### **RECEIVED**

By Brandon Olvera at 10:43 am, Dec 26, 2024

#### Olvera, Brandon

**From:** Gallegos, Efrain

Sent: Thursday, December 26, 2024 10:38 AM

To: Stephanie E. Perez; Allen, Corey; Olvera, Brandon; Griffin, Kathy; Hendry, Clint; Ritzen, Brenda

**Cc:** Brianna Perez; Catherine Jefferson

**Subject:** Re: Permit # 111025 - Kirchhoff - 143 Flanders, Fisher TX 78623

Hello,

There is no extension needed as permit is active, According to previous inspection notes we are needing revision for spray field. Due to the last inspection being in 2020 we will require another operational inspection.



### **Efrain Gallegos**

Environmental Health Inspector 195 David Jonas Dr. New Braunfels, TX, 78132 O: 830-608-2090 www.cceo.org

Installer Name: MJ SEPTIC	OSSF Installer #:	OS0023596	
1st Inspection Date: 9/22/20	2nd Inspection Date:	3rd Inspection Date:	
Inspector Name: CONNOR	Inspector Name:	Inspector Name:	

Permit#: 111025 Address: 143 FLANDERS

	Permit#:			Address:			
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	X	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)		Х		
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	Х	285.91(10) 285.30(b)(4) 285.31(d)		Х		
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	Х	285.32(a)(1)		Х		
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	Х	285.32(a)(3)		Х		
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	Х	285.32(a)(5)		Х		
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)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(E) 285.32(b)(1)(E) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(II)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

SPRAY HEAD RELOCATION. FAILED. NOT IN CORRECT LOCATION.

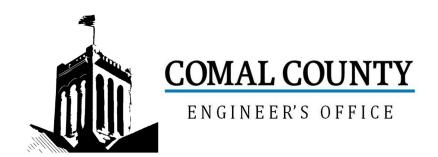
JC - 6/29/2023 - need revision for spray field layout.

No.	Description	Anwser	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
	SEPTIC TANK Tank(s) Clearly		285.32(b)(1)(E)		,		
	Marked SEPTIC TANK If		285.91(2)				
	SingleTank, 2		285.32(b)(1)(F)				
	Compartments Provided with		285.32(b)(1)(E)(iii)				
	Baffle SEPTIC TANK Inlet Flowline		285.32(b)(1)(E)(ii)(II)				
	Greater than		285.32(b)(1)(E)(ii)(I)				
	3" and " T " Provided on Inlet and		285.32(b)(1)(E)(i)				
	Outlet		285.32(b)(1)(D)				
	SEPTIC TANK Septic Tank(s) Meet		285.32(b)(1)(C)(ii)				
	Minimum Requirements		285.32(b)(1)(C)(i)				
			285.32(b)(1)(B)				
			285.32(b)(1)(A)				
			285.32(b)(1)(E)(iv)				
8			203.32(b)(1)(L)(IV)				
	ALL TANKS Installed on 4" Sand		005 0041 \(41/5)				
	Cushion/ Proper Backfill Used	X	285.32(b)(1)(F)		X		
			285.32(b)(1)(G)		21		
9			285.34(b)				
	SEPTIC TANK Inspection / Clean						
	Out Port & Risers Provided on						
	Tanks Buried Greater than 12"		285.38(d)				
	Sealed and Capped						
10							
	SEPTIC TANK Secondary restraint						
	system provided						
	SEPTIC TANK Riser permanently						
	fastened to lid or cast into tank						
	SEPTIC TANK Riser cap protected		285.38(d)				
	against unauthorized intrusions		285.38(e)				
11	SEPTIC TANK Tank Volume						
	Installed						
12	PUMP TANK Volume Installed						
13	POWP TANK Volume installed						
	AEROBIC TREATMENT UNIT Size						
	Installed	X			X		
14							
<u> </u>	AEROBIC TREATMENT UNIT	х			v		
	Manufacturer	21			X		
	AEROBIC TREATMENT UNIT						
	Model	X			x		
15	Number						
	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1)				
			285.33(a)(1) 285.33(a)(2)				
			285.33(a)(2) 285.33(a)(3)				
16	DICDOCAL CVCTTA		285.33(a)(1)				
	DISPOSAL SYSTEM Leaching		285.33(a)(3)				
	Chamber		285.33(a)(4)				
			285.33(a)(2)				
17	DICDOCAL CYCTEM France		203.33(a)(3)				
	DISPOSAL SYSTEM Evapo- transpirative		285.33(a)(4)				
	u anspirative		285.33(a)(1)				
18			285.33(a)(2)				
10					l		

