COMAL COUNTY
ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **09/25/2025** Permit Number: **118711**

Location Description: 3830 SPRING BRANCH RD
SPRING BRANCH, TX 78070

Subdivision:	SPRING BRANCH ESTATES
Unit:	1
Lot:	1
Block:	2
Acreage:	0.9500

Type of System: Aerobic
Surface Irrigation

Issued to: PATRICE LEBLANC

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

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

Alterations to this permit including, but not limited to:

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

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

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

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

Licensing Authority
Comal County Environmental Health

OS0036769

ENVIRONMENTAL HEALTH INSPECTOR

ENVIRONMENTAL HEALTH COORDINATOR

Assistant: OS0034792

Comal County Environmental Health
OSSF Inspection Sheet

Installer Name: Matthew Carter **OSSF Installer #:** OS0037662

1st Inspection Date: 9/22/25 **2nd Inspection Date:** 9/23/25 **3rd Inspection Date:** 9/25/25

Inspector Name: Corey Allen **Inspector Name:** Corey Allen **Inspector Name:** Corey Allen

Permit#: 118711 **Address:** 3830 Spring Branch Rd

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: **9/22/25 CA: Tank not full. Battery backup installed tightline sleeved. Do not cover need op**
9/23/25 CA: Operational remove or cover surface rocks and brush piles within spray radius and seed.
9/25/25 CA: Seed present and covered

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 SingleTank, 2Compartments Provided withBaffle SEPTIC TANK Inlet Flowline Greater than3" and " T " Provided on Inlet and OutletSEPTIC TANK Septic Tank(s) MeetMinimum 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 providedSEPTIC 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		500	X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X		Pro Flo	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)				

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

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.	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		
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	X			X		

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?	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 X	285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)		X		
42	APPLICATION AREA Area Installed	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:	118711
Issued This Date:	06/20/2025
This permit is hereby given to:	PATRICE LEBLANC

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

3830 SPRING BRANCH RD
SPRING BRANCH, TX 78070

Subdivision:	SPRING BRANCH ESTATES
Unit:	1
Lot:	1
Block:	2
Acreage:	0.9500

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System:	Aerobic
	Surface Irrigation

This permit gives permission for the construction of the above referenced on-site facility to commence. Installation must be completed by an installer holding a valid registration card from the Texas Commission on Environmental Quality (TCEQ). Installation and inspection must comply with current TCEQ and Comal County requirements.

Call (830) 608-2090 to schedule inspections.

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date _____

Permit Number **REVISED** 8:22 am, Jun 20, 2025

1. APPLICANT / AGENT INFORMATION

Owner Name	Patrice LeBlanc	Agent Name	Nicholas Kolbe
Mailing Address	5605 Mt. Bonnel RD.	Agent Address	1825 FM 2438
City, State, Zip	Austin TX 78731	City, State, Zip	SeguinTX 78155
Phone #	512-461-9044	Phone #	830-708-9065
Email	PatLBlanc3@Gmail.com	Email	KolbeLandCo@Gmail.com

2. LOCATION

Subdivision Name Spring Branch Estates Unit 1 Lot 1 Block 2

Survey Name / Abstract Number _____ Acreage _____

Address 3830 Spring Branch RD. City Spring Branch State TX Zip 78070

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 2

Indicate Sq Ft of Living Area Less than 1500 FT²

☐ 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: $ 150,000 (Structure Only)

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

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

Source of Water ☐ Public ☒ Private Well ☐ Rainwater

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.

x _____ x 6/3/25

Signature of Owner Date

Revised January 2021

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 Nicholas Kolbe

System Description Aerobic Treatment with SPRAY DISTRIBUTION

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

Tank Size(s) (Gallons) 500 GPD ATU Absorption/Application Area (Sq Ft) 2826

Gallons Per Day (As Per TCEQ Table III) 180

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

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

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

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

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

Is there at least one 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.

Signature of Designer Date 6.3.25

Revised March 2024

2/C

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

202506016385 06/03/2025 10:50:38 AM 1/2

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities (OSSF's), 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 (commission) 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):

LOT 1, BLOCK 2, SPRING BRANCH ESTATES, UNIT NO. 1 IN COMAL COUNTY TEXAS

The property is owned by (insert owner's full name): PATRICE LEBLANC

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 2 DAY OF June, 20 25

PATRICE A. LEBLANC

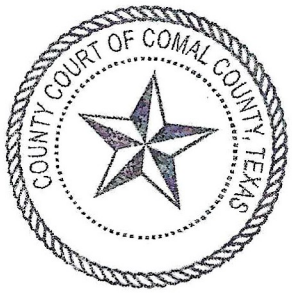
Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 2 DAY OF June 20 25

Kara Kolbe

Notary Public, State of Texas

KARA PAIGE KOLBE
Notary Public, State of Texas
Comm. Expires 01-06-2026
Notary ID 133519520



This page has been added to comply with the statutory requirements that the clerk shall stamp the recording information at the bottom of the last page.

This page becomes part of the document identified by the file clerk number affixed on preceding pages.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
06/03/2025 10:50:38 AM
TAMMY 2 Page(s)
202506016385

Bobbie Koepp

Created 7/27/15

Carter Septic Solutions LLC
2533 S. Hwy 80, Luling, TX 78648
Tel.: (512) 450-3066

Permit #: _____

Regulatory Agency: _____

INSPECTION & MAINTENANCE AGREEMENT

Regular and continuing maintenance is the single most important key to the long-term safe and successful operation of surface application systems utilizing aerobic treatment plants. The **OWNER** of an aerobic wastewater treatment system is a **VITAL KEY** to its success or failure and thereby they must accept their responsibilities of its upkeep and maintenance. Carter Septic Solutions hereby enters this maintenance contract to assist the Owner in keeping his/her aerobic system operating properly and safely; and to keep the owner in compliance with the Texas Commission on Environmental Quality (TCEQ) regulations. (Title 30 Texas Administrative Code, Chapter 285)

INSPECTION OF ITEMS: Items to be inspected include aerators, alarms, chlorine supply and disinfection system, diffusers, distribution systems, drip emitters, sludge volume, chlorine residual, electrical circuitry, filters, and pumps.

FREQUENCY OF MAINENANCE INSPECTION: Carter Septic Solutions will perform maintenance inspections to the owner's aerobic wastewater treatment system three (3) times a year at approximately four (4) month intervals. On each report the owner receives, it will indicate when their next scheduled maintenance inspection will occur.

REPORTS: A report will be generated during each visit with one (1) copy submitted to the required regulatory agency, one (1) copy sent to the owner of the system and the original maintained in our files. The report will indicate the date the inspection was performed, owners name and address, the items inspected, sampling test results for chlorine residual, comments, recommendations, and/or repairs performed.

SAMPLING: A chlorine residual sample will be conducted during each maintenance inspection visit. Results will be recorded on each report. For commercial systems only, each year, one (1) Biological Oxygen Demand (BOD) and one (1) Total Suspended Solids (TSS) sample will be taken for laboratory analysis. The owner is responsible for the laboratory cost for these tests. The test results will be submitted to the required regulatory agency.

REPAIRS: The owner of the aerobic wastewater treatment system is responsible for any cost associated with the repair or replacement of the system's components. Any repairs and/or replacement costs will be discussed with and accepted by the owner prior to any work performed by Carter Septic Solutions. CSS will respond to non-scheduled services within 24 hours. There is an additional fee for nonscheduled visits and/or service calls.

FEES: The cost of a maintenance agreement for the system listed below is $_____ and is valid for ____ years. Payment is due at the time of contract signing. Failure to make payment within ten (10) days of the date on the contract, constitutes a breach of contract, and the appropriate regulatory agency will be notified of the cancellation of the contract. This maintenance agreement does not cover the cost of customer-requested service calls, materials or labor that are due to system or component failure. Non-scheduled visits and/or service calls requested by the owner will be at an additional charge.

Invoices are due upon completion of the work performed and/or receipt of invoices.

OWNER'S RESPONSIBILITIES:

- The owner of the Aerobic Treatment Unit must always maintain sufficient chlorine (tablets or liquid) in the disinfection system.
- The owner must maintain an area free of overgrowth or vegetation around the Aerobic Treatment Unit and sprinklers.
- Make your property accessible (gate unlocked or key/combination provided), and dogs restrained during each visit.
- The owner must follow the manufacturer's recommendations for the system's proper operation, including restricting the disposal of non-biodegradable material, chemicals, solvents, thinners, fuels, grease, oils, etc. that can affect the systems performance and/or pollute the environment
- The owner must have their system repaired or components replaced immediately by a Certified Provider as needed.
- The owner must have their Aerobic Treatment Unit pumped out by a licensed waste hauler when their system exceeds 65% sludge volume.
- CSS will advise you when this is necessary by conducting a free annual 30-minute settleometer test.
- The owner should keep fire ants away from the Aerobic Treatment Unit and its components. Any damage caused by fire ants is not covered under any warranty. CSS reserves the right to refuse service to systems infested by fire ants. A $60.00 travel charge shall be made for return visits, due to fire ant infestation or animals not restrained.

