



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: 107944

Location Description: 115 PLEASANT LN NEW BRAUNFELS, TX 78132

Subdivision: Pleasant Valley
Unit: 1
Lot: 2
Block:
Acreage:

Type of System: Aerobic Surface Irrigation

Issued to: Donald & Sandra Buck

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

Signature of Michael Lopez, OS8497, Environmental Health Inspector

Signature of Donald A. Buck, Environmental Health Coordinator

OS0007722

## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Carl Goff OSSF Installer #: 05-0029546  
 1st Inspection Date: 11-15-18 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: 4/24/19  
 Inspector Name: Connor Inspector Name: \_\_\_\_\_ Inspector Name: Mike T.  
 Permit#: 107944 Address: 115 Pleasant Lane Pleasant Valley Est

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)		✓		4/24/19
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	✓	285.91(10) 285.30(b)(4) 285.31(d)		✓		4/24/19
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	✓	285.32(a)(1)		✓		4/24/19
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	✓	285.32(a)(3)		✓		4/24/19
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	✓	285.32(a)(5)		✓		4/24/19
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)				

tank set level operational cover  
 mt-4/24/19  
 covered

**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	/		600	/		4/24/19
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	/		Solan Air	/		
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(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)	<i>aerobic spray</i>	✓		<i>4/29/19</i>
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)				

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st insp.	2nd insp.	3rd insp.
32	<p>EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling</p> <p>EFFLUENT DISPOSAL SYSTEM Topographic Slopes &lt; 2.0%</p> <p>EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field ( 1000 Linear ft. for 2 bedrooms or Less &amp; an additional 400 ft. for each additional bedroom )</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. &amp; Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) &amp; Pipe Holes ( 3/16 - 1/4" dia. Hole Size ) 5 ft. Apart</p>		<p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(B)</p> <p>285.91(13)</p> <p>285.33(b)(3)(D)</p> <p>285.33(b)(3)(F)</p>				
33	<p>AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.</p>	/	285.32(c)(1)		/		4/24/19
34	<p>AEROBIC TREATMENT UNIT Inspection/Clean Out Port &amp; Risers Provided</p> <p>AEROBIC TREATMENT UNIT Secondary restraint system provided</p> <p>AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank</p> <p>AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions</p>	/			/		
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>	/			/		4/24/19

**Comal County Environmental Health  
OSSF Inspection Sheet**

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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	/			/		
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Carl Coff OSSF Installer #: 05-0029546

1st Inspection Date: 11-15-18 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: \_\_\_\_\_

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

Permit#: 107944 Address: 115 Pleasant Lane Pleasant Valley Est

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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 operational cover*

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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)		✓		
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OSSF Inspection Sheet**

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44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



# 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: 107944  
Issued This Date: 09/07/2018  
This permit is hereby given to: Donald & Sandra Buck

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

115 PLEASANT LN  
NEW BRAUNFELS, TX 78132

Subdivision: Pleasant Valley  
Unit: 1  
Lot: 2  
Block:  
Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic  
Surface Irrigation

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

RECEIVED

AUG 08 2018

COUNTY ENGINEER

Staff will complete shaded

Items	Date Received
	Initials

107944
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

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.

Donald [Signature]  
Signature of Applicant

8-6-18  
Date

<input type="checkbox"/> COMPLETE APPLICATION
Check No. _____ Receipt No. _____

<input type="checkbox"/> INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)

RECEIVED

AUG 08 2018

COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

REVISED
11:31 am, Sep 06, 2018

Date: COUNTY ENGINEER
Owner Name: Donald Buck (with Sandra)
Mailing Address: 115 Pleasant Lane
City, State, Zip: New Braunfels, TX 78132
Phone #: 830-660-8553
Email:
Agent Name: Keith Eismann
Agent Address: 420 Bear Creek Drive
City, State, Zip: New Braunfels, TX 78132
Phone #: 210-385-2350
Email: Keith.Eismann@UAbcc.com
Permit #: 107944

All correspondence should be sent to: [ ] Owner [x] Agent [ ] Both Method: [ ] Mail [x] Email

Subdivision Name: Pleasant Valley Unit: 1 Lot: 2 Block:
Acreage/Legal:
Street Name/Address: 115 Pleasant Lane City: New Braunfels Zip: 78132

Type of Development:

[x] Single Family Residential

Type of Construction (House, Mobile, RV, Etc.): Home + Cabana

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Number of Bedrooms: 4 in Home / 0 in Cabana

AUG 08 2018

Indicate Sq Ft of Living Area: 3800 home / 300 Cabana

[ ] Commercial or Institutional Facility

COUNTY ENGINEER

(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: \$ 300,000 (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 understand that a permit of authorization to construct will not be issues 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: Donald Buck

Date: 8-8-18

\*\*\* 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 Hort Se. Santa

System Description Across with Spray Distribution

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

Tank Size(s) (Gallons) 600 GPD Unit Absorption/Application Area (Sq Ft) 5652

Gallons Per Day (As Per TCEQ Table III) 340

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

RECEIVED

AUG 08 2018

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.))

COUNTY ENGINEER

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: \_\_\_\_\_

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.

Hort Se. Santa  
Signature of Designer

8-6-18  
Date

1/c  
③



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# Affidavit to the Public

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THE COUNTY OF Comal  
STATE OF TEXAS

AUG 08 2018

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

COUNTY ENGINEER

Before me, the undersigned authority, on this day personally appeared Donald Buck who, after being, by me, duly sworn, upon oath states that he/she is the owner of record of that certain tract or parcel of land lying and being situated in Comal County, Texas and being more particularly described as follows:

Legal Description of property is as follows:

Tract two (2), Pleasant Valley Estates, Unit 1.  
According to map or plat recorded Vol 5 pg 241, Comal Count  
An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property.

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (commission) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

This OSSF must be covered by a continuous service policy for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single-family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF may be obtained from (Eco Septic Service).

Signed by my/our hand(s) on this 12 Day of July, 2018

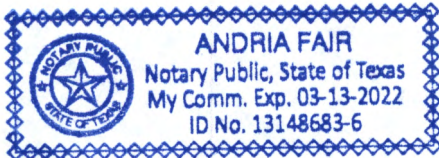
Signature Donald Buck

Print Name Donald Buck

Sworn to and subscribed to before Notary Public, in and for the state of Texas and

WITNESS MY HAND AND OFFICIAL SEAL THIS THE 12 DAY OF July, 2018.

