

Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **06/20/2019** Permit Number: **109103**

Location Description: **500 APOLLO DR
CANYON LAKE, TX 78133**
Subdivision: **Samuel Tourner Survey No. 341, Abs 618**
Unit:
Lot:
Block:
Acreage: **2.5300**

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

Issued to: **Ronald G. Dunaway**

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

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

Alterations to this permit including, but not limited to:

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

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

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

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

Licensing Authority
Comal County Environmental Health

Michael Lopez
OS8497
ENVIRONMENTAL HEALTH INSPECTOR

Sandra Ann Hernandez, Asst.
ENVIRONMENTAL HEALTH COORDINATOR
OS 0025599

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Countryside OSSF Installer #: 050002929
 1st Inspection Date: 6/5/19 2nd Inspection Date: 6-11-19 3rd Inspection Date: _____
 Inspector Name: Mike T. Inspector Name: Connor Inspector Name: _____
 Permit #: 109103 Address: Astro Hills / 500 Apollo Dr

No.	Description	Answer	Citation	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Containers with Submitted Plumbing Materials	✓	285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(vi) 285.30(b)(1)(A)(vii) 285.30(b)(1)(A)(viii)		6/5/19		
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)				
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)(vi)(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- 6/5/19
 Tank set, leveled
 Leave tank open wet
 Chambers & Panels leveled.
 Cover Field only. see sleeve on
 water line

6-11-19 { Cover tank et al
 water line not
 sloped - leave
 ends open for
 inspection - final

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipes, Valves, Sprinkler Heads & Other Covers Color Painted Purple?		285.33(d)(2)(i)(III)(ii) 285.33(d)(2)(G)(M) 285.33(d)(2)(G)(M) 285.33(d)(2)(G)(M) 285.33(d)(2)(G)(M) 285.33(d)(2)(G)(M)				
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Accessible 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						

Cover tank et al

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Countryside OSSF Installer #: 050002929
 1st Inspection Date: 6/5/19 2nd Inspection Date: 6-11-19 3rd Inspection Date: _____
 Inspector Name: Mike T. Inspector Name: Connor Inspector Name: _____
 Permit#: 109103 Address: Astro Hills / 500 Apollo Dr

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)		6/5/19		
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)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	✓	285.32(a)(5)				
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7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

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 Leave tank open w/ wet
 trenches & panels leveled.
 Cover field only. see sleeve on
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**Comal County Environmental Health
OSSF Inspection Sheet**

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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						

Cover tank et al

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Countryside OSSF Installer #: _____

1st Inspection Date: 6/5/19 2nd Inspection Date: _____ 3rd Inspection Date: _____

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

Permit#: 109103 Address: Astro Hills / 500 Apollo Dr

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)		6/5/19		
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)				
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7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

MT- 6/5/19

Tank set, leveled
 Leave tank open wet
 Trenches & Panels leveled.
 Covered Field only. see sleeve on
 water line

**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)		6/5/19		
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	✓		750 gal. Dual			
13	PUMP TANK Volume Installed	✗					
14	AEROBIC TREATMENT UNIT Size Installed						
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number						
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health
OSSF Inspection Sheet**

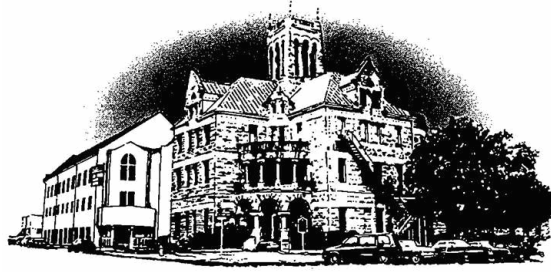
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19	DISPOSAL SYSTEM Drip Irrigation		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless 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)	1) 5'6 1/2" 2) 5'7 3/4"			
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)				
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>						
39	<p>PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried</p>						

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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: 109103
Issued This Date: 05/10/2019
This permit is hereby given to: Ronald G. Dunaway

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

500 APOLLO DR
CANYON LAKE, TX 78133

Subdivision: Samuel Tourner Survey No. 341, Abs 618

Unit:

Lot:

Block:

Acreage: 2.5300

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank
Leaching Chambers

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

Call (830) 608-2090 to schedule inspections.

