



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: 118745
Issued This Date: 07/03/2025
This permit is hereby given to: Yvonne & Leroy Garcia

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

588 ROCK TRAIL PLACE
SPRING BRANCH, TX 78070

Subdivision: Mystic Shores
Unit: 18
Lot: 1996
Block: 0
Acreage: 3.0100

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.

Revised

Efrain Gallegos

10/20/2025 3:25:33 PM

ON-SITE SEWAGE FACILITY APPLICATION

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

Date _____

Permit Number 118745

1. APPLICANT / AGENT INFORMATION

Owner Name Yvonne Garcia Leroy A Garcia
Mailing Address 11404 Kielich Ave NE
City, State, Zip Albuquerque, NM 87111
Phone # 505.550.9104
Email yvonne.garcia.pmp@gmail.com

Agent Name _____
Agent Address _____
City, State, Zip _____
Phone # _____
Email _____

2. LOCATION

Subdivision Name Mystic Shores Unit 18 Lot 1996 Block _____
Survey Name / Abstract Number _____ Acreage 3.01
Address 588 Rock Trail Place City Spring Branch State TX Zip 78070

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) House & shop with bedroom for single family residence only

Number of Bedrooms 4 Bedroom

Indicate Sq Ft of Living Area <3500 sq.ft.

☐ 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: \$ 725000 (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

Leroy A Garcia

Date

03/05/25 May 31, 2025

Revised

Efrain Gallegos

ENGINEER'S OFFICE

10/20/2025 3:25:35 PM

ON-SITE SEWAGE FACILITY APPLICATION

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

Planning Materials & Site Evaluation as Required Completed By Valeleigh Crandall

System Description aerobic w/ surface spray

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

Tank Size(s) (Gallons) 500 Absorption/Application Area (Sq Ft) 4088 ft²

Gallons Per Day (As Per TCEQ Table III) 300 gpd

(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.

Valeleigh Crandall
Signature of Designer

6/5/25
Date

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 196 Block Subdivision Rustic Slores Unit/Phase/Section 18

If not in Subdivision: Acres Survey

The property is owned by (insert owner's full name): Leroy + Yvonne Garcia

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.

Leroy A. Garcia

Owner Name

Yvonne D. Garcia

Owner Name


Owner Signature

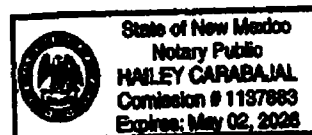
This instrument was acknowledged before me on: 7th Day of March, 2025.

Hailey Carabaja

Notary's Printed Name

Hailey CarabajaNotary Public, State of ~~Texas~~ New Mexico

Commission Expires: May 02, 2026



Affix Notary Stamp Above

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
06/05/2025 02:52:47 PM
TERRI 1 Pages(s)
202506016747

Bobbie Koepp

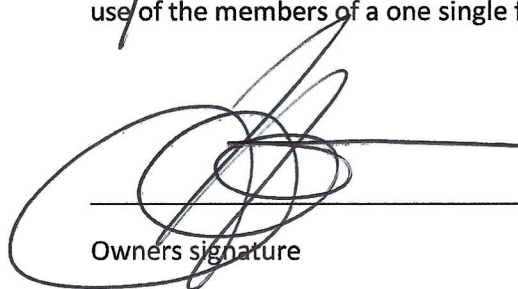
DATE: 10/17/25

Legal Description:

Lot 1996, Unit 18, Mystic Shores

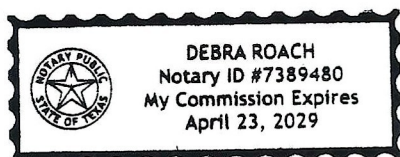
588 Rock Trail Place, Spring Branch Texas

I, VORIDE GARCIA, verify the primary residence and detached guest house are exclusive use of the members of a one single family household.



Owners signature

10/17/25
Date



Debra Roach

Notary Public, State of Texas

My Commission expires: 4-23-29

Bulldog Septic Services

5361 Gin Rd, Marion Tx 78124
Tel.: (830) 583-7867

Permit# _____
Regulatory Agency Comal

COMMERCIAL 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. Bulldog Septic Services 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 MAINTENANCE INSPECTION: Bulldog Septic Services 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 schedule 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 Bulldog Septic Services. Bulldog Septic Services will respond to non-scheduled services within 24 hours. There is additional fee for non-scheduled visits and/or service calls.

FEES: The cost of a maintenance agreement for the system listed below is: \$ 500 and is valid for Two year(s). Payment is due at the time of contract signing. Failure to make payment within ten (10) days of date of 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.

OWNERS RESPONSIBILITIES:

- The owner of the Aerobic Treatment Unit must maintain sufficient chlorine (tablets or liquid) in the disinfection system at all times.
- 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 effect 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.
- Bulldog Septic Services 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. Bulldog Septic Services reserves the right to refuse service to systems infested by fire ants. A 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 through 2 years from License to Operate

Manufacturer: _____ Model: _____ Serial Number: _____

Owner's Name: Yvonne & Leroy Garcia Site Address: 588 Rock Trail Place Spring Branch TX 78070

Mailing Address: 588 Rock Trail Place Spring Branch TX 78070

Telephone: _____ Cell Phone: 505-550-9104 Work Phone: _____

Email: yvonne.garcia.pmp@gmail.com Call or Text Before Each Visit? ☐ Yes ☐ No Gate Code: _____

Yvonne Garcia Leroy A Garcia

May 31, 2025

Scott Platt, MP

MP2739
TCEQ License

Signature of Owner

Date

Document ID: 47J2X3Q6

Dustin Morgenroth (contact@rdbuilders.org)

Document name:

L Garica - Maintenance Agreement.pdf

SHA256 security hash:

a1cb1c73420a408bb1dbb787698d5abe026801fcf29bedce0ca5fd1c470f06a0

Sent on:

May 29, 2025, 3:39 p.m. (UTC)

From:

SignRequest <no-reply@signrequest.com> on behalf of
(contact@rdbuilders.org)

To:

leroyagarcia@gmail.com, yvonne.garcia.pmp@gmail.com

Subject:

Dustin Morgenroth (contact@rdbuilders.org) has sent you a
SignRequest

Message:

Please sign this document.

Kind regards,

Dustin Morgenroth (contact@rdbuilders.org)

IP address:

66.68.101.19

User agent:

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36
(KHTML, like Gecko) Chrome/136.0.0.0 Safari/537.36 Edg/
136.0.0.0

Dustin Morgenroth (contact@rdbuilders.org)

Email address verification:

Verified by SignRequest

leroyagarcia@gmail.com

Email address verification:

Verified by SignRequest

Signature added, page 1:



IP address:

75.226.200.17

User agent:

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/
537.36 (KHTML, like Gecko) Chrome/136.0.0.0 Safari/537.36

Document signed:

May 31, 2025, 5:52 p.m. (UTC)

yvonne.garcia.pmp@gmail.com

Email address verification:

Verified by SignRequest

Text added, page 1:

May 31, 2025

Signature added, page 1:



IP address:	75.226.200.17
User agent:	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/ 537.36 (KHTML, like Gecko) Chrome/136.0.0.0 Safari/537.36
Document signed:	May 31, 2025, 5:50 p.m. (UTC)

Revised

Efrain Gallegos

10/20/2025 3:21:25 PM

SITE EVALUATION AND CALCULATIONS

Site Evaluation:

Soil Texture: Gravelly clay loam
Soil Structure: Blocky
Soil Depth: 0" to 14"
Restrictive Horizon: Rock horizon from 0" to 14" below surface
Groundwater: None encountered
Topography: More 2% slope at spray areas

Determination: Site was determined to have a Class III soil with no groundwater encountered. Due to the rock over the drainfield area an aerobic treatment unit followed by spray irrigation will be installed. The spray area will be controlled by a commercial irrigation timer.

