



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: 119025
Issued This Date: 10/14/2025
This permit is hereby given to: Zane & Stephen Smith

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

6110 STATE HWY 46 W
NEW BRAUNFELS, TX 78132

Subdivision: A-841 SUR-774 F Heidrich - A0841
Unit: N/A
Lot: N/A
Block: N/A
Acreage: 7.4600

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
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date _____

Permit Number 119025

1. APPLICANT / AGENT INFORMATION

Owner Name Zane Smith & Stephen Smith

Agent Name Eoff Septic Services

Mailing Address 6110 State Hwy 46 W

Agent Address 420 Bear Creek Drive

City, State, Zip New Braunfels, TX 78132

City, State, Zip New Braunfels, TX 78132

Phone # 512-968-2254

Phone # 210-844-1885

Email Ssmith7453@yahoo.com

Email keith.eismann@yahoo.com

2. LOCATION

Subdivision Name _____ Unit N/A Lot N/A Block N/A

Survey Name / Abstract Number A-841 SUR-774 F Heidrich - A0841 Acreage 7.463

Address 6110 State Hwy 46 W City New Braunfels State TX Zip 78132

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 2,665

☐ 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: \$ \$450,000.00 (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.

Signature of Owner (s) [Signature]

Date 9-8-25



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidensticker

System Description Aerobic with Surface 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)

4923.52

Gallons Per Day (As Per TCEQ Table III) 300

(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: New Braunfels ETJ

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

Hoyt Seidensticker

Date

9-15-25

103

AFFIDAVIT TO THE PUBLIC



202506029255 09/10/2025 01:59:05 PM 1/1

THE COUNTY OF Comal
STATE OF TEXAS

AFFIDAVIT

According to Texas Commission on Environmental Quality Rules for On-Site Sewage (OSSFs) Facilities, this document is filed in the Deed Records of Comal County, Texas.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (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:

A-841 SUR-774 F Heidrich, Acres 7.463, A-813 SUR-838 J Heidrich.

Property is Owned by: Zane & Steven Smith

This OSSF shall be covered by a continuous service policy 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.

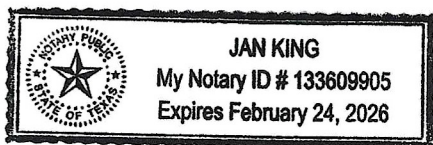
Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF may be obtained from the County Environment Division.

WITNESS BY HAND(S) ON THIS 8 DAY OF September

Stephen Smith Owner Printed Name [Signature] Owner Signature
Zane Smith Owner Printed Name [Signature] Owner Signature

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 8 DAY OF September, 2025.

Jan King



Notary Public, State of Texas Notary's Printed Name:

My Commission Expires: 02-24-26

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
09/10/2025 01:59:05 PM
PRISCILLA 1 Page(s)
202506029255



Bobbie Koepp

On-Site Sewage Facility (OSSF) Maintenance Agreement

- i. **General:** This work for Hire Agreement (hereinafter referred to as "**Agreement**") is entered into by and between Zane and Stephen Smith (hereinafter referred to as "**Client**") and Eoff Septic Services (hereinafter referred to as "**Contractor**"). By this Agreement, **Contractor** agrees to render services, as described herein, and the **Client** agrees to fulfill his/their responsibilities under this agreement as described herein.
- ii. **Effective Dates:** Unless otherwise stated below, this agreement commences on the date the Licenses to Operate (LTO), date as noted below or upon receipt of full payment and runs for two (2) Year(s).
- Agreement Starting Date: (LTO Date) and Ending Date: (Two Years Thereafter).
- iii. **Services by Contractor:** **Contractor** will provide the following services (hereinafter referred to as the "Services"):
- a. In compliance with **Agency** (TCEQ and/or County) and manufacturer's requirements, inspect and perform routine maintenance on the On-Site Sewage Facility (hereinafter referred to as the "OSSF") three (3) times per years (Every 4 Months).
 - b. Report to the appropriate regulatory authority and to the **Client**, as is required by both the State's on-site rules and local **Agency's** rules, if more stringent. All findings must be reported to the local agency within 14 days.
 - c. If any components of the OSSF are found to be in need of repair during the inspection, the **Contractor** will notify the **Client** of the repairs needed and provide any associated materials and labor costs.
 - d. Visit site in response to **Client's** request(s) for unscheduled service(s) within two business days from the date of **Contractor's** receipt of **Client's** request. All unscheduled responses are in addition to the fee covered by the **Agreement** and will be billed to the **Client**.
 - e. Provide notification of arrival to site to the homeowner or to site personnel. Additionally, written notification will be left at the site with site personnel or e-mailed to the **Client** upon completion of inspection, as well as, forwarded to **Agency** within 14 days.
- iv. **Site Location:** The Services are to be performed at the property located at:
- Site Address: 6110 State Hwy 46, New Braunfels, TX 78132 OSSF Permit #: TBA
- v. **Payment(s):** The fee for this **Agreement** only covers the **Services** described herein. This fee does not cover equipment, parts or labor supplied for repairs or charges for unscheduled **Client** requested trips to the site. By signing this **Contract**, the **Client** is authorizing the **Contractor** to remove any parts which were installed but not paid for at the end of 30 days. The **Client** is still responsible for any labor costs associated with the installation and removal of said parts.
- vi. **Client's Responsibilities:** The **Client** is responsible for each and all of the following:
- a. Maintain chlorinator and provide proper chlorine supply, if OSSF is equipped with same.
 - b. Provide all necessary yard or lawn maintenance and removal of obstacles as needed to allow the OSSF to function properly, and to allow **Contractor** easy access to all parts of the OSSF.
 - c. Immediately notify **Contractor** and **Agency** of any and all problems with, including failure of the OSSF.
 - d. Upon receiving notification of services needed from the **Contractor**, it becomes the **Client's** responsibility to contact the **Contractor** to authorize the service. If the **Client** chooses to use a

Client Initial: [Signature]
Contractor Initial: _____



-SEPTIC SERVICES-

different contractor to perform the service, the **Client** is responsible for ensuring the **Contractor** holds the proper licenses (Installer II, Maintenance provider) and is certified by the manufacture. Also, the **Client** is responsible for ensuring proper notification is given to the **Agency**, as required by the State local Agency rules.

