



**COMAL COUNTY**  
ENGINEER'S OFFICE

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

Issued This Date: **10/15/2019** Permit Number: **108620**

Location Description: **700 DEMI JOHN BEND RD  
CANYON LAKE, TX 78133**  
Subdivision: **Monier Ranch**  
Unit: **1**  
Lot: **8**  
Block:  
Acreage:

Type of System: **Septic Tank  
Leaching Chambers**

Issued to: **Gerald R. & Sharon M. Latimer**

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 Terry*  
**OS8497**  
ENVIRONMENTAL HEALTH INSPECTOR

*[Signature]*  
**OS0007722**  
ENVIRONMENTAL HEALTH COORDINATOR

## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Tom Hampton OSSF Installer #: \_\_\_\_\_

1st Inspection Date: 2/27/19 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: 10/15/19

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

Permit#: 108620 Address: Mowier Ranch / 700 Demi John Bend 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)	Existing 1000 gal. Onal Put in new drain field 2/27/19			10/15/19
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)				
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	Z	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- 2/27/19  
Existing 1000 gal Onal tank  
adding new drain field.  
Ready for cover

MT- 10/15/19  
Covered



**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK if Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and "T" Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements	✓	285.32(b)(1)(E) 285.91(2) 285.32(b)(1)(F) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(ii)(I) 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)	Existing 1000 gal Dual	2/27/19		10/15/19
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	✓		1000 gal Dual			
14	AEROBIC TREATMENT UNIT Size Installed						
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number						
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)	1) 2'5" 2) 2'7"	2/27/19		10/15/19
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				



**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
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						10/15/19
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.
	<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>				
32							
	<p>AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.</p>		285.32(c)(1)				
33							
	<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>						
34							
	<p>AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.</p>						
35							
	<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>						
36							
	<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>						
37							
	<p>PUMP TANK Secondary restraint system provided</p>						
38							
	<p>PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried</p>						
39							



**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(II)285.33(d)(2)(G)(iii)(II)285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(I) 285.33(d)(2)(G)(II) 285.33(d)(2)(G)(III)(I)				
41	APPLICATION AREA Low Angle Nozzles Used / Pressure Is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan Is as Designed		285.33(d)(2)(G)(I) 285.33(d)(2)(A) 285.33(d)(2)(F)		2/27/19		10/15/19 
42	APPLICATION AREA Area Installed						
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Tom Hampton OSSF Installer #: \_\_\_\_\_

1st Inspection Date: 2/27/19 2nd Inspection Date: 7-3-19 3rd Inspection Date: \_\_\_\_\_

Inspector Name: Mike T. Inspector Name: CONNOR Inspector Name: \_\_\_\_\_

Permit#: 108620 Address: Mowick Ranch / 700 Demi John Bend 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)	Existing 1000 gal. Dual Put in new drain field 2/27/19			
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)				
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	Z	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- 2/27/19  
Existing 1000 gal Dual tank  
adding new drain field.  
Ready For Cover

7-3-19  
COULD NOT  
INSPECT DUE  
TO LOCK GATE.



## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Tom Hampton OSSF Installer #: \_\_\_\_\_

1st Inspection Date: 2/27/19 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: \_\_\_\_\_

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MT-2/27/19

Existing 1000 gal Dual tank  
adding new drain field.  
Ready for cover




**Comal County Environmental Health  
OSSF Inspection Sheet**

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9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	✓	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
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12	SEPTIC TANK Tank Volume Installed	✓					
13	PUMP TANK Volume Installed	✓		1000 gal Dual			
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15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number						
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
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**Comal County Environmental Health  
OSSF Inspection Sheet**




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31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				



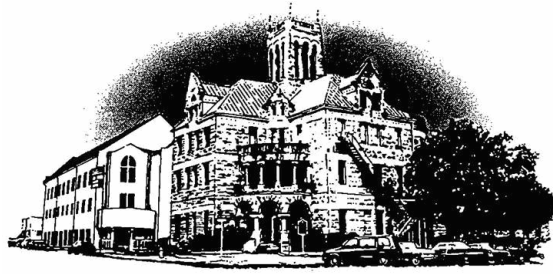
**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
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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 &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>						
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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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OSSF Inspection Sheet**

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41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed		285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)		2/27/19		
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: 108620  
Issued This Date: 01/14/2019  
This permit is hereby given to: Gerald R. & Sharon M. Latimer

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

700 DEMI JOHN BEND RD  
CANYON LAKE, TX 78133

Subdivision: Monier Ranch  
Unit: 1  
Lot: 8  
Block:  
Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank  
Leaching Chambers

This permit gives permission for the construction of the above referenced on-site facility to commence. Installation must be completed by an installer holding a valid registration card from the Texas Commission on Environmental Quality (TCEQ). Installation and inspection must comply with current TCEQ and Comal County requirements.

