAWN BY: EJS III	
STREET ADDRESS: 1017 ELM CREEK ROAD				
LEGAL DESC: SEE ATTACHED DEED			ACREAGE: 15.327	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: 1"=50'	DATE: 4/1/2025	REVISED:

52/10/25
1882/2585

VOID

TANK NOTES:

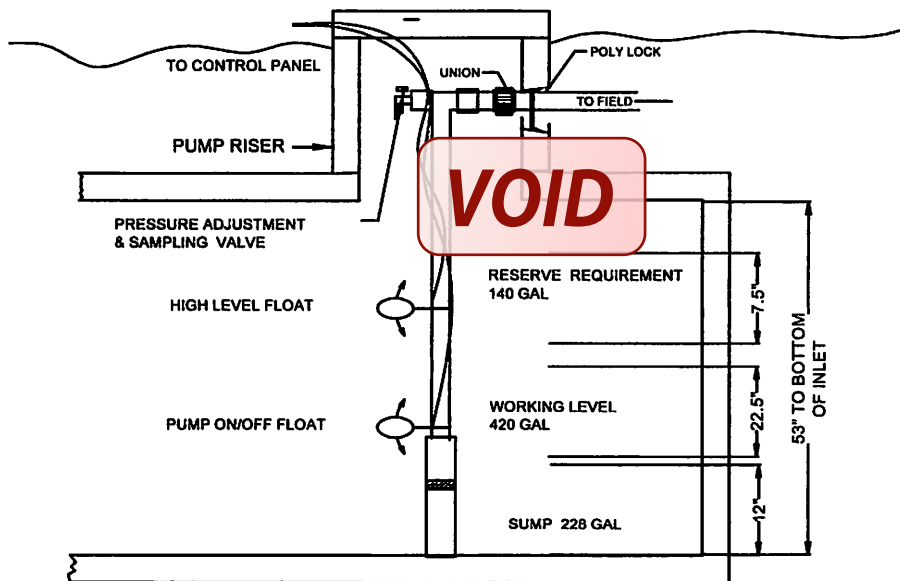
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

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

ALL WIRING MUST BE IN COMPLIANCE WITH
THE MOST RECENT NATIONAL ELECTRIC CODE



TYPICAL PUMP TANK CONFIGURATION
1000 GAL PUMP TANK - SAITX-800 1000 PT

From: [Ritzen,Brenda](#)
To: ["Greg Johnson"; a57ochoa@yahoo.com; Chasity Schneider](#)
Subject: RE: Permit 118579
Date: Wednesday, May 14, 2025 9:20:00 AM
Attachments: [image001.png](#)

Steve,

The permit file has been updated. I will await subdivision approval before further processing of the permit.

Thank you,



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

From: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Monday, May 12, 2025 3:01 PM
To: a57ochoa@yahoo.com; Ritzen,Brenda <rabbjr@co.comal.tx.us>; Chasity Schneider <chasity@septicetx.com>
Subject: Re: Permit 118579

This email originated from outside of the organization.

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

- Comal IT

Brenda

See attached

Steve

Send for Greg W. Johnson, P.E., R.S.)

170 Hollow Oak


New Braunfels, TX 78132

From: [Ritzen,Brenda](#)
To: a57ochoa@yahoo.com; "gregjohnsonpe@yahoo.com"
Subject: Permit 118579
Date: Friday, May 9, 2025 2:54:00 PM
Attachments: [image001.png](#)

Re: Tammy & Humberto Ochoa
15.327 acres, 1017 Elm Creek Road
C.H. Pape Survey 947 & J.D. McNeel Survey 268
Application for Permit for Authorization to Construct an On-Site
Sewage Facility (OSSF)

Owner / Agent :

The following information is needed before I can continue processing the referenced permit submittal:

- 1  **Reference to Elm Creek Ranch Estates on the permit application must be removed or identified as “unrecorded”.**
2. **Revise as needed and resubmit.**

