



## Comal County

OFFICE OF COMAL COUNTY ENGINEER

### License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **04/24/2019** Permit Number: **107942**

Location Description: 761 TOM CREEK LN  
CANYON LAKE, TX 78133  
Subdivision: Tom Creek Acres  
Unit:  
Lot: 24 PT  
Block:  
Acreage:

Type of System: Septic Tank  
Leaching Chambers

Issued to: Rebecca Elaine & Kristopher Michael Gallagher

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

  
ENVIRONMENTAL HEALTH INSPECTOR

  
ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

OS0034322



## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Charles Maghan OSSF Installer #: 050027258  
 1st Inspection Date: 9-6-18 2nd Inspection Date: 4-24-19 3rd Inspection Date: \_\_\_\_\_  
 Inspector Name: Connor Inspector Name: Andrea B. Inspector Name: \_\_\_\_\_  
 Permit#: 107942 Address: 761 Tom Creek Lane

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)		9-6-18		
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)(iii) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(i)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

tank set level
trunches level
panels installed

4.24.19

Connor



**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)	<i>Capital Precast</i>	9-6-18		
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	✓	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		9-6-18		
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)		9-6-18		
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)	<i>installed</i>	9-6-18		
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(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
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)				
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	✓			9-6-18	✓	
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	✓		per plan	x		
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  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
	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)				
32	AEROBIC TREATMENT UNIT is Aerobic Unit Installed According to Approved Guidelines.		285.32(c)(1)				
33	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						
34	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
35	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						
36	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						
37	PUMP TANK Secondary restraint system provided						
38	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried	✓			9-6-18		
39							



**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)(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	✓		900 SF	9-6-18	✓	
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

*ready for cover  
4-24-19 Carver*



## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Charles Magher OSSF Installer #: 050027258

1st Inspection Date: 9-6-18 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: \_\_\_\_\_

Inspector Name: Connor Inspector Name: \_\_\_\_\_ Inspector Name: \_\_\_\_\_

Permit#: 107942 Address: 761 Tom Creek Lane

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)		9-6-18		
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)		"		
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*tank set level trenches level panels installed*



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OSSF Inspection Sheet**

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9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	✓	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		9-6-18		
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26	DRAINFIELD Area Installed	✓			9-6-18		
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	✓		<i>Per plan</i>	✓		
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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)				
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OSSF Inspection Sheet**

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35	<p>AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.</p>						
36	<p>PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials &amp; construction</p> <p>PUMP TANK Sampling Port Provided in the Treated Effluent Line</p> <p>PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required</p> <p>PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump</p>						
37	<p>PUMP TANK Inspection/Clean Out Port &amp; Risers Provided</p> <p>PUMP TANK Secondary restraint system provided</p> <p>PUMP TANK Riser permanently fastened to lid or cast into tank</p> <p>PUMP TANK Riser cap protected against unauthorized intrusions</p>						
38	<p>PUMP TANK Secondary restraint system provided</p>						
39	<p>PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried</p>	✓			9-6-18		

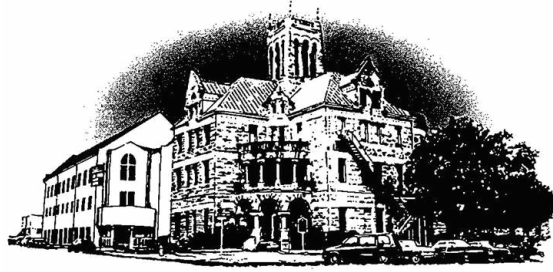


**Comal County Environmental Health  
OSSF Inspection Sheet**

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)				
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42	APPLICATION AREA Area Installed	✓		900 SF	9-6-18		
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

*ready for cover*





# 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: 107942  
Issued This Date: 08/14/2018  
This permit is hereby given to: Rebecca Elaine & Kristopher Michael Gallagher

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

761 TOM CREEK LN  
CANYON LAKE, TX 78133

Subdivision: Tom Creek Acres  
Unit:  
Lot: 24 PT  
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.



OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

items Date Received	initials

RECEIVED

AUG 08 2018

107912	
Permit Number	

COUNTY ENGINEER

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

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

08/08/2018  
\_\_\_\_\_  
Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

___ INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)



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

Date August 4, 2018

Permit # 167947

Owner Name REBECCA ELAINE & KRISTOPHER
MICHAEL GALLAGHER
Mailing Address c/o 1301 TOM CREEK
City, State, Zip CANYON LAKE, TX 78133
Phone# 830-624-6746
Email

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

All correspondence should be sent to: [ ] Owner [X] Agent [ ] Both

Method: [ ] Mail [X] Email

Subdivision Name TOM CREEK ACRES Unit/Phase/Section Lot 24 (PT) Block
Acreage/Legal J. RODRIGUEZ, SURVEY#338, A-491 4.548 ACRES
Street Name/Address 761 TOM CREEK LANE City CANYON LAKE Zip 78133

Type of Development:

[X] Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 2176

[ ] 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: \$ 125,000 (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?

[ ] Yes [X] No (if yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water [ ] Public [X] Private Well

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

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.
-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.
-I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Owner [Handwritten Signature]

Date August 4, 2018

RECEIVED

AUG 08 2018

COUNTY ENGINEER



\*\*\* 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 PROPRIETARY; SEPTIC TANK AND LEACHING CHAMBERS

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

750 GAL. DUAL COMP. SEPTIC

Tank Size(s) (Gallons) TANK Absorption/Application Area (Sq Ft)

Gallons Per Day (As Per TCEQ Table III) 240

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

RECEIVED

AUG 08 2018

COUNTY ENGINEER 900

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? [X] Yes [ ] 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 [X] 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 August 8, 2018



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

Date Soil Survey Performed: July 16, 2018

Site Location: 4.548 ACRES OUT OF THE J. RODRIGUEZ SURVEY No. 338, A-491

Proposed Excavation Depth: 24" to 36"

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**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.

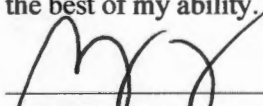
COUNTY ENGINEER

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	III	CLAY LOAM				BROWN
1						
2						
3						
4	III	SILTY LOAM	N/A	NONE OBSERVED	NONE OBSERVED	TAN CALICHE
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

07/16/18  
 \_\_\_\_\_  
 Date



**OSSF SOIL EVALUATION REPORT INFORMATION**

Date: July 17, 2018

**Applicant Information:**

Name: REBECCA ELAINE & KRISTOPHER MICHAEL GALLAGHER  
Address: c/o 1301 TOM CREEK  
City: CANYON LAKE State: TEXAS  
Zip Code: 78133 Phone: (830) 624-6746

**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 <sup>SEE</sup> <sub>BELOW</sub> Unit \_\_\_ Blk \_\_\_ Subd. \_\_\_  
Street Address: 761 TOM CREEK LANE  
City: CANYON LAKE Zip Code: 78133  
Additional Info.: 4.548 ACRES OUT OF THE J. RODRIGUEZ  
SURVEY No. 338, A-491

**Installer Information:**

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_  
Zip Code: \_\_\_\_\_ Phone \_\_\_\_\_

**Topography:** Slope within proposed disposal area: 3 %

Presence of 100 yr. Flood Zone: YES \_\_\_ NO X  
Existing or proposed water well in nearby area: YES X NO \_\_\_ >100' (EXISTING)  
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

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**Design Calculations for Leaching Chambers:**

**Commercial**

Q = \_\_\_\_\_ GPD

Residential Water conserving fixtures to be utilized? Yes X No \_\_\_

Number of Bedrooms the septic system is sized for: 3 Total sq. ft. living area 2176

Q gal/day = (Bedrooms +1) \* 75 GPD

Q = (3 + 1) \* 75 - (20 %) = 240

A = Q/Ra = 240 / 0.20 = 1200 sq. ft.

