



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 04/03/2024

Permit Number: 117183

Location Description: 1111 AGUAYO
CANYON LAKE, TX 78133

Subdivision: Cordova Bend at Canyon Lake
Unit: 2
Lot: 128R
Block: 0
Acreage: 0.0000

Type of System: Aerobic
Surface Irrigation

Issued to: Jennifer Zarcone & Michael Fassler

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

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

Alterations to this permit including, but not limited to:

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

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

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

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

Licensing Authority
Comal County Environmental Health

OS0036769

ENVIRONMENTAL HEALTH INSPECTOR

ENVIRONMENTAL HEALTH COORDINATOR

Assistant: OS0034792

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:

Address:

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

Inspector Notes:

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 117183
Issued This Date: 03/08/2024
This permit is hereby given to: Jennifer Zarcone & Michael Fassler

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

1111 AGUAYO
CANYON LAKE, TX 78133

Subdivision: Cordova Bend at Canyon Lake
Unit: 2
Lot: 128R
Block: 0
Acreage: 0.0000

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.

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

REVISED

10:14 am, Mar 08, 2024

Date 5/13/22

Permit # 117183

Owner Name Jennifer Zarcone and Michael Fassler

Agent Name Jerry O'Daniel *Renewal 115606*

Mailing Address 23030 Diamante

Agent Address 28255 IH 10 West, Suite 101

City, State, Zip San Antonio, Tx 78261

City, State, Zip Boerne, Tx 78006

Phone # (210) 838-3310

Phone # (830) 981-8224

Email Mike@integrityfireplace.com

Email Jerry@trinitycustombuilders.com

All correspondence should be sent to: ☐ Owner ☐ Agent ☒ Both

Method: ☐ Mail ☒ Email

Subdivision Name Cordova Bend at Canyon Lake Unit 2 Lot 128R Block

Acreage/Legal 4.48 acres Cordova Bend at Canyon Lake 2, Lot 128R

Street Name/Address 1111 Aguayo Road City Canyon Lake Zip 78133

Type of Development:

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 5657

☐ Non-Single Family Residential

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)

Type of Facility

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants

Restaurants, Lounges, Theaters - Indicate Number of Seats

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds

Travel Trailer/RV Parks - Indicate Number of Spaces

Miscellaneous

Estimated Cost of Construction: \$ (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?

☐ Yes ☐ No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water ☒ Public ☐ Private Well

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.

Signature of Owner [Signature]

Date 2/16/24

2/16/24

Page 1 of 2



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidensticker

System Description Aerobic w/air Spray Distribution

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

Tank Size(s) (Gallons) 840 GPD ATU Absorption/Application Area (Sq Ft) 7693

Gallons Per Day (As Per TCEQ Table III) 480

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

Is the property located over the Edwards Recharge Zone? ☐ Yes ☒ No

(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))

Is there an existing TCEQ approved WPAP for the property? ☐ Yes ☒ No

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

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

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed WPAP. A Permit to Construct will not be issued for the proposed OSSF until the proposed WPAP has been approved by the appropriate regional office.)

Is the property located over the Edwards Contributing Zone? ☒ Yes ☐ No

Is there an existing TCEQ approval CZP for the property? ☒ Yes ☐ No

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

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

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

Is this property within an incorporated city? ☐ Yes ☒ No

If yes, indicate the city: _____



By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Designer

Hoyt Seidensticker

Date

11-18-22

THE COUNTY OF COMAL
STATE OF TEXAS

AFFIDAVIT

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

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), §5.012 and §5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety Code, requires owners 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): Cordova Bend at Canyon Lake 2, Lot 128R

The property is owned by (owner as per deed) Jennifer Zarcone and Michael Fassler

This OSSF shall be covered by a continuous service policy 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 may be obtained from (insert name of permitting authority).

WITNESS BY HAND(S) ON THIS February 6th 2024

Owner(s) signature(s)

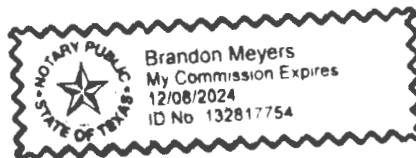
Owner(s) signature(s)

Owner (s) Printed Name(s)

Owner (s) Printed Name(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 6 DAY OF February 2024

Notary Public Signature



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
02/08/2024 01:09:46 PM
MARY 1 Page(s)
202406003928



Bobbie Koepf

Regulatory Authority _____

Permit / License Number _____

JAJ Construction Services, LLC
Aerobic Services Division
Jeff Jay – MP0001423
1013 Hwy 46 East
Boerne, TX 78006
Phone (830) 336-3821
Fax (830) 336-3841

Customer Jennifer Zarcone and Michael Fassler
Site Address 1111 Aguayo Road
City, State, Zip Canyon Lake, Tx, 78133
Mailing Address 23030 Diamante, San Antonio, Tx 78261
County Comal Map # _____
Email Address Mike@integrityfireplace.com
Phone # (210) 294-1383

WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

The effective date, if this is an initial maintenance contract, shall be the date the license to operate is issued.