Calculations:

System is designed for a single family residence with a combined total of 4 bedroom with a total combined living area of 2924 sq. ft. Water saving devices are used throughout.

$$Q = 300 \text{ gpd}$$

A 600 gallon aerobic treatment system, or equal, shall be installed. It has built in pre-treatment, and pump tanks. The aerobic unit shall be followed by a spray irrigation system. (Reference the System Layout) Chlorinator is required for water entering pump tank compartment. Liquid type chlorination shall be used.

$$R_i = 0.064 \text{ gal. / sq. ft. / day, (For location in Comal County)}$$

Required Area:

$$A = Q / R_i, \quad A = (300 \text{ gal. / day}) / (0.064 \text{ gal. / sq. ft. / day}) = 4688 \text{ sq. ft.}$$

Owner Yvonne & Leroy Garcia

Drawn by: Davy Crandall

Location Comal County, Texas

Drawing No. 100-10145A



MANGOLD Engineering Company
5596 CR 5710
Devine, TX 78016
Phone: (830) 931-0400

FIRM NO. 5549

Date: 9/25/25

Scale: None

Sheet 1 of 6



Revised

Efrain Gallegos

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SITE EVALUATION AND CALCULATIONS

Calculations:

Install 2 sprinklers. The sprinklers are low angle type, with nozzle and spray radii as shown on the System Layout. See System Layout for spray pattern.

Proposed total area = **4926 sq. ft.**

Overlap and masked area: **0 sq. ft.**

Actual covered area = 4926 sq. ft. (Covered area is greater than required area)

A 1" ball valve will be installed just downstream of the pump either inside of or outside of the pump tank compartment. The ball valve shall be used to adjust the spray radius(radii) of the sprinkler(s) to the value(s) shown on the System Layout. (Reference the attached data for pump curves and nozzle data.)

NOTES FOR INSTALLER (if applicable):

Do not connect water softener back-wash to septic system.

The TCEQ allows washing machine water to be discharged without treatment into a separate gray water system, unless the water contains human waste. Running this water out separate from the septic system can prolong the life of the system.

Areas where tanks and drainfields / spray areas are located shall be built-up or drained so that no ponding of water occurs in these areas.

The design application rate is 0.061 gallons / sq. ft. / day

Dosing cycle quantity is 300 gallons, average. Use a commercial irrigation timer.

The number of dosing cycles per day is one (1).

Owner Yvonne & Leroy Garcia

Drawn by: Davy Crandall

Location See sheet #1

Drawing No. 100-10145



MANGOLD Engineering Company

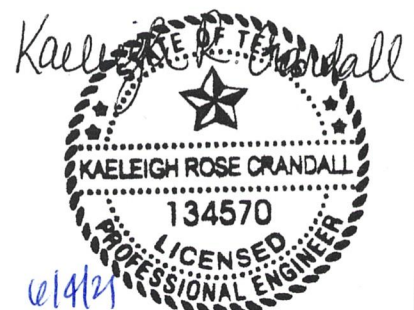
5596 CR 5710
Devine, TX 78016
Phone: (830) 931-0400

FIRM NO. 5549

Date: 6/4/25

Scale: None

Sheet 2 **of** 6



Revised

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10/20/2025 3:21:30 PM

SITE EVALUATION AND CALCULATIONS

The design pressure at each sprinkler head is 30 to 40 psig.

The total length of supply pipe is as shown on the System Layout

Means of preventing siphoning is an anti-siphon valve.

Diameter of supply line is as shown on the System Layout.

Flow control valve is required downstream of the pump.

NOTES TO OWNER OF SYSTEM:

MAINTENANCE AND MANAGEMENT PRACTICES (if applicable):

An OSSF should not be treated as if it were a normal city sewer system.

The excessive use of in-sink garbage grinders and grease discarding should be avoided.

Do not use the toilet to dispose of cleaning tissues, cigarette butts, or other trash.

Septic tanks shall be cleaned before sludge accumulates to a point where it approaches the bottom of the outlet device, to prevent solids from exiting the tank with the liquid.

Septic tanks should be cleaned every two-to-three years to prevent excessive sludge buildup.

Do not build driveways, storage buildings, or other structures over the treatment works or its disposal field.

Chemical additives or the so-called enzymes are not necessary for the operation of a septic tank. Some of these additives may be harmful to the tank's operation.

continued next page.....

Owner Yvonne & Leroy Garcia

Drawn by: Davy Crandall

Location See sheet #1

Drawing No. 100-10145



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5596 CR 5710
Devine, TX 78016
Phone: (830) 931-0400

FIRM NO. 5549

Date: 6/4/25

Scale: None

Sheet 3 **of** 6



Revised

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10/20/2025 3:21:33 PM

SITE EVALUATION AND CALCULATIONS

Soaps, detergents, bleaches, drain cleaners, and other household cleaning materials will very seldom affect the operation of the system. However, moderation should be exercised in the use of such materials.

It is not advisable to allow water softener back flush to enter into any portion of the OSSF.

Except for Aerobic systems, the liquid from the OSSF is still heavily laden with bacteria. Contact with this liquid should be avoided, if it surfaces.

WATER CONSERVATION MEASURES (if applicable):

Showers usually use less water than baths. Install a water saving shower head that uses less than 2 1/2 gallons per minute and saves both water and energy.

If you take a tub bath, reduce the level of water in the tub from the level to which you customarily fill it.

Leaky faucets and faulty toilet fill-up mechanisms should be repaired as quickly as possible.

Check toilets for leaks that may not be apparent. Add a few drops of food coloring to the tank. Do not flush. If the color appears in the bowl within a few minutes, the toilet fill or ball-cock valve needs to be adjusted to prevent water from overflowing the stand pipe, or the flapper at the bottom of the toilet tank needs to be replaced.

Reduce the amount of water used for flushing the toilet by installing one of the following: a new toilet (1.6 gallon); a toilet tank dam; or filling and capping one-quart plastic bottles with water (usually one is all that will fit in smaller toilet tanks) and lowering them into the tank of the existing 3.5 gallon or larger toilet. Do not use bricks since they may crumble and cause damage to the fixture.

continued next page.....

Owner Yvonne & Leroy Garcia

Drawn by: Davy Crandall

Location See sheet #1

Drawing No. 100-10145



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Phone: (830) 931-0400

FIRM NO. 5549

Date: 6/4/25

Scale: None

Sheet 4 **of** 6



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SITE EVALUATION AND CALCULATIONS

Try to run the dishwasher with a full load, whenever possible.

Avoid running the water continuously for brushing teeth, washing hands, rinsing kitchen utensils, or for cleaning vegetables.

Use faucet aerators that restrict flow to no more than 2.2 gallons per minute to reduce water consumption.

