



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **04/23/2021** Permit Number: **112367**

Location Description: **1108 HILLSIDE OAKS
BULVERDE, TX 78163**

Subdivision: Spring Oaks Estates
Unit: 1
Lot: 14
Block: 1
Acreage: 0.6000

Type of System: Septic Tank
Leaching Chambers

Issued to: Roger & Kathleen Thweatt

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

Licensing Authority

Comal County Environmental Health


ENVIRONMENTAL HEALTH INSPECTOR

OS0035625


ENVIRONMENTAL HEALTH COORDINATOR

OS0035605

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

ENGINEER'S OFFICE

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

Permit Number: 112367
Issued This Date: 04/05/2021
This permit is hereby given to: Roger & Kathleen Thweatt

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

1108 HILLSIDE OAKS
BULVERDE, TX 78163

Subdivision: Spring Oaks Estates
Unit: 1
Lot: 14
Block: 1
Acreage: 0.6000

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank
Leaching Chambers

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

Call (830) 608-2090 to schedule inspections.

RECEIVED

By KG at 10:49 am, Apr 05, 2021



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

--	--

Date Received

Initials

112367

Permit Number

Instructions:

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

OSSF Permit

- ☒ Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- ☒ Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- ☒ Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.
- ☒ Required Permit Fee - 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

3-31-2021
Date

____ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

____ INCOMPLETE APPLICATION (Missing Items Circled, Application Refused)

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

Date 3/30/2021

Permit # 112367

Owner Name Roger & Kathleen Thweatt

Agent Name Doug Dowlearn

Mailing Address 31625 Rice Rd #3

Agent Address 703 Oak Drive

City, State, Zip Bulverde, TX 78163

City, State, Zip Blanco, TX 78606

Phone # 210-273-6197

Phone # 210-240-2101

Email sales@tweetys.com

Email txseptic@gmail.com

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

Subdivision Name Spring Oaks Estates Unit 1 Lot 14 Block 1

Acreage/Legal 0.5980

Street Name/Address 1108 Hillside Oaks City Bulverde Zip 78163

Type of Development:

☒ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) 3 BR House & 1 BR Eff

Number of Bedrooms 3/1

Indicate Sq Ft of Living Area 1500/480

☐ Non-Single Family Residential

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

Type of Facility _____

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

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

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

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 130,000 (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 of Owner

3-31-2021
Date

Page 1 of 2

***** 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 _____

System Description _____

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

Tank Size(s) (Gallons) _____ Absorption/Application Area (Sq Ft) _____

Gallons Per Day (As Per TCEQ Table III) _____

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

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

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

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

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

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

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

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

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

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

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

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

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

If yes, indicate the city: _____

By signing this application, I certify that:

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

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



Signature of Designer

Date

Page 2 of 2

Affidavit

To Whom It May Concern:

I, Roger Thweatt, swear that the statements below are

True for the properties at 1108 Hillside Oaks in
Subdivision Spring Oak Estates U1 Blk1, lot(s) 14 in Comal
County, Texas.

The 3 bedroom house and 1 bedroom efficiency will be used by a single family.

[Signature]

Signature
(Sign in front of a notary)

3-31-2021

Date

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 31 DAY OF March 20

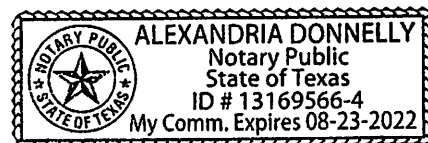
Alexandra Donnelly
Notary Public, State of Texas

Notary's Printed Name:

Alexandra Donnelly

My Commission Expires:

Aug. 23, 2022



OSSF SOIL EVALUATION REPORT INFORMATION

Date: 4/1/2021

Applicant Information:

Name: Roger & Kathleen Thweatt

Address: 31625 Rice Rd #3

City, State & Zip Code: Bulverde, TX 78163

Phone: 210-273-6197

Email: sales@tweety.com

Site Evaluator Information:

Name: Douglas R. Dowlearn

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

Address: 703 Oak Drive

City, State & Zip: Blanco, TX 78606

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

Email: txseptic@gmail.com

Property Location:

Legal: Spring Oaks Estates Unit 1, Lot 14, Block 1

Street/Road Address: 1108 Hillside Oaks

City: Bulverde Zip: 78163

Additional Info: Comal County

Installer Information:

Name:

Company:

Address:

City, State & Zip:

Phone:

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

DESIGN SPECIFICATIONS

Application Rate (RA): 0.2

OSSF is designed for: 3 BR (1500 Sq. Ft.) & 1 BR Eff (480 Sq. Ft.)

300 Gallons per day used

A septic tank/absorptive drainfield system is to be utilized based on the site evaluation.

1500 sq. ft. absorption area required

1000 gallon compartmental septic tank required

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

Reduction for Leaching Panels (75%) 1500 sq. ft. = 1,125 sq. ft.

FEATURES OF SITE AREA

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: YES

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

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

Site Evaluator:

NAME: Douglas R. Dowlearn, R.S.

