



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **08/31/2020** Permit Number: **108347**

Location Description: 1424 ESTATE DR
NEW BRAUNFELS, TX 78132

Subdivision: The Summit Extension
Unit: 6
Lot: 318
Block:
Acreage:

Type of System: Aerobic
Surface Irrigation

Issued to: Billy & Kymberly Strickland

This license is authorization for the owner to operate and maintain a private facility at the location described in accordance to the rules and regulations for on-site sewerage facilities of Comal County, Texas, and the Texas Commission on Environmental Quality.

The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.

Alterations to this permit including, but not limited to:

- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system

may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

Licensing Authority

Comal County Environmental Health


ENVIRONMENTAL HEALTH INSPECTOR

OS0032485

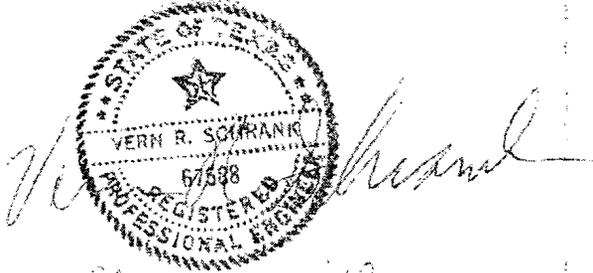

ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

REVISED
9:24 am, Nov 21, 2018

Billy Strubel
Lot 318 Phase 6
The Summit Extension

Scale 1" = 40'



Vern R. Souhrank

NOV 7 2018

Form # F-11631

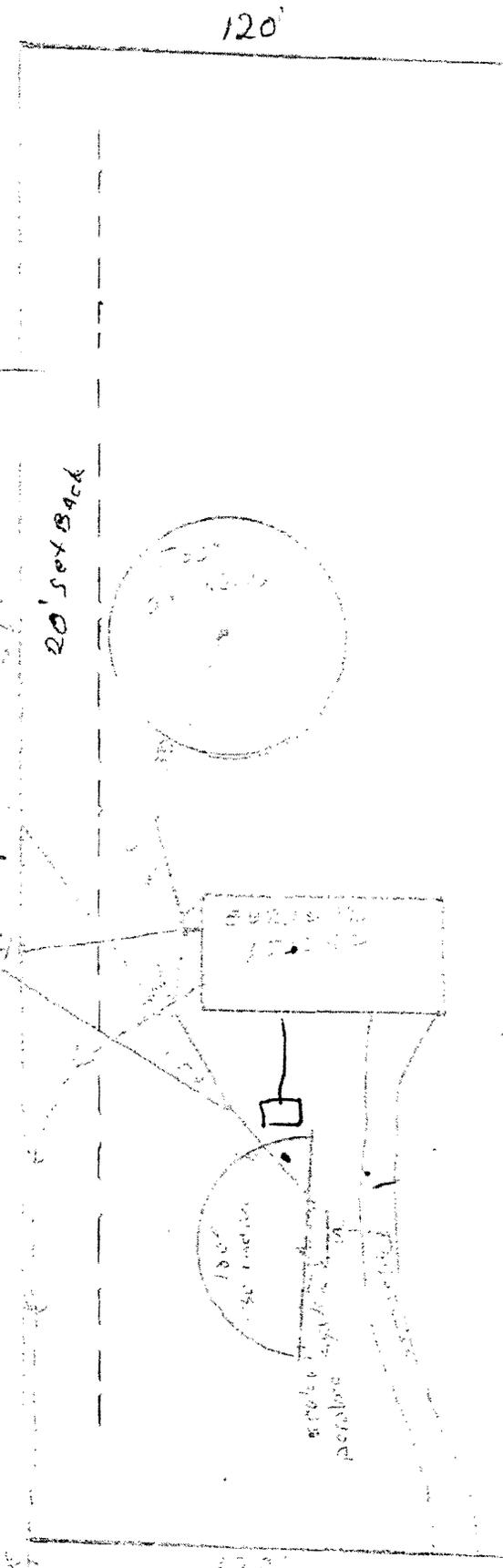
5/10/2018
with 21" S&H 40' ID
PAST 50' 0" TO CHINESE
OR 20' 5" 0" 3' 0" 3'

20' set back

500 APD

Axis

Aerobics



120' 120' 120' 120' 120'

10:30 AM

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: David Flugrath OSSF Installer #: Q50001648

1st Inspection Date: 2.15.19 2nd Inspection Date: 2.20.19 3rd Inspection Date: _____

Inspector Name: S. Helmke Inspector Name: S. Helmke Inspector Name: _____

Permit#: 108347 Address: 1424 Estate Dr - Summit Ext.

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)		2.15.19		
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)			2.20.19	
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)				

2.15.19 - SH

tank check only
set + level - leave tank
Patch wet spots on tank + remove rocks that fell in the hole
hole open ✓

2.20.19

operational
Ready for cover - water lines sleeved
Need revision for location of tank before final

**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)		2.15.19		
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	✓		500 gpd			
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		Aeris Aerobics			
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**

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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</i>		2-20-19	
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 < 2.0%</p> <p>EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom)</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & 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>				2.20.19	
33	<p>AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.</p>	✓	285.32(c)(1)					
34	<p>AEROBIC TREATMENT UNIT Inspection/Clean Out Port & 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>	✓				2.20.19		
36	<p>PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & 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 & 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						
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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)(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)			2-20-19	
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)	operational			
42	APPLICATION AREA Area Installed	✓		2 @ 3750			
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

11:15 AM

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: David Flugrath OSSF Installer #: 050001648

1st Inspection Date: 2.15.19 2nd Inspection Date: _____ 3rd Inspection Date: _____

Inspector Name: S. DeLorke Inspector Name: _____ Inspector Name: _____

Permit#: 108347 Address: 424 Estate Dr - Summit Ext.

