

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: Batey, Michael Scott

OSSF Installer #: OS0000243

1st Inspection Date: 10/31/25

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: Hendry

Inspector Name: _____

Inspector Name: _____

Permit#: **118624**

Address: **1419 TRAILHEAD**

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	X	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)		X		
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	X	285.91(10) 285.30(b)(4) 285.31(d)		X		
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	X	285.32(a)(1)		X		
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	X	285.32(a)(3)		X		
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	X	285.32(a)(5)		X		
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: **10/31/25 CH: Tight line and tank good, operational, cover all, remove any mulch from spray areas, seed any bare spray areas, check for battery backup on final**

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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	X	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		X		
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	X			X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X		Solar Air 600; as per design	X X		
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

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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)	x	285.33(d)(6) 285.33(c)(4)	Surface spray	x		
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)				

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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.	X	285.32(c)(1)		X		
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	X X X X			X X X X		
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	X			X		
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
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No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?	X	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)		X		
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	X X	285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)		X X		
42	APPLICATION AREA Area Installed	X			X		
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: 118624
Issued This Date: 10/27/2025
This permit is hereby given to: James and Amy Schovajsa

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

1419 TRAILHEAD
NEW BRAUNFELS, TX 78132

Subdivision: Vintage Oaks at the Vineyard
Unit: 30
Lot: 2368
Block: N/A
Acreage: 1.1900

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

		118624
<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

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

____ (Missing Items Circled, Application Refused)



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By John J. Haag, P.E.

System Description Proprietary surface spray disposal

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

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

Gallons Per Day (As Per TCEQ Table III) 360

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

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

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

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

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

Is there at least one acre per single family dwelling as per 285.40(c)(1)? ☒ Yes ☐ No

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

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

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

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

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

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

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

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

If yes, indicate the city: _____

By signing this application, I certify that:

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

John J. Haag, P.E.
Signature of Designer

03/06/25
Date

v/cB



202506012559 04/30/2025 01:52:03 PM 1/1

THE COUNTY OF COMAL

STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

I

The Texas Health and Safety Code, Chapter 366 authorizes the TCEQ to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the TCEQ primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The TCEQ, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the TCEQ 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 TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ 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):

Legal Description: Lot 2368, Vintage Oaks at the Vineyard, Unit 30

This property is owned by: James Schovajsa and Amy Schovajsa

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 system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

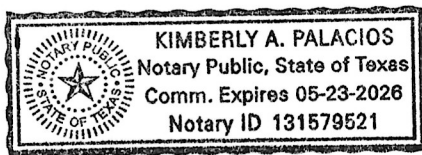
The owner will, upon any sale or transfer of the above-described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from Comal County.

WITNESS BY HAND(S) ON THIS 18th DAY OF April, 2025.



Amy Schovajsa (Owner)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 18th DAY OF April, 2025.





Notary Public, State of Texas

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
04/30/2025 01:52:03 PM
MARY 1 Page(s)
202506012559



Bobbie Koepp

WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

Lonestar Aerobic Services, LLC

PO Box 228 420 Johns Road

Boerne, TX 78006

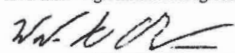
Off. (830)443-4559

Fax (210)579-6073

Website www.lonestaras.comE-Mail wadecloud@lonestaras.comInstaller Layne PittmanCustomer Amy SchovasjaSite Address 1419 TrailheadCity New Braunfels Zip 78132 Gate # _____Mailing Address 462 CurvaturaCity New Braunfels Zip 78132Day Phone 830-837-1620Home Phone 830-837-1620Emergency Phone 830-837-1620

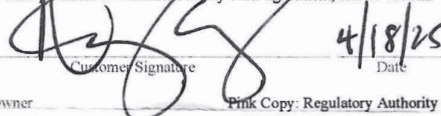
Received
Brandon Mark Olvera
10/27/2025 12:23:31 PM

- I. General: This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between Amy Schovasja (hereinafter referred to as "Customer") and Lonestar Aerobic Services, LLC. By this agreement, Lonestar Aerobic Services, LLC and its employees (hereinafter inclusively referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein. The designed flow rate for this system is a maximum of 360 gallons per day.
- II. Effective Dates: This agreement commences on License to Operate and ends on _____ for a total of two (2) years (initial agreement) or one (1) year (there after). If this is an initial agreement (new installation), the Customer will notify the Contractor within two (2) business days of the system's first use to establish the date of commencement. If no notification is received by Contractor within ninety (90) days after completion of installation or where county authority mandates, the date of commencement will be the date the "License to Operate" (Notice of Approval) was issued by the permitting authority. This agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty.
- III. Renewal: This Agreement shall automatically renew each year at the same terms, conditions, and costs, unless either party gives notice of termination a minimum of thirty (30) days prior to end of first agreement period. See Section IV.
- IV. Termination of Agreement: This Agreement may be terminated by either party with thirty (30) days written notice for any reason, including for example, substantial failure to perform in accordance with its terms, without fault or liability of the terminating party. If this Agreement is so terminated, Contractor will be paid at the rate of \$75 per hour for any work performed and for which compensation has not been received. After the deduction of all outstanding charges, any remaining monies from prepayment for services will be refunded to customer within thirty (30) days. Either party terminating this agreement for any reason, including non-renewal, shall notify in writing the equipment manufacturer and the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination. Nonpayment of any kind shall be considered breach of contract and a termination of contract.
- V. Services: Contractor will;
- A. Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulations, for a total of three visits to site per year.
- B. Provide a written record of visits to the site by means of an inspection tag attached to or contained in the control panel.
- C. Repair or replace, if Contractor has necessary materials at site, any component of the OSSF found to be failing or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and service costs are \$100.00 or less, Customer hereby authorizes Contractor to perform the service and bill Customer for said service. When service costs are greater than \$100.00, or if Contractor does not have necessary supplies at the site, Contractor will notify Customer of required service(s) and associated cost(s). Customer must notify Contractor of arrangements to effect repair of system within two (2) business days after said notification.
- D. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only).
- E. Forward copies of this Agreement and all reports to the regulatory agency and the customer.
- F. Visit site in response to Customer's request for unscheduled service within forty-eight (48) hours of the date of notification (weekends and holidays excluded) of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.
- VI. Disinfection: Not Required Required. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the _____ Customer.
- VII. Electronic Monitoring is not included in this Agreement. Initial
- VIII. Performance of Agreement: Commencement of performance by Contractor under this agreement is contingent on the following conditions:
- A. If this is an initial agreement (new installation);
1. Contractor's receipt of a fully executed original copy or facsimile of this agreement and all documentation requested by Contractor.
2. Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in Section XIV of this Agreement.
- B. If this is not an initial agreement (existing system);
1. Contractor's receipt of a fully executed original copy of this agreement and all documentation requested by Contractor.
2. Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in Section XIV of this Agreement.
- C. If the above conditions are not met, Contractor is not obligated to perform any portion of this agreement.
- IX. Customer's Responsibilities: The Customer is responsible for each and all of the following:
- A. Provide all necessary yard or lawn maintenance and the removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.
- B. Protect equipment from physical damage including but not limited to that damage caused by insects.
- C. Maintain a current license to operate, and abide by the conditions and limitations of that license, and all requirements for an on-site sewage facility (OSSF) from the State and/or local regulatory agency, whichever are more stringent, as well as proprietary system's manufacturer recommendations.
- D. Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of, the OSSF.
- E. Provide, upon request by Contractor, water usage records for evaluation by Contractor as to the performance of the OSSF.
- F. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluating the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section V. sub-section D. above, Customer agrees to pay Contractor for sample collection and transportation, portal to portal, at a rate of \$35 per hour, plus the associated fees for laboratory testing.
- G. Prevent the backwash or flushing of water treatment or conditioning equipment from entering the OSSF.
- H. Prevent the condensate from air conditioning or refrigeration units, or the drains of ice makers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.
- I. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.
- J. Maintain site drainage to prevent adverse effects on the OSSF.
- K. Pay promptly and fully, all Contractor's fees, bills, or invoices as described herein.
- X. Access by Contractor: Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the Services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. Tanks and treatment units shall be accessible by means of man ways, or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and the proprietary system manufacturer. If not an initial agreement (new installation) and this access is not in place or provided for by the customer, the costs for the labor of excavation, and possibly other labor and materials costs, will be required. These costs shall be billed to Customer as an additional service at a rate of \$35 per hour, plus materials at list price. Excavated soil shall be replaced as best as Contractor can at the time such service is performed and under no circumstances is Contractor responsible for damages to sod, grass, roots, landscaping, or any unmarked underground items (telephone, television, or electric cables, water, air, or gas lines, etc.), or for the uneven settling of the soil.
- XI. Limit of Liability: Contractor shall not be held liable for any incidental, consequential, or special damages, or for economic loss due to expense, or for loss of profits or income, or loss of use to Customer, whether in contract tort or any other theory. In no event shall Contractor be liable in an amount exceeding the total Fee for Services amount paid by Customer under this Agreement.
- XII. Severability: If any provision of this "Proposal and Contract" 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.
- XIII. Fee for Services: The fee does not include any equipment, materials, or labor necessary for non-warranty repairs or for unscheduled. Customer requested visits to the site.
- XIV. Payment: Full amount due upon signature (Required of new Customer). Payment of invoice(s) for any other service or repair provided by contractor is due upon receipt of invoice. Invoices are mailed on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a \$29.00 late penalty and a 1.5% per month carrying charge, as well as any reasonable attorney's fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Contractor may terminate contract at any time for nonpayment for services. Any check returned to Contractor for any reason will be assessed a \$30.00 returned check fee.
- XV. Application or Transfer of payment: The fees paid for this agreement may transfer to the subsequent property owner(s); however this agreement is not transferable. Customer will advise subsequent property owner(s) of the state requirement that they sign a replacement agreement authorizing Contractor to perform the herein described Services, and accepting Customer's Responsibilities. This replacement Agreement must be signed and received in Contractor's offices within ten (10) business days of date of transfer of property ownership. Contractor will apply all funds received from Customer first to any past due obligations arising from this Agreement including late fees or penalties, returned check fees, and/or charges for services or repairs not paid within thirty (30) days of invoice date. Any remaining monies shall be applied to the funding of the replacement Agreement. The consumption of funds in this manner may cause a reduction in the termination date of effective coverage per this agreement. See Section IV.
- XVI. 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.



