

# 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

ENGINEER'S OFFICE

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

Permit Number: 117119  
Issued This Date: 03/13/2024  
This permit is hereby given to: Mark Ellison Williams

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

971 HILLCREST FOREST  
CANYON LAKE, TX 78133

Subdivision: Canyon Lake Forest  
Unit: 1  
Lot: 409  
Block: N/A  
Acreage: 0.5300

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank  
Leaching Chambers

This permit gives permission for the construction of the above referenced on-site facility to commence. Installation must be completed by an installer holding a valid registration card from the Texas Commission on Environmental Quality (TCEQ). Installation and inspection must comply with current TCEQ and Comal County requirements.

Call (830) 608-2090 to schedule inspections.



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

Date \_\_\_\_\_ Permit # 117119

Owner Name Mark Ellison Williams Agent Name Eoff Septic Services  
Mailing Address 624 Hot Shot Lane Agent Address 420 Bear Creek Drive  
City, State, Zip McQueeney, TX 78123 City, State, Zip New Braunfels, TX 78132  
Phone # 830-305-5000 Phone # 210-385-2350  
Email drew.e.williams@gmail.com Email keith.eismann@yahoo.com

All correspondence should be sent to:  Owner  Agent  Both Method:  Mail  Email

Subdivision Name Canyon Lake Forest Unit 1 Lot 409 Block \_\_\_\_\_  
Acreage/Legal .53 Ac/ Lot 409 Canyon Lake Forest, Unit 1, Comal County, TX Vol 1 Pgs 53-54 Map and Plat Comal County  
Street Name/Address 971 Hillcrest Forest City Canyon Lake Zip 78133

Type of Development:

Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 2,385

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: \$ 300,000.00 (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

Are Water Saving Devices Being Utilized Within the Residence?  Yes  No

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.

Mark Ellison Williams  
Signature of Owner

26 Apr 2021  
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 Hoyt Seidensticker

System Description Conventional with Septic Tank and Leaching Chambers

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

Tank Size(s) (Gallons) 1,250 Gal. Dual Comp. Septic Tank Absorption/Application Area (Sq Ft) 900

Gallons Per Day (As Per TCEQ Table III) 240

(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:

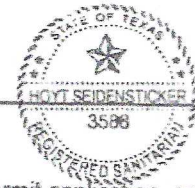
- The information provided above is true and correct to the best of my knowledge.

- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Hoyt Seidensticker  
Signature of Designer

Date

5-21-2021





# ON-SITE SEWAGE FACILITY Soil Evaluation Report Information

Date Soil Survey Performed: 4/26/2021

Site Location: 971 Hillcrest Forest

Name of Site Evaluator: Hoyt Seidensticker Registration Number: QS0008771

Proposed Excavation Depth: 18 inches County: Comal

**Requirements:**

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.  
 Location of soil boring or dug pits must be shown on the site drawing.  
 For subsurface disposal, soil evaluation 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 feature on the form. Indicate depths where features appear.

Soil Boring Number <u>1</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	Clay loam	<30%	none	none	Brown
1 6 in	III	Clay loam	<30%			Tan with calcareous material
2	↓	↓	↓			↓
3						
4						
5 60 in						
Soil Boring Number <u>2</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	Clay loam	<30%	none	none	Brown
1 6 in	III	Clay loam	<30%			Tan with calcareous material
2	↓	↓	↓			↓
3						
4						
5 60 in						

### Features of Site Area

- Presence of 100 year flood zone Yes  No
- Presence of adjacent ponds, streams, water improvements Yes  No
- Existing or proposed water well in nearby area Yes  No
- Organized sewage service available to lot or tract Yes  No
- Recharge feature within 150 feet Yes  No

By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my ability.

I understand that any misrepresentation of the information contained in this report may be grounds to revoke or suspend my license. The site evaluation

determined the site is suitable for a Standard disposal system with Septic Tank treatment

According to table XIII, the site is suitable for this proposed system. A copy of Table XIII has been given to the property owner to inform them of other alternatives based upon the result of this site evaluation

Hoyt Seidensticker  
Signature of Site Evaluator

5-21-21  
Date

ON-SITE SEWAGE FACILITY  
Site Evaluation Report Information

Date: 4/26/2021

**Applicant Information:**

Name: Mark Ellison Williams

Address: 624 Hot Shot Lane

City: McQueeney State: Texas Zip: 78123

Phone: 830-305-5000

**Property Location:**

Lot: 409 Block: \_\_\_\_\_

Sub.: Canyon Lake Forest, unit 1

Street/Road Address: 971 Hillcrest Forest

City: Canyon lake State: Texas Zip: 78133

Unincorporated Area? Y or N y

Additional information \_\_\_\_\_

**Site Evaluator Information:**

Name: Hoyt Seidensticker

License OS0008771 Expires 8/31/2023

Company: Land Stewardship Services, LLC

Address: 124 Bristow Way

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603

Email: hoyt@landstewardshipservices.com

**Installer information:**

Name: Carl Eoff OS0029546

Company: Carl Eoff Services

Address: 420 Bear Creek Road

City: New Braunfels State: Texas Zip: 78132

Phone: (210) 669-6088 Fax: \_\_\_\_\_

**Schematic of Lot or Tract**

**Show:**

- Compass North, adjacent streets, property lines, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks).
- Location of existing or proposed water wells within 150 feet of property.
- Indicate slope or show contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.
- Location of soil borings or dug pits (show location with respect to a known reference point).
- Location of natural, constructed, or proposed drainage ways. (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundments areas, cut or fill bank, sharp slopes and breaks.

