



Comal County
OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **07/23/2019** Permit Number: **109146**

Location Description: 610 SAXET TRL
SPRING BRANCH, TX 78070
Subdivision: The Crossing at Spring Creek
Unit: 2
Lot: 214
Block:
Acreage:

Type of System: Aerobic
Surface Irrigation

Issued to: Scott & Vivian Kaepfel

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

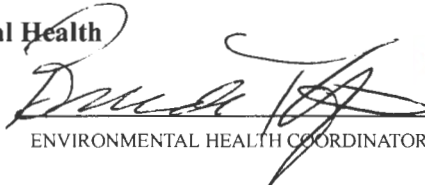
may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

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


OS8497
ENVIRONMENTAL HEALTH INSPECTOR


OS0007722
ENVIRONMENTAL HEALTH COORDINATOR

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Central Texas / Kyle Johnson OSSF Installer #: _____

1st Inspection Date: 7/16/19 2nd Inspection Date: _____ 3rd Inspection Date: 7/23/19

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

Permit#: 109146 Address: Crossing @ Spring Creek / 610 Saxe etree

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)		7/16/19		7/23/19
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 - 7/16/19

Tank set, leveled
Operational ✓
Ready For cover
Remove or cover rocks.

MT - 7/23/19

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	7/16/19		7/23/19
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		Clear stream			
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(c)(3)(A)-(F)				
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21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
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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)				

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OSSF Inspection Sheet**

Item	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
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33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.	✓	285.32(c)(1)		7/16/19		7/23/19
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						
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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						

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Central Texas / Kyle Johnson OSSF Installer #: _____

1st Inspection Date: 7/16/19 2nd Inspection Date: _____ 3rd Inspection Date: _____

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

Permit#: 109146 Address: Crossing @ Spring Creek / 610 Saxet Trch

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MT- 7/26/19
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


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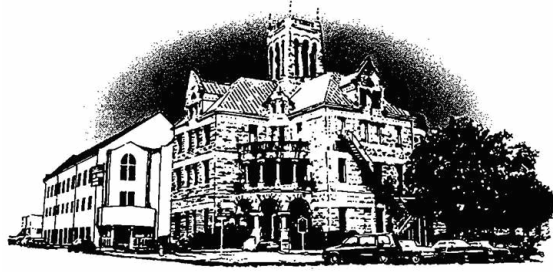
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OSSF Inspection Sheet**

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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: 109146
Issued This Date: 06/06/2019
This permit is hereby given to: Scott & Vivian Kaepfel

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

610 SAXET TRL
SPRING BRANCH, TX 78070

Subdivision: The Crossing at Spring Creek
Unit: 2
Lot: 214
Block:
Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface 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 4-13-2019

Permit-# 109146

Owner Name Scott & Vivian Kaepfel
Mailing Address 455 Windstar Lane
City, State, Zip Canyon Lake, Texas 78133
Phone # 210-327-1137
Email scott@kaepfelconsulting.com

Agent Name Brian Erxleben, R.S.
Agent Address 562 S. Hwy 123 Bypass #128
City, State, Zip Seguin, Texas 78155
Phone # 830-660-9133
Email bandverx@gmail.com

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

Subdivision Name The Crossing @ Spring Creek Unit TWO Lot 214 Block _____

Acreage/Legal _____

Street Name/Address 610 Saxet Trail City Spring Branch Zip 78070

Type of Development:

Single Family Residential

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

Number of Bedrooms 1

Indicate Sq Ft of Living Area 468

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: \$ 60,000 (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 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.

Scott Kaepfel Scott
Signature of Owner Kaepfel

Digitally signed by Scott Kaepfel
DN: cn=Scott Kaepfel,
o=Kaepfel Consulting, LLC, ou,
email=scott@kaepfelconsulting.
com, c=US
Date: 2019.05.13 07:49:26 -0500

May 13th 2019

Date

RECEIVED

MAY 15 2019

COUNTY ENGINEER

* * * 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 Brian Erxleben, R.S. 3637

System Description Aerobic Treatment/Surface Application

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

Tank Size(s) (Gallons) 500 gpd minimum Absorption/Application Area (Sq Ft) 1938

Gallons Per Day (As Per TCEQ Table III) 120

(Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.)

RECEIVED

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.))

MAY 15 2019

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

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

COUNTY ENGINEER

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

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

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

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

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

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

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

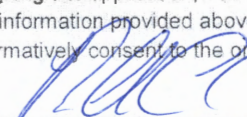
Is this property within an incorporated city? Yes No

If yes, indicate the city: _____

By signing this application, I certify that:

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

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



Signature of Designer

4-13-19
Date

Page 2 of 2

1/c

AFFIDAVIT TO THE PUBLIC

88895

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

RECEIVED
OCT 23 2006
COUNTY ENGINEER

I
The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the TCEQ 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 TCEQ, 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 TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TNRCC that the appropriate OSSF was installed.

II
An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property described as (legal description as shown on recorded warranty deed):

lot: 214 unit: 2
The Crossing at Spring Creek

RECEIVED

The property is owned by (owner's full name as shows on recorded warranty deed):
Robert and Jill Close

MAY 15 2019

This OSSF must be covered by a continuous maintenance contract. All maintenance on this OSSF must be performed by an approved maintenance company, and a signed maintenance contract must be submitted to Comal County Engineer's Office within 30 days after the property has been transferred.

COUNTY ENGINEER

The owner will, upon sale or transfer of the above described property, request a transfer of the permit for the OSSF 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.

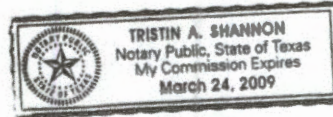
WITNES BY HAND(S) ON THIS 27 DAY OF September ~~2006~~ 2006

[Signature]
Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 27 DAY OF September ~~2006~~ 2006

[Signature]
Notary Public, State of Texas

Notary's Printed Name: Tristin A. Shannon
My Commission Expires: March 24, 2009



Doc# 200606045401
6 Pages 1
10/23/2006 12:53PM
Official Records of
COMAL COUNTY
JOY STREATER
COUNTY CLERK
Fees \$16.00

Doc# 200606045401

[Signature]
Joy Streater

This is for existing aerobic on same property.

Central Texas Aerobics, Inc.
2918 Dauer Ranch Rd.
New Braunfels, TX 78130

Email OR Mail to CO : 5/14/19
Email OR mail CUST: 5/14/19
SAFE _____ QB _____
Received \$ _____
NEW RENEWAL _____
Inspection: _____

Phone: (830) 303-4065

Date: 5/10/2019

www.septictex.com info@septictex.com

To: Scott & Vivian Kaepfel
455 Windstar Lane
Canyon Lake, TX 78133

Contract Period

Start Date:
End Date:

Phone: (210) 327-1137 Subdivision:
Site: 610 Saxet Trail, Spring Branch, TX 78070
County: Comal County Office of Enviro
Installer: Central Texas Aerobics, Inc.
Agency: Comal County Office of Environmental Health
Mfg/Brand: Clearstream / Clearstream 600 NC3T

Central Texas Aerobics, Inc.
3 visits per year - one every 4 months RECEIVED

Map Key: ID: 739 MAY 15 2019

CENTRAL TEXAS AEROBICS, INC.
2918 Dauer Ranch Rd. New Braunfels, Texas 78130
Phone (830)303-4065

COUNTY ENGINEER

INITIAL State Maintenance and Inspection Agreement (2 YEARS)

This contract (herein referred to as this "Agreement") is entered into by above customer (hereinafter referred to as the "Customer") and Central Texas Aerobics, Inc. By this agreement Central Texas Aerobics, Inc. agrees to render professional service, as described herein, and the Customer agrees to fulfill the terms of this Agreement as described herein.