Tank Size = (~3 \* Q) = 750 Gal. Dual Comp.

**Excavation Length & Width**

L = 0.75A/(W+2) (<3' Wide) = 900 / 5' = 180' of 3' WIDE 36 - 5' PANELS

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 27, 2012).

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

07/17/18  
DATE



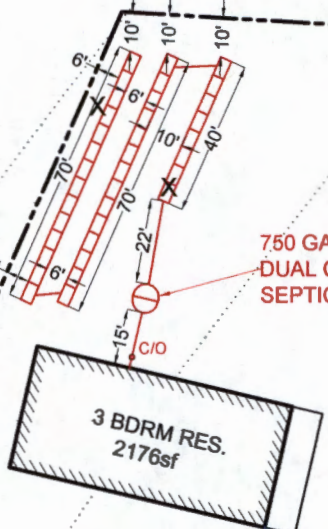
FIRM #2585





TOM CREEK LANE

TOWN VIEW



750 GAL. DUAL COMP. SEPTIC TANK

3 BDRM RES. 2176sf

DRIVEWAY

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4.548 ACRES OUT OF THE J. RODRIGUEZ SURVEY No. 338, A-491 aka TRACT 24PT

EXISTING NON-FAILING SEPTIC SYSTEM. NO RECORDS FOUND. PRE-1970 DESIGN

HOUSE TO BE DEMOLISHED OR CONVERT TO STORAGE BUILDING

INSTALL 900sf OF FIELD USING 36 4'-0" LEACHING CHAMBER PANELS. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

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

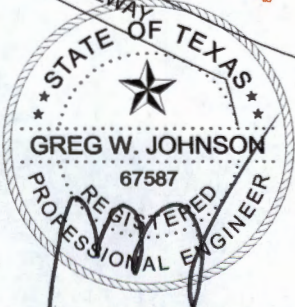
X= TEST HOLE



EXISTING RESIDENCE

SHED

OWNER:	REBECCA ELAINE & KRISTOPHER MICHAEL GALLAGHER	DRAWN BY:	EJS III
STREET ADDRESS:	761 TOM CREEK LANE		
LEGAL DESC:	J. RODRIGUEZ SURVEY No. 338, A-491 aka TRACT 24PT	ACREAGE:	4.548
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'
		DATE:	7/17/2018
		REVISED:	



