

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:

Address:

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

Inspector Notes:

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 118749
Issued This Date: 07/08/2025
This permit is hereby given to: Leanna & Larry Girven, & Catherine Branson

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

9056 FAWN CREEK DR
SPRING BRANCH, TX 78070

Subdivision: Valero Estates
Unit: 1
Lot: 2
Block: 0
Acreage: 0.0000

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Holding Tank
Holding Tank

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.

From: [Ritzen,Brenda](#)
To: leannagirven1762@gmail.com; [Nicole Barnes](#)
Subject: 118749.pdf
Date: Tuesday, July 8, 2025 9:56:00 AM
Attachments: [118749.pdf](#)
[image001.png](#)

Dear Property Owner / Agent :

A copy of the Permit to Construct for the referenced permit submittal is attached. **Be advised pumping records must be retained for 5 years.**

Thank you,




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

From: [Leanna Given](#)
To: [Ritzen, Brenda](#)
Subject: Re: Permit 118749
Date: Thursday, July 3, 2025 11:19:38 AM
Attachments: [gmail_images20250703_111601.png](#)
[gmail_images20250703_111629.png](#)
[image001.png](#)
[image001.png](#)

This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comd IT

REVISED
3:12 pm, Jul 03, 2025

**COMAL COUNTY**
ENGINEERS OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

Date _____

Permit Number _____

1. APPLICANT / AGENT INFORMATION

Owner Name Leanna and Larry Given Catherine Branson

Agent Name David Winters Septics LLC.

Mailing Address 4139 Trail De Paris

Agent Address P.O. Box 195

City, State, Zip New Braunfels, TX 78132

City, State, Zip Spring Branch, TX 78070

Phone # 210-214-7035

Phone # 830-935-2477

Email leanna.given1762@gmail.com

Email Wintersseptics@gvltc.com

2. LOCATION

Subdivision Name Valero Estates

Unit 1 _____ Lot 2 _____ Block _____

Survey Name / Abstract Number _____ Acreage _____

Address 9056 Fawn Creek Dr.

City Spring Branch

State TX

Zip 78070

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 2432

☐ 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: \$169,292.00 (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.

Catherine C. Branson
Signature of Owner

7/3/2025
Date

Page 1 of 2
Revised January 2021



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By _____

System Description _____

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

Tank Size(s) (Gallons) _____ Absorption/Application Area (Sq Ft) _____

Gallons Per Day (As Per TCEQ Table III) _____

(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: _____



Garrett R. Winters R.S.

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.

Garrett R. Winters
Signature of Designer

Date

Luna Environmental
9595 Ranch Rd. 12 Suite #1
Wimberly, TX 78676
Septic Pumping Contract

This Agreement is made by and between:

Homeowner: Leanna and Larry Girven

Property Address: 9056 Fawn Creek Dr. Spring Branch, TX 78070

Service Provider: Luna Environmental

1. PURPOSE

This Agreement outlines the terms under which Luna Environmental ("Service Provider") will provide septic holding tank pumping services for the above property ("Property") on an as-needed basis.

2. SERVICE TERMS

- The holding tank will be pumped periodically, based on usage and when the alarm indicates the tank is full.
- Homeowner agrees to notify Luna Environmental in a timely manner when the tank requires pumping.
- Pumping will be scheduled upon notification by the Homeowner and completed as soon as reasonably possible thereafter.

3. COUNTY COMPLIANCE

- The Homeowner acknowledges that it is their responsibility to ensure the system is serviced in accordance with County health and environmental guidelines.
- Luna Environmental will assist in maintaining compliance by providing pumping services as requested by the Homeowner.

4. LIMITATION OF LIABILITY

- In the event the Homeowner fails to notify Luna Environmental and sewage backups, overflows, or County violations occur, Luna Environmental assumes no responsibility for fines, citations, or damages resulting from noncompliance.
- It is the sole responsibility of the Homeowner to monitor system usage and respond to alarm notifications promptly.

5. PRICING

- The rate for each pumping service is \$700.
- Luna Environmental reserves the right to adjust rates after the first year of service based on market conditions and operational costs.

6. TERM

This Agreement remains in effect until terminated by either party with written notice. Services will be rendered on an as-needed basis as described herein.

Accepted and Agreed:

Homeowner Signature: Leanna L. Guven
Date: 6/11/2025

Luna Environmental Representative Signature: Luon Hunter
Date: 6/11/2025

OSSF Soil & Site Evaluation

Page 1 (Soil & Site Evaluation)

Date Performed: ____/____/____

Property Owner: _____

Site Location: _____ Proposed Excavation Depth: _____

REQUIREMENTS:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil borings or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed disposal field excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

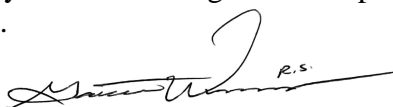
Soil Boring Number:					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 FT.					
2 FT.					
3 FT.					
4 FT.					
5 FT.					

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

FEATURES OF SITE AREA

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

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


(Signature of person performing evaluation)

(Date)

Registration Number and Type

GW Designs
Garrett R. Winters

June 9th, 2025

Comal County Engineer's Office
195 David Jonas Drive
New Braunfels, TX 78132

RE- Septic design
9056 Fawn Creek Dr.
Spring Branch, TX 78070

Brandon/Brenda

Due to the presence of the Rebecca Creek tributary creek running through the property, it is not possible to design an on-site sewage system that fully complies with standard setback and design requirements. Therefore, I am requesting a variance to install a holding tank system that will be pumped out on a regular basis by a licensed maintenance company.

