Comal County
OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date:	**09/09/2019**	Permit Number:	**109226**

Location Description: 296 WEATHERBY DR
SPRING BRANCH, TX 78070

Subdivision:	Comal Hills
Unit:	2
Lot:	17
Block:	7
Acreage:	

Type of System: Aerobic
Drip Irrigation

Issued to: Ann Myra Aguilar & Rigoberto Aguilar-Sanchez

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

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

Alterations to this permit including, but not limited to:

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

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

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

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

Licensing Authority
Comal County Environmental Health

James F Connor Jr

OS0032485

ENVIRONMENTAL HEALTH INSPECTOR

OS0007722

ENVIRONMENTAL HEALTH COORDINATOR

Comal County Environmental Health
OSSF Inspection Sheet

08-29-19
Connor

Installer Name: T. Warren OSSF Installer #: 05 0000344

1st Inspection Date: 7-30-19 2nd Inspection Date: 08-16-19 3rd Inspection Date: 08-02-19

Inspector Name: Connor Inspector Name: Connor Inspector Name: Connor

Permit#: 109226 Address: Comal Hills 296 Weatherly

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials		285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)				
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards		285.91(10) 285.30(b)(4) 285.31(d)				
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)(G)(i) 285.32(b)(1)(G)(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)				

tank up against excavation < 4" reset 07-30-19 JC

08-01-19 JC FAIL
No water in tank

08-02-19 JC
Tank Set level no leaks

MT 08-20-19
Ready for cover / Soil require Inspection Fee

08-29-19 JC
covered
look for regulator on next visit

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Anwsers	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If SingleTank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(E) 285.91(2) 285.32(b)(1)(F) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(I) 285.32(b)(1)(E)(i) 285.32(b)(1)(D) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C)(i) 285.32(b)(1)(B) 285.32(b)(1)(A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
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						
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number			ClearStream 600			
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)				

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20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

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33	AEROBIC TREATMENT UNIT IS Aerobic Unit Installed According to Approved Guidelines		285.32(c)(1)				
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions						
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place						
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						8-29
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried	✓					✓

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OSSF Inspection Sheet

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	✓					8-24-19
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

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Comal County Environmental Health
OSSF Inspection Sheet

Installer Name: T. Warren OSSF Installer #: OS 000034

1st Inspection Date: 7-30-19 2nd Inspection Date: 08-16-19 3rd Inspection Date: 08-02-19

Inspector Name: Connor Inspector Name: Connor Inspector Name: Connor

Permit#: 109226 Address: Comal Hills 296 Weatherly

No.	Description	Anwser	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials	/	285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)				/
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	/	285.91(10) 285.30(b)(4) 285.31(d)				/
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)				
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tank up against excavation < 4" reset 07-30-19 JC

08-01-19 JC FAIL
No water in tank

08-02-19 JC
Tank set level no leaks

MT 08-20-19
Ready for cover & soil
require Inspection Fee

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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)				
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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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Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Anwser	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(II)285.33(d)(2)(G)(iii)(III)285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)				
41	APPLICATION AREA Low Angle Nozzles Used / Pressure Is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed		285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed						
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

1

Comal County Environmental Health
OSSF Inspection Sheet

Installer Name: T. Warren　　OSSF Installer #: 05 00 00 344

1st Inspection Date: 7-30-19　　2nd Inspection Date:　　3rd Inspection Date:

Inspector Name: Connor　　Inspector Name:　　Inspector Name:

Permit#: 109226　　Address: Comal Hills 296 Weatherly

No.	Description	Anwser	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials		285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)				
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards		285.91(10) 285.30(b)(4) 285.31(d)				
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)				

tank up against excavation < 4" reset 07-30-19 JC

08-01-19 JC FAIL

NO water in tank

Comal County Environmental Health
OSSF Inspection Sheet

Installer Name: T. Warren OSSF Installer #: 05 000 0344

1st Inspection Date: 7-30-19 2nd Inspection Date: 3rd Inspection Date:

Inspector Name: Connor Inspector Name: Inspector Name:

Permit#: 109226 Address: Comal Hills 296 Weatherly

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

tank up against excavation < 4" reset 07-30-19 JC

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Anwser	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If SingleTank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(E) 285.91(2) 285.32(b)(1)(F) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(I) 285.32(b)(1)(E)(i) 285.32(b)(1)(D) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C)(i) 285.32(b)(1)(B) 285.32(b)(1)(A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
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						
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)(5) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Anwser	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(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)				
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

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Comal County Environmental Health
OSSF Inspection Sheet

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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:	109226
Issued This Date:	06/06/2019
This permit is hereby given to:	Ann Myra Aguilar & Rigoberto Aguilar-Sanchez

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

296 WEATHERBY DR
SPRING BRANCH, TX 78070

Subdivision:	Comal Hills
Unit:	2
Lot:	17
Block:	7
Acreage:	

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Drip Irrigation

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

Call (830) 608-2090 to schedule inspections.

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

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

Date February 11, 2019 Permit # 109226

Owner Name ANN MAYRA SANCHEZ AGUILAR & RIGOBERTO AGUILAR-SANCHEZ
Mailing Address c/o 5020 U.S. HWY 281
City, State, Zip SPRING BRANCH, TX 78070
Phone# 210-771-7490
Email tomwarren74@gmail.com

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

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

Subdivision Name COMAL HILLS Unit/Phase/Section 2 Lot 17 Block 7
Acreage/Legal
Street Name/Address 296 WEATHERBY DRIVE City SPRING BRANCH Zip 78070

Type of Development:

☒ Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1196

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☐ Commercial or Institutional Facility

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

Type of Facility

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

Restaurants, Lounges, Theaters - Indicate Number of Seats

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

Travel Trailer/RV Parks - Indicate Number of Spaces

Miscellaneous

Estimated Cost of Construction: $ 175,000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well

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

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

Signature of Owner Date 5-24-19

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

Revised July 2018

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

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

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

System Description PROPRIETARY; AEROBIC TREATMENT AND DRIP TUBING

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

Tank Size(s) (Gallons) CLEARSTREAM 600NC3T **Absorption/Application Area (Sq Ft)** 2000

Gallons Per Day (As Per TCEQ Table III) 240

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

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

Is this property within an incorporated city? ☐ Yes ☒ No

If yes, indicate the city: ____________________

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

FIRM #2585

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable

Signature of Designer

December 30, 2018
Date

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

Yes

AFFIDAVIT

201906018899 06/03/2019 01:46:31 PM 1/1

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 (OSSF's), this document is filed in the Deed Records of Comal County, Texas.

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 commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety code, requires owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

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II

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

2 UNIT/PHASE/SECTION 7 BLOCK 17 LOT COMAL HILLS SUBDIVISION

IF NOT IN SUBDIVISION: ________ ACREAGE ________ SURVEY

The property is owned by **(insert owner's full name):** ANN MAYRA SANCHEZ-AGUILAR & RIGOBERTO AGUILAR-SANCHEZ

This OSSF must be covered by a continuous maintenance contract for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

WITNESS BY HAND(S) ON THIS 24th DAY OF May ,20 19

X [signature] Owner(s) signature(s)

Ana mayra Sanchez Aguilar Owner (s) Printed name (s)

Ann Mayra Sanchez-Aguilar + Rigoberto Aguilar-Sanchez

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 24th DAY OF May , 20 19

[signature]
Notary Public Signature

SAMUEL PEDRAZA
Notary Public, State of Texas
Notary ID# 13167716-7
My Commission Expires
AUGUST 10, 2022

NOTARY PUBLIC STATE OF TEXAS

(Notary Seal Here)

THIS AREA FOR COMAL COUNTY CLERK RECORDING PURPOSES ONLY

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
06/03/2019 01:46:31 PM
TERRI 1 Page(s)
201906018899

COUNTY COURT COMAL COUNTY, TEXAS

Bobbie Koepp

MAINTENANCE
AND
TESTING/REPORTING
CONTRACT

Type of Unit: Clearstream Model Class I Aerobic Sewage facility utilizing dripp irrigation.

