

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: Rocklyn

OSSF Installer #: OS0031115

1st Inspection Date: 11/18/25

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: Corey Allen

Inspector Name: _____

Inspector Name: _____

Permit#: **118970**

Address: **764 Soechting**

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:

**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		600	X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X		Aqua Aire	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 Drip Irrigation	X	285.33(c)(3)(A)-(F)		X		

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**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)				
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)				
42	APPLICATION AREA Area Installed	X					
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 118970
Issued This Date: 11/04/2025
This permit is hereby given to: MARK SMITH

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

764 SOECHTING RD
NEW BRAUNFELS, TX 78130

Subdivision: REPJAM, LOT 2
Unit: N/A
Lot: 2
Block: N/A
Acreage: 2.5000

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Drip 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.

Received

Brandon Mark Olvera

10/16/2025 9:55:31 AM



COMAL COUNTY

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

--	--

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.

Steve W. [Signature]
Signature of Applicant

8.20.25
Date

COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION (Missing Items Circled, Application Refused)
--



ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

BLDG 2

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

Date 8-20-25

Permit Number _____

1. APPLICANT / AGENT INFORMATION

Owner Name - 6800 Old Bastrop HWY, Ltd.

Agent Name STEVE WENZEL, P.E., R.S.

Mailing Address 2970 N STATE HWY 123, STE C

Agent Address 7005 KENOSHA PASS

City, State, Zip SAN MARCOS, TX 78666

City, State, Zip AUSTIN, TX 78749

Phone # 512-423-0623

Phone # 512-294-4858

Email mark@msrealtyconsultants.com

Email swenzel.eng@gmail.com

2. LOCATION

Subdivision Name REPJAM

Unit _____

Lot 2 _____

Block _____

Survey Name / Abstract Number _____

Acreage _____

Address 764 SOECHTING RD, BLDG 2

City NEW BRAUNFELS

State TX

Zip 78130

3. TYPE OF DEVELOPMENT

☐ Single Family Residential

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

Number of Bedrooms _____

Indicate Sq Ft of Living Area _____

☒ 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 OFFICE/WHSE

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants 16

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: \$ 300000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities.
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Owner *Brandon Mark Olvera*

Date 8/22/2025

Received

Brandon Mark Olvera

10/16/2025 9:55:14 AM



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

BLDG 2

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 808-2000
WWW.CCEO.ORG

Planning Materials & Site Evaluation as Required Completed By STEVE WENZEL

System Description ANAEROBIC DRIP

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

Tank Size(s) (Gallons) 1,000 Absorption/Application Area (Sq Ft) 2,268

Gallons Per Day (As Per TCEQ Table III) 184 174

(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.

Steve Wenzel
Signature of Designer

8-20-25

Date

2/c

THE COUNTY OF COMAL
STATE OF TEXAS



202506025883 08/14/2025 01:18:46 PM 1/2

AFFIDAVIT

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities (OSSFs), 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 owners 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:

Street Address: 764 SOECHTING RD NEW BRAUNFELS, TX 78130, BLDG 2

Legal Description: REPJAM, LOT 2

The property is owned by Printed Full Name: 6800 OLD BASTROP HWY LTD

This OSSF shall be covered by a continuous service policy for the first two years. After the initial two-year service policy has expired, the owner of this OSSF, which serves 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 may be obtained from the Comal County.

WITNESS BY HAND(S) ON THIS 8th DAY OF August 2025

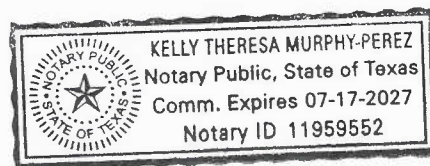
Mark Smith Partner
(Owner(s) Signature(s))

MARK SMITH OWNER
(PRINTED NAME & Title)

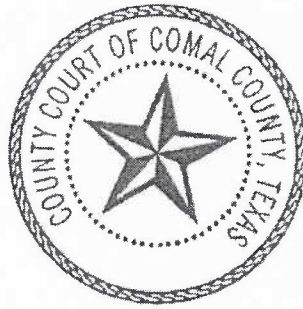
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 14th DAY OF AUGUST, 2025

Notary Public, State of TEXAS
Kelly Theresa Murphy-Perez
Notary's Printed Name
My Commission Expires: 7-17-2027

LEAVE THIS CORNER AREA BLANK:



After filing, please return to:



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
08/14/2025 01:18:46 PM
IRENE 2 Page(s)
202506025883



Bobbie Koepp

Received
Brandon Mark Olvera
11/12/2025 2:24:39 PM

AerobiTech Inc.
PO Box 3176
San Marcos, TX 78667

Phone: (512) 667-4113

AerobiTech@Gmail.com

Date Printed: 11/5/2025

Customer ID: 1861

Customer's Site Address: 764 Soechting Rd, New Braunfels, TX 78132

Area: 002

County: Comal

To: 764 Soechting Bldg L2

Attention: Mark Smith
2970 N.SH 123 Suite C
San Marcos, TX 78666

Email: shelly_engler@yahoo.com

Serviced by AerobiTech Inc.

Contract Period

through

NO PERMIT ON FILE

Agency: Comal EHD

3 visits per year - one every 4 months

Routine Maintenance and Inspection Agreement
Commercial Service Contract

****THIS INITIAL MAINTENANCE CONTRACT IS A TWO YEAR CONTRACT AND WILL START THE DATE THE LICENSE TO OPERATE IS ISSUED.**

GENERAL

This Work for Hire Agreement (hereinafter referred to this "Agreement") is entered into by and between the client named above (referred to as "Client") and AerobiTech Inc. (Jose Ortega MP103) (hereinafter referred to as "Contractor") located at 111 Rivas. Rd. San Marcos, TX 78666. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein. This contract will provide for all required inspections, testing and service for your Aerobic Treatment System. The policy will include the following:

1. Inspection, adjustment and servicing of the mechanical, electrical, and other applicable component parts to ensure proper function. This includes inspecting control panel, air pumps, air filters, and diffuser operation. Any alarm situation affecting the proper function of the aerobic process will be addressed within a 48-hr time frame. Repair work on non-warranty parts will include price for parts and labor. The prices will be quoted before work is performed.
2. An effluent quality inspection consisting of visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and PH will be taken and reported as necessary.
3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.
4. The contractor is not responsible for chlorine if required on system design. This must be filled before or during the service visit by the owner.
5. Any additional visits, inspections or sample collection required by specific municipalities, Water/River Authorities, County Agencies, the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy. Price includes one BOD and TSS Lab testing per unit that is required by TCEQ.
6. At the conclusion of the service policy, our company will make available, for purchase on an annual basis, a continuing service policy to cover labor for normal inspection and maintenance. According to state law, all commercial owners of aerobic systems must maintain a factory authorized service provider for the lifetime of the system.
7. The Owner's Manual must be strictly followed or warranties are subject to invalidation. Pumping of sludge build-up is not covered by this policy and will result in additional charges.

Initial Client

Initial Contractor

ACCESS BY CONTRACTOR

The contractor or anyone authorized by the contractor may enter the property at reasonable times without prior notice for the purpose of the above described services. The contractor may access the system components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil is to be replaced with the excavated material as best as possible.

TERMINATION OF AGREEMENT

Either party may terminate this agreement upon 30 days written notice in the event of substantial failure to perform in accordance with terms by the other party without fault of the terminating party. If this Agreement is so terminated, The Contractor will immediately notify the appropriate health authority of the termination.

LIMIT OF LIABILITY

In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall the contractor's liability for direct damages exceed the price for the services described in this Agreement.

DISPUTE RESOLUTION

If a dispute between the Client and the Contractor arises that cannot be settled in good faith negotiations, then the parties shall choose a mutually acceptable arbitrator and shall share the cost of arbitration services equally.

ENTIRE AGREEMENT

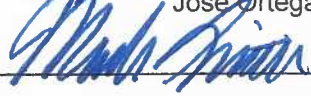
This agreement contains the entire agreement of parties, and there are no other promises or conditions in any other agreement either oral or written.

SEVERABILITY

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

Contractor Signature:  _____
Jose Ortega/OS26532/MP0000103

Date: 11/5/2025

Client Signature:  _____

Date: 11/5/2025

Email: mark@msrealtyconsultants.com

Phone: 512-423-0523

Date Printed: 11/5/2025

Jose Ortega
11/5/2025

Received
Brandon Mark Olvera
11/12/2025 2:24:56 PM

Brooke T. Paup, *Chairwoman*
Catarina R. Gonzales, *Commissioner*
Tonya R. Miller, *Commissioner*
Kelly Keel, *Executive Director*



Received
Brandon Mark Olvera
11/04/2025 12:23:08 PM

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

November 4, 2025

Mr. Brandon Olvera, Designated Representative
Comal County, TCEQ ID No. 620049

Re: Favorable Assessment- Nonstandard Design Review for:
REPJAM PROPERTIES, LLC - Building #2
746 Soechting Road, New Braunfels, Comal County, Texas
OSSF Permit Application Number OSSF- 118970

Dear Mr. Olvera:

We have received your request for a Texas Commission on Environmental Quality (TCEQ) review of the above-referenced nonstandard design on October 24, 2025. Bruce Lesikar of the TCEQ Technical Programs Team conducted the review, as required by 30 Texas Administrative Code (TAC) §285.5(b)(2). **This letter serves as notification that the nonstandard design review is determined to be favorable, as submitted.**

Please be advised this letter is not an Authorization to Construct. This letter only indicates a favorable assessment based on the submitted planning materials and is generally limited in scope to the treatment and disposal portions of the design. A thorough review by the applicable permitting authority of the entire submitted planning materials is necessary in order to effectively implement and enforce the requirements in 30 TAC Chapter 285; the Texas Health and Safety Code (THSC) Chapter 366; and the local OSSF order, ordinance, or resolution approved by the TCEQ.

If you have any questions, or if we may be of assistance to you, please contact Bruce Lesikar in the TCEQ Technical Programs Team at (512) 239 -0415 or via e-mail at Bruce.Lesikar@tceq.texas.gov.

Sincerely,

A handwritten signature in cursive script that reads "Joseph L. Hopkins".

Joseph L. Hopkins, P.G.
Technical Programs Team Leader
Texas Commission on Environmental Quality

JLH/BJL

ON-SITE SEWAGE FACILITY SITE EVALUATION

Date Soil Survey Performed: **10-Aug-25**
 Site Location: **764 Soechting Rd., New Braunfels, TX 78130**
 County (Authority): **Comal County**
 Legal: **REPJAM LOT 2**

Registration # **59082**
 Firm # **12529**
 Evaluator: **Steve Wenzel, P.E.**

SOIL BORING NUMBER: PH-1 BLDG #1

Depth	Texture Class	Structure (For Class III)	GRAVEL %	Groundwater Evidence (Mottles / GW)	Restrictive Horizon	Observations
0-10"	IV	BULKY	<30	NONE	NONE	FILL MATERIAL
10-22"	III		>30, <60	NONE	NONE	FILL MATERIAL
22-59"	IV		<30	NONE	NONE	NATIVE SOILS

SOIL BORING NUMBER: PH-2 BLDG #1

Depth	Texture Class	Structure (For Class III)	GRAVEL %	Groundwater Evidence (Mottles / GW)	Restrictive Horizon	Observations
0-9"	IV	BULKY	<30	NONE	NONE	FILL MATERIAL
9-32"	III		>30, <60	NONE	NONE	FILL MATERIAL
32-60"	IV		<30	NONE	NONE	NATIVE SOILS

SOIL BORING NUMBER: PH-3 BLDG #2

Depth	Texture Class	Structure (For Class III)	GRAVEL %	Groundwater Evidence (Mottles / GW)	Restrictive Horizon	Observations
0-12"	IV	BULKY	<30	NONE	NONE	FILL MATERIAL
12-29"	III		>30, <60	NONE	NONE	FILL MATERIAL
29-59"	IV		<30	NONE	NONE	NATIVE SOILS

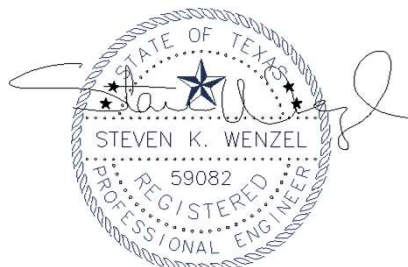
SOIL BORING NUMBER: PH-4 BLDG #2

Depth	Texture Class	Structure (For Class III)	GRAVEL %	Groundwater Evidence (Mottles / GW)	Restrictive Horizon	Observations
0-10"	IV	BULKY	<30	NONE	NONE	FILL MATERIAL
10-22"	III		>30, <60	NONE	NONE	FILL MATERIAL
22-59"	IV		<30	NONE	NONE	NATIVE SOILS

	YES	NO
Presence of 100 year flood zone		X
Presence of adjacent ponds, streams, water impoundments		X
Existing or proposed water well nearby		X
Organized sewage service < 500' from tract		X
Grade Breaks		X
REcharge Zone:		X
(Recharge Features <150 ft)		X
Easements	X	
Easements Near OSSF	X	
Slope: 2-4% % in drainfield area		

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

Site Evaluator:



8/14/2025
 Firm #12529

Preliminary Field Check For Drip Systems

DATE: 10/6/25

INSPECTOR: Corey Allen

OBSERVATION: 3 probes at 15 inches plus

CCEO
COPY



BLDG 2

Address: **764 Soechting Rd., New Braunfels, TX 78130**
Authority: **Comal** BOD.: **High-Strength**
Type of use: **Office/ Warehouse** BLDG Use: **SEE BLDG Table**
LEGAL: **REPJAM LOT 2** BLDG SF.: **9,000**
Type System: **Aerobic Drip** Soils Class: **IV**
FEMA: **None** Ra (Texture Based): **0.10** Gal/SF/day
Water Provider: **Public** Design Flow (GPD): **174**
Recharge Zone: **NO** Disposal Area Provided: **2,268** SF

BLDG SF	USE	USE SF	TYP. SF/Person	# Pers	Q/Pers	Q (GPD)
1	Office	2,250	250	9	10	90
9,000	WHSE	6,750	1,000	7	12	84
						174

REQUIRED:			PROVIDED:		
AREA=	1,740	SF	TOTAL SF DRAINFIELD:	2,268	
Linear Feet=	870	LF	TOTAL LF OF TUBING:	1,134	@ 2' o.c.
Septic Tankage=	435	GAL Min.	Septic Tankage:	750	gal tank
Reserve Cap=	174	Gal. (1 day's flow)	Pump Tank:	500	gal tank

FLOW INFORMATION:

Supply Line Flow: (.6 GPH Flow rate per Netafim)

Flow= 0.6 GPH x # holes= 340.2 gph or 5.7 gpm

Return Line Flush:

Flow= 1.6 (per mfg.) x # connections= 4.8 gpm

Total Flow:

Flow = Supply Flow + Return Flow = 10.5 gpm

MAX. ZONE

HEAD LOSS (Hf):

Supply Line (ft)= 220 , Dia.(in.)= 1.5 Total = 2.3

Return Line(ft)= 220 , Dia.(in.)= 1 Total = 3.9

6.3 x1.1 misc losses

Total Friction Head= 6.9 feet of Head

Return Velocity= 2.0 FPS 12.5

Drainfield Pump Calcs

ELEVATION (He):

Pump Elevation (feet): 571

Highest Elevation (feet): 582

Elevation Head (feet): 11

PRESSURE (Hp): =

40 psi x 2.3 = 92.0 ft.

1" Meter: 7.0 ft.

