Preliminary Field Check For Drip Systems

DATE:7/1/25

INSPECTOR: Corey Allen

OBSERVATION: Site appears to match report

RECEIVED
By Kathy Griffin at 1:26 pm, Jun 09, 2025

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 06-03-2025 Permit Number 118735

1. APPLICANT / AGENT INFORMATION

Owner Name	SPRING BRANCH HOMES LLC	Agent Name	THALIA RIVAS
Mailing Address	1207 TANGLEWOOD TRAIL	Agent Address	PO BOX 768
City, State, Zip	SPRING BRANCH TX 78070	City, State, Zip	SPRING BRANCH TX 78070
Phone #	210-427-7183	Phone #	726-348-0132
Email	ANDREAROJO12@YAHOO.COM	Email	RS.TR@OSSFDESIGNS.COM

2. LOCATION

Subdivision Name CYPRESS COVE SECTION THREE Unit 2 Lot 540 Block

Survey Name / Abstract Number Acreage

Address 1207 TANGLEWOOD TRAIL 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 3

Indicate Sq Ft of Living Area 1571SF

☐ 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 ☐ 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.

Signature of Owner

06-11-2025
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 THALIA RIVAS RS 5067

System Description AEROBIC TREATMENT UNIT WITH DRIP IRRIGATION

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

Tank Size(s) (Gallons) 600GPD ATU Absorption/Application Area (Sq Ft) 1536SF / 768LNFT

Gallons Per Day (As Per TCEQ Table III) 240GPD

(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

06-03-2025
Date

KB

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AFFIDAVIT TO THE PUBLIC

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, 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 TCEQ primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The TCEQ, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ that the appropriate OSSF was installed.

II

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

Lot 540 Block ____ Subdivision CYPRESS COVE SECTION THREE Unit/Phase/Section ____

If not in Subdivision: ____ Acres _____ Survey

The property is owned by (insert owner's full name): SPRING BRANCH HOMES LLC

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.

Andrea Miranda — Owner
Owner Name

Owner Signature

Owner Name

Owner Signature

This instrument was acknowledged before me on: 4th Day of June, 2025

Sairea Y Treviño
Notary's Printed Name

Notary Public, State of Texas

Commission Expires: Aug 18, 2025

SAIREA YOVEL TREVINO
Notary ID #133278344
My Commission Expires
August 18, 2025

Affix Notary Stamp Above

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
06/04/2025 02:44:43 PM
NANCY 1 Page(s)
202506016600

Bobbie Koepp

LUNA
ENVIRONMENTAL

WASTEWATER TREATMENT SYSTEM MAINTENANCE CONTRACT

Customer	Residential	Initial Contract
Spring Branch Homes LLC	☑	☑

Site Address	Agency
1207 Tanglewood Trail, Spring Branch, TX 78070	Comal County

Email	Phone	Permit Number
andrearojo12@yahoo.com	2104277183	

System Details

Treatment: Aerobic Surface Application /

MAINTENANCE AGREEMENT

I. General:

This work for hire agreement (hereinafter referred to as "Agreement") is entered into by and between the Client and Luna Environmental, LLC (hereinafter referred to as "Contractor"), located at 9595 Ranch Rd 12 Suite #1, Wimberley, TX 78676. By this agreement, Contractor agrees to render services, as described herein, and Client agrees to fulfill his/her/their responsibilities under the agreement as described herein.

II. Dates & Fees:

This agreement commences upon receipt by the Contractor of notice that the Local Regulatory Agency has given final approval of the installation (for a new or modified system), or on 6/4/2025 for an existing system, provided the Contractor has received payment in full of Fee(s) as agreed herein. The fees for this agreement are $550.00 and shall be prepaid per the payment terms outlined herein.

III. Renewal Terms:

The term of this Agreement is 2 year(s) but in no case shall the Fee to the Contractor be for less than **one (1) year**. This Agreement is non-expiring and automatically renews without need for signing of any additional document(s) – provided Client continues to timely pay the Fee(s) when due. Agreements paid monthly are paid using Contractor's system for automatic debit or automatic draft. Agreements that are prepaid will be invoiced by Contractor before the due date and must be timely paid by Client. If not timely paid before the due date, the Contractor has the right to terminate this Agreement.

IV. Services by Contractor:

1. Inspect and perform routine maintenance on the part with "On-Site Sewage Facility ("OSSF or "the system") in compliance with code, regulations, and/or rules of the Texas Commission on Environmental Quality ("TCEQ") and county in which the OSSF is located and the manufacturer's requirements, at a frequency of approximately once every four (4) months.
2. Inspection, adjustment, and servicing of the mechanical, electrical, and other components to ensure proper functioning. This includes inspecting control panels, air pumps, air filters, diffusers, floats, and spray heads.
3. Effluent Inspection will include the following: effluent quality (color, turbidity, overflow, and odor), testing effluent chlorine and pH levels, when necessary, alarm function, filters, operation of effluent pump and chlorinator. Unless otherwise agreed to, Contractor does not provide chlorine. BOD and TSS annually on commercial accounts, additional charges apply.
4. Notify Client of any repairs needed to keep OSSF in proper working condition and up to regulatory standards. Items under warranty may be repaired while the technician is on-site. Replacement, Replenishment, and

Repairs are additional services not covered by the Fee. Regarding all such work, Contractor shall abide by Client's election in Section V of this agreement.

