

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)				

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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: 116003
Issued This Date: 03/28/2024
This permit is hereby given to: John and Cynthia Wahe

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

1210 COUNTRY PIKE
CANYON LAKE, TX 78133

Subdivision: Tranquility Park
Unit: 3
Lot: 37R
Block: -
Acreage: 4.8400

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.

WEIDNER SEPTIC

24711 N. Cranes Mill Rd. #1 - Canyon Lake, Tx 78133
(830) 935-2158

WASTE PRODUCER INFORMATION

Name: Rocky Ridge Septic Time: 10:40

Address: 1210 Country Pike Mt Jx 78133

Telephone: 935-2750

Interceptor Capacity: 1250

Class of Waste:
 SEPTIC
 GREASE
 GRIT/MUD
 CHEM. TOILET OTHER: _____
(Describe Type & Source)

10-29-24 (Date) [Signature] (Printed Name) [Signature] (Signature)

WASTE TRANSPORTER INFORMATION

Name: Weidner Septic Permit # 20801

Address: 24711 N. Cranes Mill Rd., Canyon Lake, Tx Phone: (830) 935-2158

Gallons Collected: 1250 TNRCC Reg # 710834

10-29-24 (Date Collected) Mike Mays (Printed Name) [Signature] (Signature)

DISPOSAL SITE or TRANSFER STATION INFORMATION

Name: Weidner Ranch Time: _____

Address: 24711 N. Cranes Mill Rd., Canyon Lake, Tx 78133

State Permit # (Type I or Type V) or Site Registration#: 710834

(Disposal or Transfer Date) (Printed Name) (Signature)

RECEIVED

By Kathy Griffin at 3:42 pm, Mar 26, 2024



COMAL COUNTY ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date 3/26/2024

Permit Number 116003

1. APPLICANT / AGENT INFORMATION

Owner Name John M Wake and Cynthia Wane Agent Name Doug Dowlean R.S. Mailing Address 1210 Country Pike Agent Address 703 Oak Drive City, State, Zip Canyon Lake TX 78133 - City, State, Zip Blanco TX 78606 Phone # 720-840-6025 Phone # 210-240-2101 Email wabefam@msw.com Email txseptic@gmail.com

2. LOCATION

Subdivision Name Tranquility Park Unit 3 Lot 37R Block Survey Name / Abstract Number Acreage 4.839 Address 1210 Country Pike City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

[X] Single Family Residential Type of Construction (House, Mobile, RV, Etc.) House, apartment and personal workshop Number of Bedrooms 4 Indicate Sq Ft of Living Area 2400 + 720

[] 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: \$ (Structure Only) Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement? [] Yes [X] No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement) Source of Water [] Public [X] Private Well [] Rainwater

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 of Owner John M. Wake Date 3/26/24



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: 116003
Issued This Date: 04/04/2023
This permit is hereby given to: John and Cynthia Wahe

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

1210 COUNTRY PIKE
CANYON LAKE, TX 78133

Subdivision: Tranquility Park
Unit: 3
Lot: 37R
Block: -
Acreage: 4.8400

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.

RECEIVED

By Brandon M. Olvera at 10:07 am, Mar 28, 2023



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date 3.22.2023

Permit Number 116003

1. APPLICANT / AGENT INFORMATION

Owner Name John M. Wahe and Cynthia Wahe
Mailing Address 1210 Country Pike
City, State, Zip Canyon Lake, TX 78133
Phone # _____
Email _____

Agent Name Doug Dowlearn R.S.
Agent Address 703 Oak Drive
City, State, Zip Blanco, TX 78606
Phone # 210-240-2101
Email txseptic@gmail.com

2. LOCATION

Subdivision Name Tranquility Park Unit 3 Lot 37R Block _____
Survey Name / Abstract Number _____ Acreage 4.839
Address 1210 Country Pike City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) House, apartment and personal workshop

Number of Bedrooms 4

Indicate Sq Ft of Living Area 2400 + 720

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: \$ EXISTING (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.

John M. Wahe
Signature of Owner

3/8/23
Date

***** 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

Yes

COUNTY OF COMAL
STATE OF TEXAS



202206014584 03/29/2022 02:51:15 PM 1/1

AFFIDAVIT TO THE PUBLIC

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality (TCEQ) Rules for On-Site Sewage Facilities (OSSFs), 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, give 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 owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

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):

Tranquility Park 3, Lot 37R

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

Daniel Postler

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 OSSF may be obtained from **Comal County Engineer's Office**.