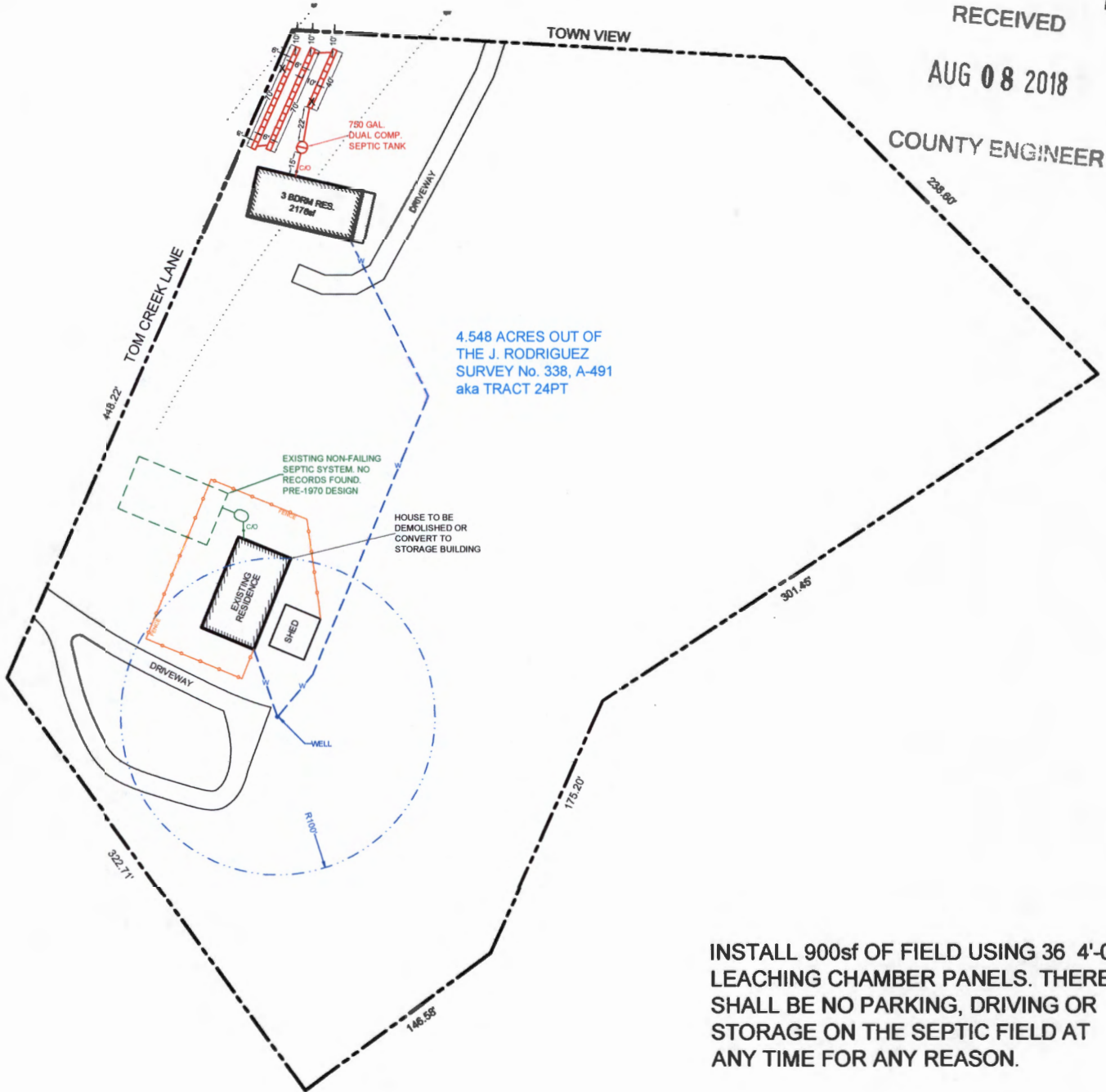




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INSTALL 900sf OF FIELD USING 36 4'-0" LEACHING CHAMBER PANELS. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

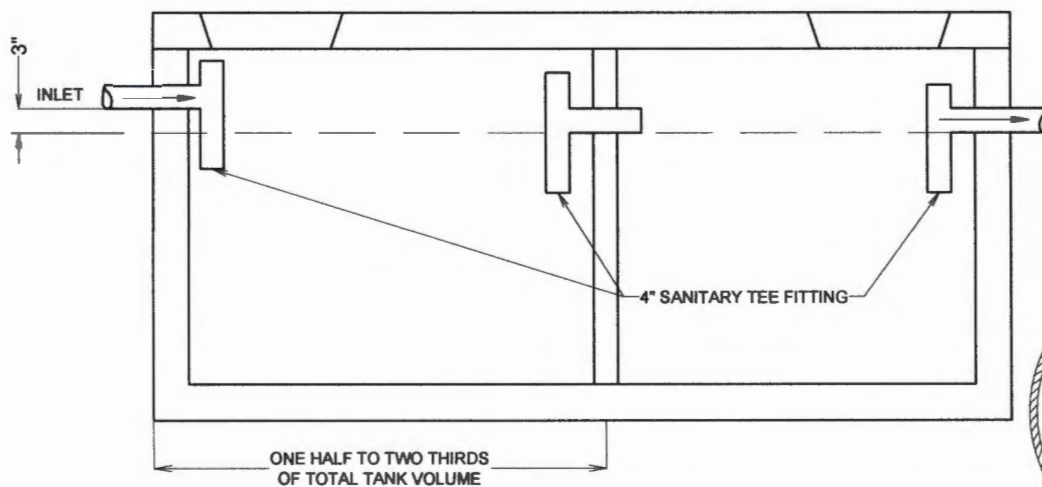
\*USE TWO WAY CLEAN OUT  
 \*\*USE SCH-40 OR SDR-26 TO TANK

