



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 04/24/2024 Permit Number: 117246

Location Description: 255 ABBEY RD
NEW BRAUNFELS, TX 78132

Subdivision: VALENTINE BENNETT S#100, A-72
Unit: 0
Lot: 0
Block: 0
Acreage: 10.4200

Type of System: Aerobic
Surface Irrigation

Issued to: JULIE R. WOOLSEY & JAMES E. BONO

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

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

Alterations to this permit including, but not limited to:

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

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

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

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

Licensing Authority

Comal County Environmental Health

ENVIRONMENTAL HEALTH INSPECTOR

ENVIRONMENTAL HEALTH COORDINATOR

OS0038255

OS0007722

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:

Address:

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

Inspector Notes:

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 117246
Issued This Date: 04/03/2024
This permit is hereby given to: JULIE R. WOOLSEY & JAMES E. BONO

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

255 ABBEY RD
NEW BRAUNFELS, TX 78132

Subdivision: VALENTINE BENNETT S#100, A-72
Unit: 0
Lot: 0
Block: 0
Acreage: 10.4200

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 3:21 pm, Feb 28, 2024



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		117246
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

2/28/2024

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refeused)

RECEIVED

By Brandon Olvera at 10:20 am, Apr 03, 2024



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date February 18, 2024

Permit Number

117246

1. APPLICANT / AGENT INFORMATION

Owner Name JULIE R. WOOLSEY & JAMES E. BONO
Mailing Address 2111 IH-35 SOUTH, #2110
City, State, Zip NEW BRAUNFELS, TX 78130
Phone # 830-317-1717
Email julie@woolseyconstruction.com

Agent Name GREG W. JOHNSON, P.E.
Agent Address 170 HOLLOW OAK
City, State, Zip NEW BRAUNFELS, TX 78132
Phone # (830) 905-2778
Email gregjohnsonpe@yahoo.com

2. LOCATION

Subdivision Name _____ Unit _____ Lot _____ Block _____
Survey Name / Abstract Number VALENTINE BENNETT SURVEY 100, A-72 Acreage 10.418
Address 255 ABBEY ROAD City NEW BRAUNFELS State TX Zip 78132

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 3476

☐ 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: \$ 100,000 (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 ☐ Public Well ☐ Rainwater Collection

4. SIGNATURE OF OWNER

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities.
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Owner

Date

2/23/2024

#117246

*** 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) AQUACLEAR AKA 600CA Absorption/Application Area (Sq Ft) 4926

Gallons Per Day (As Per TCEQ Table III) 300

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

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

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

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

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

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

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

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

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

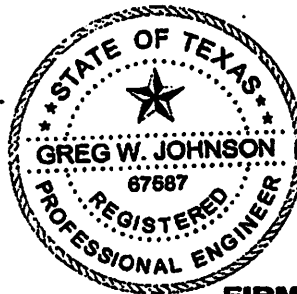
(If yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP)

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

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

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

If yes, indicate the city: _____



FIRM #2586

RECEIVED

By Brandon Olvera at 2:10 pm, Apr 24, 2024

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

February 18, 2024
Date

AFFIDAVIT**THE COUNTY OF COMAL
STATE OF TEXAS****CERTIFICATION OF OSSF REQUIRING MAINTENANCE**

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities (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: 10.418 ACREAGE VALENTINE BENNETT SURVEY 100, A-72 SURVEY

The property is owned by (insert owner's full name): JULIE R. WOOLSEY & JAMES E. BONO

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

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

WITNESS BY HAND(S) ON THIS 23 DAY OF February, 2024

[Signature]
Owner(s) signature(s)

JULIE WOOLSEY & JIM BONO

[Signature]
Owner(s) Printed name(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 23 DAY OF
February, 2024

[Signature]
Notary Public Signature



(Notary Seal Here)

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
02/28/2024 02:42:01 PM
LAURA 1 Pages(s)
202406006000



Bobbie Koepp

RECEIVED

By Brandon Olvera at 2:22 pm, Mar 20, 2024

Maintenance Service Provider
15188 FM 306
Canyon Lake, TX 78133
Office/Fax (830) 964-2365



VALENTINE BENNETT SURVEY 100, A-72, BEING 10.418 AC OUT OF 23.319 AC

SITE ADDRESS	INSTALLER	DATE
255 ABBEY ROAD, NEW BRAUNFELS TX 78132	TOM HAMPTON	FEBRUARY 19, 2024

Routine Maintenance and Inspection Agreement

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by and between JULIE R. WOOLSEY & JAMES E. BONO (referred to as "Client") and Aerobic Services of South Texas (Thomas W. Hampton MP349) (hereinafter referred to as "Contractor") located at 15188 FM 306 Canyon Lake, Texas 78133 (830) 964-2365. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein.

This contract will provide for all required inspections, testing and service for your Aerobic Treatment System. The policy will include the following:

1. 3 inspections a year/services calls (at least one every 4 months), for a total of 6 over the **two year period** including inspection, adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting the control panel, air pumps, air filters, diffuser operation. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48-hour time frame. Repair work on non-warranty parts will include price for parts & labor. The prices will be quoted before work is performed.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and pH will be taken and reported as necessary.
3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.
4. The customer is responsible for the chlorine; it must be filled before or during the service visit.
5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, and County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy. BOD and TSS testing is covered by this contract.

The Homeowners Manual must be strictly followed or warranties are subject to invalidation. **Pumping of sludge build-up is not covered by this policy and will result in additional charges.**

ACCESS BY CONTRACTOR

The Contractor or anyone authorized by the Contractor may enter the property at reasonable times without prior notice for the purpose of the above described Services. The contractor may access the System components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil is to be replaced with the excavated material as best as possible.

Termination of Agreement

Either party may terminate this agreement within ten days with a written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this Agreement is so terminated, **the Contractor will immediately notify the appropriate health authority of the termination.**

**Limit of Liability**

In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the services described in this Agreement.

Dispute Resolution

If a dispute between the Client and the Contractor arises that cannot be settled in good faith negotiations then the parties shall choose a mutually acceptable arbitrator and shall share the cost of the arbitration services equally.

Entire Agreement

This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement either oral or written.

Severability

If any provision of this Agreement 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 this 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.

HOME OWNER

JULIE R. WOOLSEY & JAMES E. BONO
NAME / ENTITY

julie@woolseyconstruction.com
EMAIL

830-317-1717

PHONE

SIGNATURE

EFFECTIVE DATE _____

EXPIRED DATE _____

INSTALLED _____

Model # _____

Blower/Panel Serial # _____

SERVICE PROVIDER

Aerobic Services of South Texas Inc.