Call (830) 608-2090 to schedule inspections.

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

Date \_\_\_\_\_

Permit # 1081620

Owner Name Gerald R. & Sharon M. Latimer  
Mailing Address 700 Demi John Bend Road  
City, State, Zip Canyon Lake, TX 78133  
Phone # 830.885.5517  
Email glatimer41@gmail.com

Agent Name Douglas R. Dowleam, R.S.  
Agent Address 703 Oak Drive  
City, State, Zip Blanco, TX 78606  
Phone # 210.240.2101  
Email txseptic@gmail.com

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

Subdivision Name Monier Ranch      Unit 1      Lot 8      Block \_\_\_\_\_  
Acreage/Legal 4.668 Acres  
Street Name/Address 700 Demi John Bend Road      City Canyon Lake      Zip 78133

**Type of Development:**

Single Family Residential

RECEIVED

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

JAN 10 2019

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1959

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: \$ Existing (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.

Gerald R. Latimer  
Sharon M. Latimer  
Signature of Owner

1/7/2019  
Date

Signature  
Date



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

Planning Materials & Site Evaluation as Required Completed By Douglas R. Dowlearn, R.S.

System Description Conventional with Leaching Chamber Distribution

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

Tank Size(s) (Gallons) 1000 Absorption/Application Area (Sq Ft) 1200 Required

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.)

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

**JAN 10 2019**

(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))

**COUNTY ENGINEER**

Is there an existing TCEQ approved WPAP for the property?  Yes  No

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

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

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

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

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

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

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

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

Is this property within an incorporated city?  Yes  No

If yes, indicate the city: \_\_\_\_\_

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.

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

  
Signature of Designer

1/7/19

Date

Page 2 of 2

**OSSF SOIL EVALUATION REPORT INFORMATION**

**Date:** 1/7/19  
**Applicant Information:**  
**Name:** Gerald R. & Sharon M. Latimer  
**Address:** 700 Demi John Bend Road  
**City, State & Zip Code:** Canyon Lake, TX 78133  
**Phone:** 830.855.5517 (Home) 210.408.2132 (Cell)  
**Email:** [glatimer41@gmail.com](mailto:glatimer41@gmail.com)

**Site Evaluator Information:**  
**Name:** Douglas R. Dowlearn  
**Company:** D.A.D. Services, Inc.  
**Address:** 703 Oak Drive  
**City, State & Zip:** Blanco, TX 78606  
**Phone:** (210)240-2101 **Fax:** (866)260-7687  
**Email:** txseptic@gmail.com

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**Property Location:**  
**Lot:** 8 **Unit:** 1 **Subdivision:** Monier Ranch  
**Street/Road Address:** 700 Demi John Bend Road  
**City:** Canyon Lake **Zip:** 78133  
**Additional Info:** Comal County/4.668 Acres

**Installer Information:**  
**Name:**  
**Company:**  
**Address:**  
**City, State & Zip:**  
**Phone:** **Fax:**

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Depth	Texture Class	Soil Texture	Structure <i>(For Class III - blocky, platy or massive)</i>	Drainage <i>(Mottles/Water Table)</i>	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-10" Clay Loam 10" - 36" Gray Caliche	Blocky	<30% Gravel	None within 42"	None
Soil Boring #2 60"		Same as above				

**DESIGN SPECIFICATIONS**

Application Rate (RA): 0.2  
 OSSF is designed for: 3 BR (1959 sq. ft.)  
 240 Gallons per day used  
 A septic tank/absorptive drainfield system is to be utilized based on the site evaluation.  
 1200 sq. ft. absorption area required

1000 gallon compartmental septic tank required  
 Calculations: Absorption Area:  $Q/RA = 240 \text{ gpd}/0.2 = 1200 \text{ ft. sq.}$   
 Reduction for Leaching Panels (75%)  $1200 \text{ sq. ft.} = 900 \text{ sq. ft.}$

**FEATURES OF SITE AREA**

Presence of 100-year flood zone: NO  
 Existing or proposed water well in nearby area: YES  
 Presence of adjacent ponds, streams, water impoundments: NO  
 Presence of upper water shed: NO  
 Organized sewage service available to lot: NO