Andria Fair  
Notary Public, State of Texas  
My Commission Expires: 03/13/2022



Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
08/08/2018 03:08:47 PM  
CHRISTY 1 Page(s)  
201806031359



Bobbie Koepf



# Carl Eoff Services

420 Bear Creek Drive, New Braunfels, Tx. 78132  
210-669-6088

## Service Agreement

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AUG 08 2018

COUNTY ENGINEER

- I. **General:** This work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between Donald Buck, (hereinafter referred to as "Client") and Carl W. Eoff (hereinafter referred to as "Contractor"). By this Agreement, Contractor agrees to render services, as described herein, and the Client agrees to fulfill his/her/their responsibilities under this agreement as described herein.
- II. **Effective Dates:** This Agreement commences on the date the license to operate is issued and upon receipt of full payment and runs for (2) years.  
Agreement: Starting Date:      Ending Date:     .
- III. **Services by Contractor:** Contractor will provide the following services (hereinafter referred to as the "Services"):
1. In compliance with Agency (TCEQ and/or County) and manufacturer's requirements, inspect and perform routine maintenance on the On-Site Sewage Facility (hereinafter referred to as the "OSSF") three (3) times per year (approximately once every four (4) months).
  2. Report to the appropriate regulatory authority and to the Client, as is required by both the State's on-site rules and local Agency's rules, if more stringent. All findings must be reported to the local agency within 14 days.
  3. If any components of the OSSF are found to be in need of repair during the inspection, the Contractor will notify the Client of the repairs needed.
  4. Visit site in response to Client's request (s) for unscheduled service(s) within two business days from the date of Contractor's receipt of Client's request. All unscheduled responses are in addition to the fee covered by this Agreement and will be billed to the Client.
  5. Provide notification of arrival to site to the homeowner or to site personnel. Additionally, written notification of the visit will be left at the site or with site personnel upon completion of inspection, as well as, forwarded to Agency within 14 days.
- IV. **Site Location:** The Services are to be performed at the property located at:  
115 Pleasant Lane, New Braunfels, Texas.
- V. **Payment(s):** The fee for this Agreement, Included in Contract, only covers the Services described herein. This fee does not cover equipment, parts or labor supplied for repairs or charges for unscheduled Client-requested trips to the site. By signing this Contract, the Client is authorizing the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and remove of said parts.
- VI. **Client's Responsibilities:** The Client is responsible for each and all of the following:
1. Maintain chlorinator and provide proper chlorine supply, if OSSF is equipped with same.
  2. Provide all necessary yard or lawn maintenance and removal of obstacles as needed to allow the OSSF to function properly, and to allow Contractor easy access to all parts of the OSSF.
  3. Immediately notify Contractor and Agency of any and all problems with, including failure of the OSSF.
  4. Upon receiving a written notification of services needed from the Contractor, it becomes the Client's responsibility to contact the Contractor to authorize the service. If the Client chooses to use a different contractor to perform the service, the Client is responsible for ensuring the Contractor holds the proper license (Installer II, Maintenance provider) and is certified by the manufacturer. Also, the Client is responsible for ensuring proper notification is given to the Agency, as required by the State and local Agency rules.
  5. Clients residing in \_\_\_\_\_ County should allow for samples at both the inlet and outlet to the OSSF to be obtained by the Contractor for the purpose of evaluating, the OSSF's performance when requested by

Initials: Client: DB Contractor: [Signature]

the Client. If these samples are sent to the lab for testing, the Client will directly pay the lab for the cost of the Testing plus pay the Contractor for all man-hours expended in providing this additional service at the rate of \$75.00 per hour.

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- 6. Not allow the backwash from water treatment or water conditioning equipment to enter the OSSF.
- 7. Maintain site drainage to prevent adverse effects on OSSF.
- 8. Promptly and fully pay Contractor's bills, fees, or invoices as described herein.

AUG 08 2018

VII. **Access by Contractor:** Contractor, or personnel authorized by the Contractor, may enter the property at reasonable times without prior notice for the purpose of performing the above-described Services. Contractor will require access to the OSSF electrical and physical components, including tanks, by means of manways or risers for the purpose of evaluations required by manufacturer, and/or rules. If such manways or risers are not in place, excavation together with other labor and materials will be required, and will be billed to Client as an additional service at the rate of \$75.00 per hour, plus materials billed also. Excavated soil is to be replaced as best as reasonably possible.

COUNTY ENGINEER

VIII. **Limits of Liability:** In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the Services described in this Agreement.

IX. **Entire Agreement:** This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement, oral or written.

Client and/or authorized agent:

Print Name: Donald Buck Signature: *Donald Buck*  
 Date: 8-6-18 Email address: \_\_\_\_\_  
 Physical Address: 115 Pleasant Lane, New Braunfels, Texas (Zip) 78132  
 Mailing Address: Same, Texas (Zip) \_\_\_\_\_  
 Phone Numbers:  
 Home: ( ) - - Work: ( ) - - Cell: (830) 660-8553 Fax: ( ) - -

Contractor

Signature: *Carl W Eoff* Date: 8-6-18  
 Carl W Eoff  
 Bear Creek Drive  
 New Braunfels, Texas 78132  
 Cell: 210-669-6088  
 Office: 210-609-6631  
 Fax: 210-609-6631

Certification held by Carl W. Eoff:

- Installer II License #: OS0029546
- OSSF Maintenance Provider #: MP0001745

ON-SITE SEWAGE FACILITY  
Site Evaluation Report Information

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Date: 7/1/2018

Site Evaluator Information:

AUG 08 2018

**Applicant Information:**

Name: Hoyt Seidensticker

Name: Donald Buck & Sandra Buck

license OS0008771 Expires 8/31/2020 COUNTY ENGINEER

Address: 115 Pleasant Lane

Company: Land Stewardship Services, LLC

City: New Braunfels State: Texas Zip: 78132

Address: 1822 FM 473

Phone: \_\_\_\_\_

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603 Fax: (830) 336-4697

**Property Location:**

Lot: 2 Block: \_\_\_\_\_ Sub.: \_\_\_\_\_

**Installer information:**

Street/Road Address: 115 Pleasant Lane

Name: Carl Eoff OS0029546

City: New Braunfels State: Texas Zip: 78132

Company: Carl Eoff Services

Unincorporated Area? Y or N y

Address: 420 Bear Creek Road

Additional information \_\_\_\_\_

City: New Braunfels State: Texas Zip: 78132

Phone: (210) 669-6088 Fax: \_\_\_\_\_

**Schematic of Lot or Tract**

**Show:**

Compass North, adjacent streets, property lines, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks).

Location of existing or proposed water wells within 150 feet of property.

Indicate slope or show contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.

Location of soil borings or dug pits (show location with respect to a known reference point).

Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundments areas, cut or fill bank, sharp slopes and breaks.

