

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

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

Inspector Notes:

**Comal County Environmental Health
OSSF Inspection Sheet**

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

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 117147
Issued This Date: 03/18/2024
This permit is hereby given to: KIMBERLEY K. & ROBERT L. BOOKMAN

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

162 VESPER
CANYON LAKE, TX 78133

Subdivision: MW Potter Survey A-452, AKA-Lazy Diamond
Unit: 0
Lot: AKA Lot 32
Block: 0
Acreage: 5.1400

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.



485 DAVID JONAS DR
TX 78132
(830) 608-2090
REVISED
1:28 pm, Feb 26, 2024

Date 1/25/2024

Permit Number _____

1. APPLICANT / AGENT INFORMATION

Owner Name	<u>KIMBERLY K. BOOKMAN & ROBERT L. BOOKMAN</u>	Agent Name	<u>GREG W. JOHNSON, P.E.</u>
Mailing Address	<u>c/o 23011 FM 306</u>	Agent Address	<u>170 Hollow Oak</u>
City, State, Zip	<u>Canyon Lake, TX 78133</u>	City, State, Zip	<u>New Braunfels, TX 78132</u>
Phone #	<u>830-935-4936</u>	Phone #	<u>830-905-2778</u>
Email	<u>katelyn@psseptics.com</u>	Email	<u>gregjohnsonpe@yahoo.com</u>

2. LOCATION

Subdivision Name LAZY DIAMOND RANCHETTES (unrecorded) Unit _____ Lot 32 Block _____

Survey Name / Abstract Number MICHAEL W. POTTER SURVEY, A-452 Acreage 5.14

Address 162 VESPER City CANYON LAKE State TX Zip 78133

3. TYPE OF DEVELOPMENT

Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1945

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: \$ 400,000 (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.

Kimberly K. Bookman
Signature of Owner

1/25/2024
Date

#117147

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

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

REVISED 9:07 am, Mar 25, 2024

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) FUJI CE1A + 150 PUMP Absorption/Application Area (Sq Ft) 5654

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 [X] 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 [X] 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? [X] Yes [] No

Is there an existing TCEQ approval CZP for the property? [] Yes [X] No

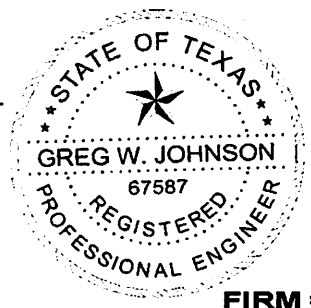
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP)

If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? [] Yes [X] 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 [X] 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 (handwritten signature)

Date November 9, 2023

RECEIVED

By Brenda Ritzen at 11:33 am, Mar 18, 2024

202406008030 03/18/2024 10:54:32 AM 1/1

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 (OSSF's), 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: 5.14 ACREAGE MICHAEL E POTTER SUR, A-452 SURVEY

The property is owned by **(insert owner's full name)**: KIMBERLY K. BOOKMAN & ROBERT L. BOOKMAN

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 25 DAY OF January, 2023

Kimberly K. Bookman

KIMBERLY K. BOOKMAN

Robert L. Bookman

ROBERT L. BOOKMAN

Owner(s) signature(s)

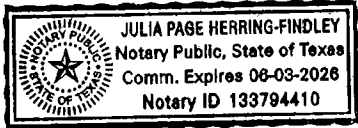
Owner (s) Printed name (s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 25 DAY OF January, 2023

JPH

THIS AREA FOR COMAL COUNTY CLERK RECORDING PURPOSES ONLY

Notary Public Signature



(Notary Seal Here)

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
03/18/2024 10:54:32 AM
CHRISTY 1 Pages(s)
202406008030



Bobbie Koepf

Luna Environmental Service Agreement

(Formerly AMS & PS Septic Supply)

LAZY DIAMOND RANCHETTES (unrecorded) Tract 32
MICHAEL W. POTTER SURVEY A-452, BEING 5.14 AC
CANYON LAKE, TX 78133

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.

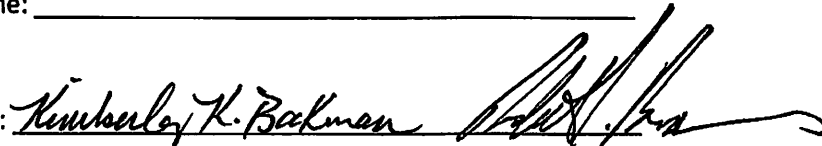
VI. Contractor will schedule with client, dates to perform the above-described Services of repairs. If Contractor is not able to access the site on the date of appointment, a charge of \$75.00 will be billed if the inspection for repairs is not able to be completed and are required to be scheduled on 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: KIMBERLY K. BOOKMAN & ROBERT L. BOOKMAN

Signature: 

Client Address: 162 VESPER

Client Phone Number: (210) 763-4148

Email Address: b7698941@gmail.com

Contractor Luna Environmental LLC:

MP Signature: Ryan Seidensticker

MP NUMBER: 0001708

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

Permit #: _____

**ON-SITE SEWERAGE FACILITY
SOIL EVALUATION REPORT INFORMATION**

Date Soil Survey Performed: November 08, 2023

Site Location: 5.14 ACRES OUT OF THE MICHAEL W. POTTER SURVEY, A-452

Proposed Excavation Depth: N/A

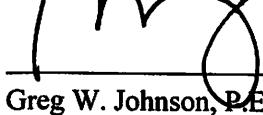
Requirements:

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						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	III	CLAY LOAM	N/A	NONE OBSERVED	LIMESTONE @ 10"	BROWN
1						
2						
3						
4						
5						

SOIL BORING NUMBER <u> </u> SURFACE EVALUATION						
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

11/08/2023
Date

OSSF SOIL EVALUATION REPORT INFORMATION

REVISED
9:07 am, Mar 25, 2024

Date: November 09, 2023

Applicant Information:

Name: KIMBERLY K. & ROBERT L. BOOKMAN
Address: c/o 23011 F.M. 306
City: CANYON LAKE State: TEXAS
Zip Code: 78133 Phone: (830) 935-4936

Site Evaluator Information:

Name: Greg W. Johnson, P.E., R.S., S.E. 11561
Address: 170 Hollow Oak
City: New Braunfels State: Texas
Zip Code: 78132 Phone & Fax (830)905-2778

Property Location:

Lot ^{SEE BELOW} Unit ___ Blk ___ Subd. _____
Street Address: 162 VESPER
City: CANYON LAKE Zip Code: 78133
Additional Info.: 5.14 ACRES OUT OF THE MICHAEL W. POTTER SURVEY, A-452

Installer Information:

Name: _____
Company: _____
Address: _____
City: _____ State: _____
Zip Code: _____ Phone _____

Topography: Slope within proposed disposal area: 6 %

Presence of 100 yr. Flood Zone: YES ___ NO X
Existing or proposed water well in nearby area: YES X NO ___ >100'
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

Q = _____ GPD _____

Residential Water conserving fixtures to be utilized? Yes X No _____

Number of Bedrooms the septic system is sized for: 3 Total sq. ft. living area 1945

Q gal/day = (Bedrooms +1) * 75 GPD - (20% reduction for water conserving fixtures)

Q = (3 +1)*75-(20%)= 240

Trash Tank Size 397 Gal.

TCEQ Approved Aerobic Plant Size 120 G.P.D.

Req'd Application Area = Q/Ri = 240 / 0.064 = 3750 sq. ft.

Application Area Utilized = 5654 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 = 150 Gal. Varies Gal/inch.

Reserve Requirement = 80+ Gal. 1/3 day flow.

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

With Chlorinator NSF/TCEQ 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

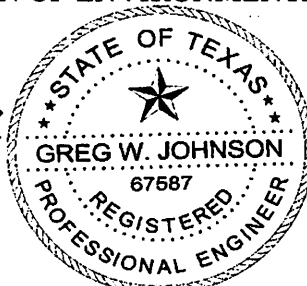
APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

EXPOSED ROCK WILL BE COVERED WITH SOIL .

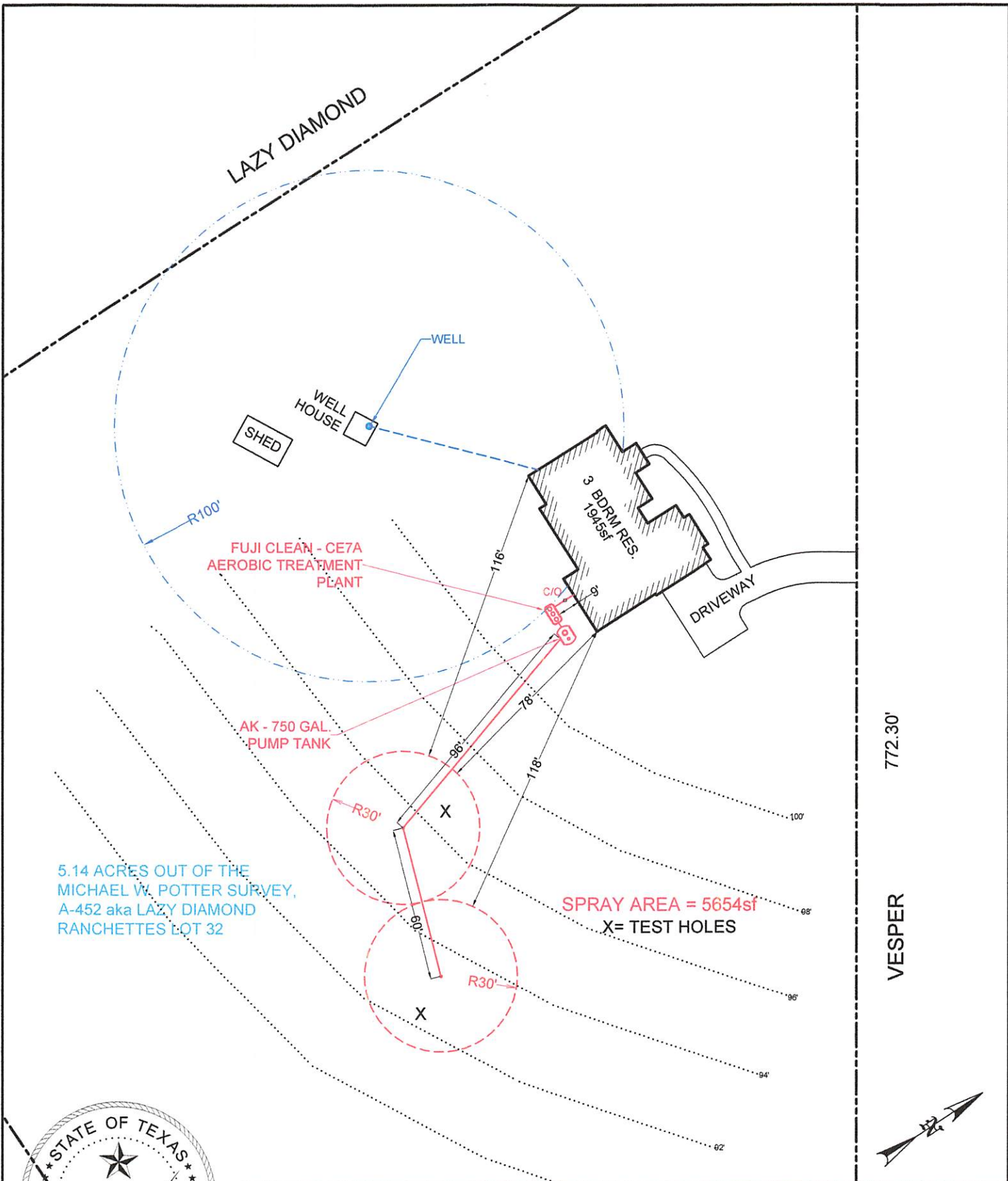
I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016)


