



# COMAL COUNTY

ENGINEER'S OFFICE

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

Issued This Date: **02/01/2024** Permit Number: **116624**

Location Description: **120 RAYNER CV  
SPRING BRANCH, TX 78070**

Subdivision: **Serenity Oaks**  
Unit: **1**  
Lot: **11**  
Block: **0**  
Acreage: **1.2100**

Type of System: **Aerobic**  
**Surface Irrigation**

Issued to: **Michael Rushing & Natalie Rushing**

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

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

Alterations to this permit including, but not limited to:

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

may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

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

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

Licensing Authority  
**Comal County Environmental Health**

ENVIRONMENTAL HEALTH INSPECTOR

**OS0038255**

ENVIRONMENTAL HEALTH COORDINATOR

**OS0007722**

# Comal County Environmental Health OSSF Inspection Sheet

Installer Name: \_\_\_\_\_

OSSF Installer #: \_\_\_\_\_

1st Inspection Date: \_\_\_\_\_

2nd Inspection Date: \_\_\_\_\_

3rd Inspection Date: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Permit#:		Address:					
No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials		285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)				
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards		285.91(10) 285.30(b)(4) 285.31(d)				
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)		285.32(a)(1)				
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot		285.32(a)(3)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)		285.32(a)(5)				
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(I)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

Inspector Notes:

**Comal County Environmental Health  
OSSF Inspection Sheet**

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

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(4) 285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				



**Comal County Environmental Health  
OSSF Inspection Sheet**

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

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(II) 285.33(d)(2)(G)(iii)(III) 285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)				
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed		285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed						
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



# COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 116624  
Issued This Date: 10/17/2023  
This permit is hereby given to: Michael Rushing & Natalie Rushing

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

120 RAYNER CV  
SPRING BRANCH, TX 78070

Subdivision: Serenity Oaks  
Unit: 1  
Lot: 11  
Block: 0  
Acreage: 1.2100

### 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 Kathy Griffin at 3:50 pm, Sep 05, 2023



**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

*Staff will complete shaded items*

		116624
<i>Date Received</i>	<i>Initials</i>	<i>Permit Number</i>

**Instructions:**

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

**OSSF Permit**

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

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

Michael Rushing *Michael Rushing*  
\_\_\_\_\_  
Signature of Applicant

*9/2/2023*  
\_\_\_\_\_  
Date

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

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

**RECEIVED**

By Brandon Olvera at 3:19 pm, Oct 17, 2023



**COMAL COUNTY**  
ENGINEERS OFFICE

**ON-SITE SEWAGE FACILITY APPLICATION**

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

Date 8/18/2053

Permit Number 108051

**1. APPLICANT / AGENT INFORMATION**

Owner Name Michael Rushing & Natalie Rushing  
Mailing Address 120 Rayner Cove  
City, State, Zip Spring Branch, TX 78070  
Phone # 936-661-7202  
Email mrushing@hctc.net

Agent Name \_\_\_\_\_  
Agent Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Phone # \_\_\_\_\_  
Email \_\_\_\_\_

**2. LOCATION**

Subdivision Name Serenity Oaks Unit 1 Lot 11 Block \_\_\_\_\_  
Survey Name / Abstract Number 450275 Acreage 1.21  
Address Same City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**3. TYPE OF DEVELOPMENT**

Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) SFR + Guest House

Number of Bedrooms 3 / 1

Indicate Sq Ft of Living Area 1838 / 939

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  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.

Michael Rushing Natalie Rushing  
Signature of Owner \_\_\_\_\_

9/21/2023  
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 Douglas R. Dowlearn

System Description Aerobic Treatment with Spray Disposal

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

Tank Size(s) (Gallons) 500 gpd Absorption/Application Area (Sq Ft) 4688 Required

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

8/17/18  
Date

Page 2 of 2

2/1CB



201806033268 08/23/2018 03:40:14 PM 1/2

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL  
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

The Texas Health and Safety Code, Chapter 368 authorizes the Texas Commission on Environmental Quality (commission) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety code, requires owner's to provide notice to the public that certain types of 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.

