



Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 07/09/2019 Permit Number: 109080

Location Description: 9680 TROPHY OAKS DR GARDEN RIDGE, TX 78266

Subdivision: Trophv Oaks
Unit: 2
Lot: 5
Block: 2
Acreage:

Type of System: Aerobic
Drip Irrigation

Issued to: Damon G. Baine

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

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

Alterations to this permit including, but not limited to:

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

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

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

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

Licensing Authority
Comal County Environmental Health

Signature of Michael Lopez OS8497
ENVIRONMENTAL HEALTH INSPECTOR

Signature of Brandon A. OS0007722
ENVIRONMENTAL HEALTH COORDINATOR

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Dow Law / D.A.D. Services OSSF Installer #: _____
 1st Inspection Date: 5/21/19 2nd Inspection Date: _____ 3rd Inspection Date: 7/9/19
 Inspector Name: Mike T. Inspector Name: _____ Inspector Name: Mike T.
 Permit#: 109080 Address: Trophy Oaks / 9680 Trophy Oaks

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials		285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)				
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	/	285.91(10) 285.30(b)(4) 285.31(d)	Existing clear stream	5/21/19		7/9/19
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	/	285.32(a)(1)				
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	/	285.32(a)(3)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	/	285.32(a)(5)				
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements	/	285.32(b)(1)(G)285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(ii) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(i)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

MT-5/21/19
 Existing Clearstream
 moved spray.
 need to remove rocks
 from spray & beds need

MT-7/9/19
 Covered.

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK if Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and "T" Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(E) 285.91(2) 285.32(b)(1)(F) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(I) 285.32(b)(1)(E)(I) 285.32(b)(1)(D) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C)(i) 285.32(b)(1)(B) 285.32(b)(1)(A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed	✓		600	5/21/19		7/9/19
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		Existing Clearstream			
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	<p>EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling</p> <p>EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0%</p> <p>EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom)</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart</p>		<p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(B)</p> <p>285.91(13)</p> <p>285.33(b)(3)(D)</p> <p>285.33(b)(3)(F)</p>				
33	<p>AEROBIC TREATMENT UNIT is Aerobic Unit Installed According to Approved Guidelines.</p>	✓	285.32(c)(1)	<i>Existing Clear Stream</i>	<i>5/21/19</i>		
34	<p>AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided</p> <p>AEROBIC TREATMENT UNIT Secondary restraint system provided</p> <p>AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank</p> <p>AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions</p>						
35	<p>AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.</p>						
36	<p>PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction</p> <p>PUMP TANK Sampling Port Provided in the Treated Effluent Line</p> <p>PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required</p> <p>PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump</p>						
37	<p>PUMP TANK Inspection/Clean Out Port & Risers Provided</p> <p>PUMP TANK Secondary restraint system provided</p> <p>PUMP TANK Riser permanently fastened to lid or cast into tank</p> <p>PUMP TANK Riser cap protected against unauthorized intrusions</p>						
38	<p>PUMP TANK Secondary restraint system provided</p>						
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OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
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41	APPLICATION AREA Low Angle Nozzles Used / Pressure Is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan Is as Designed	✓	285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)	Need to remove Large Rocks From spray area & weed grass in Beds. <u>approved</u> T.C.E.O.			
42	APPLICATION AREA Area Installed	✓					
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Down Loan / D.A.D. Services OSSF Installer #: _____

1st Inspection Date: 5/21/19 2nd Inspection Date: _____ 3rd Inspection Date: _____

Inspector Name: Mike T. Inspector Name: _____ Inspector Name: _____

Permit#: 109080 Address: Trophy Oaks / 9680 Trophy Oaks Dr

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
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MT-5/21/19

Existing Clearstream
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**Comal County Environmental Health
OSSF Inspection Sheet**

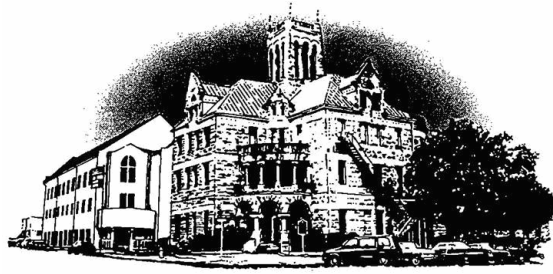
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44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



Comal County

OFFICE OF COMAL COUNTY ENGINEER

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

Permit Number: 109080
Issued This Date: 05/09/2019
This permit is hereby given to: Damon G. Baine

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

9680 TROPHY OAKS DR
GARDEN RIDGE, TX 78266

Subdivision: Trophy Oaks
Unit: 2
Lot: 5
Block: 2
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.

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

Date _____

Permit # 109080

Owner Name Damon G. Baine
 Mailing Address 9680 Trophy Oaks
 City, State, Zip Garden Ridge, TX 78266
 Phone # 210.978.3107
 Email dgbaine@gmail.com

Agent Name Douglas R. Dowlearn
 Agent Address 703 Oak Drive
 City, State, Zip Blanco, TX 78606
 Phone # 210 240 2101
 Email txseptic@gmail.com

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

Subdivision Name Trophy Oaks Unit 2 Lot 5 Block 2
 Acreage/Legal .7980 Acres
 Street Name/Address 9680 Trophy Oaks City Garden Ridge Zip 78266

Type of Development:

Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area <3500

Commercial or Institutional Facility

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)

Type of Facility _____

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ Existing (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?

Yes No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water Public Private Well

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

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities.
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Damon Baine
 Signature of Owner

25 April 2019
 Date

Sign Date
 Page 1 of 2

RECEIVED
 MAY 2 2019
 COUNTY ENGINEER

REVISED

1:46 pm, May 09, 2019

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

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

System Description Aerobic Treatment with Spray Disposal

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

Tank Size(s) (Gallons) 500 gpd - Existing Absorption/Application Area (Sq Ft) 4688 Required

Gallons Per Day (As Per TCEQ Table III) 300

(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? Yes No

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

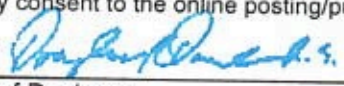
If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? Yes No

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

Is this property within an incorporated city? Yes No

If yes, indicate the city: Garden Ridge

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

5/9/19
Date

1/c



201906014471 04/29/2019 04:24:45 PM 1/1

RECEIVED

AFFIDAVIT TO THE PUBLIC

MAY 2 2019

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

COUNTY ENGINEER

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities (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.

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) _____

Lot 5, Block 2 of Trophy Oaks Subdivision Unit 2

The property is owned by (insert owner's full name): Damon G. Bairle

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 21st DAY OF APRIL, 2019

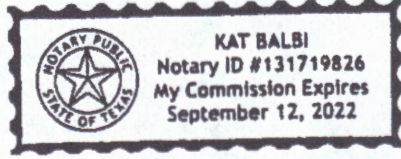
Damon Bairle

Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 26 DAY OF April, 2019

[Signature]
Notary Public, State of Texas

Notary's Printed Name Kat Balbi
My Commission Expires 9/12/22



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
04/29/2019 04:24:45 PM
CHRISTY 1 Page(s)
201906014471

Bobbie Koepf

OSSF SOIL EVALUATION REPORT INFORMATION

REVISED

10:08 am, May 09, 2019

Date: 5/8/19

Applicant Information:

Name: Damon G. Baine

Address: 9680 Trophy Oaks

City, State & Zip Code: Garden Ridge, TX 78266

Phone: 210.978.3107

Email: dgbaine@gmail.com

Site Evaluator Information:

Name: Douglas R. Dowlearn

Company: D.A.D. Services, Inc.

Address: 703 Oak Drive

City, State & Zip: Blanco, TX 78606

Phone: (210)240-2101 Fax: (866)260-7687

Email: txseptic@gmail.com

Property Location:

Lot: 5 Block: 2 Subdivision: Trophy Oaks
Unit 2

Street/Road Address: 9680 Trophy Oaks

City: Garden Ridge Zip: 78266

Additional Info: Comal County/.7980 Acres

Installer Information:

Name:

Company:

Address:

City, State & Zip:

Phone: Fax:

Depth	Texture Class	Soil Texture	Structure (For Class III - blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-12" Clay Loam 12"+ Limestone	Blocky	<30% Gravel	12"+ Limestone	None
Soil Boring #2 60"		Same as above				

DESIGN SPECIFICATIONS

Application Rate (RA): 0.064

OSSF is designed for: 3 BR (<3500 sq. ft.)

300 Gallons per day required

An aerobic treatment/spray disposal system is to be utilized based on the site evaluation.

