Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **06/06/2019** Permit Number: **109104**

Location Description: 567 BUCK TRL
CANYON LAKE, TX 78133

Subdivision: Rusk Transportation Co. Surv 805, A510
Unit:
Lot:
Block:
Acreage: 4.9900

Type of System: Septic Tank
Low Pressure Dosing

Issued to: Coleman Partners, Ltd.

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

James F Connor h **OS0032485**

ENVIRONMENTAL HEALTH INSPECTOR

OS0007722

ENVIRONMENTAL HEALTH COORDINATOR

Comal County Environmental Health
OSSF Inspection Sheet

Installer Name: Winters OSSF Installer #: OS0005924

1st Inspection Date: 5/23/19 2nd Inspection Date: 5-30-19 3rd Inspection Date: 6-6-19 final

Inspector Name: Mike T. Inspector Name: Connor Inspector Name: Connor

Permit#: 109104 Address: 567 Buck Trails 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)		5/23/19		
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)(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 - 5/23/19
Existing tank
New LPP Field.
Need operational ltr

5-30-19 operational - Cover remainder of excavation JC

6-6-19 Covered JC

Comal County Environmental Health
OSSF Inspection Sheet

final

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(II)285.33(d)(2)(G)(iii)(III)285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(I) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)				
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA Tire Landscape Plan is as Designed		285.33(d)(2)(G)(I) 285.33(d)(2)(A) 285.33(d)(2)(F)	Covered			—
42	APPLICATION AREA Area Installed	✓		per plan		✓	
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: Winters OSSF Installer #: OS0005924

1st Inspection Date: 5/23/19 2nd Inspection Date: 5-30-19 3rd Inspection Date:

Inspector Name: Mike T. Inspector Name: Connor Inspector Name:

Permit#: 109104 Address: 567 Buck Trails Dr.

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MT - 5/23/19
Existing tank
New LPD Field.
Need operational ltr

5-30-19 JC operational - Cover remainder of excavation

Comal County Environmental Health
OSSF Inspection Sheet

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42	APPLICATION AREA Area Installed	✓		per plan		✓	
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: Winters OSSF Installer #:

1st Inspection Date: 5/23/19 2nd Inspection Date: 3rd Inspection Date:

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

Permit#: 109104 Address: 567 Buck Trails Dr.

No.	Description	Anwser	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
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7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

MT - 5/23/19

Existing tank
New LPD Field.
Need operational ck

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Anwser	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If SingleTank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(E) 285.91(2) 285.32(b)(1)(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)	Existing 750 Quad Comp.	5/23/19		
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						
13	PUMP TANK Volume Installed			Existing 500 Single	5/23/19		
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

No.	Description	Anwser	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)	Panels - 2'2½"	5/23/19		

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Anwser	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart	-	285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3)(B) 285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.		285.32(c)(1)				
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions						
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump	✓		500 single	5/23/19		
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions	✓					
38	PUMP TANK Secondary restraint system provided	✓					
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried	✓					

Comal County Environmental Health
OSSF Inspection Sheet

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44	PUMP TANK Material Type & Manufacturer						
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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: 109104

Issued This Date: 05/15/2019

This permit is hereby given to: Coleman Partners, Ltd.

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

567 BUCK TRL
CANYON LAKE, TX 78133

Subdivision: Rusk Transportation Co. Surv 805, A510
Unit:
Lot:
Block:
Acreage: 4.9900

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank
Low Pressure Dosing

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 March 9, 2019 Permit # 109104

Owner Name	COLEMAN PARTNERS, LTD	Agent Name	GREG W. JOHNSON, P.E.
Mailing Address	P.O. BOX 1623	Agent Address	170 HOLLOW OAK
City, State, Zip	CANYON LAKE, TX 78133	City, State, Zip	NEW BRAUNFELS, TX 78132
Phone#	830-964-3393	Phone #	(830) 905-2778
Email	4747@email.com	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 RUSK TRANSPORTATION COMPANY SURVEY #805, A-510, 4.9926 ac

Street Name/Address 567 BUCK TRAIL City CANYON LAKE Zip 78133

Type of Development:

☒ Single Family Residential

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

Number of Bedrooms 2

Indicate Sq Ft of Living Area 896

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☐ 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 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 _____ Date 4/25/19

195 David Jonas Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078

* * * 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 LOW PRESSURE DOSING W/ HANCOR CHAMBERS

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

Tank Size(s) (Gallons) EXISTING #79013 750 GAL 2-COMP & 500 GAL PUMP TANK **Absorption/Application Area (Sq Ft)** 937

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 ☒ No

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

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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 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 ☒ No

If yes, indicate the city: _____

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

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

March 9, 2019
Date

195 David Jonas Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078

ON-SITE SEWERAGE FACILITY
SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: **February 20, 2003**

Site Location: **RUSK TRANSPORTATION COMPANY SURV #805, A-510, 4.9926 ac**

Proposed Excavation Depth: **14"-20"**

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 **1**

Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 1 2 **0-32"** 3 4 5	**III**	**CLAY LOAM**	**N/A**	**NONE OBSERVED**	**LIMESTONE @ 32"**	**BROWN**

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SOIL BORING NUMBER **2**

Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 1 2 3 4 5	**SAME**	**AS**	**ABOVE**			

