

P#106623

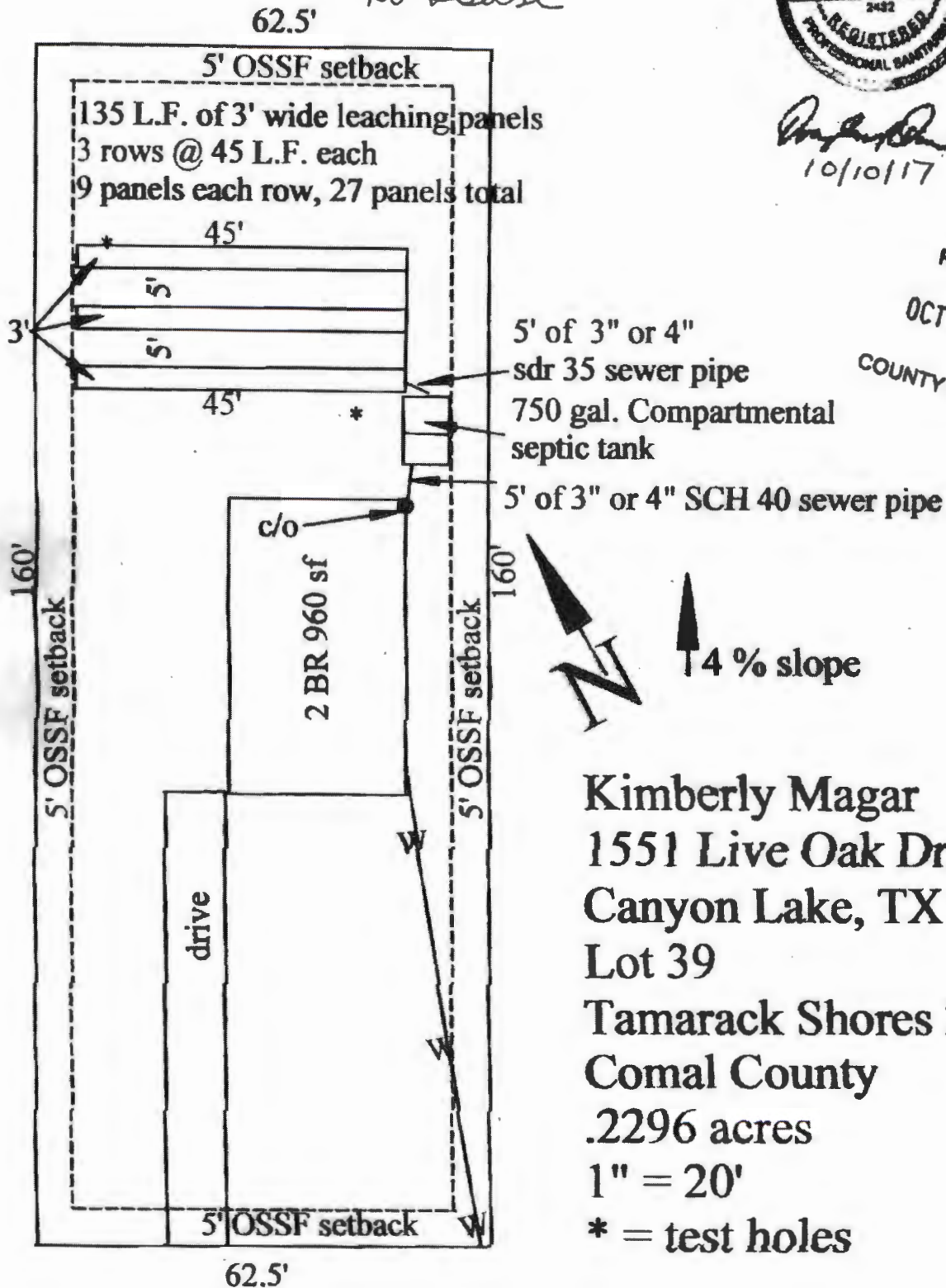
JC 6-27-19. NO House

9/13/18 - tank installed  
NO House



*Douglas R. Dowlearn*  
10/10/17

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OCT 13 2017  
COUNTY ENGINEER