This approach will prevent any potential impact on the tributary creek and surrounding environment by ensuring proper containment and timely removal of wastewater. In my professional opinion, granting this variance will protect public health and the environment while accommodating the site constraints.

Please feel free to contact me with any questions or concerns.

Sincerely,

Garrett R. Winters R.S.
(210) 854-2673



A handwritten signature in black ink, appearing to read "Garrett Winters", followed by the initials "R.S." to the right.

REVISED

8:32 am, Jul 08, 2025

GW Septic Designs



On-Site Sewage Facility Application and Design

Prepared By:

Garrett R. Winters

Registered Professional Sanitarian

R.S# 5213



Contact Information

Phone: (210) 854-2673

Email: Gwintersseptics@gmail.com

Holding Tank Design & Calculations

The proposed installation site is located at 9056 Fawn Creek Dr, Spring Branch, Comal County, TX 78070, and will serve a single-family residence with a total living area of 2,432 square feet and 3 bedrooms. Due to insufficient space on the property to install an on-site sewage facility (OSSF) that complies with the requirements of Title 30, Texas Administrative Code (TAC), Chapter 285, a holding tank system is being proposed to manage household wastewater.

SYSTEM DESCRIPTION

Wastewater from the residence will be conveyed through a 3-inch or 4-inch PVC pipe into a 3,000-gallon single-compartment holding tank. The tank will be equipped with a high-level alarm system that includes both visual and audible indicators. This alarm will be installed in a clearly visible and noticeable location to ensure timely awareness by the occupants if the tank approaches maximum capacity.

The system is designed to handle an estimated daily wastewater flow of 300 gallons, providing at least one week of storage (2,100 gallons) with additional reserve capacity for safety. The design complies with the requirements outlined in Title 30, Texas Administrative Code §285.34(4)(E).

Before a holding tank can be installed, a scheduled pumping contract must be submitted to the permitting authority. This contract must be with a waste transporter who holds a current registration with the executive director. Additionally, pumping records must be kept on file for a minimum of five years.

SYSTEM SIZING AND CALCULATIONS

- Weekly Waste Flow: 7 Days X 300gpd = 2,100gal
- Holding Tank Capacity Required: 2,100gal
- Proposed Holding Tank Capacity: 3000gal
- Alarm Level Required (75% Tank Capacity): $.75 \times 3000\text{gal} = 2,250\text{gal}$

Alarm level is to be set to activate before 2,250gal

The audio and visual alarms are to be set to indicate when the tank has been filled to 75% capacity.

