



# COMAL COUNTY

## ENGINEER'S OFFICE

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

Issued This Date: **02/07/2024**

Permit Number: **116641**

Location Description: **112 BEAR CREEK TRL  
NEW BRAUNFELS, TX 78132**

Subdivision: **A.B. DOBSON S#949, A-807, P. HERNANDEZ S**  
Unit: **0**  
Lot: **0**  
Block: **0**  
Acreage: **22.0000**

Type of System: **Aerobic  
Surface Irrigation**

Issued to: **MICHAEL SHAWN CORZINE**

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**

Assistant  
**OS0034792**

ENVIRONMENTAL HEALTH INSPECTOR

**OS0038255**

ENVIRONMENTAL HEALTH COORDINATOR

# Comal County Environmental Health

## OSSF Inspection Sheet

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

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

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

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

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

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

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

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

Permit#:

Address:

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

Inspector Notes:

**Comal County Environmental Health  
OSSF Inspection Sheet**

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

**Comal County Environmental Health  
OSSF Inspection Sheet**

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



**Comal County Environmental Health  
OSSF Inspection Sheet**

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

**Comal County Environmental Health  
OSSF Inspection Sheet**

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

**From:** [Ritzen, Brenda](#)  
**To:** [Kyle Krohn](#); [Allen, Corey](#); [Hendry, Clint](#); [Olvera, Brandon](#); [Connor, James F](#)  
**Subject:** RE: 116641 112 Bear Creek Trail  
**Date:** Friday, February 2, 2024 1:19:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image004.png](#)

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Kyle,

Once pipe has been protected please contact our office for inspection.

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:** Kyle Krohn <[kyle@psseptics.com](mailto:kyle@psseptics.com)>  
**Sent:** Friday, February 2, 2024 8:16 AM  
**To:** Allen, Corey <[Allenc@co.comal.tx.us](mailto:Allenc@co.comal.tx.us)>; Hendry, Clint <[hendrc@co.comal.tx.us](mailto:hendrc@co.comal.tx.us)>; Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>; Olvera, Brandon <[Olverb@co.comal.tx.us](mailto:Olverb@co.comal.tx.us)>; Connor, James F <[connoj@co.comal.tx.us](mailto:connoj@co.comal.tx.us)>  
**Subject:** Re: 116641 112 Bear Creek Trail

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- Comal IT

Corey we cannot find manufacturer literature that says sch 80 is UV resistant, but we did find a technical document about making it UV resistant. PDF attached from manufacturer

Get [Outlook for iOS](#)

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**From:** Allen, Corey <[Allenc@co.comal.tx.us](mailto:Allenc@co.comal.tx.us)>  
**Sent:** Friday, February 2, 2024 8:11:13 AM  
**To:** Hendry, Clint <[hendrc@co.comal.tx.us](mailto:hendrc@co.comal.tx.us)>; Kyle Krohn <[kyle@psseptics.com](mailto:kyle@psseptics.com)>; Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>; Olvera, Brandon <[Olverb@co.comal.tx.us](mailto:Olverb@co.comal.tx.us)>; Connor, James F <[connoj@co.comal.tx.us](mailto:connoj@co.comal.tx.us)>  
**Subject:** 116641 112 Bear Creek Trail

Kyle,

Bear Creek trail is all covered and does not require an inspection. However, we need documentation of the schedule 80 being uv resistant since it is exposed to the elements.

12/6/23 CA: Seed present installer to provide documentation of uv resistance of schedule 80



**Corey Allen**  
Environmental Health Inspector  
OS0036769  
830-643-3762  
[allenc@co.comal.tx.us](mailto:allenc@co.comal.tx.us)

Note: Beginning January 1, 2024 our reinspection fees will be changing to \$150.00. Permit fee includes 3 inspections, \$150 each additional inspection

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**From:** Hendry, Clint <[hendrc@co.comal.tx.us](mailto:hendrc@co.comal.tx.us)>  
**Sent:** Thursday, February 1, 2024 4:03 PM  
**To:** Kyle Krohn <[kyle@psseptics.com](mailto:kyle@psseptics.com)>; Allen, Corey <[Allenc@co.comal.tx.us](mailto:Allenc@co.comal.tx.us)>; Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>; Olvera, Brandon <[Olverb@co.comal.tx.us](mailto:Olverb@co.comal.tx.us)>; Connor, James F <[connoj@co.comal.tx.us](mailto:connoj@co.comal.tx.us)>  
**Subject:** RE: Request for inspections

All inspections have been scheduled for tomorrow, Friday 2/2, as requested. However, the following permits will require a re-inspection fee before we can go out:

114639 1260 Salt Lick  
116641 112 Bear Creek

Thanks!



# TECHNICAL BULLETIN

JANUARY 2009

## THE EFFECTS OF SUNLIGHT EXPOSURE ON PVC PIPE AND CONDUIT

### INTRODUCTION

The sun emits visible and non-visible radiation. One component of non-visible radiation is ultraviolet (UV) light. Like many other substances, PVC plastics are affected by exposure to UV radiation. This bulletin will provide information on the effects sunlight exposure has on PVC, what the resulting consequences are for PVC pipe and conduit, and what can be done to prevent the effects of UV radiation.

### THE EFFECTS OF SUNLIGHT EXPOSURE

The exposure of PVC to the UV component of sunlight results in PVC molecules in the first .001" to .002" of exposed surface becoming permanently converted to a complex structure typified by polyene formations. The result is a brownish discoloration, often termed "UV Discoloration," "UV Degradation," or simply "Sunburn." This discoloration varies depending on the original color of the pipe. White pipe will turn yellow to brown in color. Blue, green, or purple pipe will "sun bleach." Grey pipe will have brown or black streaks. UV discoloration does not occur where PVC is not exposed to sunlight, and ceases when exposure ends.

The discoloration process is time dependent, and can be slowed with the addition of UV absorbers in the PVC compound. The most common additive used for this purpose is titanium dioxide, which also functions as a pigment. Titanium dioxide imparts a beige to bright white color to PVC compounds, depending upon the type used.

### THE CONSEQUENCES OF SUNLIGHT EXPOSURE FOR PVC PIPE AND CONDUIT

Research has been done to determine the effects of long-term (two year) sunlight exposure on PVC pipe (See "UNI-TR-5: The Effects of Ultraviolet Aging on PVC Pipe," by the Uni-Bell PVC Pipe Association). Other than the visible discoloration, the following summarizes the results on pipe physical properties:

PHYSICAL PROPERTY	PERFORMANCE CHARACTERISTIC	EFFECT OF SUNLIGHT EXPOSURE
Impact Strength	Impact Resistance	Decreased
Tensile Strength	Pressure Capacity	No effect
Modulus	Pipe Stiffness	No effect

The research indicates that the sole performance characteristic adversely affected by sunlight exposure is impact resistance. Depending upon the type of pipe, additional care may be required during pipe handling and installation to avoid potential breakage. Once installed, however, there will be no effect on the pipe's pressure capacity and external load capacity.



The degree to which impact strength is affected by sunlight depends upon a number of variables, including: time of exposure, climatic conditions, diameter of pipe, wall thickness of pipe, and type of PVC compound used. Because of these variables, it is impossible to state how long it will take before the effects of sunlight exposure become noticeable. In general, pipes of smaller diameter and thinner wall will exhibit more effect from sunlight exposure than larger, thicker-walled pipe. The effect of sunlight exposure on thickwalled pressure pipes such as those made to AWWA C900 and C905 is almost unnoticeable, other than the surface discoloration.

The tapping of UV-discolored pressure pipes has been a topic of concern. However, the PVC pipe industry has found no evidence of tapping failures due to UV discoloration.

JM Eagle's Schedule 40 and Schedule 80 NSF listed electrical conduit has been tested for sunlight resistance according to UL 651 requirements and is listed for continuous outdoor exposed use. The test is based on izod impact testing, not color retention.

## PREVENTION OF UV DISCOLORATION

For permanent above-ground PVC pipe installations, it is recommended that the pipe be protected from sunlight exposure. This can be accomplished by wrapping the pipe with an opaque material, or more commonly, by painting it. If the pipe is to be painted, a water-based latex paint formulated for exterior use is recommended. Oil or solvent-based paints may damage the pipe and/or not adhere well. In order to minimize heat build-up, white or light-colored latex paints are best.

Pipe that is going to be stored for a long period of time (one to two years or more) may be protected from the sun with light colored tarps. The tarps should be placed so as to allow for adequate ventilation to prevent heat build-up.

## GASKETS

PVC pipe gaskets are formulated to withstand UV exposure under common storage practices for PVC pipe. PVC pipe and gaskets can be used after prolonged storage above ground under normal conditions and it is not necessary to replace the gaskets unless there are signs of degradation such as cracking.

As a standard practice, the installer should inspect the pipe and gaskets for any signs of deformation, cracking, or physical damage prior to assembly. Such pipe should not be installed.















**From:** [Ritzen, Brenda](#)  
**To:** [Greg Johnson](#)  
**Cc:** [Kyle Krohn](#); [Roy Ackey](#); [Traci Field](#)  
**Subject:** RE: 112 BEAR CREEK TRAIL - CORZINE #116641  
**Date:** Wednesday, December 6, 2023 7:55:00 AM  
**Attachments:** [image001.png](#)

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Greg,

Please provide verification that the Sch-80 PVC is UV protected.

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:** Greg Johnson <gregjohnsonpe@yahoo.com>  
**Sent:** Tuesday, December 5, 2023 11:23 AM  
**To:** Ritzen, Brenda <rabbjr@co.comal.tx.us>  
**Cc:** Kyle Krohn <kyle@psseptics.com>; Roy Ackey <roya@gvvc.com>; Traci Field <traci@psseptics.com>  
**Subject:** 112 BEAR CREEK TRAIL - CORZINE #116641

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- Comal IT

SHOWING SCH-80 PVC WITHIN FIVE FEET OF BUTTER BLOCK WALL.  
UV PROTECTED (GRAY) SCH-80 PVC WHERE EXPOSED TO SUNLIGHT.  
THX,  
GREG

Send for Greg W. Johnson, P.E., R.S.)

170 Hollow Oak



# 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: 116641  
Issued This Date: 09/20/2023  
This permit is hereby given to: MICHAEL SHAWN CORZINE

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

112 BEAR CREEK TRL  
NEW BRAUNFELS, TX 78132

Subdivision: A.B. DOBSON S#949, A-807, P. HERNANDEZ S  
Unit: 0  
Lot: 0  
Block: 0  
Acreage: 22.0000

#### 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.

**From:** [Laure Middleton](#)  
**To:** [Hernandez, Sandra](#); [katelyn@psseptics.com](mailto:katelyn@psseptics.com)  
**Cc:** [Ritzen, Brenda](#); [Olvera, Brandon](#); [Vollbrecht, David](#); [Molina, Ashley](#)  
**Subject:** RE: Permit 116641 - 112 Bear Creek Trail  
**Date:** Wednesday, September 20, 2023 12:32:20 PM  
**Attachments:** [image001.png](#)  
[EmailLogo-Small\\_c6d86cff-0062-47bb-89b0-351933562e2d.png](#)

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Good afternoon Sandra,

The deed history for the current configuration of this property dates to 1/10/1979, prior to the adoption of the city's subdivision platting ordinance. Therefore, the city considers this to be a legally created lot. Please let me know if you have any questions or concerns.

Kind regards,  
Laure Middleton



Laure Middleton  
Planner | Planning and Development Services  
550 Landa St | New Braunfels, TX 78130  
830-221-4054 | [lmiddleton@newbraunfels.gov](mailto:lmiddleton@newbraunfels.gov)

Do you have a question about a permit? Check out the [Citizen Portal](#).

We would like to hear from you! [Click here](#) to provide your input on the land development ordinance update.

This email, plus any attachments, may constitute a public record of the City of New Braunfels and may be subject to public disclosure under the [Texas Public Information Act](#).

**Please take a moment to complete the City of New Braunfels [Customer Satisfaction Survey](#).**

**From:** Hernandez, Sandra <[rabsah@co.comal.tx.us](mailto:rabsah@co.comal.tx.us)>  
**Sent:** Monday, September 11, 2023 1:27 PM  
**To:** [katelyn@psseptics.com](mailto:katelyn@psseptics.com)  
**Cc:** Laure Middleton <[lmiddleton@newbraunfels.gov](mailto:lmiddleton@newbraunfels.gov)>; Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>; Olvera, Brandon <[Olverb@co.comal.tx.us](mailto:Olverb@co.comal.tx.us)>; Vollbrecht, David <[vollbd@co.comal.tx.us](mailto:vollbd@co.comal.tx.us)>; Molina, Ashley <[haegea@co.comal.tx.us](mailto:haegea@co.comal.tx.us)>  
**Subject:** Permit 116641 - 112 Bear Creek Trail

**Caution: 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.**

RE: 112 Bear Creek Trail – Permit 116641

Good afternoon Michael,

We received a septic permit application in our office for the referenced property today (see attachment). This property shows to be in the jurisdiction of the City of New Braunfels, so we are including the city in this email. Please be advised that you will need to contact Laure Middleton (830-221-4054) with the City of New Braunfels to verify this tract is compliant with their subdivision regulations and provide confirmation to our office that indicates this tract is compliant. Thank you,

**From:** [Hernandez, Sandra](#)  
**To:** [katelyn@psseptics.com](mailto:katelyn@psseptics.com)  
**Cc:** [Laure Middleton](#); [Ritzen, Brenda](#); [Olvera, Brandon](#); [Vollbrecht, David](#); [Molina, Ashley](#)  
**Subject:** Permit 116641 - 112 Bear Creek Trail  
**Date:** Monday, September 11, 2023 1:26:00 PM  
**Attachments:** [Permit 116641.pdf](#)  
[image001.png](#)

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RE: 112 Bear Creek Trail – Permit 116641

Good afternoon Michael,

We received a septic permit application in our office for the referenced property today (see attachment). This property shows to be in the jurisdiction of the City of New Braunfels, so we are including the city in this email. Please be advised that you will need to contact Laure Middleton (830-221-4054) with the City of New Braunfels to verify this tract is compliant with their subdivision regulations and provide confirmation to our office that indicates this tract is compliant.

Thank you,



*Sandra Ann Hernandez*

**Subdivision Coordinator**

Comal County Engineer's Office

195 David Jonas Drive | 830-608-2090 | [www.cceo.org](http://www.cceo.org)



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 7-19-2023

Permit Number 116641

### 1. APPLICANT / AGENT INFORMATION

Owner Name MICHAEL SHAWN CORZINE  
Mailing Address c/o 23011 FM 306  
City, State, Zip Canyon Lake, TX 78133  
Phone # 830-935-4936  
Email katelyn@psseptics.com

Agent Name GREG W. JOHNSON, P.E.  
Agent Address 170 Hollow Oak  
City, State, Zip New Braunfels, TX 78132  
Phone # 830-905-2778  
Email gregjohnsonpe@yahoo.com

### 2. LOCATION

Subdivision Name \_\_\_\_\_ Unit \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
Survey Name / Abstract Number A.B. DOBSON SUR. NO. 949, ABS. 807 & P. HERNANDEZ SUR. 299, ABS. 212 Acreage 22  
Address 112 BEAR CREEK TRAIL City NEW BRAUNFELS State TX Zip 78132

### 3. TYPE OF DEVELOPMENT

☒ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) HOUSE

Number of Bedrooms 4

Indicate Sq Ft of Living Area 2829

☐ 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: \$ 550,000 (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

### 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 Michael Shaw Corzine

Date 7-19-2023

#116641

\*\*\* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \*\*\*

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN  
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

**REVISED**

11:17 am, Nov 15, 2023

Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) MAXX AIR  
M-600 Absorption/Application Area (Sq Ft) 4926

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 P.E. or R.S. 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: \_\_\_\_\_



**FIRM #2585**

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

July 31, 2023  
Date

**AFFIDAVIT****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 (OSSFs), this document is filed in the Deed Records of Comal County, Texas.

**I**

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, 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.

**II**

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

UNIT/PHASE/SECTION \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_ SUBDIVISION \_\_\_\_\_  
 IF NOT IN SUBDIVISION: 22 ACREAGE \_\_\_\_\_ SURVEY \_\_\_\_\_  
 A.B. DOBSON SURVEY #949, A-807, &  
 P. HERNANDEZ SURVEY #299, A-212

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

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 20 DAY OF July, 2023

M. Shawn Corzine  
 Owner(s) signature(s)

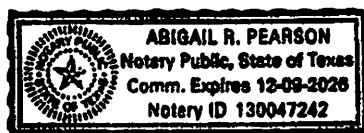
MICHAEL SHAWN CORZINE

MICHAEL SHAWN CORZINE

Owner (s) Printed name (s)

July 20, 2023 SWORN TO AND SUBSCRIBED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

Bobbie Koepp  
 Notary Public Signature



(Notary Seal Here)

THIS AREA FOR COMAL COUNTY CLERK RECORDING PURPOSES ONLY

Filed and Recorded  
 Official Public Records  
 Bobbie Koepp, County Clerk  
 Comal County, Texas  
 09/08/2023 01:04:22 PM  
 TERRI 1 Pages(s)  
 202306029094



Bobbie Koepp



**THE COUNTY OF COMAL  
STATE OF TEXAS**

**CERTIFICATION OF SINGLE FAMILY DWELLING**

According to Texas Commission of Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of COMAL COUNTY, TEXAS.

I

Before me this day appeared MICHAEL SHAWN CORZINE, being the owners of the referenced property at 112 BEAR CREEK TRAIL. They further state that the Residence and any additional living space on this property will be occupied only by a single family.

An OSSF requiring a Certification of Single Family Dwelling, will be installed on the property described as:

\_\_\_\_ UNIT \_\_\_\_ BLOCK \_\_\_\_ LOT \_\_\_\_ SUBDIVISION

IF NOT IN SUBDIVISION: 22.0 ACREAGE A.B. DOBSON S#949, A-807, & P. HERNANDEZ S#299, A-212 SURVEY

The property is owned by MICHAEL SHAWN CORZINE

WITNESS MY HAND ON THIS 28 OF DAY OF August, 20 23.

x M. Shawn Corzine  
OWNER (SIGNATURE)

\_\_\_\_\_  
OWNER (SIGNATURE)

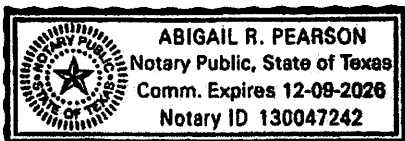
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 28 DAY OF August, 20 23 BY

MICHAEL SHAWN CORZINE

OWNER NAME (PRINTED)

\_\_\_\_\_  
OWNER NAME (PRINTED)

Abigail R. Pearson  
Notary Public Signature



(Notary Seal)



# **Luna Environmental Service Agreement**

**(Formerly AMS & PS Septic Supply)**

## **Agreement**

**I. General:** This work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between the Client and Luna Environmental, LLC (hereinafter referred to as Contractor), located at 4222 FM 482 New Braunfels, Texas 78132, (830-312-8776) or (830-850-0080). By this agreement, Contractor agrees to render services, as described herein, and Client agrees to fulfill his/her/ their responsibilities under the agreement as described herein.

**II. Effective Dates:** If this is an Initial Install Contract, the contract will be for three years and BEGINS when the License To Operate (LTO) has been issued. A 30-day written notice is required if there is a cancellation before the year of the agreement is up. The written notice will be sent to the local regulatory Agency and any of the agreement unused funds is non-refundable.

**III. Contractor or Client, if choosing to terminate the contract, must give the other party and the local regulatory Agency written notice Thirty (30) Days prior to the ending of the Contract.**

**IV. Services by Contractor:** Contractor will provide the following services (Referred to as the "Services").

- 1. In compliance with the Local Regulatory Agency and Manufacture's requirements, inspect and perform routine maintenance and upkeep on all parts within the On-Site Sewage Facility (hereafter referred to as the "OSSF") three times per year. The contractor does not provide chlorine. Client is solely responsible for maintaining the chlorine in the chlorinator at all times.**
- 2. Contractor will provide a weatherproof tag on the control panel containing company name, phone number and inspection dates.**
- 3. Contractor will do inspections 3 times a year, every 4 months.**
- 4. Contractor will report all findings to the appropriate regulatory and authority and to the Client, as required by both the State's On-Site rules and the local Agency's rules. All findings must be reported to local Agency's within 14 days, email is acceptable.**
- 5. The contractor's inspection will include the following: Effluent Quality (Color, Turbidity, overflow and Odor), Alarm Function Filters, Operation of Effluent Pump and Chlorine Availability in the**

Chlorinator, (BOD and TSS Annually on Commercial Accounts, Client is responsible for charges for test)

6. Contractor will respond to client calls and complaints, regarding visual or audible alarms, suspicious conditions and or problems that might confront the Client within 48 hours, excluding weekend and holidays. The Contractor will maintain a 24-hour answering service at 830-312-8776. The unscheduled responses may be billed to the client at a going rate.

#### **V. Clients Responsibilities:**

1. Maintain Chlorinator and Proper Chlorine supply, if OSSF is equipped with.
2. Provide all necessary lawn or yard maintenance and remove all obstacles, including dogs and other animals as needed to allow the OSSF to function properly and to allow the Contractor easy and safe access to all parts of the OSSF.
3. Immediately notify the Contractor of any alarms or problems with, including failure of the OSSF.
4. Provide for pumping of the tanks, generally every 3 years or as suggested by the Contractor at Clients own expense.
5. Upon receiving a written notification of services needed from the Contractor, it becomes the Client's responsibility to contact the Contractor to authorize the service.
6. Contractor will not be responsible for any warranty work; Client must contact the Installer for Warranty Problems.
7. Not allow the backwash from water treatment of water conditioning equipment to enter the OSSF.
8. Maintain site drainage to prevent adverse effects on OSSF.
9. Promptly and fully pay Contractor's Bills, Fees or invoices as described herein.

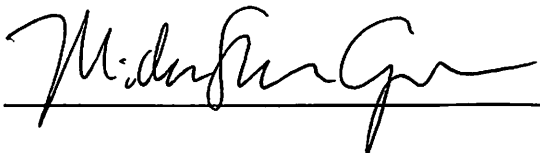
VI. Contractor will schedule with client, dates to perform the above-described Services of repairs. If Contractor is not able to access the site on the date of appointment, a charge of \$75.00 will be billed if the inspection for repairs is not able to be completed and are required to be scheduled on another date. The contractor requires access to the OSSF electrical and physical components, including tanks, by means of man ways or risers for the purpose of evaluation of system and equipment as required by the manufacturer and /or rules. If such man ways or risers are not in place, excavation together with other labor and materials will be required and be billed to the Client an additional service at a rate of \$75.00 per hour plus materials billed at list process. Excavated soil is to be replaced as best as reasonably possible.

VII. Payments: The fee for this agreement only covers the Services described herein. This fee does not cover equipment or labor supplied for non-warranty repairs or for charges for unscheduled Client request trips to the Client's site of pumping of the OSSF. Payments not received within 30 days from the date will be subject to a \$30.00 late penalty and or a 1.5% carrying charge, whichever is greater, in addition to reasonable attorney's fees. All cost of collection incurred by contractor in collection of any unpaid debt. By signing this contract, the Client is authorizing the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and removal of said parts. Invoice due when service is completed. The contract fee is \$ INCLUDED WITH SEPTIC.

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

Client

Print Name: MICHAEL SHAWN CORZINE

Signature: 

Client Address: 112 BEAR CREEK TRAIL

Client Phone Number: 830-214-3328

Email Address: shawn@silverpointsenior.com

Contractor Luna Environmental LLC:

MP Signature: Ryan Seidensticker

MP NUMBER: 0001708

Contract Date: LTO to 3 YEARS FROM LTO County: COMAL

Permit #: \_\_\_\_\_

Greg W. Johnson, P.E.  
170 Hollow Oak  
New Braunfels, Texas 78132  
830/905-2778

July 31, 2023

Comal County Office of Environmental Health  
195 David Jonas Drive  
New Braunfels, Texas 78132-3760

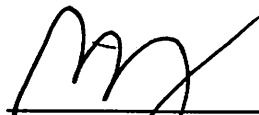
RE- SEPTIC DESIGN  
112 BEAR CREEK TRAIL  
A.B. DOBSON S#949, A-807, & P. HERNANDEZ S#299, A-212, 22 AC  
NEW BRAUNFELS, TX 78132  
CORZINE RESIDENCE

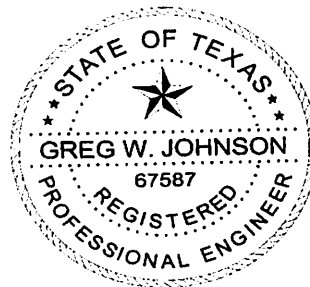
Ms. Brenda Ritzen/ Brandon,

The referenced property is located within the Edwards Aquifer Recharge Zone. This property is exempt from a WPAP because it is not a regulated activity according to §213.3(28)(B)(v). To my knowledge no WPAP exists for this property.

Temporary erosion and sedimentation controls should be utilized as necessary prior to construction. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, activities must be suspended immediately and the applicant or his agent must immediately notify the TCEQ Regional Office. After that operations can only proceed after the Executive Director approves required additional engineered impact plans.

Designed in accordance with Chapter 285, Subchapter D, §285.40, 285.41, & 285.42, Texas Commission on Environmental Quality (Effective December 29, 2016).

 07/31/23  
Greg W. Johnson, P.E. No. 67587/F#2585  
170 Hollow Oak  
New Braunfels, Texas 78132 - 830/905-2778



# ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: July 28, 2023

Site Location: 22.00 ACRES OUT OF THE A.B. DOBSON SURVEY No. 949, A-807 & P. HERNANDEZ SURVEY No. 299, A-212

Proposed Excavation Depth: N/A

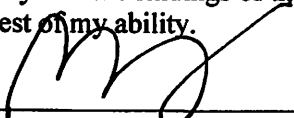
**Requirements:**

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.  
Locations of soil boring or dug pits must be shown on the site drawing.  
For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.  
Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

SOIL BORING NUMBER <u>        </u> SURFACE EVALUATION <u>        </u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	III	CLAY LOAM	N/A	NONE OBSERVED	LIMESTONE @ 6"	BROWN
1						
2						
3						
4						
5						

SOIL BORING NUMBER <u>        </u> SURFACE EVALUATION <u>        </u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	SAME		AS		ABOVE	
1						
2						
3						
4						
5						

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

  
Greg W. Johnson, P.E. 67587-F2585, S.E. 11561

07/28/2023  
Date

11:17 am, Nov 15, 2023

**FIRM #2585**

**From:** [Greg Johnson](#)  
**To:** [Ritzen, Brenda](#)  
**Cc:** [Kyle Krohn](#); [Roy Ackey](#); [Traci Field](#)  
**Subject:** 112 BEAR CREEK TRAIL - CORZINE #116641  
**Date:** Tuesday, December 5, 2023 11:24:17 AM  
**Attachments:** [112 BEAR CREEK RD - CORZINE #116641 REV.pdf](#)

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**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

---

SHOWING SCH-80 PVC WITHIN FIVE FEET OF BUTTER BLOCK WALL.  
UV PROTECTED (GRAY) SCH-80 PVC WHERE EXPOSED TO SUNLIGHT.  
THX,  
GREG

Send for Greg W. Johnson, P.E., R.S.)

170 Hollow Oak

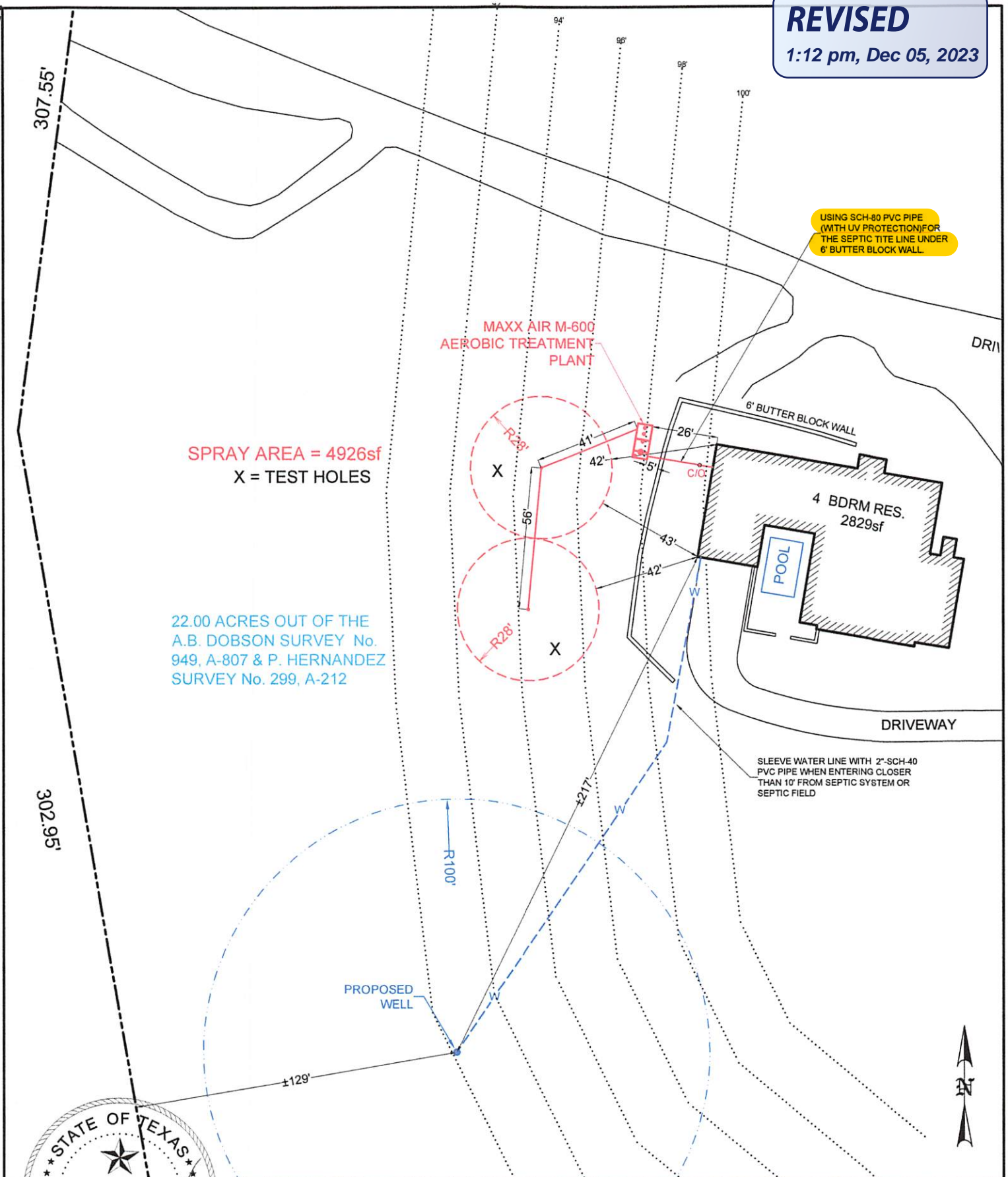
New Braunfels, TX 78132

Office/Fax (830) 905-2778

Email: [gregjohnsonpe@yahoo.com](mailto:gregjohnsonpe@yahoo.com)

**REVISED**

1:12 pm, Dec 05, 2023



OWNER:	MICHAEL SHAWN CORZINE	DRAWN BY:	EJS III
STREET ADDRESS:	112 BEAR CREEK TRAIL		
LEGAL DESC:	A.B. DOBSON SURVEY No. 949, A-807 & P. HERNANDEZ SURVEY No. 299, A-212	ACREAGE:	22.00
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'
		DATE:	7/31/2023
		2nd REVISION:	12/5/2023



# 116641

**REVISED**

1:12 pm, Dec 05, 2023

BEAR CREEK TRAIL

SPRAY AREA = 4000'±  
X = TEST HOLES22.00 ACRES OUT OF THE  
A.B. DOBSON SURVEY No. 949,  
A-807 & P. HERNANDEZ  
SURVEY No. 299, A-21222.00 ACRES OUT OF  
THE A.B. DOBSON  
SURVEY No. 949,  
A-807 & P.  
HERNANDEZ SURVEY  
No. 299, A-212EXISTING  
RESIDENCEEXISTING  
NON-FACED  
SEPTIC SYSTEM  
PERMIT #158729

OWNER:	MICHAEL SHAWN CORZINE			DRAWN BY:	EJS III	
STREET ADDRESS:	112 BEAR CREEK TRAIL					
LEGAL DESC:	A.B. DOBSON SURVEY No. 949, A-807 & P. HERNANDEZ SURVEY No. 299, A-212				ACREAGE:	22.00
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	N.T.S.	DATE:	7/31/2023	2nd REVISION: 12/5/2023

**VOID**

**REVISED**

11:17 am, Nov 15, 2023

307.55'

SLEEVE SEPTIC LINE WITH  
SCH-40 WITHIN 5' AND UNDER  
6" BUTTER BLOCK WALL.

MAXX AIR M-600  
AEROBIC TREATMENT  
PLANT

SPRAY AREA = 4926sf  
X = TEST HOLES

22.00 ACRES OUT OF THE  
A.B. DOBSON SURVEY No.  
949, A-807 & P. HERNANDEZ  
SURVEY No. 299, A-212

**VOID**

6" BUTTER BLOCK WALL

4 BDRM RES.  
2829sf

POOL

DRIVEWAY

SLEEVE WATER LINE WITH 2"-SCH-40  
PVC PIPE WHEN ENTERING CLOSER  
THAN 10' FROM SEPTIC SYSTEM OR  
SEPTIC FIELD

302.95'

R100'

PROPOSED  
WELL

±129'



OWNER: MICHAEL SHAWN CORZINE			DRAWN BY: EJS III		
STREET ADDRESS: 112 BEAR CREEK TRAIL					
LEGAL DESC: A.B. DOBSON SURVEY No. 949, A-807 & P. HERNANDEZ SURVEY No. 299, A-212				ACREAGE: 22.00	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: 1"=50'	DATE: 7/31/2023		REVISED: 11/15/2023

**VOID**

**REVISED**

11:17 am, Nov 15, 2023

BEAR CREEK TRAIL

SPRAY AREA = 4020W  
X = TEST HOLES

22.00 ACRES OUT OF THE  
A.B. DOBSON SURVEY No. 949,  
A-807 & P. HERNANDEZ  
SURVEY No. 299, A-212

22.00 ACRES OUT OF  
THE A.B. DOBSON  
SURVEY No. 949,  
A-807 & P.  
HERNANDEZ SURVEY  
No. 299, A-212

**VOID**

EXISTING  
NON-FALLING  
SEPTIC SYSTEM  
PERMIT #150728



OWNER:	MICHAEL SHAWN CORZINE	DRAWN BY:	EJS III
STREET ADDRESS:	112 BEAR CREEK TRAIL		
LEGAL DESC:	A.B. DOBSON SURVEY No. 949, A-807 & P. HERNANDEZ SURVEY No. 299, A-212	ACREAGE:	22.00
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	N.T.S.
		DATE:	7/31/2023
		REVISED:	11/15/2023



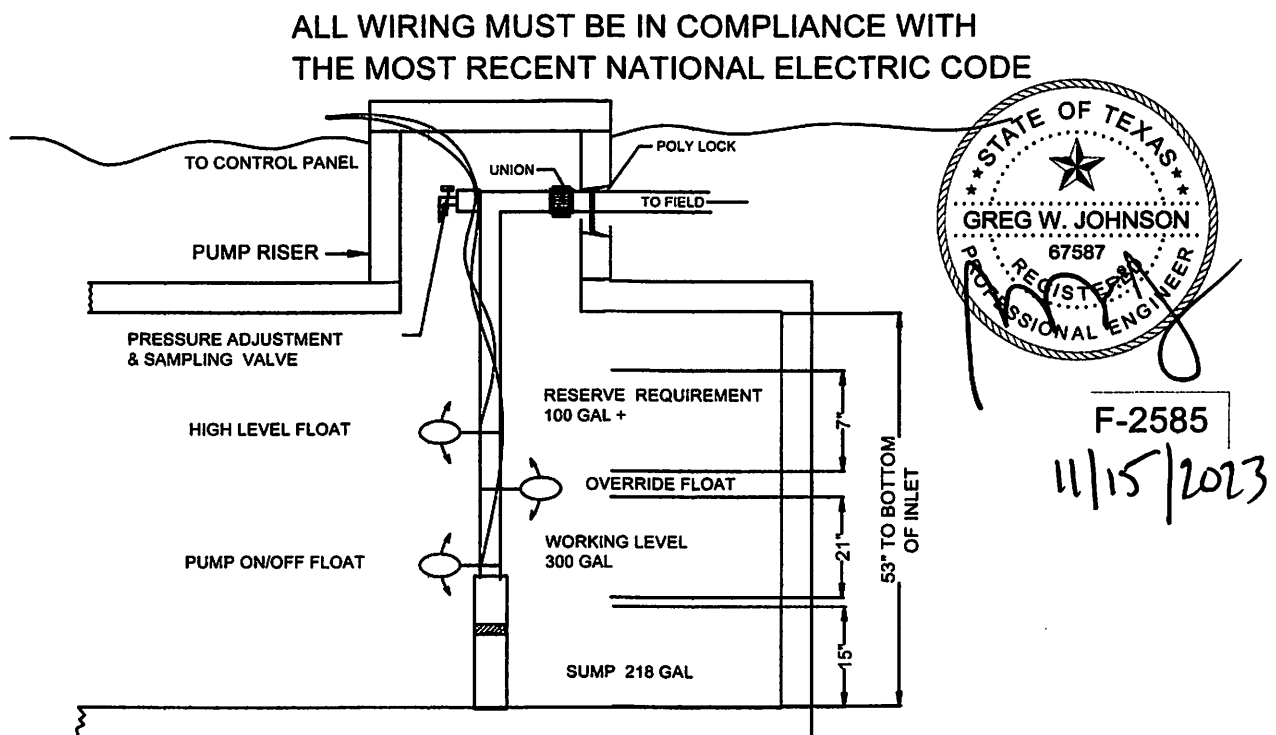
**TANK NOTES:**

Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

A two way sanitary tee is required between residence and tank.

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks



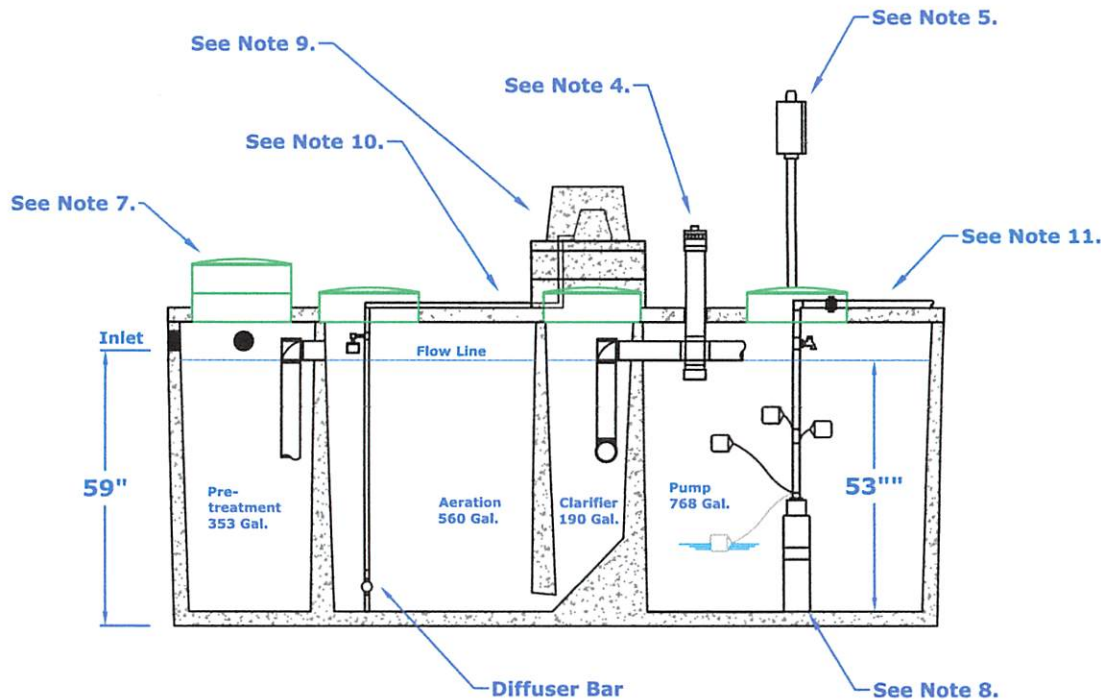
**TYPICAL PUMP TANK CONFIGURATION  
MAXX AIR M600 768 GAL PUMP TANK**

**REVISED**

11:18 am, Nov 15, 2023

**GENERAL NOTES:**

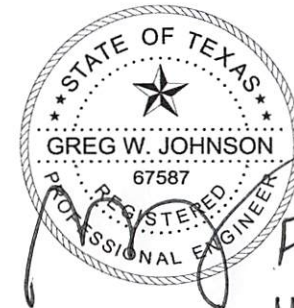
1. Plant structure material to be precast concrete and steel.
2. Weight = 14,900 lbs.
3. Treatment capacity is 600 GPD. BOD Loading = 1.62 lbs. per day.
4. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
5. Control Center w/ Timer for night spray application.
7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.

**DIMENSIONS:**

Outside Height: 67"  
 Outside Width: 63"  
 Outside Length: 164"

**MINIMUM EXCAVATION DIMENSIONS:**

Width: 76"  
 Length: 176"



## Maxx Air M-600 (600 GPD) Aerobic Treatment Plant (Assembled)

Dec, 2013  
 By: A.S.

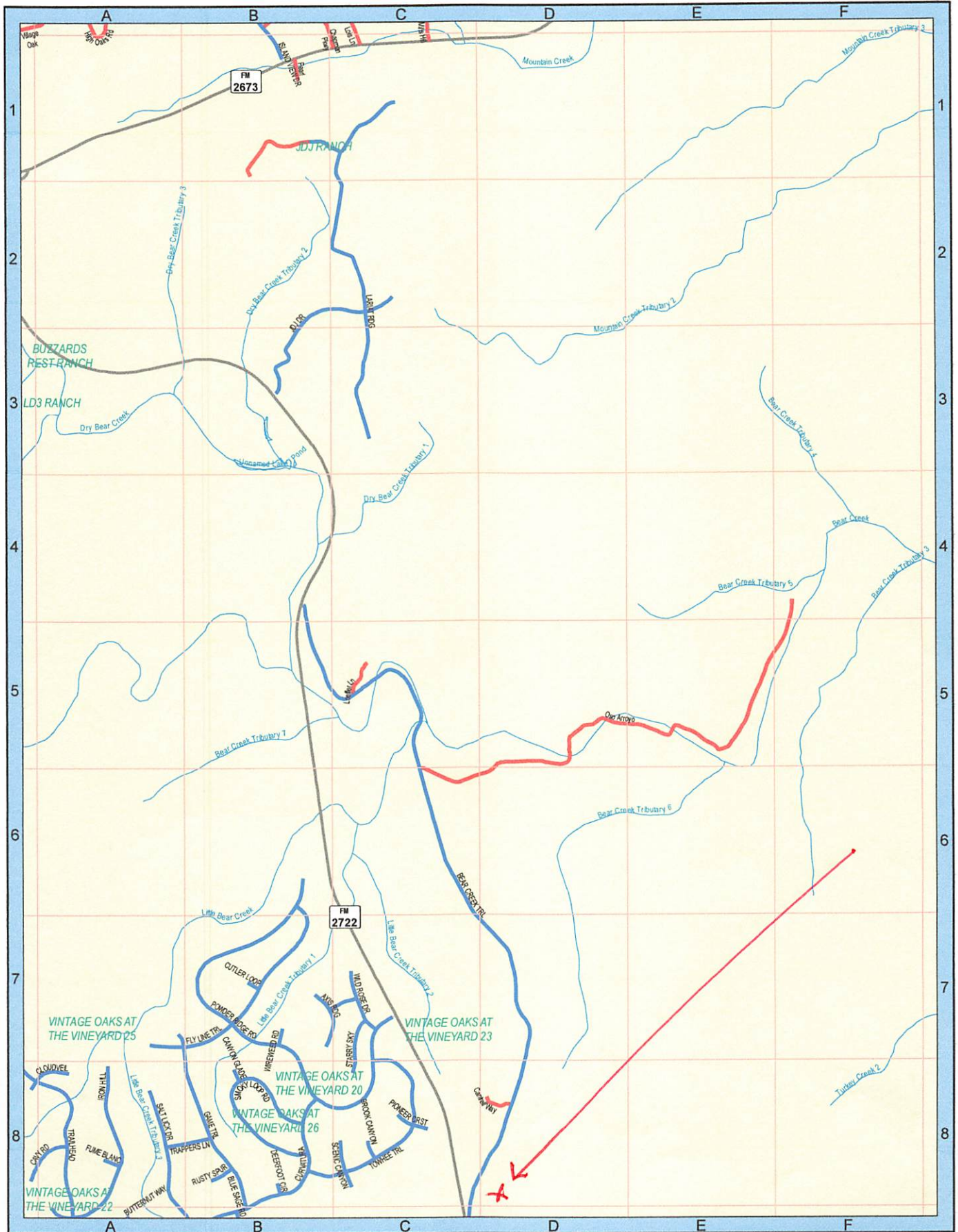
**Scale:**

\* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3

**Advantage**  
 Wastewater Solutions LLC

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



SEE PAGE 44

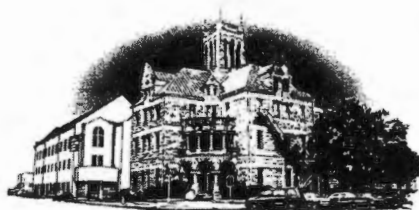


0 1,250 2,500  
Feet

0 0.25 0.5  
Miles



**CCEO  
COPY**



## Comal County

OFFICE OF COMAL COUNTY ENGINEER

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

Issued This Date: **06/18/2019** Permit Number: **108729**

Location Description: **112 BEAR CREEK TRL  
NEW BRAUNFELS, TX 78132**

Subdivision: **A.B. Dobson Survey No. 949, Abst. 807**

Unit: **P Hernandez Survey No. 299, Abst. 212**

Lot:

Block:

Acreage: **22.0000**

Type of System: **Aerobic  
Surface Irrigation**

Issued to: **Michael Shawn Corzine**

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

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

Alterations to this permit including, but not limited to:

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

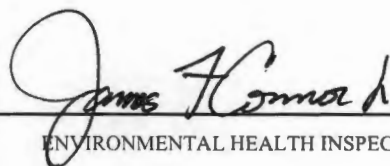
may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

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

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

Licensing Authority

**Comal County Environmental Health**

  
ENVIRONMENTAL HEALTH INSPECTOR

**OS0032485**

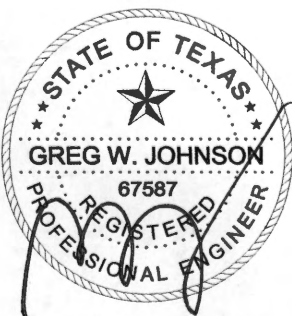
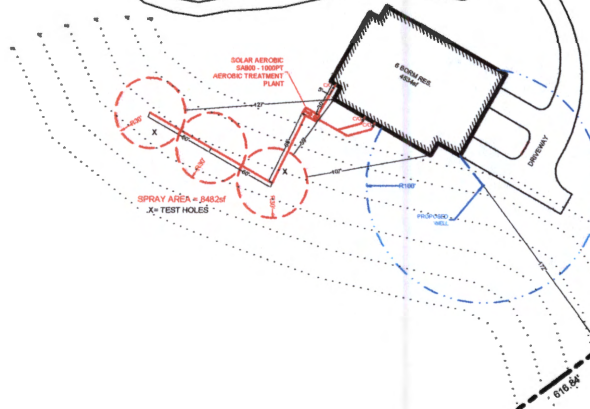
  
ENVIRONMENTAL HEALTH COORDINATOR  
**OS 0025599**

CCEO  
COPY

RECEIVED  
FEB 05 2019

COUNTY ENGINEER

22.0 ACRES OUT OF THE  
A.B. DODSON SURVEY No.  
949, A-807 AND THE P.  
HERNANDEZ SURVEY No.  
299, A-212



OWNER: MICHAEL SHAWN CORZINE		DRAWN BY: EJS III	
STREET ADDRESS: 112 BEAR CREEK TRAIL			
LEGAL DESC: SEE ATTACHED DEED			ACREAGE: 22.0
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=40'	DATE: 1/17/2019	REVISED:



**From:** [Ritzen, Brenda](#)  
**To:** ["\(gregjohnsonpe@yahoo.com\)"](mailto:(gregjohnsonpe@yahoo.com))  
**Cc:** [: Traci Field](#); [Kyle Krohn](#); [Katie Leidholdt](#)  
**Subject:** FW: 112 BEAR CREEK TRAIL - CORZINE #116641  
**Date:** Wednesday, November 15, 2023 11:22:00 AM  
**Attachments:** [image001.png](#)

---

Greg,

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:** Greg Johnson <gregjohnsonpe@yahoo.com>  
**Sent:** Wednesday, November 15, 2023 10:44 AM  
**To:** Ritzen, Brenda <rabbjr@co.comal.tx.us>  
**Cc:** Traci Field <traci@psseptics.com>; Kyle Krohn <kyle@psseptics.com>; Katie Leidholdt <katie@psseptics.com>  
**Subject:** 112 BEAR CREEK TRAIL - CORZINE #116641

**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

---

REVISED TANK BRAND.  
THX,  
GREG

Send for Greg W. Johnson, P.E., R.S.)

170 Hollow Oak

New Braunfels, TX 78132

**\*\*\* 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** GREG W. JOHNSON, P.E.

**System Description** PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

**Tank Size(s) (Gallons)** PRO-FLO 600 SLPT **Absorption/Application Area (Sq Ft)** 4926

**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

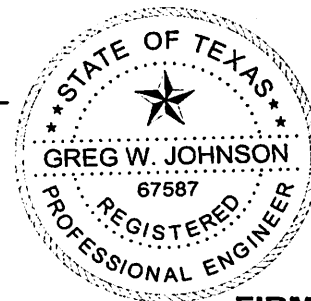
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP)

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

(if yes, the P.E. or R.S. 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:** \_\_\_\_\_



**FIRM #2585**

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 July 31, 2023

# VOID

**Applicant Information:****Site Evaluator Information:****Property Location:**

## Installer Information:

**Topography:** Slope within proposed disposal area: 8 %

Presence of 100 yr. Flood Zone:	YES	NO	X	<b>&gt;100' (EXISTING)</b>
Existing or proposed water well in nearby area.	YES	X	NO	
Presence of adjacent ponds, streams, water impoundments	YES	NO	X	
Presence of upper water shed	YES	NO	X	
Organized sewage service available to lot	YES	NO	X	

### **Design Calculations for Aerobic Treatment with Spray Irrigation:**

## Commercial

0 = \_\_\_\_\_ GPD \_\_\_\_\_

Residential Water conserving fixtures to be utilized? Yes X No       

Number of Bedrooms the septic system is sized for: 4 Total sq. ft. living area 2829

$$Q \text{ gal/day} = (\text{Bedrooms} + 1) * 75 \text{ GPD} - (20\% \text{ reduction for water conserving fixtures})$$
$$Q = (4 + 1) * 75 - (20\%) = 300$$

Trash Tank Size 447 Gal.

**TCEQ Approved Aerobic Plant Size** 600

Req'd Application Area = Q/Ri = 300 / 0.06 = 4688 sq. ft.

Application Area Utilized = 4926 sq. ft.

**Pump Requirement**     12 Gpm @ 41 Psi (Redjacket 0.5 HP 18 G.P.M. series or equivalent)

Dosing Cycle: \_\_\_\_\_ ON DEMAND or   X   TIMED TO DOSE IN PREDAWN HOURS

Pump Tank Size = 796 Gal. 14.5 Gal/inch.

**Reserve Requirement = 100 Gal. 1/3 day flow.**

**Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction**

**With Chlorinator NSF/TCEO APPROVED**

SCH-40 or SDR-26 3" or 4" sewer line to tank

## Two way cleanout

**Pop-up rotary sprinkler heads w/ purple non-potable lids**

1" Sch-40 PVC discharge manifold

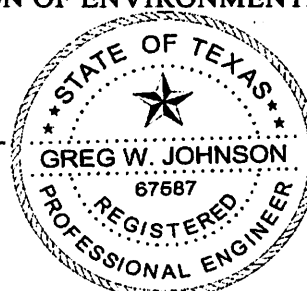
**APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.**

**EXPOSED ROCK WILL BE COVERED WITH SOIL .**

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016)

GREG W. JOHNSON, P.E. F#002585 - S.E. 11561

07/31/23  
DATE

**FIRM #2585**

**VOID**

BEAR CREEK TRAIL

SPRAY AREA - 4500' X - TEST HOLES

23 DEEDS OUT OF THE A.B. DOBSON SURVEY No. 949, A-807 & P. HERNANDEZ SURVEY No. 299, A-212

PROPOSED HOLE

4 BOLD RES. 2000'

EXISTING RESIDENCE

EXISTING NON-FAILING SEPTIC SYSTEM

22.00 ACRES OUT OF THE A.B. DOBSON SURVEY No. 949, A-807 & P. HERNANDEZ SURVEY No. 299, A-212

**VOID**

F.M. 2722

444.35'

616.54'

686.53'

789.60'



OWNER: MICHAEL SHAWN CORZINE		DRAWN BY: EJS III	
STREET ADDRESS: 112 BEAR CREEK TRAIL			
LEGAL DESC: A.B. DOBSON SURVEY No. 949, A-807 & P. HERNANDEZ SURVEY No. 299, A-212			ACREAGE: 22.00
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 7/31/2023	REVISED:





**VOID**

307.55'

95'

100'

SLEEVE SEPTIC LINE WITH  
SCH-40 WITHIN 5' AND UNDER  
6' BUTTER BLOCK WALL.

PRO FLO 600 SLPT  
AEROBIC TREATMENT  
PLANT

SPRAY AREA = 4926sf  
X = TEST HOLES

22.00 ACRES OUT OF THE  
A.B. DOBSON SURVEY No.  
949, A-807 & P. HERNANDEZ  
SURVEY No. 299, A-212

302.95'

6' BUTTER BLOCK WALL

4 BDRM RES.  
2829sf

POOL

DRIVEWAY

SLEEVE WATER LINE WITH 2"-SCH-40  
PVC PIPE WHEN ENTERING CLOSER  
THAN 10' FROM SEPTIC SYSTEM OR  
SEPTIC FIELD

**VOID**

R100'

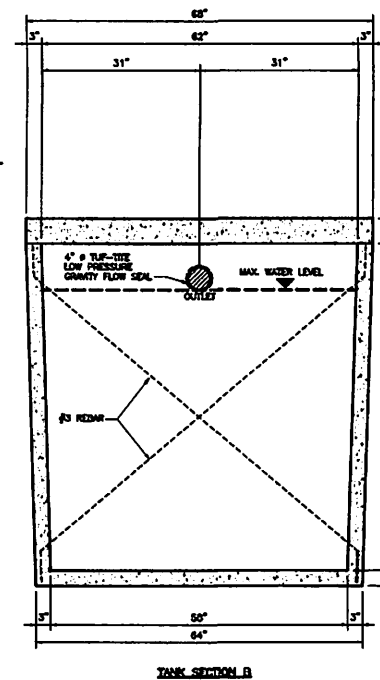
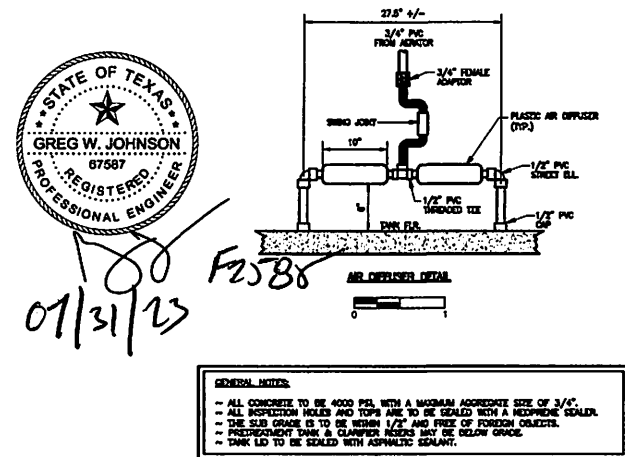
PROPOSED  
WELL




±129'



OWNER: MICHAEL SHAWN CORZINE			DRAWN BY: EJS III	
STREET ADDRESS: 112 BEAR CREEK TRAIL				
LEGAL DESC: A.B. DOBSON SURVEY No. 949, A-807 & P. HERNANDEZ SURVEY No. 299, A-212			ACREAGE: 22.00	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: 1"=50'	DATE: 7/31/2023	REVISED:

**VOID**



REVISION	DATE	DESCRIPTION
		
<p>THIS DRAWING CONTAINS CONFIDENTIAL INFORMATION          AND SHOULD NOT BE LOANED, REPRODUCED, COPIED, OR USED          TO CONSTRUCT ANY PROJECT WITHOUT WRITTEN CONSENT OF THE ENGINEER.          WITHOUT PRIOR PERMISSION FROM WINTERKORN/CALINE.</p>		
<p align="center">  <b>WATER ENGINEERS</b>   <i>Water &amp; Wastewater Treatment Consultants</i> </p> <p>             17230 HOFFMEYER ROAD              CYPRESS, TEXAS 77429         </p> <p>             TEL: 281-373-0000              FAX: 281-373-1113         </p>		
<p align="center">             PRO FID              WASTEWATER TREATMENT SYSTEMS              20222 FM 302              WALLER, TX 77484         </p>		
<p align="center"> <b>WASTEWATER TREATMENT STRUCTURE</b>  <b>MODEL NO. 600SLPT</b> </p>		
DRAWN BY: JLM		DWG. NO.:
APPROVED BY: DRY		
SCALE: AS NOTED		
DATE: 03/25/08		
JOB NO.: 4804-1		

**VOID**

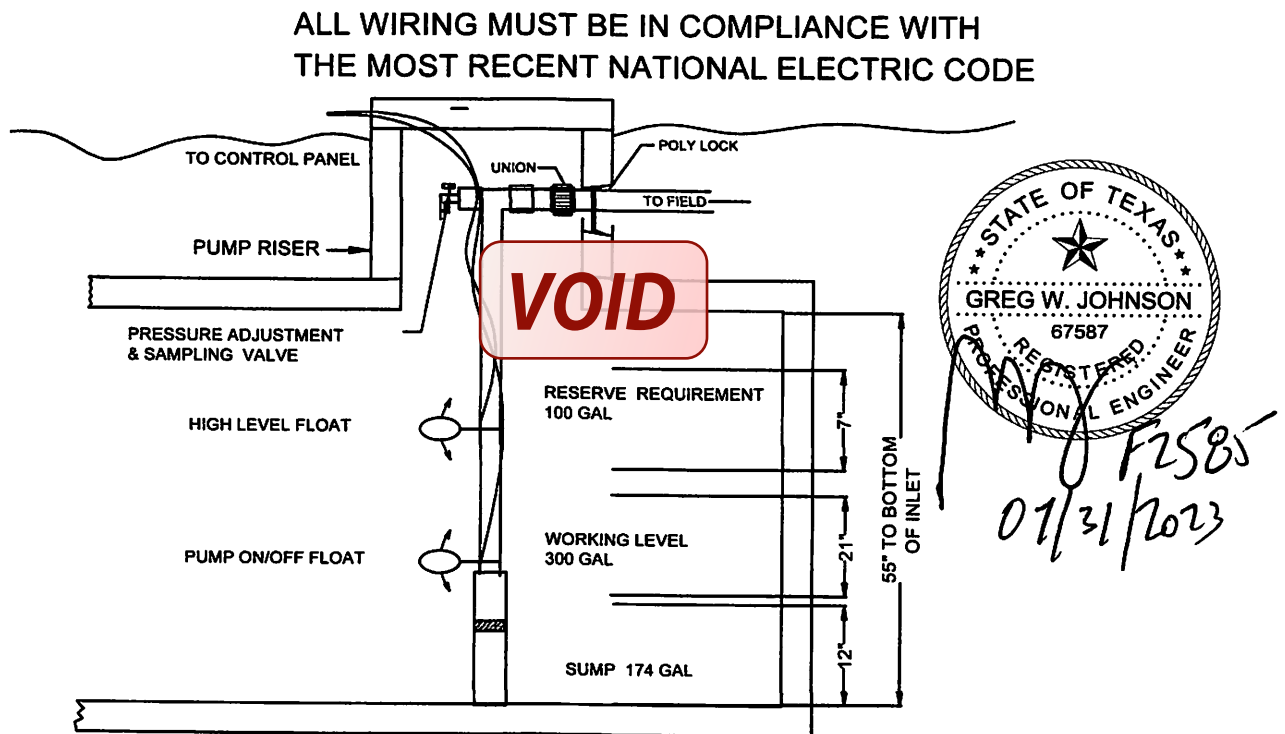
## TANK NOTES:

Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

A two way sanitary tee is required between residence and tank.

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks



**TYPICAL PUMP TANK CONFIGURATION  
PRO-FLO 796 GAL PUMP TANK**



TC NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

**SPECIAL WARRANTY DEED  
WITH VENDOR'S LIEN**

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF COMAL

§

THAT Hunter EAW Holdings, L.L.C., a Texas Limited Liability Company, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of his one certain Promissory Note dated February 1, 2016, in the original principal sum of Two Hundred Ninety-Four Thousand Eight Hundred and No/100 Dollars (\$294,800.00), payable to the order of Capital Farm Credit, FLCA, the proceeds of such Note having been advanced and paid on behalf of Grantee to Grantor as a part of the purchase price consideration for the Property, and 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 Ben R. Novosad, Trustee, has **GRANTED, SOLD AND CONVEYED**, and by these present does **GRANT, SELL AND CONVEY** unto Michael Shawn Corzine whose address is 15 Amber Arc, New Braunfels, Comal County, Texas 78130, herein called Grantee, all of the following described real property in Comal County, Texas, to wit:

Being all of a certain tract or parcel of land containing 22.0 acres of land out of 105.26 acres, more or less, out of the A.B. Dobson Survey No. 949, Abstract 807 and P. Hernandez Survey 299, Abstract No. 212 in Comal County, Texas, said 22.0 acres being described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes, SUBJECT, to all those reservations, exceptions, easements and encumbrances identified in Exhibit "B" attached hereto and incorporated herein for all purposes.

**TO HAVE AND TO HOLD** the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Grantee, his heirs, successors and assigns forever; and I do hereby bind Grantor, its successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said Grantee, his heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through and under Grantor but not otherwise.



But it is expressly agreed that the **VENDOR'S LIEN**, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

Capital Farm Credit, FLCA, having advanced and paid on behalf of Grantee that portion of the purchase price for the Property which is evidenced by the aforesaid Note, the Vendor's Lien herein retained is transferred and assigned to Capital Farm Credit, FLCA.

**EXECUTED** this 1 day of February, 2016.

Hunter EAW Holdings, L.L.C.

By Elizabeth Anne Weisman Zwak  
Elizabeth Anne Weisman Zwak,  
President

Mailing address of each Grantee:

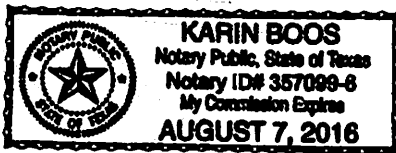
Name: Michael Shawn Corzine  
Address: 15 Amber Arc  
New Braunfels, Texas 78130

**THE STATE OF TEXAS**

§  
§

**COUNTY OF COMAL**

This instrument was acknowledged before me on the 2 day of February, 2016, by Elizabeth Anne Weisman Zwak, President of Hunter EAW Holdings, L.L.C.



Karin Boos  
Notary Public in and for The State of Texas

P:\docs\Wnk\Hunter.316\Specintly Warranty Deed with Vendor's Lien.doc



**EAGLE  
LAND  
SURVEYING**

P.O Box 2294 Wimberley, Texas 78676 (512) 847-1079 Fax: (512) 847-8522

January 22, 2016

**FIELD NOTES DESCRIBING 22.0 ACRES OF LAND, MORE OR LESS,  
OUT OF THE A. B. DODSON SURVEY NO. 949, ABSTRACT 807, AND  
THE P. HERNANDEZ SURVEY NO. 289, ABSTRACT 212, IN COMAL  
COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND  
CALLED 105.26 ACRES, AS RECORDED IN DOCUMENT  
NO. 201406023082, COMAL COUNTY OFFICIAL PUBLIC RECORDS,  
SAID 52.6 ACRE BEING MORE PARTICULARLY DESCRIBED BY  
METES AND BOUNDS AS FOLLOWS;**

**BEGINNING at a ½" iron pin found with a yellow plastic cap, being on the curving, East right-of-way line of F.M. 2722, an apparent 120 foot wide right-of-way, said point being the West corner of that tract of land called 12.994 acres, as recorded in Document #200206007872, Comal County Official Public Records, said point also being the South corner of the afore mentioned 105.26 acre tract and being the South corner of the herein described 22.0 acre tract and the POINT OF BEGINNING for this description;**

**THENCE, with the East line of F.M. 2722, being the West line of the afore mentioned 105.26 acre tract, along a curve to the right having a central angle of 24°48'41", a radius of 1,850.10 feet, an arc length of 801.17 feet that bears N 22°10'59"W, a chord distance of 794.92 feet to a concrete highway monument found for a point of tangency;**

**THENCE, N 09°48'34"W, continuing with the East line of F.M. 2722, and the West line of the afore mentioned 105.26 acre tract, a distance of 302.95 feet to a wood fence post found for an angle point, being at the intersection of Bear Creek Trail and F.M. 2722;**

**THENCE, N 07°35'49"E, with the East line of Bear Creek Trail and the West line of the afore mentioned 105.26 acre tract, a distance of 307.55 feet to a magnetic nail set in rock, for the Northwest corner of the herein described 22.0 acre tract;**

**THENCE, S 77°12'25"E, leaving the East line of Bear Creek Trail and the West line of the afore mentioned 105.26 acre tract, into and across the 105.26 acre tract, a distance of 789.60 feet to a ½" iron pin set for an angle point;**

**THENCE, S 36°27'13"E, continuing across the 105.26 acre tract, a distance of 655.30 feet to a ½" iron pin set on the Southeast line of the 105.26 acre tract, being the East corner of the herein described 22.0 acre tract;**

**Exhibit "A"**



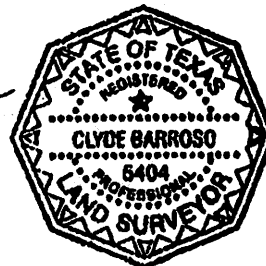
**EAGLE  
LAND  
SURVEYING**

P.O Box 2284 Wimberley, Texas 78676 (512) 847-1079 Fax: (512) 847-8522

THENCE, S 53°32'47"W, with the Southeast line of the 105.26 acre tract, a distance of 616.84 feet to a ½" iron pin found for an angle point;

THENCE, S 53°24'54"W, continuing with the Southeast line of the 105.26 acre tract, a distance of 444.35 feet to the POINT OF BEGINNING, containing 22.0 acres of land, more or less. These field notes accompany a survey plat by Eagle Land Surveying, dated January 22, 2016, job number 16-008.

  
Clyde Barroso, R.P.L.S. #5404, State of Texas, firm #10079300.



page two of two  
16-008/fieldnotes

Exhibit "A"

## **EXHIBIT "B"**

### **TITLE EXCEPTIONS**

1. Utility Line Right-of-Way Agreement dated October 7, 2008 by and between Bear Creek Ranch, LLC and New Braunfels Utilities Board of Trustees filed October 15, 2008 under Document No. 200806038367 of the Official Public Records, Comal County, Texas and as shown on Survey dated January 22, 2016 by Clyde Barroso, RPLS #5404.
2. Reservation of interest in coal, lignite, oil, gas, sulphur and other minerals, and all rights incident thereto, contained in Deed from Darren W. Gerloff and Lisa M. Gerloff to Hunter EAW Holdings, L.L.C. dated July 2, 2014, recorded in Document No. 201406023087, of the Official Public Records of Comal County, Texas.
3. Matters shown on the Survey dated January 22, 2016, prepared by Clyde Barroso, RPLS #5404.

P:\docstWmk\Hunter.316\Exhibit B to Special Warranty Deed.docx

Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
02/02/2016 02:25:27 PM  
CASH# 5 Page(s)  
201606004907



*Bobbie Koepp*



**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

*Staff will complete shaded items*

		116641
<i>Date Received</i>	<i>Initials</i>	<i>Permit Number</i>

**Instructions:**

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

**OSSF Permit**

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

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

\_\_\_\_\_  
Signature of Applicant

09/10/2023

\_\_\_\_\_  
Date

\_\_\_ COMPLETE APPLICATION

Check No. \_\_\_\_\_ Receipt No. \_\_\_\_\_

INCOMPLETE APPLICATION

\_\_\_ (Missing Items Circled, Application Refused)

COUNTRYSIDE CONSTRUCTION, INC.  
300 CHAPMAN PARKWAY  
CANYON LAKE, TX 78133

Phone: 830-899-2615  
Fax: 830-899-6662

### TESTING AND REPORTING RECORD

This Testing and Reporting Record shall be completed, signed and dated after each inspection.

1. Inspection Date: JUNE 6, 2024 Installed: 2/6/2018 Service Expires: 2/6/2025

BILLING ADDRESS:  
BEVERLY GRICE  
103 PATRIOTIC DR  
FISCHER, TX 78606

PHYSICAL ADDRESS:  
103 PATRIOTIC DRIVE  
FISCHER, TX 78606

Roadrunner  
Septic  
210  
897-  
8622

TELEPHONE: 713-248-9678

LOT: LT 2,

PERMIT#: 106641

ALT. PHONE:

COUNTY: COMAL

GATE CODE:

SN: 900244WR

SUBDIVISION: SUMMIT @ FISCHER MFG: N960SS-600

MAPSCO: N/A

NOTES: CLEAN EFFLUENT FILTER DURING FEBRUARY INSPECTION

TYPE OF SYSTEM: SPRAY

Inspected Item: Operational Inoperative

2. Action taken or Repairs or  
Needed repairs to system (list all  
components replaced):

Aerators		
SCFM/Compressors PSI Record Pressure Reading	3.0	
Filters	/	
Irrigation Pumps	/	
Recirculation Pumps	N/A	
Disinfection Device	/	
Chlorine Supply	/	
Electrical Circuits	/	
Distribution System	/	
Sprayfield Vegetation	/	
Back Flush Drip Field, if applicable	N/A	
Other as Noted		

CHECKED pump,  
sprinklers, FLOATS,  
chlorine, Alarms,  
Aerator

SYSTEM OPERATING AS DESIGNED? Y/N

Access Posts are Secured

Yes

No

3. Tests required and results:

	Required		Results	Test Method
	Yes	No		
BOD (Grab)				
TSS (Grab)		/	1.0	
Cl (Grab)	/			
Fecal Coliform				

Effluent filter holding  
water pulled  
up and  
cleaned.  
TANK needs  
pumping.

Copies of this report have been forwarded to the following: COMAL county / homeowner.

Maintenance Technician: Thomas

11

Date of completion: 10/26/24 Start Job Time: \_\_\_\_\_ Stop Job Time: \_\_\_\_\_

Maintenance Provider: Walker Chapman