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
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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)				
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2.15.19 - SH

tank check only
set + level - leave tank
Patch wet spots on tank + remove rocks that fell in the hole
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OSSF Inspection Sheet**

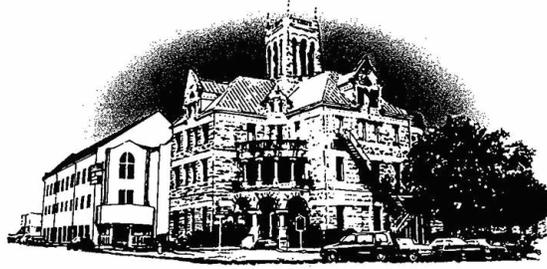
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**Comal County Environmental Health
OSSF Inspection Sheet**

39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						
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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: 108347
Issued This Date: 11/26/2018
This permit is hereby given to: Billy & Kymberly Strickland

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

1424 ESTATE DR
NEW BRAUNFELS, TX 78132

Subdivision: The Summit Extension
Unit: 6
Lot: 318
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

REVISED

8:20 am, Nov 26, 2018

Date 10/1/18 Permit #

Owner Name Billy Strickland Agent Name DAVID FLUGRATH

Mailing Address 335 Lookout Ridge Agent Address 1235 LEAP JALCO

City, State, Zip New Braunfels TX 78132 City, State, Zip N. B TX 78130

Phone # 830-305-1133 Phone # 210-275-1481

Email BillyS@rosCustomHomes.com Email Flugd2002c@yahoo.com

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

Subdivision Name The Summit Extension Unit Lot # 318 Block 6

Acreage/Legal

Street Name/Address 1424 Estates Dr City Canyon Lake Zip 78130

Type of Development:

[X] Single Family Residential
Type of Construction (House, Mobile, RV, Etc.) House
Number of Bedrooms 3
Indicate Sq Ft of Living Area 1400

[] 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: \$ 100K (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 [X] Public [] Private Well

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

I certify that the completed application and all additional information submitted does not contain any false information and does not conceal any material facts. Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities. I also understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.

Signature of Owner [Signature] Date 10/1/18

*** 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 Schank / Flynn

System Description Proprietary System

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

Tank Size(s) (Gallons) 500 GPD Absorption/Application Area (Sq Ft) 3,750

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.))

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.)

RECEIVED

Is the property located over the Edwards Contributing Zone? Yes No

NOV 09 2018

Is there an existing TCEQ approval CZP for the property? Yes No

COUNTY ENGINEER

(If yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? Yes No

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

Is this property within an incorporated city? Yes No

If yes, indicate the city:

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

Ken R. Schank
Signature of Designer

10-18-18
Date

AFFIDAVIT TO THE PUBLIC



201806043806 11/09/2018 11:29:41 AM 1/1

County of **Comal**, State of Texas

According to the Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities, This Document is filed in the Dee of Records of **Comal** County, Texas.

The Texas Health and Safety Code, Chapter 366 Authorizes the Texas Commission on Environmental Quality (T.C.E.Q.) to regulate on-site sewage facilities (OSSF's). Additionally, the Texas Water Code (TWC), § 5.012, 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 power and duties under the TWC, The TCEQ, under the authority of the TWC and the Texas Health and safety code, requires owner's to provide notice to the public that certain types of OSSF's are located on specific pieces of property. To achieve this notice, the TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation of warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guaranty by the TCEQ that the appropriate OSSF was installed.

An OSSF requiring a Monitoring Contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property described as (legal description as shown on the recorded warranty deed.

Lot 318, Phase 6, The Summit

The property is owned by (owner's name as shown recorded warranty deed: if more than one owner both names must be included)

Billy Strickland

This OSSF must be covered by a continuous Monitoring Agreement. All Monitoring on this, OSSF must be performed by an approved Monitoring Company, and a signed monitoring Contract must be submitted to the County Engineers Office within 30 days after the property has been transferred.

The owner will upon sale or transfer of the above described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the County Engineer's Office.

WITNESS BY HANDS(S) ON THE 1 DAY OF October 2017

[Signature]

Billy Strickland

printed name

Owner(s) Signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 1st DAY OF October 2018

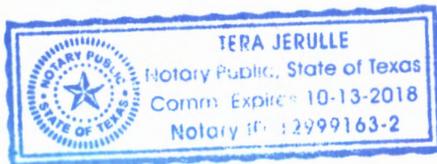
Tera Jerulle

Notary Public State of Texas

Notary's Printed name Tera Jerulle

My Commission Expires 10-13-18

Place Notary Seal Here



RECEIVED

NOV 09 2018

COUNTY CLERK

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
11/09/2018 11:29:41 AM
CHRISTY 1 Page(s)
201806043806



