



# COMAL COUNTY

ENGINEER'S OFFICE

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

Issued This Date: 11/21/2019 Permit Number: 109151

Location Description: 281 VERDE TRACE  
BULVERDE, TX 78163

Subdivision: Comal Trace  
Unit:  
Lot: 4  
Block: 120  
Acreage:

Type of System: Septic Tank  
Leaching Chambers

Issued to: Mark Wayne Brown

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

OS0034792

ENVIRONMENTAL HEALTH INSPECTOR

ENVIRONMENTAL HEALTH COORDINATOR

OS0025599

Final

## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Doug Douloux OSSF Installer #: \_\_\_\_\_

1st Inspection Date: 11-19-2019 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: 11-21-19

Inspector Name: B. Oliver Inspector Name: \_\_\_\_\_ Inspector Name: B. Oliver

Permit#: 109151 Address: 281 Verde Trace / Comal Trace

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)		11-19-2019		11-21-19
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)(iii)(I)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

11-19-2019 BMO  
Tank Set level No Leaks  
Trenches Level  
Ready for Cover

11-21-19 BMO  
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)		11-19-19		11-21-19
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	✓		1000 Gal			
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed						
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number						
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber	✓	285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)		✓		✓
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)				
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)		11-19-19		11-21-19
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

**Comal County Environmental Health  
OSSF Inspection Sheet**

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

**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)(II)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 The Landscape Plan is as Designed		285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)				✓
42	APPLICATION AREA Area Installed	✓			11-19-19		11-2-19
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
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: 109151  
Issued This Date: 06/10/2019  
This permit is hereby given to: Mark Wayne Brown

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

281 VERDE TRACE  
BULVERDE, TX 78163

Subdivision: Comal Trace  
Unit:  
Lot: 4  
Block: 120  
Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank  
Leaching Chambers

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

Call (830) 608-2090 to schedule inspections.

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

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 the Public

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

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

USACE Consent for proposed OSSF

RECEIVED

MAY 17 2019

COUNTY ENGINEER

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

  
Signature of Applicant

Sign  
Date

5/13/19  
Date

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

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



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

**REVISED**  
 8:51 am, Oct 17, 2019

Date \_\_\_\_\_ Permit # \_\_\_\_\_

Owner Name	<u>Mark Wayne Brown</u>	Agent Name	<u>Douglas R. Dowlearn</u>
Mailing Address	<u>281 Verde Trace</u>	Agent Address	<u>703 Oak Drive</u>
City, State, Zip	<u>Bulverde, TX 78163</u>	City, State, Zip	<u>Blanco, TX 78606</u>
Phone #	<u>210.771.5779</u>	Phone #	<u>210.240.2101</u>
Email	<u>markbullbrown@hotmail.com</u>	Email	<u>txseptic@gmail.com</u>

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

Subdivision Name Comal Trace Unit 4 Lot 120 Block \_\_\_\_\_  
 Acreage/Legal 1.38  
 Street Name/Address 281 Verde Trace City Bulverde Zip 78163

**Type of Development:**

Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) House & personal shop with guest suite

Number of Bedrooms 3

Indicate Sq Ft of Living Area 2400

Non-Single Family Residential

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

Type of Facility \_\_\_\_\_  
 Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants \_\_\_\_\_  
 Restaurants, Lounges, Theaters - Indicate Number of Seats \_\_\_\_\_  
 Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds \_\_\_\_\_  
 Travel Trailer/RV Parks - Indicate Number of Spaces \_\_\_\_\_  
 Miscellaneous \_\_\_\_\_

Estimated Cost of Construction: \$ 300,000 (Structure Only)

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

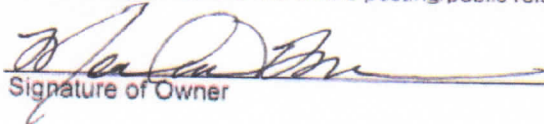
Yes  No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

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.

  
 Signature of Owner

5/13/19  
 Date

Sign  
 + Date

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

**REVISED**  
8:51 am, Oct 17, 2019

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

System Description Soil Absorption bed with leaching chambers

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

Tank Size(s) (Gallons) 1000 Absorption/Application Area (Sq Ft) 1225 Required

Gallons Per Day (As Per TCEQ Table III) 245

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

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

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

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

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

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

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

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

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

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

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


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

Is this property within an incorporated city?  Yes  No

If yes, indicate the city: \_\_\_\_\_

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

**10/16/19**  
Date

**Affidavit**

To Whom It May Concern:

I, Mark Wayne Brown, swear that the statements below are

True for the properties at 281 Verde Trace in  
Subdivision Comal Trace, Unit 4, lot(s) 120 in Comal  
County, Texas.