,MAINTENANCE

The installation company will provide maintenance and repair to the system for a period of two (2) years from the final inspection date. After that the owner shall continuously maintain a signed written contract with a valid maintenance company and shall provide the permitting authority with a copy at least 30 days prior to the expiration of the previous contract. If the property owner or Maintenance Company desires to discontinue the maintenance contract, the maintenance company shall notify, in writing, the permitting authority at least 30 days prior to the date service will cease. If a maintenance company discontinues business, the property owner shall within 30 days of the termination date, contract with another approved maintenance company and provide the permitting authority with a copy of the newly signed maintenance agreement. The effective date of this initial maintenance contract shall be the date the License to Operate is issued.

TESTING AND REPORTING

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The maintenance company or installer will inspect this system three (3) times a year the first two (2) years at no charge to the customer. This unit requires three (3) inspections per guidelines dated June 13, 2001.

The test required includes a chlorine residual or fecal coliform at each visit. The acceptable test results will be 0.1 mg/L chlorine residual in the pump tank or fecal coliform not to exceed 200 MPN/100 ml. The drip system does not require chlorine

The inspections will be recorded and a copy retained by the inspection company and one sent to the permitting authority and the owner three (3) times per year. The report will be submitted within 14 days after the test is performed.

Tom Warren is the individual employed by the maintenance company who is certified by the manufacturer of this system.

SERVICE

This contract agreement does not cover the cost of the service calls, labor, or materials that are required to repair system due to mis-use or abuse of system; broken sprinkler heads, failure to maintain electrical power to system, sewage flows exceeding the design capabilities of system; disposal of non-biodegradable materials such as chemicals, solvents, grease, oil, paint, etc; or any usage other than the requirements listed in the homeowner's manual.

Components under warranty by manufacturer will be replaced at no charge for the initial two (2) years of contract-- costs of installer service only will be charged.

Service visits will be scheduled within 24 to 36 hours for emergency situations upon contacting the homeowner, any other service required will be scheduled into our work rotation once we have contacted the owner.

The homeowner is responsible for maintaining chlorine in the disinfection unit.

MAINTENANCE PRACTICES

Owner shall not allow driveways, storage buildings or other structures to be constructed over the treatment or disposal areas.

Owner shall not allow water softeners and reverse osmosis back flush to enter into any portion of the treatment system.

ACCESS BY CONTRACTOR

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

OWNER[S]:

ana mayra Sanchez-Aguilar

Ann Mayra Sanchez Aguilar

Rigoberto Aguilar Sanchez

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COUNTY ENGINEER

296 Weatherby Drive
Spring Branch Texas 78070

INSTALLER:
Tom Warren Construction
DATE: 5/24/19.

MAINTENANCE COMPANY: ____________
(If different than installer)

ON-SITE SEWERAGE FACILITY
SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: **December 28, 2018**

Site Location: **296 WEATHERBY DRIVE - COMAL HILLS, UNIT 2, BLOCK 7, LOT 17**

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

SOIL BORING NUMBER **1**

Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 **10"**	**III**	**CLAY LOAM**	**N/A**	**NONE OBSERVED**	**LIMESTONE @ 10"**	**DARK BROWN**
1						
2						RECEIVED
3						JUN 03 2019
4						
5						COUNTY ENGINEER

SOIL BORING NUMBER **2**

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

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

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

12/28/18
Date

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

FIRM #2585

OSSF SOIL EVALUATION REPORT INFORMATION

Date: December 30, 2018

Applicant Information:

Name: ANN MAYRA AGUILAR SANCHEZ & RIGOBERTO AGUILAR-SANCHEZ
Address: c/o 5020 US HWY 281
City: SPRING BRANCH State: TX
Zip Code: 78070 Phone: ____

Site Evaluator Information:

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

Property Location:

Lot 17 Unit 2 Blk 7 Subd. COMAL HILLS
Street Address: 296 WEATHERBY DRIVE
City: SPRING BRANCH Zip Code: 78070
Additional Info.: ____

Installer Information:

Name: THOMAS WARREN
Company: WARREN CONSTRUCTION
Address: 5020 US HWY 281
City: SPRING BRANCH State: TX
Zip Code: 78070 Phone 830-980-7344

Topography: Slope within proposed disposal area: 3 %

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

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JUN 03 2019

COUNTY ENGINEER

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

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

02/10/19
DATE

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

#109226

REVISED
12:49 pm, Sep 03, 2019

AEROBIC TREATMENT
DRIP TUBING SYSTEM
DESIGNED FOR:
ANN MAYRA SANCHEZ AGUILAR & RIGOBERTO AGUILAR-SANCHEZ
c/o 5020 U.S. HWY 281
SPRING BRANCH, TEXAS 78070

SITE DESCRIPTION:

Located in Comal Hills, Unit 2, Block 7, Lot 17, at 296 Weatherby Drive, the proposed system will serve a three bedroom residence (1196 sf.) situated in an area with shallow Type III soil as described in the Soil Evaluation Report. Native grasses and oak trees were found throughout this property. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:

A 3-inch SCH-40 pipe discharges from the residence into a Clearstream NC3T 600 gpd aerobic plant containing a 400-gallon pretreatment tank, an aerobic treatment plant, and a 700-gallon pump chamber containing a submersible (0.5 HP Clearstream P-20 or equivalent) well pump. The well pump is activated by a time controller allowing the distribution ten times per day with an 8 minute run time with float setting at 300 gallons. A high level audible and visual alarm will activate should the pump fail. Distribution is through a self flushing 100 micron disc filter (Arkal) then through a 1" SCH-40 manifold to a 2000 sf. drip tubing field, with ***Netifim Bioline*** drip lines set approximately two feet apart with ***0.61 gph*** emitters set every two feet, as per the attached schematic. A 1" SCH-40 return line is installed to continuously flush the system by cycling a 1" ball valve and maintain 30 psi. Pressure guage will be installed to check proper pressure setting. Solids caught in the Arkal disk filter are flushed each cycle back to the trash tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Field area will be scarified and built up with ~4" of Type II or Type III soil, then the drip tubing will be laid and capped with ~6" of Type II or Type III soil ***(NOT SAND)***. The field area will be sodded with grass prior to system startup. **Tank must have at grade risers on each opening with watertight caps that must be at least 65# or have a padlock or can only be removed with tools. A secondary plug, cap, or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed, in compliance with Chapter §285.38.**

DESIGN SPECIFICATIONS:

Daily waste flow: 3 Br. Res Q=(3+1)*75-(20%) = 240 GPD
Pretreatment tank size: 428Gal
Plant Size: Clearstream NC3T 600gpd (TCEQ Approved)

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12:49 pm, Sep 03, 2019

Pump tank size: 700 Gal
Reserve capacity after High Level: 80 Gal (1/3 day Req'd)
Application Rate: Ra = 0.2 gal/sf
Total absorption area: Q/Ra = 240 GPD/0.20 = 1200 sf. (Actual 2000sf.)
Total linear feet drip tubing: 1000' ***Netifim Bioline*** drip tubing .61 GPH
Pump requirement: 500 emitters @ .61 gph @ 30 psi = 5.0833 gpm
Pump Requirement (cont.): (0.5 HP Clearstream P-20 pump or equiv.)
MINIMUM SCOUR VELOCITY (**MSV**) > 2 FPS
IN DRIP TUBING W/ NOM. DIA. 0.55" ID

MSV = 2 FPS (Πd↑2)/4*7.48 gal/cf*60 sec/min
MSV = 2(3.14159((.55/12)↑2)/4)*7.48*60
MSV = 1.5 gpm PER LINE * 3 LINES = 4.5 GPM MIN FLOW RATE

IN RETURN MANIFOLD W/ NOM. DIA 1.049" ID

MSV = 2 FPS (Πd↑2)/4*7.48 gal/cf*60 sec/min
MSV = 2(3.14159((1.049/12)↑2)/4)*7.48*60
MSV = 5.4 GPM

PIPE AND FITTINGS:

All pipes and fittings in this drip tubing system shall be 1" schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging.