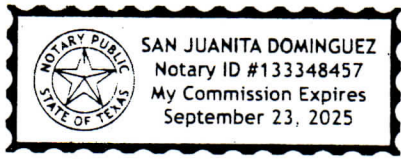
WITNESS BY HAND(S) ON THIS 28 DAY OF March, 2022

Daniel Postler
Owner(s) signature(s)

DANIEL POSTLER
(PRINTED NAME)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 28 DAY OF March, 2022

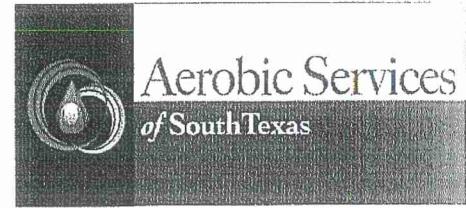
[Signature]
Notary Public, State of Texas
Notary's Printed Name: Sanjuanita Dominguez
My Commission Expires: 09/23/2025



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
03/29/2022 02:51:15 PM
TERRI 1 Page(s)
202206014584

Bobbie Koepf

Maintenance Service Provider
15188 FM 306
Canyon Lake, TX 78133
Office/Fax (830) 964-2365



1210 County Pike

D.A.D. Services, Inc

3.22.2023

SITE ADDRESS

INSTALLER

DATE

Routine Maintenance and Inspection Agreement

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by and between John M and Cynthia Wake (referred to as "Client") and Aerobic Services of South Texas (Thomas W. Hampton MP349) (hereinafter referred to as "Contractor") located at 15188 FM 306 Canyon Lake, Texas 78133 (830) 964-2365. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein.

This contract will provide for all required inspections, testing and service for your Aerobic Treatment System. The policy will include the following:

1. 3 inspections a year/services calls (at least one every 4 months), for a total of 6 over the **two year period** including inspection, adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting the control panel, air pumps, air filters, diffuser operation. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48-hour time frame. Repair work on non-warranty parts will include price for parts & labor. The prices will be quoted before work is performed.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and pH will be taken and reported as necessary.
3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.
4. The customer is responsible for the chlorine; it must be filled before or during the service visit.
5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, and County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy. BOD and TSS testing is covered by this contract.

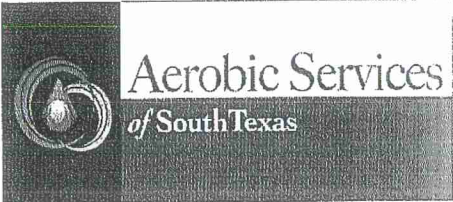
The Homeowners Manual must be strictly followed or warranties are subject to invalidation. **Pumping of sludge build-up is not covered by this policy and will result in additional charges.**

ACCESS BY CONTRACTOR

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

Termination of Agreement

Either party may terminate this agreement within ten days with a written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this Agreement is so terminated, **the Contractor will immediately notify the appropriate health authority of the termination.**



Limit of Liability

In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the services described in this Agreement.

Dispute Resolution

If a dispute between the Client and the Contractor arises that cannot be settled in good faith negotiations then the parties shall choose a mutually acceptable arbitrator and shall share the cost of the arbitration services equally.

Entire Agreement

This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement either oral or written.

Severability

If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

HOME OWNER

SERVICE PROVIDER

John M. and Cynthia Wahe
NAME / ENTITY

Aerobic Services of South Texas Inc.

wahfam@msn.com
EMAIL

15188 FM 306, Canyon Lake TX 78133

720 840-6025
PHONE

(830) 964 - 2365

BoR

John M. Wahe
SIGNATURE

TOM HAMPTON

Signature of Service Provider and License #
[Thomas Hampton, OS0024597 / MP0000349]

EFFECTIVE DATE _____

EXPIRED DATE _____

INSTALLED _____

Model # _____

Blower/Panel Serial # _____

The effective date of this initial maintenance contract shall be the date license to operate is issued.

Affidavit

To Whom It May Concern:

I, John M. Wahe and Cynthia Wahe, swear that the statements below are

True for the properties at 1210 Country Pike in
Subdivision Tranquility Park 3, lot(s) 37R in Comal
County, Texas.

The 3 bedroom house and 1 bedroom apartment will be used by
one single family.