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

03/09/19
Date

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

FIRM #2585

OSSF SOIL EVALUATION REPORT INFORMATION

Date: March 09, 2019

Applicant Information:

Name: COLEMAN PARTNERS, LTD
Address: P.O. BOX 1623
City: CANYON LAKE State: TX
Zip Code: 78133 Phone: 830-964-2433

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 ___ Unit ___ Blk ___ Subd. ___
Street Address: 567 BUCK TRAIL
City: CANYON LAKE Zip Code: 78133
Additional Info.: RUSK TRANSPORTATION COMPANY
SURV #805, A-510, 4.9926 ac

Installer Information:

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

Topography: Slope within proposed disposal area: 4-5 %

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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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

03/09/19
DATE

REVISED
8:22 am, May 28, 2019

LOW PRESSURE DOSING SYSTEM
W/ LEACHING CHAMBERS
DESIGNED FOR:
COLEMAN PARTNERS
P.O. BOX 1623
CANYON LAKE, TX 78133

SITE DESCRIPTION:

Located in Rusk Transportation Company, Survey No. 805, A-510, being 4.9926 acres at 567 Buck Trail, the septic system will serve an existing two bedroom mobile bedroom home (896 sf.) situated in an area with four percent (4%) slope and classified as Type III soil with native grasses, Oak, and Cedar trees.. (See soil evaluation report) A low pressure pipe system was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:

A 3 or 4 inch SCH-40 pipe discharges from the residence into an existing (#79013) 750gal. two compartment septic tank with standard inlet and outlet flow tees then into an existing 500 gal pump tank containing a submersible effluent pump activated by a mercury float switch. A high level audible and visual alarm will activate should the pump fail. Distribution is through a 2" SCH-40 manifold to a field with 1" SCH-40 perforated lateral lines in Infiltrator Leaching chamber panels as per the attached schematic. A ball valve on the manifold at the pump tank will regulate field head pressure to two feet of head. Bed depth should be 14-20" with Hancor Leaching chambers with 1" distribution pipe strapped in the panels as shown on attached trench profile. The field should be capped with 6" of loamy soil over entire field area to aid in movement of effluent in the area between trenches. The field area must be seeded a hearty grass such as Bermuda/Rye grass blend.

LANDSCAPING:

The field should be seeded with a mix of rye and Bermuda grasses prior to system operation. It is recommended that a good stand of vegetation be established.

DESIGN SPECIFICATIONS:

Daily waste flow: (1+2 Bedrooms)(75GPD/P)-(20%) = 180 GPD
Septic tank size: 750 Gal Dual Compartment
Pump tank size: 500 Gal
Reserve capacity after High Level: 60 gal (1/3 day usage)
Application Rate: 5 sf/gal
Req'd Total absorption area: 900 sf. (Actual 937 sf) A=Q/Ra =(180gpd/0.2)
Total Field Length: 50', 45',40',35',35',30',30' Using 53 Hancor Leaching Chambers
Total length of manifold: 166' of 2" SCH-40

REVISED
8:22 am, May 28, 2019

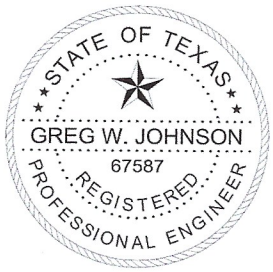
Manifold Placement: End
Hole size: 3/16" in top
Hole spacing: 4'
# of Holes: 66
Flow Rate per Hole: 0.59 gpm.
Check Valve Required
Elevation Head (pump to end of manifold): 8'
Friction Head: (F = 1.2*2.05*(166/100')) = 4'
Pressure Head: 2' **Head Setting**
Total Head: Th = Eh+Ph+Fh Th=8'+2'+4'= 14'
Pump requirement: (0.59gpm*66 holes) = 38.94 GPM @ 14'
Dosing volume: V dose = V manifold + 5(V laterals)
V dose= (.162*166') + 5(.041*265') = 81 gal.
Pump Tank Calculations: 500 Gal pump tank or equivalent. (13.89 gal/in.)
Volume below working level = 8 * 13.89 gal/in = 112 gal
Working level = 81 gal / 13.89gal/in = 6"
Reserve Requirement = 1/3 day ~ 60 gal./13.89 gal/in. = 4.5"

PIPE AND FITTINGS:
All pipes and fittings in this pressure dosing system shall be schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. The manifold shall be 2" in diameter and the lateral lines shall be 1" in diameter. Holes of proper size and spacing shall be placed so they face up when installed. Begin holes at half the above listed hole spacing from the manifold. Lateral lines shall be below the level of manifold and turn up with a removable cap below the finished grade. A submersible pump capable of providing at least 38.94 GPM @ 14' head, such as the Goulds ½ hp WW511A pump or equivalent, shall be utilized for pumping effluent.

Designed in accordance with Chapter 285, Subchapter D, §285.30 & §285.40, Texas Commission on Environmental Quality (TCEQ) (Effective December 29, 2016).