4688 sq. ft. disposal area required

500 gallon/day aerobic tank required

Calculations: Absorption Area: $Q/RA = 300/0.064 = 4688$ Sq. Ft.

FEATURES OF SITE AREA

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: NO

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

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

Site Evaluator:

NAME: Douglas R. Dowlearn, R.S.

License No. OS9902 - Exp. 6/30/2020

TDH: #2432 - Exp. 2/28/2021

Signature:



109080

REVISED
REVISED 09, 2019
8:10 am, May 28, 2019

D.A.D SERVICES, INC.
DOUG DOWLEARN
703 OAK DRIVE, BLANCO, TX 78606
Designed for: Damon G. Baine

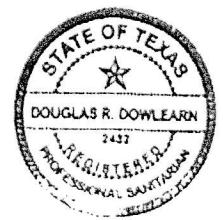
The installation site is on Lot 5, Block 2 of the Trophy Oaks Unit 2 Subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from a 3 Bedroom (<3500 sq. ft.) residence. The proposed method of wastewater treatment is aerobic treatment with spray irrigation. This method was chosen because of unsuitable soil conditions.

PROPOSED SYSTEM:

A 4" PVC pipe will discharge from the residence to a pre-treatment tank, which flows into an existing 500 gpd aerobic treatment plant. The aerobic tank effluent flows to a 750 gallon storage/pump tank containing a liquid chlorinator and a single 20 gpm submersible pump. Distribution is through 4 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying at <40 psi. One sprinkler will spray a radius of 16 feet with 180 degrees of arc; the second will spray a radius of 32 feet with 180 degrees of arc; the third will spray a radius of 34 feet with 270 degrees of arc; and the final will spray a radius of 34 feet with 180 degrees of arc. An audio and visual alarm monitoring both high water and aerator failure will be placed in a noticeable location.

DESIGN SPECIFICATIONS:

Daily Waste Flow: 300 gpd
Application rate: 0.064
Application area required: $300/.064 = 4688$ ft. sq.
Application area utilized: 4738 sq. ft.
Pump tank reserve capacity: 150 gal minimum



Douglas R. Dowlearn
5/18/19

SYSTEM COMPONENTS:

- SCH 40 PVC sewer line
- 1" purple PVC supply line
- Existing 500 gpd aerobic treatment plant with timed controls on a battery backup set to spray in predawn hours of midnight to 5:00 a.m.
- Liquid chlorinator
- 4 K-Rain Gear Driven Pop-up Sprinkler
- Pre-tank and 750 gallon pump tank

LANDSCAPING:

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. *SHRUBS (LOW LYING) AND MULCH OR accepted if permeable material is underneath*

RECEIVED

By rabsah at 8:07 am, Jun 11, 2019

Douglas R. Dowlearn
D.A.D. Services, Inc.
703 Oak Drive
Blanco, TX 78606
(210)240-2101
txseptic@gmail.com



Douglas R. Dowlearn, R.S.
6/10/19

June 10, 2019

Comal County Engineer's Office
195 David Jonas Drive
New Braunfels, TX 78132

RE: 9680 Trophy Oaks, Permit # 109080

To Whom It May Concern:

I am requesting a variance on behalf of the homeowner that the two landscaping boulders can remain in the spray disposal area at the above referenced site. The boulders are approximately 20 square feet of surface area and are an important decoration in the landscaping plan. Although impermeable surfaces are not allowed in the spray area, the spray area designed is 50 square feet larger than the required calculations. If the surface area of the boulders is subtracted from the calculated spray area, there will still be 30 square feet more spray than the required spray area. In my opinion, the presence of the boulders will have no impact on the disposal of the effluent.

If there are any questions or concerns, please contact me at 210.240.2101 or by email at txseptic@gmail.com.

Sincerely,

Douglas R. Dowlearn, R.S.

Douglas R. Dowlearn, R.S.

Douglas R. Dowlearn
D.A.D. Services, Inc.
703 Oak Drive
Blanco, TX 78606
(210)240-2101
txseptic@gmail.com



Douglas R. Dowlearn, R.S.
4/25/19

April 26, 2019

Comal County Engineer's Office
195 David Jonas Drive
New Braunfels, TX 78132

RE: 9680 Trophy Oaks Variance Request

To Whom It May Concern:

I am requesting a variance for the placement of a spray disposal area 10 feet from the property line, but less than 20 feet from the property line as Comal County regulations require. **This variance is requested due to limited space.** This setback complies with TCEQ CHAPTER 285 rules Table X. requirements. Equivalent protection will be maintained by including a battery backup to the timer clock to assure sprayers only spray during the predawn hours. In my professional opinion this variance will not pose a threat to the environment or public health.

If there are any questions or concerns, please contact me at 210.240.2101 or by email at txseptic@gmail.com.

Sincerely,

Douglas R. Dowlearn, R.S.

Douglas R. Dowlearn, R.S.

RECEIVED

MAY 2 2019

COUNTY ENGINEER

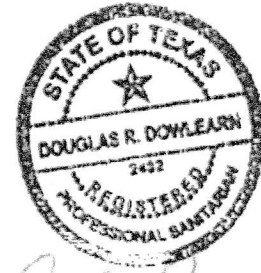
REVISED

8:10 am, May 28, 2019

Damon G. Baine
9680 Trophy Oaks
Garden Ridge, TX 78266
Lot 5, Block 2
Trophy Oaks Unit 2
Comal County

1" = 50'

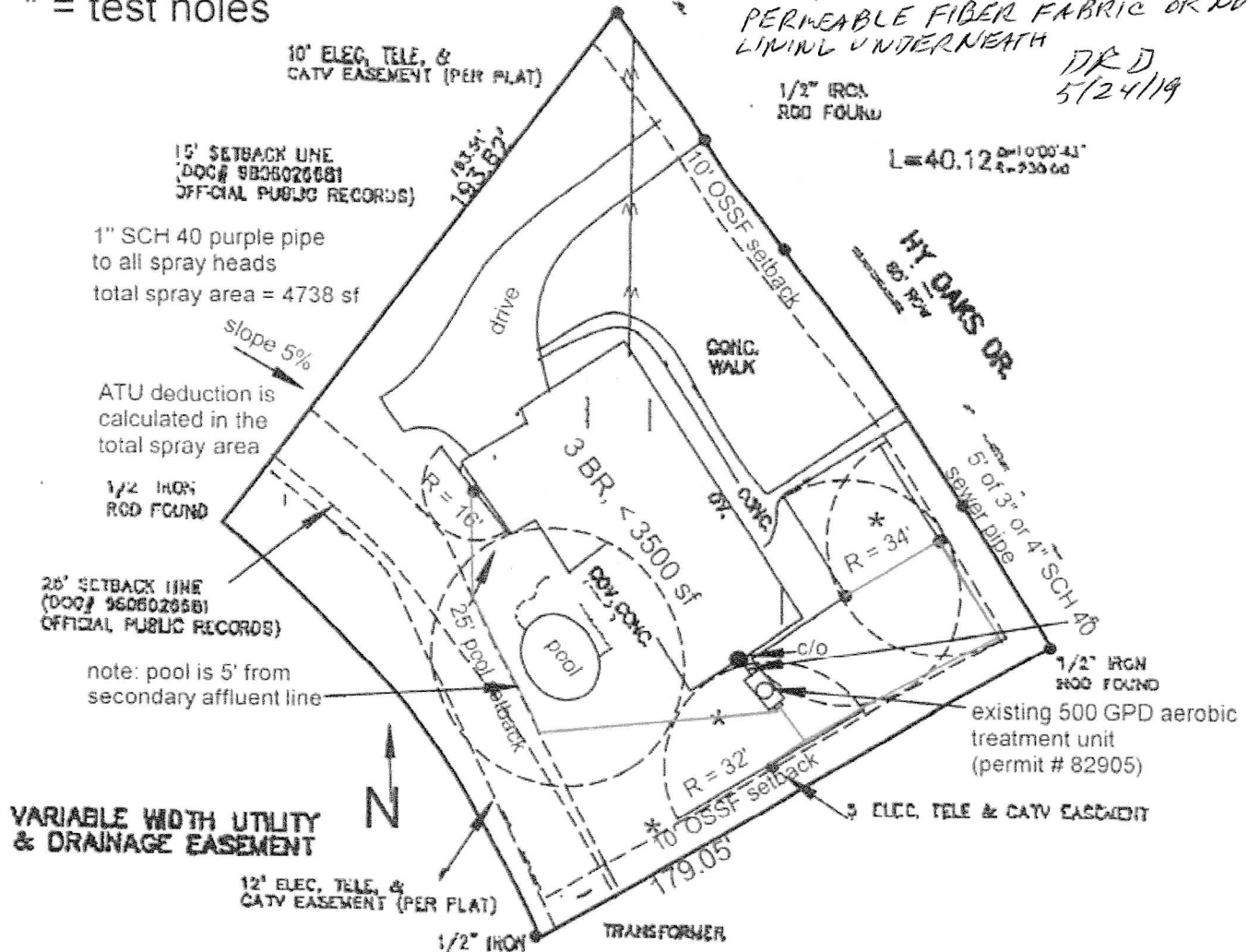
* = test holes



Douglas R. Dowlearn
5/19/19

NOTE: THE MULCH AND LOW LYING SHRUBS SHOULD BE SUITABLE FOR SPRAY DISPOSABLE SINCE THERE IS PERMEABLE FIBER FABRIC OR NO LIVING UNDERNEATH

