

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:

Address:

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

Inspector Notes:

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 118700
Issued This Date: 06/30/2025
This permit is hereby given to: DREES CUSTOM HOMES, L.P.

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

8283 SWIFT BEAR
SAN ANTONIO, TX 78266

Subdivision: ENCHANTED BLUFF (ENCLAVE)
Unit: 1
Lot: 66
Block: 0
Acreage: 1.3700

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

		118700
<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

05/29/2025

Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION	
___ (Missing Items Circled, Application Refused)	



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 808-2090
WWW.CCEO.ORG

Date 05/8/25

Permit Number 118700

1. APPLICANT / AGENT INFORMATION

Owner Name	<u>DREES CUSTOM HOMES LP</u>	Agent Name	<u>GREG W. JOHNSON, P.E.</u>
Mailing Address	<u>c/o 23011 FM 306</u>	Agent Address	<u>170 Hollow Oak</u>
City, State, Zip	<u>Canyon Lake, TX 78133</u>	City, State, Zip	<u>New Braunfels, TX 78132</u>
Phone #	<u>830-935-4936</u>	Phone #	<u>830-905-2778</u>
Email	<u>traci@psseptics.com</u>	Email	<u>gregjohnsonpe@yahoo.com</u>

2. LOCATION

Subdivision Name ENCLAVE ENCHANTED BLUFF Unit 1 Lot 66 Block

Survey Name / Abstract Number 160235 Acreage

Address 8283 SWIFT BEAR City SAN ANTONIO State TX Zip 78266

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 5

Indicate Sq Ft of Living Area 4301

☐ 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: \$ 200,000 (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?

☐ Yes ☒ No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water ☒ Public ☐ Private Well

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]
Signature of Owner

5/12/2025
Date



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

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

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) FUJI CE7A & AK1000 PUMP Absorption/Application Area (Sq Ft) 5772

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

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

May 14, 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):

1 UNIT/PHASE/SECTION BLOCK 66 LOT ENCLAVE ENCHANTED BLUFF SUBDIVISION

IF NOT IN SUBDIVISION: ACREAGE SURVEY

The property is owned by (insert owner's full name): DRBBS CUSTOM HOMES, LP

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 12 DAY OF May, 20 25

[Signature]
Owner(s) signature(s)

DRBBS CUSTOM HOMES, LP
Owner (s) Printed name (s)

[Signature] 20 25 SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 12 DAY OF
Notary Public Signature



THIS AREA FOR COMAL COUNTY CLERK RECORDING PURPOSES ONLY

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
05/12/2025 11:03:14 AM
WESLEY 1 Pages(s)
202506013807



Bobbie Koepp

RECEIVED

By Brandon Olvera at 12:58 pm, Jun 30, 2025



By Cody Young LLC

To: DREES CUSTOM HOMES, L.P.
ENCHANTED BLUFF UNIT 1 (ENCLAVE), LOT 66

Site: 8283 SWIFT BEAR, SAN ANTONIO, TX 78266
County: COMAL
Installer: PAUL SWOYER SEPTICS
Agency: COMAL (CCEO)
Mfg./Brand: FUJI CE7A

Level 1 Contract

This service contract for the On-Site Sewage-facility, (OSSF), located at the site stated above. OSSF is to be inspected and serviced at regular intervals under a licensed provider. Special emergency service is to be provided within 48 hours of notification by the homeowner or the owner's agent. The initial contract is for (2) years from the date of final septic system inspection. Renewals shall be for a period of 2 years at the current rate and remain in effect for the specified dates listed. From LTO until 2 YEARS FROM LTO

Contract price \$700

LICENSE TO OPERATE

LICENSE TO OPERATE

Service Program Includes:

1. Regular site inspection at 4-month intervals for residential septic system.
2. OSSF maintenance: check aerator components for proper operation, control panel, effluent pump, spray head/drip nozzle. Check Proprietary specific components. Check pumps, check spray heads, check, and clean any Filters, check bull run valves and any other valves. Flush drain field if needed.
3. Visual inspection of control panel, (when accessible).
4. Labor expenses required at the home to maintain, repair, or remove any part of the control center or mechanical aerator to be returned for factory repair.
5. Labor expenses required at the home to service, repair, or install any part of the control panel or aerator returned from factory.
6. All maintenance reports will be emailed to the permitting authority & customer within 14 days of inspection.