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

<i>items Date Received</i>	<i>initials</i>

Permit Number

Instructions:

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

OSSF Permit

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

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

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

Required Permit Fee

Copy of Recorded Deed

Surface Application/Aerobic Treatment System

Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public

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

RECEIVED

MAY 06 2019

COUNTY ENGINEER

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

Signature of Applicant

05/03/19

Date

COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

(Missing Items Circled, Application Refused)

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

Date May 2, 2019

Permit # 109 103

Owner Name RONALD G. DUNAWAY
Mailing Address APOLLO DRIVE
City, State, Zip CANYON LAKE, TX 78133
Phone# 210-827-7800
Email _____

Agent Name GREG W. JOHNSON, P.E.
Agent Address 170 HOLLOW OAK
City, State, Zip NEW BRAUNFELS, TX 78132
Phone # (830) 905-2778
Email gregjohnsonpe@yahoo.com

All correspondence should be sent to: Owner Agent Both

Method: Mail Email

Subdivision Name _____ Unit/Phase/Section _____ Lot _____ Block _____
Acreage/Legal SAMUEL TOURNER SURVEY NO. 341, A618, BEING 2.528 ACRES
Street Name/Address 500 APOLLO DRIVE City CANYON LAKE Zip 78133

Type of Development:

Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) HOUSE / STORAGE BUILDING

Number of Bedrooms 2

Indicate Sq Ft of Living Area 828

RECEIVED
MAY 06 2019
COUNTY ENGINEER

Non-Single Family Residential

(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: \$ 125,000 (Structure Only)

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

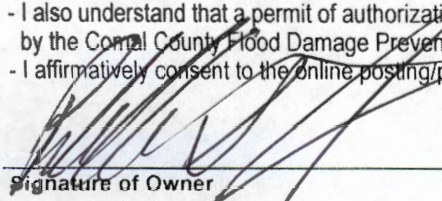
Yes No (if yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water Public Private Well

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

By signing this application, I certify that:

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


Signature of Owner

May 2 - 2019
Date

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

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

Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.

System Description PROPRIETARY; SEPTIC TANK AND LEACHING CHAMBERS

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

750 GAL. DUAL COMP. SEPTIC

Tank Size(s) (Gallons) TANK Absorption/Application Area (Sq Ft) 708

Gallons Per Day (As Per TCEQ Table III) 180

(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 [X] No

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

RECEIVED

MAY 06 2019

Is there an existing TCEQ approved WPAP for the property? [] Yes [X] 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 Contributing Zone? [X] Yes [] No

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

(if yes, the P.E. or R.S. 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 [X] No

If yes, indicate the city: _____



FIRM #2585

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 (Handwritten Signature)

Date May 2, 2019

Ritzen, Brenda

From: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Tuesday, May 14, 2019 10:06 AM
To: Ritzen, Brenda
Subject: Re: Permit 109103

Since their residence is built into the storage building, parking will be between Carpenter and the building, or in the building.

Thanks,
Greg

Send for Greg W. Johnson, P.E., R.S.)

170 Hollow Oak

New Braunfels, TX 78132

Office/Fax (830) 905-2778

Email: gregjohnsonpe@yahoo.com

On Tuesday, May 14, 2019, 8:40:52 AM CDT, Ritzen, Brenda <rabbjr@co.comal.tx.us> wrote:

Greg,

I completely overlooked the 4 stand-alone chambers. One more question, where will their driveway access be located?

Thank you,

Brenda Ritzen, OS0007722

Environmental Health Coordinator

Comal County Engineers Office

195 David Jonas Drive

ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: May 01, 2019

Site Location: 2.582 ACRES OUT OF THE SAMUEL TOURNER SURVEY No. 341, A-618

Proposed Excavation Depth: 18" to 36"

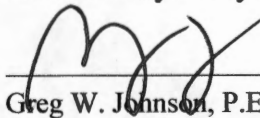
Requirements:

- At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
- Locations of soil boring or dug pits must be shown on the site drawing.
- For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
- Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

SOIL BORING NUMBER <u>1</u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	III	CLAY LOAM				BROWN RECEIVED MAY 06 2019 COUNTY ENGINEER TAN
1						
2						
3						
4						
5	III	SILTY LOAM	>30%	NONE OBSERVED	NONE OBSERVED	

SOIL BORING NUMBER <u>2</u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	SAME		AS		ABOVE	
1						
2						
3						
4						
5						

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.