John M. Wahe
Signature
(Sign in front of a notary)

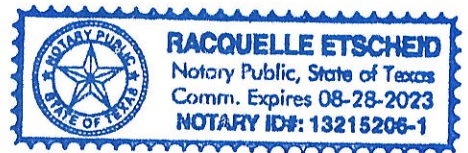
3/8/23
Date

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 8th DAY OF March 2023

Racquelle Etscheid
Notary Public, State of Texas

Notary's Printed Name: Racquelle Etscheid

My Commission Expires: 08-28-2023



OSSF SOIL EVALUATION REPORT INFORMATION

Date: 3.22.2023

Applicant Information:

Name: John and Cynthia Wahe
Address: 1210 Country Pike
City, State & Zip Code: Canyon Lake, TX 78133
Phone:
Email:

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

Subdivision: Tranquility Park **Lot:** 37R **Unit:** 3
Street/Road Address: 1210 Country Pike
City : Canyon Lake **Zip:** 78133
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	0-12" Clay Loam 12"+ Limestone	Blocky	<30% Gravel	12"+ Limestone	None
Soil Boring #2 60"		Same as above				

DESIGN SPECIFICATIONS

Application Rate (RA): 0.064

OSSF is designed for: 3 BR (2400 Sq. Ft) 240 and a 1 BR Apt (720Sq. Ft) 100GPD and personal shop (16GPD) 356 gallons per day

An aerobic treatment/spray disposal system is to be utilized based on the site evaluation.

5563 sq. ft. disposal area required

800 gallon/day aerobic tank required

Calculations: Absorption Area: $Q/RA = 356/0.064 = 5563$ 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. 2/28/2025

REVISED

11:33 am, Jun 13, 2024

D.A.D SERVICES, INC.
DOUG DOWLEARN
703 OAK DRIVE, BLANCO, TX 78606
Designed for:

The installation site is at Unit 3, Lot 37R of the Tranquility Park Subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from a 3-bedroom (2400sqft) residence (240GPD), a 1-bedroom (720sqft) apartment (100GPD), and a personal workshop with a restroom (no showers) for 4 persons per day (@4GPD = 16GPD). The proposed method of wastewater management is aerobic treatment with spray irrigation. This method was chosen because of unsuitable soil conditions.

PROPOSED SYSTEM:

A 4" PVC pipe will discharge from the residence and apartment to a 461 -gallon pretreatment tank, which flows into a 800 gpd aerobic treatment unit. The aerobic tank effluent flows to a 1000 gallon storage/pump tank containing a liquid chlorinator and a single 20 gpm submersible pump. Distribution is through 2 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying a radius of 30 feet at 40 psi. All sprinklers will spray at 360 degrees of arc. An audio and visual alarm monitoring both high water and aerator failure will be placed in a noticeable location.

DESIGN SPECIFICATIONS:

Daily Waste Flow: 356 gpd
Application rate: 0.064
Application area required: $356/.064 = 5563$ sqft
Application area utilized: 5654 sqft
Pump tank reserve capacity: 119 gal minimum

SYSTEM COMPONENTS:

SCH 40 PVC sewer line
1" purple PVC supply line
Model SA800-1000PT
461 -gallon Pre-treatment tank
800 GPD aerobic treatment unit
1000 gallon pump tank with manual controls
C1, 20x, 1/2 hp, 115 V submersible pump (model # 20XC1-05P4-2W115)
Liquid chlorinator
2 K-Rain Gear Driven pop-up sprinklers

LANDSCAPING:

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the spray must maintain a ground cover after construction. In the event the natural cover is disturbed, a suitable ground cover must be installed on all excavated areas.

