



Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 11/01/2018 Permit Number: 108094

Location Description: 600 BENDEL RANCH RD CANYON LAKE, TX 78133

Subdivision: Smith Ranch
Unit: 1
Lot: 2
Block:
Acreage:

Type of System: Aerobic Surface Irrigation

Issued to: Cameron Gravett

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

Michael Taylor OS8497
ENVIRONMENTAL HEALTH INSPECTOR

OS0007722
ENVIRONMENTAL HEALTH COORDINATOR

## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Swoyer OSSF Installer #: \_\_\_\_\_  
 1st Inspection Date: 10/18/18 2nd Inspection Date: 10/22/18 3rd Inspection Date: 11/1/18  
 Inspector Name: Mike T. Inspector Name: Mike T. Inspector Name: Mike T.  
 Permit#: 108094 Address: Smith Ranch / 400 Bendel Ranch Rd.

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)		10/18/18	10/22/18	11/1/18
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)(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)				

MT - 10/22/18  
tank good can cover.

MT 11/1/18  
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	<del>10/18/18</del>		10/18
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	/		max to size	<del>10/18/18</del> 10/18/18		1
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)				



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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						
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)				




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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% 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)				12/1/18
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>						



Comal County Environmental Health  
OSSF Inspection Sheet

39 PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried					11/1/18
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**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?	<input checked="" type="checkbox"/>	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)				12/1/18  
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	<input checked="" type="checkbox"/>	285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed	<input checked="" type="checkbox"/>					
43	PUMP TANK Meets Minimum Reserve Capacity Requirements	<input type="checkbox"/>					
44	PUMP TANK Material Type & Manufacturer	<input type="checkbox"/>					
45	PUMP TANK Type/Size of Pump Installed	<input type="checkbox"/>					



## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Swoyer OSSF Installer #: \_\_\_\_\_  
 1st Inspection Date: 10/18/18 2nd Inspection Date: 10/22/18 3rd Inspection Date: \_\_\_\_\_  
 Inspector Name: Mike T. Inspector Name: Mike T. Inspector Name: \_\_\_\_\_  
 Permit#: 108094 Address: Smith Ranch / 400 Bendel Ranch Rd.

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)		10/18/18	10/22/18	
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)(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)				

MT - 10/22/18  
 tank good can 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)				
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	<del>600</del>		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		max size	<del>600</del>		
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)				
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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						
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)				
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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>						
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**Comal County Environmental Health  
OSSF Inspection Sheet**

39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						
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**Comal County Environmental Health  
OSSF Inspection Sheet**

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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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1st Inspection Date: 10/18/18 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: \_\_\_\_\_

Inspector Name: Mike T Inspector Name: \_\_\_\_\_ Inspector Name: \_\_\_\_\_

Permit#: 108094 Address: Smith Ranch / 600 Bendel Ranch Rd.

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7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

MT- 10/18/18

Tank set, leached water in tank hole, leave open operational ✓



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14	AEROBIC TREATMENT UNIT Size Installed	✓		600	10/18/18		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		maxxair	1		
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
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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)		10/18/18		
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>						



**Comal County Environmental Health  
OSSF Inspection Sheet**

39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Burled						
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**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)(I)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)		10/18/18 		
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

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: 108094  
Issued This Date: 09/18/2018  
This permit is hereby given to: Cameron Gravett

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

600 BENDEL RANCH RD  
CANYON LAKE, TX 78133

Subdivision: Smith Ranch  
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.



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

Date 8/3/2018

Permit # 108094

Owner Name Cameron Gravett  
Mailing Address 11580 W. State Hwy 46  
City, State, Zip New Braunfels, Texas 78132  
Phone # 281-750-1605  
Email \_\_\_\_\_

Agent Name Brian Exleben, R.S.  
Agent Address 562 S. Hwy 123 Bypass #128  
City, State, Zip Seguin, Texas 78155  
Phone # 830-660-9133  
Email bandverx@gmail.com

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

Subdivision Name Smith Ranch Unit 1 Lot 2 Block N/A

Acreage/Legal \_\_\_\_\_

Street Name/Address 600 Bendel Ranch Road City Canyon Lake Zip 78133

**Type of Development:**

Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 2000

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: \$ 250,000 (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.

Signature of Owner \_\_\_\_\_

Date 9/5/18

Page 1 of 2



**\*\*\* 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 Brian Erxleben, R.S 3637

System Description Aerobic/Surface Application

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

Tank Size(s) (Gallons) 800 gpd Absorption/Application Area (Sq Ft) 7262

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.)

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.))

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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.)

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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

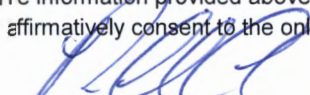
(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

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.

  
\_\_\_\_\_  
Signature of Designer

8-3-18  
\_\_\_\_\_  
Date

Page 2 of 2



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THE COUNTY OF COMAL \*  
STATE OF TEXAS

**CERTIFICATION OF OSSF REQUIRING MAINTENANCE**

COUNTY ENGINEER

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of COMAL COUNTY, TEXAS.

**I**

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 TCEQ 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 that the appropriate OSSF was installed.

**II**

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property described as:

UNIT 1                      BLOCK                      LOT 2                      SUBDIVISION *Smith Ranch*  
IF NOT IN SUBDIVISION:    ACRES                      SURVEY

The property is owned by Cameron Gravett.

This OSSF shall be covered by a continuous maintenance contract 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 can be obtained from the **Comal County Environmental Health Department**.

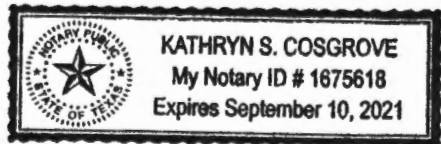
WITNESS MY HAND ON THIS 5<sup>th</sup> DAY OF September, 2018.

OWNER/AGENT NAME (SIGNATURE)

*Cameron Chad Gravett*

OWNER/AGENT NAME (PRINTED)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 5<sup>th</sup> DAY OF September, 2018



*Kathryn S. Cosgrove*  
Notary Public, State of Texas

Notary's Printed Name: KATHRYN S. COSGROVE

Commission Expires: 9-10-21





PAUL SWOYER SEPTIC SUPPLY & SERVICE  
23011 FM 306  
CANYON LAKE, TX 78133

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MP#0001708  
COUNTY ENGINEER  
CHRISTOPHER RYAN SEIDENSTICKER

PROPERTY LEGAL DESCRIPTION:

Customer: Cameron Gravett  
Site Address: 600 Bendel Ranch Rd.  
City/State: Canyon Lake Zip: 78133  
County: Comal Permit#: \_\_\_\_\_  
Phone Number: 281-728-3630  
E-mail: lrntipton@gmail.com

I. General: This On-Site Sewage Facility Service Agreement (hereinafter referred to as "Agreement") is entered into by and between Cameron Gravett (hereinafter referred to as "Client") and PS Supply & Service LLC. (hereinafter referred to as "Contractor"). By this agreement, Contractor agrees to render services, as described herein (the "Services"), and the client agrees to fulfill his/her/their responsibilities under this agreement herein.

II. Effective Dates: This agreement commences on the date of License to Operate is issued for Three (3) years.

Date of License to Operate: LTO 3yr Last Date of Service: \_\_\_\_\_

III. Services by Contractor: Contractor will provide the following Services:

1. Inspect and perform routine maintenance on the On-Site Sewage Facility ("OSSF") in compliance with the code, regulations, and/or rules of the Texas Commission on Environmental Quality ("TCEQ") and county in which the OSSF is located (the "County") and the manufacturer's requirements, at a frequency of approximately once every four (4) months.
2. Report to the appropriate regulatory authority and to Client, as required by the State of Texas' on-site rules and, if required, TCEQ or County rules. All findings must be reported to the appropriate regulatory authority within 14 days.
3. Notify Client and repair any components of the OSSF that are found to be in need of repair during the inspection. If warranty, you just do it. If not, Client will be responsible. Repairs will be made so brought up to compliance and bill forward.
4. Visit site in response to Client's request for unscheduled service within two business days from the date of Contractor's actual receipt of Client's request. Unscheduled service visits are not included in the fee agreement herein and will be billed to the client in addition to fees under this Agreement.
5. Provide notification of arrival to site to the Client or to site personnel. Additionally, Contractor will leave written notification of the visit at the site or with site personnel upon completion of inspection, and forward such notice to the appropriate regulatory authority within fourteen (14) days.

IV. Payment(s): Client shall pay to Contractor included w/ install for the Services describe herein (the "Inspection and Routine Maintenance Fee"), excepting those described in Section III (4), or Section IX, herein. The Fee does not include equipment, parts or labor supplied for anything beyond routine inspection and routine maintenance. Payments for such additional services are due at the time services are provided or rendered. Payments not received within thirty (30) days from the due date will be subject the greater of a \$20.00 late penalty or 1.5% carrying charge on the original balance for each month or portion thereof a balance in past due. If for any reason such charges are found to be usurious by a court of competent jurisdiction, such charges shall be reduced to the maximum allowable by law. By signing this contract, Client authorizes Contractor to remove any parts installed, but not paid in full at the end of the thirty (30) days. Client agrees to pay for any labor cost associated with the installation and the reasonable cost of removal of said parts.

