



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **08/10/2022** Permit Number: **111311**

Location Description: 22125 PASEO CORTO DR
GARDEN RIDGE, TX 78266

Subdivision: Georg Ranch
Unit:
Lot: 3
Block: 14
Acreage:

Type of System: Aerobic
Surface Irrigation

Issued to: Craig & Shelly Schreader

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

OS0037176

ENVIRONMENTAL HEALTH INSPECTOR

ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:		Address:					
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)(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)				

Inspector Notes:

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(4) 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**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(II) 285.33(d)(2)(G)(iii)(III) 285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)				
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA 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						



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 111311
Issued This Date: 09/29/2020
This permit is hereby given to: Craig & Shelly Schreader

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

22125 PASEO CORTO DR
GARDEN RIDGE, TX 78266

Subdivision: Georg Ranch
Unit:
Lot: 3
Block: 14
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

REVISED
10:12 am, Sep 29, 2020

Date 7-13-2020 Permit # 111311
Owner Name Craig Schreuder + Shelly Schreuder Agent Name Hoyt Seidenthal
Mailing Address 22125 Paseo Corto Dr Agent Address _____
City, State, Zip GARDEN RIDGE, TX 78266 City, State, Zip _____
Phone # 210-913-4018 Phone # 210 414 6607
Email cschreuder@gmail.com Email hoyt@landclearwordship-services.com

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

Subdivision Name Georg Ranch Unit _____ Lot 3 Block 14
Acreage/Legal .93
Street Name/Address 22125 PASEO CORTO DRIVE City GARDEN RIDGE, TX Zip 78266

Type of Development:

Single Family Residential
Type of Construction (House, Mobile, RV, Etc.) HOUSE
Number of Bedrooms 4
Indicate Sq Ft of Living Area 3,345

RECEIVED
SEP 08 2020

Non-Single Family Residential
(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)
Type of Facility _____
Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____
Restaurants, Lounges, Theaters - Indicate Number of Seats _____
Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____
Travel Trailer/RV Parks - Indicate Number of Spaces _____
Miscellaneous _____

COUNTY ENGINEER

Estimated Cost of Construction: \$ ~~22,000~~ (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. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities..
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

[Signature] Signature of Owner Date 7-13-2020

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

REVISED

10:12 am, Sep 29, 2020

Planning Materials & Site Evaluation as Required Completed By Hoyt Sordahl

System Description Aerobic with Spray Distribution

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

Tank Size(s) (Gallons) 600 GPD ATU Absorption/Application Area (Sq Ft) 506790

Gallons Per Day (As Per TCEQ Table III) 300

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

RECEIVED

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

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

SEP 08 2020

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

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

COUNTY ENGINEER

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

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

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

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

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

9-28-2020

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

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

Is this property within an incorporated city? Yes No

If yes, indicate the city: Garden Ridge

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

Hoyt Sordahl

Date

9-3-2020

Page 2 of 2

AFFIDAVIT TO THE PUBLIC



201006015047 05/07/2010 04:29:54 PM 1/1

1/c

THE COUNTY OF COMAL
STATE OF TEXAS

RECEIVED

MAY 11 2010

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

COUNTY ENGINEER

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

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), §5.012 and §5.013, gives the TCEQ primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The TCEQ, under the authority of the TWC and the Texas Health and Safety code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ that the appropriate OSSF was installed.

II

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

GEORG BLANCH SUNDINSON
UNIT 5; BLOCK 14, LOT 3

RECEIVED

The property is owned by (owner's full name as shown on recorded warranty deed): ADAM MICHAEL
ROMES, LTD.

SEP 08 2020

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

COUNTY ENGINEER

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 30 DAY OF April, 2010

Owner(s) Signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 30 DAY OF April, 2010

Margie A. Hastings
Notary Public, State of Texas



Notary's Printed Name: Margie A. Hastings

My Commission Expires: 8-25-2012

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
05/07/2010 04:29:54 PM
CASHONE
201006015047

Joy Streater

ALWAYS ON THE LEVEL EXCAVATING

Mike Dunn, Owner/Operator

PO Box 993, Boerne, Texas 78006

210-378-6096 (cell) 830-537-5112 (home) 830-537-5189 (fax)

OSSF# OS0008099 MP #0682

Physical address only, mail is not received at the following address: 27 Ernst Rd., Boerne, TX 78006

BioRobic System Service Policy

This agreement entitles: Craig Schreder County: Comal
(Print name and address) 22125 Paseo Corto Dr. Permit: 92591
Garden Ridge, TX 78266 Installation Date:

to the following service indefinitely from the date of initial installation or upon expiration of existing contract. Service can be terminated at any time by, either party, in writing giving 30 days notice and notifying the county of the termination.

Contract date for this agreement commencing 1/9/2016

Upon receipt of this signed agreement and \$80 per visit (\$100 per visit for Norweco, \$90 per visit for Jet) indefinitely

MIKE DUNN DBA ALWAYS ON THE LEVEL EXCAVATING agrees to perform the following services during the term of this agreement. It is the Homeowners responsibility to see that the chlorinator is stocked with chlorine. This contract does not include the cost of the chlorine, parts, or labor.

Service the BioRobic System 3 times per year. If we are unable to access the property, there will be an additional charge for us to return. These inspections will include:

PLANT SERVICE

- *Inspection, adjustment, and cleaning of aerator.
*Inspection and adjustment of all control settings and overload protection.
*Inspection of pump, chlorinator, sprinkler heads, spray area, and test chlorine and report conditions.
*If special arrangement are requested (i.e. call ahead, appt., etc.) there will be an additional charge.
*Additional Service as ordered including replacement of components, laboratory test work, and pumping of unit or trash-tank will be done upon authority from customer at an additional charge.

Important: This service agreement does not cover the cost of service calls, labor or materials which are required due to misuse or abuse of the system; failure to maintain electrical power to the system; disposal of non-biodegradable materials, chemicals, solvents, grease, oil, paint, etc.; or any uses contrary to the requirements as stated in the operational manual.

Violations of Warranty including shutting off the electrical current to the system for more than 24 hours, disconnecting the alarm system, restricting ventilation to the aerator, overloading the system above its rated capacity, or introducing excessive amounts of harmful matter into the system, or any other form of unusual abuse.

EMERGENCY SERVICE

- *Two emergency service calls per year at no charge (service call only - does not include parts or labor)
*Any warranted parts or labor will be covered according to the manufacturers warranty program. Freight charges to and from the manufacturer will be billed to the homeowner.

We will respond to Homeowner's concerns within 3 working days.

This contract is specific to the undersigned homeowner and the address listed above.

This contract is not transferable. Homeowner's signature below gives Always On The Level Excavating and/or its representative permission to enter property and perform duties as outlined above.