5. Report to the appropriate regulatory agency and to Client, as required by the State of Texas' on-site rules and, if required, TCEQ or County rules. All findings must be reported to the appropriate regulatory agency within 14 days.
6. Visit site within 48 hours of a service request.
7. Provide Customer Support line at (855) 560-9909

V. Client Responsibilities:

1. Maintain a current License to Operate and abide by the conditions and limitations of that license and all requirements for OSSF from the State and Local Regulatory Agency as well as manufacturer's recommendations.
2. Maintain disinfection unit and at all times provide proper and adequate chlorine supply or operating disinfection component, if OSSF is equipped with same.
3. Provide all necessary site, yard, or lawn maintenance and removal of obstacles, including dogs and other animals, as needed to allow the system and its components to function properly and to allow Contractor safe and easy access to all parts of the system and its components.
4. Maintain site drainage to prevent adverse effects on OSSF.
5. Provide for pumping of tanks, when and as suggested by Contractor, at Client's own expense. Typically, every 3 years.
6. Do not exceed the system's physical, hydraulic, or biological limitations
7. Notify Contractor within 24 hours of the occurrence of any and all alarms or problems with any component or with the system.
8. Be available by text, phone, or in person when the Contractor is on-site in case of required repair approvals or questions.
9. Promptly pay Contractor's bills, fees, and invoices in full.
10. Elect one of the following: Not Authorized

Yes, I authorize. If during the Contractor's time of the maintenance check any component of the system is found to need replacement, replenishment, or repair, then Client authorizes Contractor to perform the service per the above and bill or charge the Client for such additional services without further approval by Client so long as the service is $150 or less and the Contractor has the necessary materials to perform the replacement, replenishment, or repair.

No, I do not authorize. If, during the Contractor's maintenance check, any component of the system is found to be in need of replacement, replenishment, or repair, Contractor will notify Client of repairs needed and, where feasible, provide an estimate of costs. No replacement, replenishment, or repairs will be performed without express approval of Client. Additional Service fees will apply for return visits to perform repairs.

VI. Authority

In signing this Agreement, the Client: (1) hereby affirms ownership to the Property as well as the OSSF that is the subject of this Agreement. (2) represents that he/she has authority to permit Contractor's entry upon property to monitor, service, or repair and agrees to hold Contractor and its agents harmless for entry upon such real property for these purposes, and (3) represents to have the authority to bind all owners of the property to the terms of this agreement, or to accept personal responsibility for these terms.

VII. Access By Contractor

Contractor is hereby granted access to the system and all related components for the purposes of performing the Services or Additional Services. Unless other arrangements have been made in advance in writing, Contractor's personnel may enter the property at reasonable times without any form of notice for the purpose of performing the Services or Additional Services. Contractor will require free, unrestricted access to the system and related components for the purpose of performing all work. If upon arrival at the site, Contractor determines that access is prevented, blocked, or restricted, Contractor is not required to perform any of the steps, and will be credited with completion of that maintenance check. Additional maintenance checks to complete the Services shall be billed to Client as an Additional Service.

VIII. Payment Terms:

The fee for this agreement only covers the services described herein. This fee does not cover equipment or labor for non-warranty repairs, labor for warranty repairs, or service charges resulting from unscheduled, Client requested trips to the Client's OSSF. Payments not received within 30 days from the date of invoicing will be subject to a $30.00 late penalty and or a 1.5% monthly carrying charge, whichever is greater. By signing this contract, the Client authorizes the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and removal of said parts. All invoices are due upon receipt by Client. Under no condition shall prepayment of Fee, or the sum of monthly payments of Fee, be for less than **a one-year** term. After **2 year(s)**, prepaid agreements (other than monthly) may be prorated using monthly increments, less other charges as discussed elsewhere in this Agreement.

IX. Application or Transfer of Payment:

The Fee paid for this Agreement may transfer to the subsequent owner(s), however, this Agreement will not transfer. Client will advise subsequent owner(s) of the regulatory requirement for a replacement Agreement. Regulations require that replacement Agreements be signed and received within 30 days of transfer of ownership. Contractor will apply all funds received from Client first to any past-due obligations arising from this Agreement including late charges, returned check charges, and charges for repairs or services not paid within 10 days of invoicing. Unpaid balances on Client's account may lead to the extension of the monthly drafting or debiting program, if applicable, to complete payment of Client's account balance(s).

X. Termination of Agreement:

After a minimum of **2 year(s)**, in order to provide sufficient time to comply with the regulatory requirement for notices from the Contractor to the Local Regulatory Agency, this Agreement may be terminated for any reason by either party with a minimum 30 day written notice, without fault of the terminating party. Contractor shall be due a Fee equal to at least the first year and may also deduct for any other work performed by Contractor but not yet paid by Client, whether invoiced prior to termination or not. Contractor will notify the appropriate Local Regulatory Agency of this termination.

XI. Limitation of Liability:

In no event shall the Contractor be liable for indirect, consequential, incidental, or punitive damages, whether in contract, tort, or any other theory of liability. In no event shall the Contractor's liability for the direct damages exceed payments by the Client under this agreement.

