

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:

Address:

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

Inspector Notes:

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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

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

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		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		285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed						
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: 119033
Issued This Date: 10/17/2025
This permit is hereby given to: Cosmic Cowboy Ranch, LLC

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

7155 FM 2722
NEW BRAUNFELS, TX 78132

Subdivision: J. Preusser Survey, Abst 468
Unit: J Rhode Survey, A 847
Lot: P Nowtony Survey A 987
Block: 0
Acreage: 81.3400

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank
Leaching Chambers

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

By Kathy Griffin at 11:12 am, Sep 19, 2025

**COMAL COUNTY**
ENGINEER'S OFFICE**ON-SITE SEWAGE FACILITY APPLICATION**195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CCEO.ORGDate 9/10/2025Permit Number 119033**1. APPLICANT / AGENT INFORMATION**Owner Name Cosmic Cowboy Ranch, LLC
Mailing Address 7155 FM 2722
City, State, Zip New Braunfels, Texas 78132
Phone # 832-859-1169
Email charlescowboy@yahoo.comAgent Name Brian Erxleben, R.S. 3637
Agent Address 562 S. Hwy 123 Bypass #128
City, State, Zip Seguin, Texas 78155
Phone # 830-660-9133
Email bandverx@gmail.com**2. LOCATION**Subdivision Name _____ Unit _____ Lot _____ Block _____
Survey Name / Abstract Number JOSEPH PREUSSER, A-468 . JOSEPH RHODE, A-847
PETER NOWOTNY, A-987 Acreage 81.343
Address 7155 FM 2722 City New Braunfels State Texas Zip 78132**3. TYPE OF DEVELOPMENT**☒ Single Family ResidentialType of Construction (House, Mobile, RV, Etc.) Weight Room with BathroomNumber of Bedrooms NAIndicate Sq Ft of Living Area NA☐ 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: \$ 100,000 (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

8.18.2025



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Brian Erxleben, R.S. 3637

System Description Leaching Chambers

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

Tank Size(s) (Gallons) 1000 gall 2/c Absorption/Application Area (Sq Ft) 300

Gallons Per Day (As Per TCEQ Table III) 30

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

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

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

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

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

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

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

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

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

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

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

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

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

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

If yes, indicate the city: _____

By signing this application, I certify that:

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

Signature of Designer

Date

9-10-25

OSSF SOIL EVALUATION REPORT INFORMATION
COMAL COUNTY

DATE: 9-10-25

Applicant Information:

Name: Cosmic Cowboy Ranch, LLC
Address: 7155 FM 2722
City: New Braunfels State: Texas Zip: 78132
Ph: (832) 859-1169 Fax:

Site Evaluator Information:

Name: Brian Erxleben
Address: 562 S. Hwy 123 Bypass #128
City: Seguin State: Texas Zip: 78155
Ph: (830) 660-9133 email: bandverx@gmail.com

Property Location:

Lot: Block:
Subdivision:
Street/Road Address: 7155 FM 2722
City: New Braunfels State: TX Zip: 78132
Additional: Jo. Preusser, A-468, Jo. Rohde, A-847, Peter
Nowotny, A-987

Installer Information:

Name: Charles Mager, OS0027258
Company: Cowboy Septic
Address: 1301 Tom Creek Lane
City: Canyon Lake State: TX Zip: 78133
Ph: (830) 624-6746 Fax:

SCHEMATIC of LOT of TRACT

Show:

North arrow, adjacent streets, property lines, dimensions, location of buildings, easements, swimming pools, water lines, and other structures where known.
Location of existing or proposed water wells within 150 feet of property.
Indicate slope or provide contour lines from the structure to the farthest location for the proposed soil absorption or irrigation area.
Location of soil boring or dug pits (show with respect to a known reference point).
Location of drainage ways, water impoundment areas, cut or fills bank, sharp slopes and breaks.

Lot Size: 81.343 acres

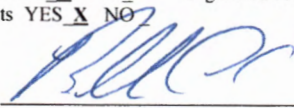
SITE DRAWING

SEE SITE PLAN

FEATURES OF SITE AREA

Presence of 100 year flood zone	YES <u>X</u> NO <u>—</u>	Presence of upper water shed	YES <u>—</u> NO <u>X</u>
Existing or proposed water well in nearby area	YES <u>X</u> NO <u>—</u>	Organized sewage service available to lot	YES <u>—</u> NO <u>X</u>
Presence of adjacent ponds, streams, water impoundments	YES <u>X</u> NO <u>—</u>		

Site Evaluator:

NAME: BRIAN ERXLEBEN Signature:  License No: 11458

COMAL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

OSSF SOIL EVALUATION FORM

Owners Name: Cosmic Cowboy Ranch, LLC
 Physical Address: 7155 FM 2722 New Braunfels, Texas 78132
 Name of Site Evaluator: Brian Exleben, S.E. #11458
 Date Performed: 9-10-25 Proposed Excavation Depth: 30" - 36"

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil evaluation must be shown on the application site drawing or designer's site drawing.
 For subsurface disposal, soil evaluations 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.
 Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

SOIL BORING NUMBER <u>1 & 2</u>						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III- blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	<u>Type 4</u>	<u>Clay</u>	<u>N/A</u>	<u>None</u>	<u>None</u>	Leaching Chambers, 30" - 36" deep
1						
2						
3						
4	<u>Type 3</u>	<u>Clay loam</u>	<u>25% gravel</u>	<u>None</u>	<u>None</u>	
5						

SOIL BORING NUMBER _____						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III- blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0						
1						
2						
3						
4						
5						

FEATURES OF SITE AREA

Presence of 100 year flood zone	YES <u>X</u> NO <u> </u>
Presence of adjacent ponds, streams, water impoundments	YES <u>X</u> NO <u> </u>
Existing or proposed water well in nearby area	YES <u>X</u> NO <u> </u>
Organized sewage available to lot or tract	YES <u> </u> NO <u>X</u>
Recharge features within 150 feet	YES <u> </u> NO <u>X</u>

I certify that the above statements are true and are based on my own field observations.

Signature of Site Evaluator

Date



9-10-25

Revised

Efrain Gallegos

10/17/2025 7:38:33 AM

Brian Erxleben, R.S., S.E.

562 S. Hwy 123 Bypass #128

Seguin, Texas 78155

Mobile (830) 660-9133 bandverx@gmail.com

OSSF DESIGN

Owner: **Cosmic Cowboy Ranch, LLC**

Location: **7155 FM 2722 New Braunfels, Texas 78132**

Phone: **(832) 859-1169**

Date: **10-9-25**

Development: **Weight Room with bathroom * Bedrooms: NA Sq. Ft: NA**

Q: **30 gpd** Soil: **Type 3** Ra: **0.20 gall/ft²/day**

System Type: **Leaching Chambers (Infiltrator Quick 5)**

Required Absorptive Area (A): **113 ft²** [A = 0.75(Q/Ra)]

Excavation Width (W): **3 ft**

Required Excavation Length (L): **23 ft** (L = A/W + 2)

Actual Excavation Length: **60 ft**

Actual Excavation Area: **300 ft²**

Chamber Length: **5 ft**

Number of Chambers: **12**

Minimum Tank Size: **750 gall**

Actual Tank Size: **1000 gall 2/c**

**Table 3 does not specifically reference "weight room with bathroom" for wastewater calculations. The weight room has no living area, and the bathroom contains only a toilet and a sink, no shower. There are no kitchens or washing machines. The closest reference in Table 3 would be "factories per person per shift" which lists the flow at 12 gpd/person. There will be potentially 2 people using this facility each day for a total of 24 gpd. The 30 gpd design Q uses a safety factor of 1.25 (Q).*

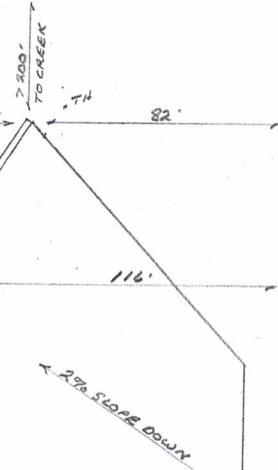


EXISTING
DRAINFIELD

Revised
Efrain Gallegos

10/27/2025 2:25:06 PM

LEACHING CHAMBERS



81.343 ACRES
JOSEPH PREUSSER, A-468
JOSEPH ROHDE, A-847
PETER NOWOTNY, A-987

A PORTION OF THE PROPERTY EXCLUDING THE STRUCTURES & OSSF IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN. PROPERTY IS LOCATED WITHIN THE CONTRIBUTING ZONE. THERE IS NO EXISTING CZP FOR THE PROPERTY. DEVELOPMENT IS A SINGLE FAMILY RESIDENCE WITH <20% IMPERVIOUS COVER AND A CZP IS NOT REQUIRED.