DRD
5/24/19



Note: water line will be sleeved in SCH 40 under drive and sidewalk and 10' beyond to provide equivalent protection for OSSF setback requirements of TAC 285

NOTE: Existing secondary effluent line is 1' or greater from easement

DA82905

REVISED

RECEIVED

JAN 14 2003

RECEIVED
MAY 2 2019
COURT ENGINEER

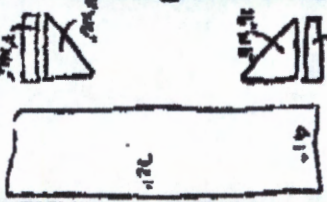
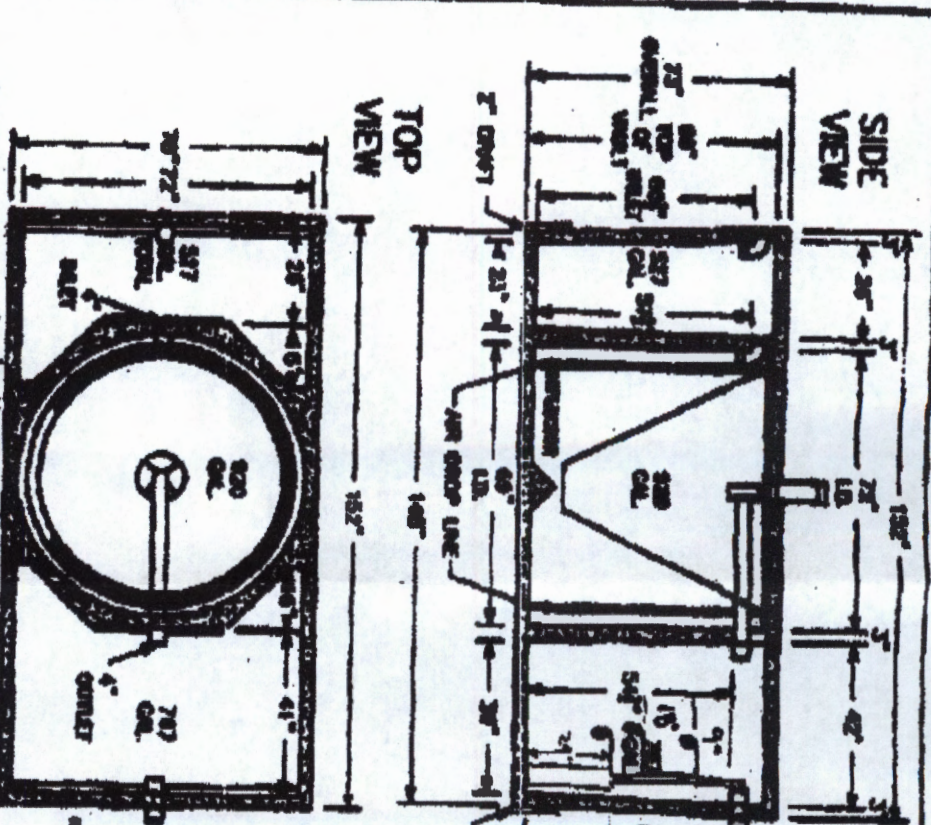
ENVIRONMENTAL HEALTH

MODEL DF 50-CA-3 *26" PRETREAT

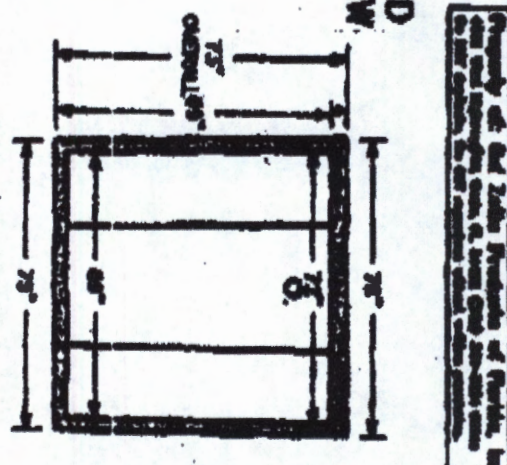
① CROSS SECTION FROM A = $(11.75")^2 + 2[(5.75")^2 + 2(11.75)(11.75)] = 3304 \text{ in}^2 = 22.94 \text{ sq ft}$
 3000000 H₂O 22.94 ft²
 H = 7000000 / 3304 = 209.1" USC 21" (80 INCHES) (16.6 FT) (16.6 FT)
 H = 7000000 / 3304 = 209.1" USC 21" (80 INCHES) (16.6 FT) (16.6 FT)

② GROSS SETTING FROM 1/2 DRAIN FLOW THROUGH
 11.75" DIA
 H = 7000000 / 58 = 120862" USC 99" (100 FT) (100 FT)

GROSS SETTING FROM A = $(11.75")^2 + 2[(5.75")^2 + 2(11.75)(11.75)] = 3304 \text{ in}^2 = 22.94 \text{ sq ft}$
FLOOR AND ALL WALLS 3"



APPROXIMATE WEIGHT OF PRODUCT: 19,025 LBS. 14,925 GALLON 4,100 LB	
This is a drawing of the Model DF 50-CA-3 Pretreatment Tank. It is a rectangular tank with a central circular well. The drawing shows the tank from the top, side, and end views. The dimensions of the tank are 152 inches wide by 138 inches high. The well has a diameter of 46 inches. The drawing also shows the location of the oil coils, valves, and air drop line.	
MODEL DF 50-CA-3 PRETREAT DATE: 7-17-2004 FILE NAME: 00000003	



Property of the Delta Environmental Health, Inc. This drawing is the property of Delta Environmental Health, Inc. and is not to be reproduced without the written permission of Delta Environmental Health, Inc.

Hernandez, Sandra

From: Ritzen, Brenda
Sent: Tuesday, July 9, 2019 9:51 AM
To: Hernandez, Sandra
Subject: FW: 9680 Trophy Oaks - 109080 - Variance Request

From: Ritzen, Brenda
Sent: Monday, June 10, 2019 3:14 PM
To: Hernandez, Sandra <rabsah@co.comal.tx.us>
Subject: FW: 9680 Trophy Oaks - 109080 - Variance Request

From: Boyd, Robert <boydro@co.comal.tx.us>
Sent: Monday, June 10, 2019 3:13 PM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Subject: Re: 9680 Trophy Oaks - 109080 - Variance Request

Brenda,

Ok. Please proceed with approving variance.

Thanks.

Robert Boyd, P.E. (mobile)
Comal County Assistant Engineer
830-608-2090 (office)
830-643-9341 (cell)

On Jun 10, 2019, at 2:39 PM, Ritzen, Brenda <rabbjr@co.comal.tx.us> wrote:

Robert,

See below response from McCain.

Thank you,

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

From: James Mccaine <james.mccaine@tceq.texas.gov>
Sent: Monday, June 10, 2019 2:30 PM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Subject: RE: 9680 Trophy Oaks - 109080 - Variance Request

Brenda,

I don't have a strong opinion on this one, since it is such a small area. However, I wouldn't have any objections if y'all decided to grant it.

From: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Sent: Monday, June 10, 2019 1:52 PM
To: James Mccaine <james.mccaine@tceq.texas.gov>
Cc: Hernandez, Sandra <rabsah@co.comal.tx.us>
Subject: FW: 9680 Trophy Oaks - 109080 - Variance Request

James,

See attached variance request. Please review and comment if this would be an acceptable variance.

Thank you,

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

From: Boyd, Robert <boydro@co.comal.tx.us>
Sent: Monday, June 10, 2019 1:20 PM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Subject: FW: 9680 Trophy Oaks - 109080 - Variance Request

Brenda,

Please have McCaine comment on this request.