**SITE DRAWING**

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

**SEE ATTACHED**

Signature of Site Evaluator

Hoyt Seidensticker

Site Evaluator License No: OS0008771



4/17/2024  
11:10 AM  
Standard System

# ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Mark Ellison Williams

**REVISED**  
1:28 pm, Apr 17, 2024

117119

### Property Information:

St. Address: 971 Hillcrest Forest  
City: Canyon Lake State: Texas  
Zip code: 78133

### Predicted Quantity of Sewage (Q)

Water Saving Devices in house. (y/n): yes  
Gallons/day (Q): 240  
Greywater included (yes/no): yes

### Rate of Adsorption (Ra)

Application rate (g/sq. ft.): 0.2  
Minimum Adsorptive Area in (sq. ft.): 1200  
25% reduction Min Abs area (sq. ft.): 900

### Supply Line from house

Total length of supply line (approx. ft): 12  
Type of supply line: min Sch 40  
Size of Supply line (in): 3 or 4

### Septic Tank Capacity

Block Creek Concrete Products tank  
(830) 995-3189 or equivalent: 1  
Total tank volume (gallons) 1250  
1st compartment size (gallons): 750  
2nd compartment size (gallons): 500

### House Information

No. of Bedrooms: 3  
Sq. footage (Approx.): 2385  
gallons per day 240  
Water Supply: CLWS

### Supply Line From Tank & Lateral Lines

Length of supply line (approx. ft): 5  
Type of supply line: min of SDR 35  
Size of supply line (in): 3 or 4  
Total length of manifold (ft): n/a  
Manifold placement: serial distribution  
Number of laterals: 5  
Type of laterals: leaching chambers  
Number of panels: 36  
Tot length of laterals required (ft): 180  
Tot length of laterals installed (ft): 180

### Trench Information

Trench depth (in): 18  
Single trench length (ft): 20, 25, 45  
Trench width (ft): 3  
Gravel depth under lateral (minimum in): N/A  
Minimum total gravel depth (in): N/A

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions.

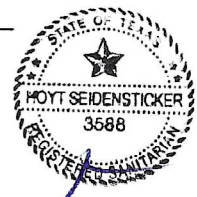
All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker  
Hoyt Seidensticker, R.S. No. 3588

4-17-24  
Date

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

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



Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

Comal County Office of Environmental Health  
195 David Jonas Drive  
New Braunfels, TX 78132

Ref – Septic Design – Lot 409 Canyon Lake Forest Unit 1 –  
971 Hillcrest Forest, Canyon Lake  
Mark Ellison Williams

To Whom it May Concern;

According to the FEMA floodplain, a portion of the referenced property is located within the 100-year flood plain (Flood Zone AE), with a portion of the septic field located within this zone. The system has been designed so that during a 100-year flood event, in my professional opinion, no damage will occur to the OSSF as to cause contamination to the environment or create a nuisance.

Additional information can be provided if required.