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

11/09/23
DATE



FIRM #2585



772.30'

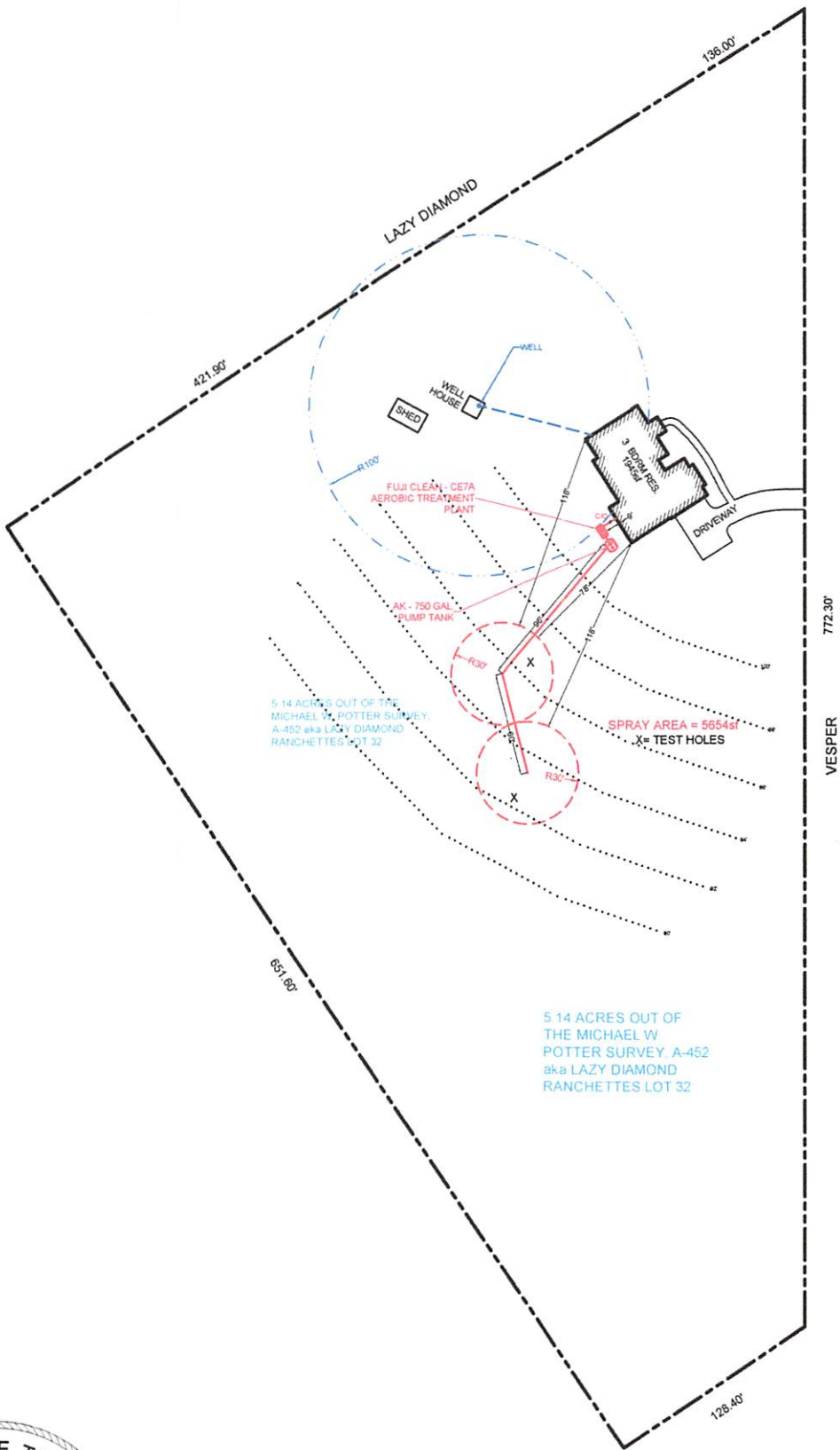
VESPER

5.14 ACRES OUT OF THE
MICHAEL W. POTTER SURVEY,
A-452 aka LAZY DIAMOND
RANCHETTES LOT 32



OWNER: KIMBERLY K. & ROBERT L. BOOKMAN		DRAWN BY: EJS III	
STREET ADDRESS: 162 VESPER			
LEGAL DESC: MICHAEL W. POTTER SURVEY, A-452		ACREAGE: 5.14	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=50'	DATE: 11/9/2023	REVISED: 3/23/2024

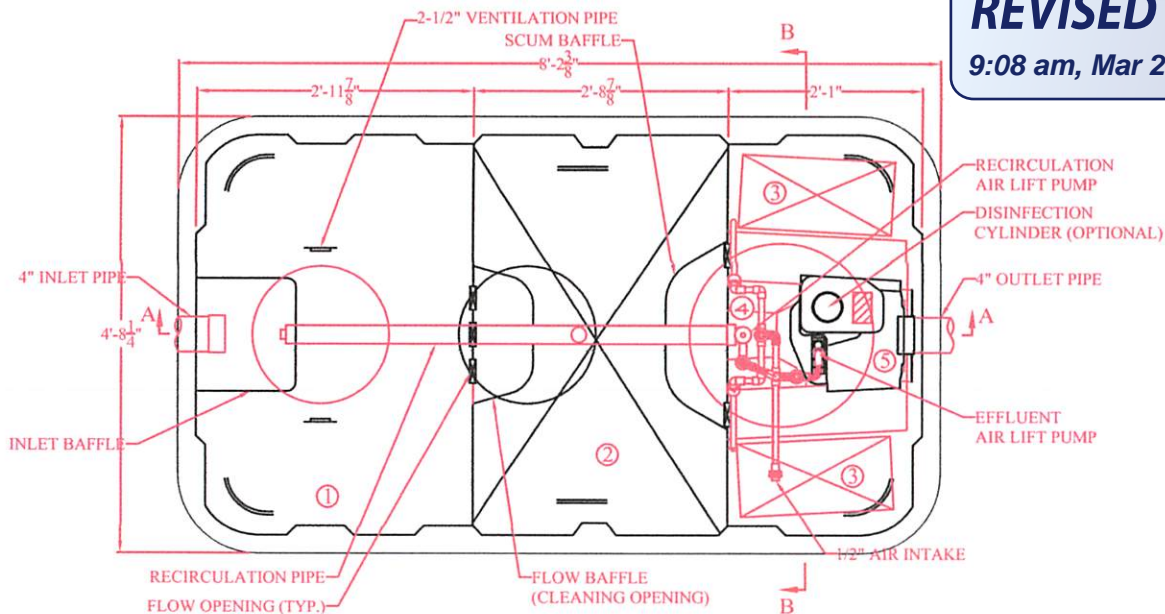
REVISED
9:09 am, Mar 25, 2024



OWNER: KIMBERLY K. & ROBERT L. BOOKMAN		DRAWN BY: EJS III	
STREET ADDRESS: 162 VESPER			
LEGAL DESC: MICHAEL W. POTTER SURVEY, A-452		ACREAGE: 5.14	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=100'	DATE: 11/9/2023	REVISED: 3/23/2024