Bobbie Koepf

TWO YEAR WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

1. General: This work for hire agreement (known as "Agreement") is entered into by and between Billy & Kimberly STRICKLAND (known as "Customer") and **(David Flugrath)**. By this agreement, Flugrath Construction and its employees (known as "Contractor") agree to render services at the site address stated below, and customer agrees to fulfill his or her or their responsibilities, as best he or she or they can. The designed flow rate for this system is a maximum of 200 gallons per day.
2. Effective dates: This agreement commences on _____ and ends on _____ for a total of (2) TWO years. The (T. C. E. Q.) Texas Commission on Environmental Quality requires that a contract be in effect at all times. This start date is this contract shall be the date of the License to Operate is issued.
3. Termination of agreement: This agreement may be terminated by both parties with thirty (30) days written notice. Either party may terminate, without fault or liability of the terminating party. If this agreement is terminated: wither party terminating this agreement for any reason, including non-renewal shall notify in writing the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination.
4. Services: Contractor Will:
 - A. Inspect and perform upkeep on OSSF Facility as recommended by system manufacturer and State and local Regulatory Authority for a total of 3 visits per year.
 - B. Provide written records of each visit by means of tag attached to control panel.
 - C. Repair or replace any component of the OSSF found inoperable any time of the duration of the monitoring visits. If such services are not under warranty the customer holds full responsibility for the costs of said repairs and authorizes the contractor to make repairs and bill customer accordingly as to the State and Regulatory code.
 - D. Provide sample collection for testing of TSS and BOC on a yearly basis.
 - E. Forward copies of this agreement and all reports to the Regulatory Agency and Customer within 14 days.
 - F. Respond to Customer request for unscheduled request within 48 hours of the date of notification. Unless costs are covered under the warranty an unscheduled response will be billed to Customer.
5. Chlorinization is the sole responsibility of the customer.
6. Performance of Agreement: Performance by Contractor under this agreement is contingent on the following conditions:
 - A. Contractors receipt of original copy of monitoring agreement.
 - B. Contractors receipt of payment of Wastewater monitoring fee.
 - C. If the above conditions are not met, Contractor is not obligated to perform any portion of this agreement.
7. Customer responsibilities: The customer is responsible for each and all of the following:
 - A. Provide all necessary yard or lawn maintenance and removal of all obstacles, like dogs and other animals, needed to allow access and the proper function of the OSSG to allow Contractor safe and easy access to the OSSF including gate codes and combinations to locks.
 - B. Protect OSSF equipment form physical damage including by and not limited to the damage caused by ants and insects.
 - C. Maintain and abide by the conditions and limitations of the license to operate for and OSSF from the state and local regulatory agency and manufacturers recommendations.
 - D. It is the customers responsibility to notify the contractor of any or all alarms or problems immediately.
 - E. Allow for samples of OSSF be obtained by contractor of evaluating the OSSF's performance.
 - F. Prevent backwash or flushing of water treatment or conditioning equipment from enter OSSF.
 - G. Prevent hydraulically overloading OSSF by introducing more than 200 gallons a day into the system. Drain lines may discharge into the surface application pump tank if approved by system designer.
 - H. Schedule for pumping and cleaning of all tanks when recommended by contractor is at customers expense.
 - I. Maintain site drainage to prevent adverse effects on the OSSF.
 - J. Pay promptly and fully, all contractors fees, bills or invoices as described herein.
8. Access by Contractor: Contractor is granted easement to the OSSF for purpose of servicing described: Contractor may enter property during normal business hours without prior notice to customer to service or repair of OSSF. Contractor is not responsible for the uneven settling of the soil.
9. Limited Liability: Contractor shall not be held liable for any incidental, consequential or special damages or for economic loss due to expense or loss of profits or income or loss of use to customer, whether in contract tort or any other theory. In no

event shall contractor be held liable in an amount exceeding the total fee for services amount paid by customer under this agreement.

10. Fee for Services: The fee for the basic services described in this agreement is \$250.00 per year unless this is an initial monitoring agreement of a new installation. This fee does not include any equipment materials, or labor cost for non-warranty or unscheduled repairs. This fee doesn't include the cost of pumping the system upon contractor's advice to do so.

11. Payment: Fees for services of a 1-year contract are as follows:
A. \$450.00 per 1 years in full amount due on signing the monitoring agreement.
B. 2 payments, \$225.00
C. Payments for invoices are due upon receipt and any checks returned will be charged \$35.00 fee.

12. Application or transfer of payment: The fees paid for this agreement may be transferred to the subsequent property owner(s). The customer will advise the subsequent owner(s) of the requirement that they sign a replacement agreement authorizing contractor to perform services, and accepting customer responsibilities. This replacement agreement must be signed and received in the contractor's office within ten (10) days of date of transfer of property. Contract will continue from existing date of startup or license to operate is null and void and ends in one year of that date.

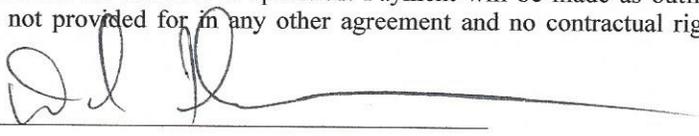
13. Entire agreement: This agreement contains the entire agreement of the parties, and no other promises or conditions in any other agreement, oral or written.

DAVID FLUGRATH/ FLUGTRATH CONSTRUCTION, TEXAS INSTALLER II AND SITE EVALUATOR LICENSE # OS1648 & OS9620. ADDRESS 1235 LONE OAK RD., NEW BRAUNFELS, TX 78132 CERTIFIED SERVICE PROVIDER FOR HOOT, PRO FLO, AQUA SAFE, AQUA AIRE, NORWECO, CAJUN AIRE. MEMBER: TEXAS ON SITE WASTEWATER ASSOCIATION AND NATIONAL ON SITE WASTEWATER RECYCLING ASSOCIATION.

CUSTOMER NAME: Billy Strickland
SITE ADDRESS: 1424 Estates Drive
CITY: CANYON LAKE
STATE & ZIP: TX 78130
PERMIT #:

REGULATORY AUTHORITY/COUNTY: Comal
ATU BRAND: Aris MODEL: 5006PD SERIAL #:

Acceptance of this agreement: The above prices, specification, and conditions are satisfactory and are hereby accepted. You are authorized to perform the services as specified. Payment will be made as outlined above. It is understood and agreed that this work is not provided for in any other agreement and no contractual rights arise until this agreement is accepted in writing.

DAVID FLUGRATH: 

CUSTOMER NAME: Billy Strickland
PLEASE PRINT NAME

CUSTOMER SIGNATURE 
ONLY ONE PERSON NEED SIGN

Owners Name: Billy Strickland **OSSF SOIL EVALUATION FORM**
 Physical Address: 1424 Estates Drive
 Name of Site Evaluator: David Elugrah
 Date Performed: _____ Proposed Excavation Depth: _____

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 _____						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0						
1						
2		N/A				
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		N/A				
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 ___ NO X
 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 observation s.