This contract is valid from: LICENSE TO OPERATE DATE through 2 YRS FROM LICENSE TO OPERATE DATE

Manufacturer: GATCO Model: PRO FLO 600 SLPT Serial Number: _____

Owner's Name: PATRICE LEBLANC Site Address: 3830 SPRING BRANCH RD, SPRING BRANCH TX 78070

Mailing Address (if different): 5605 MT. BONNELL RD. AUSTIN TX 78731

Telephone: 512.461.9044 Cell Phone: _____ Work Phone: _____

Email: PajeBlanc3@Gmail.com Call or Text Before Each Visit? X Yes ____ No Gate Code: _____

X [signature] 6/3/25 Matthew Carter MP0002513

Signature of Owner Date Mathew Carter, MP TCEQ License #

OSSF Soil & Site Evaluation

Page 1 (Soil & Site Evaluation) **Date Performed:** 6/3/2025

Property Owner: PATRICE LEBLANC

Site Location: 3830 SPRING BRANCH RD. SPRING BRANCH TX 78070 Proposed Excavation Depth: NA

REQUIREMENTS: PROPERTY ID: 389018

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil borings 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 disposal field excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

Soil Boring Number: 1 - 2					
Depth (Feet)	**Texture Class**	**Gravel Analysis (If Applicable)**	**Drainage (Mottles/ Water Table)**	**Restrictive Horizon**	**Observations**
1 FT.	IV-BLACK silty CLAY 0-3"	GREATER THAN 30%	WELL DRAINED	ROCK	AEROBIC SPRAY
2 FT.					
3 FT.	ROCK @ 3"				
4 FT.					
5 FT.					

Soil Boring Number:					
Depth (Feet)	**Texture Class**	**Gravel Analysis (If Applicable)**	**Drainage (Mottles/ Water Table)**	**Restrictive Horizon**	**Observations**
1 FT.					
2 FT.					
3 FT.					
4 FT.					
5 FT.					

FEATURES OF SITE AREA

Presence of 100 year flood zone	☐ Yes	☒ No
Presence of upper water shed	☐ Yes	☒ No
Presence of adjacent ponds, streams, water impoundments	☐ Yes	☒ No
Existing or proposed water well in nearby area (within 150 feet)	☒ Yes	☐ No
Ground Slope	3 %	

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

[signature] 6/3/2025 OS0036987

(Signature of person performing evaluation) (Date) Registration Number and Type

Form # PA3/2-2004-Revised-Final

Page 2 (Soil & Site Evaluation):

Date Performed: 6/3/2025

Site Location: 3830 SPRING BRANCH RD, SPRING BRANCH TX 78070 ☐ Subsurface Disposal ☒ Surface Disposal

PROPERTY ID: 389018

Schematic of Lot or Tract

Show:

Compass North, adjacent streets, property lines, property dimensions, location of buildings, easements, swimming pools, water lines, and any other structures where known.
Location of existing or proposed water wells within 150 feet of the property.
Indicate slope or provide contour lines from the structure to the farthest location of the proposed disposal field.
Location of soil boring or excavation pits (show location with respect to a known reference point).
Location of natural, constructed, or proposed drainage ways (ditches, streams, ponds, lakes, rivers, etc.), water impoundment areas, cut or fill bank, sharp slopes and breaks.

Lot Size: _____ or Acreage: 0.95

SITE DRAWING

See Design

Nicholas Kolbe, R.S., S.E.
1825 FM 2438 Seguin, Texas 78155
Mobile 830-708-9065 KolbeLandCo@gmail.com

June 3rd, 2025

Comal County Office of Environmental Health
195 David Jonas Dr.
New Braunfels TX 78132-3760

RE- Septic Design
3830 Spring Branch Rd.
Spring Branch Estates Unit 1, BLK 2, Lot 1
Spring Branch TX 78070

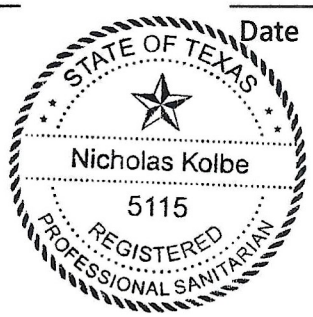
BRANDON/BRENDA,

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

If I can be of further assistance please contact me.

Respectfully,

Nicholas Ryan Kolbe, R.S. #5115 — Date 6.3.25



Nicholas Kolbe, R.S. 5115
1825 FM 2438
Seguin, Texas 78155
Mobile (830) 708-9065 KolbeLandCo@Gmail.com

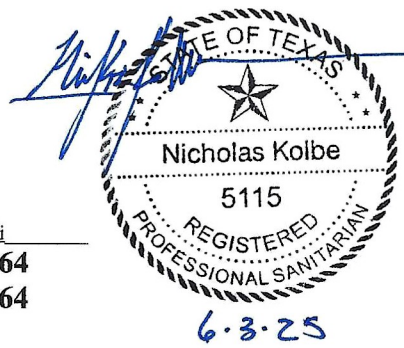
OSSF DESIGN

Owner: **PATRICE LEBLANC**
Location: **3830 SPRING BRANCH RD, SPRING BRANCH TX 78070**
Phone: **512-461-9044, PALEBLANC3@GMAIL.COM**
Date: **6/3/2025/2025**

Development: **Residence with water saving devices** Bedrooms: **2** Sq. Ft living: **<1500**
GPD = 180

Q: **180 gpd** Soil: **Type IA** R_i: **0.064 gall/ft²/day**

System Type: **Aerobic/Surface Application (PRO FLO 500 SLPT)**
Trash Tank: 400 gall Aerobic Tank: 621 gpd Pump Tank: 771 gall
Supply Line: **Sch 40, 1" purple (~92')** Check Valve Required: **NO**
Minimum Application Area (A): **= 2813 ft²** ($A = Q/R_i$)



Sprinklers: **K-Rain Super Pro 10003-RCW**

Number	Nozzle	PSI	Pattern	Radius	Area/head	GPM/head	R_i
S1	**#4**	**30**	**180°**	**30 ft**	**1413 ft²**	**3.4**	**0.064**
S2	**#4**	**30**	**180°**	**30 ft**	**1413 ft²**	**3.4**	**0.064**

Overlap Area: **0sqft** Actual Application Area: **2826 ft²** GPM: **6.8 GPM**

Pump Requirements: **6.8 GPM @ 76.47ft TDH** Pump Used: **StaRite, 20 GPM ½ HP**

- **Elevation Head = 5ft**
- **Pressure Head = 30 psi x 2.30 = 69ft**
- **Friction Head of 92ft of 1" Sch 40 = 92ft x 0.0269 = 2.47 ft**
- **Total Dynamic Head (TDH) = 5 + 69 + 2.47 = 76.47 (StaRite 20GPM ½ HP)**
- **Timer set to spray between 12:00 AM & 5:00 AM**
- **Liquid chlorinator required**