Sincerely,



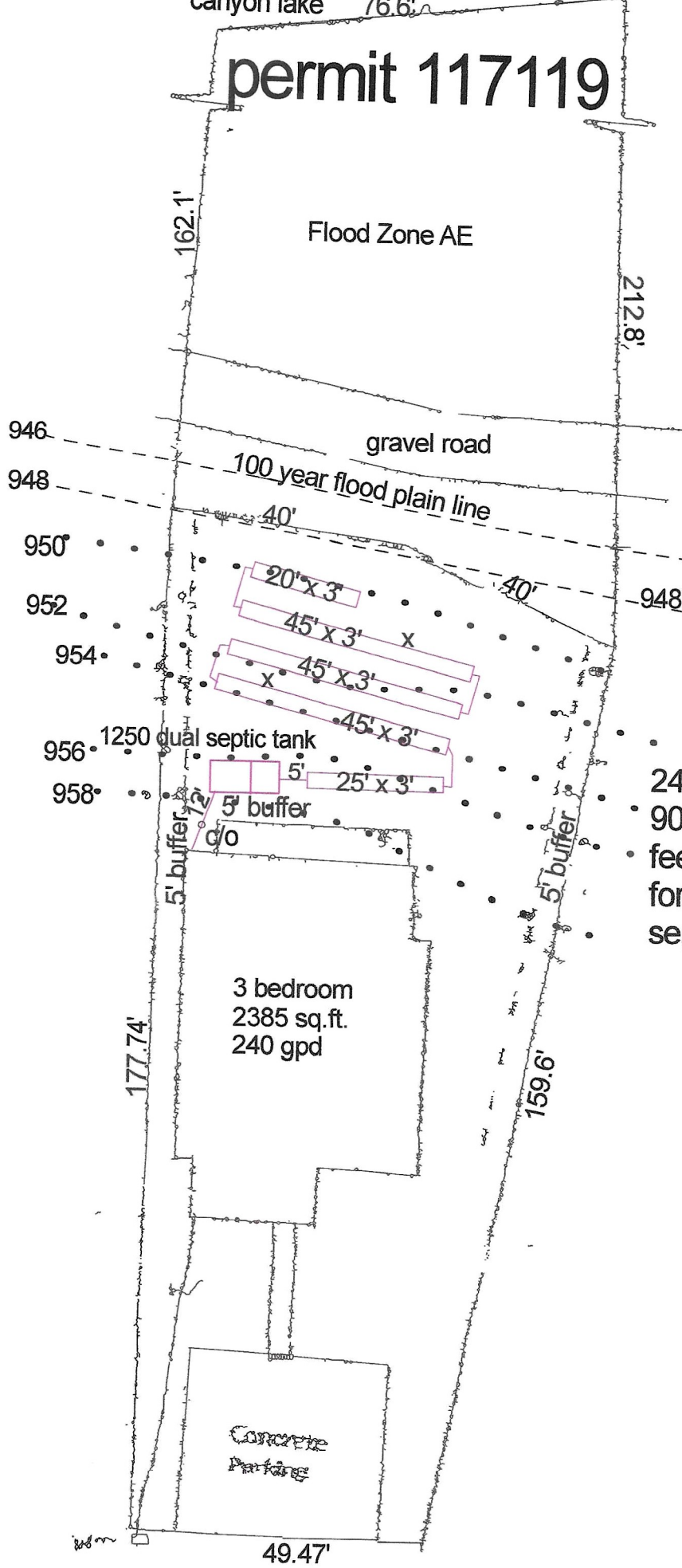
*Hoyt Seidensticker*

canyon lake 76.6'

**REVISED**  
1:58 pm, Apr 17, 2024

# permit 117119

Site map  
Proprietary Disposal system  
with leaching chambers and  
septic tank treatment  
Mark Ellison Williams  
Lot 409, Canyon Lake Forest,  
Unit 1, .53 acres  
971 hillcrest Forest  
Canyon Lake, Texas 78133  
Comal County



x test hole locations

- 240 gpd - drain field layout
- 900 sq.ft drain field with 180 linear feet of 3' wide by 5' leaching chambers for a total of 36 chambers with 5' separation between each row.

4-17-24



## Hillcrest Forest



# Specs

## Proprietary Disposal System with leaching chambers and Septic Tank Treatment

Mark Ellison Williams

Lot 409, Canyon Lake Forest, unit 1

971 Hillcrest Forest

Canyon Lake, Texas 78133

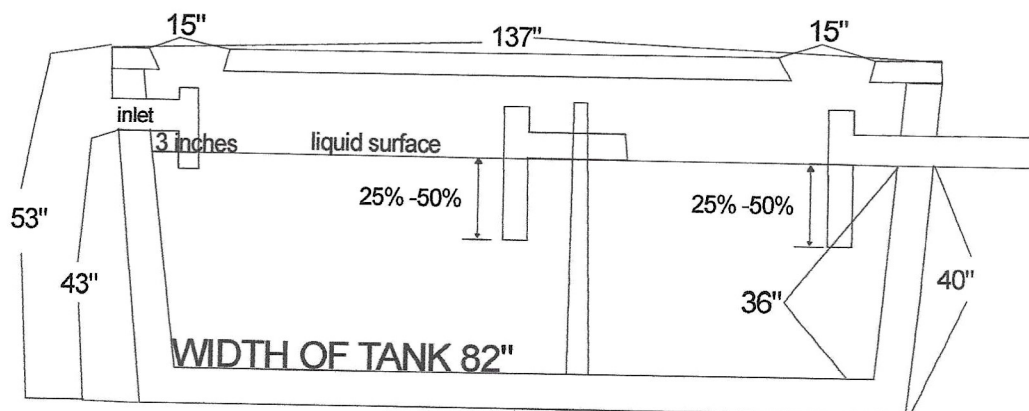
Comal County

**REVISED**

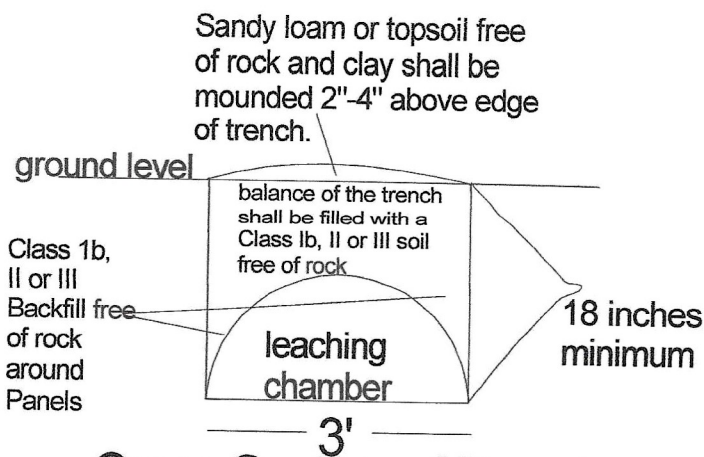
1:29 pm, Apr 17, 2024

All tanks buried more than 12 inches below the ground shall have risers over the port openings. All inspection and clean out ports shall have risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.

The risers shall have inside diameters which are equal to or larger than the inspection or clean out ports. Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.