- e. **Clients** residing in Comal County are sent to a lab for testing; the **Client** will directly pay the lab for the cost of the testing plus pay the **Contractor** for all man-hours expending in providing this additional service at the current **Contractor's** labor rate.
 - f. Not allow backwash from water treatment or water conditioning equipment to enter the OSSF.
 - g. Maintain site drainage to prevent adverse effect on the OSSF.
 - h. Promptly and fully pay **Contractor's** bills, fee, or invoices are described herein.
- vii. **Access by Contractor:** **Contractor**, or personnel authorized by the **Contractor**, may enter the property at reasonable times without prior notice for the purpose of performing the above-described services. **Contractor** will require access to the OSSF electrical and physical components, including tanks, by means of manway or risers for the purpose of evaluations required by manufacture, and/or rules. If such manway or risers are not in place, excavation together with other labor and materials will be required, and will be billed to **Client** as an additional service. Any excavated soil is to be replaced as best as reasonable possible.
- viii. **Limits of Liability:** In no event shall the **Contractor** be liable for indirect, consequential, incidental or punitive damages, whether in contract tort of any other theory. In no event shall the **Contractor's** liability for damages exceed the price for the **Services** described in this **Agreement**.
- ix. **Entire Agreement:** this **Agreement** contains the entire **agreement** of the parties, and there are no other promises or conditions in any other **agreement**, oral or written.

Client and/or Authorized Client Agent:

Print Name: Stephen Smith Signatures: 

Date: 9-8-25 Email Address: ssmith7453@yahoo.com

Phone Number: (512) 968-2254

Site Address: 6110 State Hwy 46, New Braunfels, TX 78132 OSSF Permit #: TBA

Billing Address: Same

=====Contractor=====

C Eoff Services Inc. dba Eoff Septic Services
420 Bear Creek Drive
New Braunfels, TX 78132
210-844-1885

Signature: 

Name/Title: Keith R. Eismann / CFO

Date: 9-3-25

OSSF Maintenance Provider Licenses # - MP0001745

OSSF Installer II Licenses # - OS00029546

ON-SITE SEWAGE FACILITY
Site Evaluation Report Information

Date: 9/8/2025

Applicant Information:

Name: Zane Smith and Stephen Smith

Address: 6110 State Hwy 46 W

City: New Braunfels State: Texas Zip: 78132

Phone: 512-968-2254

Property Location:

Lot: _____ Block _____

Sub.: A-841 SUR-774 F Heidrich - A0841

Street/Road Address: 6110 State Hwy 46 W

City: New Braunfels State: Texas Zip: 78132

Unincorporated Area? Y or N y

Additional information _____

Site Evaluator Information:

Name: Hoyt Seidensticker

License OS0008771 Expires 8/31/2026

Company: Land Stewardship Services, LLC

Address: 124 Bristow Way

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603

Email hoyt@landstewardshippservices.com

Installer information:

Name: Carl Eoff OS0029546

Company: Carl Eoff Services

Address: 420 Bear Creek Road

City: New Braunfels State: Texas Zip: 78132

Phone: (210) 669-6088 Fax: _____

Schematic of Lot or Tract

Show:

Compass North, adjacent streets, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks).

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

Indicate slope or show contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.

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

Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundments areas, cut or fill bank, sharp slopes and breaks.

SITE DRAWING

Lot Size: 7.463 acres

SEE ATTACHED

Signature of Site Evaluator

Hoyt Seidensticker

Site Evaluator License No OS0008771

ON-SITE SEWAGE FACILITY

Soil Evaluation Report Information

Date Soil Survey Performed: 9/8/2025

Site Location: 6110 State Hwy 46 W

Name of Site Evaluator: Hoyt Seidensticker Registration Number: OS0008771

Proposed Excavation Depth: n/a County: Comal

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Location of soil boring or dug pits must be shown on the site drawing.

For subsurface disposal, soil evaluation must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive feature on the form. Indicate depths where features appear.

Soil Boring Number <u>1</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	Clay loam rock	<30%	none	yes, rock	Brown
1						
2						
3						
4						
5						

Soil Boring Number <u>2</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	Clay loam rock	<30%	none	yes, rock	Brown
1						
2						
3						
4						
5						

Features of Site Area

Presence of 100 year flood zone Yes ☐ No ☒

Presence of adjacent ponds, streams, water improvements Yes ☐ No ☒

Existing or proposed water well in nearby area Yes ☒ No ☐

Organized sewage service available to lot or tract Yes ☐ No ☒

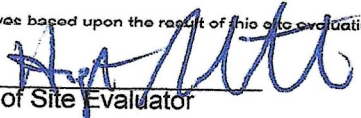
Recharge feature within 150 feet Yes ☐ No ☒

By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my ability.

I understand that any misrepresentation of the information contained in this report may be grounds to revoke or suspend my license. The site evaluation

determined the site is suitable for a Spray distribution disposal system with Aerobic treatment

According to table XIII, the site is suitable for this proposed system. A copy of Table XIII has been given to the property owner to inform them of other alternatives based upon the result of this site evaluation


Signature of Site Evaluator

9-15-25
Date

9/15/2025

4:17 PM

Aerobic with Spray
Distribution System**ON-SITE SEWAGE FACILITY
DESIGN CRITERIA**

Zane Smith and Stephen Smith

Property Information:St. Address: 6110 State Hwy 46 WCity: New Braunfels State: TexasZip code: 78132**Predicted Quantity of Sewage (Q)**Water Saving Devices in Home (y/n): yesGallons/day (Q): 300Greywater included (yes/no): yes**Rate of Adsorption (Ra)**Application rate (g/sq. ft): 0.064Minimum Adsorptive Area (sq. ft.): 4687.5**Aerobic Unit**Required size of aerobic unit: 480 gpdPretreatment Tank (gallons): 353Class 1 Aerobic Unit:: NuWater 550-PC-400PTPump tank total capacity (gal): 768Chlorination: Liquid installed in TankPump Switch operation: Float systemDosing cycle quantity (gals): VariedCycling time: night timePump size and capacity: Franklin E-Series 20 GPM**House Information**No. of Bedrooms: 4Sq. footage (Approx.): 2665gallons per day: 300Water Supply: well**Supply Line from House**Length of supply line (approx. ft): 60Type of supply line: SCH 40 PVCSize of Supply line (in): 3 or 4**Supply Line For Spray Irrigation System**Length of supply line (approx. ft): 176Type of supply line: SCH 40 PVCSize of supply line (in): 1**Disposal Area per this System**

$$\pi (28)^2 = 2461.76$$

$$\pi (28)^2 = 2461.76$$

Total irrigated area (sq. ft.): 4923.52

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). 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.