Signature:

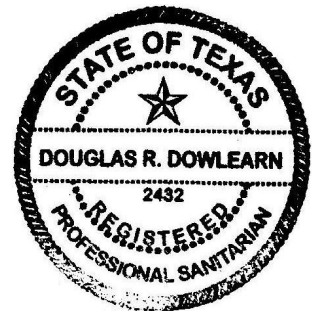


License No. OS9902 Exp. 6/30/2023

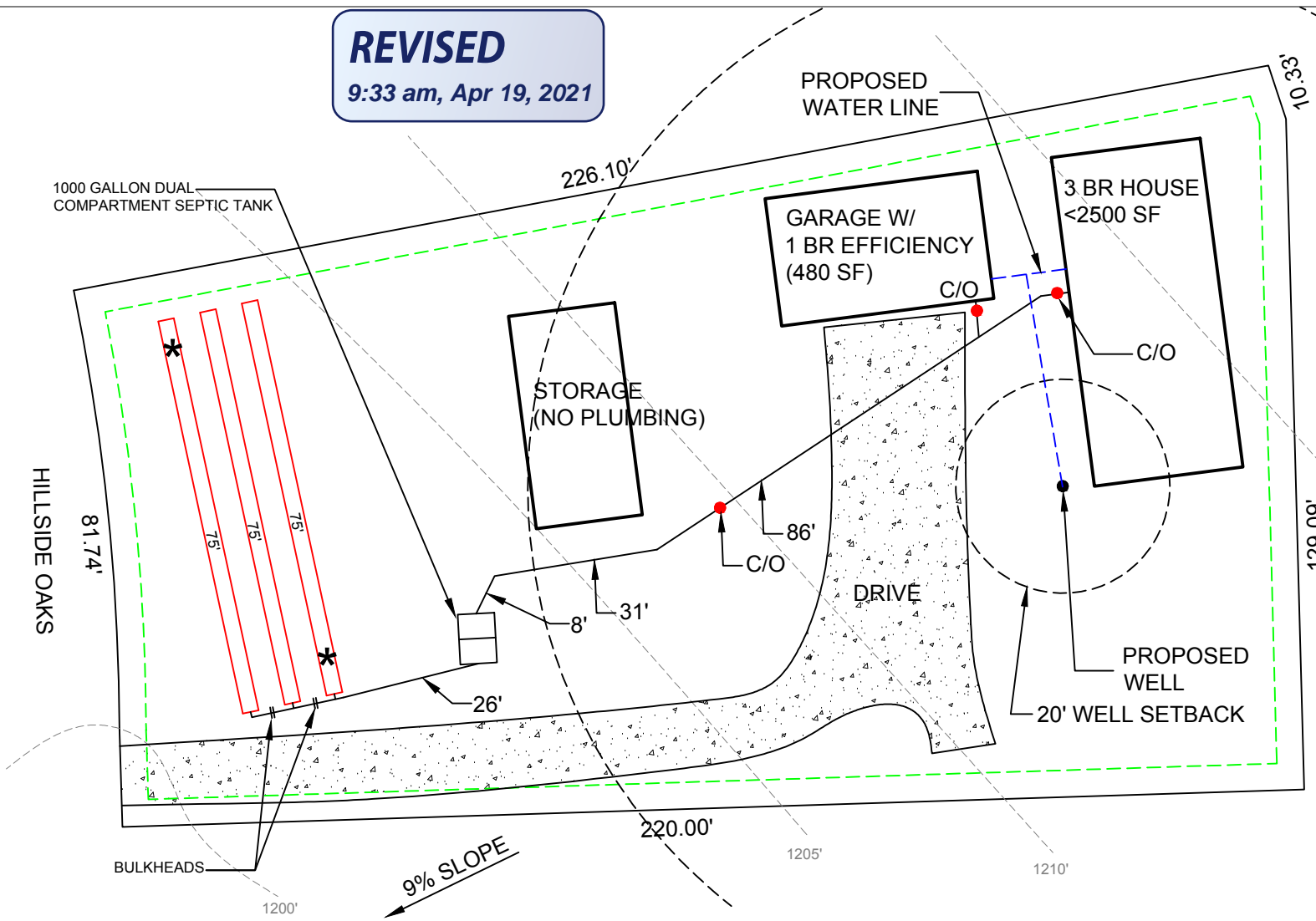
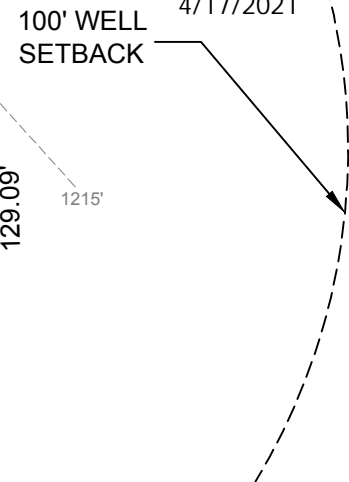
TDH: #2432 Exp. 2/28/2023

"AS BUILT"

REVISED
9:33 am, Apr 19, 2021



Douglas R. Dowlearn
4/17/2021



225 L.F. OF 3' WIDE LEACHING PANELS SPACED 5' APART.
3 ROWS @ 75 L.F. (15 PANELS).
45 TOTAL PANELS @ 5 L.F. EACH.

- NOTES:
- CLEANOUT WITHIN 3' OF STRUCTURES.
 - USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURES TO TANK.
 - USE 3" OR 4" SDR 35 SEWER PIPE TO CONNECT TANK TO LEACH FIELD.
 - SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PIPE WHERE IT IS WITHIN 5' OF FOUNDATIONS, BUILDINGS, SURFACE IMPROVEMENTS, PROPERTY LINES, SWIMMING POOLS AND OTHER STRUCTURES TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.
 - SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PVC PIPE WHERE IT CROSSES DRIVE AND 5' BEYOND. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
 - WATER LINE WILL BE SLEEVED IN SCH 40 PIPE WHERE IT IS WITHIN 10' OF SEWER LINE. SLEEVED THE WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC 285 CONCERNING WATER LINES.
 - WATER LINE WILL BE SLEEVED IN SCH 40 PIPE WHERE IT CROSSES THE SEWER LINE AND 10' BEYOND. SLEEVED THE WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC 285 CONCERNING WATER LINES.
 - CLEANOUTS EVERY 100' IN OPEN AREAS ON SEWER PIPE.

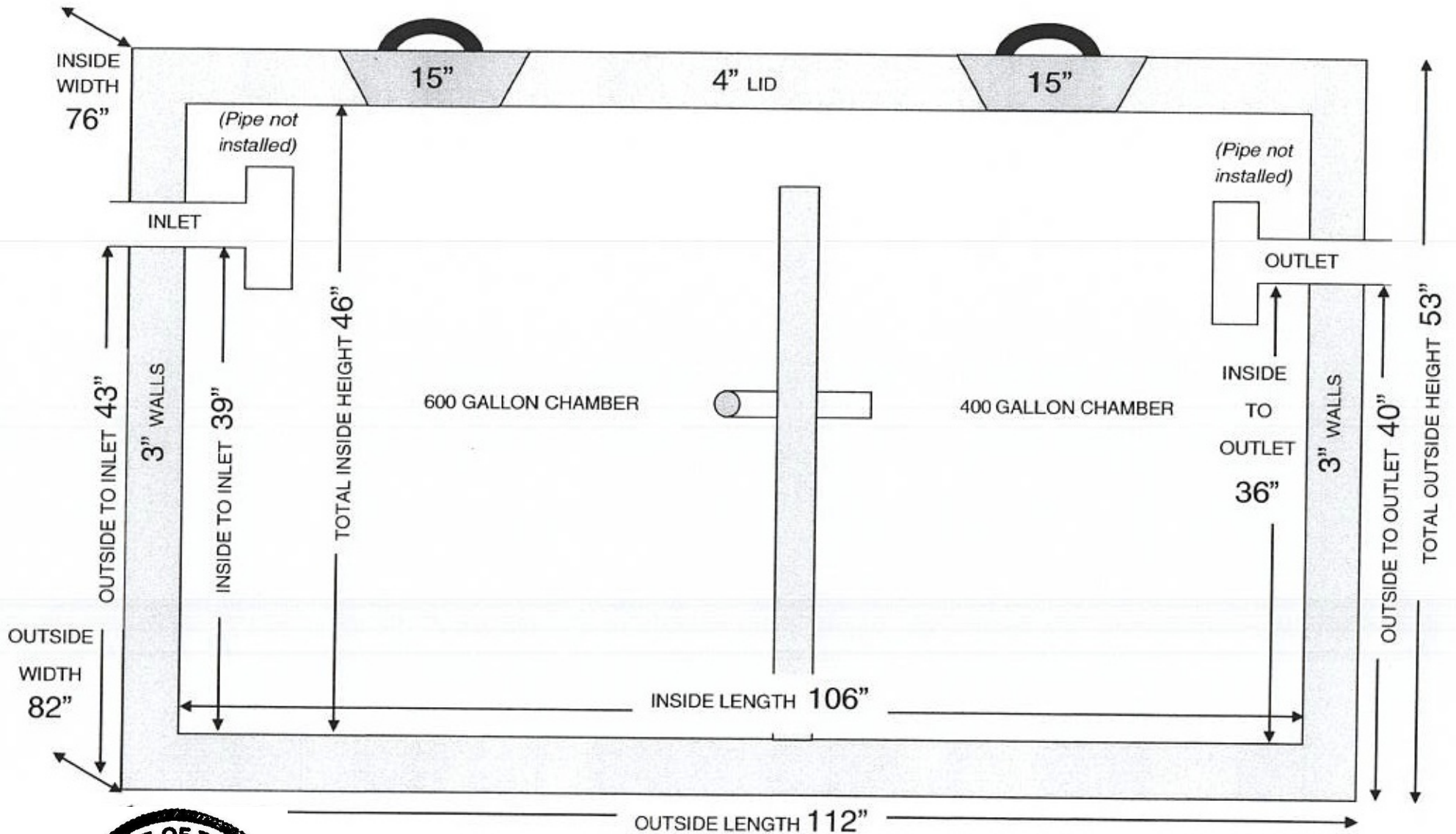
ROGER & KATHLEEN THWEATT
1108 HILLSIDE OAKS
BULVERDE, TX 78163
SPRING OAKS ESTATES 1
BLOCK 1, LOT 14
COMAL COUNTY/.598 ACRES
* = TEST HOLES



SCALE 1" = 30'

REVISED

2:16 pm, Apr 05, 2021



Douglas R. Dowlearn

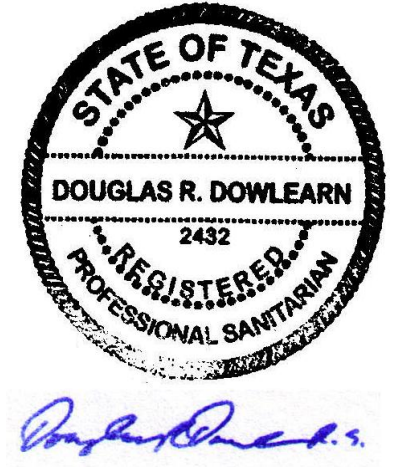
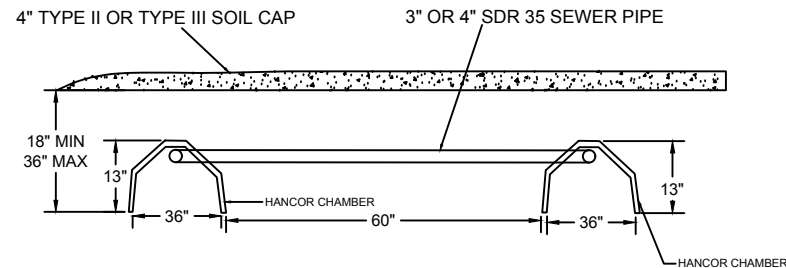
1000 Gallon Compartmental Septic Tank

REVISED

2:16 pm, Apr 05, 2021

TRENCH DETAIL

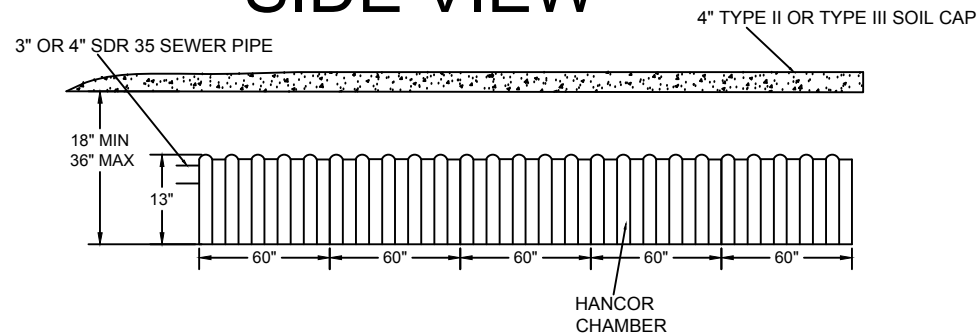
CROSS SECTION



NOTES:

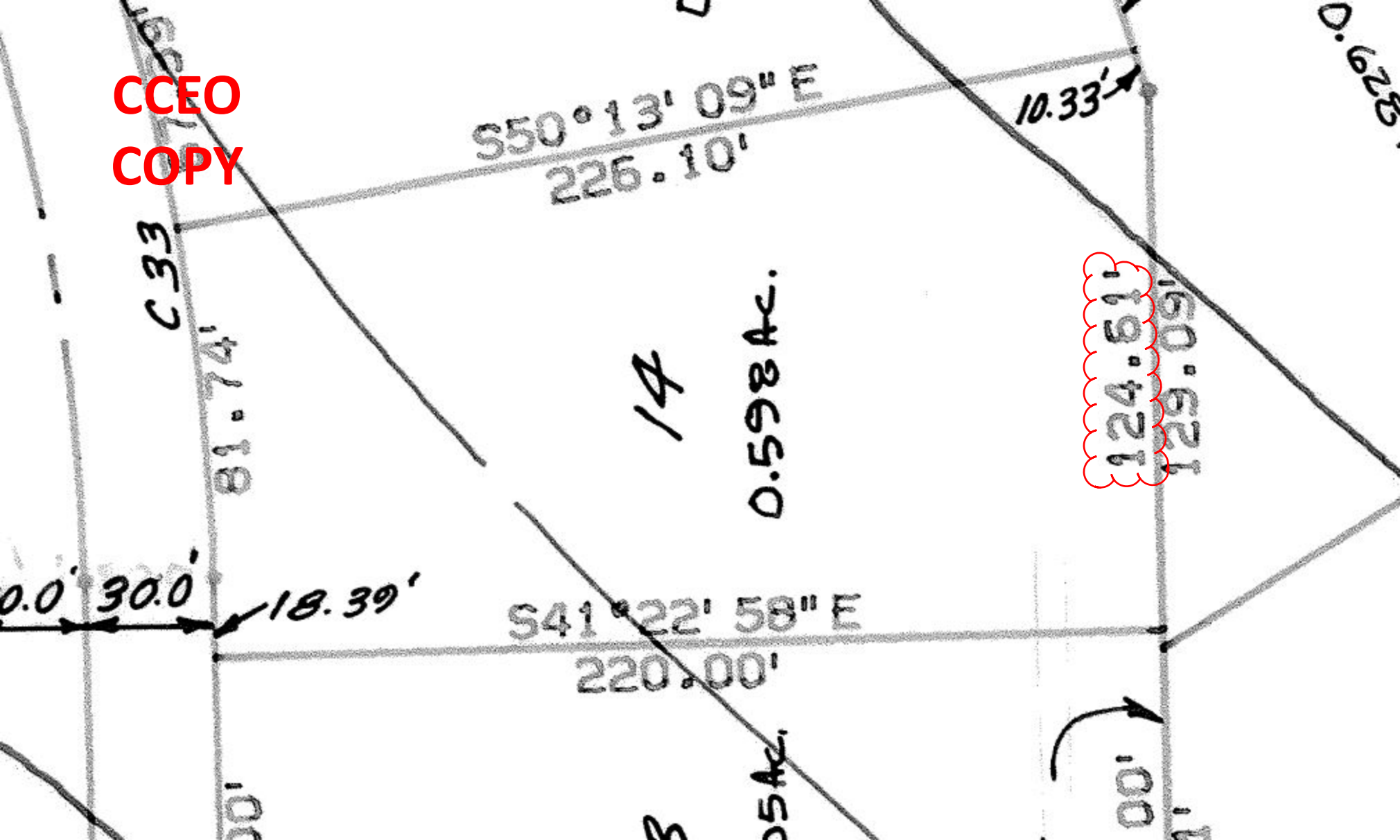
- EXCAVATED AREA IS TO BE BACKFILLED WITH CLASS IB, II, OR III SOIL AND SEEDED/SODDED.
- THE BOTTOM OF EACH LATERAL TRENCH MUST BE LEVEL WITHIN +/- 1" FOR EVERY 25' AND 3" TOTAL.

SIDE VIEW



NOTE: NOT TO SCALE

CCEO
COPY



ROGER & KATHLEEN THWEATT
1101 HILLSIDE OAKS
BULVERDE, TX 78163
SPRING OAKS ESTATES 1
BLOCK 1, LOT 14
COMAL COUNTY/.598 ACRES
* = TEST HOLES



SCALE 1" = 30'

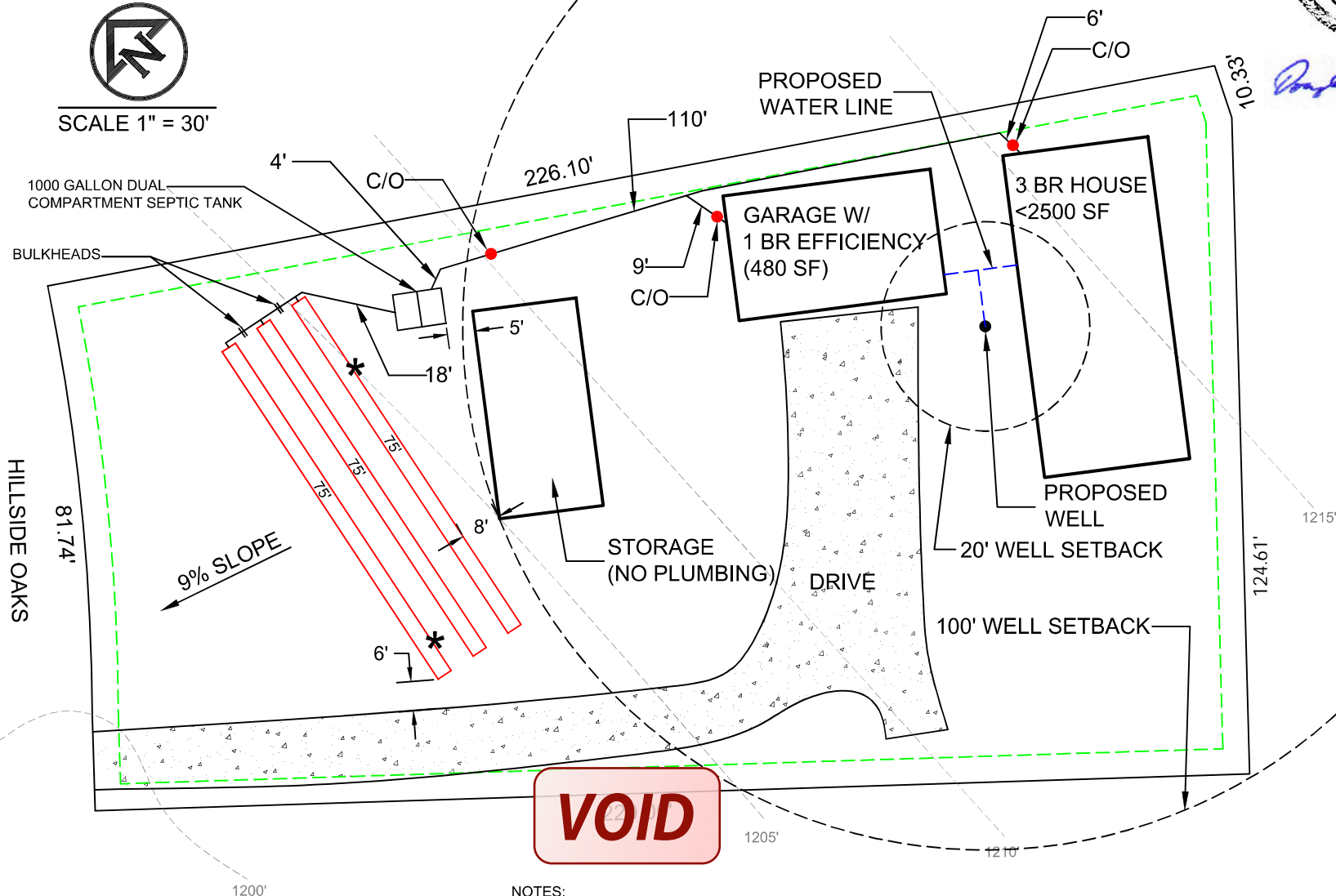
VOID

REVISED

2:16 pm, Apr 05, 2021



4/1/2021



VOID

NOTES:

- CLEANOUT WITHIN 3' OF STRUCTURES.
- USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURES TO TANK.
- USE 3" OR 4" SDR 35 SEWER PIPE TO CONNECT TANK TO LEACH FIELD.
- SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PIPE WHERE IT IS WITHIN 5' OF FOUNDATIONS, BUILDINGS, SURFACE IMPROVEMENTS, PROPERTY LINES, SWIMMING POOLS AND OTHER STRUCTURES TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.
- CLEANOUTS EVERY 100' IN OPEN AREAS ON SEWER PIPE.

225 L.F. OF 3' WIDE LEACHING PANELS SPACED 5' APART.
3 ROWS @ 75 L.F. (15 PANELS).
45 TOTAL PANELS @ 5 L.F. EACH.

From: Ritzen, Brenda
To: ["sales@tweetys.com"](mailto:sales@tweetys.com)
Cc: ["Doug Dowlearn"](#)
Subject: Permit 112367
Date: Monday, April 5, 2021 1:30:00 PM
Attachments: [image001.png](#)
[Spring Oaks Est. U-1 Lot 14 Block 1.pdf](#)

Re: Roger & Kathleen Thweatt
Spring Oaks Estates Unit 1 Lot 14 Block 1
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Dear Property Owner & Agent,

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

1. ✓ See attached copy of the recorded subdivision plat. It appears that the back property line dimension (marked on attached) should be 124.61.
2. Revise as needed and resubmit.

Thank you,



Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

ROGER & KATHLEEN THWEATT
 1101 HILLSIDE OAKS
 BULVERDE, TX 78163
 SPRING OAKS ESTATES 1
 BLOCK 1, LOT 14
 COMAL COUNTY/.598 ACRES
 * = TEST HOLES