Kimberly Magar  
 1551 Live Oak Drive  
 Canyon Lake, TX 78133  
 Lot 39  
 Tamarack Shores 2  
 Comal County  
 .2296 acres  
 1" = 20'  
 \* = test holes

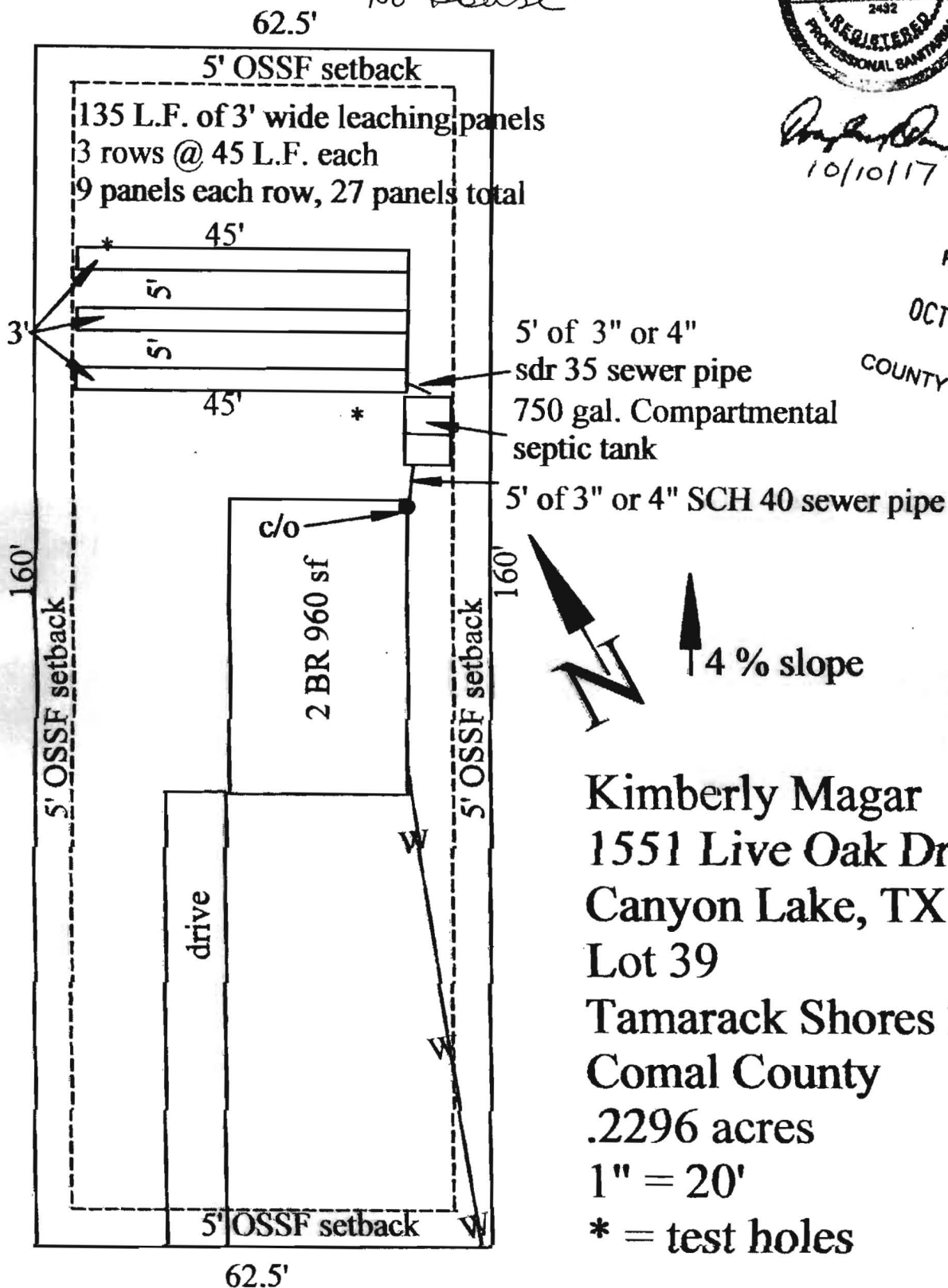
P#106623

9/13/18 - tank installed  
NO House



*Douglas R. Dowlearn, P.E.*  
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**Comal County OSSF Inspection Sheet**

Permit#: 106623 Location: Tamarack Shores / 1551 Live Oak DR.