All design criteria are in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

6·3·25

STATE OF TEXAS
Nicholas Kolbe
5115
REGISTERED
PROFESSIONAL SANITARIAN

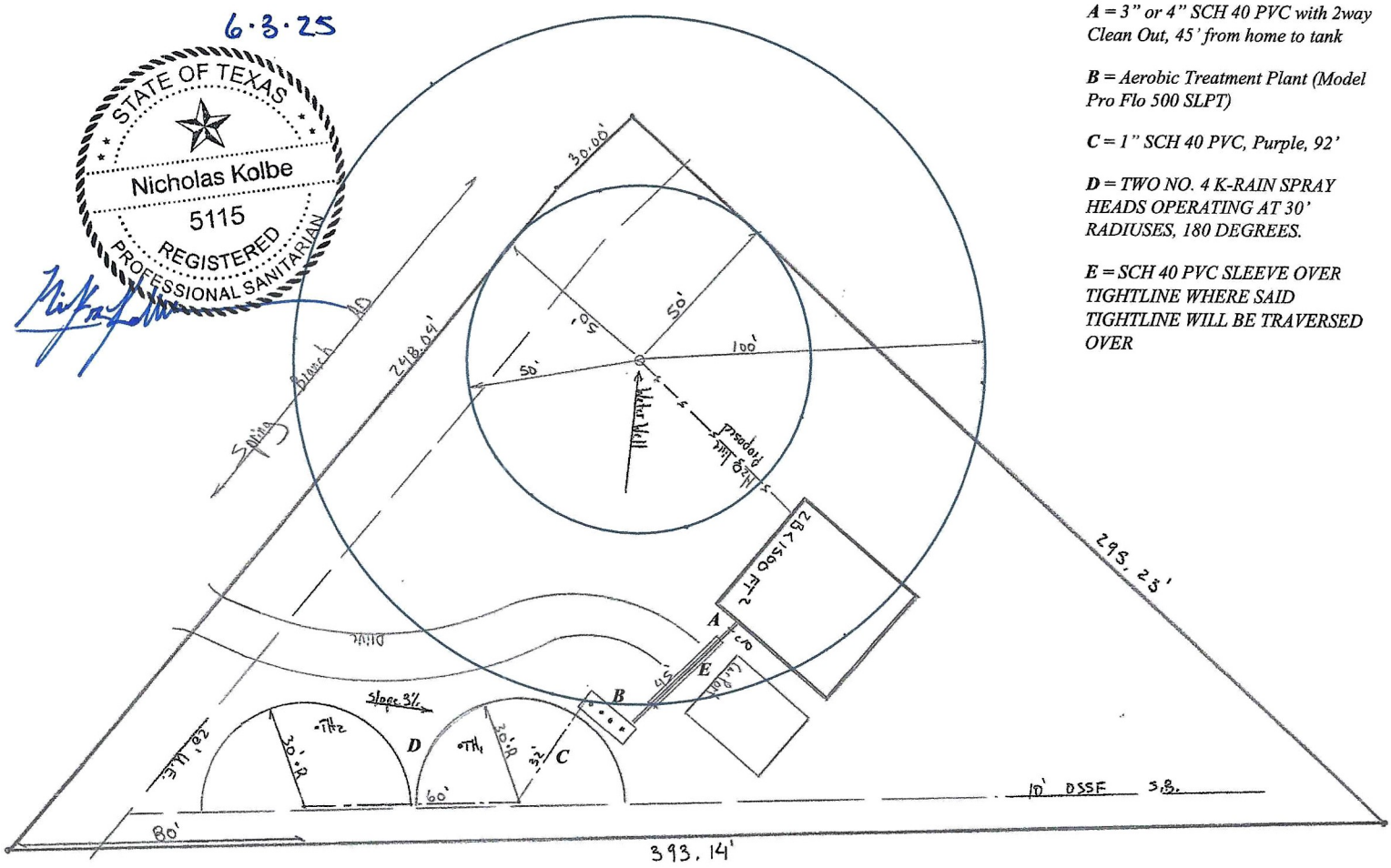
A = 3" or 4" SCH 40 PVC with 2way Clean Out, 45' from home to tank

B = Aerobic Treatment Plant (Model Pro Flo 500 SLPT)

C = 1" SCH 40 PVC, Purple, 92'

D = TWO NO. 4 K-RAIN SPRAY HEADS OPERATING AT 30' RADIUSES, 180 DEGREES.

E = SCH 40 PVC SLEEVE OVER TIGHTLINE WHERE SAID TIGHTLINE WILL BE TRAVERSED OVER



NOTES

1. The Designed OSSF is meant to accommodate a maximum flow of 180 GPD for a 2 bedroom less than 1500 sqft home WITH WATER SAVING DEVICES. Overuse of 180 GPD may result in system failure.
2. Install a 2-way cleanout in a 3" or 4" tightline between the house and the tank, slope 1/8in/ft. Tightline shall be 3" or 4" SCH 40 PVC. Approx. 45' between tank and home (A). SLEEVE SAID TIGHTLINE WITH SCH 40 PVC WHERE SAID LINE WILL BE TRAVERSED OVER (E).
3. ATU is a minimum 500 gpd ATU (B).
4. Supply line to sprinklers is purple 1" sch 40, 92' (C).
5. S1-S2 are K-Rain Proplus low angle sprinklers with #4 nozzles operating @ 30psi, 30' radius. All operating at 180 degree radiuses. All sprinklers have a GPM flow of 3.4. Total GPM flow is 6.8.
6. There shall be no obstructions within 10' of the sprinkler heads.
7. Audible & visual alarms, external disconnect within site of the pump tank, pump & alarms on separate breakers and external wiring in conduit are required.
8. Timer set to spray between 12:00 AM & 5:00 AM.
9. ***The reserve capacity (1/3) of the daily flow for this system is 60 gallons***
10. Liquid chlorinator required.
11. Any excavations and/or exposed rock in the disposal area shall be covered with topsoil and seasonal grasses shall be seeded over the disposal rea in order to minimize run-off & erosion. Erosion cloth is acceptable.
12. No part of the septic system absorption field is within 150' of any sensitive recharge feature. No part of the On Site Sewage Facility treatment tank is within 50' of any sensitive recharge feature. ***Potable waterline to be sleeved in sch 40 PVC to 10' of any element of the OSSF system in order to provide the equivalent protection of a 10' separation in compliance with TAC Chapter 290, Subchapter D, Rules for Public Drinking Water Systems.***
13. ***Waterline shall not run horizonal with any OSSF tightline or 1" purple SCH 40 Distribution line within 10'***
14. ***Septic tank shall stay a minimum of 10' from all potable waterlines or above ground storage tanks.***
15. ***Entirety of septic system is to stay within the setbacks and boundary lines of property as noted on design.***
16. ***Design and details written and drawn herein were prepared with the best available information provided to the Registered Sanitarian by the landowner and by ground truth/evaluation.***
17. ***SEE ATTACHED VARIANCE REQUEST FORM FOR SPRAY SETBACK VARIANCE REQUEST.***

Contributing Zone Plan (CZP) Notes

A CZP is not required for this house location because the home is a single-family dwelling with less than 20% impervious cover.

Legal: LOT 1, BLOCK 2, SPRING BRANCH ESTATES, UNIT NO. 1 IN COMAL COUNTY TEXAS

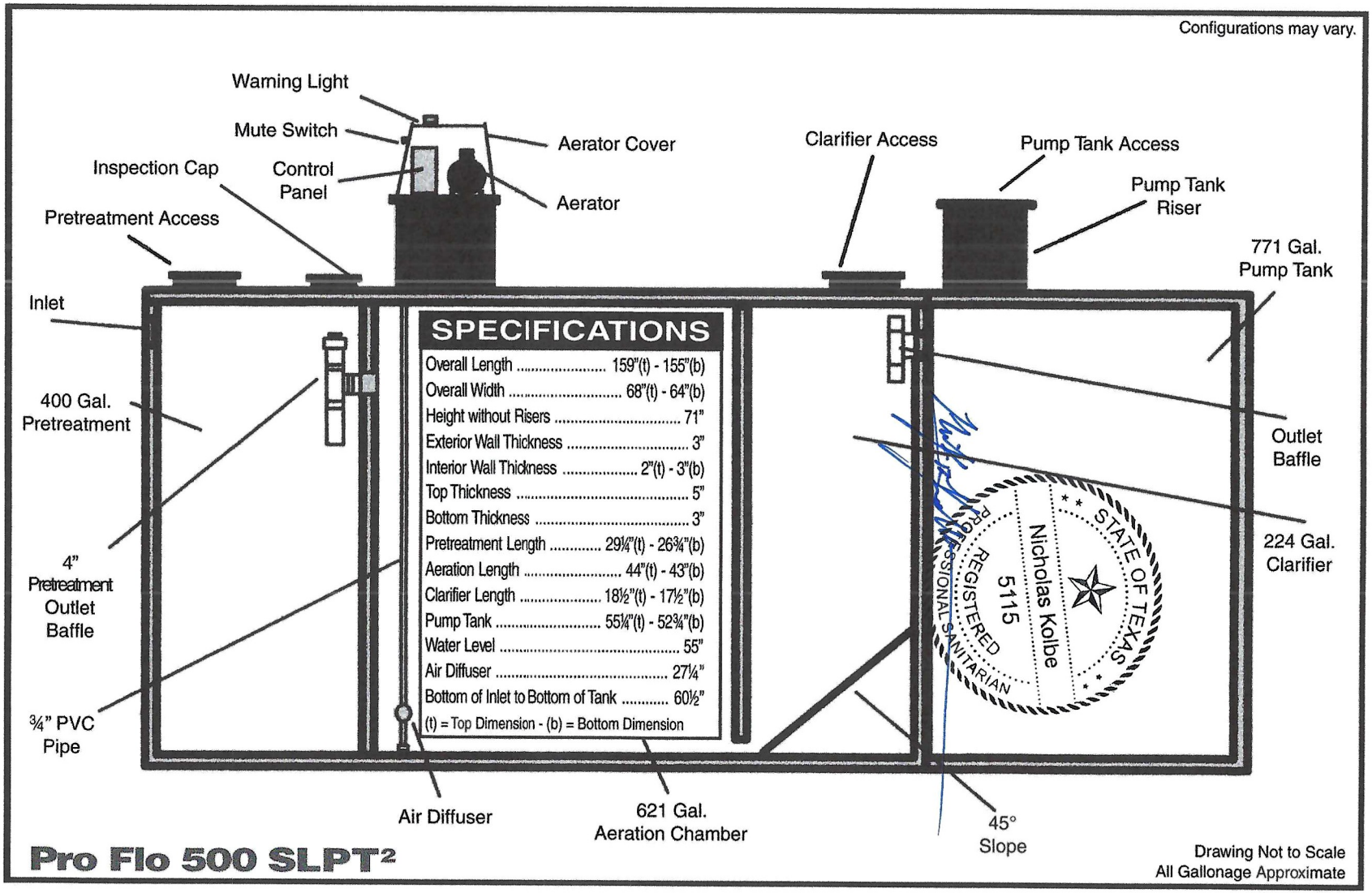
Pro. ID # 389018

Entirety of Property and Septic ARE NOT located within 100YR Flood Plain.