RECEIVED


By Brandon Olvera at 12:58 pm, Jun 30, 2025

Client Responsibilities:

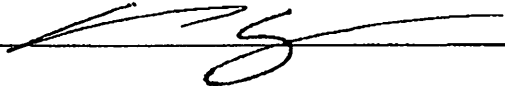
1. Special service calls after the (at the 4-month intervals) stated in Item #1.
2. BODs or TSS grab samples, (if needed).
3. Freight costs to and from factory, for component repair.
4. Costs for replacing damaged or missing parts and repairing any equipment not under any specified warranty.
5. Pumping out any or all the OSSF by a licensed waste hauler.
6. The Homeowner is responsible for maintaining the chlorinator and providing proper chlorine supply if required.
7. Securing pets so that maintenance functions can be performed safely for the technician, and the pet. If pets are present in the yard, and the owner is not on site to secure the animals, it is necessary to cancel the maintenance.
8. Securing pets so that maintenance functions can be performed safely for the technician, and the pet. If pets are present in the yard, and the owner is not on site to secure the animals, and it is necessary to cancel the maintenance, there will be a \$75 trip charge.
9. Insuring access to the property, always to the maintenance provider. (Gates, chains with locks, codes, etc.)

Miscellaneous Provisions

1. This contract can be terminated by either party in writing, within 30 days' notice. Contracts that are terminated will include notification in writing to the Authority having Jurisdiction, the Manufacturer of the system, and the other party.

Homeowner:  Date: 5/12/2024
Phone: (214) 969-9137 Email: mark@unitedllc.com

Maintenance Provider: Milo Young, License #MP0002338



Septic Pumping & Maintenance by Cody Young

911 RR3404

Kingsland, TX 78639

(325)248-8740

**ON-SITE SEWERAGE FACILITY
SOIL EVALUATION REPORT INFORMATION**

Date Soil Survey Performed: May 13, 2025

Site Location: ENCHANTED BLUFF - ENCLAVE, UNIT 1, LOT 66

Proposed Excavation Depth: N/A

Requirements:

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

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

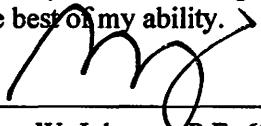
For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