Thanks.

<image001.png>

From: doug dowlearn <txseptic@gmail.com>
Sent: Monday, June 10, 2019 12:43 PM
To: Boyd, Robert <boydro@co.comal.tx.us>; Ritzen, Brenda <rabbjr@co.comal.tx.us>
Cc: Damon Baine <dgbaine@gmail.com>; doug dowlearn <dougdownlearn@yahoo.com>
Subject: 9680 Trophy Oaks - 109080 - Variance Request

Thank you for your consideration of this variance request.

Sandra Ginder
Office Manager
D.A.D. Services, Inc.

REVISED

10:08 am, May 09, 2019

D.A.D SERVICES, INC.

DOUG DOWLEARN

703 OAK DRIVE, BLANCO, TX 78606

Designed for: Damon G. Baine

VOID

The installation site is on Lot 5, Block 2 of the Trothy Oaks Unit 2 Subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from a 3 Bedroom (<3500 sq. ft.) residence. The proposed method of wastewater treatment is aerobic treatment with spray irrigation. This method was chosen because of unsuitable soil conditions.

PROPOSED SYSTEM:

A 4" PVC pipe will discharge from the residence to a pre-treatment tank, which flows into an existing 500 gpd aerobic treatment plant. The aerobic tank effluent flows to a 750 gallon storage/pump tank containing a liquid chlorinator and a single 20 gpm submersible pump. Distribution is through 4 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying at <40 psi. One sprinkler will spray a radius of 16 feet with 180 degrees of arc; the second will spray a radius of 32 feet with 180 degrees of arc; the third will spray a radius of 34 feet with 270 degrees of arc; and the final will spray a radius of 34 feet with 180 degrees of arc. An audio and visual alarm monitoring both high water and aerator failure will be placed in a noticeable location.

VOID

DESIGN SPECIFICATIONS:

Daily Waste Flow: 300 gpd
Application rate: 0.064
Application area required: $300/.064 = 4688$ ft. sq.
Application area utilized: 4738 sq. ft.
Pump tank reserve capacity: 150 gal minimum



Douglas R. Dowlearn
5/8/19

SYSTEM COMPONENTS:

SCH 40 PVC sewer line
1" purple PVC supply line
Existing 500 gpd aerobic treatment plant with timed controls on a battery backup set to spray in predawn hours of midnight to 5:00 a.m.
Liquid chlorinator
4 K-Rain Gear Driven Pop-up Sprinkler
Pre-tank and 750 gallon pump tank

LANDSCAPING:

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the spray must be covered with a ground cover such as grass seed or sod prior to the final inspection. In the event the natural cover is disturbed, a ground cover must be installed on all excavated areas.

VOID

REVISED

2:52 pm, May 09, 2019

VOID

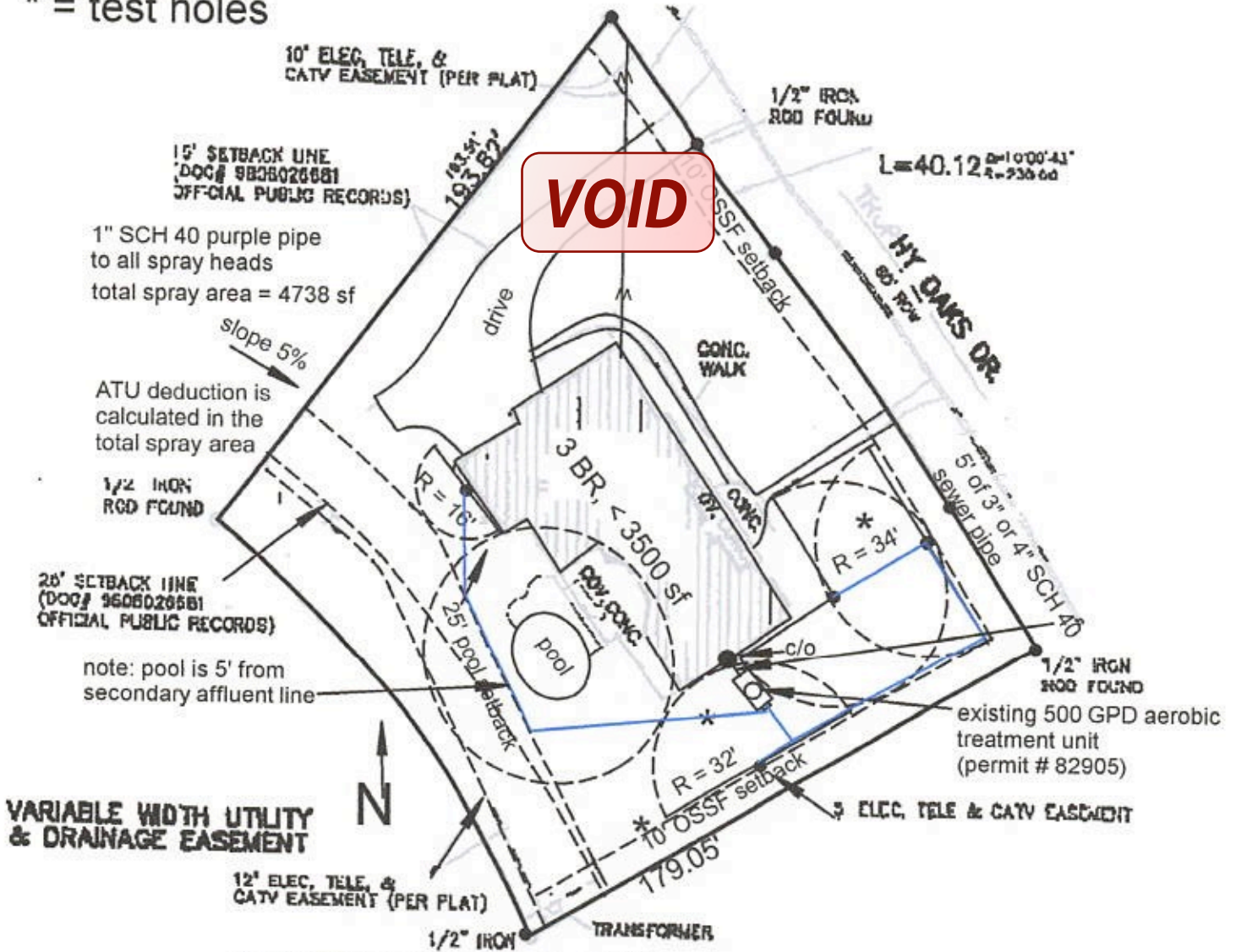


Douglas R. Dowlearn
5/9/19

Damon G. Baine
9680 Trophy Oaks
Garden Ridge, TX 78266
Lot 5, Block 2
Trophy Oaks Unit 2
Comal County

1" = 50'

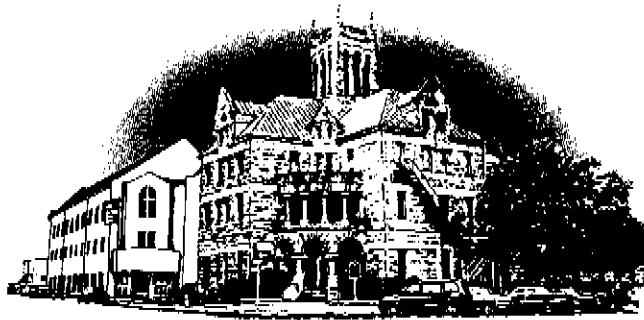
* = test holes



Note: water line will be sleeved in SCH 40 under drive and sidewalk and 10' beyond to provide equivalent protection for OSSF setback requirements of TAC 285

NOTE: Existing secondary effluent line is 1' or greater from easement

**CCEO
COPY**



Comal County
OFFICE OF COMAL COUNTY ENGINEER

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

Date Issued: 2/5/2003

Permit Number: 82905

Location Description: 9680 Trophy Oaks, Garden Ridge, TX 78266
Lot 5, Block 2, Trophy Oaks Unit 2 Subdivision
Type of System: Aerobic Treatment with Surface Irrigation Discharge
License issued to: Eliberto/Veroni Martinez


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

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

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

This license to operate is valid for an indefinite period. 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
OS8083
ENVIRONMENTAL HEALTH INSPECTOR


Comal County Environmental Health
OS7722
ENVIRONMENTAL HEALTH COORDINATOR

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

COPY

PRINT CLEARLY COMPLETING ALL INFORMATION

DATE: 1-14-02

PERMIT#: 82905

PROPERTY OWNERS NAME: ELIBERTO MARTINEZ

MAILING ADDRESS: 209 SUNCLIFF DR RECEIVED

CITY, STATE, ZIP CODE: UNIVERSAL CITY, TX 78148 JAN 14 2002

PHONE #: 210-658-0210 COUNTY ENGINEER

LEGAL DESCRIPTION OF PROPERTY:

SUBDIVISION NAME: TROPHY OAKS

UNIT: 2 LOT: 45 BLOCK: 2 ACREAGE/LEGAL: _____

STREET NAME/ADDRESS: 9680 TROPHY OAKS CITY: GARDEN RIDGE ZIP: 78266

PROPERTY MUST BE MARKED ON-SITE WITH THE STREET ADDRESS, LOT# & OWNERS NAME. A LOCATION MAP TO THE PROPERTY MUST BE ATTACHED WITH THIS APPLICATION ALONG WITH PROOF OF OWNERSHIP.