The 3 Bedroom Residence and the personal shop with 1 bedroom guest suite will be used by a single family.

RECEIVED  
MAY 17 2019  
COUNTY ENGINEER

[Signature]  
Signature  
(Sign in front of a notary)

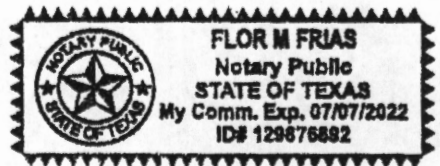
5/14/19  
Date

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 14 DAY OF May 2019

[Signature]  
Notary Public, State of Texas

Notary's Printed Name: Flor Frias

My Commission Expires: 07/07/2022



# OSSF SOIL EVALUATION REPORT INFORMATION

**REVISED**

8:51 am, Oct 17, 2019

Date: 10/16/19

**Applicant Information:**

Name: Mark Wayne Brown

Address: 281 Verde Trace

City, State & Zip Code: Bulverde, TX 78163

Phone: 210.771.5779

Email: markbullbrown@hotmail.com

**Site Evaluator Information:**

Name: Douglas R. Dowlearn

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

Address: 703 Oak Drive

City, State & Zip: Blanco, TX 78606

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

Email: txseptic@gmail.com

**Property Location:**

Lot: 120 Unit: 4 Subdivision: Comal Trace

Street/Road Address: 281 Verde Trace

City: Bulverde Zip: 78163

Additional Info: Comal County/1.38 Acres

**Installer Information:**

Name:

Company:

Address:

City, State & Zip:

Phone: Fax:

Depth	Texture Class	Soil Texture	Structure (For Class III - blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-6" Clay Loam 6"-12" Limestone 12"-60" Clay Loam	Blocky	<30% Gravel	6"-12" Limestone	None
Soil Boring #2 60"		Same as above				

### DESIGN SPECIFICATIONS

Application Rate (RA): 0.2

OSSF is designed for: 3 BR (2400 sq. ft.) & 1 person personal shop to be used by single family  
245 Gallons per day used

A septic tank/absorptive drainfield system is to be utilized based on the site evaluation.  
1225 sq. ft. absorption area required

1000 gallon compartmental septic tank required

Calculations: Absorption Area:  $Q/RA = 245\text{gpd}/0.2 = 1225\text{ ft. sq.}$

### FEATURES OF SITE AREA

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: NO

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

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

**Site Evaluator:**

NAME: Douglas R. Dowlearn, R.S.

