

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

Issued This Date:

02/18/2020

Permit Number:

108932

Location Description:

185 MITCHELL DR

SPRING BRANCH, TX 78070

Subdivision:

Brandon Acres

Unit:

Lot:

1A

Block: Acreage:

Type of System:

Aerobic

Drip Irrigation

Issued to:

Texas 46 RV Park, LLC a Texas limited liability company

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

OS0032485

ENVIRONMENTAL HEALTH INSPECTOR

ENVIRONMENTAL HEALTH COORDINATOR

DS0007**72**2

ند تونا.	Installer Name: EO	£		OSSF Installer #:	0500 29541			
	1st Inspection Date: 4	15/19	2nd Inspection Da	te: 09-24-19	3rd Inspection		3/2020	<u>f</u> inal
	Inspector Name: Mike	<u> </u>	Inspector Name:_	B. Olvera	Inspector	Name: Con	nor	<del></del>
	Permit#: 108932		Address: 185	Mitchell		A	-	<u> </u>
No.	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials	Anwser	Chattons 285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(y) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii)	Paclim. Si Small Build Be Nemoved	te OK	18t Insp. 4/5/19	and Insp.	3rd insp.  0-24-9
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)					
	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)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(E) 285.32(b)(1)(E) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(II)					
-	PRETREATMENT Grease Interceptors if required for		285.34(d)					

4-24-19 BMO

12-05-2019 BMO

2/18/2020 JC covered

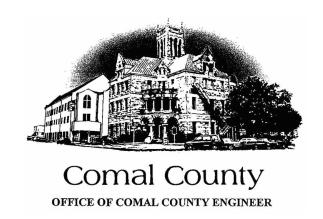
Tanks Set level 16 Leaks Teady for cover Revision for Tanks 9 total

No.	Description	Ameser	Citations	Page 88-572 Notes	1st Insp.	2nd Insp.	3rd Insp. 🕾
	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If SingleTank, 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) 285.93(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)(ii) 285.32(b)(1)(B) 285.32(b)(1)(A) 285.32(b)(1)(A) 285.32(b)(1)(A)				9
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)			9-24-19	War.
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				and the state of t
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			3 Eg 2000 4 Nullher 1500			
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number			y Nullber 1500 2 Pump 2000			
16	DISPOSAL SYSTEM Absorptive		285.33(a)(1) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
	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)(4) 285.33(a)(1) 285.33(a)(2)		·		

No.	Description	Anwser	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
	DISPOSAL SYSTEM Drip Irrigation	13.00 10.00 10.00	285.33(a)(1) 285.33(a)(3) 285.33(a)(4)				12.65,79
9		$\sum_{i=1}^{n}$	285.33(a)(2)				\$
	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
22	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
	DISPOSAL SYSTEM Other (describe) (Approved Design)	•	285.33(d)(6) 285.33(c)(4)				
24		, <u>, , , , , , , , , , , , , , , , , , </u>		7 55 277 75 75 75 85 85 85 75 75 85 85 85 85 85 85 85 85 85 85 85 85 85	eportural constant		
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
	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)				

No.	Description	Anwser	Citations	Nates	lst insp.	2nd Insp.	3rd insp.
	EFFLUENT DISPOSAL SYSTEM Utilized						
	Only by Single Family Dwelling JEFFLUENT DISPOSAL SYSTEM				1		
	Topographic Slopes		1		1		
	< 2.0% EFFLUENT DISPOSAL SYSTEM				,		
1	Adequate Length of Drain Field ( 1000		285.33(b)(3)(A)	·			1
1	linear ft. for 2 bedrooms or Less	Ì	285.33(b)(3)(A)				
1	& an additional 400 ft. for each additional bedroom )		285.33(b)(3)(B)			1	
	EFFLUENT DISPOSAL SYSTEM Lateral		285.91(13)		·.		1: 7
	Depth of 18 inches to 3 ft. & Vertical		285.33(b)(3)(D)			1	
	Separation of 1ft on bottom and 2 ft. to		285.33(b)(3)(F)	,		1	
(	restrictive horizon and ground water	(				}	-
	respectfully EFFLUENT DISPOSAL SYSTEM Lateral	,				] .	
	Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes						
	(3/16 - 1/4" dia. Hole Size ) 5 ft. Apart						
32			A strandardness of the NA State Complete Vision Complete			1	
1	AEROBIC TREATMENT UNIT IS	V. Q. J.					. 9
	Aerobic Unit Installed According	చ′`	285.32(c)(1)				65
	to Approved Guidelines.	W					3.63.79
33	AEROBIC TREATMENT UNIT	Y					
	inspection/Clean Out Port &						
1	Risers Provided						
	AEROBIC TREATMENT UNIT						
	Secondary restraint system						
	provided AEROBIC TREATMENT						
	UNIT Riser permanently fastened						
	to lid or cast into tank						
	AEROBIC TREATMENT UNIT Riser						
	cap protected against	I. I.			<b>M</b> Kranel		
34	unauthorized intrusions						
٣	AEROBIC TREATMENT UNIT	44.4					
	Chlorinator Properly Installed with						
35	Chlorine Tablets in Place.	fa s was					12.2
	PUMP TANK Is the Pump Tank an						
	approved concrete tank or other					***************************************	
	acceptable materials &					-	
	construction					gegggggggggggggggggggggggggggggggggggg	•
	PUMP TANK Sampling Port						
	Provided in the Treated Effluent			·		1	
	Line						
	PUMP TANK Check Valve and/or					1	-
	Anti- Siphon Device Present When Required			na-representation of the control of		1	
	PUMP TANK Audible and Visual						
	High Water Alarm Installed on						
36	Separate Circuit From Pump	A				-	
36	PUMP TANK Inspection/Clean Out	<del>                                     </del>				<del>                                     </del>	
	Port & Risers Provided	1	1				
	PUMP TANK Secondary restraint						
	system provided				-	-	
	PUMP TANK Riser permanently						
1	fastened to lid or cast into tank						
	PUMP TANK Riser cap protected			-		The second	
	against unauthorized intrusions						
37	1		4.				
T	PUMP TANK Secondary restraint						
38	system provided						ļ ·
	PUMP TANK Electrical					-	
	Connections in Approved Junction						
39	Boxes / Wiring Buried		<u> </u>				

reo.	Description	Anwser	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
TIP OF	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?	6) (8)	285.33(d)(2)(G)(iii)(ii)285.3 3(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)(ii) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iii)(i)				5. 9.
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	X	285.33(d)[2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)				x fin
42	APPLICATION AREA Area installed				2.5		
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer					-	Y.
45	PUMP TANK Type/Size of Pump Installed		-				



## Permit of Authorization to Construct an On-Site Sewage Facility Permit Valid For One Year From Date Issued

Permit Number: 108932

Issued This Date: 04/29/2019

This permit is hereby given to: Texas 46 RV Park, LLC a Texas limited liability company

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

185 MITCHELL DR SPRING BRANCH, TX 78070

Subdivision: Brandon Acres

Unit:

Lot: 1A

Block:

Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic

**Drip 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.

1st Inspection Date: 4/ Inspector Name: Mike Permit#: /0 8932	. 7	Inspector Name:			ctor Name:		
Permit#: // 8 / 3 / 2	Anwser	Address:	Mitchell DR.	1st Insp.	2nd Insp.	3rd Insp	
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)	Paclim. Site OK Small Buildingwill Be Removed.	4/5/19			
SITE AND SOIL CONDITIONS &		285.91(10)					

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)	Paclim. Site OK Small Buildingwill Be Removed.	4/5/19	
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)			
	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	285.32(a)(5)			
5	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)(E) 285.32(b)(1)(E) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(II)			
6	PRETREATMENT Grease Interceptors if required for	285.34(d)	- A. A.		

commercial

No.	The state of the s	Anwser	Citations	Notes	1st insp.	2nd insp.	3rd insp.
	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If SingleTank, 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)(E)(iii) 285.32(b)(1)(E)(iii)(II) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii) 285.32(b)(1)(E)(ii) 285.32(b)(1)(D) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C)(i) 285.32(b)(1)(A)				
			285.32(b)(1)(E)(iv)				
3		-					
	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
10	SEPTIC TANK Secondary restraint						
11	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)				
	SEPTIC TANK Tank Volume		1000000				
	Installed						
12	PUMP TANK Volume Installed						
13	POWE TANK Volume installed						
	AEROBIC TREATMENT UNIT Size Installed						
14			952				
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number						
	DISPOSAL SYSTEM Absorptive		285.33(a)(1) 285.33(a)(2) 285.33(a)(2)				
			285.33(a)(3)				
16	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
17	DISPOSAL SYSTEM Evapo- transpirative		285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

io.	Description	Anwser	Citations	Notes	1st insp.	2nd Insp.	3rd Insp.
DIS	SPOSAL SYSTEM Drip Irrigation	100	285.33(a)(1)				
		2 3 3 3	285.33(a)(3)			7000	All and
			285.33(a)(4)				
			285.33(a)(2)				
9					Seattle Landson		
	SPOSAL SYSTEM Soil		285.33(d)(4)				
o Sul	bstitution		203.33(4)(4)				
DIS	SPOSAL SYSTEM Pumped	17 24	285.33(a)(3)		10.00	and the same of th	10000
	fluent		285.33(a)(1)				
			285.33(a)(2)				
1						-0-0	
DIS	SPOSAL SYSTEM Gravelless Pipe		285.33(a)(3)				
			285.33(a)(2)				
			285.33(a)(4)				
			285.33(a)(1)		1		
2			285.33(a)(3)				
DIS	SPOSAL SYSTEM Mound		285.33(a)(1)				
		-					
			285.33(a)(2)				
			285.33(a)(4)				
23	SPOSAL SYSTEM Other						
1			285.33(d)(6)				
(de	escribe) (Approved Design)		285.33(c)(4)				
24							
	RAINFIELD Absorptive Drainline				192 20 3 - 100		1 1
	PVC				and the same of		A STATE OF THE PARTY OF THE PAR
	4" PVC						
26 DR	RAINFIELD Area Installed					-	
	RAINFIELD Level to within 1 inch						1
	er 25 feet and within 3 inches						
	er entire excavation	1000	285.33(b)(1)(A)(v)				
	er critic excavation						
27	AMERICA E LIGHT						
	RAINFIELD Excavation Width						
	RAINFIELD Excavation Depth						
	RAINFIELD Excavation						
Se	paration DRAINFIELD Depth of						
Po	orous Media						
DF	RAINFIELD Type of Porous Media						
					4 2 3	10 =	100
28							
	RAINFIELD Pipe and Gravel -		285.33(b)(1)(E)				
29 Ge	eotextile Fabric in Place	2/10-	203.33(0)(1)(1)		931		
	RAINFIELD Leaching Chambers						
	RAINFIELD Chambers - Open End						
	ates w/Splash Plate, Inspection						
	ort & Closed End Plates in Place	The second	200 201 1101				
		1 3 7 3 9	285.33(c)(2)		100		
(p	er manufacturers spec.)						
		Control of the Contro					
30						- 12	
	OW PRESSURE DISPOSAL						
	/STEM Adequate Trench Length						
	Width, and Adequate		205 22(.11/4)/01/2				
	eparation Distance between		285.33(d)(1)(C)(i)				
	renches						
111	CHUICS					1	