[Signature] #9620
 Signature of Site Evaluator

10-20-18
 Date

RECEIVED

NOV 09 2018

COUNTY CLERK

SEPTIC DESIGN FOR AEROBIC TREATMENT OF WASTEWATER

OWNER & SITE LOCATION: Billy Strickland, Lot 318, Phase 6, The Summit Extension

DESIGN SPECIFICATIONS: This design is for a 3 BR less than 1,500 s.f. house, utilizing water saving devices. The projected wastewater usage is 240 gallons per day, the tank is sized to 500 GPD.

SITE EVALUATION: The area of effluent treatment has a slope of less than 15 percent. The site is supporting a good stand of native grasses. Owner requested Aerobic Treatment so no profile holes were dug. No recharge features were found within 150 feet of the spray discharge area. No water runs, or dry creeks are located in the treatment area. This site is not located in the Edwards recharge zone. The location is not in the 100-year Floodplain. Spray area is more than 20' from the property line a timer will be used and will spray between midnight and 5am.

SYSTEM DESCRIPTION: The system will use a 500 GPD Aerobic wastewater treatment plant off the TCEQ approved list. The pipe from the house to the 500 Gpd aerobic tank will be a 3" or 4" PVC sch. 40 pipe. The Aerobic tank is connected to a liquid NSF approved chlorinator. The manifold pipe to the sprinklers is to be 1" sch. 40 PVC pipe. Audio & visual alarm required. The system is to be installed as to manufactures instruction.

CALCULATIONS: No. of Bedrooms: 3
 Wastewater Flow: 240gpd
 Application Rate: 0.064gal/ft. x ft/day
 Min. Area Required: 240gpd/0.064
 = 3,750 sq. ft.
 Actual Spray Area 1.5(30 x 30 x 3.14) = 4,239 sq ft

PUMP TANK CALCULATIONS:

Pump of at 15" above floor = 253 gal.
 Pump on at 27" above floor = 203 gal.
 Alarm on 34" above floor = 118 gal.
 Total Effluent = 575 gal.
 Reserve (760- 575) gallons = 185 gal.
 Reserve Required 760/3 = 253 gal.



NOV 7 2018
 Firm # F-11631

PUMP AND SPRINKLER SECSIFICATIONS: 1 sprinklers, with a 30' radius with an arc of 360 degees and 1 sprinkler at 180 degees and arc of 180 degrees.

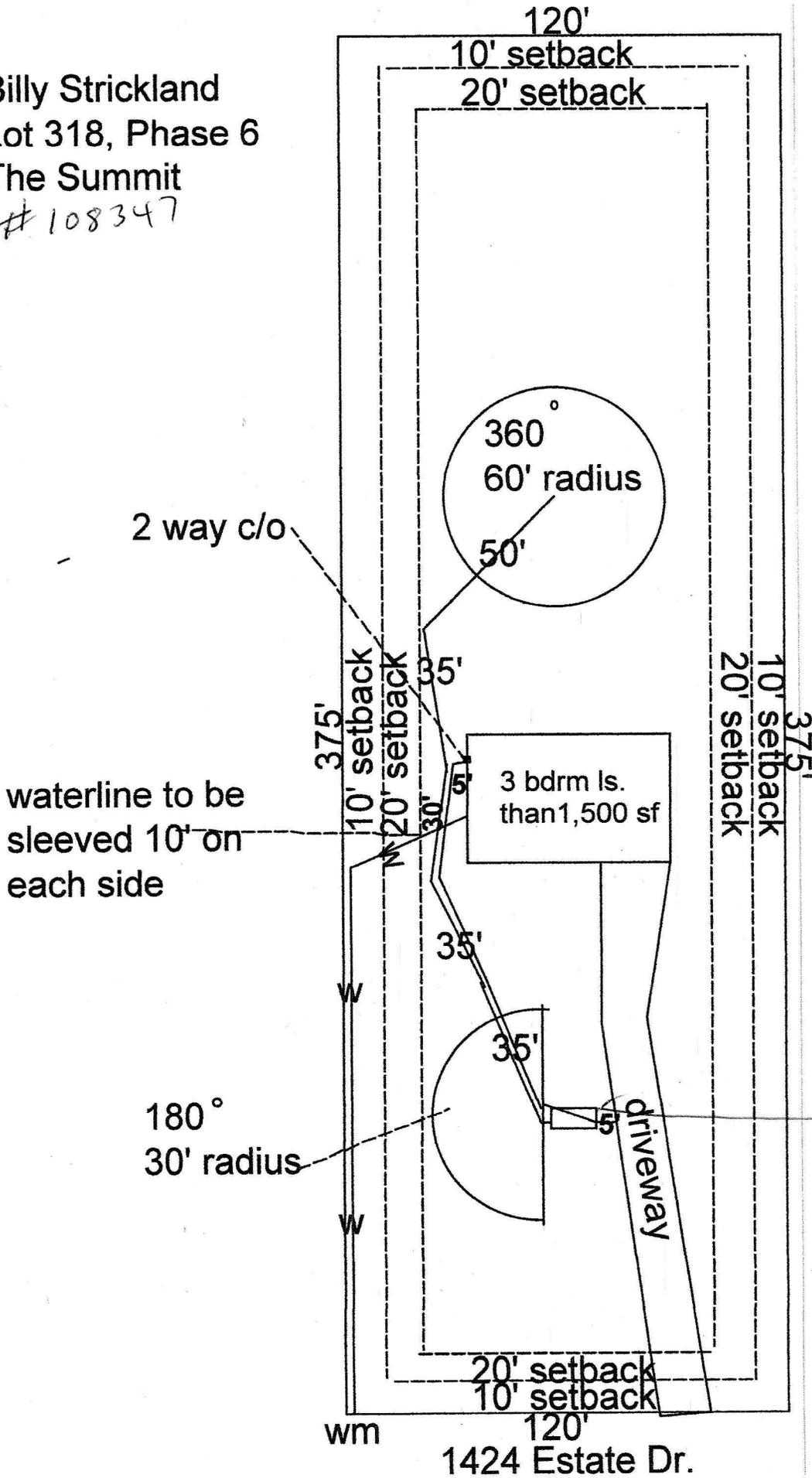
LANDSCAPING: Type II or Type III, soils must be placed over all exposed surface rock. All areas must be seeded with Rye or Bermuda grass or a combination of both.