License No. OS9902 Exp. 6/30/2020

TDH: #2432 Exp. 2/28/2021

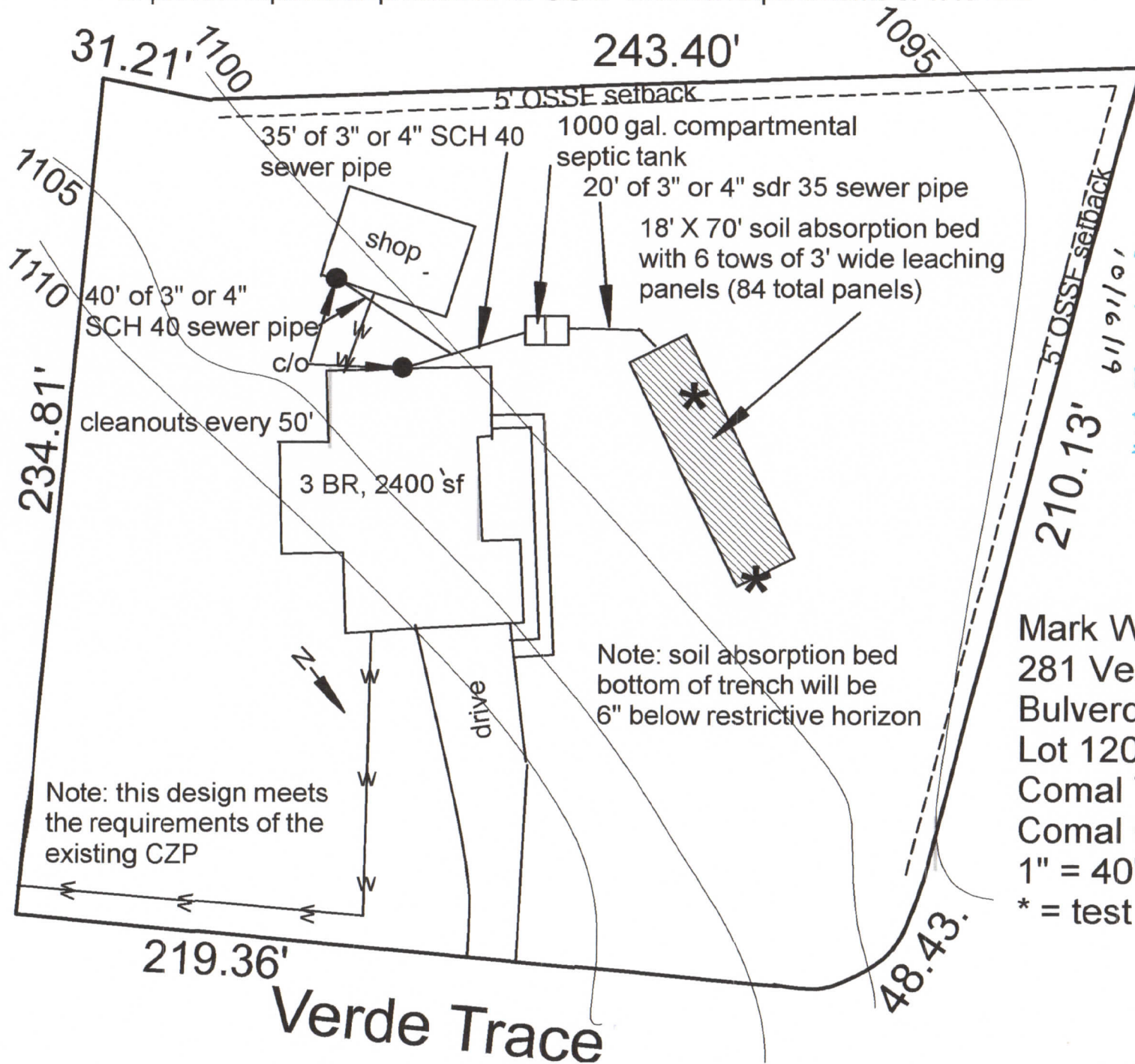
Signature:



**REVISED**

8:51 am, Oct 17, 2019

Note: water line from house to shop will be sleeved in SCH 40 to provide equivalent protection for OSSF setback requirements of TAC 285



6/11/2019

Mark Wayne Brown  
281 Verde Trace  
Bulverde, TX 78163  
Lot 120  
Comal Trace Unit 4  
Comal County  
1" = 40'  
\* = test holes



# COMAL COUNTY

## ENGINEER'S OFFICE

May 2, 2019

Mark Wayne Brown  
202 Wollschlaeger Dr  
Boerne, TX 78006

Re: Address Verification

To Whom It May Concern:

Please be advised the assigned address associated with the following property is:

Property ID	Legal Description	Assigned Address
18697	COMAL TRACE 4, LOT 120	281 VERDE TRACE BULVERDE, TX 78163

Please display this address where it is visible from the road with 6" or larger reflective numbers so emergency personnel can easily locate the property should there be an emergency. Please check with your local post office to verify the correct city and zip code before using the assigned address for mailing purposes.

Should you have any questions or require additional information, please contact our office at any time.