NOTES:

1. Design is for a personal weight room with a bathroom and a wastewater flow of 30 gpd.
2. Install a 1000 gall 2/c septic tank, level with T's.
3. Install a 2-way cleanout in a 3" sch 40 tightline, minimum slope 1/8 in/ft. Additional cleanout to be installed at an interval not to exceed 100'.
4. Install 60' of Infiltrator Quick 5 Leaching Chambers (12 chambers) in a single level trench, 30" - 36" deep.
5. Install an inspection port (IP) in the last chamber.
6. Geotextile not required.
7. Connect the tank to the chambers with 4" SDR 35, minimum slope 1/16 in/ft.
8. Backfill with type 2 soil. Excavated soil not suitable for backfill.
9. Grass should be planted over the drainfield.
10. Vehicles should not be driven over the drainfield. Impervious materials shall not be installed over the drainfield.

AS-BUILT DESIGN:

COSMIC COWBOY RANCH, LLC
7155 FM 2722
NEW BRAUNFELS, TEXAS 78132

BRIAN C. ERXLEBEN, R.S.
562 S. HWY 123 BYPASS #128
SEGUIN, TEXAS 78155
(830) 660-9133

DATE: 10-25-25

SCALE: 1" = 60'

1000 GALL 2/C SEPTIC TANK

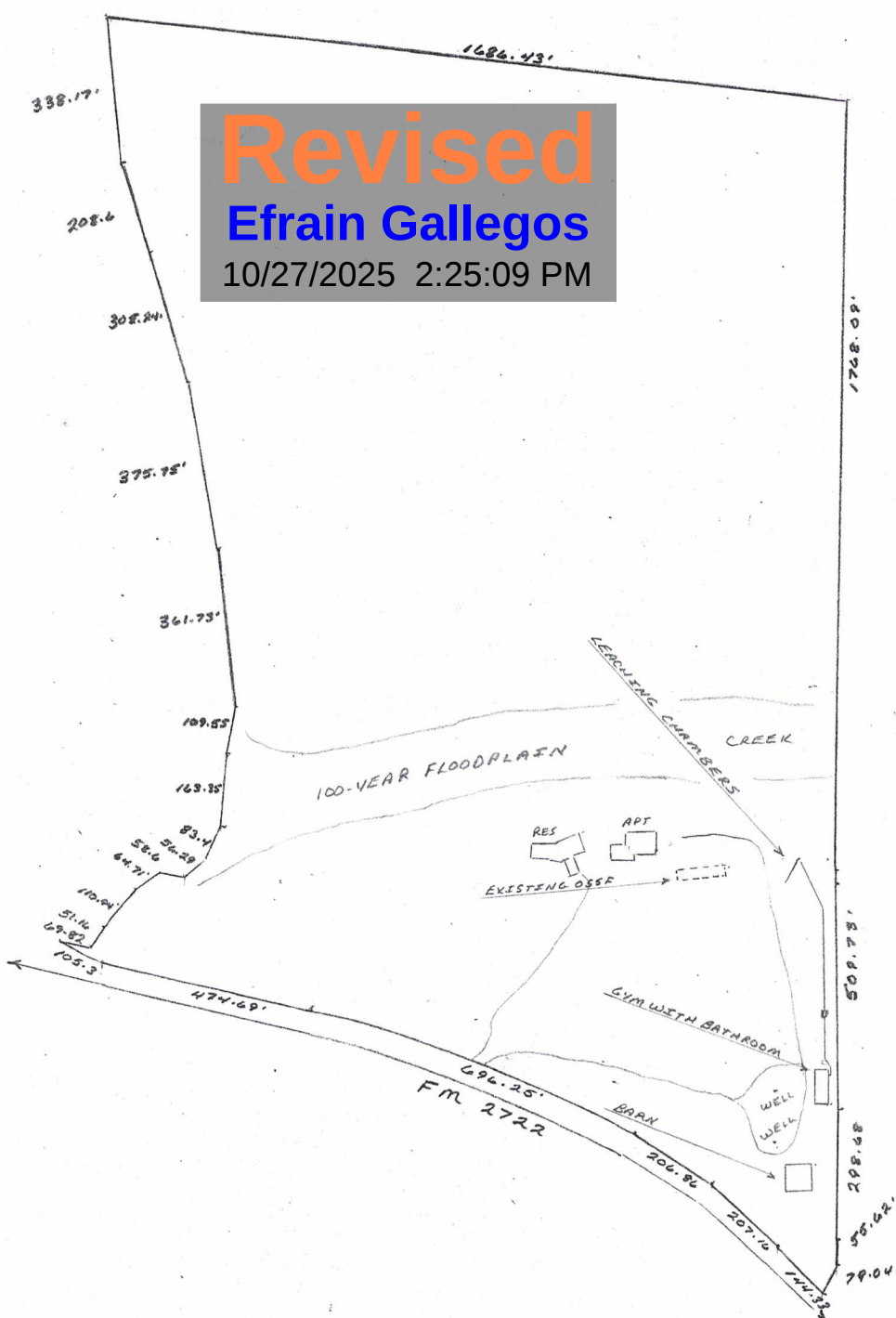
150' R
50' R
WELL

WEIGHT ROOM
WITH BATHROOM

Revised

Efrain Gallegos

10/27/2025 2:25:09 PM



81.343 ACRES
JOSEPH PREUSSER, A-468
JOSEPH ROHDE, A-847
PETER NOWOTNY, A-987

A PORTION OF THE PROPERTY EXCLUDING THE STRUCTURES & OSSF IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN. PROPERTY IS LOCATED WITHIN THE CONTRIBUTING ZONE. THERE IS NO EXISTING CZP FOR THE PROPERTY. DEVELOPMENT IS A SINGLE FAMILY RESIDENCE WITH <20% IMPERVIOUS COVER AND A CZP IS NOT REQUIRED.

REVISED

10-25-25



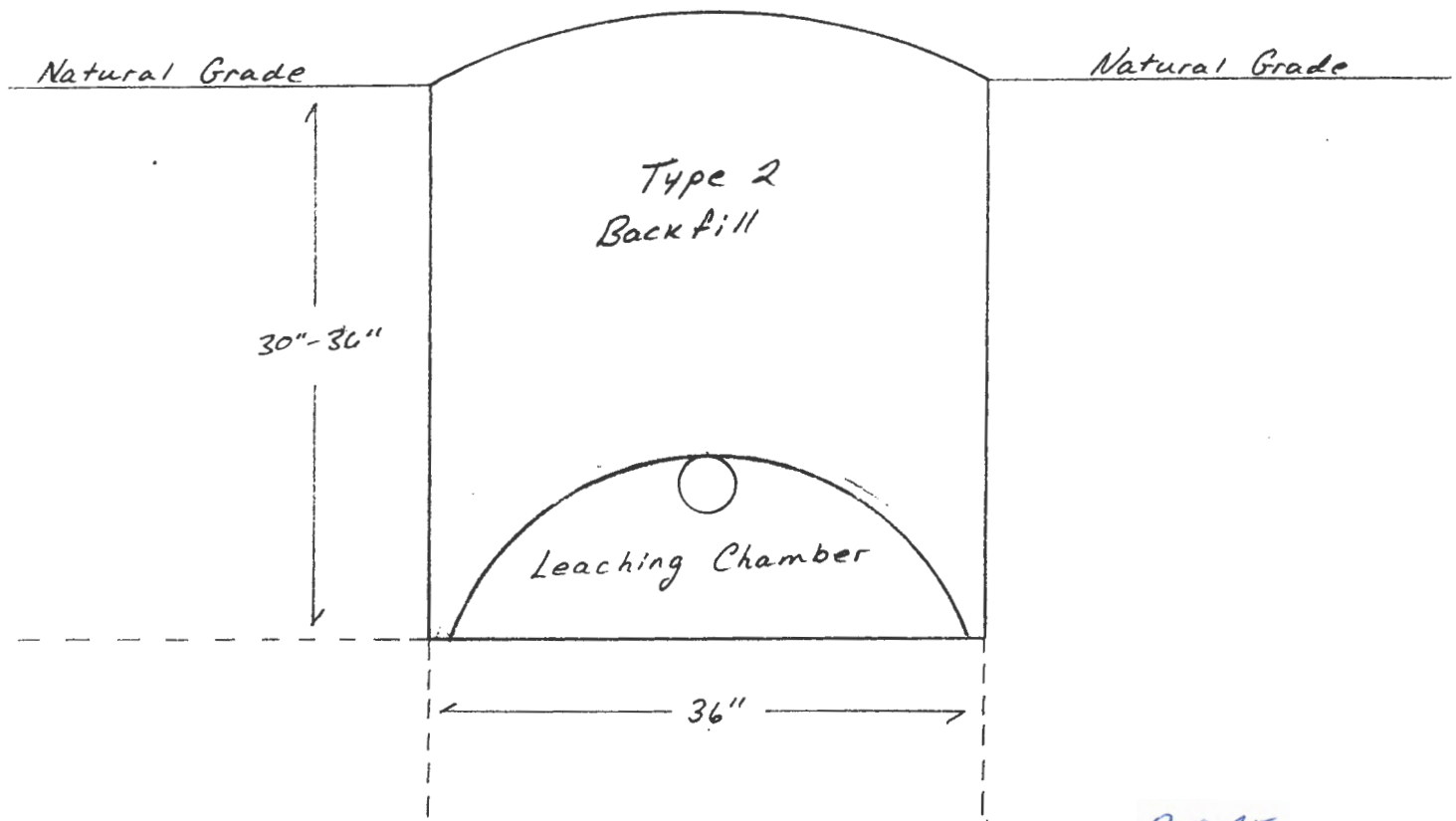
SITE PLAN:

COSMIC COWBOY RANCH, LLC
7155 FM 2722
NEW BRAUNFELS, TEXAS 78132
BRIAN C. ERXLEBEN, R.S.
562 S. HWY 123 BYPASS #128
SEGUIN, TEXAS 78155
(830) 660-9133

DATE: 10-25-25

SCALE: 1" = 400'

LEACHING CHAMBER INSTALLATION CROSS SECTION



BACKFILL: TYPE 2

GEOTEXTILE: NOT REQUIRED

COSMIC COWBOY RANCH, LLC 7155 FM 2722 NEW BRAUNFELS, TEXAS 78132	
BRIAN C. ERXLEBEN, R.S. 562 S. HWY 123 BYPASS #128 SEGUIN, TEXAS 78155 (830) 660-9133	DATE: 9-10-25
	SCALE: NTS

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

Warranty Deed with Vendor's Lien

Date: February 7, 2024

Grantor: John A. Aramendia and Anne L. Aramendia, husband and wife

Grantor's Mailing Address: 13850 State Hwy 46 West, Spring Branch TX 78070

Grantee: Cosmic Cowboy Ranch, LLC, a Texas Limited Liability Company

Grantee's Mailing Address: ~~808 Coronado, Houston, Harris County, Texas 77009~~ 7155 FM 2722, New Braunfels, TX 78132

Consideration: Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and for the further consideration of the execution and delivery by said grantee of that one certain promissory note of even date herewith in the principal sum of Four Million Five Hundred Thousand and 00/100 Dollars (\$4,500,000.00) payable to the order of First Citizens Bank upon terms and bearing interest as therein provided, and providing for the acceleration of maturity in the event of default and for attorney's fee, the payment of which note is secured by the vendor's lien herein retained and is additionally secured by a Deed of Trust of even date herewith to Bryan Max, Trustee.

Property (including any improvements): Being all of a certain tract or parcel of land containing 81.40 acres, more or less, comprising approximate acreage out of various Original Patent Surveys in Comal County, Texas, as follows:

Survey No.	Original Grantee	Abstract No.	Acres
671	Joseph Preusser	468	77.91
806	Joseph Rohde	847	0.07
1000	Peter Nowotny, Jr.	987	3.42

that same land conveyed as 81.343 acres, from William A. Blackmon, et ux., to Darren W. Gerloff, et ux., by a Warranty Deed executed the 25th day of May 2005, and recorded as Document No. 200506019773 in the Official Public Records of Comal County, Texas; and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty: This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal

and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property.

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that the Contract provides for any such limitations or other agreed matters to survive closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

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.

First Citizens Bank at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property, as is evidenced by the hereinbefore described **\$4,500,000.00** note. The first and superior Vendor's Lien, as well as the Superior Title to said property is retained herein for the benefit of the said **First Citizens Bank**, its successors or assigns and shall have the right to release said Vendor's Lien upon the payment of said Note. The Vendor's Lien against and superior title to the property are retained until each note described is fully paid according to its term, at which time this deed will become absolute.

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


John A. Aramendia


Anne L. Aramendia

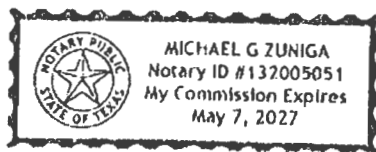
State of Texas

County of Bexar

This instrument was acknowledged before me on February 7, 2024, by John A. Aramendia and Anne L. Aramendia.

Notary Public: check the appropriate box – and only one box -- as applicable to this notarial act:

- ☒ This notarial act is a traditional notarization. The person(s) acknowledging is/are physically appearing before me.
☐ This notarial act is an online notarization. The person(s) acknowledging is/are appearing before me by an interactive two-way audio and video communication that meets the online notarization requirements under Subchapter, Chapter 406, TX Government Code, and rules adopted under that subchapter.