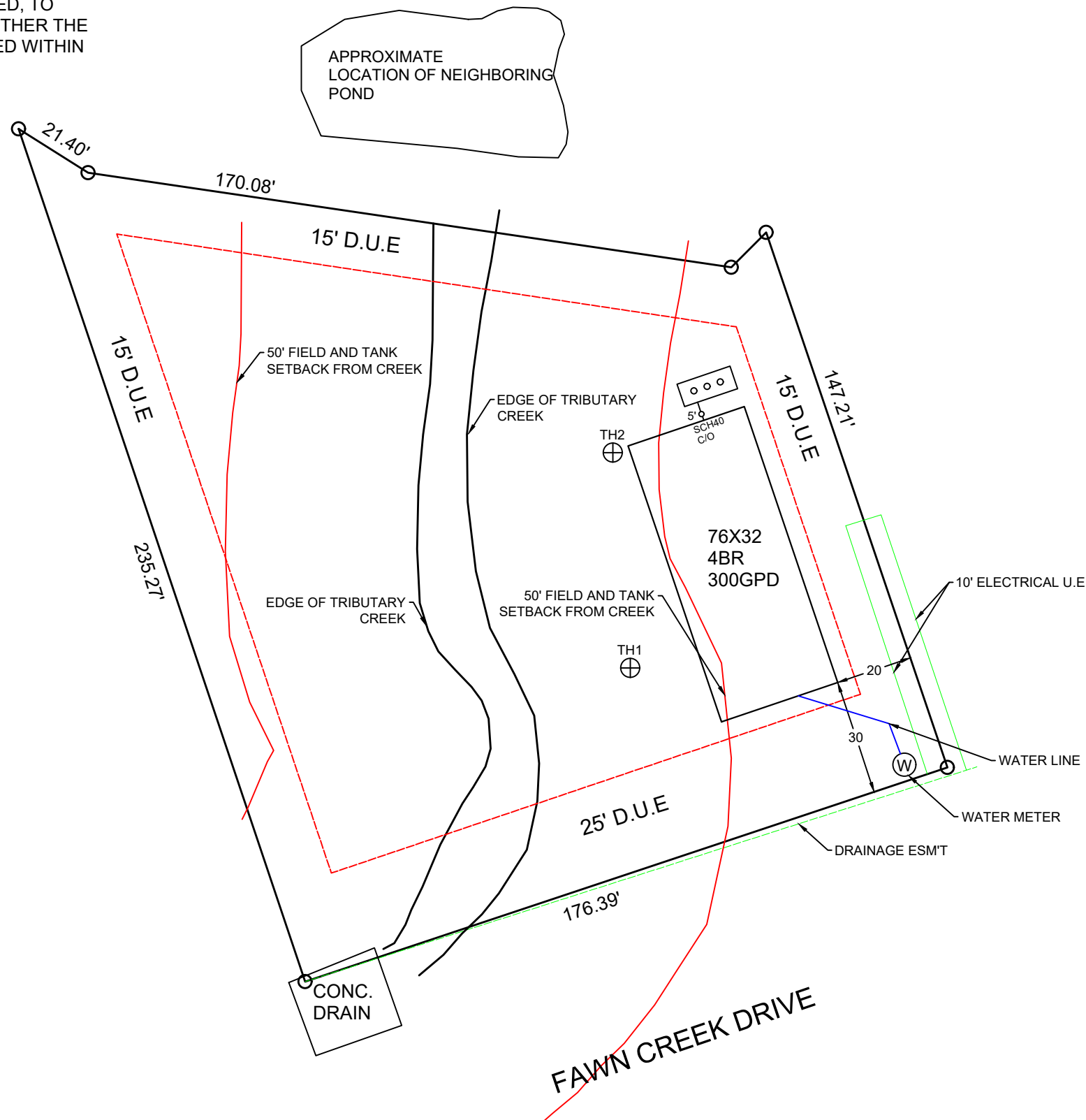


A handwritten signature in black ink, appearing to read "Garrett Winters", followed by the initials "R.S." in a smaller, handwritten font.

The following design is intended to follow and meet the TCEQ 30 TAC 285 OSSF Regulations. The performance of this system cannot be guaranteed even though all provisions of 30 TAC 285 have been met or exceeded.

FLOOD PLAIN: AFTER CAREFUL EXAMINATION AND STUDY OF AVAILABLE DATA (INCLUDING FEMA PANEL ZONE X (AREA OF MINIMAL FLOOD HAZARD) I HAVE DETERMINED, TO THE BEST OF MY ABILITY, THAT NEITHER THE HOUSE NOR THE SEPTIC IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.

- OSSF INFORMATION**
- STRUCTURE: 2,432SF SINGLE FAMILY RESIDENCE
 - BEDROOMS: 4
 - DAILY WASTEFLOW: 300GPD
 - TANK SIZE: 3000GAL



PREPARED BY: GARRETT R. WINTERS
R.S #5213

OWNER: GIRVEN LEANNA L ET AL

ADDRESS: 9056 FAWN CREEK DR.
SPRING BRANCH, TX 78070
SUBDIVISION: VALERO ESTATES 1
LOT: 2

DATE	DESCRIPTION	REV#



SCALE: 1" = 35'

DATE: 6/9/2025



Garrett R. Winters R.S.