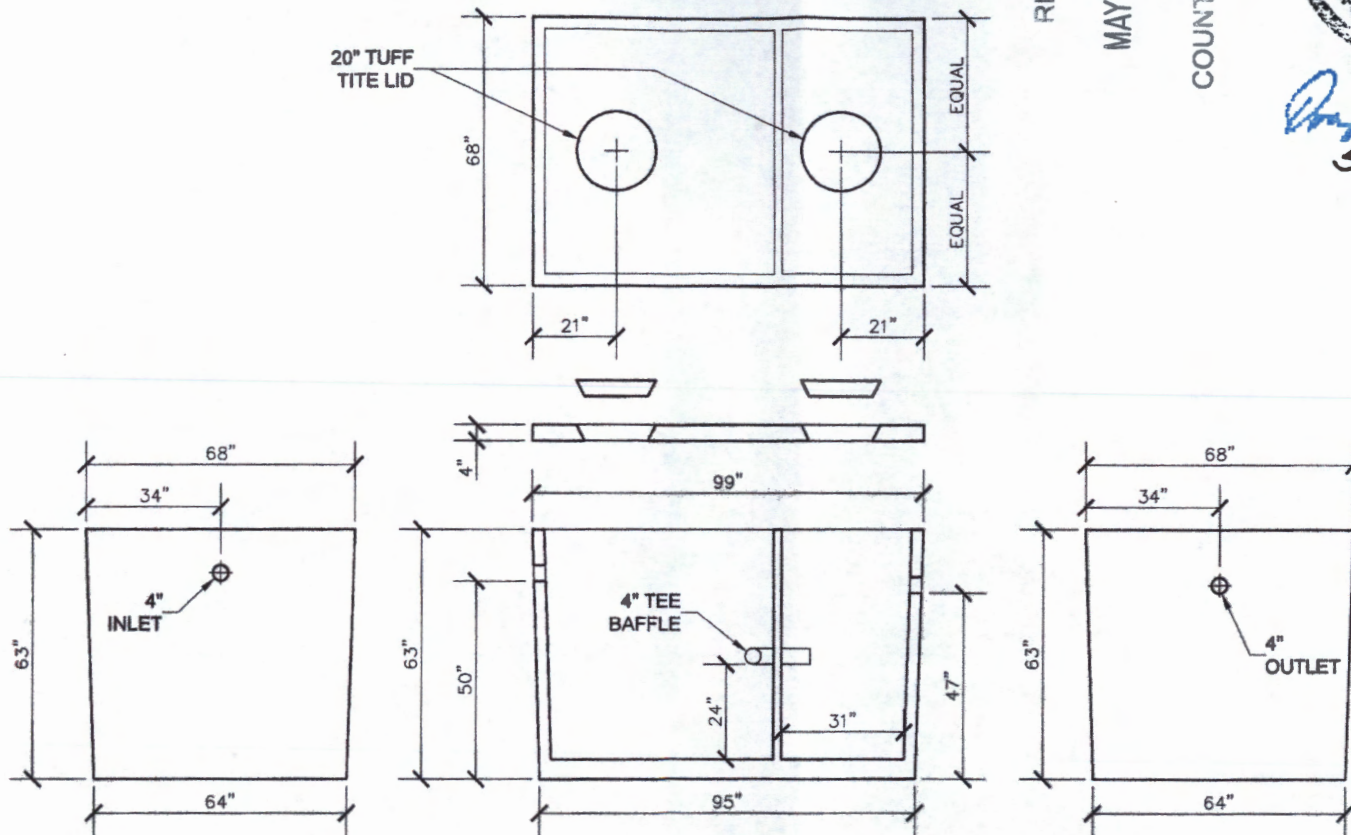
RECEIVED

MAY 17 2019

Sincerely,

Holly Braun  
Address Coordinator

COUNTY ENGINEER



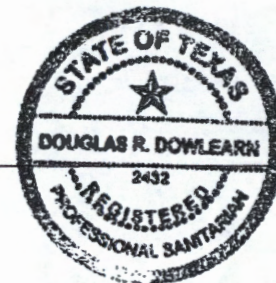
NOTE:

- \* HEAVY DUTY LIDS AVAILIABLE
- \* MEETS ASTM 1227-93a
- \* COMPLIES WITH 30 TEXAS ADMINSTRATIVE CODE 285.32
- \* 4" PVC FITTINGS TYPICAL
- \* EXTERNAL PLUMBING INSTALLED BY CONTRACTORS ON SITE

RECEIVED

MAY 17 2019

COUNTY ENGINEER



*Douglas R. Dowlearn*  
5113119



*Greg W. Johnson*  
F2587

BLOCK CREEK CONCRETE PRODUCTS

1000 GAL. DUAL COMPARTMENT TANK

PART #	DRAFTER: EJS III	DATE: 4/25/2016
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## Ritzen, Brenda

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**From:** Ritzen, Brenda  
**Sent:** Thursday, October 17, 2019 9:52 AM  
**To:** 'doug dowlearn'  
**Cc:** Mark Brown; doug dowlearn  
**Subject:** RE: 281 Verde Trace - 109151

Sandra,

The following information is needed before I can continue processing the referenced revised planning materials:

1. Indicate if there will be any living area within the personal shop.
2. Submit a breakdown on how the gpd was computed.
3. Revise as needed and resubmit.