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

TYPE OF DEVELOPMENT :

SINGLE FAMILY RESIDENCE 3400 TOTAL SQ. FT. OF DWELLING 500 GALLONS PER DAY

COMMERCIAL TYPE OF BUSINESS/INSTITUTION: _____

3 NUMBER OF OCCUPANTS _____ GALLONS PER DAY

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

SOURCE OF WATER: PUBLIC PRIVATE WELL _____

PLANNING MATERIALS & SITE EVALUATION AS REQUIRED COMPLETED BY: FRANK ACQUIRE SEPTIC SYSTEM EXPRESS

SYSTEM DESCRIPTION: ARABIC

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

TANK SIZE(S) _____ GALLONS ABSORPTION/APPLICATION AREA 4688 SQ. FT.

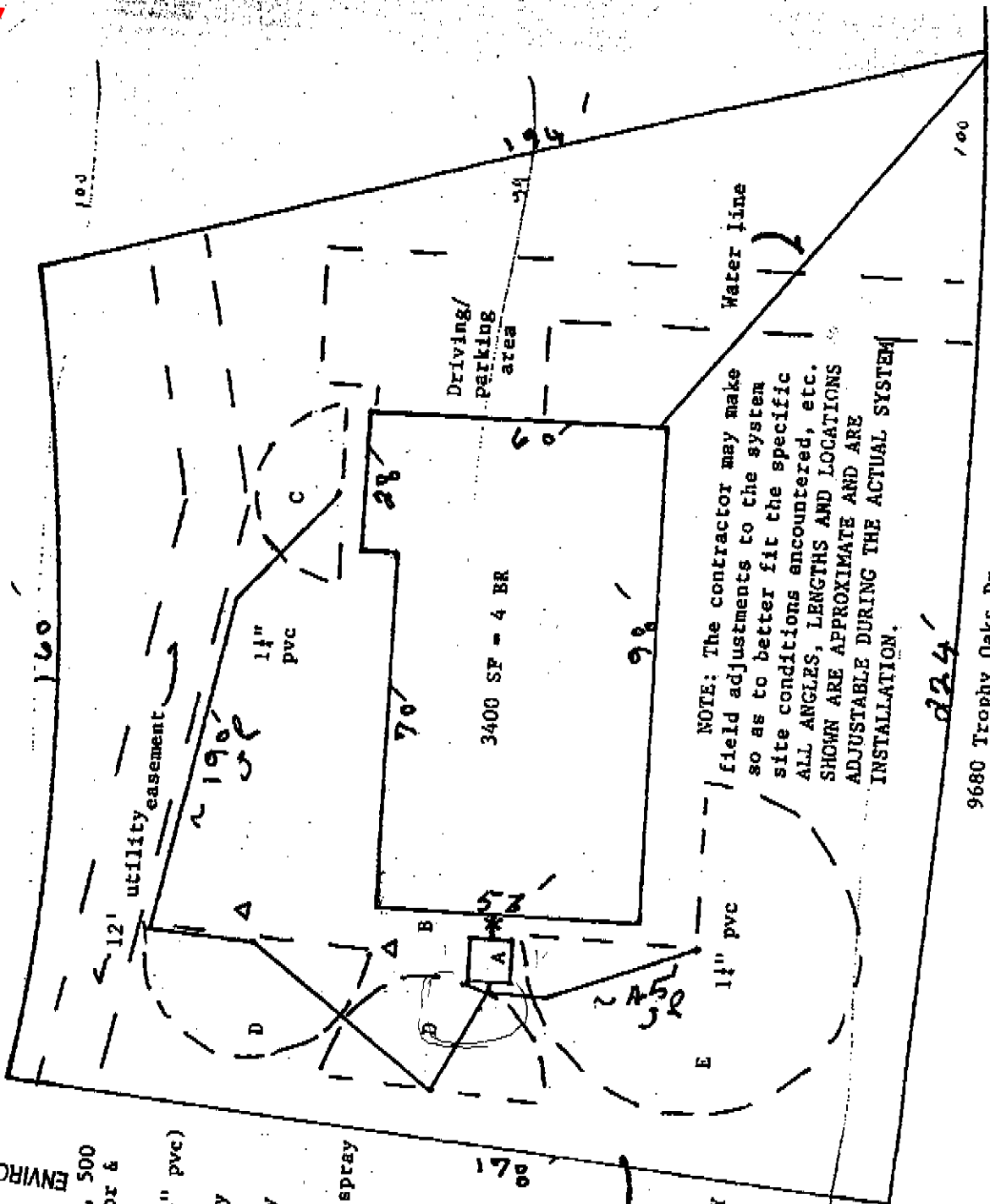
ARE WATER SAVING DEVICES BEING UTILIZED WITHIN THE RESIDENCE? _____ YES _____ NO

I CERTIFY THAT THE COMPLETED APPLICATION AND ALL ADDITIONAL INFORMATION SUBMITTED DOES NOT CONTAIN ANY FALSE INFORMATION AND DOES NOT CONCEAL ANY MATERIAL FACTS. AUTHORIZATION IS HEREBY GIVEN TO THE PERMITTING AUTHORITY AND DESIGNATED AGENTS TO ENTER UPON THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF SITE/SOIL EVALUATION AND INSPECTION OF PRIVATE SEWAGE FACILITIES. I ALSO UNDERSTAND THAT A PERMIT OF AUTHORIZATION TO CONSTRUCT WILL NOT BE ISSUED UNTIL THE FLOOD PLAIN ADMINISTRATOR HAS APPROVED AND RELEASED THE DEVELOPMENT PERMIT FOR THIS PROPERTY.

Eliberto Martinez
SIGNATURE OF OWNER

**CCEO
COPY**

Spray area: 17' half = 454 SF + 23' half = 831 SF + 34' half = 1815 SF + 34' quarter = 908 SF = 4839 SF of spray



9680 Trophy Oaks Dr.

ENVIRONMENTAL HEALTH

RECEIVED
FEB 05 2002



1" = 30'

- A = Pre-treatment tank, 500 Spd ATU, Chlorinator & pump tank
- B = 5' of solid pipe (4" pvc)
- C = 17' half circle spray
- D = 23' half circle spray
- E = 34' half circle and a quarter circle spray
- ~ = Approximately
- X = Cleanout
- Δ = Soil profile site

Thank you

ELIBERTO MARTINEZ PROPERTY

6 January, 2002



Hernandez, Sandra

From: Hernandez, Sandra
Sent: Wednesday, May 8, 2019 3:08 PM
To: 'doug dowlearn'
Cc: 'dgbaine@gmail.com'
Subject: 109080 deficiency comments

RE: Trophy Oaks, Unit 2, Lot 5, Block 2

Doug,

We received planning materials for the referenced permit application on May 2, 2019 and found those planning materials to be deficient. In order to continue processing this permit, we need the following information:

- ✓ It appears that there is a discrepancy on the type of system to be used throughout the planning materials.
- ✓ Deduct area over the ATU/tank that will not contain soil and vegetation.
- ✓ Rules and regulations require a minimum separation distance from the edge of spray areas to underground and overhead easements.
4. 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)*