**SITE DRAWING**

Lot Size: \_\_\_\_\_ acres

SEE ATTACHED

Signature of Site Evaluator

Site Evaluator License No: OS0008771

# ON-SITE SEWAGE FACILITY Soil Evaluation Report Information

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Date Soil Survey Performed: 5/30/2018

Site Location: 115 Pleasant Lane

AUG 08 2018

Name of Site Evaluator: Hoyt Seidensticker Registration Number: QS0008771

Proposed Excavation Depth: n/a County: Comal

COUNTY ENGINEER

**Requirements:**

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.  
 Location of soil boring or dug pits must be shown on the site drawing.  
 For subsurface disposal, soil evaluation 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 feature on the form. Indicate depths where features appear.

Soil Boring Number <u>1</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	clay loam rock	<30%	none	yes, rock	brown
1 <u>12 in</u>						
2						
3						
4						
5						

Soil Boring Number <u>2</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	clay loam rock	<30%	none	yes, rock	brown
1 <u>12 in</u>						
2						
3						
4						
5						

**Features of Site Area**

- Presence of 100 year flood zone Yes \_\_\_ No x
- Presence of adjacent ponds, streams, water improvements Yes \_\_\_ No x
- Existing or proposed water well in nearby area Yes x No \_\_\_
- Organized sewage service available to lot or tract Yes \_\_\_ No x
- Recharge feature within 150 feet Yes \_\_\_ No x

By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my ability.

I understand that any misrepresentation of the information contained in this report may be grounds to revoke or suspend my license. The site evaluation

determined the site is suitable for a Spray Distribution disposal system with Aerobic treatment

According to table XIII, the site is suitable for this proposed system. A copy of Table XIII has been given to the property owner to inform them of other alternatives based upon the result of this site evaluation

Hoyt Seidensticker  
Signature of Site Evaluator

8-6-18  
Date

8/5/2018  
10:10 PM  
Aerobic with Spray  
Distribution System

# ON-SITE SEWAGE FACILITY DESIGN CRITERIA

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Donald Buck & Sandra Buck AUG 08 2018

### Property Information:

St. Address: 115 Pleasant Lane  
City: New Braunfels State: Texas  
Zip code: 78132

### Predicted Quantity of Sewage (Q)

Water Saving Devises in Home (y/n): yes  
Gallons/day (Q): 340  
Greywater included (yes/no): yes

### Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.064  
Minimum Adsorptive Area (sq. ft.): 5312.5

### Aerobic Unit

Required size of aerobic unit: 600 gpd  
Pretreatment Tank (gallons): 353  
Class 1 Aerobic Unit: NuWater 550-PC-400PT  
Pump tank total capacity (gal): 768  
Chlorination: Liquid installed in Tank  
Pump Switch operation: Float system  
Dosing cycle quantity (gals): Varied  
Cycling time: night time  
Pump size and capacity: Franklin E-Series 20 GPM

### House Information

cabana  
No. of Bedrooms: 4 people 4  
Sq. footage (Approx.): 10 g/person 3200  
gallons per day 40 300  
Water Supply: well

### Supply Line from House

Length of supply line (approx. ft): 116  
Type of supply line: SCH 40 PVC  
Size of Supply line (in): 3 or 4

### Supply Line For Spray Irrigation System

Length of supply line (approx. ft): 284  
Type of supply line: SCH 40 PVC  
Size of supply line (in): 1

### Disposal Area per this System

$\pi (30)^2 =$  2826  
 $\pi (30)^2 =$  2826  
 $=$  \_\_\_\_\_  
 $=$  \_\_\_\_\_  
Total irrigated area (sq. ft.): 5652

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker  
Hoyt Seidensticker, R.S. No. 3588  
Land Stewardship Services, LLC, 1822 FM 473, Boerne, Texas 78006  
Cell (210) 414-6603, Fax (830) 336-4697

8-6-18  
Date



Effective Immediately: If any change(s) are made that require a revision to this design, a \$75.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

8/5/2018  
10:10 PM  
Aerobic with Spray  
Distribution System

# ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Donald Buck & Sandra Buck

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AUG 08 2018

## Head Pressure

Elevation Head: 4  
Pressure Head: 92  
Friction Head: 11.36  
Total head: 107.4

## Sprinkler Head Information

K-Rain sprinkler head PROPLUS,  
low angle nozzle

COUNTY ENGINEER

No. 3 @40psi      GPM: 3.1  
Number of sprinkler heads: 2  
Gallons per minute: 6.2

A class 1 aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment unit. Treated effluent will be disinfected by a Chlorination Station 200-1500 Unit in the pump tank, before being disposed of through above ground sprinkler heads. All warning systems shall be installed with the aerobic unit

Land acceptable for surface application shall have a flat terrain (with less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff. There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent.

Areas that rock is exposed must be covered with a suitable amount of material acceptable to the inspecting authority. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and Bermuda grasses or other grass species prior to system operation.

A maintenance contract for the entire system must be established at time of installation with someone holding a license to maintain the installed aerobic system.

At every inspection a Total Chlorine Residual test must be conducted on the effluent in the pump tank and must be a minimum acceptable level of .1 mg/l residual.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker, R.S. No. 3588

Land Stewardship Services, LLC, 1822 FM 473, Boerne, Texas 78006

Cell (210) 414-6603, Fax (830) 336-4697

Date

8-6-18



# Site Map

# Scale 1" = 60'

## Aerobic with Spray

PL 406.51'

## Distribution System

### Donald Buck

### Lot 2, Pleasant Valley

### Estates, Unit 1

### 115 Pleasant Lane

### New Braunfels, Texas 78132

### Comal County

All external electrical lines must be in gray conduit

Risers must be permanently fastened to the tank lid or cast into the tank  
 The connection between the riser and the tank lid must be watertight.  
 Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director.

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent

driveway

Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

Land acceptable for surface application shall have a flat terrain (less than to equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff

100 yr flood plain does not exist on this tract

location of sprinkler heads may be adjusted in field to avoid obstacles

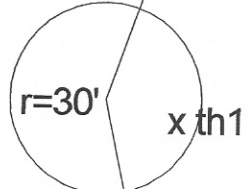
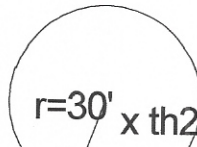
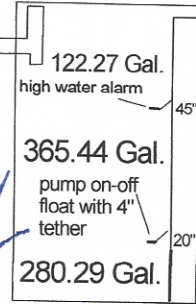
house  
 4 bdr  
 3200 sq.ft.  
 300 gpd

existing two-way c/o  
 crushed and filled in  
 existing tank that will be pumped  
 pool  
 W  
 existing two-way c/o  
 cabana  
 4 people  
 10 g/person  
 40 gpd  
 garage

9-7-18



**REVISED**  
 11:07 am, Sep 07, 2018



PL 514.44'

Pleasant Lane

PL 35.59'

PL 407.71'

This design is exempt from the provisions of the existing Water Pollution Abatement Plan because it is a single family residence on a tract of land and their is no recharge feature within 150' of the proposed septic system.