- I. **General:** This Work for Hire Agreement (herein after referred to as "Agreement") is entered into by and between Jennifer Zarcone and Michael Fassler (hereinafter referred to as "Customer") and JAJ Construction Services, LLC. By this Agreement JAJ Construction Services, LLC and its employees (hereinafter inclusively referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein. The designed flow rate for this system is a maximum of 840 gallons per day.
- II. **Effective Dates:** This Agreement commences on LTO and ends on _____ for a total of X two (2) years (initial Agreement) or one (1) year (there after). If this is an initial Agreement (new installation), the Customer will notify the Contractor within two (2) business days of the system's first use to establish the date of commencement. If no notification is received by Contractor within ninety (90) days after completion of installation or where county authority mandates, the date of commencement will be the date the "License to operate" (Notice of Approval) was issued by the permitting authority. This Agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty.
- III. **Renewal:** This Agreement shall automatically renew each at the same terms, conditions, and costs, unless either party gives notice of termination a minimum of thirty (30) days prior to end of first Agreement period. See Section IV.
- IV. **Termination of Agreement:** This Agreement may be terminated by either party with thirty (30) days written notice for any reason, including for example, substantial failure to perform to accordance with its terms, without fault or liability of the terminating party. If this Agreement is so terminated, Contractor will be paid at the rate of \$75.00 per hour for any work performed and for which compensation has not been received. After the deduction of all outstanding charges, any remaining monies from prepayment for services will be refunded to Customer within thirty (30) days. Either party terminating this Agreement for any reason, including non-renewal, shall notify in writing the equipment manufacturer and the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination. Nonpayment of any kind shall be considered breach of contract and a termination of contract.
- V. **Services:** Contractor will
 - a. Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulation, for a total of three (3) visits to site per year.
 - b. Provide a written record of visits to the site by means of an inspection tag attached to or contained in the control panel.
 - c. Repair or replace, if Contractor has necessary materials at site, any component of the OSSF to be failing or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and services costs are \$100.00 or less, Customer hereby authorizes Contractor to perform the service and bill Customer for said service. When service costs are greater than \$100.00, or if Contractor does not have necessary supplies at the site, Contractor will notify Customer of required service(s) and associated cost(s). Customer must notify Contractor of arrangements to affect repair of system within two (2) business days after said notification.
 - d. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only).
 - e. Forward copies of this Agreement and all reports to the regulatory agency and the Customer.
 - f. Visit site in response to Customer's request for unscheduled service within forty-eight (48) hours of the date of notification (weekends and holidays excluded) of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.
- VI. **Disinfection:** Not Required XXX Required. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer Initial (Initial).
- VII. **Electric Monitoring:** Electronic Monitoring is not included in this Agreement.
- VIII. **Performance of Agreement:** Commencement of performance by Contractor under this Agreement is contingent on the following conditions:
 - a. If this is an Initial Agreement (new installation).
 - i. Contractor's receipt of a fully executed original copy or facsimile of this Agreement and all documentation requested by Contractor.
 - ii. Contractor's receipt of payment of the wastewater-monitoring fee in accordance with the terms as described in Section XIV of this Agreement.
 - b. If this is not an Initial Agreement (existing system).
 - i. Contractor's receipt of a fully executed original copy or facsimile of this Agreement and all documentation requested by Contractor.
 - ii. Contractor's receipt of payment of the wastewater-monitoring fee in accordance with the terms as described in Section XIV of this Agreement.
 - c. If the above conditions are not met, Contractor is not obligated to perform any portion of this Agreement.

IX. Customer's Responsibilities: The Customer is responsible for each and all of the following:

- a. Provide all necessary yard or lawn maintenance and removal of all obstacles including, but not limited to, dogs and other animals, vehicles, trees, brush, trash, or debris as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.
- b. Protect equipment from physical damage including, but not limited to, that damage caused by insects.
- c. Maintain a current license to operate, and abide by the conditions and limitation of that license, and all requirements for and OSSF from the State and or local regulatory agency, whichever are more stringent, as well as proprietary system's manufacturer recommendations.
- d. Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of the OSSF.
- e. Provide, upon request by Contractor, water usage records for evaluation by Contractor as to the performance of the OSSF.
- f. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluation on the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section V sub-section 'd' above. Customer agrees to pay Contractor for sample collection and transportation, portal to portal, at a rate of \$35.00 per hour plus the associated fees for laboratory testing.
- g. Prevent the backwash or flushing of water treatment or conditioning equipment from entering the OSSF.
- h. Prevent the condensation from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.
- i. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.
- j. Maintain site drainage to prevent adverse effects on the OSSF.
- k. Pay promptly and fully all Contractor's fees, bills, or invoices as described herein.

X. Access by Contractor: Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. Tanks and treatment units shall be accessible by means of man ways or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and the proprietary system manufacturer. If not an initial Agreement (new installation) and this access is not in place or provided for by the Customer, the cost for the labor of excavation, and possibly other labor and material costs will be required. These costs shall be billed to Customer as an additional service at a rate of \$35.00 per hour, plus materials at list price. Excavated soil shall be replaced as best as Contractor can at the time such service is performed and under no circumstances is Contractor responsible for damages to sod, grass, roots, landscaping, or any unmarked underground items (telephone, television, or electrical cable, water, air, or gas lines, etc.), or for the uneven settling of the soil.

XI. Limit of Liability: Contractor shall not be held liable for any incidental consequential, or special damages, or for economic loss due to expense, or for loss of profit or income, or loss of use to Customer, whether in contract tort or any other theory. In no event shall Contractor be liable to an amount exceeding the total Fee for Services amount paid by Customer under this Agreement.

XII. Severability: If any provision of the "Proposal and Contract" shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of the "Agreement" is invalid or unenforceable, but that 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.

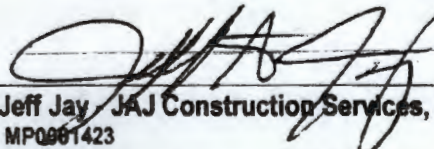
XIII. Fee for Services: The fee does not include any equipment, material, or labor necessary for non-warranty repairs or for unscheduled inspections or Customer requested visits to the site.

XIV. Payment: Full amount due upon signature (Required of new Customer). Payment of invoice(s) for any other service or repair provided by Contractor is due upon receipt of invoice. Invoices are mailed on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a \$29.00 late penalty and a 1.5% per month carrying charge, as well as any reasonable attorney's fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Contractor may terminate contract at any time for nonpayment for services. Any check returned to Contractor for any reason will be assessed a \$30.00 return check fee.

XV. Application or Transfer of Payment: The fees paid for this Agreement may transfer to the subsequent property owner(s); however this Agreement is not transferable. Customer will advise subsequent property owner(s) of the State requirement that they sign a replacement Agreement authorizing Contractor to perform the herein described Services, and accepting Customer's Responsibilities. This replacement Agreement must be signed and received in Contractor's office within ten (10) business days of date of transfer of property ownership. Contractor will apply all funds received from Customer first to any past due obligation arising from this Agreement including late fees or penalties, return check fees, and/or charges for services or repairs not paid within thirty (30) days of invoice date. Any remaining monies shall be applied to the funding of the replacement Agreement. The consumption of funds in this manner may cause a reduction in the termination date of effective coverage per this Agreement. See Section IV.