This contract will provide for all required inspections, testing and service on your Aerobic Treatment System. Central Texas Aerobics, Inc. does not set up individual appointments for routine maintenance. (An appointment can be set up for an additional fee.) The policy will include the following :

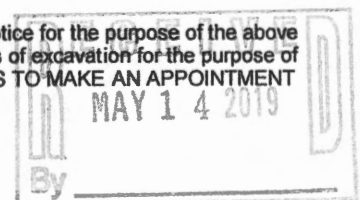
- 3 inspections a year (at least one every 4 months), over the one year period including inspection, adjustment, and servicing of the mechanical, electrical, and other applicable component parts to ensure proper function. This includes inspection of control panel, air pumps, air filter, diffuser operation and replacing or repairing any component not found to be operating correctly. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48 hour time frame.
- 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.
- 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 and cost of correction.
- Any additional visits, inspections, or sample collections 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.
- Pumping of sludge build-up is NOT covered by this contract and will result in additional charges. Replacing of parts due to misuse/abuse will not be covered under this contract. The Owner assumes full responsibility for the cost of parts and labor.
- With STANDARD MAINTENANCE the customer is responsible for the chlorine tablets/liquid chlorine. The chlorine chamber must be filled before the service visit. If not, the service representative will add chlorine and you will be charged. The use of improper chlorine (such as swimming pool tablets) will VOID all warranties. Grass must be mowed around the aerobic system and the sprinkler heads in order to perform the maintenance inspection. If we cannot get to the system because of high grass, you will be charged a service call to come back out and inspect the system and the regulating authorities will be notified. The Owners Manual must be strictly followed or warranties are subject to invalidation.

Initials of Central Texas Aerobics, Inc. X WJ Initials of Owner X SK

7. At the conclusion of the initial service policy, our Company will make available for purchase on an annual basis, a continuing service policy to cover normal maintenance inspections.

ACCESS BY CENTRAL TEXAS AEROBICS, Inc.

Central Texas Aerobics, Inc. or anyone authorized by them may enter the property at reasonable times without prior notice for the purpose of the above described Services. Central Texas Aerobics, Inc. 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. IF YOU REQUIRE US TO MAKE AN APPOINTMENT



TO PERFORM INSPECTIONS, there will be a \$150.00 additional charge ANNUALLY for this service. If we go out to perform an inspection and we cannot gain access, there will be a service call of \$100.00 charged to come back and inspect.

PAYMENT FOR SERVICES

The initial (first two years) of STATE MAINTENANCE, the fee of \$600.00 (six hundred dollars) is included in the price of the septic system.

Payments not received within 30 days of the due date will be subject to a \$20.00 late penalty or 15% per month carrying charge, whichever is greater.

TERMINATION OF AGREEMENT:

This agreement may be terminated by either party with 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, Central Texas Aerobics, Inc. will immediately notify the appropriate health authority of the termination.

LIMIT OF LIABILITY:

In no event shall Central Texas Aerobics, Inc. be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall Central Texas Aerobic Inc.'s liability for direct damages exceed the price for the services described in this Agreement.

DISPUTE RESOLUTION:

If a dispute between the Customer and Central Texas Aerobics, Inc. 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 written or oral.

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.

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MAY 15 2019

APPOINTMENTS:

If we have to call to set up an appointment (to put dogs up, open gates, etc.) there will be an additional \$150.00 charge per year.

COUNTY ENGINEER

The effective date of this initial maintenance contract shall be the date the License to Operate is issued.

OWNER NAME:

Scott Kaoppel

SERVICE PROVIDER:

Central Texas Aerobics, Inc.

Address

610 Saxet Trail

2918 Dauer Ranch Rd.

City, State & Zip

Spring Branch, Tx 78070

New Braunfels, Tx 78130

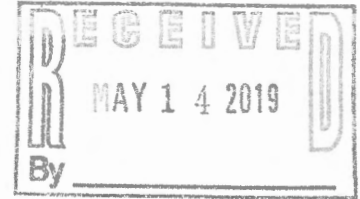
(Area Code) Phone

Scott Kaoppel (830)303-4065
Signature of Owner(s) DATE May 13th 2019

Digitally signed by Scott Kaoppel
DN: cn=Scott Kaoppel,
ou=Kaoppel Consulting, LLC, ou,
email=ScottKaoppel@kaoppelconsulting.com, o=KCS
Date: 2019.05.13 07:55:48 -0500

(830)303-4065

Wm. Kyle Johnson
WM. KYLE JOHNSON MP0001058 DATE



MAILING ADDRESS:

455 Windstar Lane, Canyon Lake, TX 78133

Home Phone: (210) 326-1137 WORK Phone:(_____) CELL phone:(_____)

EMAIL: Scott@kaoppelconsulting.com

Brand _____ Model# _____ SERIAL# _____

CT Aerobics, Inc. Installation Date Installed _____

INSTALLER: _____ GATE CODE # None

DIRECTIONS TO PROPERTY: (Continue on back) If DOGS, please explain: None

www.septictex.com

Email: info@septictex.com

PHONE: 830-303-4065

OSSF SOIL EVALUATION REPORT INFORMATION
COMAL COUNTY

DATE: 4-13-19

Applicant Information:

Name: Scott & Vivian Kaoppel
Address: 455 Windstar Lane
City: Canyon Lake State: Texas Zip: 78133
Ph: (210) 327-1137 Fax:

Site Evaluator Information:

Name: Brian Erxleben
Address: 562 S. Hwy 123 Bypass #128
City: Seguin State: Texas Zip: 78155
Ph: (830) 660-9133 Email: bandverx@gmail.com

Property Location:

Lot: 214 Block:
Subdivision: The Crossing @ Spring Creek, Unit 2
Street/Road Address: 610 Saxet Trail
City: Spring Branch State: TX Zip: 78070
Additional:

Installer Information:

Name: Kyle Johnson, OS0005796
Company: Central Texas Aerobics
Address: 2918 Dauer Ranch Road
City: New Braunfels State: TX Zip: 78130
Ph: (830) 303-4065 Fax:

SCHEMATIC of LOT of TRACT

Show:

North arrow, adjacent streets, property lines, dimensions, location of buildings, easements, swimming pools, water lines, and other structures where known.

Location of existing or proposed water wells within 150 feet of property.

Indicate slope or provide contour lines from the structure to the farthest location for the proposed absorption or irrigation area. **RECEIVED**

Location of soil boring or dug pits (show with respect to a known reference point).

Location of drainage ways, water impoundment areas, cut or fills bank, sharp slopes and breaks.

MAY 15 2019

Lot Size: 1.00 acres

SITE DRAWING

COUNTY ENGINEER

SEE SITE PLAN

FEATURES OF SITE AREA

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

Site Evaluator:

NAME: BRIAN ERXLEBEN Signature:  License No: 11458

**COMAL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
OSSF SOIL EVALUATION FORM**

Owners Name: Scott & Vivian Kaepfel
 Physical Address: 610 Saxet Trail Spring Branch, Texas 78070
 Name of Site Evaluator: Brian Erxleben, S.E. #11458
 Date Performed: 4-13-19 Proposed Excavation Depth: N/A

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil evaluation must be shown on the application site drawing or designer's 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.
 Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

SOIL BORING NUMBER <u>1 & 2</u>						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0 ↓ 6" 1 2 3 4 5	Type 3 Rock	Clay loam	No gravel	None	None Yes	Aerobic Spray
					RECEIVED MAY 15 2019	

SOIL BORING NUMBER _____						COUNTY ENGINEER
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0 1 2 3 4 5						

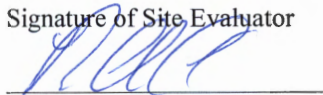
FEATURES OF SITE AREA

Presence of 100 year flood zone YES ___ NO X
 Presence of adjacent ponds, streams, water impoundments YES ___ NO X
 Existing or proposed water well in nearby area YES ___ NO X
 Organized sewage available to lot or tract YES ___ NO X
 Recharge features within 150 feet YES ___ NO X

I certify that the above statements are true and are based on my own field observations.