05/26/19

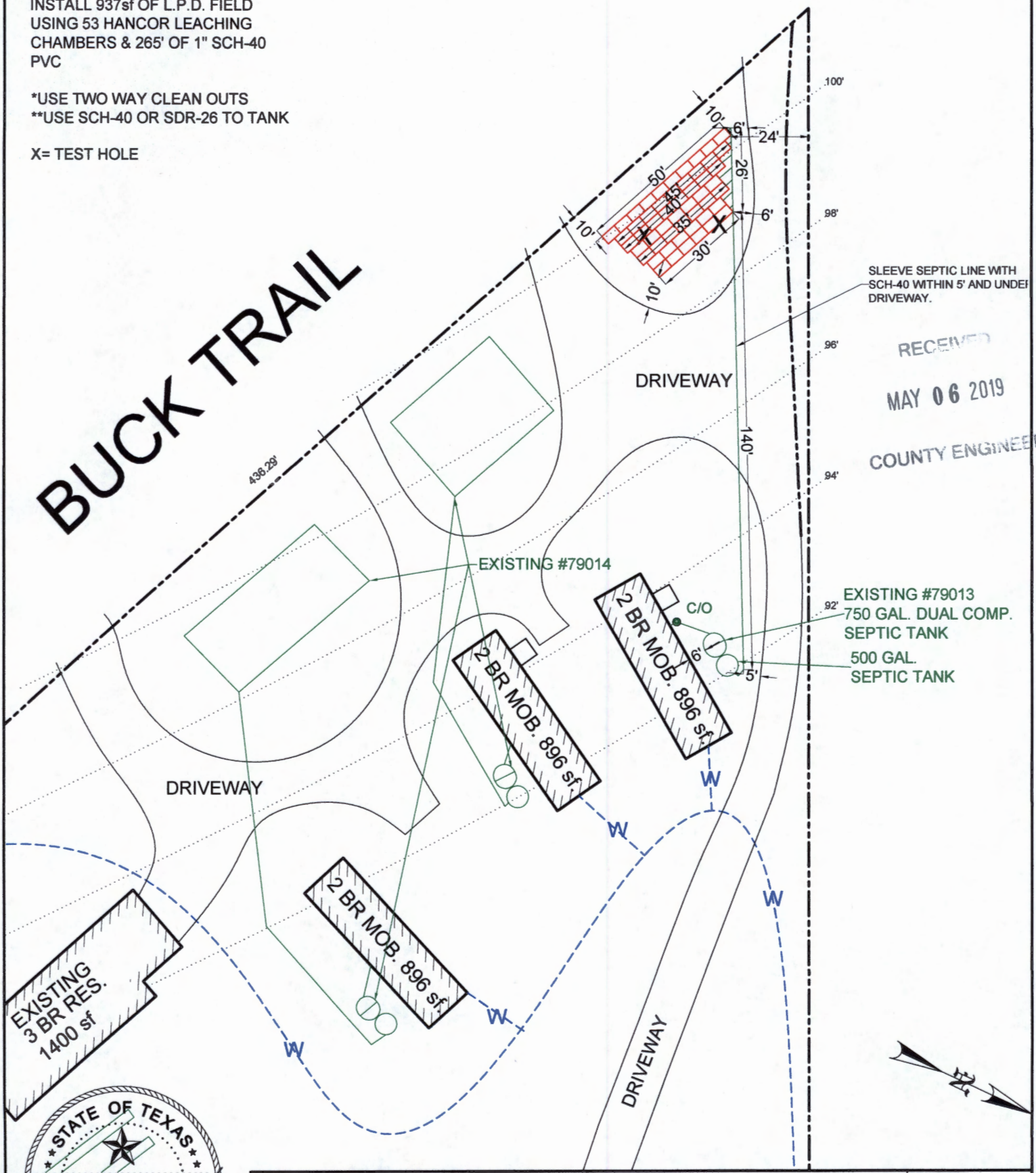
Greg W. Johnson, P.E. No. 67587 - F#2585
170 Hollow Oak
New Braunfels, Texas 78132
(830) 905-2778