REVISED

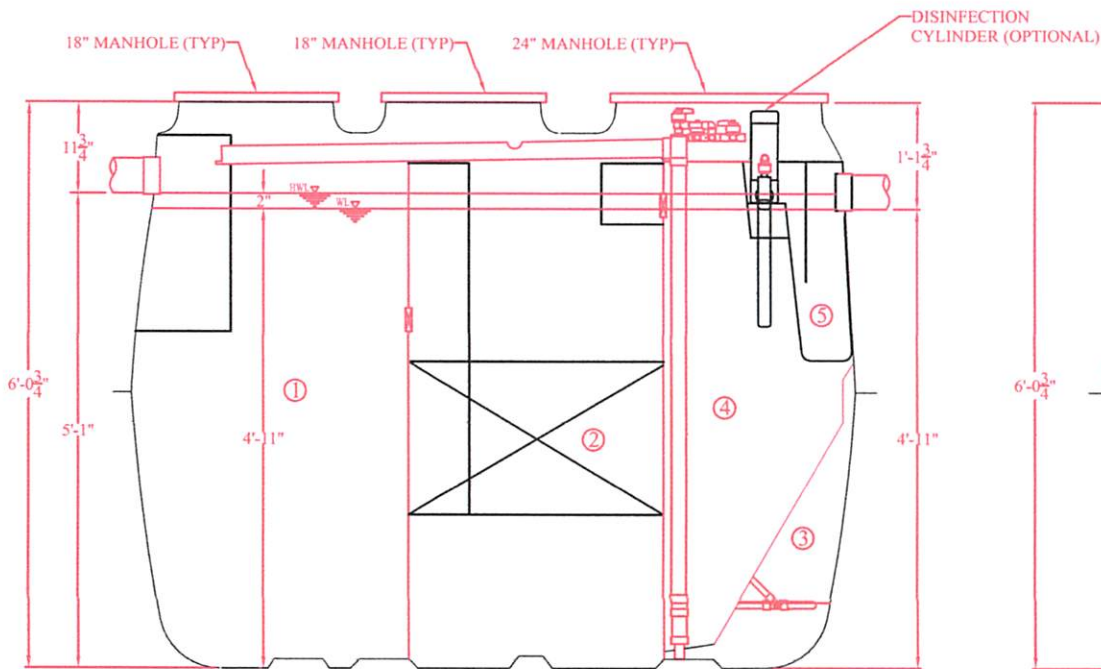
9:08 am, Mar 25, 2024



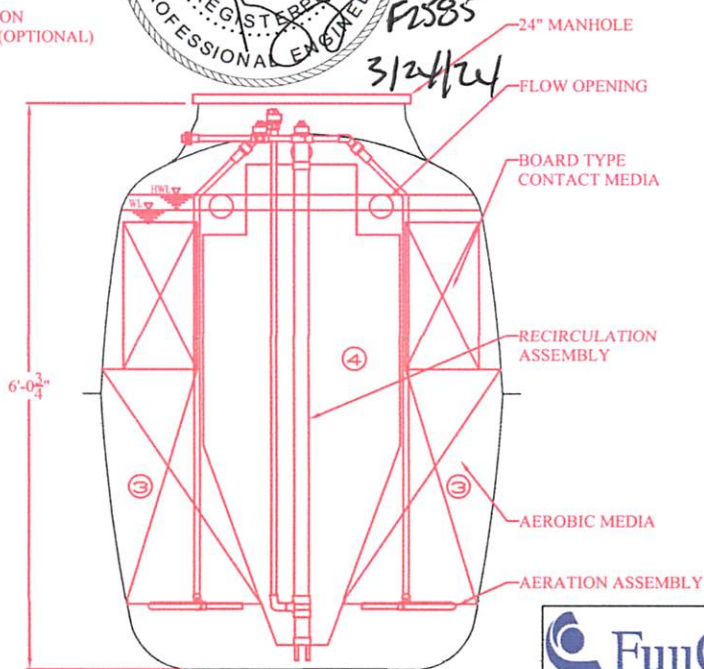
PLAN VIEW

	CHAMBER	Volume (gal)
①	Sedimentation Chamber	397
②	Anaerobic Filtration Chamber	396
③	Aerobic Contact Filtration Chamber	181
④	Storage Chamber	90
⑤	Disinfection Chamber	6
Total Volume		1069

SPECIFICATIONS			
Anaerobic Media	PP / PE	Filling Rate	32%
Board Type Aerobic Media	PVC / PP / PE	Filling Rate	17%
Aerobic Media	PP / PE	Filling Rate	55%
Blower	2.8 cfm		
Tank	FRP		
Piping	PVC / PP / PE		
Access Covers	Plastic / Cast Iron		
Disinfectant (Optional)	Chlorine Tablets		



SECTION A-A VIEW



SECTION B-B VIEW



CEN-7 A
Structural Drawing

DATE: 07/01/2014 SCALE: 1/2" = 1"

REVISED

9:08 am, Mar 25, 2024

TANK NOTES:

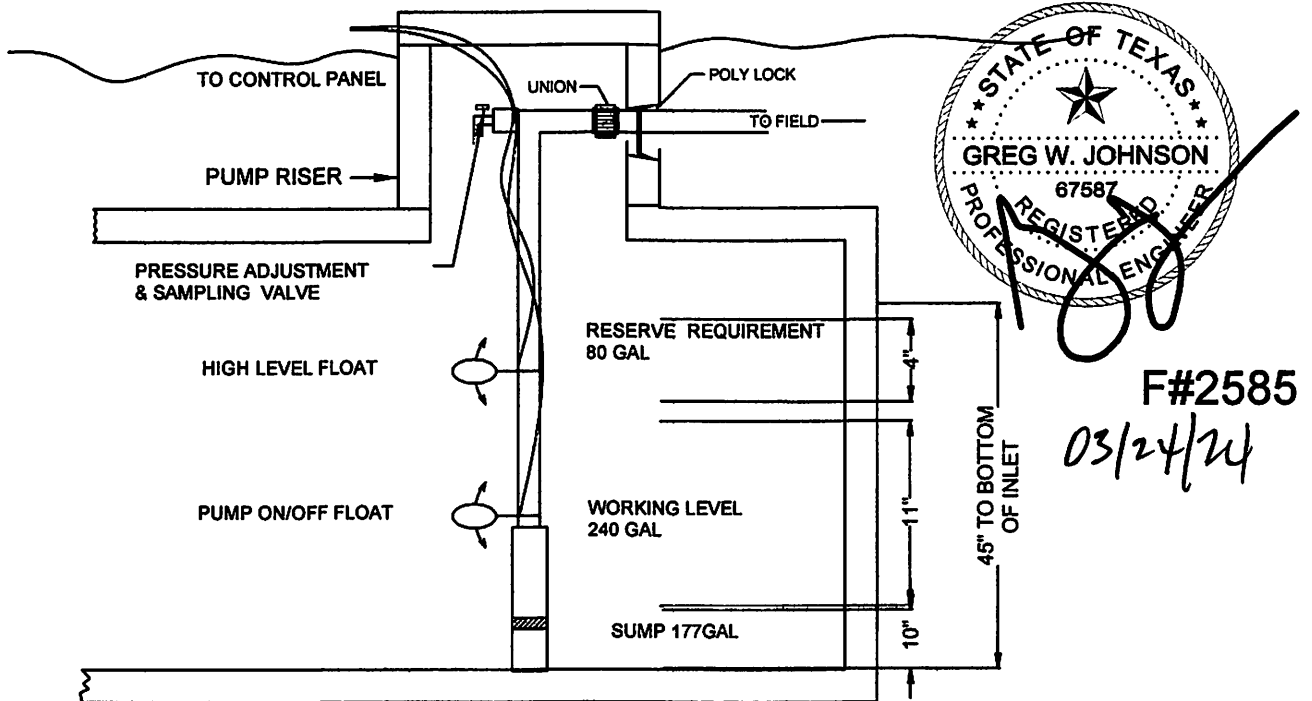
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

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

ALL WIRING MUST BE IN COMPLIANCE WITH THE MOST RECENT NATIONAL ELECTRIC CODE



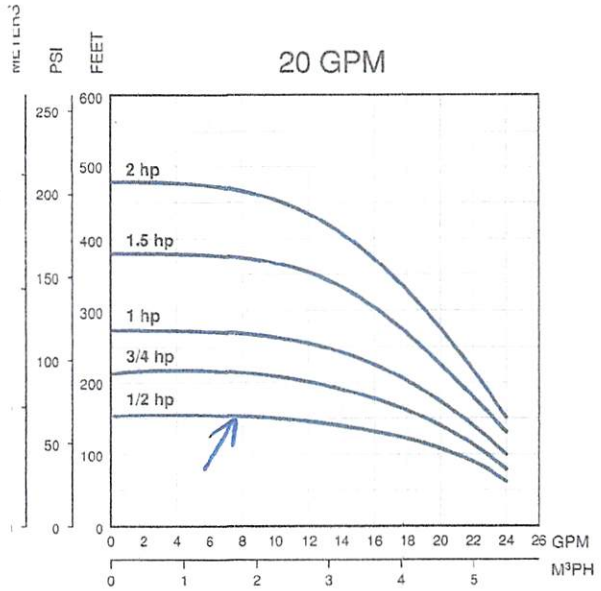
**TYPICAL PUMP TANK CONFIGURATION
AK750 GAL PUMP TANK**

Thermoplastic Performance

LOW ANGLE NOZZLE PERFORMANCE CHART

Nozzle	PSI	Radius	GPM
#1	30	22'	1.5
	40	24'	1.7
	50	26'	1.8
	60	28'	2.0
#3	30	29'	3.0
	40	32'	3.1
	50	35'	3.5
	60	37'	3.8
#4	30	31'	3.4
	40	34'	3.9
	50	37'	4.4
	60	38'	4.7
#6	40	38'	6.5
	50	40'	7.3
	60	42'	8.0
	70	44'	8.6

