



# COMAL COUNTY

## ENGINEER'S OFFICE

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

Issued This Date: 03/06/2025 Permit Number: 116271

Location Description: 4225 FM 2673  
CANYON LAKE, TX 78133

Subdivision: W BUMSTEAD SUR 540 ABS 75  
Unit: -  
Lot: -  
Block: -  
Acreage: 35.1400

Type of System: Septic Tank  
Leaching Chambers

Issued to: Milton Joseph Hayes

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.

ENVIRONMENTAL HEALTH INSPECTOR

Licensing Authority  
Comal County Environmental Health  
OS0036769

ENVIRONMENTAL HEALTH COORDINATOR

Assistant: OS0034792

# 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)				

12/6/23 CA: System covered tightline to drive way good design to show sleeving under driveway and leave sleeving exposed to verify secondary structures not on sight will need to be on sight and connected before it to Waterline crossing is sleeved

3/6/25 CA: Revisions Received.

**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

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## ENGINEER'S OFFICE

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

Permit Number: 116271  
Issued This Date: 06/29/2023  
This permit is hereby given to: Milton Joseph Hayes

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

4225 FM 2673  
CANYON LAKE, TX 78133

Subdivision: W BUMSTEAD SUR 540 ABS 75  
Unit: -  
Lot: -  
Block: -  
Acreage: 35.1400

#### 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.



LIVE ✓

COMAL COUNTY  
ENGINEERS OFFICE

# ON-SITE SEWAGE FACILITY APPLICATION

REVISED

10:36 am, Jan 28, 2025

Date \_\_\_\_\_

Permit Number \_\_\_\_\_

## 1. APPLICANT / AGENT INFORMATION

Owner Name Milton Joseph Hayes  
Mailing Address 2694 FM 2722  
City, State, Zip New Braunfels, TX 78132  
Phone # \_\_\_\_\_  
Email joetexastubes@yahoo.com

Agent Name Doug Dowleam R.S.  
Agent Address 703 Oak Dr.  
City, State, Zip Blanco, TX 78606  
Phone # 210-878-8100  
Email TXSEPTIC@GMAIL.COM

## 2. LOCATION

Subdivision Name \_\_\_\_\_ Unit \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
Survey Name / Abstract Number 35.14 ACRES OF W. BUMSTEAD SUR 540, ABS 75 Acreage 35.14  
Address 4225 FM 2673 City New Braunfels State TX Zip 78132

## 3. TYPE OF DEVELOPMENT

☐ Single Family Residential

1 Bedroom Garage with living quarters

Type of Construction (House, Mobile, RV, Etc.) \_\_\_\_\_

Number of Bedrooms \_\_\_\_\_

Indicate Sq Ft of Living Area \_\_\_\_\_

☐ 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: \$ 100,000. (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 ☐ 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

Date

5.15.23



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

**REVISED**

1:02 pm, Jan 02, 2025

Planning Materials & Site Evaluation as Required Completed By Doug Dowlearn R.S.

System Description Conventional with leaching chambers

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

Tank Size(s) (Gallons) 1000 Dual Compartment Tank Absorption/Application Area (Sq Ft) 900 Sq. Ft

Actual = 1200 SF

Gallons Per Day (As Per TCEQ Table III) 180

(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

1.2.24

Date

Page 2 of 2

## OSSF SOIL EVALUATION REPORT INFORMATION

**REVISED**

1:01 pm, Jan 02, 2025

**Date:** 5/25/2023**Applicant Information:****Name:** Milton Joseph Hayes**Address:** 2694 FM 2722**City, State & Zip Code:** New Braunfels, TX 78132**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**Property Location:****LEGAL:** 35.14 ACRES OF W. BUMSTEAD SUR 540, ABS 75**Street/Road Address:** 2694 FM 2722**City:** New Braunfels **Zip:** 78132**Additional Info:** Comal County**Installer Information:**

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: 1 Garage with 1 Bedroom &lt;1500 SF (180 GPD)

180 Gallons per day used

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

1200 sq. ft. absorption area required

1000 gallon compartmental septic tank required

DRAINFIELD AREA REQUIRED = 180 GPD / 0.2 = 900 SF - 25% REDUCTION = 900 SF - 225 SF = 675 SF

ACTUAL DRAINFIELD AREA =  $L(W+2) = 60(18+2) = 1200$  SF

### FEATURES OF SITE AREA

Presence of 100-year flood zone: YES

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

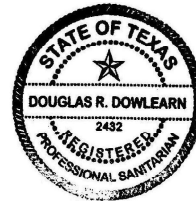
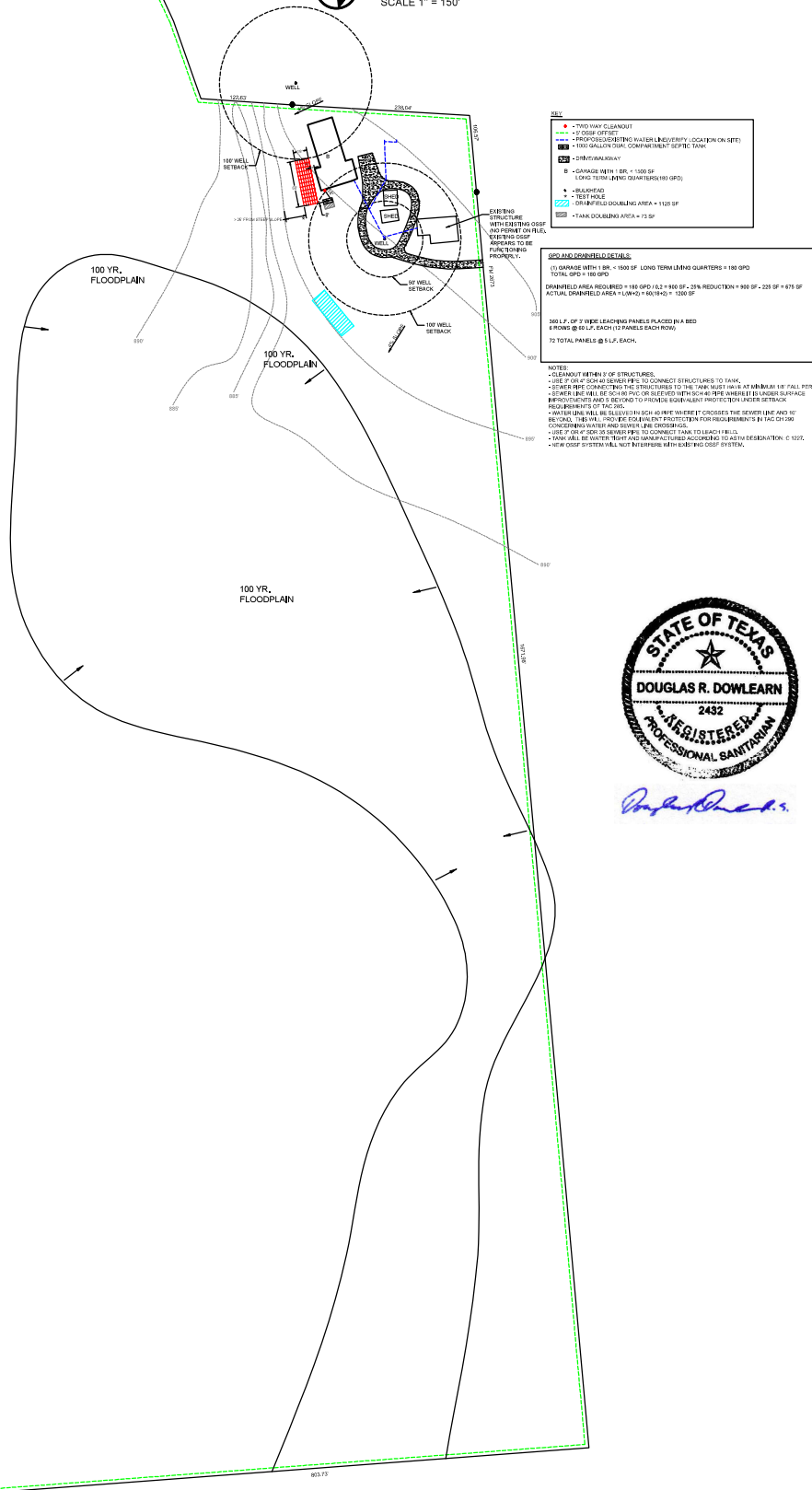
I certify that the findings of this report are based on my field observations and are accurate to the best of my ability. The site evaluation and OSSF design are subject to approval by the TCEQ or the local authorized agent. The planning materials and the OSSF design should not be considered final until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

**Site Evaluator:****NAME:** Douglas R. Dowlearn, R.S.**Signature:****License No.** OS9902 **Exp.** 6/30/2026**TDH:** #2432 **Exp.** 2/28/2025



1:01 pm, Jan 02, 2025

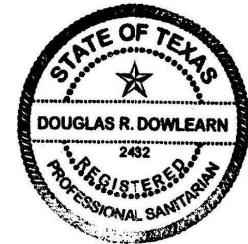
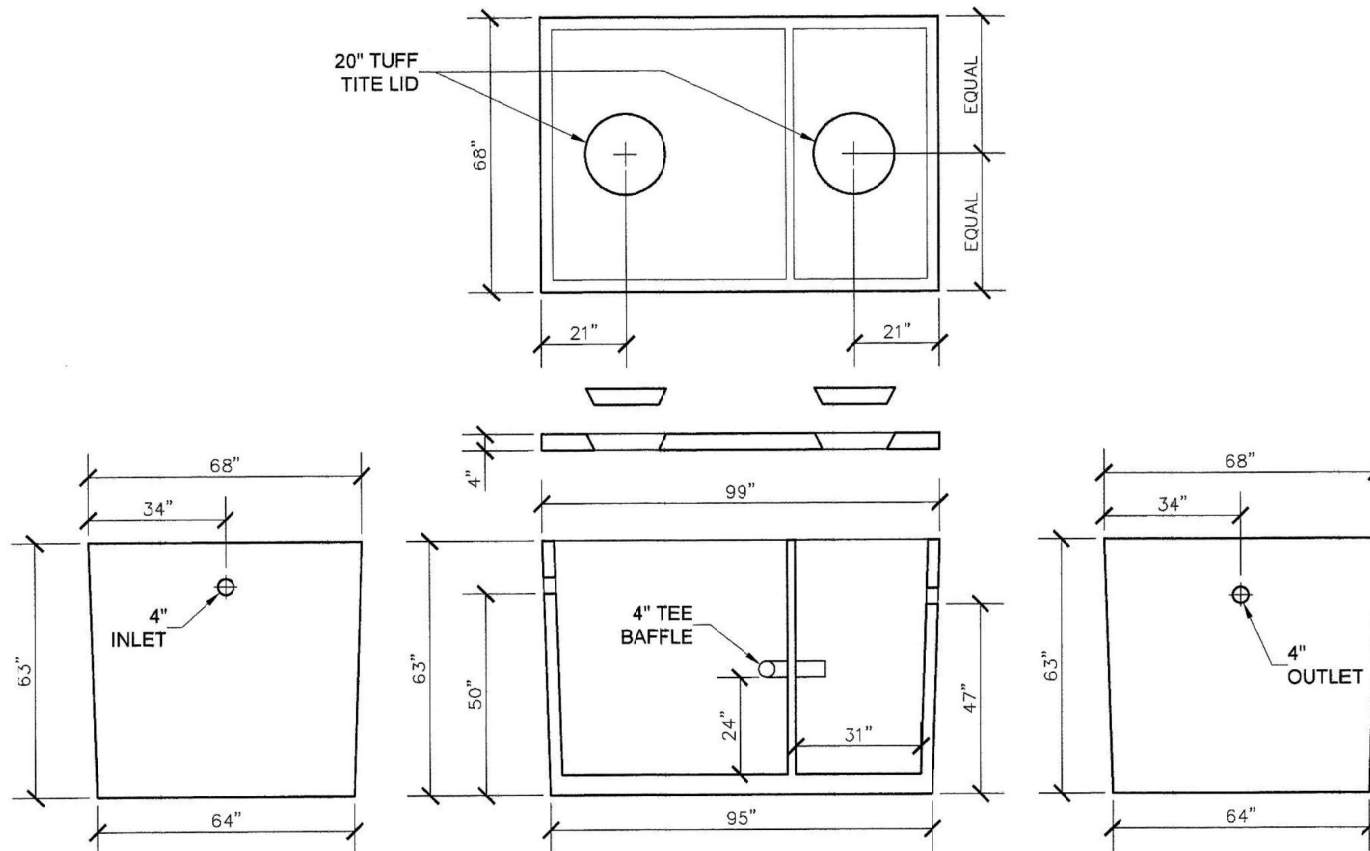
SCALE 1" = 150'



Donalyn D. S.