Greg W. Johnson, P.E. 67587-F2585, S.E. 11561

05/01/19
Date/

OSSF SOIL EVALUATION REPORT INFORMATION

Date: May 02, 2019

Applicant Information:

Name: RONALD G. DUNAWAY
Address: 500 APOLLO DRIVE
City: CANYON LAKE State: TEXAS
Zip Code: 78133 Phone: (210) 827-7800

Site Evaluator Information:

Name: Greg W. Johnson, P.E., R.S., S.E. 11561
Address: 170 Hollow Oak
City: New Braunfels State: Texas
Zip Code: 78132 Phone & Fax: (830)905-2778

Property Location:

Lot ^{SEE} _{BELOW} Unit ___ Blk ___ Subd. ___
Street Address: 500 APOLLO DRIVE
City: CANYON LAKE Zip Code: 78133
Additional Info.: 2.582 ACRES OUT OF THE SAMUEL
TOURNER SURVEY No. 341, A-618

Installer Information:

Name: _____
Company: _____
Address: _____
City: _____ State: _____
Zip Code: _____ Phone _____

Topography: Slope within proposed disposal area: 2 %
Presence of 100 yr. Flood Zone: YES ___ NO X
Existing or proposed water well in nearby area. YES ___ NO X
Presence of adjacent ponds, streams, water impoundments YES ___ NO X
Presence of upper water shed YES ___ NO X
Organized sewage service available to lot YES ___ NO X

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Design Calculations for Leaching Chambers:

Commercial

Q = _____ GPD

Residential Water conserving fixtures to be utilized? Yes X No _____

Number of Bedrooms the septic system is sized for: 2 Total sq. ft. living area 828

Q gal/day = (Bedrooms +1) * 75 GPD

Q = (2 + 1) * 75 - (20 %) = 180

A = Q/Ra = 180 / 0.20 = 900 sq. ft.

Tank Size = (~3 * Q) = 750 Gal. Dual Comp.

Excavation Length & Width

L = 0.75A/(W+2) (<3' Wide) = 675 / VARIABLE = VARIABLE of VARIABLE 36 - 5' PANELS

or

L = 0.75(A-2W)/(W+2) (>3' Wide) = _____ / _____ = _____ of _____

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016).


GREG W. JOHNSON, P.E. 67587 - F#2585

05/02/19
DATE



FIRM #2585



2.528 ACRES OUT OF
THE SAMUEL
TOURNER SURVEY
No. 341, A-618

STORAGE
(No Plumbing)

PARKING

STORAGE
(No Plumbing)

CARPENTER DRIVE

2 BDRM RES. 828sf

750 GAL.
DUAL COMP.
SEPTIC TANK

SLEEVE WATER LINE WITH 2" SCH-40
PVC PIPE WHEN ENTERING CLOSER
THAN 10' FROM SEPTIC SYSTEM OR
SEPTIC FIELD.

APOLLO DRIVE

119.83'

340.36'

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INSTALL 708sf OF
FIELD USING 36 5'-0"
LEACHING CHAMBER
PANELS. THERE
SHALL BE NO
PARKING, DRIVING
OR STORAGE ON
THE SEPTIC FIELD AT
ANY TIME FOR ANY
REASON.

