

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: LENTS, KYLE G

OSSF Installer #: OS0038815

1st Inspection Date: 11/3/25

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: Hendry

Inspector Name: _____

Inspector Name: _____

Permit#: **118935**

Address: **488 LONG MEADOW**

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

Inspector Notes: **11/3/25 CH: Tank and tight line good, operational, cover all, remove any rocks and mulch from spray areas, seed any bare spray area, install battery backup for final**

**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	X	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		X		
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system 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	X			X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X		Aeris 600; as per design	X X		
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

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

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 118935
Issued This Date: 09/10/2025
This permit is hereby given to: MICHELLE & JAMES ROMERO

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

488 LONG MEADOW
SPRING BRANCH, TX 78070

Subdivision: RIVER CROSSING
Unit: 2
Lot: 407
Block: NA
Acreage: 1.0300

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.



COMAL COUNTY
ENGINEERS OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date 6/27/2025

Permit Number _____

1. APPLICANT / AGENT INFORMATION

Owner Name MICHELLE L. & JAMES ROMERO
Mailing Address 488 LONG MEADOW
City, State, Zip SPRING BRANCH TX 78070
Phone # 210-326-7696
Email MLRomero2911@gmail.com

Agent Name Nicholas Kolbe
Agent Address 1825 FM 2438
City, State, Zip SeguinTX 78155
Phone # 830-708-9065
Email KolbeLandCo@gmail.com

2. LOCATION

Subdivision Name RIVER CROSSING Unit 2 Lot 407 Block NA
Survey Name / Abstract Number NA Acreage 1.03
Address 488 LONG MEADOW 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 4

Indicate Sq Ft of Living Area <4500

☐ 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: \$ 650,000.00 (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.

Michelle Romero
Signature of Owner

8/2/2025

Date



COMAL COUNTY
ENGINEER'S OFFICE

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 Nicholas Kolbe

System Description Aerobic Treatment with SPRAY IRRIGATION

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

Tank Size(s) (Gallons) 600 GPD ATU Absorption/Application Area (Sq Ft) 5635 SQFT ABS.

Gallons Per Day (As Per TCEQ Table III) 360

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

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

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

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

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

Is there at least one acre per single family dwelling as per 285.40(c)(1)? ☒ Yes ☐ No

If there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? ☐ Yes ☒ No

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

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

Is there an existing TCEQ approval CZP for the property? ☒ Yes ☐ No

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

If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? ☐ Yes ☒ No

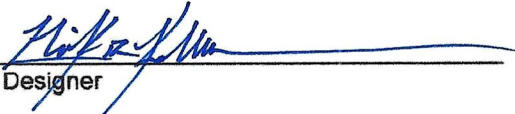
(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

Is this property within an incorporated city? ☐ Yes ☒ No

If yes, indicate the city: _____

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.


Signature of Designer

8.15.25
Date

2/BC



202506026010 08/15/2025 10:53:37 AM 1/2

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 (OSSF's), this document is filed in the Deed Records of Comal County, Texas.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (commission) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety code, requires owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

II

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

LOT 407, RIVER CROSSING, UNIT TWO SUBDIVISION LOCATED IN COMAL COUNTY TEXAS

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

James Romero and Michelle Romero

This OSSF must be covered by a continuous maintenance contract for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

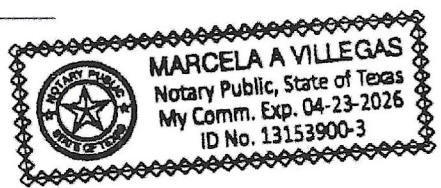
Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

WITNESS BY HAND(S) ON THIS 2 DAY OF August, 20 25

Michelle Romero James R
Owner(s) signature(s)

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

Marcela Villegas
Notary Public, State of Texas





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

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

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
08/15/2025 10:53:37 AM
PRISCILLA 2 Page(s)
202506026010



Bobbie Koepp

Bulldog Septic Services5361 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 scumometer 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: Michelle & James Ramero Site Address: 488 Long Meadow

Mailing Address: 488 Long Meadow, Spring Branch, TX 78070

Telephone: 210-326-7696 Cell Phone: _____ Work Phone: _____

Email: miromero2911@gmail.com Call or Text Before Each Visit? Yes No Gate Code: _____

Signed by:
Michelle Ramero
Signature of Owner

8/2/2025

Date

STPLM
Scott Platt, MP

MP2739
TCEQ License

OSSF Soil & Site Evaluation

Page 1 (Soil & Site Evaluation)

6/25/2025

Date Performed: ____/____/____

Property Owner: MICHELLE L. & JAMES ROMERO

Site Location: 488 LONG MEADOW, SPRING BRANCH TX 78070 Proposed Excavation Depth: NA

REQUIREMENTS: PROPERTY ID: 50173

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: <u>1 - 2</u>					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 FT.	IA-ROCK	GREATER THAN 30%	WELL DRAINED	ROCK	AEROBIC SPRAY
2 FT.	AT SURFACE				
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 11 %

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)

6/27/2025
(Date)

OS0036987
Registration Number and Type

Page 2 (Soil & Site Evaluation):

Date Performed: 6/25/2025 / /

Site Location: 488 Long Meadow, Spring Branch ☐ Subsurface Disposal ☒ Surface Disposal

Schematic of Lot or Tract

Show:

Compass North, adjacent streets, property lines, property dimensions, location of buildings, easements, swimming pools, water lines, and any other structures where known.

Location of existing or proposed water wells within 150 feet of the property.

Indicate slope or provide contour lines from the structure to the farthest location of the proposed disposal field.

Location of soil boring or excavation pits (show location with respect to a known reference point).

Location of natural, constructed, or proposed drainage ways (ditches, streams, ponds, lakes, rivers, etc.), water impoundment areas, cut or fill bank, sharp slopes and breaks.

Lot Size: _____ or Acreage: 1.03

SITE DRAWING

See Design

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

June 27th, 2025

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

RE- Septic Design
488 Long Meadow
LOT 470, RIVER CROSSING, UNIT TWO
Spring Branch TX 78070

BRANDON/BRENDA,

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

If I can be of further assistance please contact me.

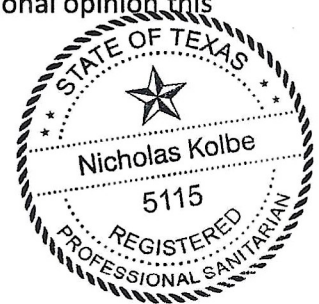
Respectfully,



Nicholas Ryan Kolbe, R.S. #5115

9.8.25

Date



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

OSSF DESIGN

Owner: **MICHELLE L. & JAMES ROMERO**
Location: **488 LONG MEADOW, SPRING BRANCH TX 78070**
Phone:
Date: **6/27/2025**

Development: **Residence with water saving devices** Bedrooms: **4** Sq. Ft living: **<4500**
GPD = **360**

Q: **360 gpd** Soil: **Type IA** R_i : **0.064 gall/ft²/day**

System Type: **Aerobic/Surface Application (AERIS 600)**

Trash Tank: 478 gall Aerobic Tank: 461 gpd Pump Tank: 763 gall

Supply Line: **Sch 40, 1" purple (~125')** Check Valve Required: **YES**

Minimum Application Area (A): = **5625 ft²** ($A = Q/R_i$)

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

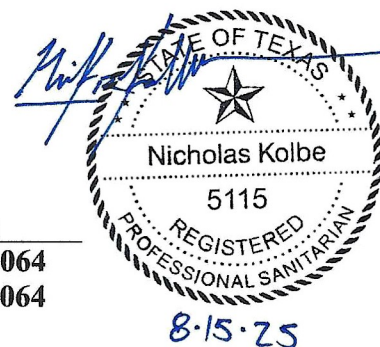
Number	Nozzle	PSI	Pattern	Radius	Area/head	GPM/head	R_i
S1	#4	30	360°	31 ft	3017.5 ft ²	3.4	0.064
S2	#4	30	360°	31 ft	3014.5 ft ²	3.4	0.064

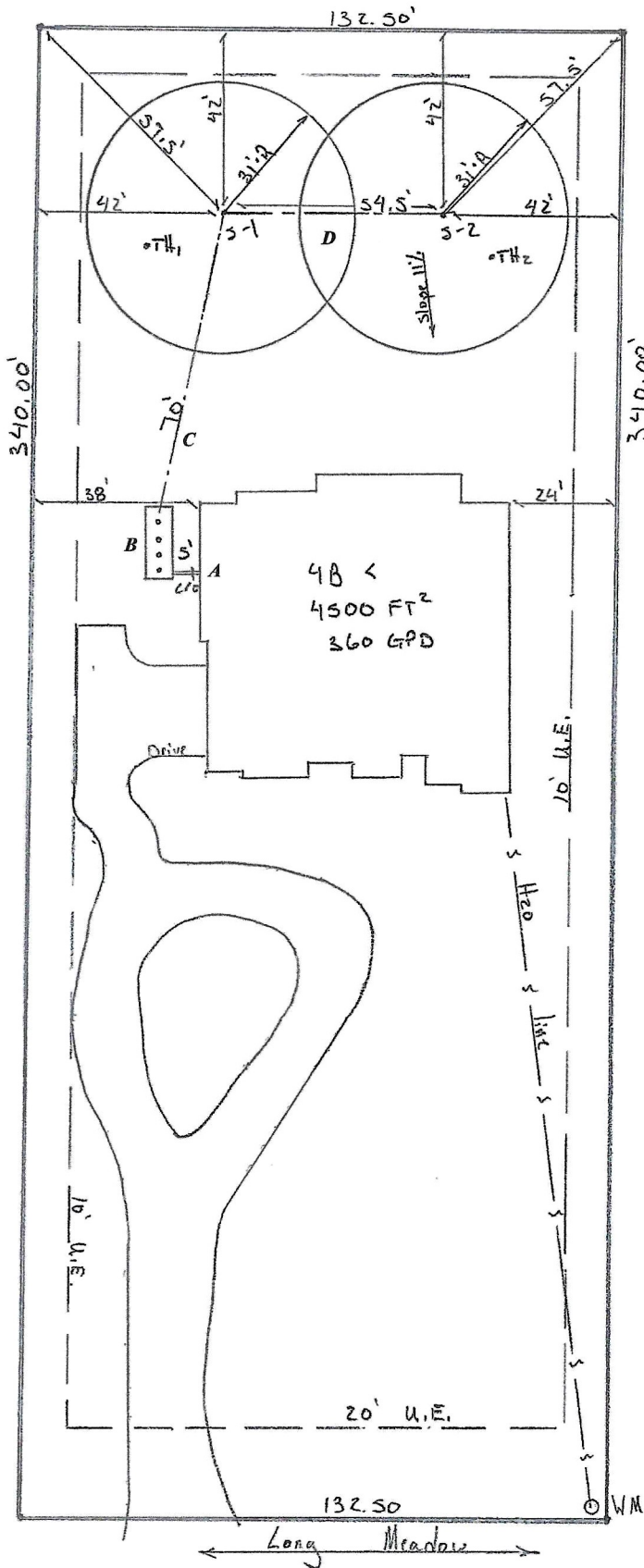
Overlap Area: **400sqft** Actual Application Area: **5635 ft²** GPM: **6.8 GPM**

Pump Requirements: **6.8 GPM @ 87.37ft TDH** Pump Used: **StaRite, 20 GPM ½ HP**

- Elevation Head = 15ft
- Pressure Head = 30 psi x 2.30 = 69ft
- Friction Head of 125ft of 1" Sch 40 = 125ft x 0.0269 = 3.37 ft
- Total Dynamic Head (TDH) = 15 + 69 + 3.37 = 87.37 (StaRite 20GPM ½ HP)
- Timer set to spray between 12:00 AM & 5:00 AM
- Liquid chlorinator required

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





A = 3" or 4" SCH 40 PVC with 2way Clean Out, 5' from home to tank

B = Aerobic Treatment Plant (600 GPD ATU)

C = 1" SCH 40 PVC, Purple, 124.5'

D = TWO NO. 4 K-RAIN SPRAY HEADS OPERATING AT 31' RADIUS, 360 DEGREES.