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

**Site Evaluator:**  
**NAME:** Douglas R. Dowlearn, R.S.

**License No.** OS9902 **Exp.** 6/30/2020  
**TDH:** #2432 **Exp.** 2/28/2019

**Signature:** 





*Douglas R. Dowlearn*  
1/14/19

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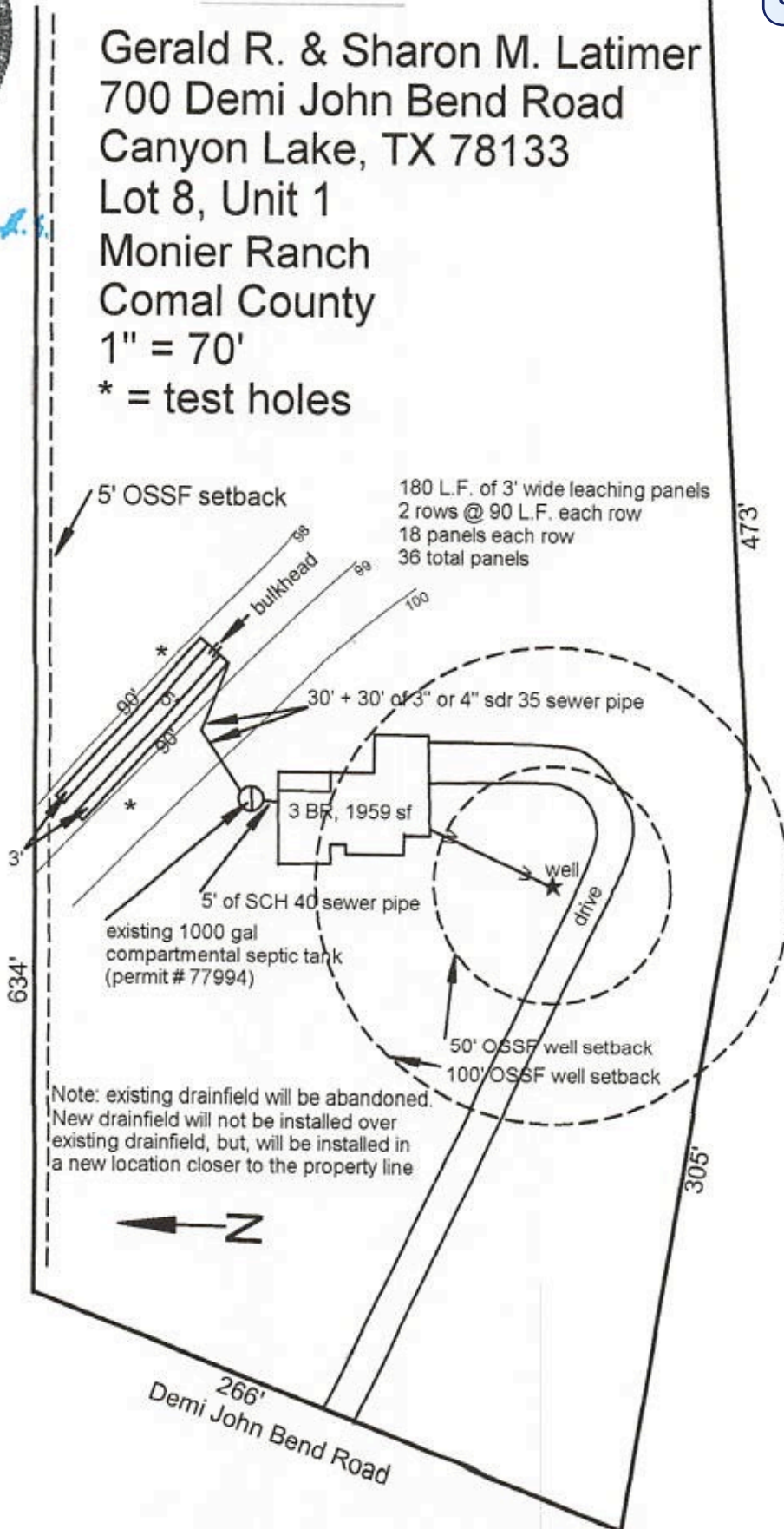
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Gerald R. & Sharon M. Latimer  
700 Demi John Bend Road  
Canyon Lake, TX 78133

Lot 8, Unit 1  
Monier Ranch  
Comal County

1" = 70'