*USE TWO WAY
CLEAN OUT
**USE SCH-40 OR
SDR-26 TO TANK

X= TEST HOLE

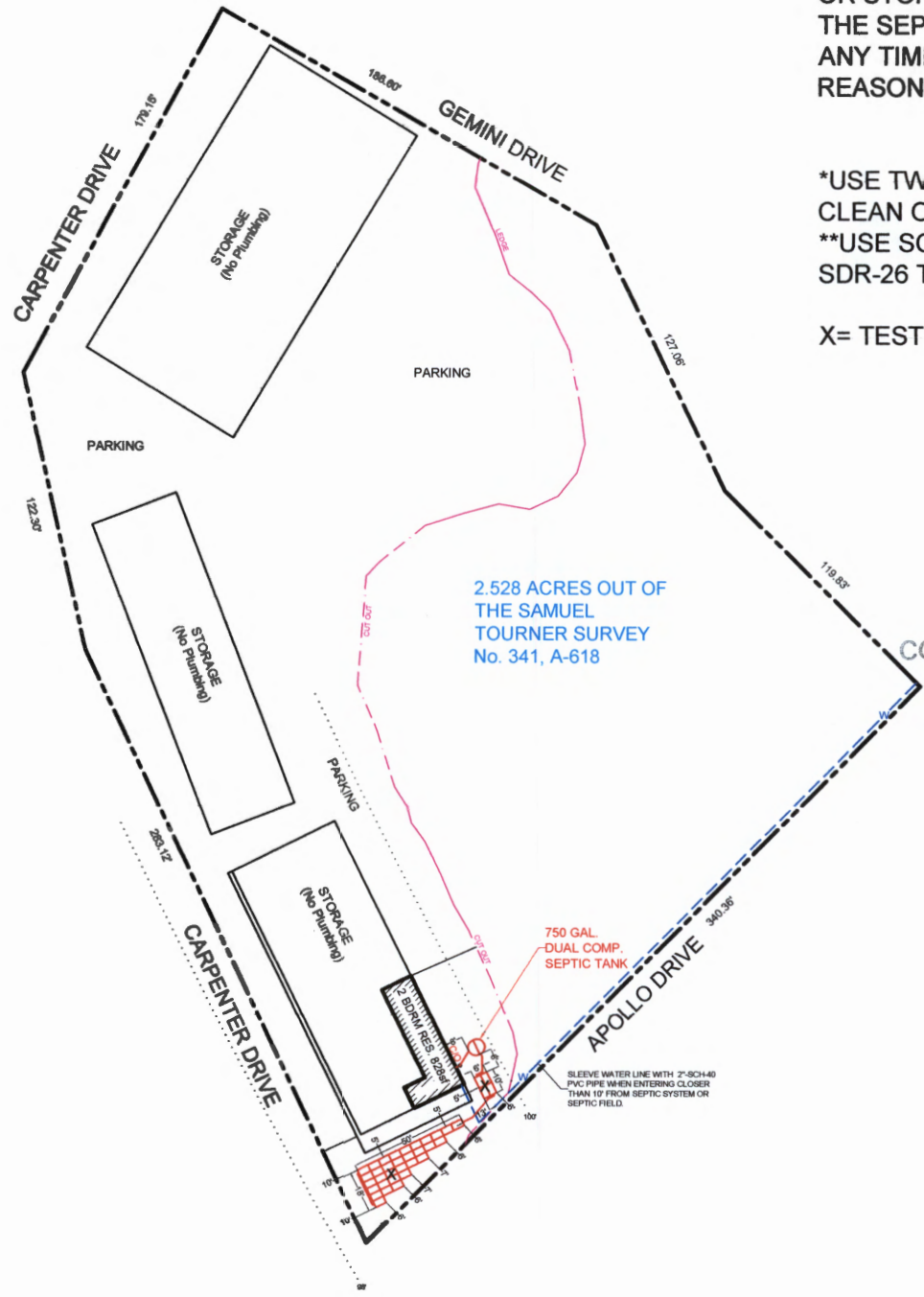


OWNER:	RONALD G. DUNAWAY	DRAWN BY:	EJS III
STREET ADDRESS:	500 APOLLO DRIVE		
LEGAL DESC:	SAMUEL TOURNER SURVEY No. 341, A-618	UNIT/SECTION/PHASE:	2.528
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=40'
		DATE:	5/2/2019
		REVISED:	