REVISED

1:46 pm, May 09, 2019

VOID

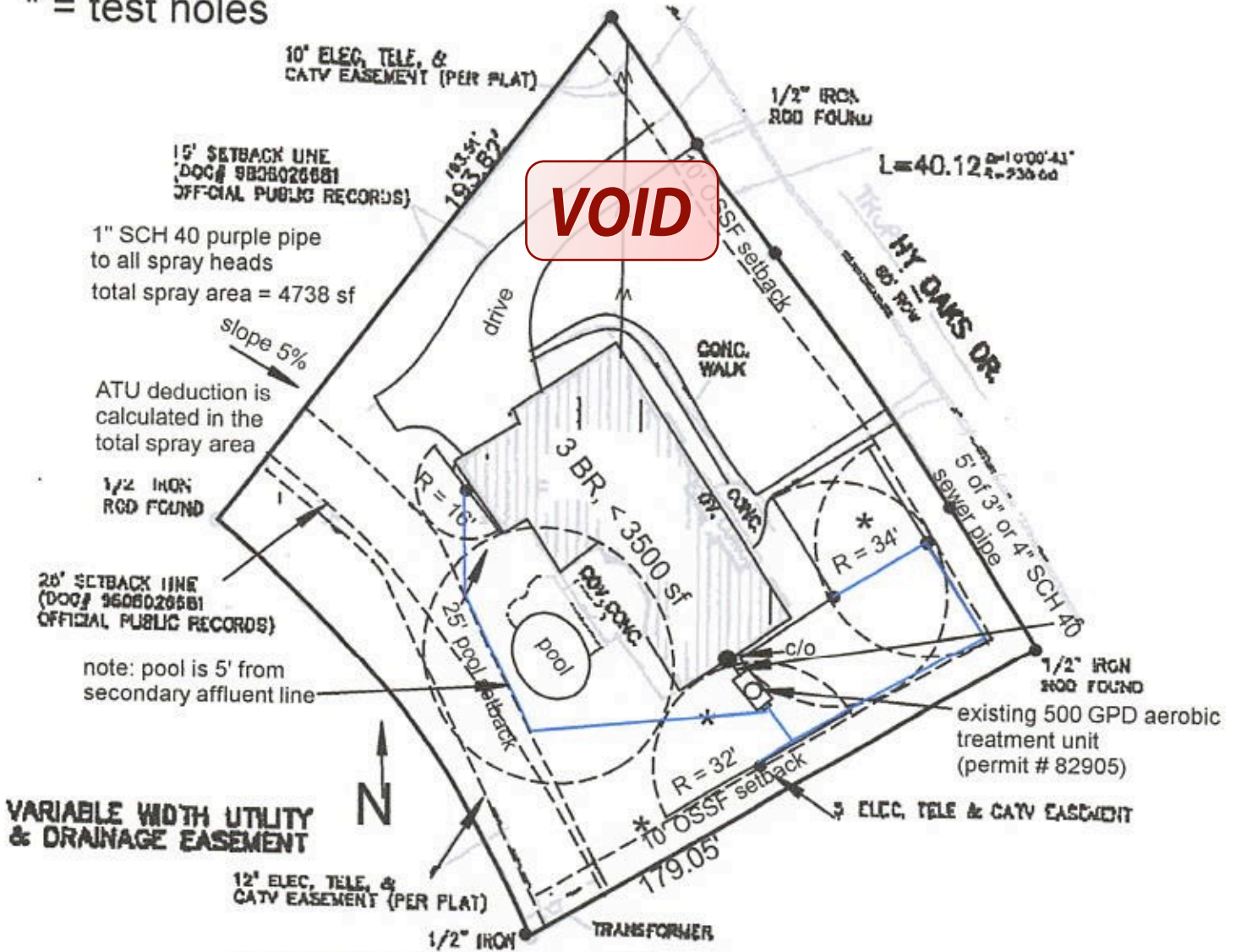


Douglas R. Dowlearn
5/9/19

Damon G. Baine
9680 Trophy Oaks
Garden Ridge, TX 78266
Lot 5, Block 2
Trophy Oaks Unit 2
Comal County

1" = 50'

* = test holes



VOID

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

VOID

Planning Materials & Site Evaluation as Required Completed by Thomas R. Dowlearn, R.S.

System Description Aerobic Treatment with Drip Disposal

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

Tank Size(s) (Gallons) 500 gpd - Existing Absorption/Application Area (Sq Ft) 1500 Required

Gallons Per Day (As Per TCEQ Table III) 300

(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? Yes No

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

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

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

Is this property within an incorporated city? Yes No

If yes, indicate the city: Garden Ridge

RECEIVED

MAY 2 2019

COUNTY ENGINEER

VOID

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.

Thomas R. Dowlearn, R.S.

Signature of Designer

4/5/19

Date

Page 2 of 2

OSSF SOIL EVALUATION REPORT INFORMATION

VOID

Date: 4/25/19
Applicant Information:
Name: Damon G. Baine
Address: 9680 Trophy Oaks
City, State & Zip Code: Garden Ridge, TX 78266
Phone: 210.978.3107
Email: dgbaine@gmail.com

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

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COUNTY ENGINEER

Property Location:
Lot: 5 Block: 2 Subdivision: Trophy Oaks
Unit 2
Street/Road Address: 9680 Trophy Oaks
City: Garden Ridge Zip: 78266
Additional Info: Comal County/.7980 Acres

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

Depth	Texture Class	Soil Texture	Structure (For Class III - blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-12" Clay Loam 12"+ Limestone	Blocky	<30% Gravel	12"+ Limestone	None
Soil Boring #2 60"		Same as above	VOID			

DESIGN SPECIFICATIONS

Application Rate (RA): 0.064
OSSF is designed for: 3 BR (<3500 sq. ft.)
300 Gallons per day required
An aerobic treatment/drip disposal system is to be utilized based on the site evaluation.
4688 sq. ft. disposal area required
500 gallon/day aerobic tank required
Calculations: Absorption Area: $Q/RA = 300/0.064 = 4688$ Sq. Ft.


FEATURES OF SITE AREA

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

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

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

License No. OS9902 - Exp. 6/30/2020
TDH: #2432 - Exp. 2/28/2021

Signature: 

VOID

D.A.D SERVICES, INC.

703 OAK DOWLEARN, TX 78606
Designed for: Damon G. Baine



The installation site is on Lot 5, Block 2 of the Trophy Oaks Unit 2 Subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from a 3 Bedroom (<3500 sq. ft.) residence. The proposed method of wastewater treatment is aerobic treatment with spray irrigation. This method was chosen because of unsuitable soil conditions.

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MAY 2 2019

PROPOSED SYSTEM:

A 4" PVC pipe will discharge from the residence to a pre-treatment tank, which flows into an existing 500 gpd aerobic treatment plant. The aerobic tank effluent flows to a 750 gallon storage/pump tank containing a liquid chlorinator and a single 20 gpm submersible pump. Distribution is through 4 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying at <40 psi. One sprinkler will spray a radius of 17 feet with 180 degrees of arc; the second will spray a radius of 32 feet with 180 degrees of arc; the third will spray a radius of 34 feet with 270 degrees of arc; and the final will spray a radius of 34 feet with 180 degrees of arc. An audio and visual alarm monitoring both high water and aerator failure will be placed in a noticeable location.

COUNTY ENGINEER



DESIGN SPECIFICATIONS:

Daily Waste Flow: 300 gpd
Application rate: 0.064
Application area required: $300 / .064 = 4688$ ft. sq.
Application area utilized: 4790 sq. ft.
Pump tank reserve capacity: 150 gal minimum



Douglas R. Dowlearn
4/25/19

SYSTEM COMPONENTS:

- SCH 40 PVC sewer line
- 1" purple PVC supply line
- Existing 500 gpd aerobic treatment plant with timed controls on a battery backup set to spray in predawn hours of midnight to 5:00 a.m.
- Liquid chlorinator
- 4 K-Rain Gear Driven Pop-up Sprinkler
- Pre-tank and 750 gallon pump tank

LANDSCAPING:

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the spray must be covered with a ground cover such as grass seed or sod prior to the final inspection. In the event the natural cover is disturbed, a suitable ground cover must be installed on all excavated areas.