XII. Severability:

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

Spring Branch Homes LLC	Luna Environmental / Logan Leppo
Signed by: Customer Name	Signed by: Maintenance Provider Name
23D0B9D3F785448...	License # MP0002494
Customer Signature	Maintenance Provider Signature

Additional Comments / Special Terms

OSSF SOIL EVALUATION REPORT INFORMATION

DATE: 06-03-25

APPLICANT INFORMATION:

Name: SPRING BRANCH HOMES LLC
Address: 1207 TANGLEWOOD TRAIL
City: SPRING BRANCH
Zip Code: 78070 Phone: 210-427-7183

SITE EVALUATOR INFORMATION:

Name: THALIA RIVAS
Address: PO BOX 768
City: Spring Branch State: TEXAS
Zip Code: 78070 Phone: 726-348-0132
Email: RS.TR@OSSFDESIGNS.COM
License #: OS0036382

PROPERTY LOCATION:

Lot 540 Unit: 3 Block:
Street Address: 1207 TANGLEWOOD TRAIL
City: SPRING BRANCH Zip: 78070
Subdivision: CYPRESS COVE
SECTION THREE

Depth	Texture Class	Soil Texture	Structure	Drainage	Restrictive Horizon	Observation
Soil Boring #1 0-4"	III	CLAY LOAM	BLOCKY	<30% GRAVEL	LIMESTONE @ 4"	BROWN LIMESTONE @ 4"
Soil Boring #2 0"	SURFACE ROCK	SURFACE ROCK			SURFACE ROCK	SURFACE ROCK

TOPOGRAPHY: Slope within proposed disposal area: 3 %

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

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

STATE OF TEXAS
THALIA RIVAS
5067
REGISTERED
PROFESSIONAL SANITARIAN

Thalia Rivas R.S 5067 – S.E. 36382

06-03-25
Date

Drip Tubing System

DESIGNED FOR: SPRING BRANCH HOMES LLC
1207 TANGLEWOOD TRAIL
SPRING BRANCH TX 78070

SITE DESCRIPTION

Located in lot 540, Cypress Cove Section Three also know as 1207 Tanglewood Trail Spring Branch Tx 78070. This septic will serve a three bedroom residence (1571sqft) in area with Type III soil and limestone as described in the Soil Evaluation Report. Property has cedar on site and native grass. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM

A 3inch SCH-40 pipe discharges from the residence into a Nu-Water B550 600GPD aerobic treatment plant containing a 353gal. pretreatment chamber and a 768 gal. pump chamber. The effluent after processing gravity feeds into the pump chamber. The pump chamber contains 0.5 HP FPS submersible well pump. The well pump is activated by mercury floats and a timer set to cycle eight times per day with a ten minute run time. A high level audible and visual alarm will activate should the pump fail. Distribution is through a self flushing 100 micron Arkal Disc filter then through a 1" SCH-40 manifold to a 1536sqft drip tubing field, with Netifim Bioline drip lines set approximately two feet apart with 0.61 gps emitters set every two feet, as per the attached schematic. A pressure regulator Model PMR30MF installed in the pump tank on the manifold to the field will maintain pressure at 25psi to 40psi. A 1" SCH-40 return line is installed to continuously flush the system by cycling a 1" ball valve into the pump tank. Solids caught in the disk filter are flushed each cycle back to the trash tank. 1" PVC vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Prior to trenching the site must be scarified and built up with 12" of Type II or Type III soil. Drip tubing will be laid ad the entire field area will be capped with 6" of sandy loam (Type II – NOT SAND). The field area will be sodded with a hearty grass such as Bermuda, St. Augustine, etc. prior to system startup. **Inspection and cleanout ports shall have risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed, in compliance with Chapter §285.38.**

DESIGN SPECIFICATIONS:

Q = 240 gallons per day – 3 bedroom residence (Table III)
Pretreatment tank size: 353 Gal
Plant Size: Nu-Water B550 600gpd (TCEQ Approved)
Pump tank size: 768 Gal
Reserve capacity after High Level: 80 gal. (>1/3 day usage)

Application Rate: Ra = 0.2 gal/sqft
Total absorption area: Q/Ra = 240gpd/0.20 = 1200sqft (Actual 1536sqft).
Total linear feet drip tubing: Actual 768' Minimum 600'= 1200/2 Netifim Bioline drip tubing .61 GPH
Total number of emitters: 384 emitters
Pump: 0.5 HP FPS E- Series 20FE05P4-2W115 submersible pump or equivalent.

PIPE AND FITTINGS:

All pipes and fittings in this drip tubing system shall be schedule 40 PVC. All joints shall be sealed with approved solvent- type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging.

Designed in accordance with Chapter 285, Subchapter D, §285.30 and §285.40 Texas Commission On Environmental Quality. (Effective December 29, 2016)

06-03-2025

Thalia Rivas, R.S. No. 5067
P.O. BOX 768
Spring Branch, Texas 78070
Rs.tr@ossfdesigns.com

OWNER: SPRING BRANCH HOMES LLC
LEGAL DESCRIPTION: LOT 540, CYPRESS COVE SECTION THREE
ADDRESS: 1207 TANGLE WOOD TRAIL SPRING BRANCH TX 78070
PREPARED BY: THALIA RIVAS RS 5067 SCALE: 1" = 25'

INSTALL1536SF OF FIELD TUBING USING 768LNFT OF DRIP TUBING. THERE SHALL BE NO PARKING, DRIVING, OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