Installer Name: J.R. Avila License # 050021674  
(if more than one installer is used list them according to inspection)

1st Inspection: mt. 11/30/17 2<sup>nd</sup> Inspection: \_\_\_\_\_ Final Inspection: \_\_\_\_\_  
(inspector initials & date) (inspector initials & date) (inspector initials & date)

Are additional inspections required: \_\_\_\_\_

Re-inspection fee owed: \_\_\_\_\_ Re-inspection fee paid: \_\_\_\_\_

**Existing soil conditions:**

Site/soil conditions match soil evaluation: \_\_\_\_\_ Notes: \_\_\_\_\_

**System Description:**

Aerobic with spray: \_\_\_\_\_ Aerobic with drip emitters: \_\_\_\_\_ Low Pressure Dosing: \_\_\_\_\_ Absorptive drainfield: \_\_\_\_\_  
Evapotranspirative (ET) system: \_\_\_\_\_ Gravel-less drainfield piping: \_\_\_\_\_ Leaching chambers: X  
Soil substitution drainfield: \_\_\_\_\_ other: \_\_\_\_\_

**Tank Inspection:**

Tank set level & watertight: X Inlet/Outlet: \_\_\_\_\_ Tank Size or GPD: 750 gal Dual Manif./Brand: CCCP  
Model#: \_\_\_\_\_ Pump Tank Size: \_\_\_\_\_ Alarms/Audible & Visual: \_\_\_\_\_ Operational: \_\_\_\_\_  
Is timer required/provided?: \_\_\_\_\_ Chlorination required/provided? \_\_\_\_\_

**Notes:**

**Maintenance Tag for Aerobic: ( X )**

**System installation:**

Pipe check/house to tank: \_\_\_\_\_ Clean-out at structure/every 50 ft./@90's \_\_\_\_\_ Pipe check/tank to drainfield: \_\_\_\_\_  
(1/8"-ft., SDR 26 or Sch. 40)  
Trenches/Excavations: Width/Depth: 4'5 1/2 / 3'11" Trenches/Excavations Level: \_\_\_\_\_ Pipe & Gravel: \_\_\_\_\_  
Slope within drainfield/spray area: \_\_\_\_\_ Leaching Chambers: X GeoTex: \_\_\_\_\_  
Spray irrigation purple pipe: \_\_\_\_\_ Spray irrigation area checked: \_\_\_\_\_

**Notes:**

**Separation Distances**

Prop. Lines: X Water lines: X Water Wells: \_\_\_\_\_ Bldgs/Driveway/Improvements: \_\_\_\_\_ Creeks/Rivers/Ponds: \_\_\_\_\_  
Drainage Easements/Sharp Slopes: \_\_\_\_\_ If over Recharge Zone check for recharge features: \_\_\_\_\_ Are there water  
lines crossing tightlines/or within 10 feet of system?: \_\_\_\_\_ Have they been properly sleeved: \_\_\_\_\_ Are there sewer  
lines crossing under driveways, sidewalks, or within 5 ft. of surface improvements: \_\_\_\_\_ Have the sewer lines been  
properly sleeved?: \_\_\_\_\_

**Notes:** Ready For Cover & structure.

**Final Inspection:**

Tank(s) Backfilled: \_\_\_\_\_  
System Backfilled: \_\_\_\_\_ ET Systems Class II backfill & vegetative cover for transpiration in place: \_\_\_\_\_  
Surface application area properly landscaped/vegetation acceptable: \_\_\_\_\_

**Notes:**

Size of Installed Drainfield/Spray Area: 900 sf. drainfield / Panels

\_\_\_\_\_ Check here to confirm that service agreement has been received, entered and activated in CASST.



# Comal County

OFFICE OF COMAL COUNTY ENGINEER

## **Permit of Authorization to Construct an On-Site Sewage Facility Permit Valid For One Year From Date Issued**

Permit Number: 106623  
Issued This Date: 10/26/2017  
This permit is hereby given to: Kimberly Magar

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

1551 LIVE OAK DR  
CANYON LAKE, TX 78133

Subdivision: Tamarack Shores  
Unit: 2  
Lot: 39  
Block:  
Acreage:

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.