15188 FM 306, Canyon Lake TX 78133

(830) 964-2365

Tom Hampton *BS*

Signature of Service Provider and License #
[Thomas Hampton, OS0024597 MP0000349]

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

ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: February 16, 2024

Site Location: 10.418 ACRES OUT OF THE VALENTINE BENNETT SURVEY No. 100, A-72

Proposed Excavation Depth: N/A

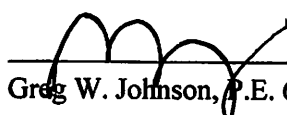
Requirements:

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>1</u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	IV	CLAY				DRK. BROWN
1						
2						
3						
4						
5	IV	CLAY	N/A	NONE OBSERVED	NONE OBSERVED	STONY LIGHT BROWN

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

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


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

02/16/24
Date

OSSF SOIL EVALUATION REPORT

RECEIVED

By Brandon Olvera at 2:15 pm, Apr 24, 2024

Date: February 19, 2024

Applicant Information:

Name: JULIE R. WOOLSEY & JAMES E. BONO
Address: 211 IH-35 SOUTH #2110
City: NEW BRAUNFELS State: TEXAS
Zip Code: 78130 Phone: (830) 317-1717

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: 255 ABBEY ROAD
City: NEW BRAUNFELS Zip Code: 78132
Additional Info.: 10.418 ACRES OUT OF THE VALENTINE
BENNETT SURVEY No. 100, A-72

Installer Information:

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

Topography: Slope within proposed disposal area: 8 %

Presence of 100 yr. Flood Zone: YES NO ☒
Existing or proposed water well in nearby area. YES ☒ NO >100'
Presence of adjacent ponds, streams, water impoundments YES ☒ NO >75' to POND
Presence of upper water shed YES NO ☒
Organized sewage service available to lot YES NO ☒

Design Calculations for Aerobic Treatment with Spray Irrigation:

Commercial

Q = GPD

Residential Water conserving fixtures to be utilized? Yes ☒ No

Number of Bedrooms the septic system is sized for: 4 Total sq. ft. living area 3476

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

Q = (4 +1)*75-(20%)= 300

Trash Tank Size 500 Gal.

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

Req'd Application Area = Q/Ri = 300 / 0.064 = 4688 sq. ft.

Application Area Utilized = 4926 sq. ft.

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

Dosing Cycle: ON DEMAND or ☒ TIMED TO DOSE IN PREDAWN HOURS

Pump Tank Size = 800 Gal. 15.23 Gal./inch.

Reserve Requirement = 100 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

DATE

02/19/24



FIRM #2585

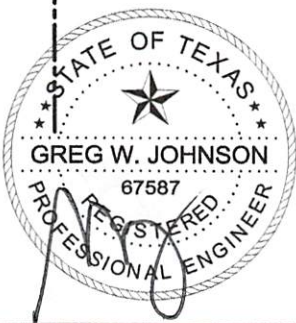
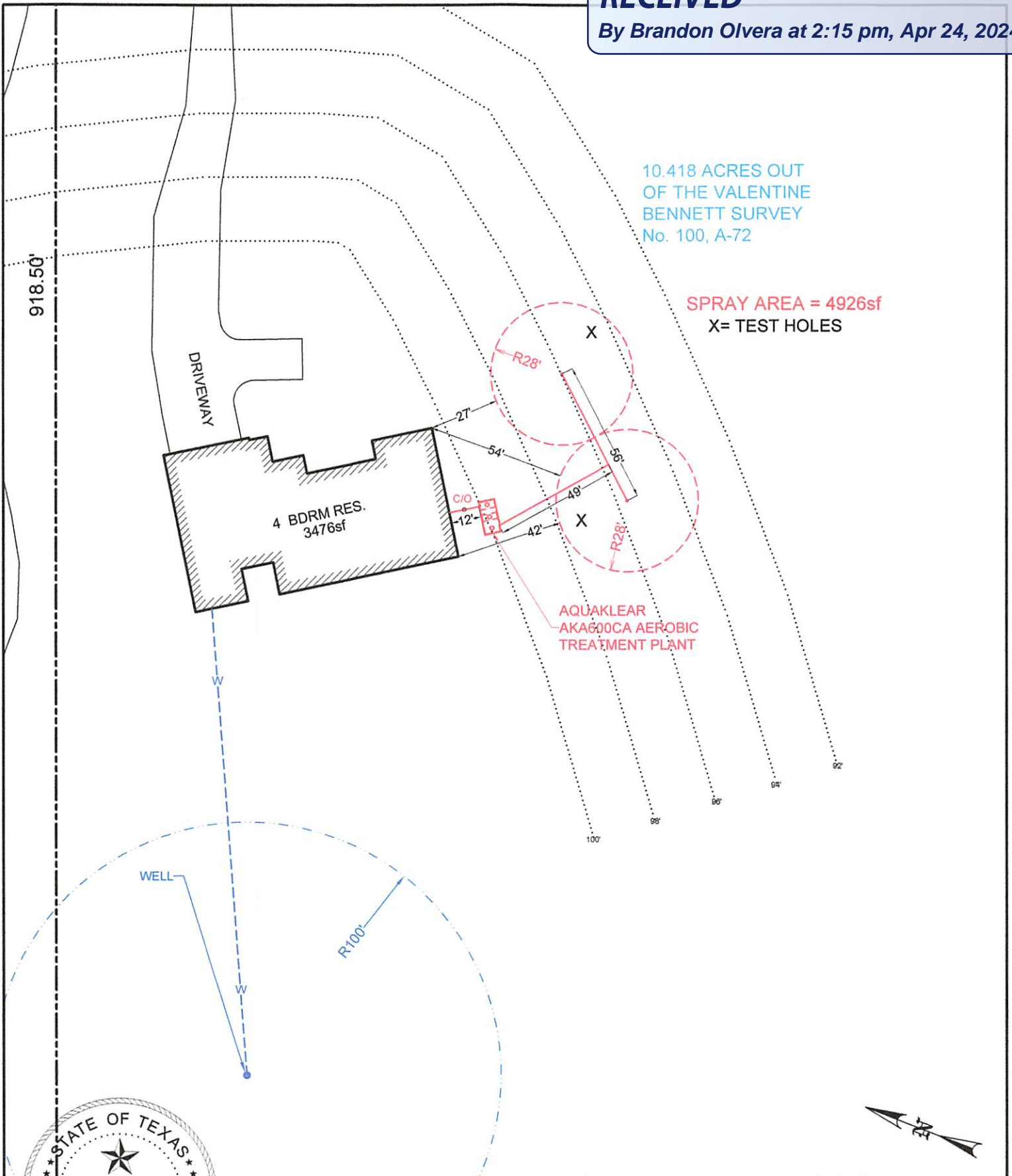
By Brandon Olvera at 2:15 pm, Apr 24, 2024



OWNER: JULIE R. WOOLSEY & JAMES E. BONO		DRAWN BY: EJS III	
STREET ADDRESS: 255 ABBEY ROAD			
LEGAL DESC: VALENTINE BENNETT SURVEY No. 100, A-72			ACREAGE: 10.418
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 2/19/2024	REVISED: 4/13/2024

RECEIVED

By Brandon Olvera at 2:15 pm, Apr 24, 2024



OWNER:	JULIE R. WOOLSEY & JAMES E. BONO				DRAWN BY:	EJS III		
STREET ADDRESS:	255 ABBEY ROAD							
LEGAL DESC:	VALENTINE BENNETT SURVEY No. 100, A-72					ACREAGE:	10.418	
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585		SCALE:	1"=50'	DATE:	2/19/2024	REVISED:	4/13/2024

ASSEMBLY DETAILS

Dimensions:

Outside Height: 65.5"

Outside Width: 77"