[Signature]
Notary Public, State of Texas

Michael G Zuniga
(printed name of Notarial Officer)

THIS NOTARIZATION INVOLVED THE USE OF TWO-WAY AUDIO-VIDEO COMMUNICATION PURSUANT TO THE SUSPENSION GRANTED BY THE OFFICE OF THE GOVERNOR ON APRIL 27, 2020, UNDER SECTION 418.016 OF THE TEXAS GOVERNMENT CODE.

AFTER RECORDING RETURN TO:
Cosmic Cowboy Ranch, LLC
808 Coronado
Houston, Texas 77009

Exhibit "A"
Property Description

Being all of a certain tract or parcel of land containing 81.40 acres, more or less, comprising approximate acreage out of various Original Patent Surveys in Comal County, Texas, as follows:

Survey No.	Original Grantee	Abstract No.	Acres
671	Joseph Preusser	468	77.91
806	Joseph Rohde	847	0.07
1000	Peter Nowotny, Jr.	987	3.42

that same land conveyed as 81.343 acres, from William A. Blackmon, et ux., to Darren W. Gerloff, et ux., by a Warranty Deed executed the 25th day of May 2005 and recorded as Document No. 200506019773 in the Official Public Records of Comal County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron stake set for the northwest corner of said 81.343 acres and the herein described tract, the northeast corner of a remaining portion of 186.786 acres conveyed from Donald Ray Foerster, et al., to William A. Blackmon by a Warranty Deed with Vendor's Lien executed the 8th day of June, 1998, and recorded as Document No. 9806013971 in the Official Public Records of Comal County, Texas, the south right-of-way line of Farm to Market Highway No. 2722, which point bears approximately 74 feet N08°20'E from the northwest corner of said Survey No. 671;

THENCE, along or near a fence, with the common line between said 81.343 acres and said Farm to Market Highway No. 2722, S70°17'58"E., 144.33 feet, to a concrete highway right-of-way marker; S72°34'51"E., 207.16 feet to a concrete highway right-of-way marker; S81°28'22"E., 206.86 feet to a concrete highway right-of-way marker found at the beginning of a 02°54'30" curve to the left, 696.25 feet, along the arc of said curve subtended by a 20°14'55" central angle and 1970.10 foot radius (long chord = N88°13'09"E., 696.63 feet) to a concrete highway right-of-way marker found at its end; N78°03'26"E., 474.69 feet to a 1/2 inch iron stake found at a damaged concrete highway right-of-way marker; S85°15'52"E., 105.03 feet to a concrete highway right-of-way marker; and N77°48'23"E., 69.82 feet to a 1/2 inch iron stake set for the northeast corner of said 81.343 acres and the herein described tract, the northwest corner of a remaining portion of said 186.786 acres;

THENCE, upon, over and across said 186.786 acres, the east line of said 81.343 acres, S09°16'34"E., 51.16 feet to a set 1/2 inch iron stake; S15°15'24"W., 110.94 feet to a set Mag-Nail; S29°46'02"W., 64.71 feet to a set Mag-Nail; S76°31'08"W., 58.60 feet to a set Mag-Nail; S24°25'01"W., 56.29 feet to a Mag-Nail; S00°06'45"E., 83.40 feet to a set 1/2 inch iron stake; S20°35'46"E., 163.35 feet to a found 1/2 inch iron stake; S14°20'18"W., 109.55 feet to a found 1/2 inch iron stake; S31°37'07"E., 361.73 feet to a found 1/2 inch iron stake; S34°45'22"E., 375.75 feet to a found 1/2 inch iron stake; S41°00'28"E., 305.24 feet to a found 1/2 inch iron

stake; S42°05'46"E., 208.60 feet to a found 1/2 inch iron stake; and S30°58'23"E., 338.17 feet to a 1/2 inch iron stake found for the southeast corner of said 81.343 acres and the herein described tract, a north line of 1621 acres conveyed from B.J. Stahlman to Alan R. Stahlman by a Warranty Deed with Vendor's Lien executed the 15th day of April, 1994, and recorded in Volume 957, Page 467 of the Official Public Records of Comal County, Texas;

THENCE, along or near a fence, with the common line between said 81.343 and 1621 acre tracts, S71°07'39"W., 1686.43 feet to a 1/2 inch iron stake found for the southwest corner of said 81.343 acres and the herein described tract, a reentrant corner of said 1621 acres; and N24°21'38"W., 1768.09 feet to a 60d nail found for a north corner of said 1621 acres, the east corner of 57.333 acres conveyed as Tract II from Dr. Philip S.H. Hughes, et ux., to Lewis Dickson by a General Warranty Deed executed the 27th day of March, 1992, and recorded in Volume 814, Page 264, of the Official Public Records of Comal County, Texas;

