



# COMAL COUNTY

ENGINEER'S OFFICE

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

Issued This Date: **08/19/2022** Permit Number: **114159**

Location Description: 189 RIVER CHASE WAY  
NEW BRAUNFELS, TX 78132

Subdivision: River Chase  
Unit: 4  
Lot: 494  
Block: n/a  
Acreage: 1.3200

Type of System: Aerobic  
Surface Irrigation

Issued to: Christopher and Melissa Guinn

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:

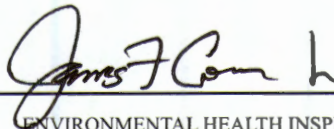
- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system

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



ENVIRONMENTAL HEALTH INSPECTOR

OS0032485



Assistant  
OS0034792

ENVIRONMENTAL HEALTH COORDINATOR

# 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: 114159  
Issued This Date: 03/10/2022  
This permit is hereby given to: Christopher and Melissa Guinn

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

189 RIVER CHASE WAY  
NEW BRAUNFELS, TX 78132

Subdivision: River Chase  
Unit: 4  
Lot: 494  
Block: n/a  
Acreage: 1.3200

### 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.



# ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR  
NEW BRAUNFELS, TX 78132  
(830) 608-2090  
WWW.CCEO.ORG

Date 1-5-22

Permit Number 114159

### 1. APPLICANT / AGENT INFORMATION

Owner Name Christopher Guinn + Melissa Guinn Agent Name Hoyt Seidensticker  
 Mailing Address 189 River Chase Way Agent Address \_\_\_\_\_  
 City, State, Zip New Braunfels TX 78132 City, State, Zip \_\_\_\_\_  
 Phone # 512-468-8949 Phone # 210 4146607  
 Email Cguinn.Heathland@gmail.com Email hoyt@landstewardshipsecurities.com

### 2. LOCATION

Subdivision Name River Chase Unit 4 Lot 494 Block \_\_\_\_\_  
 Survey Name / Abstract Number \_\_\_\_\_ Acreage 1.32  
 Address 189 River Chase Way City New Braunfels State TX Zip 78132

### 3. TYPE OF DEVELOPMENT

Single Family Residential  
 Type of Construction (House, Mobile, RV, Etc.) House + Personal Shop  
 Number of Bedrooms 3  
 Indicate Sq Ft of Living Area 2347

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: \$ N/A (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

### 4. SIGNATURE OF OWNER

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

1-5-22  
Date



Planning Materials & Site Evaluation as Required Completed By Hoyt Seidensticker

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) 4424.26

Gallons Per Day (As Per TCEQ Table III) 260

(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 Hoyt Seidensticker

Date 3-3-2022

**CCEO**

**COPY**

**Block Creek Concrete Products, LLC  
444 A Old Hwy No 9  
Comfort, TX 78013**

Phone: (830) 995-3189  
Fax: (830) 995-4051

Date: 2/2/2021

**Permit #: 102871**

**To: Christopher Guinn  
189 River Chase Way  
New Braunfels, TX 78130**

Contract Period

**Start Date: 4/10/2021  
End Date: 4/10/2022**

Phone: (512) 468-8949    Subdivision:  
Site: 189 River Chase Way, New Braunfels, TX 78130

County:

Installed: 3/25/2015

Block Creek Concrete Products, LLC

Installer: Paul Sawyer Septic

Warranty Ends: 3/25/2018

3 visits per year - one every 4 months

Agency: Comal County

600 gallons per day

Mfg/Brand: Advantage Wastewater LLC / Nu Water

Map Key:

ID: 3280

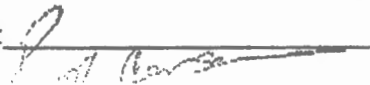
This is to Certify that the above RESIDENTIAL sewage system has an INITIAL inspections agreement per Texas Commission on Environmental Quality (TCEQ) standards for on site sewerage facilities as required.

Inspection reports by the above service company will be filed with the authorized agency as required by the TCEQ regulations. A weather proof tag or label will be attached to the controller showing the month that each inspection was made.

Items included on the Inspection Report generally include aerators, filters, irrigation pump, air compressor, disinfection device, chlorine supply, OK System light, spray field vegetation, probe, sprinkler or drip backwash.