1250 gallon dual septic tank



Cross Section of Trench  
using leaching chambers

4-17-24



*[Handwritten signature]*

*[Handwritten signature]*

The pipe from the final treatment tank must maintain a continuous fall to a gravity disposal system

All pipes from the structures to the septic tank shall be no less than 1/8 inch fall per foot of pipe



HILLCREST FOREST

1" = 50'

Flood Zone AE

8599

8601

8600

991 Hillcrest Forest  
CANYON LAKE, TX  
Lot 409  
CANYON LAKE FOREST  
Unit 1

1005

HILLC

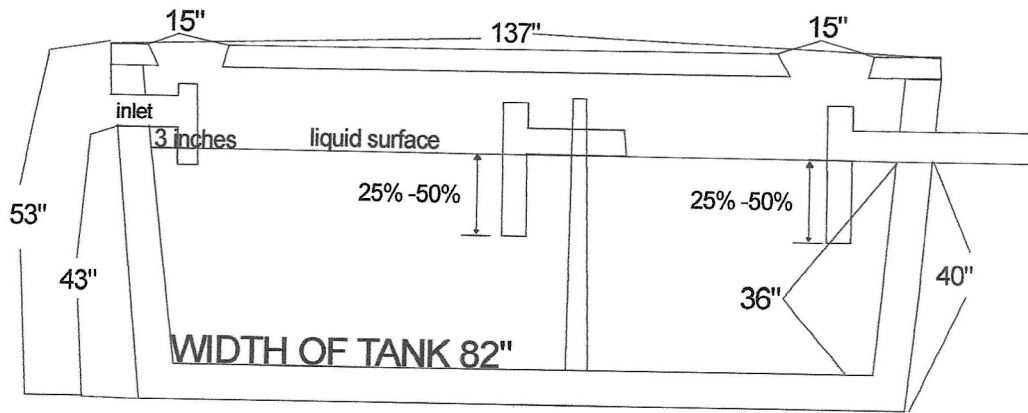
PET

# Specs Proprietary Disposal System with leaching chambers and Septic Tank Treatment Mark Ellison Williams Lot 409, Canyon Lake Forest, unit 1 971 Hillcrest Forest Canyon Lake, Texas 78133 Comal County

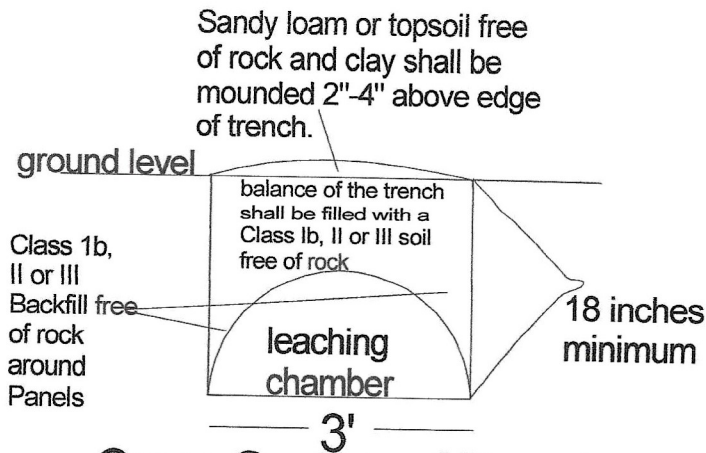
**REVISED**  
1:29 pm, Apr 17, 2024

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1250 gallon dual septic tank



Cross Section of Trench  
using leaching chambers

4-17-24



*[Handwritten signature]*

*[Handwritten signature]*

The pipe from the final treatment tank must maintain a continuous fall to a gravity disposal system

All pipes from the structures to the septic tank shall be no less than 1/8 inch fall per foot of pipe

**From:** [Ritzen, Brenda](#)  
**To:** [Hoyt Seidensticker](#)  
**Cc:** [robert.keltner](#); [Olvera,Brandon](#)  
**Subject:** RE: 971 Hillcrest Forest Revision  
**Date:** Wednesday, April 17, 2024 1:59:00 PM  
**Attachments:** [image001.png](#)

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Hoyt,

I have updated the permit file with your revised design.

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:** Hoyt Seidensticker <[hoyt@landstewardshipservices.com](mailto:hoyt@landstewardshipservices.com)>  
**Sent:** Wednesday, April 17, 2024 1:50 PM  
**To:** Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>  
**Cc:** robert keltner <[rwkeltner@hotmail.com](mailto:rwkeltner@hotmail.com)>; Olvera,Brandon <[Olverb@co.comal.tx.us](mailto:Olverb@co.comal.tx.us)>  
**Subject:** Re: 971 Hillcrest Forest Revision

**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

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attached is a revised site map. I had the 25' and 20' labeled incorrectly

thanks

Hoyt Seidensticker  
[hoyt@landstewardshipservices.com](mailto:hoyt@landstewardshipservices.com)