INSTALL 937sf OF L.P.D. FIELD
USING 53 HANCOR LEACHING
CHAMBERS & 265' OF 1" SCH-40
PVC

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

X= TEST HOLE



RECEIVED
MAY 06 2019
COUNTY ENGINEER

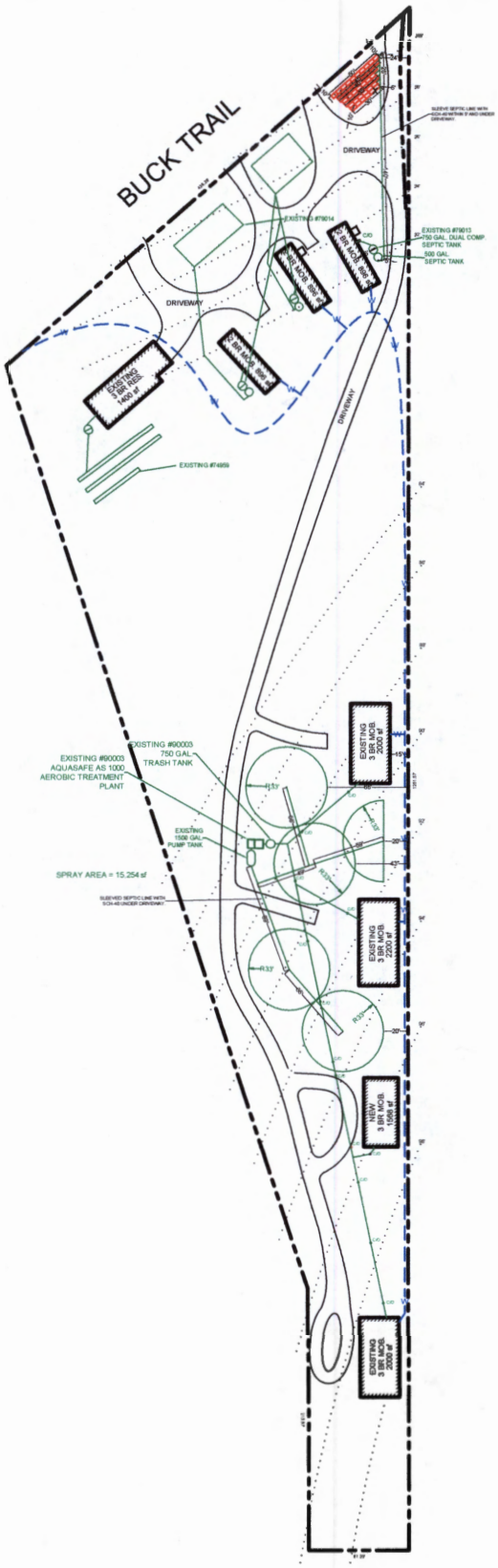
STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

OWNER: COLEMAN PARTNERS, LTD				DRAWN BY:
STREET ADDRESS: 567 BUCK TRAIL				
LEGAL DESC: RUSK TRANSPORTATION COMPANY SURVEY No. 805, A-510				ACRES: 4.9926
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=40'	DATE: 03/08/2019		REVISED:

INSTALL 937sf OF L.P.D. FIELD USING 53 HANCOR LEACHING CHAMBERS & 265' OF 1" SCH-40 PVC

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

X= TEST HOLE



RECEIVED

MAY 06 2019

COUNTY ENGINEER

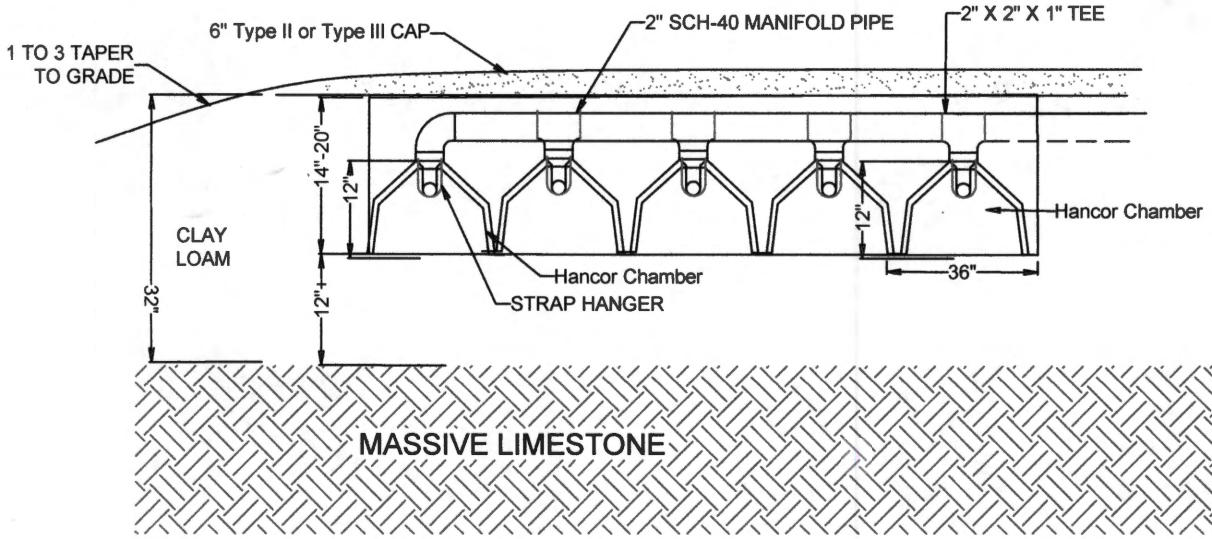
STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

OWNER: COLEMAN PARTNERS, LTD				DRAWN BY:
STREET ADDRESS: 567 BUCK TRAIL				
LEGAL DESC: RUSK TRANSPORTATION COMPANY SURVEY No. 805, A-510				ACRES: 4.9926
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=150'	DATE: 03/08/2019	REVISED:	