We will visit your site within 48 hours of you notifying us of a problem

Certified Inspector: \_\_\_\_\_ Date: 02.02.2021



Rudy Carson

**Block Creek Aerobic Services, LLC**  
**444 A Old Hwy No 9**  
**Comfort, TX 78013**

Phone: (830) 995-3189  
Fax: (830) 995-4051

Customer ID

3280

**Contract Period**

**Start Date: 4/10/2021**

**End Date: 4/10/2022**

(512) 468-8949

**To: Christopher Guinn**  
**189 River Chase Way**  
**New Braunfels, TX 78130**

**Permit #: 102871**

Site: 189 River Chase Way, New Braunfels, TX 78130  
County:  
Installer: Paul Sowyer Septic  
Agency: Comal County  
Mfg/Brand: Advantage Wastewater LLC-Nu Water-11091

Installed: 3/25/2015  
Warranty End: 3/25/2018

Block Creek Concrete Products, LLC  
3 visits per year - one every 4 months  
600 gallons per day

This is to Certify that the above RESIDENTIAL sewage system has an INITIAL inspections agreement per Texas Commission on Environmental Quality (TCEQ) standards for on site sewerage facilities as required.

Inspection reports by the above service company will be filed with the authorized agency as required by the TCEQ regulations. A weather proof tag or label will be attached to the controller showing the month that each inspection was made.

Items included on the Inspection Report generally include aerators, filters, irrigation pump, air compressor, disinfection device, chlorine supply, OK System light, spray field vegetation, probe, sprinkler or drip backwash.

We will visit your site within 48 hours of you notifying us of a problem

Certified Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

Date Printed: 1/5/2022

11  
1/15/15

**AFFIDAVIT**

RECEIVED

THE COUNTY OF COMAL  
STATE OF TEXAS

FEB 17 2015

**CERTIFICATION OF OSSF REQUIRING MAINTENANCE**

**COUNTY ENGINEER**

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 (OSSF's). 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 OSSF's 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.

II

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

4 UNEPHASE/SECTION BLOCK 494 LOT RIVER CHASE SUBDIVISION

IF NOT IN SUBDIVISION: ACREAGE SURVEY

The property is owned by (insert owner's full name):

~~IRMA L. HUDSON~~ **2 BUILDERS, LLC**

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

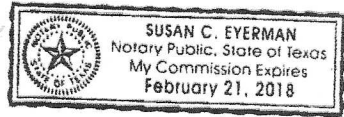
Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

WITNESS BY HAND(S) ON THIS 11 DAY OF February, 20 15<sup>32</sup>

ROBERT B. HUDSON - PRESIDENT  
(owner's signature(s))

ROBERT B. HUDSON SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 11 DAY OF February, 20 15<sup>32</sup>

Susan C. Eyerman  
Notary Public, State of Texas  
Notary's Printed Name: Susan C. Eyerman  
My Commission Expires: 2/21/2018



RECEIVED  
FEB 17 2015

COUNTY ENGINEER

**FILED AND RECORDED**

Instrument Number: 201506005870

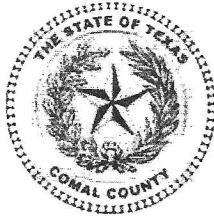
Recording Fee: 26.00

Number Of Pages: 2

Filing and Recording Date: 02/17/2015 1:00PM

Deputy: LAURA JENDRUSCH

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Comal County, Texas.



*Bobbie Koepp*

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**Bobbie Koepp**, County Clerk  
Comal County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*

3/4/2022  
5:42 AM  
Aerobic with Spray  
Distribution System

# ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Christopher and Melissa Guinn

## Property Information:

St. Address: 189 River Chase Way  
City: New Braunfels State: Texas  
Zip code: 78132

## Predicted Quantity of Sewage (Q)

Water Saving Devices in Home (y/n): yes  
Gallons/day (Q): 260  
Greywater included (yes/no): yes

## Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.064  
Minimum Adsorptive Area (sq. ft.): 4062.5

## Aerobic Unit

Required size of aerobic unit: 480 gpd  
Pretreatment Tank (gallons): 353  
Class 1 Aerobic Unit:: NuWater 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

personal shop  
number of bedrooms: 4 people 3  
approx. square ft. 5 g/person 2347  
Water Supply: public  
gallons per day 20 240

## Supply Line from House

Length of supply line (approx. ft): 156  
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): 287  
Type of supply line: SCH 40 PVC  
Size of supply line (in): 1

## Disposal Area per this System

$\pi (28)^2/2$	=	<u>1230.88</u>
$\pi (28)^2/2$	=	<u>1230.88</u>
$\pi (25)^2/2$	=	<u>981.25</u>
$\pi (25)^2/2$	=	<u>981.25</u>

Total irrigated area (sq. ft.): 4424.26

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

3-3-2022  
Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006  
Cell (210) 414-6603, [hoyt@landstewardshipperservices.com](mailto:hoyt@landstewardshipperservices.com)



Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 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.

3/4/2022

5:42 AM

Aerobic with Spray  
Distribution System

# ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Christopher and Melissa Guinn

## Head Pressure

Elevation Head:	<u>4</u>
Pressure Head:	<u>92</u>
Friction Head:	<u>11.48</u>
Total head:	<u>107.5</u>

## Sprinkler Head Information

K-Rain sprinkler head PROPLUS, low angle nozzle	
No. 3 @40psi	GPM: <u>3.1</u>
Number of sprinkler heads:	<u>4</u>
Gallons per minute:	<u>12.4</u>

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 LBC Manufacturing "EZ-Tank" Gravity Flow Liquid Bleach Chlorinator 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

3-3-22

Date



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

Cell (210) 414-6603, [hoyt@landstewardshipservices.com](mailto:hoyt@landstewardshipservices.com)







ON-SITE SEWAGE FACILITY  
Site Evaluation Report Information

Date: 1/5/2022

**Applicant Information:**

Name: Christopher and Melissa Guinn

Address: 189 River Chase Way

City: New Braunfels State: Texas Zip: 78132

Phone: 512-468-8949

**Property Location:**

Lot: 494 Block

Sub.: River Chase, unit 4

Street/Road Address: 189 River Chase Way

City: New Braunfels State: Texas Zip: 78132

Unincorporated Area? Y or N y

Additional information

**Site Evaluator Information:**

Name: Hoyt Seidensticker

License OS0008771 Expires 8/31/2023

Company: Land Stewardship Services, LLC

Address: 124 Bristow Way

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603

Email hoyt@landstewardshipservices.com

**Installer information:**

Name: Unknown

Company:

Address:

City:  State: Texas Zip:

Phone:  Fax:

**Schematic of Lot or Tract**

**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.

**SITE DRAWING**

Lot Size: \_\_\_\_\_ acres

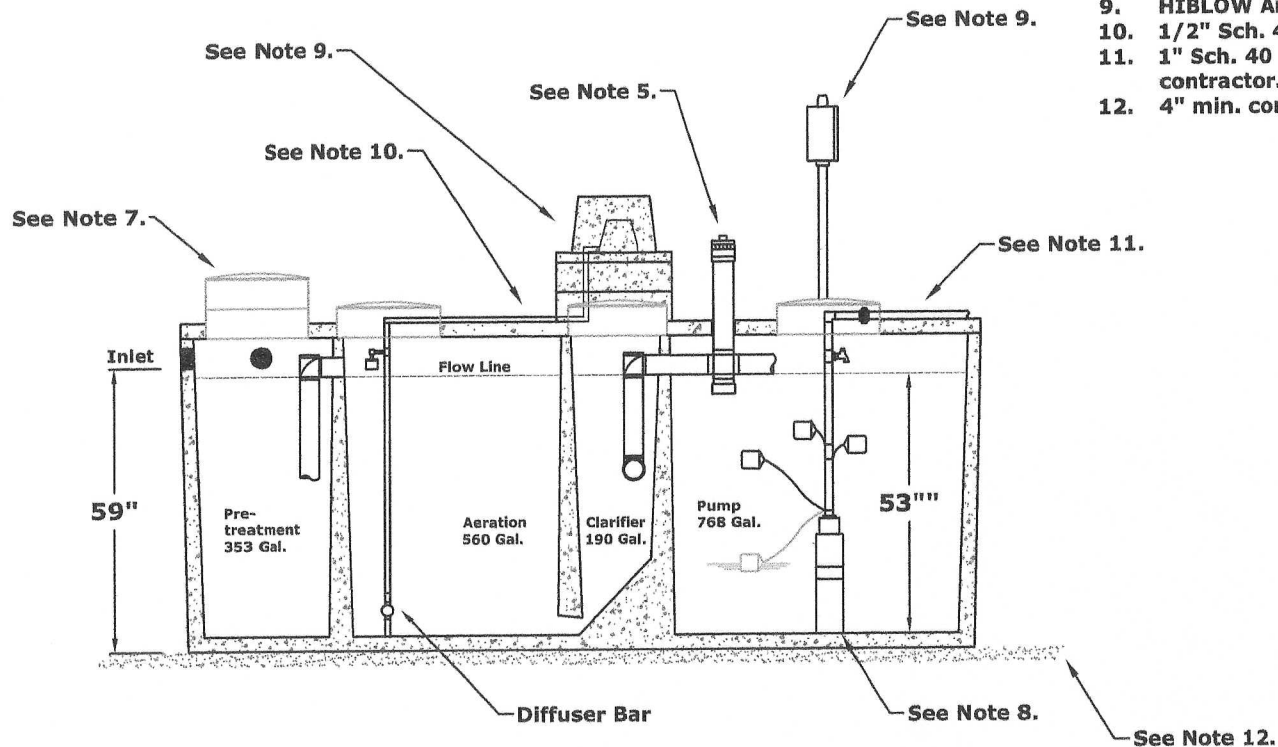
**SEE ATTACHED**

Signature of Site Evaluator *Hoyt Seidensticker*

Site Evaluator License No: OS0008771

# 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.

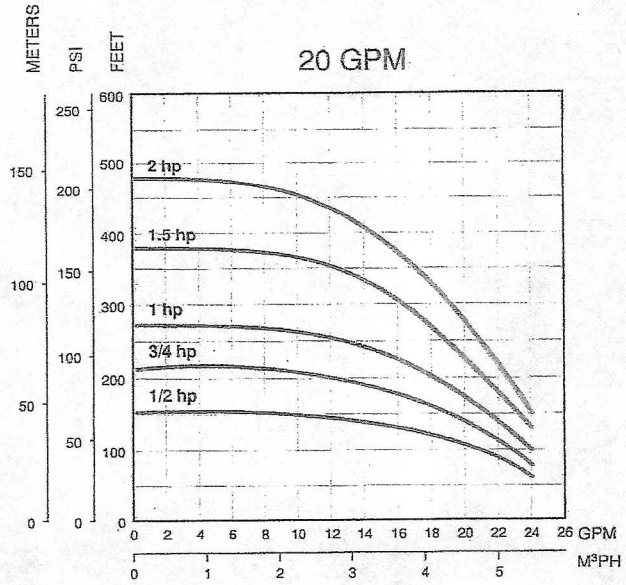
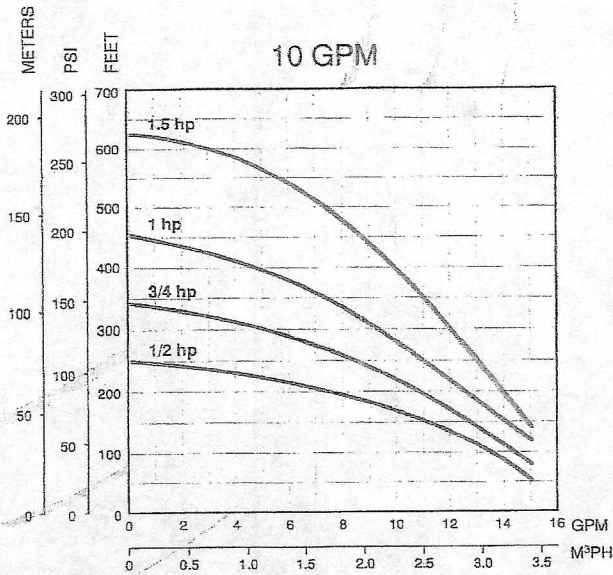
Dwg. #: ADV-B550-3

**Advantage**  
 Wastewater Solutions llc

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



Thermoplastic Performance



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 its 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