Home Telephone: 210 497 5825
Work Telephone: 210 913 4018
Cell Phone: 210 913 4018
Email: cschreder@gmail.com

Owner's Signature: [Signature] Date: 2-7-16
(Please sign, date, and return one copy)
Accepted for Always On The Level Excavating: [Signature] Date:

9/4/2020
7:08 AM
Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

CRAIG SCHREADER + *Shelly Schreader*

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SEP 08 2020
COUNTY ENGINEER

Property Information:

St. Address: 22125 Paseo Corto
City: Garden Ridge State: Texas
Zip code: 78266

Predicted Quantity of Sewage (Q)

Water Saving Devices in Home (y/n): yes
Gallons/day (Q): 300
Greywater included (yes/no): yes

Rate of Adsorption (Ra)

Application rate (g/sq. ft.): 0.064
Minimum Adsorptive Area (sq. ft.): 4687.5

Aerobic Unit

Required size of aerobic unit: 480 gpd
Pretreatment Tank (gallons): 353
Class 1 Aerobic Unit: Bio-Robix 550-PC-400PT
Pump tank total capacity (gal): 768
Chlorination: Liquid installed in Tank
Pump Switch operation: Float system
Dosing cycle quantity (gals): Varied
Cycling time: night time
Pump size and capacity: Franklin E-Series 20 GPM

House Information

No. of Bedrooms: 4
Sq. footage (Approx.): 3345
gallons per day 300
Water Supply: public

Supply Line from House

Length of supply line (approx. ft): 15
Type of supply line: SCH 40 PVC
Size of Supply line (in): 3 or 4

Supply Line For Spray Irrigation System

Length of supply line (approx. ft): 301
Type of supply line: SCH 40 PVC
Size of supply line (in): 1

Disposal Area per this System

$\pi (13)^2/2$	=	<u>265.33</u>
$\pi (13)^2/2$	=	<u>265.33</u>
$\pi (24)^2/2$	=	<u>904.32</u>
$\pi (33)^2/2$	=	<u>1709.73</u>
$\pi (35)^2/2$	=	<u>1923.25</u>

Total irrigated area (sq. ft.): 5067.96

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions.

All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker

Hoyt Seidensticker, R.S. No. 3588

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

hoyt@landstewardshipservices.com

9-4-2020

Date



Effective Immediately: If any change(s) are made that require a revision to this design, a \$75.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

9/4/2020
7:08 AM
Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA CRAIG SCHREADER

RECEIVED
SEP 08 2020
PROFESSIONAL ENGINEER

Head Pressure

Elevation Head: 4
Pressure Head: 92
Friction Head: 12.04
Total head: 108

Sprinkler Head Information

K-Rain sprinkler head PROPLUS
low angle nozzle
No. 3 @40psi GPM: 3.1
Number of sprinkler heads: 5
Gallons per minute: 15.5

A class 1 aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment unit. Treated effluent will be disinfected by a Chlorination Station 200-1500 Unit in the pump tank, before being disposed of through above ground sprinkler heads. All warning systems shall be installed with the aerobic unit

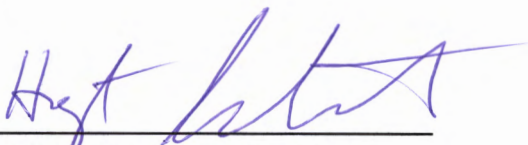
Land acceptable for surface application shall have a flat terrain (with less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff. There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent.

Areas that rock is exposed must be covered with a suitable amount of material acceptable to the inspecting authority. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

A maintenance contract for the entire system must be established at time of installation with someone holding a license to maintain the installed aerobic system.

At every inspection a Total Chlorine Residual test must be conducted on the effluent in the pump tank and must be a minimum acceptable level of .1 mg/l residual.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.



Hoyt Seidensticker, R.S. No. 3588

Date

9-4-2020

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

hoyt@landstewardshipservices.com



Scale 1"=40

REVISED
10:13 am, Sep 29, 2020

Site Map permit 111311
Aerobic with Spray Distribution
Craig and Shelly Schreader
Lot: 3 Blk. 14
Georg Ranch Subdivision
22125 Paseo Corto Drive
Garden Ridge, Texas 78266
Comal County

Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director.

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

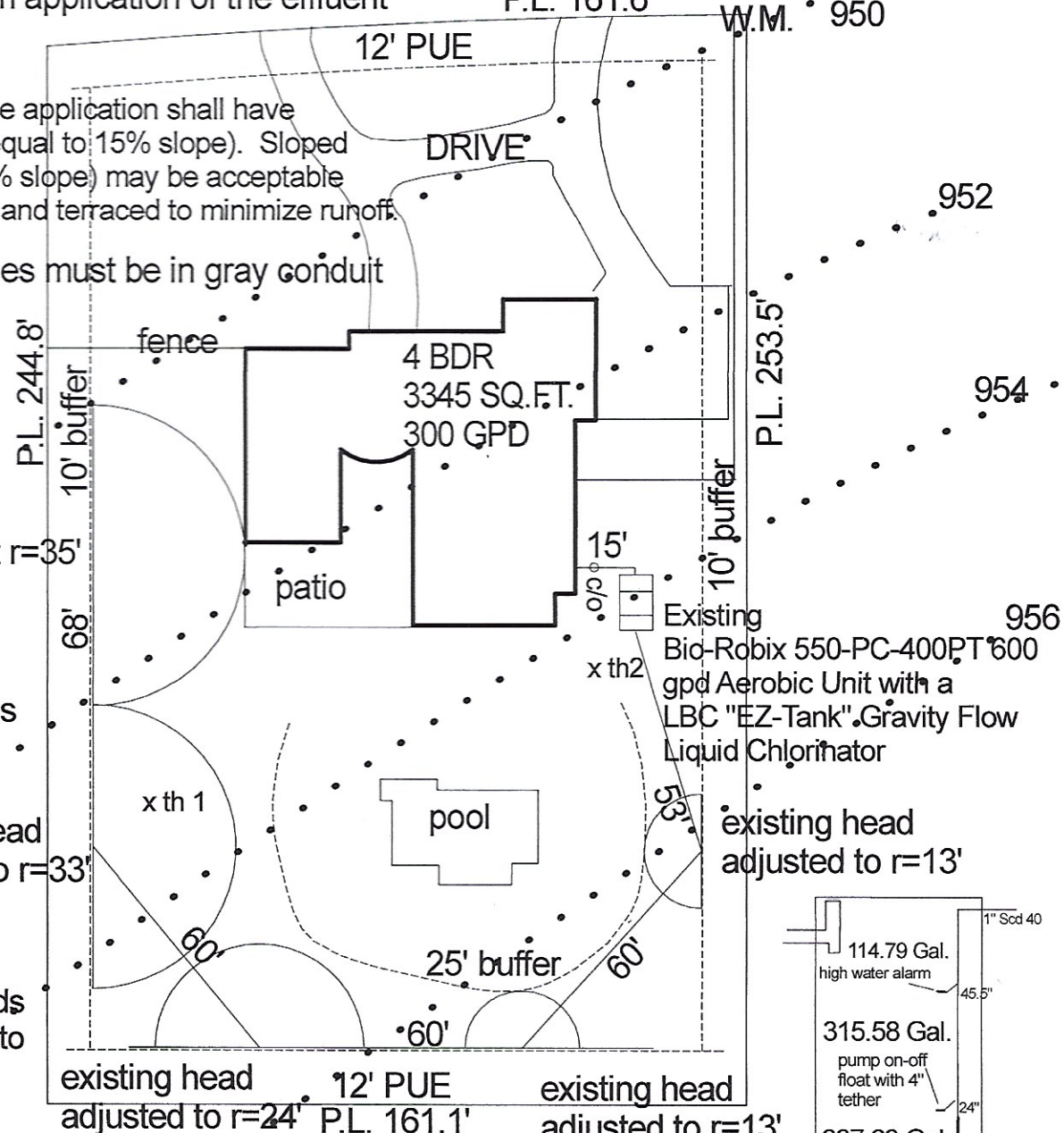
There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent

22125 PASEO CORTO
P.L. 161.6' W.M. 950

Land acceptable for surface application shall have a flat terrain (less than to equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff.

All external electrical lines must be in gray conduit

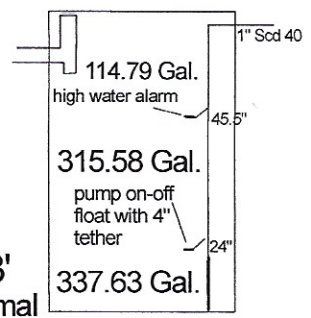
9-28-2020
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN
N
new head at r=35'
Hill



100 yr flood plain does not exist on this tract

existing head adjusted to r=33'

location of sprinkler heads may be adjusted in field to avoid obstacles



I hereby request a variance to the 20 foot setback to property lines as required by Comal County Order to a 10' setback to property lines as required by TCEQ, Chapter 285 and equivalent protection will be maintained by adding a battery backup to the timer clock or photo cell activated timer to assure sprayers to only spray during the predawn hours. In my professional opinion this variance will not pose a threat to the environment or public health.

ON-SITE SEWERAGE FACILITY
Site Evaluation Report Information

Date: 7/21/2020

Site Evaluator Information:

Applicant Information:

Name: Craig Schreder + Shelly Schreder

Name: Hoyt Seidensticker
License OS0008771 Expires 8/31/2023

Address: 22125 Paseo Corto

Company: Land Stewardship Services, LLC

City: Garden Ridge State: Texas Zip: 78266

Address: 124 Bristow Way

Phone: 210-913-4018

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603

Property Location:

Lot: 3 Block: 14 Sub.: Georg Ranch

Email hoyt@landstewardshippervices.com

Street/Road Address: 22125 Paseo Corto

Installer information:

City: Garden Ridge State: Texas Zip: 78266

Name: Mike Dunn OS0008099

Unincorporated Area? Y or N n

Company: Always on the Level

Additional information _____

Address: P.O. Box 993

City: Boerne State: Texas Zip: 78006

Phone: (210) 378-6096 Fax: _____

Schematic of Lot or Tract

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Show:

- Compass North, adjacent streets, property lines, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks).
- Location of existing or proposed water wells within 150 feet of property.
- Indicate slope or show contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.
- Location of soil borings or dug pits (show location with respect to a known reference point).
- Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundments areas, cut or fill bank, sharp slopes and breaks.

SEP 08 2021

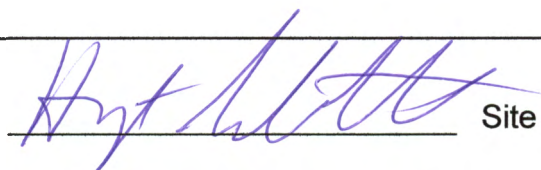
COUNTY ENGINEER

SITE DRAWING

Lot Size: _____ acres

SEE ATTACHED

Signature of Site Evaluator



Site Evaluator License No: OS0008771

ON-SITE SEWERAGE FACILITY Soil Evaluation Report Information

Date Soil Survey Performed: 7/16/2020

Site Location: 22125 Paseo Corto Drive

Name of Site Evaluator: Hoyt Seidensticker Registration Number: OS0008771

Proposed Excavation Depth: n/a County: Comal

Requirements:

- At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
- Location of soil boring or dug pits must be shown on the site drawing.
- For subsurface disposal, soil evaluation 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 feature on the form. Indicate depths where features appear.

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COUNTY ENGINEER

Soil Boring Number <u>1</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0 _____	III	LOAM rock	<30%	none	yes, rock	BROWN
1 <u>12 in</u>						
2 _____						
3 _____						
4 _____						
5 _____						
Soil Boring Number <u>2</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0 _____	III	LOAM rock	<30%	none	yes, rock	BROWN
1 <u>12 in</u>						
2 _____						
3 _____						
4 _____						
5 _____						

Features of Site Area

- Presence of 100 year flood zone Yes _____ No x
- Presence of adjacent ponds, streams, water improvements Yes _____ No x
- Existing or proposed water well in nearby area Yes _____ No x
- Organized sewage service available to lot or tract Yes _____ No x
- Recharge feature within 150 feet Yes _____ No x

By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my ability.

I understand that any misrepresentation of the information contained in this report may be grounds to revoke or suspend my license. The site evaluation

determined the site is suitable for a Spray Distribution disposal system with Aerobic treatment

According to table XIII, the site is suitable for this proposed system. A copy of Tables IX and XIII have been given to the property owner to inform them of

other alternatives based upon the result of this site evaluation

Hoyt Seidensticker
Signature of Site Evaluator

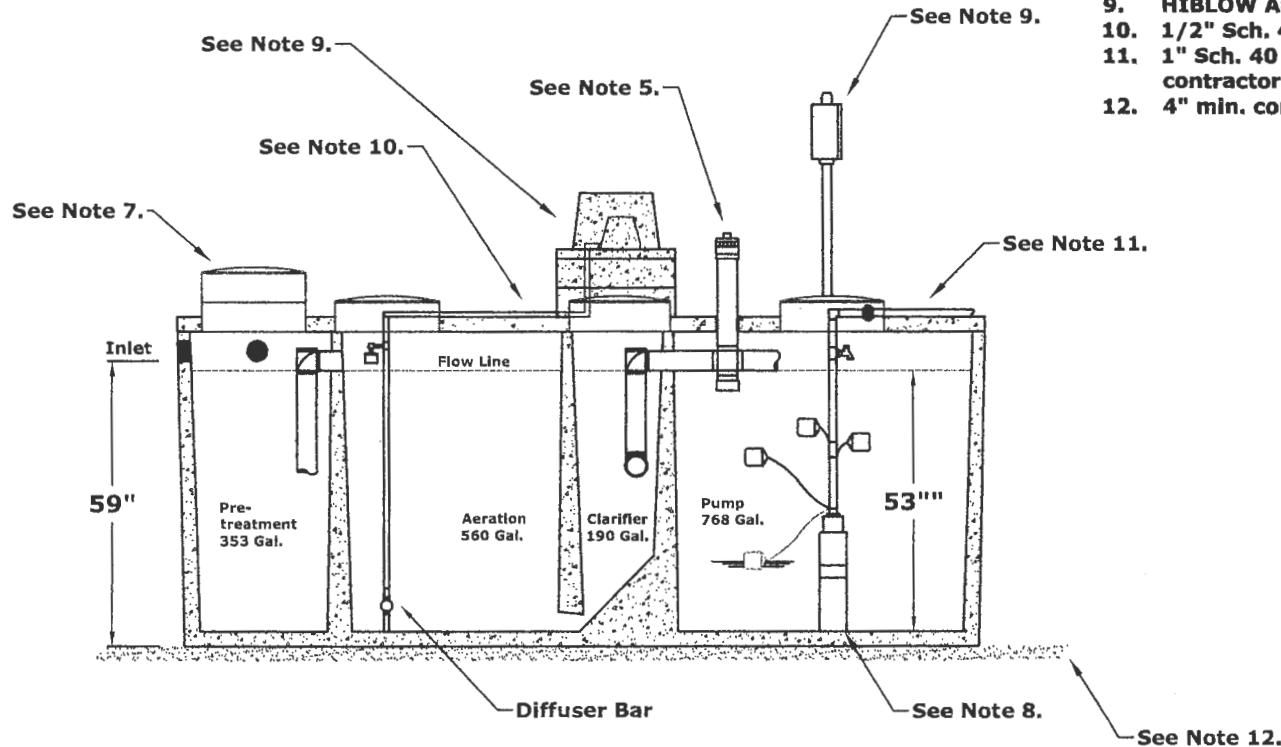
9-3-2020
Date

Assembly Details

OSSF

GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 14,900 lbs.
4. Treatment capacity is 600 GPD. Pump compartment set-up for a 360 GPD Flow Rate (4 bedroom, < 4,000 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 1.62 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-550 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec) timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. HIBLOW Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
12. 4" min. compacted sand or gravel pad by Contractor



DIMENSIONS:

Outside Height: 67"
 Outside Width: 63"
 Outside Length: 164"

MINIMUM EXCAVATION DIMENSIONS:

Width: 76"
 Length: 176"

**NuWater B-550 (600 GPD)
 Aerobic Treatment Plant (Assembled)**

Model: B-550-PC-400PT

March, 2012 - Rev 1
 By: A.S.

Scale:

* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3

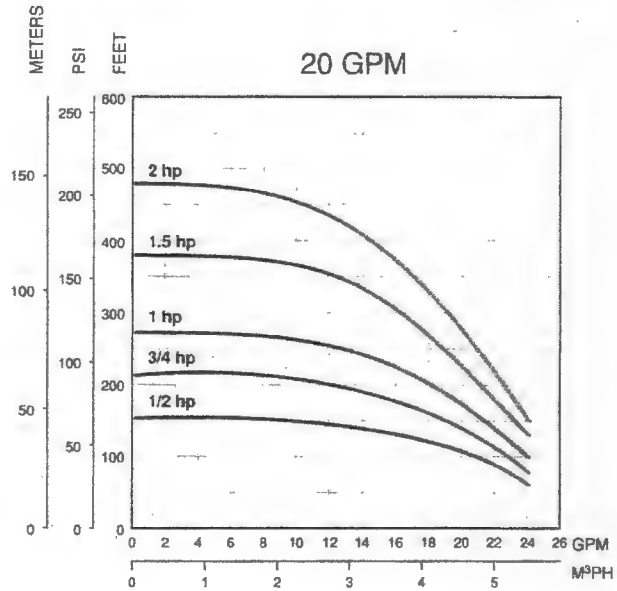
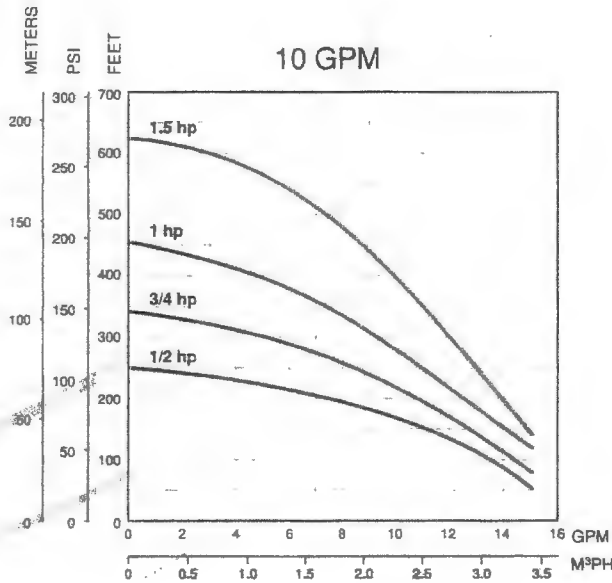
Advantage
 Wastewater Solutions llc

Advantage Wastewater Solutions llc.
 444 A Old Hwy No 9
 Comfort, TX 78013
 830-995-3189
 fax 830-995-4051

RECEIVED

SEP 08 2020

Thermoplastic Performance ENGINEER



Thermoplastic Units Ordering Information

1/2 - 1.5 HP Single-Phase Units

Order No.	Model	GPM	HP	Volt	Wire	Wt.
94741005	10FE05P4-2W115	10	1/2	115	2	24
94741010	10FE05P4-2W230	10	1/2	230	2	24
94741015	10FE07P4-2W230	10	3/4	230	2	28
94741020	10FE1P4-2W230	10	1	230	2	31
94741025	10FE15P4-2W230	10	1.5	230	2	46
94742005	20FE05P4-2W115	20	1/2	115	2	25
94742010	20FE05P4-2W230	20	1/2	230	2	25
94742015	20FE07P4-2W230	20	3/4	230	2	28
94742020	20FE1P4-2W230	20	1	230	2	31
94742025	20FE15P4-2W230	20	1.5	230	2	40

Thermoplastic 1/2 - 2 HP Pump Ends

Order No.	Model	GPM	HP	Volt	Wire	Wt.
94751005	10FE05P4-PE	10	1/2	N/A	N/A	6
94751010	10FE07P4-PE	10	3/4	N/A	N/A	7
94751015	10FE1P4-PE	10	1	N/A	N/A	8
94751020	10FE15P4-PE	10	1.5	N/A	N/A	12
94752005	20FE05P4-PE	20	1/2	N/A	N/A	6
94752010	20FE07P4-PE	20	3/4	N/A	N/A	7
94752015	20FE1P4-PE	20	1	N/A	N/A	8
94752020	20FE15P4-PE	20	1.5	N/A	N/A	10
94752025	20FE2P4-PE	20	2	N/A	N/A	11

PROPLUS™

The **PROPLUS™** adjustable arc and full-circle gear driven rotor comes standard with nine numerically coded interchangeable nozzles. Excellent nozzle performance delivers an exceptional fall out pattern. In independent testing by C.I.T., the **PROPLUS™** delivered up to 90% uniform coverage.

Also Available: 12" High Pop, Shrub Head and Reclaimed Water models.

Tough, proven and advanced, the **PROPLUS™** is the leader in it's class. Set it and forget it. Arc Memory Clutch returns the rotor to its preset position. Technology works for you.

MODELS

- 11003** ProPlus
- 11003-HP** ProPlus 12" High Pop
- 11003-SH** ProPlus Shrub Head

OTHER OPTIONS: ADD TO PART NUMBER

- CV** Check Valve
- LA** Low Angle Nozzle
- NN** No Nozzle
- RCW** ProPlus for Reclaimed Water w/Low Angle Nozzle

EASY ARC SETTINGS

Arc Selection 40° to Continuous 360°
Adjust From Left Start



HOW TO SPECIFY

11003

-RCW

Model Number

Description



K-Rain Manufacturing Corp.
1640 Australian Avenue
Riviera Beach, FL 33404 USA
+1 561 844-1002
FAX: +1 561 842-9493
1.800.735.7246 | www.krain.com

SPECIFICATIONS

- Inlet: 3/4" Threaded NPT
- Arc Adjustment Range: 40° to Continuous 360°
- Flow Range: .5 - 10.0 GPM
- Pressure Rating: 20 - 70 PSI
- Precipitation Rate: .06 to .50 Inches Per Hour (Depending on Spacing and Nozzle Used)
- Overall Height (Popped Down): 7 1/2" / 17" for High Pop
- Recommended Spacing: 28' to 44'
- Radius: 22' to 50'
- Nozzle Trajectory: 26°
- Low Angle Nozzle Trajectory: 12°
- Standard and Low Angle Nozzle: Included
- Riser Height: 5"

PERFORMANCE DATA

PERFORMANCE				METRIC				
NOZZLE	SPACING	RADIUS	PRECIPITATION RATE	WATER	WIND	WIND	WIND	WIND
				INCHES	PER HOUR	PER HOUR	PER HOUR	PER HOUR
#0.5	30	28'	.5	206	2.0	8.5	1.89	.11
	40	29'	.6	275	3.0	8.8	2.27	.14
	50	29'	.7	345	3.5	8.8	2.65	.16
	60	30'	.8	413	4.0	9.1	3.03	.18
#0.75	30	29'	.7	206	2.0	8.8	2.65	.16
	40	30'	.8	275	3.0	9.1	3.03	.18
	50	31'	.9	345	3.5	9.4	3.41	.20
	60	32'	1.0	413	4.0	9.8	3.79	.23
#1	30	32'	1.3	206	2.0	9.8	4.92	.30
	40	33'	1.5	275	3.0	10.1	5.68	.34
	50	34'	1.6	345	3.5	10.4	6.05	.36
	60	35'	1.8	413	4.0	10.7	6.81	.41
#2	30	37'	2.4	206	2.0	11.3	9.08	.54
	40	40'	2.5	275	3.0	12.2	9.46	.56
	50	42'	3.0	345	3.5	12.8	11.35	.68
	60	43'	3.3	413	4.0	13.1	12.49	.75
#2.5	30	38'	2.5	206	2.04	11.6	9.46	.57
	40	39'	2.8	275	2.72	11.9	10.60	.64
	50	40'	3.2	345	3.40	12.2	12.11	.73
	60	41'	3.5	413	4.08	12.5	13.25	.79
#3	30	38'	3.6	206	2.0	11.6	13.63	.81
	40	39'	4.2	275	3.0	11.9	15.89	.95
	50	41'	4.6	345	3.5	12.5	17.41	1.04
	60	42'	5.0	413	4.0	12.8	18.92	1.13
#4	30	43'	4.4	206	2.0	13.1	16.65	.99
	40	44'	5.1	275	3.0	13.4	19.30	1.15
	50	46'	5.6	345	3.5	14.0	21.19	1.27
	60	49'	5.9	413	4.0	14.9	22.33	1.33
#6	40	45'	5.9	206	3.0	13.7	22.33	1.33
	50	46'	6.0	275	3.5	14.0	22.71	1.36
	60	48'	6.3	345	4.0	14.6	23.85	1.43
	70	49'	6.7	413	5.0	14.9	25.35	1.52
#8	40	42'	8.0	208	3.0	12.8	30.28	1.81
	50	45'	8.5	275	3.5	13.7	32.12	1.92
	60	49'	9.5	345	4.0	14.8	35.95	2.15
	70	50'	10.0	413	5.0	15.3	37.85	2.27

LOW ANGLE DATA

LOW ANGLE DATA				METRIC				
NOZZLE	SPACING	RADIUS	PRECIPITATION RATE	WATER	WIND	WIND	WIND	WIND
				INCHES	PER HOUR	PER HOUR	PER HOUR	PER HOUR
#1	30	22'	1.2	207	2.04	6.71	4.54	.27
	40	24'	1.7	275	2.72	7.32	6.43	.39
	50	26'	1.8	344	3.40	7.92	6.80	.41
	60	28'	2.0	413	4.08	8.53	7.56	.46
#3	30	29'	3.0	207	2.04	8.84	11.34	.68
	40	32'	3.1	275	2.72	9.75	11.72	.71
	50	35'	3.5	344	3.40	10.67	13.23	.80
	60	37'	3.8	413	4.08	11.58	14.36	.87
#4	30	31'	3.4	207	2.04	9.45	12.85	.78
	40	34'	3.9	275	2.72	10.36	14.74	.89
	50	37'	4.4	344	3.40	11.28	16.63	1.00
	60	38'	4.7	413	4.08	11.58	17.77	1.07
#6	40	38'	6.5	275	2.72	11.58	24.57	1.48
	50	40'	7.3	344	3.40	12.19	27.59	1.76
	60	42'	8.0	413	4.08	12.80	30.24	1.82
	70	44'	8.6	482	4.76	13.41	32.51	1.96

Data represents test results in zero wind. Adjust for local conditions.
Radius may be reduced with nozzle retention screw.

PROPLUS™

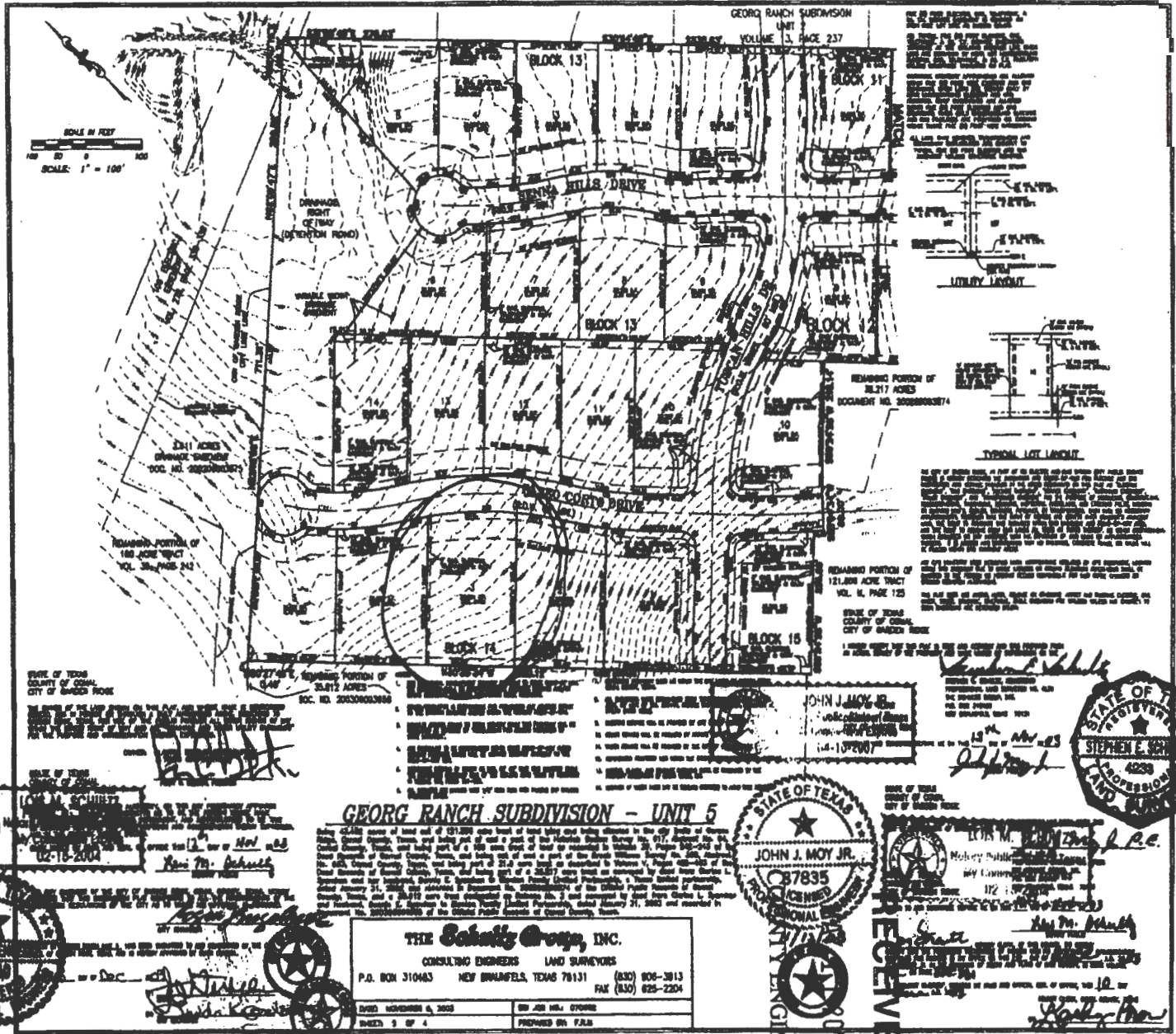


The ProPlus™ is packed with features that ensure reliability, saving the installer time, money and needless frustration.