Client: [Signature]

Contractor: [Signature]



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**V. Client's Responsibilities:** Client is responsible for each and all of the following:

1. To maintain chlorinator and provide proper chlorine supply, if OSSF is so equipped.
2. To provide all necessary yard or lawn maintenance and removal of obstacles as needed to allow the OSSF to function properly, and to allow Contractor ready access to all parts of the OSSF.
3. To maintain a current license to operate, and abide by the conditions and limitations of that license and all requirements for on-site sewage facilities from the State and local regulatory agency.
4. To maintain the OSSF in accordance with manufacturer's recommendations.
5. To immediately notify Contractor and Agency of any and all problems with, the OSSF, including failure thereof.
6. Upon receipt of any written notification of required services from Contractor, to contact Contractor and authorize the required service. If Client elects a different contractor to perform the required service, Client is responsible for ensuring the substitute contractor holds the proper license (Installer II) and is certified by the manufacturer. Additionally, Client shall be responsible for ensuring proper notification is given to the appropriate regulatory authority, as required by the State and/or local regulatory authority rules.
7. To provide Contractor with water usage records, upon request, for evaluation by Contractor of the OSSF performance.
8. To pay required sampling charges for samples collected for testing (e.g. Biological Oxygen Demand/Total Suspended Solids ("BOD/TSS")) that may be required on the OSSF.
9. To prevent backwash from water treatment or water conditioning equipment to enter the OSSF.
10. To provide, at Client's expense, for pumping of tanks as needed.
11. To maintain site drainage sufficient to prevent adverse effects on the OSSF.
12. To promptly and fully pay Contractor's bills, fees, or invoices as described herein.

**VI. Access by Contractor:** Client agrees to allow Contractor, or personnel authorized by the Contractor, to enter the property at reasonable times without prior notice for the purpose of performing the Services described herein. Such entry shall include access to the OSSF electrical and physical components, including tanks, by means of manways or risers for the purpose of evaluations required by the manufacturer, and/or regulatory authority rules. If such manways or risers are not in place, Client shall allow and be responsible for payment of required excavation, including labor and materials, necessary to allow access to the OSSF or any required components. Such excavation shall be billed at the rate of \$75.00 per hour for labor, plus materials billed at list price. Contractor shall make only those efforts reasonable under the circumstances to replace excavated soil.

**VII. Application or Transfer of Payment:** The fees paid for this agreement may transfer to any subsequent owner(s) of the property on which the OSSF is located. The subsequent owner(s) must sign a similar agreement authorizing Contractor to perform the above-described Services, and accepting Client's responsibilities. The replacement Agreement must be signed and received within 30 days of transfer of ownership. Contractor will apply all funds received from Client first to any past due obligations arising from this Agreement including late charges, return check charges, and charges for repairs or services not paid within 30 days of invoicing. The consumption of the payment in this manner may lead to termination of the agreement by Contractor

**VIII. Termination of Agreement:** This agreement may be terminated by either party with 30 days written notice. If this agreement is so terminated by Client, Contractor shall be paid at the rate of \$75.00 per hour for any worked performed or required, but not yet paid. If terminated by Contractor, all amounts outstanding shall be due within thirty days of termination. The party terminating will immediately notify the other party, the equipment manufacturer, and the regulatory agency of the termination.


**IX. Limitation of Liability:** In no event shall Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract, tort, or any other theory of liability. In no event shall the Contractor's liability for direct damages exceed payments by the Client under this Agreement.

**X. Severability and Reformation:** If any provision in this Agreement shall be held to be invalid or unenforceable for any reason, it shall be reformed to the minimum extent necessary to effect the intent of the Parties. If any provision is such that it cannot reasonably be reformed, it shall be struck from this Agreement and the remaining provisions shall continue to be valid and enforceable.

**XI. Performance of Agreement:** Commencement of performance by Contractor under this agreement is contingent on the following conditions: (1) Contractor receiving a fully executed original copy of this agreement. (2) Contractor receiving payment in full of the fee(s) described herein. If the above conditions are not met, then Contractor is from any obligation to perform any portion of this agreement.

**XII. Modification.** This Agreement may not be changed or modified except by an instrument in writing, signed by both Contractor and Client.

**XIII. Waiver.** Except as otherwise noted in this Agreement, the waiver by other party of a breach of any provision of this Agreement shall not operate or be construed as a continuing waiver or as a consent to or waiver of any subsequent breach hereof.

Client: 

Contractor: 



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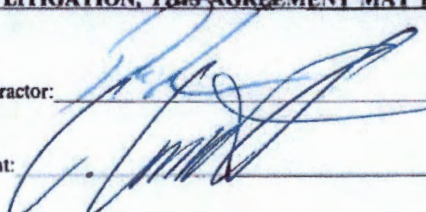
COUNTY ENGINEER

**XIV. Headings** The Article and Section headings in this Agreement are for the convenience of reference only and do not constitute a part of this Agreement and shall not be deemed to limit or affect any of the provisions hereof.

**XV. GOVERNING LAW AND CHOICE OF VENUE.** EACH OF THE PARTIES HERETO HEREBY CONSENTS TO THE EXCLUSIVE JURISDICTION OF THE COURTS OF THE STATE OF TEXAS, COUNTY OF COMAL, AND TO THE UNITED STATES DISTRICT COURT FOR THE WESTERN DISTRICT OF TEXAS – SAN ANTONIO DIVISION, AS WELL AS TO THE JURISDICTION OF ALL COURTS TO WHICH AN APPEAL MAY BE TAKEN FROM SUCH COURTS, FOR THE PURPOSE OF ANY SUIT, ACTION, OR OTHER PROCEEDING ARISING OUT OF, OR IN CONNECTION WITH, THIS AGREEMENT OR ANY OF THE TRANSACTIONS CONTEMPLATED HEREBY, INCLUDING, WITHOUT LIMITATION, ANY PROCEEDING RELATING TO ANCILLARY MEASURES IN AID OF ARBITRATION, PROVISIONAL REMEDIES AND INTERIM RELIEF, OR ANY PROCEEDING TO ENFORCE ANY ARBITRAL DECISION OR AWARD. EACH PARTY HERETO EXPRESSLY WAIVES ANY AND ALL RIGHTS TO BRING ANY SUIT, ACTION, OR OTHER PROCEEDING IN OR BEFORE ANY COURT OR TRIBUNAL OTHER THAN COURTS OF THE STATE OF TEXAS, COUNTY OF COMAL, AND COVENANTS THAT IT SHALL NOT SEEK IN ANY MANNER TO PROSECUTE OR DEFEND ANY DISPUTE OTHER THAN AS SET FORTH IN THIS ARTICLE XVI OR TO CHALLENGE OR SET ASIDE ANY DECISION, AWARD, OR JUDGMENT OBTAINED IN ACCORDANCE WITH THE PROVISIONS HEREOF. EACH OF THE PARTIES HERETO HEREBY EXPRESSLY WAIVES ANY AND ALL OBJECTIONS IT MAY HAVE TO VENUE, INCLUDING, WITHOUT LIMITATION, THE INCONVENIENCE OF SUCH FORUM, IN ANY OF SUCH COURTS.

**XVI. JURY TRIAL WAIVER. THE PARTIES HEREBY UNCONDITIONALLY WAIVE THEIR RIGHT TO A JURY TRIAL OF ANY AND ALL CLAIMS OR CAUSES OF ACTION ARISING FROM OR RELATING TO THEIR RELATIONSHIP. THE PARTIES ACKNOWLEDGE THAT A RIGHT TO A JURY IS A CONSTITUTIONAL RIGHT, THAT THEY HAVE HAD AN OPPORTUNITY TO CONSULT WITH INDEPENDENT COUNSEL, AND THAT THIS JURY WAIVER HAS BEEN ENTERED INTO KNOWINGLY AND VOLUNTARILY BY ALL PARTIES TO THIS AGREEMENT. IN THE EVENT OF LITIGATION, THIS AGREEMENT MAY BE FILED AS A WRITTEN CONSENT TO A TRIAL BY THE COURT.**

Approved by Contractor:



MP#0001708

CHRISTOPHER RYAN SEIDENSTICKER

Approved by Client:

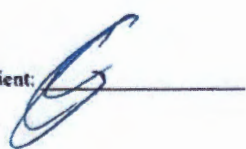
**XVII. Reservation of Rights** Contractor reserves all rights not specifically granted herein.

**XVIII. Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which together will constitute one and the same instrument.

**XIX. Counsel.** Contractor has previously recommended that Client engage counsel to assist him/her/it in reviewing this Agreement and all other matters relating to it. Contractor and Client shall each bear his/her/its own costs and expenses in connection with the negotiation and documentation of this Agreement.

**XX. Entire Agreement:** This agreement contains the entire agreement of the parties, and there are no promises or conditions in any other agreement, oral or written. The Parties expressly disclaim reliance on any prior statements, oral or written, by either party not expressly provided for herein.

Client:



Contractor:





**OSSF SOIL EVALUATION REPORT INFORMATION**  
**COMAL COUNTY**

**DATE: 8-3-18**

**Applicant Information:**

Name: Cameron Gravett  
Address: 11580 W. State Hwy 46  
City: New Braunfels State: Texas Zip: 78132  
Ph: (281) 750-1605 Fax:

**Site Evaluator Information:**

Name: Brian Erxleben  
Address: 562 S. Hwy 123 Bypass #128  
City: Seguin State: Texas Zip: 78155  
Ph: (830) 660-9133 E-mail: bandverx@gmail.com

**Property Location:**

Lot: 2 Block:  
Subdivision: Smith Ranch, Unit 1  
Street/Road Address: 600 Bendel Ranch Road  
City: Canyon Lake State: TX Zip: 78133  
Additional:

**Installer Information:**

Name: Carl Eoff, OS0029546  
Company:  
Address: 420 Baer Creek Drive  
City: New Braunfels State: TX Zip: 78132  
Ph: (210) 669-6088 Fax:

**SCHEMATIC of LOT of TRACT**

Show:

- North arrow, adjacent streets, property lines, dimensions, location of buildings, easements, swimming pools, water lines, and other structures where known.
- Location of existing or proposed water wells within 150 feet of property.
- Indicate slope or provide contour lines from the structure to the farthest location for the proposed soil absorption or irrigation area.
- Location of soil boring or dug pits (show with respect to a known reference point).
- Location of drainage ways, water impoundment areas, cut or fills bank, sharp slopes and breaks.