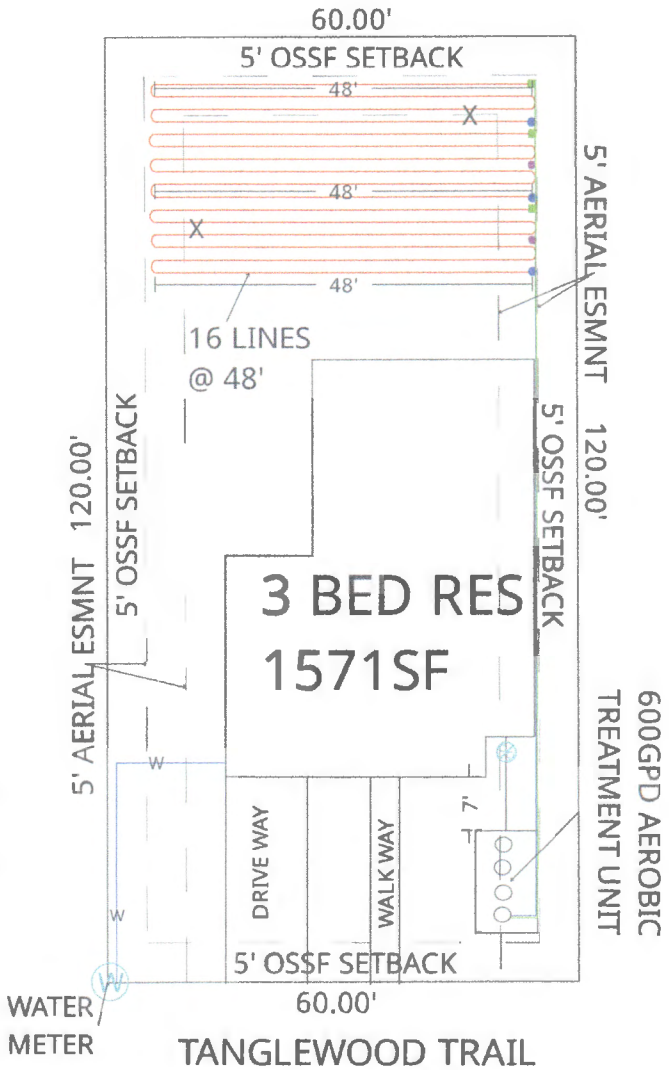
THE SLOPE OF THE PIPE FROM THE BUILDING TO THE TREATMENT SYSTEM SHALL BE NO LESS THAN 1/8" FALL PER FOOT OF PIPE.

USE TWO WAY CLEAN OUT SCH 40 OR SDR 26 FROM BUILDING TO TREATMENT UNIT.

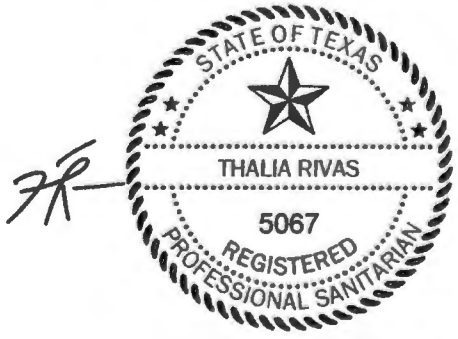
INSTALL VACUUM BREAKERS AT HIGHEST POINT OF SUPPLY AND RETURN LINE.

SITE MUST BE SCARIFIED AND BUILT UP WITH AT LEAST 12" OF TYPE II OR III SOIL (NOT SAND). DRIP TUBING WILL BE CAPPED WITH 6" OF SANDY LOAM (TYPE II NOT SAND).

DRIP SHALL BE PLACED 1' AWAY FROM 5' OSSF SETBACK.