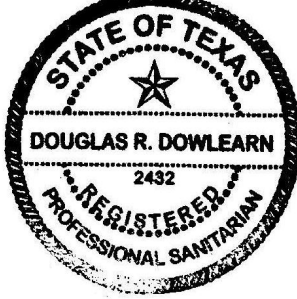


Douglas R. Dowlearn

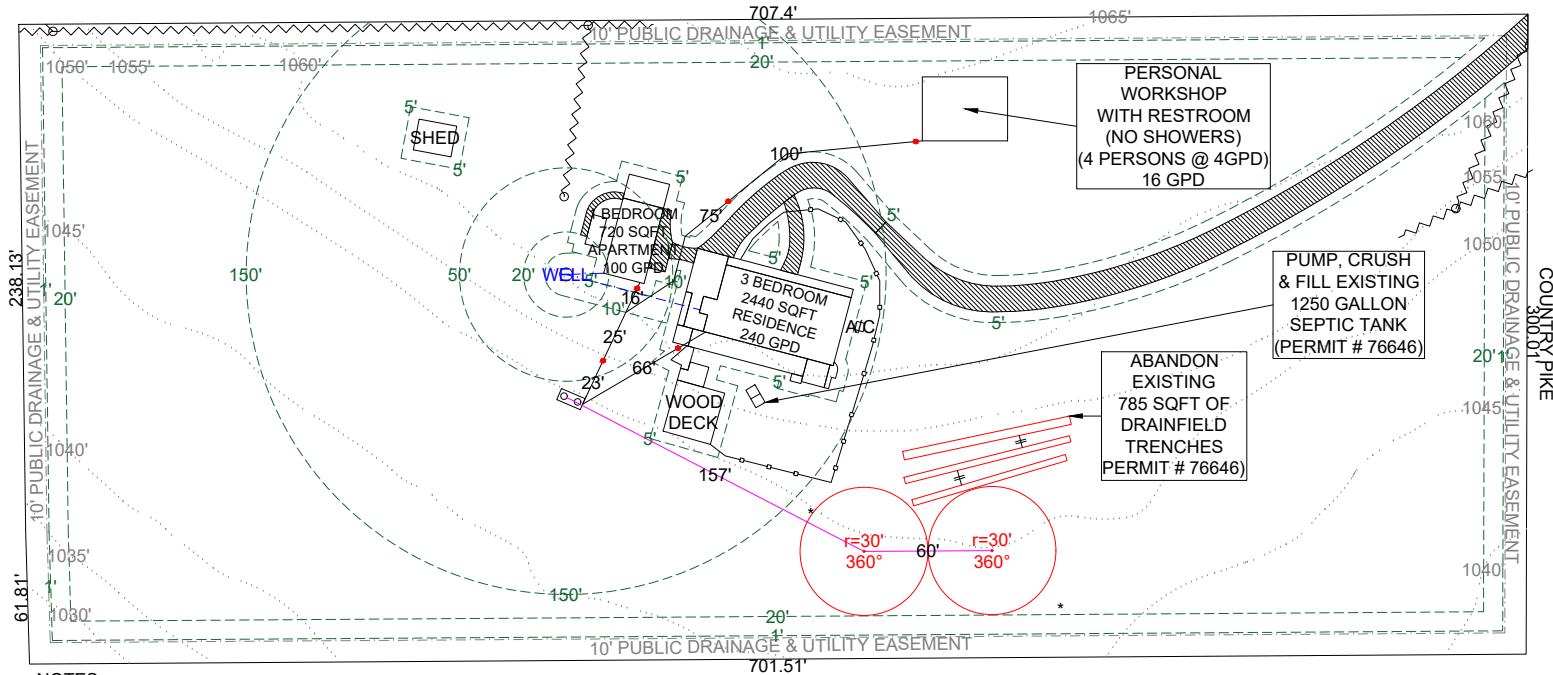
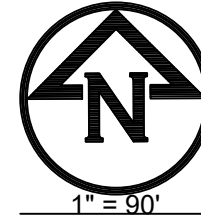
REVISED

11:34 am, Jun 13, 2024

1210 COUNTRY PIKE
CANYON LAKE, TX. 78133
TRANQUILITY PARK
UNIT 3, LOT 37R
COMAL COUNTY / 4.854 ACRES



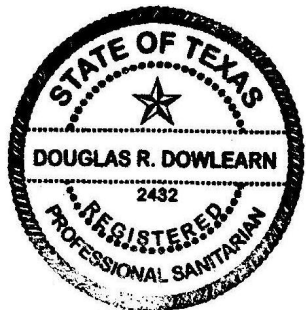
Douglas R. Dowlearn



NOTES:

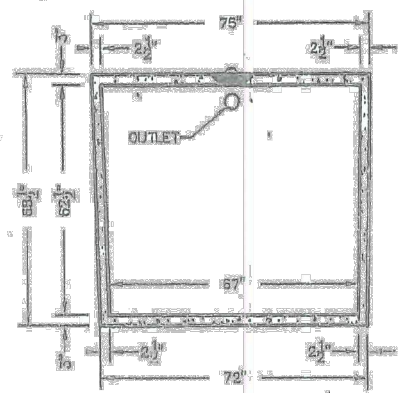
- WATER LINE WILL BE SLEEVED IN SCH 40 PIPE WHERE IT CROSSES THE SEWER LINE AND 10' BEYOND. THIS WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC 290 CONCERNING WATER LINES.
- CLEANOUT WITHIN 3' OF STRUCTURE AND AT EVERY 100' IN OPEN AREAS ON SEWER PIPE.
- PVC CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURE TO TANK.
- TANK TO BE > 5' FROM STRUCTURES. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
- 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
- SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PIPE WHERE IT IS UNDER SURFACE IMPROVEMENTS AND 5' BEYOND TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.
- TOTAL SPRAY AREA = 5654 SQFT.