K-Rain or Valve: 0.0 ft.

Drip Tech Unit: 10.0 ft.

TOTAL HEAD LOSSES = (Hf + He + Hp)
= 126.9 ft.

DOSING RATE:

Dose Time (2X's/Zc 15.3 Min/Zone

PUMP TANK DESIGN:

750 Gal

Floats GAL Settings("):

Tank Bottom: 83 6.0 #1

Dose Range: 87 6.3 #2

Before Alarm: 174 12.5 #3

Reserve Provided: 406 29.2 #4

Pump Tank Depth: 54.0 Inches

Gal/inch: 13.9

FIELD DOSE PUMPS:

1-StaRite Dominator 20DOM5121, 1/2 HP

11.0 gpm @ 127.0 ft.

56.0 PSI

ZONE	# Lines	Length/Loop	Holes	SF
1	1	378	189	756
	2	378	189	756
	3	378	189	756
		1,134	567	2,268



F# 12529
10/2/2025

BOD Reduction Calculations

764 Soechting Rd., New Braunfels, TX 78130

BLDG 2

10/2/2025

BOD Produced

Total Q, Flow= 174 GPD

$$\text{TOTAL: } \frac{174 \times 8.34 \times 600}{1,000,000} = 0.87 \text{ lbs/day BOD Inflow}$$

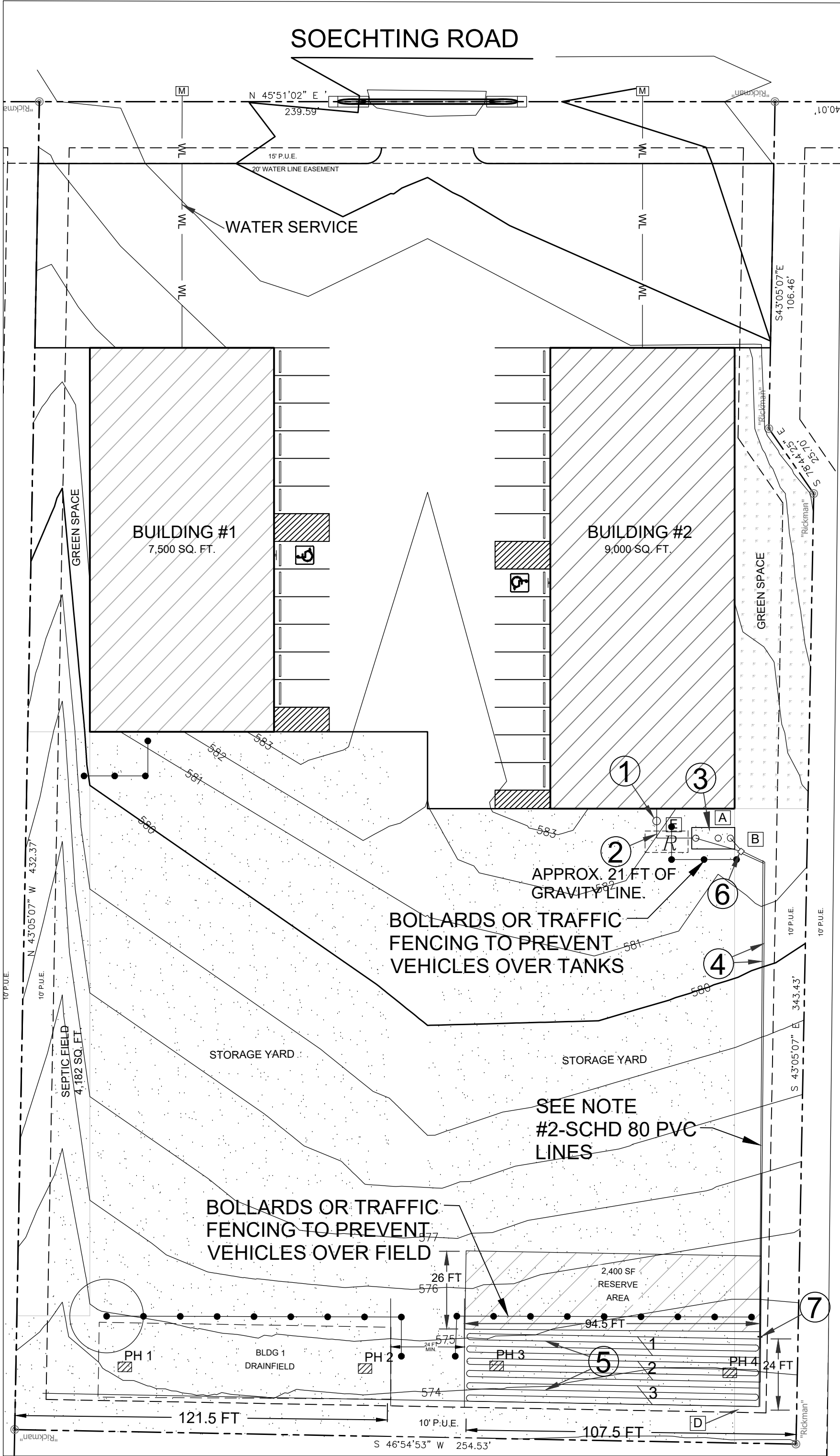
TOTAL BOD Produced= 0.87 lbs BOD

$$\text{DRIP TECH ACT 100 } \frac{174 \times 8.34 \times 140}{1,000,000} = - \mathbf{0.20} \text{ lbs/day BOD max for disposal}$$

TOTAL BOD to be Removed= 0.67 lbs BOD

BOD Removal Provided

COMPONENT 1	AA600W-4075	1.5# BOD MAX.	'(0.87 LBS=58% BOD MAX)
Actual VOL.	PER MFG CERTIFICATION		NO EQ REQ'D
RET. TIME=	PER MFG CERTIFICATION		
BOD IN=	0.87 LBS		
BOD Red=	0.78 LBS (90% Red)		
BOD OUT=	0.09 LBS		
COMPONENT 2	DRIP TECH		NO TREATMENT CREDIT
BOD IN=	0.09 LBS		TO DRIP TECH
BOD Removed=	0.00 LBS		
BOD OUT=	<u>0.09</u> LBS		
	<0.20 LBS		



02550

0 25 50

LEGEND

① 2-WAY CLEAN-OUT

② 4-6" SCHD 80 PVC @ ½"FT MIN.

③ AEROBIC TREATMENT TANK/PUMP TANK

④ 1½" SCHD 40 PVC SUPPLY & 1" RETURN LINES

⑤ DRIP LINES-NETFIM 0.6 GPH

⑥ DRIP TECH 1-ZONE ACT 100 UNIT

⑦ ¾" AIR RELEASE VALVES (TYP.)

PH = PROFILE HOLE

* SEE TANK PEROFILE FOR SIZES AND DETAILS

ALL SCHD 40 GRAVITY WW LINES SHALL HAVE 1.2% MIN SLOPE WITH A MIN. OF 12" OF COVER

- TANKS
- A

• 5 FT FROM FOUNDATION, PROPERTY LINES, & SURFACE IMPROVEMENTS

• 10 FT FROM ALL WATER LINES

B

• 1 FT FROM ESMT
- TYPICAL DRIPPER LINE SETBACKS INCLUDE:

0 FT FROM SURFACE IMPROVEMENTS

5 FT FROM PROPERTY LINES

10 FT FROM WATER SUPPLY LINES

0 FT FROM FOUNDATIONS

1 FT FROM RETAINING WALLS

D

1 FT FROM ESMTS
- SEWER PIPES SETBACKS

E

• 5 FT FROM SURFACE IMPROVEMENTS & FROM PROPERTY LINES (SEE NOTE 2 IF UNDER PAVT)

• 10 FT FROM PRIVATE & PUBLIC WATER

R

RESERVE TREATMENT TANKAGE

- SITE PLAN NOTES:
1. Low-flow fixtures to be installed in all bldgs.

2. WW pipes under driveways, vehicle traffic areas, and surface improvements to be sleeved in SCHD 40 PVC and extend 5' at each end or be SCHD 80 PVC.

3. No 90° bends are allowed on gravity WW lines unless <5 ft from a CO.

4. Stormwater run-off from rain must be controlled and diverted away from the septic system.(i.e., gutters,berms, etc.)

5. Contractor must locate all existing utilities & WW stubouts prior to construction.

6. Contractor or Builder must install erosion controls prior to any excavation on the site. Silt fencing may be revised as necessary to accommodate construction activities and ensure capture of sediment.

7. See Civil Plans for detailed grading and drainage improvements.

8. Contractor must locate property lines, esmts, and final improvements as necessary to ensure proper placement of all OSSF Components.

9. Cleanouts must be installed on all gravity WW lines at a max. spacing of 100 ft. Exact location of cleanouts may vary from the locations shown in this plan.

10. Any cleanouts in pvmt or vehicle traffic areas must have cast iron valve covers rated for traffic.

11. All valves in grassed area shall have an appropriately sized plastic valve cover.

12. There shall be a two-way cleanout installed within 5 feet of each building served by WW.

13. Pipes such as sewer pipes from the structure to the treatment facility & from the treatment facility to the disposal component shall be completely bedded with 4" of Class Ib, Class II, or Class III soil with <30% gravel. The bedding soils shall be free of organic material, plastics, or any rocks or grains <1/2".

14. To the best of my knowledge there are not other esmts located on the property.

15. Septic Installer must coordinate with General Contractor to locate all underground utilities and to ensure there is a min. separation of 10 ft between all parallel Water Lines & WW lines. If lines cross, crossings must be installed per Water Line Crossing regulations described in Chapter 290 or per the detail shown in these plans.

16. Installations on Slopes Exceeding 10% - Drainfields with finished grades exceeding 10% shall either provide erosion control matting or 80% vegetative cover prior to final inspection.

17. A survey of the property was provided by the client, unless noted otherwise.

WASTEWATER CLEANOUT NOTE:

There shall be a cleanout installed on all gravity WW lines at a spacing not to exceed 100 ft. and within 5 ft of a 90° bend. These cleanouts are the single sanitary type. Contractor may vary the locations in the field as needed and shall make a note on the plans for final "AS BUILT" drawing to be submitted at the end of the project.

Any cleanouts installed in any pavement or concrete areas shall have a cast iron or suitable traffic-bearing valve cover. Cleanouts in grassed areas shall have a plastic valve box of the appropriate size set to match final grade to include any sod. There shall be a two-way cleanout installed within 5 feet of each building served by WW.

BLDG 2

Address: 764 Soechting Rd., New Braunfels, TX 78130

Authority: Comal BOD.: High-Strength

Type of use: Office/ Warehouse BLDG Use: SEE BLDG Table

LEGAL: REPJAM LOT 2 BLDG SF.: 9,000

Type System: Aerobic Drip Soils Class: IV

FEMA: None Ra (Texture Based): 0.10 Gal/SF/day

Water Provider: Public Design Flow (GPD): 174

Recharge Zone: NO Disposal Area Provided: 2,268 SF

BLDG SF	USE	USE SF	TYP. SF/Person	# Pers	Q/Pers	Q (GPD)
1	Office	2,250	250	9	10	90
9,000	WHSE	6,750	1,000	7	12	84
						174

• Assumes NO businesses that generate HIGH-STRENGTH WW, OR COMMERCIAL KITCHENS

• 12 hour work days

• No petroleum based products, fuels, oils, or industrial wastes to be connected to OSSF

• No air conditioner or refrigerant condensate to be connected to OSSF

• Assumes No Businesses that generate more than the GPD/Person in the BLDG USE CHART

• No Businesses that use water to process or make products

• Only businesses that produce WW that originates as human, animal, or plant waste from certain activities including use of toilets & washing

• Assumed businesses for this site include, but are not limited to General retail, various contractors, supply/material storage & sales

- GENERAL NOTES:
1. No vehicular traffic is allowed on any components of the On-Site Sewage Facility (OSSF), unless the design specifies otherwise.

2. No automatic lawn sprinkler system shall be installed that will overlap the drainfield areas. Any watering in these areas shall be done by hand and only when required to maintain grass cover.

3. All construction shall conform to the rules and regulations of the appropriate authority, TCEQ (Texas Commission on Environmental Quality) and any applicable local building and safety codes.

4. Contractor is responsible for locating and verifying all existing underground utilities and proposed surface improvements to confirm compliance with setbacks & pipe installation specs.

5. The drainfield must be sodded, seeded, or hydromulched with appropriate seasonal grasses to take advantage of transpiration. Drainfield must be mowed at regular intervals.

6. Except for drip irrigation tubing, pipe under internal pressure within any part of an on-site sewage facility system shall meet the minimum requirements of ASTM Schedule 40. All OSSF pipes shall be PURPLE SCHD 40 PVC, or if a drip, Netafim Bioline 0.6 GPH with holes @ 24" O.C., unless noted otherwise. All gravity lines must be 3" min. SCHD 40 PVC with a min. slope of ⅛"/FT slope, with a min. of 12" of cover.

7. All public & private water lines shall be a minimum of 10 feet from all OSSF components. The contractor shall verify location of all existing and proposed water lines near OSSF components. If lines cross, see crossing detail.

8. High water alarm shall be located in a noticeable location. The alarm shall be a visual and audible alarm and wired on a separate circuit from the pumps. All exterior controls and connections shall be enclosed in a lockable, weather-proof housing. Electrical construction shall comply with all local electrical and building codes.

9. WW stubouts from bldgs should be placed as high in the slab as possible to minimize the septic tank depths.

10. Pipes shall be backfilled completely around the pipe (top, bottom, & sides) with a minimum of 4" of good quality clean Class II or III free of rocks. Clay or clay loam (Class IV) is unacceptable. The Class of soils shall be defined as shown in Table VI (USDA Soil Textural Classifications) of the rules and regulations of the appropriate authority.

11. Storm water (rainfall runoff) must not be allowed to flow over the disposal fields or the tanks. Diversion berms, swales and/or rain gutters should be installed as necessary to prevent such runoff.

12. Water softeners with automatic back-wash cycles, refrigerant condensation and ice makers shall not be connected to the septic system. Water softeners must regenerate using a demand-initiated regeneration (DIR) control device. No refrigerant or A/C condensation must drain into the septic system.

13. Contractor must confirm the locations of all setbacks that can affect the OSSF. This may require that the contractor employ the services of a surveyor to mark setbacks such as floodplains, easements, property lines, and surface improvements in the field. Failure to provide accurate locations PRIOR to installation of the OSSF may require system alterations at the contractor's expense.

14. Contractor is responsible for jobsite safety and protection of personnel and the public from injury during construction. The property owner shall be responsible for the prevention of personal injury to anyone on or near the OSSF.

15. Final depths of tanks may vary because of WW stub out elevations from the building. WW stubouts from bldgs. must be as shallow as possible to prevent excessive fill over tanks. Contractor is responsible to ensure that all tanks have adequate strength and integrity to perform satisfactorily as shown on these plans.

18. The wastewater flow to the septic system must not exceed the design flow shown on this sheet.

19. Contractor shall follow all installation requirements provided by the manufacturer of the equipment, tanks, piping, and materials specified in these plans as necessary to warranty the items for this project.

20. Home products including harsh cleaning chemicals, heavy paper products, food scraps from garbage disposals, discharge from water treatments units, grease, fats, and oils are not allowed to enter into the septic system. Biodegradable cleaning products should be used and any solids should be thrown in the trash can. These items can cause premature failure of the system.