X= TEST HOLE



OWNER:	REBECCA ELAINE & KRISTOPHER MICHAEL GALLAGHER	DRAWN BY:	EJS III
STREET ADDRESS:	761 TOM CREEK LANE		
LEGAL DESC:	J. RODRIGUEZ SURVEY No. 338, A-491 aka TRACT 24PT	ACREAGE:	4.548
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=100'
		DATE:	7/17/2018
		REVISED:	



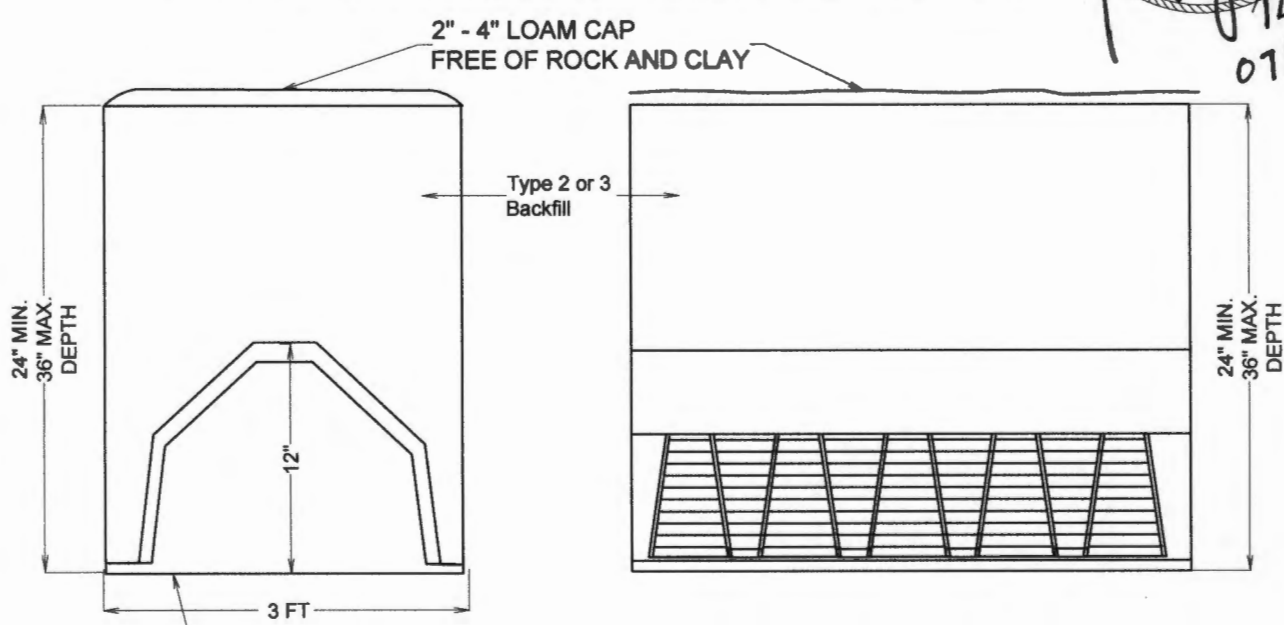


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 COUNTY ENGINEER  
 OUTLET PIPE MUST BE AT LEAST 8" LOW IN INFLOW PIPE

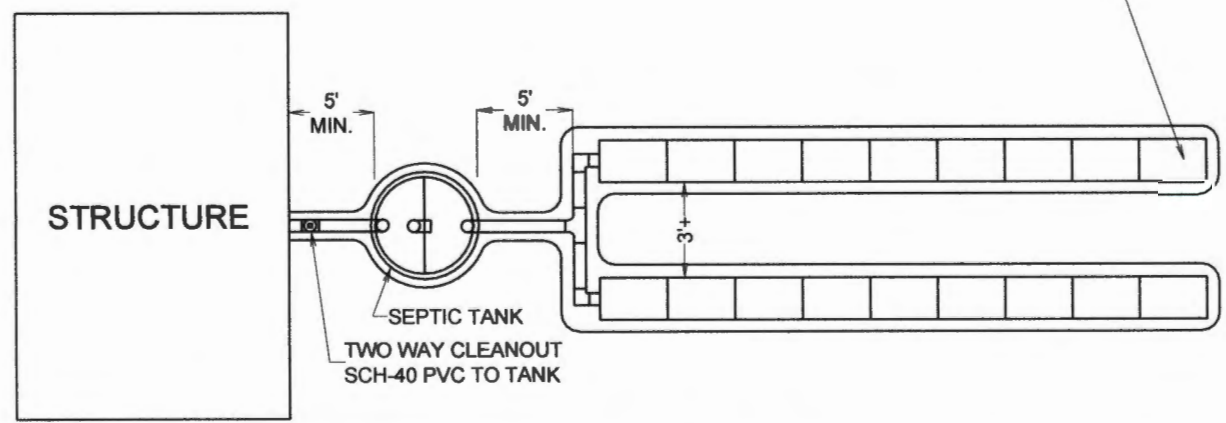


*Handwritten:* 72587  
 07/17/18

**TYPICAL TWO COMPARTMENT SEPTIC TANK**



**HANCOR ARC 36 LEACHING CHAMBER DETAIL**



**HANCOR ARC 36 LEACHING CHAMBER DETAIL**



355



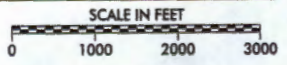
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CONTINUED ON MAP 356

78133

78132







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**RECORDING REQUESTED BY:**

Rebecca Elaine Gallagher

**INSTRUMENT PREPARED BY:**

Belinda Sue Schwarz

957 Canyon Bend

Canyon Lake, Texas 78133

(Above reserved for official use only)

**RETURN DEED TO:**

Belinda Sue Schwarz

957 Canyon Bend

Canyon Lake, Texas 78133

**SEND TAX STATEMENTS TO:**

Rebecca Elaine Gallagher

761 Tom Creek Lane

Canyon Lake, Texas 78133

Tax Parcel/APN # 66316

**QUIT CLAIM DEED FOR TEXAS**

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



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BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER. AUG 08 2018

STATE OF TEXAS  
COUNTY OF COMAL

DATE: \_\_\_\_\_

COUNTY ENGINEER

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of \$0.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the below-named grantor (hereinafter "**Grantor**") hereby quitclaims to the below-named grantees (hereinafter "**Grantees**") and Grantees' heirs and assigns forever, all of Grantor's right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the following described real estate located at 761 Tom Creek Lane, Canyon Lake , Comal County, Texas 78133 (the "**Property**").

Legal Description: Tom Creek Acres (A-491 Sur-338 J Rodriguez), Tract 24 PT, Acres 4.548  
Property Geographical ID #55060000240 Property Location 761 Tom Creel LN, Canyon Lake, Texas 78133

**Grantor**

Grantor: Belinda Sue Schwarz

Marital Status: Not married

Address: 957 Canyon Bend

Canyon Lake, Texas 78133

**Grantees**

Grantee: Rebecca Elaine  
Gallagher

Rebecca Elaine Gallagher's Spouse:  
Kristopher Michael Gallagher

Marital Status: Married

Address: 761 Tom Creek Lane

Address: 761 Tom Creek Lane

Canyon Lake , Texas 78133

Canyon Lake , Texas 78133

Grantee: Kristopher  
Michael Gallagher

Kristopher Michael Gallagher's Spouse:  
Rebecca Elaine Gallagher

Marital Status: Married

Address: 761 Tom Creek Lane

Address: 761 Tom Creek Lane

Canyon Lake, Texas 78133

Canyon Lake, Texas 78133



Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

**Signatures**

Grantor signed, sealed, and delivered this Quit Claim Deed to Grantees on 12/4/17.