No.	Description	Anwser	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field ( 1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom ) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes ( 3/16 - 1/4" dia. Hole Size ) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(B) 285.33(b)(3)(B) 285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
	AEROBIC TREATMENT UNIT IS Aerobic Unit Installed According to Approved Guidelines.		285.32(c)(1)				
	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions						
	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with						
	Chlorine Tablets in Place.  PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction  PUMP TANK Sampling Port  Provided in the Treated Effluent Line  PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required  PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	Separate Circuit From Pump PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

No.	. Description	Anwser	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)285.3 3(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)				
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						

11:47 am, Apr 29, 2019

## COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \* \* \*

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



Date 03-27-2019		Permit #	932
Owner Name TEXAS 46 RV PARK, LLC	Agent Name		
Mailing Address 24816 PLAYER GAKS			
City, State, Zip 5AN ANTONIO, 77 78260			
Phone # 210 - 854 - 47 33	Phone #		- Commence and the last continuous programs of the continuous and the continuous programs of the last
Email CHOPPERG @ GVTE-CON	Email		
All correspondence should be sent to:  Owner  A	gent Both	Method: Mail	Email
Subdivision Name Brandon Acres	Unit/	Lot 1-A	Block
Acreage/Legal 5 acres Lot 1-A Vacate and Acplas	- of Brazdon Acor	Sudd Unit1	-Fife # 20180
Street Name/Address 185 Mithaellad		Branch	
Single Family Residential	RECEIVED		
Type of Construction (House, Mobile, RV, Etc.)	<b>3</b> 5012		ECEIVED
Number of Bedrooms	APR	14.6	R 28 2019
Indicate Sq Ft of Living Area	APR ENGINEER	MA	N BO LOV
Commercial or Institutional Facility	CODIA	COUN	NTY ENGINEER
(Planning materials must show adequate land area for doubling the	required land needed for		
Type of Facility RV FARK	required faile riceded for	deduction diago and disp	osai ai caj
Offices, Factories, Churches, Schools, Parks, Etc Indicate	 a Number Of Occupants	2000 IN	COURT DEWAND TH
Restaurants, Lounges, Theaters - Indicate Number of Seat		,	out ourgin or
Hotel, Motel, Hospital, Nursing Home - Indicate Number of			
Travel Trailer/RV Parks - Indicate Number of Spaces	A		
Miscellaneous			
modelands			A STATE OF THE STA
Estimated Cost of Construction: \$ 100,000 (Struction)	cture Only)		
Is any portion of the proposed OSSF located in the United Str	ates Army Corps of Eng	ineers (USACE) flows	age easement?
Yes No (If yes, owner must provide approval from USACE			
Source of Water Public Private Well			
Are Water Saving Devices Being Utilized Within the Residence	? Ty Yes No		
By signing this application, I certify that:			
<ul> <li>The completed application and all additional information submitted defacts.</li> </ul>	oes not contain any false il	nformation and does not	conceal any material
<ul> <li>Authorization is hereby given to the permitting authority and designate</li> </ul>	ed agents to enter upon the	e above described prop	erty 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.	ued until the Floodolain Ac	ministrator has perform	ed the reviews required
by the Comal County Flood Damage Prevention Order.			
- I affirmatively consent to the online posting/public release of my e-ma	ail address associated with	this permit application,	as applicable.
1 Della retta			
Signaturo of Change	Deta		Desa 4 of 0

8:19 am, Apr 26, 2019

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

108932

Planning Materials & Site Evaluation as Required Completed By System Description Size of Septic System Required Based on Planning Materials & Soil Evaluation 2000 Trost Took 2-2000 goile - EQ Tooks Tank Size(s) (Gallons) 4-1500 9 pd ATU Absorption/Application Area (Sq Ft) Gallons Per Day (As Per TCEQ Table III) (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.) Is the property located over the Edwards Contributing Zone? Yes No Is there an existing TCEQ approval CZP for the property? \(\subseteq\text{Yes}\) \(\subseteq\text{No.}\) (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

3126-19

## 8:20 am, Apr 26, 2019 LAND STEWARDSHIP SERVICES, LLC.

27115 Bent Trail Boerne, Texas 78006 (210) 414-6603

April 25, 2019

Comal County Environmental Attn: Brenda Ritzen 195 David Jonas Drive New Braunfels, Texas 78132

RE:

permit 108932, Brandon Acres, Unit 1, Lot 1-A, 185 Mitchell Drive

Dear Brenda.

The entire property is covered by either rv spots, driveway, parking, treatment units and disposal drip field. I have identified area designated to doubling the treatment tank area. I am unable identify area for doubling of the drainfield, because there is no other available area.

Therefore, I am proposing a variance request to Comal County rule 10.12 "For new non-single-family residential structures, the planning materials must show adequate land area for doubling the required land needed for the treatment units and disposal area. Areas designated for doubling the treatment unit and disposal area cannot be utilized for uses that are detrimental to its intended purpose (i.e. no structures, water wells, property lines, retention ponds/basins, easements, etc.)", identifying area to double the disposal area.

In leu of identifying area to double the disposal field, in the event that the disposal field fails, I am proposing to excavate the entire drip field area to include the drip tubing and all material 12 inches below the drip tubing. This material will be disposed of in a permitted facility. 12 inches of new class II sandy loam or class III clay loam will be brought in and placed in the excavated area. New drip tubing will be installed, and a minimum of 6 inches of class II sandy loam or class III clay loam will be placed over the drip tubing. Then sod will be laid over the top of the entire drip field.

If you have any questions, please call me at (210) 414-6603.

Sincerely,

Hoyt Seidensticker, R.S. 3588

### **ON-SITE SEWERAGE FACILITY** Soil Evaluation Report Information

Date Soi	Survey Pe	rformed:		5/3/20103				
Site Loca	ation:			185 Mitchell I	Drive			RECEIVED
Name of Site Evaluator: Hoyt Seidens		sticker Registration Number: QS0008771		MAD O O com				
Proposed Excavation Depth: 18 inches			County:	Comal	MAR 28 2019			
Requiren	At least two Location of For subsurf depth. For	soil boring of ace disposal surface disp	r dug pits must be , soil evaluation n losal, the surface	e shown on the nust be perfor horizon must	ned to a depth of at k	east two feet b	ed disposal area.	OUNTY ENGINEER
	Soil Boring			1				
	Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)	
	0	## H	Clay loam Clay loam Clay loam	<30% <30% <30%	None	None	Dark Brown Light brown White with Calcareous Material	3
	5 50 in		<b>V</b>	Ψ	L		Ψ	
	Soil Boring Depth (feet)	Number Texture Class	Soil Structure	2 and 3  Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)	
	0	III	Clay loam	<30%	None	None	Dark Brown	
	2 16 in 3 34 in	111	Clay loam	<30% <30%			Light Brown White with Calcareous	s
	4 5 <u>50 i</u> n						material	
					Features of	Site Are	a	
Presence	e of 100 yea	ar flood zon	е		Yes No_X_			
Presence	e of adjacer	nt ponds, str	eams, water im	provements	Yes No_X_			
Existing	or proposed	d water well	in nearby area		Yes_X_ No			
Organize	ed sewage s	service avai	lable to lot or tra	ct	Yes No_X_			
Recharg	e feature w	ithin 150 fee	ət		Yes No_X			
By my sign	nature, I herby	certify that the	information provid	ed in this report	is based on my site obs	ervations and a	re accurate to the best of my	ability.
I understar	nd that any mi	srepresentation	n of the information	contained in th	is report my be grounds	to revoke or sur	spend my license. The site en	valuation
	to table XIII to		Drip Irrigation	d system A co	disposal system with		operty owner to inform them	treatment
other alten	natives based		It of this site evalua	ntion	2 26-(9 Date			

## ON-SITE SEWERAGE FACILITY Site Evaluation Report Information

MAR 28 2019

Date: 3/10/2019						
Applicant Information:	Site Ev	aluator Info	ormatio	n: CO	UNTY EN	GINEER
Name: Texas 46 RV Park, LLC	Name:	Hoyt Seide	ensticker			Maria de la comunicia de la co
Address: 185 Mitchell Drive	Compar	ny:	Land Ste	ewardship	Services,	LLC
City: Spring Branch State: Texas Zip	78070 Address	: 1822 FM 4	73			
Phone: 210-863-0171	City:	Boerne	State:	Texas	Zip:	78006
	Phone:	(210) 414-	6603	Fax:	(830) 33	3-4697
Property Location:						
Lot: 1-A Block: 1 Sub.: Brandon Acres	5	Installer i	informa	ation:		
Street/Road Address: 185 Mitchell Drive	Name:		Carl Eof	f	OS0029	546
City: Spring Branch State: Texas Zip:	78070 Compar	ny:	Carl Eof	f Services		
Unincorporated Area? Y or N Y	Address	:	420 Bea	r Creek R	oad	
Additional information	City:Nev	w Braunfels	State:	Texas	Zip:	78132
		(210) 669-		Fax:		
Show:	ematic of Lo	ot or Trac	t			
Indicate slope or show contour lines from the absorption or irrigation area.  Location of soil borings or dug pits (show location of natural, constructed, or propose high tide of salt water bodies) water impound	cation with respect	ct to a known r	reference	point).		
S	ITE DRAWI	NG	Lot Size:		5.01	acres
SEE ATTACHED						
Signature of Site Evaluator Hay King	lth	_ Site Eval	uator Li	cense No	o: <u>OS000</u>	)8771

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By rabsah at 11:39 am, Apr 29, 2019





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APR 29 2019

AFFIDAVIT TO THE PUBLIC

COUNTY ENGINEER

THE COUNTY OF COMAL STATE OF TEXAS

#### CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities (OSSF's), this document is filed in the Deed Records of Comal County, Texas.