**REVISED**

8:37 am, Oct 06, 2023



*Douglas R. Dowlearn*



*F2587*

NOTE:

- \* HEAVY DUTY LIDS AVAILABLE
- \* MEETS ASTM 1227-93a
- \* COMPLIES WITH 30 TEXAS ADMINISTRATIVE CODE 285.32
- \* 4" PVC FITTINGS TYPICAL
- \* EXTERNAL PLUMBING INSTALLED BY CONTRACTORS ON SITE

BLOCK CREEK CONCRETE PRODUCTS

1000 GAL. DUAL COMPARTMENT TANK

PART #

DRAFTER:

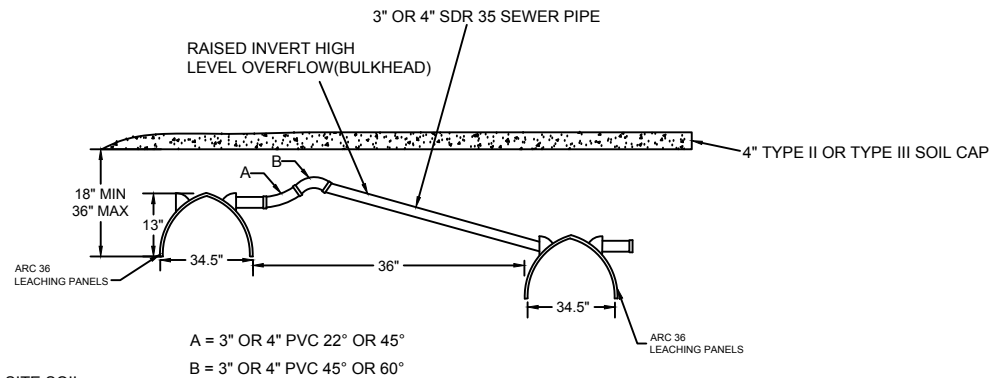
EJS III

DATE:

4/25/2016

# TRENCH DETAIL

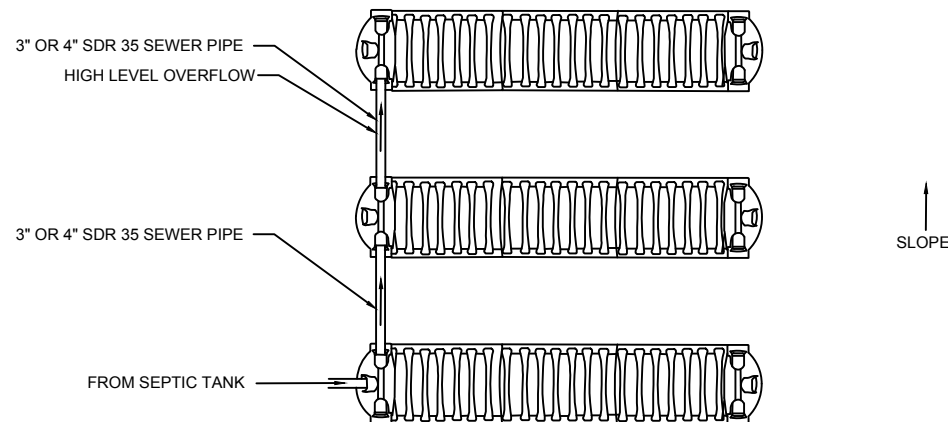
## CROSS SECTION



### NOTES:

- EXCAVATED AREA IS TO BE BACKFILLED WITH CLASS IB, II, OR III SOIL AND SEEDED/SODDED. IF TO USE SITE SOIL, ALL ROCKS  $> \frac{1}{2}$ " IN DIAMETER TO BE SCREENED OUT.
- THE BOTTOM OF EACH LATERAL TRENCH MUST BE LEVEL WITHIN  $\pm 1$ " FOR EVERY 25' AND 3" TOTAL.
- SERIAL DISTRIBUTION(BULKHEAD) SYSTEM UTILIZED.
- TRENCHES TO BE 36" IN WIDTH.

## OVERHEAD VIEW



### NOTE:

- NOT TO SCALE
- BULKHEAD IS PLACED BETWEEN SECOND AND THIRD TRENCH(SEE SITE PLAN)



*Douglas R. Dowlearn*



**From:** [Ritzen,Brenda](#)  
**To:** [Lauren Dowlearn](#)  
**Cc:** [Joe Hayes](#); [Garrett Winters](#); [Susan](#); [Olvera,Brandon](#)  
**Subject:** RE: Permit 116271  
**Date:** Tuesday, January 28, 2025 10:38:00 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.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](http://www.cceo.org)

---

**From:** Lauren Dowlearn <txseptic@gmail.com>  
**Sent:** Friday, January 24, 2025 3:02 PM  
**To:** Ritzen,Brenda <rabbjr@co.comal.tx.us>  
**Cc:** Joe Hayes <joetexastubes@yahoo.com>; Garrett Winters <gwintersseptics@gmail.com>; Susan <wintersseptics@gvvc.com>; Olvera,Brandon <Olverb@co.comal.tx.us>  
**Subject:** Re: Permit 116271

**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

Brenda, I have attached the revised application here.

Thank you,  
Lauren Dowlearn  
210-878-8100  
D.A.D Services, Inc.  
[www.TexasSuperSeptic.com](http://www.TexasSuperSeptic.com)

On Fri, Jan 24, 2025 at 12:06 PM Ritzen,Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)> wrote:

Joe,

If the garage and living quarters are for single family use, then you will want to change the permit application from non-single family residential to single family residential. Please revise accordingly and resubmit.

Thank you,

**From:** [Ritzen,Brenda](#)  
**To:** ["Joe Hayes"; Lauren Dowlearn](#)  
**Cc:** [Garrett Winters; Susan; Olvera,Brandon](#)  
**Subject:** RE: Permit 116271  
**Date:** Friday, January 24, 2025 12:05:00 PM  
**Attachments:** [Page from 116271.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)

---

Joe,

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Thank you,



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** Joe Hayes <joetexastubes@yahoo.com>  
**Sent:** Thursday, January 23, 2025 4:05 PM  
**To:** Lauren Dowlearn <txseptic@gmail.com>; Ritzen,Brenda <rabbjr@co.comal.tx.us>  
**Cc:** Garrett Winters <gwintersseptics@gmail.com>; Susan <wintersseptics@gvtc.com>; Olvera,Brandon <Olverb@co.comal.tx.us>  
**Subject:** Re: Permit 116271

**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

No

[Sent from Yahoo Mail for iPhone](#)

On Thursday, January 23, 2025, 2:44 PM, Lauren Dowlearn <[txseptic@gmail.com](mailto:txseptic@gmail.com)> wrote:

It is a long term rental.

Thank you,  
Lauren Dowlearn  
210-878-8100  
D.A.D Services, Inc.  
[www.TexasSuperSeptic.com](http://www.TexasSuperSeptic.com)

On Thu, Jan 2, 2025 at 1:03 PM Ritzen,Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)> wrote:

Lauren,

What is the usage of the garage? Is the garage for commercial use?



LIVE

COMAL COUNTY  
ENGINEERS OFFICE

ON-SITE SEWAGE

**VOID**

APPLICATION

185 DAVID JONAS DR  
NEW BRAUNFELS, TX 78132  
(830) 608-2090  
[WWW.CCEO.ORG](http://WWW.CCEO.ORG)

Date \_\_\_\_\_

Permit Number \_\_\_\_\_

**REVISED**

12:58 pm, Jan 02, 2025

**1. APPLICANT / AGENT INFORMATION**Owner Name Milton Joseph HayesAgent Name Doug Dowleam R.S.Mailing Address 2694 FM 2722Agent Address 703 Oak Dr.City, State, Zip New Braunfels, TX 78132City, State, Zip Blanco, TX 78606

Phone # \_\_\_\_\_

Phone # 210-878-8100Email joetexastubes@yahoo.comEmail TXSEPTIC@GMAIL.COM**2. LOCATION**

Subdivision Name \_\_\_\_\_ Unit \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Survey Name / Abstract Number 35.14 ACRES OF W. BUMSTEAD SUR 540, ABS 75 Acreage 35.14Address 4225 FM 2673 City New Braunfels State TX Zip 78132**3. TYPE OF DEVELOPMENT**☐ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) \_\_\_\_\_

Number of Bedrooms \_\_\_\_\_

Indicate Sq Ft of Living Area \_\_\_\_\_

☒ 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 Garage with living quarters

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 1 Bedroom Garage with living quarters

Travel Trailer/RV Parks - Indicate Number of Spaces \_\_\_\_\_

Miscellaneous \_\_\_\_\_

Estimated Cost of Construction: \$ 100,000. (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 ☐ 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

Date

5.15.23



**From:** [Ritzen,Brenda](#)  
**To:** ["Lauren Dowlearn"; Joe Hayes](#)  
**Cc:** [Garrett Winters; Susan; Olvera,Brandon](#)  
**Subject:** RE: Permit 116271  
**Date:** Thursday, January 2, 2025 1:03:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

---

Lauren,

What is the usage of the garage? Is the garage for commercial use?

Thank you,



**Brenda Ritzen**

Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

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**From:** Lauren Dowlearn <[txseptic@gmail.com](mailto:txseptic@gmail.com)>  
**Sent:** Thursday, January 2, 2025 9:51 AM  
**To:** Ritzen,Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>; Joe Hayes <[joetexastubes@yahoo.com](mailto:joetexastubes@yahoo.com)>  
**Cc:** Garrett Winters <[gwintersseptics@gmail.com](mailto:gwintersseptics@gmail.com)>; Susan <[wintersseptics@gvvc.com](mailto:wintersseptics@gvvc.com)>; Olvera,Brandon <[Olverb@co.comal.tx.us](mailto:Olverb@co.comal.tx.us)>  
**Subject:** Re: Permit 116271

**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 revision removing the 2 cabins from the planning materials since they will be future structures.

Thank you,  
Lauren Dowlearn  
210-878-8100  
D.A.D Services, Inc.  
[www.TexasSuperSeptic.com](http://www.TexasSuperSeptic.com)

On Tue, Apr 9, 2024 at 10:27 AM Lauren Dowlearn <[txseptic@gmail.com](mailto:txseptic@gmail.com)> wrote:

Good morning,

See attached revised note referencing ch 290.

Thank you,

VOID

REVISED

8:37 am, Oct 06, 2023

Date \_\_\_\_\_

Permit Number \_\_\_\_\_

## 1. APPLICANT / AGENT INFORMATION

Owner Name Milton Joseph HayesAgent Name Doug Dowleam R.S.Mailing Address 2694 FM 2722Agent Address 703 Oak Dr.City, State, Zip New Braunfels, TX 78132City, State, Zip Blanco, TX 78606

Phone # \_\_\_\_\_

Phone # 210-878-8100Email joetexastubes@yahoo.comEmail TXSEPTIC@GMAIL.COM

## 2. LOCATION

Subdivision Name \_\_\_\_\_ Unit \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Survey Name / Abstract Number 35.14 ACRES OF W. BUMSTEAD SUR 540, ABS 75 Acreage 35.14Address 4225 FM 2673 City New Braunfels State TX Zip 78132

## 3. TYPE OF DEVELOPMENT

☐ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) \_\_\_\_\_

Number of Bedrooms \_\_\_\_\_

Indicate Sq Ft of Living Area \_\_\_\_\_

☒ 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 2- 1 Bed Short Term Rental and garage with 1 BR <1500 Long Term Living Quarters

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: \$ 100,000. (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 ☐ 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

Date

5.15.23

VOID

REVISED

2:19 pm, Oct 20, 2023

Planning Materials & Site Evaluation as Required Completed By Doug Dowlearn R.S.

System Description Conventional with leaching chambers

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

Tank Size(s) (Gallons) 1000 Dual Compartment Tank Absorption/Application Area (Sq Ft) 1125 Sq. Ft

Actual = 1200 SF

Gallons Per Day (As Per TCEQ Table III) 300

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

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

5/25/2023

Date

Page 2 of 2



**From:** [Joe Hayes](#)  
**To:** [Ritzen, Brenda](#)  
**Subject:** Re: Permit 116271  
**Date:** Thursday, June 29, 2023 10:20:14 AM  
**Attachments:** [image001.png](#)

---

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**Do not click links or open attachments unless you recognize the sender and know the content is safe.**

- Comal IT

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Hi Brenda, Joe Hayes speaking. The cabin at address 4225 FM 2673 has the exact septic that its had since 1989. It has not been altered in any way! Do I need to send a printed copy of this letter?

Sincerely, Joe Hayes

On Wednesday, June 28, 2023 at 08:58:13 AM CDT, Ritzen, Brenda <rabbjr@co.comal.tx.us> wrote:

Lauren,

Please indicate if the existing home or septic system have been altered since September 1, 1989?