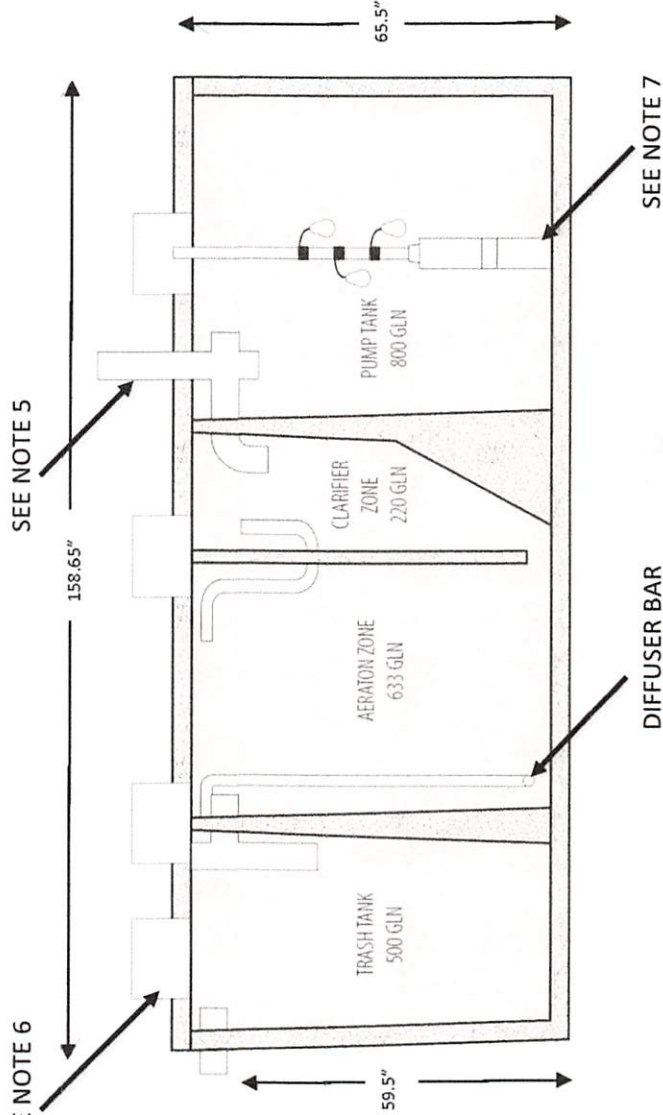
Outside Length: 158.65

General Notes:

1. Structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Treatment Capacity is 600 GPD. Trash Tank is 500 gallons. Pump Tank is 800 gallons.
4. BOD Loading = 1.2-1.8 lbs./day
5. Standard tablet chlorinator or optional liquid chlorinator. NSF approved chlorinators available.
6. 20" access riser with lid. Extension risers available.
7. 20 GPM, ½ HP effluent pump.
8. Thomas/HiBlow Air Compressor connected with ½" Sch 40 PVC pipe (Max. 50 Lft from plant).
9. AKA600CA with timed spray application (AKT Panel).

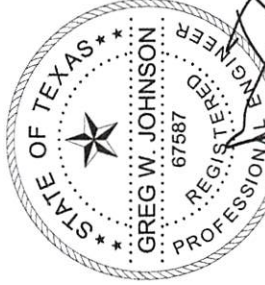
SEE NOTE 6

SEE NOTE 5



RECEIVED

By Brandon Olvera at 2:15 pm, Apr 24, 2024



4/18/24 F-2585

AKA600CA

NOT TO SCALE

DESIGNED TO TREAT 600 GALLONS PER DAY

TRASH TANK: 500 GALLONS

AERATION ZONE: 633 GALLONS

CLARIFIER ZONE: 220 GALLONS

PUMP TANK: 800 GALLONS



AquaKlear, Inc.

876 N. Bierdeman Rd.
Pearl, MS 39208
877-936-7711

RECEIVED

By Brandon Olvera at 2:15 pm, Apr 24, 2024

TANK NOTES:

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

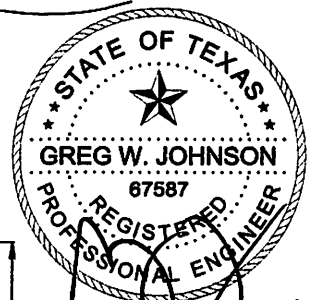
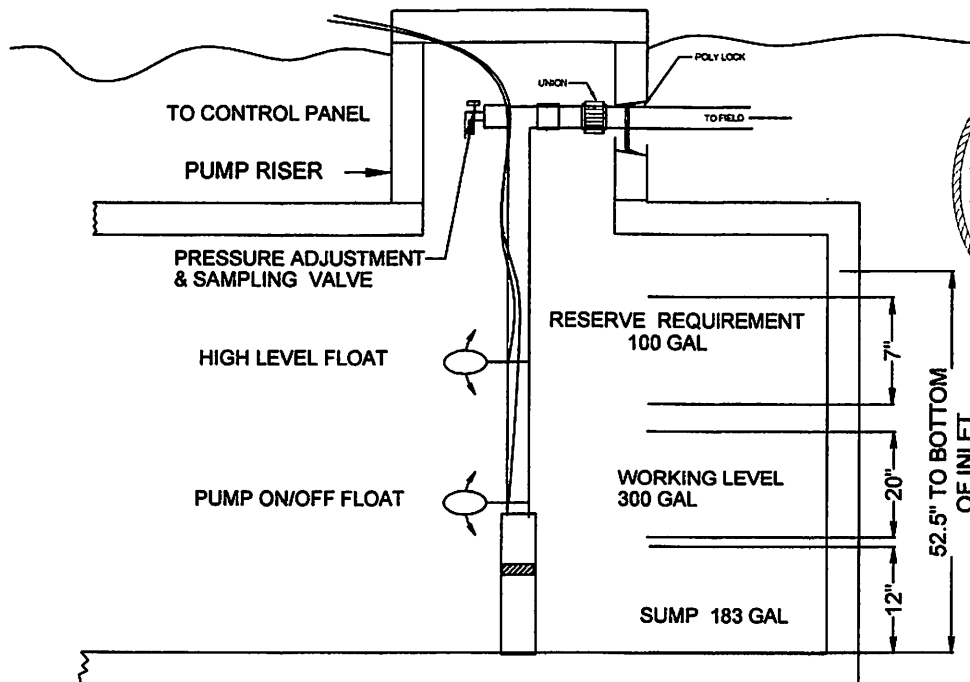
Tightlines to the tank shall be SCH-40 PVC.

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

Tanks must be left uncovered and full of water for inspection by the permitting authority.

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



**TYPICAL PUMP TANK CONFIGURATION
AQUAKLEAR AKA600 W/ 800 GAL PUMP TANK**

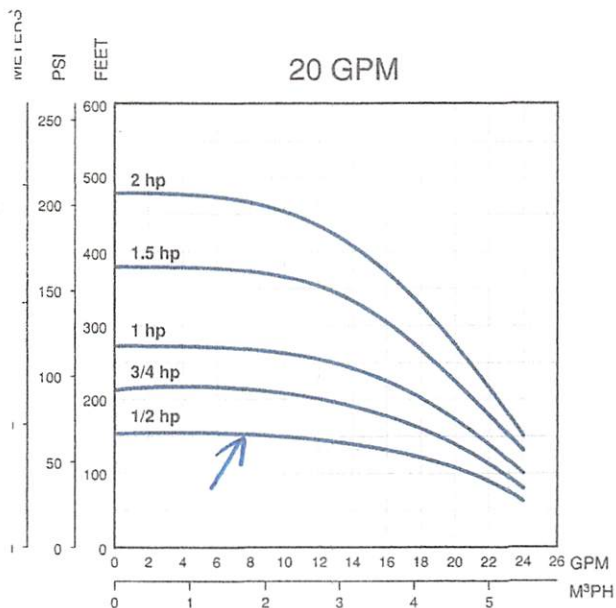
Thermoplastic Performance

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

X



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

RECEIVED

By Kathy Griffin at 3:21 pm, Feb 28, 2024



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date February 18, 2024

Permit Number 117246

1. APPLICANT / AGENT INFORMATION

Owner Name JULIE R. WOOLSEY & JAMES E. BONO
Mailing Address 2111 IH-35 SOUTH, #2110
City, State, Zip NEW BRAUNFELS, TX 78130
Phone # 830-317-1717
Email julie@woolseyconstruction.com