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

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 \*insert legal description\*):

LOTILA VACATE AND REPLAN OF THIND YOUR RIVERS SUBJUNISION WOUTH ACCORDING TO THE MAP OF PLANT SHEREST RECORDING IN COUNTY CHERKS FILE NO. 2018 \$660.5795

The property is owned by (Insert owner's full name): \*IEXAS 46 PO PARK LLC\*

This OSSF must 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 Engineer's Office.

WITNESS BY HAND(S) ON THIS 29 DAY OF ARRIL , 20 19

Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 29 TO DAY OF ARRIL , 20 19

KATHLEEN GRIFFIN

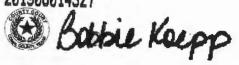
Notary ID 1043002-7

s 04-27-2020

Notary Public, State of Te

Notary Public, State of Texas

Filed and Recorded Official Public Records Bobbie Koepp, County Clerk Comal County, Texas 04/29/2019 10:37:56 AM CHRISTY 1 Page(s) 201906014327



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**REVISED** 

11:45 am, Apr 29, 2019

### **Carl Eoff Services**

420 Sear Creek Drive, New Braunfels, Tr. 78132 210-669-6088

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### Service Agreement

APR 29 2019

TAICAN TAICAN
General: This work for Hire Agreement (herinafter referred to as "Agreement") is entered into by and beauth TY ENGIN
(nerematter referred to as "Client") and Carl W. Lott
(hereinafter referred to as "Contractor"). By this Agraement, Contractor agrees to render services, as described
herein, and the Client agrees to fulfill his/her/their responsibilities under this agreement as described herein.
Effective Dates: This Agreement commences on the date the license to operate is issued and upon receipt of full
payment and runs for ( ) years. Agreement: Starting Date: Ending Date: ().
Services by Contractor: Contractor will provide the following services (hereinafter referred to as the "Services"):
1. In compliance with Agency (TCEQ and/or County) and manufacturer's requirements, inspect and perform routine
maintenance on the On-Site Sewage Facility (hereinafter referred to as the "OSSF") three (3) times per year (approximately once every four (4) months).
2. Report to the appropriate regulatory authority and to the Client, as is required by both the State's on-site rules
and local Agency's rules if more stringent. All findings must be reported to the local agency within 14 days.
3. If any components of the OSSF are found to be in need of repair during the inspection, the Contractor will notify
the Client of the repairs needed.
4. Visit site in response to Client's request (s) for unscheduled service(s) within two business days from the date of Contractor's receipt of Client's request. All unscheduled responses are in addition to the fee covered by this
Agreement and will be billed to the Client.
5. Provide notification of arrival to site to the homeowner or to site personnel. Additionally, written notification of
the visit will be left at the site or with site personnel upon completion of inspection, as well as, forwarded to
Agency within 14 days.
Site Location: The Services are to be performed at the property located at:
Site Location: The Services are to be performed at the property located at:
Payment(s): The fee for this Agreement, only covers the Services described herein. This fee does not cover equipment, parts or labor supplied for repairs or charges for unscheduled Client-requested trips to the site. By signing this Contract, the Client is authorizing the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and
Payment(s): The fee for this Agreement,

11:45 am, Apr 29, 2019

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

- 6. Not allow the backwash from water treatment or water conditioning equipment to enter the OSSF.
- 7. Maintain site drainage to prevent adverse effects on OSSF.

8. Promptly and fully pay Contractor's bills, fees, or invoices as described herein.

APR 29 2019

- VII. Access by Contrator: Contractor, or personnel authorized by the Contractor, may enter the property at Contractor will require access times without prior notice for the purpose of performing the above-described Services. Contractor will require access to the OSSF electrical and physical components, including tanks, by means of manways or risers for the purpose of evaluations required by manufacturer, and/or rules. If such manways or risers are not in place, excavation together with other labor and materials will be required, and will be billed to Client as an additional service at the rate of \$75.00 per hour, plus materials billed also. Excavated soil is to be replaced as best as reasonably prossible.
- VIII. Limits of Liability: In no event shall the Contractor be liable for Indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the Services described in this Agreement.

COUNTY ENGINEER

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

Print Name: B2//C /, Sin ith Signature: Down Signature: Date: B2//C /, Sin ith Signature: Down Signature: Date: B2//C // Sin ith Signature: Date: B2//C // Signature: Date: Signature: Date: Date: Bear Creek Drive New Braunfels, Texas 78132

Certification held by Carl W. Eoff:

210-669-6088

210-609-6631

Office: 210-609-6631

Cell:

Fax:

Client and/or authorized agent:

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

# ON-SITE SEWAGE FACILITY DESIGN CRITERIA

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MAR 28 2019

Texas 46 RV Park, LLC

Property Information:		RV Information	mini	ROUNTY ENGINEE
St. Address: 185 Mitchell Drive		No. of rvs:	offices	56
City: Spring Branch Sta	ite: Texas	gallons per rv 100 g/office		40
Zip code: <u>78070</u>		gallon per day	300	2240
Predicted Quantity of Sewage (C	2)	Water Supply:		well
Water Saving Devises in R's (y/n):	yes	Supply Line from Hor	use	
Gallons/day	(Q): 2540	Length of supply line (a	approx. ft.):	see site map
Greywater included (yes/	no): yes	Type of s	upply line:	SCH 40 PVC
		Size of Supp	oly line (in):	3 or 4
Rate of Adsorption (Ra)				
Application rate (g/sq	. ft): 0.2	Supply Line to Drip In	rigation M	anifold
Minimum Adsorptive Area (sq.	ft.): <u>12700</u>	Length of supply line (a	approx. ft):	see site map
Absorptive area installed (sq.ft.)	13800	Type of st	upply line:	Purple SCH 40
Aerobic Unit		Size of supply and flu	sh line (in):	1
Required size of aerobic unit:	4500 gpd			
Pretreatment Tank (gallons):	2000			
Class 1 Aerobic Unit:: NU	-Water B-1500	Required linear foot of	tubing:	6350
Pump tank total capacity (gal):	4000	Linear feet of tubing in	stalled:	6900
Chlorination:	n/a			
Pump Switch operation: Flo	at system			
Dosing cycle quantity (gals):	Varied			
Cycling time:	night time			
Pump size and capacity: Fran	klin E-Series 20 GPM			

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions.

All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker, R.S. No. 3588

Date

Land Stewardship Services, LLC, 27115 Bent Trail, Boerne, Texas 78006

Cell (210) 414-6603,

Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 fee will be assessed. This includes,

but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

## ON-SITE SEWAGE FACILITY **DESIGN CRITERIA**

Texas 46 RV Park, LLC

A class 1 aerobic treatment unit will be designed for this rv park. Wastewater from the

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RV's will flow to the trash tank then eq tank then dosed to the aerobic unit.

MAR 28 2019

Treated effluent will then flow to the pump tank for disposal through

subsurface drip irrigation. All warning systems shall be installed with the aerobic unit. COUNTY ENGINEER

There will be 56 RV's with water saving devises at 40 gallons per RV for a total flow of 2240 gallons per day. There will also be three mini offices generating 100 gallons per day per office Therefore the total flow will be 2540 gallons per day.

All flow will flow to a 2000 gallon trash tank.

The trash tank will be fitted with an inspection port and inspected every time the maintenance provider conducts his monthly inspection. The maintenance provider will suggest to the owners when the 2000 gallon trash tank needs to be pumped. The trash tank needs to be pumped at least once per year.

Effluent will then flow to 4000 gallon eg/dosing tank.

The 4000 gallon equalization/dosing tank will be utilized as an equalization tank.

It will collect and store the uneven flows from the building during the day.

The 4000 gallon tank will also serve as a dosing tank to dose the aerobic units.

The timer will be set up to dose the aerobic unit all day long including during the night time when there is no flow going to the 4000 tank. The timer will be set to dose the 2540 gallons every 24 hour period. Therefore, at the beginning of each day the tank will be empty ready to hold another days flow. The tank will not be completely dry. There will be enough water to cover the pump so the pump stays submerged in water.

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

Hoyt Seidensticker, R.S. No. 3588

Land Stewardship Services, LLC, 27115 Bent Trail, Boerne, Texas 78006

Cell (210) 414-6603,

# ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Texas 46 RV Park, LLC

Dual sewage pump (StaRite DC 250 110T) or equivalent will be installed in the 4000 gallon equalization/dosing tank and set to dose the four aerobic units every hour with 105.83 gallons. This will be accomplished by flow control valves. The valves will be set by timing the amount of gallons discharged to the aerobic unit. The valves will be adjusted to get the proper flow to the aerobic units. The pumps shall be capable to pump up to 15 gpm at 16 ft of head pressure.

A cyclic counter will be installed on the dosing pump to measure the number of times the pumps come on. A elapsed time meter will be installed on the dosing pump to measure the run time of the pumps. The counter and meter will be used to calculate the volume of effluent being dosed to the aerobic units. The counter and meter will be read by the maintenance provider when he conducts his inspection.

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There will be 4 - 1500 gpd aerobic units installed for this septic system

MAR 28 2019

COUNTY ENGINEER

All flow from the Aerobic units will flow to a 4000 gallon pump tank.

A water meter will be installed on the line from the pump tank to the drip field. It is recommended that the meter be read once a week to give the maintenance provider an idea of water usage. The water meter shall be read every month by the maintenance provider when he conducts his inspection.

#### Field loading Rates and Distribution

All flow from the treatment compartment of the aerobic unit will flow into a pump tank.

The pump tank will be equipped with dual submersible pump. The pump will dose the four zones.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions.