NOTES

1. The Designed OSSF is meant to accommodate a maximum flow of 360 GPD for a 4 bedroom less than 4500 sqft home WITH WATER SAVING DEVICES. Overuse of 360 GPD may result in system failure.
2. Install a 2-way cleanout in a 3" or 4" tightline between the house and the tank, slope 1/8in/ft. Tightline shall be 3" or 4" SCH 40 PVC. Approx. 5' between tank and home (A).
3. ATU is a minimum 600 gpd ATU (B).
4. **** INSTALL A BACKFLOW PREVENTION VALVE AFTER THE PUMP ON THE 1.00" PURPLE SUPPLY LINE TO PREVENT SECONDARY TREATED EFFLUENT FROM FLOWING BACK INTO THE TANK WHEN THE PUMP SHUTS OFF ****
5. Supply line to sprinklers is purple 1" sch 40, 124.5' (C).
6. S1-S2 are K-Rain Proplus low angle sprinklers with #4 nozzles operating @ 30psi, 31' radius. All operating at 360 degree radiuses. All sprinklers have a GPM flow of 3.4. Total GPM flow is 6.8.
7. There shall be no obstructions within 10' of the sprinkler heads.
8. Audible & visual alarms, external disconnect within site of the pump tank, pump & alarms on separate breakers and external wiring in conduit are required.
9. Timer set to spray between 12:00 AM & 5:00 AM.
10. **The reserve capacity (1/3) of the daily flow for this system is 120 gallons**
11. Liquid chlorinator required.
12. Any excavations and/or exposed rock in the disposal area shall be covered with topsoil and seasonal grasses shall be seeded over the disposal area in order to minimize run-off & erosion. Erosion cloth is acceptable.
13. No part of the septic system absorption field is within 150' of any sensitive recharge feature. No part of the On Site Sewage Facility treatment tank is within 50' of any sensitive recharge feature. **Potable waterline to be sleeved in sch 40 PVC to 10' of any element of the OSSF system in order to provide the equivalent protection of a 10' separation in compliance with TAC Chapter 290, Subchapter D, Rules for Public Drinking Water Systems.**
14. **Waterline shall not run horizontal with any OSSF tightline or 1" purple SCH 40 Distribution line within 10'**
15. **Septic tank shall stay a minimum of 10' from all potable waterlines or above ground storage tanks.**
16. **Entirety of septic system is to stay within the setbacks and boundary lines of property as noted on design.**
17. **Design and details written and drawn herein were prepared with the best available information provided to the Registered Sanitarian by the landowner and by ground truth/evaluation.**
18. **SEE ATTACHED VARIANCE REQUEST FORM FOR SPRAY SETBACK VARIANCE REQUEST.**



8.15.25

Contributing Zone

Plan (CZP) Notes

THIS OSSF DESIGN ADHERES TO THE EXISTING CONTRIBUTING ZONE PLAN (CZP) FOR RIVER CROSSING UNIT 2-4 FILED MARCH 1, 2000

Legal: LOT 407, RIVER CROSSING, UNIT TWO IN COMAL COUNTY TEXAS

Pro. ID # 50173

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

SITE PLAN & OSSF DESIGN:

MICHELLE L. & JAMES ROMERO
488 LONG MEADOW
SPRING BRANCH TX 78070

Nicholas Kolbe, R.S. #5115
1825 FM 2438
Seguin, TX 78155

Date: 6/3/2025

Scale: 1" = 80'



Aeris Aerobics Gallon Per Chamber:

Aeris Systems Chambers:	Trash	Aeration	Clarifier	Pump
D-500m	568	371	197	763
D-600m	478	461	197	763
D-750	355	584	197	763
D-840	552	601	205	919
D-1100	807	836	300	
D-1500		1532	388	



**GULF COAST
TESTING, LLC**

June 4, 2015

Matt Dulworth
Aeris Aerobics
5021 SE McKinney
Rice, TX 75155

Re: Calculation of BOD Removal

Dear Matt,

Aeris Aerobics has requested the maximum amount of BOD removed from their units on a daily basis. NSF/ANSI Standard 40 requires the BOD to average 300 mg/day or less. Based on 300 mg/day, the maximum daily load removed by your units is set forth below:

300 mg/L		
Unit	Capacity gpd	lbs/day
D-500	500	1.3
D-600	600	1.5
D-750	750	1.9
D-840	840	2.1
D-890	890	2.2
D-1100	1100	2.8
D-1250	1250	3.1
D-1500	1500	3.8

Should you have any questions in regard to this letter or require additional information, please do not hesitate to contact me.

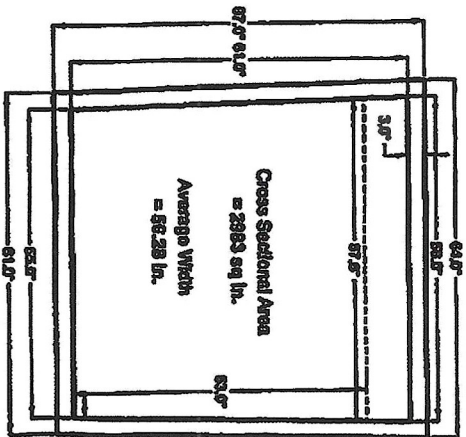
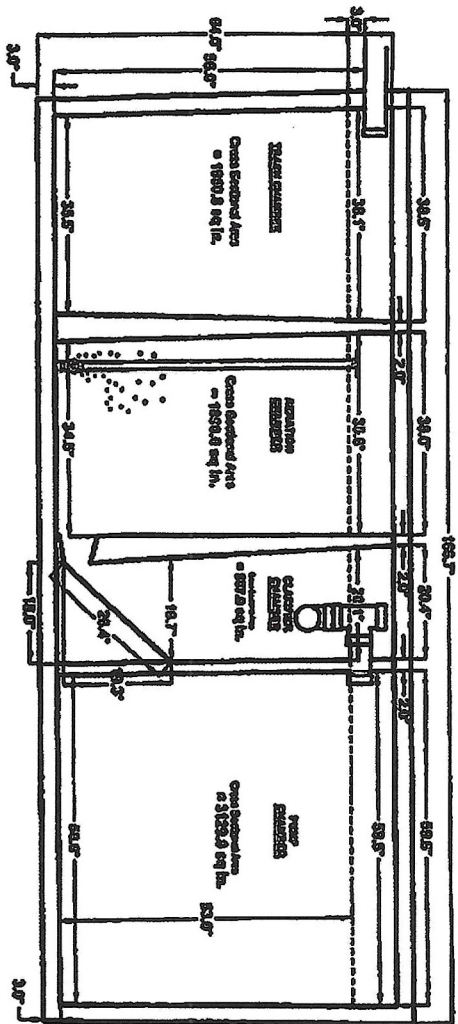
Sincerely yours,

Gulf Coast Testing, Inc.

William B. Daniel IV
Program Manager

Correspondence: 2015.06.04.SPE263 Daily Load Calculations

Office/Mailing | 17170 Perkins Road • Baton Rouge, LA 70810
Phone 225.612.1987 • Fax 225.612.1988
Test Site Address | 14378 Park Avenue • Prairieville, LA 70769
william.daniel@gcta.com

 $8 \cdot 15 \cdot 25$

SCALE: 1" = 3/8"

TOTAL GALLONS PER DAY USE IS EQUAL TO OR LESS THAN 360
53" = 763 GALLONS = 14.39 GALLONS PER INCH

PUMP OFF = 8" = 115.12 GALLONS
PUMP ON = 16" = 115.12 GALLONS

HIGH WATER ALARM = 42" = 374.14 GALLONS
RESERVE AREA = BOTTOM OF INLET (53") TO HIGH WATER ALARM (42")
11" = 158.29 GALLONS (NEED 120 MINIMUM).

SCALE: 1000000



DIFFUSER DETAIL
2 - 250 mm
Max flow per diffuser
= 55 lters/minute

Model D-600-m
600 gallon per day Aerobic Treatment Unit

Aeris Aerobics

2-22-2015

STA-RITE® ST.E.P Plus D Series

4" multi-stage submersible effluent pumps



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

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

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

APPLICATIONS

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

SPECIFICATIONS

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

Shell – Stainless steel (300 grade)

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

Discharge Bearing – Nylatron®

Impellers – Acetel

Diffusers – Polycarbonate

Suction Caps – Polycarbonate with stainless steel wear ring

Thrust Pads – Proprietary spec.

Shaft and Coupling – Stainless steel 300 grade

Intake – Fiberglass-reinforced thermoplastic

Intake Screen – Stainless steel

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

Agency Listing – CSA

FEATURES

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

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

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

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

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

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

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

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

Shell – Corrosion resistant 300-grade stainless steel.