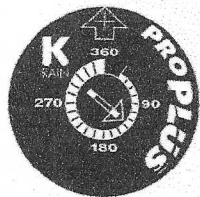
### OTHER OPTIONS: ADD TO PART NUMBER

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

## EASY ARC SETTING

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

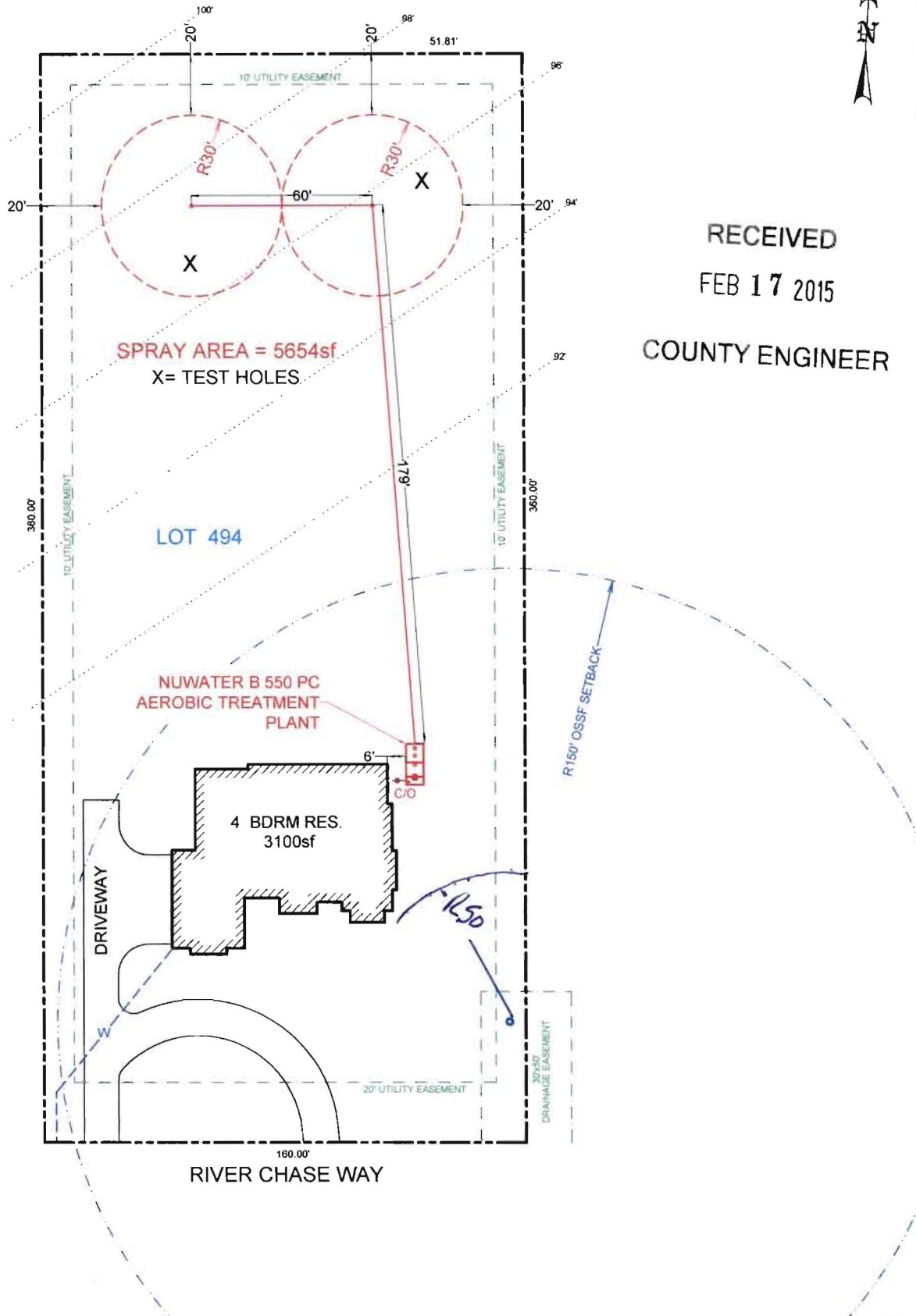
PERFORMANCE				METRIC					
NOZZLES	PRESSURE PSI	RADIUS FT.	FLOW GPM	NOZZLES	PRESSURE BAR	RADIUS METERS	FLOW M3/H		
#0.5	30	28'	.5	#0.5	206	2.0	8.5	1.89	.11
	40	29'	.6		275	3.0	8.8	2.27	.14
	50	29'	.7		345	3.5	8.8	2.65	.16
	60	30'	.8		413	4.0	9.1	3.03	.18
#0.75	30	29'	.7	#0.75	206	2.0	8.8	2.65	.16
	40	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	#1	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	#2	206	2.0	11.3	9.08	.54
	40	40'	2.5		275	3.0	12.2	9.45	.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 PRE-INSTALLED	30	38'	2.5	#2.5 PRE-INSTALLED	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	#3	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	#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	#6	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	#8	206	3.0	12.8	30.29	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					
NOZZLES	PRESSURE PSI	RADIUS FT.	FLOW GPM	NOZZLES	PRESSURE BAR	RADIUS METERS	FLOW M3/H		
#1	30	22'	1.2	#1	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	#3	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	#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	11.26	16.63	1.00
	60	38'	4.7		413	4.08	11.58	17.77	1.07
#6	40	38'	6.5	#6	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.