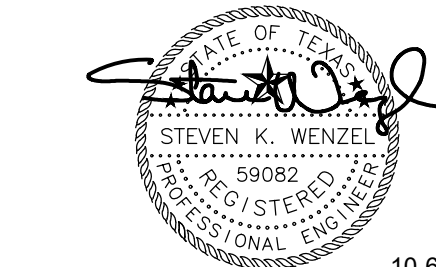
21. No excavation or fill of any kind is permitted in or near the drainfield fields that will change the existing soils or could result in the noncompliance of applicable set-backs stated in the rules and regulations of the appropriate authority. Contractor is responsible for verifying that all regulatory setbacks and those shown in this design are provided and can be confirmed in the field.

22. Contractor must ensure proper erosion & sedimentation controls are in place prior to any earthwork activities & that all required development, building, & any necessary permits have been granted PRIOR to installation of the OSSF system.

23. Coordinate all material storage and haul-off with owner or General contractor.

24. This OSSF was designed to treat and dispose of wastewater for specific building uses noted on the cover sheet. Any other building uses that could increase the wastewater volume and/or the BOD (WW Strength) must be evaluated to ensure the OSSF has the capacity or if modification to the system will be required.

PLAN SET DATE:10-6-25



10-6-25

OSSF DESIGN

764 Soechting Rd.

BLDG 2

Wenzel

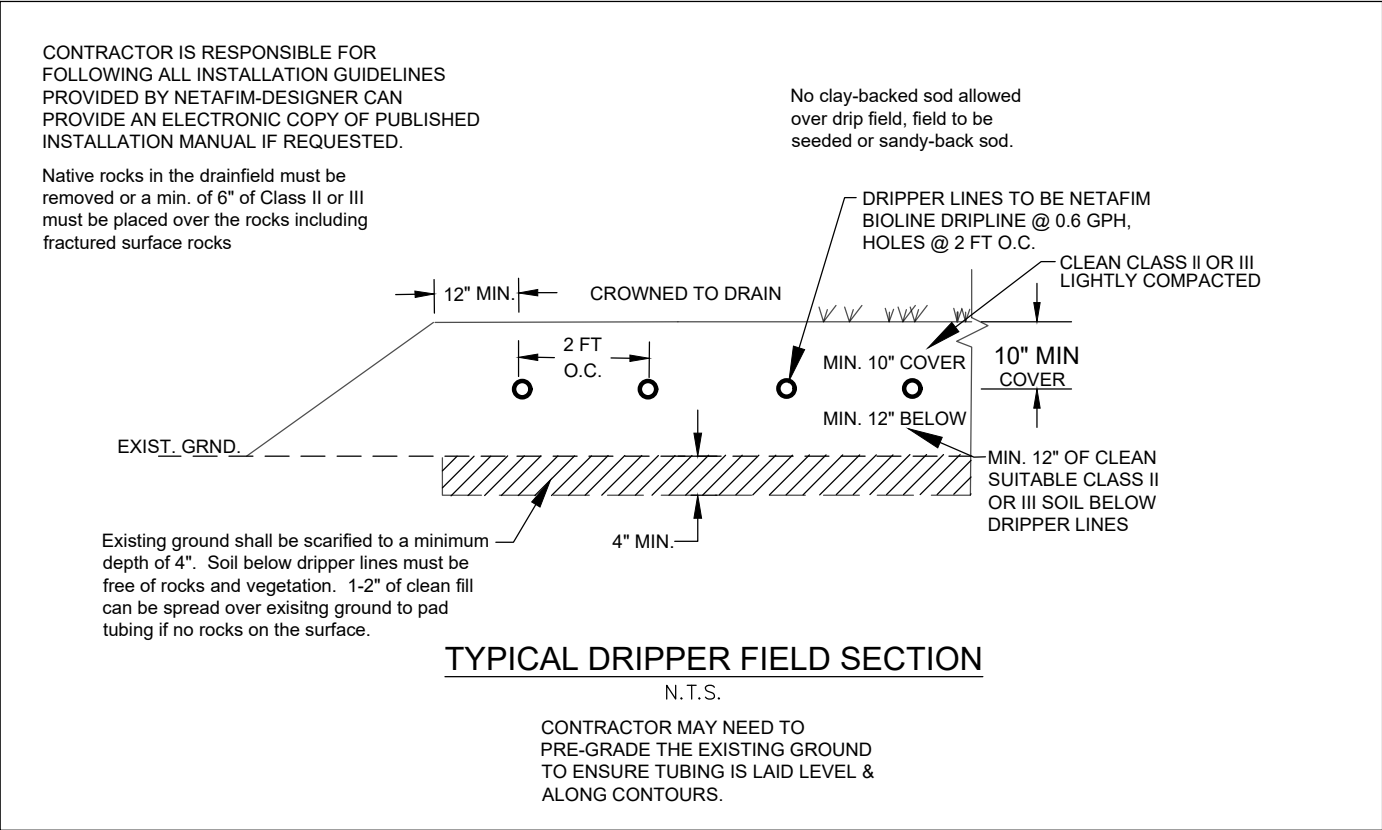
Steve Wenzel, P.E.

1005 Kenosha Pass Austin, TX 78749 512-294-4858

10-6-25

SHEET 1 of 2

To the best of my knowledge these plans meet the JUN 14, 2023 TCEQ, 30TAC, Subchapter 285 Regulations & the latest modifications adopted by the local authorized agent Authorized Agent.



PANEL SPECIFICATIONS

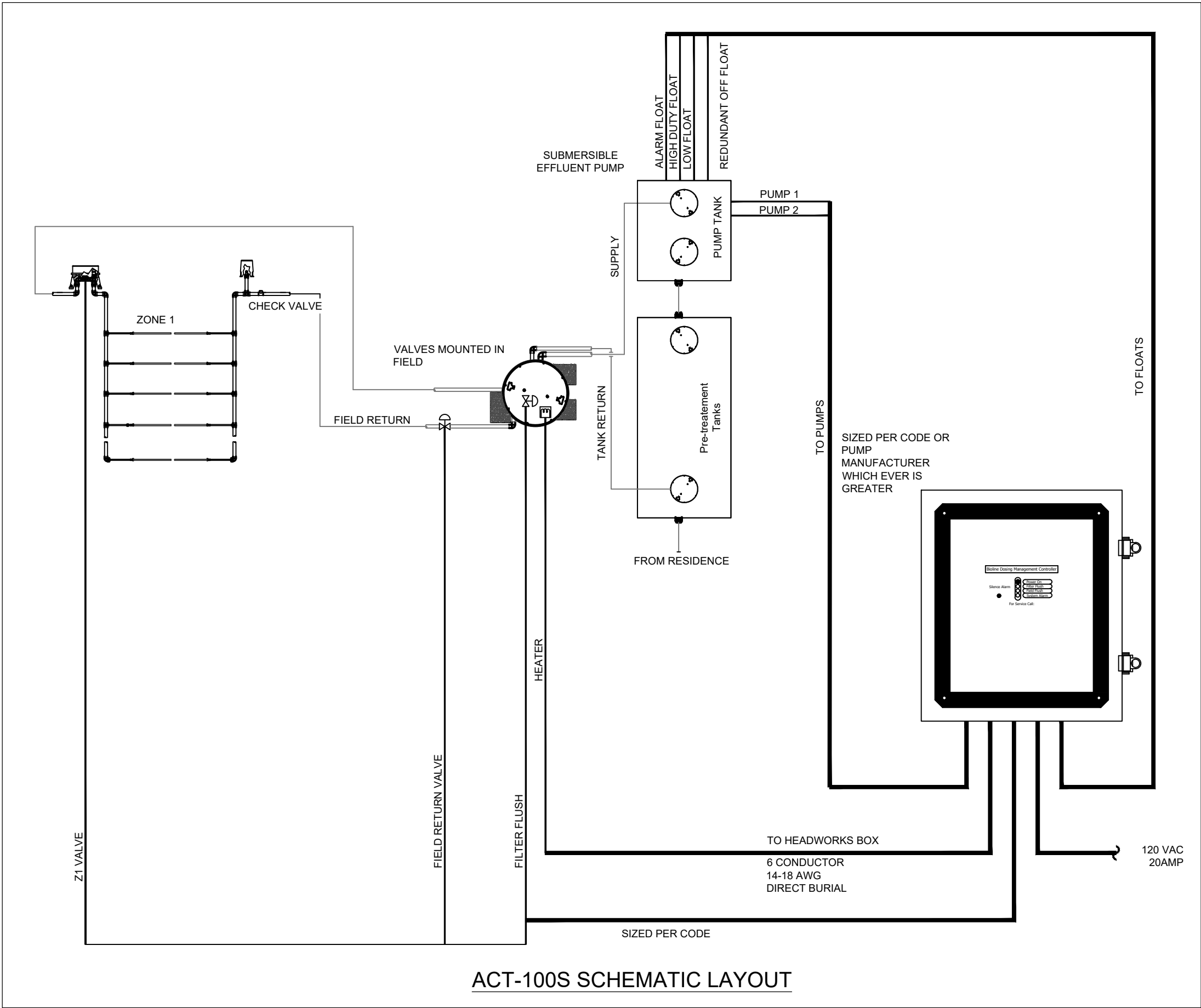
3-4-24

1. Pump shall be hard wired into the control panel.
2. Pump alarm shall be on a separate circuit from pumps
3. Visual alarm light for any pump outage -panels shall be clearly labeled for each pump
4. High water alarm shall be located in a noticeable location. The alarm shall be a visual and audible alarm and wired on a separate circuit from the pumps. All exterior controls and connections shall be enclosed in a lockable, weather-proof housing.
5. In a duplex pump setup, a lock-on feature must be provided in the alarm circuit so that once it is activated it will not go off when the 2nd pump draws liquid level below the "alarm on" level.
6. All electrical work must conform the the latest national electrical code. Properly sized breakers, wires, and connections are the responsibility of the electrician to ensure the safe electrical supply to the specified components. Electrical services are not a part of my design.
7. A disconnect must be installed at the control panel and installed per electrical code.
8. Electrical panel must have lockable cover and display maintenance/emergency contact phone #.
9. All electrical conduits must be sealed to prevent sewer gasses from entering electrical panels.
10. No electrical junction boxes are allowed inside of tanks.

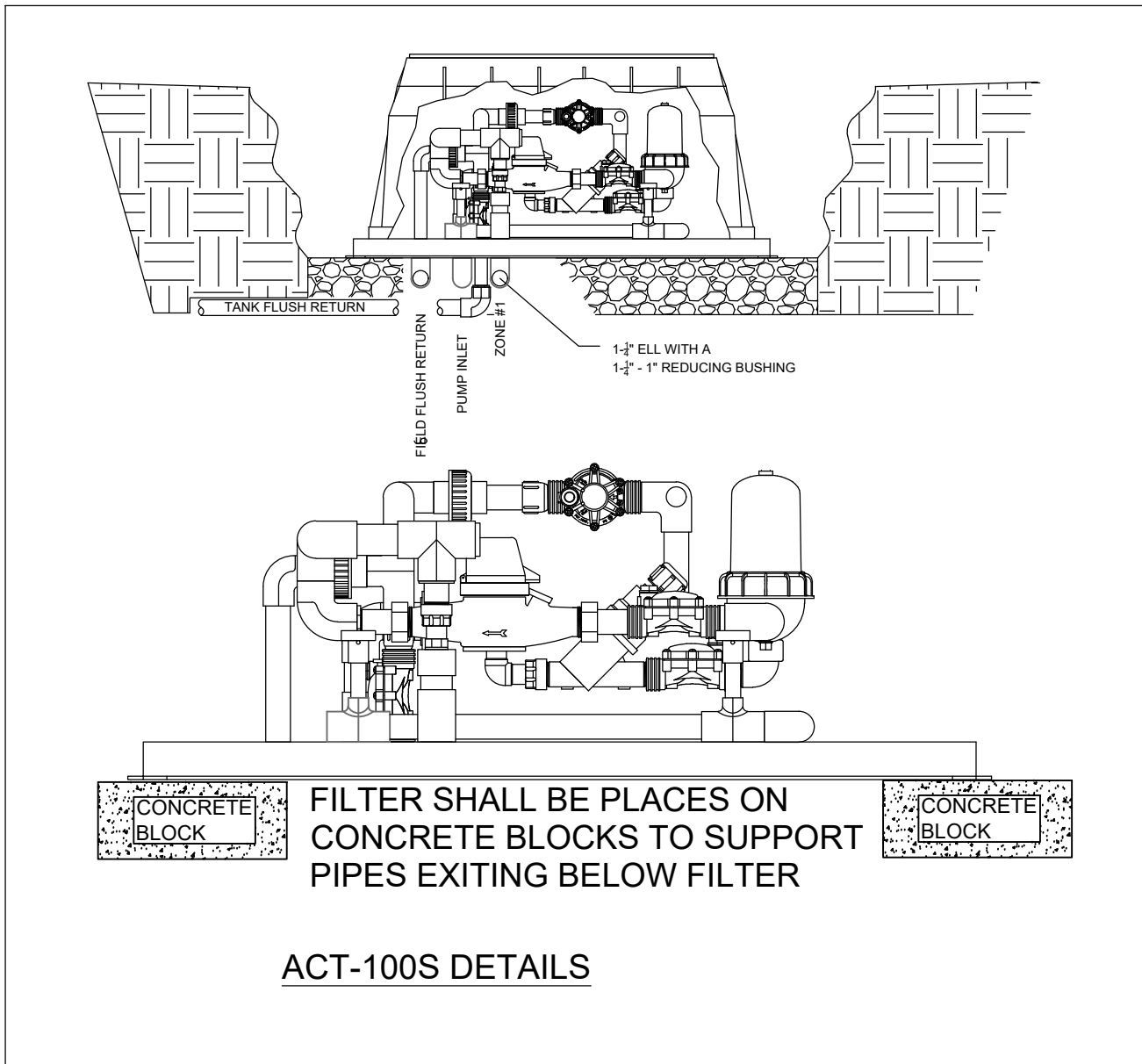
TANK NOTES:

4-16-24

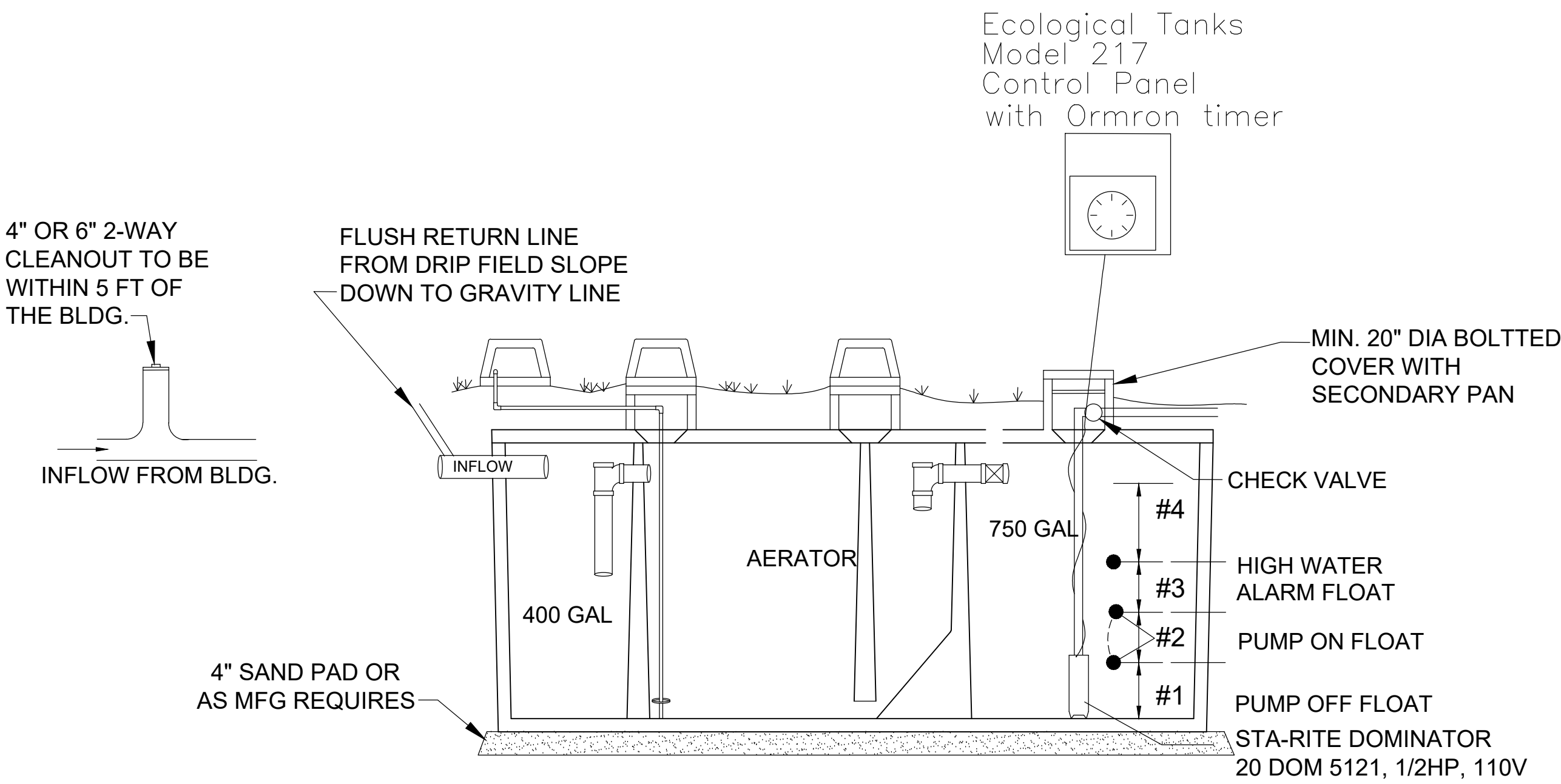
1. Tank excavations must be backfilled with soil or pea gravel that is free of rock larger than 1/2 inch in diameter. Class IV soils and gravel larger than 1/2 inch in diameter are not acceptable for use as backfill material (Chapter 285). Contractor must adhere to all specifications by tank manufacturer to preserve warranty.
2. Tanks installed must be as specified in this design. The designer must be notified if there are any substitutes PRIOR to ordering.
3. All tanks must be set on a 4" sand pad unless specified otherwise by the tank manufacturer.
4. Contractor is responsible to coordinate with owner for job access, material storage, haul-off, and clearing related to OSSF installation.
5. Contractor is responsible for public safety of all excavations including tank holes. This includes securing the tank openings immediately after tanks are installed and filled with water.
6. Backfill around risers >12" in diameter shall be a min. of 2" below the highest point of the lid.
7. Electrical conduits that enter the riser must be sealed to prevent gases from entering into the control panel.
8. Backfill around tanks must be sloped to ensure rainwater does not pond over the tank or the excavation.
9. A secondary plug, cap, pan, or netting must be installed in the riser on all tank openings.
10. The riser shall be permanently fastened to the tank lid. The top of the riser lid shall be adequately screwed down to prevent unauthorized entry.
11. All tanks shall have risers over ALL the port openings. The risers & pipes shall be sealed to be water-tight.
12. All concrete tanks must meet ASTM C1227 standards.
13. No electrical junction boxes may be placed inside any tank risers.
14. Contractor must verify final tank depths to ensure tank installation and cover depths will maintain mfr warranties. This includes installing traffic-bearing lids if needed.



ACT-100S SCHEMATIC LAYOUT



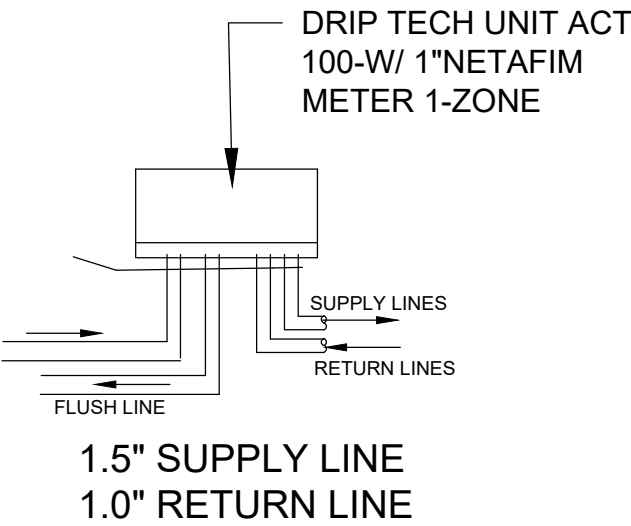
ACT-100S DETAILS



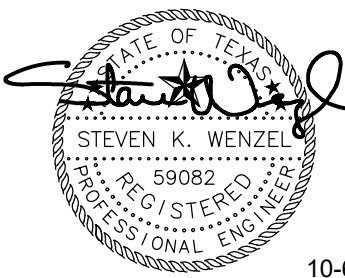
AQUA AIRE 600 GPD (AA-600W-4075) AEROBIC SYSTEM

ASTM C1227 STANDARD

TANK FROM BUCHANAN
SEPTIC CONCRETE
512-793-3100-CALL FOR
LATEST TANK DIMENSIONS



PUMP TANK DESIGN:		750	Gal
Floats	GAL	Settings(") :	
Tank Bottom:	83	6.0	#1
Dose Range:	87	6.3	#2
Before Alarm:	174	12.5	#3
Reserve Provided:	406	29.2	#4
Pump Tank Depth:	54.0	Inches	
Gal/inch:	13.9		



10-6-25

OSSF LAYOUT & DETAILS

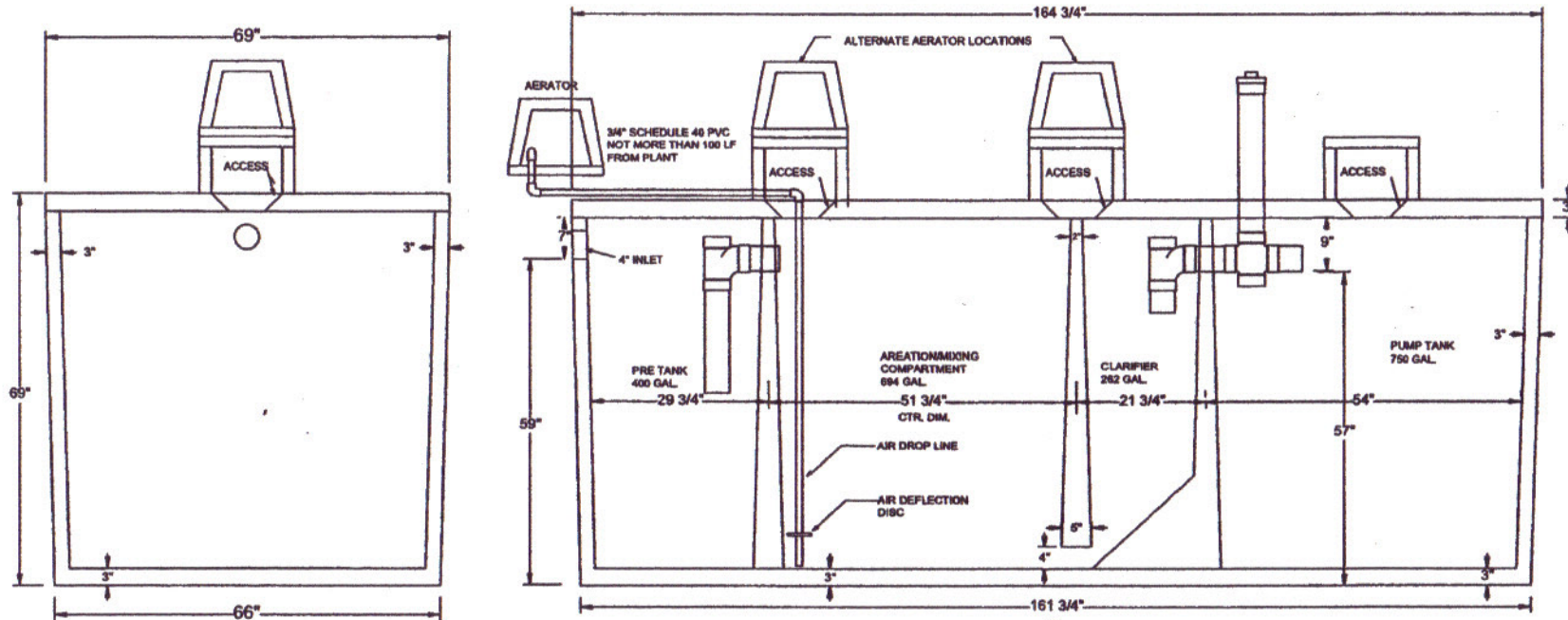
764 Soechting Rd.
BLDG 1

Wenzel
Steve Wenzel, P.E.

7005 Kennedy Pass Austin, TX 78749 512-294-4838

10-6-25

SHEET
2 of 2



ALL DIMENSIONS IN INCHES

Reinforcement Notes:

BOTTOM: 6x6 W2.9xW2.9 (6 gage)
with 3/8" rods at 12" OC each way
turned 12" into sidewalls

TOP: 6x6, W2.9xW2.9 (6 Gage)
Welded Wire Fabric with 3/8" at
12" OC each way

SIDEWALLS: 6x6, W1.4xW1.4 (10 gage)
Welded Wire Fabric with 3/8" rods at 20"
OC horizontally.

INTERIOR WALLS: 6x6, W1.4xW1.4
(10 Gage) Welded Wire Fabric

DESCRIPTION: MODEL AA600W-4075

Treatment Capacity: 600 GPD

BOD Loading: 1.50 #/DAY

DWG REF: D-TA-xxx

REV: 0

DATE: 10/10/06

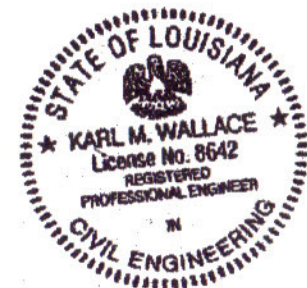
SCALE: FULL

ENG: JKC

ECOLOGICAL TANKS, INC

2247 HWY 151 NORTH
DOWNSVILLE, LA 71234
318-644-0397 OFFICE
318-644-7257 FAX

NO PART OF THIS DRAWING MAY BE REPRODUCED,
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RECORDING OR OTHERWISE WITHOUT THE
PRIOR WRITTEN PERMISSION OF ECOLOGICAL
TANKS, INC.



WATER METERS

'M' AND 'WMR' WATER METERS

**INDUSTRY'S SMALLEST
WATER METERS WITH THE
BEST PERFORMANCE**



**'M' WATER METER
(COPPER ALLOY BODY)**



**'M' WATER METER
(PLASTIC BODY)**



**'WMR' WATER METER
(CAST IRON BODY)**

PRODUCT ADVANTAGES

- Industry's smallest water meters provide $\pm 2\%$ accuracy over a wide range of flows.
- Magnetically driven sealed register are stainless steel encapsulated and guaranteed not to accumulate moisture or fog.
- 'M' Water Meters utilize the multi-jet principle assuring an equally distributed load on the impeller minimizing wear and maintaining accuracy.
- 'M' Water Meters have only one moving part, the impeller, is in contact with the water for minimum wear and the utmost reliability.
- 'WMR' Water Meters contain an in-line axial turbine which allows foreign matter to pass through the meter without clogging.
- Wide clearances in the measuring chamber provide full pipe flow measurements and high reliability.

APPLICATIONS

- For main supply lines in agriculture and landscape applications

SPECIFICATIONS - 'M' WATER METERS

- Iron Body Sizes: 3/4", 1" and 1 1/2"
- Plastic Body Sizes: 3/4" and 1"
- Maximum Working Pressure: 140 psi
- Maximum Liquid Temperature: 122° F
- Body Material: Corrosion Proof Copper Alloy or Polypropylene (plastic)
- Connections: Male Pipe Thread
- Register Options: Reed Switch, Photo Diode or ER Digital
- Reed Switch Register Pulse Outputs: 0.1 or 1.0
- Photo Diode Register Pulse Outputs: 0.0015, 0.0021 or 0.0074
- ER Digital Register Pulse Outputs:
Gallons - .1, 1, 10, 100, 1000
Acre Feet - .0001, .001, .01, .1
- Straight Pipe Installation Requirement: None

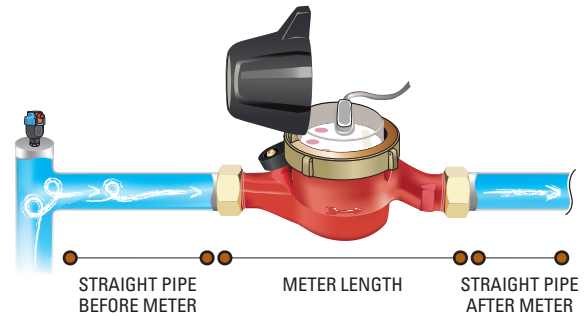
SPECIFICATIONS - 'WMR' WATER METER

- Size: 2"
- Maximum Working Pressure: 230 psi
- Maximum Liquid Temperature: 131° F
- Body Material: Cast Iron with Polyester Coating
- Connections: Male Pipe Thread
- Register Options: Reed Switch, Photo Diode or ER Digital
- Reed Switch Register Pulse Outputs: 10 or 3.26
- Photo Diode Register Pulse Outputs: 1.0 or 0.055
- ER Digital Register Pulse Outputs:
Gallons - .1, 1, 10, 100, 1000
Acre Feet - .0001, .001, .01, .1
- Straight Pipe Installation Requirement: 10 x D upstream and 5 x D downstream (D=meter size)

'M' AND 'WMR' WATER METERS

STRAIGHT PIPE INSTALLATION REQUIREMENT

METER SIZE	UPSTREAM DISTANCE	DOWNSTREAM DISTANCE	METER LENGTH	TOTAL REQUIREMENT
'M' WATER METERS - 0 D X 0 D				
3/4"	0"	0"	11 1/4"	11 1/4"
1"	0"	0"	14 3/4"	14 3/4"
1 1/2"	0"	0"	17 1/4"	17 1/4"
'WMR' WATER METER - 10 D X 5 D				
2"	20"	10"	14"	44"



INSTALLATION REQUIREMENTS

'M' WATER METERS

- Dial face must be horizontal
- There are no straight pipe installation requirements
- Prior to installation of the meter, the pipeline should be thoroughly flushed
- Meter must be installed so that the pipe will be full of water at all times during metering
- To eliminate air in the system, continuous acting air vents of proper size and type are required

INSTALLATION REQUIREMENTS

'WMR' WATER METER

- The meter may be installed in any position - for non-horizontal positions, the flow should be upwards
- Straight pipe installation requirement of 10 x diameter pipe upstream (before the meter) and 5 x diameter pipe downstream (after the meter)
- Prior to installation of the meter, the pipeline should be thoroughly flushed
- Meter must be installed so that the pipe will be full of water at all times during metering
- To eliminate air in the system, continuous acting air vents of proper size and type are required