PUMP/FLOAT CONFIGURATION

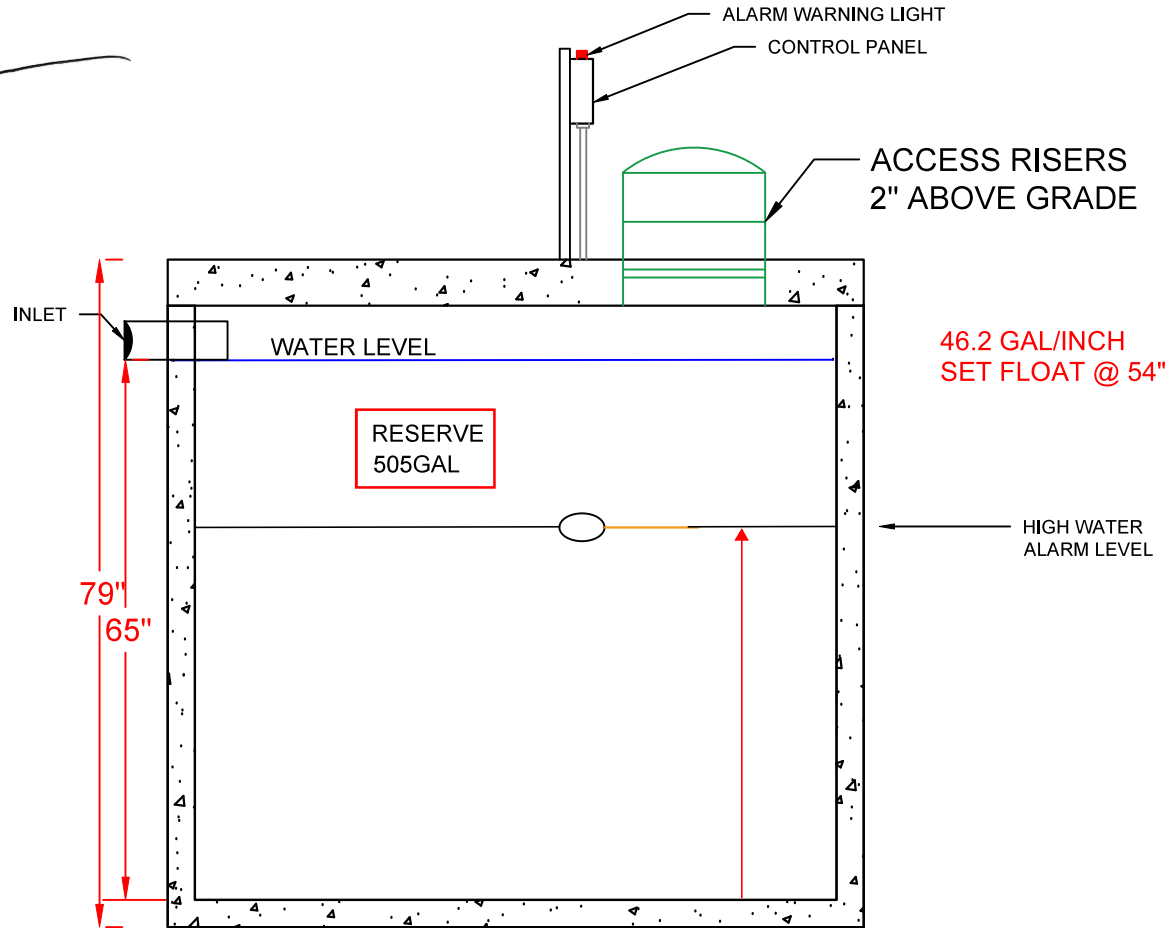
NOT TO SCALE

REVISED

8:32 am, Jul 08, 2025



Garrett R. Winters P.S.



The audio and visual alarms are to be set to indicate when the tank has been filled to 75% capacity.

GATCO TREATMENT SYSTEMS

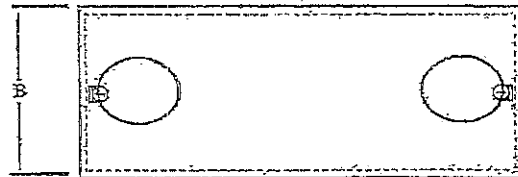
(Formerly Comal Concrete Products)

4222 FM 482 NEW BRAUNFELS TX 78132

830-608-1699 SA Metro: 830-606-4732 Fax: 830-608-1396

3000 GALLON
SEPTIC TANK

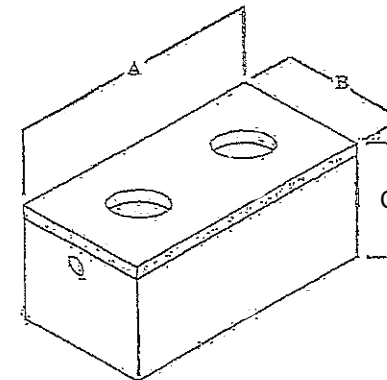
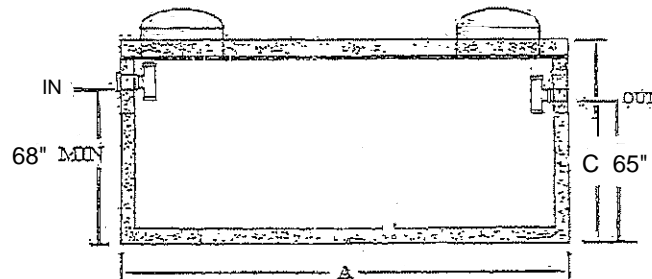
PLAN VIEW TOP
2 - 20" ACCESS PORTS



NOTE: DRAWING NOT TO SCALE

GAL CAPACITY	DIM A	DIM B	DIM C
3000	176	74	79

SECTION ELEVATION

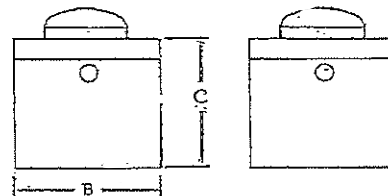


SEPTIC TANK
DESIGN CONFORMS TO: ASTM C1227

CONCRETE:
4500 PSI CONFORMING TO ASTM C150

STEEL REINFORCEMENT:
GRADE 60 CONFORMING TO ASTM A615

BEDDING SPECIFICATION:
6" TO 8" DEPTH OF PEA GRAVEL BED
RECOMMENDED BY MANUFACTURER



REVISED 9/2010 K.B.
APPROVED _____

Comal County Web Map



6/9/2025, 4:03:25 PM

- Streams

TCEQ Contributing Zone

Addresses
- Streets

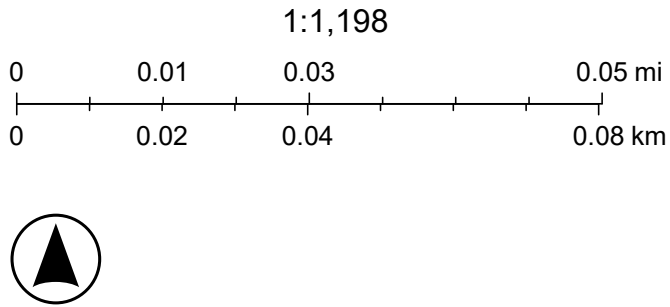
Parcels
- Scaled County Boundary

Permits

Septic
- Floodplain

Utility

County Maintained Roads





TBPELS FIRM No. 10194244
18410 US Hwy 281 N, Suite 109
San Antonio, TX 78259
(210) 369-9509

BUYER/OWNER: LEANNA LYNN GIRVEN AND CATHERIN CAROLYN BRANSON
ADDRESS: 9056 FAWN CREEK DRIVE
CITY, STATE, ZIP: SPRING BRANCH, TEXAS 78070
TITLE COMPANY: INDEPENDENCE TITLE
GF NUMBER: 2515007-SHSA
EFFECTIVE DATE: APRIL 29, 2025
ISSUE DATE: MAY 2, 2025

LAND TITLE SURVEY

LOT 2, VALERO ESTATES, UNIT 1, SITUATED IN COMAL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 12, PAGES 333-334, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.