\* = test holes

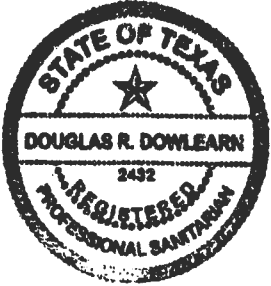


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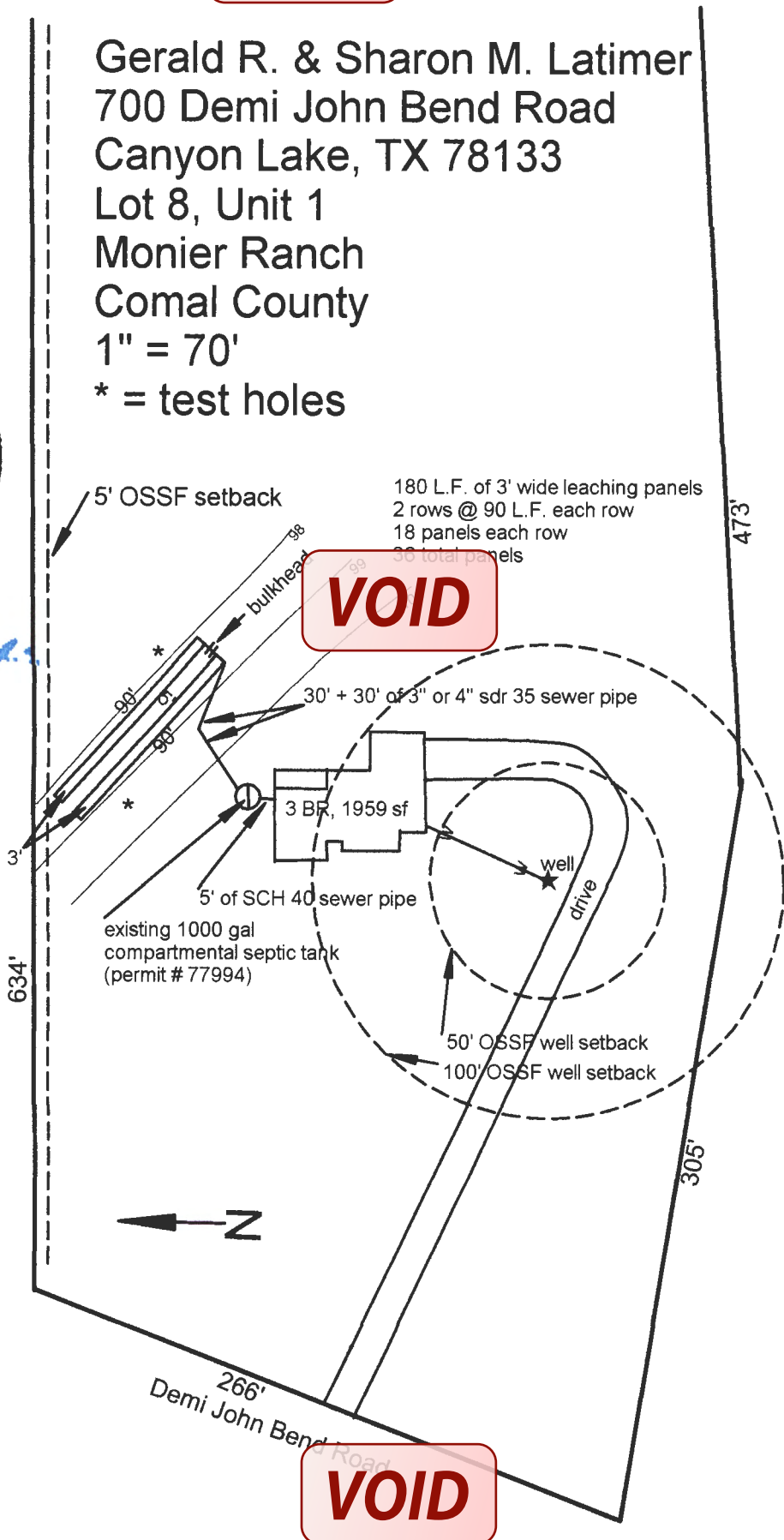
Gerald R. & Sharon M. Latimer  
700 Demi John Bend Road  
Canyon Lake, TX 78133  
Lot 8, Unit 1  
Monier Ranch  
Comal County  
1" = 70'

\* = test holes

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*Douglas R. Dowlearn*  
1/7/19