XVI. Entire Agreement: This Agreement contains the entire Agreement of the parties and there are no other conditions in any other Agreement, oral or written.

The effective date of this initial maintenance contract shall be the date the license to operate is issued.


Jeff Jay JAJ Construction Services, LLC
MP0061423


Customer Signature


Date

1 copy: JAJ Construction Services, LLC

1 copy: Customer

1 copy: Regulatory Authority

ON-SITE SEWERAGE FACILITY Soil Evaluation Report Information

Date Soil Survey Performed: 6/22/2022

Site Location: 1111 Aguayo

Name of Site Evaluator: Hoyt Seidensticker Registration Number: OS0008771

Proposed Excavation Depth: n/a County: Comal

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 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	LOAM rock	<30%	none	yes, rock	BROWN
1						
2						
3						
4						
5						

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	LOAM rock	<30%	none	yes, rock	BROWN
1						
2						
3						
4						
5						

Features of Site Area

Presence of 100 year flood zone Yes X No

Presence of adjacent ponds, streams, water improvements Yes X No

Existing or proposed water well in nearby area Yes No x

Organized sewage service available to lot or tract Yes No x

Recharge feature within 150 feet Yes No x

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 Spray Distribution disposal system with Aerobic 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

11-18-22
Date

ON-SITE SEWERAGE FACILITY
Site Evaluation Report Information

REVISED

9:01 am, Mar 08, 2024

Date: 4/14/2022

Site Evaluator Information:

Applicant Information:

Name: Hoyt Seidensticker

Name: Jennifer Zarcone and Michael Fassler

LIC # OS0008771 Expires 5/31/2026

Address: 23030 Diamante

Company: Land Stewardship Services, LLC

City: SA State: Texas Zip 78261

Address: 124 Bristow Way

Phone: 210-838-3310

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603 Fax: _____

Property Location:

Installer information:

Lot: 128R Unit: 2 Sub.: Cordova Bend at Canyon Lake

Jeff Jay

OS0020500

Street/Road Address: 1111 Aguayo

LIC # OS0020500 Expires 8/31/2020

City: canyon lake State: Texas Zip: 78133

Company: J.A.J. Construction Services, LLC

Unincorporated Area? Y or N

y

Address: 4 Sansom Road

Additional information _____

City: Boerne State: Texas Zip: 78006

Phone: (830) 336-3821 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

11/18/2022

2:45 PM

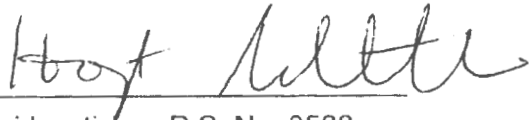
Aerobic with Spray
Distribution System**ON-SITE SEWAGE FACILITY
DESIGN CRITERIA**

Jennifer Zarcone and Michael Fassler

Property Information:St. Address: 1111 AguayoCity: Canyon Lake State: TexasZip code: 78133**Predicted Quantity of Sewage (Q)**Water Saving Devices in Home (y/n): yesGallons/day (Q): 480Greywater included (yes/no): yes**Rate of Adsorption (Ra)**Application rate (g/sq. ft): 0.064Minimum Adsorptive Area (sq. ft.): 7500**Aerobic Unit**Required size of aerobic unit: 840 gpdPretreatment Tank (gallons): 431Class 1 Aerobic Unit: Aeris Model D840Pump tank total capacity (gal): 858.7Chlorination: Liquid installed in TankPump Switch operation: Float systemDosing cycle quantity (gals): VariedCycling time: night timePump size and capacity: Schaefer E-Series 20 GPM**House Information**Number of Bedrooms: 4Sq. footage (Approx.): 5657gallons per day: 480Water Supply: public**Supply Line from House**Length of supply line (approx. ft): 40Type of supply line: SCH 40 PVCSize of Supply line (in): 3 or 4**Supply Line For Spray Irrigation System**Length of supply line (approx. ft): 267Type of supply line: Purple SCH 40Size of supply line (in): 1**Disposal Area per this System** $\pi (35)^2 = 3846.5$ $\pi (35)^2 = 3846.5$ $=$ Total irrigated area (sq. ft.): 7693

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

Date

11-18-22

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

Cell (210) 414-6603,

hoyt@landstewardshipservices.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.

11/18/2022

2:45 PM

Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Jennifer Zarcone and Michael Fassler

Head Pressure

Elevation Head: 4
Pressure Head: 92
Friction Head: 10.68
Total head: 106.7

Sprinkler Head Information

K-Rain sprinkler head PROPLUS,
low angle nozzle

No. 3 @40psi GPM: 3.1
Number of sprinkler heads: 2
Gallons per minute: 6.2

A class 1 aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment unit. Treated effluent will be disinfected by chlorination in the pump tank before being disposed of through above ground sprinkler heads. All warning systems shall be installed with the aerobic unit.

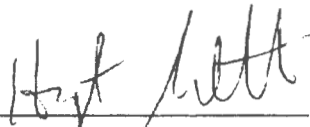
Land acceptable for surface application shall have a flat terrain (with less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff. There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent.

Areas that rock is exposed must be covered with a suitable amount of material acceptable to the inspecting authority. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

A maintenance contract for the entire system must be established at time of installation with someone holding a license to maintain the installed aerobic system

At every inspection a Total Chlorine Residual test must be conducted and must be a minimum acceptable test of .1 mg/l residual in Pump Tank.