Wade A Cloud

Date

Texas Installer II
License number OS24590.
Customer Signature

Date

White Copy: Lonestar Aerobic Svcs.

Yellow Copy: Home Owner

Pink Copy: Regulatory Authority



HAAG ENGINEERING CONSULTANTS

15831 Secret Trails • San Antonio, Texas 78247 • Tel: (210) 705-4268 • Email: jhaag@satx.rr.com

March 6, 2025

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

RE: Water Pollution Abatement Plan
Lot 2368, Vintage Oaks at the Vineyard, Unit 30

Dear Brenda:

The referenced property is located within the Edwards Aquifer Recharge Zone. This On-Site Sewage Facility (OSSF) design will comply with the requirements in the Water Pollution Abatement Plan (WPAP).

Temporary erosion and sedimentation controls shall be utilized as necessary prior to construction. If any recharge feature (caves, solution cavities, sink holes, etc.) is discovered during OSSF construction, all regulated activities near the feature shall be suspended immediately and the owner shall immediately notify the appropriate Texas Commission on Environmental Quality (TCEQ) regional office of the discovery of the feature. After that, regulated activities shall not proceed near the feature until the permitting authority, in conjunction with the regional TCEQ office, has reviewed and approved an approved plan proposed to protect the feature, the structural integrity of the OSSF and the water quality of the Edwards aquifer.

Designed in accordance with TCEQ Chapter 285, Subchapter D, §285.40, 285.41 and 285.42 (effective March 2013).

Sincerely,



03/06/2025

Haag Engineering Consultants, LLC
Firm No.: F-5789

ON-SITE SEWAGE FACILITY (OSSF) SITE EVALUATION FORM

1. OWNER INFORMATION

Property Owner's Full Legal Name: James and Amy Schovajsa

2. PROPERTY INFORMATION

City: New Braunfels | Zip Code: 78132

Legal Description:

Lot: 2368 | Block: | Subdivision: Vintage Oaks at the Vineyard | Unit: 30 | Phase:

If not located in subdivision: Survey:

Abstract: | Recorded (Vol/Pg):

3. SITE EVALUATION INFORMATION:

Name of Site Evaluator: John J. Haag | PE #: 90158

Date Performed: 02/25/2025 | Proposed Excavation Depth: Surface

4. REQUIREMENTS:

- At least two soil evaluations must be performed on the site at opposite ends of the proposed disposal area. Locations of soil evaluations must be shown on the application site drawing or designer's site drawing.
- For subsurface disposal, soil evaluations must be performed to a depth of at least 2 feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Soil Profile Hole Number: 1

Depth (ft.)	Textural Class	Gravel Analysis	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0	IV	<30%	No	Yes	Limestone @ surface
1					
2					
3					
4					
5					

ON-SITE SEWAGE FACILITY (OSSF) SITE EVALUATION FORM

Soil Profile Hole Number: 2					
Depth (ft.)	Textural Class	Gravel Analysis	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0	III	<30%	No	Yes	Limestone @ surface
1					
2					
3					
4					
5					

5. FEATURES OF SITE AREA:

- Presence of 100 year flood zone: ☐ Yes ☒ No
- Presence of adjacent ponds, streams or water impoundments ☐ Yes ☒ No
- Existing or proposed water well in nearby area ☐ Yes ☒ No
- Organized sewage available to lot or tract ☐ Yes ☒ No
- Recharge features within 150 feet ☐ Yes ☒ No (none found)
6. I certify that the above statements are true and correct and are based on my own field observations.



02/25/2025

Haag Engineering Consultants, LLC
Firm: F-5789



HAAG ENGINEERING CONSULTANTS

15831 Secret Trails • San Antonio, Texas 78247 • Tel: (210) 705-4268 • Email: jhaag@satx.rr.com

March 6, 2025

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

RE: Septic Setback Variance Request
Lot 2368, Vintage Oaks at the Vineyard, Unit 30

Dear Brenda:

Due to the lack of available spray application area, it is necessary to have the setback from the property line to the edge of spray area at ten feet as required by TCEQ Chapter 285 rules Table X. I hereby request a variance to the twenty foot setback to the property line(s) as required by Comal County Order and an equivalent protection will be maintained by adding a battery backup to the timer clock to ensure sprayers only spray during the pre-dawn hours. In my professional opinion, this variance will not pose a threat to the environment or public health.

Sincerely,



03/06/2025

Haag Engineering Consultants, LLC
Firm No.: F-5789

Received

Brandon Mark Olvera

10/06/2025 2:48:13 PM

Surface Disposal Residential

Aerobic With Surface Disposal

by Felix I. Bernal, P.E. (c) 2002 - 2013

SITE EVALUATION PERFORMED ON:

25-Feb-25

by

John J. Haag, P.E.