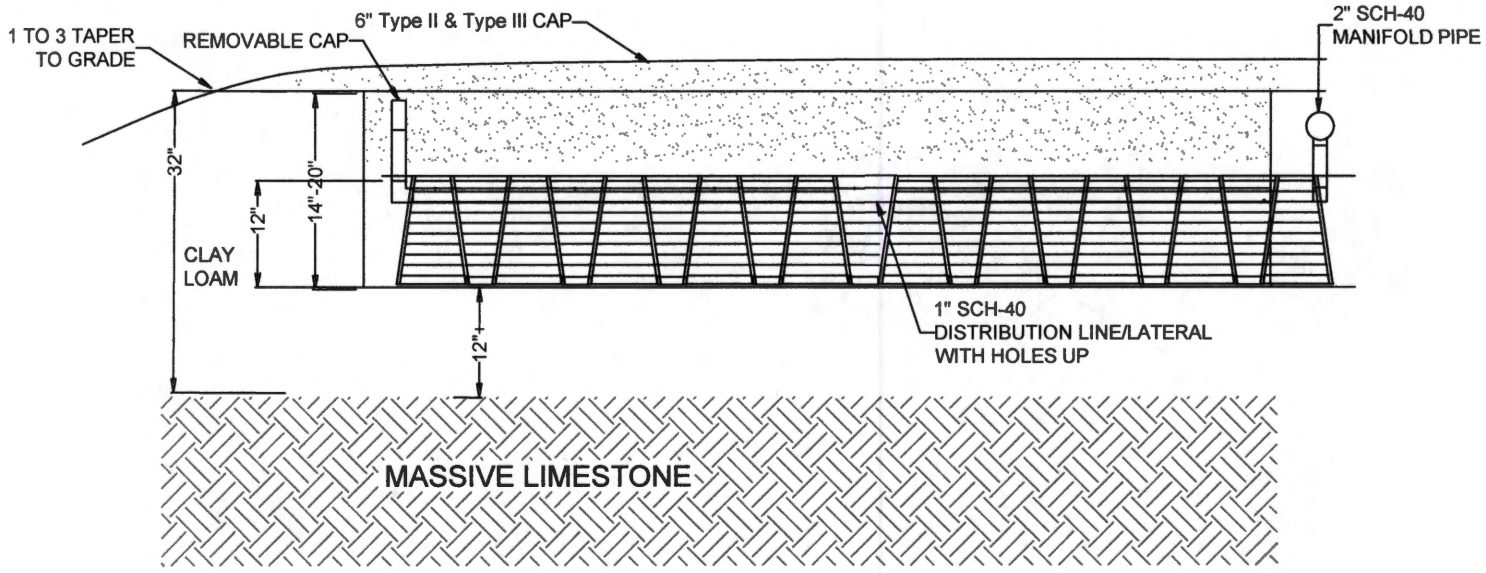
TRENCH DETAIL

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED PROFESSIONAL ENGINEER

03/8/19



RECEIVED
MAY 06 2019



TANK NOTES:

Tightlines to the tank shall be SCH-40 PVC.

A two way sanitary tee is required between business and tanks.

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

Tanks must be left uncovered and full of water for inspection by the permitting authority.

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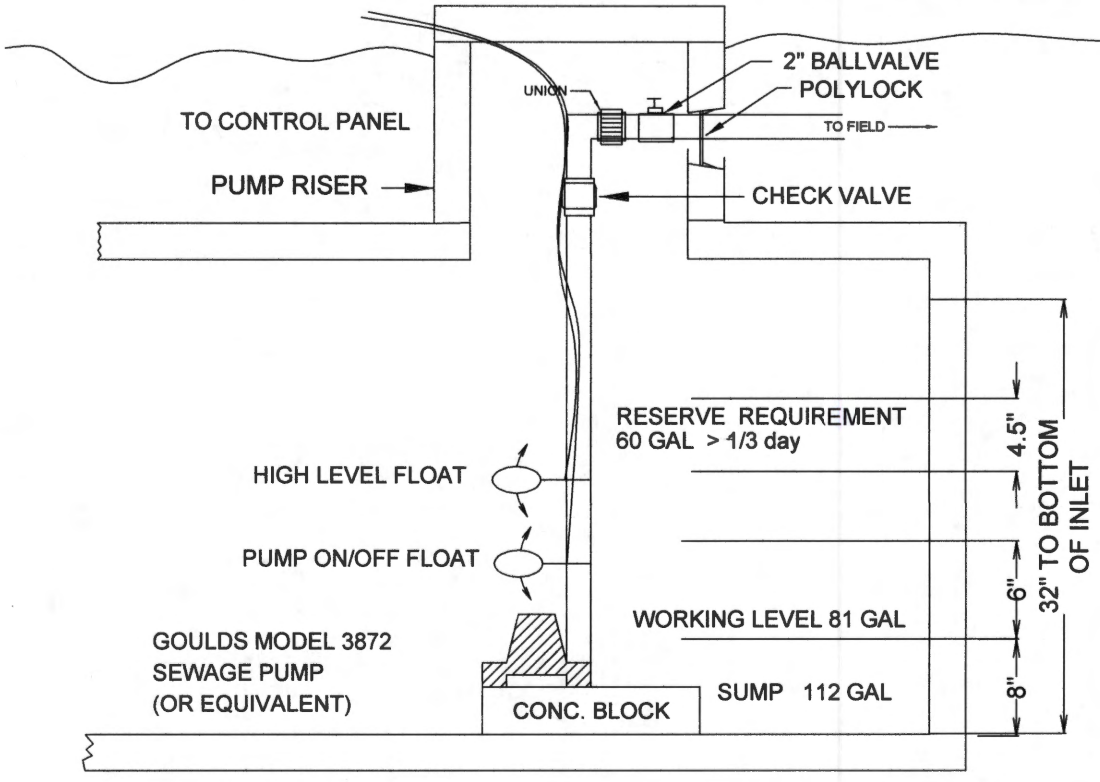
MAY 06 2019

