

TEXAS WATER QUALITY BOARD

Aug 30 1976
Tom [initials]

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APR 22 '76

TEXAS WATER
QUALITY BOARD

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BEN RAMSEY
JAMES M. ROSE
HUGH E. YANTIS, JR.
EXECUTIVE DIRECTOR

PH. (512) 175-2651

1700 NORTH CONGRESS AVE.
P.O. BOX 13246 CAPITOL STATION 78711
AUSTIN, TEXAS

April 19, 1976

H - PJP

Re: Review and Approval of Subdivision
Plans, Comal County Estates, Comal
County, Texas
130.15.30.001/12.033

Mr. Donald L. Tousley
T-T Company
P. O. Box 17294
San Antonio, Texas 78217

Dear Mr. Tousley:

Pursuant to Article VIII of Texas Water Quality Board Order No. 75-0128-20, the construction standards and pollution abatement activities proposed by the developer, which are adopted by reference as set forth in a letter dated February 6, 1976, are found to be generally acceptable, and the following necessary provisions give the Board assurance of an adequate monitoring and protection program:

1. Septic tank systems within the subdivision are permitted, consequently, the developer shall inform each prospective buyer of the additional requirements of Article IX, Section A of Texas Water Quality Board Order No. 75-0128-20.
2. Furthermore, in accordance with Article IX, Section B of Texas Water Quality Board Order No. 75-0128-20, approval of this subdivision plan for sewage disposal does not constitute a license for a specific private sewage facility which must be obtained from the local licensing authority: Comal County, New Braunfels Health Unit, 705 Comal, New Braunfels, Texas 78130, Attention: Dr. E. A. Grist.

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3. The developer will insert as part of the deed restrictions of all sales of property within the subdivision the specific requirement that the purchaser must comply with all requirements specified in Texas Water Quality Board Order No. 75-0128-20.
4. Since the surface of the streets is to be rock and gravel, Article VIII, Section 4(b) of Texas Water Quality Board Order No. 75-0128-20 concerning vacuum street sweeping does not apply at this time; however, should the streets be permanently surfaced or constructed, it will be incumbent upon the developer to immediately notify the Board, at which time the Board will reevaluate the situation and may include such a requirement in this Order.
5. A minimum of six (6) inches of soil thickness for all improved turf or lawn areas shall be provided in order to instrument renovation of contaminated waters.
6. Lawn fertilizers shall be restricted within the subdivision by the developer providing deed restrictions to "pellet types" only.
7. The construction or installation of facilities relating to:
(a) transfer or storage of hydrocarbon products (chemicals, oils or gasoline) or other industrial liquids and/or liquid waste other than sanitary sewage and (b) collection, disposal or treatment of liquid wastes other than sanitary sewage is prohibited within the subdivision at this time; however, should any hydrocarbon facilities be constructed, it shall be in conformance with the applicable provisions of Texas Water Quality Board Order No. 75-0128-20.

It should be clearly understood that, in addition to the preceding, all applicable provisions of Texas Water Quality Board Order No. 75-0128-20 are required to be complied with by the developer of Comal County Estates.

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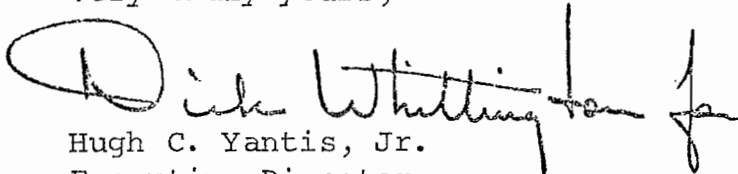
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Furthermore, all requirements incumbent on the subdivision are the responsibility of the developer, T-T Company, until such responsibilities are legally transferred to any other entity.

Very truly yours,



Hugh C. Yantis, Jr.
Executive Director

ccs: All Texas Water Quality Board Members
Edwards Underground Water District
Texas Water Quality Board District 8
The City of New Braunfels
The County of Comal
Dr. E. A. Grist, New Braunfels Health Unit