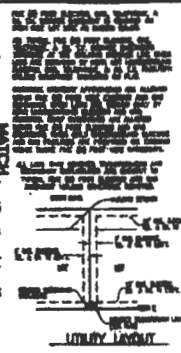
- ▶ **Revolutionary Patented Easy Arc Set** – Simplified arc set allows for wet or dry adjustment in seconds.
- ▶ **5" Riser** – Perfect for grasses with thick thatch.
- ▶ **3/4" Inlet** – Replaces all standard rotors.
- ▶ **2N1 Adjustable or Continuous Rotation** – Provides a full range adjustment from 40° to a continuous full circle.
- ▶ **Patented Arc Set Degree Markings** – Clearly indicates the current watering pattern and simplifies arc set adjustment.
- ▶ **Arc Memory Clutch** – Prevents internal gear damage and returns rotor to its prior setting automatically if nozzle turret is forced past its stop.
- ▶ **Time Proven Patented Reversing Mechanism** – Assures continuous reverse and return...over a 20 year history.
- ▶ **Ratcheting Riser** – Allows for easy adjustment of your left starting position with a simple turn of the riser.
- ▶ **Rubber Cover** – Seals out dirt and increases product durability.
- ▶ **Wide Selection of Nozzles** – Including standard and low angle, provides flexibility in system design.
- ▶ **Optional Check Valve** – Prevents low head drainage.



**IRRIGATION SOLUTIONS
WORLDWIDE™**



SCALE IN FEET
 0 100 200
 SCALE: 1" = 100'



REMAINING PORTION OF 12.177 ACRES TRACT VOL. 14, PAGE 125

STATE OF TEXAS
 COUNTY OF COCONA
 CITY OF SANDS BAY

STATE OF TEXAS
 COUNTY OF COCONA
 CITY OF SANDS BAY

- 1. THIS PLAN IS A PART OF THE SURVEY OF THE TRACT OF LAND...
- 2. THE TRACT OF LAND IS DIVIDED INTO LOTS...
- 3. THE LOTS ARE TO BE USED FOR RESIDENTIAL PURPOSES...
- 4. THE TRACT OF LAND IS TO BE USED FOR RESIDENTIAL PURPOSES...
- 5. THE TRACT OF LAND IS TO BE USED FOR RESIDENTIAL PURPOSES...
- 6. THE TRACT OF LAND IS TO BE USED FOR RESIDENTIAL PURPOSES...
- 7. THE TRACT OF LAND IS TO BE USED FOR RESIDENTIAL PURPOSES...
- 8. THE TRACT OF LAND IS TO BE USED FOR RESIDENTIAL PURPOSES...
- 9. THE TRACT OF LAND IS TO BE USED FOR RESIDENTIAL PURPOSES...
- 10. THE TRACT OF LAND IS TO BE USED FOR RESIDENTIAL PURPOSES...

JOHN J. MOY JR.
 Professional Engineer
 License No. 87835
 State of Texas
 (4-10-2007)

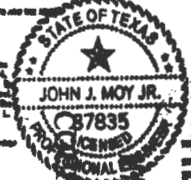


GEORG RANCH SUBDIVISION - UNIT 5

THIS PLAN IS A PART OF THE SURVEY OF THE TRACT OF LAND...
 THE TRACT OF LAND IS DIVIDED INTO LOTS...
 THE LOTS ARE TO BE USED FOR RESIDENTIAL PURPOSES...
 THE TRACT OF LAND IS TO BE USED FOR RESIDENTIAL PURPOSES...
 THE TRACT OF LAND IS TO BE USED FOR RESIDENTIAL PURPOSES...
 THE TRACT OF LAND IS TO BE USED FOR RESIDENTIAL PURPOSES...
 THE TRACT OF LAND IS TO BE USED FOR RESIDENTIAL PURPOSES...

THE Schmitt Group, INC.
 CONSULTING ENGINEERS LAND SURVEYORS
 P.O. BOX 310463 NEW BRUNSWICK, TEXAS 76131 (409) 800-3813
 FAX (409) 623-2204

ISSUED NOVEMBER 6, 2003 SHEET 3 OF 4
 PREPARED BY P.A.M.



RECEIVED
 NOV 12 2003
 JOHN J. MOY JR.
 PROFESSIONAL ENGINEER



STATE OF TEXAS
 COUNTY OF COCONA
 CITY OF SANDS BAY

RECEIVED
 SEP 08 2020
 COUNTY ENGINEER

28838645724 92591

**CCEO
COPY**



Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate

On-site Sewage Treatment and Disposal Facility

Date Issued: 4/4/2011

Permit Number: 92591

Location Description: 22125 Paseo Corto, Garden Ridge, TX 78266
Lot 3, Block 14, Georg Ranch Unit 5 Subdivision
Type of System: Aerobic Treatment with Surface Irrigation Discharge
License issued to: Adam Michael Homes, Ltd

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

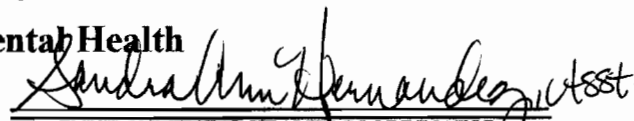
The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.

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

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

Licensing Authority


Comal County Environmental Health
OS0023773
ENVIRONMENTAL HEALTH INSPECTOR


ENVIRONMENTAL HEALTH COORDINATOR
OS 0025590

LEGAL DESCRIPTION

GEORGE RANCH
UNITS, BLOCK 4, LOT 3

REVISED

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MAR 30 2011

14 COUNTY ENGINEER

161.0'

12' GAS, ELEC., TEL. CABLE T.V. EASEMENT

95.8'

CCEO
COPY

72'

42'

49'

95.6'

267' OF 1" (SCH 40) PIPE

19'

40'

10'



30' RADUS (LOW
ANGLE) SPRINKLER
STYP.



600 gpd
A.T.U.

2-WAY
CLEANOUT

WATER LINE

12' GAS, ELEC., TEL., CABLE T.V. EASEMENT

12' GAS, ELEC., TEL., CABLE T.V. EASEMENT

45'

85.4'

15' OF 4"
(SCH 40) PIPE

THREE
BEDROOM
DWELLING
(3,415 sq ft)

45.2'

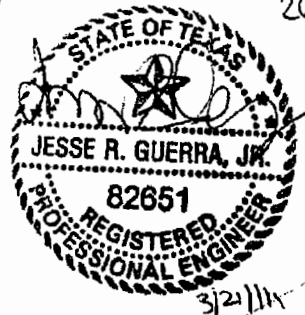
25.0'



REVISED

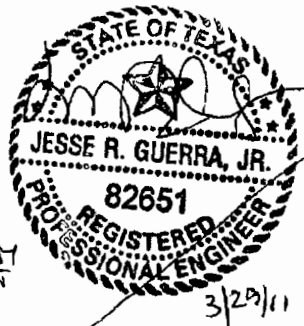
CCEO
COPY

RECEIVED 19'
MAR 30 2011
COUNTY ENGINEER



267' OF 1" (SCH 40) PIPE

30' RADIOS (LOW ANGLE) SPRINKLER, STYP.