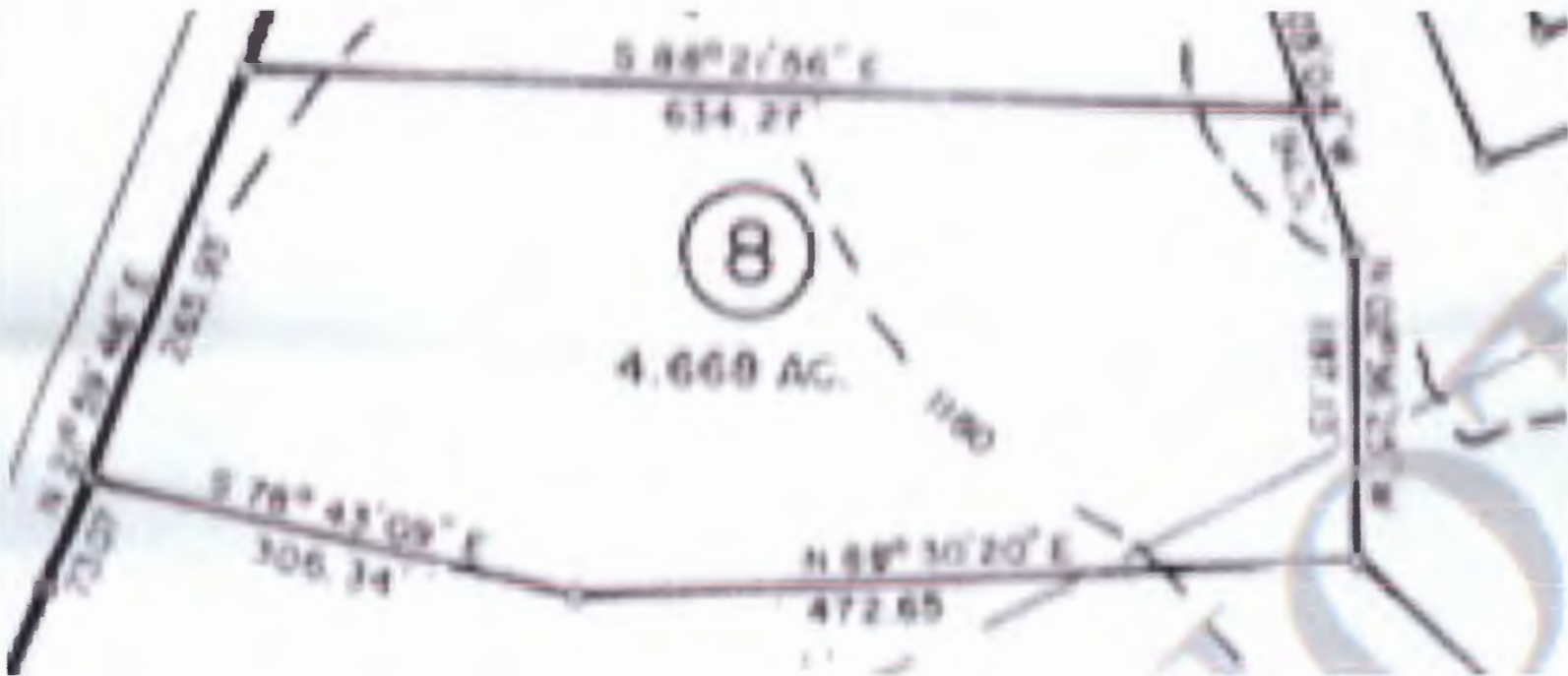


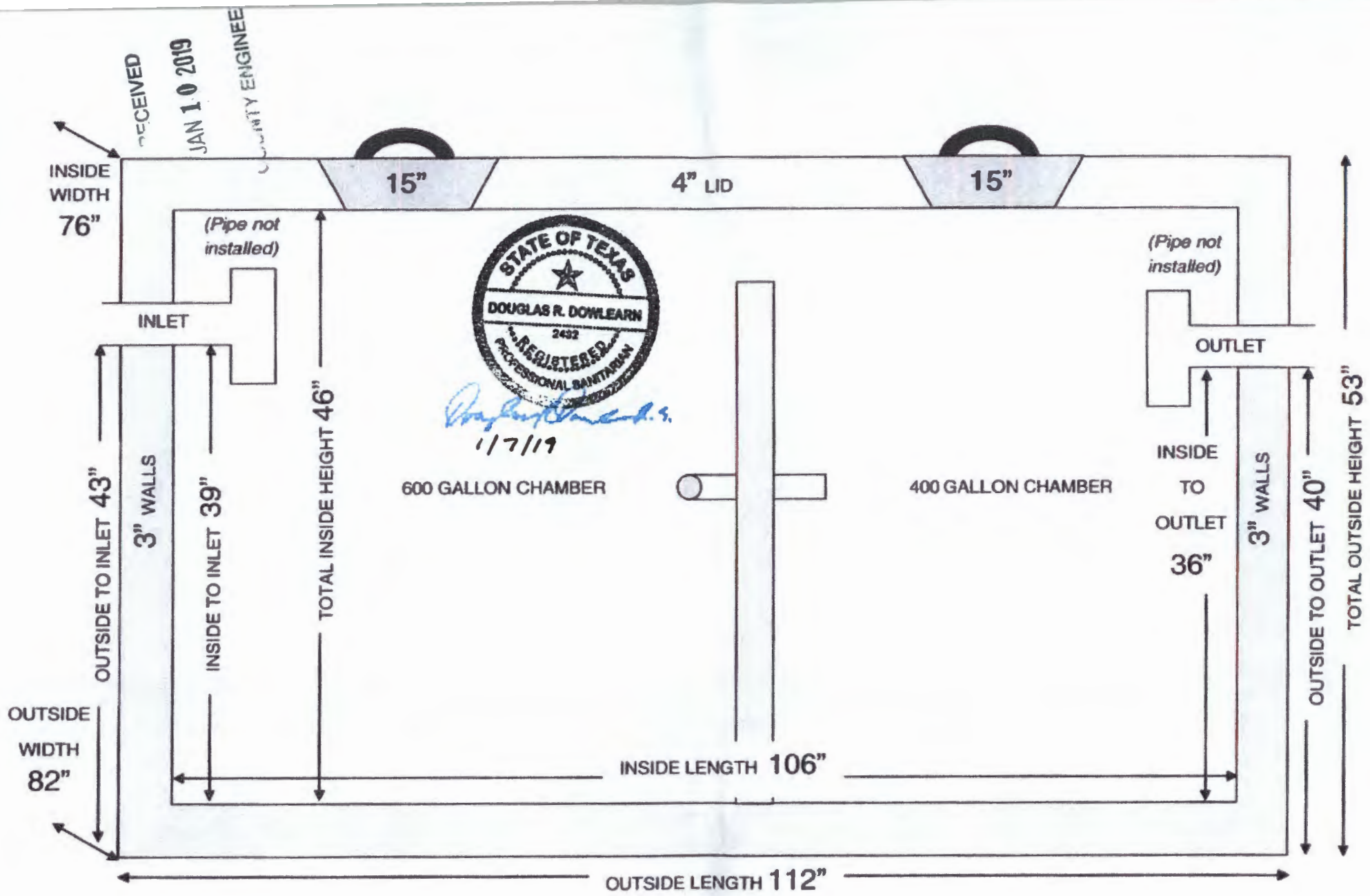




*Douglas R. Dowlearn*  
1/7/19

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**1000 Gallon Compartmental Septic Tank**



DATE  
6/30/97

PERMIT#  
77994

**CCEO  
COPY**



**Comal County**  
OFFICE OF ENVIRONMENTAL HEALTH

**LICENSE TO OPERATE A PRIVATE SEWAGE FACILITY**

OWNER(L) Lattimer	FIRST Gerald	DEVELOPMENT Monier Ranch	STREET 700 Demi John Bend Road
UNIT	BLOCK	LOT 8	ACRES/TRACT

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 Natural Resource Conservation Commission.

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.

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. It may be transferred by the holder to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

THE FACILITY IS LICENSED FOR

<input checked="" type="checkbox"/> SINGLE FAMILY RESIDENCE	TOTAL SQUARE FEET OF DWELLING 1943
<input type="checkbox"/> INSTITUTION	TYPE OF BUSINESS/INSTITUTION

THE FACILITY CONSISTS OF

SYSTEM TYPE Standard	SYSTEM DESCRIPTION Septic Tank & Absorptive Drainfield	
GALLON TANK 1000	SQUARE FEET ABSORPTION AREA 1216	SWITCHING VALVE?YES/NO No