AFFIDAVIT AND MAINTENANCE: An Affidavit that has been certified and duly recorded at the Count Clerks Office must be submitted. A Maintenance Contract between the owner and an Authorized maintenance company must be submitted and included for a two year period under the original contract of installation, at the end of two years and will be renewed each year after for the life of the system.

Billy Strickland
 Lot 318, Phase 6
 The Summit
 #108347

Scale: 1"=40'
 PC005

REVISED
 8:53 am, Feb 10, 2020



Vern R. Schrank

02/05/2020
 Firm # F-11631

500 GPD
 Aerobic Treatment
 Unit

Ritzen, Brenda

From: Ritzen, Brenda
Sent: Thursday, February 6, 2020 8:49 AM
To: 'david flugrath'
Subject: Permit 108347

RE: Billy Strickland
The Summit Phase 6 Lot 318
Revised design for On-Site Sewage Facility

David,

I have reviewed the revised design for the referenced permit submittal and have found the following is needed:

1.  Identify the ATU on the design.
2. Revise as needed and resubmit.

Thank you,

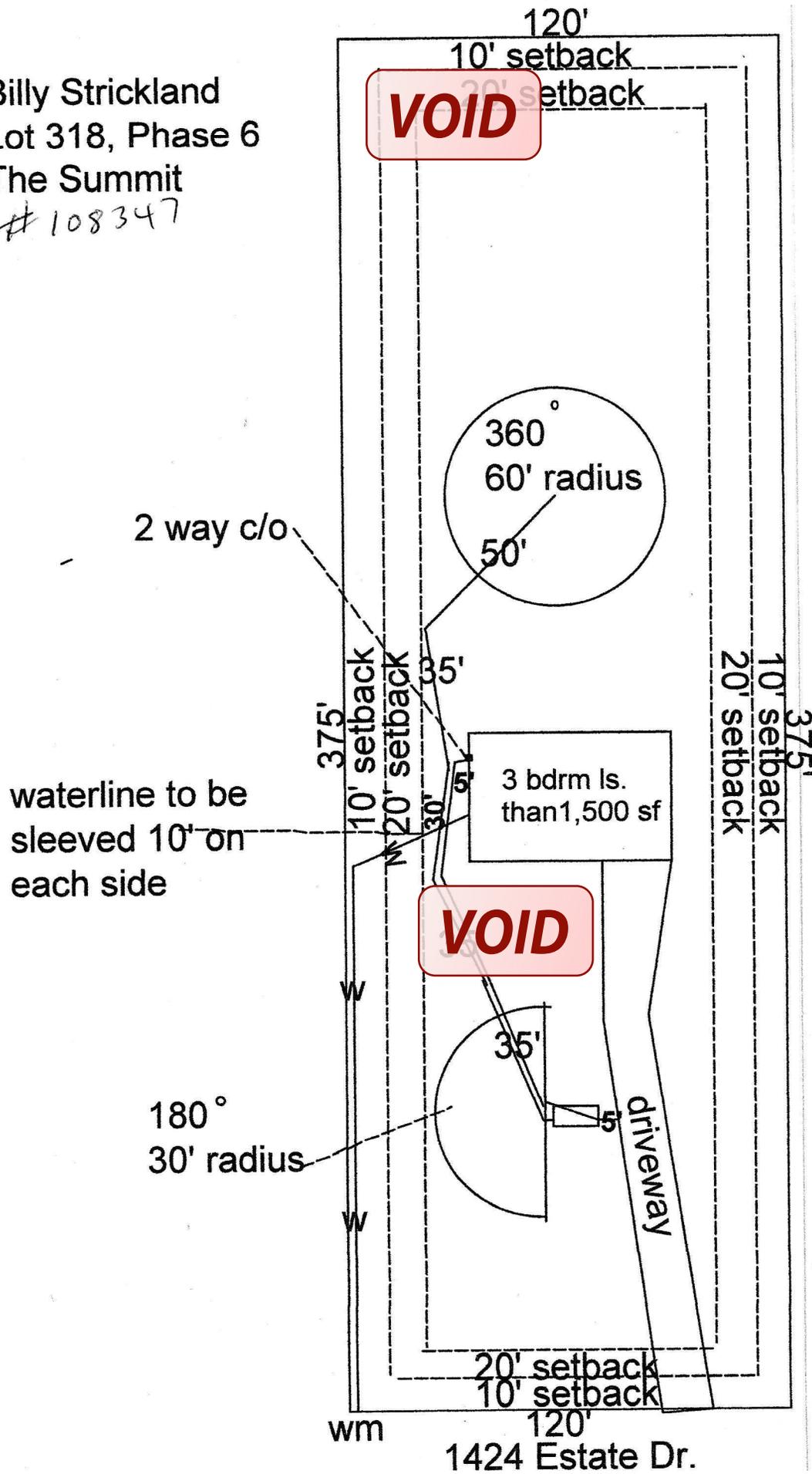
Brenda Ritzen, OS0007722
Environmental Health Coordinator
Comal County Engineers Office
195 David Jonas Drive
New Braunfels, Texas 78132
830-608-2090
www.cceo.org