20' buffer

20' buffer

PL 550.0'

32' of existing sch 40 pvc

184' of new sch 40 pvc

MuWater 550-PC-400PT 600  
 gpd Aerobic Unit with a  
 LBC 200-1500

42' of new sch 40 pvc

25' buffer

well

100'

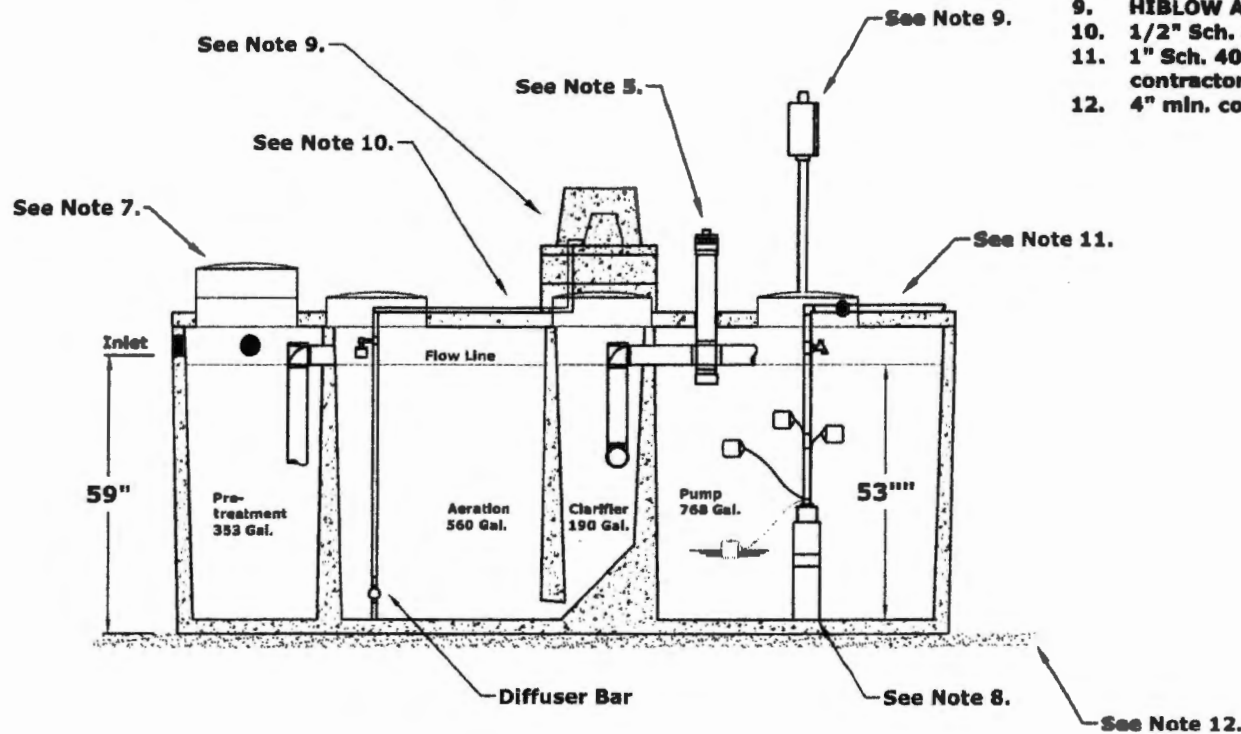
# Assembly Details

OSSF

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## GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 14,900 lbs.
4. Treatment capacity is 600 GPD. Pump compartment set-up for a 360 GPD Flow Rate (4 bedroom, < 4,000 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 1.62 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-550 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec) timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. HIBLOW Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
12. 4" min. compacted sand or gravel pad by Contractor

### DIMENSIONS:

Outside Height: 67"  
 Outside Width: 63"  
 Outside Length: 164"

### MINIMUM EXCAVATION DIMENSIONS:

Width: 76"  
 Length: 176"

**NuWater B-550 (600 GPD)  
 Aerobic Treatment Plant (Assembled)**

Model: B-550-PC-400PT

March, 2012 - Rev 1  
 By: A.S.

#### Scale:

\* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3

**Advantage**  
 Wastewater Solutions llc

Advantage Wastewater Solutions llc.  
 444 A Old Hwy No 9  
 Comfort, TX 78013  
 830-995-3189  
 fax 830-995-4051



**E-Series**



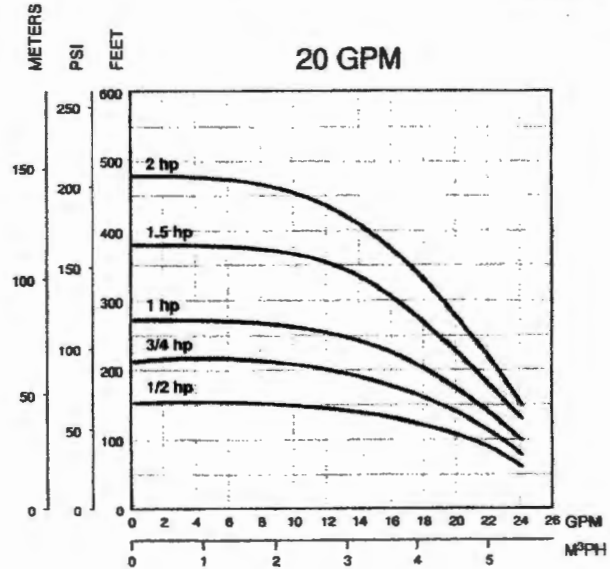
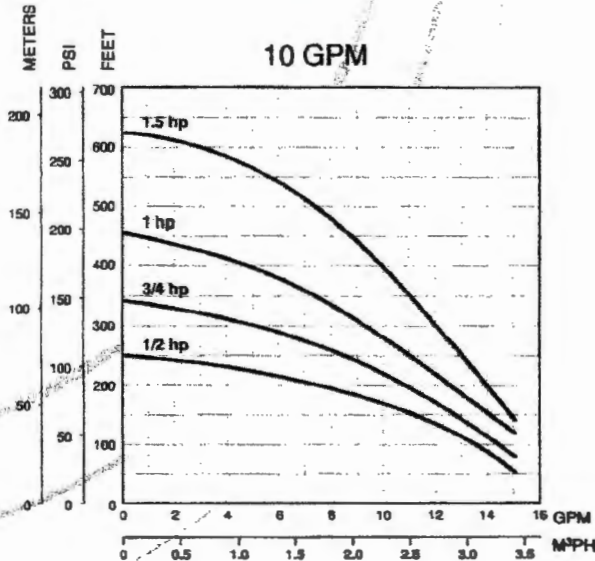
# Environmental Series Pumps