INSTALL 708sf OF
FIELD USING 36 5'-0"
LEACHING CHAMBER
PANELS. THERE
SHALL BE NO
PARKING, DRIVING
OR STORAGE ON
THE SEPTIC FIELD AT
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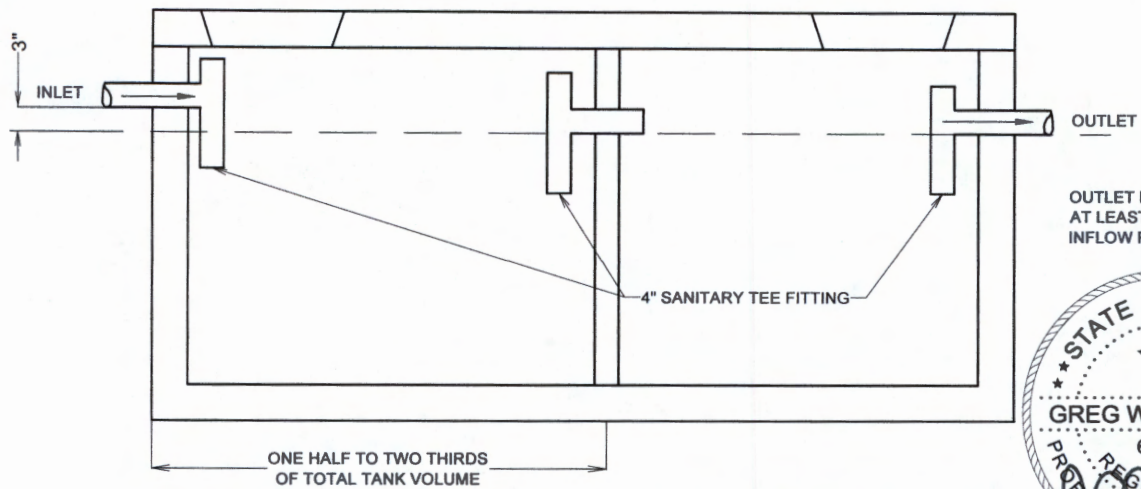


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OWNER:	RONALD G. DUNAWAY	DRAWN BY:	EJS III
STREET ADDRESS:	500 APOLLO DRIVE		
LEGAL DESC:	SAMUEL TOURNER SURVEY No. 341, A-618	UNIT/SECTION/PHASE:	2.528
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=80'
		DATE:	5/2/2019
		REVISED:	