Keep a container of drinking water in the refrigerator instead of running the faucet until the water turns cool.

Insulate all hot water pipes to avoid long delays of wasted water while waiting for the heated water.

Ask your city, county, or local government about their programs to conserve water, and how they can help you save water.

Owner Yvonne & Leroy Garcia

Drawn by: Davy Crandall

Location See sheet #1

Drawing No. 100-10145



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Devine, TX 78016
Phone: (830) 931-0400

FIRM NO. 5549

Date: 6/4/25

Scale: None

Sheet 5 **of** 6



MANGOLD ENGINEERING COMPANY WILL NOT BE RESPONSIBLE FOR THE CONSEQUENCES OF THE USE OF ANY PART OF THE ENGINEERING OF THIS SEPTIC SYSTEM BEFORE THE ENGINEERING HAS BEEN COMPLETELY AND FINALLY APPROVED BY THE APPROPRIATE COUNTY AUTHORITY IN THE COUNTY FOR WHICH IT IS INTENDED. IF TEST HOLES WERE NOT PRESENT DURING THE SITE EVALUATION, THE OWNER/INSTALLER SHALL BE RESPONSIBLE FOR LOCATING TEST HOLES AND CONTACTING MANGOLD ENGINEERING COMPANY PRIOR TO ANY USE OF THIS ENGINEERING DESIGN.

FLOAT SETTINGS & DISTANCES ABOVE THE INSIDE BOTTOM OF THE PUMP COMPT. ARE AS FOLLOWS:
ON: 21" - 302 GAL.
OFF: 20" - 288 GAL.
ALARM LEVEL: 43" - 619 GAL.
TANK INLET: 53" - 763 GAL.

DISTANCE BETWEEN ALARM LEVEL & TANK INLET IS 10" WHICH CORRESPONDS TO 144 GAL.

⊗ = SOIL EVALUATION POINTS

1" FLOW CONTROL VALVE TO ADJUST THE SPRAY RADIUS OF THE SPRINKLER TO THE VALUE SHOWN ON THIS DRAWING. INSTALL IN PUMP TANK.

AERIS AEROBICS MODEL D-600M AEROBIC TREATMENT SYSTEM W/ PRE-TREATMENT TANK & 763 GAL. PUMP TANK. SYSTEM SHALL SPRAY BETWEEN MIDNIGHT & 5 AM.

TWO WAY CLEANOUT BETWEEN BLDG. & SEPTIC TANK. (TYP.)

ROCK TRAIL PLACE



SYSTEM LAYOUT *
Scale: 1" = 50'

- * Septic tank must be a minimum of 50' from any water well. Closest distance from any part of spray area to water well must be 150' minimum, unless well is pressure cemented. Minimum setback of spray area from property lines is 10'. Minimum separation distance between septic tank or spray area and water supply lines is 10'. Setback of spray area from lakes, streams, ponds, and rivers is 50' minimum.

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SEPTIC SYSTEM PLAN SHOWN HERE WILL COMPLY WITH ALL PROVISIONS OF THE TCEQ APPROVED CZP

NOTES:

SLOPE OF INFLOW LINE TO TANK IS 1/8 INCH PER FOOT RUN. PIPE IS 4" DIA. SCH 40 PVC.

PRE-TREATMENT TANK IS BUILT ONTO THE AEROBIC TREATMENT UNIT. NO ADDITIONAL TRASH TANK IS REQUIRED IN THIS SYSTEM.

SYSTEM WILL BE INSPECTED BY COUNTY INSPECTOR IN ACCORDANCE WITH CURRENT COUNTY INSPECTION PROCEDURES.

Owner Yolanda & Leroy Garcia

Drawn by: Kaeleigh R. Crandall

Location 588 Rock Trail Place

Drawing No. 100-10145A



MANGOLD Engineering Company
5596 CR 5710
Devine, TX 78016
Phone: (830) 931-0400

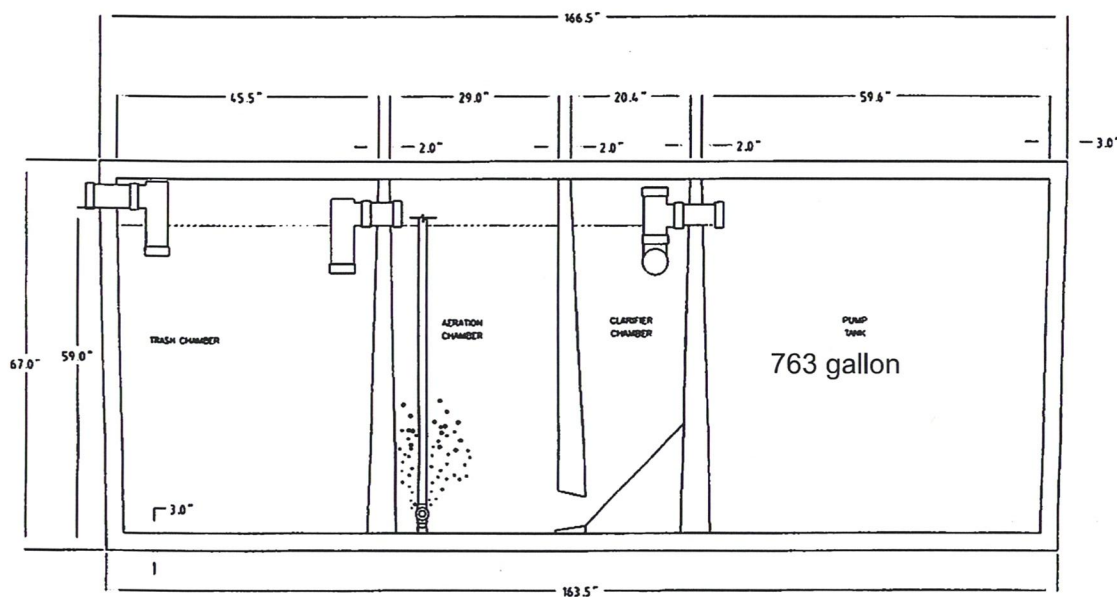
Date: 9/25/25

Scale: Noted

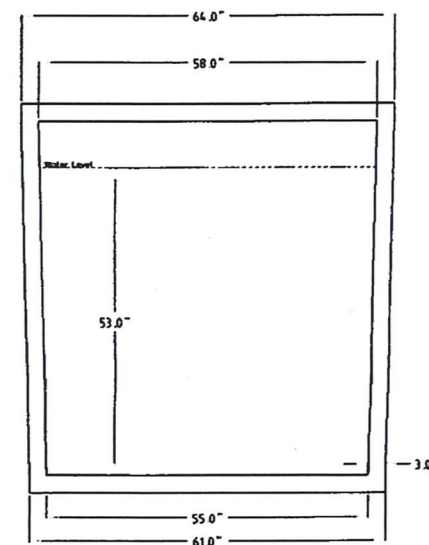
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Sheet 6 of 6