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Grantor (or authorized agent)

Signed: Belinda Sue Schwarz

Print Name: BELINDA S. SCHWARZ

**Witnesses**

On this the 4<sup>th</sup> day of December 2017, the foregoing QUIT CLAIM DEED was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

\_\_\_\_\_  
(names of signatories). I further swear that I am unrelated to the parties signing this document by blood and hold no interest in the transaction.

**FIRST WITNESS**

**SECOND WITNESS**

Signed: Linda V Sanchez

Signed: Tiffany M. Sanchez

Dated: 12/4/17

Dated: 12-4-17

Print Name: Linda V. Sanchez

Print Name: Tiffany M. Sanchez

Address: 1121 Fm 2673

Address: 1121 FM 2673

Canyon Lake TX 78133

Canyon lake Tx 78133



**Notary Public**  
STATE OF TEXAS  
COUNTY OF Comal

On this the 4<sup>th</sup> day of December, 2017, the foregoing QUIT CLAIM DEED, entered into as of December 4<sup>th</sup> 2017 was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

Belinda Schwarz  
\_\_\_\_\_  
(names of signatories).

WITNESS my hand and official seal.

PRINT: Dalton M Darrow

SIGN: Dalton M Darrow  
NOTARY PUBLIC



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Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
12/07/2017 09:45:41 AM  
JESSICA 4 Page(s)  
201706052874



*Bobbie Koepf*



14

411753

FILED FOR RECORD

93 APR -2 PH 2:09

**WARRANTY DEED**

JOY STEGATER  
COUNTY CLERK, COMAL COUNTY

*[Signature]*  
14<sup>th</sup> pd

**Date:** March 24, 1993

**Grantor:** RICHARD F. SCHWARZ, SR. and wife, ALICE B. SCHWARZ

**Grantor's Mailing Address:** 820 Tom Creek Lane, Canyon Lake,  
(including county) Comal County, Texas 78133-6957

**Grantee:** RICHARD F. SCHWARZ, JR. and wife, BELINDA J. SCHWARZ

**Grantee's Mailing Address:** 761 Tom Creek Lane, Canyon Lake,  
(including county) Comal County, Texas 78133

**Consideration:**

TEN AND NO/100 DOLLARS and other good and valuable consideration.

**Property (including any improvements):**

All that certain tract or parcel of land lying and being situated in Comal County, Texas, being known and designated as a 4.548 acre tract of land out of the Juliano Rodriguez Survey No. 338, Abstract No. 491 in Comal County, Texas, and being out of the central portion of the Richard F. Schwarz 297.9 acre tract in Comal County, Texas, and being more particularly described in EXHIBIT "A" attached hereto and made a part hereof for any and all purposes.

**Reservations from and Exceptions to Conveyance and Warranty:**

Current ad valorem taxes on said property having been prorated, the payment of the same are hereby assumed by Grantee.

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, assessments, maintenance charges, covenants, 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.

The restrictions which are attached hereto as EXHIBIT "B" and made a part hereof for any and all purposes.

0878 0815



All that certain tract or parcel of land lying and being situated in Comal County, Texas, being known and designated as a 4.548 acre tract of land out of the Juliano Rodriguez Survey No. 338, Abstract No. 491 in Comal County, Texas, and being out of the central portion of the Richard F. Schwarz 297.9 acre tract in Comal County, Texas, and being more particularly described in EXHIBIT "A" attached hereto and made a part hereof for any and all purposes.

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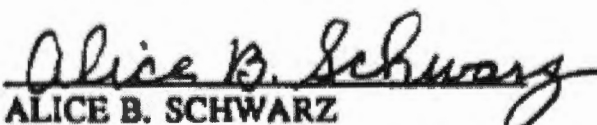
This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, assessments, maintenance charges, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State.