Signature of Site Evaluator

Date



4-13-19

Brian Erxleben, R.S., S.E.
562 S. Hwy 123 Bypass #128
Seguin, Texas 78155
Mobile (830) 660-9133 bandverx@gmail.com

OSSF DESIGN

Owner: **Scott & Vivian Kaepfel**
Location: **610 Saxet Trail Spring Branch, Texas 78070**
Phone: **(210) 327-1137**
Date: **4-13-19**

Development: **Apartment with water saving devices** Bedrooms: **1** Sq. Ft: **468**

Q: **120 gpd** Soil: **N/A** R_i: **0.064 gall/ft²/day**

System Type: **Aerobic/Surface Application (Clearstream 500 NU)**

Minimum Required ATU Treatment Capacity: **500 gpd**

Trash Tank: 350 gall Aerobic Tank: 500 gpd Pump Tank: 500 gall

Supply Line: **Sch 40, 1" purple (~65')** Check Valve Required: **No**

Minimum Application Area (A): 1875 ft² (A = Q/R_i)

Sprinklers: **K-Rain Proplus Low Angle**

Number	Nozzle	PSI	Pattern	Radius	Area/head	GPM/head	R _i
S1	#3	30	180°	25 ft	981 ft ²	3.0	0.064
S2	#3	30	180°	25 ft	981 ft ²	3.0	0.064

Riser Lid Area: **24 ft²** Actual Application Area: **1938 ft²** GPM: **6.0 GPM**

TDH Calculations:

$$\text{Friction Head (H}_f\text{)} = \frac{1.2(10.4397)(L)(Q)^{1.85}}{(C)^{1.85}(D)^{4.8655}} = 4 \text{ ft}$$

L = Length of equivalent pipe length (D) in feet

C = Hazen - Williams flow coefficient (150 for schedule 40)

Q = Flow rate, gpm

D = Internal pipe diameter, inches

Pressure Head (H_p) = 70 ft (2.31)(psi) Elevation Head (H_e) = 5 ft

TDH = **79 ft** (H_f + H_p + H_e)

Pump Requirements: **6.0 GPM @ 79 ft TDH** Pump Used: **Hydromatic HE20-51 ½ HP**

- **Timer set to spray between 12:00 AM & 5:00 AM**
- **Tablet or liquid chlorinator**



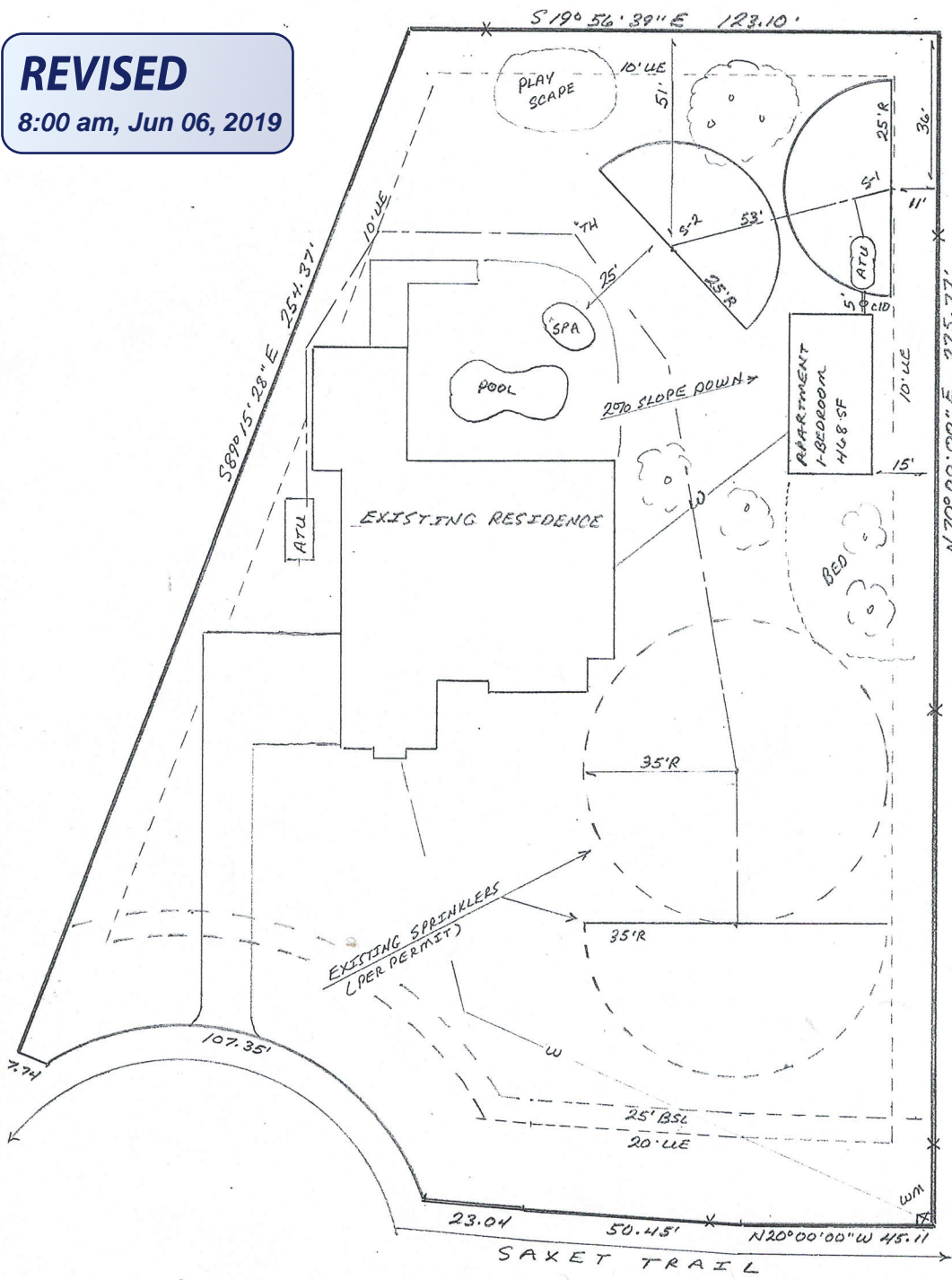
RECEIVED

MAY 15 2019

COUNTY ENGINEER

REVISED

8:00 am, Jun 06, 2019



REVISED FOR OLD SUPPLY
LINE LOCATION + NOTE #9.



NOTES:

1. Design is for a 1-bedroom apartment and a maximum wastewater flow of 120 gall/day. An existing permitted OSSF serving the existing residence will not be modified.
2. Install a 2-way cleanout in a 3" sch 40 tightline from the house to the ATU, minimum slope 1/8 in/ft.
3. ATU is a minimum 500 gpd.
4. Supply line to the sprinklers is purple 1" sch 40.
5. S1-2 are K-Rain Proplus low angle sprinklers with #3 nozzles operating @ 30 psi, 180° pattern, 25' radius. Due to lack of available space the 20' setback between the spray area and the property line cannot be met. A variance is requested to locate the spray area 11' from the property line. A battery backup shall be installed in the control panel to insure that the timer does not lose power and that the system sprays only between the hours of 12:00 AM & 5:00 AM providing the equivalent protection of a 20' separation between the spray area and the property line.
6. There shall be no obstruction within 10' of the sprinkler heads.
7. Audible & visual alarms, external disconnect within site of the pump tank, pump & alarms on separate breakers and external wiring in conduit are required.
8. Timer set to spray between 12:00 AM & 5:00 AM. Liquid or tablet chlorinator
9. A waterline or supply line shall be sleeved to 10' either side of their intersection in order to provide the equivalent protection of a 10' separation.
10. Any excavations and/or exposed rock in the disposal area shall be covered with topsoil and seasonal grasses shall be seeded over the disposal area in order to minimize run-off & erosion.

