



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **11/17/2023** Permit Number: **115525**

Location Description: 3614 MORNINGSDR
NEW BRAUNFELS, TX 78132

Subdivision: V.J. OTT
Unit: 2
Lot: 3(pt)
Block: 0
Acreage: 0.9100

Type of System: Septic Tank
ET Beds

Issued to: RIZZAJAM, LLC

This license is authorization for the owner to operate and maintain a private facility at the location described in accordance to the rules and regulations for on-site sewerage facilities of Comal County, Texas, and the Texas Commission on Environmental Quality.

The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.

Alterations to this permit including, but not limited to:

- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system

may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

Licensing Authority
Comal County Environmental Health

Assistant
OS0034792

ENVIRONMENTAL HEALTH INSPECTOR

OS0038255

ENVIRONMENTAL HEALTH COORDINATOR

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:

10' setback from field, leave exposed for inspection, pump and crush existing tank and provide pump out receipt

11/8/23 CH: Tight line good, connected, covered, water line re-routed, require pump/ crush invoice for existing tank before LTO

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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

Waste Tracking Form

GENERATOR INFORMATION

Generator Name: _____

Address: 3614 Morning side Dr Telephone: _____

New Braunfels, TX County: Cornwall

Type of Waste Removed: Septic Chem. Toilet Grease Trap Sludge _____

Tank/Trap/Storage Capacity: 750 gallons yards tons

Date of last removal: 11/3/23

On 11/3/23, the transporter removed a total of 750 gallons yards tons
As the generator's representative, I certify that this waste contains no hazardous materials, was removed from this address, and is to be transported to a facility that the Texas Commission on Environmental Quality has authorized to receive these wastes.

Generator Name (print): _____ Generator Signature: _____

TRANSPORTER INFORMATION

Business Name: TWES

Address: 542 Essex St Telephone: 210-286-1634

SA TX 7824 SNC Registration Number: _____

Vehicle Capacity: 330 gallons yards tons

Truck License Plate Number: _____ TCEQ Registration Number: 726

On 11/3/23, I transported 750 gallons yards tons
of waste described under "Generator Information" above to Waste Receiver: Second Nature Compost, LLC
(TCEQ Reg. Number: 42044).

I certify that the information provided above is correct and that only the waste certified for removal by the generator is contained in this waste transport vehicle. I am aware that falsification of this trip ticket may result in revocation of my waste transportation permit, criminal prosecution, and/or civil penalties.

Driver name (print): Anthony Edgeh Driver signature: Anthony Edgeh

DISPOSAL FACILITY INFORMATION

Business Name: Second Nature Compost, LLC TCEQ Registration Number: 42044

Address: 8449 Nelson Rd, San Antonio, TX 78252 Telephone: 210-960-6440

As the representative of this business, I certify that each of the following statements is true:

*The Texas Commission on Environment Quality has authorized this business to accept the waste specified under "Generator Information" above.

*The transporter named above delivered _____ gallons yards tons
of this waste to this business on ____/____/____ at ____:____ AM PM.

*This waste has been recycled or disposed as required by the TCEQ authorization for this business and has been or will be treated in accordance with the pathogen and vector attraction reduction requirements of 30 TAC 312.82.

Site Operator Name (print): _____ Signature: _____



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: 115525
Issued This Date: 12/20/2022
This permit is hereby given to: RIZZAJAM, LLC

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

3614 MORNINGSIDE DR
NEW BRAUNFELS, TX 78132

Subdivision: V.J. OTT
Unit: 2
Lot: 3(pt)
Block: 0
Acreage: 0.9100

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank
ET Beds

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

Call (830) 608-2090 to schedule inspections.

From: [Matthew W. Simmont](#)
To: [Greg Johnson](#); rizajam@yahoo.com; [Ritzen, Brenda](#)
Cc: [Hernandez, Sandra](#); [Laure Middleton](#)
Subject: RE: Permit 115525 3614 Morningside Drive septic
Date: Tuesday, December 20, 2022 3:24:58 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,

The applicant brought in a copy of a previous deed to this property that has been reviewed and demonstrates compliance with the legal lot requirements for the city. Therefore the city considers this property to be a legal lot in compliance with the platting requirements.

Thank you,



One City, One Team

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

We're excited to announce all City employees have a new email address! We have moved from @nbtexas.org to @newbraunfels.gov Please save this new email address in your address book.

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: Matthew W. Simmont <MSimmont@newbraunfels.gov>
Sent: Friday, December 16, 2022 10:58 AM
To: Greg Johnson <gregjohnsonpe@yahoo.com>; rizajam@yahoo.com; Ritzen, Brenda <rabbjr@co.comal.tx.us>
Cc: Sandra Hernandez <rabsah@co.comal.tx.us>
Subject: RE: Permit 115525 3614 Morningside Drive septic

Good morning,

I pulled up the deed history for this property and it is not apparent that this property would be considered a legal lot. Please submit a Legal Lot Determination Letter application that would allow the city to make this determination.

Below is a link to the City's permitting portal (the application can be found under Create Application > Planning/Zoning).

<https://nbpermits.nbtexas.org/publicaccess/template/login.aspx>

Thank you,

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

From: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Wednesday, December 14, 2022 4:04 PM
To: rizajam@yahoo.com; Ritzen, Brenda <rabbjr@co.comal.tx.us>; Matthew W. Simmont <MSimmont@newbraunfels.gov>
Cc: Sandra Hernandez <rabsah@co.comal.tx.us>
Subject: Re: Permit 115525 3614 Morningside Drive septic

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Matt

See attached from Sandra at CCEO office

We need some closure on this septic permit

Let me know if were good

Thanks

Steve

Send for Greg W. Johnson, P.E.,R.S.)

170 Hollow Oak

New Braunfels, TX 78132

Office/Fax (830) 905-2778

Email: gregjohnsonpe@yahoo.com

On Thursday, December 8, 2022 at 03:59:33 PM CST, Ritzen, Brenda <rabbjr@co.comal.tx.us> wrote:

Steve,

Here is the link to the online permit file so that you may track its status:
https://cceo.org/environmental/documents/septic_permits/115525.pdf

It has been sent to the City of New Braunfels for a compliance review.

Thank you,



Brenda Ritzen

Environmental Health Coordinator

195 David Jonas Dr.

New Braunfels, TX 78132

DR:OS00007722

830-608-2090

www.cceo.org

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- Comal IT

Brenda

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Are we good to go ?