All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker, R.S. No. 3588

Date

Land Stewardship Services, LLC, 27115 Bent Trail, Boerne, Texas 78006

Cell (210) 414-6603,

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## ON-SITE SEWAGE FACILITY **DESIGN CRITERIA**

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Texas 46 RV Park, LLC

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A 100 micron effluent filter must be installed in the supply line to prevent introduction of sediments & suspended organic materials into the drip tubing. Vacuum relief valves need to be installed in each zone at the highest point of both the supply and return manifolds. Check valves must be installed on the return lines to prevent backflow.

The drip lines will be laid on two foot centers and parallel with the contour of the land. The drip lines will not be laid perpendicular with the slope. The drip lines will then be covered with a minimum of 6 inches of the material.

If the drip tubing is trenched in, a minimum of 6 inches, then the material that came out of the trench may be placed in the trench over the drip tubing as long as it is free of rocks. If the material that comes out of the trench is full of rocks, then a class II sandy loam or class III clay loam must be used to cove the drip tubing. If the drip lines are laid on top of the native soil and the native soil is scarified then a minimum of 6 inches of class II sandy loam or class III clay loam must be placed over the drip lines.

Drip lines are to be placed on 2 ft centers and tied into a pressure manifold at one end and a return manifold which is run back to the pump tank for continuous flushing of the drip lines. A pressure gage and control valve on the return line at the pump tank is to be set at 25 psi, which maintains a minimum required pressure of the drip emitters. The drip lines will be flushed continuously when the pump doses the drip field. The drip lines will be continuously flushed.

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

Hoyt Seidensticker, R.S. No. 3588

HOYT SEIDENSTICKER

Land Stewardship Services, LLC, 27115 Bent Trail, Boerne, Texas 78006

Cell (210) 414-6603.

# ON-SITE SEWAGE FACILITY DESIGN CRITERIA Texas 46 RV Park, LLC

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COUNTY ENGINEER

Then entire area where the drip lines have been installed or disturbed, must be sodded with a type of vegetative cover that is considered a high water user prior to system operation.

operation.

Once per year a grab sample must be taken from the pump tank and analyzed for BOD<sub>5</sub> and TSS and must be a minimum acceptable level of not to exceed 65 mg/l. The sample will be taken from the pump tank when the pump tank is full.

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

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions.

All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker, R.S. No. 3588

Date

Land Stewardship Services, LLC, 27115 Bent Trail, Boerne, Texas 78006

Cell (210) 414-6603,

HOYT SEIDENSTICKER

### Texas 46 RV Park, LLC

		the second of meaning the first second
	Gallons per Day	2540
	Application Rate (gal/sq. ft/day)	0.2
	Square footage required	12700
	Feet between Lines	2
	Feet between emitters	2
	Number of zones	4
	Linear feet of dripline	6900
	Number of emitters	3450
	Linear Feet of Tubing Per Zone	1725
	Type of emitters	Pressure compensating
	Determine dripfield pressure (psi)	25
	Feet of head pressure	57.75
	gph/emitter	0.61
	gallons per minute per Zone	8.8
	gallons per hour	2104.5
	minutes per dose	41
	Minutes Per Day Per Zone	290
	gallons per day	2540
	Doses per Zone	7
	Total Doses per Day	28
	Time Between Doses in Hours	0.9
	Total Run time in Minutes	1158.660014
	Number of Connections to Manifold	5
	Linear feet of dripline per connection	345
	minimum pump capacity (gpm)	8.8
	header pipe size (inches)	1
	Pressure loss in 100 ft. pipe (psi)	1.58
	Friction head in 100 ft. of pipe (ft of head)	3.6498
Static head		
	height from pump to top of tank (ft.)	4
	Elevation increase (ft.)	10
	Total static head (ft.)	14
Friction head		
	equivalent length of fittings (ft.)	1
	Distance from pump to field (ft.)	169
	Total equivalent length of pipe (ft.)	170
	total effective head (ft.)	6.20
	head required at dripfield (ft.)	57.75
	Head loss through filters or headworks (ft.)	23.10
	head loss through valves (ft.)	3.47

Minimum total head (ft.)

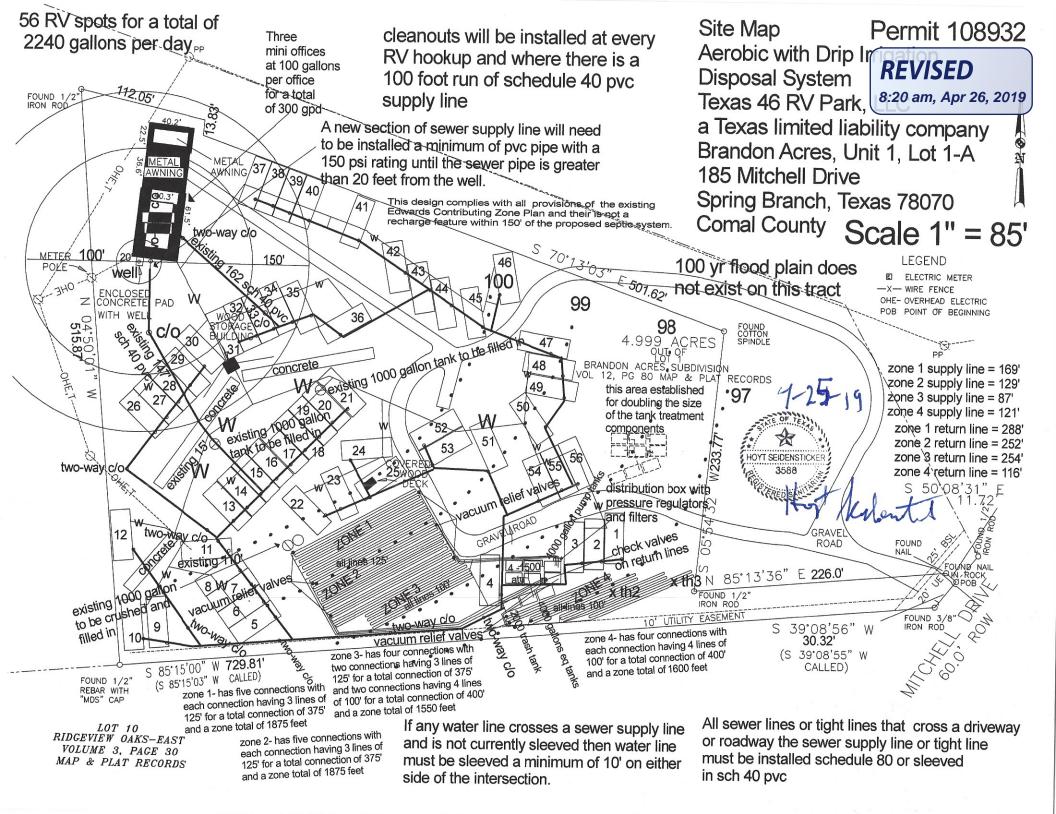
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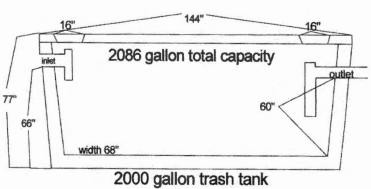
**COUNTY ENGINEER** 



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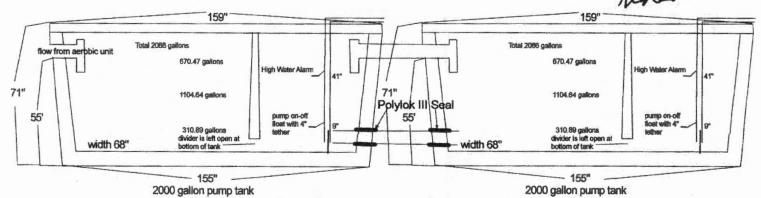
Tank Specs
Aerobic with Drip Irrigation
Disposal System
Texas 46 RV Partk, LLC
Brandon Acres, Unit 1, Lot 1-A
185 Mitchell Drive
Spring Branch, Texas 78070
Comal County



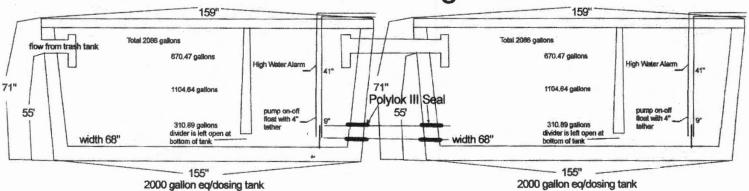
MAR 28 2019

COUNTY ENGINEER

HOYT SEIDENSTICKER



dual pumps for pump tank and dosing tank



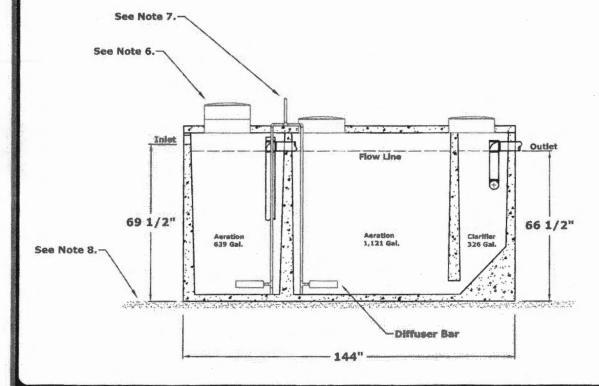
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COUNTY ENGINEER

MINIMUM EXCAVATION DIMENSIONS: Width: 80"

Length: 156"

#### **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 = 16,600 lbs.
- 4. Treatment capacity is 1,500 GPD.
- 5. BOD Loading = 4.50 lbs. per day.
- 20" Ø acess riser w/ Ild (Typical 3). Optional extension risers available.
- PVC Air Line to Bio-Robic B-1500 Air Compressor (Max. 50 Lft from Plant).
- 8. 4" min. compacted sand or gravel pad by Contractor
- Requires minimum 1,000 gallon trash tank unless otherwise specified by engineering.



79"

NuWater E-1500 Duel Aeration Aerobic Treatment Plant (Assembled)

Model: E-1500

July, 2010 By: A.S.

Scale

 All Dinversions subject to allowable specification tolerances.