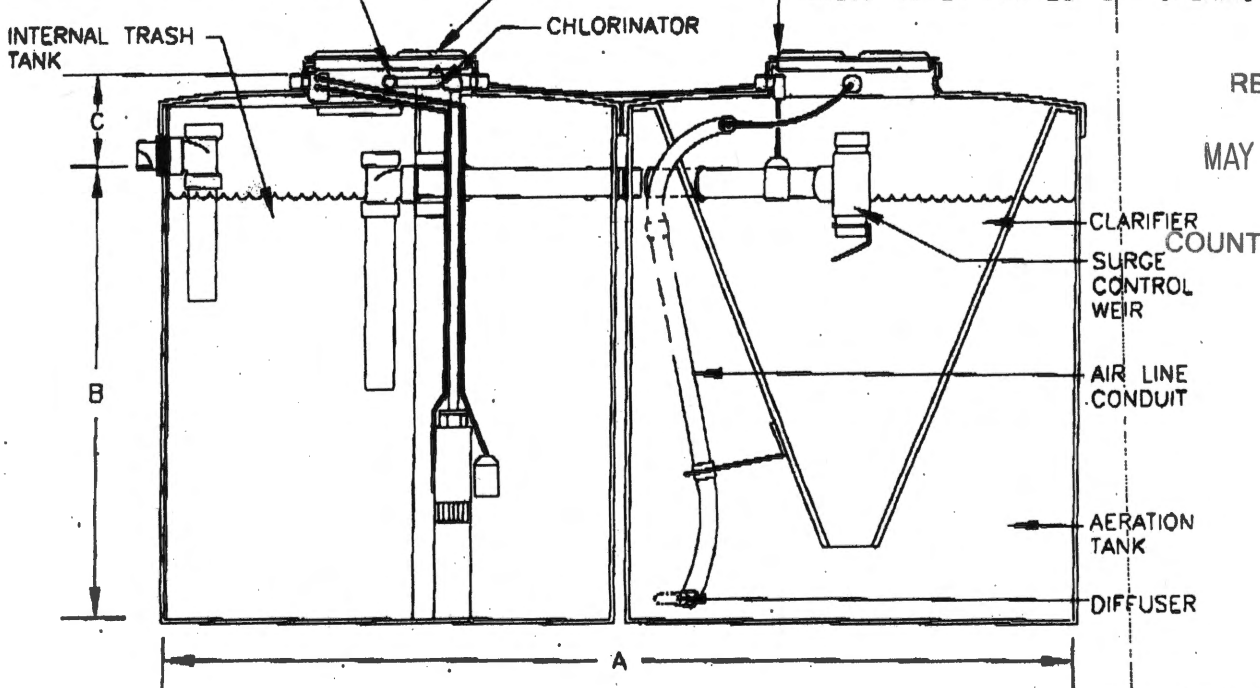
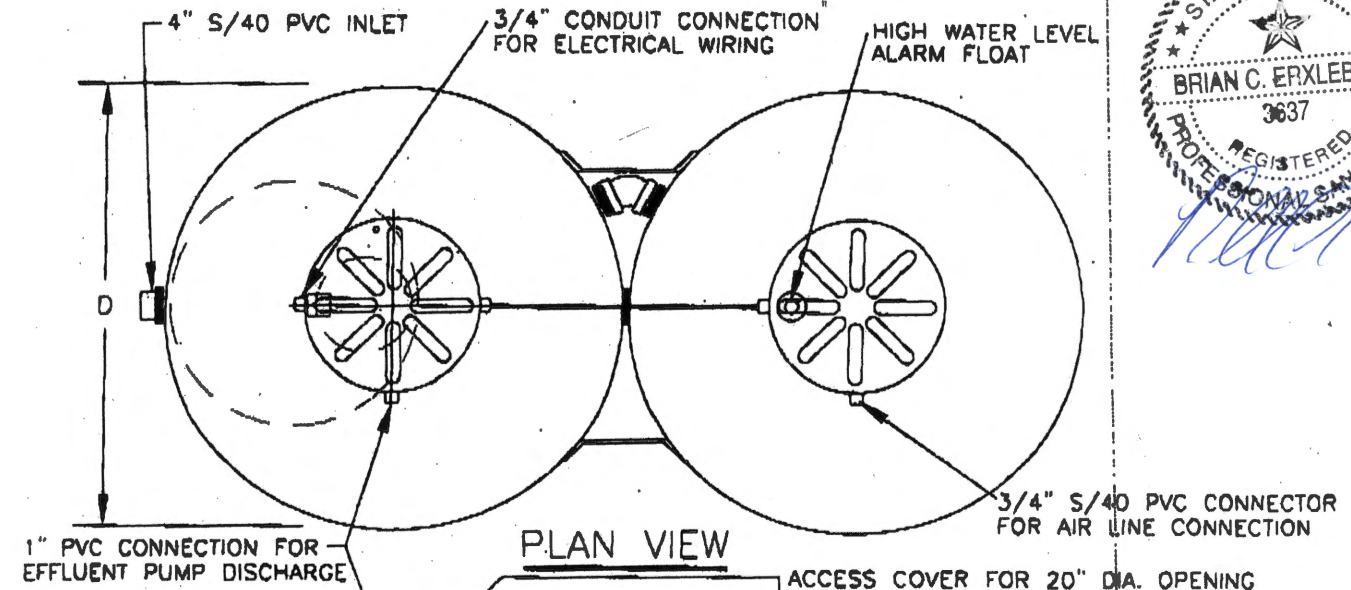
LOT 214
THE CROSSING @ SPRING CREEK, UNIT 2
1.00 ACRE

LOT IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN AND WITHIN THE CONTRIBUTING ZONE. THIS DESIGN COMPLIES WITH ALL THE PROVISIONS OF THE CURRENT CZP FOR THE SUBDIVISION.

SITE PLAN & OSSF DESIGN:

SCOTT & VIVIAN KAEPPPEL 610 SAXET TRAIL SPRING BRANCH, TEXAS 78070	
BRIAN C. ERXLEBEN, R.S. 562 S. HWY 123 BYPASS #128 SEGUIN, TEXAS 78155 (830) 660-9133	DATE: 6-5-19 SCALE: 1" = 40'

DESIGN DRAWINGS



MODEL NU
 SECTION
 (FIBERGLASS MODELS)

MODEL	A	B	C	D
500NU	10'-7"	5'-5"	1'-5 1/2"	5'-3"
600NU	12'-9"	4'-9"	1'-8 1/2"	6'-4"
750NU	12'-9"	5'-7"	1'-8 1/2"	6'-4"
1000NU	12'-9"	7'-5"	1'-8 1/2"	6'-4"
1500NU	16'-1"	7'-0"	1'-10 1/2"	8'-0"

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 MAY 15 2019
 COUNTY ENGINEER

500 GALL PUMP TANK
 62" LIQUID DEPTH
 8" CALL IN
 Q'S UP TO 300 GPD
 ABOVE HIGH WATER ALARM
 13" 104 CALL
 PUMP ON - HIGH WATER
 ALARM ON!
 30" 240 CALL

K-KHIN

SPECIFICATIONS

- 3/4" Threaded NPT Inlet
- Arc Adjustment Range 40° to 360°
- Pop-Up Height: 5 inches
- Overall height (popped down): 7 1/2 inches

MODELS

Plastic Riser:

11003 - Both adjustable and full, continuous circle heads in one rotor.

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MAY 15 2019

COUNTY ENGINEER

LOW ANGLE DATA

Nozzle	Pressure		Radius Ft.	Flow	
	PSI			GPM	
#1	30		22'	1.5	
	40		24	1.7	
	50		26'	1.8	
	60		28'	2.0	
#3	30		29'	3.0	
	40		32'	3.1	
	50		35'	3.5	
	60		37'	3.8	
#4	30		31'	3.4	
	40		34'	3.9	
	50		37'	4.4	
	60		38'	4.7	
#6	40		38'	6.5	
	50		40'	7.3	
	60		42'	8.0	
	70		44'	8.6	

METRIC

Nozzle	Pressure		Radius Meters	Flow Rate	
	kPa	Bars		L/M	M ³ /H
#1	207	2.04	6.71	5.67	.34

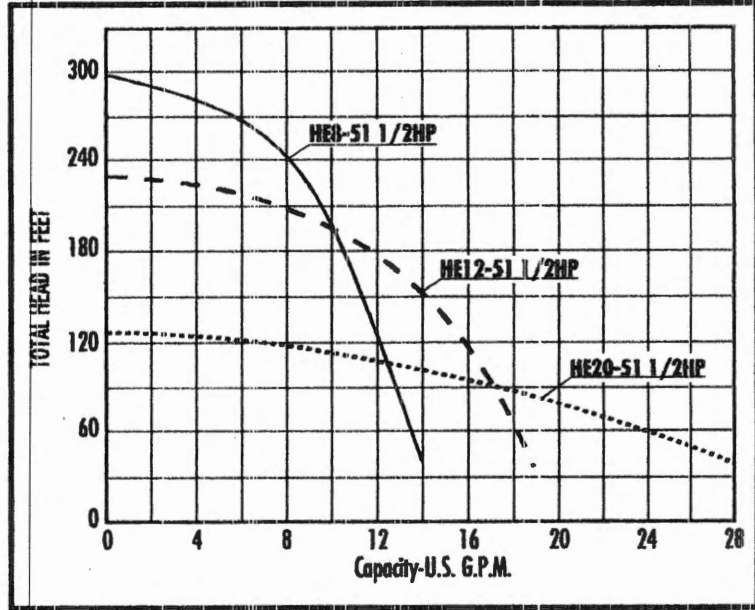
HE8/HE12/HE20-51 - High Head Filtered Effluent Pumps