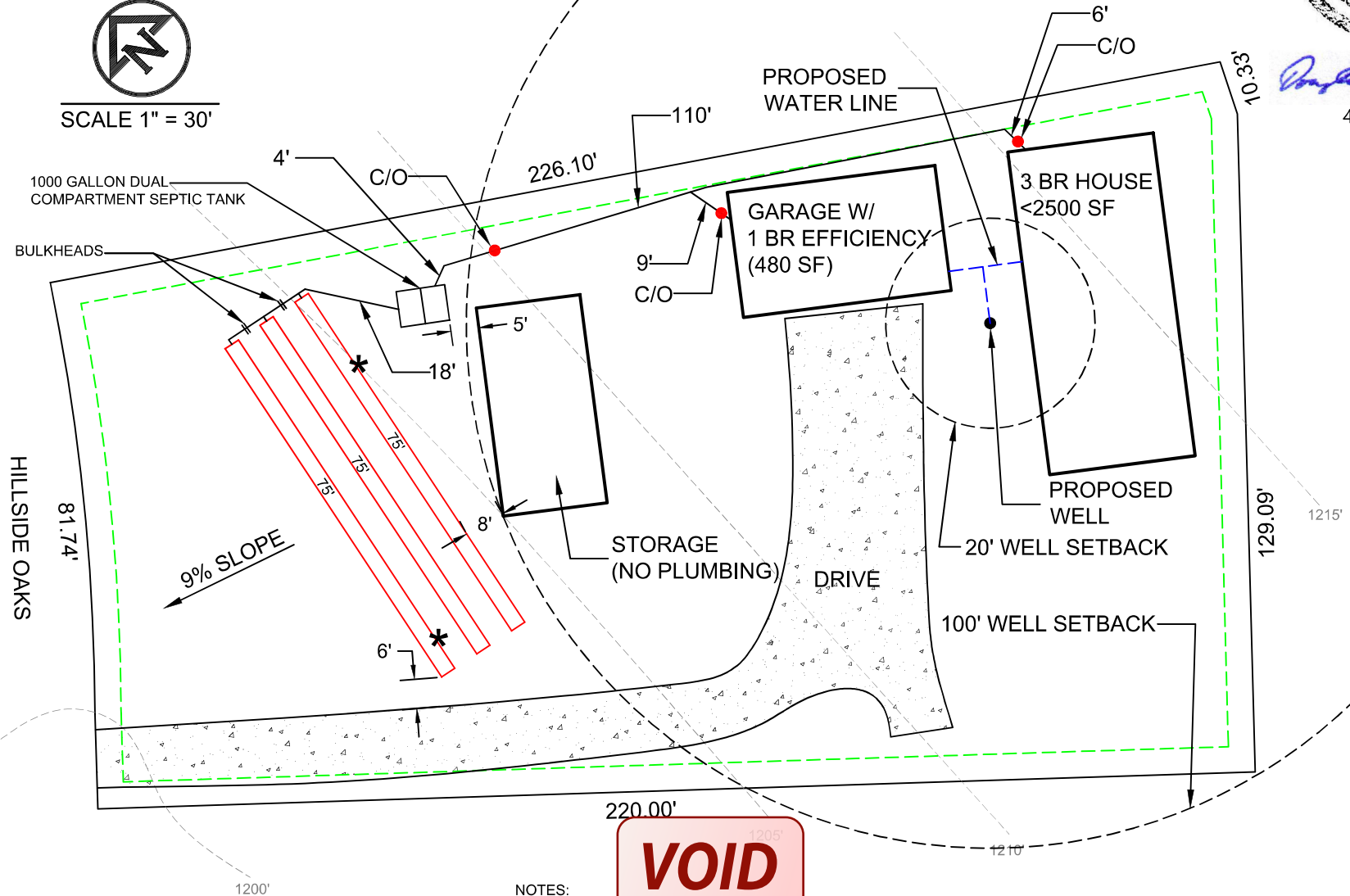


SCALE 1" = 30'

VOID



Douglas R. Dowlearn
 4/1/2021

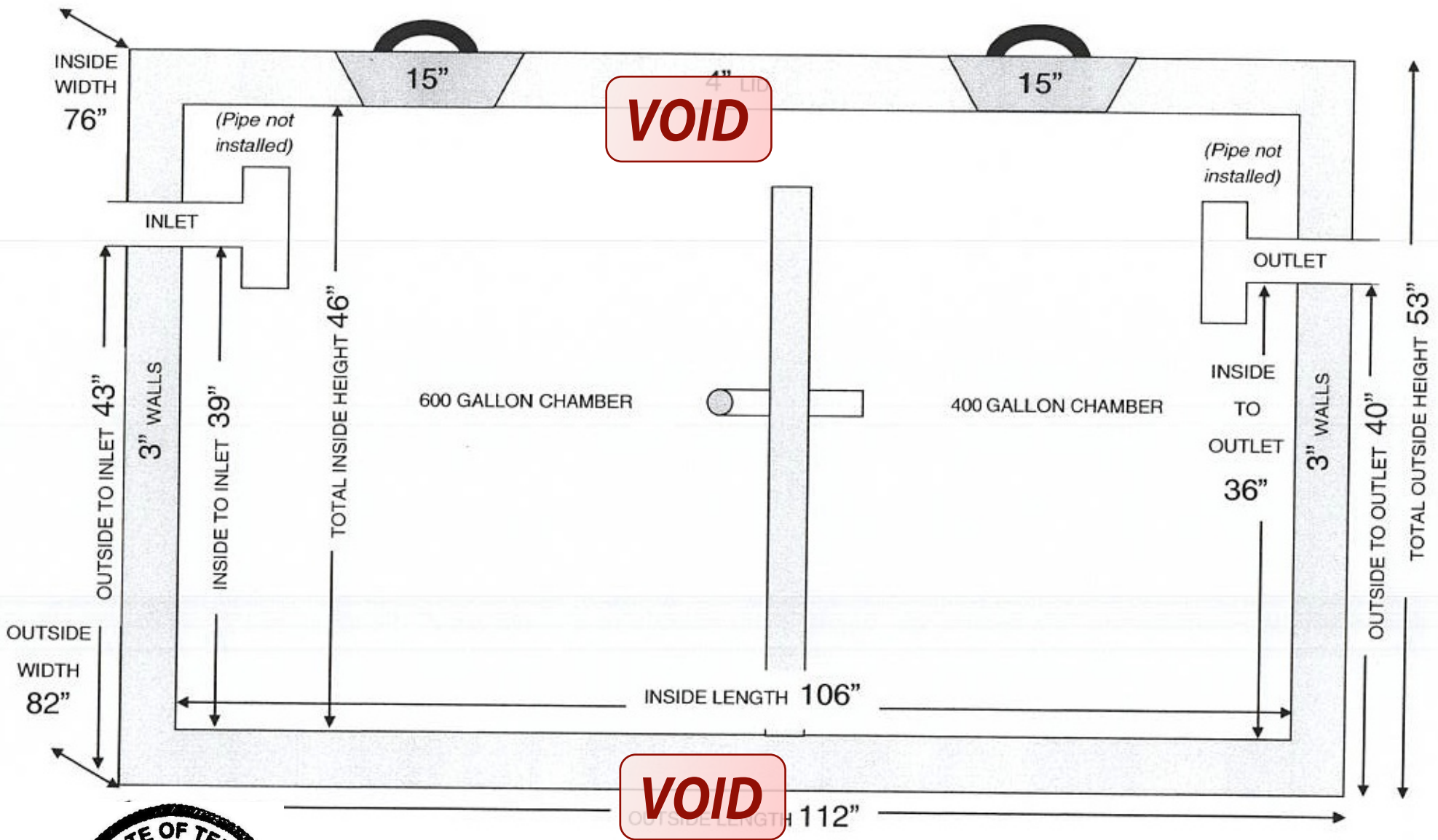


225 L.F. OF 3' WIDE LEACHING PANELS SPACED 5' APART.
 3 ROWS @ 75 L.F. (15 PANELS).
 45 TOTAL PANELS @ 5 L.F. EACH.

NOTES:

- CLEANOUT WITHIN 3' OF STRUCTURES.
- USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURES TO TANK.
- USE 3" OR 4" SDR 35 SEWER PIPE TO CONNECT TANK TO LEACH FIELD.
- SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PIPE WHERE IT IS WITHIN 5' OF FOUNDATIONS, BUILDINGS, SURFACE IMPROVEMENTS, PROPERTY LINES, SWIMMING POOLS AND OTHER STRUCTURES TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.
- CLEANOUTS EVERY 100' IN OPEN AREAS ON SEWER PIPE.

VOID

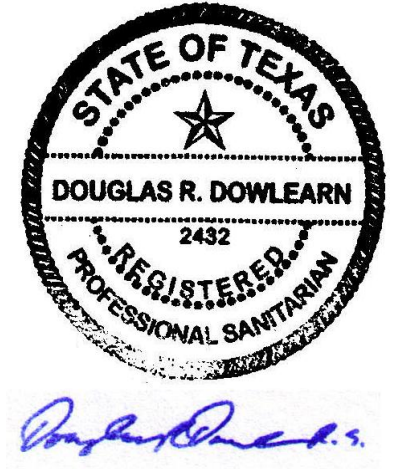
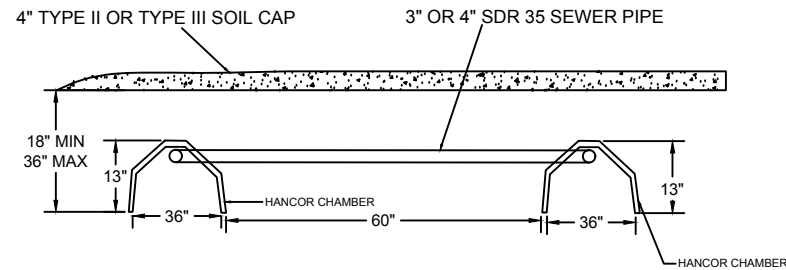


Douglas R. Dowlearn

1000 Gallon Compartmental Septic Tank

TRENCH DETAIL

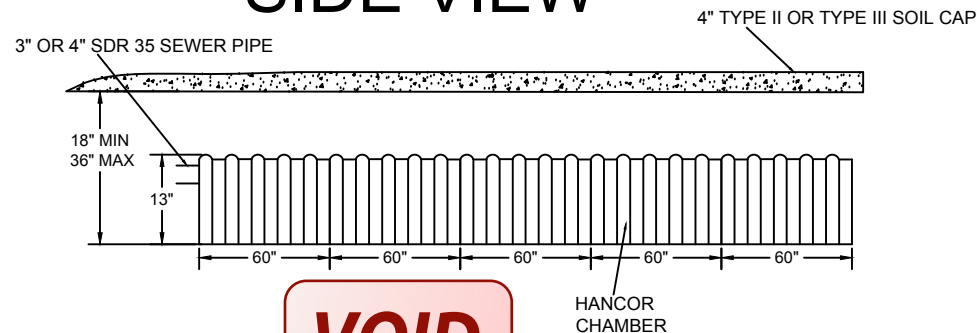
CROSS SECTION



NOTES:

- EXCAVATED AREA IS TO BE BACKFILLED WITH CLASS IB, II, OR III SOIL AND SEEDED/SODDED.
- THE BOTTOM OF EACH LATERAL TRENCH MUST BE LEVEL WITHIN +/- 1" FOR EVERY 25' AND 3" TOTAL.

SIDE VIEW



VOID

NOTE: NOT TO SCALE

2/C



200806004834 02/05/2008 08:11:26 AM DEED 1/2

WARRANTY DEED

Date: January 12, 2008

Grantor: SU-ANNA, INC.

Grantor's Mailing Address (including County):

P. O. Box 312156
New Braunfels, Comal County, Texas 78131

Grantee: **ROGER THWEATT** and wife, **KATHLEEN THWEATT**

Grantee's Mailing Address (including County):

1108 Hillside Oaks
Bulverde, Comal County, Texas 78163

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable Consideration.

Property (including any improvements):

Lots 13 & 14, Block 1, Unit I, out of Spring Oaks Estates, a subdivision according to its Plat duly recorded in the Plat Records of Comal County, Texas, in Volume 7, Pages 31-34.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for 1993 the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

SU-ANNA, INC.

By: 
JOE CLAYBURNE, PRESIDENT

THE STATE OF TEXAS *

COUNTY OF BEXAR *

This instrument was acknowledged before me on the 16th day of January, 2008, by JOE CLAYBURNE, PRESIDENT of SU-ANNA, INC., on behalf of said corporation.




NOTARY PUBLIC OF THE
STATE OF TEXAS

AFTER RECORDING RETURN TO:

Su-Anna, Inc.

P. O. Box 312156

New Braunfels, Texas 78131

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
02/05/2008 08:11:26 AM
CASHTHREE
200806004834