SPECIAL CONDITIONS

INSPECTOR <i>John Martinez</i>	FIELD OPERATIONS MANAGER <i>William Haller</i>
--------------------------------	--

CCEO

\*\*\* COMAL COUNTY \*\*\*

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

COPY

AND LICENSE TO OPERATE

77994

DATE \_\_\_\_\_

PRINT CLEARLY COMPLETING ALL INFORMATION

PERMIT#

PROPERTY OWNERS NAME: GERALD LATTIMER

PHONE# 210 648-2890

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ADDRESS C/O J. L. MASTERS & SONS

APR 11 1997

8948 HIGHWAY 87 EAST

SAN ANTONIO, TX 78263

ENVIRONMENTAL HEALTH

DESCRIPTION OF PROPERTY: SUBDIVISION MOUIER RANCH

STREET NAME 700 DEMI JOHN BEND RD UNIT \_\_\_\_\_ LOT 8 BLK \_\_\_\_\_

IF NOT IN A SUBDIVISION GIVE NAME OF ROAD/HWY \_\_\_\_\_ ACREAGE \_\_\_\_\_

LOCATION/DIRECTIONS/MAP TO PROPERTY IS ATTACHED? \_\_\_\_\_ PROOF OF OWNERSHIP ATTACHED? \_\_\_\_\_

PROPERTY LOCATED OVER EDWARDS RECHARGE ZONE? No IF YES, SITE EVALUATION & PLANNING MATERIALS MUST BE COMPLETED BY A REGISTERED SANITARIAN OR PROFESSIONAL ENGINEER

TYPE OF DEVELOPMENT:

SINGLE FAMILY RESIDENCE 1943 TOTAL SQ. FT. OF DWELLING 300 GPD (TABLE III)