REED SWITCH REGISTERS

METER SIZE	REGISTER TOTALIZER	VOLUME UNIT	PULSE OUTPUT (GALS/PULSE)	POINTER 1	POINTER RESOLUTION POINTER 2	POINTER 3
3/4" 'M'	GALLON	GALLON x 10	0.1	x 0.01 GALLON	x 0.1 GALLON	x 1.0 GALLON
3/4", 1" & 1 1/2" 'M'	GALLON	GALLON x 100	1.0	x 0.10 GALLON	x 1.0 GALLON	x 10 GALLON
2" 'WMR'	GALLON	GALLON x 1,000	10	x 1.0 GALLON	x 10 GALLON	x 100 GALLON
2" 'WMR'	ACRE FEET	ACRE FEET x 1,000	3.26	x 0.000001	x 0.00001	x 0.0001



PHOTO DIODE REGISTERS

METER SIZE	REGISTER TOTALIZER	VOLUME UNIT	FLOW RATE UNITS	POINTER 1	POINTER RESOLUTION POINTER 2	POINTER 3
3/4" 'M'	GALLON	GALLON x 10	0.0015	x 0.01 GALLON	x 0.1 GALLON	x 1.0 GALLON
1" 'M'	GALLON	GALLON x 100	0.0021	x 0.1 GALLON	x 1.0 GALLON	x 10 GALLON
1 1/2" 'M'	GALLON	GALLON x 100	0.0074	x 0.1 GALLON	x 1.0 GALLON	x 10 GALLON
2" 'WMR'	GALLON	GALLON x 1,000	1.0	x 1.0 GALLON	x 10 GALLON	x 100 GALLON
2" 'WMR'	GALLON	GALLON x 1,000	0.055	x 1.0 GALLON	x 10 GALLON	x 100 GALLON



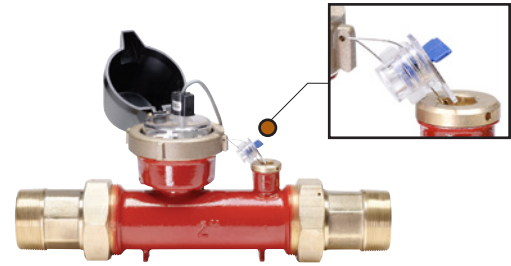
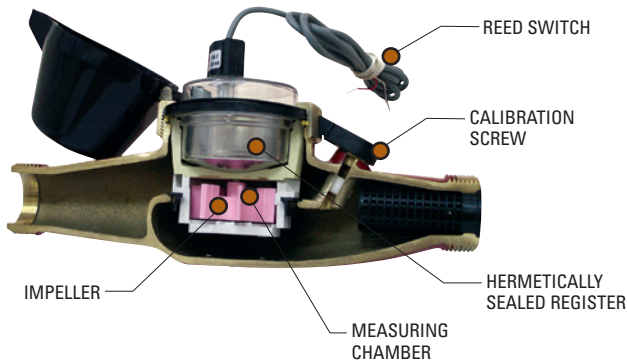
ELECTRONIC (ER) DIGITAL REGISTERS

METER SIZE	REGISTER TOTALIZER	PULSE OUTPUT (GALS/PULSE)	FLOW RATE UNITS
3/4", 1", 1 1/2" 'M'	GALLON	.1, 1, 10, 100, 1000	GPM
3/4", 1", 1 1/2" 'M'	ACRE FEET	.0001, .001, .01, .1	GPM
2" 'WMR'	GALLON	.1, 1, 10, 100, 1000	GPM
2" 'WMR'	ACRE FEET	.0001, .001, .01, .1	GPM



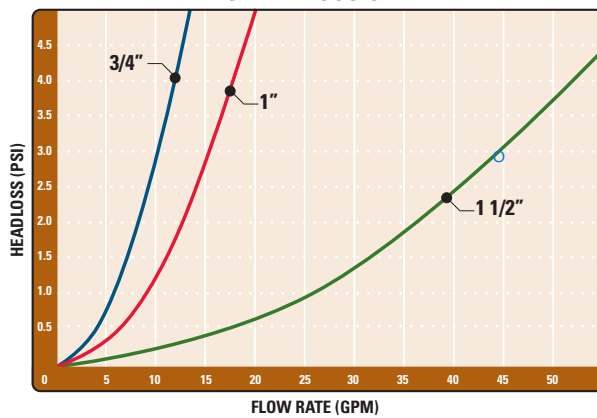
'M' AND 'WMR' WATER METERS

'M' WATER METER CUT-AWAY VIEW

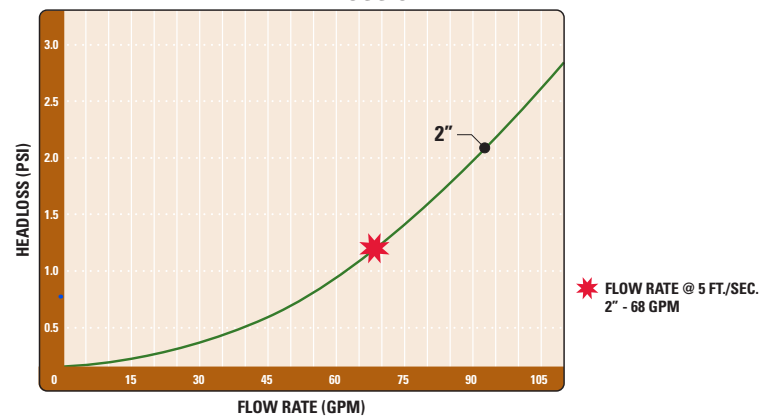


'WMR' METER TAMPER PROOF SEAL
ENSURES UNAUTHORIZED REMOVAL AND/OR TAMPERING OF THE METER REGISTER

'M' WATER METERS HEADLOSS CHART



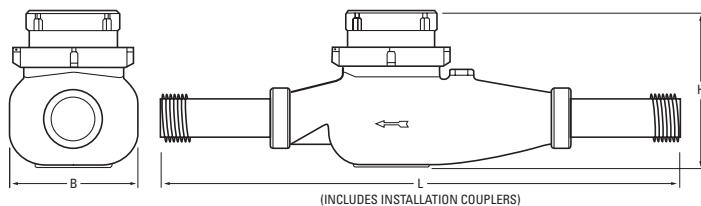
'WMR' WATER METER HEADLOSS CHART



PERFORMANCE DATA

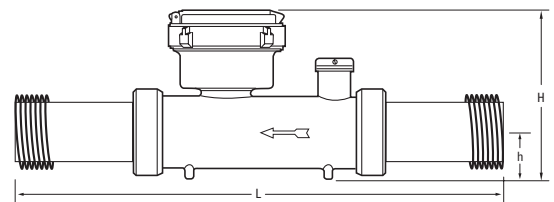
METER SIZE	LOWEST FLOW RATE +/- 5% ACCURACY	LOWEST FLOW RATE +/- 2% ACCURACY	NOMINAL FLOW RATE +/- 2% ACCURACY	MAXIMUM FLOW RATE +/- 2% ACCURACY
3/4" 'M'	0.2 GPM	0.9 GPM	11 GPM	14 GPM
1" 'M'	0.3 GPM	1.2 GPM	15.4 GPM	20 GPM
1 1/2" 'M'	0.9 GPM	3.5 GPM	44 GPM	55 GPM
2" 'WMR'	2.0 GPM	8.8 GPM	88 GPM	110 GPM

'M' WATER METERS



(INCLUDES INSTALLATION COUPLERS)

'WMR' WATER METER



DIMENSIONS & WEIGHT

METER SIZE	H HEIGHT	h HEIGHT	L LENGTH	B WIDTH	WEIGHT PLASTIC	WEIGHT IRON
3/4" 'M'	4 1/4"	-	11 1/4"	3 3/4"	3.5 LBS.	4.4 LBS.
1" 'M'	4 1/4"	-	14 3/4"	4 1/4"	4.8 LBS.	6.1 LBS.
1 1/2" 'M'	6 3/4"	-	17 1/4"	15"	-	15 LBS.
2" 'WMR'	4 3/4"	1 1/2"	14"	-	-	11 LBS.

'M' AND 'WMR' WATER METERS

ORDERING INFORMATION - REED SWITCH AND PHOTO DIODE REGISTERS

ITEM NUMBER	MODEL NUMBER	METER SIZE	BODY MATERIAL	REGISTER TYPE	GALLONS PER PULSE
70261-002446	36M201TP.1	3/4" 'M'	PLASTIC	REED SWITCH/GALLON	0.1
70261-002472	36M201TP1			REED SWITCH/GALLON	1.0
70261-002473	36M201TP.0015			PHOTO DIODE	0.0015
70261-002715	36M251TP	1" 'M'	PLASTIC	REED SWITCH/GALLON	1.0
70261-002727	36M251TP.0021			PHOTO DIODE	0.0021
70261-002445	36M201T.1			REED SWITCH/GALLON	0.1
70261-002450	36M201T	3/4" 'M'	COPPER ALLOY	REED SWITCH/GALLON	1.0
70261-002447	36M201T.0015			PHOTO DIODE	0.0015
70261-002720	36M251T			REED SWITCH/GALLON	1.0
70261-002725	36M251T.0021	1" 'M'	COPPER ALLOY	PHOTO DIODE	0.0021
70261-003230	36M401.5T			REED SWITCH/GALLON	1.0
70261-003240	36M401.5T.0074			PHOTO DIODE	0.0074
70261-005060	36WMR2T10	2" 'WMR'	CAST IRON	REED SWITCH/GALLON	10
70261-004900	36WMR2T10-AF			REED SWITCH/ACRE FEET	3.26
70261-005050	36WMR2T1			PHOTO DIODE	1.0
70261-005010	36WMR2T.055			PHOTO DIODE	0.055



PLASTIC 'M' WATER METERS



COPPER ALLOY 'M' WATER METERS



CAST IRON 'WMR' WATER METER

ORDERING INFORMATION - ER DIGITAL REGISTERS

36

MODEL	SIZE	REGISTER	VOLUME	FLOW RATE	OUTPUT 1	OUTPUT 2	DIRECTION
M	201TP = 3/4" P	ER = ER DIGITAL REGISTER	1 = GALLONS	1 = GPM	A = NO OUTPUT		F = FORWARD
WMR	251TP = 1" P		2 = ACRE FEET		C = .1 GALLON PER PULSE		R = REVERSE
	201T = 3/4" CA	EM = ER DIGITAL REGISTER W/OUTPUT MODULE			D = 1 GALLON PER PULSE		A = ALTERNATING
	251T = 1" CA				E = 10 GALLONS PER PULSE		N = NET
	401.5T = 1 1/2" CA				F = 100 GALLONS PER PULSE		
	2T = 2" IRON				G = 1000 GALLONS PER PULSE		
					H = 0.0001 ACRE FT. PER PULSE		
					I = 0.001 ACRE FT. PER PULSE		
					J = 0.01 ACRE FT. PER PULSE		
					K = 0.1 ACRE FT. PER PULSE		

M 3/4" - 1 1/2" Sizes only
WMR 2" Size only
P = Plastic body
CA = Copper Alloy body

ORDERING EXAMPLE:

36WMR2TER11EEF

2" WMR Series Water Meter, ER Register,
 Volume in Gallons, Flow Rate in Gallons per Minute,
 Pulse Output 1 is 10 Gallons per Pulse, Pulse Output 2
 is 10 Gallons per Pulse, Forward Flow Direction

* Pulse rate is based on volume units.
 If volume is in Acre Feet and Option D is chosen for
 Output 1 or 2, it will result in 1 pulse every acre foot
 of water that passes through the meter.
 To convert Acre Feet to Gallons per Pulse, multiply
 by 325,850.

INDUSTRY'S LONGEST WARRANTY

Netafim stands behind our water meters with an unprecedented warranty - the industry's longest - three (3) years on the metering components (register and metering assembly) and five (5) years on the meter body.



NETAFIM USA
 5470 E. HOME AVE.
 FRESNO, CA 93727
 CS 888 638 2346
www.netafimusa.com

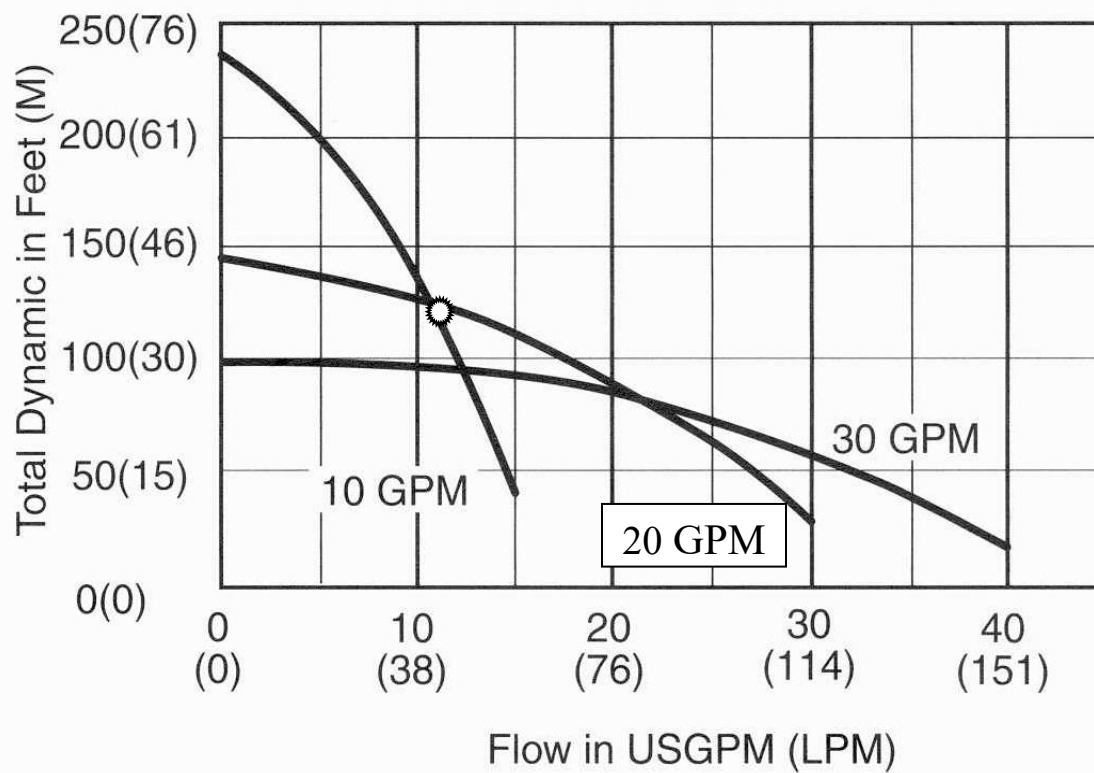


Figure 2: Performance in Feet of Head at Gallons per Minute (M@LPM)

STA-RITE DOMINATOR PUMP			
Model	HP	Phase	Amps
Dual Element			
10DOM05121	1/2	115/60/1	
⇒ 20DOM05121	1/2	115/60/1	
30DOM05121	1/2	115/60/1	
10DOM05221	1/2	230/60/1	
20DOM05221	1/2	230/60/1	
30DOM05221	1/2	230/60/1	
20DOM05121	+1 1/2	115/60/1	
20DOM05221	+1 1/2	230/60/1	



COMAL COUNTY

ENGINEER'S OFFICE

195 David Jonas Dr, New Braunfels, Texas 78132 (830)608-2090

Address: 764 SOECHTING RD BLDG 2

Legal Description: REPJAM, LOT 2

Dear Property Owner & Agent,

Thank you for your submission. We have reviewed the planning materials for the referenced permit application, and unfortunately, they are insufficient. To proceed with processing this permit, we require the following:

118970.pdf Markup Summary 10-3-2025

Brandon Mark Olvera (9)



Subject: Group
Page Label: 2
Checkmark: Unchecked
Author: Brandon Mark Olvera
Date: 10/3/2025 2:49:13 PM



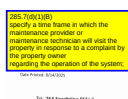
Applicant needs to match the grantee on the deed.