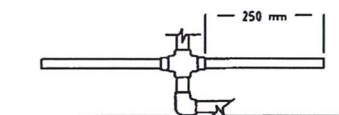




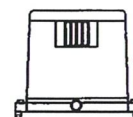
SIDE SECTION VIEW



END SECTION VIEW



DIFFUSER DETAIL
2 diffusers per downpipe



Single-Port Aerator

Title:
Model D-500-m
500 gallon per day Aerobic Treatment Unit

Company Name:
Aeris Aerobics

Date:
2-22-2015

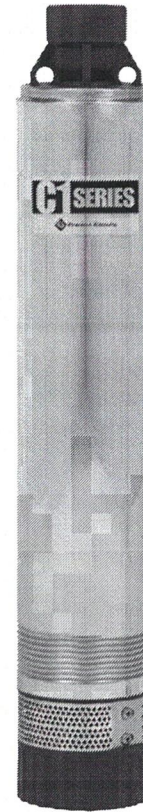
C1 SERIES - 1/2 HP

APPLICATIONS

Gray water pumping, filtered effluent service water pumping, water reclamation projects such as pumping from rain catchment basins, aeration and other fountain or pond applications, agriculture and livestock water pumping

FEATURES

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



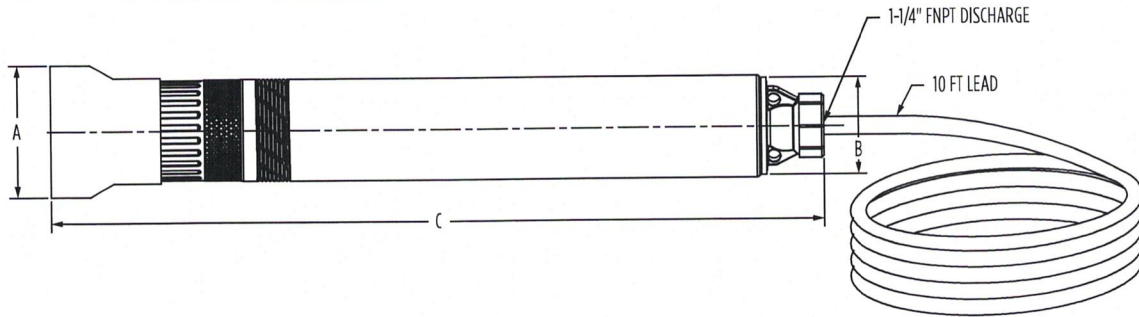
SERIES SPECIFICATIONS

Item No	Model	HP	Volts	Hz	Stages	Amps	Watts	Wire	Min. Shut-Off Head		Min. Head @ Rated Flow		Max GPM	Min. Head @ Max. GPM		Max. Amps
									PSI	FT	PSI	FT		PSI	FT	
90301005	10C1-05P4-2W115	1/2	115	60	7	9.0	920	2	93	215	50	115	14	22	50	10
90301010	10C1-05P4-2W230	1/2	230	60	7	4.5	920	2	93	215	50	115	14	22	50	5
90302005	20C1-05P4-2W115	1/2	115	60	5	9.0	920	2	56	130	34	78	28	9	20	10
90302010	20C1-05P4-2W230	1/2	230	60	5	4.5	920	2	56	130	34	78	28	9	20	5
90302015	20XC1-05P4-2W115	1/2	115	60	6	9.0	920	2	68	156	37	85	28	9	21	10
90302020	20XC1-05P4-2W230	1/2	230	60	6	4.5	920	2	68	156	37	85	28	9	21	5
90303005	30C1-05P4-2W115	1/2	115	60	4	9.0	920	2	39	89	19	45	35	13	29	10
90303010	30C1-05P4-2W230	1/2	230	60	4	4.5	920	2	39	89	19	45	35	13	29	50

EFFLUENT PUMPS

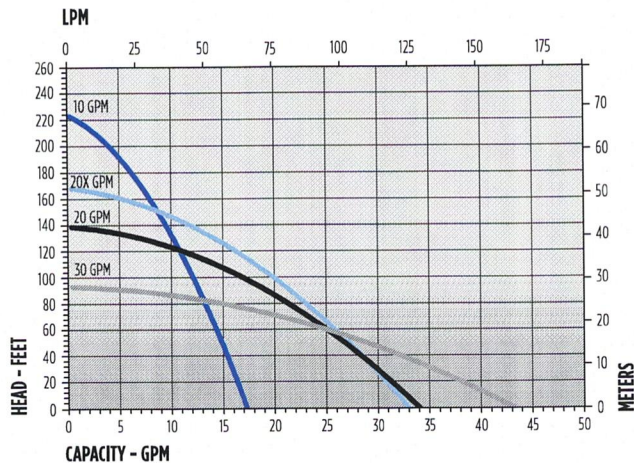
C1 SERIES - 1/2 HP

ENGINEERING DATA



Item No	Model	A	B	C
90301005	10C1-05P4-2W115	5" 12.70 cm	3.9" 9.91 cm	26" 66.04 cm
90301010	10C1-05P4-2W230	5" 12.70 cm	3.9" 9.91 cm	26" 66.04 cm
90302005	20C1-05P4-2W115	5" 12.70 cm	3.9" 9.91 cm	26" 66.04 cm
90302010	20C1-05P4-2W230	5" 12.70 cm	3.9" 9.91 cm	26" 66.04 cm
90302015	20XC1-05P4-2W115	5" 12.70 cm	3.9" 9.91 cm	26" 66.04 cm
90302020	20XC1-05P4-2W230	5" 12.70 cm	3.9" 9.91 cm	26" 66.04 cm
90303005	30C1-05P4-2W115	5" 12.70 cm	3.9" 9.91 cm	26" 66.04 cm
90303010	30C1-05P4-2W230	5" 12.70 cm	3.9" 9.91 cm	26" 66.04 cm

PERFORMANCE DATA



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 nozzle. 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.

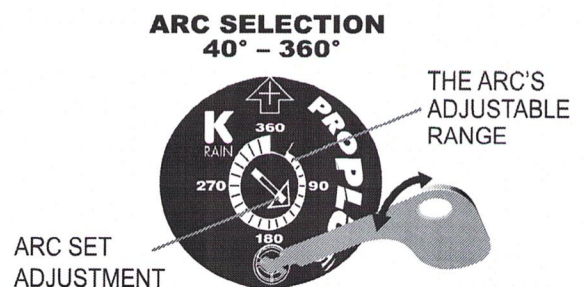
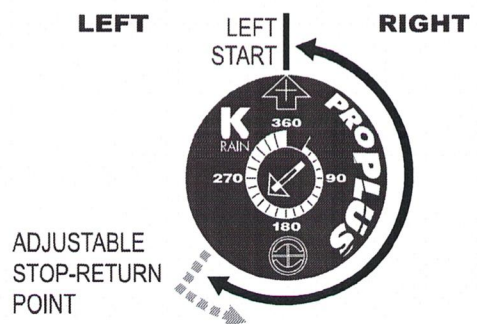
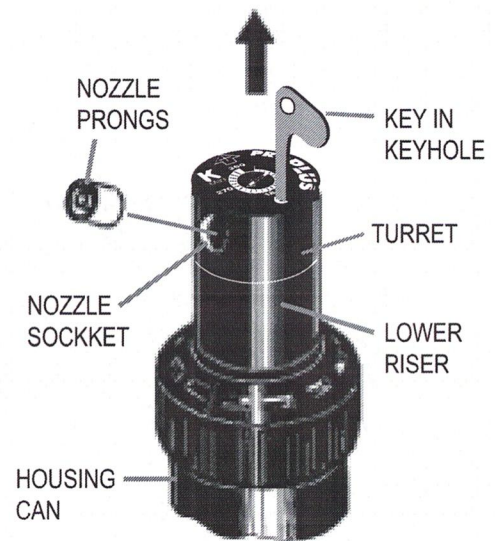
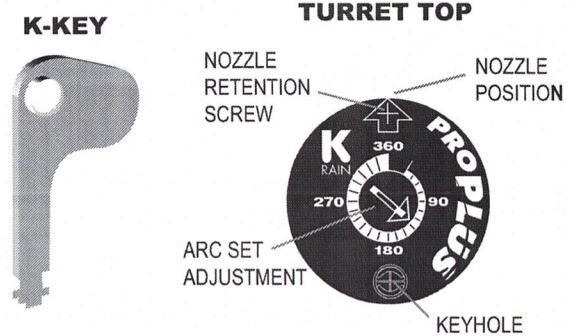
2► ORIENTING THE LEFT START POSITION

Insert the K-Key in the keyhole on the top of the nozzle turret and turn the key 1/4 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.