THENCE, along or near a fence, with the common line between said 81.343 and 57.333 acre tracts, N25°10'09"W., 509.73 feet to a found 60d nail; N24°31'45"W., 298.68 feet to a found 60d nail; and N22°53'16"W., 55.62 feet to a 60d nail found for a south corner of a remaining portion of said 186.786 acres;

THENCE, along or near a fence, upon, over and across said 186.786 acres, the west line of said 81.343 acres, N03°18'21"E., 79.04 feet to the PLACE OF BEGINNING.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made for informational and/or 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
02/13/2024 11:45:18 AM
LAURA 5 Pages(s)
202406004418



Bobbie Koepp

Brian Erxleben, R.S., S.E.
562 S. Hwy 123 Bypass #128
Seguin, Texas 78155
Mobile (830) 660-9133 bandverx@gmail.com

OSSF DESIGN

Owner: **Cosmic Cowboy Ranch, LLC**
Location: **7155 FM 2722 New Braunfels, Texas 78132**
Phone: **(832) 859-1169**
Date: **7-31-25**

Development: **Weight Room with bathroom** Bedrooms: **NA** Sq. Ft: **NA**

Q: **30 gpd** Soil: **Type 3**

R_a : **0.20 gal/ft²/day**

System Type: **Leaching Chamber** (Infiltrator)

Required Absorptive Area (A): **113 ft²** [$A = 750 / (R_a)$]

Excavation Width (W): **3 ft**

Required Excavation Length (L): **23 ft** ($L = A/W + 2$)