PATRICE LEBLANC **3830 SPRING BRANCH RD.** **SPRING BRANCH TX 78070**	
Nicholas Kolbe, R.S. #5115 1825 FM 2438 Seguin, TX 78155	Date: 6/3/2025 Scale: 1"= 80'

Q = 300 gallons per day or less
Bottom of Tank to inlet = 52.75"
14.61 gallons per inch

Pump Off: 8" = 116.93 Gallons
Pump On: 16" = 116.93 Gallons
High Water Alarm On: 21" = 306.81 Gallons
High Water Alarm to Bottom Of Inlet: = 52.75 - 37 = 15.75" = 230 Gallons Need 100 Gallons Minimum



Pro Flo 500 SLPT² System Diagram

STA-RITE® ST.E.P Plus D Series

4" multi-stage submersible effluent pumps

The ST.E.P Plus D Series 4" submersible pump in 10, 20 and 30 GPM models dominate with superior "draw-down" capability.

The ST.E.P Plus D Series 4" submersible pump dominates with reduced amp draw.

The ST.E.P Plus D Series 4" submersible pump dominates with cooler and quieter operation.

APPLICATIONS

Clean and Gray Water... for residential, commercial, and agricultural use.

SPECIFICATIONS

Motor – Available in 115 or 230 volt versions. Dry-wound, double ball-bearing, double-seal and thermal overload protected, UL and CSA approved.

Shell – Stainless steel (300 grade)

Discharge – 1-1/4" Fiberglass-reinforced thermoplastic

Discharge Bearing – Nylatron®

Impellers – Acetel

Diffusers – Polycarbonate

Suction Caps – Polycarbonate with stainless steel wear ring

Thrust Pads – Proprietary spec.

Shaft and Coupling – Stainless steel 300 grade

Intake – Fiberglass-reinforced thermoplastic

Intake Screen – Stainless steel

Jacketed Cord – 600 Volt "SJOW" jacketed 10' leads, 2-wire with ground

Agency Listing – CSA

FEATURES

ST.E.P. Plus DOMINATES with a...

Proven Stage System – The proven SignaSeal staging system utilizes a patented ceramic wear surface. When incorporated with STA-RITE's "true" independent floating impellers, dominates with 1st-in-class performance, superior sand handling, and a thrust management staging system with industry exclusive "dry-run" capabilities.

Superior "draw-down" capability – The ST.E.P. Plus Dominates in this class with the lowest draw-down of 4-1/2" (a standard 4" NEMA submersible only draws-down to 13-1/2").

Reduced amp draw – The ST.E.P. Plus Dominates in this class with less energy consumption – over 25% less amp draw (9.5 amps vs. 12.7 amps, 115 volt) than a 4" NEMA submersible, reducing operating costs and extending the service life of float switch contacts.

Cooler and quieter operation – The ST.E.P. Plus Dominates by using the pumped liquid to cool the motor as it passes over the motor. The water passing over the motor dampens the motor noise, eliminating expensive "flow-inducer sleeves" required when using a standard 4" NEMA submersible.

Impellers – Precision molded for perfect balance... ultra smooth for the highest performance and efficiency. Allows for .080" solids.

Shaft – Positive drive, hexagonal 7/16" – 300-grade stainless steel shaft offers generous impeller drive surfaces.

Shaft bearing – Exclusive self-lubricating Nylatron® bearing resists wear surface from sand and abrasives.

Shell – Corrosion resistant 300-grade stainless steel.

ORDERING INFORMATION

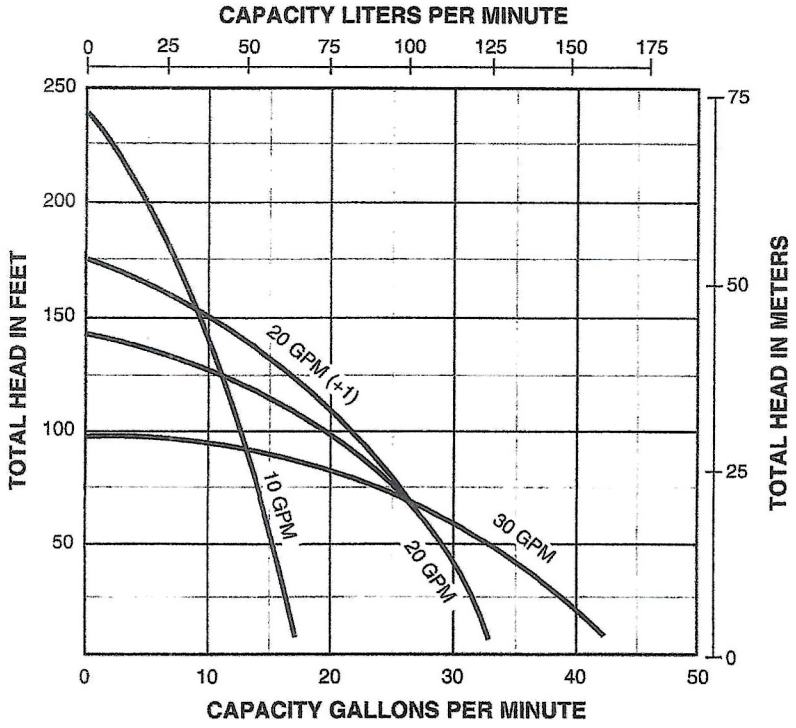
CATALOG NUMBER	HP	MAX. LOAD AMPS	VOLTS	PHASE/ CYCLES	CORD LENGTH	PALLET QUANTITY	WEIGHT (LBS.)
10DOM05221	1/2	5.5	230	1/60	10'	80	16
10DOM05121	1/2	11.0	115	1/60	10'	80	16
20DOM05221	1/2	4.6	230	1/60	10'	80	16
20DOM05121	1/2	9.5	115	1/60	10'	80	16
30DOM05221	1/2	4.6	230	1/60	10'	80	16
30DOM05121	1/2	9.5	115	1/60	10'	80	16
20DOM05221+1	1/2	5.3	230	1/60	10'	80	16
20DOM05121+1	1/2	10.6	115	1/60	10'	80	16

In order to provide the best products possible, specifications are subject to change.

STA-RITE® ST.E.P Plus D Series

4" multi-stage submersible effluent pumps

PUMP PERFORMANCE



PUMP PERFORMANCE (CAPACITY IN GALLONS PER MINUTE)

PUMP MODEL	FLOW RATE (GPM)	PSI											
		0	10	20	30	40	50	60	70	80	90	100	110
10DOM05221	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
10DOM05121	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
20DOM05221	20			30.0	26.0	21.5	14.2	4.4					
20DOM05121	20			30.0	26.0	21.5	14.2	4.4					
30DOM05221	30		38.5	33.3	25.8	16							
30DOM05121	30		38.5	33.3	25.8	16							
20DOM05221+1	20 + 1			30	27.5	24	20	13.5	6				
20DOM05121+1	20 + 1			30	27.5	24	20	13.5	6				

PUMP PERFORMANCE (CAPACITY IN LITERS PER MINUTE)

PUMP MODEL	FLOW RATE (LPM)	BAR											
		.69	1.38	2.07	2.76	3.45	4.13	4.82	5.51	6.20	6.89	7.58	110
10DOM05221	37.85			56.8	51.9	48.1	43.5	38.6	31.8	24.6	16.3	3.8	
10DOM05121	37.85			56.8	51.9	48.1	43.5	38.6	31.8	24.6	16.3	3.8	
20DOM05221	75.7			113.6	98.4	81.4	53.7	16.7					
20DOM05121	75.7			113.6	98.4	81.4	53.7	16.7					
30DOM05221	113.55		145.7	126.0	97.7	60.6							
30DOM05121	113.55		145.7	126.0	97.7	60.6							
20DOM05221+1	75.7 + 1			113.4	103.9	90.7	75.6	51.0	22.6				
20DOM05121+1	75.7 + 1			113.4	103.9	90.7	75.6	51.0	22.6				

ProPlus™ Gear Driven Sprinkler Setting Instructions

NOTE: The ***ProPlus*** is factory preset with a 90° arc setting, and includes a pre-installed #2.5 nozzle.