COMMERCIAL TYPE OF BUSINESS/INSTITUTION \_\_\_\_\_

NUMBER OF OCCUPANTS \_\_\_\_\_ GPD (TABLE III)

SITES GENERATING MORE THAN 5000 GALLONS PER DAY ARE REQUIRED TO OBTAIN PERMITTING THROUGH THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION

SOURCE OF WATER PUBLIC \_\_\_\_\_ PRIVATE

PLANNING MATERIALS & SITE EVALUATION AS REQUIRED COMPLETED BY DOUGLAS R. DOWLEARN

SIZE OF SEPTIC SYSTEM REQUIRED BASED ON PLANNING MATERIALS & SITE EVALUATION:

SYSTEM DESCRIPTION (TABLE IX) CONVENTIONAL

TANK SIZE 1000 GALLONS (DUEL TANK) ABSORPTION AREA 1200 SQUARE FEET

INSTALLER NAME & LICENSE# STEPHEN PLATE

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 FLOOD PLAIN ADMINISTRATOR HAS APPROVED AND RELEASED THE DEVELOPMENT PERMIT FOR THIS PROPERTY.

SIGNATURE OF OWNER OR APPOINTED AGENT \_\_\_\_\_

IF SIGNED BY AGENT GIVE ADDRESS & PHONE# \_\_\_\_\_

\*\*\*\*\* OFFICE USE ONLY \*\*\*\*\*

DATE RECORDED & LICENSE TO OPERATE ISSUED 10/21/97

DATE RECORDED ON SUMMARY SHEET 7/14/97

SIZES AS OF FINAL INSPECTION

1000 G TANK

1216 TOTAL SQ. FT. ABSORPTION AREA

DESIGNATED AGENT FOR COMAL COUNTY [Signature]

DATE OF FINAL INSPECTION 30 Jun 97



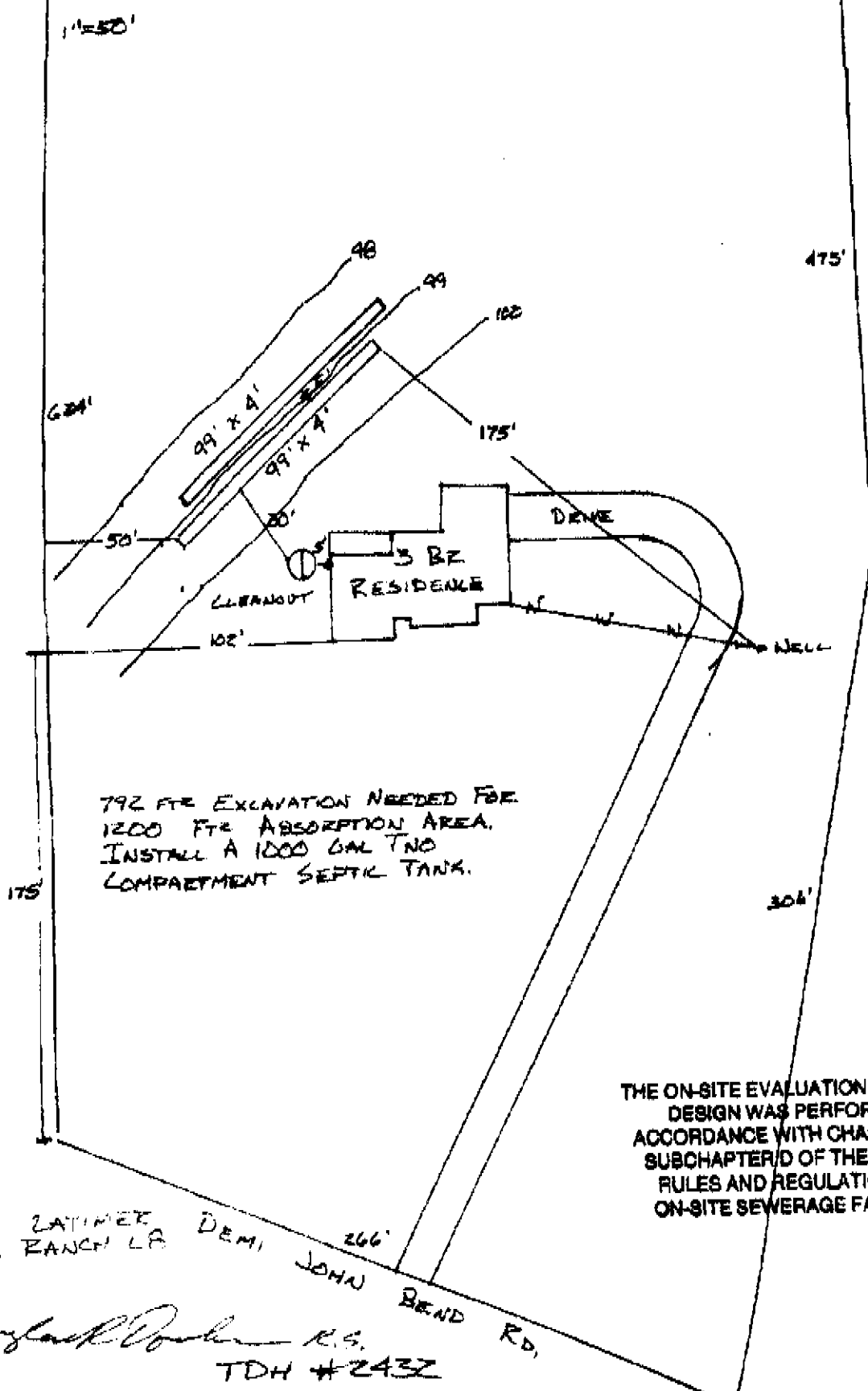
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MAY 13 1997