Thank you,



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



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SE

VOID

APPLICATION

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

Date March 29, 2025

Permit Number 118579

1. APPLICANT / AGENT INFORMATION

Owner Name TAMMY & HUMBERTO OCHOA
Mailing Address 1017 ELM CREEK ROAD
City, State, Zip NEW BRAUNFELS TEXAS 78132
Phone # 432-270-5046
Email a57ochoa@yahoo.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 ELM CREEK RANCH ESTATES Unit Lot 417 ^{4K9} Block
Survey Name / Abstract Number C.H. PAPE SURVEY #947, A-823 & J.D. MC NEEL SURVEY #268, A-409 Acreage 15.327
Address 1017 ELM CREEK ROAD City NEW BRAUNFELS State TX Zip 78132

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 5

Indicate Sq Ft of Living Area 3800

☐ 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: \$ EXISTING (Structure Only)

Is any portion of the proposed OSSF located in the United States 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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Preserve Title Company LLC
GF# 090590

Date: September 7, 2022

Grantor: JOSEFINA L. LORDON and ROBERT EDWARD LORDON

* **Grantor's Mailing Address:** 107 Sunset Drive, Friendswood TX 77546

Grantee: TAMMY OCHOA and HUMBERTO ALBERT OCHOA

Grantee's Mailing Address, and after Recording, Return to: 1017 Elm Creek Rd., New Braunfels, TX 78132

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

TRACT 1:

BEING 15.327 ACRES OF LAND OUT OF THE C.H. PAPE SURVEY NO. 947, ABSTRACT NO. 823 AND THE J. D. MC NEEL SURVEY NO. 268, ABSTRACT NO. 409 AND SOMETIMES REFERRED TO AS LOT 41Z, ELM CREEK RANCH ESTATES, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 2, PAGE (S) 86-87, DEED AND PLAT RECORDS, ALL OF COMAL COUNTY, TEXAS AND BEING OUT OF THAT CERTAIN CALLED 50 ACRE TRACT DESCRIBED IN VOLUME 154, PAGE 244 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

TRACT 2: (Easement Tract)

TOGETHER WITH A ROAD EASEMENT WITH RIGHT OF INGRESS AND EGRESS IN, OVER AND ACROSS THE CERTAIN ROAD EASEMENT AND BEING A PART OF A 12.371 ACRE TRACT, SAID ROAD EASEMENT DESCRIBED BY IN EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way,

and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2022, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor 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 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.

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that such Contract provides for limitations or other agreed matters that will survive the closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

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

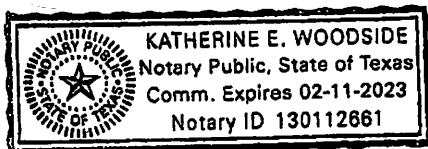
X 
JOSEFINA L. LORDON

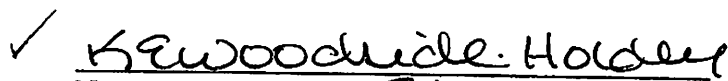
X 
ROBERT EDWARD LORDON

STATE OF TEXAS) ✓

COUNTY OF Galveston ✓

This instrument was acknowledged before me on September 7, 2022, by JOSEFINA L. LORDON and ROBERT EDWARD LORDON.



✓ 
Notary Public, State of TX

Date: September 2, 2022
Project: 18183

15.45 Ac.

Exhibit A

Field notes describing 15.45 acres situated in the C. H. Pape Survey No. 947, Abstract No. 823, and the J. D. McNeel Survey No. 268, Abstract No. 409, Comal County, Texas, being the same tract called 15.327 acres, recorded in Doc. No. 201806002627, Official Records, Comal County, Texas, also known as Lot 41-Z, Elm Creek Ranch Estates Subdivision, recorded in Volume 2, Pages 86-87, Map and Plat Records, Comal County, Texas, being more particularly described as follows:

BEGINNING at a ½" rebar with a yellow plastic cap stamped "MCMLS 3682" set for the south corner of this tract and in the northeasterly line of a road easement described in Doc. 201806002627, Official Records, Comal County, Texas;