No.	Description	Anwser	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)		201 11061		
10							
19	DISPOSAL SYSTEM Soil						
	Substitution		285.33(d)(4)				
20	DISPOSAL SYSTEM Pumped						
	Effluent		285.33(a)(3)				
	Emdent		285.33(a)(1)				
21			285.33(a)(2) 285.33(a)(3)				
	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(2)				
			285.33(a)(4)				
			285.33(a)(1)				
22							
	DISPOSAL SYSTEM Mound		285.33(a)(3)				
			285.33(a)(1)				
			285.33(a)(2)				
23			285.33(a)(4)				
23	DISPOSAL SYSTEM Other		30E 33/4//c/				
	(describe) (Approved Design)	х	285.33(d)(6) 285.33(c)(4)	aerobic spray	x		
	(describe) (ripproved besign)	22	265.55(0)(4)	actobic spray			
24	DRAINIFIELD Abogunting Duginling						
	DRAINFIELD Absorptive Drainline 3" PVC						
	or 4" PVC						
25							
26	DRAINFIELD Area Installed  DRAINFIELD Level to within 1 inch						
	per 25 feet and within 3 inches						
	over entire excavation		285.33(b)(1)(A)(v)				
	over entire excavation						
27	DRAINFIELD Excavation Width						
	DRAINFIELD Excavation Depth						
	DRAINFIELD Excavation						
	Separation DRAINFIELD Depth of						
	Porous Media						
	DRAINFIELD Type of Porous Media						
28	DRAINFIELD Pipe and Gravel -						
29	Geotextile Fabric in Place		285.33(b)(1)(E)				
29	DRAINFIELD Leaching Chambers						
	DRAINFIELD Chambers - Open End						
	Plates w/Splash Plate, Inspection						
	Port & Closed End Plates in Place		205 22/-1/21				
	(per manufacturers spec.)		285.33(c)(2)				
	(per manaractarers specif						
30	LOW DESCRIPT DISCOURT						
	LOW PRESSURE DISPOSAL						
	SYSTEM Adequate Trench Length						
	& Width, and Adequate		285.33(d)(1)(C)(i)				
	Separation Distance between						
31	Trenches						
-							

No.	Description	Anwser	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
7.01	EFFLUENT DISPOSAL SYSTEM Utilized		0.00.0				
	Only by Single Family Dwelling						
	EFFLUENT DISPOSAL SYSTEM Topographic Slopes						
	< 2.0% EFFLUENT DISPOSAL SYSTEM						
	Adequate Length of Drain Field ( 1000		285.33(b)(3)(A)				
	Linear ft. for 2 bedrooms or Less		285.33(b)(3)(A)				
	& an additional 400 ft. for each additional bedroom )		285.33(b)(3)(B)				
	EFFLUENT DISPOSAL SYSTEM Lateral		285.91(13)				
	Depth of 18 inches to 3 ft. & Vertical		285.33(b)(3)(D)				
	Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water		285.33(b)(3)(F)				
	respectfully						
	EFFLUENT DISPOSAL SYSTEM Lateral						
	Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes						
32	( 3/16 - 1/4" dia. Hole Size ) 5 ft. Apart						
32	AEROBIC TREATMENT UNIT IS						
	Aerobic Unit Installed According	х	285.32(c)(1)		x		
	to Approved Guidelines.		203.32(0)(1)				
33	AEROBIC TREATMENT UNIT						
	Inspection/Clean Out Port &	х			x		
	Risers Provided						
	AEROBIC TREATMENT UNIT	x			х		
	Secondary restraint system	Λ					
	provided AEROBIC TREATMENT	37			х		
	UNIT Riser permanently fastened	x					
	to lid or cast into tank				x		
	AEROBIC TREATMENT UNIT Riser	Х					
	cap protected against unauthorized intrusions						
34	AEROBIC TREATMENT UNIT						
	Chlorinator Properly Installed with	Х			X		
35	Chlorine Tablets in Place.						
	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						
2.0	High Water Alarm Installed on Separate Circuit From Pump						
36	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						
37	PUMP TANK Secondary restraint						
38	system provided						
	PUMP TANK Electrical						
	Connections in Approved Junction						
39	Boxes / Wiring Buried						

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)285.3 3(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						



### Permit of Authorization to Construct an On-Site Sewage Facility Permit Valid For One Year From Date Issued

Permit Number: 111025

Issued This Date: 07/08/2020

This permit is hereby given to: Phillip & Jana Kirchhoff

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

143 FLANDERS

FISCHER, TX 78623

Subdivision: The Legends at Rancho Del Lago

Unit: 1

Lot: 57

Block:

Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic

**Surface Irrigation** 

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

Call (830) 608-2090 to schedule inspections.