CHANGING A NOZZLE

1 ▶ REMOVING THE NOZZLE RETENTION SCREW

Use your K-Key or a small flat blade screwdriver to remove the nozzle retention screw by turning counter-clockwise to remove and clockwise to re-install.

2 ▶ PULL UP THE RISER

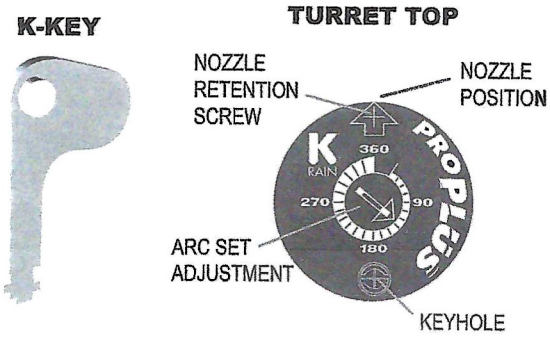
Insert the k-Key in the keyhole on the top of the nozzle turret and turn the key 1/4 turn to insure that the key does not slip out of the keyhole when you pull it up. Firmly pull up the entire spring-loaded riser to access the nozzle socket. Hold the riser assembly with one hand.

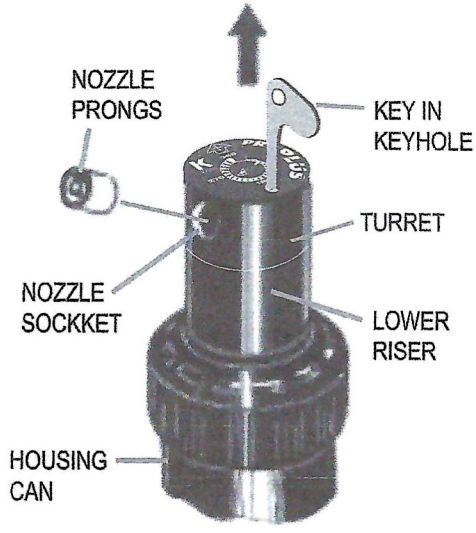
3 ▶ REMOVING THE NOZZLE

With the nozzle retention screw removed, insert the K-Key into the slot directly under the nozzle "prongs" at the top of the mozzle. Now, turn the key 1/4 turn to "hook" the nozzle and pull the nozzle out.

4 ▶ INSTALLING A NOZZLE

Press the desired nozzle into the nozzle socket. Make sure the nozzle number is visible and the nozzle "prongs" are up. Then, re-install the nozzle retention screw. **NOTE:** The nozzle retention screw is also a break-up screw and used to adjust the distance of the spray.





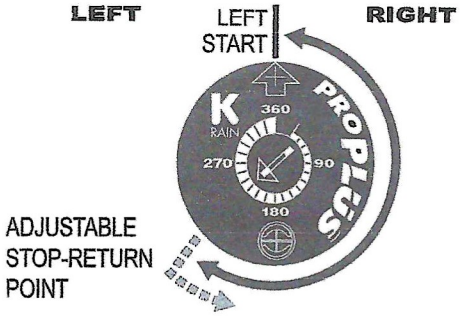
SETTING THE ARC ADJUSTMENT

1 ▶ FINDING THE LEFT START POSITION

Place your finger on the top center of the nozzle turret. Rotate the turret to the right until it stops and then back to the left until it stops. Notice the position of the nozzle arrow. This is the "Left Start" position. The sprinkler will begin spraying from this position and rotate clockwise until it reaches the right Adjustable Stop-Return Point.

2 ▶ ORIENTING THE LEFT START POSITION

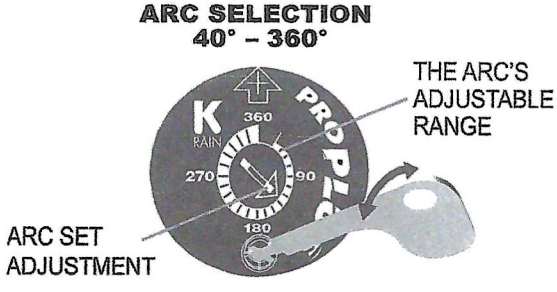
Insert the K-Key in the keyhole on the top of the nozzle turret and turn the key ¼ turn to insure that the key does not slip out of the keyhole when you pull it up. Being careful not to allow the nozzle turret to turn, firmly pull up the entire spring-loaded riser. Hold the lower riser assembly up with one hand. Now turn only the lower riser clockwise or counter-clockwise until the nozzle arrow is pointing where you want the sprinkler to begin spraying.



3 ▶ CHANGING THE ARC

Insert the K-Key or a small flat blade screwdriver into the Arc Set Adjustment slot. Turn clockwise to increase the arc or counter-clockwise to decrease the arc.

WHEN SET AT 360°, THE *PROPLUS* WILL ROTATE CONTINUOUSLY IN A CLOCKWISE DIRECTION.



ProPlus™ Gear Driven Sprinkler Setting Instructions

SPRINKLER INSTALLATION

1 ▶ INSTALL AND BURY

Do not use pipe dope. Thread the sprinkler on the pipe. Bury the sprinkler flush to grade. **NOTE:** Gear driven sprinklers and pop-up sprays should not be installed on the same watering zone.

2 ▶ INSPECTING THE FILTER

Unscrew the top and lift the complete sprinkler assembly out of the housing can. The filter is located on the bottom of the sprinkler assembly and can be easily pulled out, cleaned and re-installed.

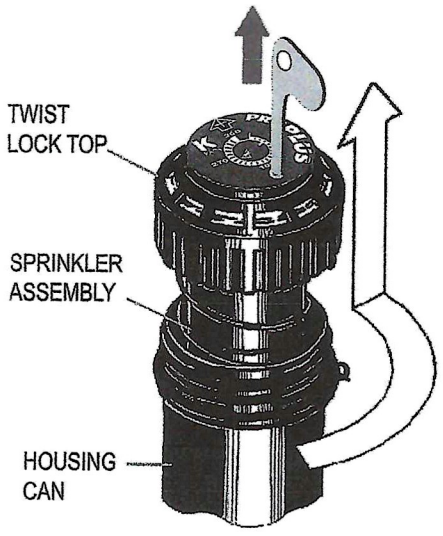
3 ▶ WINTERIZATION TIPS

When using an air compressor to remove water from the system please note the following:

a. Do not exceed 30 PSI.

b. Always introduce air into the system gradually to avoid air pressure surges. Sudden release of compressed air into the sprinkler can cause damage.

c. Each zone should run no longer than 1 minute on air. Sprinklers turn 10 to 12 time faster on air than on water. Over spinning rotors on air can cause damage to the internal components.



PERFORMANCE DATA

NOZZLE	PRESSURE			RADIUS		FLOW RATE			PRECIP in/hr / mm/hr			
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M³/H	■	▲	■	▲
#0.5	30	207	2.1	28	8.5	0.5	1.9	0.11	0.12	0.14	3	4
	40	276	2.8	29	8.8	0.6	2.3	0.14	0.14	0.16	3	4
	50	345	3.5	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5
	60	414	4.1	30	9.1	0.8	3.0	0.18	0.17	0.20	4	5
#0.75	30	207	2.1	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5
	40	275	2.8	30	9.1	0.8	3.0	0.18	0.17	0.20	4	5
	50	344	3.4	31	9.4	0.9	3.4	0.20	0.18	0.21	5	5
	60	413	4.1	32	9.8	1.0	3.8	0.23	0.19	0.22	5	6
#1.0	30	207	2.1	32	9.8	1.3	4.9	0.30	0.24	0.28	6	7
	40	275	2.8	33	10.1	1.5	5.7	0.34	0.27	0.31	7	8
	50	344	3.4	34	10.4	1.6	6.1	0.36	0.27	0.31	7	8
	60	413	4.1	35	10.7	1.8	6.8	0.41	0.28	0.33	7	8
#2.0	30	207	2.1	37	11.3	2.4	9.1	0.55	0.34	0.39	9	10
	40	275	2.8	40	12.2	2.5	9.5	0.57	0.30	0.35	8	9
	50	344	3.4	42	12.8	3.0	11.4	0.68	0.33	0.38	8	10
	60	413	4.1	43	13.1	3.3	11.4	0.68	0.34	0.36	8	9
2.5 Pre-installed	30	207	2.1	38	11.6	2.5	9.5	0.57	0.33	0.38	8	10
	40	275	2.8	39	11.9	2.8	10.6	0.64	0.35	0.41	9	10
	50	344	3.4	40	12.2	3.2	12.1	0.73	0.39	0.44	10	11
	60	413	4.1	41	12.5	3.5	13.3	0.80	0.40	0.46	10	12
#3.0	30	207	2.1	38	11.6	3.6	13.6	0.82	0.48	0.55	12	14
	40	275	2.8	39	11.9	4.2	15.9	0.96	0.53	0.61	14	16
	50	344	3.4	41	12.5	4.6	17.4	1.05	0.53	0.61	13	15
	60	413	4.1	42	12.8	5.0	19.0	1.14	0.55	0.63	14	16
#4.0	30	207	2.1	43	13.1	4.4	16.7	1.00	0.46	0.53	12	13
	40	275	2.8	44	13.4	5.1	19.3	1.16	0.51	0.59	13	15
	50	344	3.4	46	14.0	5.6	21.2	1.27	0.51	0.59	13	15
	60	413	4.1	49	14.9	5.9	22.4	1.34	0.47	0.55	12	14
#6.0	40	276	2.8	45	13.7	5.9	22.4	1.34	0.56	0.65	14	16
	50	344	3.4	46	14.0	6.0	22.7	1.36	0.55	0.63	14	16
	60	413	4.1	48	14.6	6.3	23.9	1.43	0.53	0.61	13	15
	70	482	4.8	49	14.9	6.7	25.4	1.52	0.54	0.62	14	16
#8.0	40	276	2.8	42	12.8	8.0	30.3	1.82	0.87	1.01	22	26
	50	344	3.4	45	13.7	8.5	32.2	1.93	0.81	0.93	21	24
	60	413	4.1	49	14.9	9.5	36.0	2.16	0.76	0.88	19	22
	70	482	4.8	50	15.2	10.0	37.9	2.27	0.77	0.89	20	23