COUNTY OF COMAL

COUNTY ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

items Date Received	Initials

106623
Permit Number

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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
- Copy of Recorded Deed
- N/A Surface Application/Aerobic Treatment System
  - N/A Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
  - N/A Signed Maintenance Contract with Effective Date as Issuance of License to Operate

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I affirm that I have provided all information required for my OSSF Development Application and that this application constitutes a completed OSSF Development Application.

Kimmy  
Signature of Applicant

Sign Date

10-11-17  
Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

___ INCOMPLETE APPLICATION	
(Missing Items Circled Application Refused)	



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

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

Date 10-11-17

Permit # 106673

Owner Name Kimberly Magar

Agent Name Douglas R. Dowleam

Mailing Address 234 Moss Oak Road

Agent Address 703 Oak Drive

City, State, Zip Canyon Lake, TX 78133

City, State, Zip Blanco, TX 78606

Phone # 830.660.8574

Phone # 210.240.2101

Email [Redacted]

Email [Redacted]

All correspondence should be sent to:  Owner  Agent  Both

Method:  Mail  Email

Subdivision Name Tamarack Shores Unit 2 Lot 39 Block

Acreage/Legal .2296 Acres

Street Name/Address 1551 Live Oak Drive City Canyon Lake Zip 78133

Type of Development:

Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) House

Number of Bedrooms 2

Indicate Sq Ft of Living Area 960

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Commercial or Institutional Facility

(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: \$ 10000 (Structure Only) *Please complete*

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

Are Water Saving Devices Being Utilized Within the Residence?  Yes  No

I certify that the completed application and all additional information submitted does not contain any false information and does not conceal any material facts. 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 also 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.

Signature of Owner [Signature]

195 David Jonas Dr., New Braunfels, Texas

10-11-17  
Signature Date x (830) 608-2078

\*\*\* 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 Douglas R. Dowlearn

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System Description Conventional with Leaching Panel Distribution

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

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Tank Size(s) (Gallons) 750 Absorption/Application Area (Sq Ft) 900 Required

Gallons Per Day (As Per TCEQ Table III) 180

(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.)

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:

I certify that the information provided above is true and correct to the best of my knowledge.



Signature of Designer

10/9/17

Date



## OSSF SOIL EVALUATION REPORT INFORMATION

Date: 10/10/17

**Applicant Information:**

Name: Kimberly Magar

Address: 234 Moss Oak Road

City, State & Zip Code: Canyon Lake, TX 78133

Phone: 830.660.8574 Fax:

Email: [REDACTED]

**Site Evaluator Information:**

Name: Douglas R. Dowlearn

Company: D.A.D. Services, Inc.

Address: 703 Oak Drive

City, State & Zip: Blanco, TX 78606

Phone: (210)240-2101 Fax: (866)260-7687

Email: [REDACTED]

**Property Location:**

Lot: 39 Unit: 2 Subdivision: Tamarack Shores

Street/Road Address: 1551 Live Oak Drive

City: Canyon Lake Zip: 78133

Additional Info: Comal County/.2296 Acres

**Installer Information:**

Name:

Company:

Address:

City, State & Zip:

Phone: Fax:

Depth	Texture Class	Soil Texture	Structure (For Class III - blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-60" Clay Loam	Blocky	<30% Gravel	None	None
Soil Boring #2 60"		Same as above				

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### DESIGN SPECIFICATIONS

Application Rate (RA): 0.2

OSSF is designed for:

180 Gallons per day used

A septic tank/absorptive drainfield system is to be utilized based on the site evaluation.

900 sq. ft. absorption area required

750 gallon compartmental septic tank required

Calculations: Absorption Area:  $Q/RA = 180\text{gpd}/0.2 = 900\text{ ft. sq.}$

Reduction for Leaching Panels (75%)  $900\text{ sq. ft.} = 675\text{ sq. ft.}$

### FEATURES OF SITE AREA

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: NO

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability. The site evaluation and OSSF design are subject to approval by the TCEQ or the local authorized agent. The planning materials and the OSSF design should not be considered final until a permit to construct has been issued.

**Site Evaluator:**

NAME: Douglas R. Dowlearn, R.S.