Billy Strickland
Lot 318, Phase 6
The Summit
#108347

Scale: 1' = 40'
PC005

REVISED

8:13 am, Feb 06, 2020



02/05/2020
Firm # F-11631

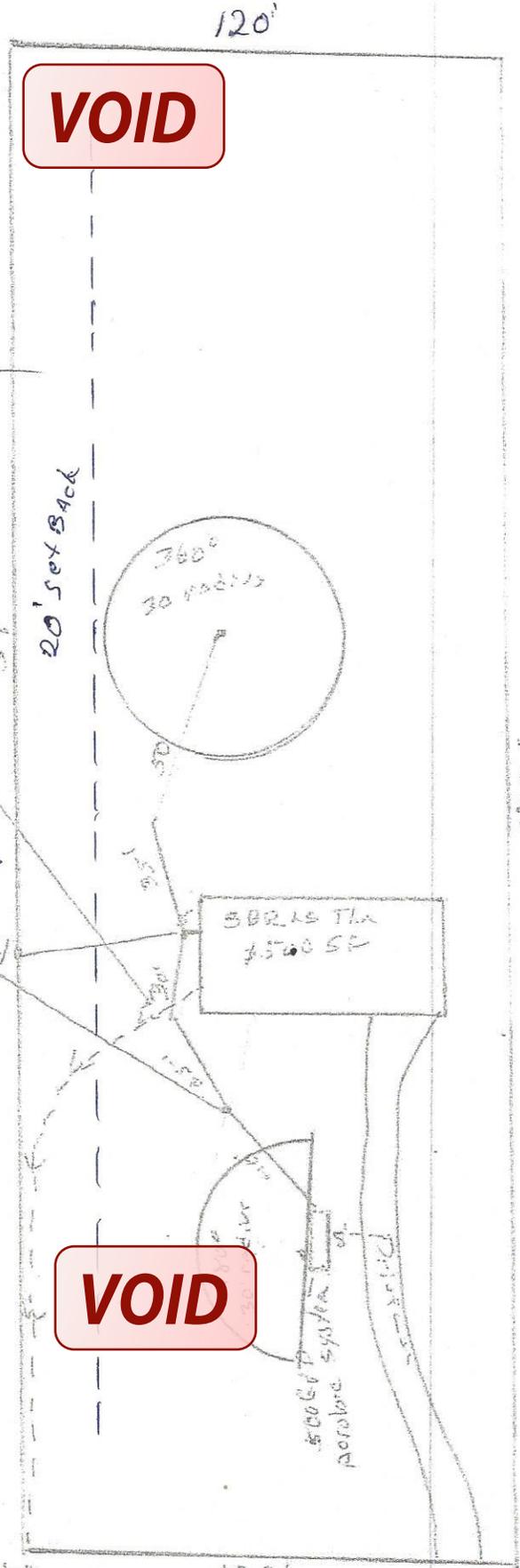
Billy Strickland
Lot 318 Phase 6
The Summit Extension

VOID

Scale 1" = 40'



Vern R. Schrank
Nov 7 2018
Form # F-11631
with 2 1/2" scale for 10' of
PASTE SEPTIC LINE!
ON BOX Sides
Sleeve Rebar/Aluminum
3x7 1/2"
20' sex sack



VOID

1724 Estate Dr

Ritzen, Brenda

From: Ritzen, Brenda
Sent: Wednesday, November 21, 2018 9:39 AM
To: 'david flugrath'
Subject: RE: Permit 108347

David,

 Items 1 & 2 are still needed.

Thank you,

Brenda Ritzen, OS0007722
Environmental Health Coordinator
Comal County Engineers Office
195 David Jonas Drive
New Braunfels, Texas 78132
830-608-2090
www.cceo.org

From: david flugrath <flugd2002@yahoo.com>
Sent: Wednesday, November 21, 2018 7:31 AM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Subject: Re: Permit 108347

billy strickland

On Friday, November 16, 2018 2:07 PM, "Ritzen, Brenda" <rabbjr@co.comal.tx.us> wrote:

Re: Billy Strickland
The Summit Extension Phase 6 Lot 318
Application for Permit for Authorization to Construct an On-Site Sewage Facility

David,

The following information is needed before I can continue processing the referenced permit submittal:

1. The owner name on the permit application must match the owner name as described on the recorded warranty deed. Add Kymberly to the application.
2. The subdivision name on the permit application should be Summit Extension.
3. The owner name is missing from the 1st page of the 2 year maintenance agreement.
4. The sleeve on the water line needs to specify to extend 10 ft. to each side of crossing with sewer pipe.
5. Indicate the separation distance from the edge of the closest spray head to the property line.

Ritzen, Brenda

From: Ritzen, Brenda
Sent: Friday, November 16, 2018 4:07 PM
To: 'david flugrath'
Subject: Permit 108347

Re: Billy Strickland
The Summit Extension Phase 6 Lot 318
Application for Permit for Authorization to Construct an On-Site Sewage Facility

David,

The following information is needed before I can continue processing the referenced permit submittal:

1. The owner name on the permit application must match the owner name as described on the recorded warranty deed. Add Kymberly to the application.
2. The subdivision name on the permit application should be Summit Extension.
-  3. The owner name is missing from the 1st page of the 2 year maintenance agreement.
-  4. The sleeve on the water line needs to specify to extend 10 ft. to each side of crossing with sewer pipe.
-  5. Indicate the separation distance from the edge of the closest spray head to the property line.
6. Revise as needed and resubmit.