Details

Pump Characteristics

Pump/Motor Unit	High Head Filtered Effluent Pump
Capacities To	28 GPM
Heads To	290 Feet
Max. Spherical Solids	1/16" Diameter
Liquids Handling	Filtered Effluent
Max Liquid Temp.	122° F
Motor Electrical Data	1/2 HP, 115 volts, 1 ph. 60 Hz/ 3450 RPM
Motor Rating	Continuous Duty
Max. Motor Starts/24 Hours	300 (1/2 HP)
Third Party Listings	UL, CSA
Specific Gravity	.9 - 1.1
Viscosity	28 - 35 SSU
Discharge, NPT	1-1/4" (8, 12, & 20 GPM)
Shell	300 Series SST
Shaft and Coupling	300 Series SST
Section Bowl	Chemically Resistant Reinforced Nylon

Performance Data

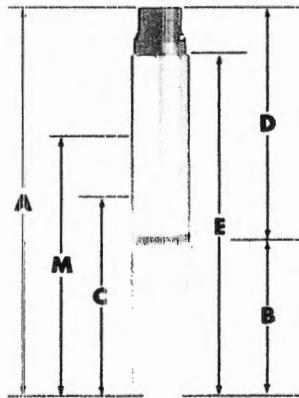


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Dimensional Data

MAY 15 2019

COUNTY ENGINEER



MODEL	A	B	C	D	E	M	DISCHARGE!
HE8-51	24"1/4	9"1/2	12"	14"3/4	20"3/4	19"1/2	1"1/4
HE12-51	23"1/4	9"1/2	12"	13"3/4	19"3/4	20	1"1/4
HE20-51	23"1/4	9"1/2	12"	14"	20"	20"	1"1/4

All dimensions in inches. Metric for international use. Component dimensions may vary ± 1/8 inch. Dimensional data not for construction purpose unless certified. Dimensions and weights are approximate. On/Off level adjustable. We reserve the right to make revisions to our product and their specifications without notice.

- Your Authorized Local Distributor -

HP HYDROMATIC
Pentair Pump Group

USA

1840 Baney Road Ashland, Ohio 44805
Tel: 419-289-3042 Fax: 419-281-4087

www.hydromatic.com

ISO 9001 Registered Quality System

CANADA

269 Trillium Drive Kitchener, Ontario, Canada N2G 4W5
Tel: 519-896-2163 Fax: 519-896-6337

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

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

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

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MAY 15 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.

Scott Kaepfel
Scott Kaepfel
Signature of Applicant

Digitally signed by Scott Kaepfel
DN: cn=Scott Kaepfel, o=Kaepfel Consulting, LLC, ou,
email=scott@kaepfelconsulting.com, c=US
Date: 2019.05.13 07:47:56 -05'00'

May 13th, 2019
Date

COMPLETE APPLICATION
Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)

**CCEO
COPY**



Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate

On-site Sewage Treatment and Disposal Facility

Date Issued: 4/16/2007

Permit Number: 88895

Location Description: 610 Saxet Trail, Spring Branch, TX 78070
Lot 214, The Crossing @ Spring Creek U2 Subdivision

Type of System: Aerobic Treatment with Surface Irrigation Discharge

License issued to: Robert/Jill Close

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


ENVIRONMENTAL HEALTH INSPECTOR

OS 0026386

Comal County Environmental Health


ENVIRONMENTAL HEALTH COORDINATOR

OS 0025599

**CCEO
COPY**

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: 9.27.06

PERMIT#: 88895

PROPERTY OWNERS NAME: Robert and Jill Close

MAILING ADDRESS: 1214 Sonesta Lane

CITY, STATE, ZIP CODE: San Antonio, TX 78260

PHONE #: (210) 315-1313

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OCT 23 2006

LEGAL DESCRIPTION OF PROPERTY:

SUBDIVISION NAME: The Crossing at Spring Creek COUNTY ENGINEER

UNIT: 2 LOT: 214 BLOCK: _____ ACREAGE/LEGAL: 1.00 Acres

STREET NAME/ADDRESS: W/O Saxe Trail CITY: Spring Branch ZIP: 78070

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:

1 SINGLE FAMILY RESIDENCE 3870 TOTAL SQ. FT. OF DWELLING 360 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 COMMISSION ON ENVIRONMENTAL QUALITY.

SOURCE OF WATER: PUBLIC PRIVATE WELL _____

PLANNING MATERIALS & SITE EVALUATION AS REQUIRED COMPLETED BY: Jeff Brown, P.E.

SYSTEM DESCRIPTION: AEROBIC SYSTEM WITH SPRAY DISPOSAL

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

TANK SIZE(S) 600 GPD GALLONS ABSORPTION/APPLICATION AREA 6739 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.


Robert and Jill Close
SIGNATURE OF OWNER

Hernandez, Sandra

From: Hernandez, Sandra
Sent: Wednesday, June 5, 2019 8:10 AM
To: 'Brian and Vickie Erxleben'
Subject: RE: 10946 deficiency comments

Brian,

We received a revised site plan yesterday, but still need the following:

- 1  It appears that the existing septic system has been modified, and the distribution line is now located underneath the driveway. Indicate if equivalent protection was provided.

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

Thank you.

From: Brian and Vickie Erxleben <bandverx@gmail.com>
Sent: Tuesday, June 4, 2019 8:11 PM
To: Hernandez, Sandra <rabsah@co.comal.tx.us>
Subject: Re: 10946 deficiency comments

Here you go.

On Tue, Jun 4, 2019 at 9:45 AM Hernandez, Sandra <rabsah@co.comal.tx.us> wrote:

RE: The Crossing at Spring Creek, Unit Two, Lot 214

Brian,

We received planning materials for the referenced permit application on May 15, 2019 and found those planning materials to be deficient. In order to continue processing this permit, we need the following information:

1. Show waterline location to the casita.
2. Show the distribution line location of the existing house on your site plan.
3. The permit application indicates an apartment, but site plan indicates a casita.
4. Revise accordingly and resubmit.

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



Hernandez, Sandra

From: Hernandez, Sandra
Sent: Tuesday, June 4, 2019 9:46 AM
To: bandverx@gmail.com
Cc: 'scott@kaeppelconsulting.com'
Subject: 10946 deficiency comments

RE: The Crossing at Spring Creek, Unit Two, Lot 214

Brian,

We received planning materials for the referenced permit application on May 15, 2019 and found those planning materials to be deficient. In order to continue processing this permit, we need the following information:

1.  Show waterline location to the casita.
2. Show the distribution line location of the existing house on your site plan.
3.  The permit application indicates an apartment, but site plan indicates a casita.
4. Revise accordingly and resubmit.