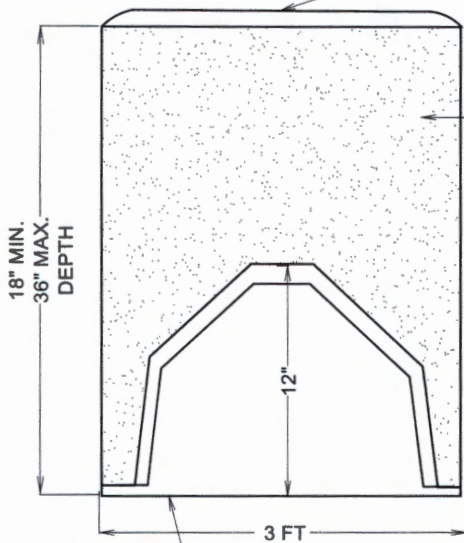


OUTLET PIPE MUST BE AT LEAST 3" LOWER THAN INFLOW PIPE

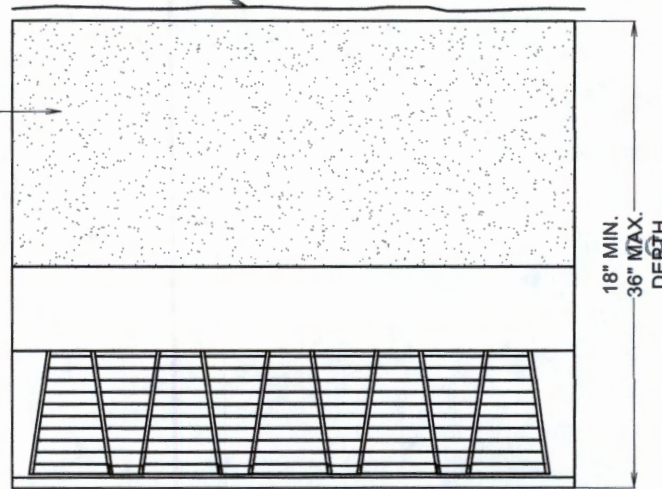


TYPICAL TWO COMPARTMENT SEPTIC TANK

2" - 4" LOAMY CAP
FREE OF ROCK AND CLAY



Type II or III Soil

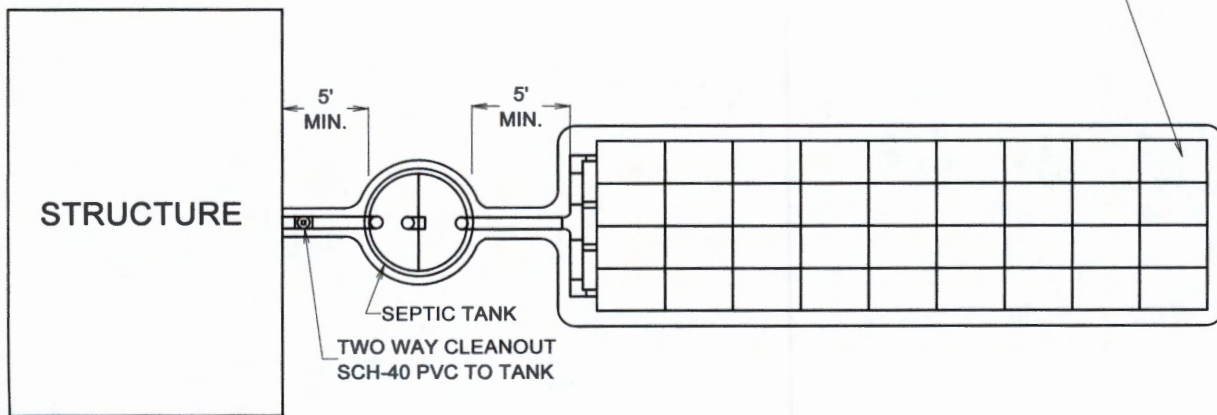


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HANCOR LEACHING CHAMBER DETAIL



HANCOR LEACHING CHAMBER DETAIL

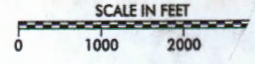
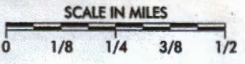
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78133

78132




Ritzen, Brenda

From: Ritzen, Brenda
Sent: Friday, May 10, 2019 2:26 PM
To: 'Greg Johnson'
Subject: Permit 109103
Attachments: Pages from 109089.pdf

Re: Ronald G. Dunaway
2.528 acres, 500 Apollo Dr.
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Greg,

I have  issued the PTC, attached. They have enough absorption area, but there does not appear to be the 708 sq. ft. of absorption area as indicated.

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

AFTER RECORDING MAIL TO:

Ronald G. Dunaway
13854 Cane Drive
San Antonio, TX 78233

Prepared By:
Robertson & Anschutz, P.C.
10333 Richmond Avenue, Suite 550
Houston, TX 77042

GENERAL WARRANTY DEED

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

STATE OF TEXAS

§

§ ss.:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Comal

§

§

THAT Neptune Blackburn and spouse, Thomas J. Blackburn, of Bexar County, TEXAS hereinafter called "Grantor", for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Ronald G. Dunaway, an unmarried person, hereinafter called "Grantee", whose mailing address is 13854 Cane Drive, San Antonio, TX 78233, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the principal sum of Twenty Six Thousand Five Hundred Fifty and no/100 Dollars (~~\$26,550.00~~), of even date herewith, payable to the order of SECURITY SERVICE FEDERAL CREDIT UNION, hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Mortgagee, and also being secured by Deed of Trust of even date herewith from Grantee to James L. Robertson, Trustee, Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto said Grantee, the following described property located in Comal County, Texas hereinafter called "Property", to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

Together with Grantor's right, title and interest in all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems serving said Property.

Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the Property hereinabove described, as evidenced by the above described Note, and thus said Vendor's Lien and Deed of Trust Lien against said Property securing the payment of said Note, are hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said Superior Title to said Property, subrogating said Mortgagee to all the rights and remedies of Grantor in the Property by virtue of said liens.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereunto in anywise belonging to said Grantee, Grantee's heirs and assigns, forever. AND Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT and FOREVER DEFEND all and singular the said Property unto said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to all and singular the restrictions, easements, exceptions, conditions and covenants, if any, applicable to and enforceable against the above-described Property as shown by the records of said County, as well as ad valorem taxes for current and subsequent years.