ORDERING INFORMATION

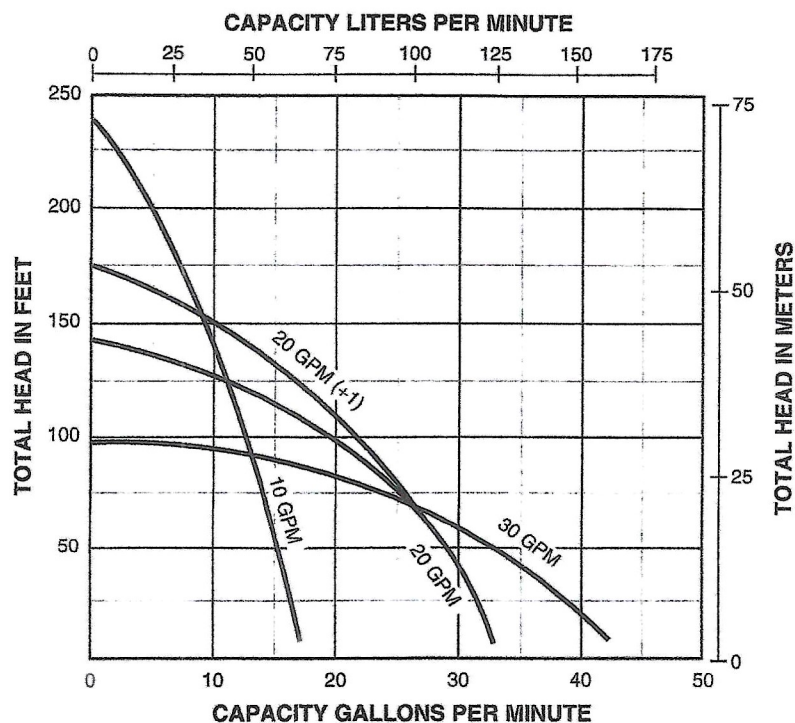
CATALOG NUMBER	HP	MAX. LOAD AMPS	VOLTS	PHASE/ CYCLES	CORD LENGTH	PALLET QUANTITY	WEIGHT (LBS.)
10DOM05221	1/2	5.5	230	1/60	10'	80	16
10DOM05121	1/2	11.0	115	1/60	10'	80	16
20DOM05221	1/2	4.6	230	1/60	10'	80	16
20DOM05121	1/2	9.5	115	1/60	10'	80	16
30DOM05221	1/2	4.6	230	1/60	10'	80	16
30DOM05121	1/2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

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

STA-RITE® ST.E.P Plus D Series

4" multi-stage submersible effluent pumps

PUMP PERFORMANCE



PUMP PERFORMANCE (CAPACITY IN GALLONS PER MINUTE)

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

PUMP PERFORMANCE (CAPACITY IN LITERS PER MINUTE)

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

ProPlus™ Gear Driven Sprinkler Setting Instructions

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

CHANGING A NOZZLE

1 ► REMOVING THE NOZZLE RETENTION SCREW

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

2 ► PULL UP THE RISER

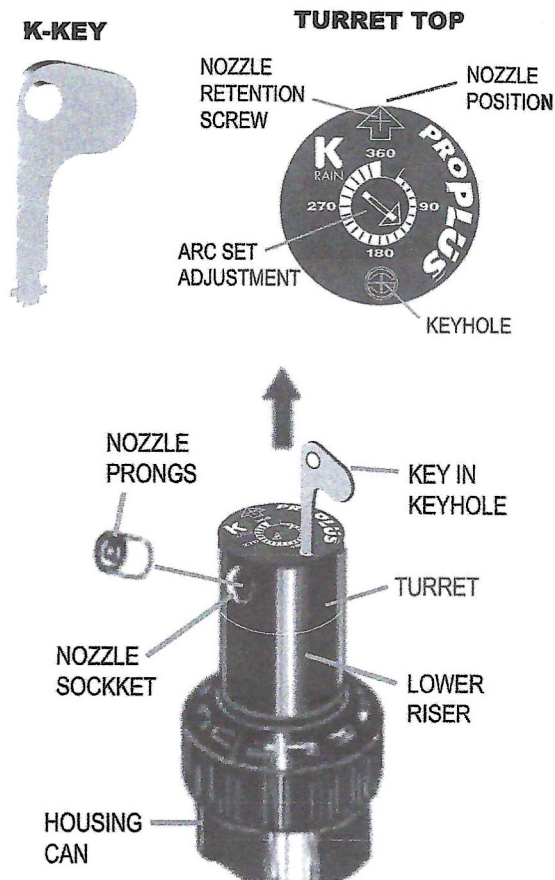
Insert the k-Key in the keyhole on the top of the nozzle turret and turn the key 1/4 turn to insure that the key does not slip out of the keyhole when you pull it up. Firmly pull up the entire spring-loaded riser to access the nozzle socket. Hold the riser assembly with one hand.

3 ► REMOVING THE NOZZLE

With the nozzle retention screw removed, insert the K-Key into the slot directly under the nozzle "prongs" at the top of the 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.

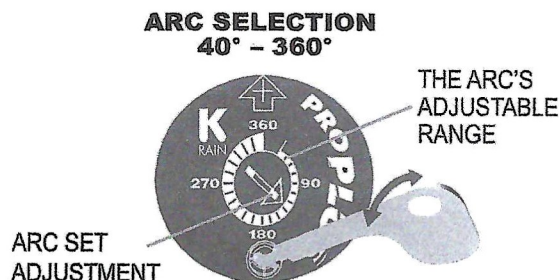
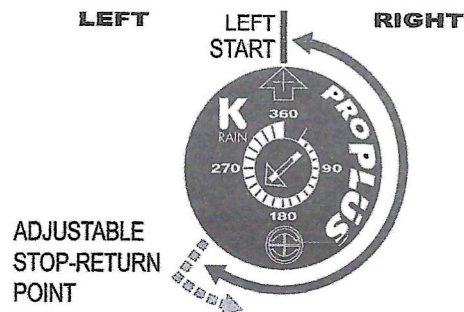
2 ► ORIENTING THE LEFT START POSITION

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.

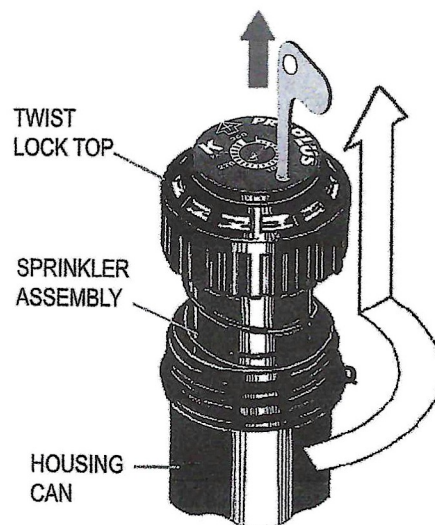
2 ► INSPECTING THE FILTER

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

© K-RAIN Manufacturing Corp.
Part Number: 1100519 Rev. 01



ITT

GOULDS PUMPS Residential Water Systems

Friction Loss

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

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

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

River



Crossing

UNIT TWO

A Subdivision of 477.11 acres,
being

472.73 acres out of the
William G. Strawn Survey No. 74

4.38 acres out of the

Jacob Moos Survey No. 852, Subdivision No. 1
Comal County, Texas
319 Lots

#200006004573

STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS, that the undersigned authority, appearing Charles D. Patterson, known to me to be the person or through a duly authorized agent, hereby dedicates to the use of the public forever all Streets, Parks, Water Courses, Drains, Easements, and Public places therein shown for the purposes and considerations therein expressed.

SOUTHERLAND/RCR VENTURE, LTD.

By: *[Signature]*
ITS GENERAL PARTNER
SOUTHERLAND/RCR MANAGEMENT, INC.
CHARLES D. PATTERSON, PRESIDENT
100 E. San Antonio St., Suite 100
San Marcos, Texas 78666

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, the undersigned authority, appearing Charles D. Patterson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledging to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.



Notary Public, State of Texas

My Commission Expires: _____
Richard McDaniel

This Plat of RIVER CROSSING UNIT TWO has been submitted to and considered by the Commissioners Court of Comal County, Texas and is hereby approved for filing by said Court on Feb. 11, 2000.

Dated this 11 day of February, A.D., 2000.

By: *[Signature]*
County Clerk

Attest: *[Signature]*
Deputy

STATE OF TEXAS
COUNTY OF COMAL

I, Joy Streeter, County Clerk of Comal County do hereby certify that this plat was filed for record in my office on the 11 day of February, A.D., 2000, at 12:08 P.M. and duly recorded the 11 day of February, A.D., 2000, at 12:10 P.M. in the Records of Maps and Plats in said office, of said County, in Book Volume 13, on Page(s) 184-188. In testimony whereof, I witness my hand and official seal of office this 11 day of February, A.D., 2000.



By: *[Signature]*
JOY STREETER, COUNTY CLERK
COMAL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF COMAL

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

By: *[Signature]*
Registered Professional Land Surveyor No. 2219

Sworn to and subscribed before me this 11 day of February, A.D., 2000.

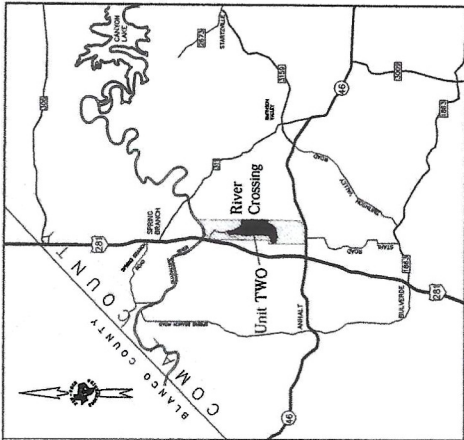


Notary Public
Richard McDaniel
State of Texas

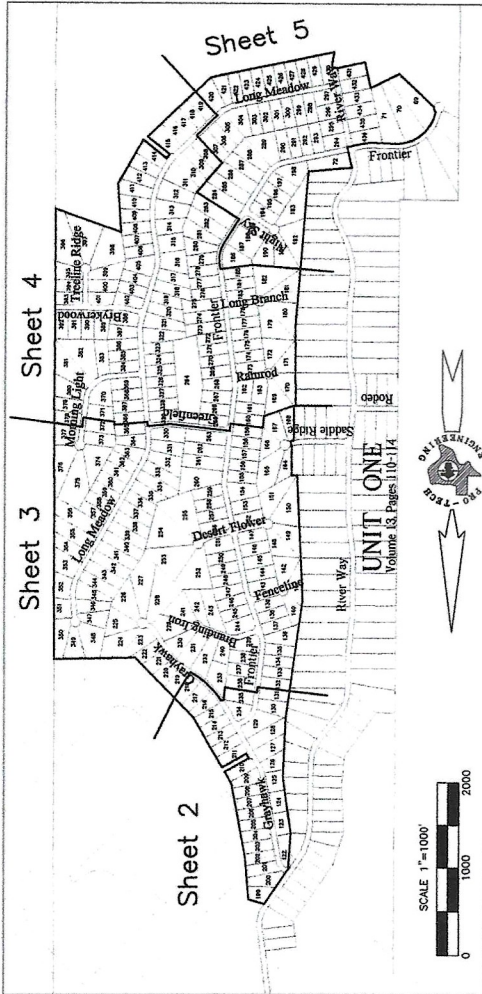
SURVEYOR
PRO-TECH ENGINEERING GROUP, INC.
P.O. Box 146445
100 E. San Antonio St., Suite 100
San Marcos, Texas 78666
(512) 353-3335