NOTES

1. BEARINGS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.

2. PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED HEREON, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:

{1} RESTRICTIONS RECORDED IN VOLUME 12, PAGES 333-334, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS, AND IN DOCUMENT NO.(S) 9806025438, 200106006861, 201206043540 (LOT 2), 202006048089, 202206020651, 202206024662, AND 202206024760, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

{10f} ANY AND ALL PRIVATE STREETS, EASEMENTS, BUILDING SETBACK LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN VOLUME 12, PAGES 333-334, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

{10g} EASEMENTS OF 25 FEET IN WIDTH ALONG THE FRONT, AND 15 FEET IN WIDTH ALONG THE SIDES AND REAR, ARE RESERVED FOR DRAINAGE AND UTILITIES. (APPLIES AS SHOWN)

{10h} TERMS, CONDITIONS, PROVISIONS, EASEMENTS, BUILDING SETBACK LINES, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS RECORDED IN DOCUMENT NO.(S) 9806025438, 200106006861, 202206024662, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (APPLIES AS SHOWN)

{10i} ELECTRIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 9906008227, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (APPLIES AS SHOWN)

3. PRIOR SURVEY, ALLIANCE JOB NO. 250519585 WAS USED FOR REFERENCE.

ACCORDING TO FEMA MAP NO. 48091C0060F WITH AN EFFECTIVE DATE OF 09/02/2009, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA. APPROXIMATE LIMITS (IF SHOWN) ARE BASED ON AVAILABLE SHAPE FILES PROVIDED BY FEMA (msc.fema.gov).

LEGEND

- BOUNDARY
- SETBACK LINE
- EASEMENTS
- WIRE FENCE (WF)
- OVERHEAD ELECTRIC
- EDGE OF ASPHALT
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET W/CAP STAMPED: "ALLIANCE LAND SURVEYORS RPLS 4716"
- CALCULATED POINT
- SET "X" ON CONC.
- RECORD INFORMATION
- SCHEDULE B REFERENCE
- FOUND 3/8" IRON ROD
- POWER POLE
- GUY WIRE ANCHOR
- MINIMUM
- UTILITY AND DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINE
- R.O.W. RIGHT-OF-WAY
- MPR MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

I, Gary A. Gibbons, Registered Professional Land Surveyor number 4716, do hereby certify that this survey made on the ground by personnel working under my direct supervision and that this professional service conforms to the minimum standards of survey practices as set out by the Texas Board of Professional Engineers and Land Surveyors as of this date.

Survey field work completed on:
THE 3RD DAY OF JUNE 2025, A.D.