ENVIRONMENTAL HEALTH



THE ON-SITE EVALUATION AND SEPTIC DESIGN WAS PERFORMED IN ACCORDANCE WITH CHAPTER 285.3, SUBCHAPTER D OF THE T.N.R.C.C. RULES AND REGULATIONS FOR ON-SITE SEWERAGE FACILITIES.

GERALD ZATNER  
MOWIEK RANCH LP

DEMI JOHN BEND RD.

*Wynack Owen R.S.*  
TDH #243Z

**WARRANTY DEED**

3/11  
**Date:** July 15, 1996

**Grantor:** JAMES W. MILES and wife, AMY L. MILES

**Grantor's Mailing Address (including county):**

7919 Bluesage Cove  
San Antonio, Texas 78249  
Bexar County

**Grantee:** GERALD R. LATIMER and wife, SHARON M. LATIMER

**Grantee's Mailing Address (including County):**

8114 Clamp  
San Antonio, Texas 78221  
Bexar County, Texas

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

**Property (including any improvements):**

Lot 8, MONIER RANCH SUBDIVISION, UNIT 1, situated in Comal County, Texas, according to plat thereof recorded in Volume 9, Pages 252-256, Map and Plat Records, Comal County, Texas.

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

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

*James W. Miles*  
\_\_\_\_\_  
JAMES W. MILES

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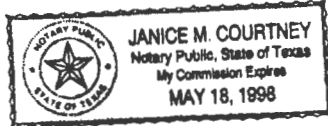
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*Amy L. Miles*  
\_\_\_\_\_  
AMY L. MILES

ACKNOWLEDGMENT

STATE OF TEXAS §  
COUNTY OF BEJAR §

This instrument was acknowledged before me on this 15<sup>th</sup> day of July, 1996, by JAMES W. MILES.

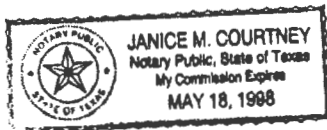


*Janice M. Courtney*  
\_\_\_\_\_  
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §  
COUNTY OF BEJAR §

This instrument was acknowledged before me on this 15<sup>th</sup> day of July, 1996, by AMY L. MILES.



*Janice M. Courtney*  
\_\_\_\_\_  
Notary Public, State of Texas



DOC# 9606014311

PREPARED IN THE OFFICE OF:

John V. Grant  
406 Wolf Road  
San Antonio, Texas 78216

AFTER RECORDING RETURN TO:

Mr. Gerald R. Latimer  
8114 Clamp  
San Antonio, Texas 78221

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Doc# 9606014311  
# Pages: 3  
Date : 07-17-1996  
Time : 02:57:40 P.M.  
Filed & Recorded in  
Official Records  
of COMAL County, TX.  
JOY STREATER  
COUNTY CLERK  
Rec. \$ 13.00

DOC# 9606014311





OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

Items Date Received	Initials

Remodel Permit # 77994

Permit Number

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Instructions:

Place a check mark next to all items that apply. For items that do not apply, place "N/A". This OSSF Development Application Checklist must accompany the completed application

OSSF Permit

Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate

Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer

Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.

Required Permit Fee

Copy of Recorded Deed

Surface Application/Aerobic Treatment System

Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public

Signed Maintenance Contract with Effective Date as Issuance of License to Operate

Portion of Proposed OSSF Located in the United States Army Corps of Engineers (USACE) Flowage Easement

USACE Consent for proposed OSSF

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

Gerald R. Latimer  
Sharon M. Latimer  
Signature of Applicant

SIGN  
Date

1/7/2019  
Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

___ INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)