Date: 09/30/25

APPLICANT: Amy Schovajsa

MAILING ADDRESS:

CITY, ST, ZIP

CONTRACTOR

SITE ADDRESS: 1419 Trailhead

CITY, ST, ZIP New Braunfels, Tx. 78132

LEGAL DESCRIPTION: Lot 2863 Vintage Oaks at the Vineyard, Unit 30

WATER SOURCE: Public

SOIL TYPE 4 AT SLOPE OF <15% BEDROOMS 5 Sq. Ft. 3593
Normally Required 450 GPD 450 GPD

WATER SAVING DEVICES? Y

APPLICATION RATE = 0.064 GALLONS PER SQ. FT. PER DAY

USAGE FLOW = 360 GALLONS PER DAY WHICH IS 80% OF 450 GPD

SEPTIC TANK VOLUME = 1,250 GALLONS TWO COMPARTMENT TANK REQUIRED

RESERVE CAPACITY = 120 (8 HOURS USAGE AFTER HIGH LEVEL ALARM)

AREA REQUIRED = 5,625 SQ. FT. OF ABSORPTION AREA OR 0.13 ACRES

WITHOUT WATER SAVING DEVICES 7,031 SQ. FT. OF ABSORPTION AREA OR 0.16 ACRES

Use a 600 GPD Treatment Plant Model SA600LP by Solar Aerobic

Nozzle # PSI (K-Rain ProPlus Low Angle Sprinkler Nozzle)

3 40 PSI WITH A 32 FOOT RADIUS AND 3.1

GPM/ SPRINKLER WITH A TOTAL OF 6.2 GPM FOR THE SYSTEM

AREA COVERED BY PROPOSED SPRINKLER HEADS

LINEAR FEET OF DISTRIBUTION = 301.0 FT. OF 1 INCH SCH-40 PURPLE PIPE 150 C (HAZEN-WILLIAMS)

SPACE BETWEEN SPRINKLER HEADS = VARIES FT

4 SPRINKLERS FOR A DOSE TIME OF 58 MINUTES

WITH ANGLE OF DISTRIBUTION = 360 AREA PER SPRINKLER = 3,217 sf

OF ABSORPTION AREA

SPRINKLERS	LENGTH OF PIPE	Dist. Angle	Flow GPM	Q GPM	Hf ft of head	Area
4	107 FT	180	1.55	6.200	3.03	1608.5
3	104 FT	180	1.55	4.650	1.73	1608.5
2	46 FT	180	1.55	3.100	0.36	1608.5
1	44 FT	180	1.55	1.550	0.10	1608.5
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0

SUM= 301 feet of pipe 6.200 5.23 ft of head 6434.0 sf Provided

fittings factor 1.20 6121 sf Actual

6.27 ft of head

Hf for Dist Line 8.5376047 ft of head

(Note: 0.4335= 62.424/144 for water at 39.2°F)

40.00 psi divided by 0.4335 = 92.27 ft of head

elevation difference 19.00 ft of head

head required for sprinkling 126.08 ft of head

pressure required for sprinkling 54.66 psi

GENERAL NOTES:

- NO VEHICULAR TRAFFIC IS ALLOWED ON ANY PORTION OF THE DISPOSAL SYSTEM, UNLESS THE DESIGN SPECIFIES OTHERWISE.
- PIPE ALIGNMENT TO THE DISPOSAL BEDS MAY BE ALTERED AS REQUIRED. ANY CHANGE FROM THE PLANS MUST BE APPROVED BY THE ENGINEER AND THE APPROPRIATE GOVERNMENTAL AGENCY(IES).
- CONTRACTOR SHALL PROTECT TREES WHICH ARE NOT IN THE EXCAVATED CONSTRUCTION AREAS. CONTRACTOR SHALL MINIMIZE ROOT DAMAGE AND REASONABLY ADHERE TO THE DESIGN.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING A MINIMUM OF 1/4" PER FOOT OF FALL FROM THE BUILDING TO THE SEPTIC TANK.
- NO AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED OVER THE DISPOSAL AREAS. ANY WATERING IN THESE AREAS SHALL BE DONE BY HAND AND ONLY WHEN REQUIRED TO MAINTAIN GRASS COVER.
- ALL CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS OF THE APPROPRIATE AUTHORITY - TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND ANY APPLICABLE LOCAL BUILDING AND SAFETY CODES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THE CONSTRUCTION OF THIS SYSTEM.
- SPRAY APPLICATION AREAS SHALL BE COVERED WITH PERENNIAL GRASSES TO TAKE ADVANTAGE OF TRANSPIRATION. IF GRASSES ARE USED WHICH HAVE DORMANT PERIODS, STEPS SHOULD BE TAKEN TO PROVIDE SOME TYPE OF VEGETATION ON THE BEDS DURING THESE PERIODS.
 - RECOMMENDED COVERAGE:
 - BERMUDA: 1 LB/1000 S.F.
 - RYE: 10 LB/1000 S.F.
 - OR ST. AUGUSTINE SOD.
- SPRAY APPLICATION AREAS MUST BE MOWED AT REGULAR INTERVALS. FAILURE TO PROPERLY MAINTAIN VEGETATIVE COVER MAY RESULT IN SYSTEM FAILURE AND SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL PIPES SHALL BE SCHEDULE 40 PVC OR APPROVED EQUAL, UNLESS NOTED OTHERWISE. ALL JOINTS SHALL BE CLEANED WITH THE APPROPRIATE SOLVENT AND GLUED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
- ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10 FEET FROM ANY DISPOSAL SYSTEM OR SEWERAGE PIPE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF WATER LINES LESS THAN 10 FEET FROM THE DISPOSAL AREA.
- HIGH WATER ALARM SHALL BE LOCATED IN A NOTICEABLE LOCATION. THE ALARM SHALL BE A VISUAL AND AUDIBLE ALARM AND WIRED ON A SEPARATE CIRCUIT FROM THE PUMPS. ALL EXTERIOR CONTROLS AND CONNECTIONS SHALL BE ENCLOSED IN A WEATHER-PROOF HOUSING. ELECTRICAL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL ELECTRICAL AND BUILDING CODES.
- NO EXCAVATION IS PERMITTED NEAR THE DISPOSAL AREAS THAT WILL RESULT IN THE NONCOMPLIANCE OF APPLICABLE SETBACKS STATED IN THE RULES AND REGULATIONS OF THE APPROPRIATE AUTHORITY.
- ONLY GOOD QUALITY SANDY LOAM SHALL BE APPLIED OVER THE DISPOSAL AREAS. CLAY LOAM IS UNACCEPTABLE AND WILL CAUSE SYSTEM FAILURE. SANDY LOAM SHALL BE DEFINED AS SHOWN IN TABLE VI (USDA SOIL TEXTURAL CLASSIFICATIONS) OF THE RULES AND REGULATIONS OF THE TCEQ. THE INSTALLER IS RESPONSIBLE FOR VERIFYING THE QUALITY OF EACH LOAD OF LOAM PLACED ON THE SYSTEM.
- STORM WATER (RAINFALL RUNOFF) SHOULD NOT BE ALLOWED TO FLOW OVER THE DISPOSAL FIELDS OR THE TANKS. DIVERSION BERMS, SWALES AND/OR RAIN GUTTERS SHOULD BE INSTALLED AS NECESSARY TO PREVENT SUCH RUNOFF.
- THE CONTRACTOR IS RESPONSIBLE FOR STAKING AND VERIFYING THE GRADES PRIOR TO EXCAVATION. ANY DISCREPANCIES OF MORE THAN 6 INCHES SHALL BE REPORTED TO THE ENGINEER PRIOR TO EXCAVATION. THE CONTRACTOR SHALL NOT DEVIATE FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE APPROPRIATE AUTHORITY AND THE ENGINEER.
- THIS DISPOSAL SYSTEM HAS BEEN DESIGNED TO OPERATE PROPERLY AT SPECIFICATIONS NOTED IN THESE PLANS. ALTERATIONS TO THE SYSTEM BY THE OWNER, INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRAINAGE, BUILDING AND/OR WATER USAGE, MAY CAUSE PREMATURE FAILURE AND SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLUMBING FIXTURES ARE CONNECTED TO THE DESIGNATED SEPTIC TANK(S). LOW FLOW TOILETS (1.6 GAL), SHOWERHEADS AND FAUCETS SHALL BE USED IN THE STRUCTURES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR JOBSITE SAFETY AND PROTECTION OF THE PUBLIC FROM INJURY DURING CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR THE PREVENTION OF PERSONAL INJURY TO ANYONE ON OR NEAR THE DISPOSAL SYSTEM.
- CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL TANKS HAVE ADEQUATE STRENGTH AND INTEGRITY TO PERFORM SATISFACTORILY AS SHOWN ON THESE PLANS.
- THE WASTEWATER FLOW TO THE SEPTIC SYSTEM SHALL NOT EXCEED THE DESIGN FLOW SHOWN ON THIS PLAN.

PLAN REVISION NOTE:

THIS PLAN WAS REVISED ON 09/30/2025 TO REFLECT, AS MUCH AS POSSIBLE, AS-BUILT INFORMATION PROVIDED TO HAAG ENGINEERING CONSULTANTS BY THE SEPTIC SYSTEM INSTALLER. HAAG ENGINEERING CONSULTANTS HAS NOT FIELD VERIFIED ANY SEPTIC SYSTEM AS-BUILT CONDITIONS FOR THIS PROJECT AND DOES NOT ATTEST TO IT'S VALIDITY AND/OR ACCURACY.