Gary A. Gibbons

GARY A. GIBBONS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4716



JOB NO. 250519755

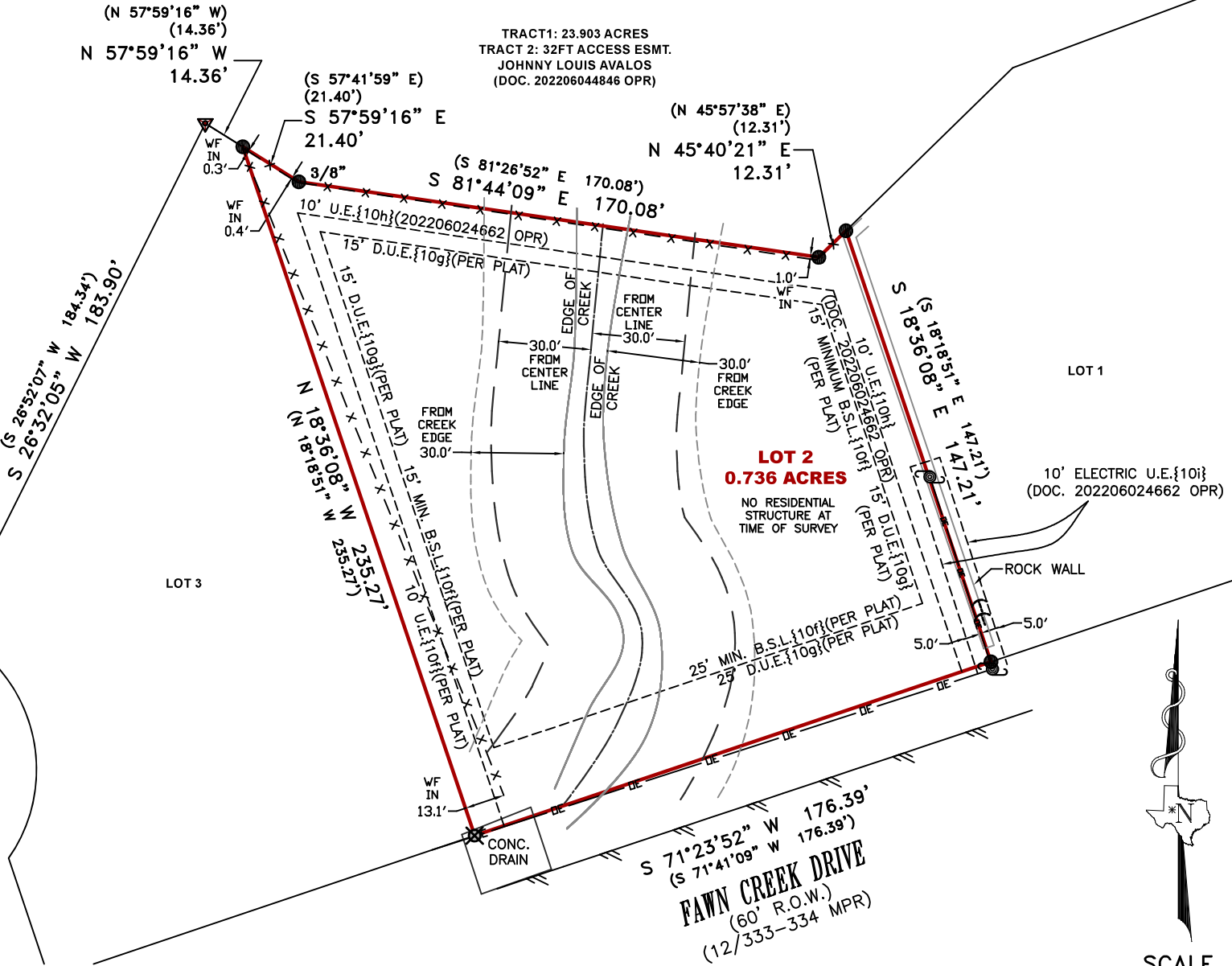
FIELD WORK:
JSL

BOUNDARY:
A.L.M.

DRAWN:
A.L.M.

REVIEW:
G.G.

REVISION DATE: --/--/----



SCALE
1" = 50'

From: [Ritzen, Brenda](#)
To: leannagirven1762@gmail.com; [Nicole Barnes](#)
Subject: Permit 118749
Date: Wednesday, July 2, 2025 3:48:00 PM
Attachments: [image001.png](#)

**Re: Leanna and Larry Girven
Valero Estates Unit 1 Lot 2
Application for Permit for Authorization to Construct an On-Site
Sewage Facility (OSSF)**

Owner / Agent :

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

- ✓ The owner name on the permit application must match the names as identified on the recorded deed. Add Catherine Carolyn Branson to the permit application. Her signature is also needed on the application.
- ✓ A scheduled pumping contract with a TCEQ authorized waste transporter is required.
- ✓ Verify that the audible and visible alarm has been set to indicate when the holding tank has been filled to within 75 % of its capacity.
- 4. 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



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE TREATMENT APPLICATION

VOID

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

Date _____

Permit Number 118749

1. APPLICANT / AGENT INFORMATION

Owner Name Leanna and Larry Girven

Agent Name David Winters Septics LLC.

Mailing Address 4139 Trail De Paris

Agent Address P.O Box 195

City, State, Zip New Braunfels, TX 78132

City, State, Zip Spring Branch, TX 78070

Phone # 210-214-7035

Phone # 830-935-2477

Email LeannaGirven1762@gmail.com

Email Wintersseptics@gvtc.com

2. LOCATION

Subdivision Name Valero Estates Unit 1 _____ Lot 2 _____ Block _____

Survey Name / Abstract Number _____ Acreage _____

Address 9056 Fawn Creek Dr. City Spring Branch State TX Zip 78070

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 2432

☐ Non-Single Family Residential

(Planning materials must show adequate land area for double septic system and 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: \$ 169,292.00 (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:

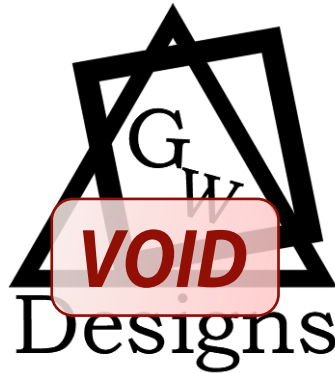
- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- Authorization 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.

Larry Girven Leanna Girven
Signature of Owner

Date

6/11/2025

GW Septic Designs



On-Site Sewage Facility Application and Design

Prepared By:
Garrett R. Winters
Registered Professional Sanitarian
R.S# 5213



Contact Information

Phone: (214) 426-7373
Email: Gwintersseptic@gmail.com

Holding Tank Design Calculations

VOID

The proposed installation site is located at 9056 Fawn Creek Dr, Spring Branch, Comal County, TX 78070, and will serve a single-family residence with a total living area of 2,432 square feet and 3 bedrooms. Due to insufficient space on the property to install an on-site sewage facility (OSSF) that complies with the requirements of Title 30, Texas Administrative Code (TAC), Chapter 285, a holding tank system is being proposed to manage household wastewater.

SYSTEM DESCRIPTION

Wastewater from the residence will be conveyed through a 3-inch or 4-inch PVC pipe into a 3,000-gallon single-compartment holding tank. The tank will be equipped with a high-level alarm system that includes both visual and audible indicators. This alarm will be installed in a clearly visible and noticeable location to ensure timely awareness by the occupants if the tank approaches maximum capacity.

The system is designed to handle an estimated daily wastewater flow of 300 gallons, providing at least one week of storage (2,100 gallons) with additional reserve capacity for safety. The design complies with the requirements outlined in Title 30, Texas Administrative Code §285.34(4)(E).

Before a holding tank can be installed, a scheduled pumping contract must be submitted to the permitting authority. This contract must be with a waste transporter who holds a current registration with the executive director. Additionally, pumping records must be kept on file for a minimum of five years.