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

09/03/19

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

STATE OF TEXAS
GREG W. JOHNSON
67587
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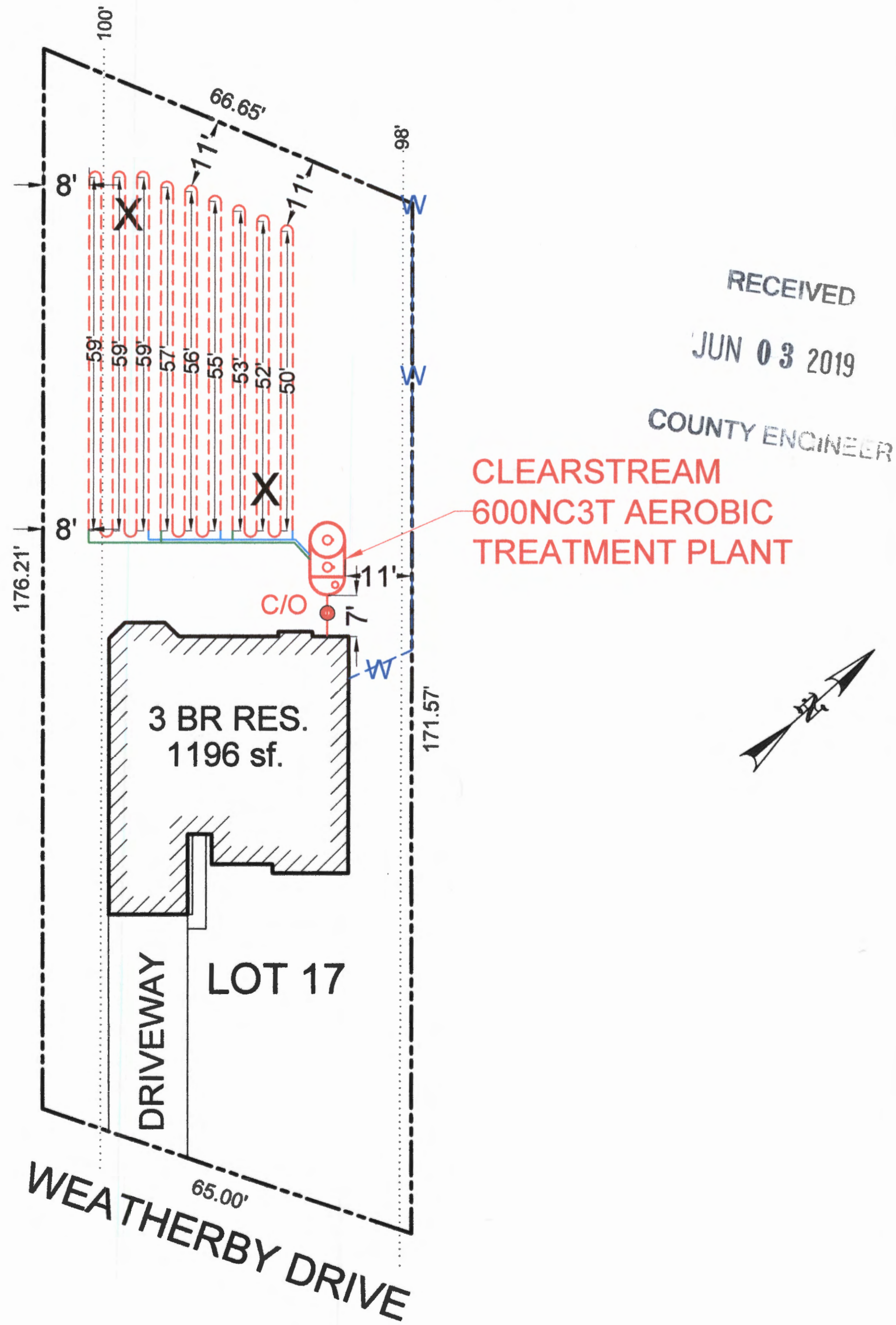
INSTALL 2000sf OF FIELD USING
1000' OF DRIP TUBING

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

X= TEST HOLE



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STATE OF TEXAS
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67587
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OWNER: ANN MAYRA SANCHEZ AGUILAR & RIGOBERTO AGUILAR SANCHEZ							DRAWN BY:
STREET ADDRESS: 296 WEATHERBY DRIVE							
LEGAL DESC: COMAL HILLS			UNIT/SECTION/PHASE: 2		BLOCK: 7	LOT: 17	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=30'		DATE: 12/29/2018		REVISED:		

TANK NOTES:

Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

A two way sanitary tee is required between residence and tank.

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

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

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GREG W. JOHNSON
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F-2585

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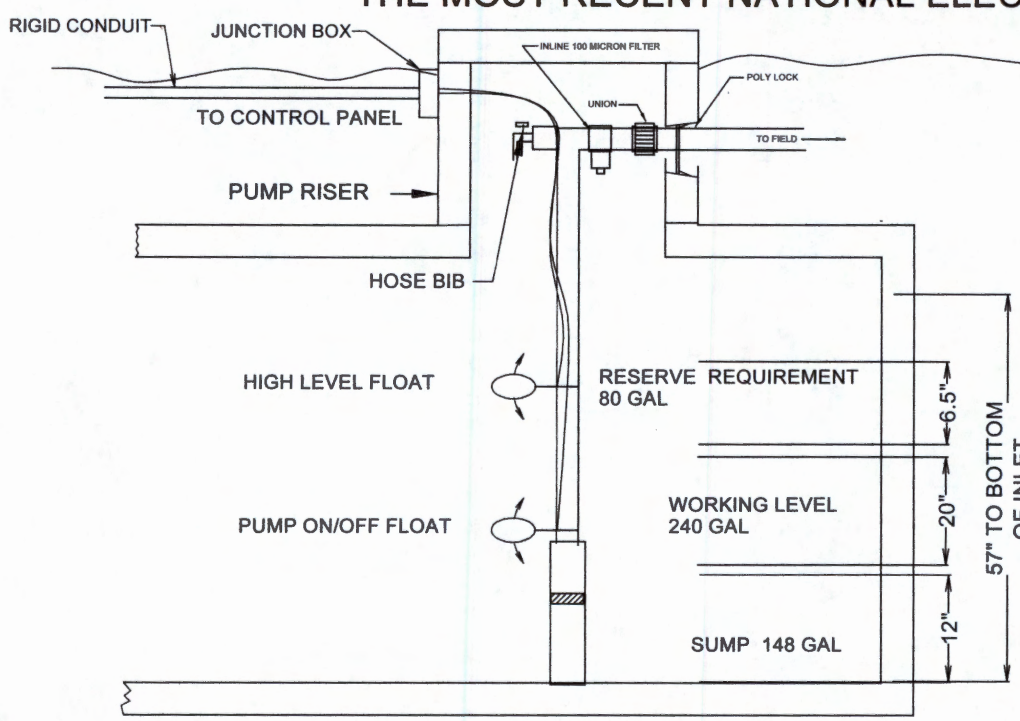
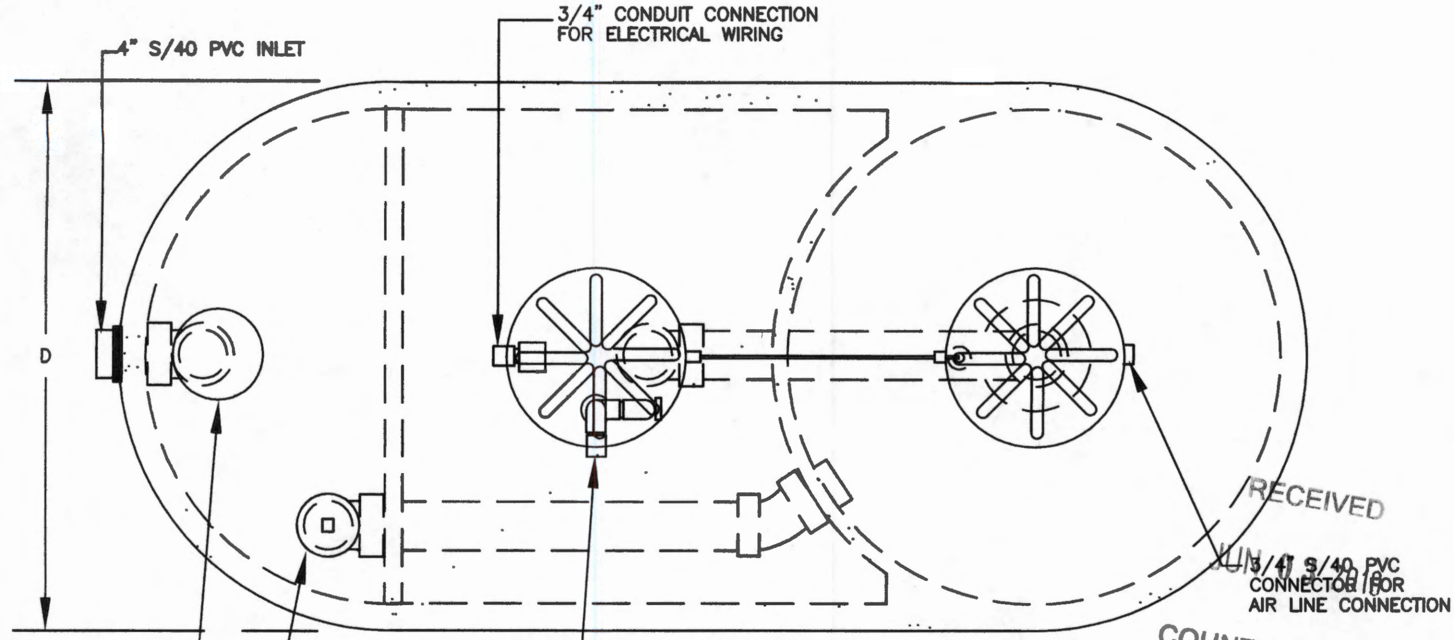
ALL WIRING MUST BE IN COMPLIANCE WITH THE MOST RECENT NATIONAL ELECTRIC CODE