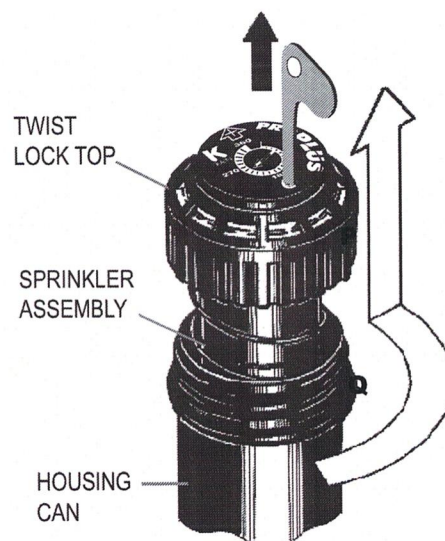
2► INSPECTING THE FILTER

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:

- Do not exceed 30 PSI.
- Always introduce air into the system gradually to avoid air pressure surges. Sudden release of compressed air into the sprinkler can cause damage.
- 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	M ³ /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

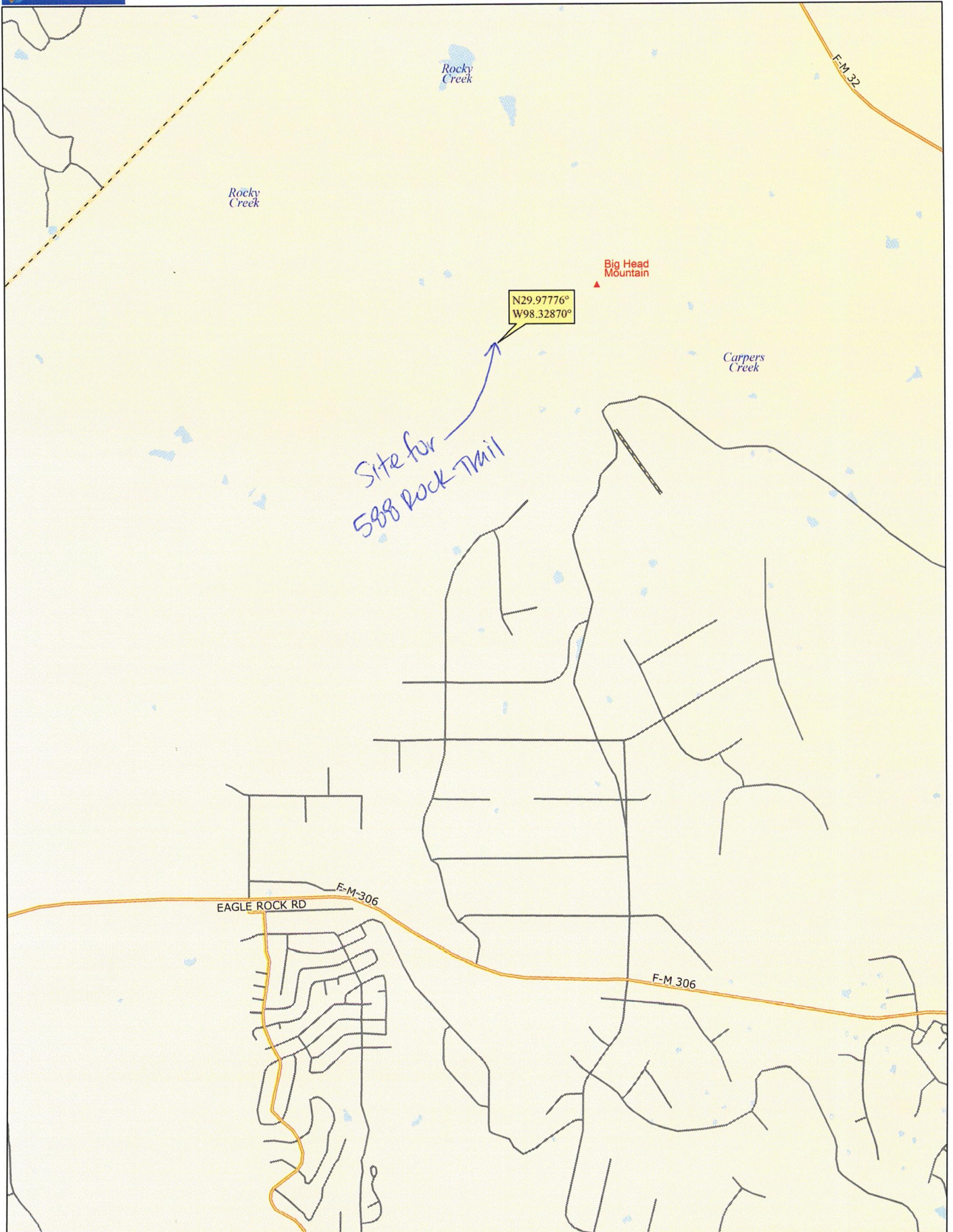
NOZZLE	PRESSURE			RADIUS		FLOW RATE			PRECIP in/hr / mm/hr			
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M ³ /H	■	▲	■	▲
#1.0	30	207	2.1	22	6.7	1.2	4.5	.27	0.48	0.55	12	14
	40	276	2.8	24	7.3	1.7	6.4	.39	0.57	0.66	14	17
	50	345	3.4	26	7.9	1.8	6.8	.41	0.51	0.59	13	15
	60	414	4.1	28	8.5	2.0	7.6	.45	0.49	0.57	12	14
#3.0	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

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Part Number: 1100519 Rev. 01



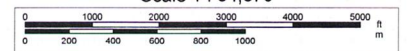
Data use subject to license.