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## Thermoplastic Performance

COUNTY ENGINEER



## Thermoplastic Units Ordering Information

1 - 2 - 1.5 HP Single-Phase Units

Order No.	Model	GPM	HP	Volt	Wire	Wt.
94741005	10FE05P4-2W115	10	1/2	115	2	24
94741010	10FE05P4-2W230	10	1/2	230	2	24
94741015	10FE07P4-2W230	10	3/4	230	2	28
94741020	10FE1P4-2W230	10	1	230	2	31
94741025	10FE15P4-2W230	10	1.5	230	2	46
94742005	20FE05P4-2W115	20	1/2	115	2	25
94742010	20FE05P4-2W230	20	1/2	230	2	25
94742015	20FE07P4-2W230	20	3/4	230	2	28
94742020	20FE1P4-2W230	20	1	230	2	31
94742025	20FE15P4-2W230	20	1.5	230	2	40

Thermoplastic 1 - 2 - 2 HP Pump Ends

Order No.	Model	GPM	HP	Volt	Wire	Wt.
94751005	10FE05P4-PE	10	1/2	N/A	N/A	6
94751010	10FE07P4-PE	10	3/4	N/A	N/A	7
94751015	10FE1P4-PE	10	1	N/A	N/A	8
94751020	10FE15P4-PE	10	1.5	N/A	N/A	12
94752005	20FE05P4-PE	20	1/2	N/A	N/A	6
94752010	20FE07P4-PE	20	3/4	N/A	N/A	7
94752015	20FE1P4-PE	20	1	N/A	N/A	8
94752020	20FE15P4-PE	20	1.5	N/A	N/A	10
94752025	20FE2P4-PE	20	2	N/A	N/A	11

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AUG 08 2018

# FPS

## E series

### High Head Filtered Effluent Pump

#### Applications:

- Filtered Effluent Service
- Aeration
- Ornamental Fountains/Waterfalls

#### Features:

- Best for filtered effluent discharging applications
  - Stainless Steel In-Terminal cast discharge and motor bracket are tough and long lasting. Epoxy materials are highly resistant to damage from heavy metals and other substances typically found in water.
  - Heavy duty, 300 volt, 10' S/COW motor seal.
  - Ceramic bearing sleeve has time proven durability for years of reliable service.
  - Hex rubber bearing has extra large surface assuring great stability and multiple flow channels keeping particles away from bearing surfaces.
  - Proven Noryl™ staging allows close tolerances and increased life expectancy.
  - Stainless steel impeller with impeller and extreme wear in severe applications.
  - Removable built-in check valve.
  - Powered by Franklin Electric's durable motor.
- © Franklin Electric Corporation, 2018. All rights reserved. Franklin Electric is a Registered Trademark of F.E.



# PROPLUS™ GEAR DRIVEN SPRINKLER SETTING INSTRUCTIONS

## SPRINKLER INSTALLATION

### 1 ► INSTALL AND BURY

Do not use pipe dope. Thread the sprinkler on the pipe. Bury the sprinkler flush to grade. **NOTE:** Gear driven sprinklers and pop-up sprays should not be installed on the same watering zone.

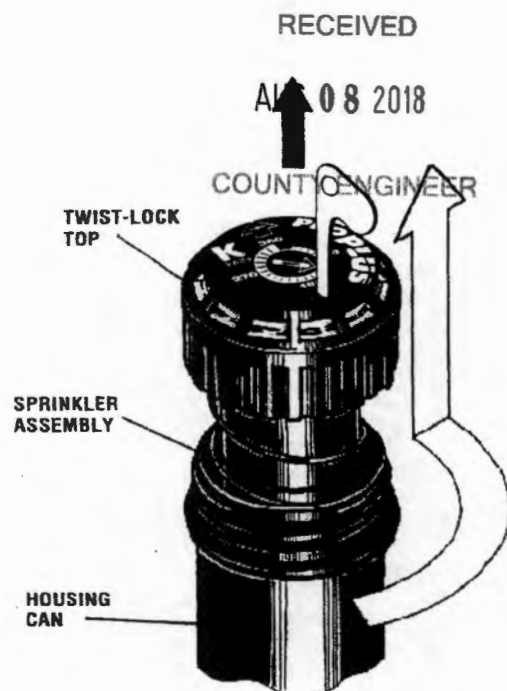
### 2 ► INSPECTING THE FILTER

Unscrew the top and lift the complete sprinkler assembly out of the housing can. The filter is located on the bottom of the sprinkler assembly and can easily be pulled out, cleaned and re-installed.

### 3 ► WINTERIZATION TIPS

When using an air compressor to remove water from the system please note the following:

- 1) Do not exceed 30 PSI.
- 2) Always introduce air into the system gradually to avoid air pressure surges. Sudden release of compressed air into the sprinkler can cause damage.
- 3) Each zone should run no longer than 1 minute on air. Sprinklers turn 10 to 12 times faster on air than on water. Over spinning rotors on air can cause damage to the internal components.