Agent Name GREG W. JOHNSON, P.E.
Agent Address 170 HOLLOW OAK
City, State, Zip NEW BRAUNFELS, TX 78132
Phone # (830) 905-2778
Email gregjohnsonpe@yahoo.com

2. LOCATION

Subdivision Name _____ Unit _____ Lot _____ Block _____
Survey Name / Abstract Number VALENTINE BENNETT SURVEY 100, A-72 Acreage 10.418
Address 2854 ABBEY ROAD City NEW BRAUNFELS State TX Zip 78132

3. TYPE OF DEVELOPMENT

☒ Single Family Residential
Type of Construction (House, Mobile Home, Etc.) _____
Number of Bedrooms _____
Indicate Sq Ft of Living Area _____
☐ Non-Single Family Residential
(Planning materials must show adequate land area for required land disposal area)
Type of Facility _____
Office, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____
Restaurants, Lounges, Theaters - Indicate Number of Seats _____
Hotel, Motel, _____
Travel Trailer/RV Parks - Indicate Number of Spaces _____
Miscellaneous _____

Estimated Cost of Construction: \$ 100,000 (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 ☐ Public Well ☐ Rainwater Collection

4. SIGNATURE OF OWNER

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities..
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Owner

Date

Maintenance Service Provider
15188 FM 306
Canyon Lake, TX 78133
Office/Fax (830) 964-2365



VALENTINE BENNETT SURVEY 100, A-72, BEING 10.418 AC OUT OF
23.319 AC

SITE ADDRESS	INSTALLER	DATE
285A ABBEY ROAD, NEW BRAUNFELS TX 78132	TOM HAMPTON	FEBRUARY 19, 2024

Routine Maintenance and Inspection Agreement

This Agreement is made this 19th day of February, 2024, between LIE R. WOOLSEY & JAMES E. BONO (referred to as "Client") and Aerobic Services of South Texas (Thomas W. Hampton MP349) (hereinafter referred to as "Contractor") located at 15188 FM 306 Canyon Lake, Texas 78133 (830) 964-2365. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein.

This contract will provide for the required inspection and service for your Aerobic Treatment System. The policy will include the following:

1. 3 inspections per year/service calls (one every 4 months) total over the two year period including inspection, adjustment and servicing of mechanical, electrical and other applicable components to ensure proper function. This includes checking the control panel, air flows, and other components. In an emergency situation affecting the proper function of the system process will be addressed within 24 hours. Repair work on non-warranty parts will be priced separately. Parts & labor prices will be quoted before work is performed.
2. An effluent quality inspection consisting of a check for odor, turbidity and examination for odors. A test for residual and pH will be performed and reported as needed.
3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.
4. The customer is responsible for the chlorine; it must be filled before or during the service visit.

5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, and County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy. BOD and TSS testing is covered by this contract.

The Homeowners Manual must be strictly followed or warranties are subject to invalidation. **Pumping of sludge build-up is not covered by this policy and will result in additional charges.**

ACCESS BY CONTRACTOR

The Contractor or anyone authorized by the Contractor may enter the property at reasonable times without prior notice for the purpose of the above described Services. The contractor may access the System components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil is to be replaced with the excavated material as best as possible.

Termination of Agreement

Either party may terminate this agreement within ten days with a written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this Agreement is so terminated, the Contractor will immediately notify the appropriate health authority of the termination.

OSSF SOIL EVALUATION REPORT INFORMATION

Date: February 19, 2024

Applicant Information:

Name: JULIE R. WOOLSEY & JAMES E. BONO
Address: 211 IH-35 SOUTH #2110
City: NEW BRAUNFELS State: TEXAS
Zip Code: 78130 Phone: (830) 317-1717

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: ABBEY ROAD
City: NEW BRAUNFELS Zip Code: 78132
Additional Info.: 10.418 ACRES OUT OF THE VALENTINE
BENNETT SURVEY No. 100, A-72

Installer Information:

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

Topography: Slope within proposed disposal area: 8 %

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 X NO >75' to POND

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 = G
Residential Water conserving fixtures to be installed? Yes X
Number of Bedrooms Septic system installed for: 4 Total sq. ft. living area
Q gal/day = (Bedrooms) * (PD - reduction factor) (serving fixtures)
Q = 4 (+1)*75% = 300
Tras Tank Size
TCEQ Approved Aerobic Tank Size
Req Application Area $A = \frac{Q}{R_i} = \frac{300}{0.64} = 468.75$
Application Area Utilized = 4926 sq. ft.
Pump Requirement 12 Gpm @ 41 Psi (Redjacket 0.5 HP 18 G.P.M. series or equivalent)
Dosing Cycle: ON DEMAND or X TIMED TO DOSE IN PREDAWN HOURS
Pump Tank Size = 768 Gal. 14.5 Gal/inch.

Reserve Requirement 100 Gal. 1/3 day flow.

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

With Chlorinator NSF/TCEQ APPROVED

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

Two way cleanout

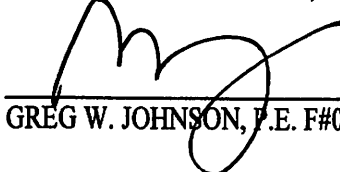
Pop-up rotary sprinkler heads w/ purple non-potable lids

1" Sch-40 PVC discharge manifold

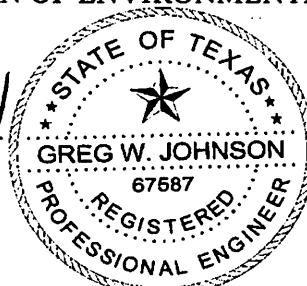
APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