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

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

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

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



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

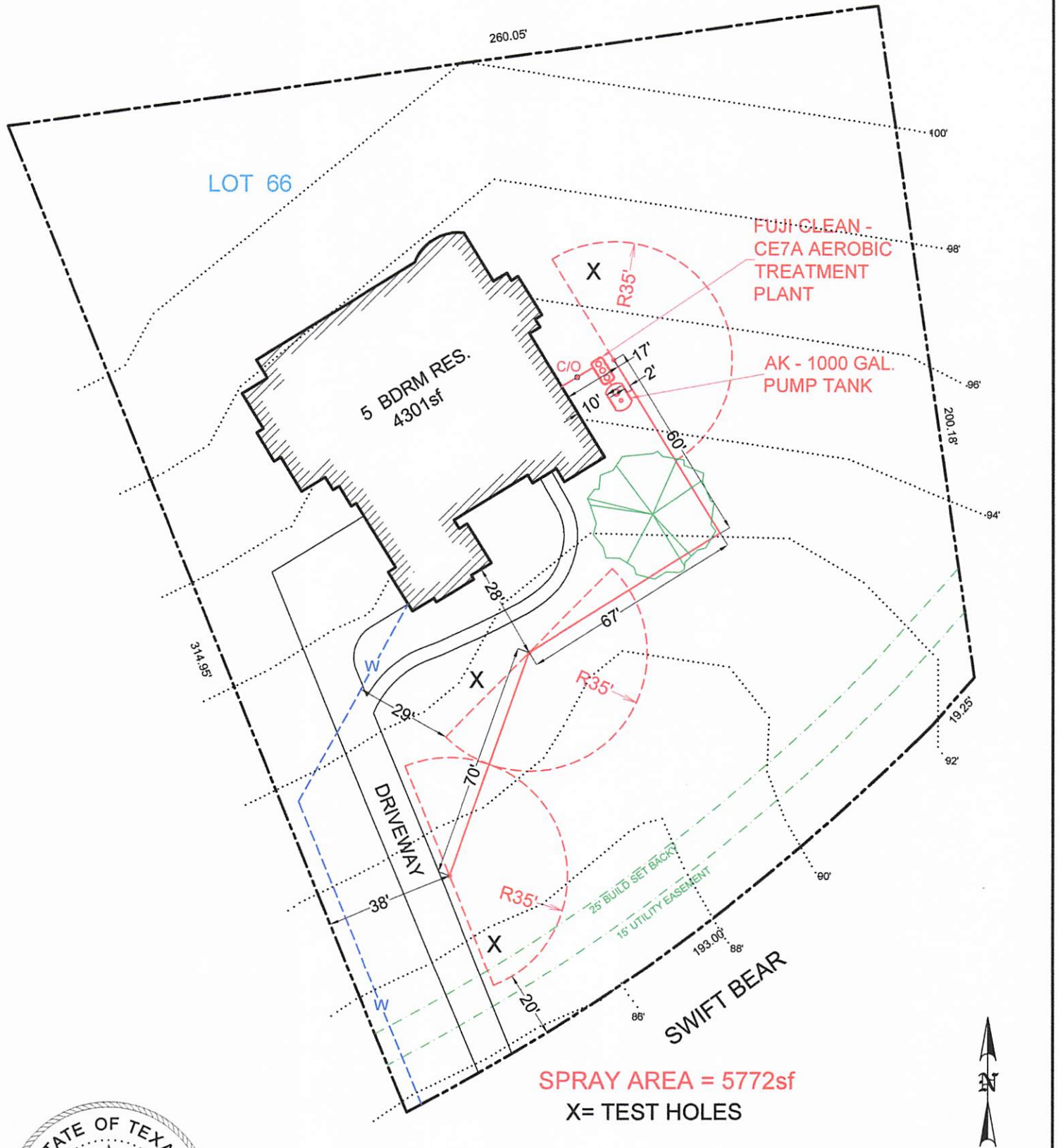
05/13/25

Date

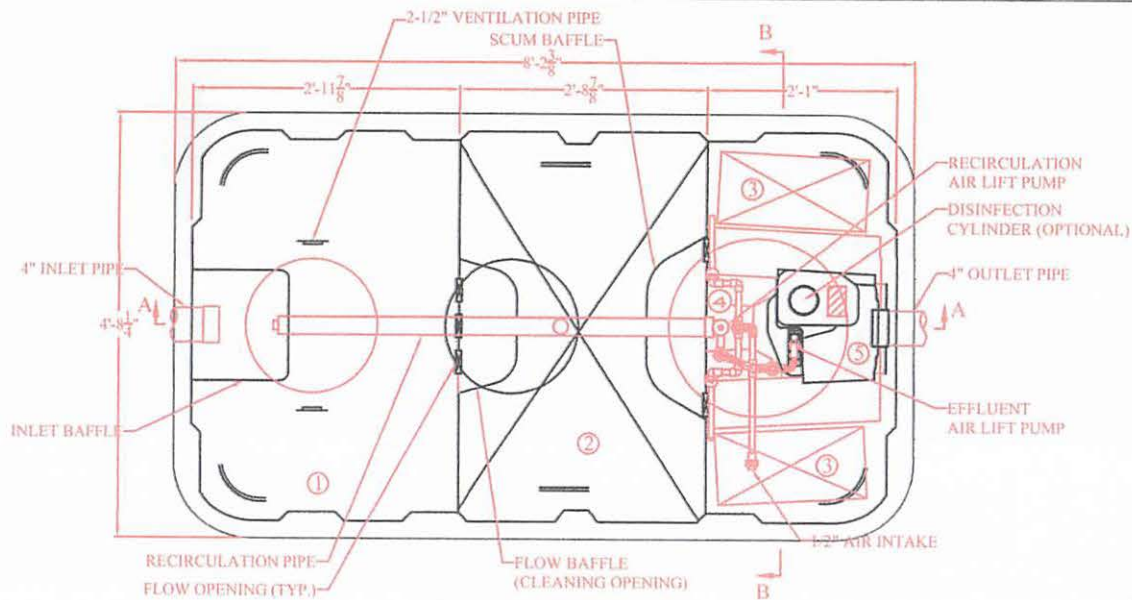
RECEIVED

By Brandon Olvera at 12:57 pm, Jun 30, 2025

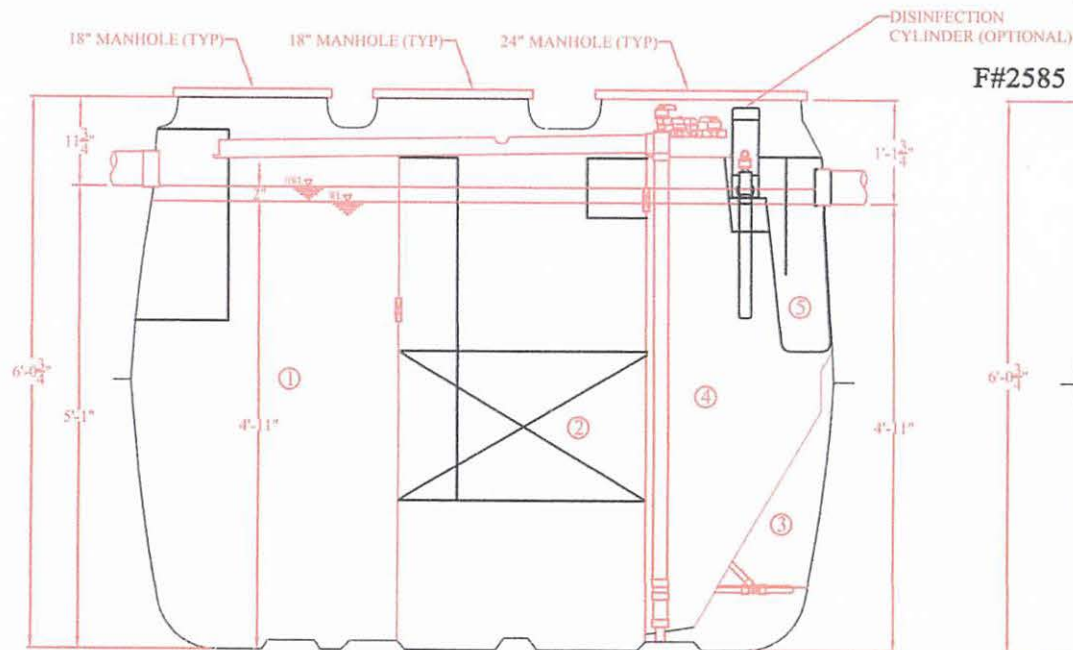
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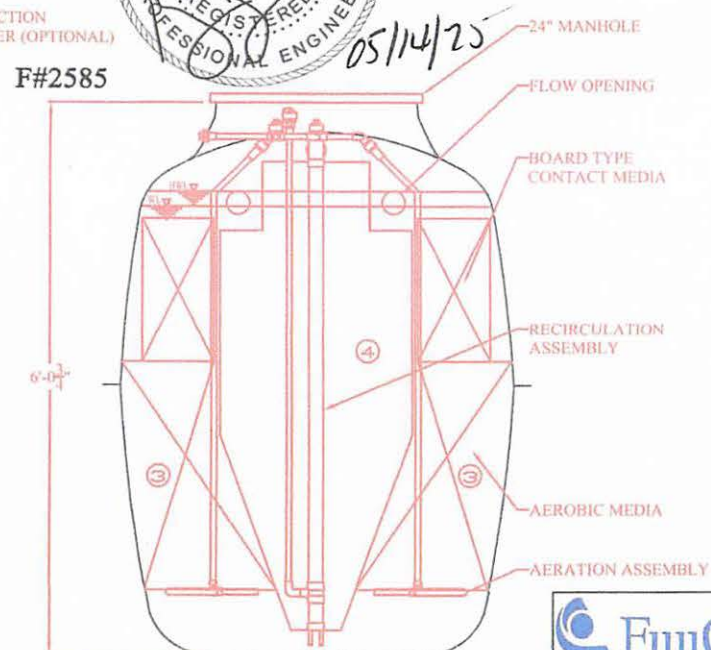
OWNER: DREES CUSTOM HOMES, L.P.				DRAWN BY: EJS III	
STREET ADDRESS: 8283 SWIFT BEAR					
LEGAL DESC: ENCHANTED BLUFF - ENCLAVE			UNIT/SECTION/PHASE: 1	BLOCK:	LOT: 66
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: 1"=40'	DATE: 5/14/2025	REVISED: 6/23/2025	



PLAN VIEW



SECTION A-A VIEW



SECTION B-B VIEW

CHAMBER		Volume (gal)
①	Sedimentation Chamber	397
②	Anaerobic Filtration Chamber	396
③	Aerobic Contact Filtration Chamber	181
④	Storage Chamber	90
⑤	Disinfection Chamber	6
Total Volume		1069

SPECIFICATIONS			
Anaerobic Media	PP / PE	Filling Rate	32%
Board Type Aerobic Media	PVC / PP / PE	Filling Rate	17%
Aerobic Media	PP / PE	Filling Rate	55%
Blower	2.8 cfm		
Tank	FRP		
Piping	PVC / PP / PE		
Access Covers	Plastic / Cast Iron		
Disinfectant (Optional)	Chlorine Tablets		



F#2585



**FUJI CE7A 720 GPD
Structural Drawing**

DATE: 07/01/2014 SCALE: 1/2" = 1"