### \* \* \* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \* \* \*

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

Date	June 25, 2020		Permit #_ /// 025
Owner Name	PHILLIP & JANA KIRCHHOFF	_ Agent Name	GREG W. JOHNSON, P.E.
Mailing Address	s 143 FLANDERS	_ Agent Address	170 HOLLOW OAK
City, State, Zip	FISCHER TEXAS 78623	_ City, State, Zip	NEW BRAUNFELS, TX 78132
Phone#	210-913-4369	_ Phone #	(830) 905-2778
Email	leb_2101@yahoo.com	_ Email	gregjohnsonpe@yahoo.com
All corresponde	ence should be sent to:  Owner  Agent	☐ Both	Method: Mail Email
Subdivision Na	me THE LEGENDS AT RANCHO DEL LAGO Unit/Ph	nase/Section 1	Lot 57 Block
Acreage/Legal			
Street Name/A	ddress 143 FLANDERS	City	FISCHER Zip 78623
Type of Develo	ppment:		
Single Fami	ly Residential		
Type of C	Construction (House, Mobile, RV, Etc.)	HOUSE	PECENTER
Number	of Bedrooms 3		RECEIVED
Indicate S	Sq Ft of Living Area 2180		JUL 6 2020
Type of F Offices, F Restaura Hotel, Mo	Factories, Churches, Schools, Parks, Etc Indicate Number of States, Lounges, Theaters - Indicate Number of States, Hospital, Nursing Home - Indicate Number ailer/RV Parks - Indicate Number of Spaces	licate Number Of Oc	ccupants
		ture Only)	
Is any portion of	of the proposed OSSF located in the United St.  o (if yes, owner must provide approval from USACE fo	ates Army Corps of	
	r ☑ Public ☐ Private Well ☐ Rainwater ong Devices Being Utilized Within the Residence		)
The completed ap     I certify that I am it     Authorization is he     site/soil evaluatio     I also understand     by the Comal Cou	lication, I certify that: optication and all additional information submitted does not the property owner or I possess the appropriate land right ereby given to the permitting authority and designated agon and inspection of private sewage facilities. That a permit of authorization to construct will not be issuinty Flood Damage Prevention Order. Insent to the online posting/public release of my e-mail additional and the properties of the continuous posting/public release of my e-mail additional and the posting/public release of my e-mail additional and the properties of the continuous properties of the continuous properties of the continuous properties of the properties of the properties of the continuous properties of the	its necessary to make the pents to enter upon the a need until the Floodplain A	e permitted improvements on said property. bove described property for the purpose of dministrator has performed the reviews required
Signature of Own		6/29/	20
Advarage of Own	101	Date	Page I of 2

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

Revised February 2020

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 SURFACE	IRRIGATION
Size of Septic System Required Based on Planning Materials & Soil Evaluation	
Tank Size(s) (Gallons) EXISTING PRO-FLO MODEL 5060 (#110131) Absorption/Application Area (Sq Ft)	4241
Gallons Per Day (As Per TCEQ Table III)	RECEIVED
Is the property located over the Edwards Recharge Zone?  Yes No  (If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engine  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 WPAF	P.)
If there is no existing WPAP, does the proposed development activity require a TCEQ approved (If yes, the R.S. or P. E. shall certify that the OSSF design will comply with all provisions of the proposed V not be issued for the proposed OSSF until the proposed WPAP has been approved by the appropriate reg	VPAP. A Permit to Construct will
is the property located over the Edwards Contributing Zone? X 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 (if yes, the P.E. or R.S. shall certify that the OSSF design will comply with all provisions of the proposed CZ not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional of	P. A Permit to construct will)
Is this property within an incorporated city? Yes No  If yes, indicate the city:  GREG W. JO  67587  67587  67587  67587	TE+70 HNSON
	· ·· · · · · · · · · · · · · · · · · ·
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  Page 2 of 2

VL

#### AFFIDAVIT

202006026107 07/06/2020 11:

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.

JUL 6 2020

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): UNITA HASE/SECTION BLOCK 57 LOT THE LEGENDS AT RANCH DEL LAGO SUBDIVISION IF NOT IN SUBDIVISION: \_\_\_\_\_ ACREAGE \_ PHILLIP KIRCHHOFF & JAN KIRCHHOFF The property is owned by (insert owner's full name): 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. 25 DAY OF\_ WITNESS BY HAND(S) ON THIS wner(s) signature(s)

Owner(s) Signature(s)

Owner (s) Printed name (s)

Phillip + Jan Kirchoff SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 25 DAY OF

JUNE ,20 20

Notary Public Signature

GREG W. JOHNSON
Notary Public, State of Texas
Comm. Expires 05-17-2022
Notary ID 124218310

(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
07/06/2020 11:04:14 AM
JESSICA 1 Page(s)
202006026107

### ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Surve	y Performed:	June 26, 2020		
Site Location:	143 FLANDERS	- THE LEGENDS	AT RANCHO DEL LAGO, UNIT 1, LOT 57	
Proposed Excav	ration 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.

Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
6"	III	CLAY LOAM	N/A	NONE OBSERVED	LIMESTONE @ 6"	BROWN
						RECEIVE
						JUL <b>6</b> 20
						COUNTY ENGI

Texture					
Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
SAME	AS	ABOVE			
	SAME	SAME AS	SAME AS ABOVE		

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

the best of my ability.

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

Date

GREG W. JOHNSON

OREG W. JOHNSON

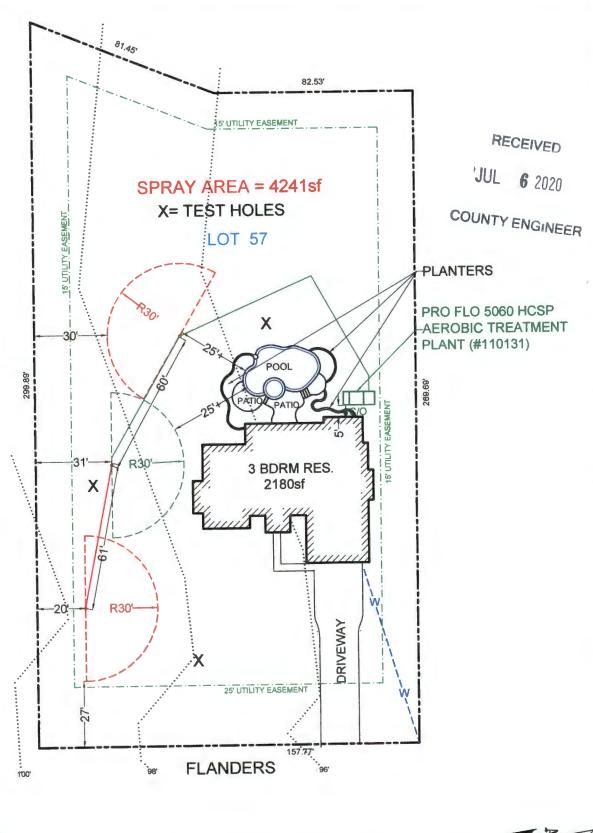
OREG/STERBON

OREG/STERB

FIRM #2585

#### OSSF SOIL EVALUATION REPORT INFORMATION

Applicant Information:  Name: Greg W. Johnson, P.E., R.S., S.E. 11561  Address: 170 Hollow Oak  Address: 170 Hollow Oak  City: New Braunfels State: Texas  Zip Code: 78623 Phone: 210-913-4369  Property Location:  Lot 57 Unit 1 Blk Subd. The Legends At RANCH Del Lago Name: MIKE LONG  Street Address: 143 FLANDERS Company: MJ SEPTIC  City: FISCHER Zip Code: 78623 Address: 27552 OLD BLANCO ROAD  Additional Info.: City: SAN ANTONIO, TX State: TX  Zip Code: 78260 Phone 210-875-3625  Topography: Slope within proposed disposal area: 4-8 %	Date: June 26, 2020	TOW RELIGION TO THE		
Name: PHILLIP & JAN KIRCHHOFF Address: 143 FLANDERS City: PISCHER State: TX Zip Code: 78623 Phone: 210-913-4369  Froperty Location: Lot 57 Unit. 1 Bik Subd. THILLIPONE PROPERTY LOCATION: Lot 57 Unit. 2 Bik Subd. THILLIPONE PROPERTY LOCATION: Lot 57 Unit. 2 Bik Subd. THILLIPONE PROPERTY LOCATION: Lot 57 Unit. 3 FLANDERS City: FISCHER Zip Code: 78623 Address: 2752 OLD BLANCO ROAD Additional Info: Company: MJ SEPTIC Company: SMANTONIO, TX State: TX Zip Code: 78623 Phone: 210-875-3625  Topography: Stope within proposed disposal area: 4-8 % Tessence of 100 yr. Flood Zone: 78623 Phone 210-875-3625  Topography: Stope within proposed disposal area: 4-8 % Tessence of 100 yr. Flood Zone: YES NO X Tessence of 2 Body or Proposed water well in nearly area YES NO X Tessence of Jangery water shed Organized sewage service available to lot YES NO X Tessence of Jangery water shed Organized sewage service available to lot YES NO X  Q gal/day = GPD Residential Water conserving fixtures to be utilized? Yes NO X  Q gal/day = (Bedrooms the septic system is sized for: 3 Total sq. ft. living area 2 Press Proposed Water water and the spiric system is sized for: 3 Total sq. ft. living area 2 Press Proposed Proposed Agriculture of Body or Proposed Body or	Applicant Information:	Site Evaluator Inf	formation:	
Address: 143 FLANDERS   City: New Braunfels   State: Texas   City: PISCHER   State: TX   Zip Code: 78623   Phone   210-913-4369    Property Location:		Name: Greg W. Jo	hnson, P.E., R.S.,	S.E. 11561
Address: FISCHER State: TX Zip Code: 78623 Phone: 210-913-4369  Property Location: Lot 57 Chit   Blk Subd.   MELEOGOS AT RANCH DEL LACO City: FISCHER Zip Code: 78623 Company: Joseph Mike Long Additional Info: City: SAN ANTONIO, TX State: TX Zip Code: 78625 Phone: 210-913-4369  Additional Info: City: SAN ANTONIO, TX State: TX Zip Code: 78620 Phone Zip Code: 78623 Address: 27552 DB BLANCO ROAD Additional Info: City: SAN ANTONIO, TX State: TX Zip Code: 78620 Phone Zip Code: 78620 Ph	Name: PHILLIP & JAN KIRCHHOFF	Address: 170 Hol	low Oak	
Triggraphy   Side   Trig		City: New Braun	<u>itels                                    </u>	te: Texas
Installer Information:   Name:   MikE LONG   Name:   Name:   MikE LONG   Name:   Name:   Name:   MikE LONG   Name:   Nam	City. State.	Zip Code: 78132	Phone & Fax_(8	130)905-2778
Lot 57 Unit   Blk   Subd.   THE LECTON AT PARACEI BEL LOG   Street Address:   143 FLANDERS   143	•	Installer Info	rmation:	
Street Address:  City:  FISCHER  Zip Code:  78623  Address:  27552 OLD BLANCO ROAD  Address:  27552 OLD BLANCO ROAD  Address:  Zip Code:  78260  Phone  210-875-3625  Topography: Slope within proposed disposal area:  4-8 %  7860 Phone  210-875-3625  Topography: Slope within proposed disposal area:  4-8 %  7860 Phone  210-875-3625  Topography: Slope within proposed disposal area:  4-8 %  7860 Presence of Did yr. Flood Zone:  Existing or proposed water well in nearby area.  YES NO X  Presence of adjacent ponds, streams, water impoundments  YES NO X  Presence of upper water shed  YES NO X  Presence of upper water shed  YES NO X  COUNTY ENGINEER  CO				ONG
City: FISCHER Zip Code: 78623 Address: 27552 OLD BLANCU ROAD Additional Info: City: SAN ANTONIO, TX State: TX Zip Code: 78260 Phone 210-875-3625  Topography: Slope within proposed disposal area: 4-8 % Presence of 100 yr. Flood Zone: YES NO X Presence of 200 yr. Flood Zone: YES NO X Presence of Jupen water shed Organized sewage service available to lot YES NO X  COUNTY Engineer  Design Calculations for Aerobic Treatment with Spray Irrigation:  Commercial Q = GPD Residential Water conserving fixtures to be utilized? Yes X NO Number of Bedrooms the septic system is sized for: 3 Total sq. ft. living area 2180  Q gal/day = (Bedrooms +1) * 75 GPD - (20% reduction for water conserving fixtures) Q (2 (3 +1)*75-(20%6)= 240  Trash Tank Size 397 Gal.  TCEQ Approved Aerobic Plant Size 600 G.P.D. Reg'd Application Area QIRI = 240 / 0.064 = 3750 sq. ft. Application Area QIRI = 240 / 0.064 = 3750 sq. ft. Application Area QIRI = 340 / 0.064 = 3750 sq. ft. Dosing Cycle: ON DEMAND or X TIMED TO DOSE IN PREDAWN HOURS Pump Raw Size 768 Gal. 13.3 Gal/inch. Reserve Requirement 80 Gal. 1/3 day flow. Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction With Chlorinator SCH-40 or SDR-26 3" or 4" sewer line to tank Two way cleanout Pop-up rotary sprinkler heads w/ purple non-potable lids 1" Sch-40 PVC discharge manifold APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.  I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPITER 285, SUBCHAPITER D, \$285.30, & \$285.40  (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY  (EFFECTIVE) DECEMBER 29-2016)	Street Address: 143 FLANDERS	Company:	MJ SE	
Additional info:    City   SAN ANTONIO, TX   State:   1X	City: FISCHER Zip Code:	78623 Address:	27552 OLD BLA	NCO ROAD
Zip Code: 78260   Phone   210-875-3625			ANTONIO, TX	State: TX
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Pump Requirement 9.3 Gpm @ 40 Psi (FRANKLIN 0.5 HP C1 series or equivalent)  Dosing Cycle: ON DEMAND or X TIMED TO DOSE IN PREDAWN HOURS  Pump Tank Size = 768 Gal. 13.3 Gal/inch.  Reserve Requirement = 80 Gal. 1/3 day flow.  Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction  With Chlorinator  SCH-40 or SDR-26 3" or 4" sewer line to tank  Two way cleanout  Pop-up rotary sprinkler heads w/ purple non-potable lids  1" Sch-40 PVC discharge manifold  APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.  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)	Application Area Utilized = 4241 sq.	ft.		
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Reserve Requirement =80 Gal. 1/3 day flow.  Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction  With Chlorinator  SCH-40 or SDR-26 3" or 4" sewer line to tank  Two way cleanout  Pop-up rotary sprinkler heads w/ purple non-potable lids  1" Sch-40 PVC discharge manifold  APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.  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)  OF TREATMENT O	Pump Tank Size = 768 Gal. 13.3	Gal/inch.		
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(REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016)  CONTROL DE PROCESSE OF 115(1)  GREG W. JOHNSON	AND SITE EVALUATOR IN ACCORDANCE WIT	H CHAPTER 285, SUBCI	HAPTER D, §285.3	30, & §285.40
CG/25/202 STATE OF THE	(REGARDING RECHARGE FEATURES), TEXA	AS COMMISSION OF F	ENVIRONMENT.	AL QUALITY
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NO NOTE TO THE PARTY OF THE PAR	GREG W. JUHMSUN, P.E. 1#002585 - S.E. 11501	I A T L		•
	•	DATE	67587	L. L