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

02/19/24
DATE



FIRM #2585

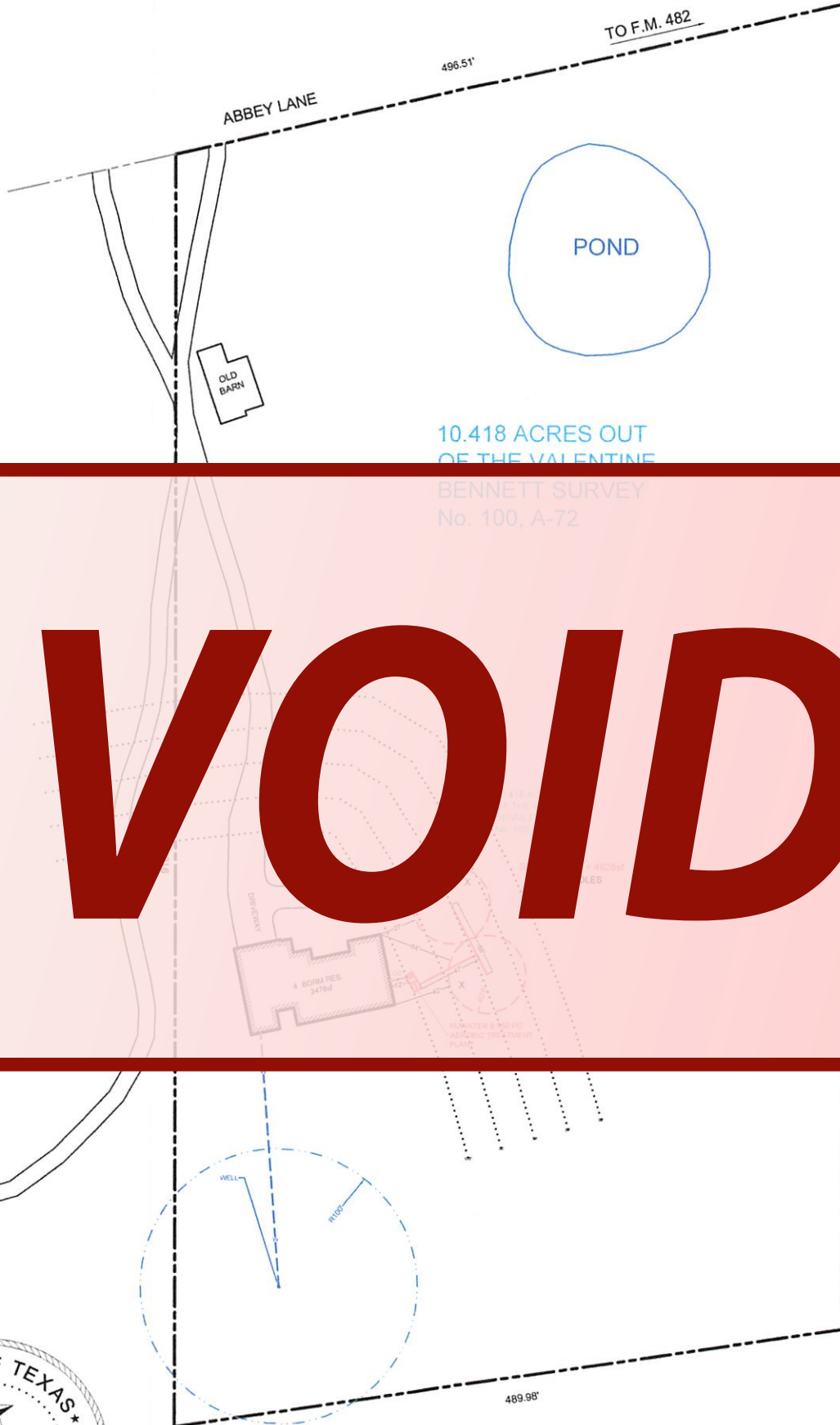
10.418 ACRES OUT
OF THE VALENTINE
BENNETT SURVEY
No. 100, A-72

SPRAY AREA = 4926sf
X= TEST HOLES

VOID



OWNER:	JULIE R. WOOLSEY & JAMES E. BONO		DRAWN BY:	EJS III			
STREET ADDRESS:	2854 ABBEY ROAD						
LEGAL DESC:	VALENTINE BENNETT SURVEY No. 100, A-72		ACREAGE:	10.418			
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'	DATE:	2/19/2024	REVISED:	



OWNER:	JULIE R. WOOLSEY & JAMES E. BONO		DRAWN BY:	EJS III			
STREET ADDRESS:	285A ABBEY ROAD						
LEGAL DESC:	VALENTINE BENNETT SURVEY No. 100, A-72		ACREAGE:	10.418			
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	N.T.S.	DATE:	2/19/2024	REVISED:	



COMAL COUNTY

ENGINEER'S OFFICE

RE: *255 Abbey Road*

Dear Property Owner & Agent,

Thank you for your submission. We have reviewed the planning materials for the referenced permit application, and unfortunately, they are insufficient. To proceed with processing this permit, we require the following:

- ✓. Both applicants need to sign the application.
- ✓. See attached letter from our subdivision coordinator.
- 3. Revise accordingly and resubmit.

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

Thank You,

| **Brandon Olvera** | **Designated Representative OS0034792** |

| Comal County | www.cceo.org | f: 830-608-2078 | e: olverb@co.comal.tx.us |

From: [Hernandez, Sandra](#)
To: [Julie Woolsey](#)
Cc: [Samuel Haas](#); [Vollbrecht, David](#); [Molina, Ashley](#); [Ritzen, Brenda](#); [Olvera, Brandon](#)
Subject: 285A Abbey Rd. - Permit 117246
Date: Thursday, February 29, 2024 11:05:00 AM
Attachments: [117246.pdf](#)
[image001.png](#)

RE: 285A Abbey

Good morning Julie,

We received a septic permit application in our office for the referenced property yesterday. This property shows to be in the jurisdiction of the City of Schertz, so we are including the city in this email. Please be advised that you will need to contact Sam Hass (210-619-1750) with the City of Schertz to verify this tract is compliant with their subdivision regulations and provide confirmation to our office that indicates this tract is compliant.

Thank you,



Sandra Ann Hernandez

Subdivision Coordinator

Comal County Engineer's Office

195 David Jonas Drive | 830-608-2090 | www.cceo.org

Planning and Community Development- Planning Division

March 28, 2024

SUBJECT: 255 Abbey Road Septic Permit

To whom it may concern:

The City has reviewed the history and condition of the properties at 255/285 Abbey Road and has determined that the current condition of the properties meets all State and Local subdivision requirements.

There will be no further review from the city at this time.

If you have any questions or concerns, please feel free to contact me at (210) 619-1783.

Sincerely,



Samuel Haas
Senior Planner

RECEIVED

By Brandon Olvera at 2:22 pm, Mar 20, 2024



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date February 18, 2024

Permit Number 117246

1. APPLICANT / AGENT INFORMATION

Owner Name JULIE R. WOOLSEY & JAMES E. BONO
Mailing Address 2111 IH-35 SOUTH, #2110
City, State, Zip NEW BRAUNFELS, TX 78130
Phone # 830-317-1717
Email julie@woolseyconstruction.com

Agent Name GREG W. JOHNSON, P.E.
Agent Address 170 HOLLOW OAK
City, State, Zip NEW BRAUNFELS, TX 78132
Phone # (830) 905-2778
Email gregjohnsonpe@yahoo.com

2. LOCATION

Subdivision Name Valentine Bennett Survey 100, A-72 Unit 10 Lot 18 Block 18
Survey Name / Abstract Number VALENTINE BENNETT SURVEY 100, A-72 Acreage 10.18
Address 255 ABBEY ROAD City NEW BRAUNFELS State TX Zip 78132

3. TYPE OF DEVELOPMENT

- ☒ Single Family Residential
Type of Construction House, Mobile Home, RV, Etc. HO
Number of Bedrooms 4
Indicate Sq Ft of Living Area 476
☐ Non-Single Family Residential
(Planning materials must indicate adequate land for doubling, required, and needed treatment 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: \$ 100,000 (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 ☐ Public Well ☐ Rainwater Collection

4. SIGNATURE OF OWNER

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities..
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Owner

Date

2/23/2024

***** 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) NUWATER B-550-PC **Absorption/Application Area (Sq Ft)** 4926