Thank you,

Brenda Ritzen, OS0007722  
Environmental Health Coordinator  
Comal County Engineers Office  
195 David Jonas Drive  
New Braunfels, Texas 78132  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** doug dowlearn <txseptic@gmail.com>  
**Sent:** Wednesday, October 16, 2019 4:39 PM  
**To:** Ritzen, Brenda <rabbjr@co.comal.tx.us>  
**Cc:** Mark Brown <markbullbrown@hotmail.com>; doug dowlearn <dougdowlearn@yahoo.com>  
**Subject:** 281 Verde Trace - 109151

**This email originated from outside of the organization.**

**Do not click links or open attachments unless you recognize the sender and know the content is safe.**

- Comal IT

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Please find attached a revised septic design packet for subject.

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



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

Date \_\_\_\_\_

**VOID**

Permit # 109151

Owner Name Mark Wayne Brown  
Mailing Address 281 Verde Trace  
City, State, Zip Bulverde, TX 78163  
Phone # 210.771.5779  
Email markbullbrown@hotmail.com

Agent Name Douglas R. Dowlearn  
Agent Address 703 Oak Drive  
City, State, Zip Blanco, TX 78606  
Phone # 210.240.2101  
Email txseptic@gmail.com

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

Subdivision Name Comal Trace Unit 4 Lot 120 Block \_\_\_\_\_  
Acreage/Legal 1.38  
Street Name/Address 281 Verde Trace City Bulverde Zip 78163

**Type of Development:**

Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) House & personal shop with guest suite

Number of Bedrooms 3/1

Indicate Sq Ft of Living Area 2400/900

Non-Single Family Residential

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

Type of Facility \_\_\_\_\_  
Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants \_\_\_\_\_  
Restaurants, Lounges, Theaters - Indicate Number of Seats \_\_\_\_\_  
Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds \_\_\_\_\_  
Travel Trailer/RV Parks - Indicate Number of Spaces \_\_\_\_\_  
Miscellaneous \_\_\_\_\_

Estimated Cost of Construction: \$ 300,000 (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.

[Signature]  
Signature of Owner

5/13/19  
Date

Sign  
+ Date

RECEIVED  
MAY 17 2019

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

**REVISED**  
8:20 am, Jun 10, 2019

**VOID**

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

System Description Conventional with leaching chamber distribution

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

Tank Size(s) (Gallons) 1000 Absorption/Application Area (Sq Ft) 1125 Required

Gallons Per Day (As Per TCEQ Table III) 300

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

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

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

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

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

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

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

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

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

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

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

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


Is this property within an incorporated city?  Yes  No

If yes, indicate the city: \_\_\_\_\_

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

6/8/19  
Date

**OSSF SOIL EVALUATION REPORT INFORMATION**

Date: 5/14/19

**Applicant Information:**

Name: Mark Wayne Brown  
Address: 281 Verde Trace  
City, State & Zip Code: Bulverde, TX 78163  
Phone: 210.771.5779  
Email: markbullbrown@hotmail.com

**VOID**

**Site Evaluator Information:**

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

**Property Location:**

Lot: 120 Unit: 4 Subdivision: Comal Trace  
Street/Road Address: 281 Verde Trace  
City: Bulverde Zip: 78163  
Additional Info: Comal County/1.38 Acres

**Installer Information:**

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

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

**VOID**

**DESIGN SPECIFICATIONS**

Application Rate (RA): 0.2

OSSF is designed for: 3 BR (2400 sq. ft.) & personal shop with 1 bedroom guest suite to be used by single family  
300 Gallons per day used

A septic tank/absorptive drainfield system is to be utilized based on the site evaluation.  
1500 sq. ft. absorption area required

1000 gallon compartmental septic tank required

Calculations: Absorption Area:  $Q/RA = 300\text{gpd}/0.2 = 1500 \text{ ft. sq.}$

Reduction for Leaching Panels (75%) 1500 sq. ft. = 1125 sq. ft

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**FEATURES OF SITE AREA**

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: NO

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

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

**Site Evaluator:**

NAME: Douglas R. Dowlearn, R.S.