**CCEO  
COPY**



RECEIVED  
FEB 17 2015  
COUNTY ENGINEER



OWNER: <b>Z BUILDERS, LLC</b>		DRAWN BY:	
STREET ADDRESS: <b>189 RIVER CHASE WAY</b>			
LEGAL DESC: <b>RIVER CHASE</b>	UNIT/SECTION/PHASE: <b>4</b>	BLOCK:	LOT: <b>494</b>
PREPARED BY: <b>GREG W. JOHNSON, P.E. F#002585</b>	SCALE: <b>1"=50'</b>	DATE: <b>12/2/2014</b>	REVISED:



3/13  
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.

**WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** September 29, 2016

**Grantor:** 2 Builders, LLC

**Grantor's Mailing Address:**

8122 Whisper Oak, San Antonio, TX 78266

**Grantee:** Christopher P. Guinn and Melissa A. Guinn, husband and wife

**Grantee's Mailing Address:**

189 River Chase Way, New Braunfels, TX 78213

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of \$375,250.00 and is executed by Grantee, payable to the order of J.G. Wentworth Home Lending, LLC. The note is secured by a vendor's lien retained in favor of J.G. Wentworth Home Lending, LLC in this deed and by a deed of trust of even date, from Grantee to Walter F. Jones, Trustee.

J.G. Wentworth Home Lending, LLC, at Grantee's request, having paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described, the vendor's lien and superior title to the property are retained for the benefit of J.G. Wentworth Home Lending, LLC and are transferred to J.G. Wentworth Home Lending, LLC without recourse on Grantor.

**Property (including any improvements):**

**Lot 494, RIVER CHASE, UNIT FOUR, situated in Comal County, Texas, according to plat thereof recorded in Volume 14, Pages 12-19, Map and Plat Records of Comal County, Texas.**

**Reservations From and Exceptions to Conveyance and Warranty:** This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County

and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property. Ad valorem taxes on said property for the current year, having been prorated, the payment thereof is assumed by Grantee.

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that the Contract provides for any such limitations or other agreed matters to survive the closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

Grantor, for the consideration, receipt of which is acknowledged, 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 hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and 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 shall become absolute.

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

2 Builders, LLC

By: 

Spencer Hasch, Managing Member



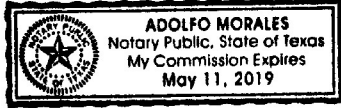
**ACKNOWLEDGMENT**

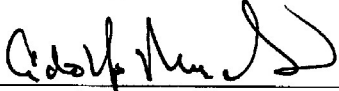
**STATE OF TEXAS**

§  
§  
§

**COUNTY OF BEXAR**

This instrument was acknowledged before me on this the 29 day of September, 2016, by Spencer Hasch, Managing Member of 2 Builders, LLC, on its behalf.



  
\_\_\_\_\_  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:  
Law Office of Kenneth R. Cooper  
14607 San Pedro, Suite 130  
San Antonio, TX 78232-4356

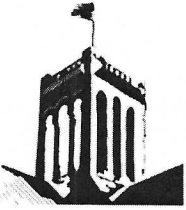
AFTER RECORDING RETURN TO:  
Christopher P. Guinn and  
Melissa A. Guinn  
189 River Chase Way  
New Braunfels, TX 78132

UNOFFICIAL

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
10/03/2016 11:22:52 AM  
CHRISTY 3 Page(s)  
201606037614



*Bobbie Koepf*



**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

*Staff will complete shaded items*

		<b>114159</b>
<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

1-5-22

Date

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

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