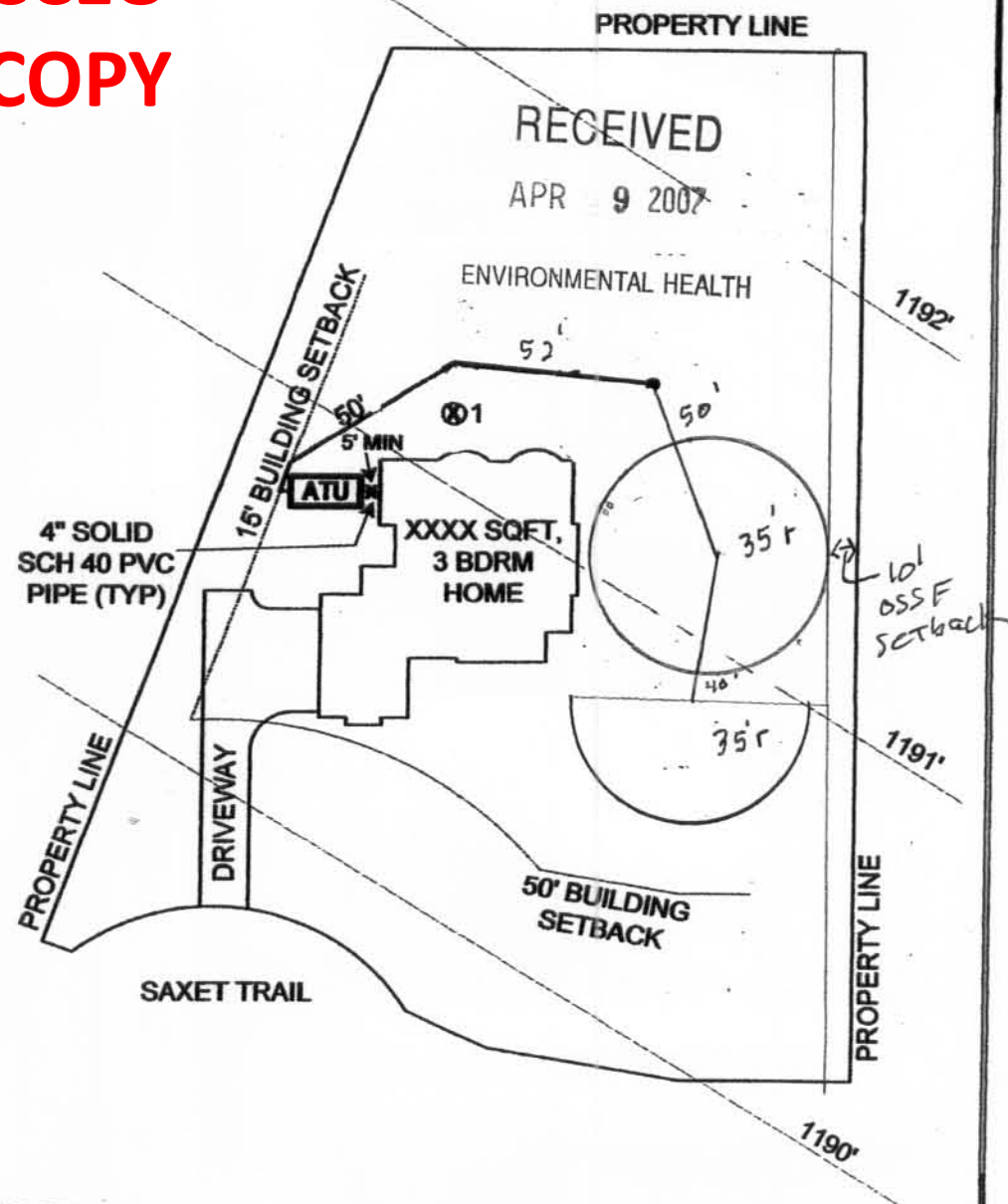
If you have any questions, you can email me or call the office.

Thank you,

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

**CCEO
COPY**

- NOTES:**
1. INSTALLER TO COORDINATE INSTALLATION TO MINIMIZE SOIL COMPACTION IN THE DISPOSAL FIELD AREA.
 2. INSTALLER TO REMOVE ALL NECESSARY BRUSH AND TREES FOR PROPER INSTALLATION OF THE FACILITIES.
 3. WATER LINES MUST BE AT LEAST 10' FROM THESE FACILITIES, EXCEPT AT BUILDING CONNECTION.
 4. SEE ATTACHED ATU, PUMP, AND SPRINKLER HEAD INFORMATION.
 5. INSTALL PVC BALL VALVE IN, OR JUST OUTSIDE OF, ATU PUMP TANK TO THROTTLE PRESSURE. SEE DESIGN CALCULATIONS SHEET.
 6. GRADE TO ENSURE PROPER DRAINAGE.
 7. THE PROPOSED LINES BETWEEN THE HOME AND THE PROPOSED TANK SHALL BE LAID AT A MINIMUM SLOPE OF 1/8" OF FALL PER HORIZONTAL FOOT.
 8. SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISIBLE INDICATORS FOR THE HIGH WATER ALARM.
 9. ANY BARE AREAS SHALL BE SEEDED OR SODDED BEFORE SYSTEM START-UP. THE VEGETATION SHALL BE CAPABLE OF GROWTH BEFORE SYSTEM START-UP.
 10. THE PROPOSED AEROBIC TREATMENT UNIT SHALL INCLUDE A TIMER FOR DISPOSAL BETWEEN MIDNIGHT AND 5:00 A.M.



AS BUILT



SYMBOLOLOGY LEGEND:

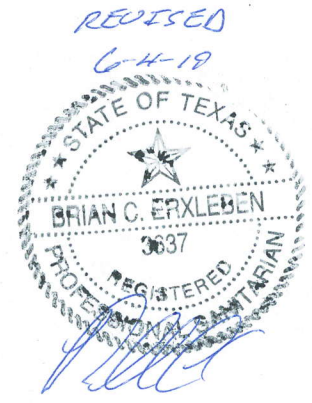
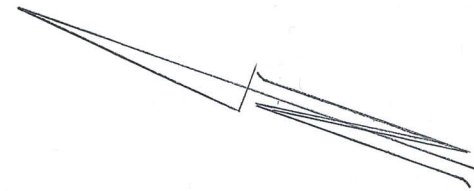
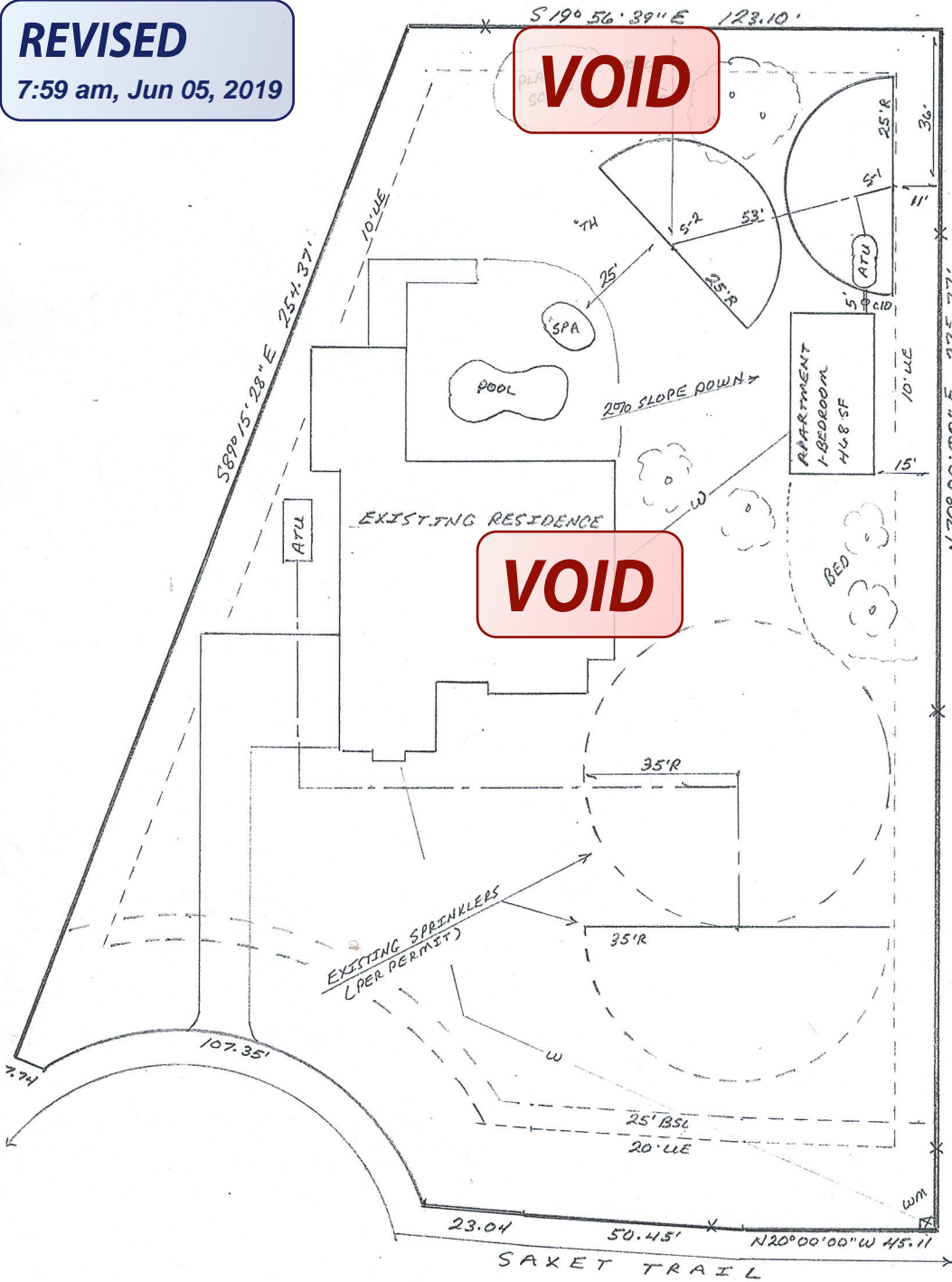
- SPRINKLER HEAD
- ✕ 2-WAY CLEANOUT
- 1' CONTOUR LINE
- ↑ SLOPE DOWNHILL
- ⊙ SOIL TEST HOLE