Steve

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Cc: [Hernandez, Sandra](#)
Subject: RE: Permit 115525 3614 Morningside Drive septic
Date: Friday, December 16, 2022 10:57:48 AM
Attachments: [image001.png](#)
[EmailLogo-Small_c6d86cff-0062-47bb-89b0-351933562e2d.png](#)

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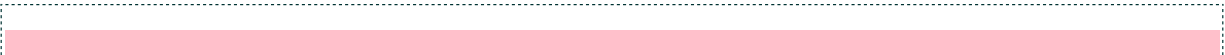
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Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
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New Braunfels, TX 78132

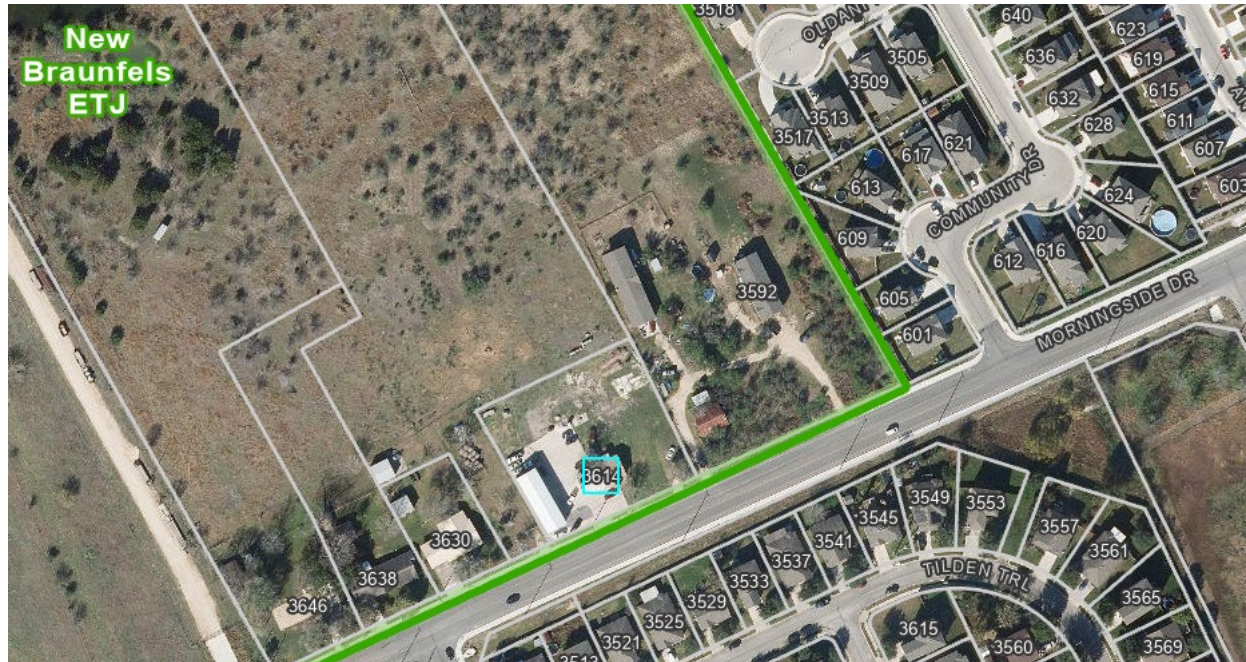
Office/Fax (830) 905-2778

Email: gregjohnsonpe@yahoo.com

From: [Hernandez, Sandra](#)
To: ["Matthew W. Simmont"](#)
Cc: [Vollbrecht, David](#); [Ritzen, Brenda](#); [Olvera, Brandon](#); [Molina, Ashley](#)
Subject: 3614 Morningside Dr.
Date: Tuesday, November 29, 2022 3:52:00 PM
Attachments: [image003.png](#)
[image004.png](#)

Good afternoon Matt,

A septic permit (#115525) was submitted to our office for a tract located within the ETJ of New Braunfels. Can you take a look at it and let us know if the City of New Braunfels considers this tract to be compliant?



If you have any questions, you can email me or call the office.

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

--	--

Date Received

Initials

115525

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

11/29/2022

Date

___ COMPLETE APPLICATION
Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION ___ (Missing Items Circled, Application Refeused)



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 November 18, 2022

Permit Number 115525

1. APPLICANT / AGENT INFORMATION

Owner Name RIZZAJAM, LLC
Mailing Address 1595 GARDENIA DRIVE
City, State, Zip NEW BRAUNFELS, TX 78130
Phone # 210-654-8110
Email rizajam@yahoo.com

Agent Name GREG W. JOHNSON, P.E.
Agent Address 170 HOLLOW OAK
City, State, Zip NEW BRAUNFELS, TX 78132
Phone # (830) 905-2778
Email gregjohnsonpe@yahoo.com

2. LOCATION

Subdivision Name V.J. OTT Unit 2 Lot 3(pt) Block _____
Survey Name / Abstract Number _____ Acreage 0.913
Address 3614 MORNINGSIDE DRIVE 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 HAIR SALON / TAILOR / MECHANIC
Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants UP TO 6 EMPLOYEES
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: \$ EXISTING (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 Public Well Rainwater Collection

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

11-29-2022
Date

*** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH ***

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.

System Description STANDARD; SEPTIC TANK AND UNLINED E.T. BEDS

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

Tank Size(s) (Gallons) 1000 GAL. DUAL COMP. SEPTIC TANK Absorption/Application Area (Sq Ft) 2400

Gallons Per Day (As Per TCEQ Table III) 225

(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 [X] 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 [X] No

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

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 [X] No

Is there an existing TCEQ approval CZP for the property? [] Yes [X] No

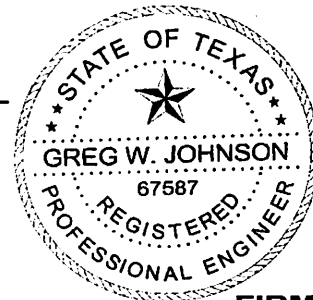
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP)

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

(if yes, the P.E. or R.S. 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 [X] No

If yes, indicate the city: _____



FIRM #2585

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 (Handwritten Signature)

Date November 18, 2022

**ON-SITE SEWERAGE FACILITY
SOIL EVALUATION REPORT INFORMATION**

Date Soil Survey Performed: November 17, 2022

Site Location: A 0.931 ACRE OUT OF LOT 3, UNIT 2 IN THE V.J. OTT SUBDIVISION

Proposed Excavation Depth: 18" to 36"