License No. OS9902 Exp. 6/30/2020

TDH: #2432 Exp. 2/28/2021

Signature:



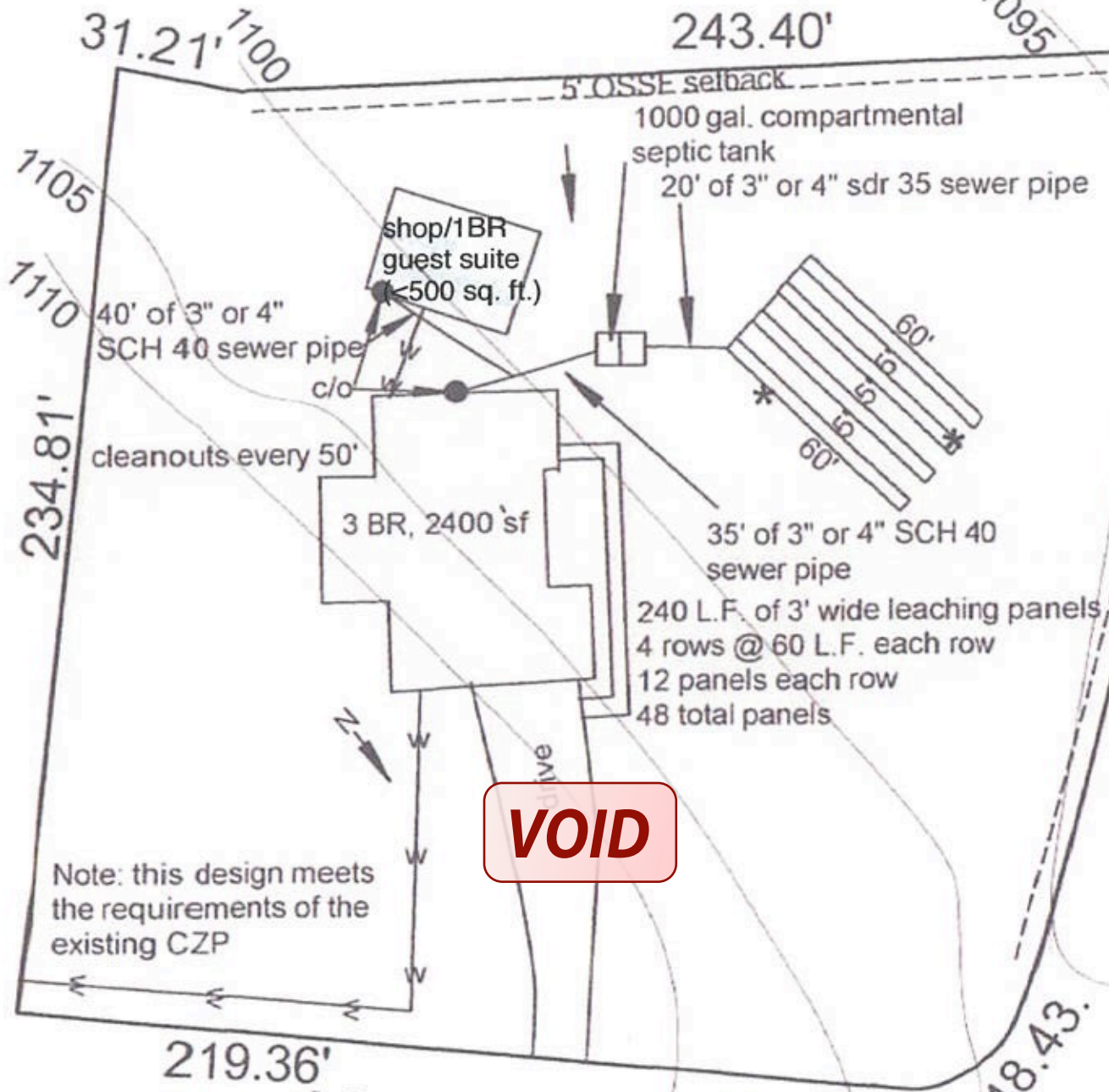
**REVISED**

8:20 am, Jun 10, 2019



Note: water line from house will be sleeved in SCH 40 pipe to provide equivalent protection to SF setback requirements of TAC 285

**VOID**



*[Signature]*  
6/8/19

**VOID**

Mark Wayne Brown  
281 Verde Trace  
Bulverde, TX 78163  
Lot 120  
Comal Trace Unit 4  
Comal County  
1" = 40'  
\* = test holes

Note: this design meets the requirements of the existing CZP

Verde Trace

## Ritzen, Brenda

---

**From:** Ritzen, Brenda  
**Sent:** Wednesday, May 22, 2019 1:28 PM  
**To:** 'markbullbrown@hotmail.com'  
**Cc:** 'doug dowlearn'  
**Subject:** Permit 109151

Re: Mark Wayne Brown  
Comal Trace Unit 4 Lot 120  
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Dear property owner & agent,

The following information is needed before I can continue processing the referenced permit submittal:

- ✓ 1. Identify on the design the number of bedrooms and sq. ft. of living area for the guest suite.
- ✓ 2. The amount of absorption area indicated on the 2<sup>nd</sup> page of the permit application should reflect the 1125 required for leaching chambers.
3. Revise as needed and resubmit.