LOW ANGLE PERFORMANCE DATA

NOZZLE	PRESSURE			RADIUS		FLOW RATE			PRECIP in/hr / mm/hr			
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M³/H	■	▲	■	▲
#1.0	30	207	2.1	22	6.7	1.2	4.5	.27	0.48	0.55	12	14
	40	276	2.8	24	7.3	1.7	6.4	.39	0.57	0.66	14	17
	50	345	3.4	26	7.9	1.8	6.8	.41	0.51	0.59	13	15
	60	414	4.1	28	8.5	2.0	7.6	.45	0.49	0.57	12	14
#3.0	30	207	2.1	29	8.8	3.0	11.4	.68	0.69	0.79	17	20
	40	276	2.8	32	9.8	3.1	11.7	.70	0.58	0.67	15	17
	50	345	3.4	35	10.7	3.5	13.2	.80	0.55	0.64	14	16
	60	414	4.1	37	11.3	3.8	14.4	.86	0.53	0.62	14	16
#4.0	30	207	2.1	31	9.4	3.4	12.9	.77	0.68	0.79	17	20
	40	276	2.8	34	10.4	3.9	14.8	.89	0.65	0.75	17	19
	50	345	3.4	37	11.3	4.4	16.7	1.00	0.62	0.71	16	18
	60	414	4.1	38	11.6	4.7	17.8	1.07	0.63	0.72	16	18
#6.0	40	275	2.8	38	11.6	6.5	24.6	1.48	0.87	1.00	22	25
	50	344	3.4	40	12.2	7.3	27.7	1.66	0.88	1.01	22	26
	60	413	4.1	42	12.8	8.0	30.3	1.82	0.87	1.01	22	26
	70	482	4.8	44	13.4	8.6	32.6	1.96	0.86	0.99	22	25

**All precipitation rates calculated for 180° operation.*
For the precipitation rate for a 360° sprinkler, divide by 2.

K-RAIN MANUFACTURING CORP.
1640 Australian Avenue
Riviera Beach, FL 33404 USA
PH: 561.844.1002 / 1.800.735.7246
FAX: 561.842.9493
www.krain.com

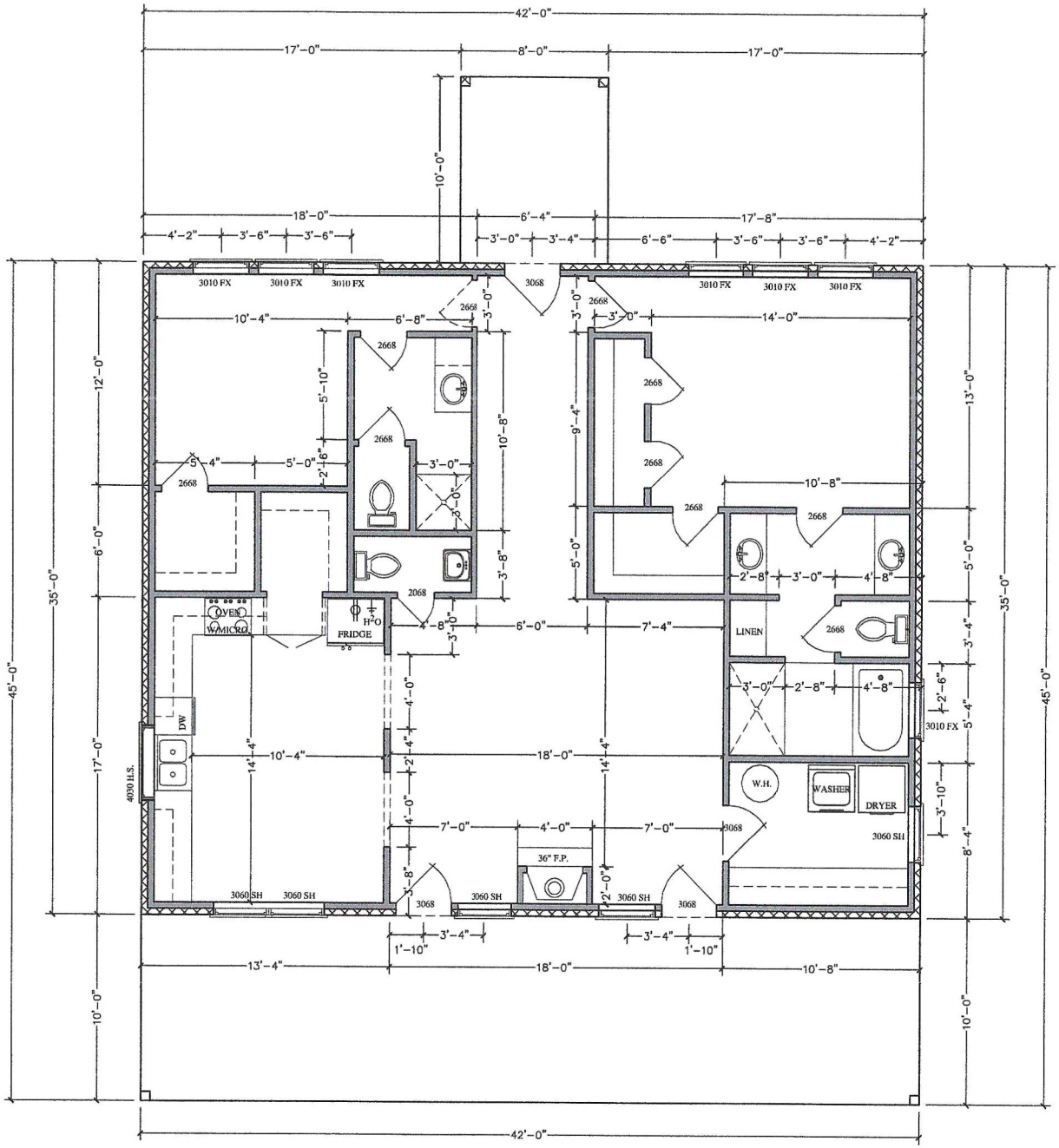
Part Number: 1100519 Rev. 01

Friction Loss

SCH 40 – PLASTIC PIPE: FRICTION LOSS (IN FEET OF HEAD) PER 100 FT.