## STANDARD NOZZLE PERFORMANCE

Nozzle	U.S.			METRIC			
	Pressure PSI	Radius Feet	Flow GPM	Pressure KPa	Radius Meters	Flow L/M	Flow M <sup>3</sup> /H
#2.5 Factory Installed Nozzle	30	38'	2.5	206	2.0	11.6	9.5
	40	39'	2.8	275	3.0	11.9	10.6
	50	40'	3.2	345	3.5	12.2	12.1
	60	41'	3.5	413	4.0	12.5	13.2
#0.5	30	28'	1.9	206	2.0	9.5	1.9
	40	29'	2.1	275	3.0	9.7	2.3
	50	29'	2.4	345	3.5	9.8	2.6
	60	30'	2.6	413	4.0	9.9	3.0
#0.75	30	29'	0.7	206	2.0	8.8	2.6
	40	30'	0.8	275	3.0	9.1	3.0
	50	31'	0.9	345	3.5	9.4	3.4
	60	32'	1.0	413	4.0	9.8	3.8
#1	30	32'	1.3	206	2.0	10.0	4.9
	40	33'	1.5	275	3.0	10.3	5.7
	50	34'	1.6	345	3.5	10.4	6.1
	60	35'	1.8	413	4.0	10.7	6.8
#2	30	37'	2.4	206	2.0	11.3	9.1
	40	40'	2.5	275	3.0	12.2	9.5
	50	42'	3.0	345	3.5	12.8	11.4
	60	43'	3.3	413	4.0	13.1	12.5
#3	30	38'	3.6	206	2.0	11.6	13.6
	40	39'	3.8	275	3.0	11.9	15.9
	50	41'	4.0	345	3.5	12.5	17.4
	60	42'	4.3	413	4.0	12.8	18.9
#4	30	43'	4.4	206	2.0	13.1	16.7
	40	44'	5.1	275	3.0	13.4	19.3
	50	46'	5.6	345	3.5	14.0	21.2
	60	49'	5.9	413	4.0	14.9	22.3
#6	40	45'	5.9	206	3.0	13.7	22.9
	50	46'	6.0	275	3.5	14.0	22.7
	60	48'	6.2	345	4.0	14.6	23.8
	70	49'	6.7	413	5.0	14.9	25.4
#8	40	42'	8.0	206	3.0	12.8	30.3
	50	45'	8.5	275	3.5	13.7	32.2
	60	49'	9.5	345	4.0	14.9	36.0
	70	50'	10.0	413	5.0	15.2	37.9

## LOW ANGLE NOZZLE PERFORMANCE

Nozzle	U.S.			METRIC			
	Pressure PSI	Radius Feet	Flow GPM	Pressure KPa	Radius Meters	Flow L/M	Flow M <sup>3</sup> /H
#1	30	22'	1.2	207	2.0	6.7	4.5
	40	24'	1.7	275	3.0	7.3	6.4
	50	26'	1.8	344	3.5	7.9	6.8
	60	28'	2.0	413	4.0	8.5	7.6
#3	30	29'	1.9	207	2.0	9.7	11.4
	40	32'	2.1	275	3.0	9.9	11.7
	50	35'	2.4	344	3.5	10.7	13.2
	60	37'	2.6	413	4.0	11.3	14.4
#4	30	31'	3.4	207	2.0	9.4	12.9
	40	34'	3.9	275	3.0	10.4	14.8
	50	37'	4.4	344	3.5	11.3	16.7
	60	38'	4.7	413	4.0	11.6	17.8
#6	40	38'	6.0	275	3.0	11.6	24.6
	50	40'	6.2	344	3.5	12.2	27.6
	60	42'	6.7	413	4.0	12.8	30.3
	70	44'	7.6	482	5.0	13.7	32.6

Data represents test results in zero wind for ProPlus. Adjust for local conditions. Radius may be reduced with nozzle retention screw.



**K-RAIN MANUFACTURING CORP.**  
 1640 Australian Avenue  
 Riviera Beach, FL 33404 USA  
 PH: 1-561-844-1002 / 1-800-735-7246  
 FAX: 1-561-842-9493  
 WEB: <http://www.krain.com>

# PROPLUS™ GEAR DRIVEN SPRINKLER SETTING INSTRUCTIONS

**NOTE:** The ProPlus is factory preset with a 90° arc setting, and includes a pre-installed #2 nozzle.

## CHANGING A NOZZLE

### 1► REMOVING THE NOZZLE RETENTION SCREW

Use your K-Key or a small flat blade screwdriver to remove the nozzle retention screw by turning counter-clockwise to remove and clockwise to re-install.

### 2► PULL UP THE RISER

Insert the K-Key in the keyhole on the top of the nozzle turret and turn the key 1/4 turn to insure that the key does not slip out of the keyhole when you pull it up. Firmly pull up the entire spring-loaded riser to access the nozzle socket. Hold the riser assembly up with one hand.

### 3► REMOVING THE NOZZLE

With the nozzle retention screw removed, insert the K-Key into the slot directly under the nozzle "prongs" at the top of the nozzle. Now, turn the key 1/4 turn to "hook" the nozzle and pull the nozzle out.

### 4► INSTALLING A NOZZLE

Press the desired nozzle into the nozzle socket. Make sure the nozzle number is visible and the nozzle "prongs" are up. Then, re-install the nozzle retention screw. **NOTE:** The nozzle retention screw is also a break-up screw and used to adjust the distance of the spray.

## SETTING THE ARC ADJUSTMENT

### 1► FINDING THE LEFT START POSITION

Place your finger on the top center of the nozzle turret. Rotate the turret to the right until it stops and then back to the left until it stops. Notice the position of the nozzle arrow. This is the "Left Start" position. The sprinkler will begin spraying from this position and rotate clockwise until it reaches the right Adjustable Stop-Return Point.

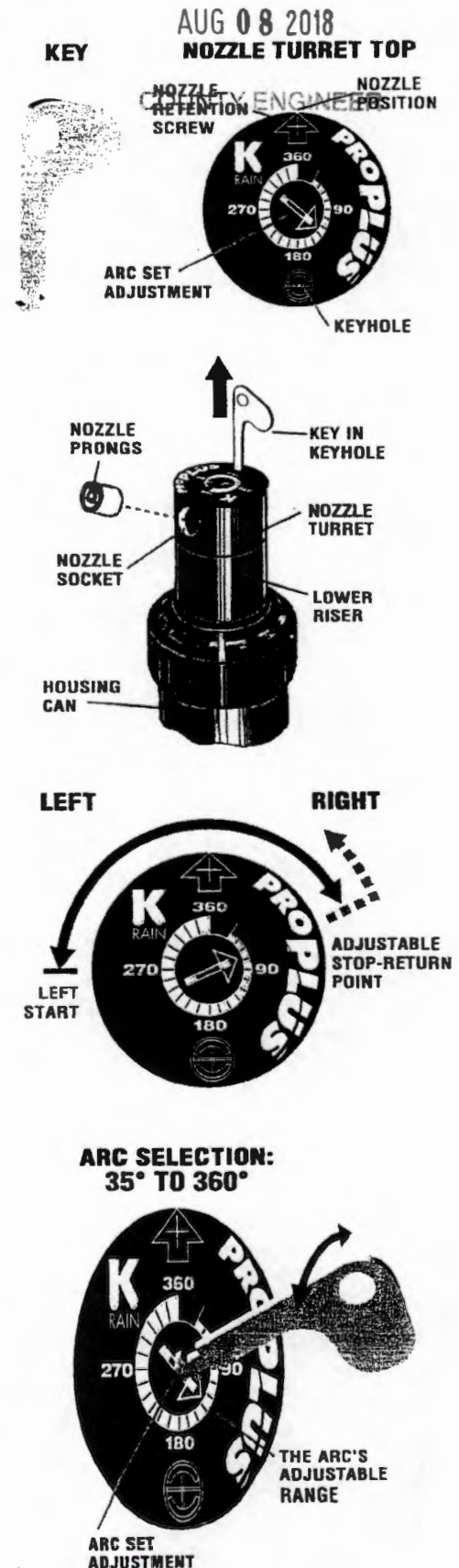
### 2► ORIENTING THE LEFT START POSITION

Insert the K-Key in the keyhole on the top of the nozzle turret and turn the key 1/4 turn to insure that the key does not slip out of the keyhole when you pull it up. Being careful not to allow the nozzle turret to turn, firmly pull up the entire spring-loaded riser. Hold the lower riser assembly up with one hand. Now turn only the lower riser clockwise or counter-clockwise until the nozzle arrow is pointing where you want the sprinkler to begin spraying.