SOLAR AEROBIC SA600-768LP PUMP FLOAT SETTINGS FOR MIN. 360 GPD AND MIN. 120 GAL RESERVE :

PUMP OFF POSITION: 9.70" ABOVE TANK BOTTOM (±178.6 GAL)
PUMP ON POSITION: 28.9" ABOVE TANK BOTTOM (±538.6 GAL)
ALARM ON POSITION: 35.24" ABOVE TANK BOTTOM (±658.6 GAL)

120 GAL RESERVE CAPACITY AT APPROX. 41.5" ABOVE TANK BOTTOM.

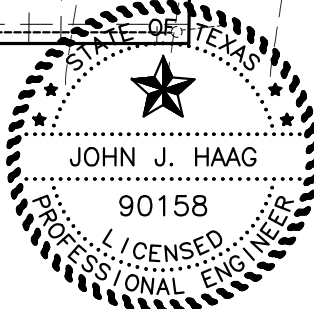
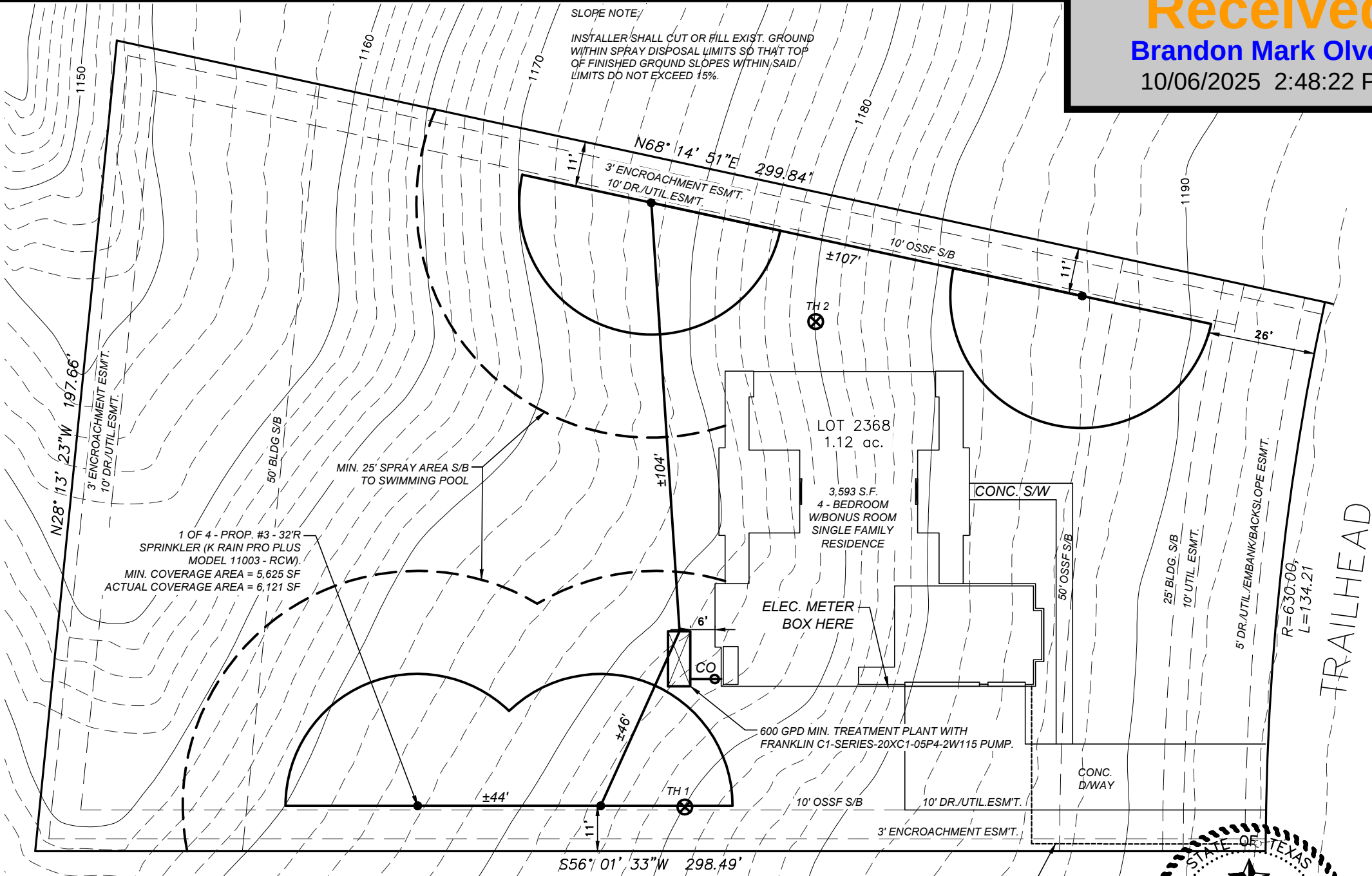
WATER POLLUTION ABATEMENT PLAN (WPAP) NOTES:

- THIS SITE IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE;
- ALL OSSF CONSTRUCTION SHALL FOLLOW ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE TCEQ APPROVED WPAP(S) FOR THIS SUBDIVISION AND THE WPAP LETTER THAT WAS INCLUDED AS PART OF THE APPROVED OSSF PERMIT FOR THIS PROJECT.

ASSUMED LOCATION OF WATER METER AND WATER SERVICE LINE ALIGNMENT FROM METER TO HOUSE. NOTE: WATER SERVICE LINE SHALL BE SLEEVED WITH SCH. 40 PVC WHEREVER IT IS 10" OR CLOSER TO PROPOSED OSSF DISPOSAL AREA LIMITS AND/OR ANY SYSTEM COMPONENT(S). EXCEEDS TAC 30 CHAPTER 290.44(e).

SLOPE NOTE:

INSTALLER SHALL CUT OR FILL EXIST. GROUND WITHIN SPRAY DISPOSAL LIMITS SO THAT TOP OF FINISHED GROUND SLOPES WITHIN SAID LIMITS DO NOT EXCEED 15%.



JOHN J. HAAG
90158
PROFESSIONAL ENGINEER

09/30/25

OSSF LAYOUT PLAN
LOT 2368, TRAILHEAD
VINTAGE OAKS AT THE VINEYARD, UNIT 30
COMAL COUNTY, TEXAS

ADD'L. NOTES:

- DESIGN DAILY WASTEWATER FLOW = 360 GPD (WATER SAVING DEVICES WERE ASSUMED FOR SEPTIC SYSTEM DESIGN).
- TOPOGRAPHIC DATA SOURCE: FEMA 2011 DATA.
- HOUSE LOCATION SAME/SIMILAR TO SITE PLAN LOCATION PER CLIENT.
- THE OSSF INSTALLER SHALL FIELD VERIFY ALL PROPERTY LINE LOCATIONS THAT THIS DESIGN REFERENCES PRIOR TO ANY OSSF INSTALLATIONS.