Thank you,

Brenda Ritzen, OS0007722  
Environmental Health Coordinator  
Comal County Engineers Office  
195 David Jonas Drive  
New Braunfels, Texas 78132  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

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

VOID

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

System Description Conventional with leaching chamber distribution

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

Tank Size(s) (Gallons) 1000 Absorption/Application Area (Sq Ft) 1500 Required

Gallons Per Day (As Per TCEQ Table III) 300

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

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

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

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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.)

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

VOID

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.

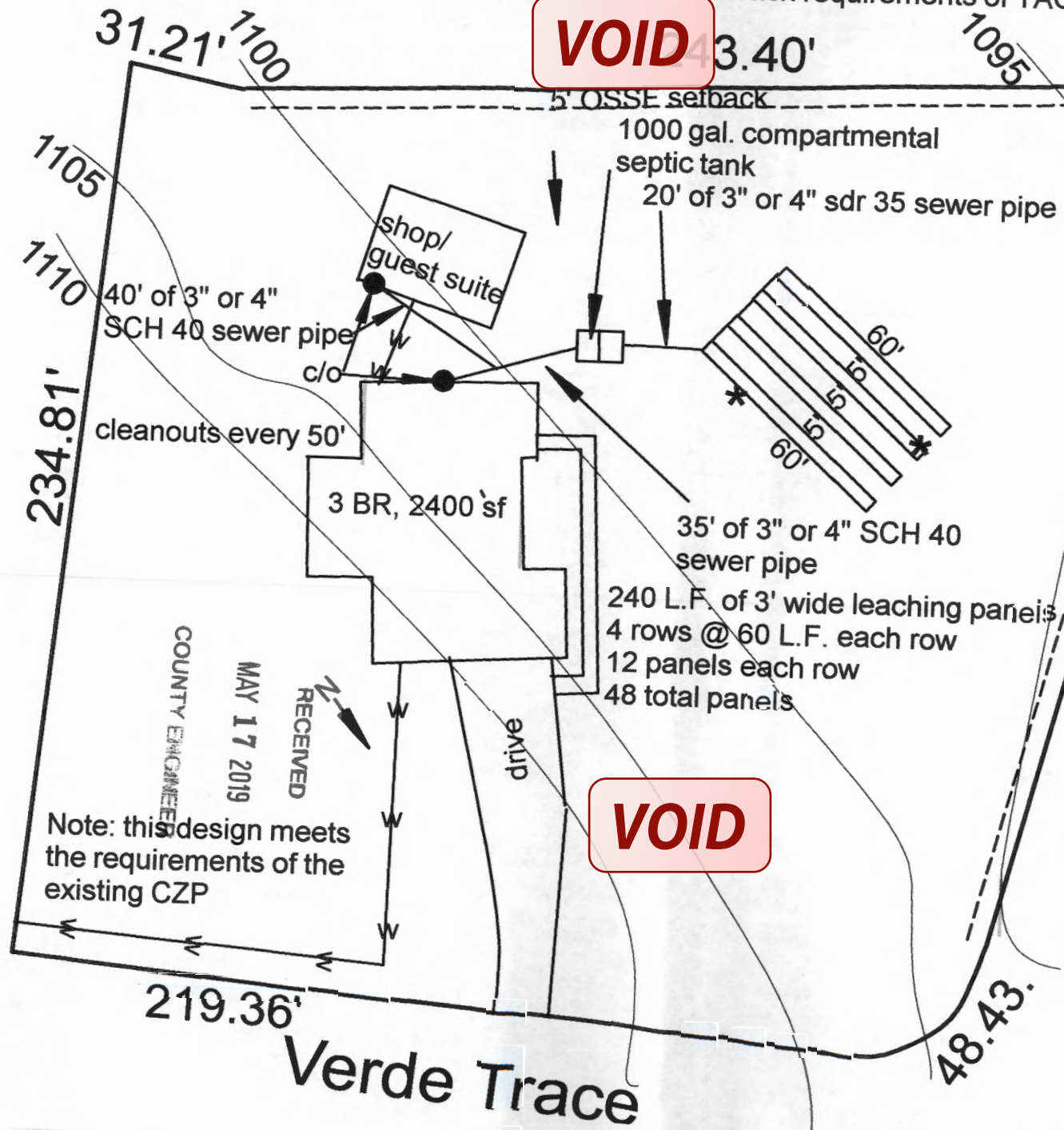
  
Signature of Designer

5/1/19  
Date

Note: water line from house to shop will be sleeved in SCH 40 to provide equivalent protection for OSSF setback requirements of TAC 285



*Douglas R. Dowlearn*  
5/14/19



**VOID**

**VOID**

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MAY 17 2019  
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Note: this design meets the requirements of the existing CZP

Mark Wayne Brown  
281 Verde Trace  
Bulverde, TX 78163  
Lot 120  
Comal Trace Unit 4  
Comal County  
1" = 40'  
\* = test holes

TM

PROVIDENCE TITLE  
GF NO. SA2583

### GENERAL WARRANTY DEED

**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.**

**Date:** MARCH 11, 2011

**Grantor:** JARVIS L. STEIN AND BETTY J. STEIN, HUSBAND AND WIFE

**Grantor's Address (including County):**

4002 MEADOWRIDGE  
SAN ANTONIO, TEXAS 78210  
BEXAR COUNTY

**Grantee:** **MARK WAYNE BROWN**, A SINGLE MAN

**Grantee's Address (including County):**

202 WOLLSCHLAEGER DRIVE  
BOERNE, TEXAS 78006  
KENDALL COUNTY

**Consideration:** TEN AND NO/100-----(\$10.00)-----DOLLARS;  
and other good and valuable considerations in hand paid by the GRANTEE herein named, the receipt of which is hereby acknowledged;

**Property (including any improvements):**

**LOT 120, COMAL TRACE SUBDIVISION, UNIT 4**, COMAL COUNTY, TEXAS, RECEIVED  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13, PAGES 296-298, MAP  
OR PLAT RECORDS OF COMAL COUNTY, TEXAS.

MAY 17 2019

**Reservations from Conveyance:**

None.

COUNTY ENGINEER

**Exceptions to Conveyance and Warranty:**

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded in validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing as the same appear of record in the Office of the County Clerk of the County in which the above described property is situated.

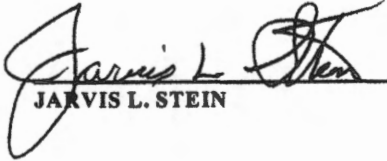
GRANTOR, for and in consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, GRANTS, SELLS, and CONVEYS to GRANTEE the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to GRANTEE, GRANTEE'S heirs, executors, administrators, successors, or assigns forever. GRANTOR binds GRANTOR and GRANTOR'S successors, 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 Conveyance and the Exceptions to Conveyance and Warranty.




Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

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

MADE EFFECTIVE THE DATE FIRST HEREINABOVE SPECIFIED.

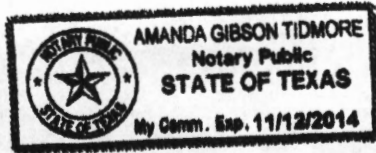
  
JARVIS L. STEIN

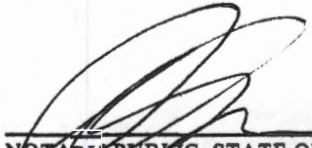
  
BETTY J. STEIN

ACKNOWLEDGMENT

THE STATE OF TEXAS §  
COUNTY OF Bexar §  
§

The foregoing instrument was acknowledged before me on this the 1<sup>st</sup> day of MARCH, 2011, by JARVIS L. STEIN AND BETTY J. STEIN, HUSBAND AND WIFE.



  
NOTARY PUBLIC, STATE OF TEXAS  
My Commission Expires:  
Printed Name of Notary:

AFTER RECORDING RETURN TO:

MARK WAYNE BROWN  
202 WOLLSCHLAEGER DRIVE  
BOERNE, TEXAS 78006

PREPARED IN THE LAW OFFICE OF:

RAMSEY AND FOSTER, P.C.  
5001 HWY 287 SOUTH, STE. 105  
ARLINGTON, TEXAS 76017

Filed and Recorded  
Official Public Records  
Joy Streater, County Clerk  
Comal County, Texas  
03/16/2011 09:39:27 AM  
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MAY 17 2019

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