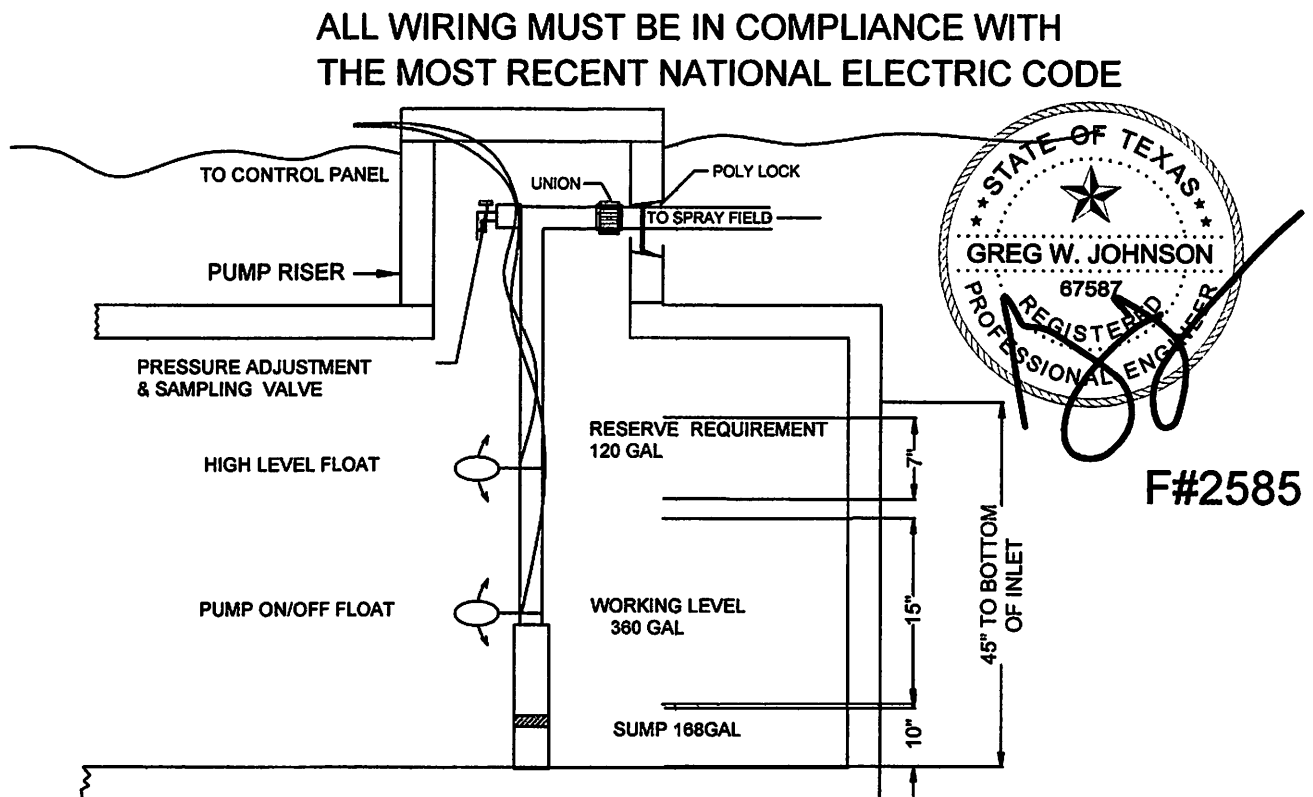
TANK NOTES:

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

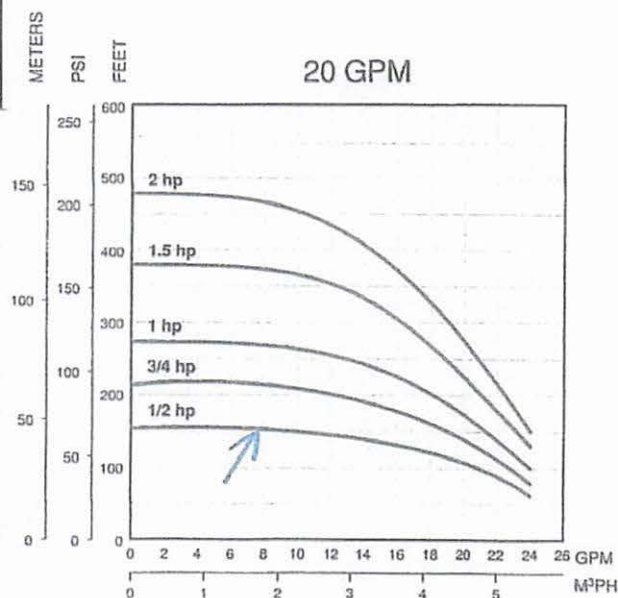


TYPICAL PUMP TANK CONFIGURATION
AK1000 GAL PUMP TANK

T3 / T35 Performance

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



COMAL COUNTY

ENGINEER'S OFFICE

RE: ***8283 Swift Bear***
Enchanted Bluff (Enclave) 1
Lot 66

Dear Property Owner & Agent,

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

- ✓ Maintenance Contract:
 - a. Our office does not accept abbreviations for License to operate.
- ✓ Site Plan:
 - a. Show the 25 ft building setback.
 - b. Show the connection from the pump tank to the distribution line.
- 3. Revise accordingly and resubmit.

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

Thank You,

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



By Cody Young LLC

To: DREES CUSTOM HOMES, L.P.

ENCHANTED BLUFF UNIT 1 (ENCLAVE), LOT 66

Site: 8283 SWIFT BEAR, SAN ANTONIO, TX 78266

County: COMAL

Installer: PAUL WOYER, SEPTIC SERVICES

Agency: COMAL CCEC

Mfg./Brand: ACE

VOID

This service contract for the On-Site Sewage-facility, (OSSF), located at the site stated above. OSSF is to be inspected and serviced at regular intervals under a licensed provider. Special emergency service is to be provided within 48 hours of notification by the homeowner or the owner's agent. The initial contract is for (2) years from the date of final septic system inspection. Renewals shall be for a period of 2 years at the current rate and remain in effect until the specified date listed. From 1/1/20 to 1/1/22 2 YEARS FROM 1/1/20

Contract price \$700

Service Program Includes:

1. Regular site inspection at 4-month intervals for residential septic system.
2. OSSF maintenance: check aerator components for proper operation, control panel, effluent pump, spray head/drip nozzle. Check Proprietary specific components. Check pumps, check spray heads, check, and clean any Filters, check ball run valves and any other valves. Flush drain field if needed.
3. Visual inspection of control panel, (when accessible).
4. Labor expenses required at the home to maintain, repair, or remove any part of the control center or mechanical aerator to be returned for factory repair.
5. Labor expenses required at the home to service, repair, or install any part of the control panel or aerator returned from factory.
6. All maintenance reports will be emailed to the permitting authority & customer within 14 days of inspection.