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): \_\_\_\_\_

Lot 11, Rayner Ranch Unit One

The property is owned by (insert owner's full name). Michael W. Rushing

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

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

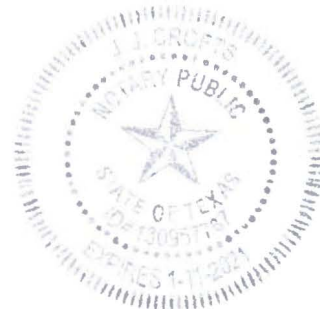
WITNESS BY HAND(S) ON THIS 23 DAY OF August 2018  
[Signature]

Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 23 DAY OF August 2018

[Signature]  
Notary Public, State of Texas

Notary's Printed Name: J. J. Crofts  
My Commission Expires: 01-11-2021



**Affidavit**

To Whom It May Concern:

I, Michael W. Rushing, swear that the statements below are

True for the properties at 120 Rayner Cove in  
Subdivision Rayner Ranch Unit 1, lot(s) 11 in Comal  
County, Texas.

Existing 3 BR residence and new 1 BR guest suite/office will be used by a single family.

Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
08/23/2018 03:40:14 PM  
LAURA 2 Page(s)  
201806033268



*Bobbie Koepp*

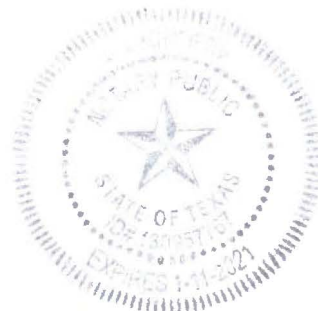
*Michael W. Rushing*  
Signature  
(Sign in front of a notary)

8/23/18  
Date

*J.J. Crafts*  
Notary Public, State of Texas

Notary's Printed Name: J.J. Crafts

My Commission Expires: 01-11-2021







Honorable Bobbie Koepp, Comal County Clerk

Comal County TX  
150 N. Seguin, Suite 101  
New Braunfels, TX 78130  
Phone: (830) 221-1230

Receipt for Services

Cashier	LAURA	Batch #	535935		
Customer Name	MICHAEL RUSHING 120 RAYNER COVE SPRING BRANCH, TX 78070	Date:	08/23/2018	Time:	03:40:14PM

Date	Instrument No	Document Type	Transaction Type	GF Number	Pg/Amt
8/23/2018	3:40:14PM	201806033268	AFFIDAVIT		2
<b>Total:</b>					<b>\$30.00</b>
<b>Fee Total:</b>					<b>\$30.00</b>
<b>CREDIT CARD TX REGION BANK VISLJ</b>					30.00
<b>Payment Total:</b>					<b>\$30.00</b>

**PAYMENT DETAILS BY BUREAU**  
**CERTIFIED PAYMENTS - PRINT RECEIPT**

All Transactions Approved

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**Bureau: 9235590 - Comal County, TX Clerk OPR CNT**

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<b>Invoice Item</b>	<b>Amount (USD)</b>	<b>Conv. Fee (USD)</b>	<b>Result</b>
Fees: MICHAEL RUSHING Payment ID: 100172960344 Payment	\$30.00	\$1.00	Approved
<b>Total Amounts + All Fees:</b>	<b>\$31.00</b>		

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**BILLING INFORMATION**

Payment will be billed to:

MICHAEL RUSHING

Card ending in ...1566 (Visa)

Processed at 08/23/2018 3:42:02 PM CDT

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**LEGAL NOTICE**

Certified Payments provides a service for consumers and businesses to make payments via their credit card for various types of services and taxes. By utilizing Certified Payments, you, the cardholder, are subject to the following terms and conditions. By submitting your payment through Certified Payments, you are agreeing to the terms and conditions listed in the Legal Notices link below. Please read all terms and conditions carefully.

Privacy Statement - [www.certifiedpayments.net/PrivacyStatement.aspx](http://www.certifiedpayments.net/PrivacyStatement.aspx)

Legal Notice - [www.certifiedpayments.net/LegalNotices.aspx](http://www.certifiedpayments.net/LegalNotices.aspx)

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## OSSF SOIL EVALUATION REPORT INFORMATION

Date: 8/18/18

**Applicant Information:**

Name: Michael W. Rushing  
Address: 120 Rayner Cove  
City, State & Zip Code: Spring Branch, TX 78070  
Phone: 936.661.7202  
Email: mrushing@hctc.net

**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:**

Lot: 11 Unit: 1 Subdivision: Rayner Ranch  
Street/Road Address: 120 Rayner Cove  
City: Spring Branch Zip: 78070  
Additional Info: Comal County/1.211

**Installer Information:**

Name:  
Company:  
Address:  
City, State & Zip:  
Phone: Fax:

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	
Soil Boring #2 60"		Same as above				

### DESIGN SPECIFICATIONS

Application Rate (RA): 0.064

OSSF is designed for: 3 BR Existing Residence (1838 Sq. Ft.) New 1 BR Guest Suite/Office(924 sq. ft.) to be used by single family

300 Gallons per day required

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

4688 sq. ft. disposal area required

500 gallon/day aerobic tank required

Calculations: Absorption Area:  $Q/RA = 300/0.064 = 4688$  Sq. Ft.