VOID



Damon G. Baine
9680 Trophy Oaks
Garden Ridge, TX 78266
Lot 5, Block 2
Trophy Oaks Unit 2
Comal County
1" = 50'

Douglas R. Dowlearn
5/25/19

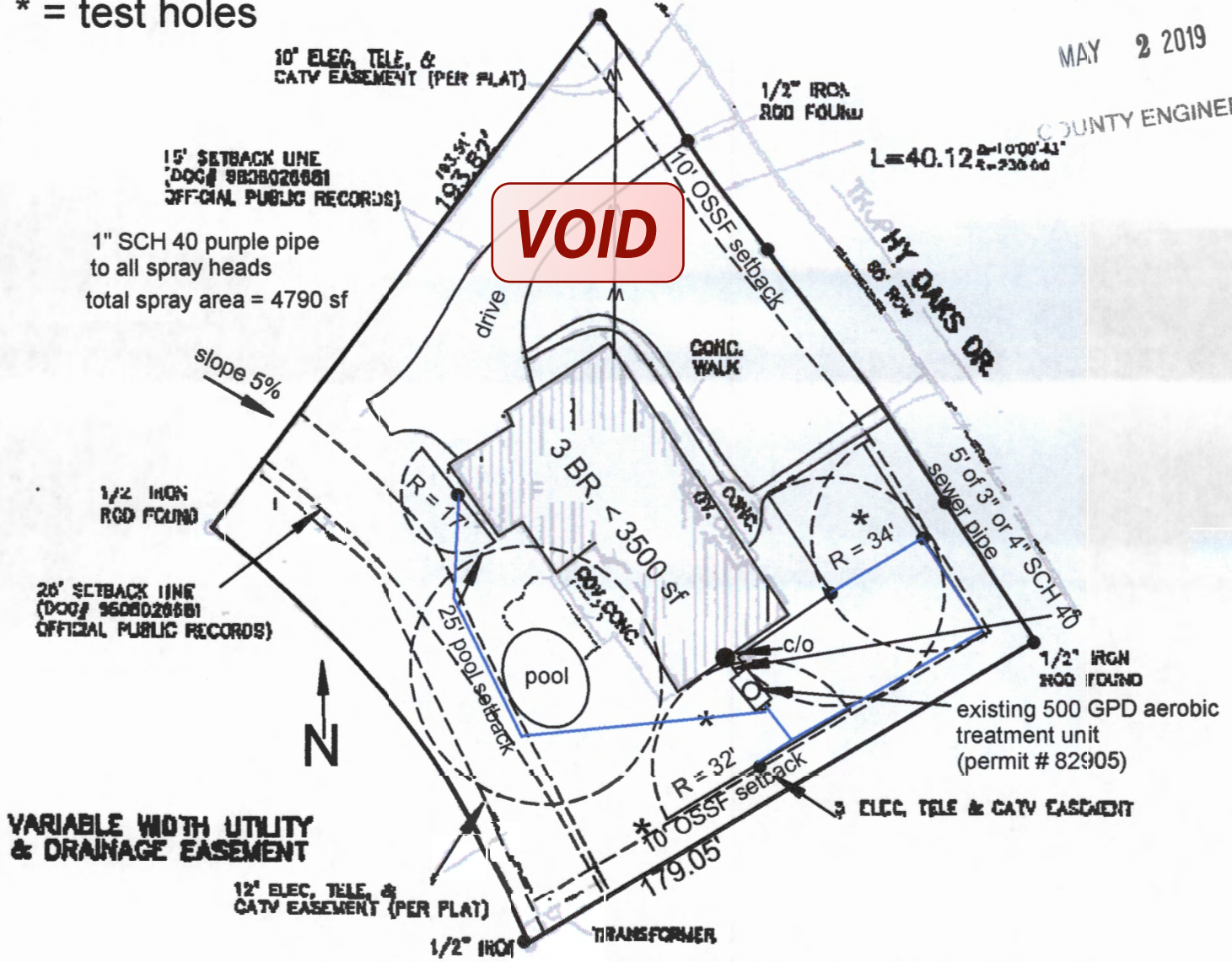
* = test holes

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COUNTY ENGINEER

VOID



Note: water line will be sleeved in SCH 40 under drive and sidewalk and 10' beyond to provide equivalent protection for OSSF setback requirements of TAC 285

VOID

TTT/05/16/2018/08:23:19 AM

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MAY 2 2019

COUNTY ENGINEER

GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY
NOTICE OF CONFIDENTIALITY: 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.

THE STATE OF TEXAS
COUNTY OF COMAL

§
§ KNOW ALL MEN BY THESE PRESENTS:
§

THAT **ELIBERTO MARTINEZ AND VERONICA MARTINEZ** (hereinafter called "GRANTORS" whether one or more), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations cash in hand paid by **DAMON G BAINE, A MARRIED PERSON** whose address is **9680 TROPHY OAKS DR, GARDEN RIDGE, TX 78266** (hereinafter called "GRANTEES" whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the advancement and payment in cash of all or part of the purchase price hereof by Beneficiary at the special instance and request of Grantee under that certain note in the principal sum of **FIVE HUNDRED ONE THOUSAND FOUR HUNDRED (\$501,400.00)** payable to the order of **INTERLINIC MORTGAGE SERVICES, LLC** (hereinafter referred to as "BENEFICIARY") of even date herewith, said note bearing interest at the rate therein provided, principal and interest being due and payable in monthly installments as therein set out, and providing for attorney's fees and acceleration of maturity at the rate and in the events therein set forth, which note is secured by the Vendor's Lien herein reserved and is additionally secured by a Deed of Trust of even date herewith, executed by the Grantees herein to **ALLAN B. POLUNSKY**, Trustee, reference to which is hereby made for all purposes; and in consideration of the payment of the sum above mentioned by the Beneficiary above mentioned, Grantors hereby transfer, set over, assign and convey unto said Beneficiary and assigns, the Vendor's Lien and Superior Title herein retained and reserved against the property and premises herein conveyed, in the same manner and to the same extent as if said note had been executed in Grantors' favor and by said Grantors assigned to the Beneficiary without recourse; have **GRANTED, SOLD and CONVEYED**, and by these presents do **GRANT, SELL and CONVEY** unto the said Grantees herein, the following described property, together with all improvements thereon, to-wit:

LOT 5, BLOCK 2 OF TROPHY OAKS SUBDIVISION UNIT 2, A SUBDIVISION IN THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 12, PAGE(S) 338-343, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.


TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto the said Grantees, their heirs and assigns forever. And Grantors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Taxes for the current year have been prorated and are assumed by Grantee. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the above described property as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances.


But it is expressly agreed and stipulated that the Vendor's Lien and the Superior Title are retained and reserved in favor of the payee in said note against the above described property, premises and improvements, until said note, and all interest thereon is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

When this deed is executed by one person, or when the Grantee is one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "Successors and assigns".

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MAY 2 2019
COUNTY ENGINEER

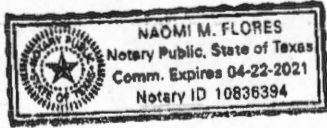
Executed to be effective as of the 15th day of May, 2018.

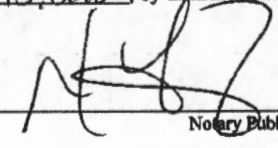

ELIBERTO MARTINEZ


VERONICA MARTINEZ

THE STATE OF TEXAS
COUNTY OF COMAL

This instrument was acknowledged before me on MAY 15, 2018 by ELIBERTO MARTINEZ AND VERONICA MARTINEZ.




Notary Public, State of Texas

RETURN TO:
DAMON G BAINE
9680 TROPHY OAKS DR
GARDEN RIDGE, TX 78266

Filed and Recorded
Official Public Records
Bobbie Koopp, County Clerk
Comal County, Texas
05/16/2018 08:23:19 AM
LAURA 2 Pages(s)
201806018955

 Bobbie Koopp

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

Remodel - Permit # 82905

Items Date Received	Initials

Permit Number	RECEIVED

MAY 2 2019
COUNTY ENGINEER

Instructions

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

OSSF Permit

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

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

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

Required Permit Fee

Copy of Recorded Deed

Surface Application/Aerobic Treatment System

Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public

Remodel N/A Signed Maintenance Contract with Effective Date as Issuance of License to Operate

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

N/A USACE Consent for proposed OSSF

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

Damon Baine

Signature of Applicant

Signature Date

9 April 19
Date

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

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

Aerobic Services
 15188 FM 306
 Canyon Lake, TX 78133



Canyon Lake: (830) 964-2365
Bastrop: (512) 303-6922
 info@aerobicservices.com
 bastrop@aerobicservices.com
MP349 / OS24597
 www.aerobicservices.com

To: Damon Baine
9680 Trophy Oaks
San Antonio, TX 78266
 Agency: Comal
 County: Comal
 Permit No: 109080

Tech: Chris Bausch
 Phone: (210) 978-3107 Date: 2024-04-09
 Alt Ph: _____ Service _____
 Due: _____

Inspection Type: Scheduled

Item	Operational	Inoperative	N/A
Aerator:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Irrigation Pump:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air Compressor:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pump Screen:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorinator:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spray Field Vegetation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Filters:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler / Drip Backwash:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Controls / Electric Circuits:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Air Pressure: 70

Test Results and Observations: (As Required)

Chlorine Residual: 0.00
 Test Method: Dpd
 BOD: _____
 TSS: _____
 Tank Lids Secured: Yes / NO
 Pump Out Needed: Yes / NO
 Repairs Made Yes / NO

Mixed Liquor

Aeration: _____

Sludge Levels

Clarifier: 48

Pump: 4

Repairs and Comments:

Add chlorine. Needs new control panel, alarm circuit completely inoperable, as well as timer. System running in on demand only.