Dwg. #: ADV-B1500-2



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



### High Head Filtered Effluent Pump

#### Applications:

- Filtered Efficient Service.
- ∭ Aeration
- Ornamental Fountains Waterfalls

#### Features:

- 🔳 ceal for filtered efficient pumping applications
- Stainless Stee or Thermopiest colline ge and motor bracket are tought and non-contained Both materials are highly resistant to dangage by three as materials and substances typically found in water.
- Heavy duty, 300 vo.t. 10 \$20 0 0 history eass.
- Ceramic bearing sleeve has time proven durability for years of reliable service.
- Hex rubbet bearing has extra large surface assum to shart stability and multiple flow channels keeping particles away from bearing surfaces.
- Proven Norw staging allows close to erances and conessed be formance.
- Stainless stale judichnust washer prevents excessive wear in severe acts lications.
- Removable built in check valve.
- Polkered by Frank in Electriciscomers are moto

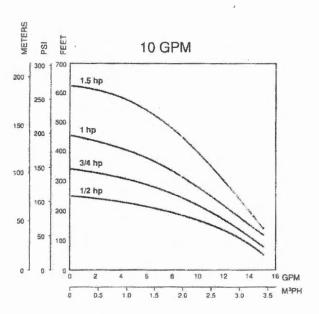
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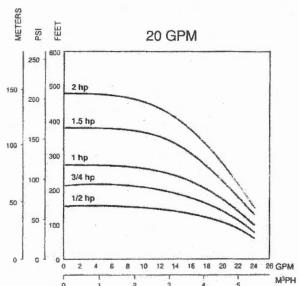




COUNTY ENGINEER

#### **Thermoplastic Performance**





#### **Thermoplastic Units Ordering Information**

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

(Figermophies in: 1/2 - 2 HP Parmp Hints						
Order No.	Model	GPM -	HP	Volt	Wire	W.
94751005	10FE05P4-PE_	1,0	1/2	N/A	N/A	:6
94751010	10FE07P4-PE	10	3/4	N/A	N/A	7
94751015	10FE1P4-PE	10	1.	N/A	N/A	8
94751020	10FE15P4-PE	10	1.5	N/A	N/A	12
94752005	20FE05P4-PE	20	1/2	N/A	N/A	6
94752010	20FE07P4-PE	20	3/4	N/A	N/A	7
94752015	20FE1P4-PE	20	1	N/A	N/A	-8
94752020	20FE15P4-PE	20	1.5	N/A	N/A	10
94752025	20FE2P4-PE	20	2	N/A	N/A	11

#### Hernandez, Sandra

From: Hernandez, Sandra

**Sent:** Friday, April 12, 2019 9:45 AM

**To:** 'chopper6@gvtc.com'

**Subject:** 108932 deficiency comments

RE: Lot 1A, vacate and replat of Brandon Acres subdivision Unit 1

#### Dear property owner,

We received planning materials for the referenced permit application on March 28, 2019 and found those planning materials to be deficient. In order to continue processing this permit, we need the following:

Submit certification that this OSSF complies with provisions of the existing CZP.

The recorded warranty deed indicates that the owner name is, Texas 46 RV Park, LLC, a Texas limited liability company.

A correction Affidavit to the Public form must be completed, owner(s) signature notarized, recorded at the Comal County Clerk's office, and a copy of the recorded form submitted to our office (legal description and owner information is incorrect).

Include the offices and the number of people per office on the permit application.

. Indicate the owner name on the initial maintenance contract.

Indicate the total absorption area on the permit application.

Identify all the RV locations, and show the waterline location to each RV pad.

Show the 150 foot water well radius.

9 Comal County rules and regulations require that new non-single family residential structures show adequate land area for doubling the required land needed for the treatment units and disposal area.

16\Show the cleanout location at every 100 feet of tightline.

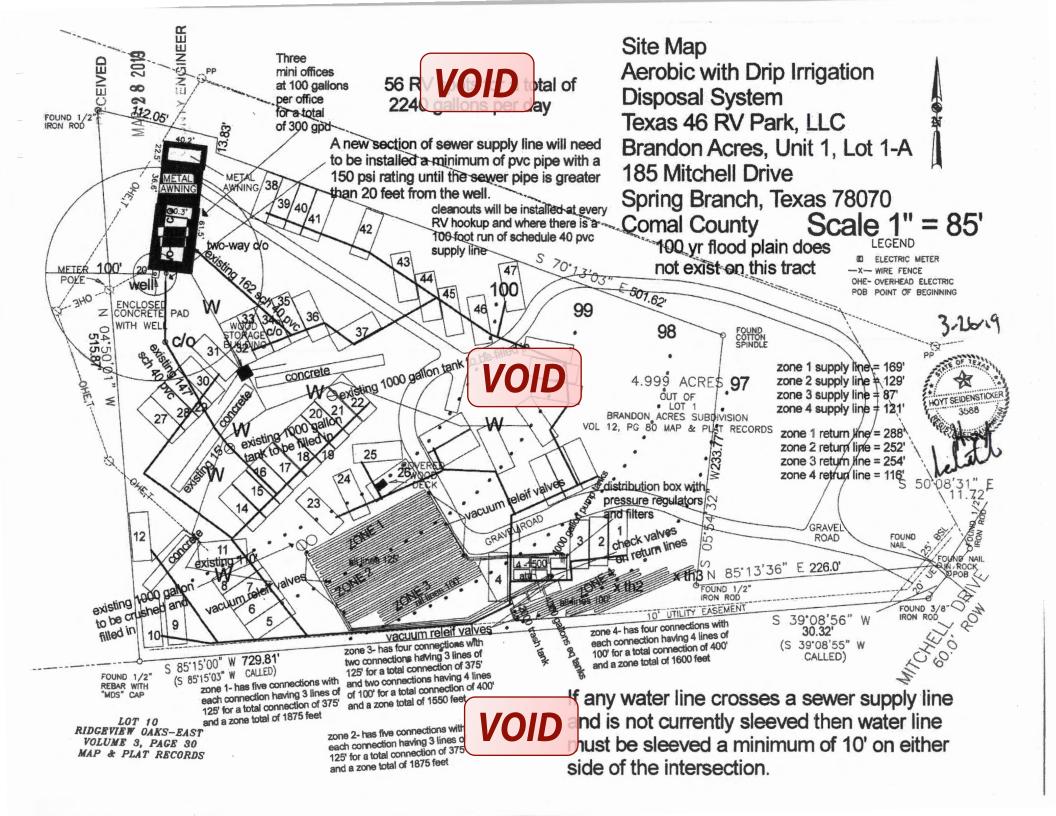
1 Indicate if equivalent protection is needed for the sewer supply lines that appear to be located under the driveway.

12. Revise accordingly and resubmit.

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

#### Thank you,

Sandra Ann Hernandez Environmental Health Asst. Comal County Engineer's Office cceo.org 830-608-2090 (Ext. 3156)



#### \* \* \* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \* \* \*

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN

ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Date 03-27-2019	VOID	Permit #
Owner Name BULGY of Sur with	Agent Name	
Mailing Address 24816 PLAYER GAU	S Agent Address	
City, State, Zip 5AN ANTONO, 72 782	•	
Phone # 2/0 - 854 - 47 33	Phone #	
Email CHOPPERGE GVTL-C	-OM Email	
All correspondence should be sent to: [1] Owner		Method: Mail DEmail
Subdivision Name Brandon Acres	Unit	Lot /-A Block
Acreage/Legal 5 acres Lot 1-A Vacate and	Acolat of Brandon Acors	Sudd, Unit1 - File# 2018
Street Name/Address 185 Mitchell Ad		Branch Zip 78070
Type of Development:	7	
Single Family Residential		RECEIVED
Type of Construction (House, Mobile, RV, Etc.)		RECEIVED
Number of Bedrooms		MAR 28 2019
Indicate Sq Ft of Living Area		
Commercial or Institutional Facility		COUNTY ENGINEER
(Planning materials must show adequate land area for	publing the required and needed for tre	eatment units and disposal area)
Type of Facility RV PARK	VOID	
Offices, Factories, Churches, Schools, Parks, Et	- Indicate Number Of Occupants	
Restaurants, Lounges, Theaters - Indicate Numbe	r of Seats	
Hotel, Motel, Hospital, Nursing Home - Indicate No		
Travel Trailer/RV Parks - Indicate Number of Space	4	
Miscellaneous		
Estimated Cost of Construction: \$ 100,000	(Structure Only)	
is any portion of the proposed OSSF located in the U	United States Army Corps of Engin	eers (USACE) flowage easement?
Yes No (If yes, owner must provide approval fro	m USACE for proposed OSSF improvemen	ats within the USACE flowage easement)
Source of Water Public Private Well		
Are Water Saving Devices Being Utilized Within the Re	esidence? Yes No	
By signing this application, I certify that:  - The completed application and all additional information surfacts.	bmitted does not contain any false info	ormation and does not conceal any material
- Authorization is hereby given to the permitting authority and	d designated agents to enter upon the	above described property for the purpose of
site/soil evaluation and inspection of private sewage faciliti - I understand that a permit of authorization to construct will	es not be issued until the Floodplain Adm	inistrator 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 the	nis permit application, as applicable.
-1 summander consent to the summe position public release	VOID	
Signature of Owner	Date	Page 1 of 2

Revised July 2018

# \* \* \* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \* \* \* APPLICATION FOR PY ON-SITE SEW. CENSE TO OPERATE

Planning Materials & Site Evaluation as Required Completed By Hort Seidentile
System Description Acrobic with Orio Irrigation
Size of Septic System Required Based on Planning Materials & Soil Evaluation 2000 Trost Tonk 2-2000 gone - Eq Tonks 2-2000 gone - Pump Tonks
Tank Size(s) (Gallons) 4-1500 gpl ATU Absorption/Application Area (Sq Ft) 6900
Gallons Per Day (As Per TCEQ Table III) 2540
(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.)
COUNTY ENGINEER  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 Contribut
Is there an existing TCEQ approval CZP for the property? Wes 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 VOIDs in the posting public release of new public release
Host leilerthe 3-26-19
Signature of Designer Date Page 2 of 2



STATE OF TEXAS

THE COUNTY OF COMAL



3/28/2019 10:23:43 AM 1/1

RECEIVED

MAR 28 2019

## Affidavit to the Public

COUNTY ENGINEER

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

Legal Description of property is as follows:

LUT 1-A BRANDON ACRES, RELURDED IN VOLUME 12, PAGESO, MAP & PLAT RECURS

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code \$285.91(12) will be installed on the property.