### 3► CHANGING THE ARC

Insert the K-Key or a small flat blade screwdriver into the Arc Set Adjustment slot. Turn clockwise to increase the arc or counter-clockwise to decrease the arc.

**WHEN SET AT 360°, THE PROPLUS WILL ROTATE CONTINUOUSLY IN A CLOCKWISE DIRECTION.**



# Comal CAD

## Property Search Results > 44898 BUCK DONALD K for Year 2018

### Property

#### Account

Property ID:	44898	Legal Description:	PLEASANT VALLEY ESTATES 1, LOT 2
Geographic ID:	420515000200	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

#### Location

Address:	115 PLEASANT LN NEW BRAUNFELS, TX 78132	Mapsco:	
Neighborhood:	BEAR CREEK ESTATES	Map ID:	6H
Neighborhood CD:	422F601		

#### Owner

Name:	BUCK DONALD K	Owner ID:	18063
Mailing Address:	115 PLEASANT LN NEW BRAUNFELS, TX 78132-2805	% Ownership:	100.0000000000%
		Exemptions:	HS, OTHER

### Values

(+) Improvement Homesite Value:	+	\$183,170	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$91,780	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$274,950	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$274,950	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$274,950	

### Taxing Jurisdiction

Owner:	BUCK DONALD K
% Ownership:	100.0000000000%
Total Value:	\$274,950

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax (
		0.000000	\$274,950	\$274,950	\$0.00	
046	COMAL COUNTY	0.307821	\$274,950	\$169,960	\$406.83	\$
046LR	Lateral Road	0.050100	\$274,950	\$169,960	\$46.72	
CAD	CAD	0.000000	\$274,950	\$274,950	\$0.00	
EDW	Edwards Water	0.000000	\$274,950	\$274,950	\$0.00	
ES7	ESD #7 (EMS & FIRE)	0.070655	\$274,950	\$274,950	\$194.27	
SNBI	NEW BRAUNFELS ISD	1.339100	\$274,950	\$236,200	\$2,484.57	\$2,
ZZZ	Credit	0.000000	\$274,950	\$274,950	\$0.00	
	Total Tax Rate:	1.767676				
					Taxes w/Current Exemptions:	\$3,132.39
					Taxes w/o Exemptions:	\$4,860.23

**Improvement / Building**

**Improvement #1: RESIDENTIAL State Code: A1 Living Area: 1747.0 sqft Value: \$183,170**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RES	Residential Structure	AVG - RAQ		1981	1747.0
PO	Detached Patio	*			384.0
AGF1	Attached Garage	*			648.0
PC	Covered Porch (attached)	*			78.0
STOR	Storage area (attached to res)	* - *		1987	0.0
WEL1	Water Well	*		1987	1.0
SEP1	Septic System	*		0	1.0

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	Residential	5.1330	223593.48	0.00	0.00	\$91,780	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$183,170	\$91,780	0	274,950	\$0	\$274,950
2017	\$197,420	\$91,780	0	289,200	\$0	\$289,200
2016	\$183,460	\$91,780	0	275,240	\$0	\$275,240
2015	\$162,980	\$91,780	0	254,760	\$0	\$254,760
2014	\$155,350	\$91,780	0	247,130	\$0	\$247,130
2013	\$142,290	\$91,780	0	234,070	\$0	\$234,070
2012	\$132,510	\$91,780	0	224,290	\$0	\$224,290
2011	\$131,870	\$91,780	0	223,650	\$0	\$223,650
2010	\$149,260	\$76,790	0	226,050	\$0	\$226,050
2009	\$152,180	\$76,790	0	228,970	\$0	\$228,970
2008	\$158,890	\$76,790	0	235,680	\$12,512	\$223,168
2007	\$151,750	\$51,130	0	202,880	\$0	\$202,880






**From:** [Hernandez, Sandra](#)  
**To:** ["Keith Eismann"](#)  
**Subject:** 107944 deficiency comments  
**Date:** Wednesday, August 15, 2018 8:46:19 AM

---

RE: Pleasant Valley, Unit 1, Lot 2

Hoyt,

We received planning materials for the referenced permit application on August 08, 2018 and found those planning materials to be deficient. In order to continue processing this permit, we need the following information:

1.  Indicate how the referenced property is exempt from a WPAP.
2.  Have the homeowner include the cabana on the permit application.
3.  Submit permit information for the existing septic system.
4.  Indicate what the line from the cabana to the house represents.
5.  Revise accordingly and resubmit.

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

Thank you,

*Sandra Ann Hernandez*  
*Environmental Health Assistant*  
*Comal County Engineers Office*  
*New Braunfels, Texas 78132*  
*830-608-2090 Office*  
*830-608-2078 Fax*  
[www.cceo.org](http://www.cceo.org)

# Site Map

**VOID**

Scale 1" = 60'

## Aerobic with Spray

PL 406.51'

## Distribution System

Donald Buck & Sandra Buck

Lot 2, Pleasant Valley

Estates, Unit 1

115 Pleasant Lane

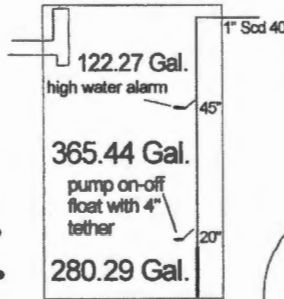
New Braunfels, Texas 78132

Comal County

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AUG 08 2018

COUNTY ENGINEER



Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director.

Surface application should be done **VOID** hours of 12:00 midnight and 5:00 a.m.

All external electrical lines must be in gray conduit

There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent.

Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

Land acceptable for surface application shall have a flat terrain (less than to equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff.