LEGEND:
X = TEST HOLES
W = WATER LINE
= CLEAN OUT
= SUPPLY LINE
= RETURN LINE
= VACUUM BREAKERS

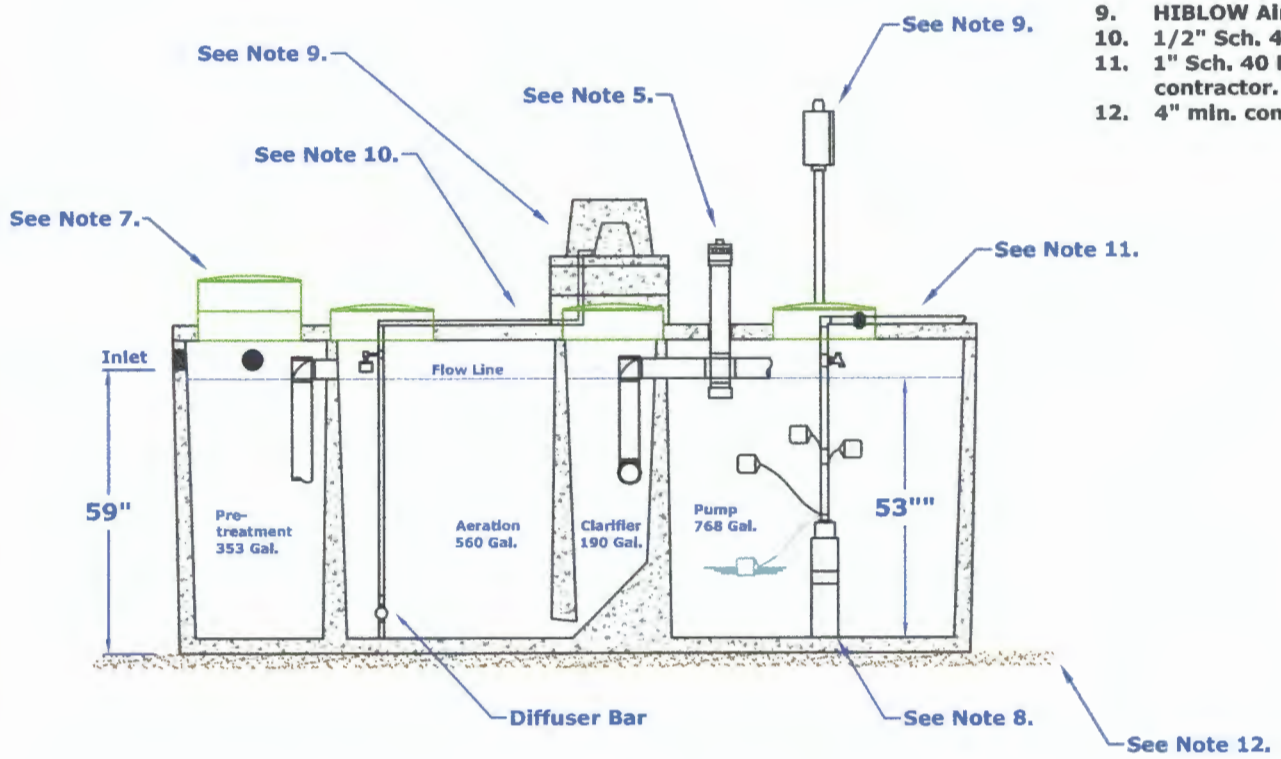


Assembly Details

OSSF

GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 14,900 lbs.
4. Treatment capacity is 600 GPD. Pump compartment set-up for a 360 GPD Flow Rate (4 beedroom, < 4,000 sq/ft living aera). Please specify for additional set-up requirements. BOD Loading = 1.62 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-550 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec)timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" Ø acess riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. HIBLOW Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
12. 4" min. compacted sand or gravel pad by Contractor



DIMENSIONS:
Outside Height: 67"
Outside Width: 63"
Outside Length: 164"

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

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

Model: B-550-PC-400PT

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

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3

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

TANK NOTES:

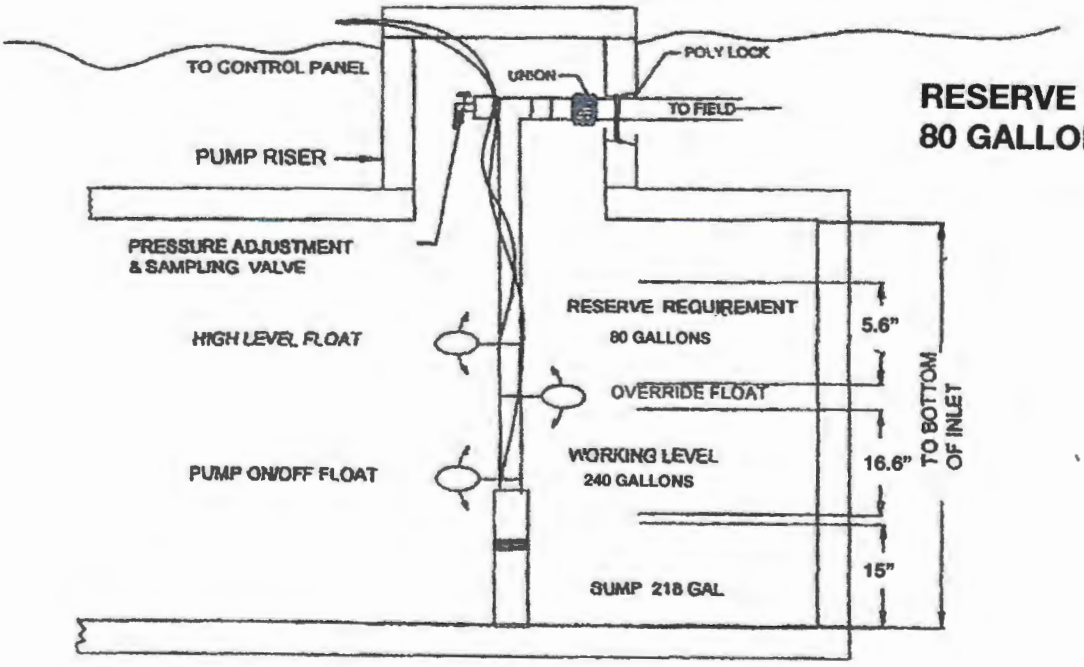
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

A two way is required between residence and tank.

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

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



RESERVE 1/3 DAY = 80 GALLONS

TYPICAL PUMP TANK CONFIGURATION
NU-WATER 550

STATE OF TEXAS
THALIA RIVAS
5067
REGISTERED
PROFESSIONAL SANITARIAN

Arkal 1" Super Filter

Catalog No. 1102 0_ _ _

Features

- A "T" shaped filter with two 1" male threads.
- A "T" volume filter for in-line installation on 1" pipelines.
- The filter prevents clogging due to its enlarged filtering area that collects sediments and particles.
- Manufactured entirely from fiber reinforced plastic.
- A cylindrical column of grooved discs constitutes the filter element.
- Spring keeps the discs compressed.
- Screw-on filter cover.
- Filter discs are available in various filtration grades.

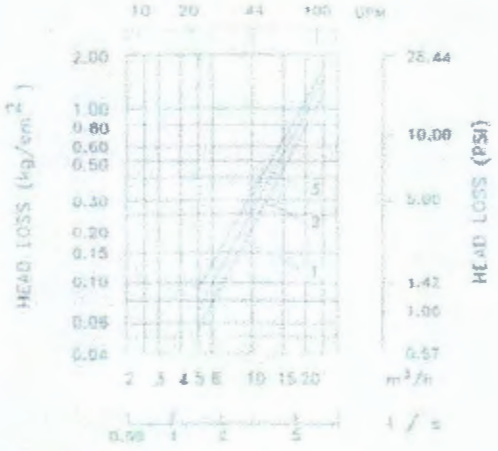
Technical Data

Inlet/outlet diameter	1" BSPT (male) 25.0 mm – nominal diameter 33.6 mm – pipe diameter (O. D.)	1" NPT (male)
Maximum pressure	10 atm	145 psi
Maximum flow rate	8 m^3/h (1.7 l/sec)	35 gpm
General filtration area	500 cm^2	77.5 in^2
Filtration volume	600 cm^3	37 in^3
Filter length L	340 mm	13 13/32"
Filter width W	130 mm	5 3/32"
Distance between end connections A	158 mm	6 7/32"
Weight	1.420 kg	3.13 lbs.
Maximum temperature	70° C	158 °F
pH	5-11	5-11