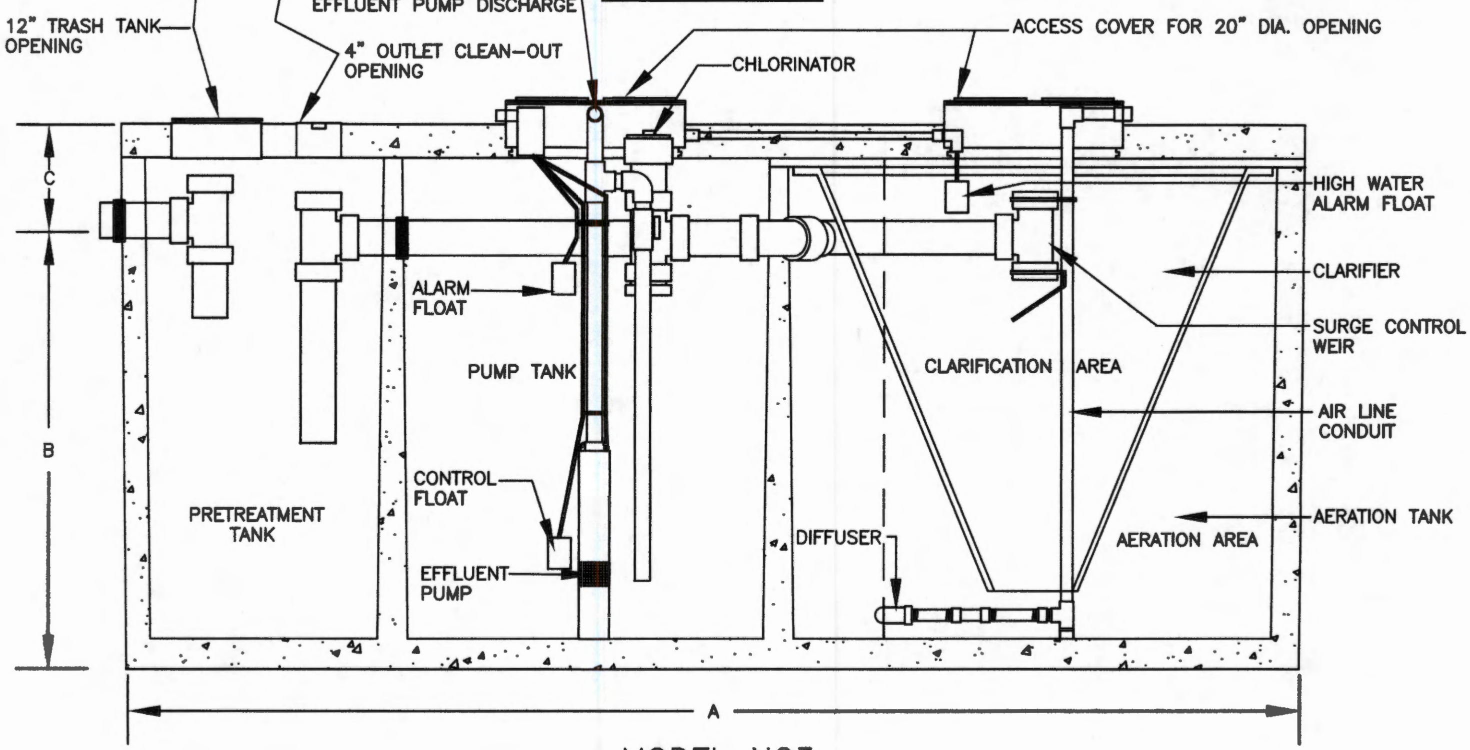
TYPICAL PUMP TANK CONFIGURATION

CLEARSTREAM 600NC3T W/ 700 GAL PUMP TANK

DESIGN DRAWINGS



PLAN VIEW



MODEL NC3
SECTION

DIMENSIONAL DATA

MODEL	A	B	C	D
500NC3-500	12'-2"	60"	10"	75"
500NC3-750	13'-5"	60"	10"	75"
600NC3	12'-7"	60"	10"	82"

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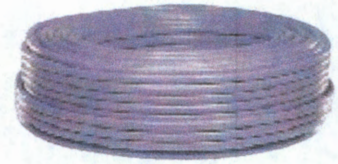
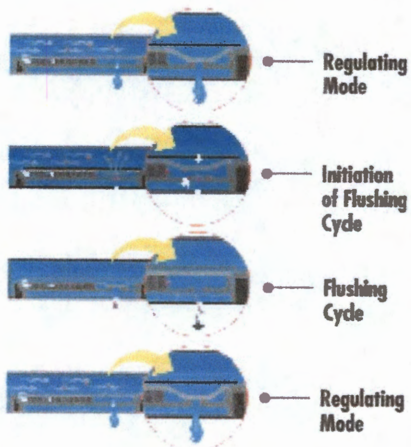
12/30/18

NETAFIM™

Bioline® Dripperline

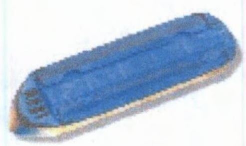


Pressure Compensating Dripperline for Wastewater



BioLine's Self-Cleaning, Pressure Compensating Dripper is a fully self-contained unit molded to the interior wall of the dripper tubing.

As shown at left, BioLine is continuously self-cleaning during operation, not just at the beginning and end of a cycle. The result is dependable, clog free operation, year after year.