KRAIN
Pro-Plus
*

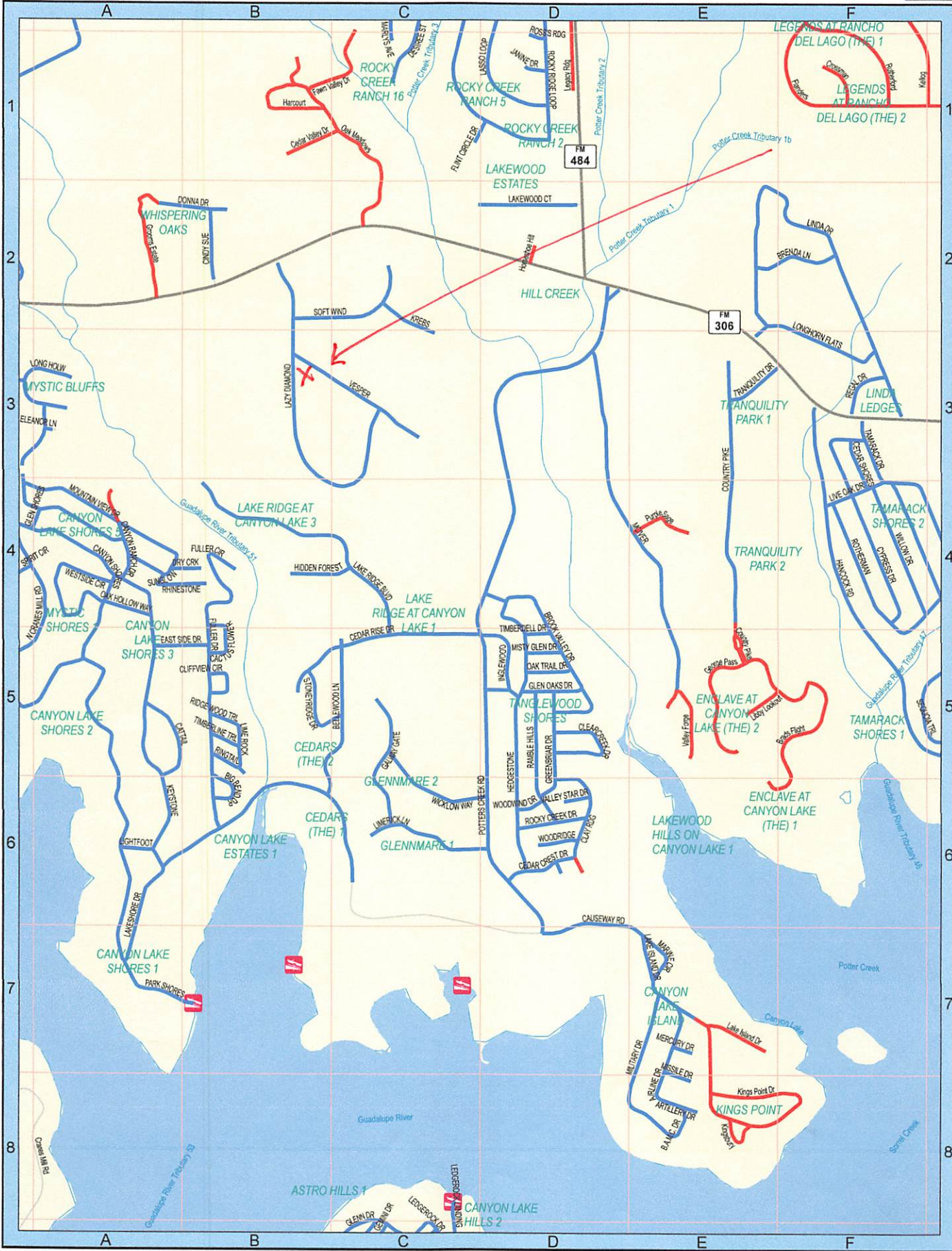


Thermoplastic Units Ordering Information

1/2 - 1.5 HP Single-Phase Units						
Order No.	Model	GPM	HP	Volt	Wire	Wt.
94741005	10FE05P4-2W115	10	1/2	115	2	24
94741010	10FE05P4-2W230	10	1/2	230	2	24
94741015	10FE07P4-2W230	10	3/4	230	2	28
94741020	10FE1P4-2W230	10	1	230	2	31
94741025	10FE15P4-2W230	10	1.5	230	2	46
94742005	20FE05P4-2W115	20	1/2	115	2	25
94742010	20FE05P4-2W230	20	1/2	230	2	25
94742015	20FE07P4-2W230	20	3/4	230	2	28
94742020	20FE1P4-2W230	20	1	230	2	31
94742025	20FE15P4-2W230	20	1.5	230	2	40

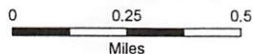
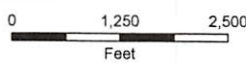
Thermoplastic 1/2 - 2 HP Pump Ends						
Order No.	Model	GPM	HP	Volt	Wire	Wt.
94751005	10FE05P4-PE	10	1/2	N/A	N/A	6
94751010	10FE07P4-PE	10	3/4	N/A	N/A	7
94751015	10FE1P4-PE	10	1	N/A	N/A	8
94751020	10FE15P4-PE	10	1.5	N/A	N/A	12
94752005	20FE05P4-PE	20	1/2	N/A	N/A	6
94752010	20FE07P4-PE	20	3/4	N/A	N/A	7
94752015	20FE1P4-PE	20	1	N/A	N/A	8
94752020	20FE15P4-PE	20	1.5	N/A	N/A	10
94752025	20FE2P4-PE	20	2	N/A	N/A	11

SEE PAGE 1



SEE PAGE 19

SEE PAGE 29



From: [Ritzen, Brenda](#)
To: ["Greg Johnson"](#)
Cc: [Traci Field](#); [Katie Leidholdt](#)
Subject: RE: 162 VESPER - BOOKMAN #117147
Date: Monday, March 25, 2024 9:10:00 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

From: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Monday, March 25, 2024 8:27 AM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Cc: Traci Field <traci@psseptics.com>; Katie Leidholdt <katie@psseptics.com>
Subject: 162 VESPER - BOOKMAN #117147

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 ATU.
THANKS,
GREG

Send for Greg W. Johnson, P.E., R.S.)
170 Hollow Oak
New Braunfels, TX 78132

VOID

***** 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) 5654

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)

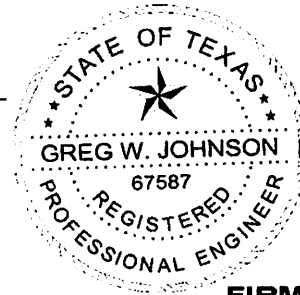
If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? Yes No

(if yes, the 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

VOID

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]
Signature of Designer

November 9, 2023
Date



Date: November 09, 2023

Applicant Information:

Name: KIMBERLY K. & ROBERT L. BOOKMAN
Address: c/o 23011 F.M. 306
City: CANYON LAKE State: TEXAS
Zip Code: 78133 Phone: (830) 935-4936

Site Evaluator Information:

Name: Greg W. Johnson, P.E., R.S., S.E. 11561
Address: 170 Hollow Oak
City: New Braunfels State: Texas
Zip Code: 78132 Phone & Fax (830)905-2778

Property Location:

Lot Unit Blk Subd.
Street Address: 162 VESPER
City: CANYON LAKE Zip Code: 78133
Additional Info.: 5.14 ACRES OUT OF THE MICHAEL W. POTTER SURVEY, A-452

Installer Information:

Name:
Company:
Address:
City: State:
Zip Code: Phone

Topography: Slope within proposed disposal area: 6 %

- Presence of 100 yr. Flood Zone: YES NO X
Existing or proposed water well in nearby area: YES X NO >100'
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

Q = GPD

Residential Water conserving fixtures to be utilized? Yes X No

Number of Bedrooms the septic system is sized for: 3 Total sq. ft. living area 1945

Q gal/day = (Bedrooms +1) * 75 GPD - (20% reduction for water conserving fixtures)

Q = (3 +1)*75-(20%)= 240

Trash Tank Size 447 Gal.

TCEQ Approved Aerobic Plant Size 600 G.P.D.

Req'd Application Area = Q/Ri = 240 / 0.064 = 3750 sq. ft.

Application Area Utilized = 5654 sq. ft.

Pump Requirement 12 Gpm @ 41 Psi (1/2" HP 18 G.P.M. series or equivalent)

Dosing Cycle: ON DEMAND or DOSE IN PREDAWN HOURS

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

Reserve Requirement = 80 Gal. 1/3 day flow.

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

With Chlorinator NSF/TCEQ 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

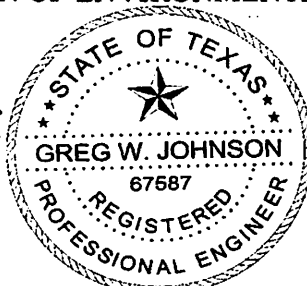
APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

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)

Signature of Greg W. Johnson
GREG W. JOHNSON P.E. F#002585 - S.E. 11561

11/09/23
DATE



FIRM #2585

REVISED

9:08 am, Mar 25, 2024

TANK NOTES:

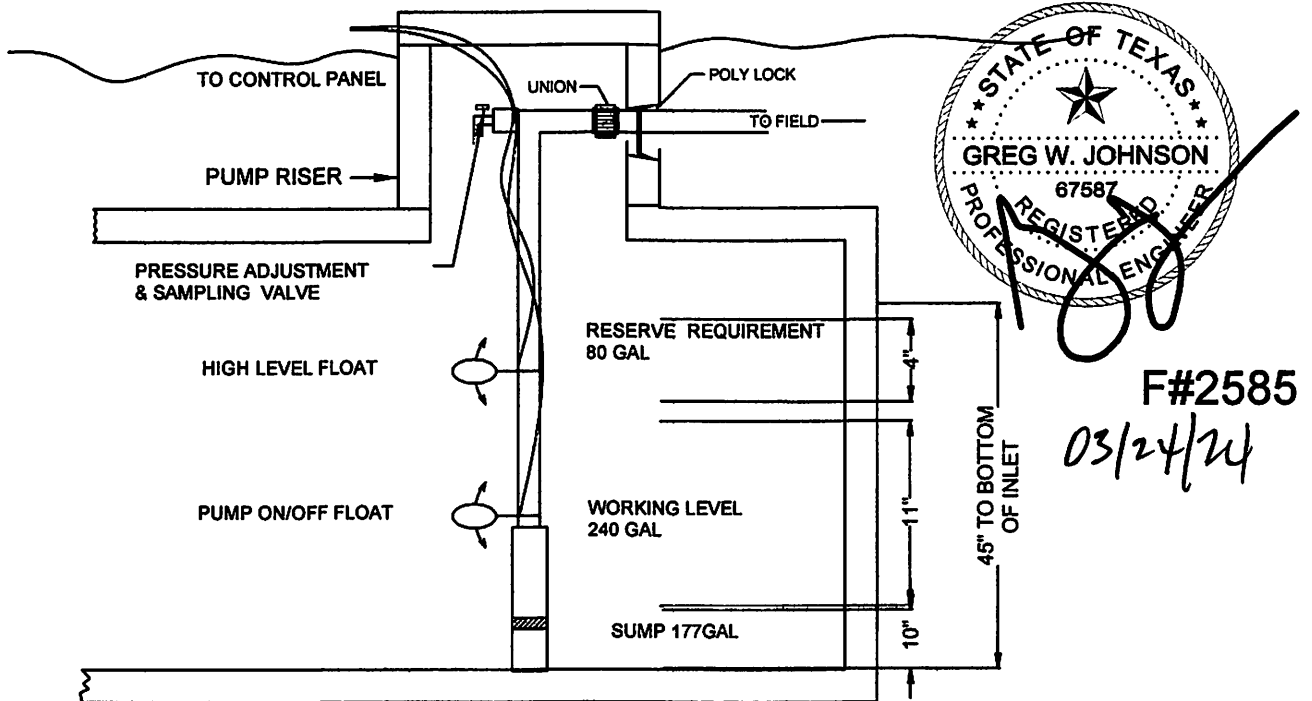
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Tightlines to the tank shall be SCH-40 PVC.

