Verdi Woods septic pipeline

45-lot subdivision | Verdi Road | Leming / Pleasanton

Prepared for Frank Aguirre | Septic Systems Express / Checked 14 November 2026

Owner: Leming Oaks LLC / Atascosa County, Texas

One sales relationship, repeat septic work

Verdi Woods has 45 platted lots, each requiring its own septic system at the property owner's expense. Multiple lots are being marketed now. That creates a route to paid site evaluations and septic designs as buyers prepare to build. Ask the listing agent to introduce you to buyers before they commission their systems. [1, 2, 4]

WHAT YOU COULD SELL

Residential site evaluations and individual septic designs. [1, 4]

CURRENT STAGE

Final-plat drawing in Sept. 28 packet; lots now marketed. [1, 2]

NEXT MILESTONE

Buyer design appointments as homes progress; dates not published.

Why it fits

01 The plat requires an individual on-site sewage facility for every lot. Your residential design and site-evaluation services address that requirement directly. [1, 4]

02 Installation is each property owner's responsibility. Develop a buyer-referral relationship rather than chase only the subdivision's main construction contract. [1]

03 Atascosa adjoins Bexar and appears in your published territory. Lot 12 was listed October 29 as septic-needed, with multiple lots available. [2, 4]

Your first move

Claudia Farfan Sanchez | Land Unlimited

Named listing agent; route to buyer and developer introductions. [2, 3]

claudiavfarfansanchez@gmail.com | 512-786-2640

Ask: Claudia, do Verdi Woods buyers choose their own septic designer, and could you introduce me to buyers who still need a site evaluation and system design?

From insight to action

Where your offer fits

PROJECT NEED	YOUR CONTRIBUTION	NEXT STEP
Individual septic [1]	Offer a paid site evaluation and system design. [4]	Check who appoints the designer and any existing provider agreement.
New lot buyers [2]	Help buyers plan septic space alongside their home.	Ask Claudia for introductions before design is commissioned.
Drainage easements [1]	Assess usable disposal area for the chosen lot.	Use the current plat, soil evaluation and proposed home layout.

Water: McCoy WSC. Plat notes state no lots are in the mapped FEMA special flood hazard area; drainage easements and detention still affect usable space. Installation responsibility rests with each lot owner. [1]

People to know

OWNER / DEVELOPER

Bruce Wayne Corley, manager, Leming Oaks LLC: 214-632-7225. Owner contact printed on plat. [1]

CIVIL ENGINEER

Ray Baca | RL Baca Engineering: ray@rlbaca.com | 830-570-2628. Coordinate plat and drainage questions. [1]

What happens next

- **SEPTEMBER 2026**

  45-lot final-plat drawing in Sept. 28 county packet; packet copy is unsigned. [1]

- **OCTOBER 29 -- LOT MARKETING**

  Lot 12 listed; current listing says multiple lots available and septic needed. [2]

Evidence behind the opportunity

[1] Atascosa | Sept. 28 packet | p114

[2] Verdi Woods | Lot 12 | Oct. 29 listing

[3] Agent | Published email / phone

[4] TOWA | Your residential services

Open county plat and supporting packet

Public records checked 14 November 2026. Individual septic appointments and remaining unsold inventory are not confirmed.

Your next update	Establish buyer referrals and any appointed septic provider; identify the next buyer needing an evaluation or design.