Lot Size: 5.665 acres

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**SITE DRAWING**

**SEE SITE PLAN**

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**FEATURES OF SITE AREA**

Presence of 100 year flood zone	YES ___ NO <u>X</u>	Presence of upper water shed	YES ___ NO <u>X</u>
Existing or proposed water well in nearby area	YES <u>X</u> NO ___	Organized sewage service available to lot	YES ___ NO <u>X</u>
Presence of adjacent ponds, streams, water impoundments	YES ___ NO <u>X</u>		

Site Evaluator:

NAME: BRIAN ERXLEBEN Signature:  License No: 11458

**COMAL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT  
OSSF SOIL EVALUATION FORM**

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Owners Name: Cameron Gravett  
 Physical Address: 600 Bendel Ranch Road Canyon Lake, Texas 78133  
 Name of Site Evaluator: Brian Erxleben, S.E. #11458  
 Date Performed: 8-1-18 Proposed Excavation Depth: N/A

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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 evaluation must be shown on the application site drawing or designer's 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.  
 Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

SOIL BORING NUMBER <u>1 &amp; 2</u>						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0						<b>Owner specifies aerobic spray</b>
1						
2						
3						
4						
5						

SOIL BORING NUMBER _____						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0						
1						
2						
3						
4						
5						

**FEATURES OF SITE AREA**

Presence of 100 year flood zone YES \_\_\_ NO X  
 Presence of adjacent ponds, streams, water impoundments YES \_\_\_ NO X  
 Existing or proposed water well in nearby area YES X NO \_\_\_  
 Organized sewage available to lot or tract YES \_\_\_ NO X  
 Recharge features within 150 feet YES \_\_\_ NO X

I certify that the above statements are true and are based on my own field observations.

Signature of Site Evaluator  


Date  
8-3-18



**Brian Erxleben, R.S., S.E.**  
562 S. Hwy 123 Bypass #128  
Seguin, Texas 78155  
Mobile (830) 660-9133 Fax (830) 372-3778

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SEP 07 2018

**OSSF DESIGN**

COUNTY ENGINEER

Owner: **Cameron Gravett**  
Location: **600 Bendel Ranch Road Canyon Lake, Texas 78133**  
Phone: **(281) 750-1605**  
Date: **8-3-18**

Development: **Residence with water saving devices** Bedrooms: **3** Sq. Ft: **2000**

Q: **240 gpd** Soil: **Type 4** R<sub>i</sub>: **0.064 gall/ft<sup>2</sup>/day**

System Type: **Aerobic/Surface Application (NuWater B-800, 800 gpd)**

Minimum Required ATU Treatment Capacity: **400 gpd**

Trash Tank: 431 gall Aerobic Tank: 800 gpd Pump Tank: 854 gall

Supply Line: **Sch 40, 1" purple (~120')** Check Valve Required: **No**

Minimum Application Area (A): 3750 ft<sup>2</sup> (A = Q/R<sub>i</sub>)

Sprinklers: **K-Rain Proplus Low Angle**

Number	Nozzle	PSI	Pattern	Radius	Area/head	GPM/head	R <sub>i</sub>
S1	#4	40	360°	34 ft	3631 ft <sup>2</sup>	3.9	0.033
S2	#4	40	360°	34 ft	3631 ft <sup>2</sup>	3.9	0.033

Overlap Area: 0 ft<sup>2</sup> Actual Application Area: **7262 ft<sup>2</sup>** GPM: **7.8 GPM**

TDH Calculations:

$$\text{Friction Head}(H_f) = \frac{1.2(10.4397)(L)(Q)^{1.85}}{(C)^{1.85}(D)^{4.8655}} = 12 \text{ ft}$$

L = Length of equivalent pipe length (D) in feet

C = Hazen - Williams flow coefficient (150 for schedule 40)

Q = Flow rate, gpm

D = Internal pipe diameter, inches

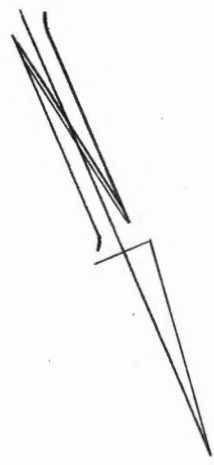
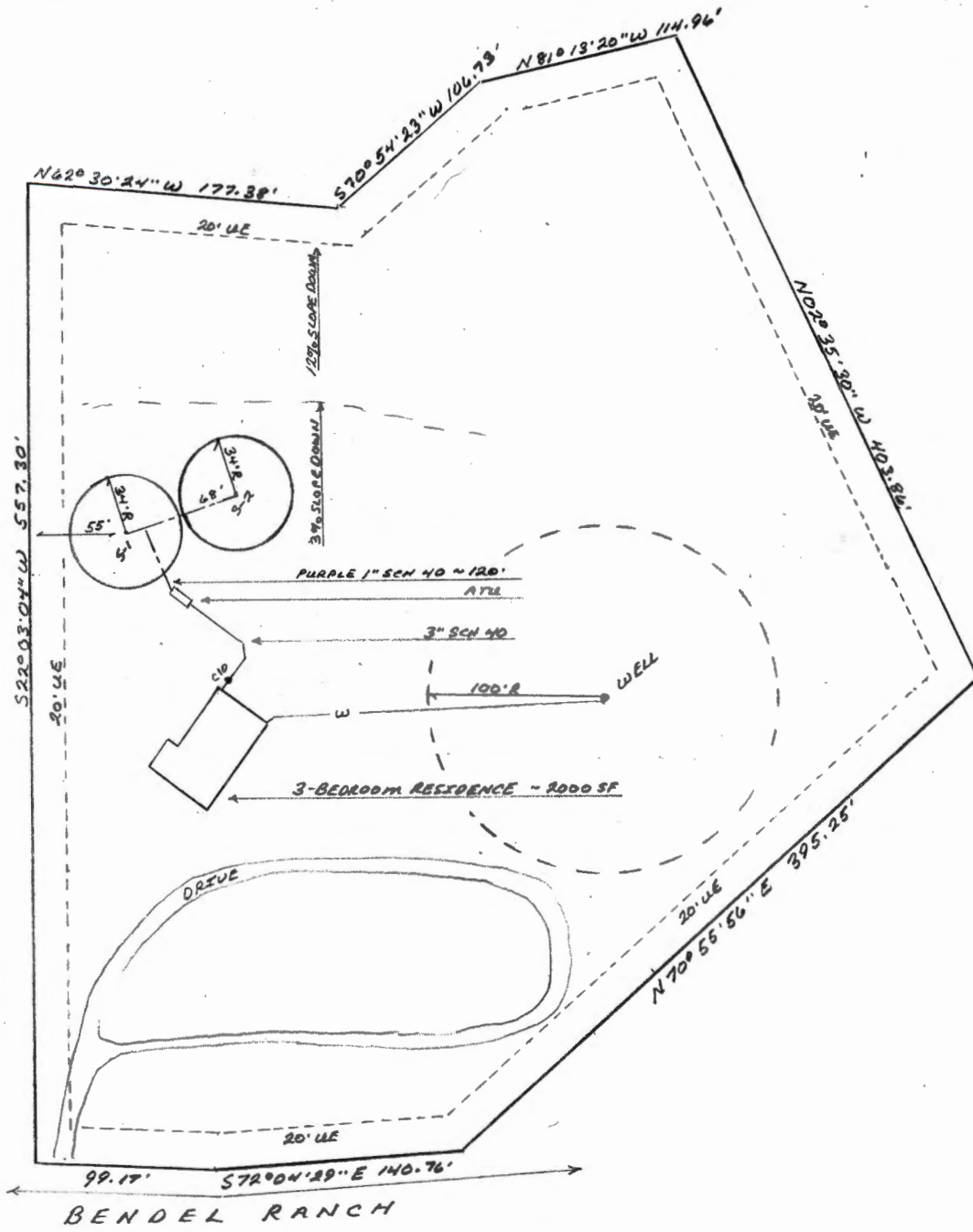
Pressure Head (H<sub>p</sub>) = 93 ft (2.31)(psi) Elevation Head (H<sub>e</sub>) = 5 ft

TDH = **110 ft** (H<sub>f</sub> + H<sub>p</sub> + H<sub>e</sub>)

Pump Requirements: **7.8 GPM @ 110 ft TDH** Pump Used: **Hydroflow ½ HP 20 GPM**

- **Timer set to spray between 12:00 AM & 5:00 AM**
- **Liquid chlorinator**





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 COUNTY ENGINEER



LOT 2  
 SMITH RANCH, UNIT 1  
 5.665 ACRES

LOT IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN AND WITHIN THE CONTRIBUTING ZONE. THERE IS NO EXISTING CZP FOR THE SUBDIVISION. DEVELOPMENT IS A SINGLE FAMILY DWELLING WITH <20% IMPERVIOUS COVER AND A CZP IS NOT REQUIRED.

**NOTES:**

1. Install a 2-way cleanout in a 3" sch 40 tightline from the house to the ATU, minimum slope 1/8 in/ft.
2. ATU is a NuWater B-800.
3. Supply line to the sprinklers is purple 1" sch 40.
4. S1 & S2 are K-Rain Proplus low angle sprinklers with #4 nozzles operating @ 40 psi, 360° pattern, 34' radius.
5. There shall be no obstruction within 10' of the sprinkler heads.
6. Audible & visual alarms, external disconnect within site of the pump tank, pump & alarms on separate breakers and external wiring in conduit are required.
7. Timer set to spray between 12:00 AM & 5:00 AM.
8. Liquid chlorinator.
9. Any excavations and/or exposed rock in the disposal area shall be covered with topsoil and seasonal grasses shall be seeded over the disposal area in order to minimize run-off & erosion.