### FEATURES OF SITE AREA

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: NO

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.

License No. OS9902 - Exp. 6/30/2020

TDH: #2432 - Exp. 2/28/2019

Signature:



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

The installation site is on Lot 11, Unit 1 of the Rayner Ranch Subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from an existing 3 Bedroom (1838 sq. ft.) residence and a new 1 Bedroom guest suite/office(924 sq. ft.) to be used by a single family. The proposed method of wastewater treatment 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 to a pre-treatment tank, which flows into a 500 gpd aerobic treatment plant. The aerobic tank effluent flows to a 750 gallon storage/pump tank containing a liquid chlorinator and a single 20 gpm submersible pump. Distribution is through 3 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying a radius of 35 feet at <40 psi. Each sprinkler will spray 180 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: 300 gpd  
Application rate: 0.064  
Application area required:  $300/.064 = 4688$  ft. sq.  
Application area utilized: 5769 sq. ft.  
Pump tank reserve capacity: 150 gal minimum



*Douglas R. Dowlearn*  
8/18/18

**SYSTEM COMPONENTS:**

SCH 40 PVC sewer line  
1" purple PVC supply line  
500 gpd aerobic treatment plant with timed controls with battery backup set to spray between midnight & 5:00 a.m.  
Liquid chlorinator  
3 K-Rain Gear Driven Pop-up Sprinkler  
Pre-tank and 750 gallon pump tank

**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 be covered with a ground cover such as grass seed or sod prior to the final inspection. In the event the natural cover is disturbed, a suitable ground cover must be installed on all excavated areas.



Douglas R. Dowlearn  
D.A.D. Services, Inc.  
703 Oak Drive  
Blanco, TX 78606  
(210)240-2101  
[txseptic@gmail.com](mailto:txseptic@gmail.com)

August 18, 2018

Comal County Engineer's Office  
195 David Jonas Drive  
New Braunfels, TX 78132

RE: 120 Rayner Cove – Lot 11, Unit 1, Rayner Ranch Variance Request

To Whom It May Concern:

I am requesting a variance for the placement of a spray disposal area 10 feet from the property line, but less than 20 feet from the property line as Comal County regulations require. **This variance is requested due to limited space.** This setback complies with TCEQ CHAPTER 285 rules Table X. requirements. Equivalent protection will be maintained by including a battery backup to the timer clock to assure sprayers only spray during the predawn hours. In my professional opinion this variance will not pose a threat to the environment or public health.

If there are any questions or concerns, please contact me at 210.240.2101 or by email at [txseptic@gmail.com](mailto:txseptic@gmail.com).

Sincerely,



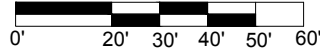
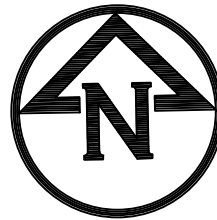
Douglas R. Dowlearn, R.S.