PHILLIP & JANA KIRCHHOFF

GWJ

STREET ADDRESS: 143 FLANDERS

LEGAL DESC: The LEGENDS at RANCHO DEL LAGO

UNIT/SECTION/PHASE: 1 BLOCK: 57

PREPARED BY: GREG W. JOHNSON, P.E. F#002585 SCALE: 1"=40' DATE: 06/26/2020

### 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

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

PUMP RISER

PRESSURE ADJUSTMENT
& SAMPLING VALVE

HIGH LEVEL FLOAT

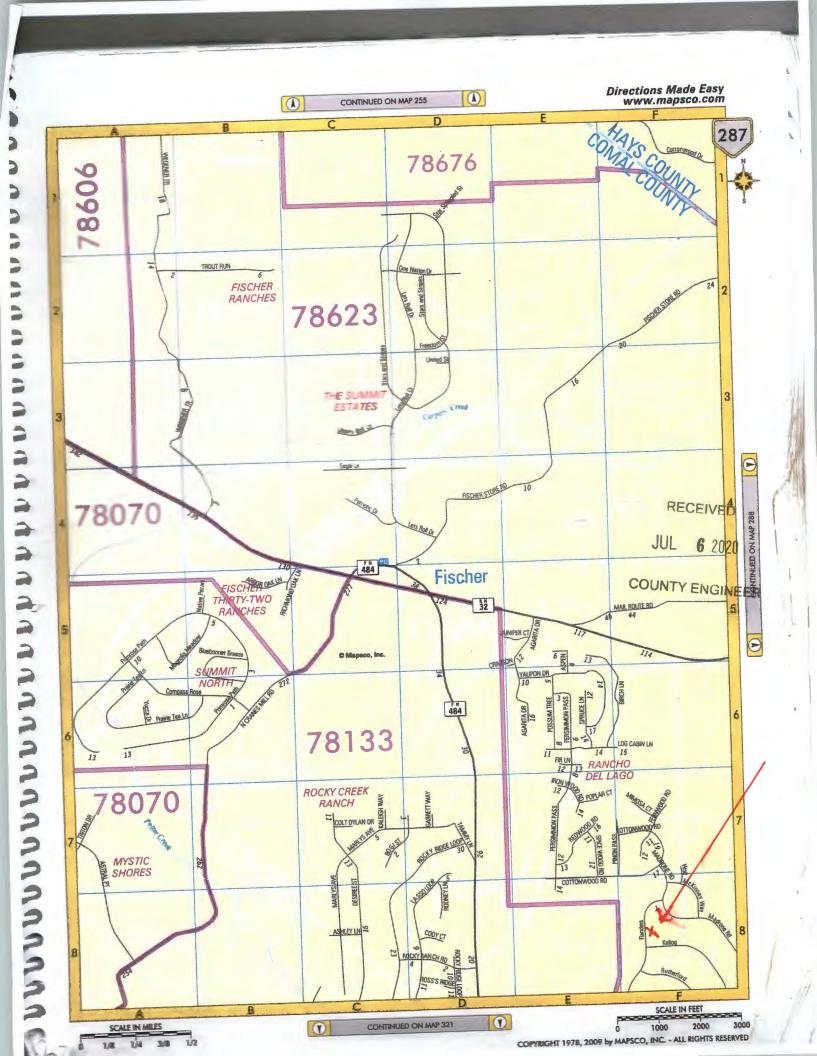
WORKING LEVEL
240 GAL

SUMP 160 GAL

SUMP 160 GAL

SUMP 160 GAL

TYPICAL PUMP TANK CONFIGURATION PRO-FLO 768 GAL PUMP TANK







### **COMAL COUNTY**

#### ENGINEER'S OFFICE

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

Issued This Date:

01/09/2020

Permit Number:

110131

Location Description:

143 FLANDERS

FISCHER, TX 78623

Subdivision:

The Legends at Rancho del Lago

Unit:

1

57

Block: Acreage:

Lot:

Type of System:

Aerobic

Surface Irrigation

Issued to:

Karma Capital Construction, LLC

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** 

OS0032485

WIRONMENTAL HEALTH INSPECTOR

ENTURONMENTAL HEALTH COOKS 10025599

### **CCEO**

#### \* \* \* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \* \* \*

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

tate OP Ku	gust 14, 2019		Permit #	110131	
Owner Name	KARMA CAPITAL CONSTRUCTION, LLC	Agent Name	GREG W. JOHNSON, P.E.		
Mailing Address	PO BOX 250	Agent Address	170 HOLLOW OAK NEW BRAUNFELS, TX 78132		
City, State, Zip	SPRING BRANCH TEXAS 78070	City, State, Zip			
Phone#	210-683-4425	Phone #	(830) 9	905-2778	
Email	randi@journeyhomes.us	Email	gregjohnsonpe@yahoo.com		
All correspondence	e should be sent to: Owner Agent	Both	Method: Mail	Email Email	
		nase/Section 1	Lot 57	Block	
Acreage/Legal	142 FLANDEDC		EIGGLIED	71- 50/00	
Street Name/Add	ress 143 FLANDERS	City	FISCHER	Zip	
Type of Develop	ment:				
Single Family	Residential				
Type of Cor	nstruction (House, Mobile, RV, Etc.)	HOUSE			
Number of	Bedrooms 3				
Indicate Sq	Ft of Living Area 2180				
(Planning mater Type of Fac Offices, Fac	Family Residential rials must show adequate land area for doubling to cility ctories, Churches, Schools, Parks, Etc Indexs, Lounges, Theaters - Indicate Number of S	licate Number Of O			
	el, Hospital, Nursing Home - Indicate Numbe				
	ler/RV Parks - Indicate Number of Spaces				
Miscellane	-				
Is any portion of t	of Construction: \$ 300,000 (Struction of Construction of Const	ates Army Corps of			
Source of Water	□ Private Well		C.		
Are Water Saving	Devices Being Utilized Within the Residence	ce? 🛛 Yes 🗌 N	0		
<ul> <li>Authorization is here site/soil evaluation a</li> <li>I also understand the by the Comal Count</li> </ul>	ation, I certify that: ication and all additional information submitted does neby given to the permitting authority and designated agand inspection of private sewage facilities. at a permit of authorization to construct will not be issued by Flood Damage Prevention Order. and to the online posting/public release of my e-mail additional and the control of the contr	gents to enter upon the a	above described property f Administrator has performe	or the purpose of ed the reviews required	
	MAL	12/11/	2019		
Signature of Owner		Date		Denn I of 2	

Revised July 2018

# CCEO

# CCEO \* \* \* 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.	<u>.</u>					
System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION						
Size of Septic System Required Based on Planning Materials & Soil Evaluation						
Tank Size(s) (Gallons) PRO-FLO MODEL 5060 Absorption/Application Area (Sq Ft)						
Gallons Per Day (As Per TCEQ Table III)						
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:  GREG W. JOHNSON  ORGANICATE  GREG W. JOHNSON  ORGANICATE  ORGA						
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  August 16, 2019						
Signature of Designer Date Page 2	of 2					

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

**CCEO** #110131 **COPY REVISED** 8:11 am, Jan 06, 2020 82.53' 5' UTILITY EASEMENT SPRAY AREA = 4241sf X= TEST HOLES LOT 57 PRO FLO 5060 HCSP **AEROBIC TREATMENT PLANT** 269.69 3 BORM RES. X 2180sf 20 R30' 25' UTILITY EASEMENT 157.77 **FLANDERS** EJS III GWJ KARMA CAPITAL CONSTRUCTION, LLC. 143 FLANDERS UNIT/SECTION/PHASE The LEGENDS at RANCHO DEL LAGO 57 PREPARED BY: GREG W. JOHNSON, P.E. F#002585 SCALE: 1"=40'