**Please note my new email and mailing address**

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



canyon lake 76.6'

permit 117119

**VOID**

Flood Zone AE

Site map

Proprietary Disposal system with leaching chambers and septic tank treatment

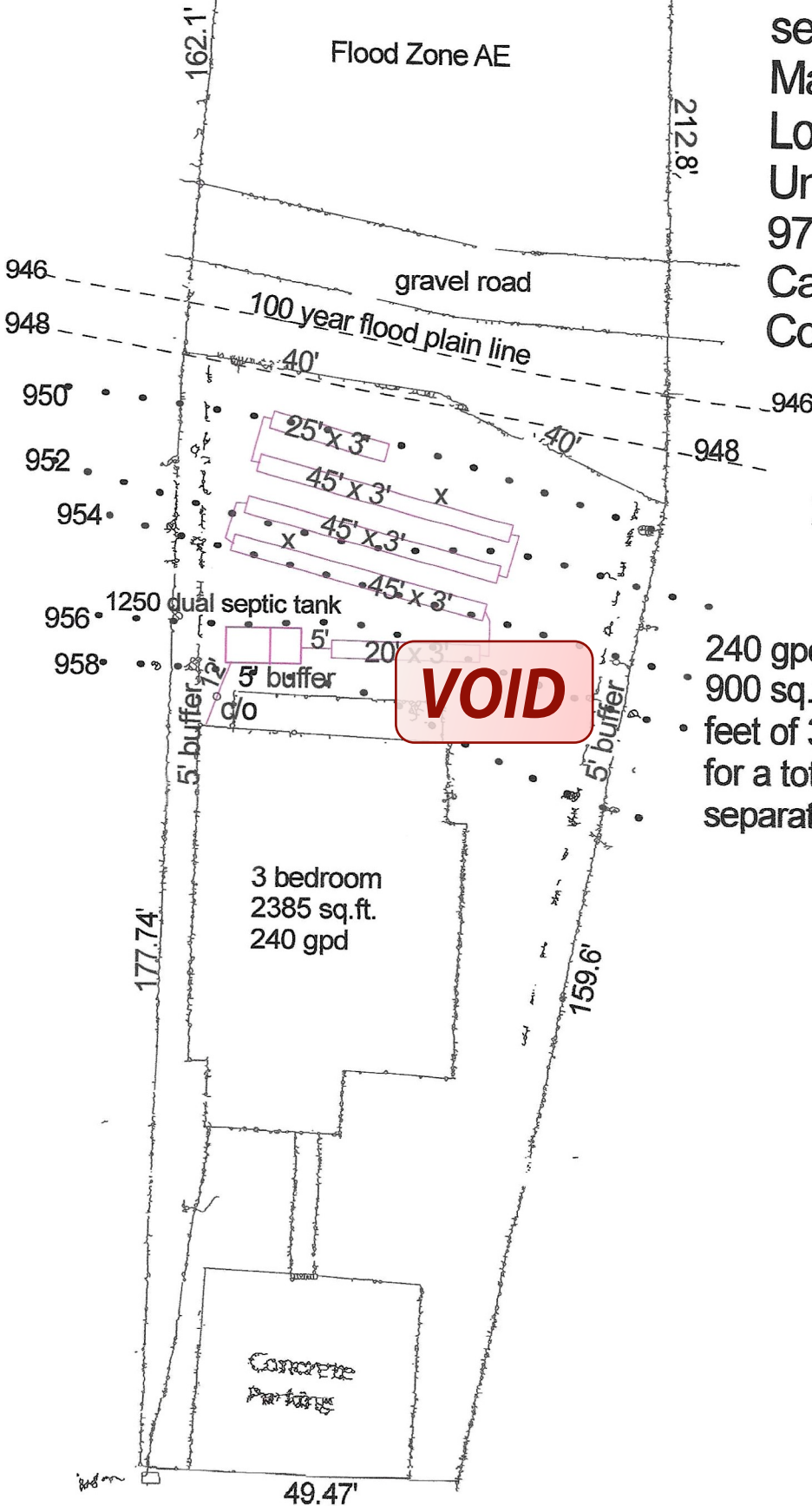
Mark Ellison Williams

Lot 409, Canyon Lake Forest, Unit 1, .53 acres

971 hillcrest Forest

Canyon Lake, Texas 78133

Comal County



x test hole locations

- 240 gpd - drain field layout
- 900 sq.ft drain field with 180 linear feet of 3' wide by 5' leaching chambers for a total of 36 chambers with 5' separation between each row.

4-17-24



*Hoyt Seidensticker*

Hillcrest Forest

**From:** [Ritzen, Brenda](#)  
**To:** "[Hoyt Seidensticker](#)"; [robert keltner](#); [Olvera,Brandon](#)  
**Subject:** RE: 971 Hillcrest Forest Revision  
**Date:** Wednesday, April 17, 2024 1:30:00 PM  
**Attachments:** [image001.png](#)

---

Hoyt,

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:** Hoyt Seidensticker <[hoyt@landstewardshipservices.com](mailto:hoyt@landstewardshipservices.com)>  
**Sent:** Wednesday, April 17, 2024 11:15 AM  
**To:** [robert keltner](mailto:robert.keltner@hotmail.com) <[robert.keltner@hotmail.com](mailto:robert.keltner@hotmail.com)>; [Olvera,Brandon](mailto:Olverb@co.comal.tx.us) <[Olverb@co.comal.tx.us](mailto:Olverb@co.comal.tx.us)>; [Ritzen, Brenda](mailto:Ritzen,Brenda@co.comal.tx.us) <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>  
**Subject:** Re: 971 Hillcrest Forest Revision