NOTE: OSSF IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT IN THE FEMA 100 YEAR FLOODPLAIN.
SITE EVALUATION BY JOHN J. HAAG, P.E. ON 02/25/2025

DRAWN BY: JJH
CHECKED BY: JJH
DATE: 09/30/25
JOB NO. JSCHOV25001

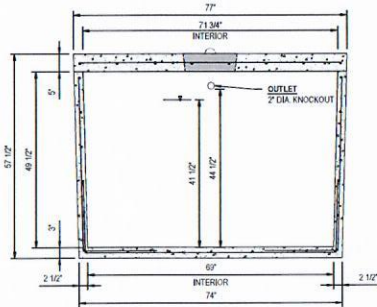
SHEET 1 OF 1

HAAG ENGINEERING CONSULTANTS

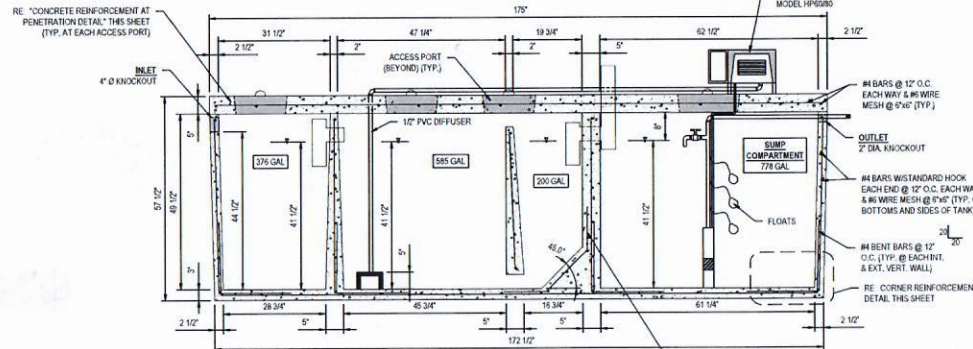
15831 SECRET TRAILS
SAN ANTONIO, TEXAS 78247
FIRM: F-5789

TEL: (210) 705-4268

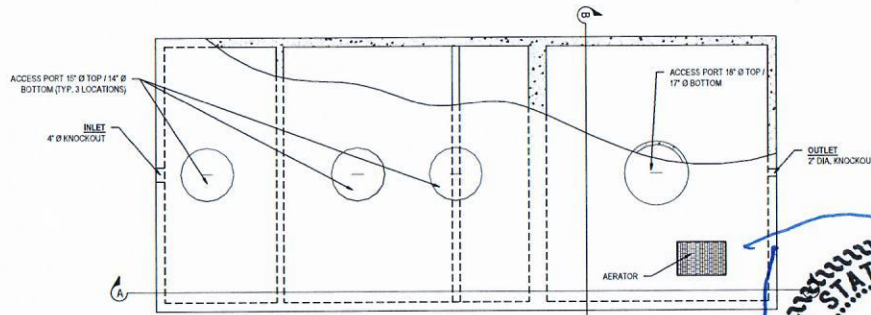
©COPYRIGHT 2025 HAAG ENGINEERING CONSULTANTS, LLC; ALL RIGHTS RESERVED



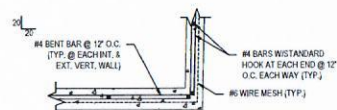
SECTION "B-B"
SCALE 3/4" = 1'-0"



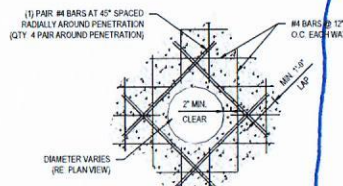
SECTION "A-A"
SCALE 3/4" = 1'-0"



PLAN VIEW
SCALE 3/4" = 1'-0"



CORNER REINFORCEMENT
DETAIL
SCALE 1 1/2" = 1'-0"



CONCRETE REINFORCEMENT
AT ACCESS PORT DETAIL
SCALE 1 1/2" = 1'-0"

GENERAL CONCRETE NOTES:

1. ALL CONCRETE SHALL CONFORM TO ASTM C94, READY MIX CONCRETE HAVING A MINIMUM DESIGN COMPRESSIVE STRENGTH OF 5000 PSI AT 28 DAYS WITH A MAXIMUM AGGREGATE SIZE OF 1" AND A MAXIMUM "SLUMP" OF 5". PORTLAND CEMENT SHALL BE TYPE "2". CONVEYANCE AND PLACEMENT OF ALL CONCRETE SHALL BE IN ACCORDANCE WITH ACI 315 AND 318, LATEST EDITIONS.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318, LATEST EDITION.
3. ALL CONCRETE SHALL BE PROTECTED AND MAINTAINED IN A MOISTENED CONDITION FOR A MINIMUM OF SEVEN DAYS OR TREATED WITH A CURING COMPOUND, FREE OF ALL OILS AND PARAFFIN BASE MATERIALS.
4. ALL REINFORCEMENT STEEL SHALL BE INTERMEDIATE GRADE, NEW BILLET STEEL, DEFORMED BAR AND CONFORM TO ASTM A615, GRADE 60.
5. ALL HORIZONTAL REINFORCING BARS SHALL BE CONTINUOUS AROUND CORNERS AND THROUGH INTERSECTIONS. ALL SPLICES SHALL HAVE A MINIMUM LAP OF 40 BAR DIAMETERS. ALL TERMINATING REBAR RUNS SHALL HAVE A FULLY DEVELOPED STANDARD HOOK AT THE TERMINATING END.
6. ALL DETAILING, FABRICATION, AND PLACEMENT OF REINFORCEMENT STEEL SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, ACI 315, LATEST EDITION.
7. ALL REINFORCEMENT STEEL SHALL BE TIED AT ADEQUATE INTERVALS WITH 16 GAUGE DOUBLE ANNEALED TIE WIRE.
8. ALL REINFORCEMENT BAR SPLICES SHALL BE BASIC CLASS "B" TENSION LAP SPLICES.

DESIGN ASSUMPTIONS PROVIDED BY SOLAR AEROBIC SYSTEMS, LLC:

1. OVERALL DIMENSIONS: 175' L x 77' W x 57.5' H
 2. CONCRETE MIX COMPRESSIVE STRENGTH: 5000 PSI
 3. STEEL REINFORCEMENT: #4 REBAR @ 12" O.C. (MAX SPACING)
#6 WIRE MESH (MINCHOLS WIRE MESH ASSUMED)
 4. SOIL DENSITY: 100 PCF
 5. MAX BURIAL DEPTH: 6'
- OTHER ASSUMPTIONS:**
1. WATER DENSITY: 62 PCF
 2. CONCRETE DENSITY: 145 PCF
 3. REBAR STRENGTH: 60 KSI (YIELDING)
 4. ALLOWABLE SOIL BEARING PRESSURE: 1500 PSF (ASSUMED)

SUMP COMPARTMENT VOLUME GALLONS PER INCH DEPTH

HEIGHT (in.)	VOLUME (gallons)	HEIGHT (in.)	VOLUME (gallons)
1	18.33	22	407.9
2	36.64	23	426.7
3	54.99	24	445.5
4	73.36	25	464.4
5	91.76	26	483.3
6	110.17	27	502.2
7	128.62	28	521.1
8	147.08	29	540.0
9	165.56	30	559.0
10	184.07	31	577.9
11	202.6	32	596.9
12	221.2	33	616.0
13	239.7	34	635.0
14	258.3	35	654.1
15	276.9	36	673.2
16	295.6	37	692.3
17	314.3	38	711.4
18	332.9	39	730.6
19	351.7	40	749.8
20	370.4	41	769.0
21	389.1	41.5	778.6

FOR APPROVAL
 (NOT FOR CONSTRUCTION OR PERMITTING)