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (commission) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission must provide proof of the recording to the requires a recorded affidavit. Additionally pt a representation or warranty by the OSSF permitting authority. This recorded commission of the suitability of this OSS constitute any guarantee by the commission that the appropriate OSSF was

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

Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF may be obtained from ( Signed by my/our hand(s) on this 274 Day of MARCE Print Name Dilly

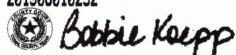
Sworn to and subscribed to before Notary Public, in and for the state of Texas and

WITNESS MY HAND AND OFFICIAL SEAL THIS THE 27 DAY OF

<del>^^^</del> JAHEL JORDAN Notary Public, State of Texas My Comm. Exp. 09-16-2020 ID No. 13082647-2 

Pullic, State of Texas My Commission Expires: 03-16-2020

> Filed and Recorded Official Public Records Bobbie Koepp, County Clerk Comal County Texas 03/28/2019 10:23:43 AM JESSICA 1 Page(s)





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

## **Service Agreement**

	(hereinafter referred to as "Contractor"). By this Agreement, Contractor agrees to render services, as described
	herein, and the Client agrees to fulfill his/her/their responsibilities under this agreement as described herein.
11.	Effective Dates: This Agreement commences on the date the license to operate is issued and upon receipt of full payment and runs for ( ) years.  Agreement: Starting Date:
411.	<ol> <li>Services by Contractor: Contractor will provide the following services (hereinafter referred to as the "Services"):</li> <li>In compliance with Agency (TCEQ and/or County) and manufacturer's requirements, inspect and perform routine maintenance on the On-Site Sewage Facility (hereinafter referred to as the "OSSF") three (3) times per year (approximately once every four (4) months).</li> <li>Report to the appropriate regulatory authority and to the Client, as is required by both the State's on-site rules and local Agency's rules if more tringent. All findings must be reported to the local agency within 14 days.</li> <li>If any components of the OSSF at the Client of the repairs needed</li> <li>Visit site in response to Client's request. All unscheduled service(s) within two business days from the date of Contractor's receipt of Client's request. All unscheduled responses are in addition to the fee covered by this Agreement and will be billed to the Client.</li> <li>Provide notification of arrival to site to the homeowner or to site personnel. Additionally, written notification of the visit will be left at the site or with site personnel upon completion of inspection, as well as, forwarded to Agency within 14 days.</li> </ol>
IV.	Site Location: The Services are to be performed at the property located at:
v.	Payment(s): The fee for this Agreement,, only covers the Services described herein. This fee does not cover equipment, parts or labor supplied for repairs or charges for unscheduled Client-requested trips to the site. By signing this Contract, the Client is authorizing the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and
	remove of said parts.
Vi.	remove of said parts.  Client's Responsibilities: The Client is responsible for each and all of the following:  1. Maintain chlorinator and provide proper chlorine supply, if OSSF is equipped with same.  2. Provide all necessary yard or lawn maintenance and removal of obstacles as needed to allow the OSSF to function
VI.	remove of said parts.  Client's Responsibilities: The Client is responsible for each and all of the following:  1. Maintain chlorinator and provide proper chlorine supply, if OSSF is equipped with same.

the Client. If these samples are sent to the lab for testing, the Client will directly pay the lab for the cost of the Testing plus pay the Contractor for a in providing this additional service at the rate of \$75.00 per hour. Not allow the backwash from water t nditioning equipment to enter the OSSF. 7. Maintain site drainage to prevent adverse effects on 8. Promptly and fully pay Contractor's bills, fees, or invoices as described herein. Access by Contractor, or personnel authorized by the Contractor, may enter the property at reasonable times without prior notice for the purpose of performing the above-described Services. Contractor will require access to the OSSF electrical and physical components, including tanks, by means of manways or risers for the purpose of evaluations required by manufacturer, and/or rules. If such manways or risers are not in place, excavation together with other labor and materials will be required, and will be billed to Client as an additional service at the rate of \$75.00 per hour, plus materials billed also. Excavated soil is to be replaced as best as reasonably prossible. RECEIVED Limits of Liability: In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damage whether in contract tort or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the Services described in this Agreement. COUNTY ENGINEER Entire Agreement: This Agreement contains the entire agreement of the parties, and there are no other promisies or conditions in any other agreement, oral or written. Client and/or authorized agent: Physical Address: 185 MHCHELL, SPAINS, RA **Phone Numbers:** Home: (210) 854-4783 Work: (210,863-017) Cell: (5Ad) Cell:

Carl W Eoff

**Bear Creek Drive** 

**New Braunfels, Texas 78132** 

Cell:

210-669-6088

Office:

VII.

VIII.

IX.

210-609-6631

Fax:

210-609-6631

Certification held by Carl W. Eoff:

- Installer II License #: OS0029546
- OSSF Maintenance Provider #: MP000174



## CCEO COPY



## Comal County OFFICE OF COMAL COUNTY ENGINEER

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

Issued This Date:

05/09/2018 \*\*\*

Permit Number:

101048

Location Description:

185 MITCHELL DR

SPRING BRANCH, TX 78070

Subdivision:

**Brandon Acres** 

Unit:

1

Lot:

1-A

Block:

Acreage:

Type of System:

Septic Tank

Std Trenches / Beds

Issued to:

Robin A. Hawkins

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

and any

ENVIRONMENTAL HEALTH INSPECTOR

ENVIRONMENTAL HEALTH COORDINATOR

Special permit conditions:

Provisions for the issuance of this permit will also require monthly meter readings beginning 30 days after the License to Operate has been approved and every 30 days thereafter for a period of 12 consecutive months. If this requirement is not met or if meter readings exceed the permitted amount the permit will be void.

### REVISED

12:08 pm, Apr 20, 2018

#### COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \* \* \*

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

Date 4/20/18			Permit #	101048
Owner Name	Robin A. Hawkins	Agent Name		COPY
Mailing Address	185 Mitchell Drive	Agent Address		
City, State, Zip	Spring Branch, Texas 78070	City, State, Zip		
Phone #	830-885-5948	Phone #		
Email		Email		3
All corresponder	nce should be sent to:  Owner  Agent	☐ Both	Method: Mail	☐ Email
Subdivision Nan	ne Brandon Acres	Unit 1	Lot 1-A	Block
Acreage/Legal	5.01			
Street Name/Ad	dress 185 Mitchell Drive	City Spring	Branch	Zip <u>78070</u>
Type of Develo	pment:		Sang - Parisan salah	· New Jers - 6
☐ Single Family	y Residential			
Type of C	onstruction (House, Mobile, RV, Etc.)			
Number o	f Bedrooms		2 4 6 12 9	
Indicate S	cq Ft of Living Area			
	or Institutional Facility			
(Planning mate	erials must show adequate land area for doubling	he required land need	ded for treatment units	and disposal area)
Type of F	acility Dog Kennels, Bunk House			
	actories, Churches, Schools, Parks, Etc Inc			
The state of the s	nts, Lounges, Theaters - Indicate Number of S			
Hotel, Mo	tel, Hospital, Nursing Home - Indicate Numbe	r of Beds		
Travel Tra	ailer/RV Parks - Indicate Number of Spaces _			S. Police
Miscellan	eous			
Estimated Cost	of Construction: \$ (Struc	ture Only)		7.00 0.2 0.7 N
Is any portion of	the proposed OSSF located in the United St	ates Army Corps of	Engineers (USACE)	flowage easement?
Yes No				
(If yes, owner mus	st provide approval from USACE for proposed OS	SF improvements with	in the USACE flowage	easement)
Source of Water	Public  Private Well			
Are Water Savir	ng Devices Being Utilized Within the Residence	ce? ⊠ Yes □ N	0	
any material facts property for the p	ompleted application and all additional information. Authorization is hereby given to the permitting a urpose of site/soil evaluation and inspection of prive issued until the Floodplain Administrator has permitted the site of the province of the second site of	uthority and designate ate sewage facilities.	ed agents to enter upor I also understand that	n the above described tapermit of authorization to
Signature of Own	ar .	Date	- 1 ( )	Page 1 of 2

CCFO

## **REVISED**

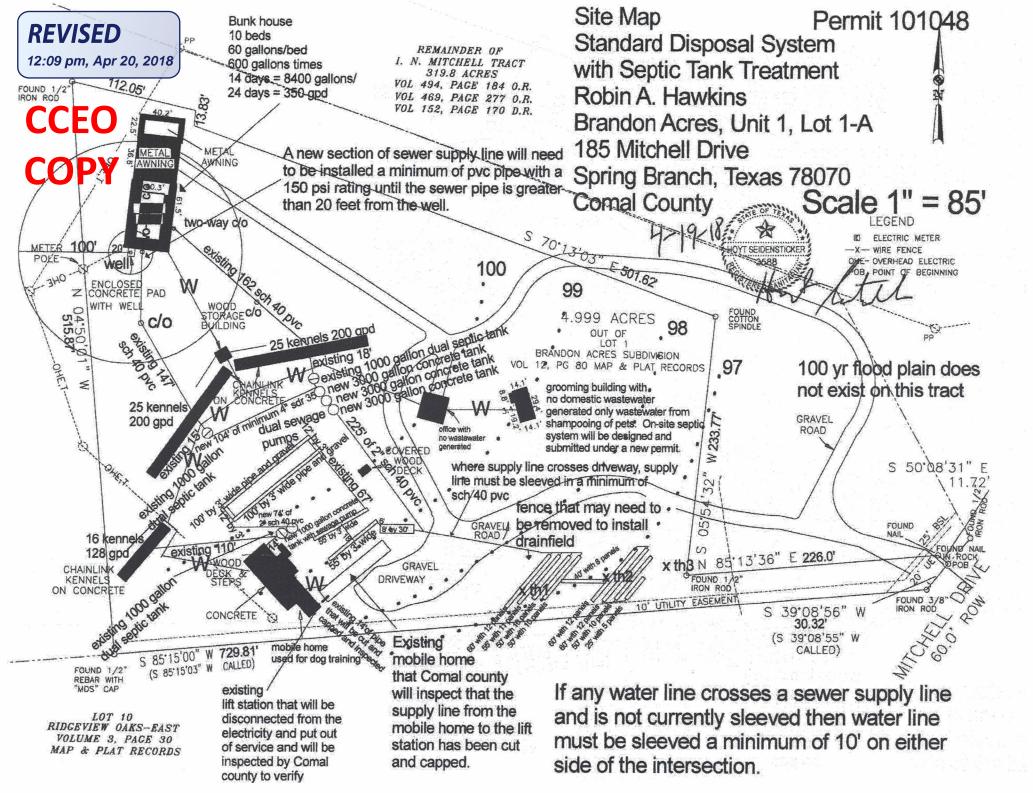
7:56 am, Jan 25, 2017

### 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
System Description SEPTIC TANGS) AND STANDARD DRAWFED DESCRIPTION
Size of Septic System Required Based on Planning Materials & Soil Evaluation  3-1000 LAMON AND AND ABSORPTION (Application Area (Sq Ft) 2250 Sq 7 FT  Tank Size(s) (Gallons) 3-3000 GHON (NEW Absorption/Application Area (Sq Ft)
Gallons Per Day (As Per TCEQ Table III) 1440 (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 (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 Vocable Yes (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  JAN 2 4 2017
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 (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.