COUNTY ENGINEER

ALL WIRING MUST BE IN COMPLIANCE WITH
THE MOST RECENT NATIONAL ELECTRIC CODE



STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

2595
03/06/19

TYPICAL PUMP TANK CONFIGURATION
500 GAL PUMP TANK

CONTINUED ON MAP 322

CONTINUED ON MAP 355

CONTINUED ON MAP 388

SCALE IN MILES
0 1/8 1/4 3/8 1/2

SCALE IN FEET
0 1000 2000 3000

DATE
06/22/98

PERMIT#
79Q13

CCEO COPY

Comal County

OFFICE OF COMAL COUNTY ENGINEER

LICENSE TO OPERATE A PRIVATE SEWAGE FACILITY

OWNER(L)	FIRST	DEVELOPMENT	STREET
Coleman	Elmore		Buck Drive
UNIT	BLOCK	LOT	ACRES/TRACT
			4.9926 Acres

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

THE FACILITY IS LICENSED FOR

☒ SINGLE FAMILY RESIDENCE	TOTAL SQUARE FEET OF DWELLING: 868
☐ INSTITUTION	TYPE OF BUSINESS/INSTITUTION:

THE FACILITY CONSISTS OF

SYSTEM TYPE	SYSTEM DESCRIPTION	
Non Standard	Septic Tank & Low Pressure Dosing	
GALLON TANK	SQUARE FEET ABSORPTION AREA	SWITCHING VALVE?YES/N
750/500	720	No

SPECIAL CONDITIONS

INSPECTOR | COMAL COUNTY ENGINEER

195 David Jonas Drive • New Braunfels, Texas 78132-3760 • (830) 608-2090 FAX (830) 608-2009

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

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

PRINT CLEARLY COMPLETING ALL INFORMATION

DATE: 5-15-98 PERMIT#: 79013

PROPERTY OWNERS NAME: ELMORE COLMAN PHONE#: 899-2615

ADDRESS: 300 Chapman Circle
Canyon Lake Tx, 78133

CCEO COPY

RECEIVED
MAY 15 1998
ENVIRONMENTAL HEALTH

DESCRIPTION OF PROPERTY:

SUBDIVISION:

STREET NAME: Buck Dr. UNIT: LOT: BLK:

IF NOT IN A SUBDIVISION GIVE NAME OF ROAD/HWY.: ACREAGE: 4.9926 ac

ARE DIRECTIONS OR A LOCATION MAP TO THE PROPERTY ATTACHED? IS PROOF OF OWNERSHIP ATTACHED? yes

IS PROPERTY LOCATED OVER THE EDWARDS RECHARGE ZONE? IF YES, SITE EVALUATION & PLANNING MATERIALS MUST BE COMPLETED BY A REGISTERED SANITARIAN OR PROFESSIONAL ENGINEER.

****

TYPE OF DEVELOPMENT:

X SINGLE FAMILY RESIDENCE 868 TOTAL SQR. FT. OF DWELLING 180 GALLONS PER DAY

COMMERCIAL TYPE OF BUSINESS/INSTITUTION

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 X PRIVATE:

****

PLANNING MATERIALS & SITE EVALUATION AS REQUIRED COMPLETED BY: David Flugrath

SYSTEM TYPE: Non Standard (SEE TABLE IX ON BACK OF PAGE)

SYSTEM DESCRIPTION: Septic tank/ low pressure dosing (SEE TABLE IX ON BACK PAGE)

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

TANK SIZE 750 + 500 GALLONS ABSORPTION/APPLICATION AREA 720 SQR. FT.