NATHAN E. JORDAN
 TX PE #102944

STATE OF TEXAS
 JOHN J. HAAG
 90158
 LICENSED
 PROFESSIONAL ENGINEER
 11/20/19
 R.E. SEAL FOR TANK
 TYPE ~~REBAR~~
 only

C1 SERIES

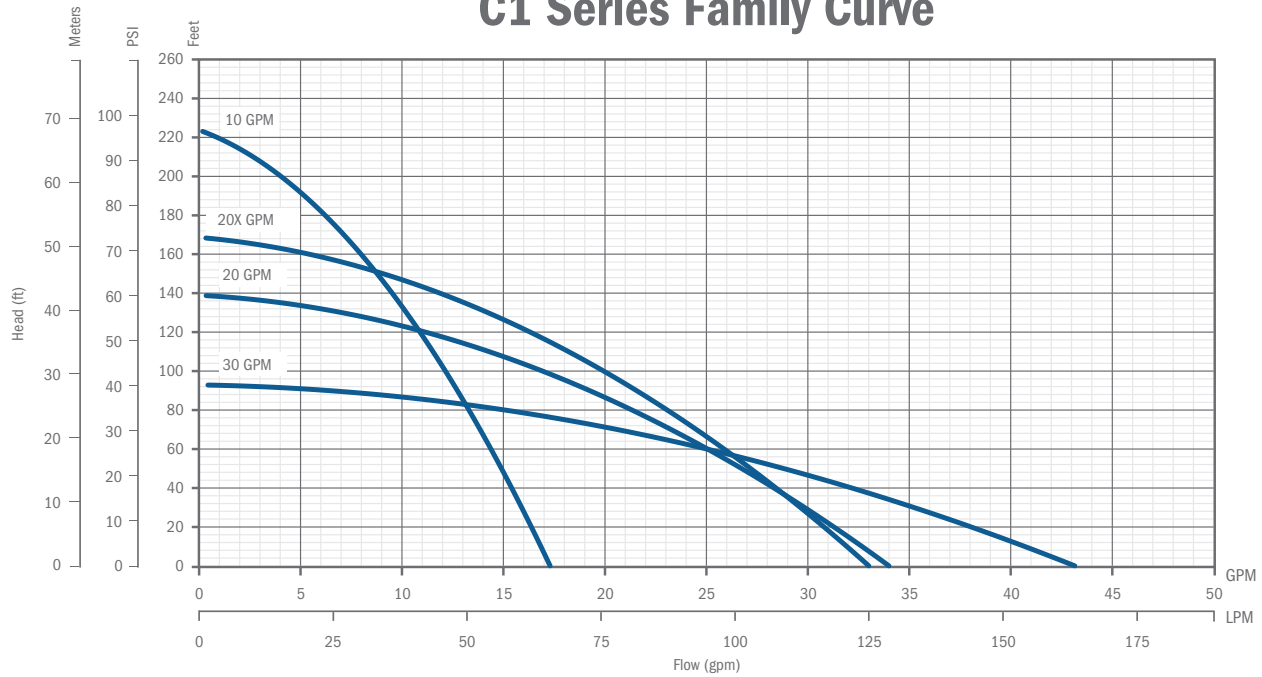
CISTERN PUMPS

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

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



C1 Series Family Curve



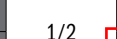
FEATURES

- Supplied with a removable 5" base for secure and reliable mounting
- Bottom suction design
- Robust thermoplastic discharge head design resists breakage during installation and operation
- Single shell housing design provides a compact unit while ensuring cool and quiet operation
- Hydraulic components molded from high quality engineered thermoplastics
- Optimized hydraulic design allows for increased performance and decreased power usage
- All metal components are made of high grade stainless steel for corrosion resistance
- Available with a high quality 115 V or 230 V, 1/2 hp motor
- Fluid flows of 10, 20, and 30 gpm, with a max shut-off pressure of over 100 psi
- Heavy duty 600 V 10 foot SJ00W jacketed lead

APPLICATIONS

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

ORDERING INFORMATION

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

Note: All units have 10 foot long SJ00W leads.



COMAL COUNTY

ENGINEER'S OFFICE

195 David Jonas Dr, New Braunfels, Texas 78132 (830)608-2090

Address: 1419 TRAILHEAD

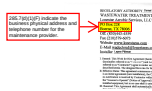
Legal Description: Vintage Oaks at the Vineyard 30, LOT 2368

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:

118624.pdf Markup Summary 10-23-2025

Brandon Mark Olvera (2)



Subject: Group
Page Label: 18
Checkmark: Unchecked
Author: Brandon Mark Olvera
Date: 10/23/2025 8:16:05 AM



285.7(d)(1)(F) indicate the business physical address and telephone number for the maintenance provider.

ence Request
2016 at the Vineyard, Unit 30



by application area. It is not necessary to have the setback
lined by TCEQ Chapter 285, rules Table 6. I hereby
(s) as required by Comal County Order and an equiv
i) the timer clock to ensure setbacks only spray da
ice will not pose a threat to the environment or public

Subject: Group
Page Label: 7
Checkmark: Unchecked
Author: Brandon Mark Olvera
Date: 10/23/2025 8:16:14 AM



There is a typo in the TCEQ chapter.

Aerobic With Surface Disposal

by Felix I. Bernal, P.E. (c) 2002 - 2013

SITE EVALUATION PERFORMED ON:

25-Feb-25

by

John J. Haag, P.E.



Date: 05/07/25

APPLICANT: Amy Schovajsa

MAILING ADDRESS:

CITY, ST, ZIP

CONTRACTOR

SITE ADDRESS: 1419 Trailhead

CITY, ST, ZIP New Braunfels, Tx. 78132

LEGAL DESCRIPTION: Lot 2863 Vintage Oaks at the Vineyard, Unit 30

WATER SOURCE: Public

SOIL TYPE 4 AT SLOPE OF <15% BEDROOMS 5 Sq. Ft. 3593
Normally Required 450 GPD 450 GPD

WATER SAVING DEVICES? Y

APPLICATION RATE = 0.064 GALLONS PER SQ. FT. PER DAY

USAGE 39.2 GALLONS PER DAY WHICH IS OF 450 GPD

C TANK VOLUME = 39.2 GALLONS TWO (2) PARTS PER DAY

ERVE CAPACITY = 39.2 (8) USAC WATER H. LEVEL AL

AREA REQUIRED = 625 SQ. ABSORPTION AREA 0.13 ACRES

WITHOUT WATER SAVING DEVICES 1,031 SQ. ABSORPTION AREA 0.16 ACRES

Use 600 GPD Model SA600LP Solar Aerobic

Nozzle PSI (K) ProP (Angle) (K) Nozzle

40 F. H. A. FOR RADIUS AND

GPM/ SPRINKLER OF 6 INCH FOR

AREA BY PRO SPRINKLER

LINEAR FEET OF DISTRIBUTION = 327.0 FT. OF 1 INCH SCH-40 PURPLE PIPE 150 C (HAZEN-WILLIAMS)

SPACE BETWEEN SPRINKLER HEADS = VARIES FT

4 SPRINKLERS FOR A DOSE TIME OF 58 MINUTE

WITH ANGLE OF DISTRIBUTION = 360

AREA PER SPRINKLER = 3,217 sf

OF ABSORPTION AREA

SPRINKLERS	LENGTH OF PIPE	Dist. Angle	Flow GPM	Q GPM	Hf ft of head	Area
4	77 FT	180	1.55	6.200	2.18	1608.5
3	35 FT	180	1.55	4.650	0.58	1608.5
2	157 FT	180	1.55	3.100	1.24	1608.5
1	58 FT	180	1.55	1.550	0.13	1608.5
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0
0			0	0.000	0.00	0.0

SUM= 327 feet of pipe

6.200 4.13 ft of head

6434.0 sf Provided

fittings factor 1.20

6121 sf Actual

4.95 ft of head

Hf for Dist Line 9.2750722 ft of head

(Note: 0.4335= 62.424/144 for water at 39.2°F)

40.00 psi divided by 0.4335 = 92.27 ft of head

elevation difference 15.00 ft of head

head required for sprinkling 121.50 ft of head

pressure required for sprinkling 52.67 psi



HAAG ENGINEERING CONSULTANTS

15831 Secret Trails • San Antonio, Texas 78247 • Tel: (210) 705-4268 • Email: jhaag@satx.rr.com

March 6, 2025

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

Re: Septic Setback Variance Request
Lot 2368, Vintage Oaks at the Vineyard, Unit 30

There is a typo in
the TCEQ chapter.

Dear Brenda:

Due to the lack of available space applying for area, it is necessary to move the setback from the property line to the edge of spray area at the lot and required by TCEQ Chapter 291.001, Subchapter X. By requesting variance to the twenty foot setback to the property line(s) as required by Comal County Ordinance and an equivalent provision will be maintained by adding a battery vault to the tank block to ensure spray only occurs during the dawn hours. In my professional opinion, this variance will not cause a threat to the environment or public health.