GPM	GPH	⅜"	½"	¾"	1"	1¼"	1½"	2"	2½"	3"	4"	6"	8"	10"
		ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.
1	60	4.25	1.38	.356	.11									
2	120	15.13	4.83	1.21	.38	.10								
3	180	31.97	9.96	2.51	.77	.21	.10							
4	240	54.97	17.07	4.21	1.30	.35	.16							
5	300	84.41	25.76	6.33	1.92	.51	.24							
6	360		36.34	8.83	2.69	.71	.33	.10						
8	480		63.71	15.18	4.58	1.19	.55	.17						
10	600		97.52	25.98	6.88	1.78	.83	.25	.11					
15	900			49.68	14.63	3.75	1.74	.52	.22					
20	1,200			86.94	25.07	6.39	2.94	.86	.36	.13				
25	1,500				38.41	9.71	4.44	1.29	.54	.19				
30	1,800					13.62	6.26	1.81	.75	.26				
35	2,100					18.17	8.37	2.42	1.00	.35	.09			
40	2,400					23.55	10.70	3.11	1.28	.44	.12			
45	2,700					29.44	13.46	3.84	1.54	.55	.15			
50	3,000						16.45	4.67	1.93	.66	.17			
60	3,600						23.48	6.60	2.71	.93	.25			
70	4,200							8.83	3.66	1.24	.33			
80	4,800							11.43	4.67	1.58	.41			
90	5,400							14.26	5.82	1.98	.52			
100	6,000								7.11	2.42	.63	.08		
125	7,500								10.83	3.80	.95	.13		
150	9,000									5.15	1.33	.18		
175	10,500									6.90	1.78	.23		
200	12,000									8.90	2.27	.30		
250	15,000										3.36	.45	.12	
300	18,000										4.85	.63	.17	
350	21,000										6.53	.84	.22	
400	24,000											1.08	.28	
500	30,000											1.66	.42	.14
550	33,000											1.98	.50	.16
600	36,000											2.35	.59	.19
700	42,000												.79	.26
800	48,000												1.02	.33
900	54,000												1.27	.41
950	57,000													.46
1000	60,000													.50

NOTE: See page 5 for website addresses for pipe manufacturers – there are many types of new plastic pipe available now.



PRELIMINARY NOT FOR CONSTRUCTION

SQUARE FOOTAGE	
1ST FLOOR	1470 SF
FRONT PORCH	80 SF
BACK PORCH	420 SF
TOTALS	1970 SF

FLOOR PLAN

SCALE: 1/4"= 1'-0"

TEXAS CAD DESIGNS
3525 B 150 W
Kyle,
Texas 78640
Tel: (512) 585-1635

TX CAD
1111
KYLE. TX
512 585 1635

Revisions
No__ Date: _____
No__ Date: _____
ISSUE DATE: 05/16/25

CHKD BY: TxCad
DRWN BY: TxCad

FLOOR PLAN
2222
3333
CAYON LAKE PROJECT

A1

Comal CAD Web Map

6/2/2025, 11:35:19 AM

Parcels

Abstracts

1:1,128

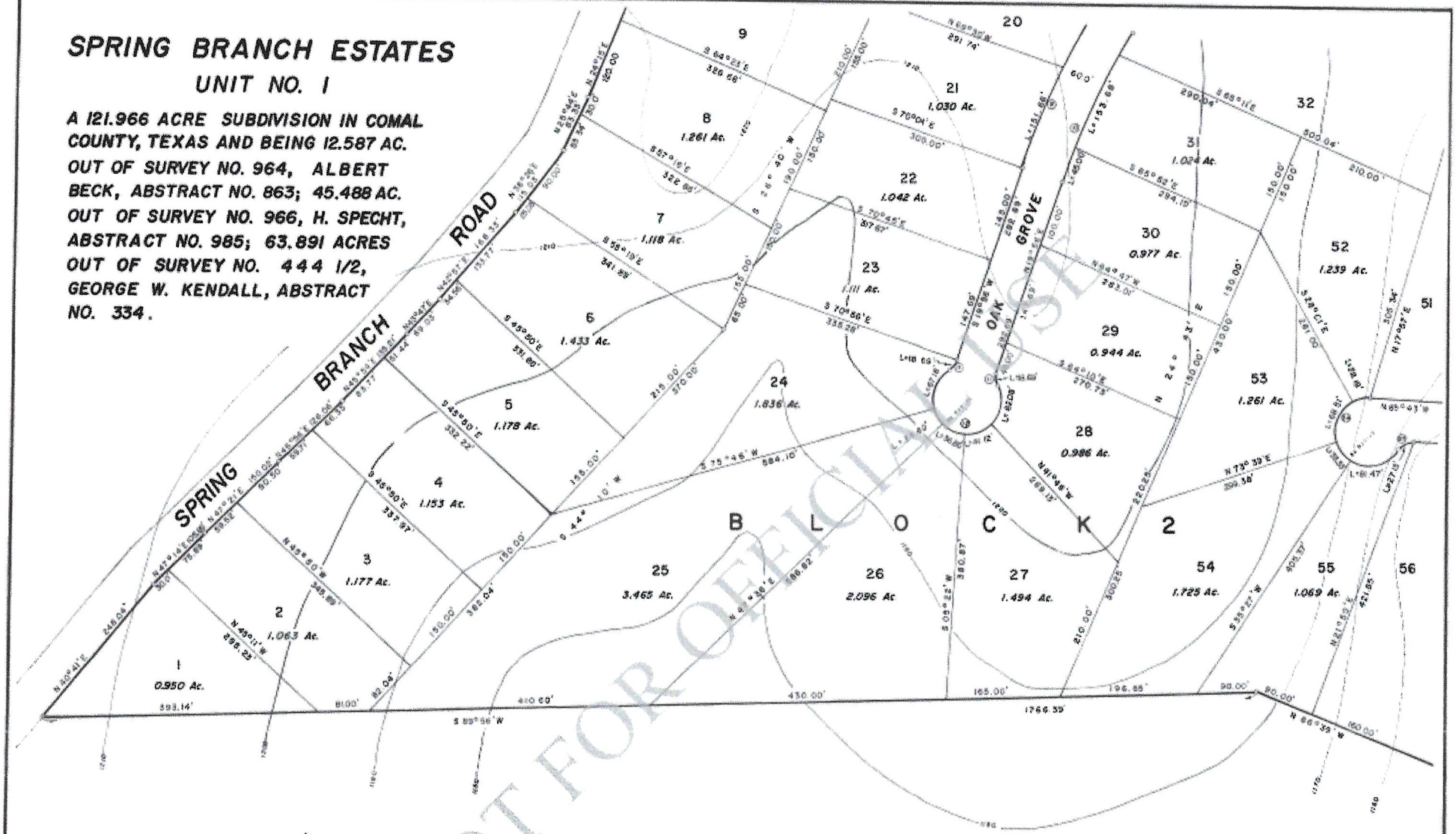
0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

SPRING BRANCH ESTATES

UNIT NO. 1

A 121.966 ACRE SUBDIVISION IN COMAL COUNTY, TEXAS AND BEING 12.587 AC. OUT OF SURVEY NO. 964, ALBERT BECK, ABSTRACT NO. 863; 45.488 AC. OUT OF SURVEY NO. 966, H. SPECHT, ABSTRACT NO. 985; 63.891 ACRES OUT OF SURVEY NO. 444 1/2, GEORGE W. KENDALL, ABSTRACT NO. 334.



NOTE STEEL PINS SET AT ALL CORNERS

SCALE 1" = 100'

CURVE DATA										
	CENTRAL ANGLE	RADIUS	CHORD	LENGTH	TANGENT		CENTRAL ANGLE	RADIUS	CHORD	LENGTH	TANGENT
1	95°56'27"	25.00'	37.14'	41.86'	27.74'	18	22°27'15"	583.79'	212.54	220.95'	111.91'
2	84°05'33"	25.00'	33.47'	36.68'	22.53'	19	18°45'00"	430.00'	140.19	140.72'	70.99'
3	65°11'20"	25.00'	33.84'	37.17'	22.98'	20	18°45'00"	370.00'	120.54	121.06'	61.09'
4	94°48'40"	25.00'	36.81'	41.37'	27.19'	21	98°30'58"	25.00'	37.88'	42.98'	28.00'
5	58°24'50"	140.00'	136.63'	142.73'	78.26'	22	57°05'19"	25.00'	27.62'	29.26'	16.56'
6	58°24'50"	200.00'	195.19'	203.95'	111.81'	23	26°25'50"	370.00'	169.17'	170.68'	86.69'
7	22°15'45"	551.01'	212.75'	214.10'	108.41'	24	26°25'50"	450.00'	196.60'	198.35'	100.98'
8	22°15'45"	491.01'	189.58'	190.78'	96.61'	25	83°55'15"	168.92'	225.81'	247.32'	153.80'
9	12°23'20"	1163.87'	251.17'	251.86'	126.32'	26	83°55'15"	109.92'	145.61'	159.46'	97.66'
10	12°23'20"	1105.87'	238.22'	238.88'	119.81'	27	31°54'35"	370.00'	203.41'	206.06'	105.78'
11	42°50'00"	25.00'	18.26'	18.69'	9.80'	28	31°54'35"	430.00'	236.40'	239.48'	122.95'
12	265°40'00"	50.00'	73.33'	231.84'	53.93'	29	94°27'50"	25.00'	36.70'	41.22'	27.03'
13	26°51'10"	870.00'	404.02'	407.74'	207.69'	30	85°32'10"	25.00'	33.26'	37.32'	23.12'
14	26°51'10"	950.00'	441.26'	445.26'	226.80'	31	14°51'15"	670.00'	173.21'	173.70'	87.34'
15	12°47'35"	892.01'	198.75'	199.17'	100.00'	32	14°51'15"	730.00'	188.72'	189.23'	95.16'
16	12°47'35"	832.01'	185.36'	185.77'	93.27'	33	62°10'55"	25.00'	25.82'	27.13'	15.07'
17	22°27'15"	503.79'	196.17'	197.43'	100.00'	34	242°10'55"	50.00'	21.34'	65.63'	92.91'