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

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603,

hoyt@landstewardshipservices.com

11-18-22

Date



REVISED

9:02 am, Mar 08, 2024

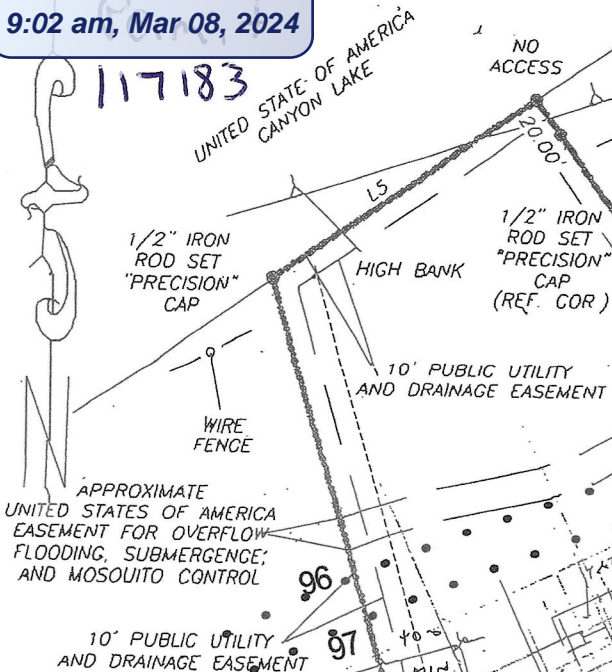
Scale 1" = 90'

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.69'	N 53°31'16" E
L2	30.32'	N 80°30'19" E
L3	35.36'	S 54°29'41" E
L4	37.90'	S 09°29'41" E
L5	148.13'	N 55°32'16" E

This design complies with all provisions of the existing Edwards Contributing Zone Plan and there is not a recharge feature within 150' of the proposed septic system.

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.

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.



Aeris D840, 840 gpd Aerobic Unit with a Chlorination Station 200-1500

100 yr flood plain does exist on this tract

site map
Aerobic with Spray Distribution system
Jennifer Zarcone and Michael Fassler
Lot 128R, Unit 2
Cordova Bend at Canyon Lake
1111 Aguayo
Canyon Lake, Texas 78133
Comal County

Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

Land acceptable for surface application shall have a flat terrain (less than to equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff.

NOTE: FLOWAGE EASEMENT AS PER VOL. 130, PG. 376 & VOL 169, PG 209. C.C.D.R

NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.

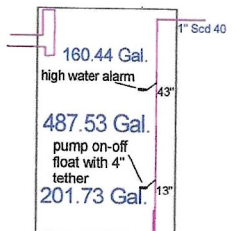
There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent

location of sprinkler heads may be adjusted in field to avoid obstacles

20' PUBLIC UTILITY DRAINAGE, AND BACKSLOPE/EMBANKMENT EASEMENT

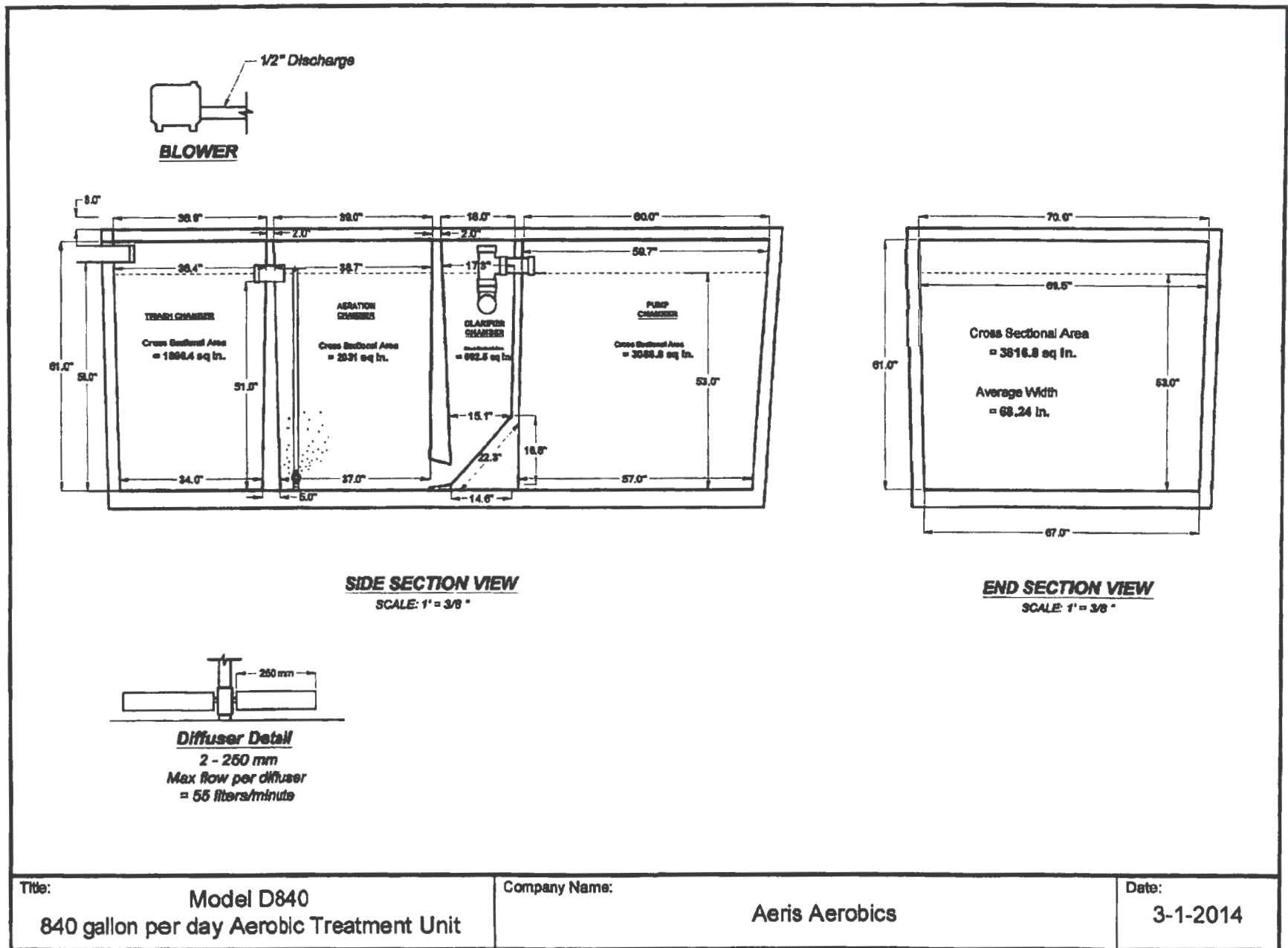
All external electrical lines must be in gray conduit

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.