**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

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permit 117119

here is a as built for the above permit number

thanks

Hoyt Seidensticker  
[hoyt@landstewardshipservices.com](mailto:hoyt@landstewardshipservices.com)

**Please note my new email and mailing address**

Land Stewardship Services, LLC  
124 Bristow Way

5/21/2021  
5:49 AM  
Standard System

# ON-SITE SEWAGE FACILITY DESIGN CRITERIA

**VOID**

Mark Ellison Williams

### Property Information:

St. Address: 971 Hillcrest Forest  
City: Canyon Lake State: Texas  
Zip code: 78133

### House Information

No. of Bedrooms: 3  
Sq. footage (Approx.): 2385  
gallons per day 240  
Water Supply: CLWS

### Predicted Quantity of Sewage (Q)

Water Saving Devices in house. (y/n): yes  
Gallons/day (Q): 240  
Greywater included (yes/no): yes

### Supply Line From Tank & Lateral Lines

Length of supply line (approx. ft): 5  
Type of supply line: min of SDR 35  
Size of supply line (in): 3 or 4  
Total length of manifold (ft): n/a  
Manifold placement: serial distribution  
Number of laterals: 5  
Type of laterals: leaching chambers  
Number of panels: 36  
Total length of laterals required (ft): 180  
Total length of laterals installed (ft): 180

### Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.2  
Minimum Adsorptive Area in (sq. ft.): 1200  
25% reduction Min Abs area (sq. ft.): 900

### Supply Line from house

Total length of supply line (approx. ft): 8  
Type of supply line: min Sch 40  
Size of Supply line (in): 3 or 4

### Septic Tank Capacity

Block Creek Concrete Products tank  
(830) 995-3189 or equivalent: 1  
Total tank volume (gallons) 1250  
1st compartment size (gallons): 750  
2nd compartment size (gallons): 500

**VOID**

### Information

Trench depth (in): 18  
Single trench length (ft): 45  
Trench width (ft): 3  
Gravel depth under lateral (minimum in): N/A  
Minimum total gravel depth (in): N/A

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions.

All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker, R.S. No. 3588

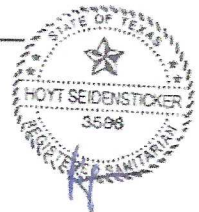
5-21-21

Date

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

Cell (210) 414-6603,

[hoyt@landstewardshippservices.com](mailto:hoyt@landstewardshippservices.com)



Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.



**REVISED**

8:13 am, Mar 13, 2024

117119

**VOID**

Canyon

Site Map

Conventional System with  
Septic Tank and Leaching Chambers

Mark Ellison Williams

971 Hillcrest Forest

Canyon Lake, TX 78133

Lot 409, Canyon Lake Forest, Unit 1

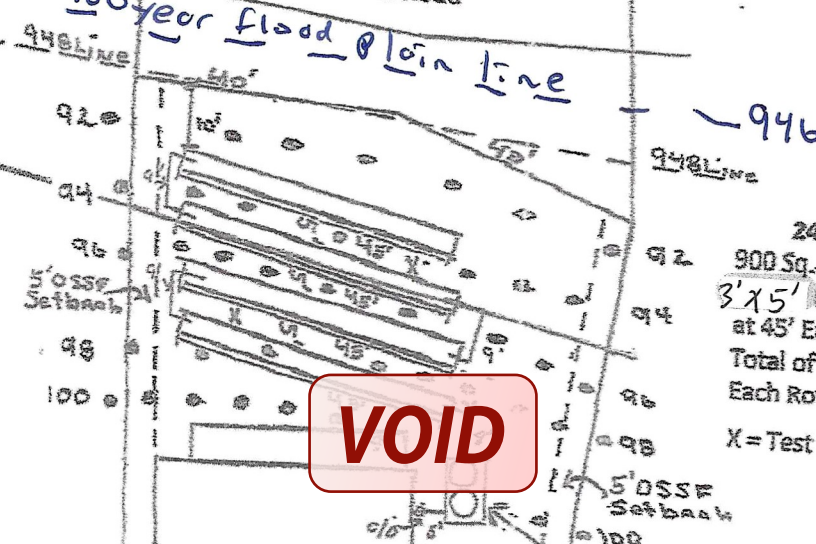
.53 Acres

FLOOD ZONE AE

FLOOD ZONE AE

Gravel Road

100 year flood plain line



**VOID**

240 GPD - Drain Field Layout  
 900 Sq. Ft. Drain Field with 180 Linear Feet of  
 3' x 5' Leaching Chambers Installed in 4 Rows  
 at 45' Each with 9 Chambers Per Row for a  
 Total of 36 Chambers 5' Separation Between  
 Each Row  
 X = Test Hole Locations

1,250-Gal Dual Chamber Septic Tank

3 Bedroom  
2,385 Sq. Ft.

Concrete  
Parking

3-12-24



*Handwritten signature*  
 Hillcrest Forest

Hillcrest Forest

**VOID**

# Specs

## Standard Disposal System with Septic Tank Treatment

Mark Ellison Williams

Lot 409, Canyon Lake Forest, unit 1

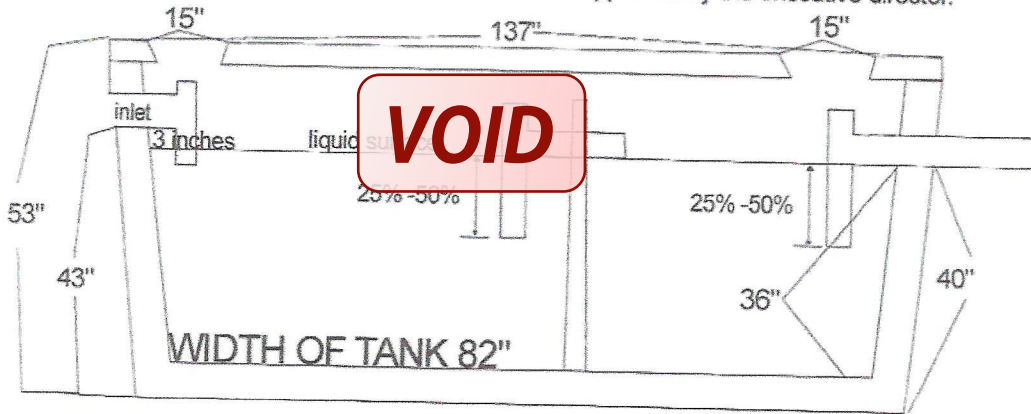
971 Hillcrest Forest

Canyon Lake, Texas 78133

Comal County

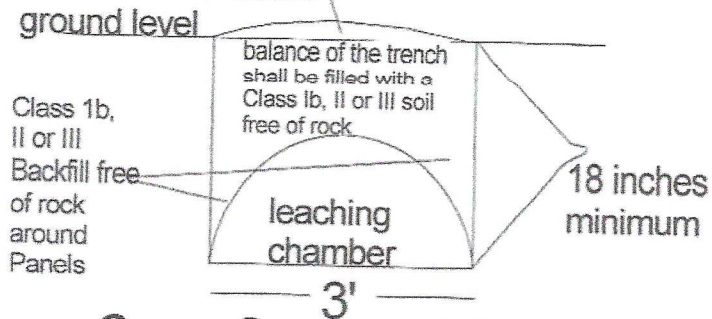
Septic tanks buried more than 12 inches below the ground shall have risers over the port openings. The risers shall extend from the tank surface to no more than six inches below the ground. A secondary plug, cap or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.

Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director.



1250 gallon dual septic tank

Sandy loam or topsoil free of rock and clay shall be mounded 2"-4" above edge of trench.



Cross Section of Trench using leaching chambers

The pipe from the final treatment tank must maintain a continuous fall to a gravity disposal system



Handwritten signature in blue ink, appearing to read 'Hoyt Seidensticker'.

5-21-21



**From:** [Ritzen, Brenda](#)  
**To:** "[drew.e.williams@gmail.com](mailto:drew.e.williams@gmail.com)"; [Keith Eismann](#)  
**Subject:** Permit 117119  
**Date:** Friday, February 16, 2024 1:42:00 PM  
**Attachments:** [image001.png](#)

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**Re: Mark Ellison Williams  
Canyon Lake Forest Unit 1 Lot 409  
Application for Permit for Authorization to Construct an On-Site  
Sewage Facility (OSSF)**

**Owner / Agent :**

**The following information is needed before I can continue processing the  
referenced permit submittal:**

- ✓ There appear to be errors on the written description of the system being installed. Please recheck the chamber dimensions and number of panels per trench indicated on the design page.
- ✓ Show the boundaries of the flood plain on the design.
3. Revise as needed and resubmit.

**Thank you,**



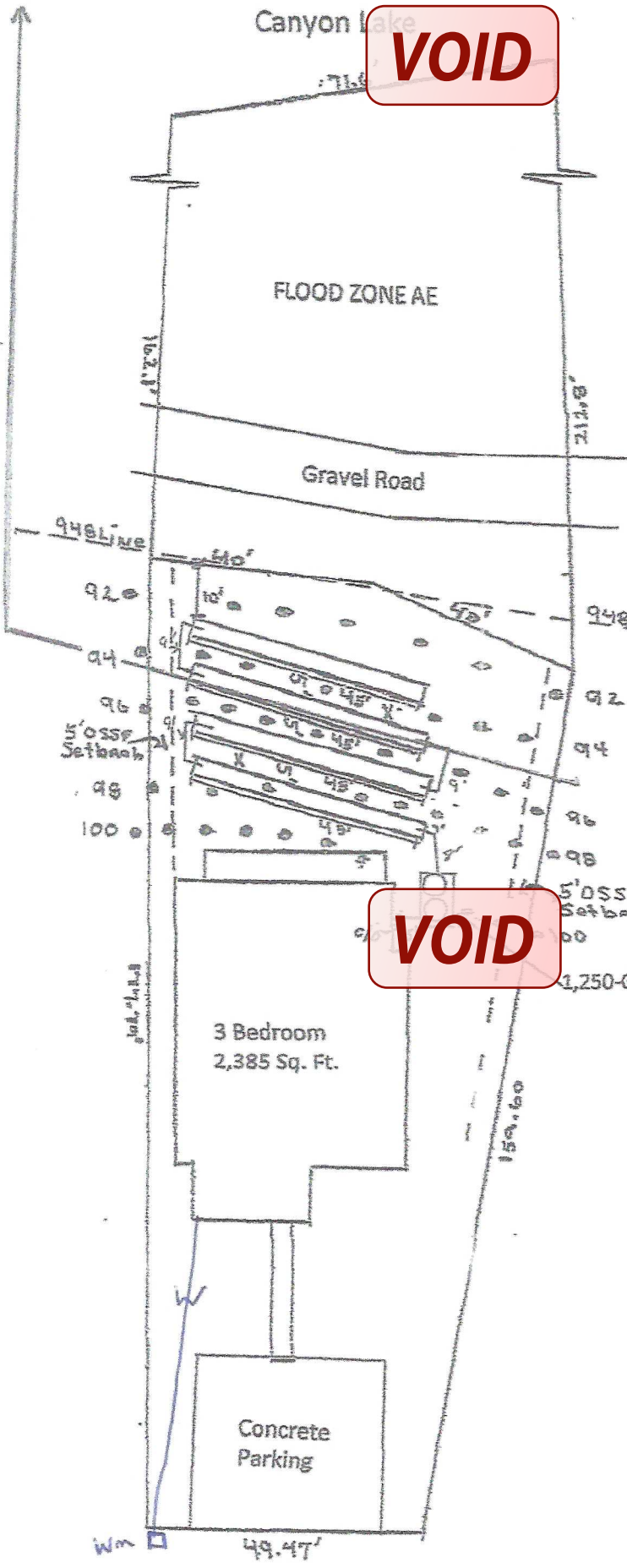
**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

Canyon Lake

**VOID**

**Site Map**  
 Conventional System with  
 Septic Tank and Leaching Chambers  
 Mark Ellison Williams  
 971 Hillcrest Forest  
 Canyon Lake, TX 78133  
 Lot 409, Canyon Lake Forest, Unit 1  
 .53 Acres

FLOOD ZONE AE



FLOOD ZONE AE

Gravel Road

94.8 Line

92

94

96

Surf. 0.55%  
Setback

98

100

94.8 Line

92

94

96

98

100

5' DSSF  
Setback

**VOID**

1,250-Gal Dual Chamber Septic Tank

3 Bedroom  
2,385 Sq. Ft.

Concrete  
Parking

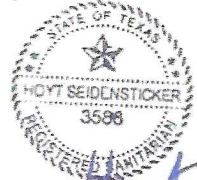
Wm

49.47'

Hillcrest Forest

**240 GPD - Drain Field Layout**  
 900 Sq.-Ft. Drain Field with 180 Linear Feet of  
 3" x 5" Leaching Chambers Installed in 4 Rows  
 at 45' Each with 8 Chambers Per Row for a  
 Total of 36 Chambers 5' Separation Between  
 Each Row  
 X = Test Hole Locations

5-21-21



*Handwritten signature*

**SPECIAL WARRANTY DEED**

**Doc# 200006006630**

2/  
M  
**Date:** February 28, 2000

**Grantor:**

MARK ELLISON WILLIAMS, as Successor Independent Executor of the Estate of Bonnie C. Williams, Deceased, Cause No. 11987 in the County Court of Guadalupe County, Texas

**Grantor's Mailing Address (including county):**

P. O. Box 630  
Seguin, Texas 78155  
Guadalupe County

**Grantee:**

Mark Ellison Williams

**Grantee's Mailing Address (including county):**

P. O. Box 630  
Seguin, Texas 78155  
Guadalupe County

**Consideration:** For TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration.

**Property (including any improvements):**

Being Lot 409, in CANYON LAKE FOREST, Unit 1, in the County of Comal, State of Texas, according to map or plat of said addition recorded in Volume 1, pages 53-54 of the Map and Plat Records of Comal County, Texas.

**Reservations from and Exceptions to Conveyance and Warranty:**

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of record.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

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

Grantee assumes all ad valorem taxes due on the property for the current year.

[Remainder of this page intentionally left blank.]

MARK ELLISON WILLIAMS as Grantor and  
Successor Independent Executor of the Estate of  
Bonnie C. Williams, Deceased

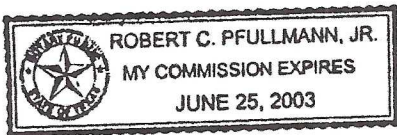
ACKNOWLEDGMENT

STATE OF TEXAS

§  
§  
§  
§  
§

COUNTY OF GUADALUPE

This instrument was acknowledged before me on 2/28, 2000, by MARK  
ELLISON WILLIAMS as Successor Independent Executor of the Estate of Bonnie C. Williams,  
Deceased.

  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Robert C. Pfullmann, Jr.  
Attorney at Law  
7898 Broadway, Suite 120  
San Antonio, Texas 78209  
Telephone: 210/820-3844  
Telecopier: 210/820-3101

C:\CLIENTS\Canyon Lake Deed.wpd  
February 10, 2000 (5:01pm)

Doc# 200006006630  
# Pages 2  
03/03/00 08:25:58 AM  
Filed & Recorded in  
Official Records of  
COMAL COUNTY  
JOY STREATER  
COUNTY CLERK  
Fees \$11.00

Doc# 200006006630





**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

*Staff will complete shaded items*

		117119
<i>Date Received</i>	<i>Initials</i>	<i>Permit Number</i>

Renewal of 112656

**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

  
\_\_\_\_\_  
Date

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

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