Hoyt Seidensticker
Hoyt Seidensticker, R.S. No. 3588

Date

9-15-25

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603

hoyt@landstewardshipservices.com

Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

9/15/2025

4:17 PM

Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Zane Smith and Stephen Smith

Head Pressure

Elevation Head: 50
Pressure Head: 92
Friction Head: 7.04
Total head: 149

Sprinkler Head Information

K-Rain sprinkler head PROPLUS,
low angle nozzle

No. 4 @40psi GPM: 3.9
Number of sprinkler heads: 2
Gallons per minute: 7.8

A class 1 aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment unit. Treated effluent will be disinfected by a LBC Manufacturing "EZ-Tank" Gravity Flow Liquid Bleach Chlorinator in the pump tank, before being disposed of through above ground sprinkler heads. All warning systems shall be installed with the aerobic unit

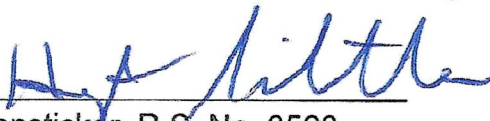
Land acceptable for surface application shall have a flat terrain (with less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff. There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent.

Areas that rock is exposed must be covered with a suitable amount of material acceptable to the inspecting authority. Areas that are bare or have been disturbed must be sodded with a type of vegetative cover or seeded erosion control blanket installed or seeded then an erosion control blanket laid over the area or an equivalent county approved method of cover prior to system operation.

At every inspection a Total Chlorine Residual test must be conducted and must be a minimum acceptable test of .1 mg/l residual in Pump Tank.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). 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.


Hoyt Seidensticker, R.S. No. 3588

9-15-25
Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603

hoyt@landstewardshipservices.com



9/15/2025

4:17 PM

Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Zane Smith and Stephen Smith

A maintenance contract for the entire system must be established at time of installation with someone holding a license to maintain the installed aerobic system.

All tanks must have inspection or cleanout ports located on the tank top over all inlet and outlet devices. Each inspection or cleanout port must be offset to allow for pumping of the tank. The ports may be configured in any manner as long as the smallest dimension of the opening is at least 12 inches, and large enough to provide for maintenance and equipment removal. All inspection and cleanout ports shall have riser over the port openings, which extend to two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed

The risers shall have inside diameters which are equal to or larger than the inspection or cleanout ports. Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or another means approved by the executive director. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). 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.


Hoyt Seidensticker, R.S. No. 3588

9-15-25
Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603

hoyt@landstewardshipservices.com



Specs

Aerobic with Spray Distribution system

Zane Smith and Stephen Smith

A-841 SUR-774 F Heidrich - A0841

6110 State Hwy 46 W

New Braunfels, Texas 78132

Comal County

The referenced property is located within the Edwards Aquifer Recharge Zone. This property is exempt from a WPAP because it is not a regulated activity according to Chapter 213.5(h)(2)

"exempt ... Does not exceed 20% impervious cover on the site."

There is no recharge feature within 150' of the proposed septic system.

Effective September 1, 2023, inspection and cleanout ports shall have risers over the port opening, which extend to two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.

The risers shall have inside diameters which are equal to or larger than the inspection or clean out ports. Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.

All pipes from the structures to the septic tank shall be no less than 1/8 inch fall per foot of pipe

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

All external electrical lines must be in gray conduit

There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent

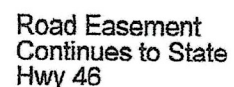
Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and Bermuda grasses or other grass species prior to system operation.

Land acceptable for surface application shall have a flat terrain (less than to equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff.