THIS PROPERTY IS AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO 48091C 0090 F
MAP REVISION: 09/02/2009
ZONE AE

BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

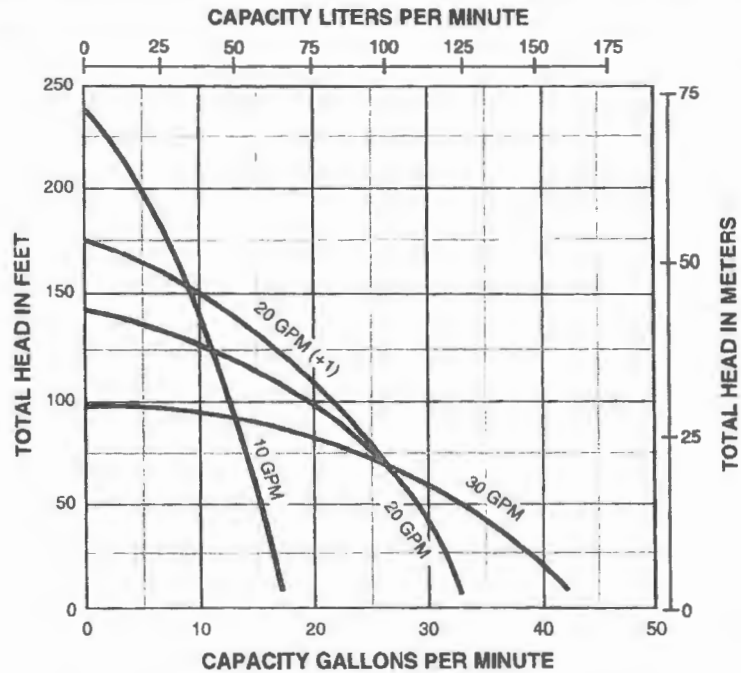


Title: Model D840 840 gallon per day Aerobic Treatment Unit	Company Name: Aeris Aerobics	Date: 3-1-2014
--	--	--------------------------



4" multi-stage submersible pump

PUMP PERFORMANCE



PUMP PERFORMANCE (Capacity in Gallons per Minute)

Pump Model	Flow Rate (GPM)	PSI											
		0	10	20	30	40	50	60	70	80	90	100	110
10DOM05221	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
10DOM05121	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
20DOM05221	20			30.0	26.0	21.5	14.2	4.4					
20DOM05121	20			30.0	26.0	21.5	14.2	4.4					
30DOM05221	30		38.5	33.3	25.8	16							
30DOM05121	30		38.5	33.3	25.8	16							
20DOM05221+1	20 + 1			30	27.5	24	20	13.5	6				
20DOM05121+1	20 + 1			30	27.5	24	20	13.5	6				

PUMP PERFORMANCE (Capacity in Liters per Minute)

Pump Model	Flow Rate (LPM)	Bar											
		0	.69	1.38	2.07	2.76	3.45	4.13	4.82	5.51	6.20	6.89	7.58
10DOM05221	37.85		56.8	51.9	48.1	43.5	38.6	31.8	24.6	16.3	3.8		
10DOM05121	37.85		56.8	51.9	48.1	43.5	38.6	31.8	24.6	16.3	3.8		
20DOM05221	75.7		113.6	98.4	81.4	53.7	16.7						
20DOM05121	75.7		113.6	98.4	81.4	53.7	16.7						
30DOM05221	113.55	145.7	126.0	97.7	60.6								
30DOM05121	113.55	145.7	126.0	97.7	60.6								
20DOM05221+1	75.7 + 1			113.4	103.9	90.7	75.6	51.0	22.6				
20DOM05121+1	75.7 + 1			113.4	103.9	90.7	75.6	51.0	22.6				

PROPLUS™

The **PROPLUS™** adjustable arc and full-circle gear driven rotor comes standard with nine numerically coded interchangeable nozzles. Excellent nozzle performance delivers an exceptional fall out pattern. In independent testing by C.I.T., the **PROPLUS™** delivered up to 90% uniform coverage.

Also Available: 12' High Pop, Shrub Head and Reclaimed Water models.

Tough, proven and advanced the **PROPLUS™** is the leader in its class. Set it and forget it! Arc Memory Clutch returns the rotor to its preset position. Technology works for you.

MODELS

11003	ProPlus
11003-HP	ProPlus 12' High Pop
11003-SH	ProPlus Shrub Head

OTHER OPTIONS: ADD TO PART NUMBER

-CV	Check Valve
-LA	Low Angle Nozzle
-NN	No Nozzle
-RCW	ProPlus for Reclaimed Water w/ Low Angle Nozzle

EASY ARC SETTING

Arc Selection 40° to Continuous 360°
Adjust From Left Start



HOW TO SPECIFY

11003	-RCW
Model Number	Description



K-Rain Manufacturing Corp.
1640 Australian Avenue
Riverside Beach, FL 33440
+1 561 844-1002
FAX +1 561 842-9493
1.800.735.7246 | www.krain.com

SPECIFICATIONS

- Inlet: 3/4" Threaded NPT
- Arc Adjustment Range: 40° to Continuous 360°
- Flow Range: .5 - 10.0 GPM
- Pressure Rating: 20 - 70 PSI
- Precipitation Rate: .06 to .50 Inches Per Hour (Depending on Spacing and Nozzle Used)
- Overall Height (Popped Down): 7' 1" to 17' for High Pop
- Recommended Spacing: 28' to 44'
- Radius: 22' to 50'
- Nozzle Trajectory: 26°
- Low Angle Nozzle Trajectory: 12°
- Standard and Low Angle Nozzle Included
- User Height: 5'

PERFORMANCE DATA

PERFORMANCE				METRIC			
NOZZLE	PRECIPITATION (IN)	RADIUS (FT)	LOW ANGLE	NOZZLE	PRECIPITATION (MM)	RADIUS (M)	LOW ANGLE
#0.5	0.5	5	0.5	#0.5	12.7	1.5	0.5
#0.75	0.75	7	0.75	#0.75	19.0	2.1	0.75
#1	1.0	10	1.0	#1	25.4	2.8	1.0
#2	2.0	20	2.0	#2	50.8	5.6	2.0
#2.5	2.5	25	2.5	#2.5	63.5	7.0	2.5
#3	3.0	30	3.0	#3	76.2	8.4	3.0
#4	4.0	40	4.0	#4	101.6	11.3	4.0
#6	6.0	60	6.0	#6	152.4	16.8	6.0
#8	8.0	80	8.0	#8	203.2	22.9	8.0