But it is expressly agreed that the Vendor's Lien and Superior Title is retained in favor of the Payee of said Note against the above-described Property, and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

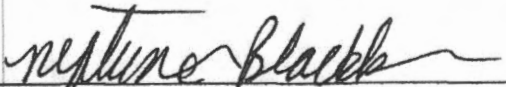
When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs and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

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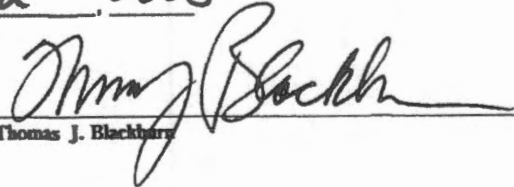
MAY 06 2019

COUNTY ENGINEER

EXECUTED this 30 day of March, 2005



Neptune Blackburn



Thomas J. Blackburn

INDIVIDUAL(S) ACKNOWLEDGEMENT

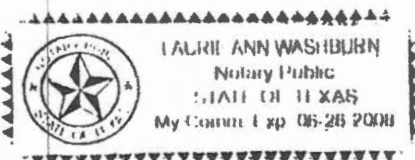
STATE OF TEXAS, Bexar County ss:

This instrument was acknowledged before me on March 30, 2005, by Neptune Blackburn and spouse, Thomas J. Blackburn.

Lalrie Ann Washburn

Notary Public

Printed Name of Notary Public



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EXHIBIT 'A'

File No.: **553812-SA30 (LAW)**

Property: **2.53 Ac, Samuel Tourner Srvy,, Carpenter Drive, Canyon Lake, TX 78133**

A parcel of land containing 2.53 acres, more or less, out of the Samuel Tourner Survey No. 341, Abstract No. 618, Comal County, Texas and described more particularly by metes and bounds as follows:

BEGINNING at an iron pin in the point of intersection of the East line of Carpenter Drive with the Northwest line of Apollo Drive, Astro Hills, Unit No. 1, Comal County, Texas, set for the South corner of the herein conveyed 2.53 acres tract;

THENCE with the East line of Carpenter Drive as follows: North 25° 24' 00" West, 283.2 feet, North 12° 35' 00" West, 122.3 feet, and North 28° 37' 00" East, 179.2 feet to an iron pin in the point of intersection of the Southwest line of Carpenter Drive with the South line of Gemini Drive, set for the North corner of the 2.53 acre tract;

THENCE with the South line of Gemini Drive, South 60° 13' 00" East, 186.6 feet to a corner of Gemini Drive, the West corner of Lot No. 37, Astro Hills Unit No. 1;

THENCE with the Southwest line of Lot 37, South 25° 46' 00" East, 127.0 feet to an Iron pin set for the South corner of Lot 37 and for the West corner of Lot No. 36;

THENCE with the Southwest line of Lot No. 36, South 45° 01' 00" East, 120.0 feet to an iron pin in the Northwest line of the aforesaid Apollo Drive, set for the South corner of Lot No. 36 and for the East corner of this 2.53 acre tract;

THENCE with the Northwest line of Apollo Drive, South 44° 59' 00" West, 340.9 feet to the place of beginning.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

A.P.N. 55-0980-0061-00

Doc# 200506013703
Pages 4
04/15/2005 1:46PM
Official Records of
COMAL COUNTY
JOY STREATER
COUNTY CLERK
Fees \$20.00