Client Responsibilities:

1. Special service calls after the (at the 4-month intervals) stated in Item #1.
2. BODs or TSS grab samples, (if needed).
3. Freight costs to and from factory, for component repair.
4. Costs for replacing damaged or missing parts and repairing any equipment not under any specified warranty.
5. Pumping out any or all the OSSF by a licensed waste hauler.
6. The Homeowner is responsible for maintaining the chlorinator and providing proper chlorine supply if required.
7. Securing pets so that maintenance functions can be performed safely for the technician, and the pet. If pets are present in the yard, and the owner is not on site to secure the animals, it is necessary to cancel the service. Securing pets that must remain on site can be performed safely for the technician and the pet. If pets are present in the yard, and the owner is not on site to secure the animals, and it is necessary to cancel the maintenance, there will be a charge to the homeowner to charter a pet care service. Insurance is the responsibility of the homeowner, always to the intent of the provider. Pets, chains with codes.


VOID

1. This contract can be terminated by either party in writing, within 30 days' notice. Contracts that are terminated will include notification in writing to the Authority having Jurisdiction, the Manufacturer of the system, and the other party.

Homeowner: 

Date: 5/12/2024

Maintenance Provider: Milo Young, License #MP0002338



Septic Pumping & Maintenance by Cody Young

911 RR3404

Kingsland, TX 78639

(325)248-8740

260.05'

100'

LOT 66

FUJI CLEAN -
CE7A AEROBIC
TREATMENT

X

5 BDRM RES.
4301sf

AK - 1000 GAL.
PUMP TANK

VOID

RAY AP 5772sf
4-TE CHAISEL

DRIVEWAY

38'

R35'

X

15' UTILITY EASEMENT

193.00'

88'

SWIFT BEAR

20'



OWNER: DREES CUSTOM HOMES, L.P.		DRAWN BY: EJS III	
STREET ADDRESS: 8283 SWIFT BEAR			
LEGAL DESC: ENCHANTED BLUFF - ENCLAVE	UNIT/SECTION/PHASE: 1	BLOCK: 1	LOT: 66
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=40'	DATE: 5/14/2025	REVISED:

CHICAGO TITLE GF# 43001275 18093AR

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.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR

§

2020 FI DIERKS, LLC, a Texas limited liability company, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, has GRANTED, SOLD, and CONVEYED, and by these presents does hereby GRANT, SELL, AND CONVEY, unto DREES CUSTOM HOMES, LP, a Texas limited partnership, whose mailing address is 20734 Stone Oak Parkway, Suite 103, San Antonio, Texas 78258, that certain real property in Bexar County, Texas, described in Exhibit A which is attached hereto and incorporated herein for all purposes (the "**Property**"), and hereby transfers to Grantee all of Grantor's right, title and interest, if any, in and to all improvements, structures, fixtures, and other installations located on the Property as of the date hereof, and appurtenances thereto.

This conveyance is made and accepted expressly subject to Mineral Reservation hereinafter set forth, to all applicable zoning laws, regulations, and ordinances of municipal and/or governmental authorities, and is further made subject to the permitted exceptions set forth on Exhibit B which is attached hereto and incorporated herein for all purposes (the "**Permitted Exceptions**"), but only to the extent such Permitted Exceptions are still in effect and shown of record in the hereinabove mentioned County and State.

Grantor reserves and retains for itself and excepts from this conveyance all of the oil, gas, and other minerals in, on, or under or that may be produced from the Property that are not currently outstanding in other parties as of the date hereof (the "**Mineral Reservation**"); provided, however, that the Mineral Reservation will not include and Grantor waives and relinquishes any right to use the surface of the Property for any reason, including, without limitation, the right to enter upon the Property for the exploration and/or removal of oil, gas, and other minerals and the right to place or maintain any structures, improvements, fixtures, equipment or pipelines in, on, under or across the Property. Notwithstanding the foregoing, such surface use waiver will not prohibit subterranean underground directional drilling activities that begin upon and are conducted from the surface of real property other than the Property, provided that such drilling activities at all times penetrate the Property sufficiently below the surface as to not interfere with or disturb in any manner the present or future use to which the owner(s) of the Property or their successors and assigns may desire to devote such Property, and in no event will the directional drilling or subsurface activities intersect the boundaries of the Property at depths less than 500' below the overlying surface of the Property.