**SITE PLAN & OSSF DESIGN:**

CAMERON GRAVETT 600 BENDEL RANCH ROAD CANYON LAKE, TEXAS 78133	
BRIAN C. ERXLLEBEN, R.S. 562 S. HWY 123 BYPASS #128 SEGUIN, TEXAS 78155 (830) 660-9133	DATE: 8-3-18
SCALE: 1" = 100'	



# Assembly Details

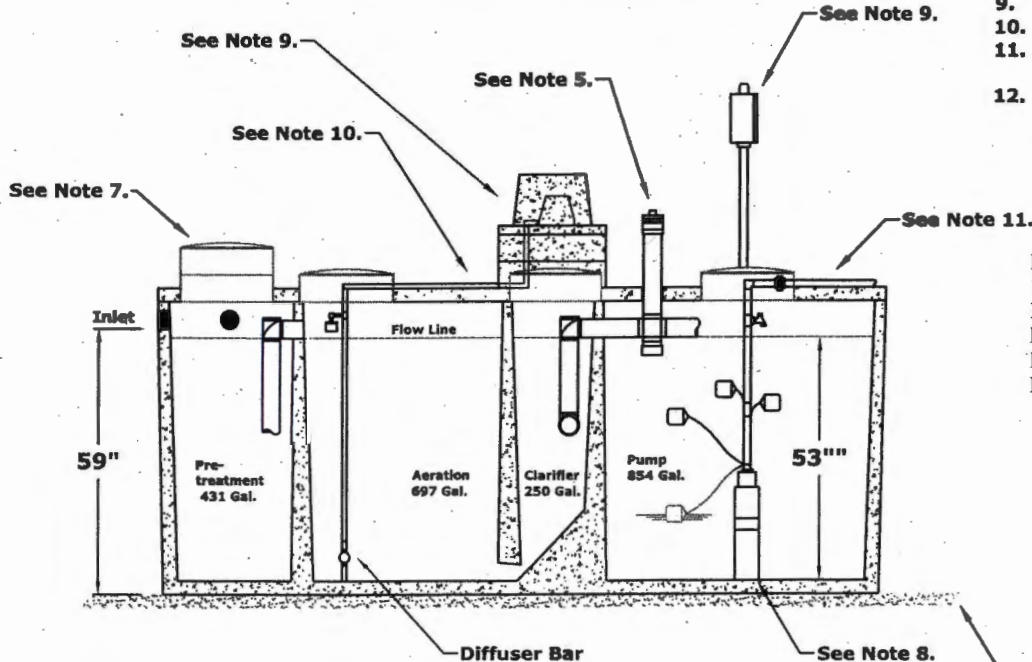
OSSF

**DIMENSIONS:**

Outside Height: 67"  
 Outside Width: 75"  
 Outside Length: 164.5"

**MINIMUM EXCAVATION DIMENSIONS:**

Width: 87"  
 Length: 177"



**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 = 16,700 lbs.
4. Treatment capacity is 800 GPD. Pump compartment set-up for a 420 GPD Flow Rate (5 bedroom, < 4,501 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 2.60 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-800 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

FOR Q ≤ 440 GPD, PUMP CONTROLLED BY TIMER  
 16.11 GALL/IN  
 HIGH WATER ALARM ON - BOTTOM INLET: 10" (161 GALL)  
 PUMP ON - HIGH WATER ALARM ON: 28" (451 GALL)  
 PUMP OFF - PUMP ON: 6" (97 GALL)  
 RESIDUAL: 9" (145 GALL)

COUNTY ENGINEER

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**NuWater B-800  
 Aerobic Treatment Plant (Assembled)**

Model: B-800

March, 2010  
 By: A.S.

Scale:  
 \* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B800-2



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

**SPRINKLER INSTALLATION**

**7 INSTALL AND BURY**

Thread the sprinkler onto the pipe. Bury the sprinkler flush to grade.

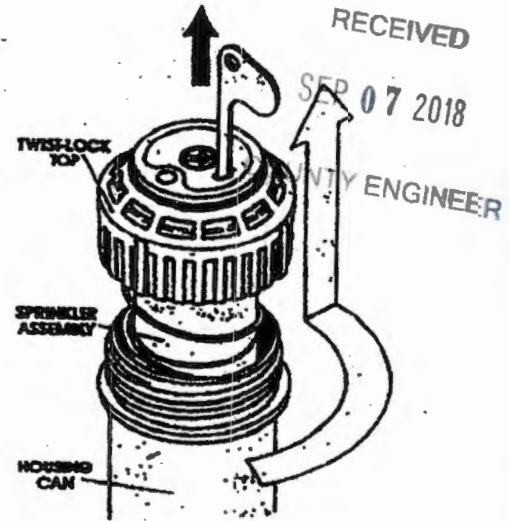
**POINTING THE LEFT START**

**8 TURN THE CAN**

You can orient the **LEFT START** position (the point where the sprinkler will begin spraying) by simply turning the entire sprinkler housing can on the pipe. Visually point the nozzle retention screw where you want it to begin spraying.

**OR TURN THE LOWER PORTION OF THE RISER**

Pull the riser up with your **KEY**. Grab the **LOWER** portion of the riser, and rotate it to orient the nozzle to the desired **LEFT starting** position: **IMPORTANT: DO NOT GRAB THE TOP PORTION OF THE RISER.**



**9 INSPECTING THE FILTER**

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

**STANDARD NOZZLE PERFORMANCE CHART**

Nozzle	PSI	Radius	GPM
#1	30	33'	1.0
	40	35	1.3
	50	38	1.4
	60	38'	1.5
#2	30	38'	2.1
	40	39'	2.5
	50	40'	3.0
	60	41'	3.1
#3	30	41'	2.8
	40	42'	3.3
	50	45'	3.6
	60	46'	4.2
#4	30	43'	3.9
	40	45'	4.5
	50	47'	5.4
	60	52'	5.8
#5	40	49'	6.2
	50	51'	7.0
	60	54'	7.9
	70	55'	8.1
#8	40	47'	8.0
	50	51'	8.9
	60	53'	9.6
	70	55'	10.6

**LOW ANGLE NOZZLE PERFORMANCE CHART**

Nozzle	PSI	Radius	GPM
#1	30	22'	1.5
	40	24'	1.7
	50	26'	1.8
	60	28'	2.0
#3	30	29'	3.0
	40	32'	3.1
	50	35'	3.5
	60	37'	3.8
#4	30	31'	3.4
	40	34'	3.9
	50	37'	4.4
	60	38'	4.7
#5	40	38'	6.5
	50	40'	7.3
	60	42'	8.0
	70	44'	8.6

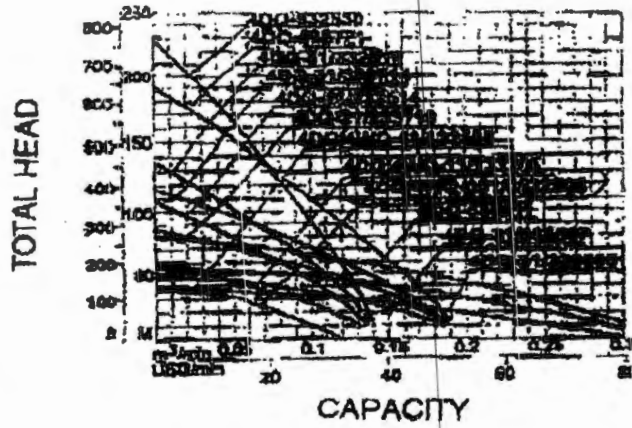
DATA REPRESENTS TEST RESULTS IN ZERO WIND. ADJUST FOR LOCAL CONDITIONS. RADIUS MAY BE REDUCED WITH NOZZLE RETENTION SCREW.

© 1998 K-Rain Mfg. Corp.



*Pump for Solar Air + Bio-Robix + NuWater*

STAINLESS STEEL PUMP - SINGLE PHASE



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Specification:

Inch	Capacity	TYPE Stainless Steel	MOTOR			PUMP			STAINLESS STEEL	
			Power KW (HP)	Phase PH	Voltage V	Dish Dial Inch(mm)	Max Head M / FT	Max Flow M <sup>3</sup> /mm / GPD	HEIGHT mm A / B	C / Kg
4"	25 GPM	4DG-0512505	0.4(1/2)	10-2W	100-240	1 1/4"	37 / 121	0.13 / 34	550 / 270	98 / 12
		4DG-0532505	0.4(1/2)	30	200-480	1 1/4"	37 / 121	0.13 / 34	530 / 250	98 / 11





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COUNTY ENGINEER

**BENDEL RANCH**  
(60' R.O.W. - PER PLAT)

**GARY S. BURGESS &  
GAY M. BURGESS**  
CALLED 1.161 ACRES TRACT  
(DOC. NO. 200106040395)

**GARY S. BURGESS &  
GAY M. BURGESS**  
CALLED 1.437 ACRES TRACT  
(DOC. NO. 200006030878)

**ROBERT A. SCHULMAN  
& MUKAI SETSUKO**  
CALLED 0.678 ACRES TRACT  
(DOC. NO. 9606011849)

**ROBERT A. SCHULMAN & MUKAI SETSUKO**  
CALLED 33.827 ACRES TRACT  
(DOC. NO. 9606011849)

20' ELEC. ESMT.  
(NOTE 1)  
20' UTILITY ESMT.  
(PER PLAT)  
& (NOTE 3)

LOT 1

N 70°03'25" E 394.92' (F.M.)  
N 70°55'56" E 395.25' (PLAT)

EDGE OF PYMT. L2 (F.M.)  
LT (PLAT)

75' BLDG. SETBACK  
(PER PLAT)  
& (NOTE 3)

50' BLDG. SETBACK  
(PER PLAT)  
& (NOTE 3)

FND.  
1/2"  
I.R.