FIRST AMERICAN TITLE GF# 2362710-874-U8

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.

#### SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date:

December 28, 2018

Grantor:

Robin Hawkins A/K/A Robin A. Hawkins A/K/A Robin Arthur Hawkins CEIVED

Grantor's Mailing Address:

491 Stealth Drive

MAR 28 2019

Spring Branch, Texas 78070

COUNTY ENGINEER

Grantee:

Texas 46 RV Park, LLC, a Texas limited liability company

Grantee's Mailing Address:

24815 Player Oaks

San Antonio, Texas 78260-7226

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and the amount of Two Hundred Seventy Thousand and No/100 Dollars (\$270,000.00) advanced to Grantee by Robin Arthur Hawkins ("Lender"), which funds Grantee has agreed to repay in accordance with the terms of that certain Promissory Note of even date herewith ("Note") in the stated principal sum of \$270,000.00 executed by Grantee and payable to the order of Lender. The Note is secured by a vendor's lien against, and superior title to the Property retained in this Deed to the extent of the amount advanced for the purchase price and in favor of Lender and also secured by a Deed of Trust (the "Deed of Trust") of even date herewith from Grantee to First American Title Company, LLC Trustee.

#### Property (including any improvements):

LOT 1-A, VACATE AND RE-PLAT OF BRANDON ACRES SUBDIVISION UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 201806005985, OFFICIAL PUBLIC RECORDS OF COMAL **COUNTY, TEXAS** 

Reservations from Conveyance and Warranty: None

#### Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all valid easements and rightsof-way of record, all presently recorded restrictions, reservations, covenants, conditions and other instruments other than liens and conveyances, filed of record, to the extent, if any, that they are valid and subsisting against the Property or any part thereof.

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 any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors and administrators forever. Grantor binds Grantor and Grantor's heirs, executors and administrators to warrant and forever defend all and singular the Property to Grantee and Grantee's 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 claim is by, through or under Grantor, but not otherwise.

But it is expressly agreed and stipulated that Grantor expressly reserves and retains for itself, its successors and assigns, a vendor's lien as well as superior title in and to the Property until the Note and the indebtedness evidenced thereby are fully paid in accordance with the terms of the Note, whereupon this Special Warranty Deed with Vendor's Lien will become absolute. The Note represents the purchase price hereof and is payable directly to Lender, who has advanced to the Grantor at the request of the Grantee, and in consideration thereof, the Grantor does hereby SELL, TRANSFER, and ASSIGN, unto Lender, its successors and assigns, the vendor's lien and superior title herein retained against the Property to secure payment of the Note, hereby fully and completely subrogating Lender, its successors and assigns, to all rights, titles, equities and interests in and to the Note, and all liens against the Property securing payment thereof as if the Note were payable to Grantor and assigned to Lender without recourse.

Ad valorem taxes and assessments attributable to the year 2018 have been prorated between Grantor and Grantee as of the date of this Special Warranty Deed with Vendor's Lien and Grantee hereby expressly assumes and agrees to pay the same for the current year and subsequent years.

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

GRANTOR

Bobin Hawkins A/K/A Robin A. Hawkins A/K/A

Robin Arthur Hawkins

RECEIVED

MAR 28 2019

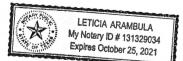
THE STATE OF TEXAS

9 69 69

COUNTY OF BEXAR

COUNTY ENGINEER

The foregoing instrument was acknowledged before me this the day of December, 2018, by Robin Hawkins A/K/A Robin A. Hawkins A/K/A Robin Arthur Hawkins, in his individual capacity.



Notary Public, State of Texas

#### AFTER RECORDING, PLEASE RETURN TO:

First American Title Company, LLC Attn: Jessica Guevara 17115 San Pedro, Suite 330 San Antonio, Texas 78232

Filed and Recorded Official Public Records Bobbie Koepp, County Clerk Comal County, Texas 12/31/2018 08:04:33 AM JESSICA 2 Pages(s) 201806049130



DSSF DEVELOPMENT APPLICATION CHECKLIST	Staff will complete shaded
	items Date Received Initials
	Permit Number
nstructions:	
Place a check mark next to all items that apply. For items that do not apply application Checklist must accompany the completed application.	, place "N/A". This OSSF Development
OSSF Permit	
Completed Application for Permit for Authorization to Constru Operate	ct an On-Site Sewage Facility and License to
Site/Soil Evaluation Completed by a Certified Site Evaluator of	or a Professional Engineer
Planning Materials of the OSSF as Required by the TCEQ Rushall 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	e/Affidavit to the Public
Signed Maintenance Contract with Effective Date as Is	suance of License to Operate
affirm that I have provided all information required for my OSSF Development Application.	elopment Application and that this application
Signature of Applicant	Date
COMPLETE APPLICATION	INCOMPLETE APPLICATION
Check No. Receipt No. (M.	lissing Items Circled Application Refused)

Revised: January 2015



26665 IH 10 West, Boerne, Texas 78006 San Antonio (210) 698-2000 Hill Country (830) 249-4000 vdwws.com \* aerobicteam@vdwws.com Family Owned & Operated Since 1937

#### **BILL TO**

Texas 46 RV Park 185 Mitchell Drive Spring Branch, TX 78070 USA

> INVOICE 980187442

INVOICE DATE Aug 12, 2022

**JOB ADDRESS** 

Comal:

185 Mitchell Drive

Spring Branch, TX 78070 USA

Payment Term: Due Upon Receipt

**Due Date: 8/12/2022** 

#### **DESCRIPTION OF WORK**

1 Yr (No Appointment) Contract 8/1/2022 - 8/1/2023 (8/12/4)

TASK	DESCRIPTION	QTY	PRICE	TOTAL
Sanctuary	Click "VIEW MORE" to see the Policy Terms	1.00	\$825.00	\$825.00
of Hope				

<u>Policies are activated upon receipt of payment. An invoice will be</u> <u>generated after the estimate is signed and returned. Payment made by</u> <u>customer reflects acceptance of the terms of this Policy.</u>

#### 1 YEAR POLICY- IT DOES NOT INCLUDE MAKING AN APPOINTMENT.

**NO APPOINTMENT OPTION:** Advance or prior notice or contacting of owner/resident <u>is not required</u> in order to enter property to perform service check. (No gates, code/key provided for gates, no biting dogs, no appointment to enter, etc.)

The fee does not include unscheduled customer requested visits to the site. The policy is non-refundable; it is transferable upon home sale.

IF THERE HAVE BEEN ANY CHANGES TO YOUR CONTACT INFORMATION, PLEASE CONTACT US.

• The annual fee includes: three regularly scheduled service checks per year (once every four months), which include inspecting the mechanical, electrical, and other applicable components to ensure proper function. The annual fee does not include any parts, chlorine/bleach, additional

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labor over one hour, additional service calls, weekend or holiday service calls, or additional testing required by any regulating authority. Service work orders will be forwarded to the regulating authority. If, for any reason, more than one hour is required, each additional quarter-hour (15 minutes) will be billed at \$62.50.

- Repairs: If repairs or replacement of parts is necessary during a service check, the repairs and/or replacement of parts will be made at that time, if the charges for parts do not exceed \$200.00. If the charges for parts exceed \$200.00, the homeowner will be contacted for approval at the numbers provided by the homeowner. If the homeowner cannot be reached for approval while the technician is at the property, the repairs will not be made if they exceed \$200.00. If the technician receives approval after he leaves the property, a service charge of \$250.00 to return to the property will be added to final bill. If, for any reason, more than one hour is required, each additional quarter-hour (15 minutes) will be billed at \$62.50. If warranted items are required to be replaced within 30 days of installation, labor will not be charged; after 30 days, labor will be charged according to this service policy. Warranted items will only be honored when a valid maintenance policy is in effect.
- Additional Service Calls/Charges: If a service call is requested by the homeowner between regularly scheduled service checks, a service call fee of \$250.00 plus parts (if needed) will be charged for service calls made during normal business hours. Service checks and service calls do not include more than one hour of labor. If, for any reason, more than one hour is required, each additional quarter-hour (15 minutes) will be billed at \$62.50. If, for any reason, we are unable to obtain access to your property or system to perform a service check, a service call fee of \$250.00will be charged. Our office will respond to the service call within two business days. Emergency phone number for weekends/holidays will be answered from 8am - 5pm: 210-570-7539. Weekend/Holiday service calls are offered only in the event of an emergency (such as overflow out of tanks); an alarm activation does not constitute an emergency. Anytime a service call is requested by the homeowner during weekends/holidays, the service call charge will be \$450.00 per hour (pro-rated after the 1st hour).
- Inaccessible Properties: If, for any reason, we are unable to obtain access to your property or system to perform a service check, a service call fee of \$250.00 will be charged to return (example: locked gates, gate code changes, biting dogs, etc.).
- CHLORINE: THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING THE CHLORINE SUPPLY. TCEQ regulation requires chlorination. If the chlorinator is found empty upon a scheduled service check, the technician will add chlorine and the owner will be billed for the chlorine (3 tablets for tablet chlorinators or 1 gallon of bleach for liquid chlorinators). Calcium Hypochlorite chlorine tablets are recommended by the TCEQ for tablet chlorination (they are available from us or at most Home Depot stores). DO NOT use swimming pool chlorine. If the owner requests that we use the owner's personal supply of chlorine/bleach, the chlorine/bleach must be available at an outside and known location at the time of service. If the homeowner's chlorine/bleach is not available as described at the time of service, we will add the chlorine/bleach and the owner will be charged. If there is no chlorine/bleach in the chlorinator and no chlorine residual is

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present in the pump tank at the time of the service check, the owner may receive a non-compliance citation from the regulating authority.

- Operation and Maintenance Guide: Please read the Operation and Maintenance Guide included with this policy and follow the recommendations to help prevent extra service and owner expense.
- Transfer of Property: The fee for this policy is non-refundable, but this policy can be transferred to the new owners. If this property is sold within the policy period, the signing party is responsible for all repairs unless the new owner's information is provided before repairs are made and a transfer policy is signed and returned to us. The new owners will be required to meet with our technician for an orientation during the first service check of their transfer policy.
- Rental of Property: The homeowner shall obtain the service policy for the system and is responsible for balances due. Renters will be required to meet with our technician for an orientation during the first service check of their occupancy. This will help make the renters aware of how to use the system and may help prevent extra service and owner expense on the system. Please note: all service checks are allotted up to one hour; if there is any additional time on site due to orientation, see charges above.
- Altering the System: Do not allow alteration to any part of the system or sprinkler head locations. Alteration would put the system out of compliance and would cause the property owner additional expense to bring the system back into compliance. Any use of another company to make repairs to the system will violate any warranties and be considered as a breach of this policy.
- Additional Terms: Payment of invoice(s) for any other service or repair provided is due upon receipt of invoice. Invoices are sent on the date of the invoice. All payments not received within thirty-five (35) days from the invoice date will be charged a 1.5% finance charge per month. If payment for replacement of parts is delinquent, your next service check may be delayed and parts will not be replaced if necessary until your account is current, and a service call of \$125.00 will be charged to return to your property to replace the necessary parts. A \$30 fee will be charged for returned checks. A 4% convenience fee will be charged for credit card charges over \$1000.00. VDWWS reserves the right to repossess parts that have not been paid for. VDWWS reserves the right to terminate this policy in the event of non-payment without refund to customer. VDWWS reserves the right to terminate this policy for disrespectful actions toward our employees, for dogs that have been aggressive to our employees, and for customer tampering of lids leaving them unsecure. VDWWS is not responsible for results due to homeowner's actions or misuse of system.
- **Pumping**: The cleaning of the septic tank, aerobic tank, and pump tank is not included in this service policy.

The prices, specifications, and conditions are satisfactory and are hereby accepted with payment of this invoice. Van Delden Wastewater Systems

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is authorized to perform the services as specified. I have read and understand the Operation and Maintenance Guide included with this policy. Payment will be made as outlined above and is due upon acceptance of this Policy.

TCEQ licensed OSSF MP: Garrett Van Delden & Chad Van Delden. Copyright © 2002 Van Delden Wastewater Systems.

PAID ON	TYPE	MEMO	AMOUNT
8/12/2022	Credit Card	Bill authorized CC on file	\$825.00
		SUB-TOTAL	\$825.00
		SAN ANTONIO MTA 0.5%	\$0.00
		TEXAS STATE TAX 6.25%	\$0.00
		BEXAR ESD 4 1.5%	\$0.00
		TOTAL DUE	\$825.00
		PAYMENT	\$825.00
		BALANCE DUE	\$0.00

#### **CUSTOMER AUTHORIZATION**

Payment is due upon receipt. A \$30 service fee will be charged for any returned checks or disputed credit card transactions. A financing charge of 1.5% per month shall be applied for overdue amounts. Credit card charges over \$1000.00 will incur an additional 4% fee. Any estimates provided are valid for 30 days.

Sign here	Date

#### **CUSTOMER ACKNOWLEDGEMENT**

Thank you for choosing Van Delden Wastewater Systems

Sign here	Date
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Chad Van Delden
TCEQ Maintenance Provider #0001346

Job #105386

# **Aerobic System Testing & Reporting Form (Recurring Service)**

# TCEQ required frequency of testing & reporting: Every 4 months.

<b>Service Date</b> 2023-05-24		
Customer & Contract Membership Information		
Customer Name	Location Address	
Texas 46 RV Park	185 Mitchell Drive, Spring Branch, TX 78070 USA	
Permit #		
Comal:		
<b>Service Information</b>		
Aerator		
Aerator Type	Aerator Status	
Linear	Green = Operable	
	Yellow = See Aerator Status Notes Red = Inoperable	
	Gray = n/a	
Air Filter - Linear	PSI:	
Green = Cleaned	Green = Normal	
Yellow = Replaced Red = Inoperable	Yellow = Weak but operable Red = Weak/None	
Gray = n/a	Gray = n/a	

#### **Diffuser/Stone**

Green = Operable

Yellow = See Diffuser/Stone Notes

Red= Inoperable

Gray = n/a



#### **Diffuser/Stone Notes**

Flushed

#### **System Odor**

Green = No odor

Yellow = Odor - See Odor Notes

Red = Strong odor

Gray = n/a



#### **Distribution**

Distribution 1	<b>Туре</b>
----------------	-------------

**Drip Tubing** 

#### **Flushing Notes**

#### **Flushed Drip Lines**

Yes

#### **Micro Filter**

Green = Operable

Yellow = See Notes

Red = Inoperable

Gray = n/a



#### **Disk Filter**

Green = Operable

Yellow = See Notes

Red = Inoperable

Gray = n/a

#### **Disk Filter Notes**

Cleaned

### **Pump and Pump Floats**

#### **Irrigation Pump**

Green = Operable

Yellow = Operable but abnormal amps

Red = Inoperable

Gray = n/a

#### **Override**

Green = Operable

Yellow = See Override Notes

Red = Inoperable

Gray = n/a



#### **Irrigation Pump Float**

Green = Operable

Yellow = See Irrigation Pump Float Notes

Red = Inoperable

Gray = n/a



#### **Irrigation Pump Amperage**

Lift station pumps #1- 8.5. #2- 8.9. Submersible pumps #1- 9.3 #2- 8.8

## **Electrical Components**

### **Control Box** Timer Green = Operable Green = OperableYellow = See Timer Note Yellow = Repaired or Replaced Red = InoperableRed = InoperableGray = n/aGray = n/a**Timer Note Photocell** Green = OperableYellow = See Photocell Note Red = InoperableGray = n/a**Audio Alarm (Buzzer)** Visual Alarm (Light) Green = Operable Green = Operable Yellow = See Visual Alarm (Light) Note Yellow = See Audio Alarm (Buzzer) Note Red = InoperableRed = InoperableGray = n/aGray = n/aSludge Levels **Trash Tank/Compartment Trash Tank/Compartment Sludge Notes** Green = Low sludge level Yellow = Moderate sludge level Red = High sludge level Gray = Lid is not exposed to check or n/a **Aerobic Tank/Compartment Aerobic Tank/Compartment Sludge Notes** Green = Low sludge level Yellow = Moderate sludge level Red = High sludge level Gray = n/a**Pump Tank/Compartment Pump Tank/Compartment Sludge Notes** Green = Low sludge level Yellow = Moderate sludge level Red = High sludge level Gray = n/a**Pumping Recommendations** No - Not at this time

Delay in pumping when the technician recommends could adversely affect your system and its components causing additional repairs and expense. Adverse effects may include (but are not limited to): pump failure/replacement, frequent alarm activation due to repetitive clogging, backup in tanks causing them to come out of lids (overfull), and/or system odor. TCEQ Title 30, Part 1, Chapter 285, Rule 285.39 (b): "Owners shall have the treatment tanks pumped on a regular basis in order to prevent sludge accumulation from spilling over to the next tank".

regular basis in order to prevent sludge accumul	ation from spilling over to the next tank".
Lids	
Lids Secure Upon Arrival? Yes	<b>Lids Secure Upon Departure?</b> Yes
Number of Exposed Lids	Condition of Lids
25	Green = Acceptable Yellow = Worn but acceptable Red = Replacement needed
Condition of Risers	Secondary Restraint for Exposed Lids
Green= Present and secure Yellow = See note Red= Not secure or needs replacement. Replace ASAP.	TCEQ now requires all exposed lids to have a secondary restraint under the lid to prevent tank entry if the lid is unknowingly damaged or removed.  Green= Present and secure Yellow = See note Red= Not present or needs replacement. We recommend correcting ASAP to meet TCEQ requirements.
Other Information	
Vegetation Around Tanks	Vegetation in Distribution Area
Green = Acceptable Yellow = Needs to be cut by owner Red = Excessive - Needs to be cut by owner Gray = n/a	Green = Acceptable Yellow = Needs to be cut by owner Red = Excessive - Needs to be cut by owner Gray = n/a
Weir or Media Filter	
n/a	
Completion Checklist	
Did you sign the system's service tag? Yes Did you unsilence the alarm?	Did you reset the timer? Yes

## Yes Notes for Customer:

#### Other items not covered in this form



Additional Notes	Who was present during service?
-	n/a
<b>Was an Estimate created today?</b> No	Who authorized repair parts over pre- authorized service agreement amount?
Is a return trip needed?	
No	

This form indicates the condition of the system at the time of service. It does not guarantee that it will continue to function satisfactorily. Van Delden Wastewater Systems is not responsible for results due to homeowner's actions or misuse of system. This form is not a Real Estate Inspection Report.



**DESIGN** 

**INSTALLATION** 

**REPAIR** 

**REAL ESTATE INSPECTION** 

CONSULTATION

**CLEANING** 

Comal County
195 David Jonas Dr.
New Braunfels, TX 78132
Attn: Comal County Engineer's Office

RE: Aerobic System Maintenance

This letter is to inform you that the maintenance service policy for the aerobic system located at the following property expired on August 1<sup>st</sup>, 2023. Our company will no longer provide maintenance service to this system.

Please feel free to contact our office with any questions.

Sincerely,

Laura Alvord

Laura Alvord

Aerobic Division, Van Delden Wastewater Systems

Pro	perty	Owner

**Address** 

Permit#

Texas 46 RV Park

185 Mitchell Drive