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www.delorme.com



Scale 1 : 34,375



1" = 2,864.6 ft

Data Zoom 12-5

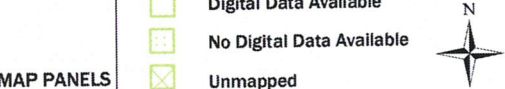
National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone 1
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

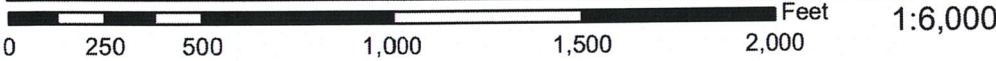


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/4/2025 at 9:10 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



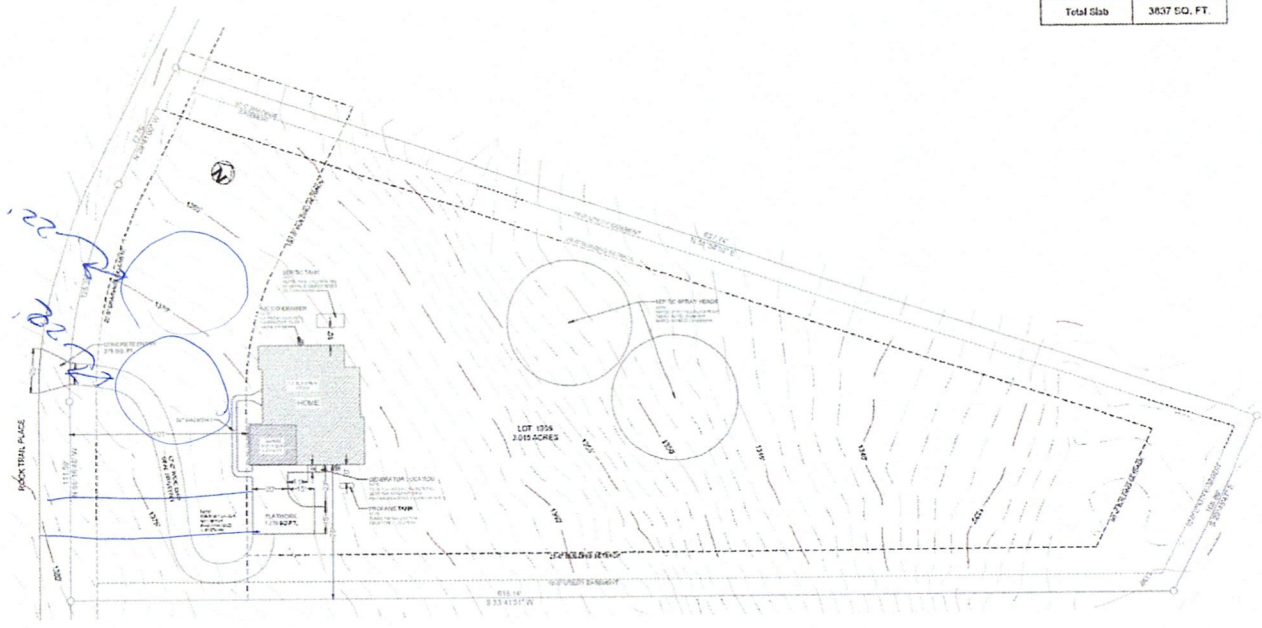


ISSUE
CONSTRUCTION
DATE
03 06 25

GARCIA

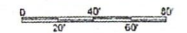
588 ROCK TRAIL PLACE
SPRING BRANCH, TX 78070

Square Footage	
Usable	2524 SQ. FT.
Garage	616 SQ. FT.
Entry	291 SQ. FT.
Veranda	385 SQ. FT.
Total Slab	3837 SQ. FT.



SITE PLAN

SCALE 1/32" = 1'-0"



It is the sole responsibility of the sub contractor or trade specialist to report any discrepancies on these documents to the General Contractor prior to commencement of their work.
These Construction documents are site specific and shall not be constructed on another lot and shall not be reproduced without the written permission from R and D Custom Builders

From: [Ritzen,Brenda](#)
To: ["yvonne.garcia.pmp@gmail.com"](mailto:yvonne.garcia.pmp@gmail.com)
Subject: Permit 118745
Date: Wednesday, July 2, 2025 9:09:00 AM
Attachments: [image001.png](#)
[Pages from 118745.pdf](#)

Re: Yvonne Garcia & Leroy A. Garcia
Mystic Shores Unit 18 Lot 1996
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. Both property owners must sign the septic permit application.
2. Property owner signature needed on the 2 year initial maintenance contract.
3. 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

Warranty Deed with Vendor's Lien

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.

Date: December 14, 2023

Grantor: Andrew M. Thomas and spouse, DeAnne B. Wilson

Grantor's Mailing Address: 170 Grosbeak Drive, Spring Branch, TX 78070

Grantee: Yvonne Garcia and spouse, Leroy Garcia

Grantee's Mailing Address: 11404 Kielich Ave NE, Albuquerque, NM 87111

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Falls City National Bank in the principal amount of \$120,000.00 (One Hundred Twenty Thousand and 00/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Falls City National Bank and by a first-lien deed of trust of even date from Grantee to Gerald V. Sekula, trustee.

Property (including any improvements):

Lot 1996, Mystic Shores, Unit Eighteen, an Addition in Comal County, Texas, according to the Map or Plat recorded in Map Document No. 200606046242, Map and Plat Records of Comal County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Comal County, Texas.

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.

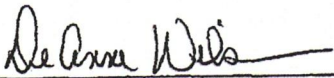
The Vendor's Lien against and Superior Title to the Property are retained until the Note described is fully paid according to its terms, at which time this Deed will become absolute. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold, and conveyed to the payee of the Note, and the successors and assigns of the payee.

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

EXECUTED this 15 day of December, 2023 but to be EFFECTIVE the 14 day of December, 2023.



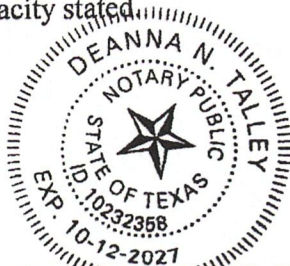
Andrew M. Thomas

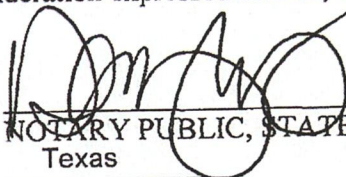


DeAnne B. Wilson

THE STATE OF Texas §
 §
COUNTY OF Comal §

Before me, a Notary Public, the foregoing instrument was acknowledged on 15 day of December, 2023 by Andrew M. Thomas and DeAnne B. Wilson who personally appeared before me, and who is known to me through photo IDs to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.





NOTARY PUBLIC, STATE OF
Texas

AFTER RECORDING, RETURN TO:

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
12/19/2023 08:38:17 AM
TERRI 2 Pages(s)
202306039408

 **Bobbie Koepp**

Comal AD Property Search

Property Details

Account		
Property ID:	144782	Geographic ID: 360150199600
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:	588 ROCK TRAIL PLACE SPRING BRANCH, TX 78070	
Map ID:	2F	Mapsco:
Legal Description:	MYSTIC SHORES 18, LOT 1996	
Abstract/Subdivision:	360150-18	
Neighborhood:	(320C101) MYSTIC SHORES NORTH	
Owner		
Owner ID:	1099878	
Name:	GARCIA YVONNE & LEROY	
Agent:		
Mailing Address:	11404 KIELICH AVE NE ALBUQUERQUE, NM 87111	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)
Agricultural Value Loss: ⓘ	N/A (-)
HS Cap Loss: ⓘ	N/A (-)
Circuit Breaker: ⓘ	N/A (-)
Appraised Value: ⓘ	N/A

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

 Property Taxing Jurisdiction

Owner: GARCIA YVONNE & LEROY **%Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value
046	COMAL COUNTY	N/A	N/A
046LR	COMAL COUNTY LATERAL ROAD	N/A	N/A
SCIS	COMAL ISD	N/A	N/A
ES1	(ESD1) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 1 (EMS)	N/A	N/A
CAD	CAD	N/A	N/A
ZZZ	Credit	N/A	N/A
ES4	(ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)	N/A	N/A