WIRE FENCE

ASPHALT

VACANT LOT

LOT 2

246782 SQ. FT.  
5.665 ACRES

(NOTED ON PLAT AS 5.773 AC.)  
(PLAT CALC'S AT 5.672 ACRES)

60' BLDG. SETBACK  
(PER PLAT)  
& (NOTE 3)

20' UTILITY ESMT.  
(PER PLAT)  
& (NOTE 3)

20' ELEC. ESMT.  
(NOTE 1)

APPROX. LOCATION OF  
HIGH BANK

APPROX. LOCATION OF  
CREEK

50' BLDG. SETBACK  
(PER PLAT)  
& (NOTE 3)

75' BLDG. SETBACK  
(NOTE 3)  
50' BLDG. SETBACK  
(PER PLAT)

S 22°03'04" W 557.30' (PLAT)  
S 21°06'46" W 556.48'

L7 (PLAT)  
L8 (F.M.)

FND.  
1/2"  
I.R.

L5 (PLAT)  
L6 (F.M.)

L3  
L4

FND.  
1/2"  
I.R.

20' UTILITY ESMT.  
(PER PLAT)  
& (NOTE 3)

**NOTES**

- 1.) SUBJECT TO THE P.E.C. ESMT. RIGHTS, PER VOL.785, PG.740, REAL PROPERTY RECORDS, COMAL COUNTY, TEXAS.
- 2.) THIS LOT DOES NOT APPEAR TO BE SUBJECT TO THE TELE. ESMT. RIGHTS, PER VOL.874, PG.149, REAL PROPERTY RECORDS, COMAL COUNTY, TEXAS.
- 3.) SUBJECT TO THE ESMT. RIGHTS, AND BLDG. REQUIREMENTS, PER VOL.765, PG.461, REAL PROPERTY RECORDS, COMAL COUNTY, TEXAS.



600. Bunde Ranch Road  
 Prop.

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SEP 07 2018

ENGINEER  
**BENDEL RANCH**  
 (60' R.O.W. - PER PLAT)

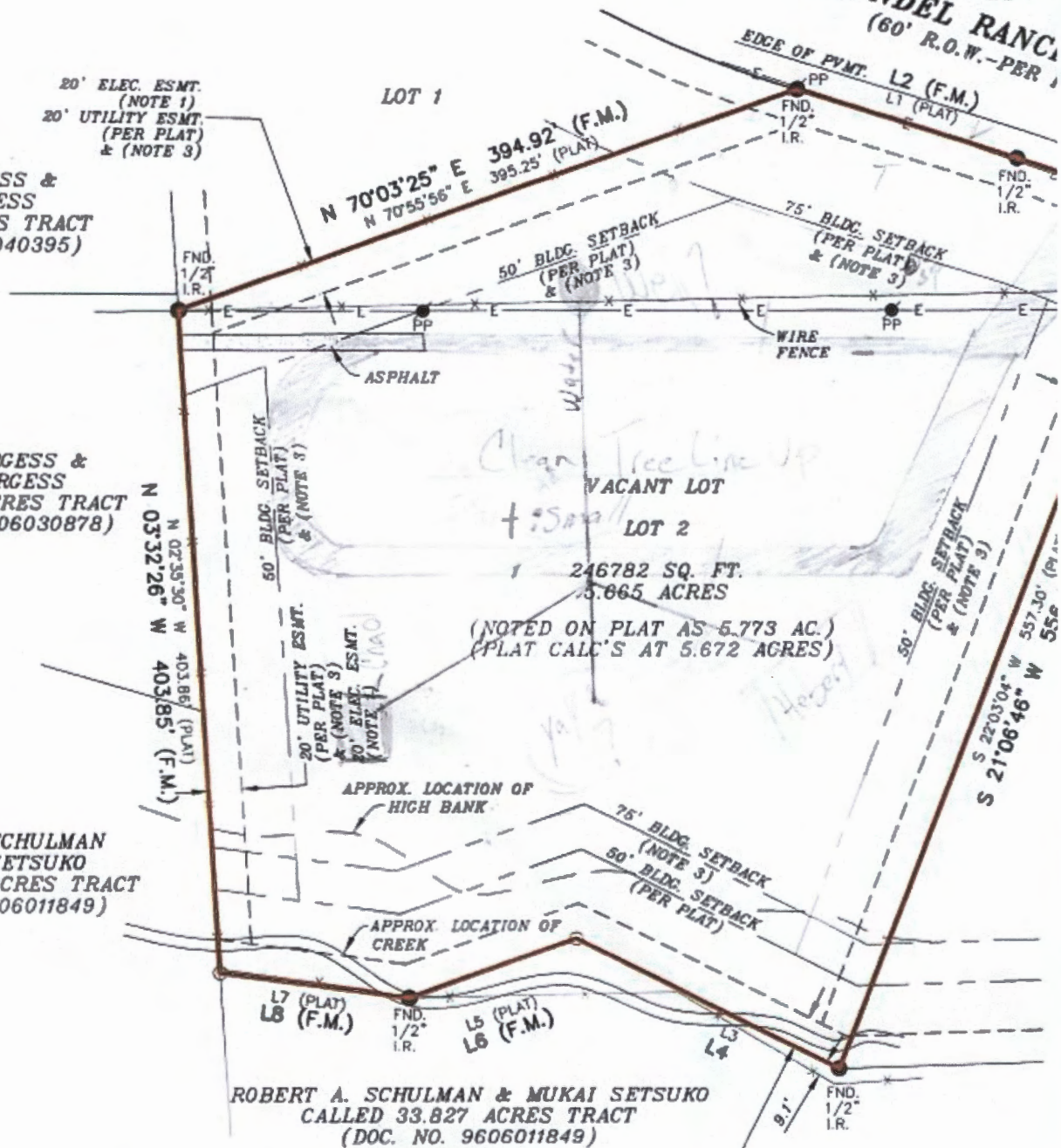
20' ELEC. ESMT. (NOTE 1)  
 20' UTILITY ESMT. (PER PLAT) & (NOTE 3)

**GARY S. BURGESS & GAY M. BURGESS**  
 CALLED 1.161 ACRES TRACT  
 (DOC. NO. 200106040395)

**GARY S. BURGESS & GAY M. BURGESS**  
 CALLED 1.437 ACRES TRACT  
 (DOC. NO. 200006030878)

**ROBERT A. SCHULMAN & MUKAI SETSUKO**  
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 (DOC. NO. 9606011849)

**ROBERT A. SCHULMAN & MUKAI SETSUKO**  
 CALLED 33.827 ACRES TRACT  
 (DOC. NO. 9606011849)



- NOTES**
- 1.) SUBJECT TO THE P.E.C. ESMT. RIGHTS, PER VOL.785, PG.740, REAL PROPERTY RECORDS, COMAL COUNTY, TEXAS.
  - 2.) THIS LOT DOES NOT APPEAR TO BE SUBJECT TO THE TELE. ESMT. RIGHTS, PER VOL.874, PG.149, REAL PROPERTY RECORDS, COMAL COUNTY, TEXAS.
  - 3.) SUBJECT TO THE ESMT. RIGHTS, AND BLDG. REQUIREMENTS, PER VOL.785, PG.461, REAL PROPERTY RECORDS, COMAL COUNTY, TEXAS.



**Capital Title**  
**GF# 16-280623-BV**

**General Warranty Deed**

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SEP 07 2018

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

COUNTY ENGINEER

Date: April 26, 2017

Grantor: **Rachel H. Jones and spouse, Harvey B. Jones**

Grantor's Mailing Address: 3011 View Drive, Spring Branch, Texas 78010

Grantee: **Cameron C. Gravett**

Grantee's Mailing Address: 11580 W. State Hwy 46, New Braunfels, Texas 78132

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

**Lot 2, Smith Ranch Subdivision Unit 1, an Addition in Comal County, Texas, according to the Map or Plat recorded in Volume 9, Page 384, Map and Plat Records of Comal County, Texas.**

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Comal County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

**PS Septic Supply & Service**  
23011 FM 306  
Canyon Lake, TX 78133

**Phone: (830) 850-0080**  
**Fax: (830) 935-4932**

**To: Home Owner**  
600 Bendel Ranch Road  
Canyon Lake, TX 78133

Printed: 3/14/2019  
Site: 600 Bendel Ranch Road  
Canyon Lake, TX 78133

Permit #: **108094**

Agency: Comal County  
County:

Sub: Smith Ranch

Customer ID: 544

Contract Dates: 11/1/2018 - 11/1/2021

Scheduled Date: 3/1/2019

Inspection 1 of 9

Mfg / Brand: - NUWATER

Treatment Type: Aerobic

Disposal: Surface Application

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 3/14/2019**

**Entered By: \_**

**Method: Grab**

**Technician: Stephen Kaufman**

**Maint. Provider: Ryan Seidensticker**

**Sludge Levels**

**Filters: Operational**

**For Tank 1: 6"**

**Irrigation Pumps: Operational**

**For Tank 2: 0"**

**Disinfection Device: Operational**

**For Tank 3: 0"**

**Chlorine Supply: Operational**

**Chlorine Residual: .01**

**Air Filter: Good**

**Tank Lid / Riser: Secured**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Color: Good**

**Odor: Good**

**Alarm: Operational**

**Comments**

Scum on pretreatment: 0" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

**Service Completed**

Insp ID #:1038

**Provider: *Christopher Ryan Seidensticker***  
***PS Septic Supply & Service***

License #: MP0001708



**PS Septic Supply & Service**  
**23011 FM 306**  
**Canyon Lake, TX 78133**

(830) 850-0080  
 Fax: (830) 935-4932

**Permit #: 108094**

**To: Home Owner**  
**600 Bendel Ranch Road**  
**Canyon Lake, TX 78133**

Tech: Not Assigned  
 Brand/Mfg.: NUWATER -  
 System S/N:  
 Aerator and S/N:

Site: 600 Bendel Ranch Road, Canyon Lake  
 Agency: Comal County  
 County:  
 Subdivision: Smith Ranch

Installed:  
 Phone:  
 Cell:  
 Work:

Contract: 11/1/2018 - 11/1/2021  
 Inspections per year: 3  
 Service Due: 7/1/2019  
 Alt Phone:  
 Warranty Ending:

Inspection Type: \_\_\_\_\_ Inspection # \_\_\_\_\_ of \_\_\_\_\_ for the contract year

Item	Operational	Inoperative	N/A
Aerator:	_____	_____	_____
Irrigation pump:	_____	_____	_____
Air compressor:	_____	_____	_____
Disinfection device:	_____	_____	_____
Chlorine supply:	_____	_____	_____
Spray field vegetation:	_____	_____	_____
Sprinkler / Drip backwash:	_____	_____	_____
Photocell Test:	_____	_____	_____
Autodialer:	_____	_____	_____
Water Meter Reading: _____ CFM: _____ PSI: _____			

Test Results and observations: (As Required)

Fecal Coliform: \_\_\_\_\_  
 Chlorine Residual: \_\_\_\_\_  
 Test Method: \_\_\_\_\_  
 BOD: \_\_\_\_\_  
 TSS: \_\_\_\_\_  
 Commercial Lab: \_\_\_\_\_  
 Date Submitted: \_\_\_\_\_

Repairs made: Y / N

Repairs and Comments:

*TANKS BURIED - NO ACCESS - RECOMMEND RISERS*

Inspector: \_\_\_\_\_

Date: \_\_\_\_\_

*29. 840495  
 98. 333 292*

Area: / 0  
 GPS:

ID = 544

Printed 8/1/2019

600 Bendel Ranch Road, Canyon Lake

**PS Septic Supply & Service**  
**23011 FM 306**  
**Canyon Lake, TX 78133**

(830) 850-0080  
 Fax: (830) 935-4932

**Permit #: 108094**

**To: Home Owner**  
**600 Bendel Ranch Road**  
**Canyon Lake, TX 78133**

Tech: Not Assigned  
 Brand/Mfg.: NUWATER -  
 System S/N:  
 Aerator and S/N:

Site 600 Bendel Ranch Road, Canyon Lake  
 Agency: Comal County  
 County:  
 Subdivision: Smith Ranch

Installed  
 Phone:  
 Cell  
 Work:

Contract: 11/1/2018 - 11/1/2021  
 Inspections per year: 3  
 Service Due: 11/1/2019  
 Alt Phone:  
 Warranty Ending:

Inspection Type: \_\_\_\_\_ Inspection # \_\_\_\_\_ of \_\_\_\_\_ for the contract year

Item	Operational	Inoperative	N/A
Aerator:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Irrigation pump:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air compressor:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disinfection device:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorine supply:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spray field vegetation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler / Drip backwash:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Photocell Test:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Autodialer:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Meter Reading: _____ CFM: _____ PSI: _____			

1.13"  
 2.0"  
 3.0"

**Test Results and observations: (As Required)**

Fecal Coliform: \_\_\_\_\_  
 Chlorine Residual: 2.0  
 Test Method: 2.0  
 BOD: \_\_\_\_\_  
 TSS: \_\_\_\_\_  
 Commercial Lab: \_\_\_\_\_  
 Date Submitted: \_\_\_\_\_

Repairs made: Y/N

Repairs and Comments: Scum 24"

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

*(Handwritten mark)*



**PS Septic Supply & Service**  
23011 FM 306  
Canyon Lake, TX 78133

**Phone: (830) 850-0080**  
**Fax: (830) 935-4932**

**To: Home Owner**  
**600 Bendel Ranch Road**  
**Canyon Lake, TX 78133**

Printed:4/7/2020  
Site: 600 Bendel Ranch Road  
Canyon Lake, TX 78133

---

Permit #: **108094** Customer ID: 544  
Agency: Comal County Contract Dates: 11/1/2018 - 11/1/2021  
County: Sub: Smith Ranch Scheduled Date: 3/1/2020 Inspection 4 of 9  
Mfg / Brand: - NUWATER  
Treatment Type: Aerobic  
Disposal: Surface Application GPS Coordinates - Latitude: 29.840495 Longitude: -98.333292

---

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 3/19/2020**

**Entered By: \_**

**Method: Grab**

**Technician: Not Assigned**

**Maint. Provider: Ryan Seidensticker**

---

**Aerators: Operational**  
**Filters: Operational**  
**Irrigation Pumps: Operational**  
**Disinfection Device: Operational**  
**Chlorine Supply: Operational**  
**Chlorine Residual: .10**

**Sludge Levels**  
**For Tank 1: 10"**  
**For Tank 2: 6"**  
**For Tank 3: 1"**

**Tank Lid / Riser: Secured**

**Electric Circuits: Operational**  
**Distribution System: Operational**  
**Sprayfield Veg: Operational**

**Color: Good**  
**Odor: Good**

**Alarm: Operational**

**Comments**

Scum on pretreatment: 14" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

**Service Completed**

Insp ID #:3992

**Provider: *Christopher Ryan Seidensticker***  
***PS Septic Supply & Service***

License Info: MP0001708 Expires:

**PS Septic Supply & Service**  
**23011 FM 306**  
**Canyon Lake, TX 78133**

(830) 850-0080  
 Fax: (830) 935-4932

**Permit #: 108094**

**To: Home Owner**  
**600 Bendel Ranch Road**  
**Canyon Lake, TX 78133**

Tech: Not Assigned  
 Brand/Mfg: NUWATER -  
 System S/N:  
 Aerator and S/N:

Contract: 11/1/2018 - 11/1/2021  
 Inspections per year: 3  
 Service Due: 3/1/2020  
 Alt Phone:  
 Warranty Ending:

Site: 600 Bendel Ranch Road, Canyon Lake  
 Agency: Comal County  
 County:  
 Subdivision: Smith Ranch

Installed:  
 Phone:  
 Cell:  
 Work:

Inspection Type: \_\_\_\_\_ Inspection # \_\_\_\_\_ of \_\_\_\_\_ for the contract year

Item	Operational	Inoperative	N/A			
Aerator:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#1	10'	14" Scum
Irrigation pump:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Air compressor:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Disinfection device:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Chlorine supply:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#2	6'	
Spray field vegetation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Sprinkler / Drip backwash:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Photocell Test:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	#3	1'	
Autodialer:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Water Meter Reading: _____ CFM: _____ PSI: _____						

Test Results and observations: (As Required)

Fecal Coliform: \_\_\_\_\_  
 Chlorine Residual: 0.10  
 Test Method: d.p  
 BOD: \_\_\_\_\_  
 TSS: \_\_\_\_\_  
 Commercial Lab: \_\_\_\_\_  
 Date Submitted: \_\_\_\_\_

Repairs made: Y

Repairs and Comments:

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

ES

Area: / 0  
 GPS: 29 840495 -98 3332 ID = 544

Printed: 3/19/2020

600 Bendel Ranch Road, Canyon Lake



**PS Septic Supply & Service**  
23011 FM 306  
Canyon Lake, TX 78133

**Phone: (830) 850-0080**  
**Fax: (830) 935-4932**

**To: Home Owner**  
**600 Bendel Ranch Road**  
**Canyon Lake, TX 78133**

Printed: 8/13/2020  
Site: 600 Bendel Ranch Road  
Canyon Lake, TX 78133

Permit #: **108094**

Agency: Comal County  
County:

Sub: Smith Ranch

Customer ID: 544

Contract Dates: 11/1/2018 - 11/1/2021

Scheduled Date: 7/1/2020

Inspection 5 of 9

Mfg / Brand: - NUWATER

Treatment Type: Aerobic

Disposal: Surface Application

GPS Coordinates - Latitude: 29.840495 Longitude: -98.333292

**Service Type: Scheduled Inspection**

**Visit Date: 7/31/2020**

**Method: Grab**

**Technician: Ryan Seidensticker**

**Maint. Provider: Ryan Seidensticker**

This counts as a type of "Scheduled Inspection"

**Entered By: \_**

**Aerators: Operational**

**Filters: Operational**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: 17**

**Sludge Levels**

**For Tank 1: 14**

**For Tank 2: 3**

**For Tank 3: 2**

**Tank Lid / Riser: Secured**

**Sprinkler Drip Backwash: Good**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Color: Good**

**Odor: Good**

**Alarm: Operational**

**Comments**

Scum on pretreatment: 10" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

**Service Completed**

Insp ID #: 5370

**Provider: Christopher Ryan Seidensticker**  
**PS Septic Supply & Service**

License Info: MP0001708 Expires:

**Technician: Christopher Ryan Seidensticker**  
**PS Septic Supply & Service**

License Info: MP0001708 Expires: 9/1/2023

**PS Septic Supply & Service**  
23011 FM 306  
Canyon Lake, TX 78133

**Phone: (830) 850-0080**  
**Fax: (830) 935-4932**

**To: Home Owner**  
**600 Bendel Ranch Road**  
**Canyon Lake, TX 78133**

Printed: 12/2/2020  
Site: 600 Bendel Ranch Road  
Canyon Lake, TX 78133

Permit #: **108094**

Customer ID: 544

Agency: Comal County

Contract Dates: 11/1/2018 - 11/1/2021

County:

Sub: Smith Ranch

Scheduled Date 11/1/2020

Inspection 6 of 9

Mfg / Brand: - NUWATER

Treatment Type: Aerobic

Disposal: Surface Application

GPS Coordinates - Latitude: 29.840495 Longitude: -98.333292

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 12/1/2020**

**Entered By: \_**

**Method: Grab**

**Technician: Ryan Seidensticker**

**Maint. Provider: Ryan Seidensticker**

**Aerators: Operational**

**Sludge Levels**

**Filters: Operational**

**For Tank 1: 20**

**Irrigation Pumps: Operational**

**For Tank 2: 12**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: 1.2**

**Tank Lid / Riser: Secured**

**Sprinkler Drip Backwash: Good**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Color: Good**

**Odor: Good**

**Alarm: Operational**

**Comments**

**Service Completed**

Scum on pretreatment: 6" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

**Owner signature: \_\_\_\_\_**

Insp ID #: 6846

**Provider: *Christopher Ryan Seidensticker***  
***PS Septic Supply & Service***

**Technician: *Christopher Ryan Seidensticker***  
***PS Septic Supply & Service***

License Info: MP0001708 Expires:

License Info: MP0001708 Expires: 9/1/2023



**PS Septic Supply & Service**  
23011 FM 306  
Canyon Lake, TX 78133

**Phone: (830) 850-0080**  
**Fax: (830) 935-4932**

**To: Home Owner**  
**600 Bendel Ranch Road**  
**Canyon Lake, TX 78133**

Printed: 3/30/2021  
Site: 600 Bendel Ranch Road  
Canyon Lake, TX 78133

Permit #: **108094**

Agency: Comal County

County:

Mfg / Brand: - NUWATER

Treatment Type: Aerobic

Disposal: Surface Application

Sub: Smith Ranch

Customer ID: 544

Contract Dates: 11/1/2018 - 11/1/2021

Scheduled Date 3/1/2021

Inspection 7 of 9

GPS Coordinates - Latitude: 29.840495 Longitude: -98.333292

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 3/29/2021**

**Entered By: \_**

**Method: Grab**

**Technician: Landon Gronvold**

**Maint. Provider: Ryan Seidensticker**

**Aerators: Operational**

**Filters: Operational**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: 0.2mg/L**

**Sludge Levels**

**For Tank 1: 22**

**For Tank 2: 12**

**Tank Lid / Riser: Secured**

**Sprinkler Drip Backwash: Good**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Color: Good**

**Odor: Good**

**Alarm: Operational**

**Comments**

Scum on pretreatment: 10" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

**Service Completed**

**Owner signature: \_\_\_\_\_**

Insp ID #: 8760

**Provider: *Christopher Ryan Seidensticker***  
***PS Septic Supply & Service***

License Info: MP0001708 Expires:

License Info: MT0001995 Expires: 10/31/2021

**PS Septic Supply & Service**  
23011 FM 306  
Canyon Lake, TX 78133

**Phone: (830) 850-0080**  
**Fax: (830) 935-4932**

**To: Home Owner**  
**600 Bendel Ranch Road**  
**Canyon Lake, TX 78133**

Printed:6/29/2021  
Site: 600 Bendel Ranch Road  
Canyon Lake, TX 78133

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Permit #: **108094** Customer ID: 544  
Agency: Comal County Contract Dates: 11/1/2018 - 11/1/2021  
County: Sub: Smith Ranch Scheduled Date 7/1/2021 Inspection 8 of 9  
Mfg / Brand: - NUWATER  
Treatment Type: Aerobic  
Disposal: Surface Application GPS Coordinates - Latitude: 29.840495 Longitude: -98.333292

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**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"  
**Entered By: \_**

**Visit Date: 6/28/2021**

**Method: Grab**

**Technician: Landon Gronvold**

**Maint. Provider: Ryan Seidensticker**

**Aerators: Operational**

**Filters: Operational**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: 0.10**

**Sludge Levels**

**For Tank 1: 23**

**For Tank 2: 12**

**Tank Lid / Riser: Secured**

**Sprinkler Drip Backwash: Good**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Color: Good**

**Odor: Good**

**Alarm: Operational**

**Comments**

Scum on pretreatment:12" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

**Service Completed**

**Owner signature: \_\_\_\_\_**

Insp ID #:10569

**Provider: *Christopher Ryan Seidensticker***  
***PS Septic Supply & Service***

License Info: MP0001708 Expires:

License Info: MT0001995 Expires: 10/31/2021



**PS Septic Supply & Service**  
23011 FM 306  
Canyon Lake, TX 78133

**Phone: (830) 850-0080**  
**Fax: (830) 935-4932**

**To: Home Owner**  
**600 Bendel Ranch Road**  
**Canyon Lake, TX 78133**

Printed: 11/23/2021  
Site: 600 Bendel Ranch Road  
Canyon Lake, TX 78133

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Permit #: **108094** Customer ID: 544  
Agency: Comal County Contract Dates: 11/1/2018 - 11/1/2021  
County: Sub: Smith Ranch Scheduled Date: 11/1/2021 Inspection 9 of 9  
Mfg / Brand: - NUWATER  
Treatment Type: Aerobic  
Disposal: Surface Application GPS Coordinates - Latitude: 29.840495 Longitude: -98.333292

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**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 11/22/2021**

**Entered By: Danielle Jordan**

**Method: Grab**

**Technician: Robert Podvin**

**Maint. Provider: Ryan Seidensticker**

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**Aerators: Operational**  
**Filters: Operational**  
**Irrigation Pumps: Operational**  
**Disinfection Device: Operational**  
**Chlorine Supply: Operational**  
**Chlorine Residual: .008**

**Sludge Levels**  
**For Tank 1: 20**  
**For Tank 2: 18**  
**For Tank 3: 6**

**Tank Lid / Riser: Secured**

**Sprinkler Drip Backwash: Good**

**Electric Circuits: Operational**  
**Distribution System: Operational**  
**Sprayfield Veg: Operational**

**Color: Good**  
**Odor: Good**

**Alarm: Operational**

**Comments**

Scum - 6" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

**Service Completed**

Insp ID #:13172

**Provider: *Christopher Ryan Seidensticker***  
***PS Septic Supply & Service***

License Info: MP0001708 Expires:



PAUL SWOYER SEPTIC SUPPLY & SERVICE  
23011 FM 306  
CANYON LAKE, TX 78133

MP#0001708  
CHRISTOPHER RYAN SEIDENSTICKER

**PROPERTY LEGAL DESCRIPTION:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Customer:** Kathryn Cosgrove  
**Site Address:** 600 Bendel Ranch Road  
**City/State:** Canyon Lake, Tx **Zip:** 78133  
**County:** Comal **Permit#:** 108094  
**Phone Number:** 713-819-6140  
**E-mail:** kcosgrove1950@gmail.com

**I. General:** This On-Site Sewage Facility Service Agreement (hereinafter referred to as "Agreement") is entered into by and between Kathryn Cosgrove (hereinafter referred to as "Client") and PS Supply & Service LLC. (hereinafter referred to as "Contractor"). By this agreement, Contractor agrees to render services, as described herein (the "Services"), and the client agrees to fulfill his/her/their responsibilities under this agreement herein.

**II. Effective Dates:**

Date of License to Operate: 02/18/2022 Last Date of Service: 02/18/2024

**III. Services by Contractor:** Contractor will provide the following Services:

1. Inspect and perform routine maintenance on the On-Site Sewage Facility ("OSSF") in compliance with the code, regulations, and/or rules of the Texas Commission on Environmental Quality ("TCEQ") and county in which the OSSF is located (the "County") and the manufacturer's requirements, at a frequency of approximately once every four (4) months.
2. Report to the appropriate regulatory authority and to Client, as required by the State of Texas' on-site rules and, if required, TCEQ or County rules. All findings must be reported to the appropriate regulatory authority within 14 days.
3. Notify Client and repair any components of the OSSF that are found to be in need of repair during the inspection. If warranty, you just do it. If not, Client will be responsible. Repairs will be made so brought up to compliance and bill forward.
4. Visit site in response to Client's request for unscheduled service within two business days from the date of Contractor's actual receipt of Client's request. Unscheduled service visits are not included in the fee agreement herein and will be billed to the client in addition to fees under this Agreement.
5. Provide notification of arrival to site to the Client or to site personnel. Additionally, Contractor will leave written notification of the visit at the site or with site personnel upon completion of inspection, and forward such notice to the appropriate regulatory authority within fourteen (14) days.

**IV. Payment(s):** Client shall pay to Contractor 350.00, for the Services describe herein (the "Inspection and Routine Maintenance Fee"), excepting those described in Section III (4), or Section IX, herein. The Fee does not include equipment, parts or labor supplied for anything beyond routine inspection and routine maintenance. Payments for such additional services are due at the time services are provided or rendered. Payments not received within thirty (30) days from the due date will be subject the greater of a \$20.00 late penalty or 1.5% carrying charge on the original balance for each month or portion thereof a balance in past due. If for any reason such charges are found to be usurious by a court of competent jurisdiction, such charges shall be reduced to the maximum allowable by law. By signing this contract, Client authorizes Contractor to remove any parts installed, but not paid in full at the end of the thirty (30) days. Client agrees to pay for any labor cost associated with the installation and the reasonable cost of removal of said parts.

Client: 

Contractor: 





**XIV. Headings.** The Article and Section headings in this Agreement are for the convenience of reference only and do not constitute a part of this Agreement and shall not be deemed to limit or affect any of the provisions hereof.