EXCEPT FOR THE WARRANTY OF TITLE STATED HEREIN, GRANTEE HEREBY ACCEPTS THE PROPERTY "AS IS", "WHERE IS", AND "WITH ALL FAULTS", AND NOT IN RELIANCE ON ANY REPRESENTATION OR WARRANTY BY GRANTOR, EXCEPT THOSE EXPRESS REPRESENTATIONS AND

WARRANTIES SET FORTH IN THAT CERTAIN BUILDER AGREEMENT FOR PURCHASE AND SALE OF RESIDENTIAL LOTS DATED OCTOBER 2, 2023 BY AND BETWEEN GRANTOR, AS DEVELOPER, AND GRANTEE, AS BUILDER (THE "EXPRESS REPRESENTATIONS"). GRANTEE ACKNOWLEDGES THAT, EXCEPT FOR THE EXPRESS REPRESENTATIONS, GRANTEE IS NOT RELYING UPON THE ACCURACY OR COMPLETENESS OF ANY REPRESENTATION, BROCHURE, RENDERING, PROMISE, STATEMENT, OR OTHER ASSERTION OR INFORMATION WITH RESPECT TO THE LOTS MADE OR FURNISHED BY OR ON BEHALF OF, OR OTHERWISE ATTRIBUTED TO, GRANTOR OR ANY OF ITS AGENTS, EMPLOYEES, OR REPRESENTATIVES, ANY AND ALL SUCH RELIANCE BEING HEREBY EXPRESSLY AND UNEQUIVOCALLY DISCLAIMED, BUT IS RELYING SOLELY AND EXCLUSIVELY UPON ITS OWN EXPERIENCE AND ITS INDEPENDENT JUDGMENT, EVALUATION, AND EXAMINATION OF THE LOTS. GRANTEE FURTHER UNEQUIVOCALLY DISCLAIMS (I) THE EXISTENCE OF ANY DUTY TO DISCLOSE ON THE PART OF GRANTOR OR ANY OF ITS AGENTS, EMPLOYEES, OR REPRESENTATIVES AND (II) ANY RELIANCE BY GRANTEE ON THE SILENCE OR ANY ALLEGED NONDISCLOSURE OF GRANTOR OR ANY OF ITS AGENTS, EMPLOYEES, OR REPRESENTATIVES. GRANTEE EXPRESSLY WARRANTS AND REPRESENTS THAT NO PROMISE OR AGREEMENT HAS BEEN MADE TO IT AND HEREBY DISCLAIMS ANY RELIANCE UPON ANY SUCH ALLEGED PROMISE OR AGREEMENT (EXCEPT FOR THE EXPRESS REPRESENTATIONS). THIS PROVISION WAS FREELY NEGOTIATED AND IS A MATERIAL PART OF THE CONSIDERATION ACKNOWLEDGED FOR THIS DEED, AND EXCEPT AS OTHERWISE PROVIDED IN THE EXPRESS REPRESENTATIONS AND EXCEPT AS PROVIDED IN THE WARRANTY OF TITLE HEREIN, GRANTEE HAS AGREED TO DISCLAIM RELIANCE ON GRANTOR AND TO ACCEPT THE PROPERTY "AS IS", "WHERE IS", AND "WITH ALL FAULTS" WITH FULL AWARENESS THAT THE LOTS' PRIOR USE OR OTHER MATTERS COULD AFFECT THEIR CONDITION, VALUE, SUITABILITY, OR FITNESS, AND GRANTEE CONFIRMS THAT GRANTEE IS HEREBY ASSUMING ALL RISK ASSOCIATED THEREWITH. TO THE FULLEST EXTENT PERMITTED BY LAW, GRANTEE DOES AND WILL INDEMNIFY AND HOLD HARMLESS GRANTOR AND GRANTOR'S OFFICERS, DIRECTORS, OWNERS, EMPLOYEES, REPRESENTATIVES, AND AGENTS (COLLECTIVELY, "GRANTOR PARTIES") FOR, FROM, AND AGAINST ANY INJURIES, LOSSES, LIENS, CLAIMS, DEMANDS, JUDGMENTS, LIABILITIES, DAMAGES, COSTS, AND EXPENSES (INCLUDING BUT NOT LIMITED TO COURT COSTS AND REASONABLE ATTORNEY'S FEES AND EXPENSES), THAT RESULT FROM OR ARISE OUT OF OR IN CONNECTION WITH ANY DESIGN DEFECT, CONSTRUCTION DEFECT, OR SUBSTANDARD WORKMANSHIP IN ANY HOMES OR OTHER IMPROVEMENTS CONSTRUCTED BY GRANTEE ON THE PROPERTY, AND ANY COVENANT, REPRESENTATION, STATEMENT, OR WARRANTY MADE BY GRANTEE OR ANY OF GRANTEE'S AGENTS OR EMPLOYEES TO ANY THIRD PARTY PERTAINING TO THE PROPERTY OR ANY PORTION OF ANY OF SAME. GRANTEE UNDERSTANDS THAT THE DISCLAIMERS OF RELIANCE AND OTHER PROVISIONS CONTAINED HEREIN COULD LIMIT ANY LEGAL RECOURSE OR REMEDY GRANTEE OTHERWISE MIGHT HAVE. GRANTEE ACKNOWLEDGES THAT IT HAS SOUGHT AND HAS RELIED UPON THE ADVICE OF ITS OWN LEGAL COUNSEL CONCERNING THIS PROVISION.