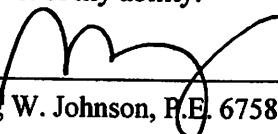
Requirements:

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

SOIL BORING NUMBER <u>1</u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	IV	CLAY	N/A	NONE OBSERVED	NONE OBSERVED	DARK GRAY
1						
2						
3						
4						
5						

SOIL BORING NUMBER <u>2</u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	SAME		AS		ABOVE	
1						
2						
3						
4						
5						

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



 Greg W. Johnson, P.E. 67587-F2585, S.E. 11561

11/17/2022

 Date

OSSF SOIL EVALUATION REPORT INFORMATION

Date: November 18, 2022

Applicant Information:

Name: RIZZAJAM, LLC.
Address: 1595 GARDENIA DRIVE
City: NEW BRAUNFELS State: TEXAS
Zip Code: 78130 Phone: (210) 654-8110

Site Evaluator Information:

Name: Greg W. Johnson, P.E., R.S., S.E. 11561
Address: 170 Hollow Oak
City: New Braunfels State: Texas
Zip Code: 78132 Phone & Fax (830)905-2778

Property Location:

Lot ^{SEE BELOW} Unit ___ Blk ___ Subd. _____
Street Address: 3614 MORNINGSIDE DRIVE
City: NEW BRAUNFELS Zip Code: 78130
Additional Info.: A 0.931 ACRE OUT OF LOT 3, UNIT 2 IN
THE V.J. OTT SUBDIVISION

Installer Information:

Name: _____
Company: _____
Address: _____
City: _____ State: _____
Zip Code: _____ Phone _____

Topography, Slope within proposed disposal area: 2 %
Presence of 100 yr. Flood Zone: YES ___ NO X
Existing or proposed water well in nearby area. YES ___ NO X
Presence of adjacent ponds, streams, water impoundments YES ___ NO X
Presence of upper water shed YES ___ NO X
Organized sewage service available to lot YES ___ NO X

Design Calculations for Evapotranspiration Beds:

Commercial

Q = _____ GPD SALON / TAILOR SHOP (SEE ATTACHED WRITE UP - USING 225 GPD)

Residential Water conserving fixtures to be utilized? Yes X No _____
Number of Bedrooms the septic system is sized for: _____ Total sq. ft. living area _____
Q gal/day = (Bedrooms +1) * 75 GPD - (20% reduction for water conserving fixtures)
Q = (_____ + 1) * 75 - (20 %) = 225

Evapotranspiration Beds

A = 1.6Q/Ret = 1.6 * 225 / .15 = 2400 sq. ft.

Tank Size = (~3 * Q) = 1000 Gal. Dual Comp.

Excavation Length & Width

L = A/W = 2400 / 20' = 120' of 20' WIDE

FINAL GRADE TO BE COVERED WITH VEGETATION TO MAXIMIZE TRANSPIRATION

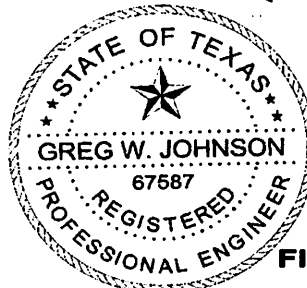
I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016).



GREG W. JOHNSON, P.E. 67587 - F#2585

11/18/2022

DATE



FIRM #2585

Greg W. Johnson, P.E.

170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778

November 18, 2022

Comal County Office of Environmental Health
195 David Jonas Drive
New Braunfels, Texas 78132-3760

RE: Septic Permit
V.J. Ott Unit 2, Lot 3 (pt) being 0.913 acres
3614 Morningside Drive
New Braunfels, TX 78130
Rizzajam, LLC

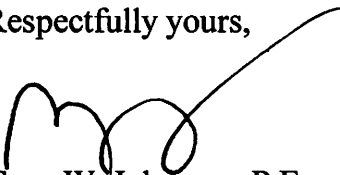
With respect to the referenced property, the salon will have 1 chair @ 75 Gal/chair from published tables.

State of Florida and Utah use 75 & 50 GPD/chair respectively.

Tailor has one employee & Mechanic has 4 employees @ 12 gpd = 60 gpd
Total expected flow is 135 gpd, design rate is 225 gpd.

If I can be of further assistance please contact me.

Respectfully yours,



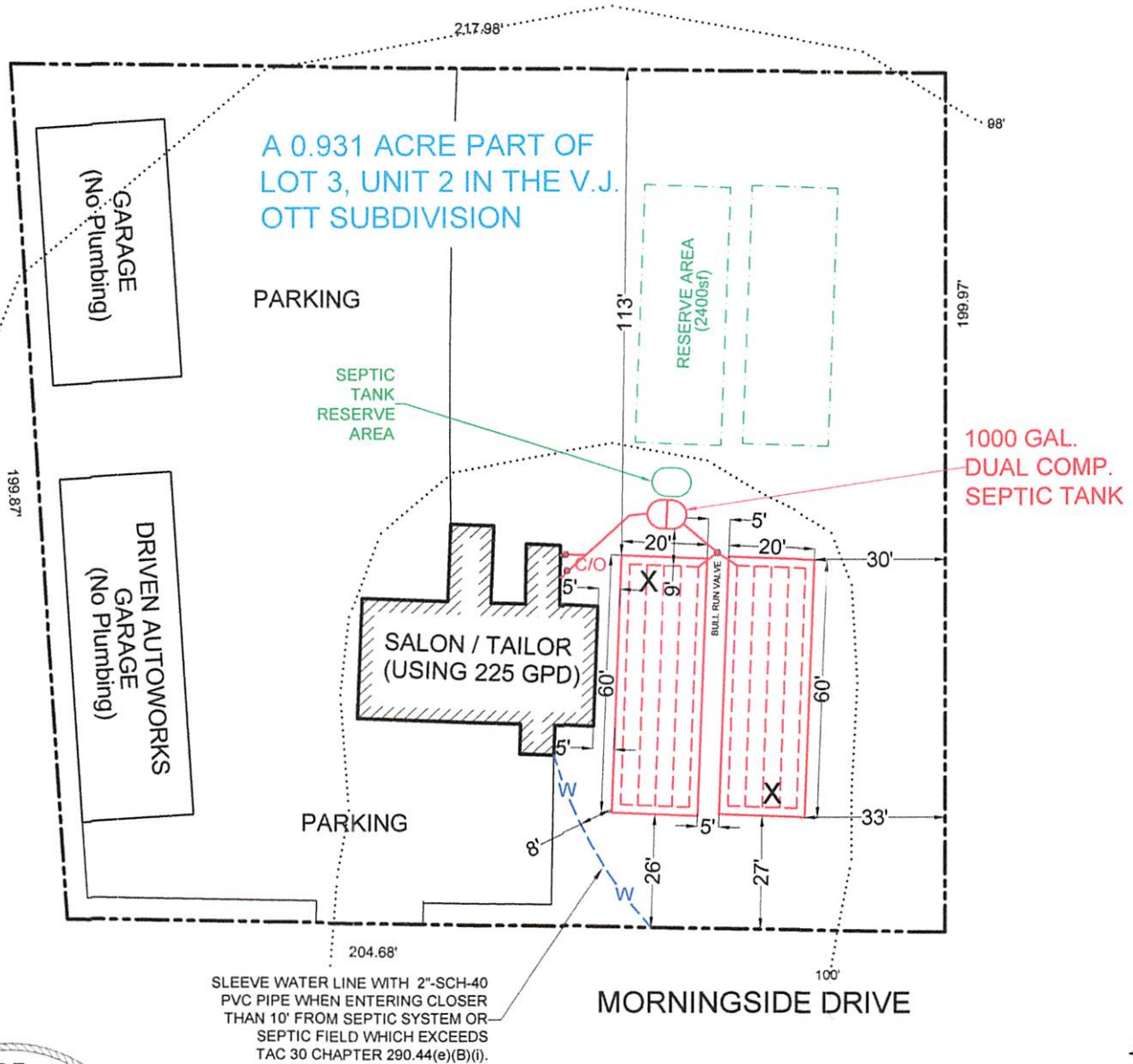
Greg W. Johnson, P.E.