100 yr flood plain does not exist on this tract

location of sprinkler heads may be adjusted in field to avoid obstacles

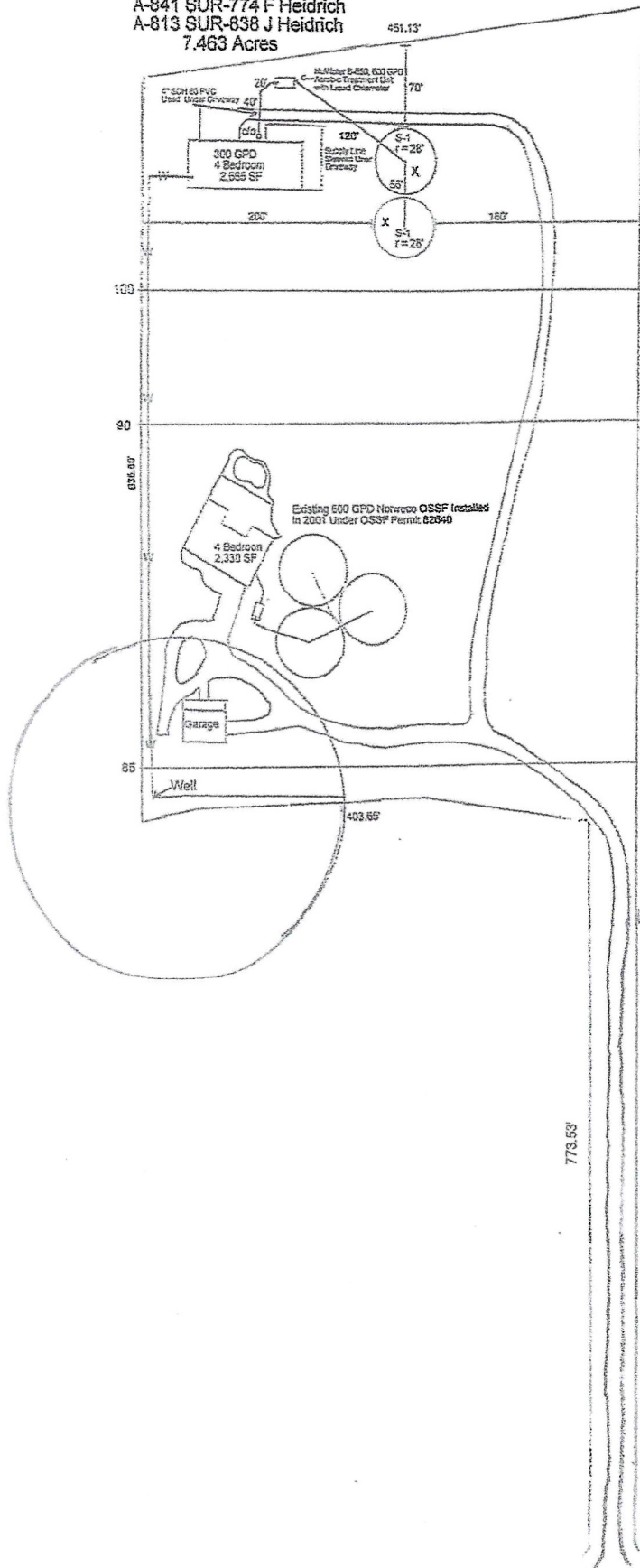




Zane Smith & Stephen Smith
 6110 State Hwy 46W
 New Braunfels, TX 78132
 A-841 SUR-774 F Heidrich
 A-813 SUR-838 J Heidrich
 7.463 Acres



Not to Scale



There are no Neighbor
 Water Wells within 150' of
 the OSSF

There are no Recharge
 Features within 150' of
 the OSSF

100 Year Flood Plain
 does not exist on this
 property

Road Easement
 Continues to State
 Hwy 46

300 GPD
 Pump Float Settings

114.73 Gal.
215.58 Gal.
337.55 Gal.

9-15-25

STATE OF TEXAS
 HOYT SEIDENSTICKER
 3588
 REGISTERED SANITARIAN

[Signature]

State Hwy 46

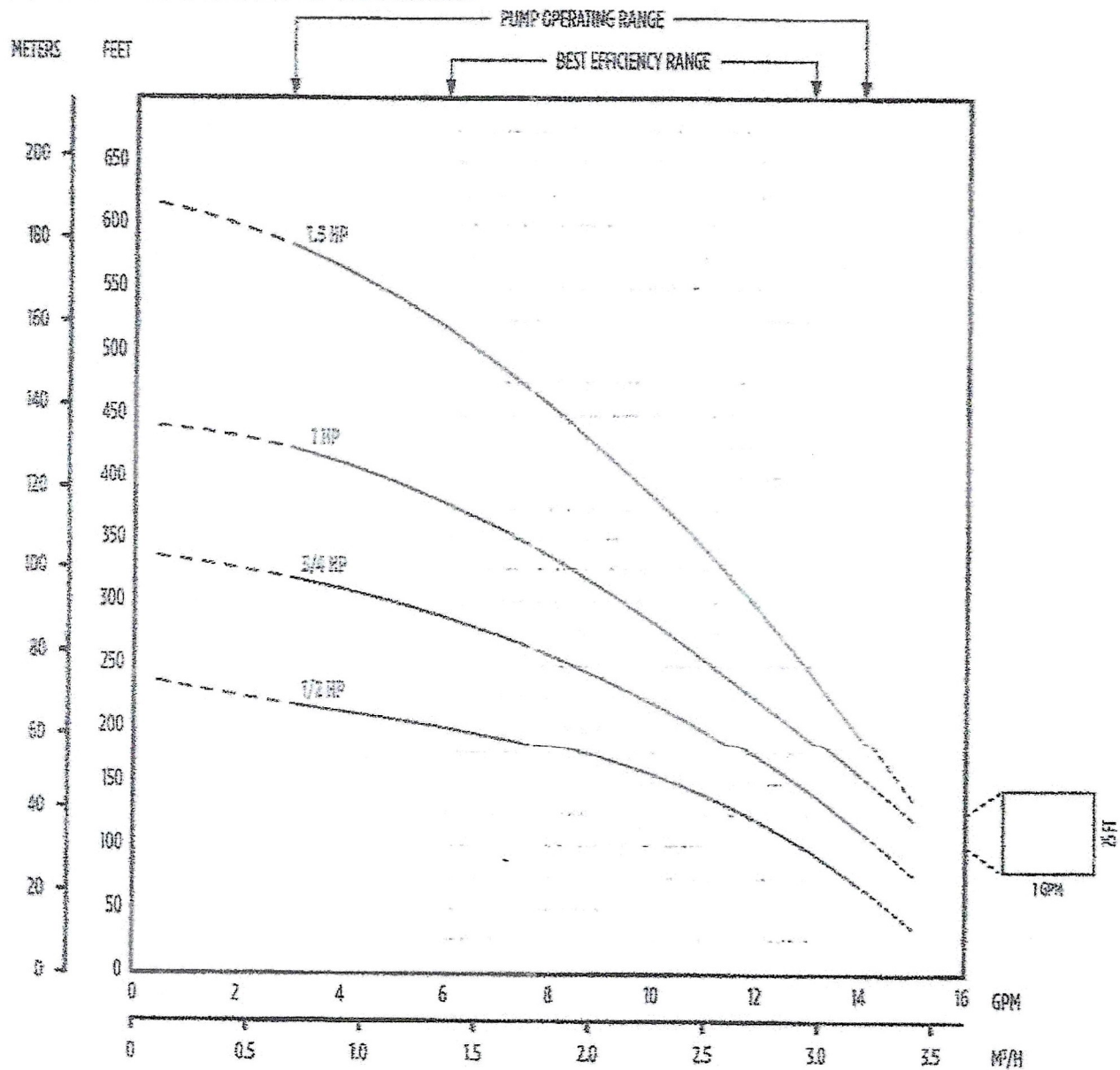
E SERIES EFFLUENT PUMPS

- Ideal for effluent pumping applications
 - Stainless steel or thermoplastic discharge and motor bracket are tough and non-corrosive. Both materials are highly resistant to damage by minerals, metals, and other substances typically found in water
 - Heavy-duty, 300 V, 10" SJ00W motor leads
 - Ceramic bearing sleeve has time-proven durability for years of reliable service
 - Hex rubber bearing has extra large surface assuring shaft stability and multiple flow channels keeping particles away from bearing surfaces
 - Proven hydraulic staging allows close tolerances and increased performance
 - Carbon phenolic upthrust washer prevents excessive wear in severe applications
 - Removable built-in check valve on 10-20 gpm pumps. No built-in check valves on high capacity pumps
 - Powered by a Franklin Electric submersible motor
-
- Filtered effluent service
 - Aeration
 - Ornamental fountains/waterfalls