VOID

SYSTEM SIZING AND CALCULATIONS

- Weekly Waste Flow: 7 Days X 300gpd = 2,100gal
- Holding Tank Capacity Required: 2,100gal
- Proposed Holding Tank Capacity: 3000gal
- Alarm Level Required (75% Tank Capacity): .75 X 3000gal= 2,250gal

Alarm level is to be set to activate before 2,250gal



Garrett R. Winters P.S.

The following design is intended to follow and meet the TCEQ 30 TAC 285 OSSF Regulations. The performance of this system cannot be guaranteed even though all provisions of 30 TAC 285 have been met or exceeded.

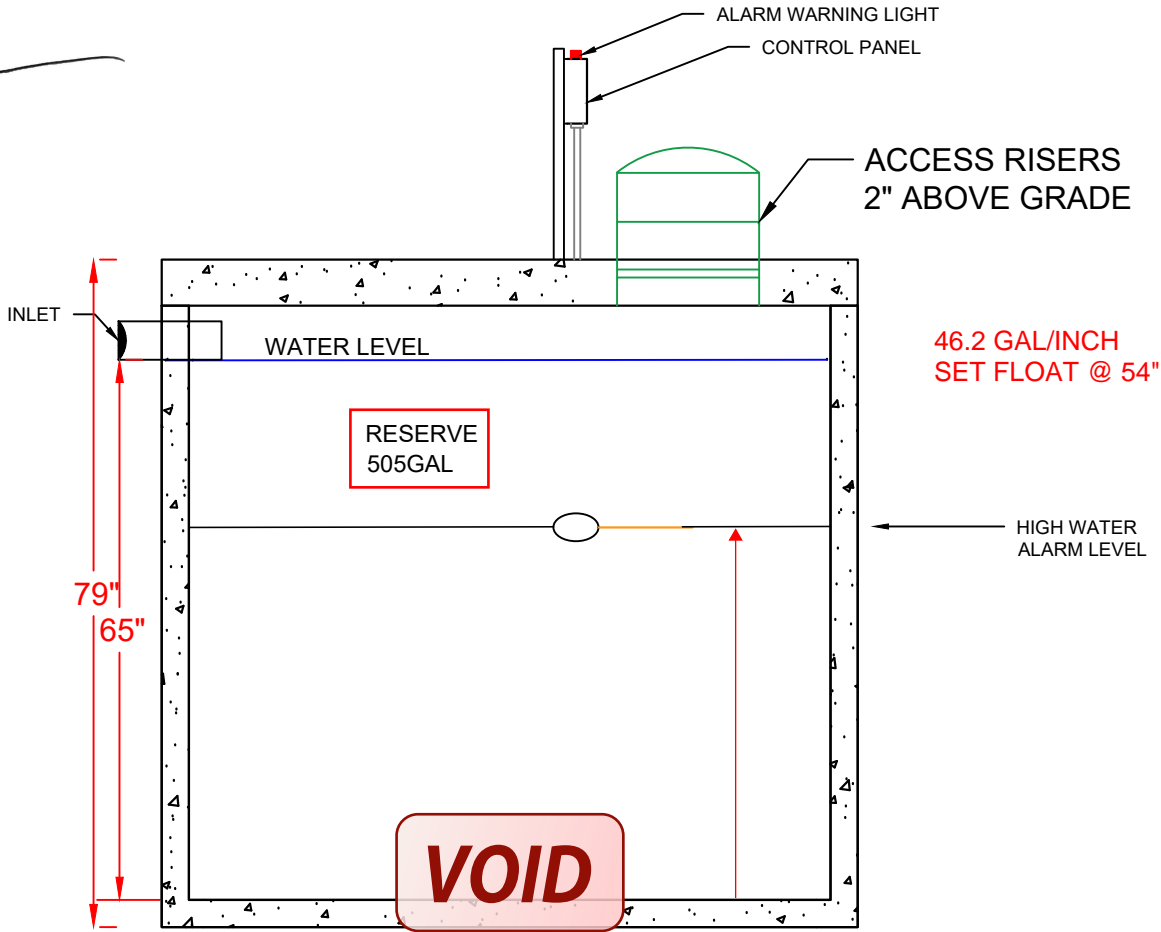
PUMP/FLOAT CONFIGURATION

NOT TO SCALE

VOID



Garrett Winters R.S.



STATE OF TEXAS

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GENERAL WARRANTY DEED

COUNTY OF COMAL

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

Independence Title/GF# 2515007 SHSA/ WPH

Date: May 16, 2025.

Grantor: Bruce Wigley and Evalinda Wigley.

Grantor's Mailing Address:

9992 PR RD 2431
Terrell, TX 75160

Grantee: Leanna Lynn Girven and spouse, Larry Girven, and Catherine Carolyn Branson.

Grantee's Mailing Address:

4139 Trail de Paris, New Braunfels, TX 78132

Consideration:

Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

Lot 2, VALERO ESTATES, UNIT 1, situated in Comal County, Texas, according to the map or plat thereof, recorded in Volume 12, Pages 333-334, Map and Plat Records, Comal County, Texas.