Filtration Grades

Blue (400 micron / 40 mesh)
Yellow (200 micron / 80 mesh)
Red (130 micron / 120 mesh)
Black (100 micron /140 mesh)
Green (55 micron)

Head Loss Chart

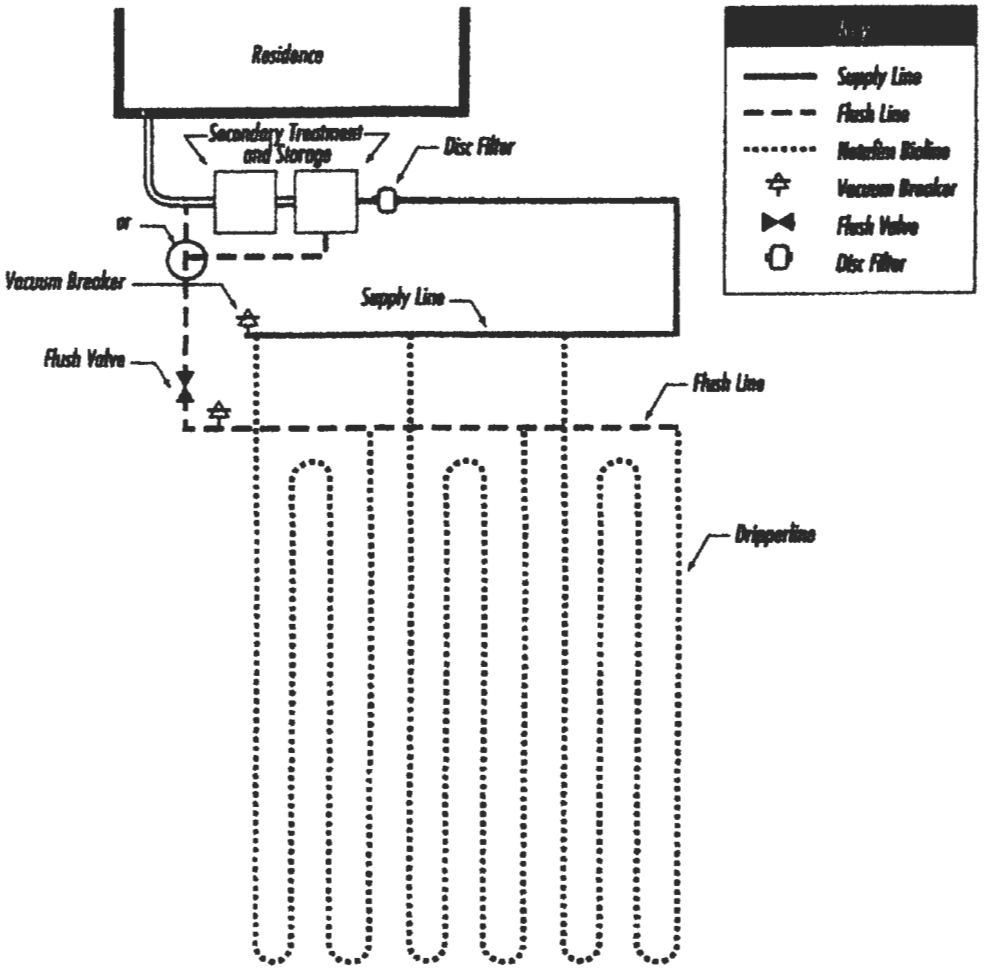


SAMPLE DESIGNS

SINGLE TRENCH LAYOUT

Rectangular field with supply and flush manifold on same side and in same trench;

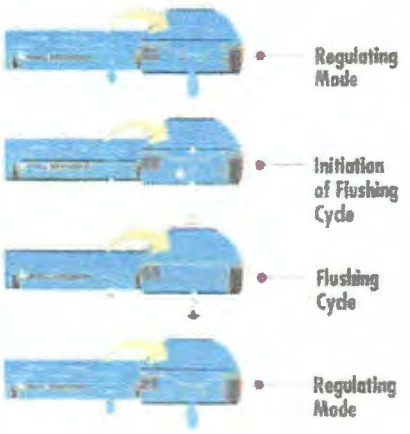
- Locate supply and flush manifold in same trench
- Dripperlines are looped at the end opposite the supply and flush manifolds
- The longest Bioline length should not exceed 400 ft. Drip fields 200 ft. in length might loop the Bioline once; drip dispersal fields under 100 ft. might be looped twice, as illustrated



NETAFIM

Bioline® Dripperline

Pressure Compensating Dripperline for Wastewater



BioLine's Self-Cleaning, Pressure Compensating Dripper is a fully self-contained unit molded to the interior wall of the dripper tubing.

As shown at left, BioLine is continuously self-cleaning during operation, not just at the beginning and end of a cycle. The result is dependable, clog free operation, year after year.

Product Advantages

The Proven Performer

- Tens of millions of feet used in wastewater today.
- Bioline is permitted in every state allowing drip disposal.
- Backed by the largest, most quality-driven manufacturer of drip products in the U.S.
- Preferred choice of major wastewater designers and regulators.
- Proven track record of success for many years of hard use in wastewater applications.

Quality Manufacturing with Specifications Designed to Meet Your Needs

- Pressure compensating drippers assure the highest application uniformity - even on sloped or rolling terrain.
- Excellent uniformity with runs of 400 feet or more - reducing installation costs.
- Highest quality-control standards in the industry: Cv of 0.25 (coefficient of manufacturer's variation).
- A selection of flows and spacings to satisfy the designer's demand for almost any application rate.