Sincerely,



03/06/2025

Haag Engineering Consultants, LLC
Firm No.: F-5789

GENERAL NOTES:

- NO VEHICULAR TRAFFIC IS ALLOWED ON ANY PORTION OF THE DISPOSAL SYSTEM, UNLESS THE DESIGN SPECIFIES OTHERWISE.
- PIPE ALIGNMENT TO THE DISPOSAL BEDS MAY BE ALTERED AS REQUIRED. ANY CHANGE FROM THE PLANS MUST BE APPROVED BY THE ENGINEER AND THE APPROPRIATE GOVERNMENTAL AGENCY(IES).
- CONTRACTOR SHALL PROTECT TREES WHICH ARE NOT IN THE EXCAVATED CONSTRUCTION AREAS. CONTRACTOR SHALL MINIMIZE ROOT DAMAGE AND REASONABLY ADHERE TO THE DESIGN.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING A MINIMUM OF 1/4" PER FOOT OF FALL FROM THE BUILDING TO THE SEPTIC TANK.
- NO AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED OVER THE DISPOSAL AREAS. ANY WATERING IN THESE AREAS SHALL BE DONE BY HAND AND ONLY WHEN REQUIRED TO MAINTAIN GRASS COVER.
- ALL CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS OF THE APPROPRIATE AUTHORITY - TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND ANY APPLICABLE LOCAL BUILDING AND SAFETY CODES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THE CONSTRUCTION OF THIS SYSTEM.
- SPRAY APPLICATION AREAS SHALL BE COVERED WITH PERENNIAL GRASSES TO TAKE ADVANTAGE OF TRANSPIRATION. IF GRASSES ARE USED WHICH HAVE DORMANT PERIODS, STEPS SHOULD BE TAKEN TO PROVIDE SOME TYPE OF VEGETATION ON THE BEDS DURING THESE PERIODS.
- RECOMMENDED COVERAGE:
 - BERMUDA: 1 LB/1000 S.F.
 - RYE: 10 LB/1000 S.F.
 - OR ST. AUGUSTINE SOD.
- SPRAY APPLICATION AREAS MUST BE MOWED AT REGULAR INTERVALS. FAILURE TO PROPERLY MAINTAIN VEGETATIVE COVER MAY RESULT IN SYSTEM FAILURE AND SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL PIPES SHALL BE SCHEDULE 40 PVC OR APPROVED EQUAL, UNLESS NOTED OTHERWISE. ALL JOINTS SHALL BE CLEANED WITH THE APPROPRIATE SOLVENT AND GLUED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
- ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10 FEET FROM ANY DISPOSAL SYSTEM OR SEWERAGE PIPE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF WATER LINES LESS THAN 10 FEET FROM THE DISPOSAL AREA.
- HIGH WATER ALARM SHALL BE LOCATED IN A NOTICEABLE LOCATION. THE ALARM SHALL BE A VISUAL AND AUDIBLE ALARM AND WIRING ON A SEPARATE CIRCUIT FROM THE PUMPS. ALL EXTERIOR CONTROLS AND CONNECTIONS SHALL BE ENCLOSED IN A WEATHER-PROOF ENCLOSURE. ELECTRICAL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL ELECTRICAL AND BUILDING CODES.
- NO EXCAVATION IS PERMITTED NEAR THE DISPOSAL AREAS THAT WILL RESULT IN THE NONCOMPLIANCE OF APPLICABLE SETBACKS STATED IN THE RULES AND REGULATIONS OF THE APPROPRIATE AUTHORITY.
- ONLY GOOD QUALITY SANDY LOAM SHALL BE APPLIED OVER THE DISPOSAL AREAS. CLAY LOAM IS UNACCEPTABLE AND WILL CAUSE SYSTEM FAILURE. SANDY LOAM SHALL BE DEFINED AS SHOWN IN TABLE VI (USDA SOIL TEXTURAL CLASSIFICATIONS) OF THE RULES AND REGULATIONS OF THE TCEQ. THE INSTALLER IS RESPONSIBLE FOR VERIFYING THE QUALITY OF EACH LOAD OF LOAM PLACED ON THE SYSTEM.
- STORM WATER (RAINFALL RUNOFF) SHOULD NOT BE ALLOWED TO FLOW OVER THE DISPOSAL FIELDS OR THE TANKS. DIVERSION BENCHES, SWALES AND/OR RAIN GUTTERS SHOULD BE INSTALLED AS NECESSARY TO PREVENT SUCH RUNOFF.
- THE CONTRACTOR IS RESPONSIBLE FOR STAKING AND VERIFYING THE GRADES PRIOR TO EXCAVATION. ANY DISCREPANCIES OF MORE THAN 6 INCHES SHALL BE REPORTED TO THE ENGINEER PRIOR TO EXCAVATION. THE CONTRACTOR SHALL NOT DEVIATE FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE APPROPRIATE AUTHORITY AND THE ENGINEER.
- THIS DISPOSAL SYSTEM HAS BEEN DESIGNED TO OPERATE PROBABLY AT SPECIFICATIONS NOTED IN THESE PLANS. ALTERATIONS TO THE SYSTEM BY THE OWNER, INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRAINAGE, BUILDING AND/OR WATER USAGE, MAY CAUSE PREMATURE FAILURE AND SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLUMBING FIXTURES ARE CONNECTED TO THE DESIGNATED SEPTIC TANK(S). LOW FLOW TOILETS (1.6 GAL), SHOWERHEADS AND FAUCETS SHALL BE USED IN THE STRUCTURES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR JOBSITE SAFETY AND PROTECTION OF THE PUBLIC FROM INJURY DURING CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR THE PREVENTION OF PERSONAL INJURY TO ANYONE ON OR NEAR THE DISPOSAL SYSTEM.
- CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL TANKS HAVE ADEQUATE STRENGTH AND INTEGRITY TO PERFORM SATISFACTORILY AS SHOWN ON THESE PLANS.
- THE WASTEWATER FLOW TO THE SEPTIC SYSTEM SHALL NOT EXCEED THE DESIGN FLOW SHOWN ON THIS PLAN.

SLOPE NOTE:

INSTALLER SHALL CUT OR FILL EXIST. GROUND WITHIN SPRAY DISPOSAL LIMITS SO THAT TOP OF FINISHED GROUND SLOPES WITHIN SAID LIMITS DO NOT EXCEED 15%.

SOLAR AEROBIC SA600-768LP PUMP FLOAT SETTINGS FOR MIN. 360 GPD AND MIN. 120 GAL RESERVE :

PUMP OFF POSITION: 9.70" ABOVE TANK BOTTOM (±178.6 GAL)
PUMP ON POSITION: 28.9" ABOVE TANK BOTTOM (±538.6 GAL)
ALARM ON POSITION: 35.24" ABOVE TANK BOTTOM (±658.6 GAL)

120 GAL RESERVE CAPACITY AT APPROX. 41.5" ABOVE TANK BOTTOM.

WATER POLLUTION ABATEMENT PLAN (WPAP) NOTES:

- THIS SITE IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE;
- ALL OSSF CONSTRUCTION SHALL FOLLOW ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE TCEQ APPROVED WPAP(S) FOR THIS SUBDIVISION AND THE WPAP LETTER THAT WAS INCLUDED AS PART OF THE APPROVED OSSF PERMIT FOR THIS PROJECT.

ADD'L. NOTES:

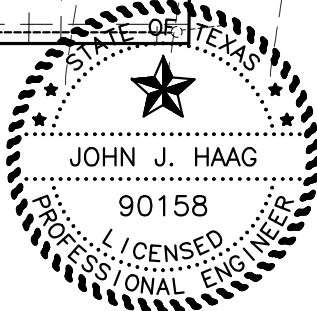
- DESIGN DAILY WASTEWATER FLOW = 360 GPD (WATER SAVING DEVICES WERE ASSUMED FOR SEPTIC SYSTEM DESIGN).
- TOPOGRAPHIC DATA SOURCE: FEMA 2011 DATA.
- HOUSE LOCATION SAME/SIMILAR TO SITE PLAN LOCATION PER CLIENT.
- THE OSSF INSTALLER SHALL FIELD VERIFY ALL PROPERTY LINE LOCATIONS THAT THIS DESIGN REFERENCES PRIOR TO ANY OSSF INSTALLATIONS.

NOTE: OSSF IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT IN THE FEMA 100 YEAR FLOODPLAIN.

SITE EVALUATION BY JOHN J. HAAG, P.E. ON 02/25/2025

ASSUMED LOCATION OF WATER METER AND WATER SERVICE LINE ALIGNMENT FROM METER TO HOUSE. NOTE: WATER SERVICE LINE SHALL BE SLEEVED WITH SCH. 40 PVC WHEREVER IT IS 10" OR CLOSER TO PROPOSED OSSF DISPOSAL AREA LIMITS AND/OR ANY SYSTEM COMPONENT(S). EXCEEDS TAC 30 CHAPTER 290.44(e).