Thank you,



**Brenda Ritzen**

Environmental Health Coordinator

195 David Jonas Dr.

New Braunfels, TX 78132

DR:OS00007722

830-608-2090

[www.cceo.org](http://www.cceo.org)

---

**From:** Lauren Dowlearn <txseptic@gmail.com>  
**Sent:** Wednesday, June 28, 2023 8:21 AM  
**To:** Ritzen, Brenda <rabbjr@co.comal.tx.us>; joetexastubes@yahoo.com  
**Subject:** RE: Permit 116271

# OSSF SOIL EVALUATION REPORT INFORMATION

**VOID**

**REVISED**

2:17 pm, Oct 20, 2023

Date: 5/25/2023

## Applicant Information:

Name: Milton Joseph Hayes

Address: 2694 FM 2722

City, State & Zip Code: New Braunfels, TX 78132

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

## Property Location:

LEGAL: 35.14 ACRES OF W. BUMSTEAD SUR 540, ABS 75

Street/Road Address: 2694 FM 2722

City: New Braunfels Zip: 78132

Additional Info: Comal County

## Installer Information:

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: 1 Garage with 1 Bedroom <1500 SF (180 GPD) 2 - 1 Bed Short Term Rentals (60 GPD each) 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:  $Q/RA = 300 \text{ gpd}/0.2 = 1500 \text{ SF}$

Reduction for Leaching Panels (75%) 1500sq. ft. = 1125 SF

ACTUAL DRAINFIELD AREA  $1125 \text{ SF} \times 1.1 = 1237.5 \text{ SF}$

## FEATURES OF SITE AREA

Presence of 100-year flood zone: YES

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.

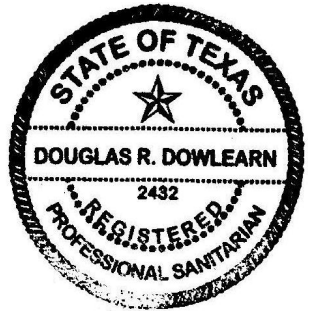
Signature:



License No. OS9902 Exp. 6/30/2026

TDH: #2432 Exp. 2/28/2025





*Douglas R. Dowlearn*

SCALE 1" = 50'

0' 20' 30' 40' 50'

**VOID**

**KEY**

- - TWO WAY CLEANOUT
- - - 5' OSSF OFFSET
- - - PROPOSED/EXISTING WATER LINE(VERIFY LOCATION ON SITE)
- □ - 1000 GALLON DUAL COMPARTMENT SEPTIC TANK
- ▨ - DRIVE/WALKWAY
- A - 1 BED SHORT TERM RENTAL (60 GPD)
- B - GARAGE WITH 1 BR, < 1500 SF  
LONG TERM LIVING QUARTERS(180 GPD)
- ◆ - BULKHEAD
- \* - TEST HOLE
- ▨ - DRAINFIELD DOUBLING AREA = 1125 SF
- ▨ - TANK DOUBLING AREA = 73 SF

**GPD AND DRAINFIELD DETAILS:**

(1) GARAGE WITH 1 BR, < 1500 SF LONG TERM LIVING QUARTERS = 180 GPD  
(2) 1 BED SHORT TERM RENTALS X 60 GPD EACH = 120 GPD  
TOTAL GPD = 300 GPD

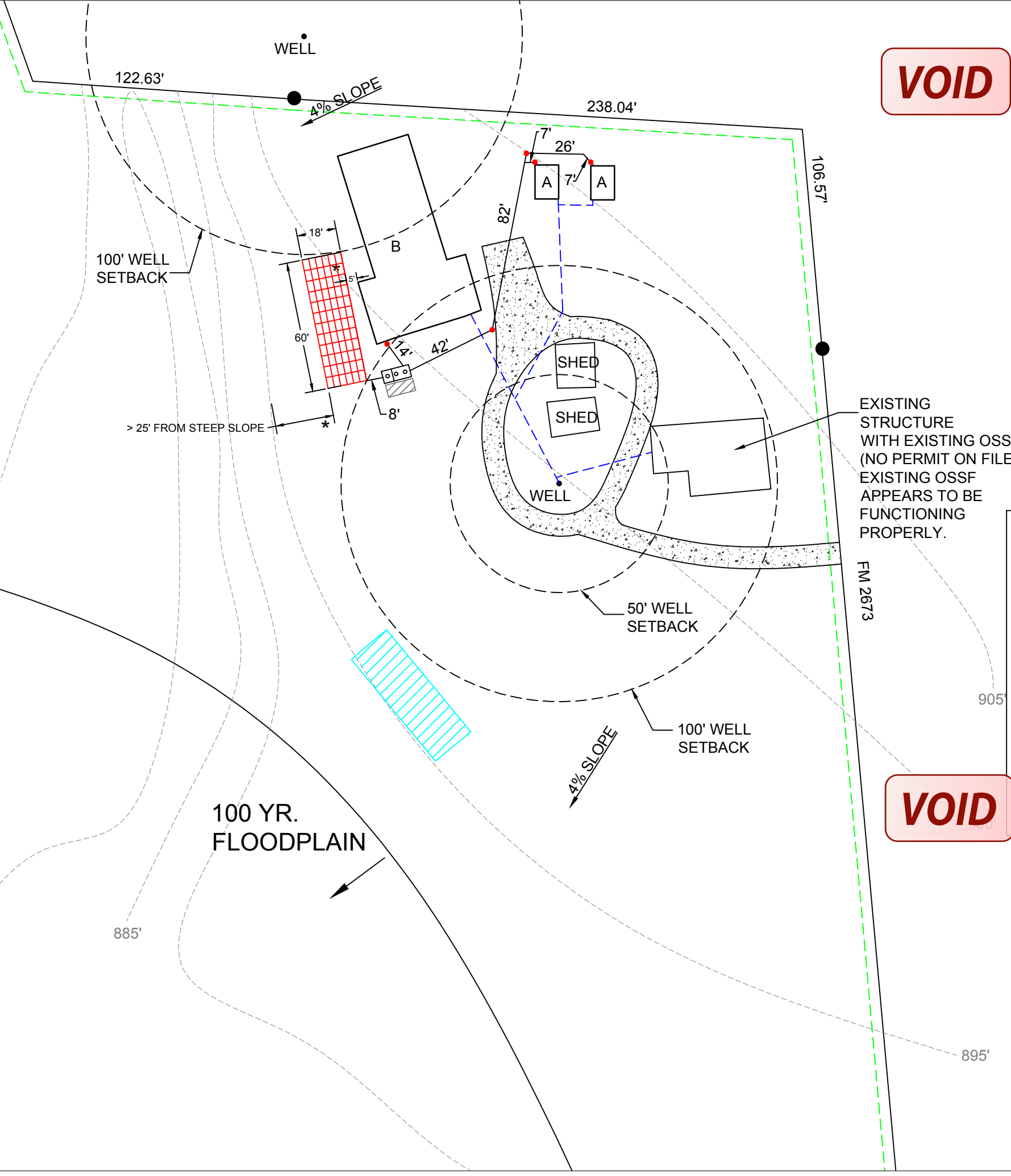
DRAINFIELD AREA REQUIRED = 300 GPD / 0.2 = 1500 SF - 25% REDUCTION = 1500 SF - 375 SF = 1125 SF  
ACTUAL DRAINFIELD AREA = L(W+2) = 60(18+2) = 1200 SF

360 L.F. OF 3' WIDE LEACHING PANELS PLACED IN A BED  
6 ROWS @ 60 L.F. EACH (12 PANELS EACH ROW)

72 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.
- SEWER PIPE CONNECTING THE STRUCTURES TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- 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.
- WATER LINE WILL BE SLEEVED IN SCH 40 PIPE WHERE IT CROSSES THE SEWER LINE AND 10' BEYOND. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR REQUIREMENTS IN TAC CH 290 CONCERNING WATER AND SEWER LINE CROSSINGS.
- USE 3" OR 4" SDR 35 SEWER PIPE TO CONNECT TANK TO LEACH FIELD.
- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
- NEW OSSF SYSTEM WILL NOT INTERFERE WITH EXISTING OSSF SYSTEM.



VOID

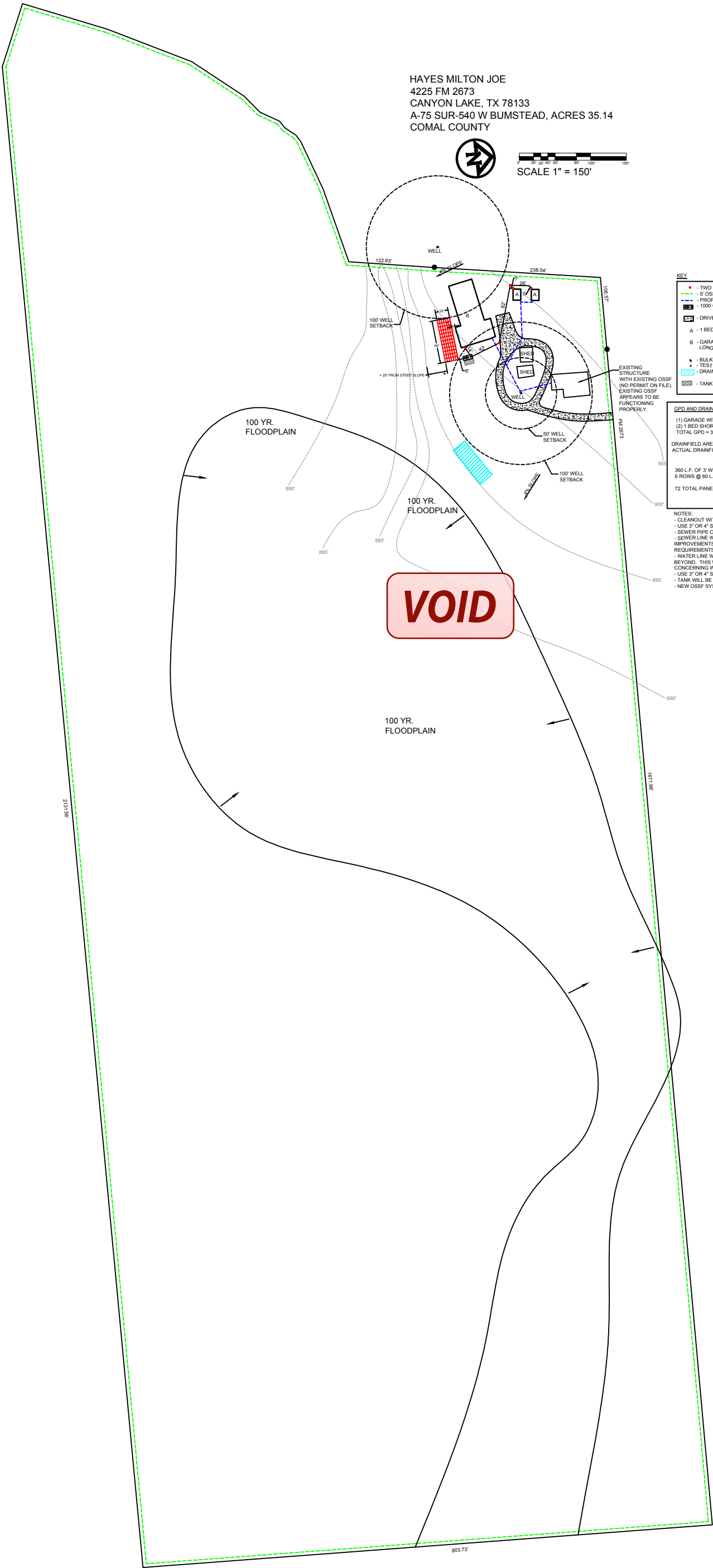


*Douglas R. Dowlearn*

HAYES MILTON JOE  
4225 FM 2673  
CANYON LAKE, TX 78133  
A-75 SUR-540 W BUMSTEAD, ACRES 35.14  
COMAL COUNTY



SCALE 1" = 150'



- KEY:**
- TWO WAY CLEANOUT
  - 5' OSSF OFFSET
  - PROPOSED/EXISTING WATER LINE (VERIFY LOCATION ON SITE)
  - 1000 GALLON DUAL COMPARTMENT SEPTIC TANK
  - DRIVE/WALKWAY
  - A - 1 BED SHORT TERM RENTAL (60 GPD)
  - B - GARAGE WITH 1 BR. < 1500 SF  
LONG TERM LIVING QUARTERS (180 GPD)
  - BULKHEAD
  - TEST HOLE
  - DRAINFIELD DOUBLING AREA = 1125 SF
  - TANK DOUBLING AREA = 73 SF

**GPD AND DRAINFIELD DETAILS:**

(1) GARAGE WITH 1 BR. < 1500 SF. LONG TERM LIVING QUARTERS = 180 GPD  
(2) 1 BED SHORT TERM RENTALS X 60 GPD EACH = 120 GPD  
TOTAL GPD = 300 GPD

DRAINFIELD AREA REQUIRED =  $300 \text{ GPD} / 0.2 = 1500 \text{ SF}$ . 25% REDUCTION =  $1500 \text{ SF} - 375 \text{ SF} = 1125 \text{ SF}$   
ACTUAL DRAINFIELD AREA =  $L(W+2) = 60(18+2) = 1200 \text{ SF}$

360 L.F. OF 3' WIDE LEACHING PANELS PLACED IN A BED  
6 ROWS @ 60 L.F. EACH (12 PANELS EACH ROW)

72 TOTAL PANELS @ 5 L.F. EACH.

**NOTES:**

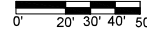
- CLEANOUT WITHIN 3' OF STRUCTURES.
- USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURES TO TANK.
- SEWER PIPE CONNECTING THE STRUCTURES TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PIPE WHERE IT IS UNDER SURFACE IMPROVEMENTS AND 5' BEYOND TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.
- WATER LINE WILL BE SLEEVED IN SCH 40 PIPE WHERE IT CROSSES THE SEWER LINE AND 10' BEYOND. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR REQUIREMENTS IN TAC CH 290 CONCERNING WATER AND SEWER LINE CROSSINGS.
- USE 3" OR 4" SDR 35 SEWER PIPE TO CONNECT TANK TO LEACH FIELD.
- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
- NEW OSSF SYSTEM WILL NOT INTERFERE WITH EXISTING OSSF SYSTEM.