Long-Term Reliability

- Protection against plugging:
  - Dripper inlet raised 0.27" above wall of tubing to prevent sediment from entering dripper.
  - Drippers impregnated with Vinyzene to prevent buildup of microbial slime.
  - Unique self-flushing mechanism passes small particles before they can build up.

Cross Section of Bioline Dripperline

Root Safe

- A physical barrier on each BioLine dripper helps prevent root intrusion.
- Protection never wears out - never depletes - releases nothing to the environment.
- Working reliably for up to 15 years in subsurface wastewater installations.
- Additional security of chemical root inhibition with Techfilter - supplies Trifluralin to the entire system, effectively inhibiting root growth to the dripper outlets.

Applications

- For domestic strength wastewater disposal.
- Installed following a treatment process.
- Can be successfully used on straight septic effluent with proper design, filtration and operation.
- Suitable for reuse applications using municipally treated effluent designated for irrigation water.

Specifications

Wall thickness (mil): 45*

Nominal flow rates (GPH): .4, .6, .9*

Common spacings: 12", 18", 24"*

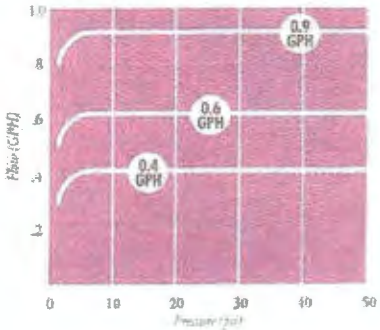
Recommended filtration: 120 mesh

Inside diameter: .570"

Color: Purple tubing indicates non-potable source

*Additional flows, spacings, and pipe sizes available by request. Please contact Netafim USA Customer Service for details.

BIOLINE Flow Rate vs. Pressure



NETAFIM

NETAFIM USA
5470 E. Home Ave. • Fresno, CA 93727
888.638.2346 • 559.453.6800
FAX 800.695.4753
www.netafimusa.com

PMR-MF

PRESSURE-MASTER REGULATOR - MEDIUM FLOW

Specifications

The pressure regulator shall be capable of operating at a constant, factory preset, non-adjustable outlet pressure of 6, 10, 12, 15, 20, 25, 30, 35, 40, 50, or 60 PSI (0.41, 0.69, 0.83, 1.03, 1.38, 1.72, 2.07, 2.41, 2.76, 3.45, or 4.14 bar) with a flow range between:

4 - 16 GPM (909 - 3634 L/hr) for 6 - 10 PSI models or
2 - 20 GPM (454 - 4542 L/hr) for 12 - 60 PSI models.

The pressure regulator shall maintain the nominal pressure at a minimum of 5 PSI (0.34 bar) above model inlet pressure and a maximum of 80 PSI (5.52 bar) above nominal model pressure*. Refer to the PRU performance curve to establish specific outlet pressures based on relative inlet pressure and flow rate. Always install downstream from all shut off valves. Recommended for outdoor use only. Not NSF certified.

All pressure regulator models shall be equipped with one of these inlet-x-outlet configurations:

Inlet	Outlet
¾-inch Female National Pipe Thread (FNPT)	¾-inch Female National Pipe Thread (FNPT)
1-inch Female National Pipe Thread (FNPT)	1-inch Female National Pipe Thread (FNPT)
1-inch Female British Standard Pipe Thread (FBSPT)	1-inch Female British Standard Pipe Thread (FBSPT)

The upper housing, lower housing, and internal molded parts shall be of engineering-grade thermoplastics with internal elastomeric seals and a reinforced elastomeric diaphragm. Regulation shall be accomplished by a fixed stainless steel compression spring, which shall be enclosed in a chamber isolated from the normal water passage.

Outlet pressure and flow shall be clearly marked on each regulator.

The pressure regulator shall carry a two-year manufacturer's warranty on materials, workmanship, and performance. Each pressure regulator shall be water tested for accuracy before departing the manufacturing facility.

The pressure regulator shall be manufactured by Senninger Irrigation in Clermont, Florida. Senninger is a Hunter Industries Company.

Physical

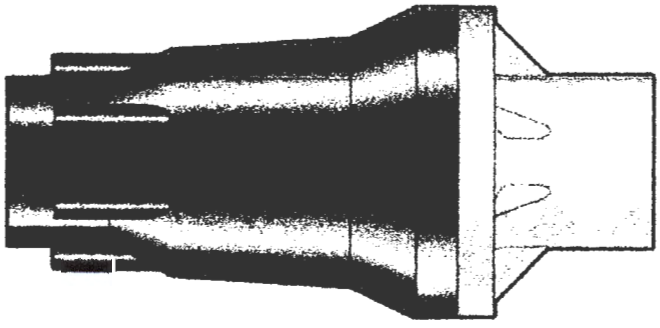
3/4" FNPT x 3/4" FNPT model *(shown on right)*

Overall Length	5.2 inches (13.1 cm)
Overall Width	2.5 inches (6.4 cm)

1" FNPT x 1" FNPT model

1" FBSPT x 1" FBSPT model

Overall Length	5.8 inches (14.6 cm)
Overall Width	2.5 inches (6.4 cm)



* Please consult factory for applications outside of recommended guidelines.

PMR-MF

PRESSURE-MASTER REGULATOR - MEDIUM FLOW

Model Numbers

Model #	Flow Range	Preset Operating Pressure	Maximum Inlet Pressure
PMR-6 MF	4 - 16 GPM (909 - 3634 L/hr)	6 PSI (0.41 bar)	80 psi (5.51 bar)
PMR-10 MF	4 - 16 GPM (909 - 3634 L/hr)	10 PSI (0.69 bar)	90 psi (6.20 bar)
PMR-12 MF	2 - 20 GPM (454 - 4542 L/hr)	12 PSI (0.83 bar)	90 psi (6.20 bar)
PMR-15 MF	2 - 20 GPM (454 - 4542 L/hr)	15 PSI (1.03 bar)	95 psi (6.55 bar)
PMR-20 MF	2 - 20 GPM (454 - 4542 L/hr)	20 PSI (1.38 bar)	100 psi (6.89 bar)
PMR-25 MF	2 - 20 GPM (454 - 4542 L/hr)	25 PSI (1.72 bar)	105 psi (7.24 bar)
PMR-30 MF	2 - 20 GPM (454 - 4542 L/hr)	30 PSI (2.07 bar)	110 psi (7.58 bar)
PMR-35 MF	2 - 20 GPM (454 - 4542 L/hr)	35 PSI (2.41 bar)	115 psi (7.93 bar)
PMR-40 MF	2 - 20 GPM (454 - 4542 L/hr)	40 PSI (2.76 bar)	120 psi (8.27 bar)
PMR-50 MF	2 - 20 GPM (454 - 4542 L/hr)	50 PSI (3.45 bar)	130 psi (8.96 bar)
PMR-60 MF	2 - 20 GPM (454 - 4542 L/hr)	60 PSI (4.14 bar)	140 psi (9.65 bar)

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

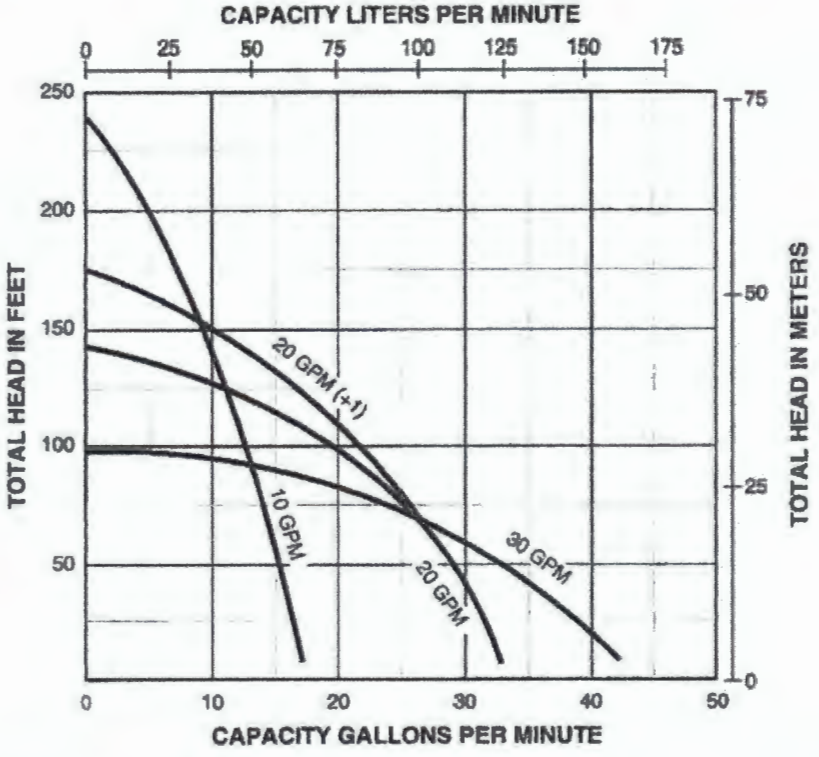
CATALOG NUMBER	HP	MAX. LOAD AMPS	VOLTS	PHASE/ CYCLES	CORD LENGTH	PALLET QUANTITY	WEIGHT (LBS.)
10DOM05221	1/2	5.5	230	1/60	10'	80	16
10DOM05121	1/2	11.0	115	1/60	10'	80	16
20DOM05221	1/2	4.6	230	1/60	10'	80	16
20DOM05121	1/2	9.5	115	1/60	10'	80	16
30DOM05221	1/2	4.6	230	1/60	10'	80	16
30DOM05121	1/2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

Alamo Title GF# 4000082501323 NU; $29

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

GENERAL WARRANTY DEED

Date: June 2, 2025

Grantor: TRAVIS SELBY

Grantor's Mailing Address: _____

Grantee: SPRING BRANCH HOMES LLC, a Texas limited liability company

Grantee's Mailing Address, and after Recording, Return to: 1335 Cedar Grove Trl , Spring Branch TX 78070

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

Property (including any improvements):

Lot 540, CYPRESS COVE, SECTION THREE, situated in Comal County, Texas, according to plat thereof recorded in Volume 1, Pages 67-68, Map and Plat Records of Comal County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2025, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

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

TRAVIS SELBY

STATE OF TEXAS)

COUNTY OF BEXAR)

This instrument was acknowledged before me on June 2, 2025 by TRAVIS SELBY.

Notary Public, State of Texas

NORMA L. URBINA
My Notary ID # 128511274
Expires April 17, 2028

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
06/02/2025 04:21:14 PM
TERRI 2 Pages(s)
202506016320

Bobbie Koepp

RECEIVED
By Kathy Griffin at 1:26 pm, Jun 09, 2025

COMAL COUNTY
ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

Date Received	Initials	Permit Number
		11873S

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

- [X] Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- [X] Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- [X] 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.
- [X] Required Permit Fee - See Attached Fee Schedule
- [X] Copy of Recorded Deed
- [X] Surface Application/Aerobic Treatment System
  - [X] Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
  - [X] 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

06-11-2025
Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION
___ (Missing Items Circled, Application Refused)