1/3/2020

8/16/2019

202006016233 05/04/2020 08:01:26 AM 1/3

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

#### GENERAL WARRANTY DEED RESERVING VENDOR'S **FAVOR OF THIRD PARTY**

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

RECEIVED

**COUNTY OF COMAL** 

THAT KARMA CAPITAL CONSTRUCTION, LLC, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other JUL good and valuable consideration in hand paid by PHILLIP KIRCHHOFF AND JANSOUNTY KIRCHHOFF, hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by the said Grantee of one certain Promissory Note of even date herewith in the principal Sum of THREE HUNDRED SIXTY FIVE THOUSAND AND NOMOO (\$365,000) DOLLARS, payable to the order of BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, hereinafter called Mortgagee, said Note being payable as therein provided, bearing interest at the rate therein specified, providing for attorney's fees and acceleration of maturity at the rate and in the events therein set forth, and payment of said Note being secured by a vendor's lien and superior title retained herein in favor of said Mortgagee and by Deed of Trust of even date herewith from Grantee to CHRIS PEIRSON, Trustee, to which reference is hereby made for all purposes; and,

WHEREAS, Mortgagee has, at the special instance and request of said Grantee herein, paid to Grantor herein \$365,000.00 of the purchase money for the property

hereinafter described as represented by the above described Note, said Note, together with the vendor's lien and Deed of Trust Lien against said property securing the payment of said Note is, without recourse upon the Grantor herein, hereby assigned, transferred and delivered to Mortgagee, the Grantor hereby conveying to the said Mortgagee the said superior title to said property, and subrogating the said Mortgagee unto all the rights and remedies of Grantor in the premises by virtue of said Note and liens; the indebtedness evidenced by said Note being due and payable as therein provided, both principal and interest being due and payable at the office of BROKER SOLUTIONS, INC. DEA NEW AMERICAN FUNDING;

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee, the following described property, to-wit:

Lot 57 of THE LEGENDS AT RANCHO DEL LAGO, UNIT 1, a subdivision in Cornal County, Texas, according to the plat recorded in Volume 14, Pages 227-231 of the Map and Plat Records of Cornal County, Texas.

RECEIVED

This conveyance is made subject to, all and singular, the restrictions, easements 'JUL 6 2020 and covenants, if any, applicable to and enforceable against the above described property.

COUNTY ENGINEER as reflected by the records of the County Clerk of Comal County, Texas.

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

It is expressly agreed and stipulated that a vendor's lien is retained in favor of the payee in said Note against the above described property, premises and improvements,

until said Note, and all interest thereon, is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtanences thereto in anywise belonging unto the said Grantee, Grantee's heirs and assigns forever.

Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators and successors to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof.

DATED this the 1st day of May , 2020.

KARMA CAPITAL CONSTRUCTION, LLC

RANDNE. McCRARY, President

RECEIVED

JUL 6 2020

STATE OF TEXAS COUNTY OF COMAL 03.00

COUNTY CIVALIA

This instrument was acknowledged before me on this the 1st day of May, 2020, by RANDI E. McCRARY, President of KARMA CAPITAL CONSTRUCTION, LLC.

3

Notary Public, State of Texas

GRANTEE'S MAILING ADDRESS: 143 Flanders, Flacher, TX 78623



ANGIE HEIDRICH HICKS My Netary ID # 124642994 Expires October 17, 2021

Filed and Recorded Official Public Records Bobbie Koepp, County Clerk Comal County, Texas 05/04/2020 08:01:26 AM NANCY 3 Pages(s) 202006016233





### **OSSF DEVELOPMENT APPLICATION** CHECKLIST

COMAL COUNTY	Staff will complete shaded items			
ENGINEER'S OFFICE	Otal			
	Date Received	Initials	Permit Number	
Instructions:				
Place a check mark next to all items that apply. For it Checklist must accompany the completed application	ems that do not apply, plac n.	ce "N/A". This O	SSF Development Application	
OSSF Permit				
Completed Application for Permit for Authorizati	on to Construct an On-Site	e Sewage Facilit	y and License to Operate	
Site/Soil Evaluation Completed by a Certified Si	te Evaluator or a Profession	onal Engineer		
Planning Materials of the OSSF as Required by of a scaled design and all system specifications	the TCEQ Rules for OSS	F Chapter 285. I	Planning Materials shall consis	
Required Permit Fee - See Attached Fee Sched	dule			
Copy of Recorded Deed				
Surface Application/Aerobic Treatment System				
Recorded Certification of OSSF Requiring	g Maintenance/Affidavit to	the Public		
Signed Maintenance Contract with Effect	ive Date as Issuance of Li	cense to Operat	e	
I affirm that I have provided all information requi constitutes a completed OSSF Development App	red for my OSSF Develo	pment Applicat	tion and that this application	
Signature of Applicant		07/03	/2020 Date	
COMPLETE APPLICATION			ETE APPLICATION roled, Application Refeused)	
Check No. Receipt No.	()	wissing items of	olou, replication (toloubus)	