 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RES	Residential	3.01	131,115.60	0.00	0.00	N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2025	N/A	N/A	N/A	N/A	N/A
2024	\$0	\$168,940	\$0	\$0	\$168,940
2023	\$0	\$177,380	\$0	\$0	\$177,380
2022	\$0	\$160,490	\$0	\$0	\$160,490
2021	\$0	\$67,580	\$0	\$0	\$67,580
2020	\$0	\$52,030	\$0	\$0	\$52,030
2019	\$0	\$47,300	\$0	\$0	\$47,300
2018	\$0	\$47,300	\$0	\$0	\$47,300
2017	\$0	\$36,740	\$0	\$0	\$36,740
2016	\$0	\$31,940	\$0	\$0	\$31,940

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/14/2023	WDVL	WD W/VENDORS LIEN	THOMAS ANDREW M & DEANNE B WILSON	GARCIA YVONNE & LEROY	202306039408		202306039408
3/3/2021	WD	WARRANTY DEED	MASALIHIT GORDON A & MILAGROS MASALIHIT	THOMAS ANDREW M & DEANNE B WILSON	202106011105		202106011005
5/13/2015	CASH	CASH WARRANTY DEED	STEIMLE CYNTHIA & BRUCE E	MASALIHIT GORDON A & MILAGROS MASALIHIT	201506019617		

SITE EVALUATION AND CALCULATIONS

Site Evaluation:

Soil Texture: Clayey silt loam
Soil Structure: Blocky
Soil Depth: 0 to 14"
Restrictive Horizon: Rock horizon from 0" to 14" below surface
Groundwater: None encountered
Topography: More 2% slope at spray areas

Determination: Site was determined to have a Class III soil with no groundwater encountered. Due to the rock over the drainfield area an aerobic treatment unit followed by spray irrigation will be installed. The spray area will be controlled by a commercial irrigation timer.

Calculations:

System is designed for a 3 bedroom residence with a living area of 2524 sq. ft. Water saving devices are used throughout.

$Q = 300 \text{ gpd}$

A 500 gallon aerobic treatment system, or equal, shall be installed. It has built in pre-treatment, and pump tanks. The aerobic unit shall be followed by a spray irrigation system. (Reference the System Layout) Chlorinator is required for water entering pump tank compartment. Liquid type chlorination shall be used.

$R_i = 0.064 \text{ gal. / sq. ft. / day,}$ (For location in Comal County)

Required Area:

$A = Q / R_i, \quad A = (300 \text{ gal. / day}) / (0.064 \text{ gal. / sq. ft. / day}) = 4688 \text{ sq. ft.}$

calculations continued on next page....

Owner Yvonne & Leroy Garcia

Drawn by: Davy Crandall

Location Comal County, Texas

Drawing No. 100-10145



MANGOLD Engineering Company

5596 CR 5710
Devine, TX 78016
Phone: (830) 931-0400

FIRM NO. 5549

Date: 6/4/25

Scale: None

Sheet 1 of 6



SITE EVALUATION AND CALCULATIONS

Calculations:

Install 2 sprinklers. The sprinklers are low angle type, with nozzle and spray radii as shown on the System Layout. **VOID** System Layout for spray pattern.

Proposed total area = 26 sq. ft.

Overlap and masked area: 0 sq. ft.

Actual covered area = 4926 sq. ft. (Covered area is greater than required area)

A 1" ball valve will be installed just downstream of the pump either inside of or outside of the pump tank compartment. The ball valve shall be used to adjust the spray radius(radii) of the sprinkler(s) to the value(s) shown on the System Layout. (Reference the attached data for pump curves and nozzle data.)

NOTES FOR INSTALLER (if applicable):

Do not connect water softener back-wash to septic system.

The TCEQ allows washing machine water to be discharged without treatment into a separate gray water system, unless the water contains human waste. Running this water out separate from the septic system can prolong the life of the system.

Areas where tanks and drainfields / spray areas are located shall be built-up or drained so that no ponding of water occurs in these areas.

The design application rate is 0.061 gallons / sq. ft. / day

Dosing cycle quantity is 300 gallons, average. Use a commercial irrigation timer.

The number of dosing cycles per day is one (1).

Owner Yvonne & Leroy Garcia

Drawn by: Davy Crandall

Location See sheet #1

Drawing No. 100-10145



MANGOLD Engineering Company

5596 CR 5710
Devine, TX 78016
Phone: (830) 931-0400

FIRM NO. 5549

Date: 6/4/25

Scale: None

Sheet 2 of 6



SITE EVALUATION AND CALCULATIONS

The design pressure at each sprinkler head is 30 to 40 psig.

The total length of supply pipe is as shown on the System Layout

Means of preventing siphoning is an anti-siphon valve.

Diameter of supply pipe is as shown on the System Layout.

Flow control valve is regulated down to the pump.

VOID

NOTES TO OWNER OF SYSTEM:

MAINTENANCE AND MANAGEMENT PRACTICES (if applicable):

An OSSF should not be treated as if it were a normal city sewer system.

The excessive use of in-sink garbage grinders and grease discarding should be avoided.

Do not use the toilet to dispose of cleaning tissues, cigarette butts, or other trash.

Septic tanks shall be cleaned before sludge accumulates to a point where it approaches the bottom of the outlet device, to prevent solids from exiting the tank with the liquid.

Septic tanks should be cleaned every two-to-three years to prevent excessive sludge buildup.

Do not build driveways, storage buildings, or other structures over the treatment works or its disposal field.

Chemical additives or the so-called enzymes are not necessary for the operation of a septic tank. Some of these additives may be harmful to the tank's operation.

continued next page.....

Owner Yvonne & Leroy Garcia

Drawn by: Davy Crandall

Location See sheet #1

Drawing No. 100-10145



MANGOLD Engineering Company

5596 CR 5710
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FIRM NO. 5549

Date: 6/4/25

Scale: None

Sheet 3 of 6



SITE EVALUATION AND CALCULATIONS

Soaps, detergents, bleaches, drain cleaners, and other household cleaning materials will very seldom affect the operation of the system. However, moderation should be exercised in the use of such materials.

It is not advisable to allow water softener back flush to enter into any portion of the OSSF.

Except for Aerobic systems, the liquid from the OSSF is still heavily laden with bacteria. Contact with the liquid should be avoided, if it surfaces.

WATER CONSERVATION MEASURES (if applicable):

Showers usually use less water than baths. Install a water saving shower head that uses less than 2 1/2 gallons per minute and saves both water and energy.

If you take a tub bath, reduce the level of water in the tub from the level to which you customarily fill it.

Leaky faucets and faulty toilet fill-up mechanisms should be repaired as quickly as possible.

Check toilets for leaks that may not be apparent. Add a few drops of food coloring to the tank. Do not flush. If the color appears in the bowl within a few minutes, the toilet fill or ball-cock valve needs to be adjusted to prevent water from overflowing the stand pipe, or the flapper at the bottom of the toilet tank needs to be replaced.