PLAN 5315

EO 14645
N1464500114645149
REMOVED 01/21/00 PHS
12/15/99 BHS



Location Map
Not To Scale



NOTES:

- This subdivision is to be served by a certified public water supply system.
- The subdivision is to be served by a private on-site sewage facility approved under the rules of Comal County for Private Sewerage Facilities.
- Property owners are advised that they are responsible for maintenance of dedicated easements on their property and that they may not utilize these easements for any purpose detrimental to their intended use or for any other purpose (e.g., parking, storage, etc.). Grantees of said dedicated easements reserve the right of access to such easements.
- There is hereby dedicated a twenty (20) foot wide Public Utility, Drainage, and Embankment/Backslope easement adjacent to the River Crossing.
- There is hereby dedicated a ten (10) foot wide Public Utility and Drainage Easement adjacent to all non-street lot lines.
- There is hereby dedicated a ten (10) foot wide Public Utility and Drainage Easement adjacent to all lots of 10 acres or more.
- Comal County requires a minimum twenty-five (25) foot building set-back line from road frontage.
- No driveway shall be constructed between the lots and abutting right-of-way without first obtaining a permit from the County Engineer.
- Interior cross fences exist within the boundaries of this subdivision.
- This subdivision does not lie within the Recharge Zone of the Edwards Aquifer.
- As delineated on the Flood Insurance Rate Map (FIRM) Panel No. 485463 0035 C and 0040 C, as designated on the Flood Insurance Rate Map (FIRM) Panel No. 485463 0035 C and 0040 C.
- The Owner is responsible for preventing any adverse impact to the existing drainage system within the subdivision.
- For development directly adjacent to State right-of-way, the Owner shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.
- Road Reserve "A" within River Crossing Boulevard will serve as ingress and egress for lots within River Crossing Unit Two.



ENGINEERING GROUP
INCORPORATED

100 E. San Antonio St., Suite 100
San Marcos, TX 78666
(512) 353-3335

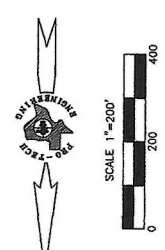
NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CROSS DIRECTION	CROSS LENGTH
C15	66.75	115.51°	330.00	N 89°10'00" E	106.19
C16	108.68	183.21°	330.00	N 14°59'50" E	116.03
C17	116.64	207.53°	330.00	S 36°53'29" W	116.03
C18	125.73	231.23°	330.00	S 73°13'25" W	142.60
C19	135.74	255.00°	330.00	S 89°10'00" W	142.60
C20	145.75	278.71°	330.00	S 14°59'50" W	116.03
C21	155.76	302.41°	330.00	S 36°53'29" W	116.03
C22	165.77	326.11°	330.00	S 73°13'25" W	142.60
C23	175.78	349.82°	330.00	S 89°10'00" W	142.60
C24	185.79	373.52°	330.00	S 14°59'50" W	116.03
C25	195.80	397.23°	330.00	S 36°53'29" W	116.03
C26	205.81	420.93°	330.00	S 73°13'25" W	142.60
C27	215.82	444.64°	330.00	S 89°10'00" W	142.60
C28	225.83	468.34°	330.00	S 14°59'50" W	116.03
C29	235.84	492.05°	330.00	S 36°53'29" W	116.03
C30	245.85	515.75°	330.00	S 73°13'25" W	142.60
C31	255.86	539.46°	330.00	S 89°10'00" W	142.60
C32	265.87	563.16°	330.00	S 14°59'50" W	116.03
C33	275.88	586.87°	330.00	S 36°53'29" W	116.03
C34	285.89	610.57°	330.00	S 73°13'25" W	142.60
C35	295.90	634.28°	330.00	S 89°10'00" W	142.60
C36	305.91	657.98°	330.00	S 14°59'50" W	116.03
C37	315.92	681.69°	330.00	S 36°53'29" W	116.03
C38	325.93	705.39°	330.00	S 73°13'25" W	142.60
C39	335.94	729.10°	330.00	S 89°10'00" W	142.60
C40	345.95	752.80°	330.00	S 14°59'50" W	116.03
C41	355.96	776.51°	330.00	S 36°53'29" W	116.03
C42	365.97	800.21°	330.00	S 73°13'25" W	142.60
C43	375.98	823.92°	330.00	S 89°10'00" W	142.60
C44	385.99	847.62°	330.00	S 14°59'50" W	116.03
C45	395.00	871.33°	330.00	S 36°53'29" W	116.03
C46	405.01	895.03°	330.00	S 73°13'25" W	142.60
C47	415.02	918.74°	330.00	S 89°10'00" W	142.60
C48	425.03	942.44°	330.00	S 14°59'50" W	116.03
C49	435.04	966.15°	330.00	S 36°53'29" W	116.03
C50	445.05	989.85°	330.00	S 73°13'25" W	142.60
C51	455.06	1013.56°	330.00	S 89°10'00" W	142.60
C52	465.07	1037.26°	330.00	S 14°59'50" W	116.03
C53	475.08	1060.97°	330.00	S 36°53'29" W	116.03
C54	485.09	1084.67°	330.00	S 73°13'25" W	142.60
C55	495.10	1108.38°	330.00	S 89°10'00" W	142.60
C56	505.11	1132.08°	330.00	S 14°59'50" W	116.03
C57	515.12	1155.79°	330.00	S 36°53'29" W	116.03
C58	525.13	1179.49°	330.00	S 73°13'25" W	142.60
C59	535.14	1203.20°	330.00	S 89°10'00" W	142.60
C60	545.15	1226.90°	330.00	S 14°59'50" W	116.03
C61	555.16	1250.61°	330.00	S 36°53'29" W	116.03
C62	565.17	1274.31°	330.00	S 73°13'25" W	142.60
C63	575.18	1298.02°	330.00	S 89°10'00" W	142.60
C64	585.19	1321.72°	330.00	S 14°59'50" W	116.03
C65	595.20	1345.43°	330.00	S 36°53'29" W	116.03
C66	605.21	1369.13°	330.00	S 73°13'25" W	142.60
C67	615.22	1392.84°	330.00	S 89°10'00" W	142.60
C68	625.23	1416.54°	330.00	S 14°59'50" W	116.03
C69	635.24	1440.25°	330.00	S 36°53'29" W	116.03
C70	645.25	1463.95°	330.00	S 73°13'25" W	142.60
C71	655.26	1487.66°	330.00	S 89°10'00" W	142.60
C72	665.27	1511.36°	330.00	S 14°59'50" W	116.03
C73	675.28	1535.07°	330.00	S 36°53'29" W	116.03
C74	685.29	1558.77°	330.00	S 73°13'25" W	142.60
C75	695.30	1582.48°	330.00	S 89°10'00" W	142.60
C76	705.31	1606.18°	330.00	S 14°59'50" W	116.03
C77	715.32	1629.89°	330.00	S 36°53'29" W	116.03
C78	725.33	1653.59°	330.00	S 73°13'25" W	142.60
C79	735.34	1677.30°	330.00	S 89°10'00" W	142.60
C80	745.35	1701.00°	330.00	S 14°59'50" W	116.03
C81	755.36	1724.71°	330.00	S 36°53'29" W	116.03
C82	765.37	1748.41°	330.00	S 73°13'25" W	142.60
C83	775.38	1772.12°	330.00	S 89°10'00" W	142.60
C84	785.39	1795.82°	330.00	S 14°59'50" W	116.03
C85	795.40	1819.53°	330.00	S 36°53'29" W	116.03
C86	805.41	1843.23°	330.00	S 73°13'25" W	142.60
C87	815.42	1866.94°	330.00	S 89°10'00" W	142.60
C88	825.43	1890.64°	330.00	S 14°59'50" W	116.03
C89	835.44	1914.35°	330.00	S 36°53'29" W	116.03
C90	845.45	1938.05°	330.00	S 73°13'25" W	142.60
C91	855.46	1961.76°	330.00	S 89°10'00" W	142.60
C92	865.47	1985.46°	330.00	S 14°59'50" W	116.03
C93	875.48	2009.17°	330.00	S 36°53'29" W	116.03
C94	885.49	2032.87°	330.00	S 73°13'25" W	142.60
C95	895.50	2056.58°	330.00	S 89°10'00" W	142.60
C96	905.51	2080.28°	330.00	S 14°59'50" W	116.03
C97	915.52	2103.99°	330.00	S 36°53'29" W	116.03
C98	925.53	2127.69°	330.00	S 73°13'25" W	142.60
C99	935.54	2151.40°	330.00	S 89°10'00" W	142.60
C100	945.55	2175.10°	330.00	S 14°59'50" W	116.03

River Crossing

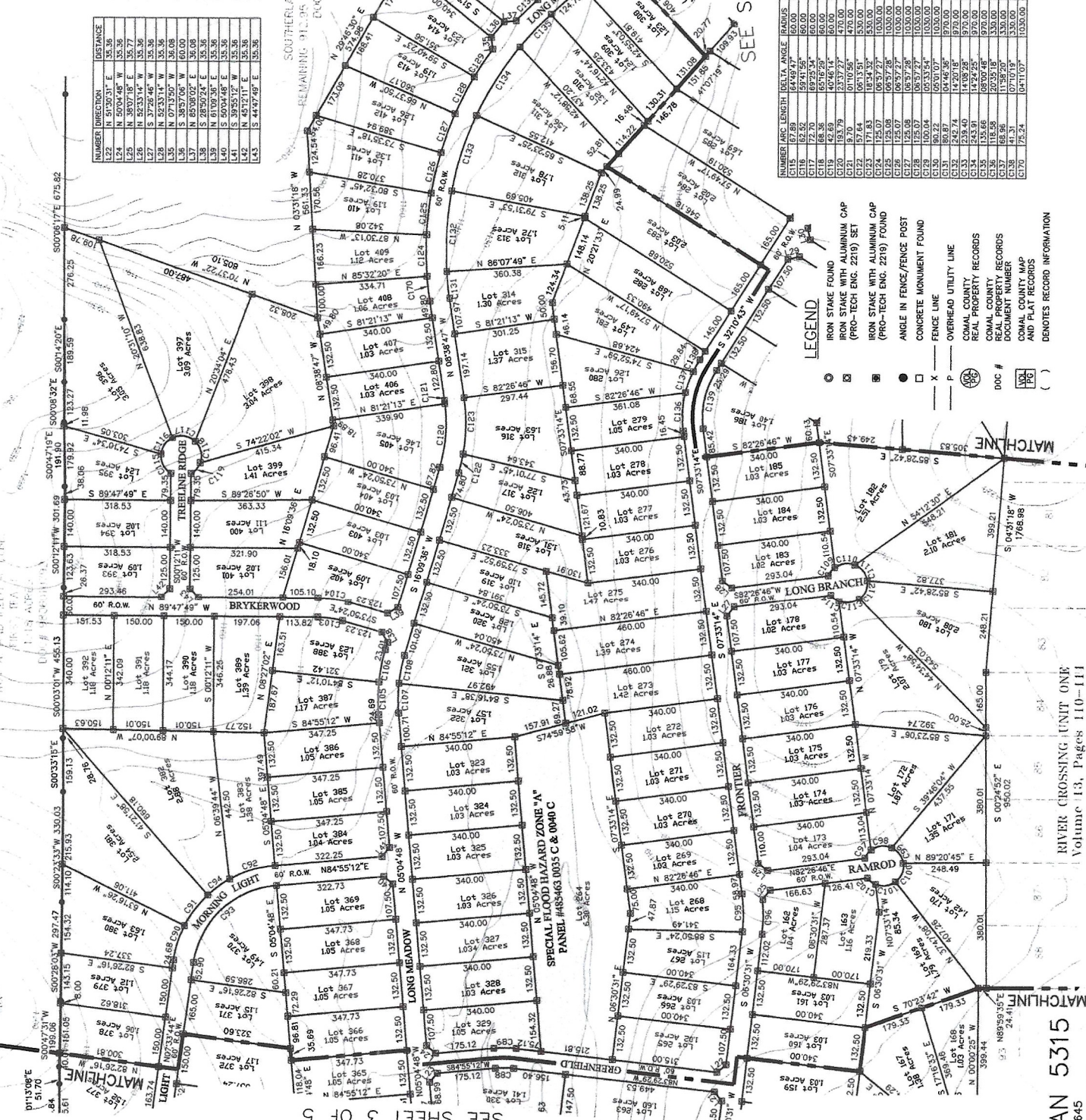
UNIT TWO



SOUTHERLAND/RCR VENTURE, L.D.
REMAINING 912.35 ACRES OUT OF 1617.69 ACRES
DOC #990600863



PRO-TECH
ENGINEERING GROUP
INCORPORATED
100 E. San Antonio St., Suite 100
San Marcos, TX. 78666
(512) 353-3335



NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C15	66.75	115.51°	330.00	S 272°59' E	64.33
C16	108.68	183.21°	330.00	S 272°59' E	64.33
C17	116.64	207.53°	330.00	S 272°59' E	64.33
C18	125.73	231.23°	330.00	N 13°21'7" W	64.72
C19	135.74	255.00°	330.00	N 13°21'7" W	64.72
C20	145.75	278.71°	330.00	N 28°43'5" E	61.80
C21	155.76	302.41°	330.00	N 28°43'5" E	61.80
C22	165.77	326.11°	330.00	S 60°03'19" W	57.61
C23	175.78	349.82°	330.00	S 60°03'19" W	57.61
C24	185.79	373.52°	330.00	S 13°02'41" E	57.61
C25	195.80	397.23°	330.00	S 13°02'41" E	57.61
C26	205.81	420.93°	330.00	N 28°43'5" E	61.80
C27	215.82	444.64°	330.00	N 28°43'5" E	61.80
C28	225.83	468.34°	330.00	S 60°03'19" W	57.61
C29	235.84	492.05°	330.00	S 60°03'19" W	57.61
C30	245.85	515.75°	330.00	S 13°02'41" E	57.61
C31	255.86	539.46°	330.00	S 13°02'41" E	57.61
C32	265.87	563.16°	330.00	N 28°43'5" E	61.80
C33	275.88	586.87°	330.00	N 28°43'5" E	61.80
C34	285.89	610.57°	330.00	S 60°03'19" W	57.61
C35	295.90	634.28°	330.00	S 60°03'19" W	57.61
C36	305.91	657.98°	330.00	S 13°02'41" E	57.61
C37	315.92	681.69°	330.00	S 13°02'41" E	57.61
C38	325.93	705.39°	330.00	N 28°43'5" E	61.80
C39	335.94	729.10°	330.00	N 28°43'5" E	61.80
C40	345.95	752.80°	330.00	S 60°03'19" W	57.61
C41	355.96	776.51°	330.00	S 60°03'19" W	57.61
C42	365.97	800.21°	330.00	S 13°02'41" E	57.61
C43	375.98	823.92°	330.00	S 13°02'41" E	57.61
C44	385.99	847.62°	330.00	N 28°43'5" E	61.80
C45	395.00	871.33°	330.00	N 28°43'5" E	61.80
C46	405.01	895.03°	330.00	S 60°03'19" W	57.61
C47	415.02	918.74°	330.00	S 60°03'19" W	57.61
C48	425.03	942.44°	330.00	S 13°02'41" E	57.61
C49	435.04	966.15°	330.00	S 13°02'41" E	57.61
C50	445.05	989.85°	330.00	N 28°43'5" E	61.80
C51	455.06	1013.56°	330.00	N 28°43'5" E	61.80
C52	465.07	1037.26°	330.00	S 60°03'19" W	57.61
C53	475.08	1060.97°	330.00	S 60°03'19" W	57.61
C54	485.09	1084.67°	330.00	S 13°02'41" E	57.61
C55	495.10	1108.38°	330.00	S 13°02'41" E	57.61
C56	505.11	1132.08°	330.00	N 28°43'5" E	61.80
C57	515.12	1155.79°	330.00	N 28°43'5" E	61.80
C58	525.13	1179.49°	330.00	S 60°03'19" W	57.61
C59	535.14	1203.20°	330.00	S 60°03'19" W	57.61
C60	545.15	1226.90°	330.00	S 13°02'41" E	57.61
C61	555.16	1250.61°	330.00	S 13°02'41" E	57.61
C62	565.17	1274.31°	330.00	N 28°43'5" E	61.80
C63	575.18	1298.02°	330.00	N 28°43'5" E	61.80
C64	585.19	1321.72°	330.00	S 60°03'19" W	57.61
C65	595.20	1345.43°	330.00	S 60°03'19" W	57.61
C66	605.21	1369.13°	330.00	S 13°02'41" E	57.61
C67	615.22	1392.84°	330.00	S 13°02'41" E	57.61
C68	625.23	1416.54°	330.00	N 28°43'5" E	61.80
C69	635.24	1440.25°	330.00	N 28°43'5" E	61.80
C70	645.25	1463.95°	330.00	S 60°03'19" W	57.61
C71	655.26	1487.66°	330.00	S 60°03'19" W	57.61
C72	665.27	1511.36°	330.00	S 13°02'41" E	57.61
C73	675.28	1535.07°	330.00	S 13°02'41" E	57.61
C74	685.29	1558.77°	330.00	N 28°43'5" E	61.80
C75	695.30	1582.48°	330.00	N 28°43'5" E	61.80
C76	705.31	1606.18°	330.00	S 60°03'19" W	57.61
C77	715.32	1629.89°	330.00	S 60°03'19" W	57.61
C78	725.33	1653.59°	330.00	S 13°02'41" E	57.61
C79	735.34	1677.30°	330.00	S 13°02'41" E	57.61
C80	745.35	1701.00°	330.00	N 28°43'5" E	61.80
C81	755.36	1724.71°	330.00	N 28°43'5" E	61.80
C82	765.37	1748.41°	330.00	S 60°03'19" W	57.61
C83	775.38	1772.12°	330.00	S 60°03'19" W	57.61
C84	785.39	1795.82°	330.00	S 13°02'41" E	57.61
C85	795.40	1819.53°	330.00	S 13°02'41" E	57.61
C86	805.41	1843.23°	330.00	N 28°43'5" E	61.80
C87	815.42	1866.94°	330.00	N 28°43'5" E	61.80
C88	825.43	1890.64°	330.00	S 60°03'19" W	57.61
C89	835.44	1914.35°	330.00	S 60°03'19" W	57.61
C90	845.45	1938.05°	330.00	S 13°02'41" E	57.61
C91	855.46	1961.76°	330.00	S 13°02'41" E	57.61
C92	865.47	1985.46°	330.00	N 28°43'5" E	61.80
C93	875.48	2009.17°	330.00	N 28°43'5" E	61.80
C94	885.49	2032.87°	330.00	S 60°03'19" W	57.61
C95	895.50	2056.58°	330.00	S 60°03'19" W	57.61
C96	905.51	2080.28°	330.00	S 13°02'41" E	57.61
C97	915.52	2103.99°	330.00	S 13°02'41" E	57.61
C98	925.53	2127.69°	330.00	N 28°43'5" E	61.80
C99	935.54	2151.40°	330.00	N 28°43'5" E	61.80
C100	945.55	2175.10°	330.00	S 60°03'19" W	57.61
C101	955.56	2198.81°	330.00	S 60°03'19" W	57.61
C102	965.57	2222.51°	330.00	S 13°02'41" E	57.61
C103	975.58	2246.22°	330.00	S 13°02'41" E	57.61
C104	985.59	2269.92°	330.00	N 28°43'5" E	61.80
C105	995.60	2293.63°	330.00	N 28°43'5" E	61.80
C106	1005.61	2317.33°	330.00	S 60°03'19" W	57.61
C107	1015.62	2341.04°	330.00	S 60°03'19" W	57.61
C108	1025.63	2364.74°	330.00	S 13°02'41" E	57.61
C109	1035.64	2388.45°	330.00	S 13°02'41" E	57.61
C110	1045.65	2412.15°	330.00	N 28°43'5" E	61.80
C111	1055.66	2435.86°	330.00	N 28°43'5" E	61.80
C112	1065.67	2459.56°	330.00	S 60°03'19" W	57.61
C113	1075.68	2483.27°	330.00	S 60°03'19" W	57.61
C114	1085.69	2506.97°	330.00	S 13°02'41" E	57.61
C115	1095.70	2530.68°	330.00	S 13°02'41" E	57.61
C116	1105.71	2554.38°	330.00	N 28°43'5" E	61.80
C117	1115.72	2578.09°	330.00	N 28°43'5" E	61.80
C118	1125.73	2601.79°	330.00	S 60°03'19" W	57.61
C119	1135.74	2625.50°	330.00	S 60°03'19" W	57.61
C120	1145.75	2649.20°	330.00	S 13°02'41" E	57.61
C121	1155.76	2672.91°	330.00	S 13°02'41" E	57.61
C122	1165.77	2696.61°	330.00	N 28°43'5" E	61.80
C123	1175.78	2720.32°	330.00	N 28°43'5" E	61.80
C124	1185.79	2744.02°	330.00	S 60°03'19" W	57.61
C125	1195.80	2767.73°	330.00	S 60°03'19" W	57.61
C126	1205.81	2791.43°	330.00	S 13°02'41" E	57.61
C127	1215.82	2815.14°	330.00	S 13°02'41" E	57.61
C128	1225.83	2838.84°	330.00	N 28°43'5" E	61.80
C129	1235.84	2862.55°	330.00	N 28°43'5" E	61.80
C130	1245.85	2886.25°	330.00	S 60°03'19" W	57.61
C131	1255.86	2909.96°	330.00	S 60°03'19" W	57.61
C132	1265.87	2933.66°	330.00	S 13°02'41" E	57.61
C133	1275.88	2957.37°	330.00	S 13°02'41" E	57.61
C134	1285.89	2981.07°	330.00	N 28°43'5" E	61.80
C135	1295.90	3004.78°	330.00	N 28°43'5" E	61.80
C136	1305.91	3028.48°	330.00	S 60°03'19" W	57.61
C137	1315.92	3052.19°	330.00	S 60°03'19" W	57.61
C138	1325.93	3075.89°	330.00	S 13°02'41" E	57.61
C139	1335.94	3099.60°	330.00	S 13°02'41" E	57.61
C140	1345.95	3123.30°	330.00	N 28°43'5" E	61.80
C141	1355.96	3147.01°	330.00	N 28°43'5" E	61.80
C142	1365.97	3170.71°	330.00	S 60°03'19" W	57.61
C143	1375.98	3194.42°	330.00	S 60°03'19" W	57.61
C144	1385.99	3218.12°	330.00	S 13°02'41" E	57.61
C145	1395.00	3241.83°	330.00	S 13°02'41" E	57.61
C146	1405.01	3265.53°	330.00	N 28°43'5" E	61.80
C147	1415.02	3289.24°	330.00	N 28°43'5" E	61.80
C148	1425.03	3312.94°	330.00	S 60°03'19" W	57.61
C149	1435.04	3336.65°	330.00	S 60°03'19" W	57.61
C150	1445.05	3360.35°	330.00	S 13°02'41" E	57.61
C151	1455.06	3384.06°	330.00	S 13°02'41" E	57.61
C152	1465.07	3407.76°	330.00	N 28°43'5" E	61.80
C153	1475.08	3431.47°	330.00	N 28°43'5" E	61.80
C154	1485.09	3455.17°	330.00	S 60°03'19" W	57.61
C155	1495.10	3478.88°	330.00	S 60°03'19" W	57.61
C156	1505.11	3502.58°	330.00	S 13°02'41" E	57.61
C157	1515.12	3526.29°	330.00	S 13°02'41" E	57.61
C158	1525.13	3549.99°	330.00	N 28°43'5" E	61.80
C159	1535.14	3573.70°	330.00	N 28°43'5" E	61.80
C160	1545.15	3597.40°	330.00	S 60°03'19" W	57.61
C161	1555.16	3621.11°	330.00	S 60°03'19" W	57.61
C162	1565.17	3644.81°	330.00	S 13°02'41" E	57.61
C163	1575.18	3668.52°	330.00	S 13°02'41" E	57.61
C164	1585.19	3692.22°	330.00	N 28°43'5" E	61.80
C165	1595.20	3715.93°	330.00	N 28°43'5" E	61.80
C166	1605.21	3739.63°	330.00	S 60°03'19" W	57.61
C167	1615.22	3763.34°	330.00	S 60°03'19" W	57.61
C168	1625.23	3787.04°	330.00	S 13°02'41" E	57.61
C169	1635.24	3810.75°	330.00	S 13°02'41" E	57.61
C170	1645.25	3834.45°	330.00	N 28°43'5" E	61.80
C171	1655.26	3858.16°	330.00	N 28°43'5" E	61.80
C172	1665.27	3881.86°	330.00	S 60°03'19" W	57.61
C173	1675.28	3905.57°	330.00	S 60°03'19" W	57.61
C174	1685.29	3929.27°	330.00	S 13°02'41" E	57.61
C175	1695.30	3952.98°	330.00	S 13°02'41" E	57.61
C176	1705.31	3976.68°	330.00	N 28°43'5" E	61.80
C177	1715.32	4000.39°	330.00	N 28°43'5" E	61.80
C178	1725.33	4024.09°	330.00	S 60°03'19" W	57.61
C179	1735.34	4047.80°	330.00	S 60°03'19" W	57.61
C180	1745.35	4071.50°	330.00	S 13°02'41" E	57.61
C181	1755.36	4095.21°	330.00	S 13°02'41" E	57.61
C182	1765.37	4118.91°	330.00	N 28°43'5" E	61.80
C183	1775.38	4142.62°	330.00	N 28°43'5" E	61.80
C184	1785.39	4166.32°	330.00	S 60°03'19" W	57.61
C185	1795.40	4190.0			

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY BE SUBJECT TO RESTRICTIONS, COVENANTS, SETBACKS, EASEMENTS, AND RIGHTS OF WAY, NOT SHOWN HEREON.
3. THIS PLOT PLAN WAS PREPARED FROM PLANS AND/OR INSTRUCTIONS SUPPLIED BY THE BUILDER. THE BUILDER IS RESPONSIBLE FOR THE COMPLETENESS OF THE FINISHED CONSTRUCTION.
4. RECORD BEARINGS, DISTANCES, EASEMENTS AND SETBACK LINES SHOWN HEREON ARE BASED ON THE RECORD PLAT.
5. PLOT PLANS MAY SHOW A COMBINATION OF BOTH PLANNED AND EXISTING FEATURES. ALL FEATURES AND QUANTITIES SHALL BE FIELD VERIFIED.
6. BUILDER IS RESPONSIBLE FOR PROMOTING POSITIVE DRAINAGE AWAY FROM THE BUILDING FOUNDATION AT A MINIMUM SLOPE OF 0.5% IN THE FIRST 10' AND A RECOMMENDED 0.2% FOR EACH 10' THEREAFTER.
7. EXPOSURES WERE CALCULATED BY FINDING THE HIGHEST GRADE DIRECTLY BELOW THE PLANNED HOUSE LOCATION TO ESTABLISHING THE FF.
8. ONLY UTILITIES VISIBLE AND IN THE AREA OF THE FIELD CREW AT THE TIME OF THE FIELDWORK MAY HAVE BEEN COLLECTED. A UTILITY LOCATE WAS NOT REQUESTED THROUGH THE 811 SERVICE. THEREFORE UTILITIES SHOULD BE FIELD VERIFIED BEFORE ANY DEVELOPMENT IS PERFORMED.
9. CEDAR, MESQUITE, AND HACKBERRY TREES OF LESS THAN A TEN-INCH DIAMETER ARE NOT SHOWN. ALL REMAINING TREE SPECIES WITH A DIAMETER OF LESS THAN FIVE-INCH ARE NOT SHOWN.
10. TREES SPECIES SHOWN HEREON WERE IDENTIFIED BY THE SURVEYOR. SURVEYOR DOES NOT WARRANT NOR GUARANTEE THAT THE SPECIES IS CORRECT. CONSULT AN ARBORIST FOR DEFINITIVE IDENTIFICATION.
11. SYMBOLS MAY BE EXAGGERATED FOR CLARITY.

ABBREVIATION LEGEND

RECORD INFO PER PLAT	()
PER DOC. NO. 200006004954	()
AIR CONDITIONING	A/C
BUILDING CORNER	B.C.
BUILDING SETBACK LINE	B.S.L.
CORRUGATED METAL PIPE	C.M.P.
EASEMENT	ESM'T

LINE LEGEND

	FIELD FENCE
--	-------------

SYMBOL LEGEND

	BACKFLOW PREVENTER
	COMMUNICATION PEDESTAL
	ELECTRIC METER W/ BREAKER BOX
	ELECTRIC TRANSFORMER PAD
	EXISTING EXPOSURE
	FINISHED EXPOSURE
	WATER METER

Specie	Trunk	Tag	Comment
OAK	10"	44	EASEMENT
OAK	11"	45	EASEMENT
OAK	16"	46	
OAK	12"	47	
OAK	19"	48	
OAK	7"	49	
OAK	10"	50	
OAK	9"	51	
OAK	7"	52	
OAK	15"	53	
OAK	20"	54	EASEMENT
OAK	14"	55	EASEMENT
OAK	14"	56	
OAK	6"-8"	57	
OAK	6"	58	
OAK	15"	59	
CEDAR	18"	60	EASEMENT
OAK	11"	61	
OAK	21"	62	
CEDAR	13"	63	
OAK	6"	64	
CEDAR	12"	65	
OAK	9"	66	
OAK	11"	67	
OAK	23"	68	
OAK	26"	69	HERITAGE
OAK	10"	70	
CEDAR	14"	71	
OAK	12"	72	
OAK	15"	73	
OAK	16"	74	
OAK	11"	75	
OAK	24"	76	HERITAGE
CEDAR	6"-8"-9"-9"-10"	77	EASEMENT

0 30 60 Feet
SCALE: 1" = 30' SHEET: 11" X 17"

PLOT PLAN OF:

488 LONG MEADOW

RIVER CROSSING

UNIT 2

LOT 407

COMAL COUNTY, TEXAS

JOB NO.: 25-7033

BUILDER: DAVID WEEKLEY HOMES

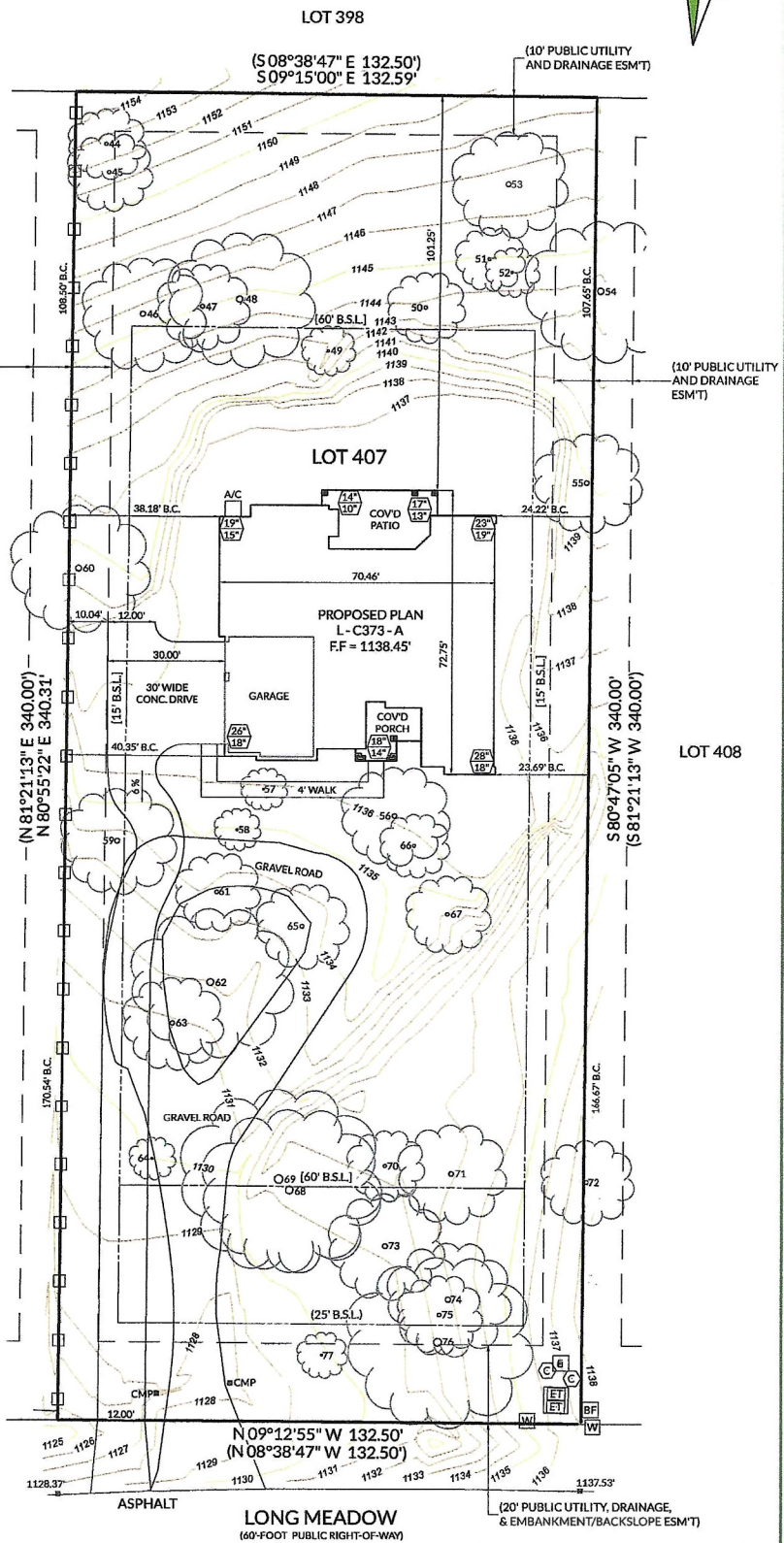
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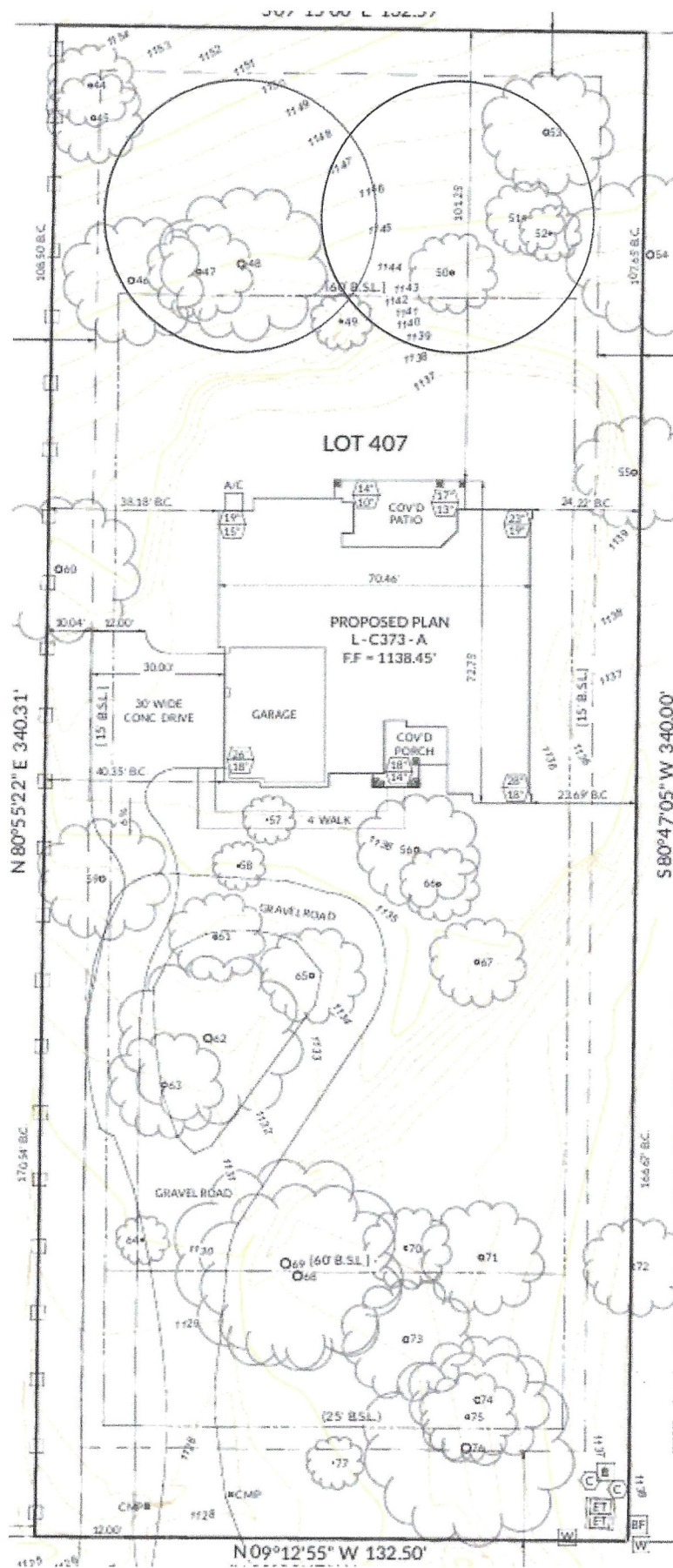
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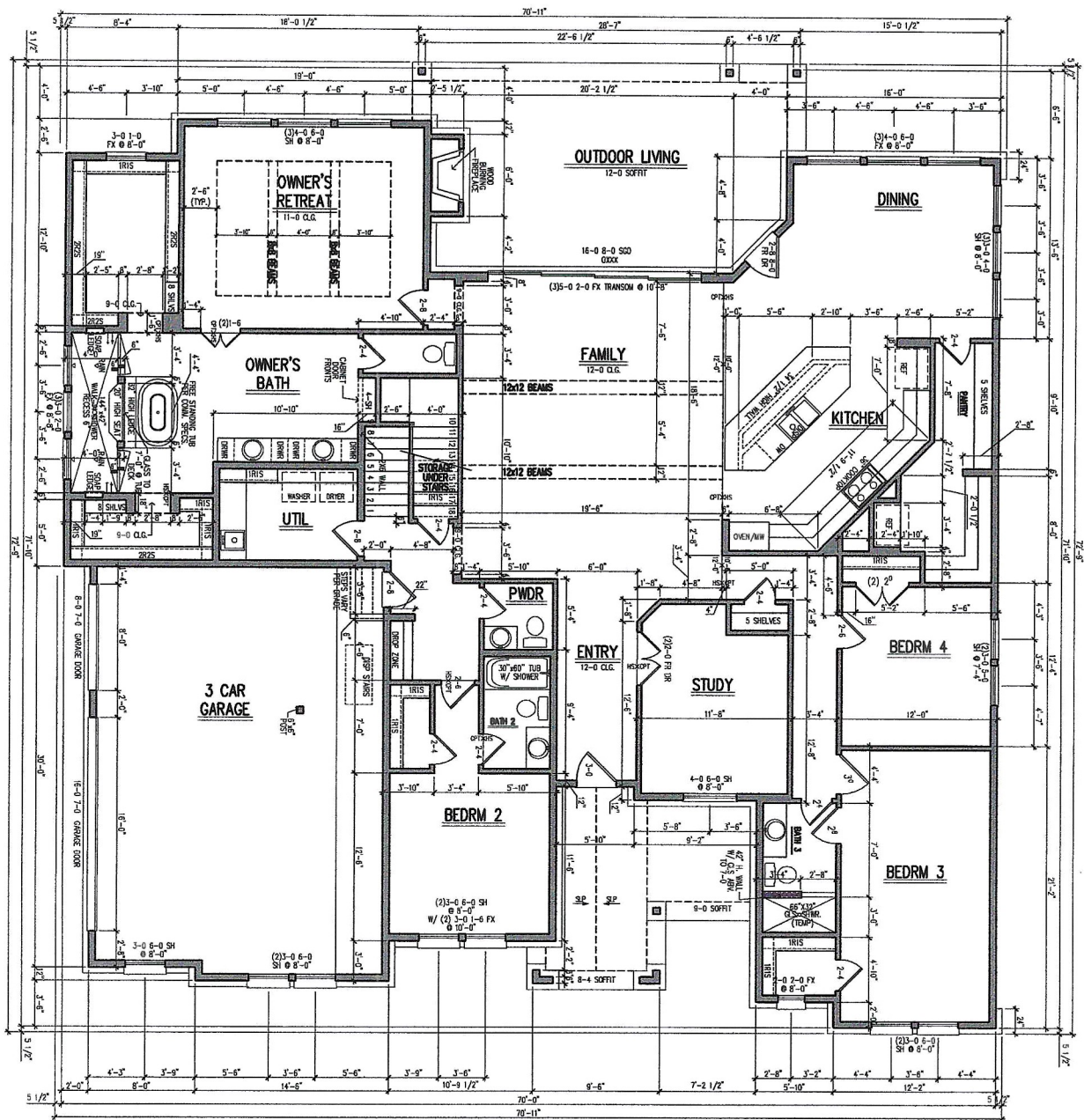
CKD: FLD

HILL COUNTRY SURVEY
CEN CO. TEX
TBPELS FIRM No. 10194731
117 JONATHAN DR. LIBERTY HILL, TX 78642
PHONE: (830)-438-3305

TOTAL LOT	45,265
SLAB	4,565
PATIO FLAT-WORK	N/A
A/C PAD	16
SIDEWALK	246
DRIVEWAY	2,983
DRIVEWAY APRON	201
PUBLIC WALK	N/A
SOD FRONT	N/A
SOD BACK	N/A
IMPERVIOUS COVER	7.810 (17%)
DRIVEWAY SLOPE	6%
DRAINAGE TYPE = N/A	







LIVING SQUARE FOOTAGE			
1ST FLOOR	3332	SQ FT	
BONUS ROOM	677	SQ FT	
TOTAL LIVING	4009	SQ FT	
TOTAL SLAB SQUARE FOOTAGE			
1ST FLOOR LIVING	3332	SQ FT	
3-CAR GARAGE	701	SQ FT	
FRONT PORCH	175	SQ FT	
OUTDOOR LIVING	403	SQ FT	
TOTAL SLAB	4611	SQ FT	
TOTAL COVER	5288	SQ FT	
FINISH HEIGHT	29' - 4 1/2"		

FIRST FLOOR

ADVANCED FRAMING: 2X6 WALLS AT EXTERIOR PERIMETER WALLS AND ALL INSULATED WALLS UNLESS NOTED OTHERWISE

NOTE: ALL 1ST FLR. CEILING HEIGHTS 10'-0" UNLESS NOTED OTHERWISE

SOUTH
C373-A
PLN-1
SAN ANTONIO

ROMERO RESIDENCE
488 LONG MEADOW
S.A. BOYL

Proj. No.:
2402
Job No.:
0106

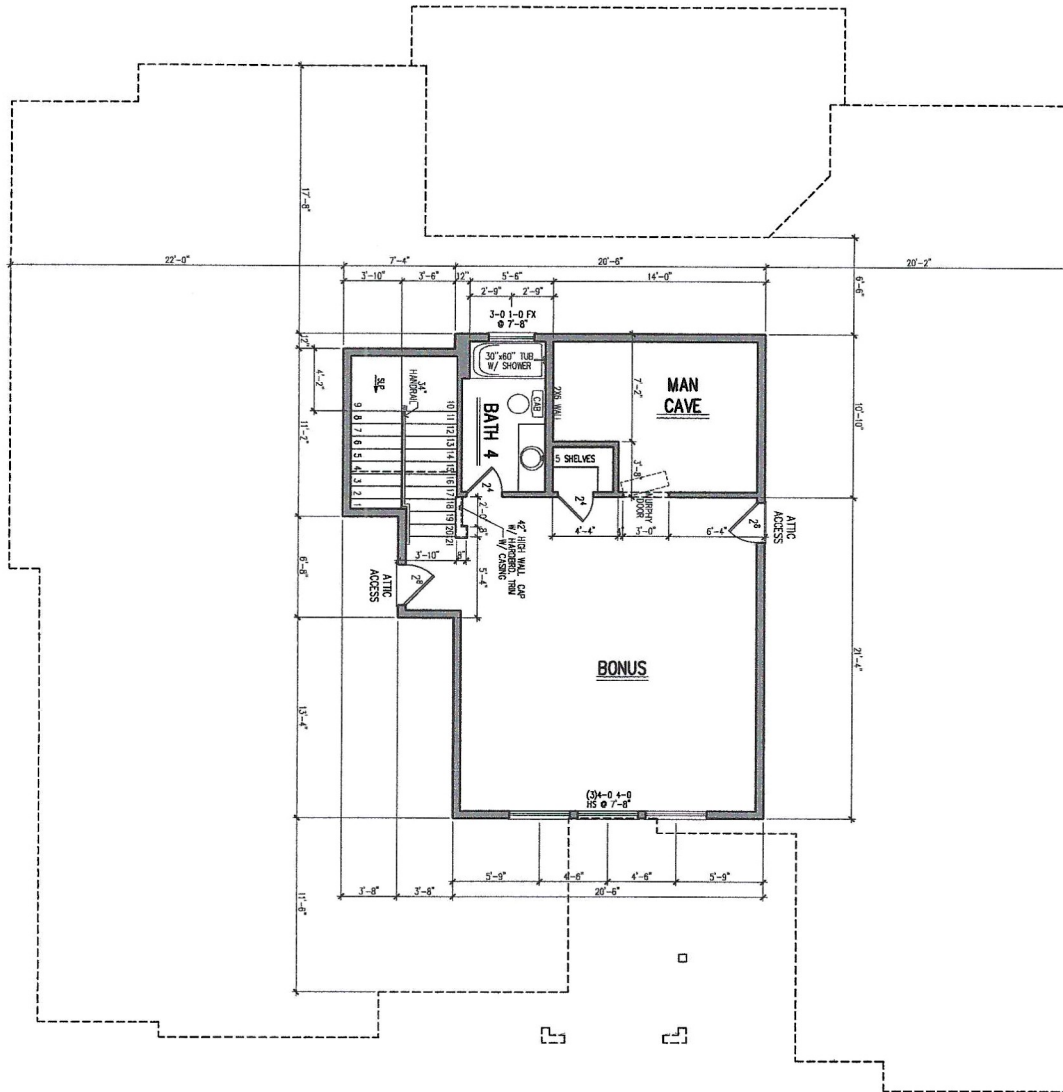
Lot: 407
Blk: 02
Sect: N/A

David Weekley Homes

H4
Date: 03.21.25

Scale: 1/8" = 1'-0"
Rev: 5.13.25 MH

© Weekley Homes LP, 2025
The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.



2ND FLOOR

ADVANCED FRAMING: 2X6 WALLS AT EXTERIOR PERIMETER WALLS AND ALL INSULATED WALLS UNLESS NOTED OTHERWISE

NOTE: ALL 2ND FLR. CEILING HEIGHTS 9'-0" UNLESS NOTED OTHERWISE

SOUTH
C373-A
PLN-2
ROMERO
SAN ANTONIO

ROMERO RESIDENCE
488 LONG MEADOW
S.A. BOYL

Proj. No.:
2402
Job No.:
0106

Lot: 407
Blk: 02
Sect: N/A

David Weekley Homes

H4
Date: 03.21.25
Scale: 1/8" = 1'-0"
Rev.: 5.13.25 MH

© Weekley Homes LP, 2005

The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.



202506002959 01/31/2025 01:08:29 PM 1/4

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.

Survivorship Deed

Date: January 31, 2025

Grantor's name and address: Michelle L Alexander of 488 Long Meadow, Spring Branch, TX 78070

Grantee's name: Michelle L Romero, married, of 488 Long Meadow, Spring Branch, TX 78070, USA, and James Romero, married, of 488 Long Meadow, Spring Branch, TX 78070, USA

For and in consideration of the sum of \$10.00, and other good and valuable consideration paid to Michelle L Alexander, not married, of 488 Long Meadow, Spring Branch, TX 78070, (the "Grantor") paid by Michelle L Romero, of 488 Long Meadow, Spring Branch, TX 78070, USA and James Romero, of 488 Long Meadow, Spring Branch, TX 78070, USA, a married couple, (collectively the "Grantee") the Grantor does grant, sell, and convey the following described property, with general warranty covenants, unto the Grantee as joint tenants with full right of survivorship.

This conveyance includes all of the rights and appurtenances that belong to the property ownership and the Grantee may have and hold the property for him or herself and this conveyance inures to the Grantee, the Grantee's heirs, executors, administrators, successors or assigns forever.

The Grantor binds the Grantor and the Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to the Grantee 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 all of that certain tract or parcel of land described as follows:

Lot 407, RIVER CROSSING, UNIT TWO, an Addition in Comal County, Texas, according to the Map of Plat recorded in Volume 13, Pages 184-188, Map Records of Comal County, Texas.

The Grantor grants, to have and to hold, all of the Grantor's right, title, and interest, if any, in and to the above described property and premises to the Grantee, and to the Grantee's assigns forever, so that neither the Grantor nor the Grantor's heirs, legal representatives, or assigns will have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

This conveyance is made subject to any and all valid and subsisting or recorded restrictions, conditions and covenants, easements, rights-of-way, prescriptive rights, whether of record or not, reservations including but not limited to oil and gas leases, mineral severances, interests, and royalty rights, maintenance charges, together with any lien securing the maintenance charges, zoning laws, ordinances of municipal or other governmental agencies or authorities, and conditions and covenants, if any, applicable to and enforceable against the property described above and as shown by the records of the county clerk of Comal County.

Words of any gender used in this Deed shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise. If this Deed is executed by or to a corporation or trustee the words "heirs, executors, and administrators" or "heirs and assigns" shall, with respect to the corporation or trustee, be construed to mean "successors and assigns."

The Grantor makes no warranty, express or implied, concerning the property's condition, need of repair, existence or absence of any defects, visible, hidden, latent or otherwise. The Grantor hereby disclaims any and all warranties, express or implied concerning the property's workmanship. The Grantor states that there are no implied warranties of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose. The Grantor delivers the property to the Grantee "as is" and "with all faults."

Prepared by: Michelle L Alexander, 488 Long Meadow, Spring Branch, TX 78070

After recording return to: Michelle & James Romero, 205 Lone Falls Dr, Universal City, TX 78148, USA

IN WITNESS WHEREOF this deed was executed by the Grantor on this 31 day of January, 2025.

Signed in the presence of:

Witness signature

Michelle Alexander
Michelle L. Alexander

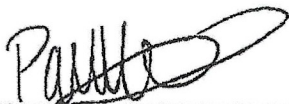
Witness name

Grantor Acknowledgement

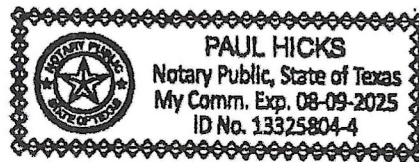
STATE OF TEXAS

COUNTY OF Guadalupe

This instrument was acknowledged before me on 31 day of January,
2025, by Michelle L. Alexander.


Notary Public

My commission expires: 08/09/2025



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
01/31/2025 01:08:29 PM
TRACY 4 Page(s)
202506002959



Bobbie Koepp



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 6/27/2025

Permit Number 118935

1. APPLICANT / AGENT INFORMATION

Owner Name MICHELLE L. & JAMES ROMERO
Mailing Address 488 LONG MEADOW
City, State, Zip SPRING BRANCH TX 78070
Phone # 210-326-7696
Email MLRomero2911@Gmail.com

Agent Name Nicholas Kolbe
Agent Address 1825 FM 2438
City, State, Zip SeguinTX 78155
Phone # 830-708-9065
Email KolbeLandCo@Gmail.com

2. LOCATION

Subdivision Name RIVER CROSSING Unit 2 Lot 407 Block NA
Survey Name / Abstract Number NA Acreage 1.03
Address 488 LONG MEADOW 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 4

Indicate Sq Ft of Living Area <4500

☐ 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: \$ 650,000.00 (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.

Signed by:
Michelle Romero
Signature of Owner

8/2/2025

Date

Both Owners
signature required

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

June 27th, 2025

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

RE- Septic Design
488 Long Meadow
LOT 470, RIVER CROSSING, UNIT TWO
Spring Branch TX 78070

BRANDON/BRENDA,

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

If I can be of further assistance please contact me.

Respectfully,



Nicholas Ryan Kolbe, R.S. #5115

8.15.25

Date

← Variance request
needs to be signed
and sealed as part of
planning materials.
285.5.(2)



COMAL COUNTY

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

		118935
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.

Signed by:

Michelle Romero

A7114875B7AA4C1... Signature of Applicant

8/2/2025

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refused)