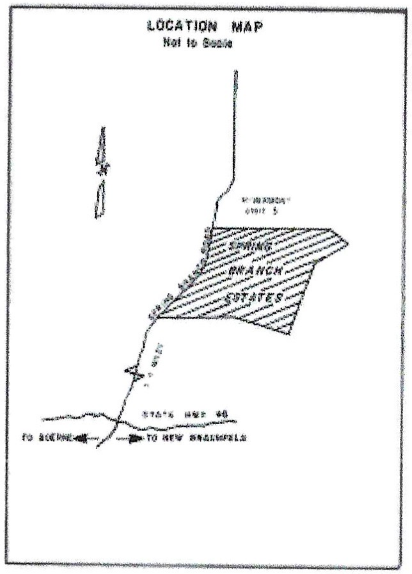
ALFRED L. ARMSTRONG
REG. PUBLIC SURVEYOR
REGISTRATION NO. 1677
15315 San Pedro
San Antonio, Texas

Vol. 6 page 116

SPRING BRANCH ESTATES

UNIT NO. 1

A 121.966 ACRE SUBDIVISION IN COMAL COUNTY, TEXAS AND BEING 12.587 ACRES OUT OF SURVEY NO. 964, ALBERT BECK, ABSTRACT NO. 863; 45.488 ACRES OUT OF SURVEY NO. 966, H. SPECHT, ABSTRACT NO. 985; 63.891 ACRES OUT OF SURVEY NO. 444 1/2, GEORGE W. KENDALL, ABSTRACT NO. 334.



9.080 ACRES IN ROADS
3.200 ACRES IN SURVEY NO. 966
5.890 ACRES IN SURVEY NO. 444 1/2

DRAINAGE EASEMENT Property owners are advised that they are responsible for maintenance of drainage easements on their property and may not utilize these easements for any purpose detrimental to their intended use (i.e. No fences, shrubbery, structures or ... fill). Comal County reserves the right of access to such easements.)

One half inch steel pins set at all lot corners.

All lots contain a minimum of 21,780 square feet.
Building setbacks 40' from front property line and 5' from side and rear lot lines.

Length of roads in subdivision = 6399.83 L.F.

Total number of lots in subdivision = 91

SUTTON PROPERTIES INC. reserves to itself, its successors and assigns an easement 5' wide along the side, front and rear of all lots for installation and maintenance of utilities including but not limited to gas, water, electricity, telephone, drainage and sewerage including the right to remove and /or trim trees, shrubs or plants. There is a 20' wide telephone easement reserved along the front of all lots for the installation and maintenance of telephone lines.

ALFRED L. ARMSTRONG
REG. PUBLIC SURVEYOR
REGISTRATION NO. 1677
15315 San Pedro
San Antonio, Texas

SUTTON PROPERTIES INC
6100 Desert Sands
San Antonio, Texas
349-5231

STATE OF TEXAS
COUNTY OF BEXAR SUTTON PROPERTIES INC., ACTING BY AND THROUGH ITS DULY AUTHORIZED PRESIDENT, R.S. SUTTON, OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO DEDICATES TO COMAL COUNTY, TEXAS, FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, AND EASEMENTS IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GORDON B. SUTTON, VICE PRESIDENT

R.S. Sutton
R.S. SUTTON, PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR : BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED R.S. SUTTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ 1981.

NOTARY PUBLIC, ____ COUNTY, TEXAS
COMMISSION EXPIRES ____

THIS PLAT OF SPRING BRANCH ESTATES UNIT NO. 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMAL COUNTY COMMISSIONERS COURT, AND IS HEREBY APPROVED BY SUCH COURT.

Max R. Wommack
COUNTY JUDGE

Irene S. Nuhn
ATTEST : COUNTY CLERK

FILED FOR RECORD ON THE 20 DAY OF July, A.D. 1981, AT 4:16 O'CLOCK P.M.

Irene S. Nuhn
COUNTY CLERK, COMAL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF COMAL I, Irene S. Nuhn, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 20 DAY OF July, 1981 AT 4:16 O'CLOCK P.M. IN VOLUME 6, PAGES 15-19, OF THE PLAT RECORDS OF COMAL COUNTY, TEXAS.
IN TESTIMONY WHEREOF, WITNESS MY HAND AND SEAL OF OFFICE, THIS 20 DAY OF July, 1981.

Irene S. Nuhn
COUNTY, CLERK COMAL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR : I HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS AND LOTS.

James E. Armstrong
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF ____ 1981.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
COMMISSION EXPIRES ____

STATE OF TEXAS
COUNTY OF BEXAR : I, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Alfred L. Armstrong
REGISTERED PUBLIC SURVEYOR NO 1677

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF ____ 1981.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
COMMISSION EXPIRES ____

202734
FILED FOR RECORD
This 20 day July 1981
at 4:16 o'clock P. M.
Irene S. Nuhn
County Clerk, Comal County
By ____ Deputy

From: Ritzen,Brenda
To: "paleblanc3@gmail.com"; Kolbe Land Company
Subject: Permit 118711
Date: Thursday, June 19, 2025 11:07:00 AM
Attachments: image001.png
Page from 118711.pdf

Re: Patrice LeBlanc
Spring Branch Estates Unit 1 Lot 1 Block 2
Application for Permit for Authorization to Construct an On-Site Sewage Facility (OSSF)

Owner / Agent :

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

1. **The permit application indicates that the property will be serviced by public water, but the design shows a private water well servicing the residence.**
2. **Revise as needed and resubmit.**

Thank you,

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

RECEIVED
By Kathy Griffin at 2:21 pm, Jun 03, 2025

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

VOID

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

Date _____ Permit Number 118711

1. APPLICANT / AGENT INFORMATION

Owner Name	Patrice LeBlanc	Agent Name	Nicholas Kolbe
Mailing Address	5605 Mt. Bonnel RD.	Agent Address	1825 FM 2438
City, State, Zip	Austin TX 78731	City, State, Zip	SeguinTX 78155
Phone #	512-461-9044	Phone #	830-708-9065
Email	PatLeBlanc3@Gmail.com	Email	KolbeLandCo@Gmail.com

2. LOCATION

Subdivision Name Spring Branch Estates Unit 1 Lot 1 Block 2

Survey Name / Abstract Number _____ Acreage _____

Address 3830 Spring Branch RD. City Spring Branch State TX Zip 78070

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 2

Indicate Sq Ft of Living Area Less than 1500 FT²

☐ Non-Single Family Residential

(Planning materials must show adequate land area for doubling and reserved land needed for treatment units and disposal area)

VOID

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: $ 150,000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

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.

x _____ x 6/3/25

Signature of Owner Date

Revised January 2021

UTC-EY1
2555522EL

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 THE UNDERSIGNED, **Thomas James Wilson and Wendy Heidbreder Wilson, a married couple,** hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS ($10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto **Patrice LeBlanc,** whose mailing address is 5605 Mt. Bonnell Rd. Austin, TX 78731, herein referred to as "Grantee," whether one or more, the real property described as follows:

Lot 1, Block 2, SPRING BRANCH ESTATES, UNIT NO. 1, Comal County, Texas, according to plat thereof recorded in Volume 6, Pages 113-117, Map and Plat Records of Comal County, Texas.

This conveyance, however, is made and accepted subject to any and all validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, whether or not shown of record in the hereinabove mentioned County and State.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

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

EXECUTED this 25th day of April, 2025.

Thomas James Wilson

Wendy Heidbreder Wilson

THE STATE OF TEXAS §
§
COUNTY OF COMAL §

The foregoing instrument was acknowledged before me on the 25 day of April, 2025, by Thomas James Wilson and Wendy Heidbreder Wilson, a married couple.

NOTARY PUBLIC, STATE OF TEXAS

Brittani Noble
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:
03/03/2026

BRITTANI NOBLE
Notary ID #133622891
My Commission Expires
March 3, 2026

PREPARED IN THE OFFICE OF:
McNEESE LAW GROUP, PLLC
201 South Broadway
Brownwood, TX 76801

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
04/28/2025 09:09:19 AM
TERRI 2 Pages(s)
202506012108

Bobbie Koepp

RECEIVED
By Kathy Griffin at 2:21 pm, Jun 03, 2025

COMAL COUNTY
ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

Date Received	Initials	Permit Number
		118711

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

6.3.25
Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No._____

INCOMPLETE APPLICATION
___ (Missing Items Circled, Application Refeused)

Revised: September 2019