Reduce the amount of water used for flushing the toilet by installing one of the following: a new toilet (1.6 gallon); a toilet tank dam; or filling and capping one-quart plastic bottles with water (usually one is all that will fit in smaller toilet tanks) and lowering them into the tank of the existing 3.5 gallon or larger toilet. Do not use bricks since they may crumble and cause damage to the fixture.

continued next page.....

Owner Yvonne & Leroy Garcia

Drawn by: Davy Crandall

Location See sheet #1

Drawing No. 100-10145



MANGOLD Engineering Company

5596 CR 5710
Devine, TX 78016
Phone: (830) 931-0400

FIRM NO. 5549

Date: 6/4/25

Scale: None

Sheet 4 **of** 6



SITE EVALUATION AND CALCULATIONS

Try to run the dishwasher with a full load, whenever possible.

Avoid running the water continuously for brushing teeth, washing hands, rinsing kitchen utensils, or for cleaning vegetables.

Use faucet aerators that restrict flow to no more than 2.2 gallons per minute to reduce water consumption.

Keep a container of drinking water in the refrigerator instead of running the faucet until the water turns cool.

Insulate all hot water pipes to avoid long delays of wasted water while waiting for the heated water.

Ask your city, county, or local government about their programs to conserve water, and how they can help you save water.

VOID

Owner Yvonne & Leroy Garcia

Drawn by: Davy Crandall

Location See sheet #1

Drawing No. 100-10145



MANGOLD Engineering Company

5596 CR 5710
Devine, TX 78016
Phone: (830) 931-0400

FIRM NO. 5549

Date: 6/4/25

Scale: None

Sheet 5 **of** 6



WHERE A WATER LINE IS CLOSER THAN 10' TO A WASTEWATER MAIN, THE WATER LINE SHALL BE CASED INSIDE OF A SCH 40 PVC PIPE SUCH THAT THE ENDS OF THE CASING ARE AT LEAST 10' AWAY FROM THE WASTEWATER MAIN. IN ADDITION, IF THE LINES CROSS, THE WATER LINE SHALL BE AT LEAST 6" ABOVE THE WASTEWATER MAIN.

 = SOIL EVALUATION POINTS

**-AERIS AEROBICS MODEL D-500
AEROBIC TREATMENT SYSTEM W/
PRE-TREATMENT TANK & 763 GAL.
PUMP TANK. SYSTEM SHALL SPRAY
BETWEEN MIDNIGHT & 5 AM.**

—TWO WAY CLEANOUT
BETWEEN HOUSE &
SEPTIC TANK

VOID

ALL SPRINKLERS ARE K-RAIN
TYPE W/ LOW ANGLE NOZZLES

THE DISTRIBUTION LINE TO THE
SPRINKLERS IS A 1" DIA. SCH
40 PVC LINE

SOIL SHALL BE PRESENT OVER ENTIRE SEPTIC SYSTEM SPRAY AREA. SPRAY AREA SHALL BE SEEDDED WITH GRASS, EVERGREEN SHRUBS, BUSHES, TREES, OR LANDSCAPED BEDS CONTAINING MIXED VEGETATION MAY ALSO BE ADDED TO THE SPRAY AREA.

Scale: 1" = 50'

* Septic tank must be a minimum of 50' from any water well. Closest distance from any part of spray area to water well must be 150' minimum, unless well is pressure cemented. Minimum setback of spray area from property lines is 10'. Minimum separation distance between septic tank or spray area and water supply lines is 10'. Setback of spray area from lakes, streams, ponds, and rivers is 50' minimum.

NOTES:

SLOPE OF INFLOW LINE TO TANK IS 1/8 INCH PER FOOT RUN. PIPE IS 4" DIA. SCH 40 PVC.

PRE-TREATMENT TANK IS BUILT ONTO THE AEROBIC TREATMENT UNIT. NO ADDITIONAL TRASH TANK IS REQUIRED IN THIS SYSTEM.

SYSTEM WILL BE INSPECTED BY COUNTY INSPECTOR IN ACCORDANCE WITH CURRENT COUNTY INSPECTION PROCEDURES.

Sheet 6 of 6





COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date _____ Permit Number 118745

1. APPLICANT / AGENT INFORMATION

Owner Name Yvonne Garcia **Agent Name** _____
Mailing Address 1404 Kielich Ave NE **Agent Address** _____
City, State, Zip Albuquerque, NM 87111 **City, State, Zip** _____
Phone # 505.550.9104 **Phone #** _____
Email yvonne.garcia.pmp@gmail.com **Email** _____

2. LOCATION

Subdivision Name Mystic Shores **Unit** 18 **Lot** 1996 **Block** _____
Survey Name / Abstract Number _____ **Acreage** 3.01
Address 588 Rock Trail Place **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 2524

☐ 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: \$ 725000 (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 Leroy A Garcia

Date 03/05/25 May 31, 2025



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Vaaleigh Candall

System Description aerobic

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

Tank Size(s) (Gallons) 500 Absorption Application Area (Sq Ft) 4088 ft²

Gallons Per Day (As Per TCEQ Table 400) 300 gpd

(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.

Vaaleigh Candall
Signature of Designer

6/5/25
Date

Document ID: R4LZ861X

Dustin Morgenroth (contact@rdbuilders.org)

Document name:

L Garcia - Septic Packet.pdf

SHA256 security hash:

3e17a36780d7f7e1166efb2f1d6067f5c314ca366361f5f317666347c96a9d2c

Sent on:

May 28, 2025, 7:51 p.m. (UTC)

From:

SignRequest <no-reply@signrequest.com> on behalf of
(contact@rdbuilders.org)

To:

leroyagarcia@gmail.com

Subject:

Dustin Morgenroth (contact@rdbuilders.org) has sent you a
SignRequest

Message:

Hi,

Comal County is requesting that both homeowners sign the forms. I have set it up for your signatures on the first 2 pages.

IP address:

66.68.101.19

User agent:

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36
(KHTML, like Gecko) Chrome/136.0.0.0 Safari/537.36 Edg/
136.0.0.0

Dustin Morgenroth (contact@rdbuilders.org)

Email address verification:

Verified by SignRequest

leroyagarcia@gmail.com

Email address verification:

Verified by SignRequest

Text added, page 2:

May 31, 2025

Signature added, page 2:

Leroy A Garcia

Text added, page 2:

Leroy A Garcia

Text added, page 1:

May 31, 2025

Signature added, page 1:

Leroy A Garcia

IP address:

75.226.200.17

User agent:

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/
537.36 (KHTML, like Gecko) Chrome/136.0.0.0 Safari/537.36

Document signed:

May 31, 2025, 5:49 p.m. (UTC)



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		118745
<i>Date Received</i>	<i>Initials</i>	<i>Permit Number</i>

Instructions:

Place a check mark next to all items that apply. For items that do not apply, place "N/A". This OSSF Development Application Checklist **must** accompany the completed application.

OSSF Permit

- ☒ Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- ☒ Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- ☒ Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.
- ☒ Required Permit Fee - See Attached Fee Schedule
- ☒ Copy of Recorded Deed
- ☒ Surface Application/Aerobic Treatment System
 - ☒ Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
 - ☒ Signed Maintenance Contract with Effective Date as Issuance of License to Operate

I affirm that I have provided all information required for my OSSF Development Application and that this application constitutes a completed OSSF Development Application.



Signature of Applicant

03/05/25 May 31, 2025

Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION ____ (Missing Items Circled, Application Refeused)
--