LEGEND	
•	2 WAY CLEANOUT
—	SPRAY NOZZLE/BOUNDARY
- - -	OSSF SETBACK
- - -	1" SCH 40 PURPLE PVC
- - -	WATER LINE
*	TEST HOLE
⊗	800 GPD ATU
▨	0 SQFT OF SPRAY OVERLAP

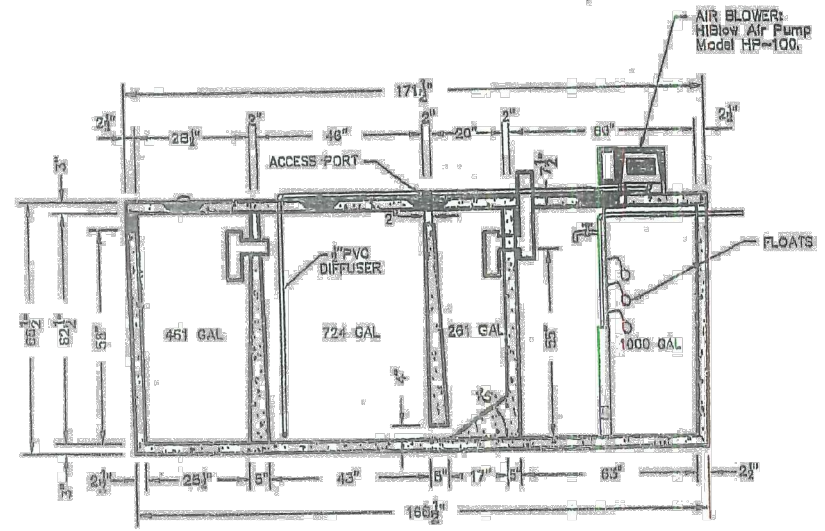


Douglas R. Dowlearn

REVISED
11:34 am, Jun 13, 2024

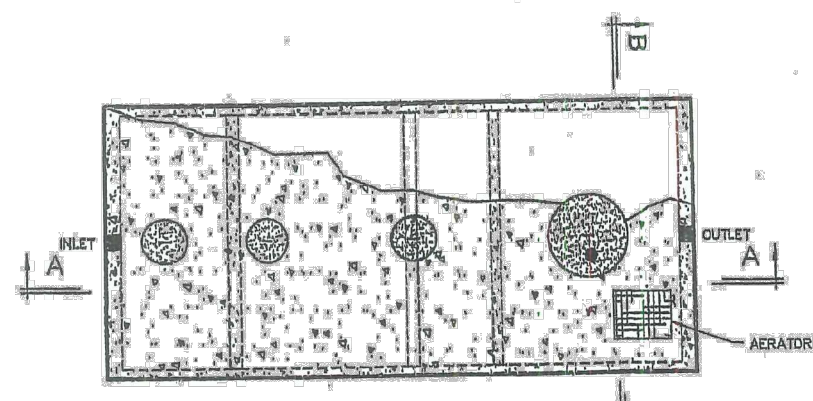


SECTION B-B



SECTION A-A

- WORKING LEVEL = 55"
- 18.18 GAL/INCH
- 25" - 55" - RESERVE - 545.4 GAL
- 25" - ALARM ON
- 23" - PUMP ON
- 10" - 23" - WORKING LEVEL - 236.34 GAL
- 10" - PUMP OFF
- 0 - 10" - SUMP - 181.8 GAL
- NOTE: SET TO ACTIVATE ON DEMAND.



PLAN VIEW

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 20%;">REVISION</td><td style="width: 20%;">NO.</td><td style="width: 20%;">DATE</td><td style="width: 20%;">BY</td><td style="width: 20%;">APP.</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>	REVISION	NO.	DATE	BY	APP.						<p>MODEL SA800-1000PT SEWER TREATMENT SYSTEM</p>
REVISION	NO.	DATE	BY	APP.							
<p>SOLAR AEROBIC 6754 HWY 90 EAST LAKE CHARLES, LA, 70615 PHONE: (337) 439-0680</p>											
<p>TREATMENT PLANT BEST SA-5</p>											
<p>JULY 2011 PROJECT SCALE NONE</p>											

From: [Ritzen, Brenda](#)
To: ["Lauren Dowlearn"](#)
Cc: [wahefam@msn.com](#); [David](#)
Subject: RE: Permit 116003
Date: Thursday, June 13, 2024 11:36:00 AM
Attachments: [image001.png](#)

Lauren,

The permit file has been updated.

Thank you,



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

From: Lauren Dowlearn <txseptic@gmail.com>
Sent: Thursday, June 13, 2024 9:30 AM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Cc: wahefam@msn.com; David <Rockysep@gvvc.com>
Subject: Re: Permit 116003

This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

Good morning,

Please see attached tank revision.