THENCE with said easement, N 46°13'17"W, 23.10 feet to a ½" rebar with a yellow plastic cap stamped "MCMLS 3682" set for an angle point;

THENCE N 36°40'37"W, 341.25 feet to a 2" pipe post for the west corner of this tract;

THENCE leaving said easement and with the common line of a 12.371 acre tract recorded in Doc. 201206037724, Official Records, Comal County, Texas, N 32°29'13"E, 1556.36 feet to a 1/2" rebar found for the north corner of this tract;

THENCE S 65°50'46"E, 257.64 feet to an 8" Cedar Corner Post for an angle point;

THENCE S 12°43'03"E, 311.07 feet to a 1/2" rebar found for the east corner of this tract and the north corner of a 12.131 acre tract recorded in Volume 972, Page 842, Official Records, Comal County, Texas;

THENCE S 37°04'55"W, 785.06 feet to a 1/2" rebar found for an angle point, the west corner of said 12.131 acre tract, and the north corner of Lot 1, Elm Creek Ranch Estates, Unit 3, recorded in Volume 12, Page 346, Map and Plat Records, Comal County, Texas;

THENCE S 38°08'57"W, 721.42 feet to the POINT OF BEGINNING and containing 15.45 acres of land according to a survey made by McMichael Land Surveying on September 1, 2022 under my supervision.

Bearing reference is Texas State Plane Coord. System of 1983, South Central Zone.
Corresponding plat prepared.
18183-FN.doc




Fred L. McMichael, R.P.L.S. No. 3682

Date: September 7, 2022
Project: 18183E

0.62 Ac. Road Easement

"Exhibit B"

Field notes describing 0.62 acre Road Easement for ingress and egress for the benefit of the 15.45 acre tract this day surveyed. Said 0.62 acre Road Easement being out of a 12.371 acre tract recorded in Document No. 201206037724, situated in the J. D. McNeel Survey No. 268, Abstract No. 409, Comal County, Texas, being the same tract called TRACT 2-Easement tract in Doc. No. 201806002627, Official Records, Comal County, Texas, being more particularly described as follows:

BEGINNING at a ½" rebar with a yellow plastic cap stamped "MCMLS 3682" found for the south corner of the 15.45 acre tract this day surveyed and for a point in the northeast line of a this easement;

THENCE N 46°13'17"W, 23.10 feet with the northeast line of this easement to a ½" rebar with a yellow plastic cap stamped "MCMLS 3682" found for an angle point;

THENCE N 36°40'37"W, 341.25 feet to a 2" pipe post for the north corner of this easement and the west corner of the 15.45 acre tract this day surveyed;

THENCE S 32°14'00"W, 26.77 feet across the 12.371 acre tract to a point in the southwest line of the 12.371 acre tract for the west corner of this easement;

THENCE S 36°46'49"E, 901.59 feet with the southwest line of the 12.371 acre tract to a point in the north line of Elm Creek Road for the south corner of this easement;

THENCE N 74°20'00"W, 26.79 feet with the north line of Elm Creek Road to a point for the east corner of this easement;

THENCE N 35°13'00"W, 367.50 feet to a point for an angle point in this easement;

THENCE N 29°48'41"W, 87.59 feet to a ½" rebar found for an angle point in this easement;

THENCE N 46°27'33"W, 103.96 feet to the POINT OF BEGINNING and containing 0.62 acres of land according to a survey made by McMichael Land Surveying on September 1, 2022 under my supervision.

Bearing reference is Texas State Plane Coord. System of 1983, South Central Zone.
Corresponding plat prepared.
18183-FNE.doc

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
09/12/2022 11:42:10 AM
TERRI 4 Pages(s)
202206040678



Fred L. McMichael
Fred L. McMichael, R.P.L.S. No. 3682



Bobbie Koepf



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		118579
<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

04/17/2025

Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION
___ (Missing Items Circled, Application Refused)