Product Advantages

The Proven Performer

- Tens of millions of feet used in wastewater today.
- Bioline is permitted in every state allowing drip disposal.
- Backed by the largest, most quality-driven manufacturer of drip products in the U.S.
- Preferred choice of major wastewater designers and regulators.
- Proven track record of success for many years of hard use in wastewater applications.

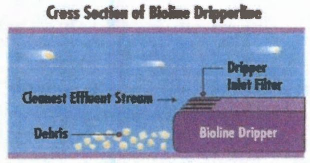
Quality Manufacturing with Specifications Designed to Meet Your Needs

- Pressure compensating drippers assure the highest application uniformity - even on sloped or rolling terrain.
- Excellent uniformity with runs of 400 feet or more - reducing installation costs.
- Highest quality-control standards in the industry: Cv of 0.25 (coefficient of manufacturer's variation).
- A selection of flows and spacings to satisfy the designer's demand for almost any application rate.

Long-Term Reliability

- Protection against plugging:
  - Dripper inlet raised 0.27" above wall of tubing to prevent sediment from entering dripper.
  - Drippers impregnated with Vinyzene to prevent buildup of microbial slime.
  - Unique self-flushing mechanism passes small particles before they can build up.

Cross Section of Bioline Dripperline



Root Safe

- A physical barrier on each BioLine dripper helps prevent root intrusion.
- Protection never wears out - never depletes - releases nothing to the environment.
- Working reliably for up to 15 years in subsurface wastewater installations.
- Additional security of chemical root inhibition with Techfilter - supplies Trifluralin to the entire system, effectively inhibiting root growth to the dripper outlets.

TECHFILTER LIFETIME EXTENDED WARRANTY

Applications

- For domestic strength wastewater disposal.
- Installed following a treatment process.
- Can be successfully used on straight septic effluent with proper design, filtration and operation.
- Suitable for reuse applications using municipally treated effluent designated for irrigation water.

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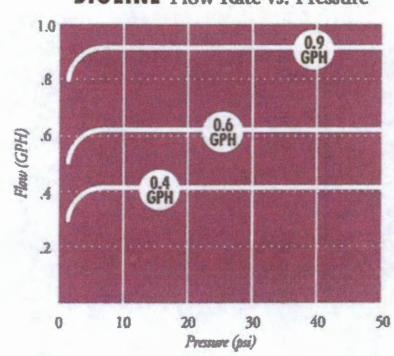
Specifications

Wall thickness (mil): 45*
Nominal flow rates (GPH): .4, .6, .9*
Common spacings: 12", 18", 24"*
Recommended filtration: 120 mesh
Inside diameter: .570*
Color: Purple tubing indicates non-potable source

*Additional flows, spacings, and pipe sizes available by request. Please contact Netafim USA Customer Service for details.

BIOLINE Flow Rate vs. Pressure



NETAFIM™

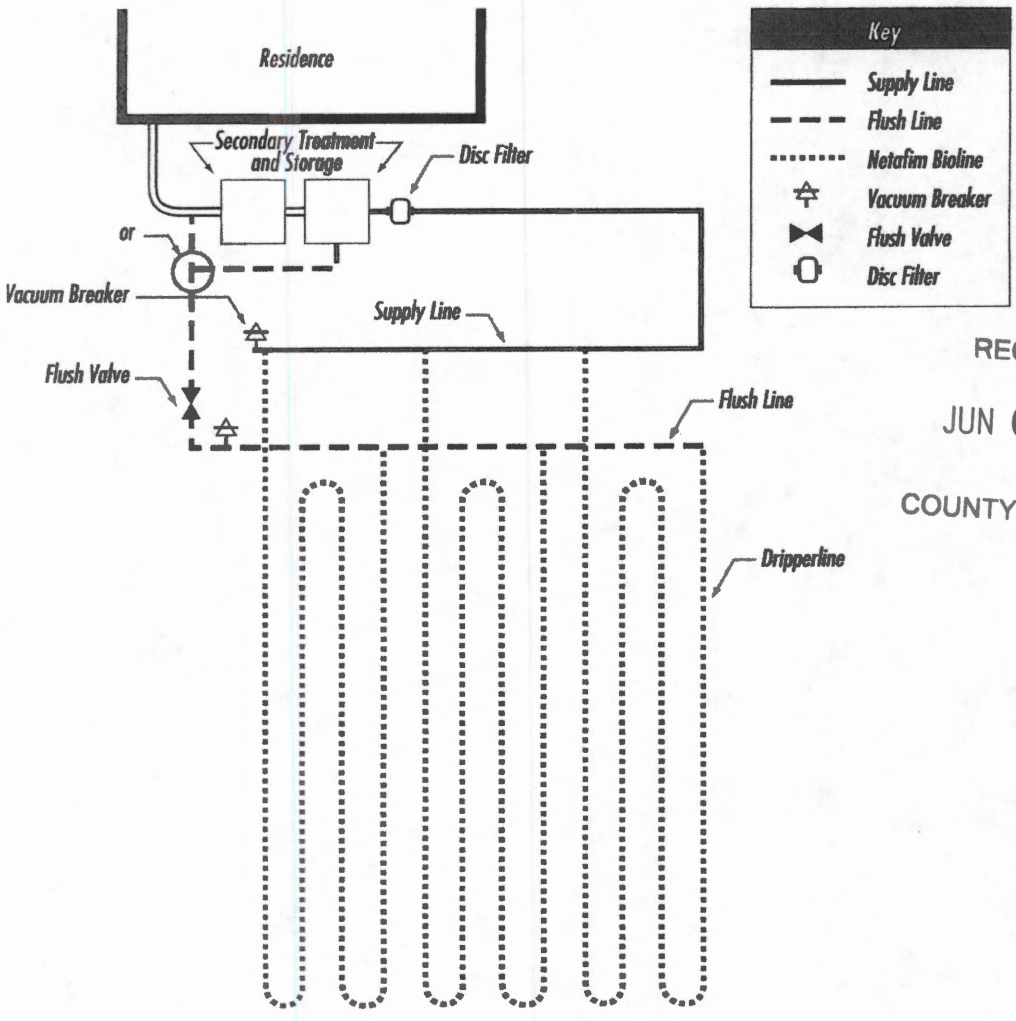
NETAFIM USA
5470 E. Home Ave. • Fresno, CA 93727
888.638.2346 • 559.453.6800
FAX 800.695.4753
www.netafimusa.com

SAMPLE DESIGNS

SINGLE TRENCH LAYOUT

Rectangular field with supply and flush manifold on same side and in same trench;

- Locate supply and flush manifold in same trench
- Dripperlines are looped at the end opposite the supply and flush manifolds
- The longest Bioline length should not exceed 400 ft. Drip fields 200 ft. in length might loop the Bioline once; drip dispersal fields under 100 ft. might be looped twice, as illustrated



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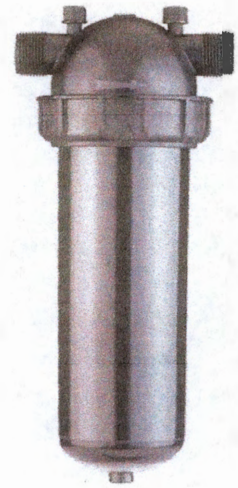
Arkal 1" Super Filter

Catalog No. 1102 0_ _ _

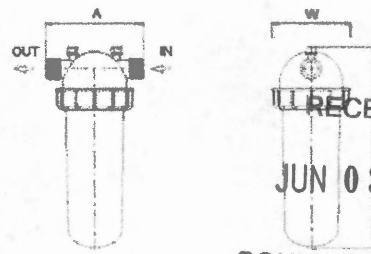
Features

- A "T" shaped filter with two 1" male threads.
- A "T" volume filter for in-line installation on 1" pipelines.
- The filter prevents clogging due to its enlarged filtering area that collects sediments and particles.
- Manufactured entirely from fiber reinforced plastic.
- A cylindrical column of grooved discs constitutes the filter element.
- Spring keeps the discs compressed.
- Screw-on filter cover.
- Filter discs are available in various filtration grades.