The restrictions which are attached hereto as EXHIBIT "B" and made a part hereof for any and all purposes.

Grantor, for 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 to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, 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.

  
RICHARD F. SCHWARZ, SR.

  
ALICE B. SCHWARZ



THE STATE OF TEXAS

COUNTY OF COMAL

§  
§  
§

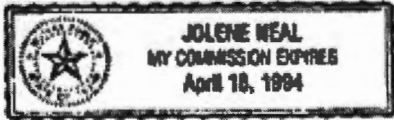
This instrument was acknowledged on this 24th day of March, 1993, by RICHARD F. SCHWARZ, SR. and wife, ALICE B. SCHWARZ.

*Jolene Neal*

NOTARY PUBLIC, STATE OF TEXAS

Printed Name: \_\_\_\_\_

Commission Expires: \_\_\_\_\_



9878 0816  
8286

After recording Return to:

Edwin K. Nolan  
P.O. Box 2017  
Canyon Lake, TX 78130-2017  
Telephone (210) 964-3007  
Fax (210) 964-3004  
File #93RE-135

Prepared in the Law Office of:

Edwin K. Nolan  
P.O. Box 2017  
Canyon Lake, TX 78130-2017  
Telephone (210) 964-3007  
Fax (210) 964-3004

EXHIBIT "A"

0873 0817

FIELD NOTES  
FOR  
A 4.548 ACRE TRACT

Being a 4.548 acre tract of land out of the Juliano Rodrigues Survey No. 338, Abstract No. 491 in Comal County, Texas, and being out of the central portion of the Richard F. Schwarz 297.9 acre tract in Comal County, Texas, and being more particularly described as follows:

**BEGINNING:** At the West corner of a 3.817 acre tract out of the above referenced tract, for the most Southerly corner of this tract, said point being N 05° 54' E 1375.0 feet from the South corner of Survey No. 338;

**THENCE:** N 35° 54' 51" W 288.0 feet to a point in a Southeast line of a 50 foot road easement, for the West corner of this tract;

**THENCE:** Along said Southeast line, N 23° 29' 29" E 398.35 feet to its intersection with the Southerly line of another 50 foot road easement, for the Northwest corner of this tract;

**THENCE:** Along said Southerly line, S 86° 13' 01" E 113.63 feet and N 88° 26' 24" E 152.13 feet to the Northwest corner of a 1.028 acre tract out of the above referenced tract, for the Northeast corner of this tract;

**THENCE:** S 45° 36' 36" E 262.84 feet to the North corner of said 3.817 acre tract, for the East corner of this tract;

**THENCE:** Along the Northwesterly line of said 3.817 acre tract, the Northwesterly line of a 40 foot road easement located along the Northwesterly line of said 3.817 acre tract, S 56° 56' 54" W 301.45 feet, S 24° 20' 54" W 175.21 feet, and S 53° 32' 54" W 146.98 feet to the Point of Beginning and containing 4.548 acres of land, more or less.

These field notes were compiled from information given to us by Mr. R. F. Schwarz and not from an on-the-ground survey, October 27, 1992.



## EXHIBIT "B"

This conveyance is made and accepted subject to the following matters, restrictions, and covenants:

1. The premises shall be used solely for residential purpose.
2. No building other than single family residence containing not less than 600 sq. ft., exclusive of open porches, patios, carports and garages, shall be constructed on said premises.
3. No structure shall be erected on the premises nearer than 25 ft. to the front property line, nor nearer than 5 ft. to the side or back property line. In the case of corner tracts, the inset from the side adjacent to the street shall be 10 ft.
4. No outside toilet allowed. All plumbing shall be connected to an approved sewage system.
5. Any and all restrictions, assessments, maintenance charges, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State.
6. All the foregoing covenants and restrictions shall run with the land, and shall be binding upon the Grantees, their heirs, executors, administrators and assigns.