INSTALL 2400sf OF UNLINED E.T. BEDS.
SEE ATTACHED WRITE UP.

*USE TWO WAY CLEAN OUT
**USE SCH-40 OR SDR-26 TO TANK

X= TEST HOLE

NOTE:
EXISTING SEPTIC
TANK TO BE
PUMPED, CRUSHED
AND BACK FILLED.
EXISTING SEPTIC
SYSTEM TO BE
ABANDONED

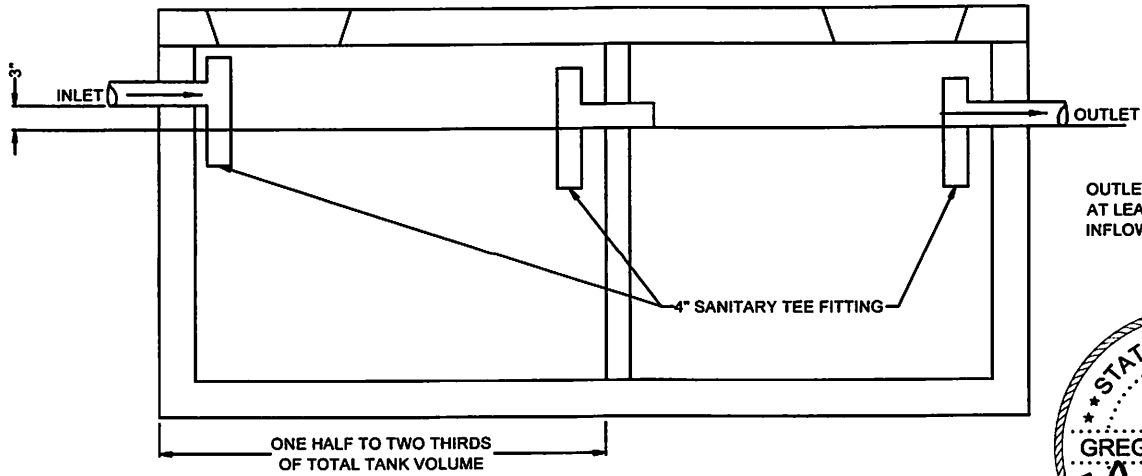


SLEEVE WATER LINE WITH 2"-SCH-40
PVC PIPE WHEN ENTERING CLOSER
THAN 10' FROM SEPTIC SYSTEM OR
SEPTIC FIELD WHICH EXCEEDS
TAC 30 CHAPTER 290.44(e)(B)(i).

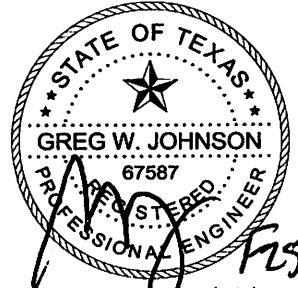
MORNINGSIDE DRIVE



OWNER: RIZZAJAM, LLC.		DRAWN BY: EJS III	
STREET ADDRESS: 3614 MORNINGSIDE DRIVE			
LEGAL DESC: SEE ATTACHED DEED	ACREAGE: 0.931	UNIT/SECTION/PHASE: 2	LOT: 3 (Part of)
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=40'	DATE: 11/18/2022	REVISED:

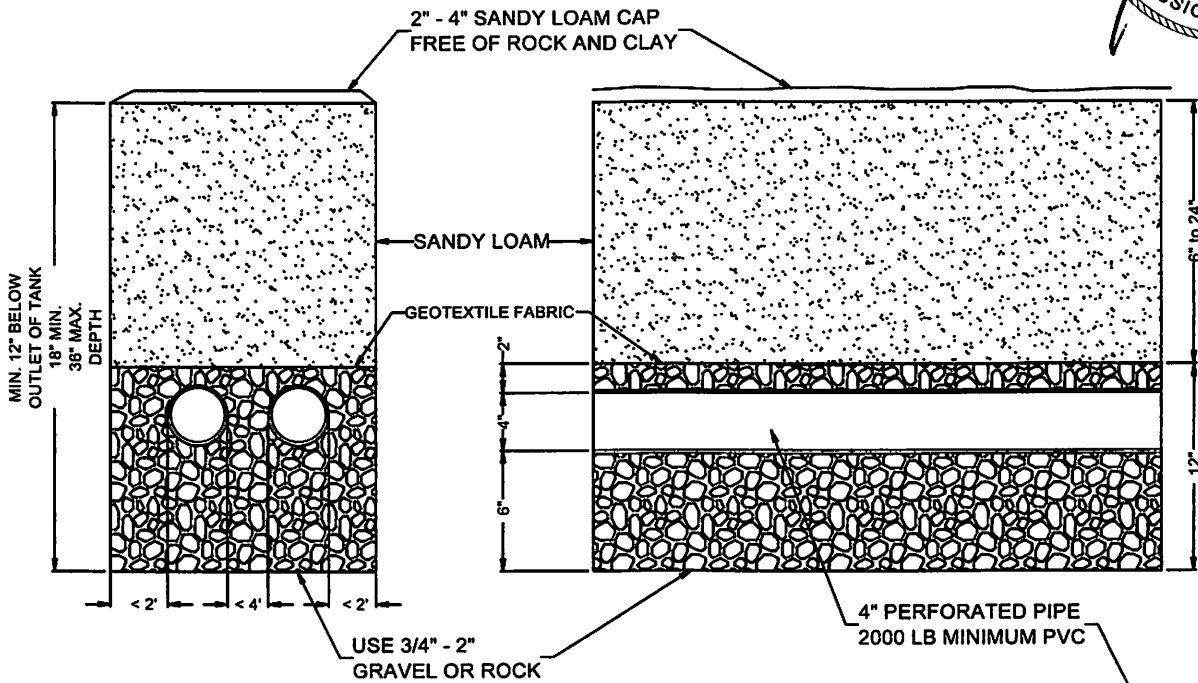


OUTLET PIPE MUST BE AT LEAST 3" LOWER THAN INFLOW PIPE

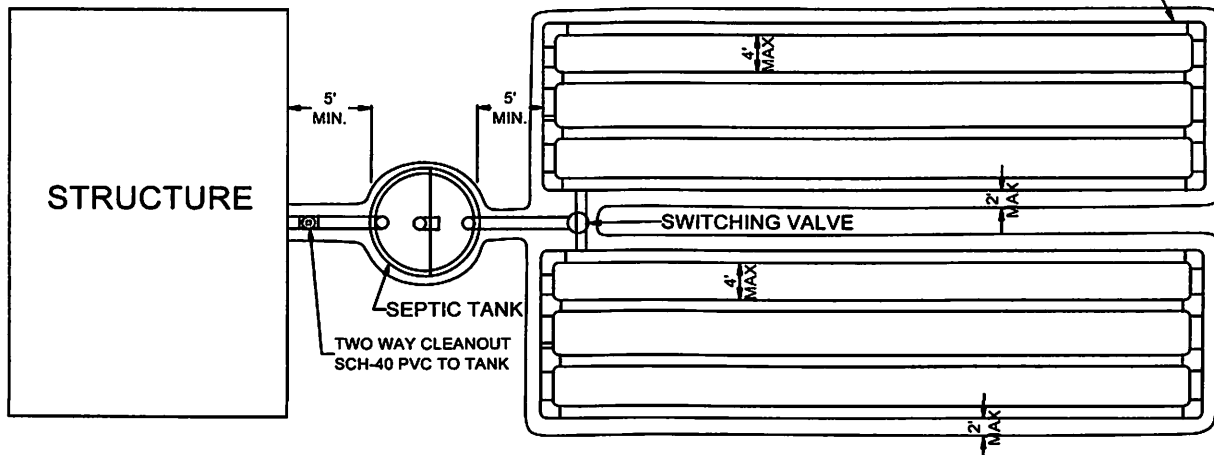


67587
11/18/2022

TYPICAL TWO COMPARTMENT SEPTIC TANK



UNLINED E.T. BED DETAIL

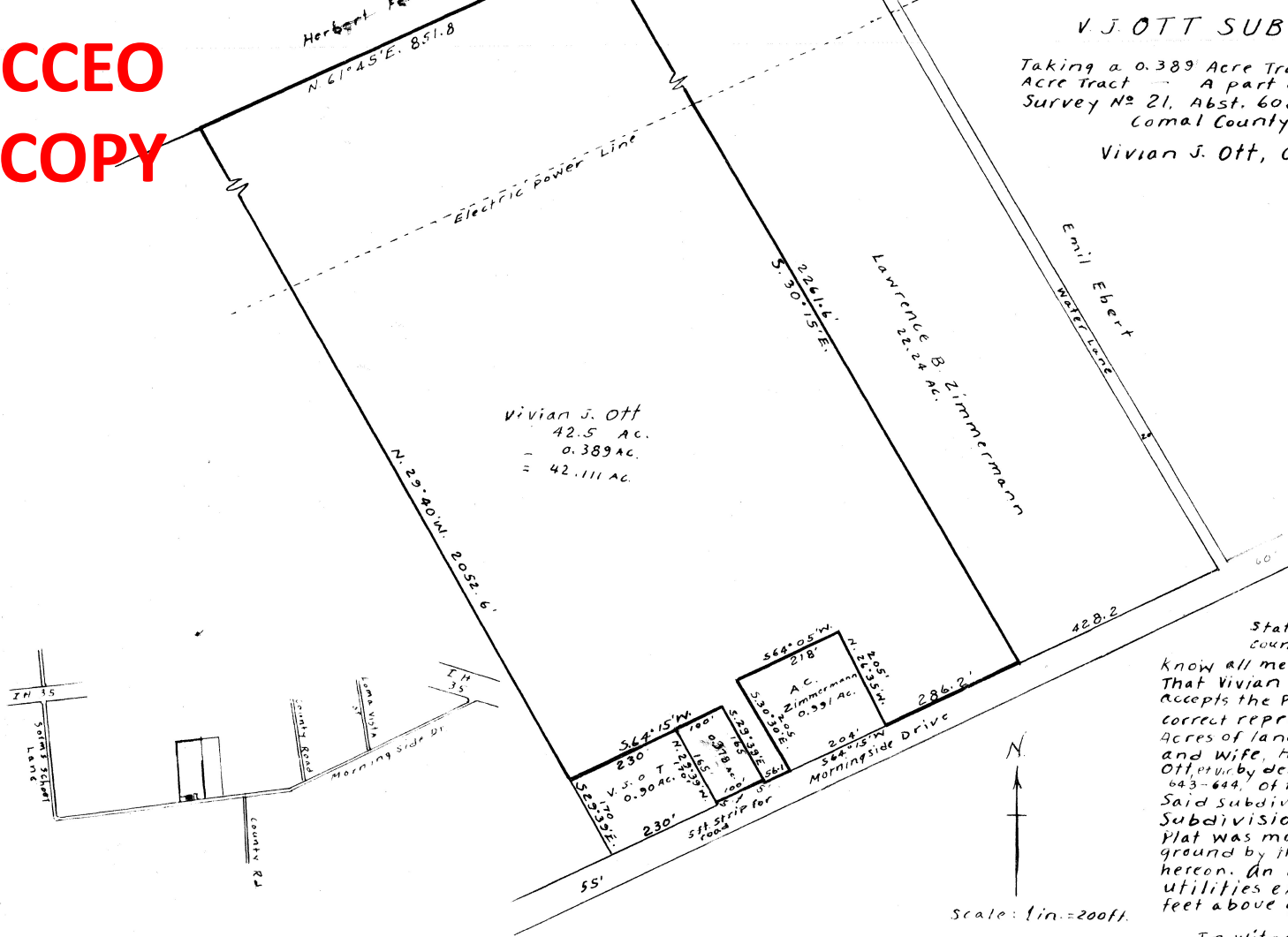


BED TYPE DRAINFIELD SYSTEM

**CCEO
COPY**

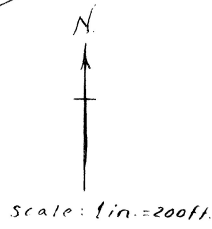
V. J. OTT SUBDIVISION.

Taking a 0.389 Acre Tract out of a 42.5
Acre Tract — A part of the John Thompson
Survey No 21, Abst. 608
Comal County, Texas
Vivian J. Ott, Owner



Vivian J. Ott
42.5 Ac.
0.389 Ac.
= 42.111 Ac.

State of Texas:
County of Comal:
Know all men by these presents
That Vivian J. Ott, as owner, hereby adopts and
accepts the Plat as shown herein as a true and
correct representation of a subdivision of 42.5
Acres of land conveyed by A.C. Zimmermann
and Wife, Hilda Zimmermann, to Vivian J.
Ott, et al, by deed recorded in Vol. 212, pages
643-644, of the Comal County Deed Records;
Said subdivision to be known as V. J. Ott
Subdivision, and acknowledges that Said
Plat was made from an actual Survey on the
ground by the Surveyor whose name is endorsed
hereon. An aerial easement is dedicated for
utilities extending upward from a plane 20
feet above ground, 5 feet on all Streets.



In Witness whereof said Vivian J. Ott has
signed these presents on this the 11 day
of January A.D. 1979

V. J. OTT
1-8-76
CEO

COPY

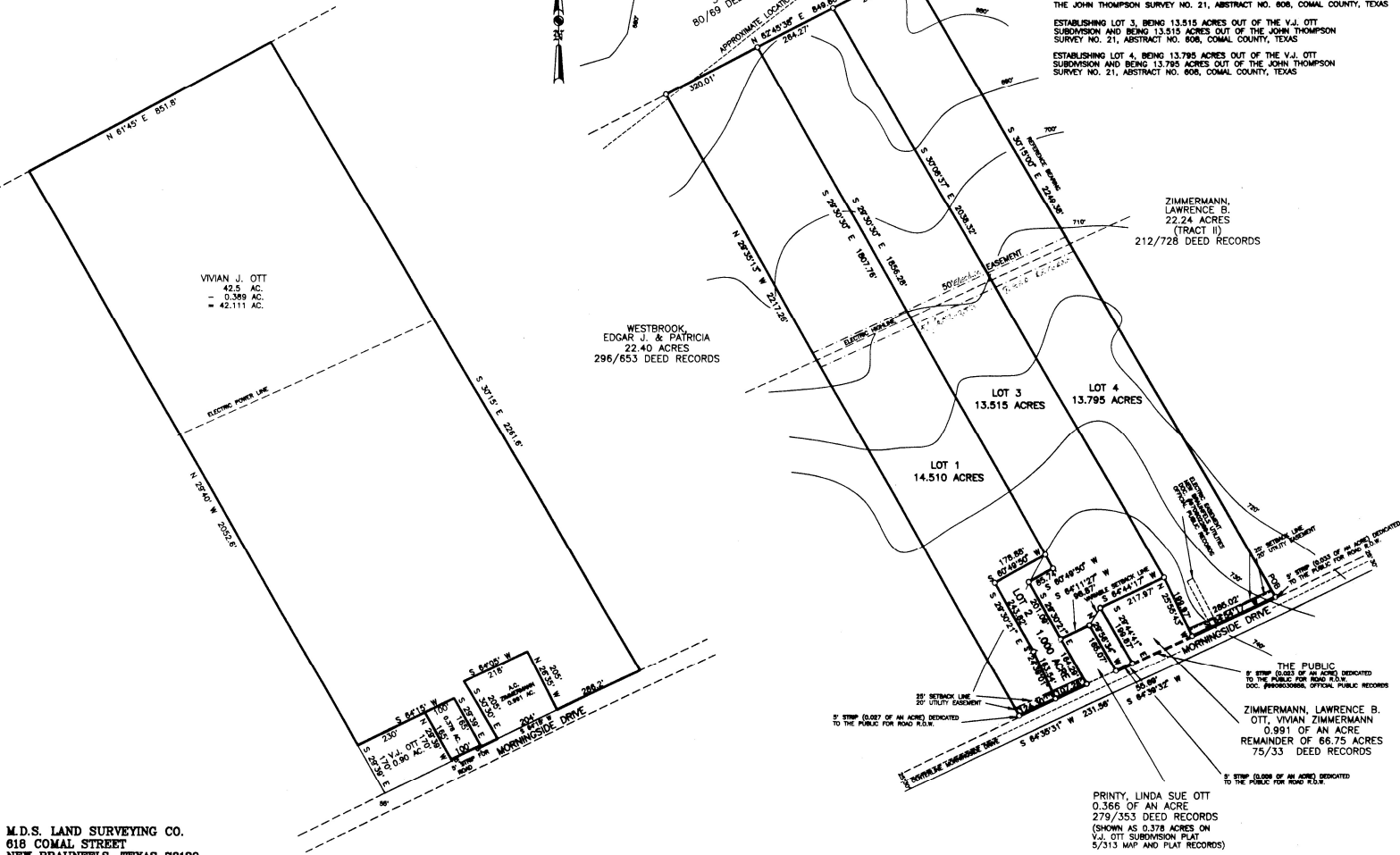
V.J. OTT SUBDIVISION, UNIT TWO

VACATE AND REPLAT OF A 42.111 ACRE TRACT OUT OF THE V.J. OTT SUBDIVISION, ADDING A 0.90 ACRE TRACT, BEING OUT OF THE JOHN THOMPSON SURVEY NO. 21, ABSTRACT NO. 608, ESTABLISHING V.J. OTT SUBDIVISION, UNIT TWO

VACATING PLAT OF:

A 42.111 ACRE TRACT OF LAND AS SHOWN ON THE V. J. OTT SUBDIVISION, RECORDED IN VOLUME 5, PG. 313, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS, OUT OF THE JOHN THOMPSON SURVEY NO. 21, ABSTRACT NO. 608, COMAL COUNTY, TEXAS

SCALE: 1" = 200'



V.J. OTT SUBDIVISION, UNIT TWO

ESTABLISHING LOT 1, BEING 14.510 ACRES, BEING 14.018 ACRES OUT OF THE V.J. OTT SUBDIVISION AND 0.492 OF AN ACRE OUT OF THAT CERTAIN TRACT CALLED 0.800 OF AN ACRE RECORDED IN VOLUME 127, PAGE 426, DEED RECORDS, COMAL COUNTY, TEXAS, AND BEING 14.510 ACRES OUT OF THE JOHN THOMPSON SURVEY NO. 21, ABSTRACT NO. 608, COMAL COUNTY, TEXAS

ESTABLISHING LOT 2, BEING 1.000 ACRES, BEING 0.832 OF AN ACRE OUT OF THE V.J. OTT SUBDIVISION AND 0.168 OF AN ACRE OUT OF THAT CERTAIN TRACT CALLED 0.800 OF AN ACRE RECORDED IN VOLUME 127, PAGE 426, DEED RECORDS, COMAL COUNTY, TEXAS, AND BEING 1.000 ACRES OUT OF THE JOHN THOMPSON SURVEY NO. 21, ABSTRACT NO. 608, COMAL COUNTY, TEXAS

ESTABLISHING LOT 3, BEING 13.515 ACRES OUT OF THE V.J. OTT SUBDIVISION AND BEING 13.515 ACRES OUT OF THE JOHN THOMPSON SURVEY NO. 21, ABSTRACT NO. 608, COMAL COUNTY, TEXAS

ESTABLISHING LOT 4, BEING 13.795 ACRES OUT OF THE V.J. OTT SUBDIVISION AND BEING 13.795 ACRES OUT OF THE JOHN THOMPSON SURVEY NO. 21, ABSTRACT NO. 608, COMAL COUNTY, TEXAS

ZIMMERMANN,
LAWRENCE B.
22.24 ACRES
(TRACT II)
212/728 DEED RECORDS

WESTBROOK
EDGAR J. & PATRICIA
22.40 ACRES
296/653 DEED RECORDS

LOT 1
14.510 ACRES

LOT 3
13.515 ACRES

LOT 4
13.795 ACRES

PRINTY, LINDA SUE OTT
0.366 OF AN ACRE
279/353 DEED RECORDS
(SHOWN AS 0.378 ACRES ON
V.J. OTT SUBDIVISION PLAT
5/313 MAP AND PLAT RECORDS)

M.D.S. LAND SURVEYING CO.
618 COMAL STREET
NEW BRAUNFELS, TEXAS 78130
PHONE: (830) 625-0337

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

DATE: August 25, 2022

GRANTOR (whether one or more): JAMES RIZZATTO AKA JAMES N. RIZZATTO, a single person

GRANTOR'S MAILING ADDRESS:

1595 Gardenia Drive
New Braunfels, Texas 78130

GRANTEE (whether one or more): RIZZAJAM, LLC, a Texas limited liability company

GRANTEE'S MAILING ADDRESS:

1595 Gardenia Drive
New Braunfels, Texas 78130

CONSIDERATION:

TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged.

PROPERTY (including any improvements):

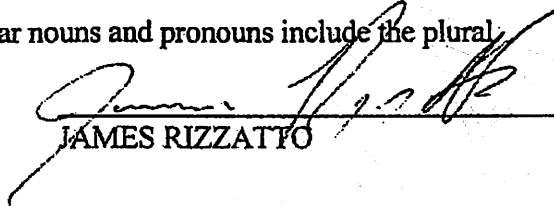
A Tract or Parcel of land containing 0.913 acres (40,561 square feet), being out of and a part of Lot 3, V.J. Ott Subdivision, Unit Two, a subdivision in Comal County, Texas, according to the Map or Plat thereof recorded in Volume 13, Page 167, of the Map Records of Comal County, Texas, as further described by metes and bounds in Exhibit A to Warranty Deed dated May 18, 2020 from Joe Hays to James Rizzatto, filed of record in Document No. 202006019522 of the Official Public Records of Comal County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements and rights-of-way of record; ad valorem taxes for 2022; all presently recorded restrictions, reservations, covenants, conditions, and mineral severances, that affect the property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors and assigns forever. Grantor hereby binds Grantor and Grantor's heirs, administrators, executors, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the property to Grantee, Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

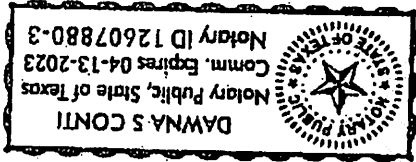
When the context requires, singular nouns and pronouns include the plural.

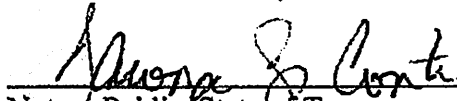


JAMES RIZZATTO

STATE OF TEXAS)
)
COUNTY OF COMAL)

This instrument was acknowledged before me on this 25 day of August, 2022, by JAMES RIZZATTO.





Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
RIZZAJAM, LLC
1595 Gardenia Drive
New Braunfels, Texas 78130

Exhibit A

A TRACT OR PARCEL OF LAND CONTAINING 0.9312 ACRES, (40,561 SQUARE FEET), BEING OUT OF AND A PART OF LOT 3, V. J. OTT SUBDIVISION, UNIT TWO, A SUBDIVISION IN COMAL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 167, OF THE MAP RECORDS OF COMAL COUNTY, TEXAS, SAID 0.9312 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 0.968 ACRES TRACT OF LAND AS CONVEYED TO CRYSTAL LYNN KINHIED BY INSTRUMENT RECORDED IN DOCUMENT CF NO. 201906036994 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN CALLED 0.044 ACRE TRACT OF LAND AS CONVEYED TO CITY OF NEW BRAUNFELS BY INSTRUMENT RECORDED IN DOCUMENT CF NO. 201706054403 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, SAID 0.9312 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: VOLUME 13, PAGE 167, OF THE MAP RECORDS OF COMAL COUNTY, TEXAS).

BEGINNING at a capped, (Precision Surveyors), iron rod set for the intersection of the existing north right-of-way line of Morningstar Drive, (Right-of-Way Varies), with the common line of said Lot 3 and Lot 4, of said V. J. Ott Subdivision, Unit Two, same being the northwest corner of that certain called 0.032 acre tract of land out of said Lot 4 as conveyed to the City of New Braunfels by instrument recorded in Document CF No. 201706045193 of the Official Public Records of Comal County, Texas, same being the northeast corner of said 0.044 Acre Tract, same being the southeast corner and POINT OF BEGINNING of the herein described tract;

Thence, S 65°51'55" W, along the north right-of-way line of Morningstar Drive, same being the common line of said 0.044 Acre Tract, a distance of 207.23 feet to a capped, iron rod found for a corner of that certain tract of land being the remainder of said Lot 3 as conveyed to Linda Sue Ott Priny by instrument recorded in Document CF No. 9906033873 of the Official Public Records of Comal County, Texas, same being the northeast corner of that certain called 0.015 acre tract of land out of said Lot 3 as conveyed to the City of New Braunfels by instrument recorded in Document CF No. 201706037707 of the Official Public Records of Comal County, Texas, same being the northwest corner of said 0.044 Acre Tract, same being the southwest corner of the herein described tract;

Thence, N 26°49'34" W, across said Lot 3, along the common line of said Priny Tract, a distance of 189.19 feet to a capped, (Precision), iron rod set for a corner of said Priny Tract, same being the northwest corner of the herein described tract;

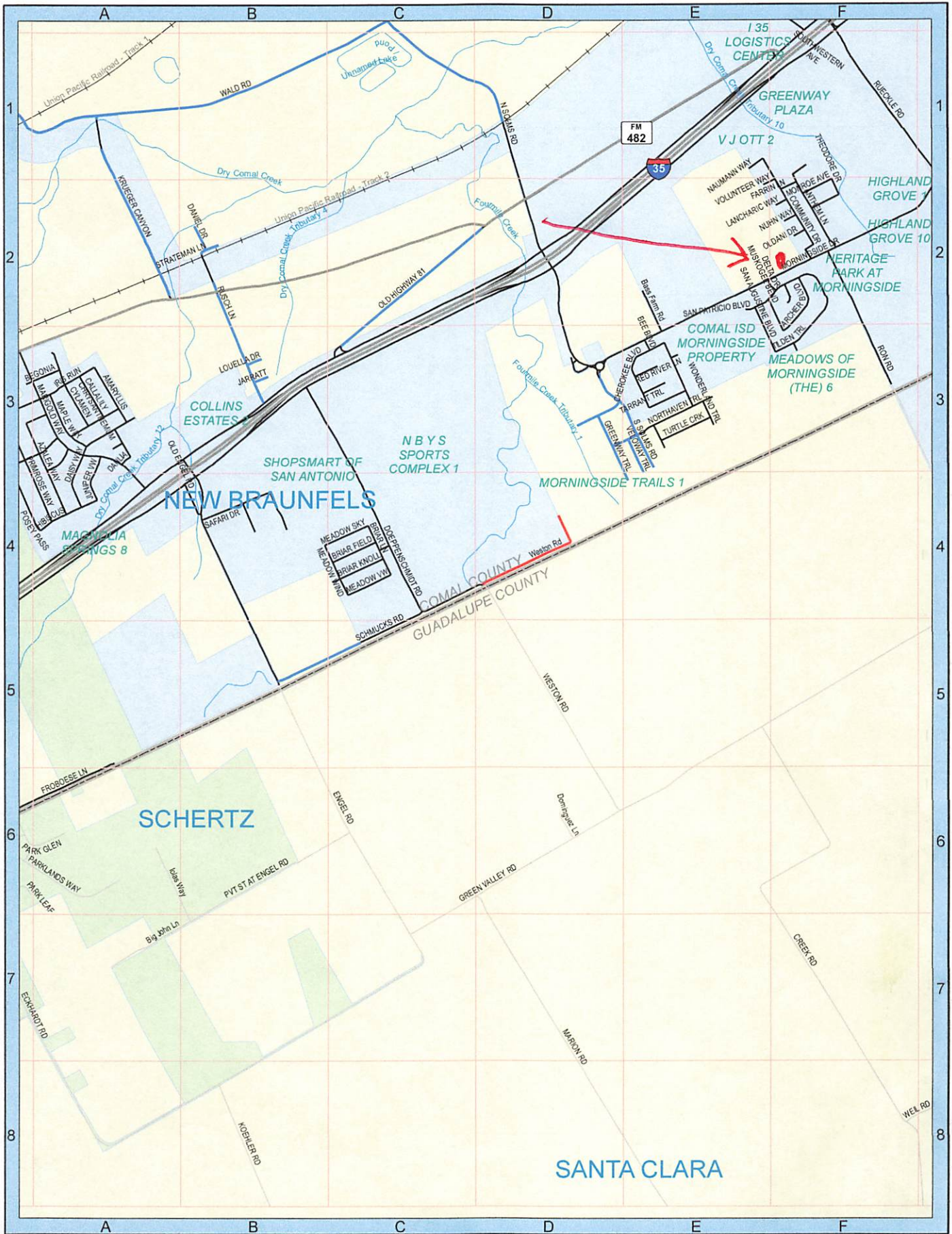
Thence, N 64°44'17" E, across said Lot 3, along the common line of said Priny Tract, a distance of 217.97 feet to a capped, (Precision), iron rod set on the common line of said Lots 3 and 4 for a corner of said Priny Tract, same being the northeast corner of the herein described tract;

Thence, S 25°33'07" E, along the common line of said Lots 3 and 4, a distance of 192.91 feet to the POINT OF BEGINNING and containing 0.9312 acres or 40,561 square feet of land, more or less.

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
08/30/2022 01:30:30 PM
CHRISTY 3 Pages(s)
202206038978



Bobbie Koepf



SEE PAGE 76



0 1,250 2,500
Feet

0 0.25 0.5
Miles