Thank you,
Lauren Dowlearn
210-878-8100
D.A.D Services, Inc.
www.TexasSuperSeptic.com



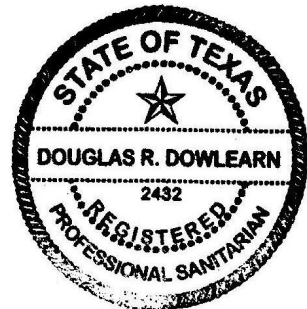
The installation site is at Unit 3, Lot 37R of the Tranquility Park Subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from a 3-bedroom (2400sqft) residence (240GPD), a 1-bedroom (720sqft) apartment (100GPD), and a personal workshop with a restroom (no showers) for 4 persons per day (@4GPD = 16GPD). The proposed method of wastewater management is aerobic treatment with spray irrigation. This method was chosen because of unsuitable soil conditions.

PROPOSED SYSTEM:

A 4" PVC pipe will discharge from the residence and apartment to a 431-gallon pretreatment tank, which flows into a 800 gpd aerobic treatment unit. The aerobic tank effluent flows to a 854 gallon storage/pump tank containing a liquid chlorinator and a single 20 gpm submersible pump. Distribution is through 2 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying a radius of 30 feet at 40 psi. All sprinklers will spray at 360 degrees of arc. An audio and visual alarm monitoring both high water and aerator failure will be placed in a noticeable location.

DESIGN SPECIFICATIONS:

Daily Waste Flow: 356 gpd
Application rate: 0.064
Application area required: $356 / .064 = 5563$ sqft
Application area utilized: 5654 sqft
Pump tank reserve capacity: 119 gal minimum



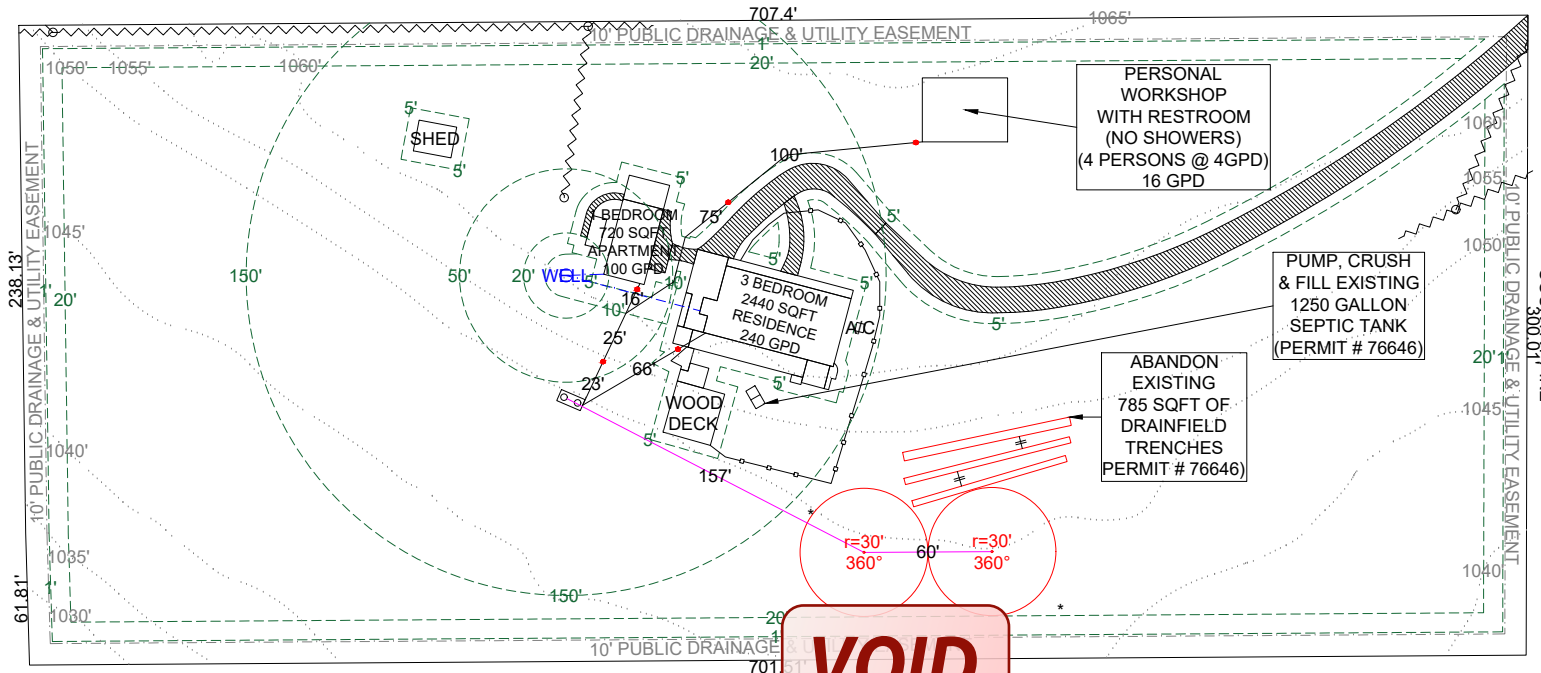
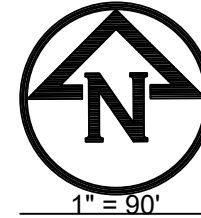
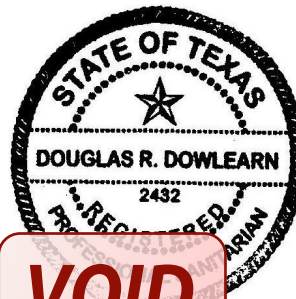
SYSTEM COMPONENTS:

- SCH 40 PVC sewer line
- 1" purple PVC supply line
- NuWater B-800
 - 431-gallon Pre-treatment tank
 - 800 GPD aerobic treatment unit
 - 854 gallon pump tank with manual controls
 - C1, 20x, 1/2 hp, 115 V submersible pump (model # 20XC1-05P4-2W115)
 - Liquid chlorinator
- 2 K-Rain Gear Driven pop-up sprinklers

LANDSCAPING:

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the spray must maintain a ground cover after construction. In the event the natural cover is disturbed, a suitable ground cover must be installed on all excavated areas.

1210 COUNTRY PIKE
 CANYON LAKE, TX. 78133
 TRANQUILITY PARK
 UNIT 3, LOT 37R
 COMAL COUNTY / 4.854 ACRES



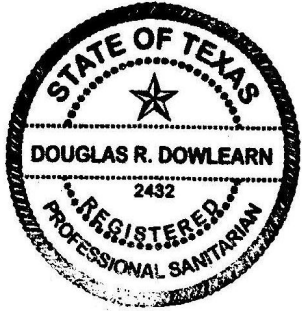
NOTES:

- WATER LINE WILL BE SLEEVED IN SCH 40 PIPE WHERE IT CROSSES THE SEWER LINE AND 10' BEYOND. THIS WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC 290 CONCERNING WATER LINES.
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—	SPRAY NOZZLE/BOUNDARY
---	OSSF SETBACK
---	1" SCH 40 PURPLE PVC
---	WATER LINE
*	TEST HOLE
⊗	NUWATER B-800 (800 GPD ATU)
▨	0 SQFT OF SPRAY OVERLAP