Actual Excavation Length: **60 ft**

Actual Excavation Area: **300 ft²**

Chamber Length: **5 ft**

Number of Chambers: **12**

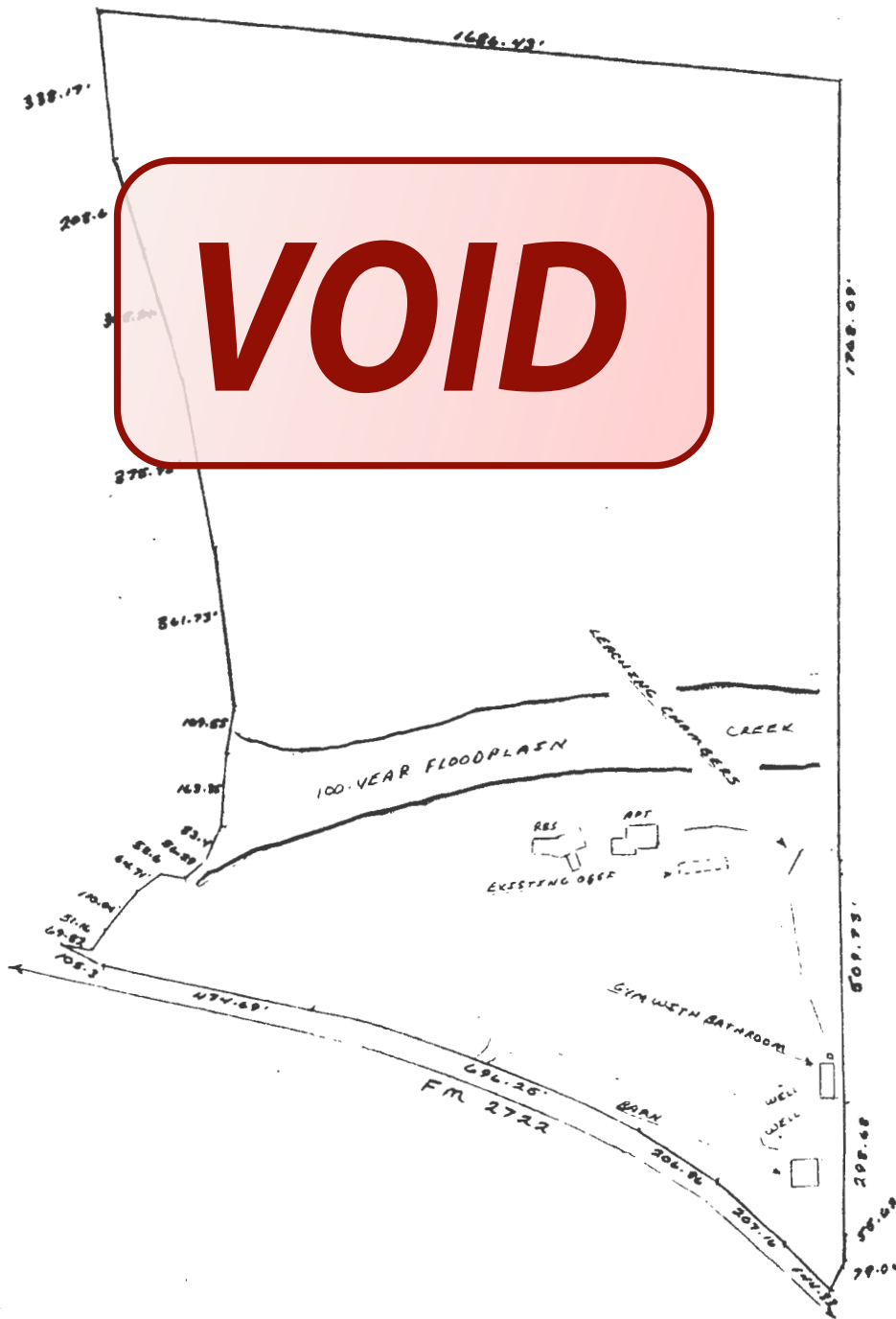
Minimum Tank Size: **750 gall**

Actual Tank Size: **1000 gall 2/c**

VOID

More details on structure. Where are the figures for this system coming from in accordance to the structure. Table III as well.





81.343 ACRES
 JOSEPH PREUSSER, A-468
 JOSEPH ROHDE, A-847
 PETER NOWOTNY, A-987

A PORTION OF THE PROPERTY EXCLUDING THE STRUCTURES & OSSF IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN. PROPERTY IS LOCATED WITHIN THE CONTRIBUTING ZONE. THERE IS NO EXISTING CZP FOR THE PROPERTY. DEVELOPMENT IS A SINGLE FAMILY RESIDENCE WITH <20% IMPERVIOUS COVER AND A CZP IS NOT REQUIRED.



SITE PLAN:

COSMIC COWBOY RANCH, LLC
 7155 FM 2722
 NEW BRAUNFELS, TEXAS 78132

BRIAN C. ERXLEBEN, R.S.
 562 S. HWY 123 BYPASS #128
 SEGUIN, TEXAS 78155
 (830) 660-9133

DATE: 9-10-25

SCALE: 1" = 400'

VOID



A PORTION OF THE PROPERTY EXCLUDING THE STRUCTURES & OSSF IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN. PROPERTY IS LOCATED WITHIN THE CONTRIBUTING ZONE. THERE IS NO EXISTING CZP FOR THE PROPERTY. DEVELOPMENT IS A SINGLE FAMILY RESIDENCE WITH <20% IMPERVIOUS COVER AND A CZP IS NOT REQUIRED.

1. ***Design is for a personal weight room with a bathroom and a wastewater flow of 30 gpd.***
2. Install a 1000 gall 2/c septic tank, level with T's.
3. Install a 2-way cleanout in a 3" sch 40 tightline, minimum slope 1/8 in/ft.
4. Install 60' of Infiltrator Quick 5 Leaching Chambers (12 chambers) in a single level trench, ***30" – 36" deep.***
5. Install an inspection port (IP) in the last chamber.
6. Geotextile not required.
7. Connect the tank to the chambers with 4" SDR 35, minimum slope 1/16 in/ft.
8. ***Backfill with type 2 soil. Excavated soil not suitable for backfill.***
9. Grass should be planted over the drainfield.
10. Vehicles should not be driven over the drainfield. Impervious materials shall not be installed over the drainfield.

COSMIC COWBOY RANCH, LLC
7155 FM 2722
NEW BRAUNFELS, TEXAS 78132

SCALE: 1" = 60'



COMAL COUNTY

ENGINEER'S OFFICE

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:

119033.pdf Markup Summary

Efrain Gallegos (1)



More details on structure. Where are the figures for this system coming from in accordance to the structure. Table III as well.

Subject: Text Box
Page Label: 5
Author: Efrain Gallegos
Date: 10/9/2025 12:37:41 PM
Status:
Color: ■
Layer:
Space:

More details on structure.
Where are the figures for
this system coming from in
accordance to the structure.
Table III as well.

RECEIVED

By Kathy Griffin at 11:12 am, Sep 19, 2025



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		119033
Date Received	Initials	Permit Number

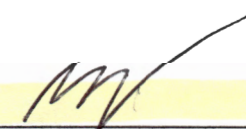
Instructions:

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

8.18.2025

Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

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