JOB NO.: 06.051	SHEET 1 OF 1
OWNER: ROBERT & JILL CLOSE	
SITE: 610 SAXET TRAIL	
DATE: 10.22.06	
SCALE: 1" = 50'	

Permit
88895
As Built

REVISED

7:59 am, Jun 05, 2019



NOTES:

1. Design is for a 1-bedroom apartment and a maximum wastewater flow of 120 gall/day. An existing permitted OSSF serving the existing residence will not be modified.
2. Install a 2-way cleanout in a 3" sch 40 tightline from the house to the ATU, minimum slope 1/8 in/ft.
3. ATU is a minimum 500 gpd.
4. Supply line to the sprinklers is purple 1" sch 40.
5. S1-2 are K-Rain Proplus low angle sprinklers with #3 nozzles operating @ 30 psi, 180° pattern, 25' radius. Due to lack of available space the 20' setback between the spray area and the property line cannot be met. A variance is requested to locate the spray area 11' from the property line. A battery backup shall be installed in the control panel to insure that the timer does not lose power and that the system sprays only between the hours of 12:00 AM & 5:00 AM providing the equivalent protection of a 20' separation between the spray area and the property line.
6. There shall be no obstruction within 10' of the sprinkler heads.
7. Audible & visual alarms, external disconnect within site of the pump tank, pump & alarms on separate breakers and external wiring in conduit are required.
8. Timer set to spray between 12:00 AM & 5:00 AM.
9. Liquid or tablet chlorinator.
10. Any excavations and/or exposed rock in the disposal area shall be covered with seasonal grasses shall be seeded over the disposal area in order to minimize erosion.

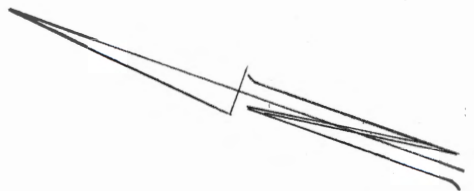
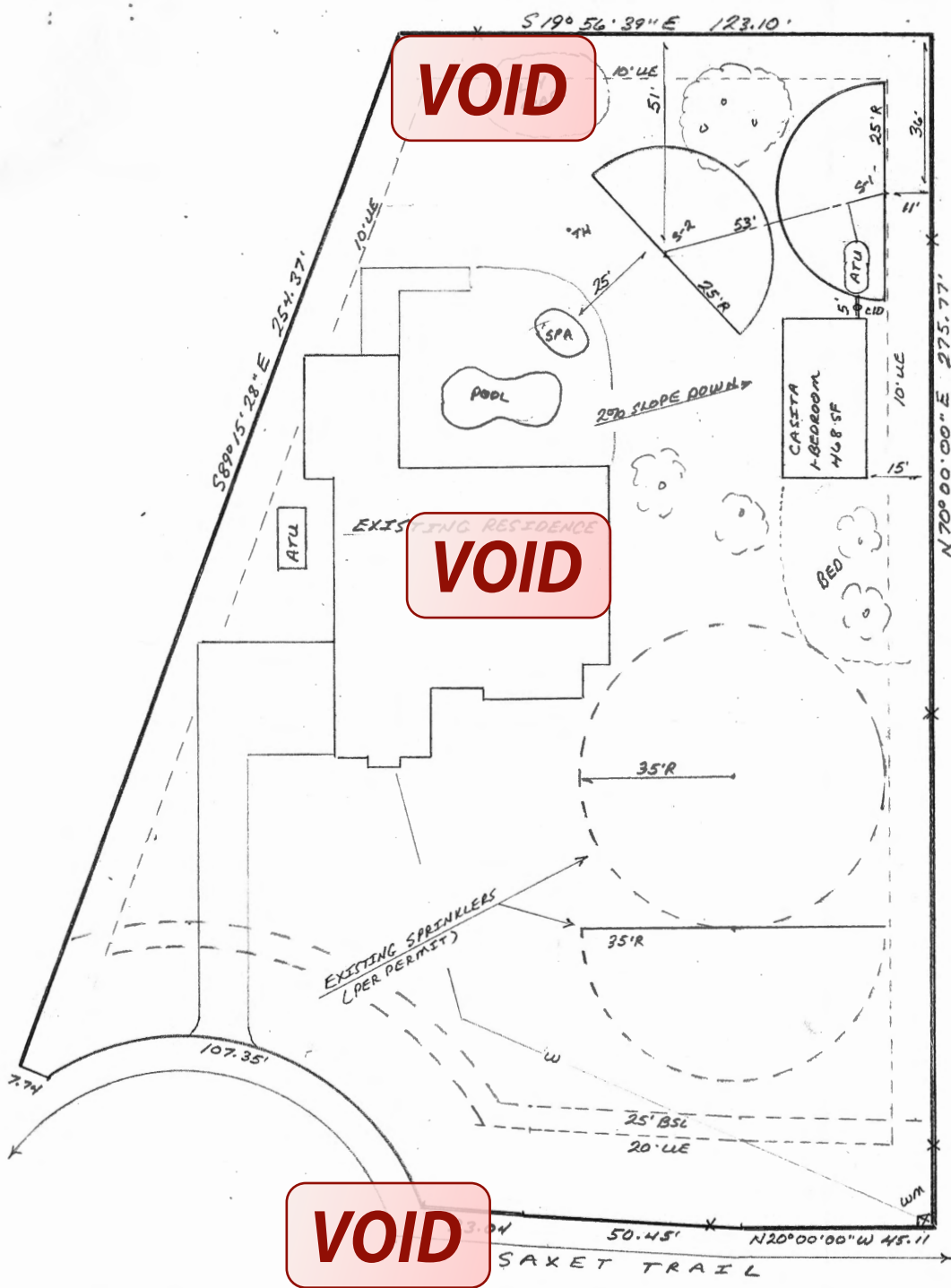
VOID

**LOT 214
THE CROSSING @ SPRING CREEK, UNIT 2
1.00 ACRE**

LOT IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN AND WITHIN THE CONTRIBUTING ZONE. THIS DESIGN COMPLIES WITH ALL THE PROVISIONS OF THE CURRENT CZP FOR THE SUBDIVISION.

SITE PLAN & OSSF DESIGN:

SCOTT & VIVIAN KAEPPPEL 610 SAXET TRAIL SPRING BRANCH, TEXAS 78070	
BRIAN C. ERXLEBEN, R.S. 562 S. HWY 123 BYPASS #128 SEGUIN, TEXAS 78155 (830) 660-9133	DATE: 6-4-19 SCALE: 1" = 40'



RECEIVED
MAY 15 2019
COUNTY ENGINEER



NOTES:

1. Design is for a 1-bedroom apartment and a maximum wastewater flow of 120 gall/day. An existing permitted OSSF serving the existing residence will not be modified.
2. Install a 2-way cleanout in a 3" sch 40 tightline from the house to the ATU, minimum slope 1/8 in/ft.
3. ATU is a minimum 500 gpd.
4. Supply line to the sprinklers is purple 1" sch 40.
5. S1-2 are K-Rain Proplus low angle sprinklers with #3 nozzles operating @ 30 psi, 180° pattern, 25' radius. Due to lack of available space the 20' setback between the spray area and the property line cannot be met. A variance is requested to locate the spray area 11' from the property line. A battery backup shall be installed in the control panel to insure that the timer does not lose power and that the system sprays only between the hours of 12:00 AM & 5:00 AM providing the equivalent protection of a 20' separation between the spray area and the property line.
6. There shall be no obstruction within 10' of the sprinkler heads.
7. Audible & visual alarms, external disconnect within site of the pump tank, pump & alarms on separate breakers and external wiring in conduit are required.
8. Timer set to spray between 12:00 AM & 5:00 AM.
9. Liquid or tablet chlorinator.
10. Any excavations and/or exposed rock in the disposal area shall be covered with topsoil and seasonal grasses shall be seeded over the disposal area in order to minimize run-off & erosion.