**REVISED**

2:20 pm, Oct 20, 2023

**VOID**

SCALE 1" = 50'



*Douglas R. Dowle*

**KEY**

- - TWO WAY CLEANOUT
- - - 5' OSSF OFFSET
- - - PROPOSED/EXISTING WATER LINE(VERIFY LOCATION ON SITE)
- □ □ - 1000 GALLON DUAL COMPARTMENT SEPTIC TANK
- ▤ - DRIVE/WALKWAY
- A - 1 BED SHORT TERM RENTAL (60 GPD)
- B - GARAGE WITH 1 BR, < 1500 SF  
LONG TERM LIVING QUARTERS(180 GPD)
- ◇ - BULKHEAD
- \* - TEST HOLE
- ▨ - DRAINFIELD DOUBLING AREA = 1125 SF
- ▩ - TANK DOUBLING AREA = 73 SF

**GPD AND DRAINFIELD DETAILS:**

- (1) GARAGE WITH 1 BR, < 1500 SF LONG TERM LIVING QUARTERS = 180 GPD
- (2) 1 BED SHORT TERM RENTALS X 60 GPD EACH = 120 GPD
- TOTAL GPD = 300 GPD

DRAINFIELD AREA REQUIRED =  $300 \text{ GPD} / 0.2 = 1500 \text{ SF}$  - 25% REDUCTION =  $1500 \text{ SF} - 375 \text{ SF} = 1125 \text{ SF}$   
ACTUAL DRAINFIELD AREA =  $L(W+2) = 60(18+2) = 1200 \text{ SF}$

360 L.F. OF 3' WIDE LEACHING PANELS PLACED IN A BED  
6 ROWS @ 60 L.F. EACH (12 PANELS EACH ROW)

72 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.
- SEWER PIPE CONNECTING THE STRUCTURES TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- 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.
- WATER LINE WILL BE SLEEVED IN SCH 40 PIPE WHERE IT CROSSES THE SEWER LINE AND 10' BEYOND. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR REQUIREMENTS IN TAC CH 285 CONCERNING WATER AND SEWER LINE CROSSINGS.
- USE 3" OR 4" SDR 35 SEWER PIPE TO CONNECT TANK TO LEACH FIELD.
- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
- NEW OSSF SYSTEM WILL NOT INTERFERE WITH EXISTING OSSF SYSTEM.

**VOID**

895'

900'

905'

FM 2673

106.57'

238.04'

122.63'

WELL

4% SLOPE

100' WELL  
SETBACK

> 25' FROM STEEP SLOPE

100 YR.  
FLOODPLAIN

885'

4% SLOPE

50' WELL  
SETBACK

100' WELL  
SETBACK

EXISTING  
STRUCTURE  
WITH EXISTING OSSF  
(NO PERMIT ON FILE).  
EXISTING OSSF  
APPEARS TO BE  
FUNCTIONING  
PROPERLY.

82'

7'

26'

7'

18'

60'

42'

8'

8'

8'

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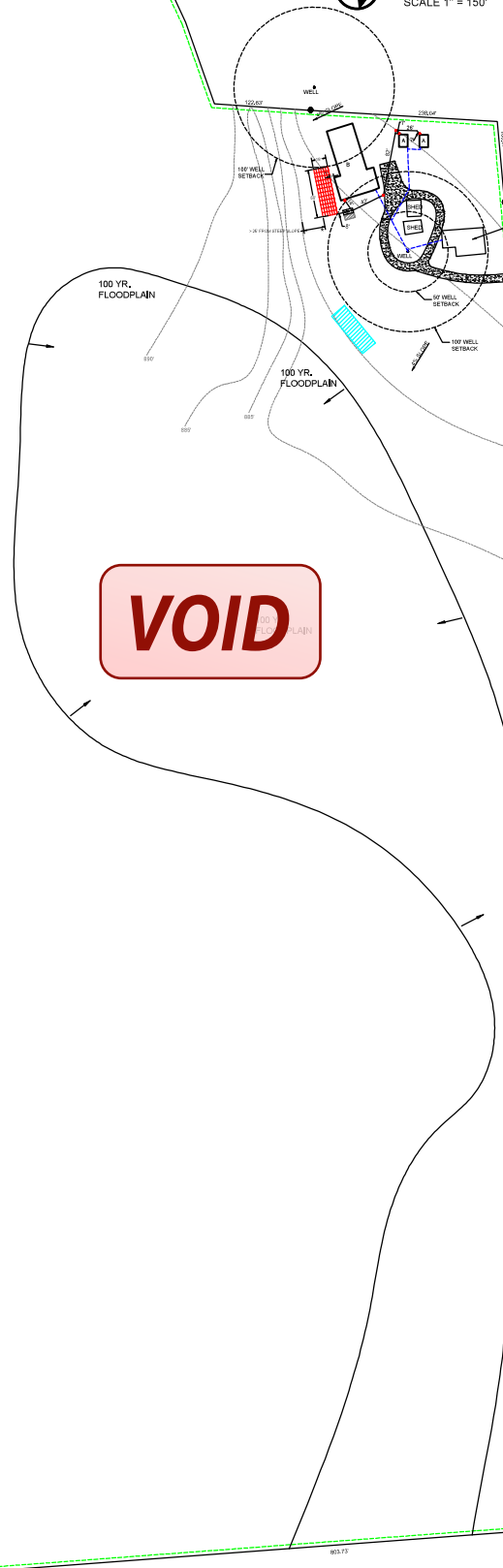
2:21 pm, Oct 20, 2023

STATE OF TEXAS  
DOUGLAS R. DOWLEARN  
2432  
REGISTERED  
PROFESSIONAL SANITARIAN

HAYES MILTON JOE  
4225 FM 2673  
CANYON LAKE, TX 78133  
A-75 SUR-540 W BUMSTEAD, ACRES 35.14  
COMAL COUNTY



SCALE 1" = 150'



- KEY**
- - TWO WAY CLEANOUT
  - 12" OSGG OFFSET
  - 12" PROPOSED/EXISTING WATER LINE (VEHICLE LOCATION ON SITE)
  - 1000 GALLON DUAL COMPARTMENT SEPTIC TANK
  - DRIVEWAY
  - A - 1 BED SHORT TERM RENTAL (80 GPO)
  - B - GARAGE WITH 1 BR. = 1000 SF  
LONG TERM (10 BED QUARTERS) (80 GPO)
  - - TRUCKHEAD
  - - TRIST HOLE
  - DRAINFIELD DOUBLING AREA = 1125 SF
  - TANK DOUBLING AREA = 73 SF

**GPD AND DRAINFIELD DETAILS:**

(1) GARAGE WITH 1 BR. + 1500 SF. LONG TERM LIVING QUARTERS = 180 GPD  
(2) 1 BED SHORT TERM RESIDENTS + 600 GPD EACH = 120 GPD  
TOTAL GPD = 300 GPD

DRAINFIELD AREA REQUIRED = 300 GPD / (0.2 ± 1600 SF. 25% REDUCTION) = 1500 SF. ± 375 SF = 1125 SF  
ADDITIONAL DRAINFIELD AREA = LWN/2 = 60/180 = 1200 SF

300 GPD OF 3" W/VE LEACHING PANELS PLACED IN A 6' ROWS @ 10' L/S, EACH (12 PANELS EACH ROW)

72 TOTAL PANELS @ 5 L/S, EACH,

NOTES:

- CLEANOUT WITHIN 3' OF STRUCTURES.
- USE 3/4" SCH 40 SEWER PIPE TO CONNECT STRUCTURES TO TANK.
- SEWER PIPE CONNECTING THE STRUCTURES TO THE TANK MUST HAVE AN MINIMUM 1% FALL PER 1'.
- SEWER LINE WILL BE 3" SCH 40 PVC OR SLEEVED WITH SCH 40 PIPE WHERE IT IS UNDER SURFACE IMPROVEMENTS AND 6" BEYOND TO PROVIDE EQUIVALENT PROTECTION UNDER TRACK AND MINIMUM OF 18" OF COVER.
- WATER LINE WILL BE SLEEVED IN SCH 40 PIPE WHERE IT CROSSES THE SEWER LINE AND 6" BEYOND. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR REQUIREMENTS IN CH 24.26 CONCERNING WATER AND SEWER LINE CROSSLINGS.
- 3" SCH 40 SEWER PIPE TO CONNECT TANK TO LEACH FIELD.
- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION C 1227.
- NEW OSSF SYSTEM WILL NOT INTERFERE WITH EXISTING OSSF SYSTEM.

# VOID

**From:** [Joe Hayes](#)  
**To:** [Lauren Dowlearn](#); [Ritzen,Brenda](#)  
**Cc:** [Garrett Winters](#); [Susan](#); [Olvera,Brandon](#)  
**Subject:** Re: Permit 116271  
**Date:** Friday, January 24, 2025 8:46:12 AM  
**Attachments:** [image002.png](#)  
[image001.png](#)  
[image003.png](#)

**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

No

[Sent from Yahoo Mail for iPhone](#)

On Thursday, January 23, 2025, 2:44 PM, Lauren Dowlearn <[txseptic@gmail.com](mailto:txseptic@gmail.com)> wrote:

It is a long term rental.

Thank you,  
Lauren Dowlearn  
210-878-8100  
D.A.D Services, Inc.  
[www.TexasSuperSeptic.com](http://www.TexasSuperSeptic.com)

On Thu, Jan 2, 2025 at 1:03 PM Ritzen,Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)> wrote:

Lauren,

What is the usage of the garage? Is the garage for commercial use?

Thank you,



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** Lauren Dowlearn <[txseptic@gmail.com](mailto:txseptic@gmail.com)>  
**Sent:** Thursday, January 2, 2025 9:51 AM  
**To:** Ritzen,Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>; Joe Hayes <[joetexastubes@yahoo.com](mailto:joetexastubes@yahoo.com)>  
**Cc:** Garrett Winters <[gwintersseptics@gmail.com](mailto:gwintersseptics@gmail.com)>; Susan <[wintersseptics@gvtc.com](mailto:wintersseptics@gvtc.com)>; Olvera,Brandon

**From:** [Ritzen, Brenda](#)  
**To:** "[Lauren Dowlearn](#)"; [Joe Hayes](#); [Garrett Winters](#)  
**Subject:** RE: Permit 116271  
**Date:** Friday, October 20, 2023 2:23:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.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](http://www.cceo.org)

---

**From:** Lauren Dowlearn <txseptic@gmail.com>  
**Sent:** Friday, October 20, 2023 12:07 PM  
**To:** Ritzen, Brenda <rabbjr@co.comal.tx.us>; Joe Hayes <joetexastubes@yahoo.com>; Garrett Winters <gwintersseptics@gmail.com>  
**Subject:** RE: Permit 116271

**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 afternoon,

See attached revision.

Thank you,  
Lauren Dowlearn  
210-878-8100  
D.A.D Services, Inc.  
[www.TexasSuperSeptic.com](http://www.TexasSuperSeptic.com)

---

**From:** [Ritzen, Brenda](#)  
**Sent:** Friday, October 6, 2023 8:47 AM  
**To:** [Lauren Dowlearn](#); [Joe Hayes](#)  
**Subject:** RE: Permit 116271

Lauren,

VOID

REVISED

8:38 am, Oct 06, 2023

Planning Materials & Site Evaluation as Required Completed By Doug Dowlearn R.S.

System Description Conventional with leaching chambers

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

Tank Size(s) (Gallons) 1000 Dual Compartment Tank Absorption/Application Area (Sq Ft) 1125 Sq. Ft

Gallons Per Day (As Per TCEQ Table III) 300

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

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

5/25/2023

Date

Page 2 of 2



**OSSF SOIL EVALUATION REPORT INFORMATION**

**REVISED**

8:37 am, Oct 06, 2023

**VOID**

Date: 5/25/2023

**Applicant Information:**

Name: Milton Joseph Hayes

Address: 2694 FM 2722

City, State & Zip Code: New Braunfels, TX 78132

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

**Property Location:**

LEGAL: 35.14 ACRES OF W. BUMSTEAD SUR 540, ABS 75

Street/Road Address: 2694 FM 2722

City: New Braunfels Zip: 78132

Additional Info: Comal County

**Installer Information:**

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**

**VOID**

Application Rate (RA): 0.2

OSSF is designed for: 1 Garage with 1 Bedroom <1500 SF (300 GPD) 2 1 Bed Short Term Rentals (60 GPD each) 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:  $Q/RA = 300\text{gpd}/0.2 = 1500\text{ SF}$

Reduction for Leaching Panels (75%) 1500sq. ft. = 1125 SF

**FEATURES OF SITE AREA**

Presence of 100-year flood zone: YES

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. 6/30/2026

TDH: #2432 Exp. 2/28/2025



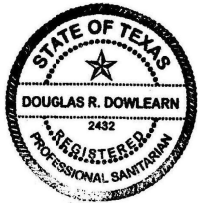
**REVISED**

8:37 am, Oct 06, 2023

**VOID**

SCALE 1" = 50'

0' 20' 30' 40' 50'



*Douglas R. Dowlearn*

**KEY**

- - TWO WAY CLEANOUT
- - - 5' OSSF OFFSET
- - - PROPOSED/EXISTING WATER LINE (VERIFY LOCATION ON SITE)
- □ □ - 1000 GALLON DUAL COMPARTMENT SEPTIC TANK
- □ □ - DRIVE/WALKWAY
- A - 1 BED SHORT TERM RENTAL (60 GPD)
- B - GARAGE WITH 1 BR, < 1500 SF  
LONG TERM LIVING QUARTERS (180 GPD)
- ◇ - BULKHEAD
- \* - TEST HOLE
- ▨ - DRAINFIELD DOUBLING AREA = 1125 SF
- ▨ - TANK DOUBLING AREA = 73 SF

**GPD AND DRAINFIELD DETAILS:**

- (1) GARAGE WITH 1 BR, < 1500 SF LONG TERM LIVING QUARTERS = 180 GPD
- (2) 1 BED SHORT TERM RENTALS X 60 GPD EACH = 120 GPD
- TOTAL GPD = 300 GPD

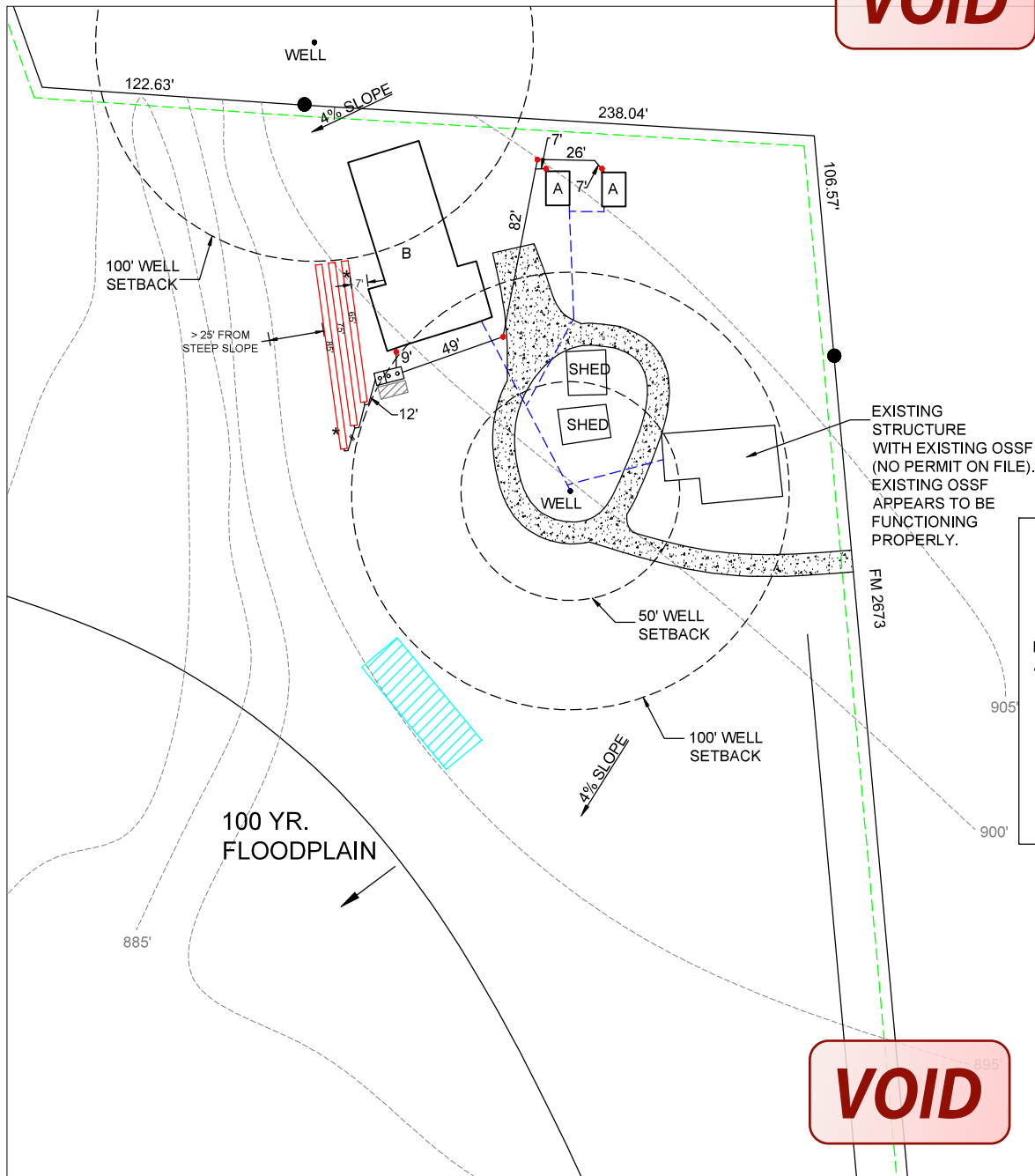
DRAINFIELD AREA REQUIRED =  $300 \text{ GPD} / 0.2 = 1500 \text{ SF}$  - 25% REDUCTION =  $1500 \text{ SF} - 375 \text{ SF} = 1125 \text{ SF}$   
 ACTUAL DRAINFIELD AREA = 1125 SF

225 L.F. OF 3' WIDE LEACHING PANELS SPACED 3' APART.  
 1 ROW @ 65 L.F. (13 PANELS)  
 1 ROW @ 75 L.F. (15 PANELS)  
 1 ROW @ 85 L.F. (17 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.
- SEWER PIPE CONNECTING THE STRUCTURES TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- 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.
- WATER LINE WILL BE SLEEVED IN SCH 40 PIPE WHERE IT CROSSES THE SEWER LINE AND 10' BEYOND. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR REQUIREMENTS IN TAC CH 285 CONCERNING WATER AND SEWER LINE CROSSINGS.
- USE 3" OR 4" SDR 35 SEWER PIPE TO CONNECT TANK TO LEACH FIELD.
- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
- NEW OSSF SYSTEM WILL NOT INTERFERE WITH EXISTING OSSF SYSTEM.

**VOID**

- 603.72

**From:** [Ritzen, Brenda](#)  
**To:** [Lauren Dowlearn](#) ; [Joe Hayes](#)  
**Subject:** RE: Permit 116271  
**Date:** Friday, October 6, 2023 8:47:00 AM  
**Attachments:** [image001.png](#)  
[image002.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](http://www.cceo.org)

---

**From:** Lauren Dowlearn <txseptic@gmail.com>  
**Sent:** Thursday, October 5, 2023 6:05 PM  
**To:** Ritzen, Brenda <rabbjr@co.comal.tx.us>; Joe Hayes <joetexastubes@yahoo.com>  
**Subject:** RE: Permit 116271

**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 afternoon Brenda, see attached revised plans and paperwork to reflect the revision.

The design is now for:

1 bedroom long term living quarters @ 180 gpd  
(2) 1 bed short term rentals @ 60 gpd/bed = 120 gpd  
Total gpd = 300 gpd

The tank required is now only 1000 gallon dual compt instead of the 1500 gallon tank previously called for





LIVE

COMAL COUNTY  
ENGINEERS OFFICE

## ON-SITE SEWAGE FACILITY APPLICATION

**REVISED** JONAS DR  
ELLS, TX 78132  
8:47 am, Jun 28, 2023**VOID**

Date \_\_\_\_\_

Permit Number \_\_\_\_\_

**1. APPLICANT / AGENT INFORMATION**

Owner Name Milton Joseph Hayes  
 Mailing Address 2694 FM 2722  
 City, State, Zip New Braunfels, TX 78132  
 Phone # \_\_\_\_\_  
 Email joetexastubes@yahoo.com

Agent Name Doug Dowleam R.S.  
 Agent Address 703 Oak Dr.  
 City, State, Zip Blanco, TX 78606  
 Phone # 210-878-8100  
 Email TXSEPTIC@GMAIL.COM

**2. LOCATION**

Subdivision Name \_\_\_\_\_ Unit \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
 Survey Name / Abstract Number 35.14 ACRES OF W. BUMSTEAD SUR 540, ABS 75 Acreage 35.14  
 Address 4225 FM 2673 City New Braunfels State TX Zip 78132

**3. TYPE OF DEVELOPMENT**☐ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) \_\_\_\_\_

Number of Bedrooms \_\_\_\_\_

Indicate Sq Ft of Living Area \_\_\_\_\_

☒ 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 GARAGE WITH 1 BR < 1500 Sq. Ft Long Term Living Quarters

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 \_\_\_\_\_

**VOID**Estimated Cost of Construction: \$ 100,000. (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 ☐ 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

Date

5.15.23



**REVISED**

8:50 am, Jun 28, 2023

Planning Materials & Site Evaluation as Required Completed By Doug Dowlearn R.S.

System Description Conventional with leaching chambers

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

Tank Size(s) (Gallons) 1500 Dual Compartment Tank Absorption/Application Area (Sq Ft) 900 Sq. Ft  
 Gallons Per Day (As Per TCEQ Table III) 180 25% Reduction for Leaching Chambers = **675 Sq. Ft**

(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

5/25/2023

Date



**OSSF SOIL EVALUATION REPORT INFORMATION****VOID****REVISED****8:47 am, Jun 28, 2023****Date:** 5/25/2023**Applicant Information:****Name:** Milton Joseph Hayes**Address:** 2694 FM 2722**City, State & Zip Code:** New Braunfels, TX 78132**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**Property Location:****LEGAL:** 35.14 ACRES OF W. BUMSTEAD SUR 540, ABS 75**Street/Road Address:** 2694 FM 2722**City:** New Braunfels **Zip:** 78132**Additional Info:** Comal County**Installer Information:**

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: 1 Garage with 1 Bedroom &lt;1500 SF (180 GPD)

180 Gallons per day used

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

900 sq. ft. absorption area required

1000 gallon compartmental septic tank required

Calculations: Absorption Area:  $Q/RA = 180 \text{ gpd}/0.2 = 900 \text{ sq. ft.}$ 

Reduction for Leaching Panels (75%) 900 sq. ft. = 675 sq. ft.

**FEATURES OF SITE AREA**

Presence of 100-year flood zone: YES

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.** 6/30/2026**TDH:** #2432 **Exp.** 2/28/2025

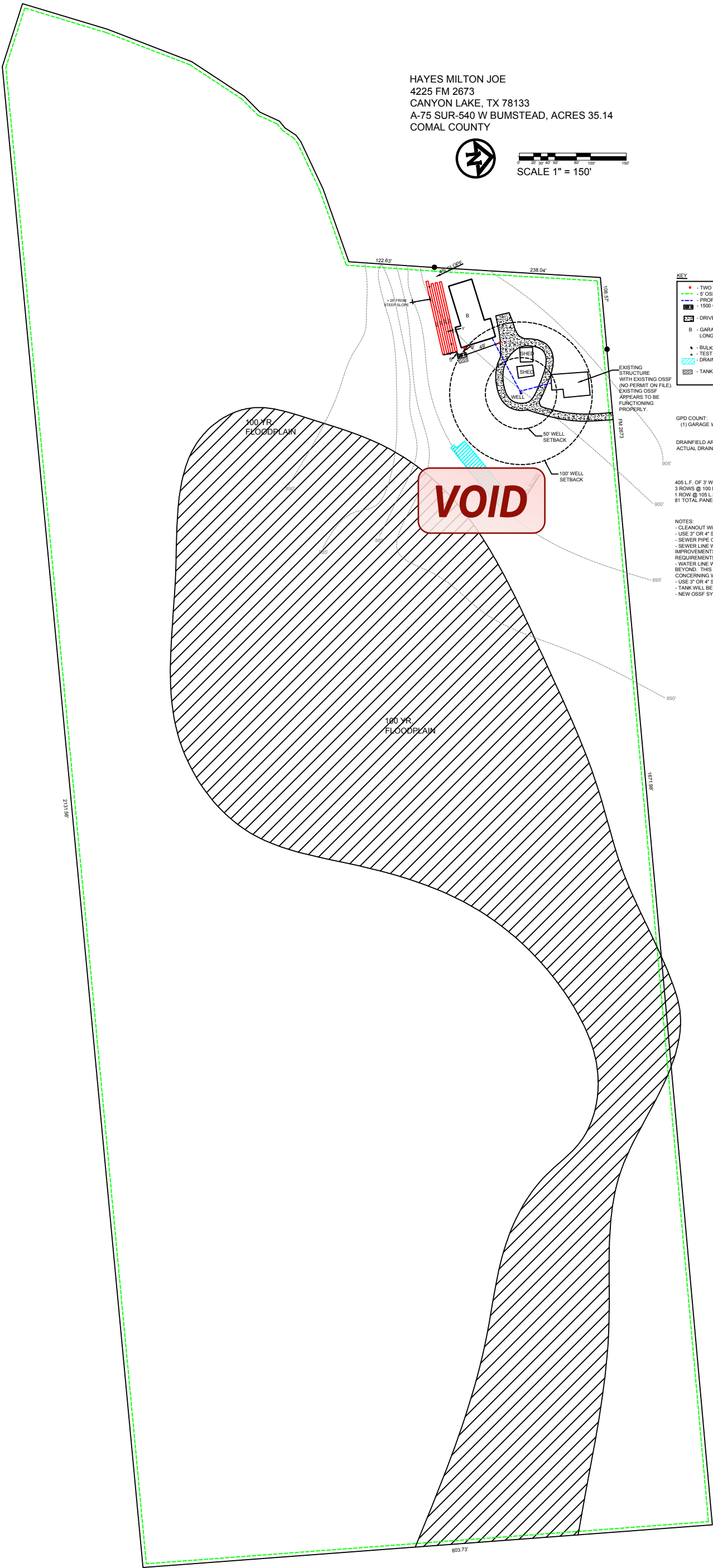
VOID

REVISED  
8:47 am, Jun 28, 2023

HAYES MILTON JOE  
4225 FM 2673  
CANYON LAKE, TX 78133  
A-75 SUR-540 W BUMSTEAD, ACRES 35.14  
COMAL COUNTY



SCALE 1" = 150'

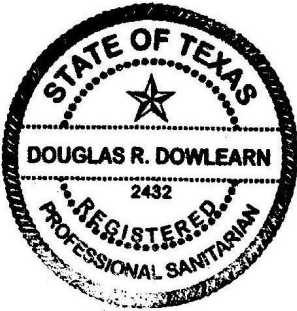


- KEY:
- TWO WAY CLEANOUT
  - 5' OSSP OFFSET
  - PROPOSED/EXISTING WATER LINE (VERIFY LOCATION ON SITE)
  - 1500 GALLON DUAL COMPARTMENT SEPTIC TANK
  - DRIVE/WALKWAY
  - GARAGE WITH 1 BR. < 1500 SF  
LONG TERM LIVING QUARTERS (180 GPD)
  - BULKHEAD
  - TEST HOLE
  - DRAINFIELD DOUBLING AREA = 2025 SF
  - TANK DOUBLING AREA = 73 SF

GPD COUNT:  
(1) GARAGE WITH 1 BR. < 1500 SF LONG TERM LIVING QUARTERS = 180 GPD  
DRAINFIELD AREA REQUIRED = 180 GPD / 0.2 = 900 SF - 25% REDUCTION = 900 SF - 225 SF = 675 SF  
ACTUAL DRAINFIELD AREA = 2025 SF

405 L.F. OF 3' WIDE LEACHING PANELS SPACED 3' APART.  
3 ROWS @ 100 L.F. (20 PANELS EACH)  
1 ROW @ 105 L.F. (21 PANELS)  
81 TOTAL PANELS @ 5 L.F. EACH.

- NOTES:
- CLEANOUT WITHIN 3' OF STRUCTURE.
  - USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURE TO TANK.
  - SEWER PIPE CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
  - 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.
  - WATER LINE WILL BE SLEEVED IN SCH 40 PIPE WHERE IT CROSSES THE SEWER LINE AND 10' BEYOND. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR REQUIREMENTS IN TAC CH 285 CONCERNING WATER AND SEWER LINE CROSSINGS.
  - USE 3" OR 4" SDR 35 SEWER PIPE TO CONNECT TANK TO LEACH FIELD.
  - TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
  - NEW OSSP SYSTEM WILL NOT INTERFERE WITH EXISTING OSSP SYSTEM.

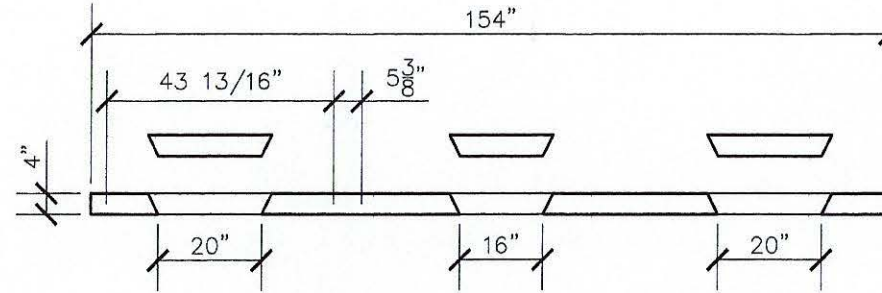


*Douglas R. Dowlearn*

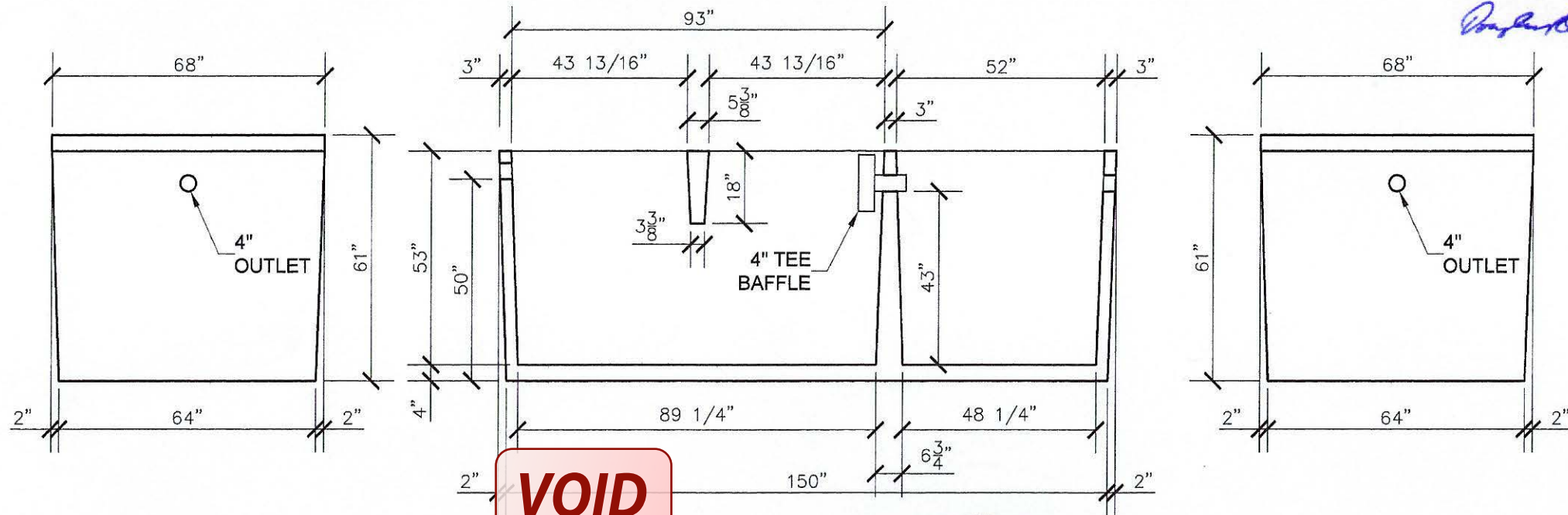




**VOID**



*Douglas R. Dowlearn*



**VOID**

**NOTE:**

- \* HEAVY DUTY LIDS AVAILBLE
- \* MEETS ASTM 1227-93a
- \* COMPLIES WITH 30 TEXAS ADMINSTRATIVE CODE 285.32
- \* 4" PVC FITTINGS TYPICAL
- \* EXTERNAL PLUMBING INSTALLED BY CONTRACTORS ON SITE



10/03/2019 F2585

BLOCK CREEK CONCRETE PRODUCTS

1500 GAL. MULTI-MOLD TANK

PART #:	DRAFTER: PWB/EJS III	DATE: 10/2/2019
---------	----------------------	-----------------

**From:** [Ritzen, Brenda](#)  
**To:** [Lauren Dowlearn](#); [joetexastubes@yahoo.com](mailto:joetexastubes@yahoo.com)  
**Subject:** RE: Permit 116271  
**Date:** Wednesday, June 28, 2023 8:58:00 AM  
**Attachments:** [image001.png](#)

---

Lauren,

Please indicate if the existing home or septic system have been altered since September 1, 1989?

Thank you,



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** Lauren Dowlearn <txseptic@gmail.com>  
**Sent:** Wednesday, June 28, 2023 8:21 AM  
**To:** Ritzen, Brenda <rabbjr@co.comal.tx.us>; [joetexastubes@yahoo.com](mailto:joetexastubes@yahoo.com)  
**Subject:** RE: Permit 116271

**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 Brenda,

Please see attached revised plans removing any mention of RVs.

Thank you,  
Lauren Dowlearn  
210-878-8100  
D.A.D Services, Inc.  
[www.TexasSuperSeptic.com](http://www.TexasSuperSeptic.com)

**From:** [Ritzen, Brenda](#)  
**To:** ["joetexastubes@yahoo.com"; Lauren Dowlearn](#)  
**Subject:** Permit 116271  
**Date:** Friday, June 23, 2023 2:42:00 PM  
**Attachments:** [image001.png](#)  
[Nonstandard System Designs Clarification TOWA-TCEQ Letter \(003\).pdf](#)

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**Re: Milton Joseph Hayes**




**4225 FM 2673, 36.14 acres out of the W. Bumstead Survey 540**

**Abstract 75**

**Application for Permit for Authorization to Construct an On-Site  
Sewage Facility (OSSF)**

**Owner / Agent :**

I have reviewed the planning materials for the referenced permit submittal and found the following information is needed before I can continue processing this permit:

1.  Verify of the existing home with the existing septic system is the same home that was built in 1912. Also, verify if there have been any alterations to the home or the septic system since September 1<sup>st</sup>, 1989.
-  The 4 RV's are considered high strength wastewater. Submit BOD calculations from a Professional Engineer.
-  As per the attached guidance, once all information is received this permit will be submitted to TCEQ for their review.
4. 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](http://www.cceo.org)

---





# ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR  
NEW BRAUNFELS, TX 78132  
(830) 608-2090  
[WWW.CCEO.ORG](http://WWW.CCEO.ORG)

Date \_\_\_\_\_

Permit Number \_\_\_\_\_

## 1. APPLICANT / AGENT INFORMATION

Owner Name Milton Joseph Hayes

Mailing Address 2694 FM 2722

City, State, Zip New Braunfels, TX 78132

Phone # \_\_\_\_\_

Email joetexastubes@yahoo.com

**VOID**

Name Doug Dowlearn R.S.

Address 703 Oak Dr.

City, State, Zip Blanco, TX 78606

Phone # 210-878-8100

Email TXSEPTIC@GMAIL.COM

## 2. LOCATION

Subdivision Name \_\_\_\_\_ Unit \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Survey Name / Abstract Number 35.14 ACRES OF W. BUMSTEAD SUR 540, ABS 75 Acreage 35.14

Address 4225 FM 2673 City New Braunfels State TX Zip 78132

## 3. TYPE OF DEVELOPMENT

☐ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) \_\_\_\_\_

Number of Bedrooms \_\_\_\_\_

Indicate Sq Ft of Living Area \_\_\_\_\_

☒ 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 RVs and Garage with living quarters

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 4 RVS, 1 - 1 Bedroom Garage with living quarters

Travel Trailer/RV Parks - Indicate Number of Spaces \_\_\_\_\_

Miscellaneous \_\_\_\_\_

Estimated Cost of Construction: \$ 100,000. (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 ☐ 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

Date

5.15.23



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

VOID

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) \_\_\_\_\_ 25% Reduction for Leaching  
Chambers = **1275 Sq. Ft**

(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

## OSSF SOIL EVALUATION REPORT INFORMATION

**VOID**

Date: 5/25/2023

**Applicant Information:**

Name: Milton Joseph Hayes

Address: 2694 FM 2722

City, State & Zip Code: New Braunfels, TX 78132

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

**Property Location:**

LEGAL: 35.14 ACRES OF W. BUMSTEAD SUR 540, ABS 75

Street/Road Address: 2694 FM 2722

City: New Braunfels Zip: 78132

Additional Info: Comal County

**Installer Information:**

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: 4 RVs- 4X40gpd Each (160 GPD) and 1 Garage with 1 Bedroom <1500 SF (180 GPD)  
340 Gallons per day used

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

900 sq. ft. absorption area required

1000 gallon compartmental septic tank required

Calculations: Absorption Area:  $Q/RA = 340 \text{ gpd}/0.2 = 1700 \text{ sq. ft.}$

Reduction for Leaching Panels (75%)  $1700 \text{ sq. ft.} = 1275 \text{ sq. ft.}$

### FEATURES OF SITE AREA

Presence of 100-year flood zone: YES

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. 6/30/2026

TDH: #2432 Exp. 2/28/2025

VOID

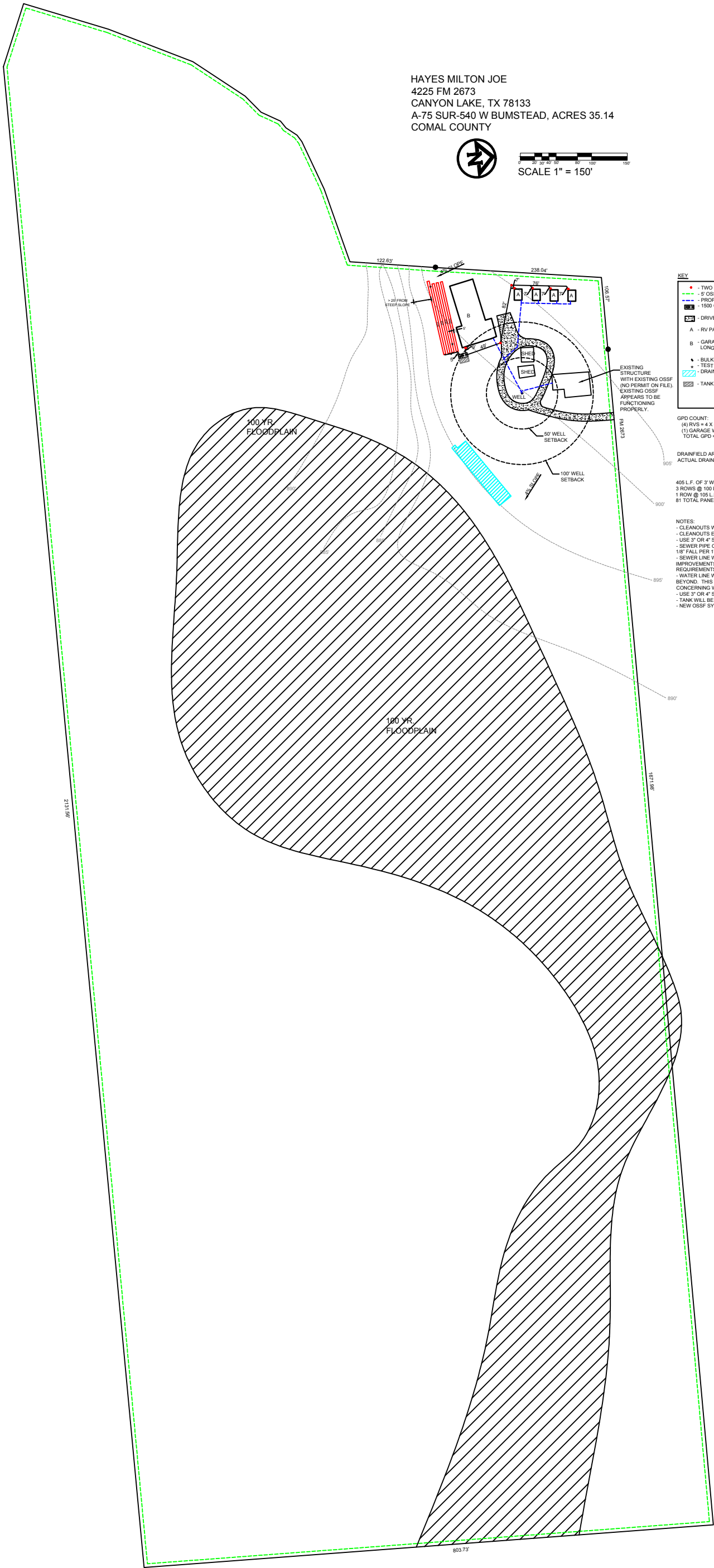


*Douglas R. Dowlearn*

HAYES MILTON JOE  
4225 FM 2673  
CANYON LAKE, TX 78133  
A-75 SUR-540 W BUMSTEAD, ACRES 35.14  
COMAL COUNTY



SCALE 1" = 150'



KEY

●	- TWO WAY CLEANOUT
---	- 5' OSSP OFFSET
---	- PROPOSED/EXISTING WATER LINE (VERIFY LOCATION ON SITE)
■	- 1500 GALLON DUAL COMPARTMENT SEPTIC TANK
---	- DRIVE/WALKWAY
A	- RV PADS (40 GPD EACH)
B	- GARAGE WITH 1 BR. < 1500 SF LONG TERM LIVING QUARTERS (180 GPD)
●	- BULKHEAD
●	- TEST HOLE
■	- DRAINFIELD DOUBLING AREA = 2025 SF
■	- TANK DOUBLING AREA = 73 SF

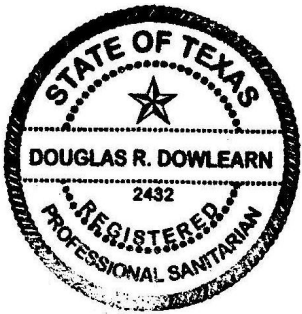
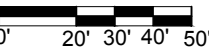
GPD COUNT:  
(4) RV'S = 4 X 40 GPD = 160 GPD  
(1) GARAGE WITH 1 BR. < 1500 SF LONG TERM LIVING QUARTERS = 180 GPD  
TOTAL GPD = 340 GPD

DRAINFIELD AREA REQUIRED = 340 GPD / 0.2 = 1700 SF - 25% REDUCTION = 1700 SF - 425 SF = 1275 SF  
ACTUAL DRAINFIELD AREA = 2025 SF

405 L.F. OF 3' WIDE LEACHING PANELS SPACED 3' APART.  
3 ROWS @ 100 L.F. (20 PANELS EACH)  
1 ROW @ 105 L.F. (21 PANELS)  
81 TOTAL PANELS @ 5 L.F. EACH.

NOTES:  
- CLEANOUTS WITHIN 3' OF STRUCTURE AND RV PADS.  
- CLEANOUTS EVERY 100' IN OPEN AREAS ON SEWER PIPE.  
- USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURE AND RV PADS TO TANK.  
- SEWER PIPE CONNECTING THE STRUCTURE AND RV PADS TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.  
- 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.  
- WATER LINE WILL BE SLEEVED IN SCH 40 PIPE WHERE IT CROSSES THE SEWER LINE AND 10' BEYOND. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR REQUIREMENTS IN TAC CH 285 CONCERNING WATER AND SEWER LINE CROSSINGS.  
- USE 3" OR 4" SDR 35 SEWER PIPE TO CONNECT TANK TO LEACH FIELD.  
- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.  
- NEW OSSP SYSTEM WILL NOT INTERFERE WITH EXISTING OSSP SYSTEM.

SCALE 1" = 50'



*Douglas R. Dowlearn*

KEY

- - TWO WAY CLEANOUT
- - - 5' OSSF OFFSET
- - - PROPOSED/EXISTING WATER LINE(VERIFY LOCATION ON SITE)
- □ □ - 1500 GALLON DUAL COMPARTMENT SEPTIC TANK
- ▨ - DRIVE/WALKWAY
- A - RV PADS (40 GPD EACH)
- B - GARAGE WITH 1 BR, < 1500 SF  
LONG TERM LIVING QUARTERS(180 GPD)
- ◆ - BULKHEAD
- \* - TEST HOLE
- ▨ - DRAINFIELD DOUBLING AREA = 2025 SF
- ▨ - TANK DOUBLING AREA = 73 SF

GPD COUNT:

- (4) RVS = 4 X 40 GPD = 160 GPD
- (1) GARAGE WITH 1 BR, < 1500 SF LONG TERM LIVING QUARTERS = 180 GPD
- TOTAL GPD = 340 GPD

DRAINFIELD AREA REQUIRED = 340 GPD / 0.2 = 1700 SF - 25% REDUCTION = 1700 SF - 425 SF = 1275 SF  
ACTUAL DRAINFIELD AREA = 2025 SF

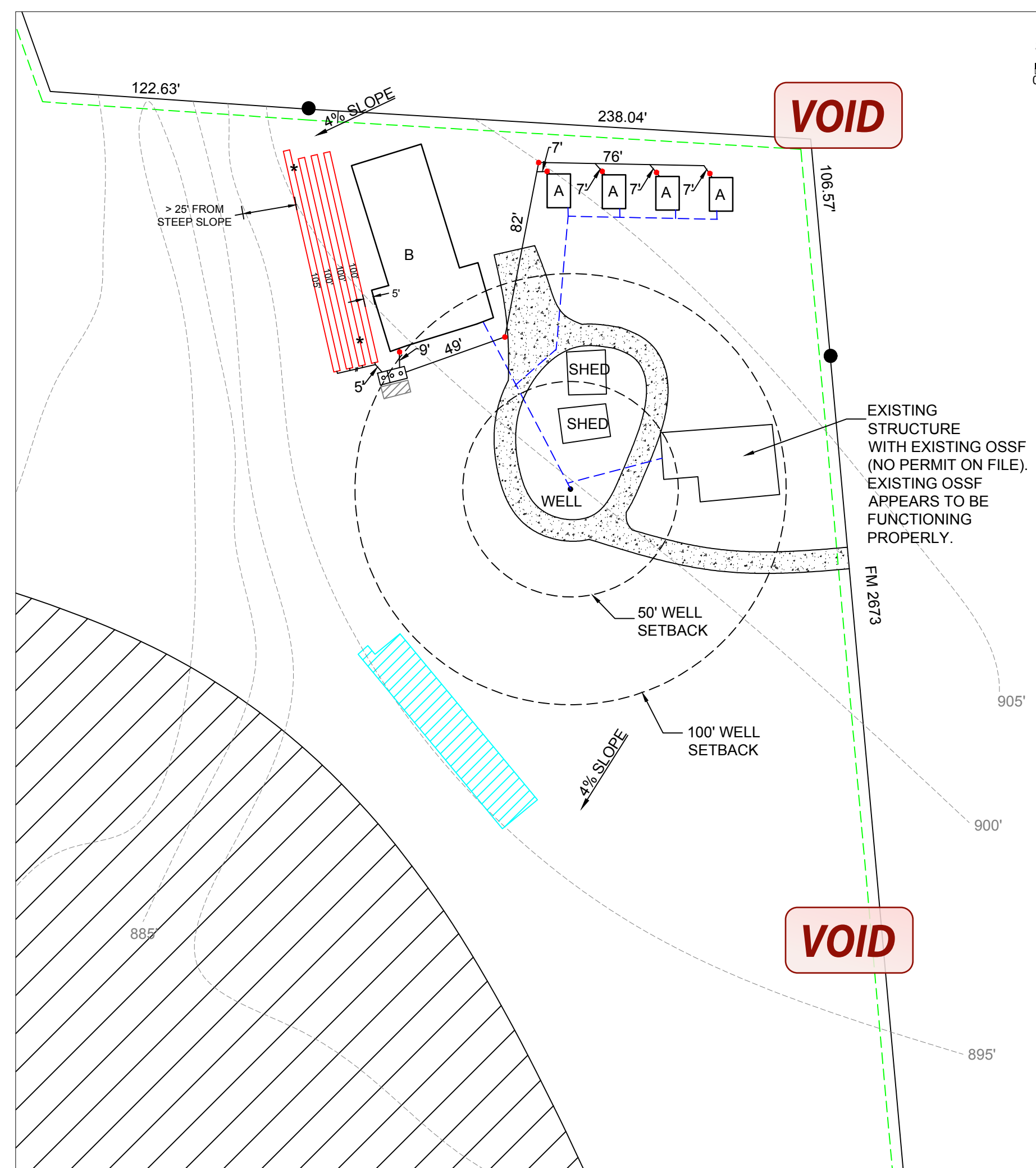
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- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
- NEW OSSF SYSTEM WILL NOT INTERFERE WITH EXISTING OSSF SYSTEM.

VOID

VOID



# Comal CAD Property Search

## Property ID: 73809 For Year 2023

 Map

### Property Details

Account		
Property ID:	73809	Geographic ID: 740075000202
Type:	Real	Zoning:
Property Use:		
Location		
Situs Address:	4225 FM 2673 CANYON LAKE, TX 78133	
Map ID:	4H-A75-TR 1	Mapsco:
Legal Description:	A- 75 SUR-540 W BUMSTEAD, ACRES 35.14	
Abstract/Subdivision:	A0075 - A- 75 SUR-540 W BUMSTEAD	
Neighborhood:	RURAL3	
Owner		
Owner ID:	1030488	
Name:	HAYES MILTON J	
Agent:	BUSINESS PROPERTY TAX GROUP (183501)	
Mailing Address:	2694 FM 2722 NEW BRAUNFELS, TX 78132	



<b>% Ownership:</b>	100.0%
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$64,030 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$1,448,310 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$1,512,340 (=)
<b>Agricultural Value Loss: ⓘ</b>	\$0 (-)
<b>Homestead Cap Loss: ⓘ</b>	\$0 (-)
<b>Appraised Value:</b>	\$1,512,340
<b>Ag Use Value:</b>	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

## Property Taxing Jurisdiction

**Owner:** HAYES MILTON J **%Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value
046	COMAL COUNTY	\$1,512,340	\$1,512,340
046LR	COMAL COUNTY LATERAL ROAD	\$1,512,340	\$1,512,340
CAD	CAD	\$1,512,340	\$1,512,340
ES2	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$1,512,340	\$1,512,340

ES3	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$1,512,340	\$1,512,340
SCIS	COMAL ISD	\$1,512,340	\$1,512,340
ZZZ	Credit	\$1,512,340	\$1,512,340

## Property Improvement - Building

**Type:** RESIDENTIAL **State Code:** E1 **Living Area:** 1,020.00sqft **Value:** \$64,030

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SEP1	Septic System	*		0	1.00
RES	Residential 1 Story	POOR	WE	1912	1,020.00
SP	Screen Porch	*	WE		202.00

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RUR-FRNTG	RURAL ACRES WITH FM FRONTAGE	1.0000	43,560.00	0.00	0.00	\$41,220	\$0
RUR-FRNTG	RURAL ACRES WITH FM FRONTAGE	19.0000	827,640.00	0.00	0.00	\$783,090	\$0
RUR-FRNTG	RURAL ACRES WITH FM FRONTAGE	15.1400	659,498.40	0.00	0.00	\$624,000	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2023	\$64,030	\$1,448,310	\$0	\$0	\$1,512,340
2022	\$47,770	\$860,965	\$0	\$0	\$908,735
2021	\$38,980	\$717,630	\$0	\$0	\$756,610
2020	\$38,750	\$717,630	\$0	\$157,528	\$598,852
2019	\$39,810	\$717,040	\$0	\$184,591	\$572,259
2018	\$32,800	\$362,980	\$0	\$0	\$395,780
2017	\$34,630	\$362,980	\$0	\$0	\$397,610
2016	\$11,973	\$3,454	\$0	\$0	\$15,427

2015	\$12,281	\$2,345	\$0	\$0	\$14,626
2014	\$12,047	\$2,345	\$0	\$0	\$14,392
2013	\$12,328	\$2,345	\$0	\$0	\$14,673
2012	\$12,345	\$2,345	\$0	\$0	\$14,690

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/7/2020	WDVL	WD W/VENDORS LIEN	SCHROEDER KEVIN ARTHUR	HAYES MILTON J	202006044385		202006044385
11/3/2016	WDVL	WD W/VENDORS LIEN	SCHROEDER MELANIE	SCHROEDER KEVIN ARTHUR	201606042399		
11/3/2016	WDVL	WD W/VENDORS LIEN	IZEN JOE ALFRED JR	SCHROEDER KEVIN ARTHUR	201606042399		
11/3/2016	WDVL	WD W/VENDORS LIEN	IZEN & ASSOCIATES PC	SCHROEDER KEVIN ARTHUR	201606042399		
11/3/2016	WDVL	WD W/VENDORS LIEN	CORBETT LINDA & SEAN M CORBETT	SCHROEDER KEVIN ARTHUR	201606042399		
11/3/2016	WDVL	WD W/VENDORS LIEN	SCHROEDER ALEXANDER EDMUND	SCHROEDER KEVIN ARTHUR	201606042399		
11/3/2016	WDVL	WD W/VENDORS LIEN	VOLTZ FRANCINE CORBETT	SCHROEDER KEVIN ARTHUR	201606042399		
3/3/2014	PROB	PROBATE	MARTINEZ MOZELLE S	VOLTZ FRANCINE CORBETT	201406016080		
3/3/2014	PROB	PROBATE	MARTINEZ MOZELLE S	CORBETT LINDA & SEAN M CORBETT	201406016080		
12/3/2007	QC	QUIT CLAIM DEED	MINNS MICHAEL L PLC	IZEN JOE ALFRED JR	200706048579		

10/21/1992	WD	WARRANTY DEED	SCHROEDER N K & E S TR	MARTINEZ MOZELLE S	850	441	850441
3/21/1990	WD	WARRANTY DEED	BRADT LEONARD T	IZEN & ASSOCIATES PC	715	719	715719
9/21/1989	WD	WARRANTY DEED	IZEN JOE	MINNS MICHAEL L PLC	694	642	694642

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**

STATE OF TEXAS §

**KNOW ALL MEN BY THESE PRESENTS:**

COUNTY OF COMAL §

Executed on date of acknowledgement to be Effective: October 7, 2020

Grantor: **Kevin Arthur Schroeder, joined herein pro forma by his wife,  
L. Denise Schroeder**

Grantor's Mailing Address:

4225 FM 2673, Canyon Lake TX 78133

Grantee: **Milton Joseph Hayes**

Grantee's Mailing Address: 2694 FM 2722, New Braunfels, Comal County, Texas 78132

Consideration: Cash and the further consideration of the execution and delivery by the said Grantee of one certain promissory note of even date herewith in the principal sum of ONE MILLION AND NO/100 DOLLARS (\$1,000,000.00), payable to the order of Grantor, bearing interest and being payable as therein provided; said note providing for acceleration of maturity in the event of default and for attorney's fees; the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to STEVE TAYLOR, Trustee.

Property (including any improvements): **Being a 35.14 acre tract of land situated in the W. Bumstead Survey 540, Abstract 75, Comal County, Texas being the remainder of 62 acres conveyed in Volume 74, Page 123, and Volume 80, Page 216, Deed Records, Comal County, Texas and being described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.**

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: All presently recorded restrictions, reservations, easements, covenants and conditions that affect the property and taxes for the current year, the payment of which Grantee assumes.

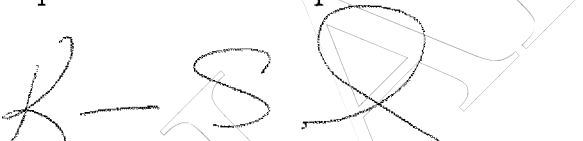
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have




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.

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

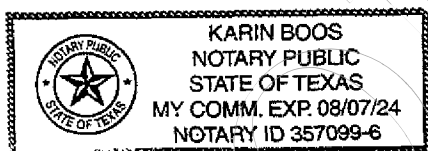
When the context requires, singular nouns and pronouns include the plural.


  
\_\_\_\_\_  
**Kevin Arthur Schroeder**

  
\_\_\_\_\_  
**L. Denise Schroeder**

THE STATE OF TEXAS     \*  
COUNTY OF COMAL     \*

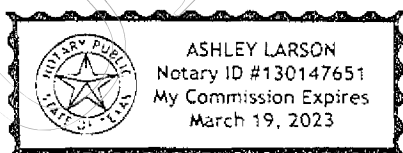
This instrument was acknowledged before me on this the 7 day of Oct, 2020, by **Kevin Arthur Schroeder**.




  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS     \*  
COUNTY OF COMAL     \*

This instrument was acknowledged before me on this the 7<sup>th</sup> day of Oct, 2020, by **L. Denise Schroeder**.



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
New Braunfels Title Company  
GF No. NBT-1625-2020

PREPARED IN THE LAW OFFICE OF:  
Kristen Quinney Porter, LLC  
P.O. Box 312643  
New Braunfels, Texas 78131-2643

## EXHIBIT A

Being a 35.14 acre tract of land situated in the M.W. Bumstead 62 acre Survey, Abstract No. 75, Comal County, Texas, being a portion of that certain tract of land described in deed to Cynthia A. B. Tadlock, as recorded in Volume F, Page 140, Deed Records of Comal County, and being more particularly described by metes and bounds as follows:

BEGINNING at the most northerly west corner of the herein described tract and the north corner of that certain 2.01 acre tract of land described in deed to Allan B. Polunsky, as recorded in Instrument No. 201306009299, said Deed Records, being on an non-tangent curve to the right having a radius of 1849.36 feet, being on the southeast line of Farm to Market Road No. 2673, and being on or near the northwest line of said Bumstead Survey and the most northerly southeast line of the Rust Transportation 640 acre Survey, Abstract No. 511;

THENCE along said southeast line and curve, on arc distance of 106.57 feet, having a chord bearing and distance of North 63° 13' 16" East – 106.55 feet, to a found concrete monument;

THENCE North 65° 00' 00" East, a distance of 1,671.98 feet to a barbed wire fence corner at the north corner of this tract, being the apparent north corner of aforesaid Bumstead Survey, being the most northerly east corner of aforesaid Rust Survey, and being on the southwest line of the Henry Welchhold 467 acre Survey, Abstract No. 835;

THENCE South 26° 30' 20" East, a distance of 803.73 feet to a set ½-inch iron rod at the south corner of this tract, being at or near the east corner of said Bumstead Survey and the most southerly north corner of said Rusk Survey;

THENCE South 64° 37' 37" West, a distance of 2,131.56 feet to a found ½-inch iron rod at the south corner of this tract and the most southerly east corner of that certain 28.80 acre tract of land described in deed to Mary H. Van Kleef, as recorded in Volume 868, Page 642, aforesaid Deed Records;

THENCE with the common line of this tract and said Kleef tract the following:

- North 16° 45' 09" West, a distance of 37.65 feet to a found ½-inch iron rod;
- North 03° 34' 46" West, a distance of 118.99 feet;
- North 00° 13' 10" East, a distance of 128.64 feet to a set ½-inch iron rod;
- North 12° 37' 39" East, a distance of 86.51 feet to a set ½-inch iron rod;
- North 22° 53' 29" East, a distance of 30.18 feet to a set ½-inch iron rod;
- North 12° 10' 37" East, a distance of 26.36 feet to a point from which a found 5/8-inch iron rod bears South 20° 42' 53" West, a distance of 0.58 of one foot, said point being the most northerly east corner of aforesaid Kleef tract and the southwest corner of aforesaid Polunsky tract;

THENCE with the common line of this tract and said Polunsky tract the following:

- North 08° 40' 09" East, a distance of 19.39 feet to a set 60 penny nail;
- North 26° 12' 34" East, a distance of 11.84 feet to a set 60 penny nail;
- North 43° 36' 43" East, a distance of 11.85 feet to a ½-inch iron rod;
- North 39° 00' 47" East, a distance of 35.69 feet to a set ½-inch iron rod;
- North 44° 57' 30" East, a distance of 41.05 feet to a set ½-inch iron rod;
- North 46° 05' 29" East, a distance of 109.15 feet to a set ½-inch iron rod;
- North 20° 01' 19" West, a distance of 122.63 feet to a set ½-inch iron rod;
- North 44° 14' 24" West, a distance of 238.04 feet to the POINT OF BEGINNING and containing 1,530,833 square feet or 35.14 acres of land.

After recording please return to:  
New Braunfels Title Company  
243 S. Seguin Ave.  
New Braunfels, TX 78130

Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
10/08/2020 11:43:07 AM  
TERRI 4 Pages(s)  
202006044385



*Bobbie Koepp*



**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

*Staff will complete shaded items*

--	--

Date Received

Initials

--

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.

Joe Hugel  
Signature of Applicant

5.15.23  
Date

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

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