E SERIES EFFLUENT PUMPS - 10 GPM

PERFORMANCE



E SERIES EFFLUENT PUMPS - DIMENSIONS

THERMOPLASTIC							
10	1/2	6	12.97	9.51	22.48	7	23
	3/4	8	14.69	10.64	25.33	8	29
	1	11	17.44	11.73	29.17	9	34
	1.5	15	21.06	13.10	36.16	10	41
20	1/2	4	12.97	9.51	22.48	7	23
	3/4	5	13.65	10.64	24.79	8	28
	1	7	15.10	11.73	26.42	9	32
	1.5	10	18.77	13.10	34.67	10	39

NOTES: PE = Pump end only, PMA = Pump and motor assembly. Maximum diameter with cable guard is 3.50"

Thermoplastic



STAINLESS STEEL							
33	1/2	2	9.1	9.5	18.6	6	24
	1/2	2	9.1	9.5	18.6	6	24
	3/4	3	10.3	10.7	21.0	7	29
	1	5	12.9	11.7	24.6	8	32
45	1/2	2	9.9	9.5	18.4	9	27
	3/4	3	14.3	10.6	24.9	10	32
	1	4	16.5	11.7	28.2	11	35
	1.5	5	18.8	13.1	33.3	14	43
60	1/2	2	9.9	9.5	19.4	10	28
	3/4	3	12.1	10.6	22.7	11	32
	1	4	14.3	11.7	26.0	12	35
	1.5	5	16.5	13.1	31.6	13	44
90	1.5	4	17.3	13.1	32.4	14	43

NOTES: PE = Pump end only, PMA = Pump and motor assembly. Maximum diameter with cable guard is 3.50"

Stainless Steel



HP series

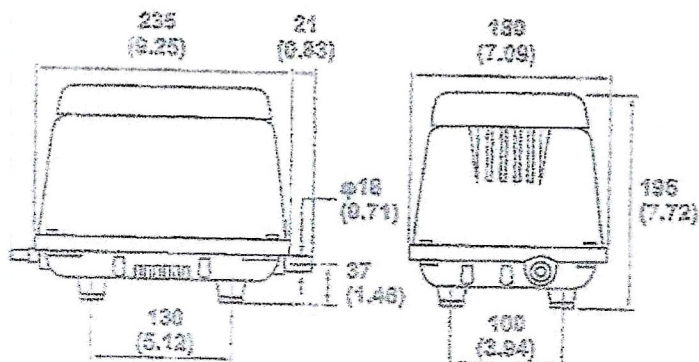
HIBLOW AIR PUMP

HP-60, 80

PRESSURE
TYPE

Dimensions

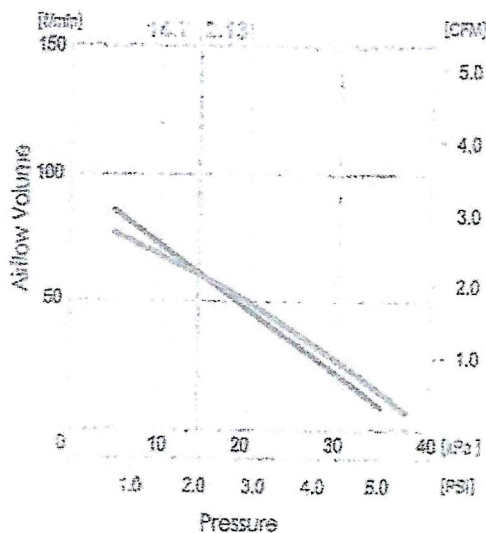
[Unit: mm(inch)]



Performance Curves

--- Rated Loading Pressure (kPa(PSI))
— 50Hz — 60Hz

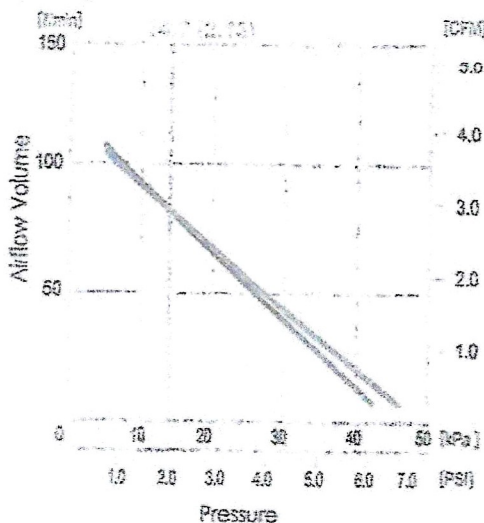
HP-60



Specifications

		HP-60	HP-80
Rated Voltage	V	AC100 / 110-120 / 220-240	
Power Supply Frequency	Hz	50 : 60	50 : 60
Rated Loading Pressure	kPa	14.7	
Airflow Volume	l/min	60	80
Power Consumption	W	51	71
Noise Level	dBA	35	36
Weight	kg	7.0	

HP-80



- HIBLOW is a registered trademark of HIBLOW USA.
- HIBLOW is a registered trademark of HIBLOW USA.

HIBLOW USA
www.hiblow-usa.com
1300 1st Court, Suite 8 Soline, Michigan 48176
P: 734-428-5615 F: 734-428-5163

PROPLUS™



The ProPlus™ is packed with features that ensure reliability, saving the installer time, money and needless frustration.