License No. OS9902 Exp. 6/30/2020

TDH: #2432 Exp. 2/28/2019

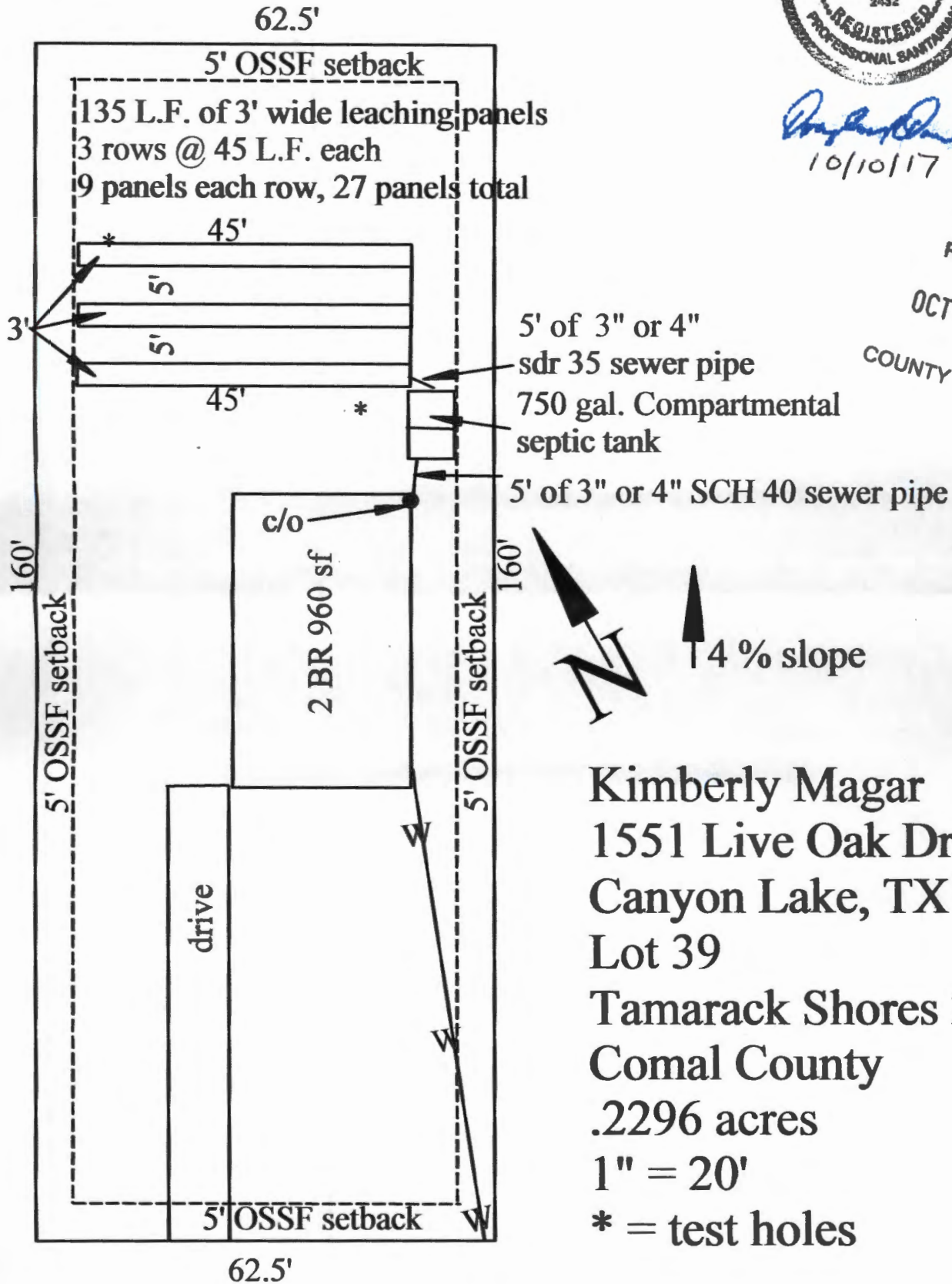
Signature:







*Douglas R. Dowlearn*  
10/10/17



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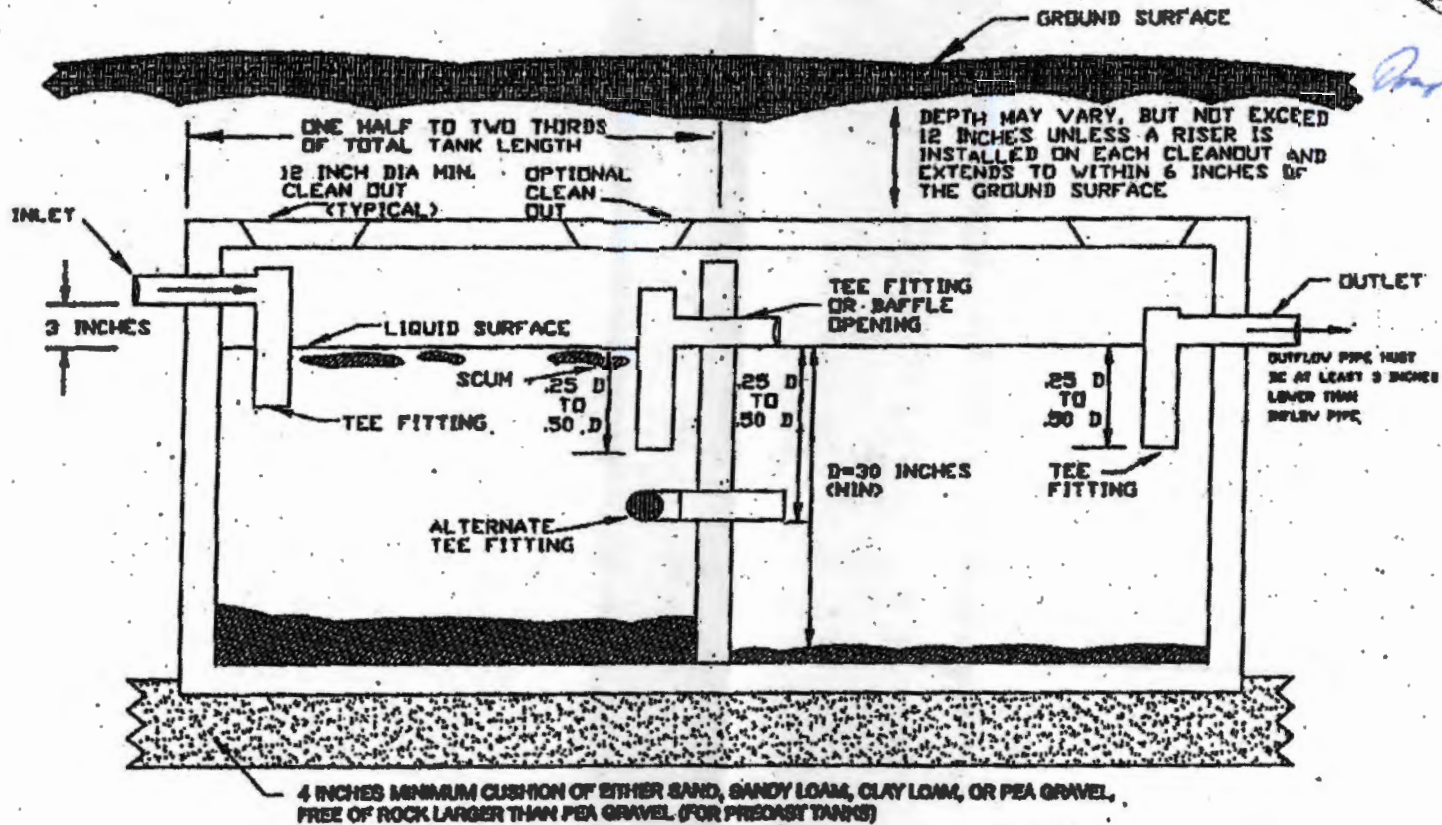
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General Cross-Section for a 750 Gallon  
2 Compartment Conventional Septic Tank



Figure 6. Two Compartment Septic Tank.