ARE WATER SAVING DEVICES BEING UTILIZED? X YES NO

INSTALLERS NAME: Walker Chapman

****

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

SIGNATURE OF OWNER OR APPOINTED AGENT

IF SIGNED BY AGENT GIVE ADDRESS & PHONE NUMBER

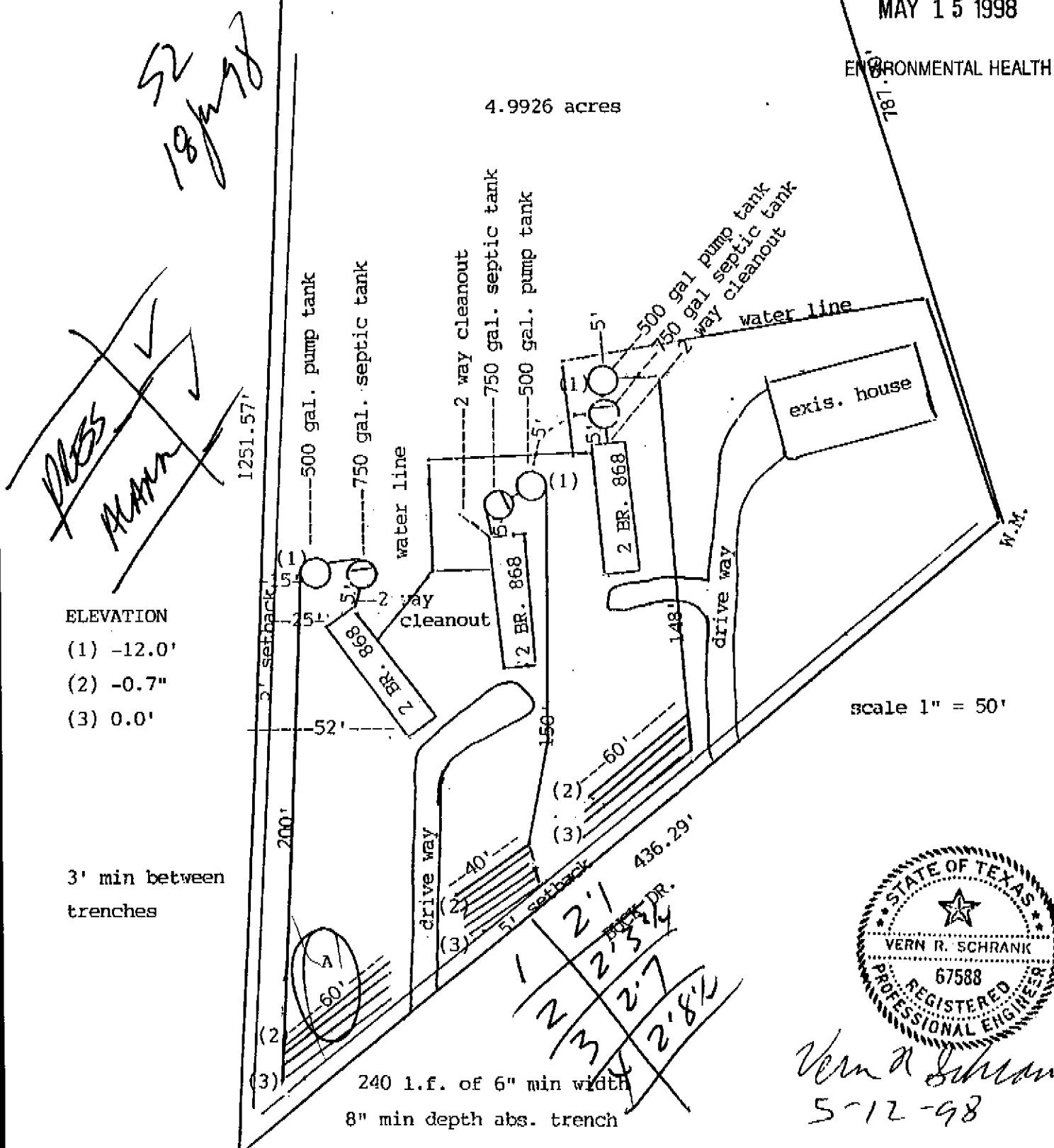
4931 HIGHWAY 46 WEST, NEW BRAUNFELS, TEXAS 78132-3760 • (830)608-2094 FAX: (830)608-2009

CCEO COPY

SEPTIC DESIGN
FOR
ELMORE COLMAN
site A

79013

RECEIVED
MAY 15 1998
ENVIRONMENTAL HEALTH



ELEVATION
(1) -12.0'
(2) -0.7"
(3) 0.0'

3' min between trenches

240 l.f. of 6" min width
8" min depth abs. trench

STATE OF TEXAS
VERN R. SCHRANK
67588
REGISTERED PROFESSIONAL ENGINEER

5-12-98

VOID

RECEIVED
MAY 06 2019
COUNTY ENGINEER

LOW PRESSURE DOSING SYSTEM
W/ LEACHING CHAMBERS
DESIGNED FOR:
COLEMAN PARTNERS
P.O. BOX 1623
CANYON LAKE, TX 78133

SITE DESCRIPTION:

Located in Rusk Transportation Company, Survey No. 805, A-510, being 4.9926 acres at 567 Buck Trail, the septic system will serve an existing two bedroom mobile bedroom home (896 sf.) situated in an area with four percent (4%) slope and classified as Type III soil with native grasses, Oak, and Cedar trees.. (See soil evaluation report) A low pressure pipe system was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:

A 3 or 4 inch SCH-40 pipe discharges from the residence into an existing (#79013) 750gal. two compartment septic tank with standard inlet and outlet flow tees then into an existing 500 gal pump tank containing a submersible effluent pump activated by a mercury float switch. A high level audible and visual alarm will activate if the pump fail. Distribution is through a 2" SCH-40 manifold to a field with 1" SCH-40 perforated lateral lines in Infiltrator Leaching chamber panels as per the attached schematic. A ball valve on the manifold at the pump tank will regulate field head pressure to two feet of head. Bed depth should be 14-20" with Hancor Leaching chambers with 1" distribution pipe strapped in the panels as shown on attached trench profile. The field should be capped with 6" of loamy soil over entire field area to aid in movement of effluent in the area between trenches. The field area must be seeded a hearty grass such as Bermuda/Rye grass blend.

VOID

LANDSCAPING:

The field should be seeded with a mix of rye and Bermuda grasses prior to system operation. It is recommended that a good stand of vegetation be established.