600 gpd A.T.U.

2-WAY CLEANOUT

WATER LINE

15' OF 4" (SCH 40) PIPE

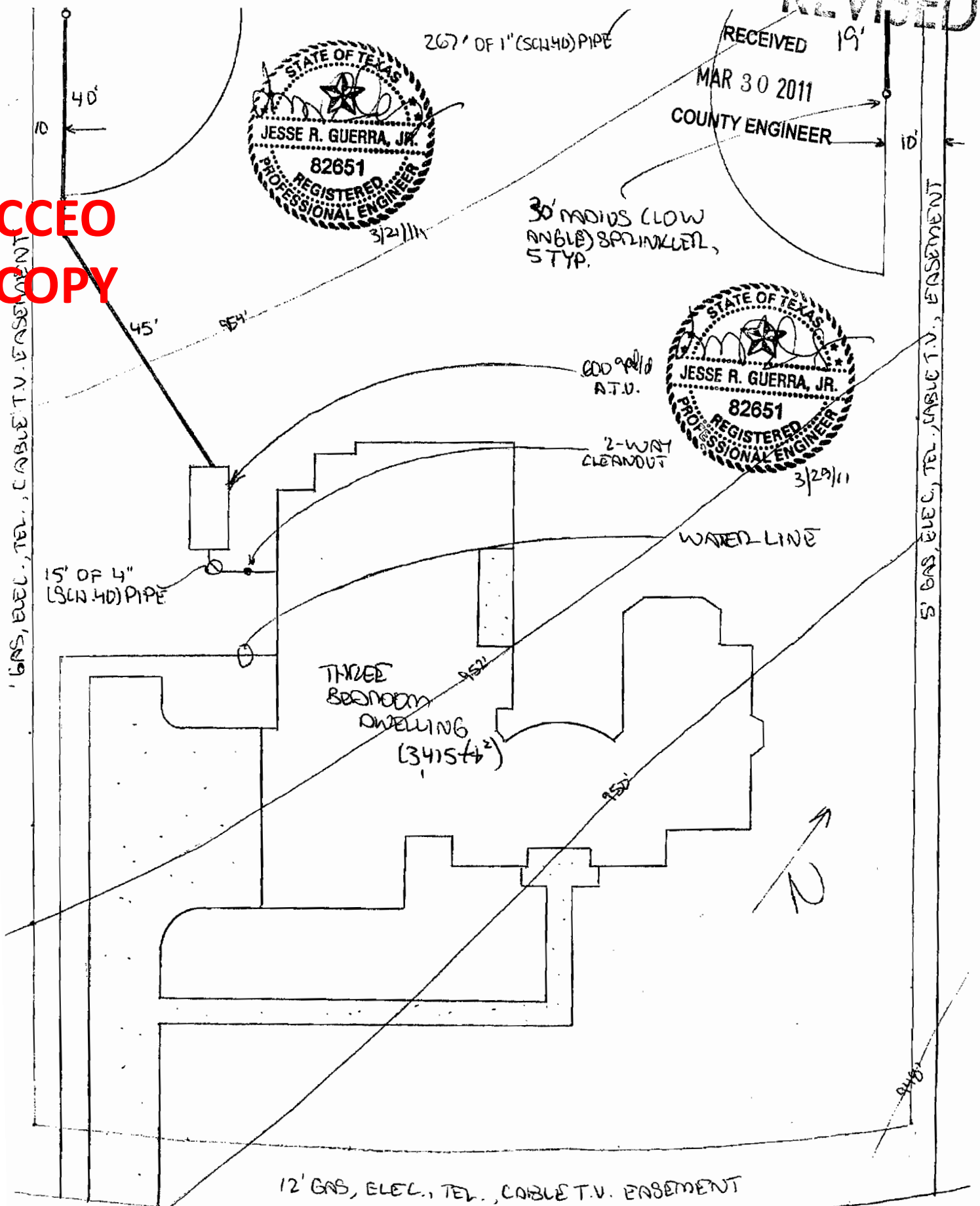
THREE
BEDROOM
DWELLING
(3415 sq ft)



12' GAS, ELEC., TEL., CABLE T.V. EASEMENT

PROPOSED LOT

SCALE: 1" = 20'






From: Ritzen, Brenda
To: ["cshreader@gmail.com"](mailto:cshreader@gmail.com)
Cc: hojt@gvfc.com
Subject: Permit 111311
Date: Wednesday, September 9, 2020 4:20:00 PM

Re: Craig & Shelly Schroeder
Georg Ranch Unit 5 Lot 3 Block 14
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Dear Property Owner & Agent,

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

-  The owner name on the permit application must match the owner name as indicted on the recorded warranty deed. Please add Shelly Schreader to the permit application.
-  This property does not appear to be located within the Edwards Aquifer Recharge or Contributing Zones. Please revise the permit application accordingly.
-  Maintain required 20 ft. setback from the edge of the spray area to the property lines.
- 4. Revise as needed and resubmit.

Thank you,

Brenda Ritzen, OS0007722
Environmental Health Coordinator
Comal County Engineers Office
195 David Jonas Drive
New Braunfels, Texas 78132
830-608-2090
www.cceo.org

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

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN

ON-SITE SEWAGE TREATMENT SYSTEM AND LICENSE TO OPERATE



Date 7-13-2020

Permit # 111311

Owner Name Craig Schreuder

Agent Name Hoyt Serdantile

Mailing Address 22125 Paseo Corto Dr

Agent Address _____

City, State, Zip GARDEN RIDGE, TX 78266

City, State, Zip _____

Phone # 210-913-4018

Phone # 210 414 6607

Email cschreuder@gmail.com

Email hoyt@landstewardship-services.com

All correspondence should be sent to: Owner Agent Both

Method: Mail Email

Subdivision Name Georg Ranch Unit _____ Lot 3 Block 14

Acreage/Legal .93

Street Name/Address 22125 PASEO CORTO DRIVE City GARDEN RIDGE, TX Zip 78266

Type of Development:

Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 3,345



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Non-Single Family Residential

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

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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: \$ [scribble] (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. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities..
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

[Signature]
Signature of Owner

7-13-2020
Date

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



Planning Materials & Site Evaluation as Required Completed By Hoyt Sordantile

System Description Aerobic with Spray Distribution

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

Tank Size(s) (Gallons) 600 GPD ATU Absorption/Application Area (Sq Ft) 5067.90

Gallons Per Day (As Per TCEQ Table III) 300

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

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

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

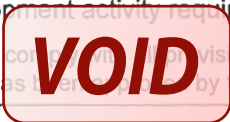
Is there an existing TCEQ approved WPAP for the property? Yes No

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

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

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



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

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

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

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

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

Is this property within an incorporated city? Yes No

If yes, indicate the city: Garden Ridge

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 Hoyt Sordantile

Date 9-3-2020

Scale 1"=40

This design complies with all provisions of the existing Edwards Contributing Zone Plan and their is not a recharge feature within 150' of the proposed septic system.

Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director.

There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent

Land acceptable for surface application shall have a flat terrain (less than to equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff.