- ▶ **Revolutionary Patented Easy Arc Set** – Simplified arc set allows for wet or dry adjustment in seconds.
- ▶ **5" Riser** – Perfect for grasses with thick thatch.
- ▶ **3/4" Inlet** – Replaces all standard rotors.
- ▶ **2N1 Adjustable or Continuous Rotation** – Provides a full range adjustment from 40° to a continuous full circle.
- ▶ **Patented Arc Set Degree Markings** – Clearly indicates the current watering pattern and simplifies arc set adjustment.
- ▶ **Arc Memory Clutch** – Prevents internal gear damage and returns rotor to its prior setting automatically if nozzle turret is forced past its stop.
- ▶ **Time Proven Patented Reversing Mechanism** – Assures continuous reverse and return...over a 20 year history
- ▶ **Ratcheting Riser** – Allows for easy adjustment of your left starting position with a simple turn of the riser.
- ▶ **Rubber Cover** – Seals out dirt and increases product durability.
- ▶ **Wide Selection of Nozzles** – Including standard and low angle, provides flexibility in system design.
- ▶ **Optional Check Valve** – Prevents low head drainage.



PROPLUS™

The **PROPLUS™** adjustable arc and full-circle gear driven rotor comes standard with nine numerically coded interchangeable nozzles. Excellent nozzle performance delivers an exceptional fall out pattern. In independent testing by C.I.T., the **PROPLUS™** delivered up to 90% uniform coverage.

Also Available: 12" High Pop, Shrub Head and Reclaimed Water models.

Tough, proven and advanced, the **PROPLUS™** is the leader in its class. Set it and forget it. Arc Memory Clutch returns the rotor to its preset position. Technology works for you.

MODELS

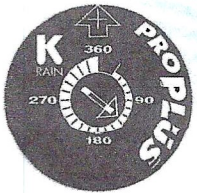
11003	ProPlus
11003-HP	ProPlus 12" High Pop
11003-SH	ProPlus Shrub Head

OTHER OPTIONS: ADD TO PART NUMBER

-CV	Check Valve
-LA	Low Angle Nozzle
-NN	No Nozzle
-RCW	ProPlus for Reclaimed Water w/Low Angle Nozzle

EASY ARC SETTING

Arc Selection 40° to Continuous 360°
Adjust From Left Start



HOW TO SPECIFY

11003	-RCW
Model Number	Description



K-Rain Manufacturing Corp.
1640 Australian Avenue
Riviera Beach, FL 33404 USA
+1 561 844-1002
FAX: +1 561 842-9493
1.800.735.7246 | www.krain.com

SPECIFICATIONS

- ▶ Inlet: 3/4" Threaded NPT
- ▶ Arc Adjustment Range:
40° to Continuous 360°
- ▶ Flow Range: .5 - 10.0 GPM
- ▶ Pressure Rating: 20 - 70 PSI
- ▶ Precipitation Rate: .06 to .50
Inches Per Hour
(Depending on Spacing and
Nozzle Used)
- ▶ Overall Height (Popped Down):
7 1/2" / 17" for High Pop
- ▶ Recommended Spacing:
28' to 44'
- ▶ Radius: 22' to 50'
- ▶ Nozzle Trajectory: 26°
- ▶ Low Angle Nozzle Trajectory: 12°
- ▶ Standard and Low Angle
Nozzle: Included
- ▶ Riser Height: 5"

PERFORMANCE DATA

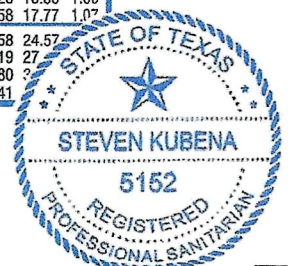
PERFORMANCE				METRIC				
NOZZLES	PRESSURE PSI	RADIUS FT.	FLOW GPM	NOZZLES	PRESSURE KPA	RADIUS METERS	FLOW L/M	FLOW M3/H
#0.5	30	28'	.5	#0.5	206	2.0	8.5	1.89
	40	29'	.6		275	3.0	8.8	2.27
	50	29'	.7		345	3.5	8.8	2.65
	60	30'	.8		413	4.0	9.1	3.03
#0.75	30	29'	.7	#0.75	206	2.0	8.8	2.65
	40	30'	.8		275	3.0	9.1	3.03
	50	31'	.9		345	3.5	9.4	3.41
	60	32'	1.0		413	4.0	9.8	3.79
#1	30	32'	1.3	#1	206	2.0	9.8	4.92
	40	33'	1.5		275	3.0	10.1	5.68
	50	34'	1.6		345	3.5	10.4	6.05
	60	35'	1.8		413	4.0	10.7	6.81
#2	30	37'	2.4	#2	206	2.0	11.3	9.08
	40	40'	2.5		275	3.0	12.2	9.46
	50	42'	3.0		345	3.5	12.8	11.35
	60	43'	3.3		413	4.0	13.1	12.49
#2.5 PRE-INSTALLED	30	38'	2.5	#2.5 PRE-INSTALLED	206	2.04	11.6	9.46
	40	39'	2.8		275	2.72	11.9	10.60
	50	40'	3.2		345	3.40	12.2	12.11
	60	41'	3.5		413	4.08	12.5	13.25
#3	30	38'	3.6	#3	206	2.0	11.6	13.63
	40	39'	4.2		275	3.0	11.9	15.89
	50	41'	4.6		345	3.5	12.5	17.41
	60	42'	5.0		413	4.0	12.8	18.92
#4	30	43'	4.4	#4	206	2.0	13.1	16.65
	40	44'	5.1		275	3.0	13.4	19.30
	50	46'	5.6		345	3.5	14.0	21.19
	60	49'	5.9		413	4.0	14.9	22.33
#6	40	45'	5.9	#6	206	3.0	13.7	22.33
	50	46'	6.0		275	3.5	14.0	22.71
	60	48'	6.3		345	4.0	14.6	23.85
	70	49'	6.7		413	5.0	14.9	25.35
#8	40	42'	8.0	#8	206	3.0	12.8	30.28
	50	45'	8.5		275	3.5	13.7	32.12
	60	49'	9.5		345	4.0	14.8	35.95
	70	50'	10.0		413	5.0	15.3	37.85