100 yr flood plain does not exist on this tract

location of sprinkler heads may be adjusted in field to avoid obstacles

house  
4 bdr  
3200 sq.ft.  
300 gpd

pool  
existing two-way c/o  
existing tank that will be pumped crushed and filled in  
W  
existing two-way c/o  
cabana  
4 people  
10 g/person  
40 gpd

garage

**VOID**



MuWater 550-PC-400PT 600  
gpd Aerobic Unit with a  
LBC 200-1500

PL 514.44'

Pleasant Lane

PL 35.59'

PL 407.71'

PL 550.0'

PL 400.0'

32' of existing sch 40 pvc

184' of new sch 40 pvc

42' of new sch 40 pvc

42' of new sch 40 pvc

25' buffer

existing two-way c/o

existing tank that will be pumped crushed and filled in

existing two-way c/o

W

well

100'

98'

99'



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\*\*\* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \*\*\*  
APPLICATION FOR PERMIT TO INSTALL AND MAINTAIN SEWER SERVICE  
ON-SITE SEWER TREATMENT SYSTEM AND SEWER CONNECTIONS  
PERMIT TO CONSTRUCT AN ON-SITE SEWER TREATMENT SYSTEM AND SEWER CONNECTIONS  
LICENSE TO OPERATE

**VOID**

Date COUNTY ENGINEER

Permit # 107944

Owner Name Donald & Sandra Buck  
Mailing Address 115 Pleasant Lane  
City, State, Zip New Braunfels, TX 78132  
Phone # 830-660-8553  
Email \_\_\_\_\_

Agent Name Keith Eismann  
Eoff Septic Services  
Agent Address 420 Bear Creek Drive  
City, State, Zip New Braunfels, TX 78132  
Phone # 210-385-2350  
Email Keith.Eismann@yahool.com

All correspondence should be sent to:  Owner  Agent  Both Method:  Mail  Email

Subdivision Name Pleasant Valley Unit 1 Lot 2 Block \_\_\_\_\_  
Acreage/Legal \_\_\_\_\_  
Street Name/Address 115 Pleasant Lane City New Braunfels Zip 78132

Type of Development:

Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 3800

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AUG 08 2018

Commercial or Institutional Facility

COUNTY ENGINEER

(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: \$ 300,000 (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

Are Water Saving Devices Being Utilized Within the Residence?  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 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.

**VOID**

Donald Buck  
Signature of Owner

8-8-18  
Date

1979 SEP 11 PM 1:37

VOL 286 PAGE 535  
183264

RECEIVED  
BY *Donna B.*  
*Aug 28 2018*

NO. WARRANTY DEED WITH VENDOR'S LIEN *5.00pd*  
FROM: CREEKDALE, INC. COUNTY ENGINEER  
TO : DONALD K. BUCK, ET UX

THE STATE OF TEXAS ¶  
COUNTY OF COMAL ¶ KNOW ALL MEN BY THESE PRESENTS:

That CREEKDALE, INC., a corporation domiciled in Comal County, Texas, acting by and through its officers hereunto duly authorized, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned cash in hand paid and secured to be paid by the GRANTEES herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by GRANTEES of their one certain promissory note of even date herewith in the principal sum of SIX THOUSAND AND NO/100 DOLLARS (\$6,000.00), payable to the order of GRANTOR herein, at New Braunfels, Texas, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith, to JOHN R. POWELL, TRUSTEE, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto DONALD K. BUCK and wife, SANDRAC. BUCK, of Comal County, Texas, all of the following described real property, in Comal County, Texas, to-wit:

All that certain tract or parcel of land lying and being situated in Comal County, Texas, known and designated as Tract Two (2), PLEASANT VALLEY ESTATES, UNIT ONE (1), according to a map or plat recorded in Vol. 5, page 241, Map and Plat Records of Comal County, Texas.

This conveyance is...

AUG 08 2018

Records of Comal County, Texas, and any other affecting the above described property. COUNTY ENGINEER

TO HAVE and TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said GRANTEES, their heirs and assigns forever; and said above named GRANTOR does hereby bind itself, its successors and assigns to WARRANT and FOREVER DEFEND, all and singular the said premises unto the said GRANTEES, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed and stipulated that a Vendor's Lien and Superior Title is reserved against the above described property, premises and improvements until the above described note and all interest thereon is fully paid according to its face and tenor, effect and reading, when this deed is to become absolute.

IN WITNESS WHEREOF, CREEKDALE, INC., aforesaid, has caused these presents to be signed by SCOTT M. FISCHER, its President, thereunto duly authorized, on this, the 31st day of August, 1979.

CREEKDALE, INC.

ATTEST:

BY: Scott M. Fischer  
SCOTT M. FISCHER, PRESIDENT

Ruth Fischer  
RUTH FISCHER, SECRETARY

THE STATE OF TEXAS ¶  
  ¶  
COUNTY OF COMAL            ¶

BEFORE ME, the undersigned authority, on this day personally appeared SCOTT M. FISCHER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of CREEKDALE, INC., as the President thereof, in the capacity therein stated and for the purposes and consideration therein expressed.

That CREEKDALE, INC., a corporation domiciled in Comal County, Texas, acting by and through its officers hereunto duly authorized, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned cash in hand paid and secured to be paid by the GRANTEES herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by GRANTEES of their one certain promissory note of even date herewith in the principal sum of SIX THOUSAND AND NO/100 DOLLARS (\$6,000.00), payable to the order of GRANTOR herein, at New Braunfels, Texas, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith, to JOHN R. POWELL, TRUSTEE, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto DONALD K. BUCK and wife, SANDRAC. BUCK, of Comal County, Texas, all of the following described real property, in Comal County, Texas, to-wit:

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This conveyance is made and accepted subject to any and all RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS-OF-WAY and EASEMENTS now outstanding and of record, if any, including but not limited to those of record in Vol. 272, pages 313-315, Deed

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AUG 08 2018

COUNTY ENGINEER

forever; and said above named GRANTOR does hereby bind itself, its successors and assigns to WARRANT and FOREVER DEFEND, all and singular the said premises unto the said GRANTEES, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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CREEKDALE, INC.

ATTEST:

BY: *Scott M. Fischer*  
SCOTT M. FISCHER, PRESIDENT  
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*Ruth Fischer*  
RUTH FISCHER, SECRETARY

AUG 08 2018

THE STATE OF TEXAS ¶  
  ¶  
COUNTY OF COMAL                             ¶

COUNTY ENGINEER

BEFORE ME, the undersigned authority, on this day personally appeared SCOTT M. FISCHER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of CREEKDALE, INC., as the President thereof, in the capacity therein stated and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and SEAL OF OFFICE, on this, the 31st day of August, 1979.

*Darline M. Raabe*  
NOTARY PUBLIC in and for  
Comal County, Texas

DARLINE M. RAABE