All external electrical lines must be in gray conduit

100 yr flood plain does not exist on this tract

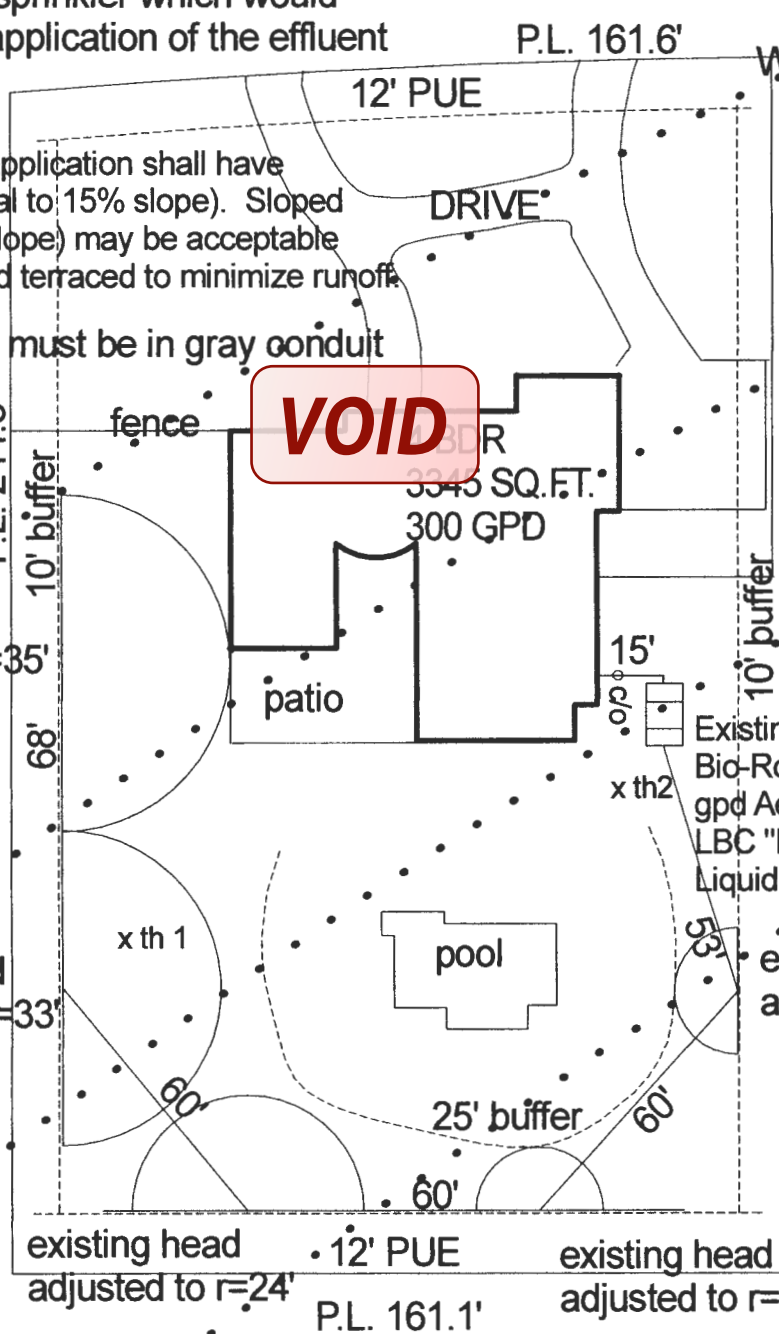
existing head adjusted to r=33'

location of sprinkler heads may be adjusted in field to avoid obstacles

Site Map
Aerobic with Spray Distribution
Craig and Shelly Schreader
Lot: 3 Blk. 14
Georg Ranch Subdivision
22125 Paseo Corto Drive
Garden Ridge , Texas 78266
Comal County

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

22125 PASEO CORTO



9-3-2020

Hoyt Seidensticker

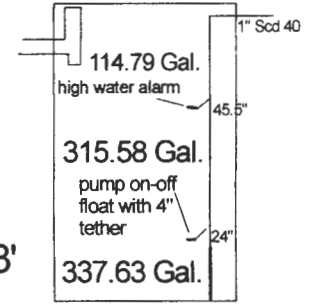
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Existing Bic-Robix 550-PC-400PT 600 gpd Aerobic Unit with a LBC "EZ-Tank" Gravity Flow Liquid Chlorinator

existing head adjusted to r=13'



TTT/GF# 61784 /Closer JS /\$ 20.00



201006038206 11/12/2010 10 41 12 AM 1/2

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.

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WARRANTY DEED WITH VENDOR'S LIEN

Date: November 4, 2010
Grantor: ADAM MICHAEL HOMES, LTD., a Texas limited partnership
Grantor's Mailing Address: 16500 San Pedro Avenue
San Antonio, TX 78232
Grantee: **CRAIG SCHREADER** and wife, **SHELLY SCHREADER**
Grantee's Mailing Address: 143 Sable Heights
Garden Ridge TX 78266
Consideration:

Cash and note of even date executed by Grantee and payable to the order of JEFFERSON BANK ("Lender") in the principal amount of Twenty Nine Thousand One Hundred and no/100 Dollars (\$29,100.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust dated the same date as this deed in favor of Lender.

Property (including any improvements):

LOT 3, BLOCK 14, GEORG RANCH SUBDIVISION - UNIT 5, A
SUBDIVISION IN THE CITY OF GARDEN RIDGE, COMAL COUNTY,
TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 14, PAGE
328-331, OF THE DEED AND PLAT RECORDS OF COMAL COUNTY,
TEXAS.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

All ad valorem taxes for the current and all subsequent years, zoning ordinances and utility district assessments, if any, applicable to and enforceable against the Property and all conditions, covenants, options, restrictions, easements, charges and liens for assessments, setbacks, encroachments, reservations, and mineral reservations effecting the Property that are shown in the Real Property Records of Comal County, Texas

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.

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

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

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

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ADAM MICHAEL HOMES, LTD.

By Its Sole General Partner:

Adam Michael Holdings, LLC

By: Jay A. Maizel
Jay A. Maizel, Member

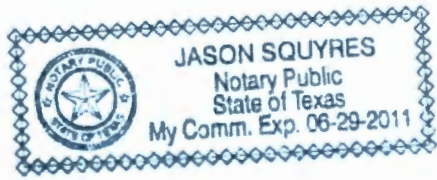
STATE OF TEXAS
COUNTY OF Bexar

This instrument was acknowledged before me on the 9 day of November, 2010 by Jay A. Maizel, Member of Adam Michael Holdings, LLC, a Texas limited liability company, on behalf of said company and Adam Michael Holdings, LLC executed this instrument as sole General Partner of Adam Michael Homes, Ltd. a Texas limited partnership, on behalf of said partnership.

[SEAL]

[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO
CRAIG SCHREADER
143 Sable Heights
San Antonio, TX 78258



Filed and Recorded
Official Public Records
Jay Streeter, County Clerk
Bexar County, Texas
11/10/2010 10:41:12 AM
22-011622
4100004222

Jay Streeter



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

<i>Date Received</i>	<i>Initials</i>	<i>Permit Number</i>

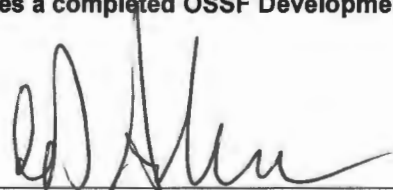
Instructions:

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


OSSF Permit

- Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.
- Required Permit Fee - See Attached Fee Schedule
- Copy of Recorded Deed
- Surface Application/Aerobic Treatment System
 - Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
 - Signed Maintenance Contract with Effective Date as Issuance of License to Operate

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



Signature of Applicant



Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION (Missing Items Circled, Application Refeused)	
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