Gallons Per Day (As Per TCEQ Table III) 300

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

Is the property located in the Edwards Aquifer Recharge Area? ☒ No ☐ Yes

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

Is there an existing TCEQ approved WPAP for this 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 CZP? ☐ Yes ☒ No

(If yes, the R.S. or P. E. shall certify that the OSSF design complies with all provisions of the proposed CZP. 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 CZP for this property? ☐ Yes ☒ No

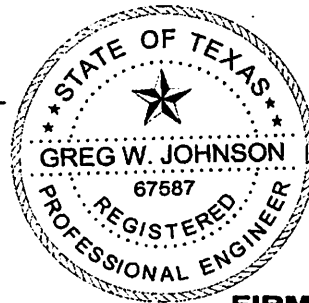
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP)

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

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

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

If yes, indicate the city: _____



FIRM #2585

By signing this application, I certify that:

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

Signature of Designer

February 18, 2024
Date

OSSF SOIL EVALUATION REPORT

RECEIVED

By Brandon Olvera at 2:24 pm, Mar 20, 2024

Date: February 19, 2024

Applicant Information:

Name: JULIE R. WOOLSEY & JAMES E. BONO
Address: 211 IH-35 SOUTH #2110
City: NEW BRAUNFELS State: TEXAS
Zip Code: 78130 Phone: (830) 317-1717

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: 255 ABBEY ROAD
City: NEW BRAUNFELS Zip Code: 78132
Additional Info.: 10.418 ACRES OUT OF THE VALENTINE
BENNETT SURVEY No. 100, A-72

Installer Information:

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

Topography: Slope within proposed disposal area: 8 %

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 X NO >75' to POND
Presence of upper water shed: YES NO X
Organized sewage service available to lot: YES NO X

Design Calculation Aerobic Treatment Irrigation

Commercial

Q = G
Residential Water consumption is utilized? Yes X
Number of Bedrooms sewer system sized for: Total sq. ft. living area 76
Q gal/day = (Bedrooms) GPD - reduction (water service fixtures)
Q = 4 (+1)*75

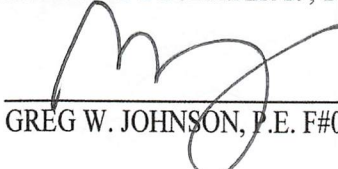
Transfer Tank Size Gal
TCEQ Approved Aerobic Plant Size 600 G.P.D.
Req'd Application Area = $Q/R_i = 300 / 0.064 = 4688$ sq. ft.
Application Area Utilized = 4926 sq. ft.
Pump Requirement 12 Gpm @ 41 Psi (Redjacket 0.5 HP 18 G.P.M. series or equivalent)

Dosing Cycle
Pump Tank Size = 768 Gal. 14.5 Gal/inch.
Reserve Requirement = 100 Gal. 1/3 day flow.

Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction
With Chlorinator NSF/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

02/19/24
DATE



FIRM #2585

RECEIVED

By Brandon Olvera at 2:24 pm, Mar 20, 2024

10.418 ACRES OUT
OF THE VALENTINE
BENNETT SURVEY
No. 100, A-72

SPRAY AREA = 4926sf
X= TEST HOLES

VOID

918.50'

DRIVE WAY

BDRM RES.
3476sf

R28'

X

21'

54'

56'

C/O

X

MUNICIPALITY OF BAYTOWN
BAYTOWN, TEXAS

WELL

R100'

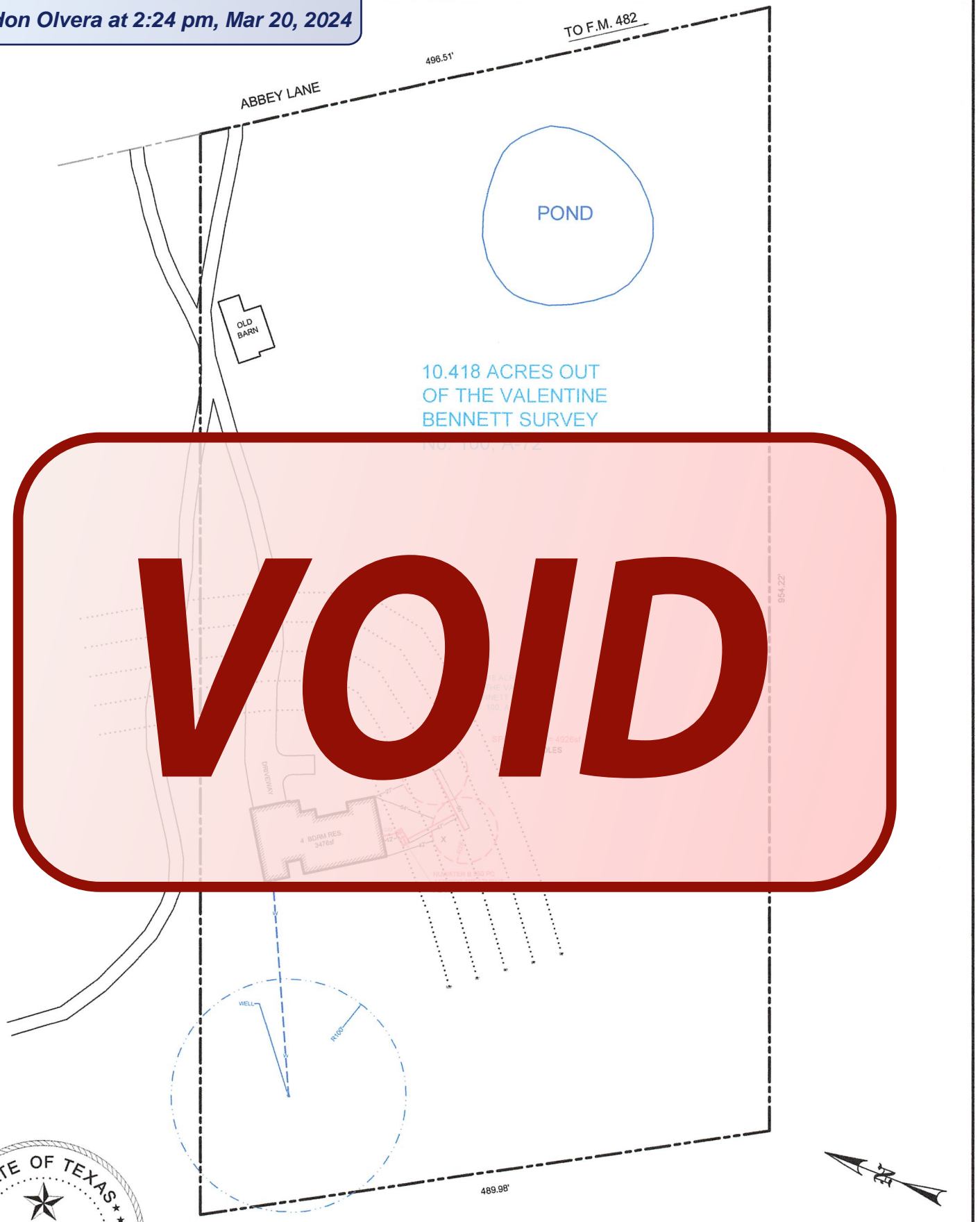
100'



OWNER: JULIE R. WOOLSEY & JAMES E. BONO		DRAWN BY: EJS III	
STREET ADDRESS: 255 ABBEY ROAD			
LEGAL DESC: VALENTINE BENNETT SURVEY No. 100, A-72		ACREAGE: 10.418	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=50'	DATE: 2/19/2024	REVISED:

RECEIVED

By Brandon Olvera at 2:24 pm, Mar 20, 2024



OWNER:	JULIE R. WOOLSEY & JAMES E. BONO		DRAWN BY:	EJS III
STREET ADDRESS:	255 ABBEY ROAD			
LEGAL DESC:	VALENTINE BENNETT SURVEY No. 100, A-72		ACREAGE:	10.418
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	N.T.S.	DATE: 2/19/2024
REVISED:				

Assembly Details

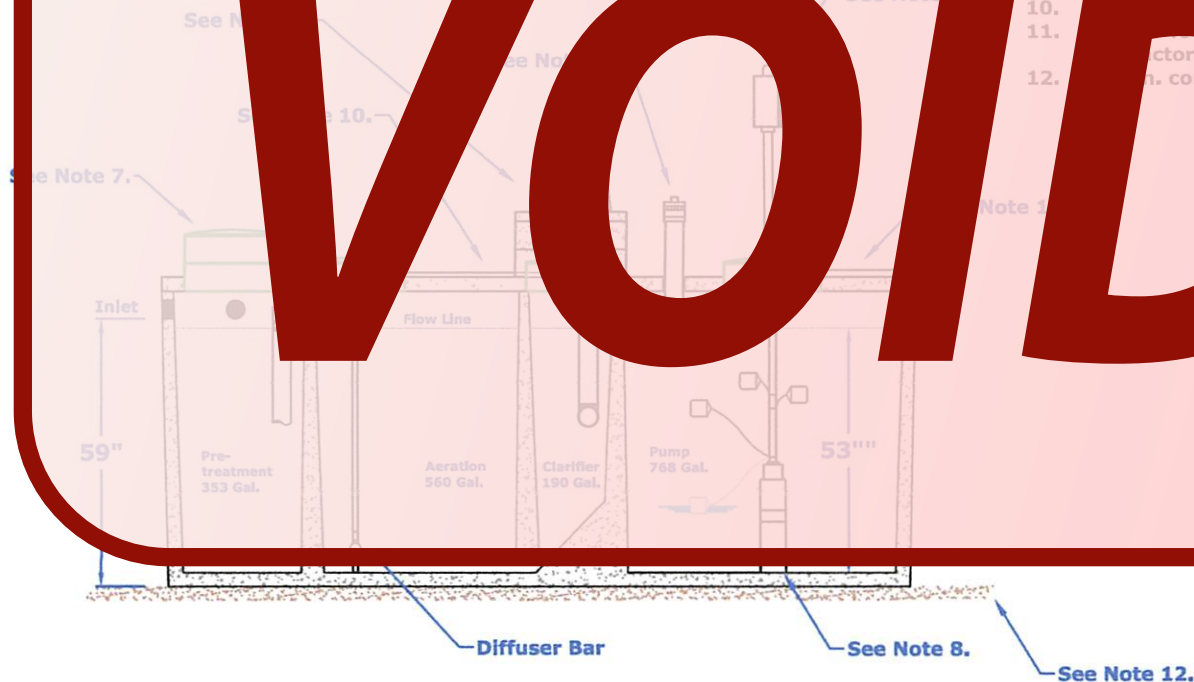
OSSF



GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 14,900 lbs.
4. Treatment capacity is 600 GPD. Pump compartment set-up for a 360 GPD Flow Rate (4 bedroom, < 4,000 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 1.62 lbs. per day.
5. Standard tablet chlorinator or optional liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-550 Control Center w/ Timer or night spray application. Optional Micro Dose (min/sec) timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. Compressor w/ concrete housing.
10. Air Line (Max. 50 Lft from Pump).
11. Distribution system provided by contractor.
12. Compact generator for gravel pad by Contractor.

VOID



DIMENSIONS:

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

MINIMUM EXCAVATION DIMENSIONS:

Width: 76"
Length: 176"

**NuWater B-550 (600 GPD)
Aerobic Treatment Plant (Assembled)**

Model: B-550-PC-400PT

March, 2012 - Rev 1
By: A.S.

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3



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

TANK NOTES:

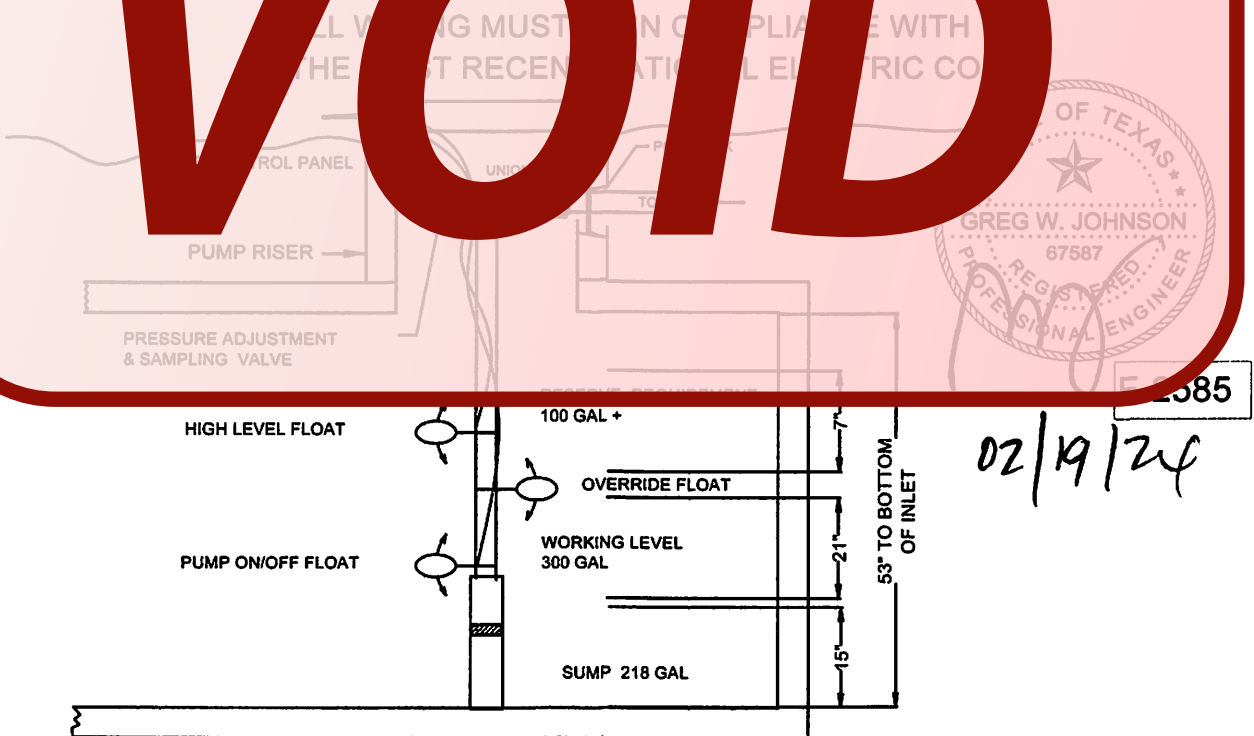
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

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

VOID



**TYPICAL PUMP TANK CONFIGURATION
NU-WATER 550PC -400PT 768 GAL PUMP TANK**

2311562-HSB

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.

WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS §
 §
 COMAL COUNTY §

Kermit G. Crenwelge, Individually and Co-Executor The Estate of Jane R. Crenwelge, deceased filed under Bexar County Probate Cause No. 2021PC03019; and Melissa Crenwelge Nodbalet, as Co-Executor The Estate of Jane R. Crenwelge, deceased filed under Bexar County Probate Cause No. 2021PC03019 ("Grantor"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, and the further consideration of the execution and delivery by Grantee (as defined below) of a promissory note ("Note") payable to the order of First United Bank and Trust Company ("Lender") in the principal amount of \$642,180.00, secured by a vendor's lien and additionally secured by a deed of trust executed by Grantee to Greg Massey, as Trustee for the benefit of Lender, covering, among other things, the Property (as defined below), the receipt and sufficiency of which are acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and does GRANT, BARGAIN, SELL, AND CONVEY to Julie R. Woolsey and James E. Bono ("Grantee"), the real property in Comal County, Texas, fully described in Exhibit A, together with (1) all buildings, structures, fixtures, and improvements located on, in, or under the real property, and (2) all of Grantor's right, title, and interest in and to the appurtenances to the real property, including but not limited to all right, title, and interest of Grantor in and to all roads, rights-of-way, alleys, drainage facilities, easements, and utility facilities on, in, over, under, through, or adjoining the real property; all oil, gas, and other minerals under the real property; all strips and gores between the described real property and abutting properties; and all utility, access, and development rights (collectively, "Property").

This Warranty Deed with Vendor's Lien and the conveyance above are executed by Grantor and accepted by Grantee subject to any and all restrictions, easements, mineral reservations, and other matters of record, to the extent they are validly existing and applicable to the Property (collectively, "Permitted Exceptions"). This conveyance is also being made by Grantor and accepted by Grantee subject to taxes for the year 2023, the payment of which Grantee assumes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances to it in any way belonging, to Grantee, its successors, and its assigns forever, and Grantor binds itself, its successors, and its assigns to WARRANT AND FOREVER DEFEND all and singular the title to the Property to Grantee, its successors, and its assigns against any person lawfully claiming or to claim the same or any part of it, subject to the Permitted Exceptions.

Grantee, by its acceptance of this warranty deed, assumes payment of all standby charges, ad valorem

taxes, and assessments for the 2023 calendar year and later calendar years not yet due and payable, each to the extent attributable to all or part of the Property.

But it is expressly agreed that the vendor's lien, as well as superior title in and to the Property, is retained against the Property in favor of Grantor, its successors, and its assigns until the entire principal balance of the Note and all interest are fully paid according to its terms, when this Warranty Deed with Vendor's Lien will become absolute. In consideration of the cash payment to Grantor, Grantor assigns, without recourse, the vendor's lien and superior title to Lender, its successors, and its assigns, as security for Grantee's Note to Lender.

Grantee's address is: _____

EXECUTED as of May 11, 2023.

GRANTOR:

Kermit G. Crenwelge, Individually and Co-Executor
Kermit G. Crenwelge, individually and Co-Executor The Estate of Jane R. Crenwelge, deceased filed under Bexar County Probate Cause No. 2021PC03019
Melissa Crenwelge Nedbalek, as Co-Executor The Estate of Jane R. Crenwelge, deceased filed under Bexar County Probate Cause No. 2021PC03019
as Co-Ex The Estate of Jane R. Crenwelge, deceased filed under Bexar County Probate Cause No. 2021PC03019

STATE OF TEXAS §
§
Fayette COUNTY §

This instrument was acknowledged before me on May 11, 2023, by Kermit G. Crenwelge, Individually and Co-Executor The Estate of Jane R. Crenwelge, deceased filed under Bexar County Probate Cause No. 2021PC03019; and Melissa Crenwelge Nedbalek, as Co-Executor The Estate of Jane R. Crenwelge, deceased filed under Bexar County Probate Cause No. 2021PC03019.

Dorothy K. Oes
Notary Public - State of Texas

After recording, please return original to:
Independence Title Company
3900 Shepherd Mountain Cove
Bldg. 2 Ste. 200
Austin, Texas 78730

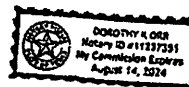


EXHIBIT "A"

TRACT 1:

Being a 29.319 acre tract of land situated in Comal County, Texas, comprised of 27.989 acres out of the Valentine Bennett Survey 100, Abstract 72 and 1.15 acres out of the Rafael Garza Survey 98, Abstract 175, being the same property described in the following deeds; Volume 142, Page 385; Volume 335, Page 735 and Volume 151, Page 421 of the Deed Records of Comal County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto;

TRACT 2:

Together with a 30 foot wide ingress/egress easement described in Volume 205, Page 483 and Volume 221, Page 621, Deed Records, Comal County, Texas.

Exhibit "A"

**29.319 ACRES
COMAL COUNTY, TEXAS**

A field note description of a 29.319 acre tract of land situated in Comal County, Texas, comprised of 27.889 acres out of the Valentina Bennett Survey 100, Abstract 72 and 1.15 acres out of the Rafael Garza Survey 98, Abstract 175, being the same property described in the following deeds: Volume 142, Page 385; Volume 335, Page 735 and Volume 151, Page 421 of the Deed Records of Comal County, Texas and being more particularly described by metes and bounds as follows: (Note: All iron pins set are 1/2 rebar with pink plastic cap stamped "RKB 5409". Basis of bearing is WGS 84)

Beginning at an iron pin found for the southeast corner of the herein described tract and a southwest corner of a 19.585-acre tract of land described in deed recorded in Volume 830, Page 237 of the Deed Records of Comal County, Texas, in the north right of way line of Union Pacific Railroad;

Thence S 68°38'44" W, 706.42 feet along the south line of the herein described tract and the north right of way line of said Union Pacific Railroad to an iron pin found for an angle point;

Thence S 70°15'08" W, 494.16 feet along the south line of the herein described tract and the north right of way line of said Union Pacific Railroad to an iron pin found for the southwest corner of the herein described tract and the southeast corner of a 30.363 acre tract of land described as Tract 1 in deed recorded in Document 201306052859 of the Deed Records of Comal County, Texas;

Thence N 29°49'50" W, 1478.62 feet along the west line of the herein described tract and the east line of said 30.363 acre tract to an iron pin found for the northwest corner of the herein described tract and the northeast corner of said 30.363-acre tract, in the south right of way line of Union Pacific Railroad;

Thence N 55°55'20" E, 554.74 feet along the north line of the herein described tract and the south right of way line of said Union Pacific Railroad to an iron pin found for the most northerly northeast corner of the herein described tract and the northwest corner of aforesaid 19.585-acre tract;

Thence along the northeast boundary of the herein described tract and the southwest boundary of said 19.585-acre the following 4 calls:

Exhibit "A"

- 1) S 29°47'40" E, 613.37 feet to an iron pin found for a corner;
- 2) N 60°21'20" E, 346.19 feet to an iron pin found for a corner;
- 3) S 33°54'38" E, 823.56 feet to an iron pin found for a corner;
- 4) S 69°30'36" E, 356.49 feet to the place of beginning and containing 29.319 acres of land according to a survey made on the ground on April 15, 2023 by Ace Surveying, Inc.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
05/18/2023 10:08:45 AM
TERRI 5 Pages(s)
202306015254



Bobbie Koepp