Reservations from Conveyance:


Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that effect the property; taxes for 2025, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Exceptions to Conveyance and Warranty: None.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it unto Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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


Bruce Wigley


Evalinda Wigley

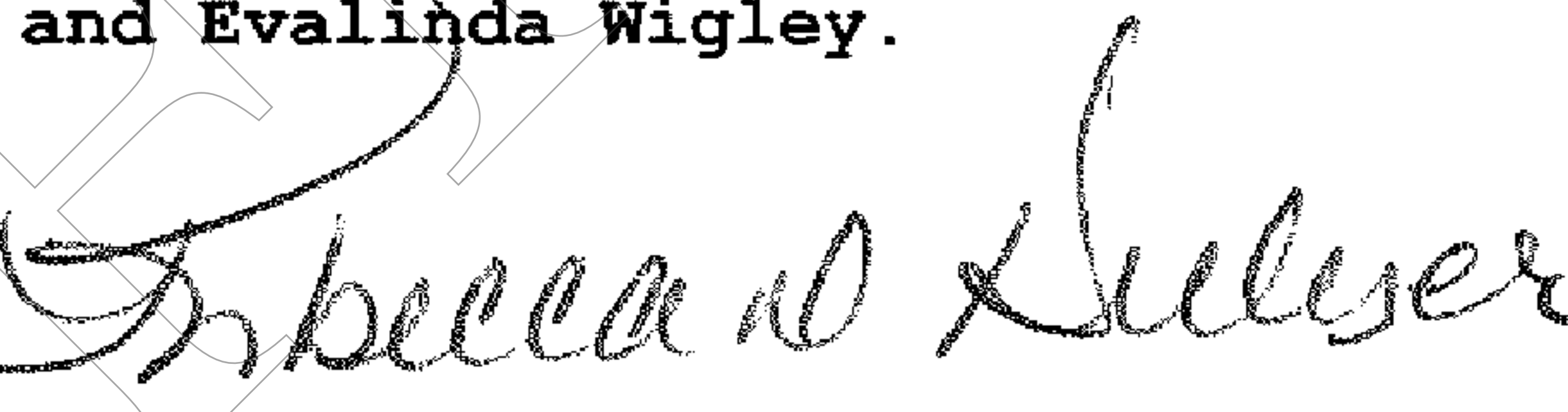
(Acknowledgment)

STATE OF TEXAS

COUNTY OF Guadalupe

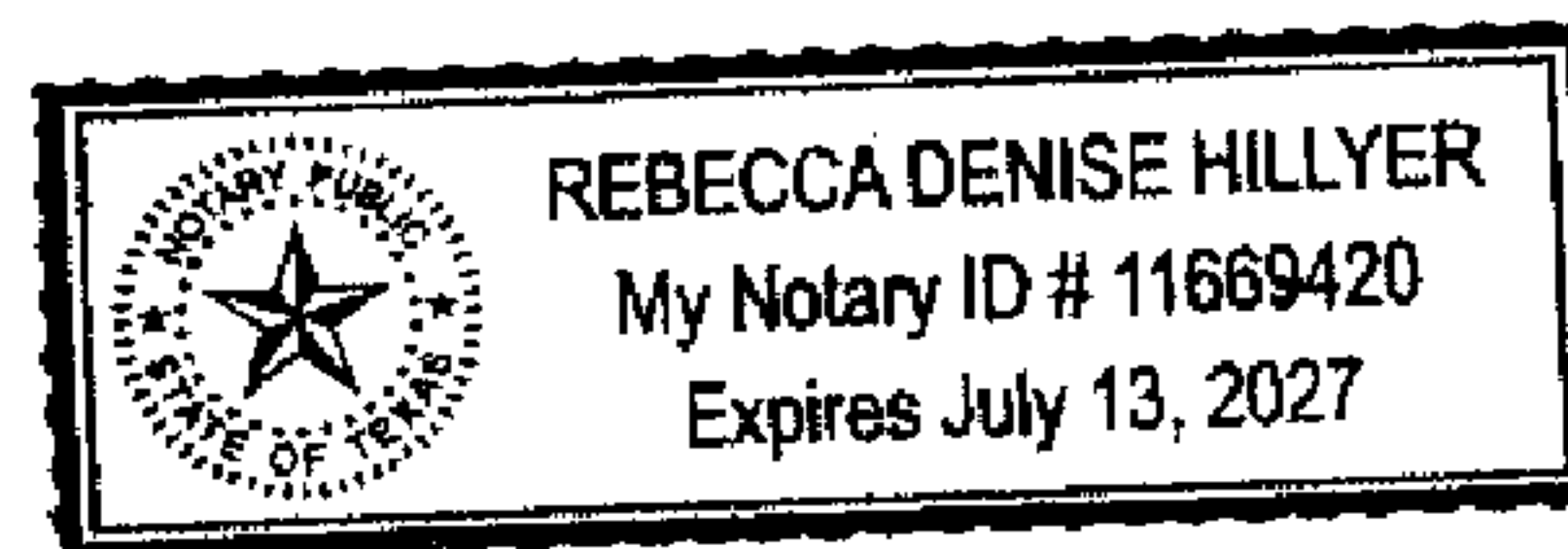
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This instrument was acknowledged before me on this 16 day of May, 2025, by Bruce Wigley and Evalinda Wigley.


Notary Public, State of Texas

After recording, please return to:

Independence Title Company
Attn: Megan Mascola
GF# 2515007-SHSA
4917 FM 3009, Building 2
Schertz, Texas 78154



-2-

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
05/16/2025 10:52:19 AM
TERRI 2 Pages(s)
202506014448







COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		118749
Date Received	Initials	Permit Number

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.

Kathy Griffin Leanna Griffin 6/11/2025
Signature of Applicant Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION ___ (Missing Items Circled, Application Refused)
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