8/18/18

MICHAEL W. RUSHING  
120 RAYNER COVE  
SPRING BRANCH, TX 78070  
LOT 11, UNIT 1  
RAYNER RANCH  
COMAL COUNTY

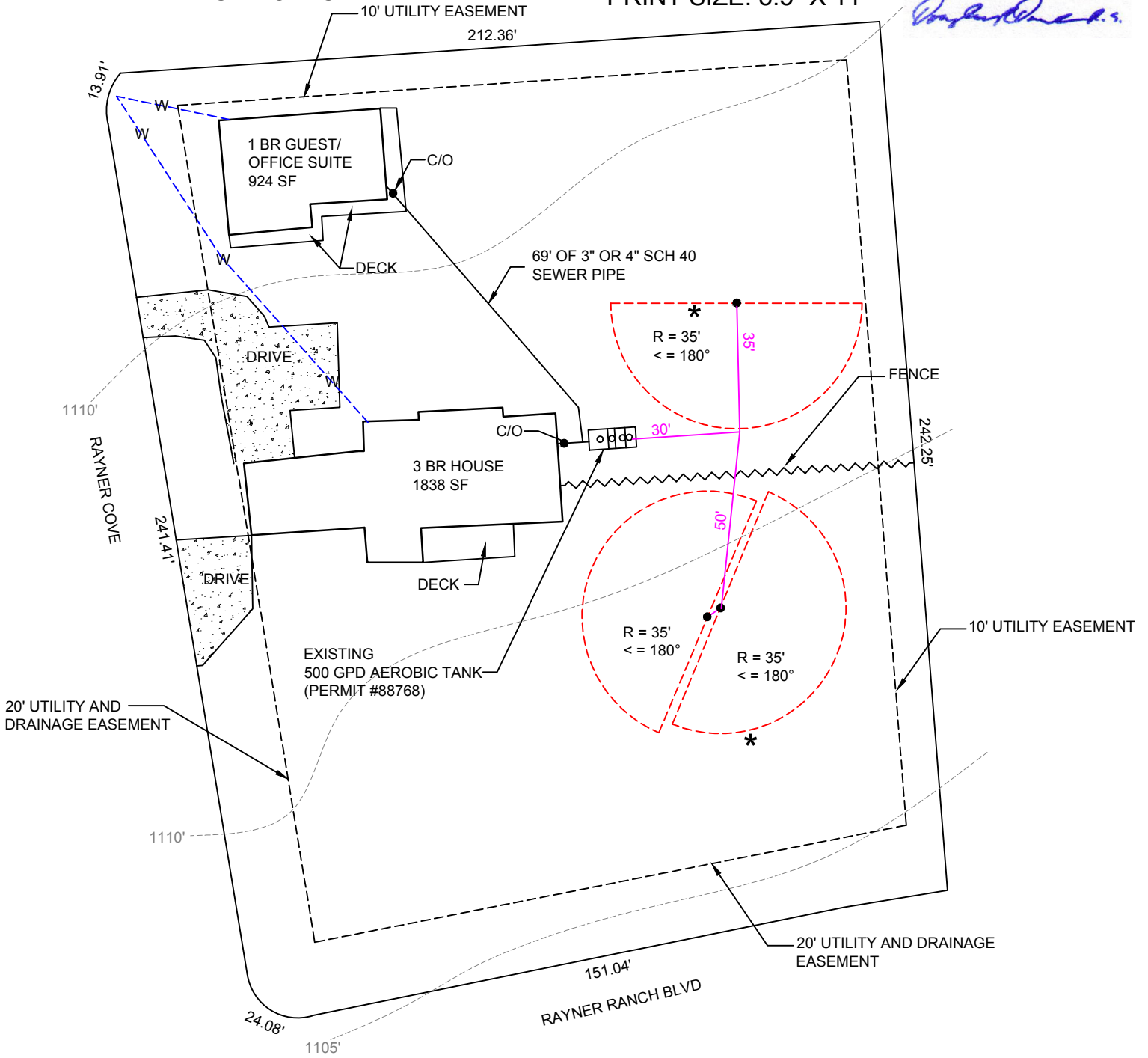
\* = TEST HOLES



SCALE 1" = 40'  
PRINT SIZE: 8.5" X 11"

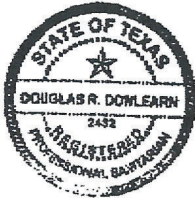


*Douglas R. Dowlearn*

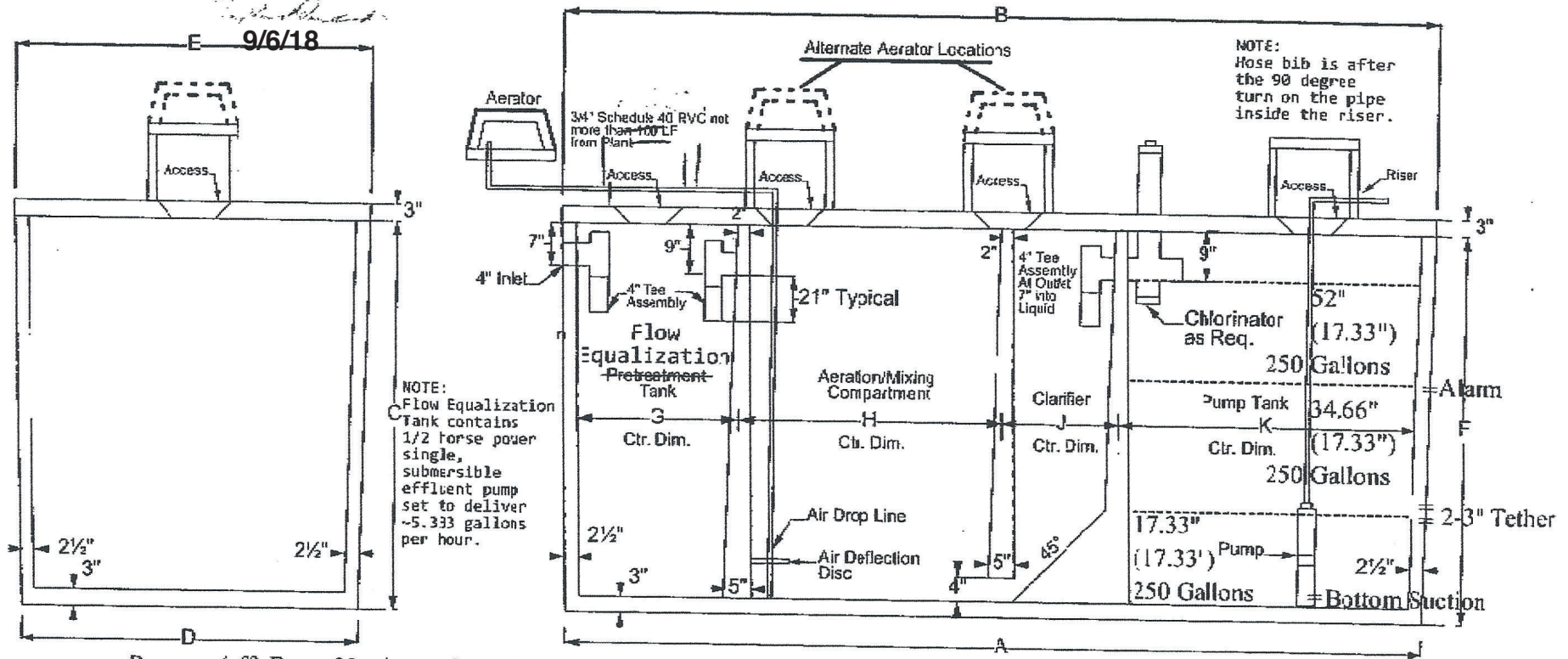


- NOTES:
- THIS OSSF DESIGN MEETS THE REQUIREMENTS OF THE EXISTING CZP.
  - 3" OR 4" SCH 40 SEWER PIPE FROM NEW STRUCTURE WILL BE SLEEVED UNDER DECK TO PROVIDE EQUIVALENT PROTECTION FOR OSSF SETBACK REQUIREMENTS OF TAC 285.
  - 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
  - 1" SCH 40 PURPLE PIPE WILL BE SLEEVED IN SCH 40 PVC PIPE WHERE IT CROSSES UNDER FENCE AND 5' BEYOND. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE OSSF SETBACK REQUIREMENTS OF TAC 285.
  - TOTAL SPRAY AREA = 5769 SF

**REVISED**  
9:20 am, Sep 06, 2018



**AquaAire Sewage Treatment System**  
**Models AA500-3575, AA500-4075, AA500-4050**  
**One Piece with Lid**



Pump on/off: Every 90 minutes for 4.0708 minutes to deliver 4 gallons 16 times a day for a total of 64 gallons per day.  
Alarm set: 34.66" NOTE: Risers to grade are required.

Designation	Treat Capacity	Total Volume	Aeration Volume	Clarifier Volume	A	B	C	D	E	F	G	H	J	K	Pre Tank Volume	Pump Tank Volume
AA500-3575	500GPD	748	56C	18E	162%	165%	64	60	63	64	29%	47%	20%	61%	350 GAL	750 GAL
AA500-4075	500GPD	748	560	18E	167%	170%	64	60	63	64	34%	47%	20%	61%	400 GAL	750 GAL
AA500-4050	500GPD	748	560	18E	148	151	64	60	63	64	34%	47%	20%	42%	400 GAL	500 GAL

## Olvera,Brandon

---

**From:** Olvera,Brandon  
**Sent:** Thursday, September 21, 2023 2:56 PM  
**To:** mrushing@hctc.net  
**Subject:** 116624


RE: 120 Rayner Cove

Serenity Oaks 1

Lot 11

Property Owner & Agent,

We received planning materials for the referenced permit application and found those planning materials to be deficient. To continue processing this permit, we need the following:

-  Show the second structure on application page 1.
- Revise accordingly and resubmit.

If you have any questions, you can email me or call the office.

Thank You,

**Brandon Olvera** | Designated Representative **OS0034792** | Comal County | [www.cceo.org](http://www.cceo.org)  
195 David Jonas Dr, New Braunfels, TX-78132 | t: 830-608-2090 | f: 830-608-2078 | e: olverb@co.comal.tx.us



RECEIVED

By Kathy Griffin at 3:50 pm, Sep 05, 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 8/18/2053

Permit Number 108051

1. APPLICANT / AGENT INFORMATION

116624

Owner Name Michael Rushing & Natalie Rushing Agent Name
Mailing Address 120 Rayner Cove Agent Address
City, State, Zip Spring Branch, TX 78070 City, State, Zip
Phone # 936-661-7202 Phone #
Email email@domain.com Email

2. LOCATION

Subdivision Name Serenity Oaks Unit 1 Lot 11 Block
Survey Name / Abstract Number 450275 Acreage 1.21
Address Same City State Zip

3. TYPE OF DEVELOPMENT

- Single Family Residential
Type of Construction (Home, Mobile, etc.) SFR
Number of Bedrooms 3
Indicate Square Footage of Living Area 1838
Non-Single Family Residential
(Planning materials show adequate for 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

VOID

Miscellaneous

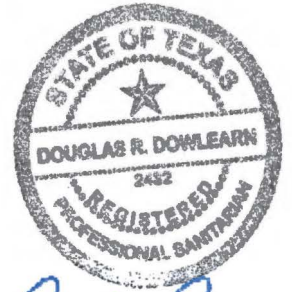
Estimated Cost of Construction: \$ (Structure Only)
Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?
Source of Water Public Private Well Rainwater

4 SIGNATURE OF OWNER

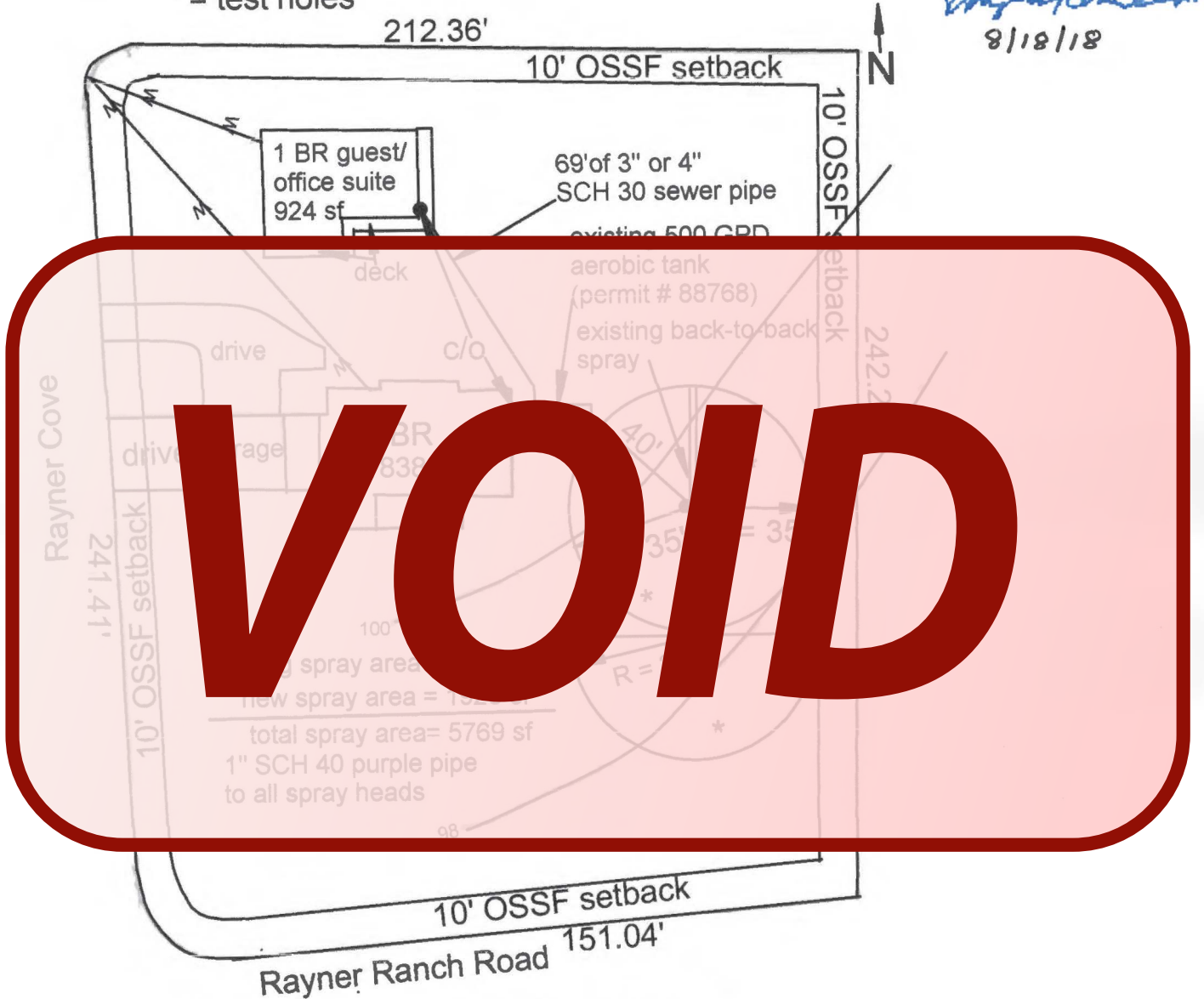
By signing this application, I certify that:
- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described 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.

Michael Rushing Signature of Owner
Natalie Rushing
Date 9/2/2023

Michael W. Rushing  
120 Rayner Cove  
Spring Branch, TX 78070  
Lot 11, Unit 1  
Rayner Ranch  
Comal County  
1" = 30'  
\* = test holes



*Douglas R. Dowlearn*  
8/18/18



Note: this OSSF design meets the requirements of the existing CZP

Note: 3" or 4" SCH 30 sewer pipe from new structure will be sleeved under deck to provide equivalent protection for OSSF setback requirements of TAC 285

2/ATC

FILED BY ATC  
SPRING BRANCH

GF # 4013003998



201506032264 08/11/2015 10:47:10 AM 1/2

After Recording Return To:  
Michael W. Rushing and Natalie A. Rushing  
PO BOX 243  
Leakey, TEXAS 78873

Loan No. 15066677

## TEXAS GENERAL WARRANTY DEED With Vendor's Lien

**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.**

Effective Date: August 7, 2015  
Grantor (whether one or more): Douglas R. Dowlearn and Andrea J. Dowlearn  
Grantee (whether one or more): **Michael W. Rushing**  
Grantee's Mailing Address: 120 Rayner Cv  
Spring Branch, TEXAS 78070

Consideration:  
Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, including a note of the same date in the principal amount of ONE HUNDRED SIXTY-SIX THOUSAND EIGHT HUNDRED AND NO/100 Dollars (\$166,800.00) (the "Note"), executed by the Grantee and payable to the order of Gardner Financial Services LTD, dba Legacy Mutual Mortgage (the "Lender"). The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of the Lender, and by a deed of trust of the same date from the Grantee to CLAYTON SMAISTRILA PC, Trustee for the benefit of the Lender.

Property (including improvements):  
That certain property located in Comal County, Texas to-wit: **LOT 11, RAYNER RANCH UNIT ONE, COMAL COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 14 PAGE (S) 33-35, MAP AND PLAT RECORDS ,COMAL COUNTY, TEXAS.**

Reservations from Conveyance: The first and superior vendor's lien and superior title to secure payment of the Note.

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 to which title is taken subject to; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, or matters apparent from those instruments, including reservations outstanding in parties other than Grantor, other than conveyances of the surface fee estate, that affect the Property; any discrepancies or conflicts in boundary lines; any encroachments or overlapping of improvements; and taxes for the current year and subsequent years, which Grantee assumes and agrees to pay and subsequent assessments for the current year 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 wise belonging; To Have and To Hold unto Grantee, and Grantee's successors and assigns, forever. Grantor, and Grantor's successors and assigns, shall warrant and forever defend all and singular the Property to Grantee and Grantee's 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 Lender, at Grantee's request, has paid in cash to Grantor the portion of the purchase price of the Property that is evidenced by the Note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of the Lender, and are transferred to the Lender without recourse against Grantor.

Douglas R. Dowlearn by Andrea J. Dowlearn  
Douglas R. Dowlearn Date 8-7-15

Andrea J. Dowlearn 8-7-15  
Andrea J. Dowlearn Date

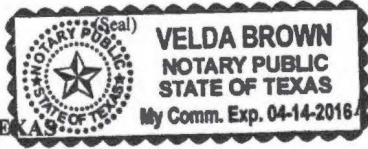
**Acknowledgements**

STATE OF TEXAS  
COUNTY OF Comal

Individual

This instrument was acknowledged before me on July 7, 2015 by Douglas R. Dowlearn and Andrea J. Dowlearn, individually and as attorney-in-fact for Douglas R. Dowlearn

Notary Public  
Printed Name: Velda J. Brown



STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Individual

This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_.

(Seal)

Notary Public  
Printed Name: \_\_\_\_\_

*Corporate/Partnership*

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_ of \_\_\_\_\_, on its behalf.

(Seal)

Notary Public  
Printed Name: \_\_\_\_\_

*Attorney-in-Fact*

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, attorney-in-fact on behalf of \_\_\_\_\_.

(Seal)

Notary Public  
Printed Name: \_\_\_\_\_

Filed and Recorded  
Official Public Records  
Bobbie Koopp, County Clerk  
Comal County, Texas  
08/11/2015 10:47:10 AM  
LAURA 2 Page(s)  
201506032264



*Bobbie Koopp*

**This Instrument Prepared By:**

Shauna Curphey, Attorney  
3519 NE 15th Avenue, #155  
Portland, OR 97212  
Bar # 24090632

**After Recording Return To &  
Mail tax statements to:**

Michael W. Rushing and Natalie A. Rushing  
120 Rayner Cover  
Spring Branch, TX 78070

**Property ID#:** 450275001100

**Order #:** 18-4581

T-T3:593

## WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**STATE OF TEXAS  
COMAL COUNTY**

This WARRANTY DEED is made this 24<sup>th</sup> day of August, 2018, by MICHAEL W. RUSHING, married who acquired title without marital status, whose address is 120 Rayner Cover, Spring Branch, TX 78070, hereinafter "Grantor," and MICHAEL W. RUSHING and NATALIE A. RUSHING, husband and wife, as joint tenants with rights of survivorship, whose address is 120 Rayner Cover, Spring Branch, TX 78070, hereinafter "Grantee."

WITNESSETH, that said Grantor, for in consideration of the sum of ZERO and 00/100 (\$0.00) dollars, to Grantor in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, hereby grants, sells and conveys unto the said Grantee forever, all right, title and interest that the Grantor has in the real property situated in Comal County, State of Texas, and described as:

**SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A**

Commonly Known As: 120 Rayner Cover, Spring Branch, TX 78070

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto or in anywise belonging unto the Grantee, and Grantee's successors and assigns forever; and Grantor does hereby bind Grantor, Grantor's successors, assigns, and administrators to WARRANT AND FOREVER DEFEND the said premises unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

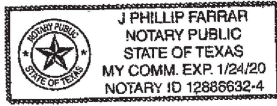
SUBJECT TO the following matters relating to the above-described property, but only to the extent they are in effect at this time: Any and all restrictions, covenants, conditions and easements, but only to the extent they are shown of record in the above-mentioned County and State; and all zoning laws, regulations and ordinances of municipal and/or other governmental authorities.


EXECUTED on the day and year first written above.



MICHAEL W. RUSHING

The foregoing instrument was acknowledged before me this 24 day of August, 2018, by MICHAEL W. RUSHING.



  
Notary Public  
My commission expires: 01/24/2020

DISCLAIMER: By signing/accepting this deed, Grantor/Grantee acknowledge that preparer does not represent either party. The preparer makes no representation other than the validity of the form of this instrument. Preparer did not perform a title search on, or a boundary survey of, the property conveyed and makes no representation as to status of the title, property use or zoning regulations. Preparer has offered no legal advice to the Grantor or Grantee on: the type of deed to use, the tenancy created, nor any other legal or tax implication of this conveyance. If Grantor or Grantee want this advice, they should seek independent legal counsel.

**EXHIBIT A**

LOT ELEVEN (11), RAYNER RANCH UNIT ONE (1), COMAL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14, PAGE(S) 33-35, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

120 RAYNER COVER, SPRING BRANCH TEXAS 78070

PARCEL # 450275001100

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
09/07/2018 11:05:21 AM  
TERRI 3 Pages(s)  
201806035518



*Bobbie Koepf*