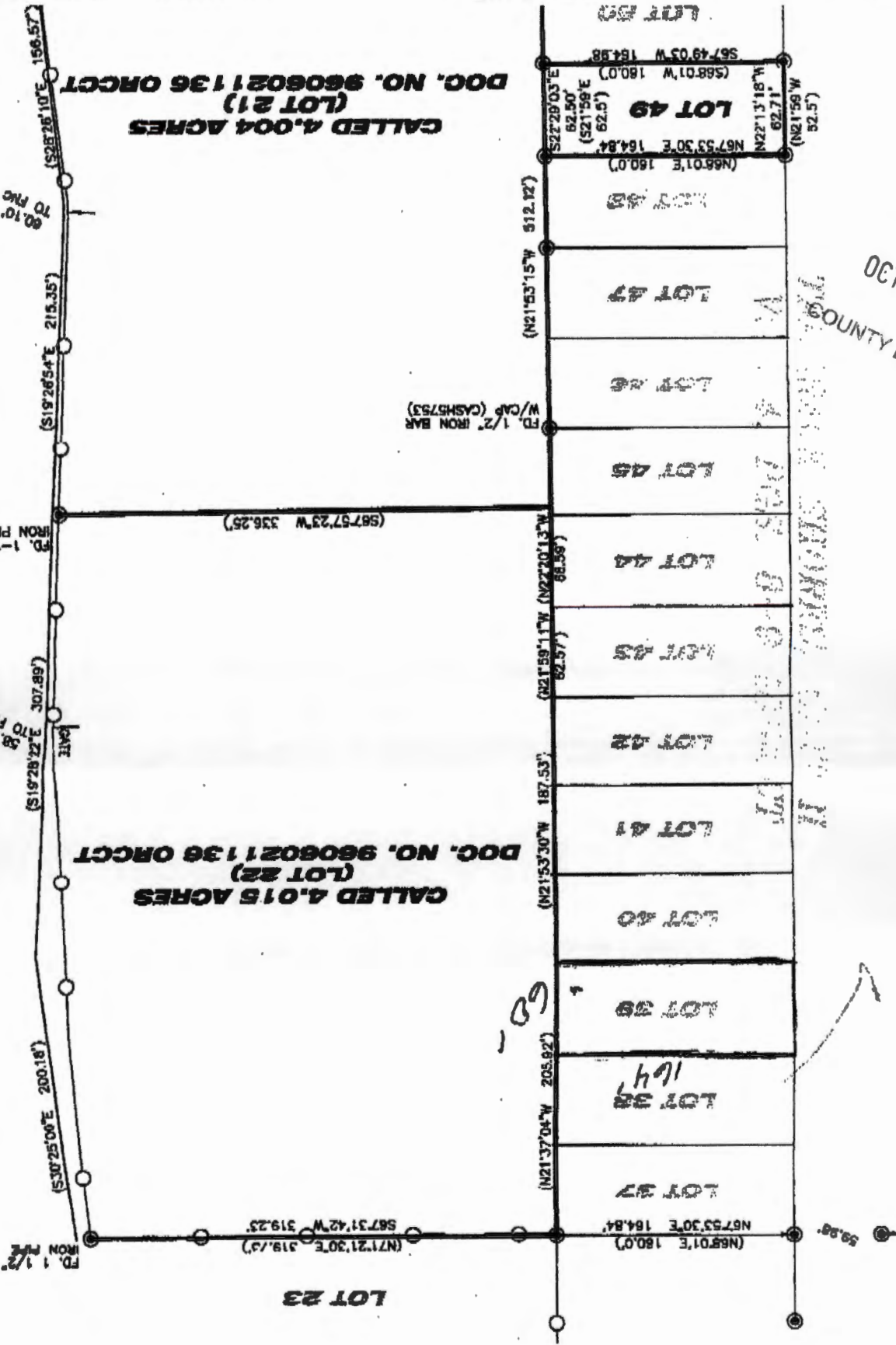


10/11/17

NOT INTENDED TO SERVE AS AN ENGINEERING DESIGN FOR CONSTRUCTION PURPOSES.