LOW ANGLE DATA

NOZZLE	PRECIPITATION (IN)	RADIUS (FT)	LOW ANGLE	NOZZLE	PRECIPITATION (MM)	RADIUS (M)	LOW ANGLE
#1	1.0	10	1.0	#1	25.4	2.8	1.0
#3	3.0	30	3.0	#3	76.2	8.4	3.0
#4	4.0	40	4.0	#4	101.6	11.3	4.0
#6	6.0	60	6.0	#6	152.4	16.8	6.0

From: [Ritzen, Brenda](#)
To: ["Hoyt Seidensticker"](#)
Cc: [Jeff Jay](#); [Jeff Velasco](#); jerry@trinitycustombuilders.com; [bubba Myers](#); [Olvera,Brandon](#)
Subject: RE: permit 117183
Date: Friday, March 8, 2024 9:06:00 AM
Attachments: [Page from 117183.pdf](#)
[image001.png](#)

Hoyt,

The permit  application indicates Lot 123R. 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

From: Hoyt Seidensticker <hoyt@landstewardshipservices.com>
Sent: Thursday, March 7, 2024 10:04 PM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Cc: Jeff Jay <jajconstruction1@gmail.com>; Jeff Velasco <Jeff@trinitycustombuilders.com>; jerry@trinitycustombuilders.com; bubba Myers <bubba@trinitycustombuilders.com>; Olvera,Brandon <Olverb@co.comal.tx.us>
Subject: permit 117183

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

- Comal IT

here is the revision with the correct lot number 128R

thanks

Hoyt Seidensticker
hoyt@landstewardshipservices.com

Please note my new email and mailing address

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

REVISED

9:24 am, Mar 01, 2024

VOID

Date 5/13/22

Permit # 117183

Owner Name Jennifer Zarcone and Michael Fassler

Agent Name Jerry O'Daniel *Renewal 115606*

Mailing Address 23030 Diamante

Agent Address 28255 IH 10 West, Suite 101

City, State, Zip San Antonio, Tx 78261

City, State, Zip Boerne, Tx 78006

Phone # (210) 838-3310

Phone # (830) 981-8224

Email Mike@integrityfireplace.com

Email Jerry@trinitycustombuilders.com

All correspondence should be sent to: ☐ Owner ☐ Agent ☒ Both

Method: ☐ Mail ☒ Email

Subdivision Name Cordova Bend at Canyon Lake Unit 2 Lot 123R Block

Acreage/Legal 4.48 acres Cordova Bend at Canyon Lake 2, Lot 123R

Street Name/Address 1111 Aguayo Road City Canyon Lake Zip 78133

Type of Development:

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 5657

☐ 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

VOID

Estimated Cost of Construction: \$ (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?

☐ Yes ☒ No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage

easement) Source of Water ☒ Public ☐ Private Well

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.

Signature of Owner

Date 2/16/24

2/16/24

Page 1 of 2

From: [Ritzen, Brenda](#)
To: ["jerry@trinitycustombuilders.com"](mailto:jerry@trinitycustombuilders.com); mike@integrityfireplace.com
Subject: RE: Permit 117183
Date: Friday, March 1, 2024 9:31:00 AM
Attachments: [image001.png](#)

Jerry,

The deed and design are for Lot 128R. Is this correct? If so, revise the permit application accordingly and resubmit. Also it appears the site evaluator needs to correct the lot number indicated on the Site Evaluation Report Information form.

Thank you,



Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: jerry@trinitycustombuilders.com <jerry@trinitycustombuilders.com>
Sent: Thursday, February 29, 2024 3:32 PM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>; mike@integrityfireplace.com
Subject: RE: Permit 117183

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

Attached is the revised application.

Thanks
Jerry O.



Celebrating 30 years of Building Quality Custom Homes

28255 IH 10 West, Suite 101

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

REVISED

9:30 am, Mar 01, 2024

VOID

Date 5/13/22

Permit # 117183

Owner Name Jennifer Zarcone and Michael Fassler

Agent Name Jerry O'Daniel *Renewal 115606*

Mailing Address 23030 Diamante

Agent Address 28255 IH 10 West, Suite 101

City, State, Zip San Antonio, Tx 78261

City, State, Zip Boerne, Tx 78006

Phone # (210) 838-3310

Phone # (830) 981-8224

Email Mike@integrityfireplace.com

Email Jerry@trinitycustombuilders.com

All correspondence should be sent to: ☐ Owner ☐ Agent ☒ Both

Method: ☐ Mail ☒ Email

Subdivision Name Cordova Bend at Canyon Lake Unit 2 Lot 123R Block

Acreage/Legal 4.48 acres Cordova Bend at Canyon Lake 2, Lot 123R

Street Name/Address 1111 Aguayo Road City Canyon Lake Zip 78133

Type of Development:

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 5657

☐ Non-Single Family Residential

(Planning materials must show adequate land area for doubling 5657 needed for treatment units and disposal area)

Type of Facility

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants

Restaurants, Lounges, Theaters - Indicate Number of Seats

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds

Travel Trailer/RV Parks - Indicate Number of Spaces

Miscellaneous

Estimated Cost of Construction: \$ (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?

☐ Yes ☒ No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage

easement) Source of Water ☒ Public ☐ Private Well

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.

Signature of Owner [Signature]

Date 2/16/24

2/16/24

Page 1 of 2

From: [Ritzen, Brenda](#)
To: ["mike@integrityfireplace.com"](#); ["jerry@trinitycustombuilders.com"](#)
Subject: RE: Permit 117183
Date: Thursday, February 29, 2024 2:34:00 PM
Attachments: [image001.png](#)

Owner / Agent :

In addition to the item below, there is a typo on the Lot number (123R) identified on the permit application.

Thank you,



Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: Ritzen, Brenda
Sent: Thursday, February 29, 2024 2:26 PM
To: [mike@integrityfireplace.com](#); [jerry@trinitycustombuilders.com](#)
Subject: Permit 117183

**Re: Jennifer Zarcone & Michael Fassler
Cordova Bend at Canyon Lake Unit 2 Lot 123R
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:

1. **Answer question on permit application pertaining to the Corps of**

From: [Ritzen, Brenda](#)
To: ["mike@integrityfireplace.com"](#); ["jerry@trinitycustombuilders.com"](#)
Subject: Permit 117183
Date: Thursday, February 29, 2024 2:25:00 PM
Attachments: [Page from 117183.pdf](#)
[image001.png](#)

**Re: Jennifer Zarcone & Michael Fassler
Cordova Bend at Canyon Lake Unit 2 Lot 123R
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:**

- 1. Answer question on permit application pertaining to the Corps of
Engineers Flowage Easement.**
- 2. 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

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

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE TREATMENT SYSTEM LICENSE TO OPERATE

VOID

Date 5/13/22

Permit # 117183

Owner Name Jennifer Zarcone and Michael Fassler

Agent Name Jerry O'Daniel Renewal 115606

Mailing Address 23030 Diamante

Agent Address 28255 IH 10 West, Suite 101

City, State, Zip San Antonio, Tx 78261

City, State, Zip Boerne, Tx 78006

Phone # (210) 838-3310

Phone # (830) 981-8224

Email Mike@integrityfireplace.com

Email Jerry@trinitycustombuilders.com

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

Subdivision Name Cordova Bend at Canyon Lake Unit 2 Lot 123R Block

Acreage/Legal 4.48 acres Cordova Bend at Canyon Lake 2, Lot 128R

Street Name/Address 1111 Aguayo Road City Canyon Lake Zip 78133

Type of Development:

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 5657

☐ 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. Number Of Occupants

Restaurants, Lounges, Theaters - Indicate Number of Seats

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds

Travel Trailer/RV Parks - Indicate Number of Spaces

Miscellaneous

VOID

Estimated Cost of Construction: \$ (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.

Signature of Owner

Date 2/16/24

Page 1 of 2

VOID

Date: 4/14/2022

Evaluator Information:

Applicant Information:

Name: Jennifer Zarcone and Michael Fassler

Name: Hoyt Seidensticker

LIC # OS0008771 Expires 5/31/2023

Address: 23030 Diamante

Company: Land Stewardship Services, LLC

City: SA State: Texas

Zip 78261 Address: 124 Bristow Way

Phone: 210-838-3310

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603 Fax: _____

Property Location:

Installer information:

Lot: 123F Unit: 2 Sub.: Cordova Bend at Canyon Lake

Jeff Jay OS0020500

Street/Road Address: 1111 Aguayo

LIC # OS0020500 Expires 8/31/2020

City: canyon lake State: Texas

Zip: 78133 Company: J.A.J. Construction Services, LLC

Unincorporated Area? Y or N y

Address: 4 Sansom Road

Additional information _____

City: Boerne State: Texas Zip: 78006

Phone: (830) 336-3821 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 500' of property.

Indicate slope or show contour lines from 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

Scale 1" = 90'

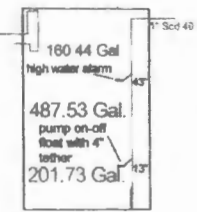
VOID

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.69'	N 53°31'16" E
L2	30.32'	N 80°30'19" E
L3	35.36'	S 54°29'41" E
L4	37.90'	S 09°29'41" E
L5	148.13'	N 55°32'16" E

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.

CORDOVA BEND AT CANYON LAKE, UNIT TWO
DOCUMENT 200706039167

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.



VOID

location of sprinkler heads may be adjusted in field to avoid obstacles

All external electrical lines must be in gray conduit

Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

100 yr flood plain does not exist on this tract

Land acceptable for surface application shall have a flat terrain (less than to equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff.

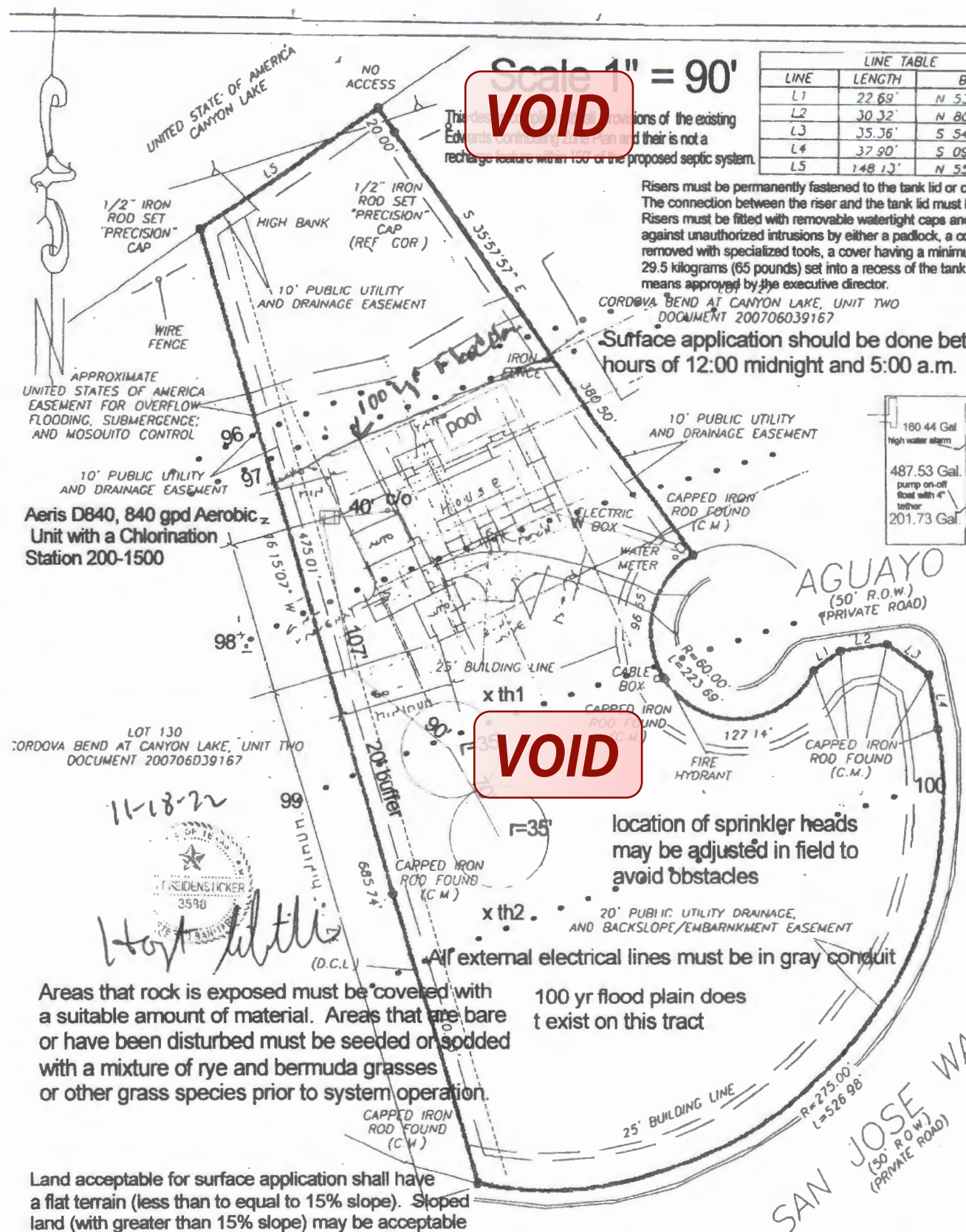
NOTE: FLOWAGE EASEMENT AS PER VOL 130, PG 376 & VOL 169, PG 209, C.C.D.R.

NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS

There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent

THIS PROPERTY IS AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO 48091C 0090 F MAP REVISION. 09/02/2009 ZONE AE

BASED ONLY ON VISUAL EXAMINATION OF MAPS INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY



11-18-22



Host Little

Alamo Title Co. GP# 4000142000575

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 WITH VENDOR'S LIEN

STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

Date: August 10th, 2020

Grantor: JEFFREY K. HOUSTON and BONNIE C. HOUSTON, husband and wife

Grantor's Mailing Address:

10411 Cedar Shade Road
Katy, Texas 77494
Fort Bend County

Grantee: JENNIFER M. ZARCONI and MICHAEL P. FASSIER

Grantee's Mailing Address:

7012 Devonshire Drive
Spring Branch, Texas 78070
Comal County

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of FIRST UNITED BANK AND TRUST COMPANY, in the principal amount of THREE HUNDRED TWENTY-FOUR THOUSAND and 00/100's DOLLARS (\$324,000.00) [the "Note"], which represents part payment of the purchase price of the Property. The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of FIRST UNITED BANK AND TRUST COMPANY, and by a first-lien deed of trust of even date from Grantee to GREG MASSEY, Trustee.

Property (including any improvements):

Lot 128R, CORDOVA BEND AT CANYON LAKE, UNIT TWO, a subdivision in Comal County, Texas, according to a plat recorded in Document No. 200706039167 and Amendment to Plat recorded in Document No. 201606038255, Map and Plat Records, Comal County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all validly existing conditions, restrictions, reservations, declarations, exceptions, easement grants, set-backs, assessments, maintenance and / or association charges and ordinances, affecting the property conveyed, if any, appearing in the public records; and all leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the public records; and standby fees, taxes, and assessments by any taxing authority for the 2020 tax year, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

Grantee, by its acceptance hereof, agrees to be solely responsible for payment of all ad valorem taxes pertaining to the Property for the calendar year 2020 and subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

FIRST UNITED BANK AND TRUST COMPANY, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of FIRST UNITED BANK AND TRUST COMPANY, and are transferred to FIRST UNITED BANK AND TRUST COMPANY, without recourse against Grantor.

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

[signature(s) on following page(s)]

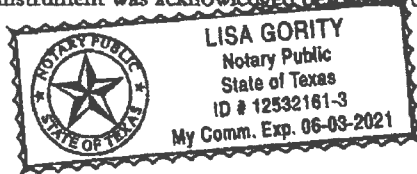
Executed effective as of the date first set forth herein.

GRANTOR:

→ Jeff K. Houston
JEFFREY K. HOUSTON
→ Bonnie C. Houston
BONNIE C. HOUSTON

STATE OF Texas §
COUNTY OF Harris §

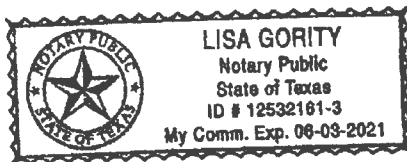
This instrument was acknowledged before me on August 10, 2020, by JEFFREY K. HOUSTON, an individual.



Lisa Gority
Notary Public, State of Texas

STATE OF Texas §
COUNTY OF Harris §

This instrument was acknowledged before me on August 10, 2020, by BONNIE C. HOUSTON, an individual.



Lisa Gority
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

JENNIFER M. ZARCONE and MICHAEL P. PASSIER

After Recording Return to:
Aiamo Title Company
494 South Seguin St., Ste 100
New Braunfels, TX 78130

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
08/12/2020 04:11:43 PM
LAURA 3 Pages(s)
202006033500





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: 115606
Issued This Date: 12/30/2022
This permit is hereby given to: Jennifer Zarcone and Michael Fassler

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

1111 AGUAYO
CANYON LAKE, TX 78133

Subdivision: Cordova Bend at Canyon Lake
Unit: 2
Lot: 128R
Block: n/a
Acreage: 4.4800

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.

RECEIVED

By Kathy Griffin at 3:33 pm, Feb 13, 2024



COMAL COUNTY

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

		117/83
Date Received	Initials	Permit Number

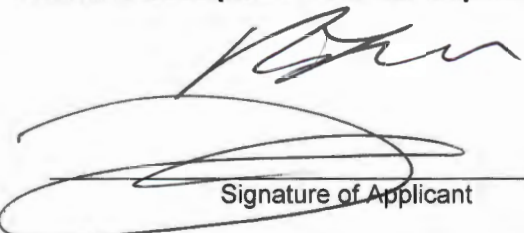
Instructions:

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

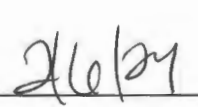
OSSF Permit

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

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



Signature of Applicant

2/6/24


Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION
___ (Missing Items Circled, Application Refeused)