CB

Inspector: _____

Date: 2024-04-09

Tom Hampton, VP
 MP349/OS24597

ROUTINE MAINTENANCE AND INSPECTION AGREEMENT

Damon Baine
9680 Trophy Oaks
San Antonio, TX 78266
P: (210) 978-3107

COUNTY: Comal

PERMIT: 109080

AGREEMENT LENGTH: 12 mos.

DESCRIPTION	TERM	AMOUNT	TAX	TOTAL
Residential Service Contract	07/17/24 - '25	370.00		370.00

GENERAL

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by and between the client named above (referred to as to "Client") and Aerobic Services of South Texas (Thomas W. Hampton MP349) (hereinafter referred to as "Contractor") located at 15188 FM 306 Canyon Lake, Texas 78133. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein. This contract will provide for all required inspections, testing and service for your Aerobic Treatment System. The policy will include the following:

- 1. 3 inspections per year (1 every 4 months), for a total of 3 over the one year period including inspection,** adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting control panel, air pumps, air filters, diffuser operation. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48-hour time frame. Repair work on non-warranty parts will include price for parts & labor. The prices will be quoted before work is performed.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and PH will be taken and reported as necessary.
3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.
4. The client is responsible for chlorine. Must be filled before or during the service visit.
5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy.

The property owner's manual must be strictly followed or warranties are subject to invalidation. Pumping of sludge build-up is not covered by this policy and will result in additional charges.

ACCESS BY CONTRACTOR

The Contractor or anyone authorized by the Contractor may enter the property at reasonable times without prior notice for the purpose of the above described Services. The contractor may access the System components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil is to be replaced with the excavated material as best as possible.

Termination of Agreement

Either party may terminate this agreement within ten days written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this Agreement is so terminated, the Contractor will immediately notify the appropriate health authority of the termination.

Limit 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.

Dispute Resolution

If a dispute between the Client and the Contractor arises that cannot be settled in good faith negotiations then the parties shall choose a mutually acceptable arbitrator and shall share the cost of the arbitration services equally.

Entire Agreement

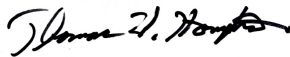
This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement either oral or written.

Severability

If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

SERVICE PROVIDER

Aerobic Services of South Texas LLC
15188 FM 306
Canyon Lake, TX 78133



Signature

Tom Hampton VP

License # OS0024597 / MP 349

PLEASE REMIT	370.00
--------------	--------



Customer Signature

*****To pay online, proceed to the "Billing" section in your Customer Portal**

**IF MAILING YOUR RENEWAL: PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT
For Service at: 9680 Trophy Oaks, San Antonio, TX 78266**

Damon Baine

PERMIT: 109080

COUNTY: Comal

TERM: 07/17/24 - '25

AGREEMENT LENGTH: 12 mos.

PLEASE REMIT	370.00
--------------	--------

Residential Service Contract

Aerobic Services
15188 FM 306
Canyon Lake, TX 78133



Canyon Lake: (830) 964-2365
Bastrop: (512) 303-6922
info@aerobicservices.com
bastrop@aerobicservices.com
MP349 / OS24597
www.aerobicservices.com

To: Damon Baine
9680 Trophy Oaks
San Antonio, TX 78266
Agency: Comal County Environmental Health
County: Comal
Permit No: 109080

Tech: Chris Bausch
Phone: (210) 978-3107 Date: 2024-07-08
Alt Ph: _____ Service _____
Due: _____

Inspection Type: Scheduled

Item	Operational	Inoperative	Not Present	
Aerator:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Air Pressure: 74
Irrigation Pump:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Air Compressor:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pump Screen:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Chlorinator:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Spray Field Vegetation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Filters:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sprinkler / Drip Backwash:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Controls / Electric Circuits:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Test Results and Observations: (As Required)

Chlorine Residual (ppm): 0.01
Test Method: Dpd
BOD: _____
TSS: _____
Tank Lids Secured: Yes / NO
Pump Out Needed: Yes / NO
Repairs Made Yes / NO

Mixed Liquor: all measurements in inches

Aeration: _____

Sludge Levels

Clarifier: 38
Pump: 3

Repairs and Comments:

Finished panel replacement. Rewired junction box.

CB

Inspector: _____ Date: 2024-07-08

Tom Hampton, VP
MP349/OS24597

ROUTINE MAINTENANCE AND INSPECTION AGREEMENT

Damon Baine
9680 Trophy Oaks
San Antonio, TX 78266
P: (210) 978-3107

COUNTY: Comal

PERMIT: 109080

AGREEMENT LENGTH: 12 mos.

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2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and PH will be taken and reported as necessary.
3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.
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5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy.

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If a dispute between the Client and the Contractor arises that cannot be settled in good faith negotiations then the parties shall choose a mutually acceptable arbitrator and shall share the cost of the arbitration services equally.

Entire Agreement

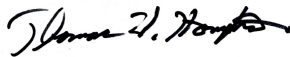
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SERVICE PROVIDER

Aerobic Services of South Texas LLC
15188 FM 306
Canyon Lake, TX 78133



Signature

Tom Hampton VP

License # OS0024597 / MP 349

PLEASE REMIT	370.00
--------------	--------



Customer Signature

*****To pay online, proceed to the "Billing" section in your Customer Portal**

**IF MAILING YOUR RENEWAL: PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT
For Service at: 9680 Trophy Oaks, San Antonio, TX 78266**

Damon Baine

PERMIT: 109080

COUNTY: Comal

TERM: 07/17/24 - '25

AGREEMENT LENGTH: 12 mos.

PLEASE REMIT	370.00
--------------	--------

Residential Service Contract

WORK ORDER

Aerobic Services

15188 FM 306, Canyon Lake, TX 78133

Canyon Lake: (830) 964-2365 | Bastrop:

(512) 303-6922

www.aerobicservices.com



Customer ID	Scheduled	Serviced
159042	2024-12-16	12.16.24
Customer Name and Site Address	Contact	Customer Email Address
Damon Baine 9680 Trophy Oaks San Antonio, TX Mailing: 9680 Trophy Oaks, San Antonio TX 78266	Damon Baine	dgbaine@gmail.com
	Main Phone	Secondary Phone
	(210) 978-3107	
System Permit #	Brand of System	
109080	Clearstream	
Work Order Type	Assigned Technician	HEALTH DEPT
Repair	Chris Bausch	Comal County Environmental Health
DESCRIPTION OF THE WORK ORDER (REASON OF CALL)		

Found on scheduled inspection.

RESULTS OF WORK ORDER

Replaced effluent pump, c series bottom suction. Rewired junction box. Added sealant. Scheduled inspection completed.

DIRECTIONS / INSTRUCTIONS FOR THE TECHNICIAN

Customer's Signature

Date: 2024-12-16

CB

Employee's Signature

Aerobic Services
15188 FM 306
Canyon Lake, TX 78133



Canyon Lake: (830) 964-2365
Bastrop: (512) 303-6922
 info@aerobicservices.com
 bastrop@aerobicservices.com
MP349 / OS24597
www.aerobicservices.com

To: Damon Baine
9680 Trophy Oaks
San Antonio, TX 78266
 Agency: Comal County Environmental Health
 County: Comal
 Permit No: 109080

Tech: Chris Bausch
 Phone: (210) 978-3107 Date: 2024-12-16
 Alt Ph: _____ Service _____
 Due: _____

Inspection Type: Scheduled

Item	Operational	Inoperative	Not Present
Aerator:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Irrigation Pump:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air Compressor:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pump Screen:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorinator:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spray Field Vegetation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Filters:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler / Drip Backwash:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Controls / Electric Circuits:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Air Pressure: 80

Test Results and Observations: (As Required)

Chlorine Residual (ppm): 0.04
 Test Method: Dpd
 BOD: _____
 TSS: _____
 Tank Lids Secured: Yes / NO
 Pump Out Needed: Yes / NO
 Repairs Made Yes / NO

Mixed Liquor: all measurements in inches


Aeration: _____

Sludge Levels

Clarifier: 46
 Pump: 4

Repairs and Comments:

Replaced effluent pump, c series bottom suction. Rewired junction box. Added sealant.

Inspector: 

Date: 2024-12-16

Tom Hampton, VP
 MP349/OS24597