LOT 214
THE CROSSING @ SPRING CREEK, UNIT 2
1.00 ACRE

LOT IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN AND WITHIN THE CONTRIBUTING ZONE. THIS DESIGN COMPLIES WITH ALL THE PROVISIONS OF THE CURRENT CZP FOR THE SUBDIVISION.

SITE PLAN & OSSF DESIGN:

SCOTT & VIVIAN KAEPPPEL 610 SAXET TRAIL SPRING BRANCH, TEXAS 78070	
BRIAN C. ERXLEBEN, R.S. 562 S. HWY 123 BYPASS #128 SEGUIN, TEXAS 78155 (830) 660-9133	DATE: 4-13-19
	SCALE: 1" = 40'

3/m



20190606277 02/14/2019 02:57:55 PM 1/3

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

SPECIAL WARRANTY DEED

RECEIVED

MAY 15 2019

STATE OF TEXAS

§

Know All Men By These Presents:

COUNTY OF COMAL

§

COUNTY ENGINEER

§

THAT **SCOTT J. KAEPPEL** and **VIVIAN A. KAEPPEL**, of Comal County, Texas (hereinafter referred to jointly as "Grantor"), for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **SCOTT J. KAEPPEL** and **VIVIAN A. KAEPPEL**, Co-Trustees of the **SCOTT AND VIVIAN KAEPPEL REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such trust having been established under that certain revocable trust agreement originally dated September 12, 2012, and amended in its entirety on January 29, 2019, by and between **SCOTT J. KAEPPEL** and **VIVIAN A. KAEPPEL**, as grantors and as co-trustees, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Grantee, all of Grantor's interest in and to the following real property together with all improvements situated thereon (such interest is hereinafter referred to as "Subject Property"):

Lot 214, THE CROSSING AT SPRING CREEK, UNIT TWO, Comal County, Texas, according to map or plat thereof recorded in County Clerk's File No. 200606001905, of the Official Public Records of Comal County, Texas;

commonly known at 610 Saxet Trail, Spring Branch, Texas 78070.

Grantor does hereby convey the Subject Property together with all rights, titles and interests of Grantor in and to any roads, easements, streets and rights-of-way within, adjoining, adjacent or contiguous to the Subject Property, and all condemnation awards, reservations and remainders, and together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the Subject Property. The term Subject Property shall refer to and include the property described in this paragraph.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the Subject Property, but only to the extent they are still in force and effect and shown of record in Comal County, Texas, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the Subject Property and to all matters which would be revealed by an inspection and/or a current survey of the Subject Property.

TO HAVE AND TO HOLD the Subject Property, to the extent conveyed hereby, subject to the terms and provisions contained herein, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's heirs, executors, administrators, personal representatives, successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, personal representatives, successors and assigns to warrant and forever defend all and singular the Subject Property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, executors, administrators, personal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise.

Taxes for the current year have been prorated and are assumed by Grantee.

RECEIVED

EXECUTED on January 29, 2019.

MAY 15 2019

COUNTY ENGINEER

Scott Kaepfel
SCOTT J. KAEPPEL, Grantor

Vivian A. Kaepfel
VIVIAN A. KAEPPEL, Grantor

STATE OF TEXAS

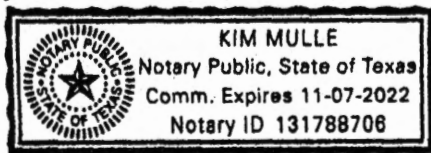
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COUNTY OF BEXAR

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§

This instrument was acknowledged before me on 1/29, 2019, by SCOTT J. KAEPPEL.



Kim mulle
Notary Public, State of Texas

STATE OF TEXAS

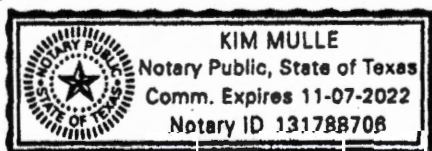
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COUNTY OF BEXAR

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This instrument was acknowledged before me on 1/29, 2019, by VIVIAN A. KAEPPEL.



Kim mulle
Notary Public, State of Texas

Address of Grantee:

Scott J. Kaepfel and Vivian A. Kaepfel
Co-Trustees of the Scott and Vivian Kaepfel Revocable Trust
455 Windstar Lane
Canyon Lake, Texas 78133

After Recording Return to:

WEISINGER LAW FIRM PLLC
16016 North Evans Road
Selma, Texas 78154

RECEIVED
MAY 15 2019
COUNTY ENGINEER

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
02/14/2019 02:57:55 PM
JESSICA 3 Page(s)
201906005277



Bobbie Koepf

Central Texas Aerobics, Inc.
2918 Dauer Ranch Rd.
New Braunfels, TX 78130

Phone: (830) 303-4065

www.septictex.com info@septictex.com

To: Nicole (System #2) Galvan
455 Windstar Lane
Canyon Lake, TX 78133

Printed: 1/7/2020
Site: 610 Saxet Trail
Spring Branch, TX 78070
(210) 378-6049

Permit #: **109146**
Agency: Comal County Office of Environmental Health
County: Comal County Office of Enviro Sub: The Crossing at Spring Creek
Mfg / Brand: Clearstream - Clearstream 600 NC3T
Treatment Type: Aerobic
Disposal: Spray

Customer ID: 739
Contract Dates: 7/23/2019 - 7/23/2021
Scheduled Date 11/23/2019 Inspection 1 of 6
Installed: 7/23/2019
Warranty End: 7/23/2021

Service Type: Scheduled Inspection

Visit Date: 11/18/2019

Method: Grab

Technician: Not Assigned

Maint. Provider: Wm. Kyle Johnson #MP1058

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.3mg/L

This counts as a type of "Scheduled Inspection"

Entered By: Cyndi Johnson

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - STATE MAINTENANCE INSPECTION
C1=(GRAB) STRIP/DPD C12

Service Completed

Insp ID #: 11446

Provider: Wm. Kyle Johnson

Wm. Kyle Johnson

Central Texas Aerobics, Inc.

License Info: MP0001058 Expires: 12/31/2020

Central Texas Aerobics, Inc.
2918 Dauer Ranch Rd.
New Braunfels, TX 78130

Phone: (830) 303-4065

www.septictex.com info@septictex.com

To: Nicole (System #2) Galvan
455 Windstar Lane
Canyon Lake, TX 78133

Printed: 1/5/2021
Site: 610 Saxet Trail
Spring Branch, TX 78070
(210) 378-6049

Permit #: **109146**

Agency: Comal County Office of Environmental Health
County: Comal County Office of Enviro Sub: The Crossing at Spring Creek
Mfg / Brand: Clearstream - Clearstream 600 NC3T
Treatment Type: Aerobic System S/N: 23596-06
Disposal: Spray

Customer ID: 739
Contract Dates: 7/23/2019 - 7/23/2021
Scheduled Date: 11/23/2020 Inspection 4 of 6
Aerator: Clearstream Installed: 7/23/2019
Aerator S/N: 619030154 Warranty End: 7/23/2021

Service Type: Scheduled Inspection

Visit Date: 11/20/2020

Method: Grab

Technician: Not Assigned

Maint. Provider: Wm. Kyle Johnson #MP1058

This counts as a type of "Scheduled Inspection"

Entered By: Sylvia Stobaugh

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.2mg/L

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - STATE MAINTENANCE INSPECTION
C1=(GRAB) STRIP/DPD C12
System working properly.

Insp ID #:13070

Provider: *Wm. Kyle Johnson*

**Wm. Kyle Johnson
Central Texas Aerobics, Inc.**

License Info: MP0001058 Expires: 12/31/2020