Assembly Details

OSSF



Douglas R. Dowlearn

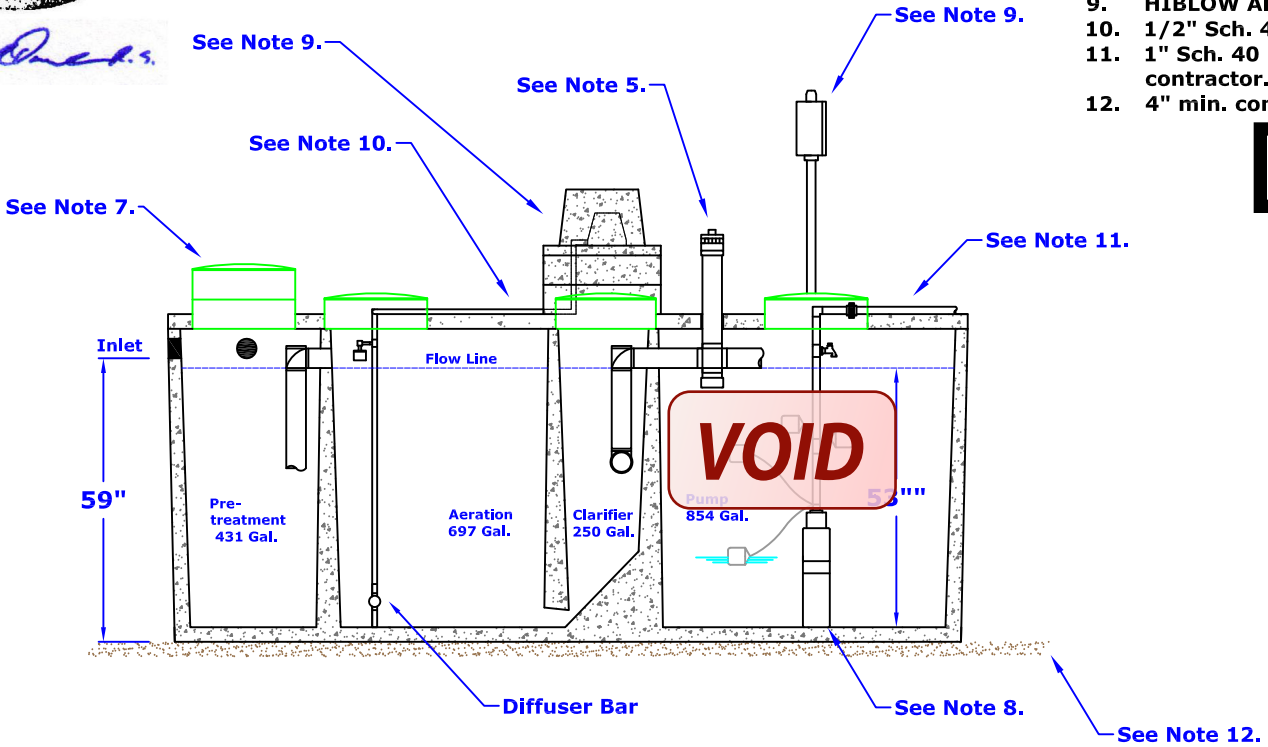
VOID

DIMENSIONS:
 Outside Height: 67"
 Outside Width: 75"
 Outside Length: 164.5"

MINIMUM EXCAVATION DIMENSIONS:
 Width: 87"
 Length: 177"

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 = 16,700 lbs.
4. Treatment capacity is 800 GPD. Pump compartment set-up for a 420 GPD Flow Rate (5 bedroom, < 4,501 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 2.60 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-800 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



- 27" - 53" - Reserve - 418.86 Gal
- 27" - ALARM ON
- 24" - 27" - Alarm Buffer - 48.33 Gal
- 24" - PUMP ON
- 12" - 24" - Working Level - 193.3 Gal
- 12" - PUMP OFF
- 0-12" - Sump - 193.3 Gal

SET TO DOSE ON DEMAND
 @ 178 GALLONS PER DOSE
 2 TIMES PER DAY MAXIMUM
 356 GPD TOTAL

NuWater B-800 Aerobic Treatment Plant (Assembled)

Model: B-800

March, 2010
 By: A.S.

Scale:
 * All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B800-2



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

Independence Title Company
GF# 2203900-NBF

General Warranty Deed

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.

Date: April 25, 2022

Grantor: DANIEL PATRICK POSTLER, a married person, owning, occupying and otherwise claiming other property as homestead

Grantor's Mailing Address:

115 Bird Stone Ln.
Georgetown, TX 78628

Grantee: JOHN M. WAHE and wife, CYNTHIA WAHE

Grantee's Mailing Address:

16732 W. 48th Lane
Golden, CO 80403

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

TRACT 1: Lot 37R, VACATE AND REPLAT OF TRANQUILITY PARK, UNIT 3, situated in Comal County, Texas, according to the map or plat thereof, recorded in Volume 11, Page 77, Map and Plat Records, replatted in Document No. 200606014075, Official Public Records, Comal County, Texas.

TRACT 2: Subject and together with an easement in common with other for purposes of ingress and egress, as set forth in the Easement Agreement recorded in Document No. 200606014078, Official Public Records, Comal County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is

taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2022, which Grantee assumes and agrees to pay, 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 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.

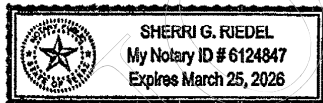
By acceptance hereof, Grantee accepts the Property "AS IS" in its present condition, with any and all defects and without warranty except for those warranties of title set forth herein.


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


DANIEL PATRICK POSTLER

STATE OF TEXAS §
 §
COUNTY OF COMAL §

This instrument was acknowledged before me on the 25th day of April, 2022, by DANIEL PATRICK POSTLER.




NOTARY PUBLIC, State of Texas

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
04/25/2022 04:29:42 PM
CASHONE 2 Pages(s)
202206019343

 *Bobbie Koepf*

RECEIVED

By Brandon M. Olvera at 10:07 am, Mar 28, 2023



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

[Shaded Box] [Shaded Box]

Date Received Initials

116003

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.

John M. Wake
Signature of Applicant

3/8/23
Date

___ COMPLETE APPLICATION
Check No. ___ Receipt No. ___

INCOMPLETE APPLICATION
___ (Missing Items Circled, Application Refused)