Joy Streater

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Doc# 200506013703



2.528 ACRES OUT OF
THE SAMUEL
TOURNER SURVEY
No. 341, A-618

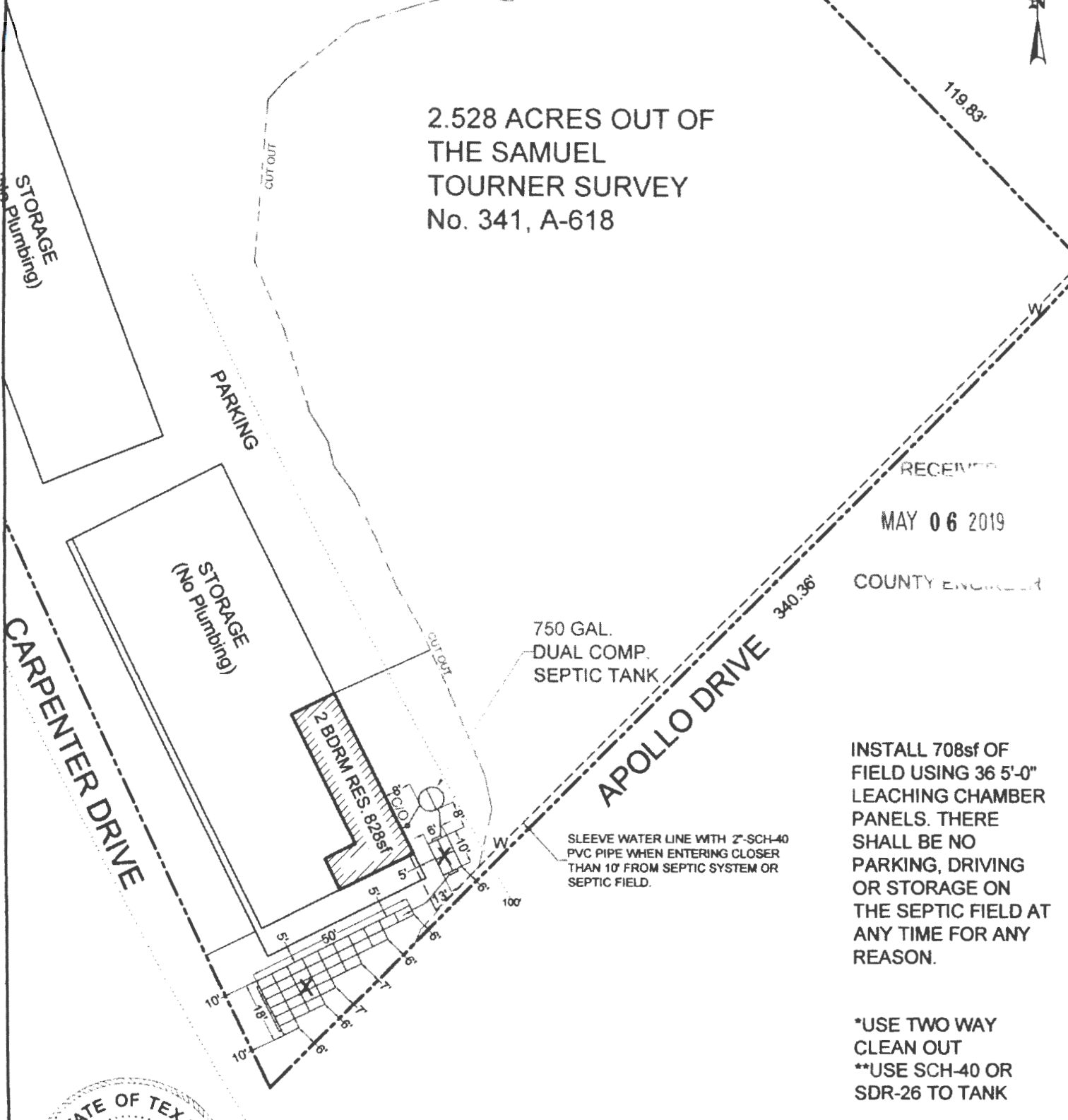
STORAGE
(No Plumbing)

PARKING

STORAGE
(No Plumbing)

CARPENTER DRIVE

APOLLO DRIVE



750 GAL.
DUAL COMP.
SEPTIC TANK

SLEEVE WATER LINE WITH 2" SCH-40
PVC PIPE WHEN ENTERING CLOSER
THAN 10' FROM SEPTIC SYSTEM OR
SEPTIC FIELD.

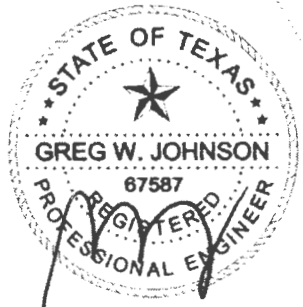
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X= TEST HOLE



OWNER:	RONALD G. DUNAWAY	DRAWN BY:	EJS III
STREET ADDRESS:	500 APOLLO DRIVE		
LEGAL DESC:	SAMUEL TOURNER SURVEY No. 341, A-618	UNIT/SECTION/PHASE:	2.528
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=40'
		DATE:	5/2/2019
		REVISED:	