**XV. GOVERNING LAW AND CHOICE OF VENUE.** EACH OF THE PARTIES HERETO HEREBY CONSENTS TO THE EXCLUSIVE JURISDICTION OF THE COURTS OF THE STATE OF TEXAS, COUNTY OF COMAL, AND TO THE UNITED STATES DISTRICT COURT FOR THE WESTERN DISTRICT OF TEXAS – SAN ANTONIO DIVISION, AS WELL AS TO THE JURISDICTION OF ALL COURTS TO WHICH AN APPEAL MAY BE TAKEN FROM SUCH COURTS, FOR THE PURPOSE OF ANY SUIT, ACTION, OR OTHER PROCEEDING ARISING OUT OF, OR IN CONNECTION WITH, THIS AGREEMENT OR ANY OF THE TRANSACTIONS CONTEMPLATED HEREBY, INCLUDING, WITHOUT LIMITATION, ANY PROCEEDING RELATING TO ANCILLARY MEASURES IN AID OF ARBITRATION, PROVISIONAL REMEDIES AND INTERIM RELIEF, OR ANY PROCEEDING TO ENFORCE ANY ARBITRAL DECISION OR AWARD. EACH PARTY HERETO EXPRESSLY WAIVES ANY AND ALL RIGHTS TO BRING ANY SUIT, ACTION, OR OTHER PROCEEDING IN OR BEFORE ANY COURT OR TRIBUNAL OTHER THAN COURTS OF THE STATE OF TEXAS, COUNTY OF COMAL, AND COVENANTS THAT IT SHALL NOT SEEK IN ANY MANNER TO PROSECUTE OR DEFEND ANY DISPUTE OTHER THAN AS SET FORTH IN THIS ARTICLE XVI OR TO CHALLENGE OR SET ASIDE ANY DECISION, AWARD, OR JUDGMENT OBTAINED IN ACCORDANCE WITH THE PROVISIONS HEREOF. EACH OF THE PARTIES HERETO HEREBY EXPRESSLY WAIVES ANY AND ALL OBJECTIONS IT MAY HAVE TO VENUE, INCLUDING, WITHOUT LIMITATION, THE INCONVENIENCE OF SUCH FORUM, IN ANY OF SUCH COURTS.

**XVI. JURY TRIAL WAIVER. THE PARTIES HEREBY UNCONDITIONALLY WAIVE THEIR RIGHT TO A JURY TRIAL OF ANY AND ALL CLAIMS OR CAUSES OF ACTION ARISING FROM OR RELATING TO THEIR RELATIONSHIP. THE PARTIES ACKNOWLEDGE THAT A RIGHT TO A JURY IS A CONSTITUTIONAL RIGHT, THAT THEY HAVE HAD AN OPPORTUNITY TO CONSULT WITH INDEPENDENT COUNSEL, AND THAT THIS JURY WAIVER HAS BEEN ENTERED INTO KNOWINGLY AND VOLUNTARILY BY ALL PARTIES TO THIS AGREEMENT. IN THE EVENT OF LITIGATION, THIS AGREEMENT MAY BE FILED AS A WRITTEN CONSENT TO A TRIAL BY THE COURT.**

Approved by Contractor:

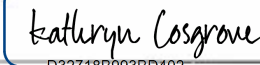


MP#0001708

CHRISTOPHER RYAN SEIDENSTICKER

DocuSigned by:

Approved by Client:



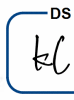
D32718B993BD402...


**XVII. Reservation of Rights.** Contractor reserves all rights not specifically granted herein.

**XVIII. Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which together will constitute one and the same instrument.

**XIX. Counsel.** Contractor has previously recommended that Client engage counsel to assist him/her/it in reviewing this Agreement and all other matters relating to it. Contractor and Client shall each bear his/her/its own costs and expenses in connection with the negotiation and documentation of this Agreement.

**XX. Entire Agreement:** This agreement contains the entire agreement of the parties, and there are no promises or conditions in any other agreement, oral or written. The Parties expressly disclaim reliance on any prior statements, oral or written, by either party not expressly provided for herein.

Client: 

Contractor: 



**PS Septic Supply & Service**  
23011 FM 306  
Canyon Lake, TX 78133

**Phone: (830) 850-0080**  
**Fax: (830) 935-4932**

**To: Kathryn Cosgrove**  
**600 Bendel Ranch Road**  
**Canyon Lake, TX 78133**

Printed:6/15/2022  
Site: 600 Bendel Ranch Road  
Canyon Lake, TX 78133  
(713) 819-6140

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Permit #: **108094** Customer ID: 544  
Agency: Comal County Contract Dates: 2/18/2022 - 2/18/2024  
County: Sub: Smith Ranch Scheduled Date: 6/18/2022 Inspection 1 of 6  
Mfg / Brand: - NUWATER  
Treatment Type: Aerobic  
Disposal: Surface Application GPS Coordinates - Latitude: 29.840495 Longitude: -98.333292

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**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 6/13/2022**

**Entered By: Michelle Irvin**

**Method: Grab**

**Technician: Not Assigned**

**Maint. Provider: Ryan Seidensticker**

**Aerators: Operational**

**Sludge Levels**

**Filters: Operational**

**For Tank 1: 12**

**Irrigation Pumps: Operational**

**For Tank 2: 18**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: .40**

**Tank Lid / Riser: Secured**

**Sprinkler Drip Backwash: Good**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Color: Good**

**Odor: Good**

**Alarm: Operational**

**Comments**

**Service Completed**

Scum = 4" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Insp ID #:18637

**Provider: *Christopher Ryan Seidensticker***  
***PS Septic Supply & Service***

License Info: MP0001708 Expires:

**PS Septic Supply & Service**  
**23011 FM 306**  
**Canyon Lake, TX 78133**

Phone: (830) 850-0080  
Fax: (830) 935-4932

Printed: 11/4/2022      Insp ID #: 22544

Permit #: **108094**

**To: Kathryn Cosgrove**  
**600 Bendel Ranch Road**  
**Canyon Lake, TX 78133**

Main Phone: (713) 819-6140  
Work:  
Cell Phone:  
Alt Cell:

Customer ID: 544

Contract Dates: 2/18/2022 - 2/18/2024

Scheduled Date: 10/18/2022

Inspection 2 of 6

Agency: Comal County  
County:

Sub: Smith Ranch

Mfg / Brand: - NUWATER

Treatment Type: Aerobic

Disposal: Surface Application

GPS Coordinates: Latitude: 29.840495 Longitude: -98.333292

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Entered By: Ryan Seidensticker**

**Visit Date: 11/4/2022**

Copy emailed to Customer

Customer Emailed: 11/4/2022

**Method: Grab**

**Technician: Not Assigned**

**Maint. Provider: Ryan Seidensticker**

**Aerators: Operational**

**Sludge Levels**

**Filters: Operational**

**For Tank 1: 6**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**For Tank 3: 20**

**Chlorine Supply: Operational**

**Chlorine Residual: .83**

**Electric Circuits: Operational**

**Tank Lid / Riser: Secured**

**Distribution System: Operational**

**Insp. Port / Plug: Secured**

**Sprayfield Veg: Operational**

**Alarm: Operational**

**Comments**

**Service Completed**

Scum on pretreatment 2" - Red switch secure - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. - Copy emailed to the customer on 11/4/2022.

Site: 600 Bendel Ranch Road, Canyon Lake, TX 78133

**Provider: *Christopher Ryan Seidensticker***  
***PS Septic Supply & Service***

License Info: MP0001708 Expires:



# Luna Environmental

4222 FM 482  
New Braunfels, TX 78132

(830) 312-8776

sherrie@lunaenvironmental.com

Printed:8/13/2023

**Permit: 108094**

Site: 600 Bendel Ranch Road, Canyon Lake, TX 78133

Main Phone: 7138196140

**Kathryn Cosgrove**  
600 Bendel Ranch Road  
Canyon Lake, TX 78133

Agency: Comal County  
County: Comal County  
Subdivision: Smith Ranch

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System Info: MFG:            Brand: NUWATER Customer ID: 1943  
Treatment Type: Aerobic Disposal Type: Surface Application Insp ID: 31304  
Installed: 11/1/2018 Warranty Expiration: 11/1/2021  
Visit Details <----->  
**Visit Date: 8/10/2023** Entered By: Nicole Loria GPS Lat: 29.840495 GPS Long: -98.333292  
Scheduled Date: 6/18/2023 Contract Starts: 2/18/2022 Customer Emailed: 8/13/2023  
Entered On: 8/13/2023 Contract Ends: 2/18/2024

Visit Results

**Service Type: Scheduled Inspection**  
Count: Inspection 4 of 6

<b>Method: <u>Grab</u></b>	License #	Expires
<b>Technician: <u>Not Assigned</u></b>		
<b>Provider: <u>Luna Environmental, LLC</u></b>		<input checked="" type="checkbox"/> Service Completed

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<b>Aerators: <u>Operational</u></b>	<b>Sludge Level Tank 1: <u>6</u></b>
<b>Filters: <u>Operational</u></b>	<b>Sludge Level Tank 2: <u>N/A</u></b>
<b>Irrigation Pumps: <u>Operational</u></b>	<b>Sludge Level Tank 3: <u>12</u></b>
<b>Disinfection Device: <u>Operational</u></b>	
<b>Chlorine Supply: <u>Operational</u></b>	
<b>Chlorine Residual: <u>.1</u></b>	

<b>Electric Circuits: <u>Operational</u></b>	<b>Tank Lid / Riser: <u>Secured</u></b>
<b>Distribution System: <u>Operational</u></b>	<b>Insp. Port / Plug: <u>Secured</u></b>
<b>Drip/Sprayfield Veg: <u>Operational</u></b>	

<b>Alarm: <u>Operational</u></b>	<b>PSI Pressure: <u>2.0</u></b>
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**Comments**

- Scum on pretreatment 6 - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. - Copy emailed to the customer on 8/13/2023.