EXCEPT FOR THE EXPRESS REPRESENTATIONS, GRANTOR MAKES NO REPRESENTATIONS AS TO COMPLIANCE WITH LAWS RELATING TO HEALTH, SAFETY OR

THE ENVIRONMENT, AND GRANTOR MAKES NO WARRANTIES OR REPRESENTATIONS WITH RESPECT TO THE SUBSURFACE CONDITION OF THE PROPERTY OR THE PRESENCE OR ABSENCE THEREIN OF ANY TOXIC OR HAZARDOUS WASTES OR MATERIALS OF ANY KIND OR NATURE WHATSOEVER.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto said Grantee, its successors and assigns, forever. And Grantor does hereby bind itself and its successors to WARRANT and FOREVER DEFEND all and singular the said premises unto Grantee, its successors, and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

The obligation to pay taxes for the current year and subsequent years is assumed by Grantee.

Grantor expressly reserves the right, until the date which is one hundred twenty (120) days following the date hereof, to dedicate easements for utility purposes over, under, and across the property hereby conveyed; provided, however, that any easement created by Grantor pursuant to this provision shall affect only the portion of such property which is adjacent to a property line and shall not materially adversely affect the ability of Grantee to construct a residence on such property.

[Signatures on following page.]


EXECUTED to be effective this the _____ day of February, 2025.

2020 FI DIERKS, LLC,
a Texas limited liability company

By: **BITTERBLUE 2020 FUND I, LP,**
a Texas limited partnership
its Member-Manager

By: **BITTERBLUE 2020 FUND I GP,**
LLC, a Texas limited liability company
its General Partner

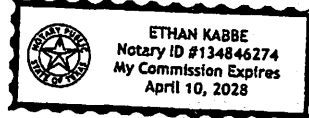
By: **BITTERBLUE INVESTMENTS,**
LLC, a Texas limited liability company
its Sole Member

By: 
Name: Scott Teeter
Title: Manager

STATE OF TEXAS §
 §
COUNTY OF Bexar §

This instrument was acknowledged before me on February 24th, 2025, by
Scott Teeter the Manager of
BITTERBLUE INVESTMENTS, LLC, a Texas limited liability company, Sole Member of
BITTERBLUE 2020 FUND I GP, LLC, a Texas limited liability company, General Partner of
BITTERBLUE 2020 FUND I, LP, a Texas limited partnership, Member-Manager of 2020 FI
DIERKS, LLC, a Texas limited liability company, on behalf of said companies and said limited
partnership.

[SEAL]




Notary Public

EXHIBIT "A"

Legal Description

Lot 56 and Lot 66, of Enchanted Bluff-Unit 1 (Enclave), an addition in Comal County, Texas, according to the map or plat thereof recorded in Document 202306004954, Map and Plat Records, Comal County, Texas.

UNOFFICIAL

EXHIBIT "B"
Permitted Exceptions

1. Restrictive covenants of record set forth in Document No. 202306004954, Map and Plat Records, Comal County, Texas and Document Nos. 202306004956, 202306040000, and 202406033764, Official Public Records, Comal County, Texas.
2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
3. Building setback line, 25 feet wide, along the front and side lot lines, as shown on the above-mentioned plat (Lot 56).
4. Building setback line, 25 feet wide, along the front lot line, as shown on the above-mentioned plat (Lot 66).
5. Public gas, electric, telephone and cable TV easement, 14 feet wide, along the front and side street lot line, as shown on the above-mentioned plat (Lot 56).
6. Public gas, electric, telephone and cable TV easement, 15 feet wide, along the front lot line, as shown on the above-mentioned plat (Lot 66).
7. Private street, as shown on the above-mentioned plat.
8. Amended and Restated Memorandum of Agreement Regarding Easements, as provided therein, recorded in Document No. 202106017942, Official Public Records, Comal County, Texas.
9. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded at Document No. 202006057734, Official Public Records, Comal County, Texas.
10. Maintenance Agreement, as provided therein, recorded in Document No. 202306004955, Official Public Records, Comal County, Texas.
11. Easement(s), as provided therein, recorded in Document No. 202206049137, Official Public Records, Comal County, Texas.
12. Assessments, charges and liens as set forth in the document recorded as Document No. 202306004956, Official Public Records, Comal County, Texas.
13. That certain Memorandum of Resale Restriction entered into by and between Grantor and Grantee of even date herewith, recorded in the Real Property Records of Comal County, Texas, on or about the date hereof.
14. That certain Water and Sewer Notice entered into by and between Grantor and Grantee of even date herewith, recorded in the Real Property Records of Comal County, Texas, on or about the date hereof.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
02/25/2025 01:15:09 PM
TERRI 6 Pages(s)
202506005279



Bobbie Koepp