DESIGN SPECIFICATIONS:

Daily waste flow: (1+2 Bedrooms)(75GPD/P)-(20%) = 180 GPD
Septic tank size: 750 Gal Dual Compartment
Pump tank size: 500 Gal
Reserve capacity after High Level: 60 gal (1/3 day usage)
Application Rate: 5 sf/gal
Req'd Total absorption area: 900 sf. (Actual 937 sf) A=Q/Ra =(180gpd/0.2)
Total Field Length: 50', 45',40',35',35',30',30' Using 53 Hancor Leaching Chambers
Total length of manifold: 166' of 2" SCH-40

VOID

VOID

Manifold Placement: End
Hole size: 3/16" in top
Hole spacing: 5'
# of Holes: 53
Flow Rate per Hole: 0.59 gpm.
Check Valve Required
Elevation Head (pump to end of manifold): 8'
Friction Head: (F = 1.2*2.05*(166/100')) = 4'
Pressure Head: 2' **Head Setting**
Total Head: Th = Eh+Ph+Fh Th=8'+2'+4'= 14'
Pump requirement: (0.59gpm*53 holes) = 31.27 GPM @ 14'
Dosing volume: V dose = V manifold + 5(V laterals)
V dose= (.162*166') + 5(.041*265') = 81 gal.
Pump Tank Calculations: 500 Gal pump tank or equivalent. (13.89 gal/in.)
Volume below working level = 8 * 13.89 gal/in = 112 gal
Working level = 81 gal / 13.89gal/in = 6"
Reserve Requirement = 1/3 day ~ 60 gal./13.89 gal/in. = 4.5"

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MAY 06 2019
COUNTY ENGINEER

VOID

PIPE AND FITTINGS:

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Designed in accordance with Chapter 285, Subchapter D, §285.30 & §285.40, Texas Commission on Environmental Quality (TCEQ) (Effective December 29, 2016).

03/8/19

Greg W. Johnson, P.E. No. 67587 - F#2585
170 Hollow Oak
New Braunfels, Texas 78132
(830) 905-2778

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

VOID

0999 0316 437

WARRANTY DEED WITH VENDOR'S LIEN

FILED FOR RECORD
94 OCT -4 AM 8:42
COUNTY CLERK, COMAL COUNTY
By Dana D. Reynolds

Date: June 30, 1994

Grantor: ARTHUR F. SAMUEL and wife, JEANETTE M. SAMUEL

Grantor's Mailing Address: (including county) 2174 Connie Drive, Canyon Lake Comal County, Texas 78133

Grantee: COLEMAN PARTNERS, LTD.

Grantee's Mailing Address: (including county) P. O. Box 1623, Canyon Lake Comal County, TX 78130

Consideration:

TEN AND NO/100 DOLLARS and other good and valuable consideration and a note of even date herewith in the principal amount of EIGHTEEN THOUSAND AND 00/100THS DOLLARS ($18,000.00) executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a Deed of Trust of even date from Grantee to EDWIN K. NOLAN, Trustee.

RECEIVED
MAY 06 2019
COUNTY

Property (including any improvements):

All that certain tract or parcel of land lying and being situated in Comal County, Texas, being known and designated as 4.9926 acres of land, more or less, out of the RUSK TRANSPORTATION COMPANY SURVEY NO. 805, and being more fully described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin found for the west corner of this tract situated in the northeast R.O.W. of Buck Drive and marking the southwest corner of a 10.00 acre tract and the southwest corner of the Russel Jones Survey No. 328 bears N. 66°35' W, 27.15 feet, N 29°45' W 39.74 feet N 64° 45' E, 844.0 feet, N 25° 15' W, 262.5 feet and S 63° 43' W 692.64 feet;

THENCE N 64° 54' 17" E, with the southeast line of the called 10.00 acre tract, at 1251.57 feet, found a 1/2" iron rod for the northeast corner of this tract;

THENCE S 25° 11' 47" E at 81.25 feet, found a 1/2" iron rod for the southeast corner of this tract;

THENCE 64° 50' 51" Wat 213.97 feet an angle point, found a 1/2" iron rod for corner;

THENCE S 46° 45' 37" W, at 787.90 feet to the south corner of this tract, found a 1/2" iron rod, in the northeast R.O.W. line of Buck Drive for corner;

THENCE N 66° 35' 00" W with said R.O.W. line at 436.29 feet to the PLACE OF BEGINNING and containing 4.9926 acres of land, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

Current ad valorem taxes on said property having been prorated, the payment of the same are hereby assumed by Grantee.

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, assessments, maintenance charges, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State.

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

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

ARTHUR F. SAMUEL

JEANETTE M. SAMUEL

THE STATE OF TEXAS §
§
COUNTY OF COMAL §

This instrument was acknowledged on this 30 day of June, 1994 by ARTHUR F. SAMUEL and wife, JEANETTE M. SAMUEL.

NOTARY PUBLIC, STATE OF TEXAS

ANITA BURSIEL
MY COMMISSION EXPIRES
August 14, 1995

Printed Name: _____
Commission Expires: _____

After recording Return to:

Edwin K. Nolan
P.O. Box 2017
Canyon Lake, TX 78130-2017
Telephone (512) 964-3007
Fax (512) 964-3004

Prepared in the Law Office of:

Edwin K. Nolan
P.O. Box 2017
Canyon Lake, TX 78130-2017
Telephone (512) 964-3007
Fax (512) 964-3004

WDVL.ARTHUR

COUNTY OF COMAL

COUNTY ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

items Date Received *initials*

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

- X Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- X Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- X 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.
- X Required Permit Fee
- X 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

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)

Revised: January 2015