FD 1/4  
IRON BAR



CALLLED 4.04 ACRES  
(LOT 21)  
DOC. NO. 9606021136 ORCCT

CALLLED 4.05 ACRES  
(LOT 22)  
DOC. NO. 9606021136 ORCCT

LOT 23

(N68°01'E 180.0')  
(N71°21'30"E 319.25')  
(S87°31'42"W 319.25')

(N21°37'04"W 205.82')

LOT 39

LOT 38

LOT 40

LOT 41

LOT 42

LOT 43

LOT 44

LOT 45

LOT 46

LOT 47

LOT 48

LOT 49

(N68°01'E 180.0')  
(N67°53'30"E 184.84')  
(S22°29'03"E 62.50')  
(S21°59'E 62.5')

W. 1/2 SECTION 9 - T. 20S. R. 9E. S. 1/4

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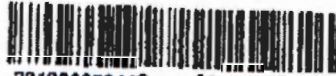
MOSS OAK ROAD  
(PRIVATE DRIVE)

TO PUC  
8.10'

IRON PIPE  
1-1/2'

TO PUC  
8.71'





201006002443 01/25/2010 02:10:08 PM 1/2

2/C

### GENERAL WARRANTY DEED

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.

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THE STATE OF TEXAS §  
COUNTY OF COMAL §

KNOW ALL MEN BY THESE PRESENTS:

THAT Metropolis Associates, Inc., hereinafter called "Grantor", for and in consideration of the sum of Ten and No 00 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by Kimberly Magar, hereinafter called "Grantee" (and referred to in the singular, whether one or more), the receipt of which is hereby acknowledged; has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee all that certain lot, tract or parcel of land together with all improvements and rights thereon, lying and being situated in Comal County, Texas, described as follows, to-wit:

**Lot 3B, Tamarack Shores 2**, located on Live Oak Drive, Canyon Lake, Texas as described in the Official Deed Records, Comal County, TX

SAVE AND EXCEPT, there is RESERVED unto Grantor, its successors and assigns, all of the oil, gas, coal, lignite, iron, uranium, thorium, molybdenum and other minerals by whatever method produced or extracted in and under and that may be produced from the herein described property, except water rights of which any/all rights are conveyed herein; provided that Grantor herein does hereby WAIVE AND RELINQUISH the right of ingress and egress over and across the surface of the herein described property at all times for the purposes of mining, drilling, exploring, operating and developing the herein described property for said oil, gas, coal, lignite, iron, uranium, thorium, molybdenum and other minerals herein reserved and removing the same therefrom.

This conveyance is made subject to any and all easements, rights of way, valid restrictions, mineral reservations of any kind, maintenance charges, building set back lines, and governmental regulations, if any, to the extent, but only to the extent that they are reflected by the records of the Office of the County Clerk of the above mentioned County and State.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, his heirs and assigns forever; and, Grantor does hereby bind himself, his heirs, executors and administrators, to WARRANT and FOREVER DEFEND, all and singular the said premises unto Grantee, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

When Grantor and/or Grantee are more than one entity, the pertinent nouns, verbs and pronouns shall be construed to correspond. When Grantor and/or Grantee are a corporation, a trustee or other legal entity that is not a natural person, the pertinent words "heirs, executors and administrators" and/or "heirs and assigns" shall be construed to mean "successors and assigns," respectively. Reference to any gender shall include either gender and, in the case of a legal entity that is not a natural person, shall include the neuter gender, all as the case may be.



EXECUTED this the 25 day of January, A.D. 2010.

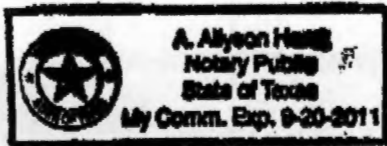
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Metropolis Associates, Inc.

by: [Signature]  
Name: Michael Christopher  
Title: President

THE STATE OF TEXAS  
COUNTY OF COMAL

This instrument was acknowledged before me, on this the 25<sup>th</sup> day of January, 2010,  
by Michael Christopher as President of Metropolis Associates, Inc.,  
on behalf of said Corporation.



[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

GRANTEE'S MAILING ADDRESS: Kimberly Magar, 234 Moss Oak, Canyon Lake, TX 78133

AFTER RECORDING RETURN TO: Kimberly Magar, 234 Moss Oak, Canyon Lake, TX 78133

Filed and Recorded  
Official Public Records  
Joy Streater, County Clerk  
Comal County, Texas  
01/26/2010 02:10:39 PM  
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201006002443

Page 2 of 2 Joy Streater