1" = 30'



John J. Haag, P.E.

05/07/25

OSSF LAYOUT PLAN
LOT 2368, TRAILHEAD
VINTAGE OAKS AT THE VINEYARD, UNIT 30
COMAL COUNTY, TEXAS

DRAWN BY: JJH
CHECKED BY: JJH
DATE: 05/07/25
JOB NO. JSCHOV25001

SHEET 1 OF 1

HAAG ENGINEERING CONSULTANTS

15831 SECRET TRAILS
SAN ANTONIO, TEXAS 78247
FIRM: F-5789

TEL: (210) 705-4268

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WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

Lonestar Aerobic Services, LLC

PO Box 228

Boerne, TX 78006

Off. (830)443-4559

Fax (210)579-6073

Website www.lonestaras.com

E-Mail wadeccloud@lonestaras.com

Installer Layne Pittman

Customer Amy Schovasja

Site Address 1419 Trailhead

City New Braunfels Zip 78132 Gate #

Mailing Address 462 Curvatura

City New Braunfels Zip 78132

Day Phone 830-837-1620

Home Phone 830-837-1620

Emergency Phone 830-837-1620

- I. General: This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between Amy Schovja (hereinafter referred to as "Customer") and Lonestar Aerobic Services, LLC. By this agreement, Lonestar Aerobic Services, LLC and its employees (hereinafter inclusively referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein. The designed flow rate for this system is a maximum of 380 gallons per day.
- II. Effective Dates: This agreement commences on License to Operate and ends on for a total of two (2) years (initial agreement) or one (1) year (there after). If this is an initial agreement (new installation), the Customer will notify the Contractor within two (2) business days of the system's first use to establish the date of commencement. If no notification is received by Contractor within ninety (90) days after completion of installation or where county authority mandates, the date of commencement will be the date the "License to Operate" (Notice of Approval) was issued by the permitting authority. This agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty.
- III. Renewal: This Agreement shall automatically renew each year at the same terms, conditions, and costs, unless either party gives notice of termination a minimum of thirty (30) days prior to end of first agreement period. See Section IV.
- IV. Termination of Agreement: This Agreement may be terminated by either party with thirty (30) days written notice for any reason, including for example, substantial failure to perform in accordance with its terms, without fault or liability of the terminating party. If this Agreement is so terminated, Contractor will be paid at the rate of \$75 per hour for any work performed and for which compensation has not been received. After the deduction of all outstanding charges, any remaining monies from prepayment for services will be refunded to customer within thirty (30) days. Either party terminating this agreement for any reason, including non-renewal, shall notify in writing the equipment manufacturer and the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination. Nonpayment of any kind shall be considered breach of contract and a termination of contract.
- V. Services: Contractor will;
- A. Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulations, for a total of three visits to site per year.
- B. Provide a written record of visits to the site by means of an inspection tag attached to or contained in the control panel.
- C. Repair or replace, if Contractor has necessary materials at site, any component of the OSSF found to be failing or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and service costs are \$100.00 or less, Customer hereby authorizes Contractor to perform the service and bill Customer for said service. When service costs are greater than \$100.00, or if Contractor does not have necessary supplies at the site, Contractor will notify Customer of required services and associated costs.
- D. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only).
- E. Forward copies of this Agreement and all reports to the regulatory agency and the customer.
- F. Visit site in response to Customer's request for unscheduled service within forty-eight (48) hours of the date of notification (weekends and holidays excluded) of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.
- VI. Disinfection: Not Required Required. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals (what of the Customer Initial
- VII. Electronic Monitoring is not included in this Agreement.
- VIII. Performance of Agreement: Commencement of performance by Contractor under this agreement is contingent on the following conditions:
- A. If this is an initial agreement (new installation);
1. Contractor's receipt of a fully executed original copy or facsimile of this agreement and all documentation requested by Contractor.
2. Contractor's receipt of payment of the sewer monitor installation fee in accordance with the terms and conditions set forth in Section IX.
- B. If this is an initial agreement (new installation);
1. Contractor's receipt of a fully executed original copy or facsimile of this agreement and all documentation requested by Contractor.
2. Contractor's receipt of payment of the sewer monitor installation fee in accordance with the terms and conditions set forth in Section IX.
- C. If the above conditions are not met, Contractor is not obligated to perform any work under this agreement.
- IX. Customer's Responsibilities: The Customer shall be responsible for the following:
- A. Provide access to the yard or area where the OSSF is located, and removal of all obstacles, including but not limited to trees, shrubs, vehicles, animals, vehicles, trash, or debris, as well as allow the Contractor to perform the work and to allow Contractor to remove any parts of the OSSF that may be damaged or destroyed.
- B. Protect equipment from physical damage including but not limited to that damage caused by insects, rodents, birds, or other animals.
- C. Maintain the OSSF in accordance with the manufacturer's instructions, conditions and limitations, and as required by the State of Texas, the City of Houston, and the local health department.
- D. Notify Contractor of any and all problems, including but not limited to, the following: (1) any and all problems with the OSSF, (2) any and all problems with the treatment units, (3) any and all problems with the pump, (4) any and all problems with the control panel, (5) any and all problems with the electrical system, (6) any and all problems with the plumbing system, (7) any and all problems with the foundation, (8) any and all problems with the surrounding area, (9) any and all problems with the weather, (10) any and all problems with the surrounding area, (11) any and all problems with the weather, (12) any and all problems with the surrounding area, (13) any and all problems with the weather, (14) any and all problems with the surrounding area, (15) any and all problems with the weather, (16) any and all problems with the surrounding area, (17) any and all problems with the weather, (18) any and all problems with the surrounding area, (19) any and all problems with the weather, 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Wade A Cloud

Date _____

Texas Installer II
License number OS24590.

Customer Signature _____

Date _____

White Copy: Lonestar Aerobic Svcs.

Yellow Copy: Home Owner

Pink Copy: Regulatory Authority

GENERAL WARRANTY DEED

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.

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

§

THAT RANDY GRAHAM, A MARRIED PERSON NOT JOINED BY SPOUSE, AS THE PROPERTY CONVEYED HEREIN CONSTITUTES NO PART OF THEIR BUSINESS OR RESIDENTIAL HOMESTEAD, hereinafter referred to as "Grantor" (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned in hand paid by JAMES SCHOVAJSA AND AMY SCHOVAJSA, whose address is 462 Curvatura
New Braunfels, TX 78132, hereinafter referred to as "Grantee" (whether one or more), the receipt and sufficiency of which is hereby acknowledged and confessed; have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto said Grantee, the following described real property owned by Grantor, to-wit:

Lot 2368, VINTAGE OAKS AT THE VINEYARD, UNIT 30, COMAL County, Texas, according to the plat recorded in Document No. 202206006690, Map and Plat Records of COMAL County, Texas.

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 and assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs and assigns, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

All taxes assessed against the Property for the current year have been prorated between the parties, and Grantee hereby assumes and agrees to pay such taxes in full.

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described herein, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, restrictions, easements, covenants, and conditions applicable to and enforceable against the above described property, mineral and royalty reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

When this Deed is executed by more than one person or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs and assigns" shall be construed to mean "successors and assigns." Reference to any gender shall include either gender and, in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be.

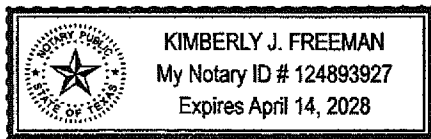
DATED the 20 day of February, 20 25.

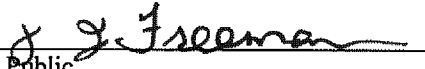

RANDY GRAHAM

THE STATE OF TX §

COUNTY OF Comal §

This instrument was acknowledged before me on the 20 day of February, 20 25,
by RANDY GRAHAM.




Notary Public

Grantee's Mailing Address and Return Address:
JAMES SCHOVAJSA
AMY SCHOVAJSA

Prepared by:
The Laird Law Firm, P.C.
1512 Heights Blvd.
Houston, Texas 77008

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
02/20/2025 01:00:46 PM
TAMMY 2 Pages(s)
202506004882