Thank you,

Brenda Ritzen, OS0007722
Environmental Health Coordinator
Comal County Engineers Office
195 David Jonas Drive
New Braunfels, Texas 78132
830-608-2090
www.cceo.org

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

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

Date 10/1/18 Permit # 108347

VOID

Owner Name Billy Strickland Agent Name DAVID FLUGRATH
Mailing Address 335 Lookout Ridge Agent Address 1235 LEAP OAK RD
City, State, Zip New Braunfels TX 78132 City, State, Zip N. B TX 78134
Phone # 830-305-1133 Phone # 210-275-1481
Email Billys@rosconstruction.com Email flugd2002@yahoo.com

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

Subdivision Name The Summit Unit _____ Lot 318 Phase 6 Block _____

Acreage/Legal _____
Street Name/Address 1424 Estates Dr City Canyon Lake Zip 78134

Type of Development:

Single Family Residential
Type of Construction (House, Mobile, RV, Etc.) House
Number of Bedrooms 3
Indicate Sq Ft of Living Area 1400

VOID

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COUNTY ENGINEER

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: \$ 100K (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

I certify that the completed application and all additional information submitted does not contain any false information and does not conceal any material facts. Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities. I also understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.

Signature of Owner _____ Date 10/1/18

event shall contractor be held liable in an amount exceeding the total fee for services amount paid by customer under this agreement.

VOID

10. Fee for Services: The fee for the basic services described in this agreement is \$250.00 per year unless this is an initial monitoring agreement of a new installation. This fee does not include any equipment materials, or labor cost for non-warranty or unscheduled repairs. This fee doesn't include the cost of pumping the system upon contractor's advice to do so.

- 11. Payment: Fees for services of a 1-year contract are as follows:
 - A. \$250.00 per 1 years in full amount due on signing the monitoring agreement.
 - B. 2 payments, \$84.00 and one payment of \$82.00
 - C. Payments for invoices are due upon receipt and any checks returned will be charged \$35.00 fee.
- 12. Application or transfer of payment: The fees paid for this agreement may be transferred to the subsequent property owner(s). The customer will advise the subsequent owner(s) of the requirement that they sign a replacement agreement authorizing contractor to perform services, and accepting customer responsibilities. This replacement agreement must be signed and received in the contractor's office within ten (10) days of date of transfer of property. Contract will continue from existing date of startup or license to operate is null and void and ends in one year of that date.
- 13. Entire agreement: This agreement contains the entire agreement of the parties, and no other promises or conditions in any other agreement, oral or written.

DAVID FLUGRATH/ FLUGTRATH CONSTRUCTION, TEXAS INSTALLER II AND SITE EVALUATOR LICENSE # OS1648 & OS9620. ADDRESS 1235 LONE OAK RD., NEW BRAUNFELS, TX 78132 CERTIFIED SERVICE PROVIDER FOR HOOT, PRO FLO, AQUA SAFE, AQUA AIRE, NORWECO, CAJUN AIRE. MEMBER: TEXAS ON SITE WASTEWATER ASSOCIATION AND NATIONAL ON SITE WASTEWATER RECYCLING ASSOCIATION.

CUSTOMER NAME: Billy Strickland
 SITE ADDRESS: 1424 E...
 CITY: Canyon Lake
 STATE & ZIP: TX 78133
 PERMIT #:

VOID

RECEIVED
 NOV 09 2018
 COUNTY ENGINEER

REGULATORY AUTHORITY/ COUNTY: Comal
 ATU BRAND: MODEL: SERIAL #:
 Acceptance of this agreement: The above prices, specification, and conditions are satisfactory and are hereby accepted. You are authorized to perform the services as specified. Payment will be made as outlined above. It is understood and agreed that this work is not provided for in any other agreement and no contractual rights arise until this agreement is accepted in writing.

DAVID FLUGRATH: *[Signature]*

CUSTOMER NAME: Billy Strickland
PLEASE PRINT NAME

CUSTOMER SIGNATURE *[Signature]*
ONLY ONE PERSON NEED SIGN

RECEIVED

NOV 09 2018

COUNTY ENGINEER

SEPTIC TANK FOR AEROBIC TREATMENT OF WASTEWATER



OWNER & SITE LOCATION: Billy Strickland, Lot 318, Phase 6, The Summit

DESIGN SPECIFICATIONS: This design is for a 3 BR lsh thn 1,500 s.f. house, utilizing water saving devices. The projected wastewater usage is 240 gallons per day, the tank is sized to 500 GPD.

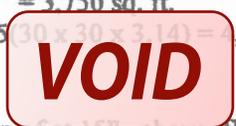
SITE EVALUATION: The area of effluent treatment has a slope of less than 15 percent. The site is supporting a good strand of native grasses. Owner requested Aerobic Treatment so no profile holes were dug. No recharge features were found within 150 feet of the spray discharge area. No water runs, or dry creeks are located in the treatment area. This site is not located in the Edwards recharge zone. The location is not in the 100-year Floodplain. Spray area is more than 20' from the property line a timer will be used and will spray between midnight and 5am.

SYSTEM DISCRPTION: The system will use a 500 GPD Aerobic wastewater treatment plant off the TCEQ approved list. The pipe from the house to the 500 Gpd aerobic tank will be a 3" or 4" PVC sch. 40 pipe. The Aerobic tank is connected to a liquid NSF approved chlorinator. The manifold pipe to the sprinklers is to be 1" sch. 40 PVC pipe. Audio & visual alarm required. The system is to be installed as to manufactures instruction.

CALCULATIONS: No. of Bedrooms: 3
Wastewater Flow: 240gpd
Application Rate: 0.064gal/ft. x ft/day
Min. Area Required: 240gpd/0.064
= 3,750 sq. ft.
Actual Spray Area 1.5 (30 x 30 x 3.14) = 2,239 sq ft

PUMP TANK CALCULATIONS:

Pump on at 15" above floor = 253 gal.
Pump on at 27" above floor = 203 gal.
Alarm on 34" above floor = 118 gal.
Total Effluent = 575 gal.
Reserve (760- 575) gallons = 185 gal.
Reserve Required 760/3)= 253 gal.



STATE OF TEXAS
VERN R. SCHRANK
87588
REGISTERED PROFESSIONAL ENGINEER
NOV 7 2018
Frim# F-11631

PUMP AND SPRINKLER SECSIFICATIONS: 1 sprinklers, with a 30' radius with an arc of 360 degees and 1 sprinkler at 180 degrees and arc of 180 degrees.

LANDSCAPING: Type II or Type III, soils must be placed over all exposed surface rock. All areas must be seeded with Rye or Bermuda grass or a combination of both.

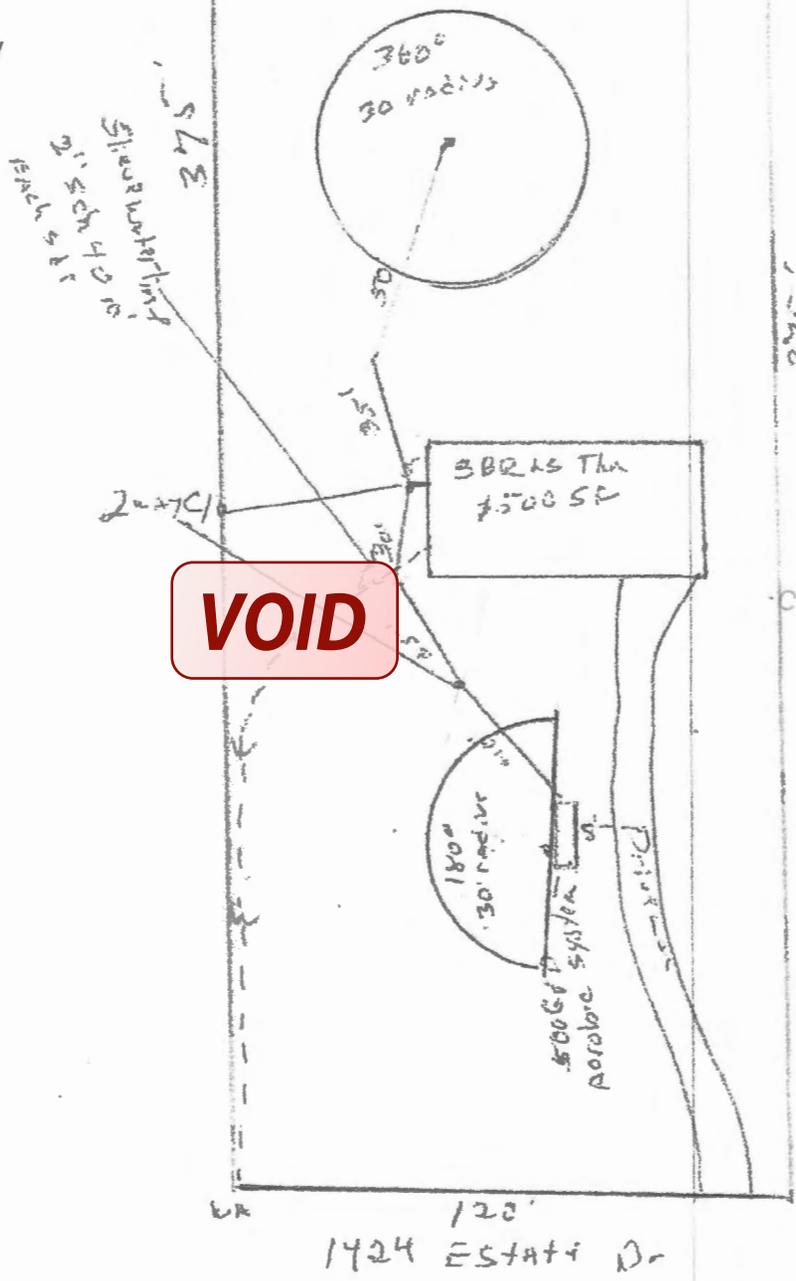
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Billy Strickland
Lot 318 Phase 6
The Summit



VOID

Nov 7 2018
Firm # F-11631



VOID

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NOV 09 2018
COUNTY ENGINEER



SL
Independence Title Company
GF# 15277945HA

(10) 24m

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DATE: September 24, 2015

GRANTOR: JSJ Builders, LLC

GRANTOR'S MAILING ADDRESS: 2412 ASPEN LANE BURLESON, TX 76008

GRANTEE: **Billy Strickland** and spouse, **Kymerly Strickland**

GRANTEE'S MAILING ADDRESS: 336 Lookout Ridge, New Braunfels, TX 78132

CONSIDERATION:

Cash and other valuable consideration.

RECEIVED
NOV 09 2018

PROPERTY (including any improvements):

Lot 318, SUMMIT EXTENSION PHASE 6, according to the map or plat thereof, recorded in Volume 9, Page 50, Map and Plat Records, Comal County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2015 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever

defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

JSJ Builders, LLC

By: [Signature] ←
John Siegler, Member

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NOV 09 2018

State of TX
County of Johnson

This instrument was acknowledged before me on the 24 day of Sept, 2015, by John Siegler, Member of JSJ Builders, LLC, a limited liability company, on behalf of said company.

[Signature] ←
Notary Public, State of TX

Prepared by:
Hancock McGill & Bleau, LLLP
Attorneys at Law
File No. 1527794



After Recording Return To:

Htc
4917 FM 3009, Ste 100
Schenck, TX 78154

Ds7794-fw

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
10/02/2015 02:53:07 PM
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201506039903



Bobbie Koepf