Subject: Group
Page Label: 3
Checkmark: Unchecked
Author: Brandon Mark Olvera
Date: 10/3/2025 2:48:25 PM



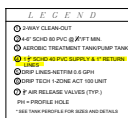
Our office will be conducting a site visit on 10-06-2025



Subject: Text Box
Page Label: 6
Checkmark: Unchecked
Author: Brandon Mark Olvera
Date: 10/3/2025 2:24:30 PM



285.7(d)(1)(B)
specify a time frame in which the maintenance provider or maintenance technician will visit the property in response to a complaint by the property owner regarding the operation of the system;



Subject: Line
Page Label: 9
Checkmark: Unchecked
Author: Brandon Mark Olvera
Date: 10/3/2025 2:27:26 PM



What is the length of the supply and return line?



COMAL COUNTY

ENGINEER'S OFFICE

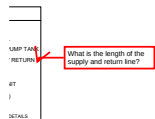
195 David Jonas Dr, New Braunfels, Texas 78132 (830)608-2090

Address: 764 SOECHTING RD BLDG 2

Legal Description: REPJAM, LOT 2

Dear Property Owner & Agent,

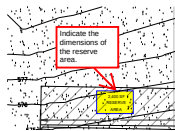
Thank you for your submission. We have reviewed the planning materials for the referenced permit application, and unfortunately, they are insufficient. To proceed with processing this permit, we require the following:



Subject: Deficiency
Page Label: 9
Checkmark: Unchecked
Author: Brandon Mark Olvera
Date: 10/3/2025 2:28:01 PM



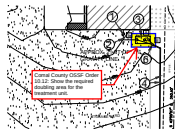
What is the length of the supply and return line?



Subject: Group
Page Label: 9
Checkmark: Unchecked
Author: Brandon Mark Olvera
Date: 10/3/2025 2:30:33 PM



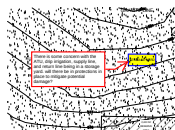
Indicate the dimensions of the reserve area.



Subject: Group
Page Label: 9
Checkmark: Unchecked
Author: Brandon Mark Olvera
Date: 10/3/2025 2:48:54 PM



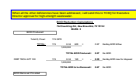
Comal County OSSF Order 10.12: Show the required doubling area for the treatment unit.



Subject: Group
Page Label: 9
Checkmark: Unchecked
Author: Brandon Mark Olvera
Date: 10/3/2025 2:49:01 PM



There is some concern with the ATU, drip irrigation, supply line, and return line being in a storage yard. Will there be in place to mitigate potential damage?



Subject: Text Box
Page Label: 12
Checkmark: Unchecked
Author: Brandon Mark Olvera
Date: 10/3/2025 2:45:00 PM



When all the other deficiencies have been addressed, I will send this to TCEQ for Executive Director approval for high-strength wastewater.



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

--	--

Date Received

Initials

118970

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 related equipment
- ☒ 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 plan and all system specifications
- ☒ Required Permit Fee - See Shaded Fee Schedule
- ☒ Copy of Record Deed
- ☒ Surface Application for Sewer Treatment System
- ☒ Recorded Declaration of OSSF Finance/Insurance to the County
- ☒ Signed Maintenance Contract with Effective Date as Issuance of License to Operate

VOID

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

Steve W. [Signature]
Signature of Applicant

8-20-25
Date

COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION (Missing Items Circled, Application Refused)
--



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

BLOG 2

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

Date 8-20-25

Permit Number 118970

1. APPLICANT / AGENT INFORMATION

Applicant needs to match
the grantee on the deed.

Owner Name MARK SMITH
Mailing Address 2970 N STATE HWY 123, STE C
City, State, Zip SAN MARCOS, TX 78666
Phone # 761-120-0020
Email mark@msrealtyconsultants.com

Agent Name STEVE WENZEL, P.E., R.S.
Agent Address 7005 KENOSHA PASS
City, State, Zip AUSTIN, TX 78749
Phone # 512-294-4000
Email swenzel.eng@gmail.com

2. LOCATION

Subdivision Name REPJAM Unit Lot 2 Block
Survey Name / Abstract Number Acreage
Address 764 S. STATE ST. #2 City NEW BRAUNFELS TX Zip 78130

3. TYPE OF DEVELOPMENT

☐ Single Family Residential
Type of Construction (House, Mobile Home, Etc.)
Number of Bedrooms
Indicate Sq Ft of Area
☒ 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 OFFICE/WHSE
Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants 16
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: \$ 300000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities..
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Owner

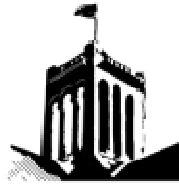
Date

Page 1 of 2

Revised January 2021

Olvera,Brandon

From: Olvera,Brandon
Sent: Friday, October 24, 2025 9:15 AM
To: OSSF
Subject: 118970.pdf
Attachments: 118970.pdf



COMAL COUNTY
ENGINEER'S OFFICE

Permit: 118970
Address: 764 Soechting Rd. (Building 2)
New Braunfels, TX 78130
Repjam, LOT 2

OSSF Team,

Our office is submitting this permit to TCEQ for nonstandard/high-strength wastewater. Attached is the OSSF permit file. For the online version, please refer to the link below

https://cceo.org/environmental/documents/septic_permits/118970.pdf

Thank You,

| **Brandon Olvera** | **Designated Representative OS0034792** |
| **t: 830-608-2090** | **e: olverb@co.comal.tx.us** |



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

BLDG 2

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 808-2000
WWW.CCEO.ORG

Planning Materials & Site Evaluation as Required Completed By STEVE WENZEL

System Description ANAEROBIC DRI

Our office will be conducting a site visit
on 10-06-2025

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

Tank Size(s) (Gallons) 1,000

Absorption/Application Area (Sq Ft) 2,268

Gallons Per Day (As Per TCEQ Table III) 184 174

(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 design complies with all provisions of the existing WPAP.)

Is there at least one active single family well over 285.40' ☐ 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 WPAP has been approved by the appropriate regional office.)

Is the property located over the Edwards Contractual Recharge 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 complies 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.

Steve Wenzel
Signature of Designer

8-20-25

Date

BLDG 2

Address: **764 Soechting Rd., New Braunfels, TX 78130**
 Authority: **Comal** BOD.: **High-Strength**
 Type of use: **Office/ Warehouse** BLDG Use: **SEE BLDG Table**
 LEGAL: **REPJAM LOT 2** BLDG SF.: **9,000**
 Type System: **Anaerobic Drip** Soils Class: **IV**
 FEMA: **None** Ra (Texture Based): **0.10** Gal/SF/day
 Water Provider: **Public** Design Flow (GPD): **174**
 Recharge Zone: **NO** Disposal Area Provided: **2,268** SF

BLDG SF	USE	USE SF	TYP. SF/Person	# Pers	Q/Pers	Q (GPD)
1	Office	2,250	250	9	10	90
9,000	WHSE	6,750	1,000	7	12	84

174**REQUIRED:**

AREA= **1,740** SF
 Linear Feet= **870** LF
 Septic Tankage= **435** GAL Min.
 Reserve= **174** gal. (1 d)

PROVIDED:

TOTAL SF DRAINFIELD: **2,268**
 TOTAL LF OF TUBING: **1,134** @ 2' o.c.
 Septic Tankage: **750** gal tank
 Pump= **174** gal tank

FLOW INFORMATION:

Supply Line Flow= **0.6 GPM** (flow rate at manifold)
 Flow= **0.6 GPM** (holes) or **5.7** gph or
 Return Line Flow= **1.6** (per x connections)
 Total Flow:
 Flow = Supply Flow + Return Flow =

HEAD LOSS (Hf):

Supply Line (ft)= **220**, Dia.(in.)= **1.5**
 Return Line(ft)= **220**, Dia.(in.)= **1**

HEAD LOSS (Hf):

Total = **2.3**
 Total = **3.9**
6.3 x1.1 misc losses
Total Friction Head= 6.9 feet of Head
 Return Velocity= **2.0** FPS **12.5**

Drainfield Pump Calcs**ELEVATION (He):**

Pump Elevation (feet): **571**
 Highest Elevation (feet): **582**
 Elevation Head (feet): **11**

PRESSURE (Hp): =

40 psi x 2.3 = **92.0** ft.

1" Meter: **7.0** ft.

K-Rain or Valve: **0.0** ft.

Drip Tech Unit: **10.0** ft.

TOTAL HEAD LOSSES = (Hf + He + Hp)
= 126.9 ft.

DOSING RATE:

Dose Time (2X's/Zc) **15.3** Min/Zone

PUMP TANK DESIGN:

750 Gal

Floats GAL**Settings("):**

Tank Bottom: **83** 6.0 #1

Dose Range: **87** 6.3 #2

Before Alarm: **174** 12.5 #3

Reserve Provided: **406** 29.2 #4

Pump Tank Depth: **54.0** Inches

Gal/inch: **13.9**

FIELD DOSE PUMPS:**1-StaRite Dominator 20DOM5121, 1/2 HP**

11.0 gpm @ **127.0** ft.
56.0 PSI

ZONE	# Lines	Length/Loop	Holes	SF
1	1	378	189	756
	2	378	189	756
	3	378	189	756
		1,134	567	2,268



F# 12529
 8/12/2025

When all the other deficiencies have been addressed, i will send this to TCEQ for Executive Director approval for high-strength wastewater.

BOD Reduction Calculations

764 Soechting Rd., New Braunfels, TX 78130

BLDG 2

BOD Produced

Total Q, Flow= 174 GPD

TOTAL:	174	8.34	600	=	0.87	lbs/day BOD Inflow
---------------	-----	------	-----	---	------	--------------------

TOTAL BOD Produced= 0.87 lbs BOD

be Rem 0

BOD Removal [redacted]

COMMENT

AA600W-4

1000 D M

'(0.87 L % BOD MAX)

Actual VOL.



T. TIME=

MF CERTIFICATION

IN=

0.87

10

0.78

0.09

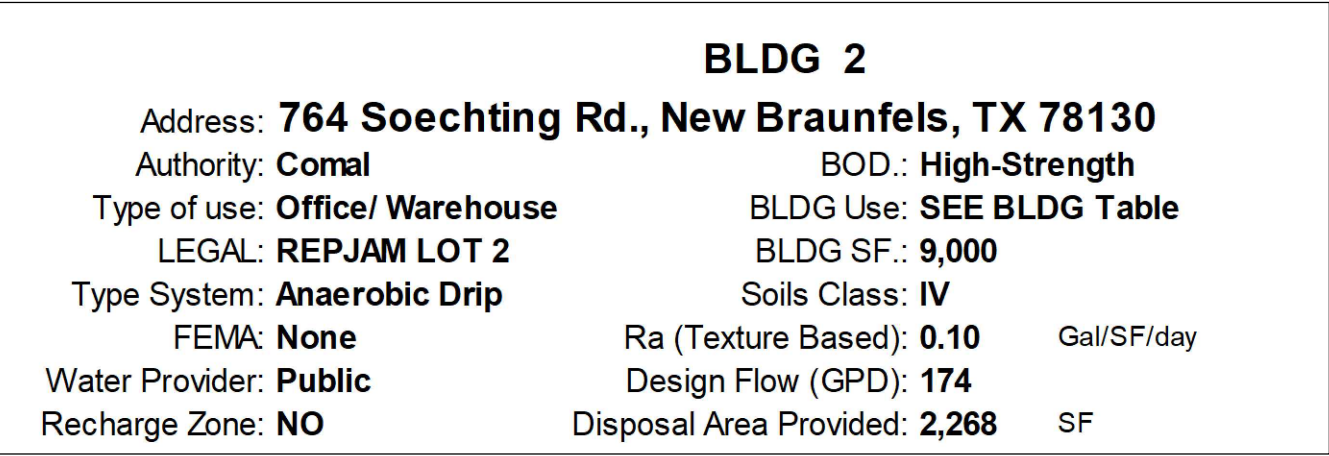
COMPONENT 2

DRIP TECH

NO TREATMENT CREDIT

BOD IN=

TO DRIP TECH



BLDG SF	USE	USE SF	TYP. SF/Person	# Pers	Q/Pers	Q (GPD)
1	Office	2,250	250	9	10	90
		6,750	1,000	7	12	84
						174

Assumes NO businesses will generate HIGH-STRENGTH WASTE OR COMMERCIAL KITCHENS

12-hour work days

- No petroleum based products, fuels, oils, or industrial wastes will be connected to OSSF
- No air conditioner or refrigerant condensate to be connected to OSSF
- Assumes NO Businesses that generate more than the GDP/Personnel BUILD USE CHART
- No Businesses that use water to process or make products
- Only businesses that produce WW that originates as human, animal, or food waste from certain activities including use of toilets & washing
- Assumed businesses for this site include, but are not limited to General retail, various contractors, supply/material storage & sales

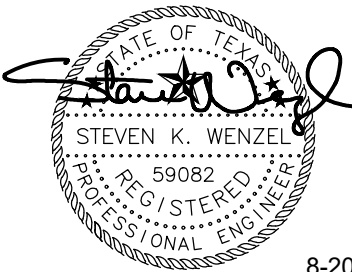
- vehicular traffic is allowed on any components of the On-Site Sewage Facility (OSSF), unless the design specifies otherwise.
2. No automatic lawn sprinkler system shall be installed that will overlap the drainfield areas. Any watering in these areas shall be done by hand and only when required to maintain grass cover.
3. All construction shall conform to the rules and regulations of the Texas Commission on Environmental Quality (TCEQ) (Texas Commission on Environmental Quality) and any applicable local building and code requirements.
4. Contractor shall be responsible for locating and verifying all existing underground utilities and proposed surface improvements to confirm existing utilities and pipe installation specs.
5. The drainfield shall be seeded, or hydromulched with appropriate seed, to take advantage of transpiration. Drainfield shall be mowed at regular intervals.
6. Except for manholes, all pipe under internal pressure within any wastewater storage facility system shall meet the minimum requirements of ASTM Schedule 40. All OSSF pipes shall be 4" O.D. 4" PVC, or if a drip, Netafim Bioline 0.6" O.D. 4" O.C., unless noted otherwise. All gravity lines shall be 4" SCHD 40 PVC with a min. slope of 1/8" per foot. All manholes shall have a 12" of cover.
7. All pipe and manholes shall be a minimum of 10 feet from any property line. The contractor shall verify location of all existing underground water lines near OSSF components. All construction shall be detailed.
8. All electrical wiring shall be located in a noticeable location. The drainfield shall have visual and audible alarm and wired on a separate circuit from all pumps. All exterior controls and connections shall be enclosed in a lockable, weather-proof housing. All electrical construction shall comply with all local electrical and plumbing codes.
9. WW stubouts from bldgs should be placed as high in the slab as possible to minimize the septic tank depths.
10. Pipes shall be backfilled completely around the pipe (top, bottom, & sides) with a minimum of 4" of good quality clean Class II or III free of rocks. Clay or clay loam (Class IV) is unacceptable. The Class of soils shall be defined as shown in Table VI (USDA Soil Textural Classifications) of the rules and regulations of the appropriate authority.
11. Storm water (rainfall runoff) must not be allowed to flow over the disposal fields or the tanks. Diversion berms, swales and/or rain gutters should be installed as necessary to prevent such runoff.
12. Water softeners with automatic back-wash cycles, refrigerant condensation and ice makers shall not be connected to the system.
13. Contractor must ensure that all demand-initiated refrigerant or air system.
14. Contractor is responsible for firming the locations of all setbacks that can be required by the owner or to mark setbacks such as floodplains, wetlands, and surface improvements in the field. Setbacks shall be marked PRIOR to installation of the OSSF. Alterations at the contractor's expense.
15. Final depths of elevations from the design flow shown shall be as shallow as possible. Contractor is responsible for strength and integrity of the design flow shown.
16. The wastewater design flow shown to the septic system must not exceed the design flow shown on this sheet.
17. Contractor shall ensure that all installation requirements provided by the manufacturer of the equipment, tanks, piping, and materials are followed as necessary to warranty the items for this project.
18. Home products that include harsh cleaning chemicals, heavy paper products, food waste, grease, fats, and oils are not allowed to enter into the septic system. Biodegradable cleaning products should be used. These items can cause premature failure of the system.
19. No excavation of any kind is permitted in or near the drainfield fields. The contractor will change the existing soils or could result in the noncompliance of applicable set-backs stated in the rules and regulations of the appropriate authority. Contractor is responsible for verifying that all regulatory setbacks and those provided and can be confirmed in the field.
20. Contractor must ensure proper erosion & sedimentation controls are in place prior to any earthwork activities & that all required permits, including, & any necessary permits have been granted PRIOR to installation of the OSSF system.
21. Coordinating material storage and haul-off with owner or General Contractor.
22. The OSSF was designed to treat and dispose of wastewater from the building uses noted on the cover sheet. Any other building uses that could increase the wastewater volume and/or the BOD (WW Strength) must be evaluated to ensure the OSSF has the capacity or if modification to the system will be required.

There shall be a cleanout installed on all gravity WW lines at a spacing not to exceed 100 ft. and within 5 ft of a 90° bend. These cleanouts are the single sanitary type. Contractor may vary the locations in the field as needed

drawing to be submitted at the end of the project.

Any cleanouts installed in any pavement or concrete areas shall have a cast iron or suitable traffic-bearing valve cover. Cleanouts in grassed areas shall have a plastic valve box of the appropriate size set to match final grade to include any sod. There shall be a two-way cleanout installed within 5 feet of each building served by WW.

ZONE	# Lines	Length/Loop	Holes	SF
1	1	378	189	756
	2	378	189	756
	3	378	189	756



OSSF DESIGN

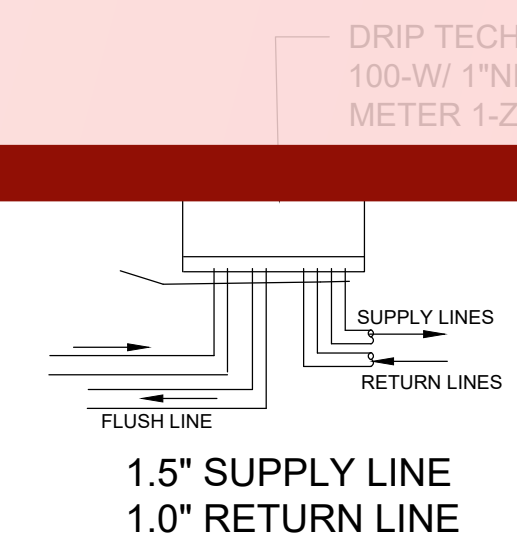
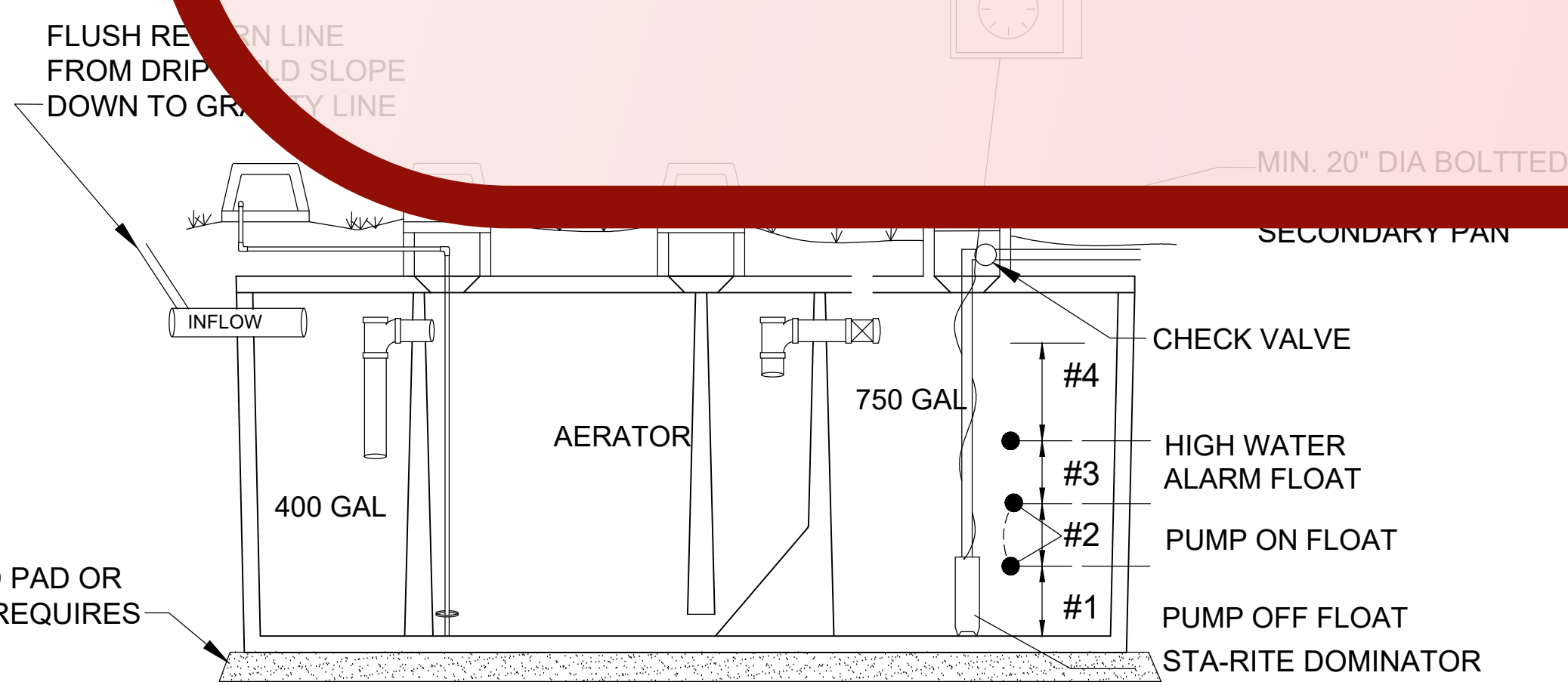
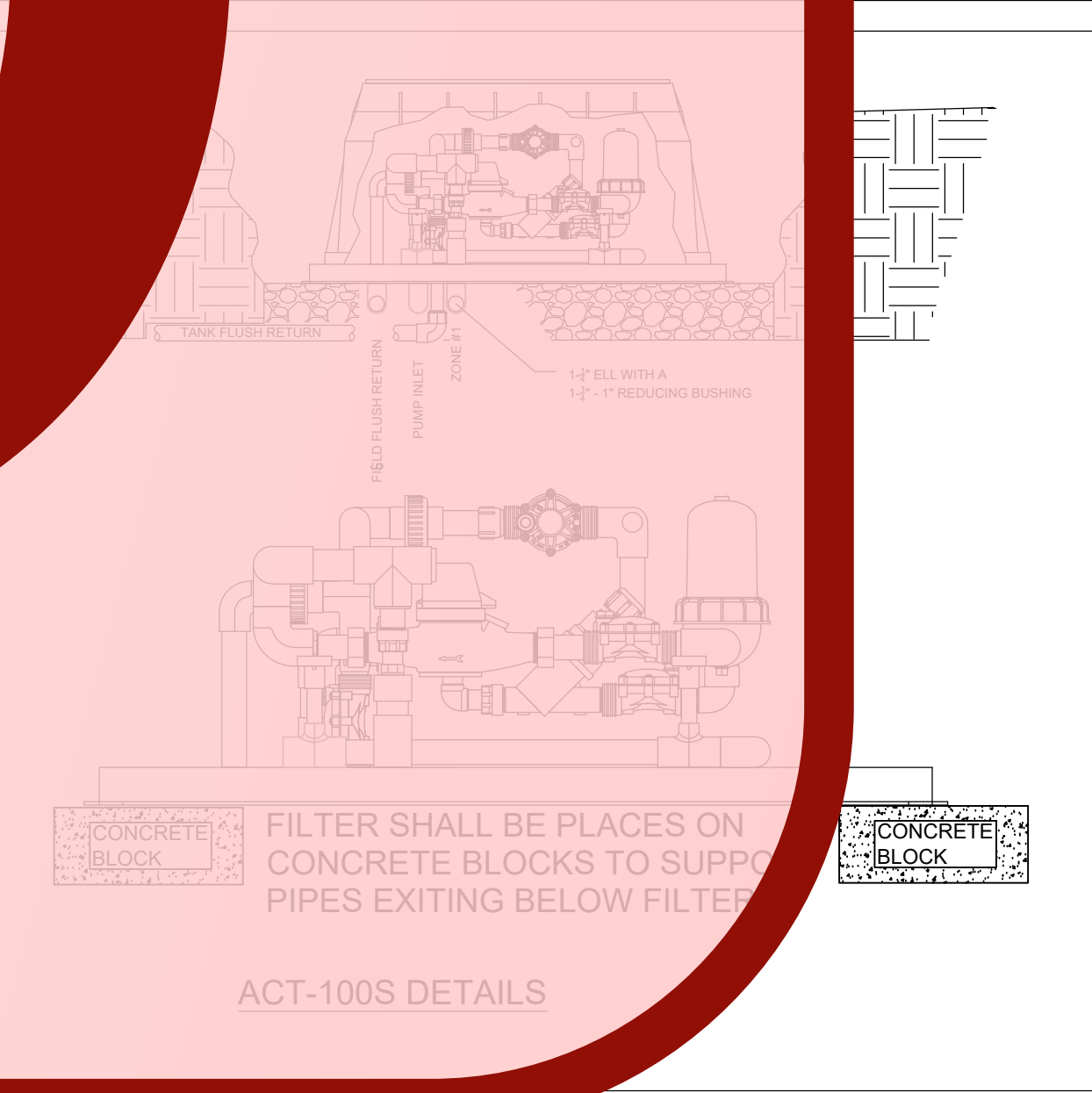
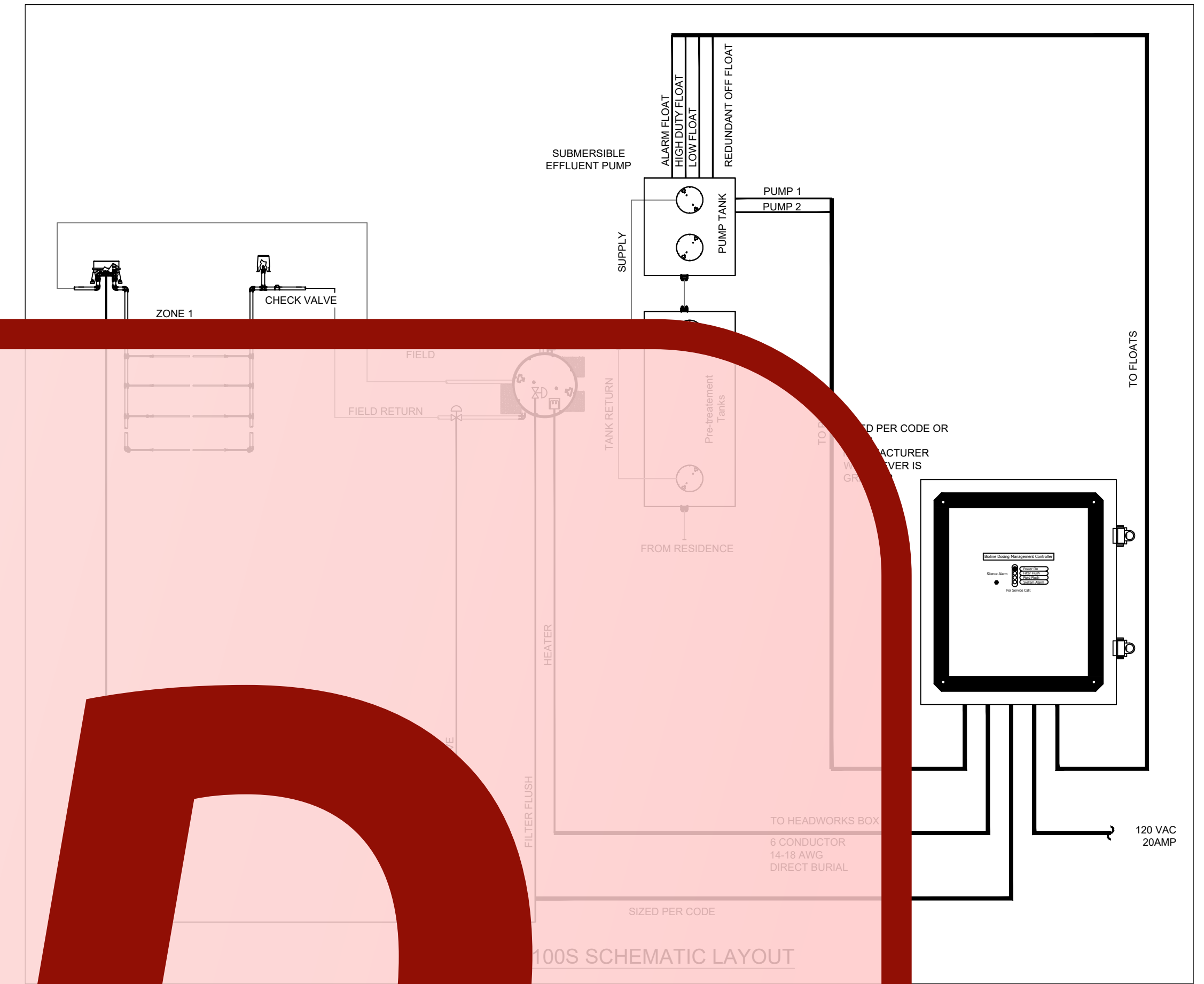
764 Soechting Rd.
BLDG 2



8-20-25

1 of 2

To the best of my knowledge these plans meet the JUN 14, 2023 TCEQ, 30TAC, Subchapter 285 Regulations & the latest modifications adopted by the local authorized agent Authorized Agent.



PUMP TANK DESIGN:		750	Gal
Floats	GAL	Settings("):	
Tank Bottom:	83	6.0	#1
Dose Range:	87	6.3	#2
Before Alarm:	174	12.5	#3
Reserve Provided:	406	29.2	#4
Pump Tank Depth:	54.0	Inches	
	Gal/inch:	13.9	

ASTM C1227 STANDARD
TANK FROM BUCHANAN
SEPTIC CONCRETE
512-793-3100-CALL FOR
LATEST TANK DIMENSIONS

AerobiTech Inc.
PO Box 3176
San Marcos, TX 78667

Phone: (512) 667-4113

Date Printed: 8/14/2025

AerobiTech@Gmail.com

Customer ID: 1862

Customer's Site Address: 764 Soechting Rd, New Braunfels, TX 78132

Area: 002

County: Comal

To: 764 Soechting Bldg 2

Attention: Mark Smith

2970 N.SH 123 Suite C

San Marcos, TX 78666

Email: shelly_engler@yahoo.com

Serviced by AerobiTech Inc.

Contract Period

through

NO PERMIT ON FILE

Agency: Comal EHD

3 visits per year - one every 4 months

Routine Maintenance and Inspection Agreement
Commercial Service Contract

****THIS INITIAL MAINTENANCE CONTRACT IS A TWO YEAR CONTRACT AND WILL START THE DATE THE LICENSE TO OPERATE IS ISSUED.**

GENERAL

This Work for Hire Agreement (hereinafter referred to as the "Agreement") is entered into by and between the undersigned (hereinafter referred to as "Client") and AerobiTech Inc. (Jose Ornelas, P103) (hereinafter referred to as "AerobiTech"). AerobiTech is located at 78666. By this Agreement, the Contractor agrees to render professional services as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein. This contract will provide for a scheduled inspection and testing service for your Aerobic Treatment System. The policy will include the following:

1. Inspection, adjustment and servicing of the mechanical, electrical, and other equipment to ensure proper operation. This includes inspecting control panel, air pump, filter, and diffuser operation. Any alarm condition affecting the proper function of the aeration process will be addressed within a 48-hr time frame. Repair work on non-warranty parts will incur price charges and labor. The prices will be quoted before work is performed.
2. An efficient quality inspection of visual check for sludge accumulation over the diffuser and examination of the test for chlorine residual and pH will be taken and reported as necessary.
3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.
4. The contractor is not responsible for chlorine if required on system design. This must be filled before or during the service visit.
5. Any additional visits, inspections or sample collection required by specific municipalities, water/river authorities, County Agencies, the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy. Price includes one BOD and TSS Lab testing per unit that is required by TCEQ.
6. At the conclusion of the service policy, our company will make available, for purchase on an annual basis, a continuing service policy to cover labor for normal inspection and maintenance. According to state law, all commercial owners of aerobic systems must maintain a factory authorized service provider for the lifetime of the system.
7. The Owner's Manual must be strictly followed or warranties are subject to invalidation. Pumping of sludge build-up is not covered by this policy and will result in additional charges.

Initial Client



Initial Contractor



ACCESS BY CONTRACTOR

The contractor or anyone authorized by the contractor may enter the property at reasonable times without prior notice for the purpose of the above described services. The contractor may access the system components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil is to be replaced with the excavated material as best as possible.

TERMINATION OF AGREEMENT

Either party may terminate this agreement upon 30 days written notice in the event of substantial failure to perform in accordance with terms by the other party without fault of the terminating party. If this Agreement is so terminated, The Contractor will immediately notify the appropriate health authority of the termination.

LIMIT OF LIABILITY

In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall the contractor's liability for direct damages exceed the price for the services described in this Agreement.

DISPUTE RESOLUTION

If a dispute between the Contractor and the Client arises, it shall not be subject to good faith negotiation. The parties shall choose a mutually acceptable arbitrator and shall share the cost of arbitration services equally.

ENTIRE AGREEMENT

This agreement contains the entire agreement of parties and there are no promises, conditions or any other agreements either oral or written.

SEVERABILITY

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

Contractor Signature: Jose Ortega/OS26532/MP0000103

Date: 8/14/25

Client Signature: Mark Smith

Date: 8/14/25

Email: mark@msrealityconsultants.com

Phone: 512-423-0523

Date Printed: 8/14/2025

Jose Ortega
8/14/2025



Received
Brandon Mark Olvera
10/16/2025 9:55:26 AM

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

Date 8-20-25

The owner needs to match the deed. Click on highlight area to show grantee on deed.

1. APPLICANT / AGENT INFORMATION

Owner Name	MARK SMITH REPJAM PROPERTIES, LLC	Agent Name	STEVE WENZEL, P.E., R.S.
Mailing Address	2970 N STATE HWY 123, STE C	Agent Address	7005 KENOSHA PASS
City, State, Zip	SAN MARCOS, TX 78666	City, State, Zip	AUSTIN, TX 78749
Phone #	512-423-0523	Phone #	512-294-4858
Email	mark@msrealtyconsultants.com	Email	swenzel.eng@gmail.com

2. LOCATION

Subdivision Name REPJAM Unit _____ Lot 2 Block _____
Survey Name / Abstract Number _____ Acreage _____
Address 764 ROBERTSON RD, BLDG 2 City NEW BRAUNFELS State TX Zip 78131

3. TYPE OF DEVELOPMENT

☐ Single Family Residential

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

Number of Bedrooms

Indicate Sq Ft of L Area

☒ Non-Single Family Rental

Planning materials must now add a third land use, doubling the land needed for the same units and total area).

Type of Facility OF WWH

Offices, Factories, Churches, Schools, P. etc. - Indicate Number of Companies

Restaurants, Lounges, Bars - Indicate Number of Seating

Hotel, Motel, Hospital, Long Term Home - Index - Beds

Travel Trailer/RV Parks - Indicate Number of Spaces

Miscellaneous

Estimated Cost of Construction: \$ 300000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities..
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Owner _____

Date _____

Olvera,Brandon

From: Olvera,Brandon
Sent: Wednesday, November 5, 2025 12:11 PM
To: swenzel.eng@gmail.com; MARK@msrealtyconsultants.com
Subject: 118970.pdf
Attachments: 118970.pdf

Property Owner/Agent



Please see the attached points that need to be addressed prior to all inspections

Thank You,



| Brandon Olvera | Designated Representative OS0034792 |
| t: 830-608-2090 | e: olverb@co.comal.tx.us |



COMAL COUNTY

ENGINEER'S OFFICE

195 David Jonas Dr, New Braunfels, Texas 78132 (830)608-2090

Address: _____

Legal Description: _____

Dear Property Owner & Agent,

Thank you for your submission. We have reviewed the planning materials for the referenced permit application, and unfortunately, they are insufficient. To proceed with processing this permit, we require the following:

118970.pdf Markup Summary 11-5-2025

Group (1)



Subject: Group
Page Label: 5
Checkmark: Unchecked
Author: Brandon Mark Olvera
Date: 11/5/2025 12:06:35 PM



The owner needs to match the deed. Click on highlight area to show grantee on deed.

Independence Title/2415288-LAK/Td

GENERAL WARRANTY DEED

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

DATE: September 20, 2024 to be effective September 25, 2024

GRANTOR: RepJam Properties, LLC, a Texas Limited Liability Company

GRANTOR'S MAILING ADDRESS: 7213 Lapin Cove, Austin, TX 78739

GRANTEE: 6800 Old Bastrop Hwy, Ltd., a Texas limited partnership

GRANTEE'S MAILING ADDRESS: 3839 Bee Cave Rd., Suite 204, Austin, TX 78746

CONSIDERATION:

\$10.00 and other valuable consideration, receipt of which is hereby acknowledged

PROPERTY (including any improvements):

Lot 2, REPJAM SUBDIVISION, a subdivision in Comal County, Texas, according to the map or plat thereof, recorded in Document No. 202406027393, Map and Plat Records, Comal County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to those matters set forth in the Exhibit A attached hereto and made a part hereof for all purposes.

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 anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns 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.

By acceptance hereof, Grantee accepts the Property "AS IS" in its present condition, without warranty except for those warranties of title set forth herein, and except those representations and warranties set forth in the Commercial Contract-Unimproved Property, between Grantor, as Seller, and Grantee, or its predecessor in interest, as Buyer.

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

RepJam Properties, LLC, a Texas Limited Liability Company


Tim Pound, Managing Member

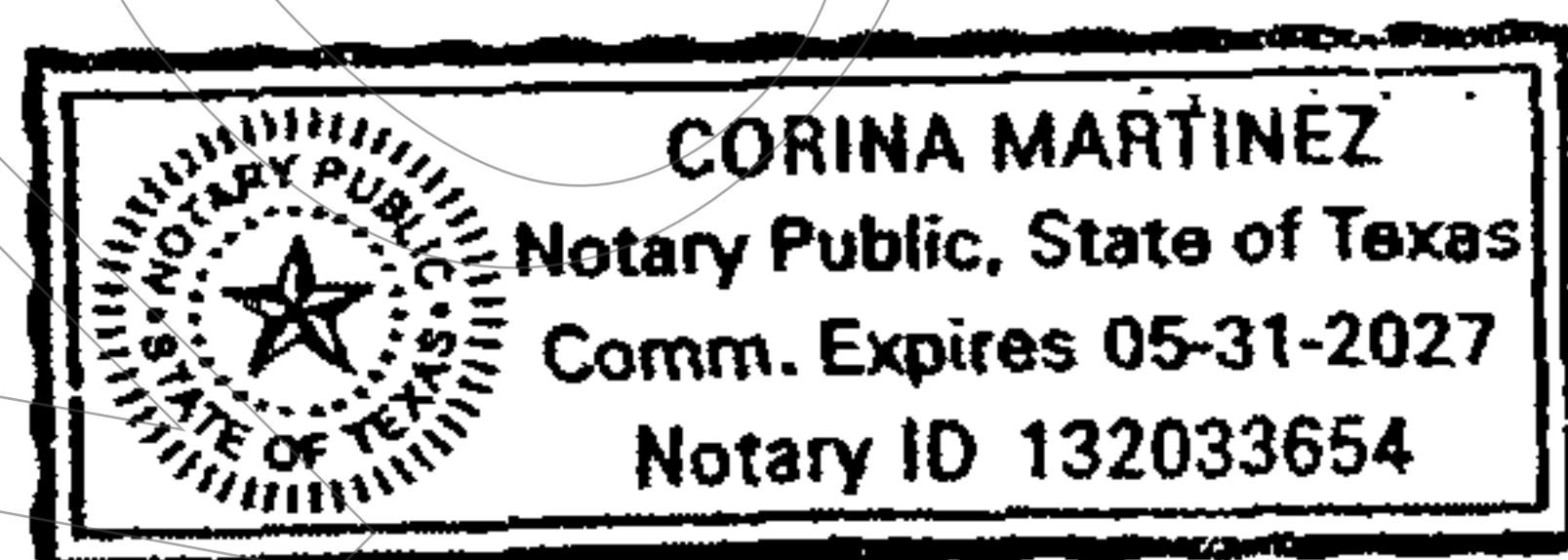

Megan Pound, Managing Member

Acknowledgement

STATE OF TX
COUNTY OF

TRAVIS

This instrument was sworn and acknowledged before me on the 20 day of September, 2024, by Tim Pound and Megan Pound as Managing Members on behalf of RepJam Properties, LLC, a Texas Limited Liability Company.



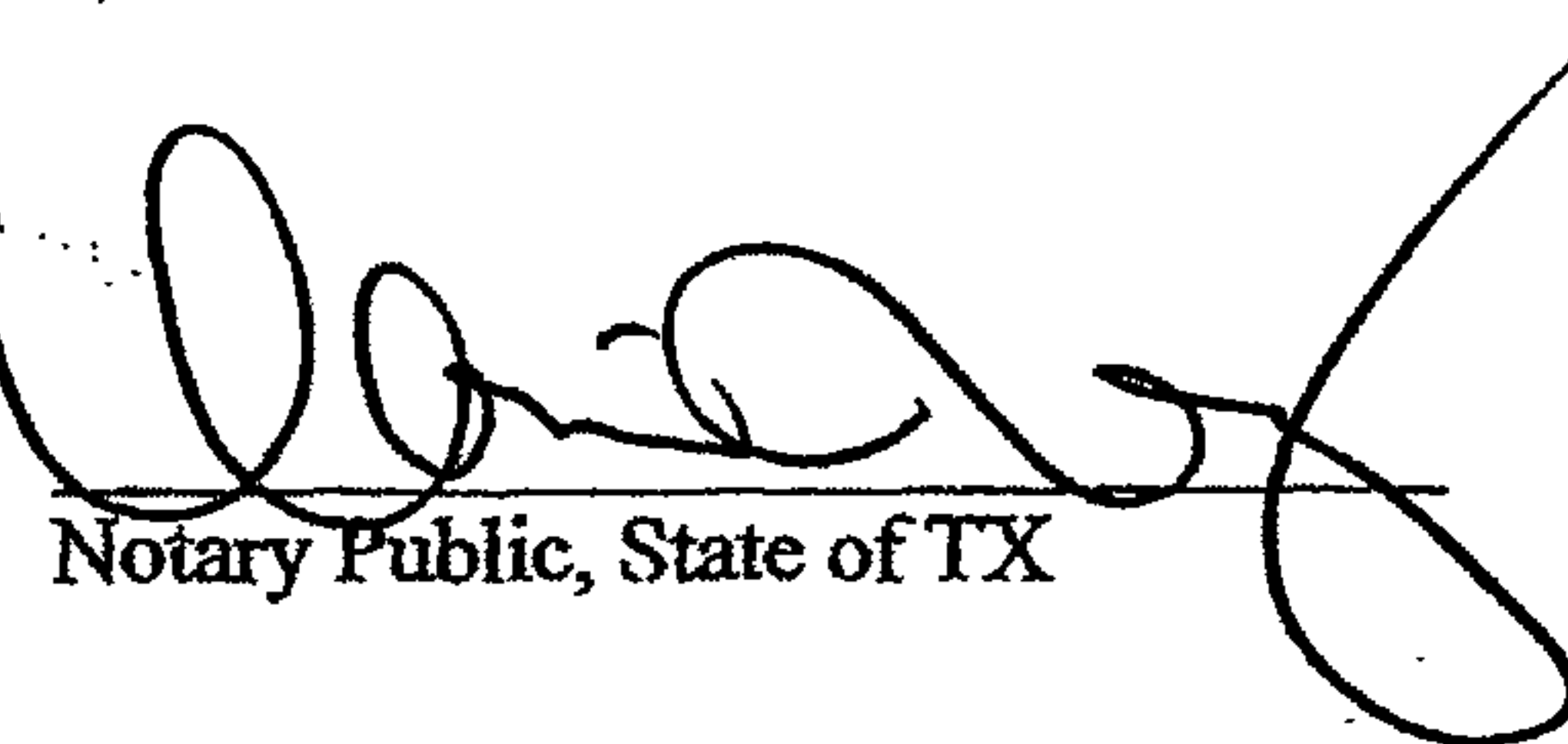

Notary Public, State of TX

Exhibit "A"
Permitted Exceptions

1. Restrictive covenants set forth in Document No. 202406025665, Official Public Records, Comal County, Texas.
2. Easement as shown on plat recorded in Document No. 202406027393, Official Public Records, Comal County, Texas.
Purpose: public utility
Location: 15' along the front and 10' along the rear and side property lines
3. Easement:
Recorded: Volume 143, Page 515, Deed Records, Comal County, Texas.
To: Crystal Clear Water Supply Corporation
Purpose: water pipeline
Location: 20' wide along the front property line as shown on plat recorded in Document No. 202406027393, Official Public Records, Comal County, Texas
4. Easement:
Recorded: County Clerk's File No. 202206019496, Official Public Records, Comal County, Texas.
To: Crystal Clear Special Utility District
Purpose: water distribution and/or sewer collection lines
Location: 20' wide along the front property line as shown on plat recorded in Document No. 202406027393, Official Public Records, Comal County, Texas
5. Ad valorem taxes for the year 2024 and subsequent years.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
09/26/2024 08:01:27 AM
TERRI 3 Pages(s)
202406029234



Bobbie Koepp