LOW ANGLE DATA

NOZZLES	PRESSURE PSI	RADIUS FT.	FLOW GPM	NOZZLES	PRESSURE KPA	RADIUS METERS	FLOW L/M	FLOW M3/H
#1	30	22'	1.2	#1	207	2.04	6.71	4.54
	40	24'	1.7		275	2.72	7.32	6.43
	50	26'	1.8		344	3.40	7.92	6.80
	60	28'	2.0		413	4.08	8.53	7.56
#3	30	29'	3.0	#3	207	2.04	8.84	11.34
	40	32'	3.1		275	2.72	9.75	11.72
	50	35'	3.5		344	3.40	10.67	13.23
	60	37'	3.8		413	4.08	11.58	14.36
#4	30	31'	3.4	#4	207	2.04	9.45	12.85
	40	34'	3.9		275	2.72	10.36	14.74
	50	37'	4.4		344	3.40	11.28	16.63
	60	38'	4.7		413	4.08	11.58	17.77
#6	40	38'	6.5	#6	275	2.72	11.58	24.57
	50	40'	7.3		344	3.40	12.19	27.00
	60	42'	8.0		413	4.08	12.80	29.00
	70	44'	8.6		482	4.76	13.41	31.00

Data represents test results in zero wind. Adjust for local conditions.
Radius may be reduced with nozzle retention screw.

Stan Kubena



FILED BY
ALAMO TITLE
OF # 1000142400507

GENERAL WARRANTY DEED (Vendor's Lien)

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

GF# SAT-14-4000142400507-SH

Date: 12/30/2024, to be effective 12/31/2024

Grantor: Manuel A. Copeland II and Lakisha L. Copeland, husband and wife

Grantor's Mailing Address: 1110 Merge Lane, New Braunfels, TX 78130

Grantee: Zane Smith, a married man and Stephen Smith, a married man

Grantee's Mailing Address: 6110 State Hwy 46 W, New Braunfels, TX 78132

Consideration: TEN AND NO/100—(\$10.00)—DOLLARS CASH AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED AND CONFESSED

AND THE FURTHER CONSIDERATION OF THE EXECUTION AND DELIVERY of a Note of even date that is in the principal amount of **SEVEN HUNDRED FIFTY-THREE THOUSAND SIX HUNDRED AND NO/100 DOLLARS (U.S. \$753,600.00)** executed by Grantee, payable to the order of **STIFEL BANK & TRUST**. The Note is secured by a Vendor's Lien retained in favor of **STIFEL BANK & TRUST** in this Deed and by a Deed of Trust of even date from **Zane Smith, a married man AND Stephen Smith, a married man** to **GREGORY S. GRAHAM, TRUSTEE(S)**.

Property (including any improvements): See attached Exhibit "A" Property commonly known as: 6110 State Hwy. 46 W, New Braunfels, TX 78132

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

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

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

Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

The said Vendor's Lien and Superior Title herein retained in the amount of **SEVEN HUNDRED FIFTY-THREE THOUSAND SIX HUNDRED AND NO/100 DOLLARS (U.S. \$753,600.00)** are hereby transferred, assigned, sold and conveyed to **STIFEL BANK & TRUST**, its successors and assigns, or heirs and assigns, as appropriate, the Payees named in said Note, without recourse on Grantor.

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

Manuel A. Copeland II
Manuel A. Copeland II

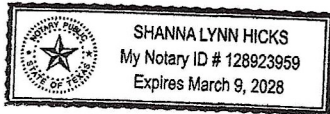
Lakisha L. Copeland

(Acknowledgment)

THE STATE OF TEXAS

COUNTY OF Comal

This instrument was acknowledged before me on the 31st day of Dec, 2024, by
Manuel A. Copeland II.



Shanna L. Hicks
Notary Public, State of TX
My Commission Expires: 3/9/28
Notary's printed Name: Shanna L. Hicks

THE STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, _____, by
Lakisha L. Copeland.

Notary Public, State of _____
My Commission Expires: _____
Notary's printed Name: _____

NOTICE: This document affects your legal rights. Read it carefully before signing.

AFTER RECORDING RETURN TO:

Zane Smith, a married man and Stephen Smith, a married
man

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

Manuel A. Copeland II

Lakisha L. Copeland
Lakisha L. Copeland

(Acknowledgment)

THE STATE OF TEXAS

COUNTY OF _____

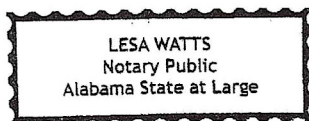
This instrument was acknowledged before me on the _____ day of _____, _____, by
Manuel A. Copeland II.

Notary Public, State of _____
My Commission Expires: _____
Notary's printed Name: _____

THE STATE OF ~~TEXAS~~ ⁱⁿ Alabama

COUNTY OF Marshall

This instrument was acknowledged before me on the 31ST day of December, 2024, by
Lakisha L. Copeland.



Lesa Watts
Notary Public, State of Alabama
My Commission Expires: JUL 21, 2026
Notary's printed Name: LESA WATTS

NOTICE: This document affects your legal rights. Read it carefully before signing.

AFTER RECORDING RETURN TO:

**Zane Smith, a married man and Stephen Smith, a married
man**

EXHIBIT A

Being 7.449 acres of land, more or less, out of the Friedrich Heidrich Survey No. 774, Abstract 841, and the Jacob Heidrich Survey No. 838, Abstract 813, both located in Comal County, Texas, and being that same property described in a General Warranty Deed, recorded in Document Number 201606025066, Official Public Records, Comal County, Texas; said 7.449 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the lower southwest corner of this 7.449 acres, same being the West corner of Lot 4, Rock Hill Subdivision (Document Number 960623558), and on the northeast Right-of-Way of State Highway 46 West, same also being the POINT OF BEGINNING;

THENCE along the northeast Right-of-Way of said Highway 46, North 45 degrees 52 minutes 04 seconds West (called North 44 degrees 13 minutes 30 seconds West), a distance of 40.10 feet (called 40.60 feet) to a 1/2-inch iron rod found for the upper southwest corner of this 7.449 acres, same being the southwest corner of the Hunter S. Borland, et ux, 7.417 acres (Document Number 201406004784);

THENCE along the line common to this 7.449 acres and said Borland 7.417 acres, North 55 degrees 12 minutes 01 seconds East (called North 55 degrees 40 minutes 05 seconds East), a distance of 773.55 feet (called 773.53 feet) to a reentrant corner of this 7.449 acres, same being the East corner of said Borland 7.417 acres, and the southeast corner of the Hunter S. Borland, et ux, 0.126 acres (Document Number 201406023034);

THENCE along the lines common to this 7.449 acres and said Borland 0.126 acres, the following courses and distances:

North 28 degrees 17 minutes 46 seconds West (called North 28 degrees 01 minutes 41 seconds West), a distance of 150.00 feet (called 149.81 feet), to a 1/2-inch iron rod found for an angle corner;

North 39 degrees 30 minutes 27 seconds West (called North 39 degrees 04 minutes 22 seconds West), a distance of 253.65 feet (called 253.79 feet), to a 1/2-inch iron rod found for the West corner of this 7.449 acres same being the East corner of the J. Scott. McCash 16.405 acres (Document Number 200806024377) and the upper northwest corner of said Borland 0.126 acres, same also being a South corner of the Leslie Joe Dischinger tract (Document Number 200406033883);

THENCE along the line common to this 7.449 acres and said Dischinger tract, North 54 degrees 56 minutes 12 seconds East (called North 55 degrees 26 minutes 10 seconds East), a distance of 635.50 feet (called 635.96 feet) to a 1/2-inch iron rod found for the North corner of this 7.449 acres, same being a West corner of the Dan Kinsel Ranches, LP 405.082 acres (Document Number 202206003335);

THENCE along the line common to this 7.449 acres and said Kinsel Ranches 405.082 acres, South 44 degrees 44 minutes 41 seconds East (called South 44 degrees 14 minutes 07 seconds East), a distance of 451.15 feet (called 451.13 feet), to a 1/2-inch iron rod found for the East corner of this 7.449 acres, same being the North corner of Lot 3 of the aforesaid Rock Hill Subdivision;

THENCE along the line common to this 7.449 acres and said Rock Hill Subdivision, South 55 degrees 12 minutes 37 seconds West (called South 55 degrees 40 minutes 05 seconds West), a distance of 1475.43 feet (called 1475.58 feet) to the POINT OF BEGINNING, and containing 7.449 acres of land, more or less.

Note: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of Schedule B hereof.

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
01/02/2025 11:39:03 AM
TRACY 4 Pages(s)
202506000104**



Bobbie Koepp

From: [Matthew W. Simmont](#)
To: [Hernandez,Sandra](#); [Ssmith7453@yahoo.com](#)
Cc: [Planning Division](#); [Amanda Mushinski](#); [Dana Moses](#); [Keith Eismann](#); [Molina,Ashley](#); [Olvera,Brandon](#); [Gallegos,Efrain](#)
Subject: RE: 6110 State Hwy 46 W - Permit 119025
Date: Wednesday, September 17, 2025 2:08:06 PM
Attachments: [image001.png](#)
[EmailLogo-Small_c6d86cff-0062-47bb-89b0-351933562e2d.png](#)

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

- Comal IT

Hello Sandra,

I have reviewed the deed history of this tract and it appears to be compliant with the city's subdivision regulations.

Thank you,



One City, One Team

Matthew W. Simmont, AICP
Planning Manager | Planning and Development Services
550 Landa St | New Braunfels, TX 78130
830-221-4058 | MSimmont@newbraunfels.gov

Do you have a question about a permit? Check out the [Citizen Portal](#).

We would like to hear from you! [Click here](#) to provide your input on the land development ordinance update.

This email, plus any attachments, may constitute a public record of the City of New Braunfels and may be subject to public disclosure under the [Texas Public Information Act](#).

Please take a moment to complete the City of New Braunfels [Customer Satisfaction Survey](#).

From: Hernandez,Sandra <rabsah@co.comal.tx.us>

Sent: Wednesday, September 17, 2025 12:56 PM

To: Ssmith7453@yahoo.com

Cc: Planning Division <Planning@newbraunfels.gov>; Amanda Mushinski <AMushinski@newbraunfels.gov>; Matthew W. Simmont <MSimmont@newbraunfels.gov>; Dana Moses <dmoses@newbraunfels.gov>; Keith Eismann <keith.eismann@yahoo.com>; Molina,Ashley <haegee@co.comal.tx.us>; Olvera,Brandon <Olverb@co.comal.tx.us>; Gallegos,Efrain <gallee@co.comal.tx.us>

Subject: 6110 State Hwy 46 W - Permit 119025

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

RE: 6110 State Hwy 46 W – Permit 119025

Dear property owner,

We received a septic permit application in our office for the referenced property on September 16, 2025. This property shows to be in the jurisdiction of the City of New Braunfels, so we are including the city in this email. Please be advised that you will need to contact the City of New Braunfels Development Planning office at 830-221-4041 option 2 to verify this tract is compliant with their subdivision regulations and provide confirmation to our office that indicates this tract is compliant. This may involve submitting a request for a Legal Lot Determination Letter which can be done at the following link:

<https://www.newbraunfels.gov/3450/Forms-and-Applications>

Thank you,

From: [Hernandez, Sandra](#)
To: ["Ssmith7453@yahoo.com"](#)
Cc: [Planning Division](#); [Amanda Mushinski](#); [Matthew W. Simmont](#); [Dana Moses](#); [Keith Eismann](#); [Molina, Ashley](#); [Olvera, Brandon](#); [Gallegos, Efrain](#)
Subject: 6110 State Hwy 46 W - Permit 119025
Date: Wednesday, September 17, 2025 12:55:00 PM
Attachments: [Pages from 119025.pdf](#)
[image001.png](#)

RE: 6110 State Hwy 46 W – Permit 119025

Dear property owner,

We received a septic permit application in our office for the referenced property on September 16, 2025. This property shows to be in the jurisdiction of the City of New Braunfels, so we are including the city in this email. Please be advised that you will need to contact the City of New Braunfels Development Planning office at 830-221-4041 option 2 to verify this tract is compliant with their subdivision regulations and provide confirmation to our office that indicates this tract is compliant. This may involve submitting a request for a Legal Lot Determination Letter which can be done at the following link:

<https://www.newbraunfels.gov/3450/Forms-and-Applications>

Thank you,



Sandra Ann Hernandez

Subdivision Coordinator

Comal County Engineer's Office

195 David Jonas Drive | 830-608-2090 | www.cceo.org



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		119025
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.

Signature of Applicant **S**

9.8.25

Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION
___ (Missing Items Circled, Application Refeused)