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

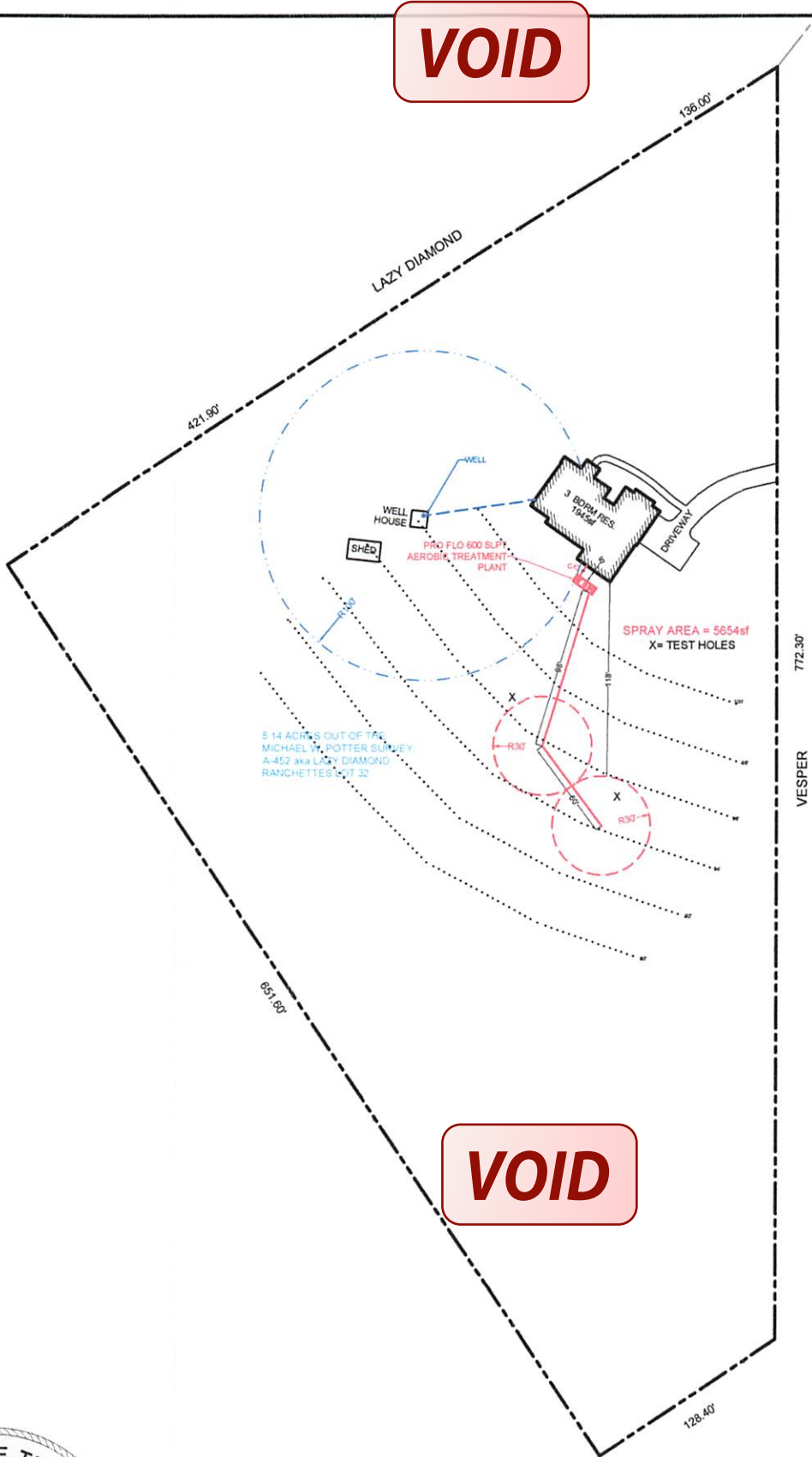
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ALL WIRING MUST BE IN COMPLIANCE WITH THE MOST RECENT NATIONAL ELECTRIC CODE



**TYPICAL PUMP TANK CONFIGURATION
AK750 GAL PUMP TANK**

VOID



VOID

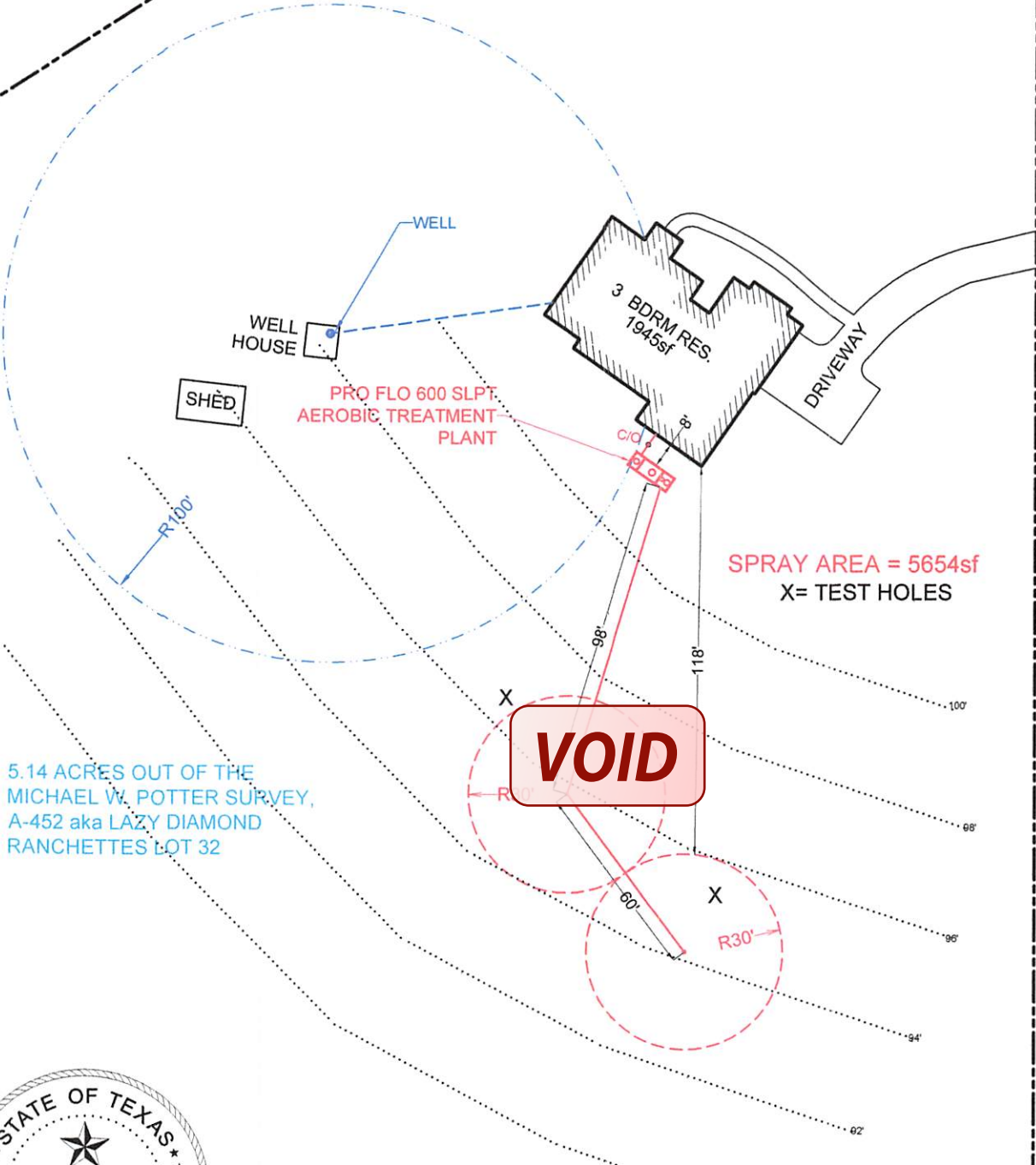


OWNER: KIMBERLY K. & ROBERT L. BOOKMAN		DRAWN BY: EJS III	
STREET ADDRESS: 162 VESPER			
LEGAL DESC: MICHAEL W. POTTER SURVEY, A-452			ACREAGE: 5.14
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=100'	DATE: 11/9/2023	REVISED:



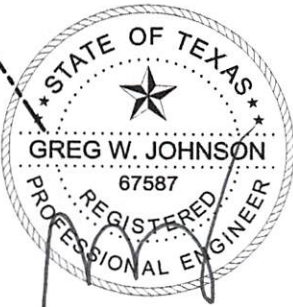
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LAZY DIAMOND



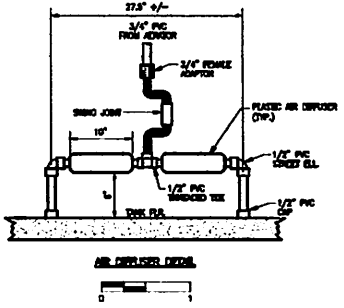
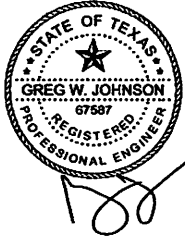
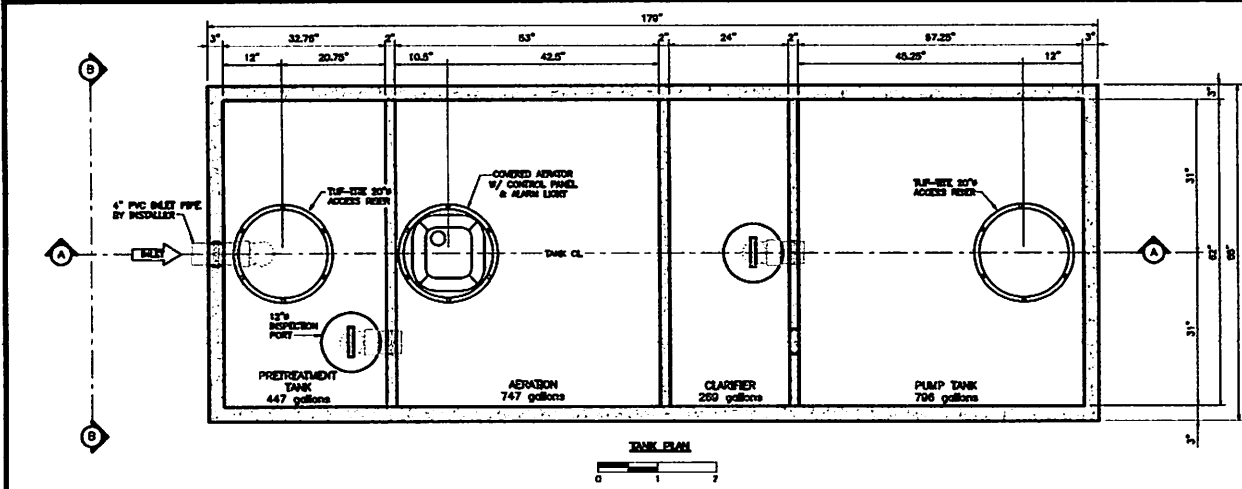
772.30'