Technical Data

Inlet/outlet diameter	1" BSPT (male) 25.0 mm – nominal diameter 33.6 mm – pipe diameter (O. D.)	1" NPT (male)
Maximum pressure	10 atm	145 psi
Maximum flow rate	8 m^3/h (1.7 l/sec)	35 gpm
General filtration area	500 cm^2	77.5 in^2
Filtration volume	600 cm^3	37 in^3
Filter length L	340 mm	13 13/32"
Filter width W	130 mm	5 3/32"
Distance between end connections A	158 mm	6 7/32"
Weight	1.420 kg	3.13 lbs.
Maximum temperature	70° C	158 °F
pH	5-11	5-11



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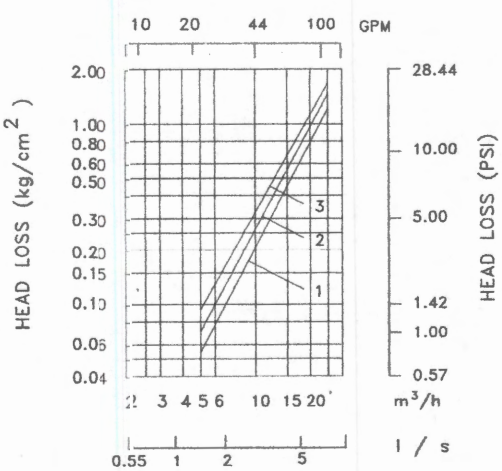
Filtration Grades

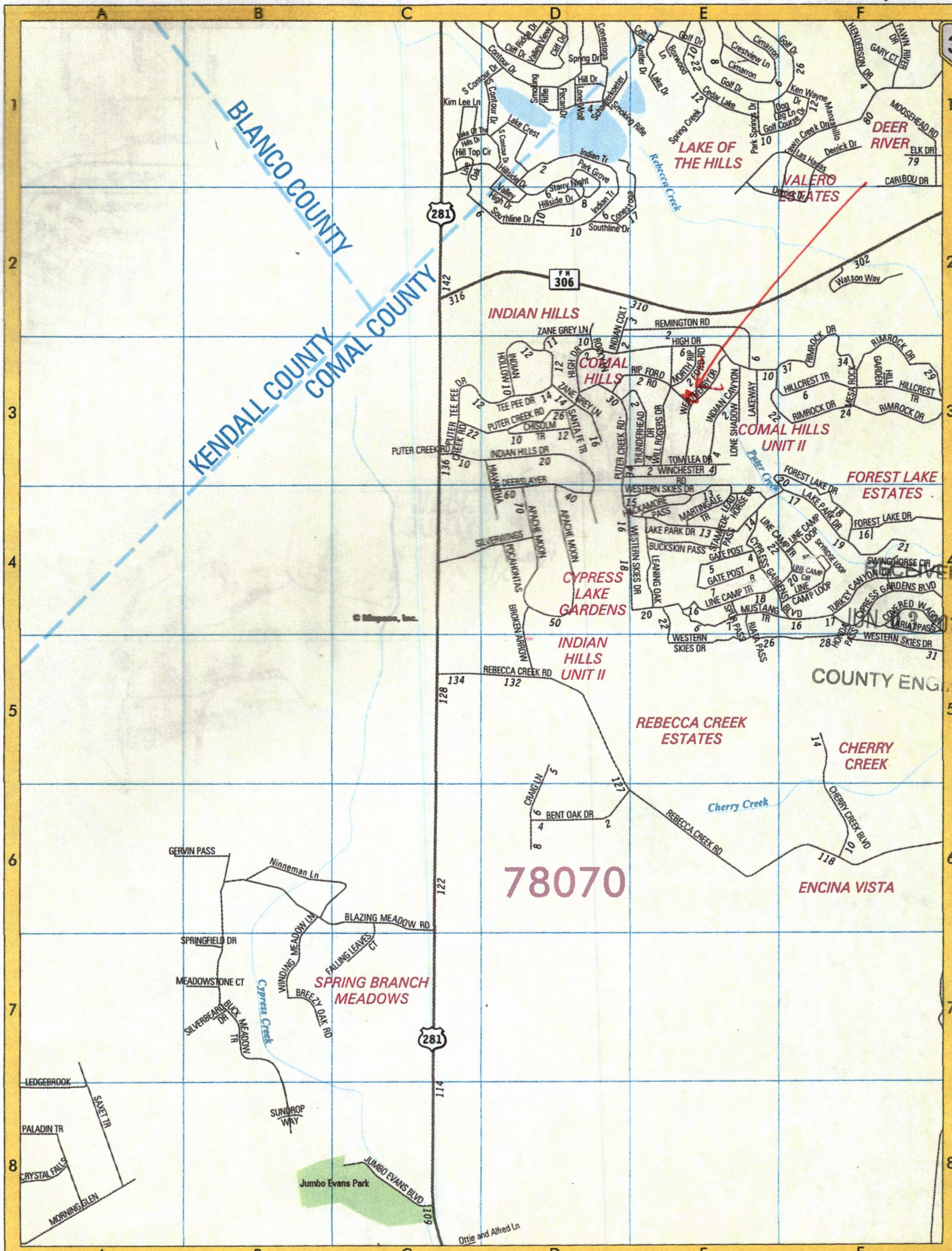
Blue	(400 micron / 40 mesh)
Yellow	(200 micron / 80 mesh)
Red	(130 micron / 120 mesh)
Black	(100 micron /140 mesh)
Green	(55 micron)

Head Loss Chart



Disc filter, irrigation systems, irrigationglobal.com

CONTINUED ON MAP 284



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CONTINUED ON MAP 319

CONTINUED ON MAP 352

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

SCALE IN FEET 0 1000 2000 3000

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VOID

AEROBIC TREATMENT
DRIP TUBING SYSTEM
DESIGNED FOR:
ANN MAYRA SANCHEZ AGUILAR & RIGOBERTO AGUILAR-SANCHEZ
c/o 5020 U.S. HWY 281
SPRING BRANCH, TEXAS 78070

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SITE DESCRIPTION:

Located in Comal Hills, Unit 2, Block 7, Lot 17, at 296 Weatherby Drive, the proposed system will serve a three bedroom residence (1196 sf.) situated in an area with shallow Type III soil as described in the Soil Evaluation Report. Native grasses and oak trees were found throughout this property. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:

A 3-inch SCH-40 pipe discharges from the residence into a Clearstream NC3T 600 gpd aerobic plant containing a 400-gallon pretreatment tank, an aerobic treatment plant, and a 700-gallon pump chamber containing a submersible (0.5 HP Clearstream P-20 or equivalent) well pump. The well pump is activated by a time controller allowing the distribution ten times per day with an 8 minute run time with float setting at 300 gallons. A high level audible and visual alarm will activate should the pump fail. Distribution is through a self flushing 100 micron disc filter (Arkal) then through a 1" SCH-40 manifold to a 2000 sf. drip tubing field, with ***Netifim Bioline*** drip lines set approximately two feet apart with ***0.61 gph*** emitters set every two feet, as per the attached schematic. A pressure regulator PMR-MF 30 psi installed in the pump tank on the manifold to the field will maintain pressure at 30 psi. A 1" SCH-40 return line is installed to continuously flush the system by cycling a 1" ball valve. Solids caught in the Arkal disk filter are flushed each cycle back to the trash tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Field area will be scarified and built up with ~4" of Type II or Type III soil, then the drip tubing will be laid and capped with ~6" of Type II or Type III soil ***(NOT SAND)***. The field area will be sodded with grass prior to system startup. **Tank must have at grade risers on each opening with watertight caps that must be at least 65# or have a padlock or can only be removed with tools. A secondary plug, cap, or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed, in compliance with Chapter §285.38.**