VESPER

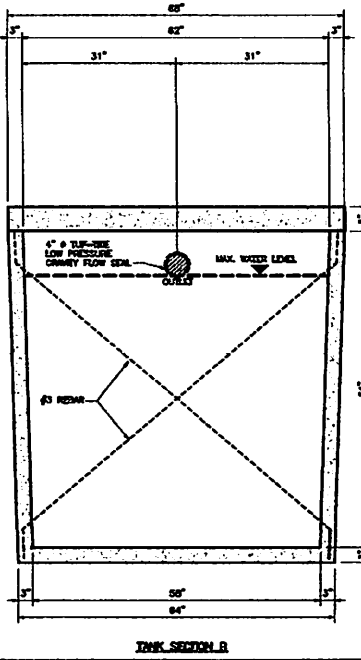
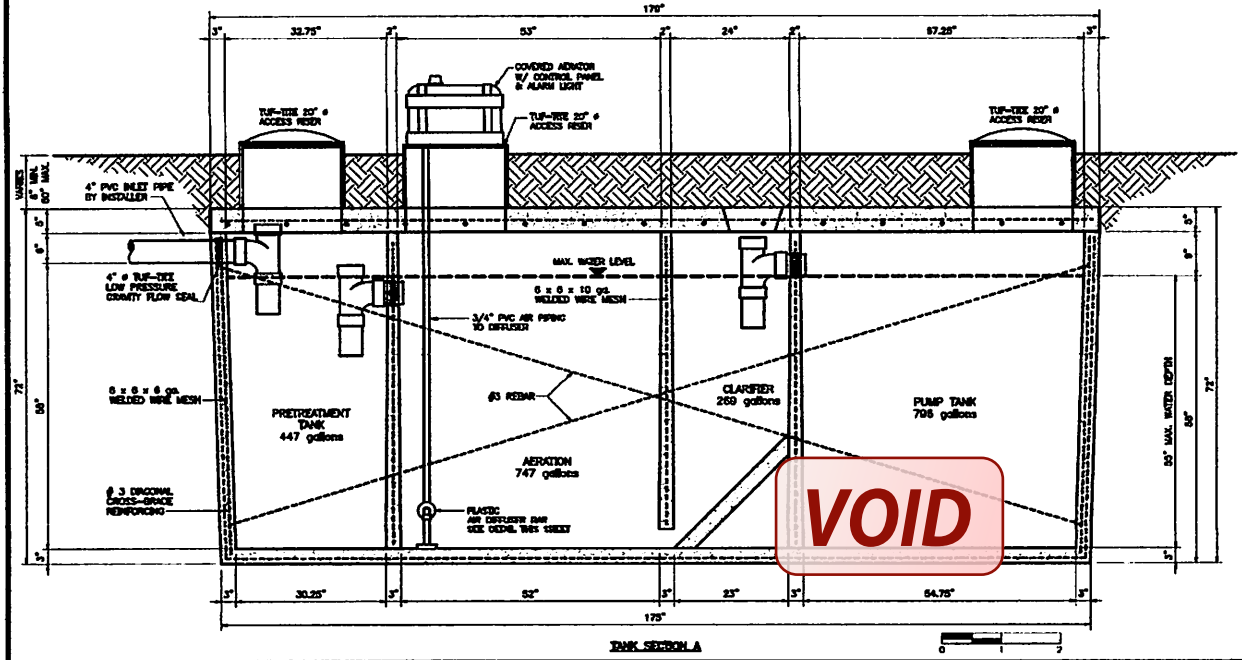


OWNER:	KIMBERLY K. & ROBERT L. BOOKMAN		DRAWN BY:	EJS III
STREET ADDRESS:	162 VESPER			
LEGAL DESC:	MICHAEL W. POTTER SURVEY, A-452	ACREAGE:	5.14	
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'	DATE:
				11/9/2023
			REVISED:	

VOID



- GENERAL NOTES:**
- ALL CONCRETE TO BE 4000 PSI WITH A MINIMUM AGGREGATE SIZE OF 3/4"
 - ALL INSPECTION HOLES AND RISERS ARE TO BE SEALED WITH A NEOPRENE SEALER.
 - THE SLAB GRADE IS TO BE WITHIN 1/2" AND FREE OF FOREIGN OBJECTS.
 - PRETREATMENT TANK & CLARIFIER RISERS MAY BE BELOW GRADE.
 - TANK LID TO BE SEALED WITH APPROVED ISOLANTS.



REVISION	DATE	DESCRIPTION

G. Ray Young
2-04-2008

WATER ENGINEERS
Water & Sewerage Treatment Consultants
 1720 HUFFMEYER ROAD TEL: 281-253-0000
 CRYSTAL, TEXAS 77409 FAX: 281-253-1113

PRO. FILE
 WASTEWATER TREATMENT SYSTEMS
 20022 FM 360
 WALLER, TX. 77484

**WASTEWATER TREATMENT STRUCTURE
 MODEL No. 600SLPT**

DESIGN BY: J.W.	DWG NO.:
APPROVED BY: DRY	
SCALE: AS NOTED	
DATE: 03/29/08	
JOB NO.: 4004.1	

VOID

VOID

TANK NOTES:

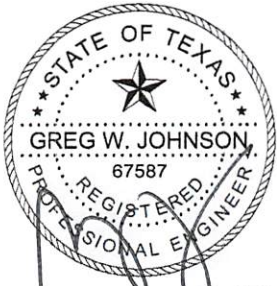
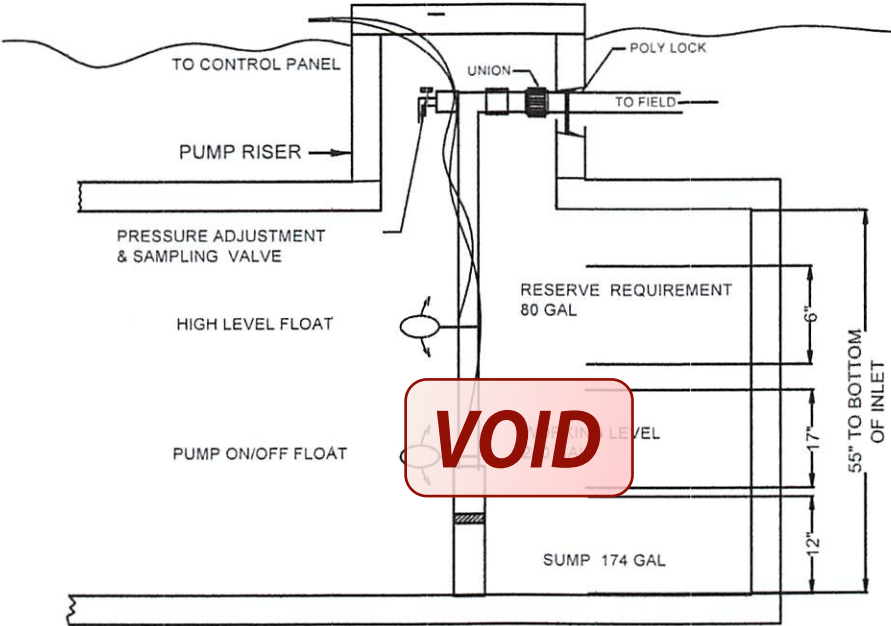
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ALL WIRING MUST BE IN COMPLIANCE WITH THE MOST RECENT NATIONAL ELECTRIC CODE



F2585
11/10/23


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

From: [Ritzen, Brenda](#)
To: katie@psseptics.com; "gregjohnsonpe@yahoo.com"
Subject: Permit 117147
Date: Friday, February 23, 2024 4:09:00 PM
Attachments: [image001.png](#)

**Re: Kimberly K & Robert L. Bookman
5.14 acres out of the Michael W. Potter Survey A-452
Application for Permit for Authorization to Construct an On-Site
Sewage Facility (OSSF)**

Katie / Greg :

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

- 1  **This is not part of a recorded subdivision. Revise the permit application, Affidavit to the Public, and planning materials accordingly 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



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

VOID

Date 1/25/2024

Permit Number 117147

1. APPLICANT / AGENT INFORMATION

Owner Name	<u>KIMBERLY K. BOOKMAN & ROBERT L. BOOKMAN</u>	Agent Name	<u>GREG W. JOHNSON, P.E.</u>
Mailing Address	<u>c/o 23011 FM 306</u>	Agent Address	<u>170 Hollow Oak</u>
City, State, Zip	<u>Canyon Lake, TX 78133</u>	City, State, Zip	<u>New Braunfels, TX 78132</u>
Phone #	<u>830-935-4936</u>	Phone #	<u>830-905-2778</u>
Email	<u>katelyn@psseptics.com</u>	Email	<u>gregjohnsonpe@yahoo.com</u>

2. LOCATION

Subdivision Name LAZY DIAMOND RANCHETTES Unit _____ Lot 32 Block _____

Survey Name / Abstract Number MICHAEL W. POTTER SURVEY, A-452 Acreage 5.14

Address 162 VESPER City CANYON LAKE State TX Zip 78133

3. TYPE OF DEVELOPMENT

Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1945

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: \$ 400,000 **VOID**

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.

Kimberly K. Bookman
Signature of Owner

1/25/2024
Date



THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

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 32 LOT LAZY DIAMOND RANCHETTES SUBDIVISION

IF NOT IN SUBDIVISION: ACREAGE SURVEY

The property is owned by (insert owner name) KIMBERLY K. BOOKMAN & ROBERT L. BOOKMAN



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 25 DAY OF January, 2024

Kimberly K. Bookman

KIMBERLY K. BOOKMAN

Robert L. Bookman

ROBERT L. BOOKMAN

Owner(s) signature(s)

Owner (s) Printed name (s)

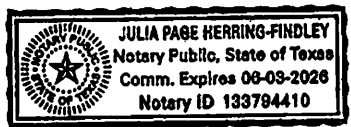
J.P.H.

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 25 DAY OF

January, 2024

THIS AREA FOR COMAL COUNTY CLERK RECORDING PURPOSES ONLY

Notary Public Signature



(Notary Seal Here)

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
01/25/2024 12:09:56 PM
LAURA 1 Pages(s)
202406002281

Bobbie Koepf

14 105199

412178

0880 0103

2253

Prepared by the State Bar of Texas for use by lawyers only.
Revised 10-85.
© 1985 by the State Bar of Texas

FILED FOR RECORD

WARRANTY DEED WITH VENDOR'S LIEN

APR -8 PM 3:43

JOY STREATER
COUNTY CLERK COMAL COUNTY
BY *Judith Kendall*
140 pd

Date: January 15, 1993

Grantor: EDWARD L. RISHEBARGER, Receiver of Lazy Diamond Ranchettes

Grantor's Mailing Address (including county): 4040 Broadway, Suite 302
San Antonio, Bexar County, Texas 78209

Grantee: PETE GIBBS

Grantee's Mailing Address (including county): 6617 Dixie, Houston
Harris County, Texas 77087

Consideration: TEN AND NO/100 Dollars (\$10.00) and a note of even date that is in the principal amount of SEVEN THOUSAND AND THIRTY-EIGHT AND 52/100 Dollars (\$7,038.52), and is executed by the Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this Deed and by a Deed of Trust from Grantee to Dean C. Myane, Trustee.

UNOFFICIAL

0880 0104

Property (including any improvements):

All that certain tract or parcel of land lying and being situated in Comal County, Texas, being 5.14 acres of land, more or less, being known as Tract No. 32, an unrecorded subdivision LAZY DIAMOND RANCHETTES; said 5.14 acres being out of a tract called 367.25 acres (Hereinafter called the parent tract) in conveyance from A. L. Copeland to Hanno Guenther, Jr. recorded in Vol. 161, Page 528, Comal County, Texas Deed Records; said tract being further described by field notes in Exhibit "A" attached hereto and incorporated herein for all purposes; Together with easements described more fully in Exhibit "A" attached hereto and incorporated herein for all purposes;

Reservations from and Exceptions to Conveyance and Warranty:

- This conveyance is made and accepted SUBJECT TO the following, to wit:
1. Restrictions of record in Vol. 292, Page 235; Vol. 293, Page 33; Vol. 561, Page 653, Comal County, Texas Deed & Official Records;
 2. All visible and apparent easements and all underground easements, the existence of which may arise by virtue of unrecorded grantor or use;
 3. Easement to Pedernales Electric Cooperative, Inc. recorded in Vol. 295, Page 577, Comal County, Texas Deed Records;
 4. Easement 30 feet wide contiguous to and along the entire length of the west and north lines of the herein described real property;

UNOFFICIAL

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 hereby 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 warranty.

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

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

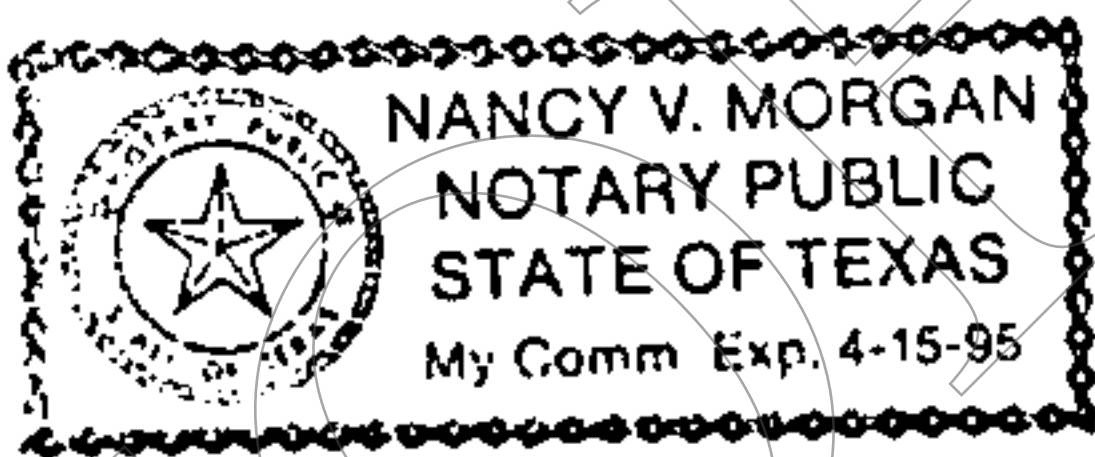
Edward L. Risheberger
Edward L. Risheberger, Receiver

0880 0105

(Acknowledgment)

STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on the 10th day of March, 19 93
by Edward L. Risheberger, Receiver of Lazy Diamond Ranchettes



Nancy V. Morgan
Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19 _____
by _____ of _____ a _____ corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

AFTER RECORDING RETURN TO:

Mr. Pete Gibbs
6617 Dixie
Houston, Texas 77087

PREPARED IN THE LAW OFFICE OF:

Dean C. Myane
P. O. Box 787
Blanco, Texas

0880 0106

H. S. BETTERS WORTH

ENGINEER SURVEYOR
Box 987, SEGUIN, TEXAS 78155
(A. C. 818) • 378-8888

September 27, 1974

LAZY DIAMOND RANCHETTES-TRACT NO. 32

Field notes describing 5.14 acres of land situated in the Michael W. Potter Survey, Abst. 452, Comal County, Texas. Said 5.14 acre tract is part of a tract called 367.25 acres (hereinafter called the parent tract) in conveyance from A.L. Copeland to Hanno Guenther, Jr. recorded in Volume 161 at page 528 of the deed records of said county, and is described by metes and bounds as follows:

BEGINNING at the northwest corner of the tract herein described, said corner being a "T" intersection of the center lines of two 60 foot roads and situated S 17° 50' E 1,492.4 feet from the northwest corner of the parent tract;

THENCE with the center line of a 60 foot road, S 56° 13' E 772.33 feet to the northeast corner of the tract herein described;

THENCE S 128.4 feet;

THENCE W 651.6 feet to the center line of a 60 foot road;

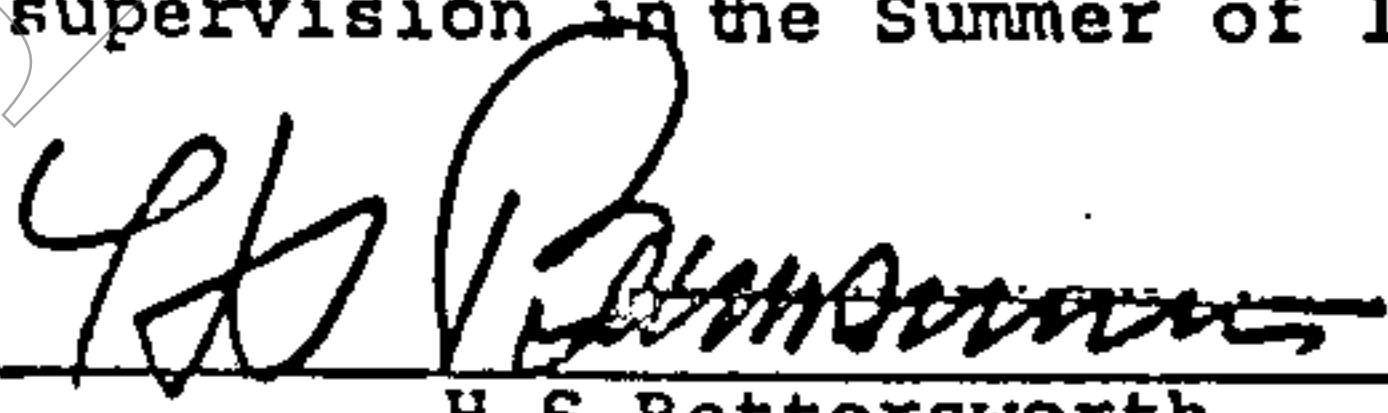
THENCE with said center line along a circular curve to the right, the radius of which is 10,435 feet and the long chord of which bears N 0° 43' E 421.9 feet;

THENCE continuing with said center line, N 1° 53' E 136.0 feet to the place of beginning, all corners of the tract herein described being marked with iron stakes, and containing 5.14 acres of land.

This tract to be conveyed subject to an easement 30 feet wide contiguous to and along the entire length of its west and north lines.

Access to this tract is provided by Easements 1 and 4.

I hereby certify that the foregoing field notes describe the results of an on-the-ground survey made under my supervision in the Summer of 1974.



H.S. Bettersworth

EXHIBIT "A":

ORIGINAL Billy G. Alexander NF
NB

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

GENERAL WARRANTY DEED RESERVING VENDOR'S LIEN IN FAVOR OF THIRD PARTY

THE STATE OF TEXAS §
COUNTY OF COMAL § KNOW ALL MEN BY THESE PRESENTS:

THAT BILLY G. ALEXANDER a/k/a BILLY ALEXANDER and wife, GWENDOLYN E. LAPO-ALEXANDER a/k/a GWEN ALEXANDER, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by KIMBERLY K. BOOKMAN and husband, ROBERT L. BOOKMAN, hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by the said Grantee of one certain Promissory Note of even date herewith in the principal sum of ONE HUNDRED TWENTY-THREE THOUSAND, SEVEN HUNDRED AND NO/100 (\$123,700.00) DOLLARS, payable to the order of SECURITY SERVICE FEDERAL CREDIT UNION, hereinafter called Mortgagee, said Note being payable as therein provided, bearing interest at the rate therein specified, providing for attorney's fees and acceleration of maturity at the rate and in the events therein set forth, and payment of said Note being secured by a vendor's lien superior title retained herein in favor of said Mortgagee and by Deed of Trust of even date herewith from Grantee to RUTH W. GARNER, Trustee, to which reference is hereby made for all purposes; and,

WHEREAS, Mortgagee has, at the special instance and request of said Grantee herein, paid to Grantor herein \$123,700.00 of the purchase money for the property hereinafter described as represented by the above described Note, said Note, together

with the vendor's lien and Deed of Trust Lien against said property securing the payment of said Note is, without recourse upon the Grantor herein, hereby assigned, transferred and delivered to Mortgagee, the Grantor hereby conveying to the said Mortgagee the said superior title to said property, and subrogating the said Mortgagee unto all the rights and remedies of Grantor in the premises by virtue of said Note and liens; the indebtedness evidenced by said Note being due and payable as therein provided both principal and interest being due and payable at the office of SECURITY SERVICE FEDERAL CREDIT UNION;

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee, the following described property, to-wit:

Being 5.14 acres of land, more or less, more particularly described on Exhibit "A", attached hereto and made a part hereof; TOGETHER WITH non-exclusive Ingress and Egress easements more particularly described on Exhibit "B", attached hereto and made a part hereof.

This conveyance is made subject to, all and singular, the restrictions, easements and covenants, if any, applicable to and enforceable against the above described property as reflected by the records of the County Clerk of Comal County, Texas.

Taxes for the current year have been prorated and are thereafter assumed by Grantee.

It is expressly agreed and stipulated that a vendor's lien is retained in favor of the payee in said Note against the above described property, premises and improvements, until said Note, and all interest thereon, is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs and assigns forever.

Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators and successors to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof.

DATED this the 10th day of December, 2020.

Billy Alexander
BILLY G. ALEXANDER a/k/a BILLY
ALEXANDER
Gwendolyn E. Alexander
GWENDOLYN E. LAPO-ALEXANDER a/k/a
GWEN ALEXANDER

STATE OF TEXAS
COUNTY OF Harris

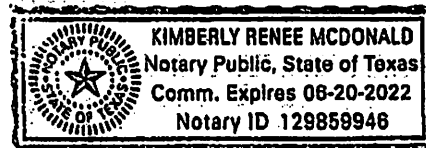
§
§

This instrument was acknowledged before me on this the 10th day of December, 2020; by BILLY G. ALEXANDER a/k/a BILLY ALEXANDER and wife, GWENDOLYN E. LAPO-ALEXANDER a/k/a GWEN ALEXANDER.

Kimberly R. McDonald
Notary Public, State of Texas

GRANTEE'S MAILING ADDRESS:

17242 Sonoma Springs
San Antonio, TX 78232



55.DEEDS
Old Republic Title Co. (NF)
GF #10444NB

POOR QUALITY

H. S. BETTERS WORTH

ENGINEER SURVEYOR
Box 947, SQUINN, TEXAS 76188
(A. C. 511) - 279-1111

September 27, 1974

LAZY DIAMOND RANCHETTES-TRACT NO. 32

Field notes describing 5.14 acres of land situated in the Michael W. Potter Survey, Abst. 452, Comal County, Texas. Said 5.14 acre tract is part of a tract called 367.25 acres (hereinafter called the parent tract) in conveyance from A.L. Copeland to Hanno Guenther, Jr. recorded in Volume 161 at page 328 of the deed records of said county, and is described by metes and bounds as follows:

BEGINNING at the northwest corner of the tract herein described, said corner being a "T" intersection of the center lines of two 60 foot roads and situated S 17° 50' E 1,497.4 feet from the northwest corner of the parent tract;

THENCE with the center line of a 60 foot road, S 56° 13' E 772.31 feet to the northeast corner of the tract herein described;

THENCE S 128.4 feet;

THENCE W 651.6 feet to the center line of a 60 foot road;

THENCE with said center line along a circular curve to the right, the radius of which is 10,435 feet and the long chord of which bears N 0° 43' E 421.9 feet;

THENCE continuing with said center line, N 1° 53' E 136.0 feet to the place of beginning, all corners of the tract herein described being marked with iron stakes, and containing 5.14 acres of land.

This tract to be conveyed subject to an easement 30 feet wide contiguous to and along the entire length of its west and north lines.

Access to this tract is provided by Easements 1 and 4.

I hereby certify that the foregoing field notes describe the results of an on-the-ground survey made under my supervision in the Summer of 1974.


H.S. Betterworth

EXHIBIT "A"

POOR QUALITY

H. S. BETTERSWORTH

REGISTERED SURVEYOR
Box 987, SAGINAW, TEXAS 76188
A.C. 5157-272-001

September 17, 1974

574/903-705
LAWY: DIAMOND RANCHETTES

ACCESS EASEMENTS

The easements herein described are situated within a tract called 367.25 acres (hereinafter called the parent tract) in conveyance to J.M.A.L. Copeland to Henno Guenther, Jr. recorded in Volume 161 at page 520 of the deed records of Comal County, Texas. The minimum and normal widths of said easements is 60 feet and the center lines of said easements are described as follows:

EASEMENT NO. 1

BEGINNING at a point in the south right-of-way line of State Hwy. No. 396, said point being situated N 66° 47' E 258.9 feet from the northwest corner of the parent tract;

THENCE S 18° 42' E 94.4 feet;

THENCE along a circular curve to the left, the radius of which is 1,182.7 feet and the long chord of which bears S 16° 11' E 308.7 feet;

THENCE along a circular curve to the right, the radius of which is 485.4 feet and the long chord of which bears S 15° 54' E 296.5 feet;

THENCE S 1° 33' W 386.7 feet to a point designated as Point "A" of the easement herein described and the place of beginning of EASEMENT NO. 2 hereinafter described;

THENCE continuing S 1° 33' W 584.0 feet to a point designated as Point "B" of the easement herein described and the place of beginning of EASEMENT NO. 4 hereinafter described;

THENCE continuing S 1° 53' W 136.0 feet;

THENCE along a circular curve to the left, the radius of which is 10,433 feet and the long chord of which bears S 0° 43' W 421.9 feet;

THENCE along a circular curve to the left, the radius of which is 10,320 feet and the long chord of which bears S 0° 52' E 150.1 feet;

THENCE S 1° 17' E 510.8 feet;

THENCE along a circular curve to the left, the radius of which is 1,372.4 feet and the long chord of which bears S 11° E 463.2 feet;

EXHIBIT "B"

Continued →

1

POOR QUALITY

September 17, 1974.

Lazy Diamond Ranchettes Access Easements situated within a tract called
367.25 acres; M.H. Potter Tr. Number 4, Abst. 452; Comal County, Texas;

THENCE along a circular curve to the left, the radius of which is 933.6
feet and the long chord of which bears S 45° 13' E 774.4 feet;

THENCE along a circular curve to the left, the radius of which is 404.7
feet and the long chord of which bears N 59° 29' E 626.6 feet;

THENCE N 8° 45' E 499.3 feet;

THENCE along a circular curve to the right, the radius of which is
1,000.5 feet and the long chord of which bears N 21° 16' E 451.0 feet
to the center-line of EASEMENT NUMBER 4 hereinafter described and the
end of EASEMENT NO. 1.

EASEMENT NO. 2

BEGINNING at Point "A" of EASEMENT NO. 1 hereinafore described;

THENCE S 29° 30' E 1,013.4 feet;

THENCE along a circular curve to the left, the radius of which is 638.3
feet and the chord of a segment of which bears N 77° 25' E 281.7 feet;

THENCE continuing with said curve, the radius of which is 638.3 feet and
the chord of a segment of which bears N 52° 20' E 272.5 feet to a point
designated as Point "C" on the easement herein described and the place of
beginning of EASEMENT NO. 3 hereinafter described;

THENCE continuing with said curve, the radius of which is 638.3 feet and
the chord of a segment of which bears N 23° 45' E 397.3 feet;

THENCE continuing with said curve, the radius of which is 638.3 feet and
the chord of a segment of which bears N 1° 0' E 144.3 feet;

THENCE continuing with said curve, the radius of which is 638.3 feet and
the chord of a segment of which bears N 18° 0' W 100.1 feet to the end
of said curve;

THENCE N 14° 30' W 40.0 feet to the center of a cul de sac, the radius
of which is 50 feet and the end of EASEMENT NO. 2 hereinafter described.

Continued →

POOR QUALITY

September 17, 1974

Lazy Diamond Ranchettes Access Easements situated within a tract called
367.25 Acres, M.H. Potter Lg. Number 4, Abst. 452, Comal County, Texas.

EASEMENT NO. 3

BEGINNING at Point "C" on EASEMENT NO. 2 hereinbefore described;

THENCE S 49° 59' E 400 feet;

THENCE along a circular curve to the left, the radius of which is 607.4 feet
and the long chord of which bears S 38° 23' E 177.3 feet;

THENCE S 66° 46' E 458.2 feet to the center of a cul de sac, the radius of
which is 50 feet, and the end of EASEMENT NO. 3 herein described.

EASEMENT NO. 4

BEGINNING at Point "B" of EASEMENT NO. 3 hereinbefore described;

THENCE S 14° 13' E 1,730.0 feet to the end of EASEMENT NO. 3 hereinbefore
described;

THENCE continuing S 56° 13' E 70.0 feet;

THENCE along a circular curve to the right, the radius of which is
668.4 feet and the long chord of which bears S 47° 42' E 197.8 feet;

THENCE along a circular curve to the left, the radius of which is
529.1 feet and the long chord of which bears S 47° 42' N 174.3 feet;

THENCE S 26° 13' E 366.5 feet to the center of a cul de sac, the radius
of which is 50 feet, and the end of EASEMENT NO. 4 herein described.

I hereby certify that the foregoing field notes describe the results of
an on-the-ground survey made under my supervision in the Summer of 1974.

H.S. DEETTERSWORTH

③

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
12/14/2020 01:50:32 PM
CHRISTY 7 Pages(s)
202006056678



Bobbie Koepf



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		117147
<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

2/2/2024

Date

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

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