DESIGN SPECIFICATIONS:

Daily waste flow: 3 Br. Res Q=(3+1)*75-(20%) = 240 GPD
Pretreatment tank size: 428Gal
Plant Size: Clearstream NC3T 600gpd (TCEQ Approved)

VOID

Pump tank size: 700 Gal
Reserve capacity after High Level: 80 Gal (1/3 day Req'd)
Application Rate: Ra = 0.2 gal/sf
Total absorption area: Q/Ra = 240 GPD/0.20 = 1200 sf. (Actual 2000sf.)
Total linear feet drip tubing: 1000' ***Netifim Bioline*** drip tubing .61 GPH
Pump requirement: 500 emitters @ .61 gph @ 30 psi = 5.0833 gpm
Pump Requirement (cont.): (0.5 HP Clearstream P-20 pump or equiv.)
MINIMUM SCOUR VELOCITY (**M**SV) > 2 FPS
IN DRIP TUBING W/ NOM. DIA. 0.55" ID

MSV = 2 FPS (Πd↑2)/4*7.48 gal/cf*60 sec/min
MSV = 2(3.14159((.55/12)↑2)/4)*7.48*60
MSV = 1.5 gpm PER LINE * 3 LINES = 4.5 GPM MIN FLOW RATE

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IN RETURN MANIFOLD W/ NOM. DIA 1.049" ID

MSV = 2 FPS (Πd↑2)/4*7.48 gal/cf*60 sec/min
MSV = 2(3.14159((1.049/12)↑2)/4)*7.48*60
MSV = 5.4 GPM

VOID

PIPE AND FITTINGS:

All pipes and fittings in this drip tubing system shall be 1" schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging.

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

02/10/19

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

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

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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

Warranty Deed

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Date: **January 7 /11, 2019**

Grantor: **Jose Antonio Garcia**

Grantor's Mailing Address:

Grantee: **Ana Mayra Sanchez Aguilar and Rigoberto Aguilar-Sanchez**

Grantee's Mailing Address: **828 Pine Eagle Lane, San Antonio, Bexar County, Texas 78260**

Consideration: **Ten and no/100 ($10.00) Dollars** and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements): **Lot 17, Block 7, Comal Hills Subdivision, Unit 2, Comal County, Texas, according to plat thereof recorded in Volume 4, Page 3, of the Plat Records of Comal County, Texas.**

Reservations from and Exceptions to Conveyance and Warranty: **This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property.**

Grantor, for the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, 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.

UNOFFICIAL

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

Jose Antonio Garcia

Jose Antonio Garcia

STATE OF TEXAS

COUNTY OF Bexar

This instrument was acknowledged before me on this 7th day of **January 2019, by Jose Antonio Garcia.**

Raul E. Pena

Notary Public, State of Texas

RAUL E. PENA
5343461
My Commission Expires
August 4, 2019

NOTARY PUBLIC STATE OF TEXAS

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Note: This instrument was prepared sollely from information and upon instruction given by the parties to this transaction. No title search or other evidence has been furnished to us in connection with its preparation. This document has been prepared and delivered upon the condition that the preparer will have no liability for the accuracy of the information provided.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
01/08/2019 02:01:01 PM
TERRI 2 Pages(s)
201906000764

County Court of Comal County, Texas

Bobbie Koepp

AFTER RECORDING RETURN TO:
Ana Mayra Sanchez Aguilar and
Rigoberto Aguilar-Sanchez
828 Pine Eagle Lane
San Antonio, Texas 78260

UNOFFICIAL

COUNTY OF COMAL | COUNTY ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

items Date Received ____ *initials* ____

Permit Number ____

Instructions:

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

OSSF Permit

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

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

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

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X Required Permit Fee

X Copy of Recorded Deed

X Surface Application/Aerobic Treatment System

- X Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
- X Signed Maintenance Contract with Effective Date as Issuance of License to Operate

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

[signature] 06/03/19

Signature of Applicant | Date

____COMPLETE APPLICATION	____INCOMPLETE APPLICATION
Check No.________ Receipt No. ________	(Missing Items Circled, Application Refused)

Revised: January 2015

109226

Permit # ~~109236~~

County Comal

WARREN CONSTRUCTION

Wastewater Treatment Systems
4210 U.S. Hwy 281 North
Spring Branch, Texas 78070
(210) 771-7490

INSPECTION & TESTING RECORD

Client: Maria Guadopia Date: 06/19/2020

Address: 296 Weatherby E-Mail:

~~Spring Branch Texas 78070~~ Phone: 210-687-7097

1. **Reason for site visit:** Reg. Sched ☑ Service Call ☐

2. **System Inspection:**

Item	Condition
Pump House	OK
Electrical Power	OK
Compressor	OK
Air Supply	OK
Chlorine Supply	
Irrigation Pump	OK
Distribution Sys.	OK
High Level Alarm	Cleaned Filter

3. **Repairs to the system:**

4. **Test required and results:**

Test	Required Yes	Required No	Results mg/l
BOD 5 (Grab)		x	
TSS (Grab)		x	
Chlorine Resid.	x		mg/l
Effluent PH		x	

5. **General comments:**

Lid Screwed on ☑

Respectfully Submitted by:

TW Warren

Thomas W. Warren

WARREN CONSTRUCTION

Wastewater Treatment Systems
4210 U.S. Hwy 281 North
Spring Branch, Texas 78070
(210) 771-7490

Permit # 109236

County Comal

INSPECTION & TESTING RECORD

Client: Maria Guadopia alupe

Date: 02-21-20

Address: 296 Weatherby

E-Mail:

~~Spring Branch Texas 78070~~

Phone: 210-687-7097

1. **Reason for site visit:** Reg. Sched ☑ Service Call ☐

2. **System Inspection:**

Item	Condition
Pump House	OK.
Electrical Power	OK.
Compressor	OK.
Air Supply	OK.
Chlorine Supply	
Irrigation Pump	OK.
Distribution Sys.	OK.
High Level Alarm	OK.

3. **Repairs to the system:** cleaned filter

4. **Test required and results:**

Test	Required Yes	Required No	Results mg/l
BOD 5 (Grab)		x	
TSS (Grab)		x	
Chlorine Resid.	x		mg/l
Effluent PH		x	

5. **General comments:**

Lid Screwed on ☑

Respectfully Submitted by:

TW Warren

Thomas W. Warren

Permit # ~~109296~~ 109226

County Comal

WARREN CONSTRUCTION

Wastewater Treatment Systems
4210 U.S. Hwy 281 North
Spring Branch, Texas 78070
(210) 771-7490

INSPECTION & TESTING RECORD

Client: Maria Guadopia

Date: 11/7/2020

Address: 296 Weatherby

E-Mail:

~~Spring Branch Texas 78070~~

Phone: 210-687-7097

1. **Reason for site visit:** Reg. Sched ☑ Service Call ☐

2. **System Inspection:**

Item	Condition
Pump House	OK
Electrical Power	OK
Compressor	OK
Air Supply	OK
Chlorine Supply	
Irrigation Pump	OK
Distribution Sys.	OK
High Level Alarm	OK

3. **Repairs to the system:** Cleaned Filter

4. **Test required and results:**

Test	Required Yes	Required No	Results mg/l
BOD 5 (Grab)		X	
TSS (Grab)		X	
Chlorine Resid.	X		mg/l
Effluent PH		X	

5. **General comments:**

Lid Screwed on ☑

Respectfully Submitted by:

TW Warren

Thomas W. Warren

WARREN CONSTRUCTION

Permit # 109236

County Comal

Wastewater Treatment Systems
4210 U.S. Hwy 281 North
Spring Branch, Texas 78070
(210) 771-7490

INSPECTION & TESTING RECORD

Client: Maria Guadopia Date: 11/7/2020

Address: 296 Weatherby E-Mail:

~~Spring Branch Texas 78070~~ Phone: 210-687-7097

1. **Reason for site visit:** Reg. Sched ☑ Service Call ☐

2. **System Inspection:**

Item	Condition
Pump House	ok
Electrical Power	ok
Compressor	ok
Air Supply	ok
Chlorine Supply	
Irrigation Pump	ok
Distribution Sys.	ok
High Level Alarm	ok

3. **Repairs to the system:** Cleaned Filter

4. **Test required and results:**

Test	Required Yes	Required No	Results mg/l
BOD 5 (Grab)		x	
TSS (Grab)		x	
Chlorine Resid.	x		mg/l
Effluent PH		x	

5. **General comments:**

Lid Screwed on ☑

Respectfully Submitted by:

TW Warren

Thomas W. Warren

Centex Hydro-Flo, Inc. & "Bulverde
Electro Septic Tech"
P.O. Box 372
Bulverde, TX 78163 830-438-7329
Carl A Scheel Maint provider # MP0000014
Justin Scheel Maint provider # MP0002046

Aerobic Repair Call Inspection Report

Date of Trouble Called in:	6/18/2021

BILL TO	SEPTIC SYSTEM LOCATION
Rigoberto Aguilar 296 Weatherby Drive Spring Branch, TX 78070	Rigoberto Aguilar 296 Weatherby Drive Spring Branch, TX 78070

Mapsco - Code:
318-E3

Route Book #	Authorized Agent:	Permit #	Contract Date:	Reason for Trouble Call:
10-045	Comal County	109226	09/09/19 - 09/09/21	I'st visit

Service ...	Operational Yes or No	AMOU...
8/3/2021	1. Actual day of visit: Tuesday	0.01

2. System Inspection: yes no

	yes	no
Chlorine Supply:	---X-----	--------
Aeroators:	----X----	---------
Air Filters:	----X----	---------
Air Pump:	----X----	---------
Irrigation Pump:	---X-----	---------
Disinfection Device:	--X------	---------
Electrical Circuits:	--X------	---------
Distribution System:	--X------	---------
Sprayfield Vegetation:	---X-----	---------
Tank lids Secured:	---X-----	---------

3. Repairs to System: (see items below)

None

4. Test Performed CL2 (Grab) in mg/L
Test Method "Hach Test Kit"

None

5. General Comments or Recommendations:

No access, left note for owner to call us

Inspector:Justin Scheel

Total	~~$0.01~~
Payments/Credits	$0.00
Balance Due	~~$0.01~~

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

To: Maria G Landeros A
296 Weatherby Dr.
Spring Branch, TX 78070

Printed:6/3/2022
Site: 296 Weatherby Dr.
Spring Branch, TX 78070
(210) 687-7097

Permit #: **109226**
Agency: Comal County
County:
Mfg / Brand: - CLEARSTREAM
Treatment Type: Aerobic
Disposal: Drip Emitters

Customer ID: 4224
Contract Dates: 2/15/2022 - 2/15/2024
Scheduled Date 6/15/2022
Inspection 1 of 6

GPS Coordinates - Latitude: 29.933424 Longitude: -98.397227

Service Type: **Scheduled Inspection**
Visit Date: **6/2/2022**
Method: **Grab**
Technician: Not Assigned
Maint. Provider: Ryan Seidensticker

☑ This counts as a type of "Scheduled Inspection"
Entered By: Michelle Irvin

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational

Sludge Levels
For Tank 1: 6
For Tank 2: na
For Tank 3: na

Tank Lid / Riser: Secured

Sprinkler Drip Backwash: Good

Electric Circuits: Operational
Distribution System: Operational
Sprayfield Veg: Operational

Color: Good
Odor: Good

Alarm: Operational

Comments
Scum = 2" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

☑ **Service Completed**

Insp ID #:18304

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service
License Info: MP0001708 Expires:

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

Printed:10/20/2022 Insp ID #:21969 Permit #: **109226**

To: Maria G Landeros A
296 Weatherby Dr.
Spring Branch, TX 78070

Main Phone: (210) 687-7097
Work:
Cell Phone:
Alt Cell:
Customer ID: 4224
Contract Dates: 2/15/2022 - 2/15/2024
Scheduled Date: 10/15/2022 Inspection 2 of 6

Agency: Comal County
County:
Mfg / Brand: - CLEARSTREAM
Treatment Type: Aerobic
Disposal: Drip Emitters

GPS Coordinates: Latitude: 29.933424 Longitude: -98.397227

Service Type: **Scheduled Inspection**
Visit Date: **10/19/2022**
Method: **Grab**
Technician: Not Assigned
Maint. Provider: Ryan Seidensticker

☑ This counts as a type of "Scheduled Inspection"
Entered By: Nicole Loria

Comments

☑ **Service Completed**

- Inspection not completed. Please call office to reschedule-no one home-no acess to back yard

Site: 296 Weatherby Dr., Spring Branch, TX 78070

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

Printed:2/15/2023   Insp ID #:25621   Permit #: **109226**

To: Maria G Landeros A
296 Weatherby Dr.
Spring Branch, TX 78070

Main Phone: (210) 687-7097
Work:
Cell Phone:
Alt Cell:
Customer ID: 4224
Contract Dates: 2/15/2022 - 2/15/2024
Scheduled Date: 2/15/2023   Inspection 3 of 6

Agency: Comal County
County:
Mfg / Brand: - CLEARSTREAM
Treatment Type: Aerobic
Disposal: Drip Emitters

GPS Coordinates: Latitude: 29.933424 Longitude: -98.397227

Service Type: **Scheduled Inspection**
Visit Date: **2/14/2023**
Method: **Grab**
Technician: Fabian Young
Maint. Provider: Ryan Seidensticker

☑ This counts as a type of "Scheduled Inspection"
Entered By: Ashley Spitzenberger

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational

Sludge Levels
For Tank 1: 36
For Tank 2: NA
For Tank 3: 14
For Tank 4: 2

Electric Circuits: Operational
Distribution System: Operational
Sprayfield Veg: Operational

Tank Lid / Riser: Secured
Insp. Port / Plug: Secured

Alarm: Operational

Comments

☑ **Service Completed**

- Scum on pretreatment 0 - Cleaned drip filter and backflushed drip field - Recommend Pumping soon-Jesse Ferguson-830-431-6104 - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving.

Site: 296 Weatherby Dr., Spring Branch, TX 78070

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

Luna Environmental
4222 FM 482
New Braunfels, TX 78132

(830) 312-8776
sherrie@lunaenvironmental.com

Printed:8/10/2023

Permit: 109226

Site: 296 Weatherby Dr., Spring Branch, TX 78070
Main Phone: 2106877097

Maria G Landeros A
296 Weatherby Dr.
Spring Branch, TX 78070

Agency: Comal County

System Info: MFG: Brand: CLEARSTREAM
Treatment Type: Aerobic   Disposal Type: Drip Emitters
Customer ID: 5623
Insp ID: 31148

Visit Details

Visit Date: 8/9/2023   **Entered By:** Nicole Loria
GPS Lat: 29.933424 GPS Long: -98.397227
Scheduled Date: 6/15/2023   Contract Starts: 2/15/2022
Entered On: 8/10/2023   Contract Ends: 2/15/2024

Visit Results

Service Type: Scheduled Inspection
Count: Inspection 4 of 6
Method: Grab
Technician: Robert Mercer   License # MT0002566   Expires 8/31/2026
Provider: Luna Environmental, LLC

☑ Service Completed

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational

Sludge Level Tank 1: 26
Sludge Level Tank 2: N/A

Tank Lid / Riser: Secured
Insp. Port / Plug: Secured

Electric Circuits: Operational
Distribution System: Operational
Drip/Sprayfield Veg: Operational

Alarm: Operational
PSI Pressure: 2.4

Comments

- Scum on pretreatment 0 - Cleaned drip filter & backflushed drip field - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving.