

# Comal County Environmental Health OSSF Inspection Sheet

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

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

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

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

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

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

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

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

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

Address: \_\_\_\_\_

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

Inspector Notes:

**Comal County Environmental Health  
OSSF Inspection Sheet**

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

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

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

**Comal County Environmental Health  
OSSF Inspection Sheet**

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



# COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 117363  
Issued This Date: 05/01/2024  
This permit is hereby given to: Alejandra Lopez Toledo Gonzalez

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

30251 LEROY SCHEEL RD  
BULVERDE, TX 78163

Subdivision: J.M RIVAS SUR #191 ABSTRACT # 193  
Unit: 0  
Lot: 0  
Block: 0  
Acreage: 2.1300

### 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.

**\*\*\*Special Permit Conditions for Permit 117363\*\*\***

**A flow meter will be installed on the outflow line of the pump tank. As a condition of the License to Operate readings from this meter must be taken daily and recorded. The recorded daily readings must be submitted to the Comal County Environmental Health Office on a monthly basis beginning 30 days after the issuance of the License to Operate, and continuing monthly every 30 days for 12 consecutive months. Failure to provide the required meter readings every month as indicated, or if at any time the daily meter readings are shown to exceed the total permitted flow of 656 gallons per day the License to Operate to be void.**



# ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR  
NEW BRAUNFELS, TX 78132  
(830) 608-2090  
[WWW.CCEO.ORG](http://WWW.CCEO.ORG)

Date \_\_\_\_\_ Permit Number 117363

## 1. APPLICANT / AGENT INFORMATION

Owner Name	<u>Alejandra Lopez Toledo Gonzalez</u>	Agent Name	<u>David Winters Septics LLC.</u>
Mailing Address	<u>30251 Leroy Scheel</u>	Agent Address	<u>P.O Box 195</u>
City, State, Zip	<u>Bulverde, TX 78163</u>	City, State, Zip	<u>Spring Branch, TX 78070</u>
Phone #	<u>702-290-4356</u>	Phone #	<u>830-935-2477</u>
Email	<u>alberto@padelnow.us</u>	Email	<u>Wintersseptics@gvtc.com</u>

## 2. LOCATION

Subdivision Name \_\_\_\_\_ Unit \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Survey Name / Abstract Number J.M RIVAS SUR. NO. 191 ABSTRACT NO. 193 Acreage 2.13

Address 30251 LEROY SCHEEL RD. City BULVERDE State TX Zip 78163

## 3. TYPE OF DEVELOPMENT

- Single Family Residential  
 Type of Construction (House, Mobile, RV, Etc.) \_\_\_\_\_  
 Number of Bedrooms \_\_\_\_\_  
 Indicate Sq Ft of Living Area \_\_\_\_\_
- 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 PICKLEBALL COURTS  
 Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants 80  
 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: \$ 140,000 (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  Rainwater

## 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 04-06-24



Planning Materials & Site Evaluation as Required Completed By \_\_\_\_\_

System Description \_\_\_\_\_

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

Tank Size(s) (Gallons) \_\_\_\_\_ Absorption/Application Area (Sq Ft) \_\_\_\_\_

Gallons Per Day (As Per TCEQ Table III) \_\_\_\_\_

(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

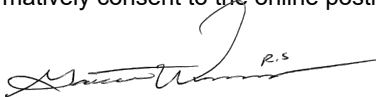
If yes, indicate the city: \_\_\_\_\_



*Garrett R. Winters* R.S.

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.

 R.S.  
\_\_\_\_\_  
Signature of Designer

\_\_\_\_\_  
Date

2/CB



COUNTY OF COMAL  
STATE OF TEXAS

AFFIDAVIT TO THE PUBLIC

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

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, give 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.

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):

See Attached Exhibit A

The property is owned by (Insert owner's full name):

Alejandra Lopez Toledo Gonzalez

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 OSSF may be obtained from Comal County Engineer's Office.

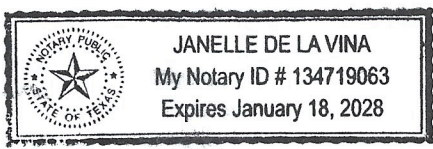
WITNESS BY HAND(S) ON THIS 5 DAY OF April, 2024

Owner(s) signature(s)

Alejandra Lopez Toledo Gonzalez  
(PRINTED NAME)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 5 DAY OF April, 2024

Janelle De la Vina Gaud  
Notary Public, State of Texas  
Notary's Printed Name: Janelle De la Vina  
My Commission Expires: January 18, 2028



**EXHIBIT A**

Field notes describing 2.13 acres out of the J. M. Rivas Survey No. 191, Abstract No. 973, Comal County, Texas, described in Doc. 201906028441, Official Records, Comal County, Texas, being more particularly described as follows:

**BEGINNING** at a 1/2" rebar found for the southeast corner of this tract and the northeast corner of a 5.00 acre tract recorded in Doc. 200606047597, Official Records, Comal County, Texas, and in the west right-of-way line of Leroy Scheel Road, with Texas State Plane Coordinate System of 1983, South Central Zone Coordinates of N 13,818,396.23, E 2,131,436.12;

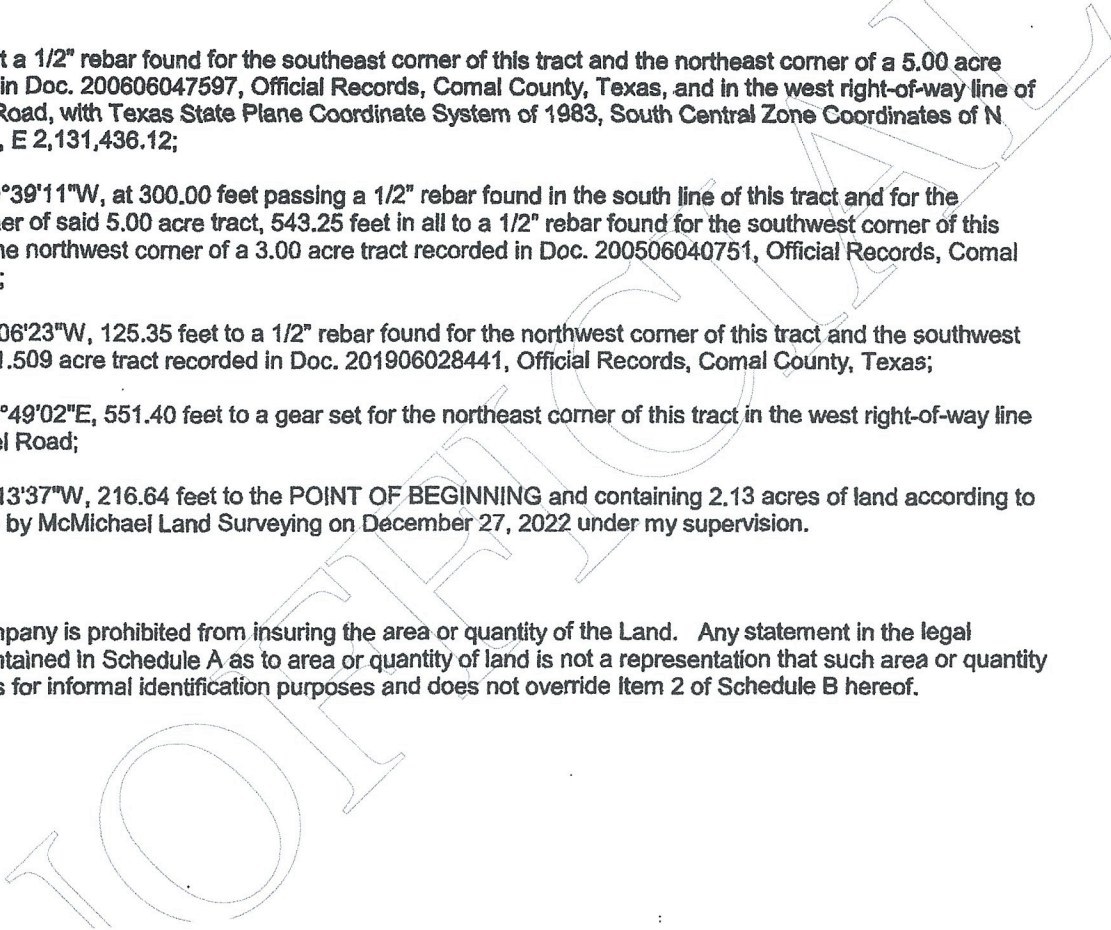
**THENCE** N 89°39'11"W, at 300.00 feet passing a 1/2" rebar found in the south line of this tract and for the northwest corner of said 5.00 acre tract, 543.25 feet in all to a 1/2" rebar found for the southwest corner of this tract, and for the northwest corner of a 3.00 acre tract recorded in Doc. 200506040751, Official Records, Comal County, Texas;

**THENCE** N 0°06'23"W, 125.35 feet to a 1/2" rebar found for the northwest corner of this tract and the southwest corner of an 11.509 acre tract recorded in Doc. 201906028441, Official Records, Comal County, Texas;

**THENCE** N 80°49'02"E, 551.40 feet to a gear set for the northeast corner of this tract in the west right-of-way line of Leroy Scheel Road;

**THENCE** S 0°13'37"W, 216.64 feet to the POINT OF BEGINNING and containing 2.13 acres of land according to a survey made by McMichael Land Surveying on December 27, 2022 under my supervision.

Note: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of Schedule B hereof.



Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
04/08/2024 03:28:49 PM  
LAURA 2 Page(s)  
202406010455



*Bobbie Koepf*

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
01/08/2024 09:52:50 AM  
TERRI 3 Pages(s)  
202406000575



*Bobbie Koepf*



DAVID WINTERS SEPTICS, LLC  
PO BOX 195  
SPRING BRANCH, TX 78070  
830-935-2477 OFFICE  
830-935-2477 FAX  
wintersseptics@gvtc.com

Routine Maintenance and Inspection Agreement

This Work-for-Hire Agreement (hereafter referred to as this "Agreement") is entered into, by, and between Alejandra Lopez Toledo Gonzalez (referred to as "Client") and David Winters Septic's, LLC, Inc. (hereafter referred to as "Contractor") located at 30251 Leroy Scheel Rd. Date beginning on Issue Date of License to Operate and contract ending 2 years from Issue Date of License to Operate  
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 agreement will provide for all required inspections, testing, and service for your Aerobic Treatment System. The policy will include the following:

1. Three (3) inspections per year/service calls (at least one every four months), for a total of six (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 control panel, air pumps, air filters, diffuser operation, and replacing or repairing any component not found to be functioning correctly. Any alarm situations affecting the proper function of the Aerobic process will be addressed within a 48-hour time frame. This contract does not include labor on warranty and non-warranty parts.
2. An effluent quality inspection consisting of a visual check of 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 on your inspection report.
4. The Client is responsible for the chlorine tablets and/or liquid chlorine; they 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 not be covered by this policy.

At the conclusion of the initial service policy, our company will make available, for purchase on an annual basis, a continuing service policy cover NORMAL inspection, maintenance and repair.

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

This agreement does not cover any labor or parts for items which must be replaced due to acts of God, i.e., lightning strikes, high winds, flooding, freezing.

This agreement DOES NOT COVER materials or parts which must be replaced due to misuse or abuse of the system. These include but are not limited to: Sewage flows exceeding the recommended daily hydraulic design capabilities, Disposal of Non-Biodegradable materials, such as chemicals, grease or oil, sanitary napkins, tampons, baby wipes, disposable diapers, Clogs in the line between the house and the tank.

This agreement DOES NOT COVER LABOR OR PARTS for out-of-warranty items.

Service calls made outside of the regular maintenance schedule are subject to a **\$75.00 SERVICE CALL FEE** due at the time of service.

**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 service described above.

First 2 years  
included with new

**PAYMENT AGREEMENT**

The client will pay compensation to the contractor for the services in the amount of install. This compensation shall be payable in one lump sum payment upon acceptance of this agreement. Payments not received within 30 days of the above described due date will be subject to a \$25.00 late penalty.

**TERMINATION OF THIS AGREEMENT**

Either party may terminate this agreement within 10 days of written notice in the event of substantial failure to perform in accordance with its terms by other party without fault of the terminating party. If this agreement is terminated, the contractor will immediately notify the appropriate health authority.

**LIMIT OF LIABILITY**

The Contractor will not be liable for indirect, consequential, incidental or punitive damages, whether in contract 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.

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

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

**Client**

Alejandra Lopez Toledo Gonzalez

Name

30251 Leroy Scheel Rd.

Address

Bulverde, TX 78163

City/State/Zip Code

(702) 290 4356

Phone

alberto@padelnow.us

Email address



Signature of Client

**Contractor**

David Winters Septic's, LLC, Inc.

P.O. Box 195

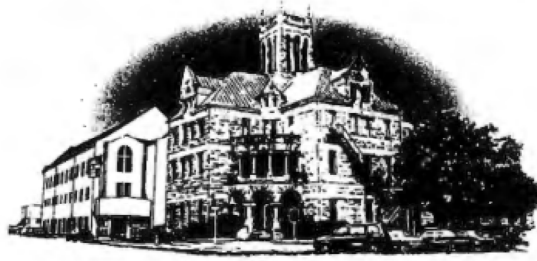
Spring Branch, Texas 780170

Office 830-935-2477 Fax 830-935-2477

By: 

Signature of Contractor

Maintenance Provider #-MP0001686



## Comal County

OFFICE OF COMAL COUNTY ENGINEER

January 4, 2024

Brandon Salinas

[brandon@rangerconcretecontractors.com](mailto:brandon@rangerconcretecontractors.com)

Re: 2.132 acres out of the J.M. Rivas Survey No. 191

Mr. Salinas,

It appears that the 2.132 acres out of the J.M. Rivas Survey No. 191, and more particularly described on the attached deed, is compliant with the minimum lot size requirements for On-Site Sewage Facilities since the lot was created prior to September 1, 1989. If you apply for an On-Site Sewage Facility permit for this property in the future, please include this letter with your application.

Sincerely,

Brenda Ritzen, OS0007722

Environmental Health Coordinator

# OSSF Soil & Site Evaluation

Page 1 (Soil & Site Evaluation)

Date Performed: \_\_\_\_/\_\_\_\_/\_\_\_\_

Property Owner: \_\_\_\_\_

Site Location: \_\_\_\_\_ Proposed Excavation Depth: \_\_\_\_\_

**REQUIREMENTS:**

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil borings 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 disposal field excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

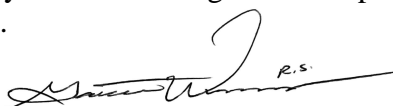
Soil Boring Number: _____					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 FT.					
2 FT.					
3 FT.					
4 FT.					
5 FT.					

Soil Boring Number: _____					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 FT.					
2 FT.					
3 FT.					
4 FT.					
5 FT.					

### FEATURES OF SITE AREA

- Presence of 100 year flood zone  Yes  No
- Presence of upper water shed  Yes  No
- Presence of adjacent ponds, streams, water impoundments  Yes  No
- Existing or proposed water well in nearby area (within 150 feet)  Yes  No
- Ground Slope \_\_\_\_\_ %

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

  
 \_\_\_\_\_  
 (Signature of person performing evaluation)

\_\_\_\_\_  
 (Date)

\_\_\_\_\_  
 Registration Number and Type

GW Designs  
Garrett R. Winters  
1332 Mountain View DR, Canyon Lake TX

Comal County Engineer's Office  
195 David Jonas Drive  
New Braunfels, TX 78132

**RE- Septic Design**

Brandon/Brenda

The unique circumstances of this property make it difficult to comply with the 20ft spray setback requirement. I hereby request a variance for the placement of the spray disposal area 10 feet from the property lines, as well as a battery backup timer to be installed to ensure sprayers only spray during the predawn hours. Installing this timer will provide equivalent protection with TCEQ CHAPTER 285 rules Table X. In my professional opinion this variance will not pose a threat to the environment or public health.

Please feel free to contact me with any questions or concerns.

Sincerely,

Garrett R. Winters R.S





# GW Septic Designs



*On-Site Sewage Facility Application and Design*

***Prepared By:***  
***Garrett R. Winters***  
***Registered Professional Sanitarian***  
***R.S# 5213***



## **Contact Information**

***Phone: (210) 854-2673***  
***Email: Gwintersseptics@gmail.com***  
***1332 Mountain View Dr.***  
***Canyon Lake, TX 78133***

## Owner/Site Location

Owner:

Address: 30251 Leroy Scheel Rd.

## Site Description

The proposed method of wastewater treatment is Aerobic Treatment with Spray Irrigation. The sizing of the OSSF was determined as specified in Chapter 285.33(C)(2) of the Texas Commission on Environmental Quality (TCEQ). Water-saving devices are assumed for the septic system design. This site is not within the 100-Year floodplain (see site plan). Water to the property will be serviced by a well. All parts of the system will maintain at least a 10-foot setback from all water lines and 10 feet from property lines.

## System Summary

***This design was performed in conformance with Chapter 285 of the Texas Commission on Environmental Quality. I have performed a thorough site visit of the proposed lot as a Professional Registered Sanitarian and Site Evaluator in accordance with Chapter 285, Subchapter D, regarding Recharge Features, of the Texas Commission on Environmental Quality.***

- Solar Air Model SA800-100PT Aerobic Treatment Unit
- SCH40 Sewer Pipe
- 50B003-C" Model Aerobic Control Panel
- 24hr battery backup timer set to spray during pre-dawn hours
- 20gpm submersible effluent pump (Franklin C1 20XCI-05P4-2W115)
- Liberty LE41 0.4hp Sewage Pump (1250gal Flow Equalization Tank)
- HIBlow HP100 air pump & diffuser
- 1" purple PVC SCH40 PVC supply pipe
- NSF Approved Liquid Chlorinator
- Water Meter
- Pump Tracker Elapsed Time Meter with Cycle Counter
- (5) K-RAIN Low Angle Pro Plus spray heads (various radius and lengths shown on design layout)
- Visual and audio alarms monitoring high water and aerator failure placed in a noticeable location.

## Wastewater Design Flow

Commercial: Restrooms Serving Pickleball Entertainment Park (80 MAX Persons) + Office (4 MAX Employees)

Total Waste flow:  $8 \times 80 = 640 + 4 \times 4 = 16$  (**656GPD**)

Required Application Area: 10,250sf

Actual Application Area: 10,338sf

**4000sf of Drip Irrigation is Utilized for Reserve Area**

## System Components

Pretreatment Tank: 461gal

ATU: 800gpd

Flow Equalization: 1250gal

Pump Tank: 1000gal

Pump: C1 20gpm submersible pump (Model no. 20C1-05P4-2W115 or equivalent)



*Garrett R. Winters* R.S.

### **Pump Float Settings Pump Tank**

1000gal tank (61" usable) (16.4 gallons per inch)  
Sump: 6" (98gal)  
Pump OFF: 12" (197gal)  
Pump ON: 16" (262gal)  
Alarm: 46" (754gal)  
Reserve: 246gal  
Pump tank reserve minimum: 218gal  
Working Level: 656gal

### **Pump Float Settings Flow Equalization**

1250gal tank (43" usable) (29 gallons per inch)  
Sump: 8" (232gal)  
Pump OFF: 12" (348gal)  
Pump ON: 15" (435gal)  
Alarm: 31" (899gal)  
Reserve: 351gal  
Tank Reserve Minimum: 218gal  
Working Level: 667gal

### **Potable Water Lines**

Potable water lines must be at a minimum distance of 10 feet from OSSF components. If a water line is within 10 feet, it must be sleeved with 2" SCH40 PVC Pipe in order to provide equivalent protection of a 10' separation in compliance with TAC chapter 290, Subchapter D, Rules for Public Drinking Water Systems.

### **Pipe and Fittings**

All pipes and fittings in this system shall be 1" SCH40 PVC, all joints are to be sealed with approved solvent-type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during the process of cutting pipe.

### **Electrical Components**

All electrical wiring shall conform to the requirements of the National Electric Code (1999) or under any other standards approved by the executive director. Additionally, all external wiring shall be installed in approved, rigid, non-metallic gray code electrical conduit. The conduit shall be buried according to the requirements in the National Electric Code and terminated at a main circuit breaker panel or sub-panel. Connections shall be in approved junction boxes. All electrical components shall have an electrical disconnect within direct vision from the place where the electrical device is being serviced. Electrical disconnects must be weatherproof (approved for outdoor use) and have maintenance lockout provisions.



### **Installation**

A 3" or 4" solid-wall SCH40 or SDR 26 PVC pipe with a minimum downward slope of 1/8 inch per foot will be installed between the tank and house. A 2-way cleanout must be included in the line between the house and tank. All piping from house-to-tank and tank-to-drain field must be bedded with class Ib, II, or III soils containing less than 30% gravel. The bottom of the excavation for the tank shall be level and free of large rocks/debris, the tanks shall then be bedded with a 4"-6" layer of sand, sandy loam, 3/4 dust or pea gravel. All openings in the tank are to be sealed to prevent the escape of wastewater. For all OSSF's permitted on OR after September 1, 2023, Inspection and cleanout ports shall 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. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions. Acceptable protective measures include: a padlock and a cover that can be removed with tools.

### **Landscaping**

The native vegetation in the distribution area should consist of low-level shrubs, plains grass, bluestem, or Bermuda. The entire application area must maintain a ground cover after construction. Exposed rock will be covered when in the application area with fine soil such as sandy loam. If the slope in the drain field area is greater than 15% or is complex, the area is unsuitable for the disposal method, suitable fill shall be brought into the field area to meet this requirement. Surface application systems may apply treated and disinfected effluent upon areas with existing vegetation. If any ground within the proposed surface application area does not have vegetation, that bare area shall be seeded or covered with sod before system startup. The vegetation shall be capable of growth before the system start-up.

### **Maintenance Contract**

For any OSSF with a pump, the installer shall provide the Designated Representative with proof of an executed two-year full-service maintenance contract as required by the TCEQ. The maintenance company will verify that the system is operating properly and that they will provide on-going maintenance of the installation. The initial contract will be for a minimum of 2 years. A maintenance contract will authorize the Maintenance Company to maintain and repair the system as needed. The owner must continuously maintain a signed written contract with a valid maintenance company and shall submit a copy of the contract to the permitting authority at least 30 days prior to the date service will cease.

### **Affidavit**

Prior to issuance of a permit, a certified copy of an affidavit must be submitted to the County Clerk's office. The affidavit is a recorded file in reference to the real property deed on which the surface application is installed on the property. The permit issued to the previous owner of the property being transferred to the new owner in accordance with §285.20(5) of the TCEQ OSSF Rules. The permit will be issued in the name of the owner of the OSSF. Permits shall be transferred to the new owner automatically upon legal sale of the OSSF. The transfer of an OSSF permit under this section shall occur upon actual transfer of the property on which the OSSF is located unless the ownership of the OSSF has been severed from the property.



**Proposed System**

A 3" or 4" SCH-40 pipe discharges from the restrooms and office, then enters a 461-gallon trash tank of a Solar Air Model SA800-100PT aerobic plant. Flow continues to a 1250-gallon equalization tank containing an effluent pump, cycle timer, and audio-visual high-level alarm. The equalization tank is fitted with a Liberty LE41 0.4 hp sewage pump. Flow from the EQ tank is dosed 24 times per day at a rate of 3 gallons per minute for 9.1 minutes (655.2gal) to the aeration compartment of the Solar Air Model SA800-100PT aerobic plant through a 2" SCH-40 PVC line. Effluent continues to the 1000-gallon pump compartment fitted with a liquid chlorinator and submersible 1.5 hp C1 20gpm submersible pump (Model no. 20C1-05P4-2W115 or equivalent). Distribution is through a 1" SCH-40 manifold (purple colored) to a series of spray heads as per the attached drawing in the pre-dawn hours. Any exposed rock or bare areas in the spray field area are to be covered with suitable soil and seeded upon completion.

***This permit will require a flow meter on the outflow line of the OSSF; readings will be required daily and reported to the Comal County Engineer's Office monthly for the first year.***



*The following design is intended to follow and meet the TCEQ 30 TAC 285 OSSF Regulations. The performance of this system cannot be guaranteed even though all provisions of 30 TAC 285 have been met or exceeded.*

SCALE: 1"-30'

Revised

05/14/2024 10:51:21 PM

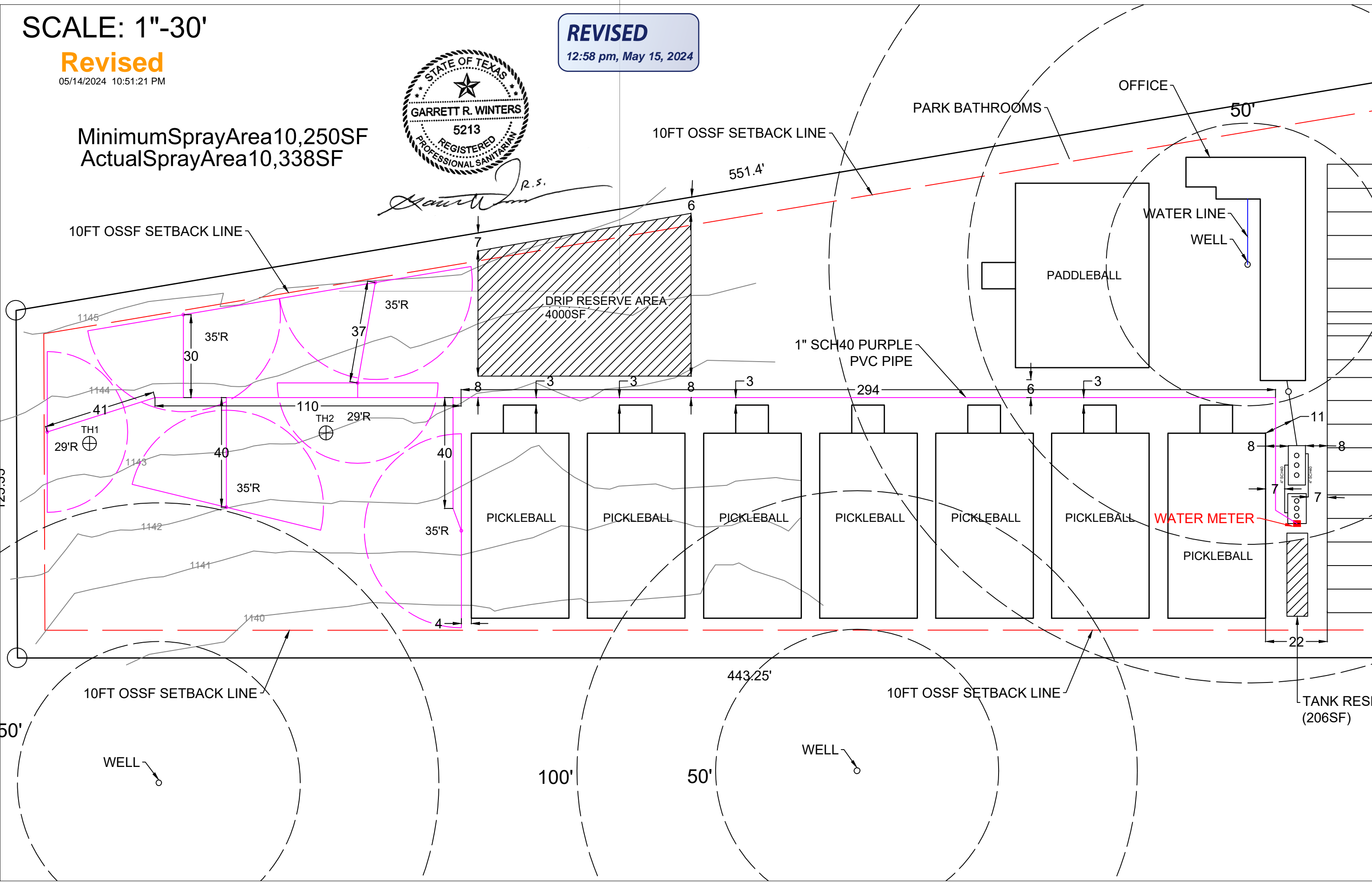
REVISED

12:58 pm, May 15, 2024



*Garrett R. Winters* P.S.

Minimum Spray Area 10,250SF  
Actual Spray Area 10,338SF



10FT OSSF SETBACK LINE

10FT OSSF SETBACK LINE

551.4'

OFFICE

PARK BATHROOMS

50'

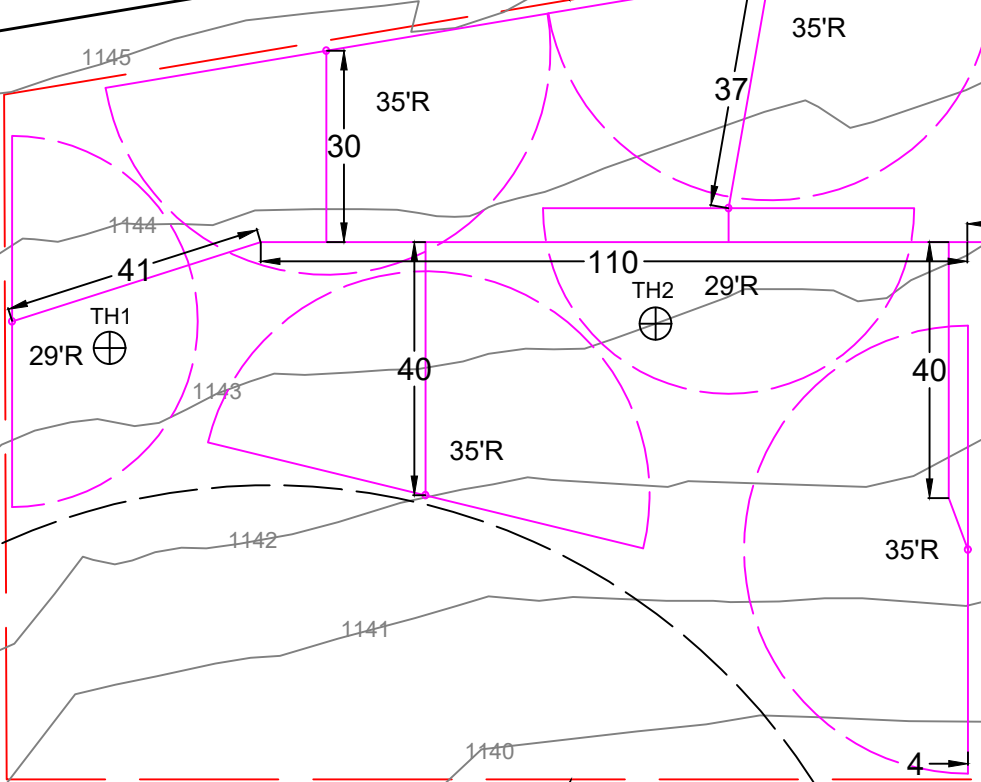
WATER LINE  
WELL

PADDLEBALL

DRIP RESERVE AREA  
4000SF

1" SCH40 PURPLE  
PVC PIPE

294



PICKLEBALL

PICKLEBALL

PICKLEBALL

PICKLEBALL

PICKLEBALL

PICKLEBALL

WATER METER

PICKLEBALL

TANK RESE  
(206SF)

10FT OSSF SETBACK LINE

10FT OSSF SETBACK LINE

50'

WELL

100'

50'

WELL

443.25'

**FLOOD PLAIN:** AFTER CAREFUL EXAMINATION AND STUDY OF AVAILABLE DATA (INCLUDING FEMA PANEL ZONE X (AREA OF MINIMAL FLOOD HAZARD) I HAVE DETERMINED, TO THE BEST OF MY ABILITY, THAT NEITHER THE HOUSE NOR THE SEPTIC IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.

**REVISED**

12:58 pm, May 15, 2024

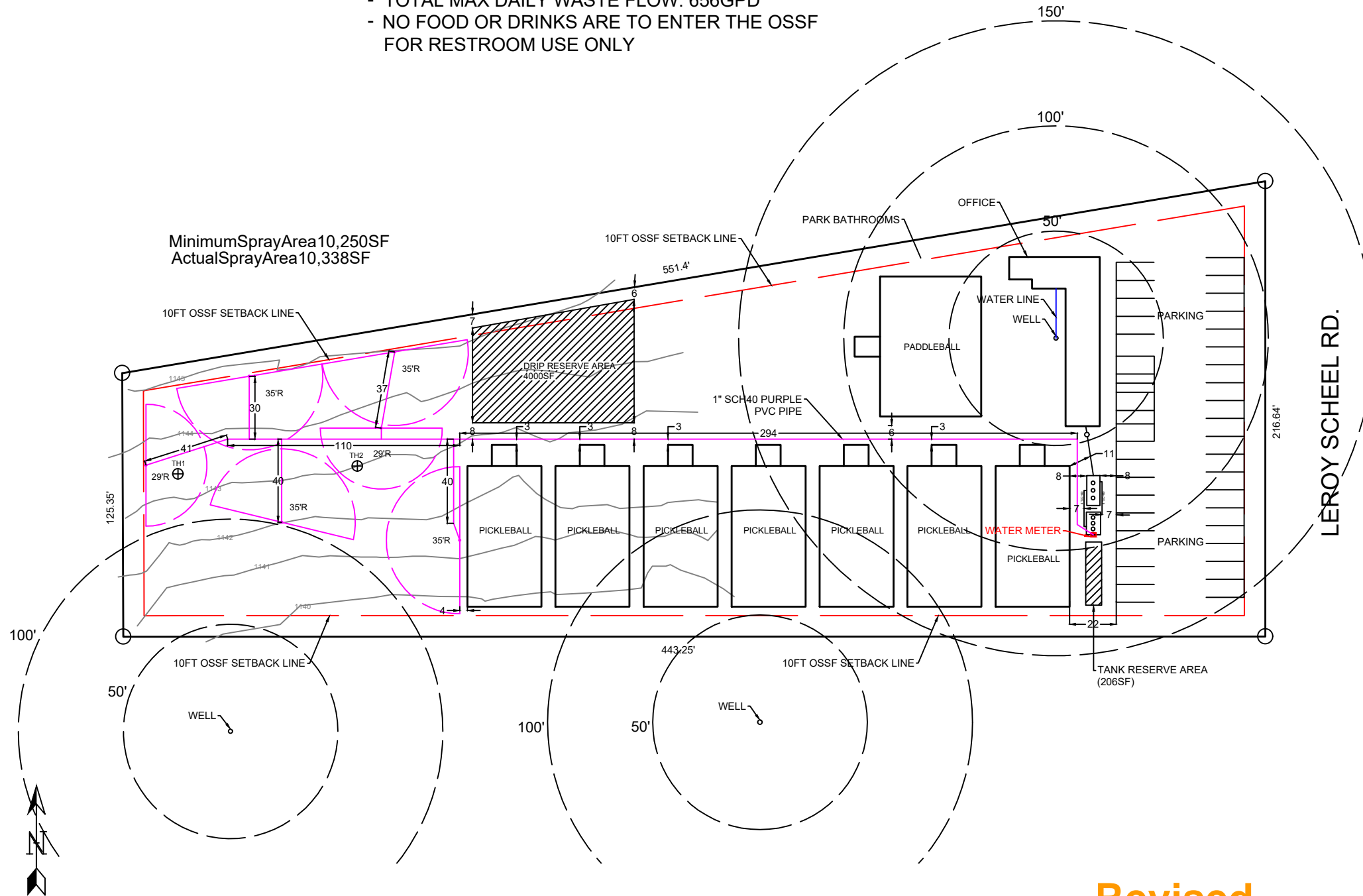
OSSF INFORMATION

- RESTROOMS FOR PICKLEBALL COURTS (WITHOUT BATHOUSE PER PERSON)
- OFFICE BUILDING (NO FOOD OR SHOWERS PER OCCUPANT)
- BATHROOMS: 80 MAX PEOPLE @ 8GPD
- OFFICE BUILDING: 4 MAX EMPLOYEES @ 4GPD
- TOTAL MAX DAILY WASTE FLOW: 656GPD
- NO FOOD OR DRINKS ARE TO ENTER THE OSSF FOR RESTROOM USE ONLY

TANK INFORMATION

- SOLAR AIR MODEL SA800-1000PT AEROBIC TREATMENT PLANT
- 1250GAL EQ TANK

**NOTE**  
SEWER LINE WILL BE SCH80 PVC OR SLEEVED WITH SCH40 PIPE WHERE IT IS WITHIN 5' OF FOUNDATIONS, BUILDINGS, SURFACE IMPROVEMENTS, PROPERTY LINES, SWIMMING POOLS AND OTHER STRUCTURES TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC285



**NOTES**

- TANK IS TO BE PLACED AT LEAST 5' FROM STRUCTURES
- ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10' FROM ANY PART OF THE OSSF
- SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PIPE WHERE IT IS WITHIN 5' OF OR CROSSES UNDER DRIVEWAYS, STRUCTURES, AND SURFACE IMPROVEMENTS TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285. A MINIMUM OF 1/4" PER FOOT OF FALL IS REQUIRED FROM STRUCTURE TO ATU SPRINKLER HEADS MAY NOT SPRAY WITHIN 10' OF TREES. UNDER NO CIRCUMSTANCE SHALL FOOD CROPS BE PLANTED IN THE SPRAY AREA
- SPRAY RADIUS SHALL MAINTAIN AT LEAST 100' FROM PRIVATE WELLS, 150' FROM PUBLIC WELLS. (TANKS 50' MIN)
- SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS TO INDICATE HIGH WATER AND AIR FAILURE
- THE AMOUNT OF WASTEWATER FLOW OF THE STRUCTURE(S) ON THIS DESIGN SHALL NOT SURPASS THE PERMITTED FLOW RATE
- ANY SURFACE ROCKS SHALL BE COVERED WITH SOIL THAT IS CAPABLE OF GROWTH
- NO SURFACE IMPROVEMENTS ARE TO BE WITHIN THE SPRAY AREA
- THIS DESIGN MEETS ALL REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OSSF REGULATIONS

**Revised**

05/14/2024 10:51:28 PM

PREPARED BY: GARRETT R. WINTERS  
R.S #5213

ADDRESS: 30251 Leroy Scheel Rd.  
Bulverde, TX 78163  
SUBDIVISION: N/A  
LOT: N/A

DATE	DESCRIPTION	REV#
5/8	NEIGHBORING WELL ADDED	2
	WELLS ADDED	
	SPRINKLER LAYOUT	



SCALE: 1" = 60'

DATE: 5/14/2024



*Garrett R. Winters*

OWNER: Alejandra Lopez Toledo Gonzalez

APPROVED & ACCEPTED

Signature: \_\_\_\_\_

Print Name & Date: \_\_\_\_\_

# GATCO TREATMENT SYSTEMS

(formerly Comal Concrete Products)

4222 FM 482 NEW BRAUNFELS, TX 78132

830-608-1699 SA Metro: 830-606-4732 Fax: 830-608-1396

## 1250 GALLON SEPTIC TANK

### Pump Float Settings Flow Equalization

1250gal tank (43" usable) (29 gallons per inch)

Sump: 8" (232gal)

Pump OFF: 12" (348gal)

Pump ON: 15" (435gal)

Alarm: 31" (899gal)

Reserve: 351gal

Tank Reserve Minimum: 218gal

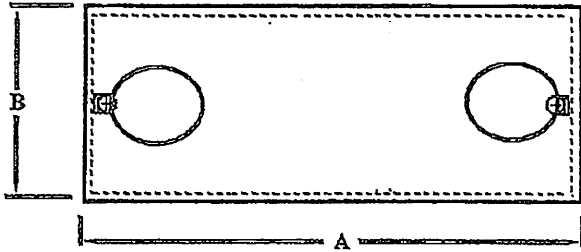
Working Level: 667gal



*Garrett Winters* R.S.

### PLAN VIEW TOP

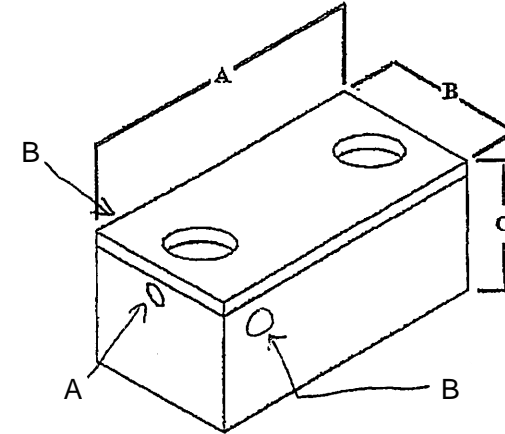
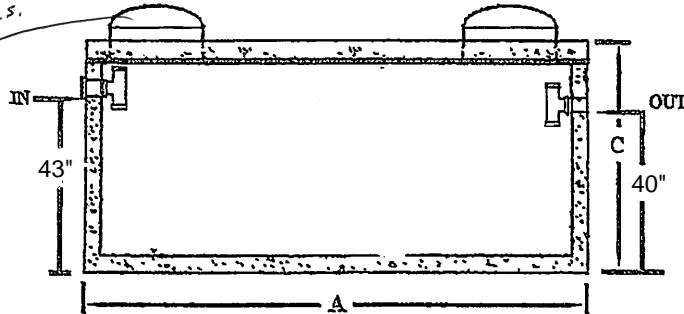
2-20" ACCESS PORTS



NOTE: DRAWING NOT TO SCALE

GALLON CAP	DIM. A	DIM. B	DIM. C
1250	129	80	53

### SECTION:ELEVATION



### SEPTIC TANK

DESIGN CONFORMS TO: ASTM C 1227

#### CONCRETE:

4500 PSI CONFORMING TO ASTM C 150

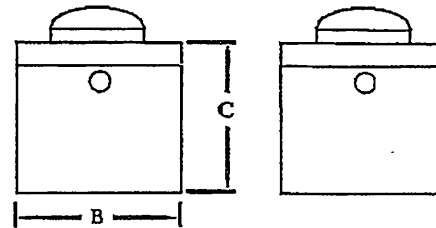
#### STEEL REINFORCEMENT:

GRADE 60 CONFORMING TO ASTM A 615

#### BEDDING SPECIFICATION:

6" TO 8" DEPTH OF PEA GRAVEL BED

RECOMMENDED BY MANUFACTURER



Inlet side:  
To have 3 knockouts  
A: One on end  
B: One on each end

4" knockouts standard



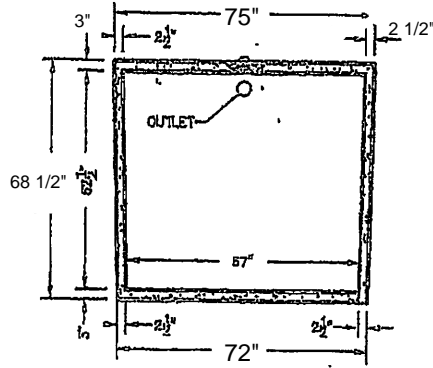
**Pump Float Settings Pump Tank**

- 1000gal tank (61" usable) (16.4 gallons per inch)
- Sump: 6" (98gal)
- Pump OFF: 12" (197gal)
- Pump ON: 16" (262gal)
- Alarm: 46" (754gal)
- Reserve: 246gal
- Pump tank reserve minimum: 218gal
- Working Level: 656gal

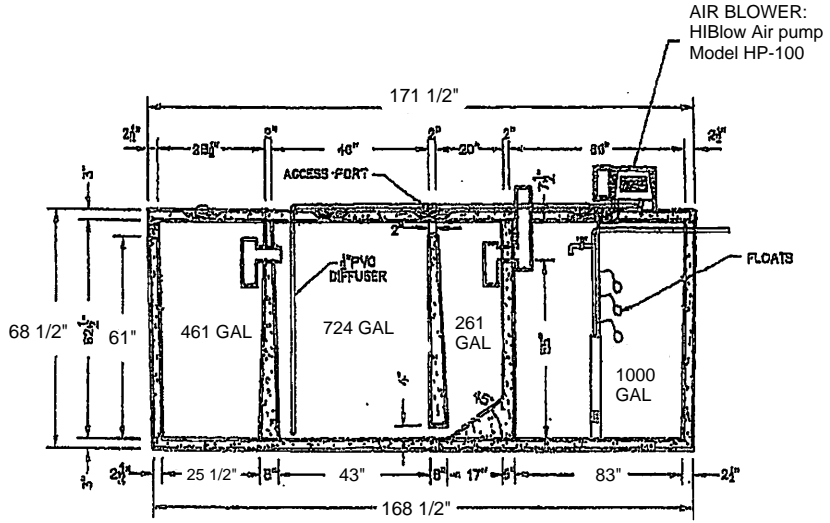


*Garrett Winters*  
P.E.

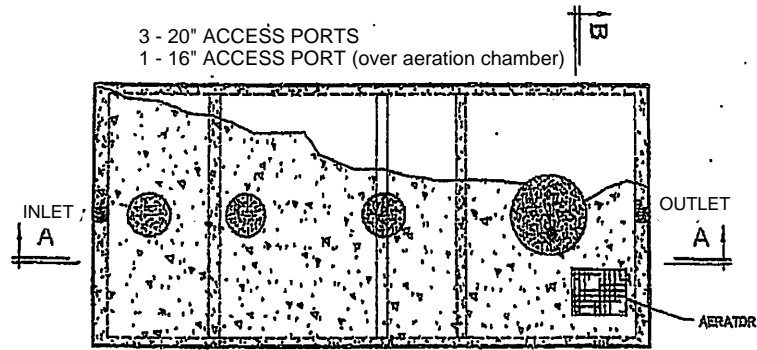
61" from bottom of tank to bottom of inlet



**SECTION B-B**



**SECTION A-A**



**PLAN VIEW**

REVISIONS	DATE	BY	CHKD
MODEL SA880-1000PT SEWER TREATMENT SYSTEM			
SOLAR AEROBIC 6754 HWY 80 EAST LAKE CHARLES, LA 70615 PHONE: (337) 439-0680			
TREATMENT PLANT			
SA-5			
DATE	ISSUED		
JULY 2011			
SCALE			

# PROPLUS™



Packed with features that ensure reliability, saving the installer time and money on every job.

- **Revolutionary Patented Easy Arc Set** – Simplified arc set allows for wet or dry adjustment in seconds.
- **5" Riser** – Perfect for grasses with thick thatch.
- **3/4" Inlet** – Replaces all standard rotors.
- **2N1 Adjustable or Continuous Rotation** – Provides a full range adjustment from 40° to a continuous full circle.
- **Patented Arc Set Degree Markings** – Clearly indicates the current watering pattern and simplifies arc set adjustment.
- **Arc Memory Clutch** – Prevents internal gear damage and returns rotor to its prior setting automatically if nozzle turret is forced past its stop.
- **Time Proven Patented Reversing Mechanism** – Assures continuous reverse and return...over a 20 year history.
- **Ratcheting Riser** – Allows for easy adjustment of your left starting position with a simple turn of the riser.
- **Rubber Cover** – Seals out dirt, increases product durability.
- **Wide Selection of Nozzles** – Including standard and low angle, provides flexibility in system design.
- **Optional Check Valve** – Prevents low head drainage.



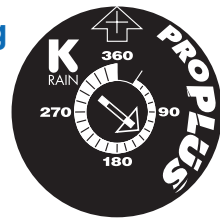
**K-Rain Manufacturing Corp.**

1640 Australian Avenue  
Riviera Beach, FL 33404 USA  
+1 561 844-1002  
FAX: +1 561 842-9493

1.800.735.7246 | [www.krain.com](http://www.krain.com)

## Easy Arc Setting

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



## Models

<b>11003</b>	ProPlus
<b>11003-HP</b>	ProPlus 12" High Pop
<b>11003-SH</b>	ProPlus Shrub Head

### OTHER OPTIONS: ADD TO PART NUMBER

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

## How to Specify

Model Number	Description
<b>11003</b>	<b>-RCW</b>

## 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 1/2" (17" for High Pop Model)
- Recommended Spacing: 28' to 44'
- Radius: 22' to 50'
- Nozzle Trajectory: 26°
- Low Angle Nozzle Trajectory: 12°
- Standard and Low Angle Nozzle: Included
- Riser Height: 5"

## Performance Data

NOZZLE	PRESSURE			RADIUS		FLOW RATE			PRECIP in/hr		PRECIP mm/hr	
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M <sup>3</sup> /H	■	▲	■	▲
#0.5	30	207	2.1	28	8.5	0.5	1.9	0.11	0.12	0.14	3	4
	40	276	2.8	29	8.8	0.6	2.3	0.14	0.14	0.16	3	4
	50	345	3.5	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5
	60	414	4.1	30	9.1	0.8	3.0	0.18	0.17	0.20	4	5
#0.75	30	207	2.1	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5
	40	275	2.8	30	9.1	0.8	3.0	0.18	0.17	0.20	4	5
	50	344	3.4	31	9.4	0.9	3.4	0.20	0.18	0.21	5	5
	60	413	4.1	32	9.8	1.0	3.8	0.23	0.19	0.22	5	6
#1.0	30	207	2.1	32	9.8	1.3	4.9	0.30	0.24	0.28	6	7
	40	275	2.8	33	10.1	1.5	5.7	0.34	0.27	0.31	7	8
	50	344	3.4	34	10.4	1.6	6.1	0.36	0.27	0.31	7	8
	60	413	4.1	35	10.7	1.8	6.8	0.41	0.28	0.33	7	8
#2.0	30	207	2.1	37	11.3	2.4	9.1	0.55	0.34	0.39	9	10
	40	275	2.8	40	12.2	2.5	9.5	0.57	0.30	0.35	8	9
	50	344	3.4	42	12.8	3.0	11.4	0.68	0.33	0.38	8	10
	60	413	4.1	43	13.1	3.3	11.4	0.68	0.34	0.36	8	9
2.5 Pre-installed	30	207	2.1	38	11.6	2.5	9.5	0.57	0.33	0.38	8	10
	40	275	2.8	39	11.9	2.8	10.6	0.64	0.35	0.41	9	10
	50	344	3.4	40	12.2	3.2	12.1	0.73	0.39	0.44	10	11
	60	413	4.1	41	12.5	3.5	13.3	0.80	0.40	0.46	10	12
#3.0	30	207	2.1	38	11.6	3.6	13.6	0.82	0.48	0.55	12	14
	40	275	2.8	39	11.9	4.2	15.9	0.96	0.53	0.61	14	16
	50	344	3.4	41	12.5	4.6	17.4	1.05	0.53	0.61	13	15
	60	413	4.1	42	12.8	5.0	19.0	1.14	0.55	0.63	14	16
#4.0	30	207	2.1	43	13.1	4.4	16.7	1.00	0.46	0.53	12	13
	40	275	2.8	44	13.4	5.1	19.3	1.16	0.51	0.59	13	15
	50	344	3.4	46	14.0	5.6	21.2	1.27	0.51	0.59	13	15
	60	413	4.1	49	14.9	5.9	22.4	1.34	0.47	0.55	12	14
#6.0	40	276	2.8	45	13.7	5.9	22.4	1.34	0.56	0.65	14	16
	50	344	3.4	46	14.0	6.0	22.7	1.36	0.55	0.63	14	16
	60	413	4.1	48	14.6	6.3	23.9	1.43	0.53	0.61	13	15
	70	482	4.8	49	14.9	6.7	25.4	1.52	0.54	0.62	14	16
#8.0	40	276	2.8	42	12.8	8.0	30.3	1.82	0.87	1.01	22	26
	50	344	3.4	45	13.7	8.5	32.2	1.93	0.81	0.93	21	24
	60	413	4.1	49	14.9	9.5	36.0	2.16	0.76	0.88	19	22
	70	482	4.8	50	15.2	10.0	37.9	2.27	0.77	0.89	20	23

## Low Angle Performance Data

NOZZLE	PRESSURE			RADIUS		FLOW RATE			PRECIP in/hr		PRECIP mm/hr	
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M <sup>3</sup> /H	■	▲	■	▲
#1.0	30	207	2.1	22	6.7	1.2	4.5	.27	0.48	0.55	12	14
	40	276	2.8	24	7.3	1.7	6.4	.39	0.57	0.66	14	17
	50	345	3.4	26	7.9	1.8	6.8	.41	0.51	0.59	13	15
	60	414	4.1	28	8.5	2.0	7.6	.45	0.49	0.57	12	14
#3.0	30	207	2.1	29	8.8	3.0	11.4	.68	0.69	0.79	17	20
	40	276	2.8	32	9.8	3.1	11.7	.70	0.58	0.67	15	17
	50	345	3.4	35	10.7	3.5	13.2	.80	0.55	0.64	14	16
	60	414	4.1	37	11.3	3.8	14.4	.86	0.53	0.62	14	16
#4.0	30	207	2.1	31	9.4	3.4	12.9	.77	0.68	0.79	17	20
	40	276	2.8	34	10.4	3.9	14.8	.89	0.65	0.75	17	19
	50	345	3.4	37	11.3	4.4	16.7	1.00	0.62	0.71	16	18
	60	414	4.1	38	11.6	4.7	17.8	1.07	0.63	0.72	16	18
#6.0	40	275	2.8	38	11.6	6.5	24.6	1.48	0.87	1.00	22	25
	50	344	3.4	40	12.2	7.3	27.7	1.66	0.88	1.01	22	26
	60	413	4.1	42	12.8	8.0	30.3	1.82	0.87	1.01	22	26
	70	482	4.8	44	13.4	8.6	32.6	1.96	0.86	0.99	22	25

\*All precipitation rates calculated for 180° operation. For the precipitation rate for a 360° sprinkler, divide by 2.



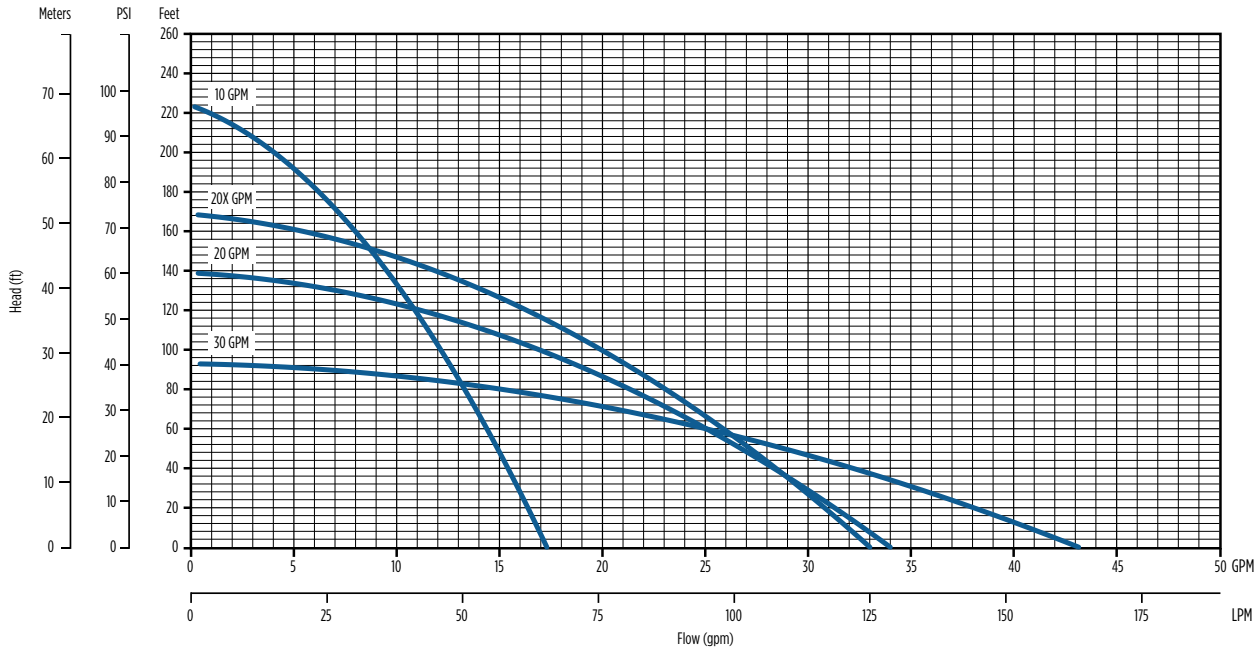
# C1 SERIES

## CISTERN PUMPS

Designed for use in gray water and filtered effluent service applications, the C1 Series cistern pump provides high performance and long life in less than ideal water conditions. Able to pass solids up to 1/8" without having a negative effect on the internal hydraulic components, the pump features a unique bottom suction design allowing for maximum fluid drawdown without compromising durability or overall life, and it does not require the use of a flow induction sleeve. Intended specifically for use in a cistern or tank, C1 Series pumps are suitable for use in agricultural, residential, and commercial installations.



## C1 SERIES FAMILY CURVE



## FEATURES

- Supplied with a removable 5" base for secure and reliable mounting
- Bottom suction design
- Robust thermoplastic discharge head design resists breakage during installation and operation
- Standard backflow prevention through a built-in, but removable, check valve.
- Single shell housing design provides a compact unit while ensuring cool and quiet operation
- Hydraulic components molded from high quality engineered thermoplastics
- Optimized hydraulic design allows for increased performance and decreased power usage
- All metal components are made of high grade stainless steel for corrosion resistance
- Available with a high quality 115 V or 230 V, 1/2 hp motor
- Fluid flows of 10, 20, and 30 gpm, with a max shut-off pressure of over 100 psi
- Heavy-duty 300 V 10 foot SJOOW jacketed lead

## APPLICATIONS

- Gray water pumping
- Filtered effluent service water pumping
- Water reclamation projects such as pumping from rain catchment basins
- Aeration and other foundation or pond applications
- Agriculture and livestock water pumping

## ORDERING INFORMATION

GPM	HP	Volts	Stage	Model No.	Order No.	Length (in)	Weight (lbs)
10	1/2	115	6	10C1-05P4-2W115	90301005	26	17
		230	6	10C1-05P4-2W230	90301010	26	17
20		115	4	20C1-05P4-2W115	90302005	25	16
		230	4	20C1-05P4-2W230	90302010	25	16
20X		115	5	20XC1-05P4-2W115	90302015	26	17
		230	5	20XC1-05P4-2W230	90302020	26	17
30		115	3	30C1-05P4-2W115	90303005	25	16
		230	3	30C1-05P4-2W230	90303010	25	16

NOTE: All units have 10 foot long SJOOW leads

# LBC Manufacturing

## *“EZ-Tank”*

GRAVITY FLOW      Liquid  
Bleach Chlorinator

US Patent Pending

### "Copyright Notice"

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**LBC Manufacturing**  
P.O. Box 454  
Fayetteville, TEXAS 78940  
(979) 826-0139 off.

[www.liquidchlorinator.com](http://www.liquidchlorinator.com)

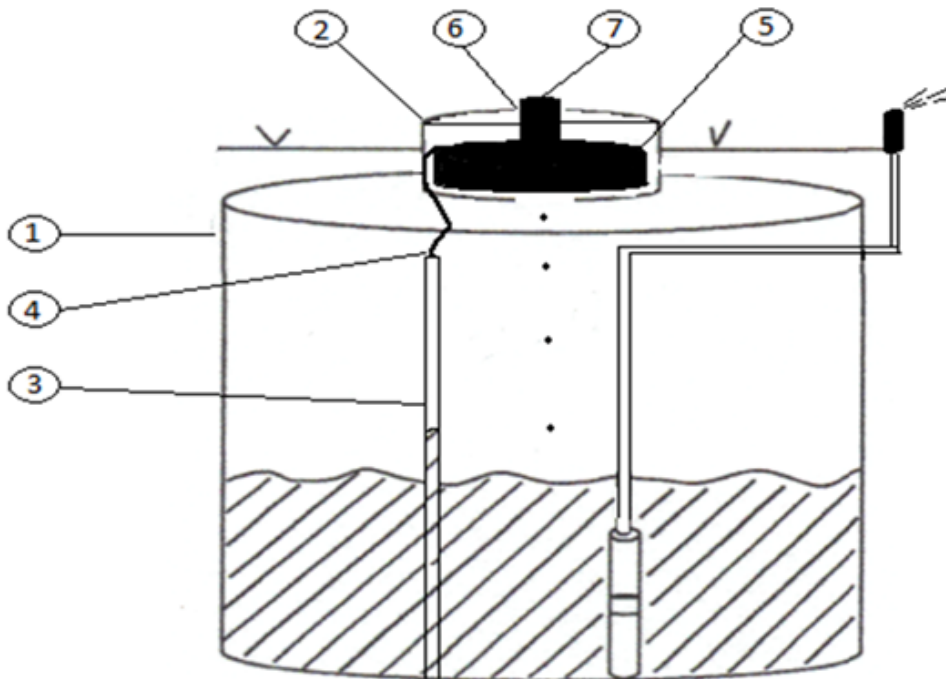


THIS PRODUCT WAS EVALUATED AS A  
CHLORINE DISINFECTION DEVICE AND MEETS OR  
EXCEEDS THE APPLICABLE REQUIREMENTS OF  
STANDARD 46

## RECOMMENDED INSTALLATION INSTRUCTIONS

\*\*\*\* LBC Manufacturing recommends installation by TCEQ licensed and trained installers. \*\*\*\*

1. Locate the Aerobic System Holding/Pump tank
2. Remove the green access lid mounting screws and remove green access lid.
3. Install vertical sensing pipe into Holding/Pump tank. Ensure sensing pipe is resting on the bottom of the Holding/Pump tank. Cut the sensing pipe off below the top of the Holding/Pump tank lid, and secure the sensing pipe to remain vertical in the Holding/Pump tank
4. Using PVC Cleaner and PVC glue, attach the barb fitting adapter (supplied on the end of EZ-Tanks vinyl tubing) to the sensing pipe.
5. Place the EZ-Tank reservoir inside the holding tank access riser. (EZ-Tank reservoir rests on the secondary safety lid inside the holding tank access riser. If the holding tank access riser does not have a secondary safety lid, replace with new access riser that accommodates the secondary safety lid to code.)
6. Next, drill 4.25 inch hole in center of holding tank access lid. (this allows the fill lid to be accessed without having to reopen the holding tank lid) Next, Re-Install holding tank access lid and replace mounting and safety screws.
7. Open EZ-Tank gasketed fill lid. Fill with 6% -10% sodium hypochlorite. Once filled, Replace the gasketed fill lid ensuring a firm secure seal. (If the fill lid is not tightened securely, a vacuum will not form and reservoir will empty sodium hypochlorite contents into Holding/Pump tank prematurely.)



## **CHLORINE DISINFECTION DEVICE PERFORMANCE**

The LBC MFG “EZ-Tank” is a proven disinfection device that meets the applicable requirements of NSF standard 46 for Chlorine disinfection devices. The EZ-Tank is listed as a certified chlorine disinfection device for secondary treated effluent. Certification requires the device to be used with 6-10% sodium hypochlorite (household bleach) The EZ-Tank Disinfection device is a gravity flow product that applies disinfectant to a holding tank as the water level rises thus giving the ultimate amount of contact time for the disinfectant to work.

## **THE LIQUID CHLORINATION PROCESS**

LBC Manufacturing designed and built the “EZ-Tank” to provide years of trouble-free service. It is constructed from durable Polyethylene material which can withstand the corrosive nature of Sodium Hypochlorite (Household Bleach). It has been tested to NSF/ANSI Std 46 and has proven to function more consistently, at a lower operating cost, than any other disinfection method.

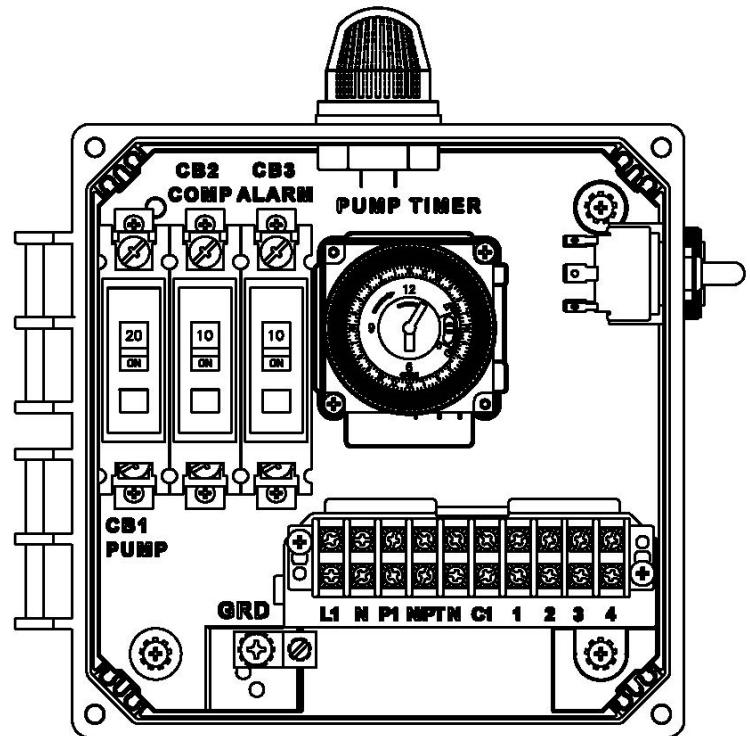
The basic function of the Liquid Bleach Chlorinator is to introduce disinfectant to the effluent water in the Holding/Pump tank as the effluent enters. The longer the contact time the disinfectant has to interact with pathogens, the better it disinfects. The ideal method is maximum contact time for minimal pathogen survival.



**“50B003-C” Model Aerobic Control Panel**

**Features & Benefits**

- Circuit Breakers for Pump, Compressor & Alarm Circuits
- 24 Hr Timer w/15 minute intervals
- Large & Easy to Access Terminal Block
- Externally Mounted Run/Mute/Test Switch w/UV resistant sealing boot
- Externally Mounted Audible Alarm
- Rugged UV resistant Externally Mounted Alarm Light
- Durable Weather Resistant Hinged Poly Enclosure
- Engraved Back Panel
- Ground Lug
- Easily Replaceable Components
- Nema 4x Rating
- Color Coded Internal Wiring
- Works with most Aerobic Treatment Systems
- Provided with Wiring Schematic and Detailed Connection Diagram for Installer
- Mounting Feet for Enclosure



(50B003-C SHOWN)



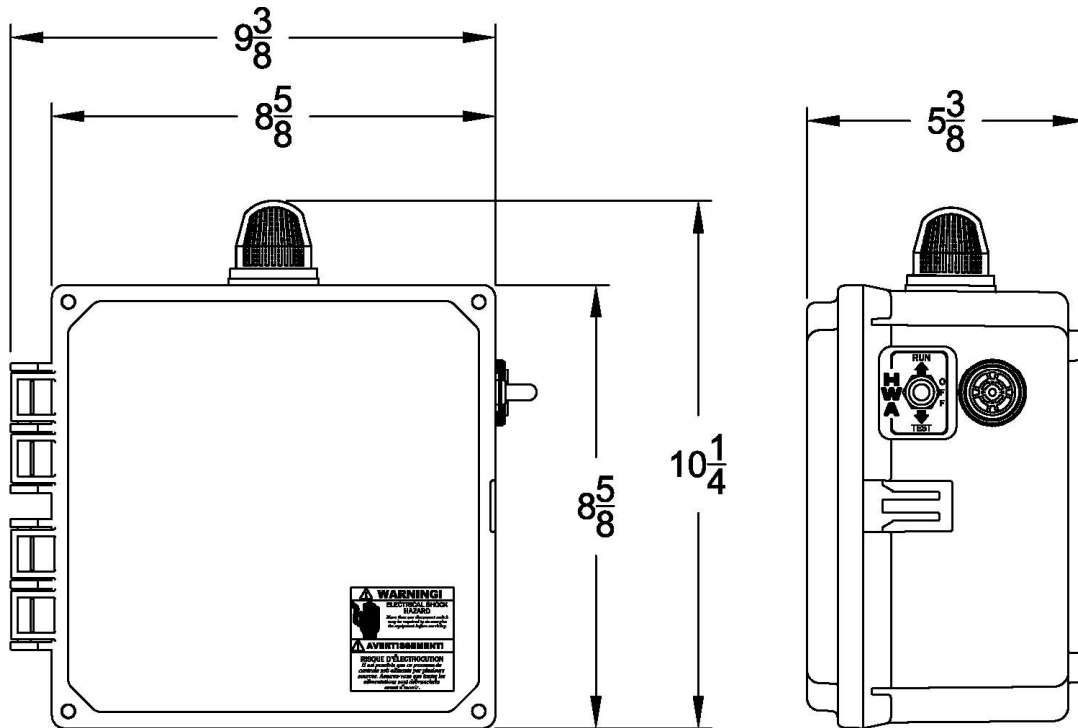
**Available Options**

- Externally Mounted Pump Test Switch
- Externally Mounted Air Pressure Switch
- Auto-Dialer
- Locking Stainless Steel Latch
- Repeat Cycle Timer Option
- Mercury or Mechanical Float Switches for the Pump and High Water Alarm Circuits

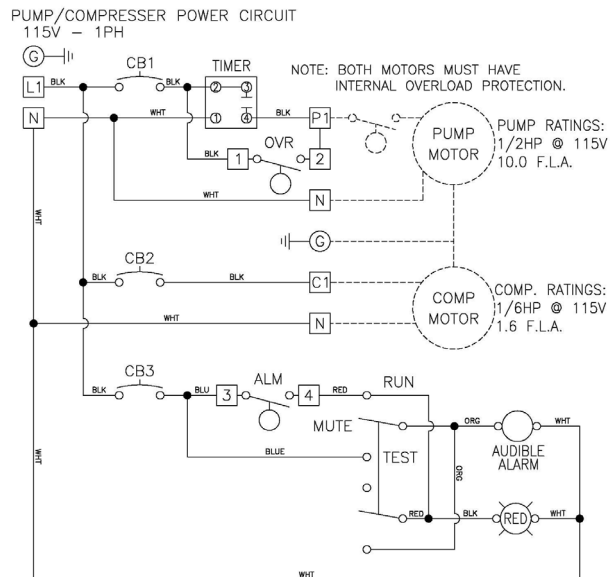
Note: Consult the factory for other available options. Also some options may require an increase in the enclosure size.

**“50B003-C” Model Aerobic Control Panel**

**Panel Dimensions**







**Wiring Schematic**

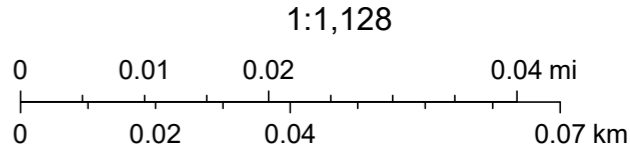


# ArcGIS Web Map



4/3/2024, 10:16:22 PM

-  TCEQ Contributing Zone
-  Parcels
-  Streets
-  Addresses



# LIQUID CHLORINATOR OPERATION AND MAINTENANCE

It is the Owner's *Responsibility* to operate and maintain the Liquid Chlorinator to the best of their ability.

If Service is required, refer to the Data/Service Plate located on the Fill Lid of the Liquid Chlorinator.

The Liquid Chlorinator uses 6-10% Sodium Hypochlorite (Household Bleach). Do not use any other products and or chemicals other than specified. Always maintain a constant supply of disinfectant / Bleach in the Chlorinator Housing at all times. The rate of disinfectant/Bleach usage will vary with individual homeowner water usage. If disinfectant usage increases or decreases, call the service provider.

If flood waters, ants, chemicals etc.. other than Sodium Hypochlorite, enters the Chlorinator Housing, call for service.

**\*\*\*\* Always use Personal Protective Equipment when Filling or Servicing the Chlorinator\*\*\*\***

**MONTHLY :** Open the Chlorinator Fill Lid and Visually Inspect the liquid level the chlorine reservoir. Maintain a constant supply of Sodium Hypochlorite (Household Bleach) in the Chlorinator Housing and reservoir at all times. Check Sprinkler discharge for Chlorine residual. If Service is required, refer to the Data/Service Plate located on the Fill Lid of the chlorinator reservoir

**PERIODICALLY:** Open the Chlorinator Fill Lid and Visually Inspect the Chlorinator for debris such as dirt, grass clippings etc. Check Sprinkler discharge for Chlorine residual. If Service is required, refer to the Data/Service Plate located on the Fill Lid of the Chlorinator reservoir.

**YEARLY:** Visually inspect the Chlorinator Housing for any damage from lawnmowers, etc.  
Remove dirt/ant build up , grass, etc. from Chlorinator Housing Fill Lid. Check Sprinkler discharge for Chlorine residual.  
If Service is required, refer to the Data/Service Plate located on the Fill Lid of the Chlorinator reservoir

## **FOR INTERMITTENT PERIODS OR EXTENDED PERIODS OF NON-USE**

The EZ\_Tank is designed to function under normal use or Intermittent periods of use. If periods of non use exceed 6 months , drain Chlorinator Housing and refill with 6-10% Sodium Hypochlorite. If Service is required, refer to the Data/Service Plate located on the Fill Lid of the Chlorinator reservoir.

CCEO  
COPY

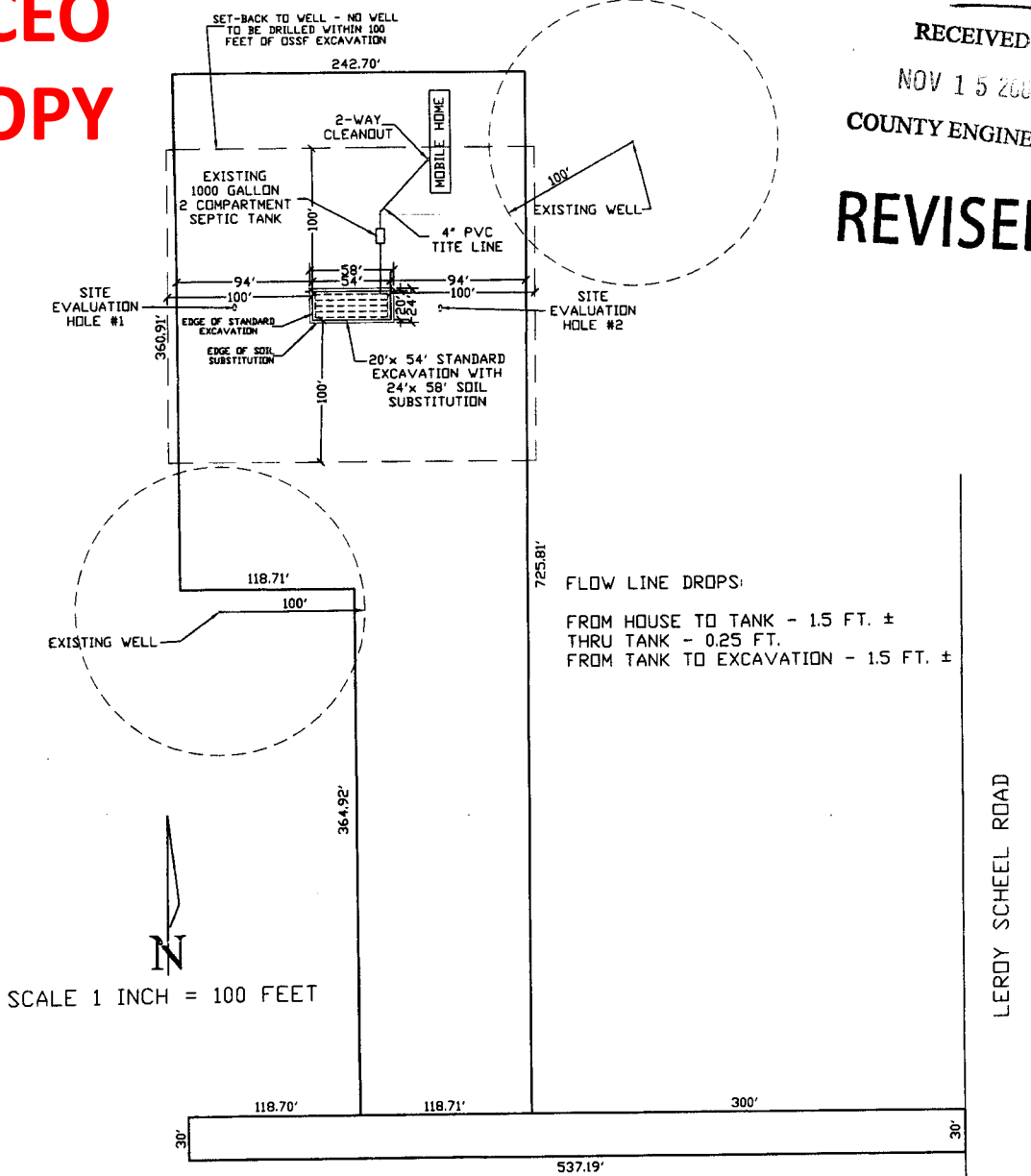
PH#86016

RECEIVED

NOV 15 2004

COUNTY ENGINEER

REVISED



ON-SITE SEWAGE FACILITY LAYOUT  
 29955 LERDY SCHEEL ROAD, BULVERDE, TEXAS 78163  
 COMAL COUNTY, TEXAS

OWNER: DANIEL & PHYLLIS MITCHEL  
 LOT SIZE 3.00 ACRES + 0.37 OF AN ACRE  
 NOT IN SPECIAL FLOOD HAZARD AREA  
 NOT IN EDWARDS AQUIFER RECHARGE ZONE  
 DWELLING SIZE: 2 BEDROOM ~ 1008 S.F. (LIVING AREA)  
 SOIL - FRACTURED LIMESTONE  
 USE 3 BEDROOM DESIGN  
 WATER USAGE - 240 G.P.D.  
 MINIMUM TANK SIZE - 1000 GALLON  
 MINIMUM EXCAVATION SIZE - SOIL SUBSTITUTION WITH:  
 CLASS 1B -  $240/0.38 = 632$  S.F., CLASS II -  $240/0.25 = 960$  S.F., CLASS III -  $240/0.2 = 1200$  S.F.  
 DRAINFIELD SIZE AS SHOWN -  $(54 \times 20) + 2(20 \times 54) = 1228$  S.F.

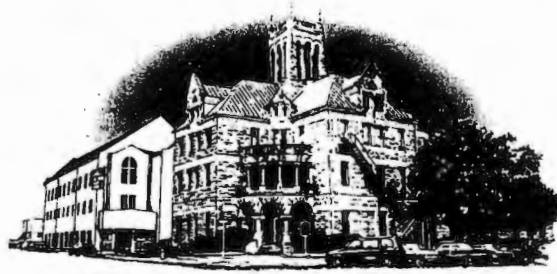
I hereby certify that consideration of surface and subsurface soil conditions and the required standards for engineering design of septic tank systems have been duly employed and that the septic tank installation to serve the dwelling unit or units for the property described can be expected to function without creating a nuisance or a public health hazard.

NOT IN SPECIAL FLOOD HAZARD AREA  
 NOT IN EDWARDS RECHARGE ZONE

OSSF018

*Dan B. Bunker*  
 DAN B. BUNKER P.E.  
 REGISTRATION NO. 22550  
 SEPTEMBER 28, 2004  
 REVISED NOVEMBER 5, 2004

**CCEO  
COPY**



## Comal County

OFFICE OF COMAL COUNTY ENGINEER

January 4, 2024

Brandon Salinas

[brandon@rangerconcretecontractors.com](mailto:brandon@rangerconcretecontractors.com)

Re: 2.132 acres out of the J.M. Rivas Survey No. 191

Mr. Salinas,

It appears that the 2.132 acres out of the J.M. Rivas Survey No. 191, and more particularly described on the attached deed, is compliant with the minimum lot size requirements for On-Site Sewage Facilities since the lot was created prior to September 1, 1989. If you apply for an On-Site Sewage Facility permit for this property in the future, please include this letter with your application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brenda Ritzen", is written over the typed name.

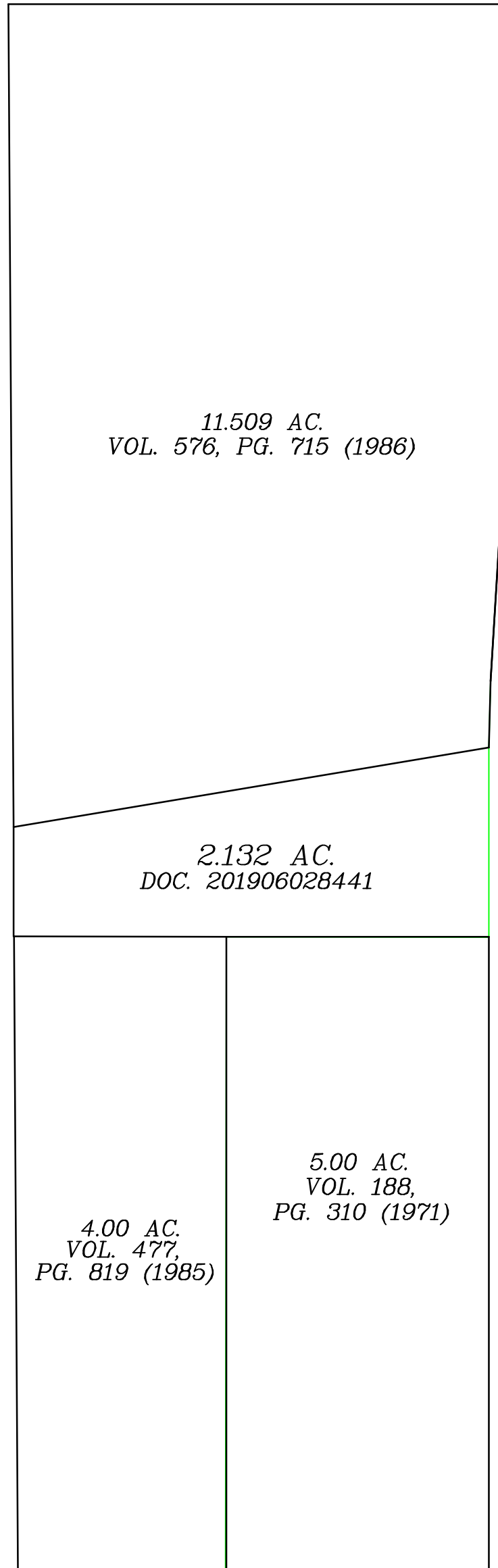
Brenda Ritzen, OS0007722

Environmental Health Coordinator

**CCEO  
COPY**



SCALE:  
1" = 150'



58.35 AC.  
OUT OF 105.07 AC. CALLED 103.368 AC.  
DOC. 201206013114  
VOL. 159, PG. 509 (1967)

11.509 AC.  
VOL. 576, PG. 715 (1986)

2.132 AC.  
DOC. 201906028441

4.00 AC.  
VOL. 477,  
PG. 819 (1985)

5.00 AC.  
VOL. 188,  
PG. 310 (1971)

**LEROY SCHEEL RD.**

ADDRESS: 30251 LEROY SCHEEL RD.

**RESEARCH DRAWING SHOWING JOINING TRACTS  
CREATING RESIDUAL TRACT OF 2.132 ACRES  
OUT OF THE J.M. RIVAS SURVEY NO. 191,  
ABSTRACT NO. 973, COMAL COUNTY, TEXAS,  
DESCRIBED IN DOC. 201906028441, OFFICIAL  
RECORDS, COMAL COUNTY, TEXAS.**

mcmichaellandsurveying.com  
MCMICHAEL LAND SURVEYING  
907 DIVINE WAY, NEW BRAUNFELS, TX 78130  
EMAIL fred@mcmichaellandsurveying.com  
(830) 832-6259 FIRM NO. 10193990

PROJECT NO.: 22255B RESEARCH  
JANUARY 3, 2024.

**From:** [Ritzen, Brenda](#)  
**To:** "Nicole Barnes"; [gwintersseptics](#)  
**Cc:** [alberto](#)  
**Subject:** RE: 30251 Leroy Scheel REVISED/117363  
**Date:** Wednesday, May 15, 2024 1:01:00 PM  
**Attachments:** [image001.png](#)

---

Nicole,

The permit file has been updated.

Thank you,



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

---

**From:** Nicole Barnes <[wintersseptics@gvtc.com](mailto:wintersseptics@gvtc.com)>  
**Sent:** Wednesday, May 15, 2024 9:13 AM  
**To:** Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>; [gwintersseptics@gmail.com](mailto:gwintersseptics@gmail.com)>  
**Cc:** [alberto@padelnow.us](mailto:alberto@padelnow.us)>  
**Subject:** Fwd: 30251 Leroy Scheel REVISED/117363

**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

---

Brenda,

Please see updated plan for the address above and let us know if you have any questions!

**Revisions Made**

- Sprinkler Layout Change
- Parking lot Reduced
- Neighboring WELL Added to Site Plan

--

Thank You,



**From:** [Ritzen, Brenda](#)  
**To:** [Nicole Barnes](#)  
**Cc:** [alberto](#); [gwintersseptics](#)  
**Subject:** RE: 30251 Leroy Scheel Rd. REVISED/117363  
**Date:** Thursday, May 9, 2024 10:39:00 AM  
**Attachments:** [30251 Leroy Scheel Rd..pdf](#)  
[image001.png](#)

---

Nicole,

There is another existing water well not shown. The proposed spray area falls within the required setback to this water well. See attached.

Thank you,



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

---

**From:** Nicole Barnes <[wintersseptics@gvtc.com](mailto:wintersseptics@gvtc.com)>  
**Sent:** Thursday, May 9, 2024 10:02 AM  
**To:** Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>  
**Cc:** alberto <[alberto@padelnow.us](mailto:alberto@padelnow.us)>; gwintersseptics <[gwintersseptics@gmail.com](mailto:gwintersseptics@gmail.com)>  
**Subject:** Fwd: 30251 Leroy Scheel Rd. REVISED/117363

**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

Brenda,  
Here is the revised design for this permit.

Please let us know if you have any questions.

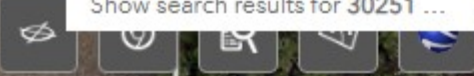
**Revisions Made**

- Updated to show neighboring WELL
- WELL location Change on Property

30251 LEROY SCHEEL RD X



Show search results for 30251 ...



30251  
S  
P



30103  
S

City of San Antonio ETJ

29953  
S

100ft

LEROY SCHEEL RD

740007 00-1077000

**FLOOD PLAIN:** AFTER CAREFUL EXAMINATION AND STUDY OF AVAILABLE DATA (INCLUDING FEMA PANEL ZONE X (AREA OF MINIMAL FLOOD HAZARD)) I HAVE DETERMINED, TO THE BEST OF MY ABILITY, THAT NEITHER THE HOUSE NOR THE SEPTIC IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.

**OSSF INFORMATION**

- RESTROOMS FOR PICKLEBALL COURTS (WITHOUT BATHHOUSE PER PERSON)
- OFFICE BUILDING (NO FOOD OR SHOWERS PER OCCUPANT)
- BATHROOMS: 80 MAX PEOPLE @ 8GPD
- OFFICE BUILDING: 4 MAX EMPLOYEES @ 4GPD
- TOTAL MAX DAILY WASTE FLOW: 656GPD
- NO FOOD OR DRINKS ARE TO ENTER THE OSSF FOR RESTROOM USE ONLY

**VOID**

**TANK INFORMATION**

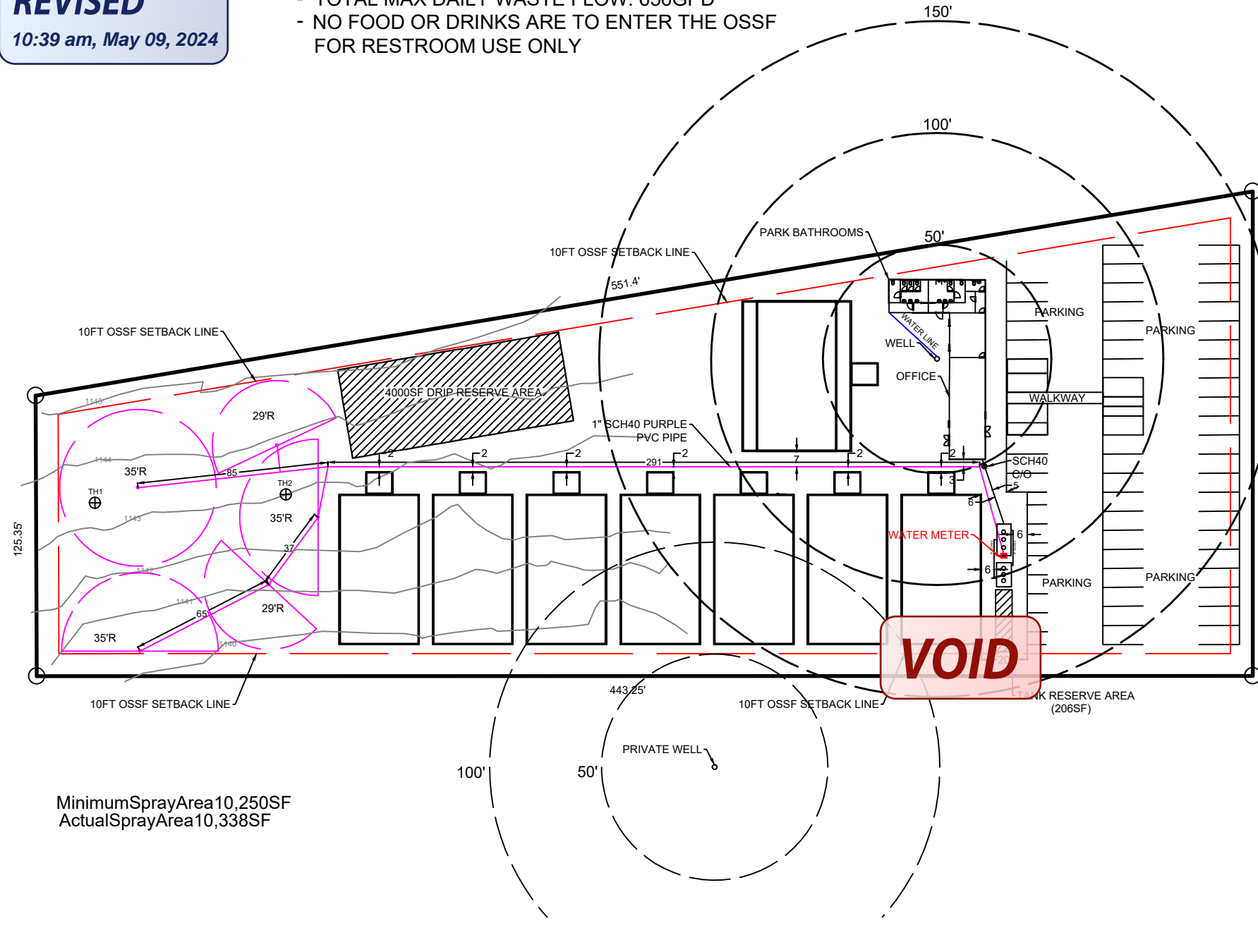
- SOLAR AIR MODEL SA800-1000PT AEROBIC TREATMENT PLANT
- 1250GAL EQ TANK

**NOTE**

SEWER LINE WILL BE SCH80 PVC OR SLEEVED WITH SCH40 PIPE WHERE IT IS WITHIN 5' OF FOUNDATIONS, BUILDINGS, SURFACE IMPROVEMENTS, PROPERTY LINES, SWIMMING POOLS AND OTHER STRUCTURES TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC285

**REVISED**

10:39 am, May 09, 2024



**NOTES**

- TANK IS TO BE PLACED AT LEAST 5' FROM STRUCTURES
- ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10' FROM ANY PART OF THE OSSF
- SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PIPE WHERE IT IS WITHIN 5' OF OR CROSSES UNDER DRIVEWAYS, STRUCTURES, AND SURFACE IMPROVEMENTS TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285. A MINIMUM OF 1/4" PER FOOT OF FALL IS REQUIRED FROM STRUCTURE TO ATU SPRINKLER HEADS MAY NOT SPRAY WITHIN 10' OF TREES. UNDER NO CIRCUMSTANCE SHALL FOOD CROPS BE PLANTED IN THE SPRAY AREA
- SPRAY RADIUS SHALL MAINTAIN AT LEAST 100' FROM PRIVATE WELLS, 150' FROM PUBLIC WELLS. (TANKS 50' MIN)
- SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS TO INDICATE HIGH WATER AND AIR FAILURE
- THE AMOUNT OF WASTEWATER FLOW OF THE STRUCTURE(S) ON THIS DESIGN SHALL NOT SURPASS THE PERMITTED FLOW RATE
- ANY SURFACE ROCKS SHALL BE COVERED WITH SOIL THAT IS CAPABLE OF GROWTH
- NO SURFACE IMPROVEMENTS ARE TO BE WITHIN THE SPRAY AREA
- THIS DESIGN MEETS ALL REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OSSF REGULATIONS

Minimum Spray Area 10,250SF  
Actual Spray Area 10,338SF



PREPARED BY: GARRETT R. WINTERS  
R.S #5213

ADDRESS: 30251 Leroy Scheel Rd.  
Bulverde, TX 78163  
SUBDIVISION: N/A  
LOT: N/A

DATE	DESCRIPTION	REV#
	WELL SETBACK 150'	1
	SEPERATION DIST.	
	WATER METER ADDED	
5/8	NEIGHBORING WELL ADDED	2
	WELL LOCATION CHANGE	



SCALE: 1" = 60'

DATE: 5/8/2024



*Garrett R. Winters*  
R.S.

OWNER: Alejandro Lopez Toledo Gonzalez

SCALE: 1"-30'

**REVISED**

10:39 am, May 09, 2024



*Garrett Winters* R.S.

**VOID**

10FT OSSF SETBACK LINE

551.4'

PARK BATHROOMS

50'

10FT OSSF SETBACK LINE

4000SF DRIP RESERVE AREA

1" SCH40 PURPLE PVC PIPE

WELL  
OFFICE

PARKING

WALKWAY

SCH40 C/O

1145

29'R

1144

35'R

85

TH2

35'R

37

1143

1142

1141

65

29'R

35'R

1140

10FT OSSF SETBACK LINE

**VOID**

WATER METER

PARKING

20'

443.25'

10FT OSSF SETBACK LINE

TANK RESERVE AREA (206SF)

PRIVATE WELL

100'

50'

Minimum Spray Area 10,250SF  
Actual Spray Area 10,338SF

**Revised**  
05/08/2024 7:28:19 PM

SCALE: 1"-30'

Revised

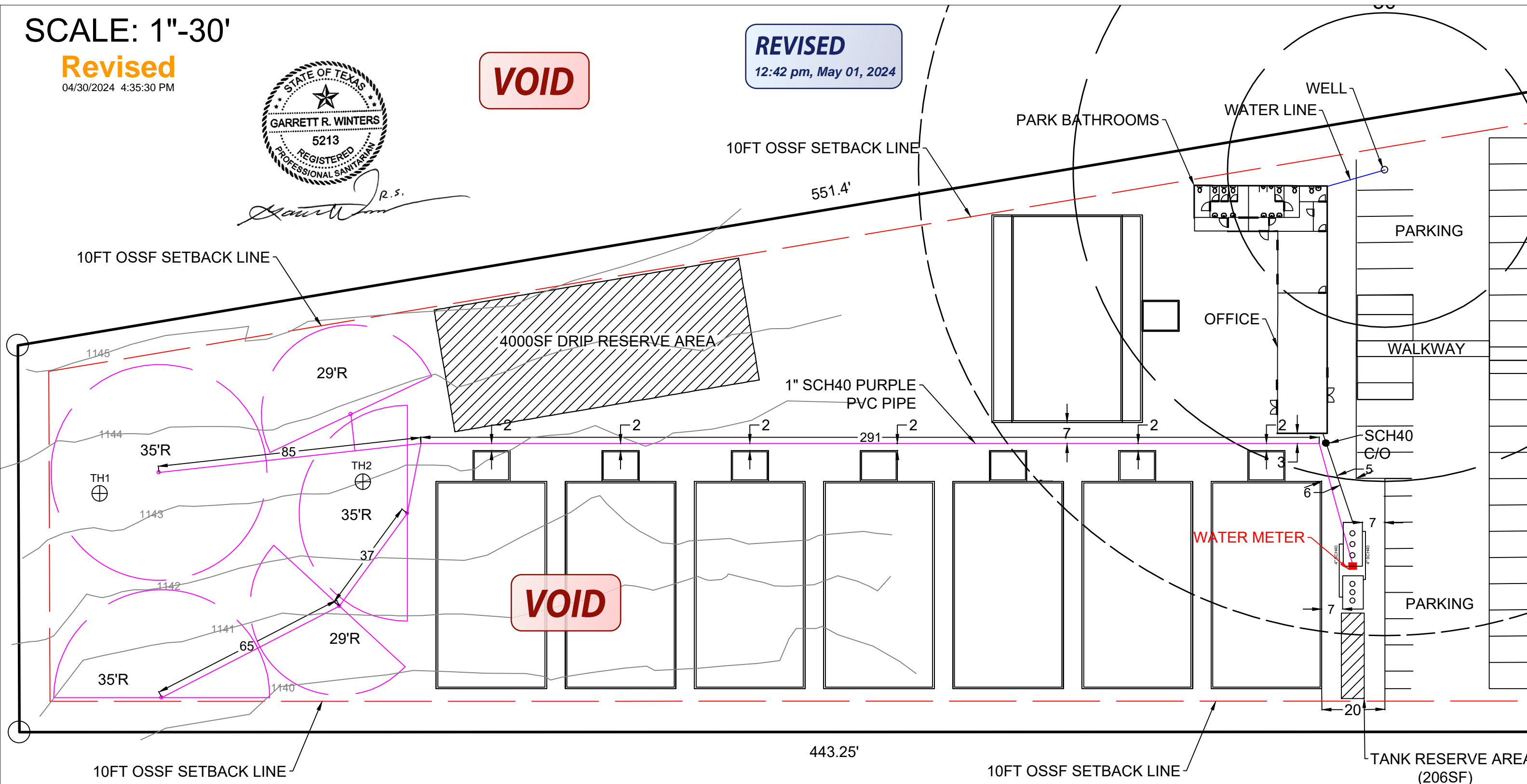
04/30/2024 4:35:30 PM



*Garrett R. Winters* P.S.

**VOID**

**REVISED**  
12:42 pm, May 01, 2024



**VOID**

MinimumSprayArea10,250SF  
ActualSprayArea10,338SF

**FLOOD PLAIN:** AFTER CAREFUL EXAMINATION AND STUDY OF AVAILABLE DATA (INCLUDING FEMA PANEL ZONE X (AREA OF MINIMAL FLOOD HAZARD) I HAVE DETERMINED, TO THE BEST OF MY ABILITY, THAT NEITHER THE HOUSE NOR THE SEPTIC IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.

**VOID**

**REVISED**  
12:42 pm, May 01, 2024

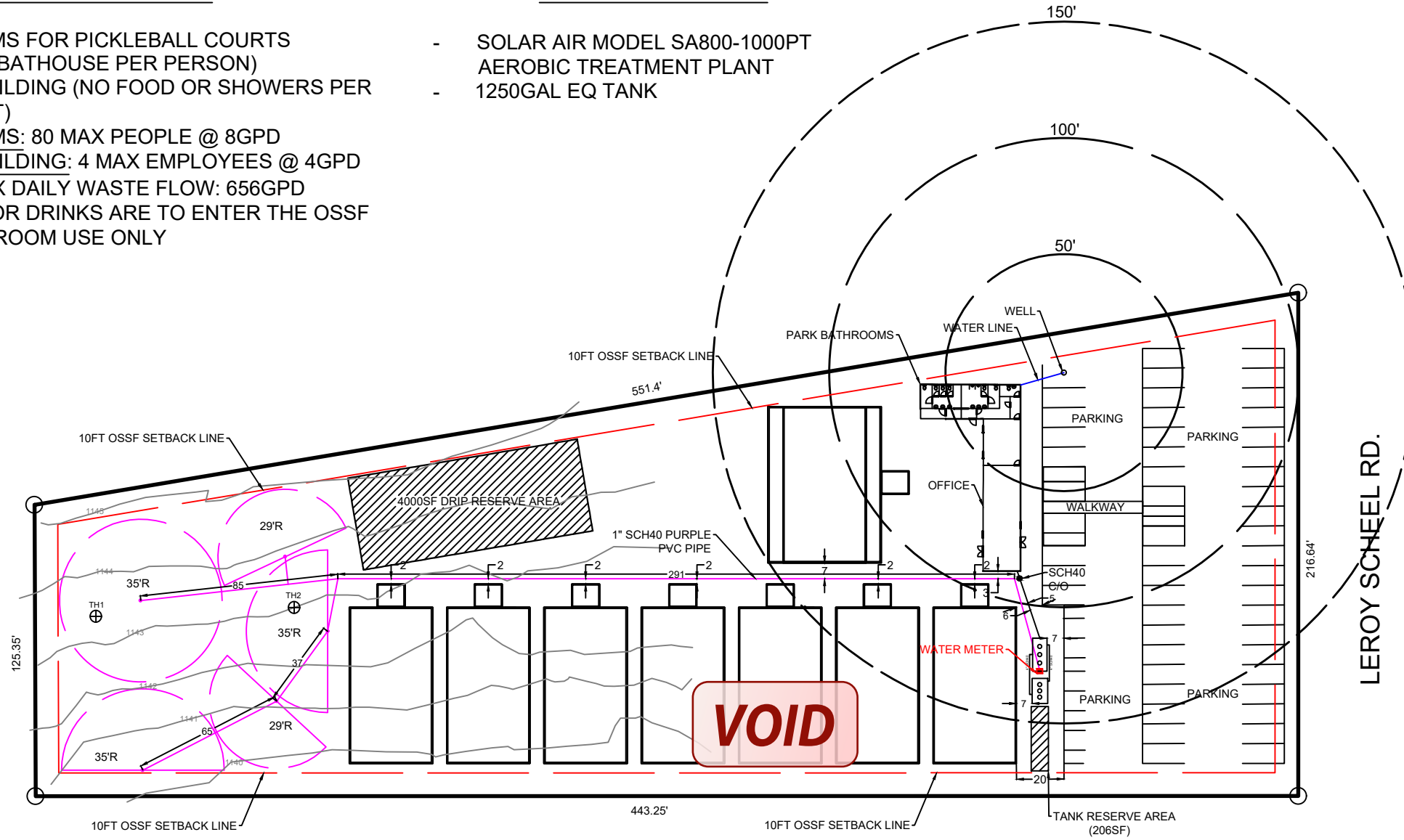
**NOTE**  
SEWER LINE WILL BE SCH80 PVC OR SLEEVED WITH SCH40 PIPE WHERE IT IS WITHIN 5' OF FOUNDATIONS, BUILDINGS, SURFACE IMPROVEMENTS, PROPERTY LINES, SWIMMING POOLS AND OTHER STRUCTURES TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC285

OSSF INFORMATION

RESTROOMS FOR PICKLEBALL COURTS (WITHOUT BATHHOUSE PER PERSON)  
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BATHROOMS: 80 MAX PEOPLE @ 8GPD  
OFFICE BUILDING: 4 MAX EMPLOYEES @ 4GPD  
TOTAL MAX DAILY WASTE FLOW: 656GPD  
NO FOOD OR DRINKS ARE TO ENTER THE OSSF FOR RESTROOM USE ONLY

TANK INFORMATION

- SOLAR AIR MODEL SA800-1000PT AEROBIC TREATMENT PLANT
- 1250GAL EQ TANK



**NOTES**

- TANK IS TO BE PLACED AT LEAST 5' FROM STRUCTURES
- ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10' FROM ANY PART OF THE OSSF
- SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PIPE WHERE IT IS WITHIN 5' OF OR CROSSES UNDER DRIVEWAYS, STRUCTURES, AND SURFACE IMPROVEMENTS TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285. A MINIMUM OF 1/4" PER FOOT OF FALL IS REQUIRED FROM STRUCTURE TO ATU SPRINKLER HEADS MAY NOT SPRAY WITHIN 10' OF TREES. UNDER NO CIRCUMSTANCE SHALL FOOD CROPS BE PLANTED IN THE SPRAY AREA
- SPRAY RADIUS SHALL MAINTAIN AT LEAST 100' FROM PRIVATE WELLS, 150' FROM PUBLIC WELLS. (TANKS 50' MIN)
- SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS TO INDICATE HIGH WATER AND AIR FAILURE
- THE AMOUNT OF WASTEWATER FLOW OF THE STRUCTURE(S) ON THIS DESIGN SHALL NOT SURPASS THE PERMITTED FLOW RATE
- ANY SURFACE ROCKS SHALL BE COVERED WITH SOIL THAT IS CAPABLE OF GROWTH
- NO SURFACE IMPROVEMENTS ARE TO BE WITHIN THE SPRAY AREA
- THIS DESIGN MEETS ALL REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OSSF REGULATIONS

Minimum Spray Area 10,250SF  
Actual Spray Area 10,338SF



**Revised**  
04/30/2024 4:35:03 PM

PREPARED BY: GARRETT R. WINTERS  
R.S #5213

ADDRESS: 30251 Leroy Scheel Rd.  
Bulverde, TX 78163  
SUBDIVISION: N/A  
LOT: N/A

DATE	DESCRIPTION	REV#
	WELL SETBACK 150'	1
	SEPERATION DIST.	
	WATER METER ADDED	



SCALE: 1" = 60'

DATE: 4/30/2024



*Garrett R. Winters*

OWNER:

**From:** [Ritzen, Brenda](#)  
**To:** [alberto](#); [wintersseptics@gvtc.com](mailto:wintersseptics@gvtc.com)  
**Subject:** Permit 117363  
**Date:** Tuesday, May 7, 2024 11:32:00 AM  
**Attachments:** [image001.png](#)

---

**Re: Alejandro Lopez Toledo Gonzalez  
2.13 acres, 30251 Leroy Scheel Road  
Application for Permit for Authorization to Construct an On-Site  
Sewage Facility (OSSF)**

**Property Owner / Agent :**

**It has been brought to our attention that the proposed spray area may be within the required separation distance from a water well on an adjoining tract. Before proceeding with installation the required radius from the adjoining water well must be shown on the design.**

**Thank you,**



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




**From:** [Ritzen, Brenda](#)  
**To:** [alberto@padelnow.us](mailto:alberto@padelnow.us); [wintersseptics@gvtc.com](mailto:wintersseptics@gvtc.com)  
**Subject:** Permit 117363  
**Date:** Friday, April 26, 2024 4:30:00 PM  
**Attachments:** [image001.png](#)  
[OSSF Lot Size Determination of Compliance.pdf](#)

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**Re: Alejandra Lopez Toledo Gonzalez  
2.13 acres, JM Rivas Survey No. 191 Abstract 193  
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:**

-  **It does not appear that this property meets our Comal County Rules for OSSF's minimum lot size requirements. See attached OSSF Lot Size Determination of Compliance for reference.**
-  **Show 150 ft. setback around the water well.**
-  **Indicate the separations distance of the sewer line to all surface improvements.**
- 4. As a condition of the License to Operate for this permit a flow meter must be placed on the outflow line of the pump tank. Meter readings from this meter must be recorded daily. A log of the daily meter readings must be submitted to our office once a month for 12 months beginning 30 days from the date the License to Operate is issued. If at any time the daily water use exceeds the permitted flow rate, the permit will be void and a new permit must be obtained.**
- 5. Revise as needed and resubmit.**

**Thank you,**





---

**Brenda Ritzen**

Environmental Health Coordinator

195 David Jonas Dr.

New Braunfels, TX 78132

DR:OS00007722

830-608-2090

[www.cceo.org](http://www.cceo.org)

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**FLOOD PLAIN:** AFTER CAREFUL EXAMINATION AND STUDY OF AVAILABLE DATA (INCLUDING FEMA PANEL ZONE X (AREA OF MINIMAL FLOOD HAZARD) I HAVE DETERMINED, TO THE BEST OF MY ABILITY, THAT NEITHER THE HOUSE NOR THE SEPTIC IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.

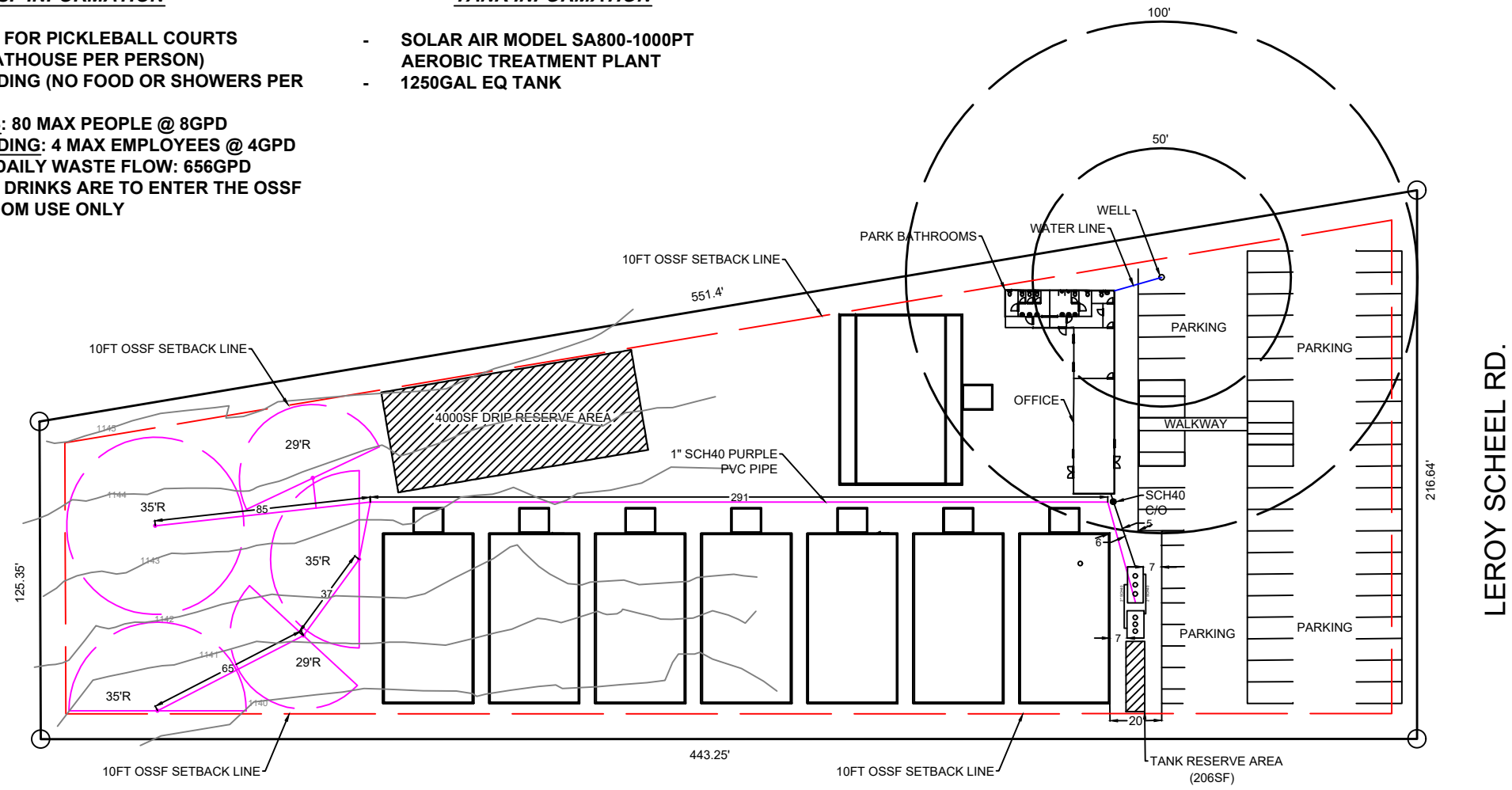
**VOID**

**OSSF INFORMATION**

- RESTROOMS FOR PICKLEBALL COURTS (WITHOUT BATHOUSE PER PERSON)
- OFFICE BUILDING (NO FOOD OR SHOWERS PER OCCUPANT)
- BATHROOMS: 80 MAX PEOPLE @ 8GPD
- OFFICE BUILDING: 4 MAX EMPLOYEES @ 4GPD
- TOTAL MAX DAILY WASTE FLOW: 656GPD
- NO FOOD OR DRINKS ARE TO ENTER THE OSSF FOR RESTROOM USE ONLY

**TANK INFORMATION**

- SOLAR AIR MODEL SA800-1000PT AEROBIC TREATMENT PLANT
- 1250GAL EQ TANK



MinimumSprayArea10,250SF  
ActualSprayArea10,338SF

**VOID**

**NOTES**

- TANK IS TO PLACED AT LEAST 5' FROM STRUCTURES
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- SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PIPE WHERE IT IS WITHIN 5' OF OR CROSSES UNDER DRIVEWAYS, STRUCTURES, AND SURFACE IMPROVEMENTS TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285. A MINIMUM OF 1/8" PER FOOT OF FALL IS REQUIRED FROM STRUCTURE TO ATU SPRINKLER HEADS MAY NOT SPRAY WITHIN 10' OF TREES. UNDER NO CIRCUMSTANCE SHALL FOOD CROPS BE PLANTED IN THE SPRAY AREA
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PREPARED BY: GARRETT R. WINTERS  
R.S #5213

ADDRESS: 30251 Leroy Scheel Rd.  
Bulverde, TX 78163  
SUBDIVISION: N/A  
LOT: N/A

DATE	DESCRIPTION	REV#
Δ		



SCALE: 1" = 60'

DATE: 4/4/2024



*Garrett R. Winters*

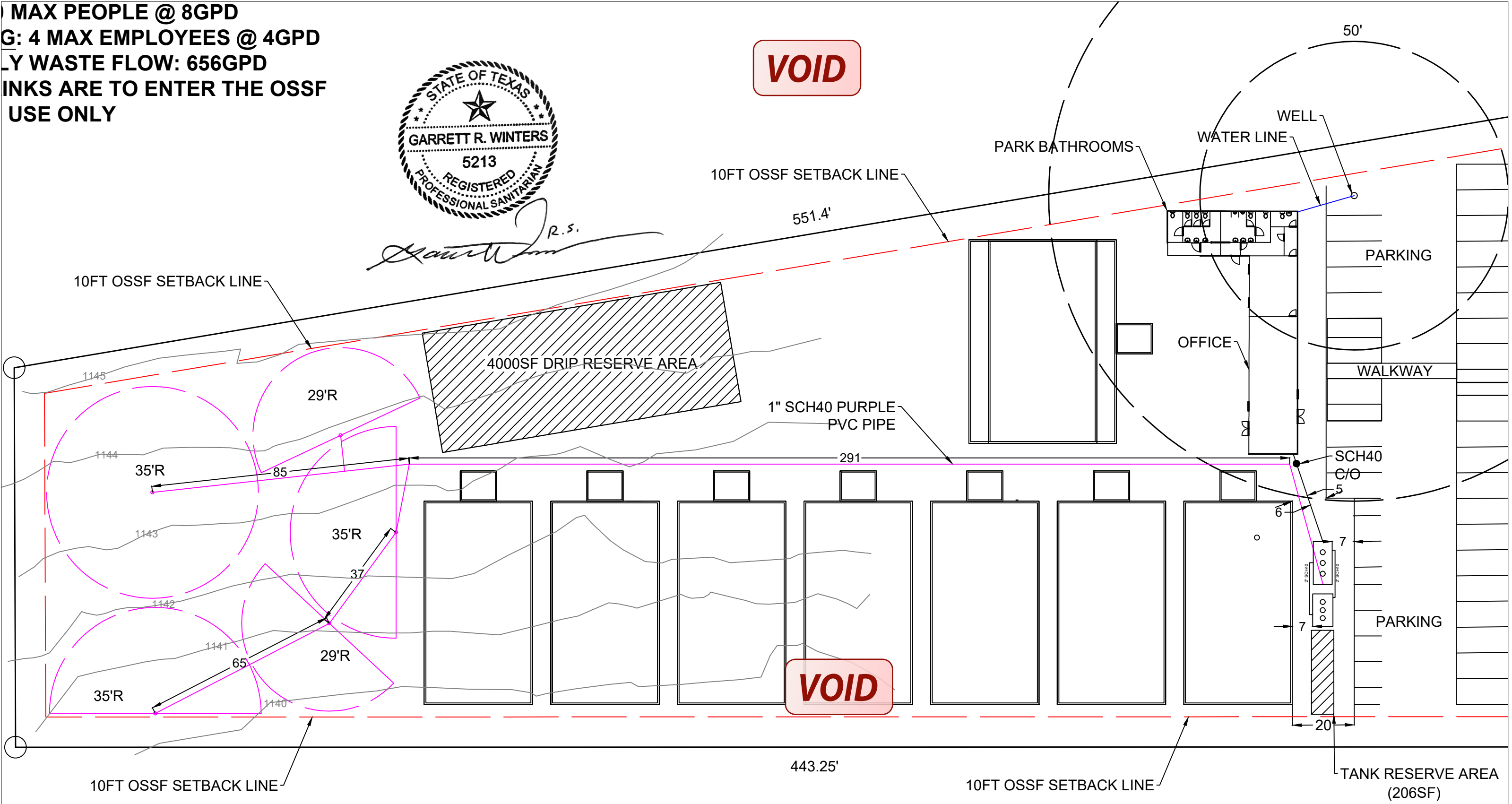
OWNER:

) MAX PEOPLE @ 8GPD  
 G: 4 MAX EMPLOYEES @ 4GPD  
 Y WASTE FLOW: 656GPD  
 INKS ARE TO ENTER THE OSSF  
 USE ONLY



*Garrett Winters R.S.*

**VOID**



SCALE: 1"-30'

Minimum Spray Area 10,250SF  
 Actual Spray Area 10,338SF

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.**

**GENERAL WARRANTY DEED**

**Date:** January 5, 2024 (the "Effective Date")

**Grantor:** CALCOD PROPERTIES, LIMITED LIABILITY COMPANY

**Grantee:** ALEJANDRA LOPEZ TOLEDO GONZALEZ

**Mailing Address:** 30251 Leroy Scheel Road  
Bulverde, TX 78163

**Consideration:** Cash and other good and valuable consideration, the receipt of which is acknowledged.

**Property (including any improvements):**

FIELD NOTES DESCRIBING 2.13 ACRES OUT OF THE J. M. RIVAS SURVEY NO. 191, ABSTRACT NO. 973, COMAL COUNTY, TEXAS, DESCRIBED IN DOC. 201906028441, OFFICIAL RECORDS, COMAL COUNTY, TEXAS, BEING MORE PARTICULARLY AND LEGALLY DESCRIBED ON EXHIBIT "A", ATTACHED HERETO.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:**

Any and all validly existing and recorded easements, rights-of-way, and prescriptive rights; all presently recorded and validly existing instruments, or matters apparent from those instruments, including reservations outstanding in parties other than Grantor, other than conveyances of the surface fee estate, that affect the Property; any discrepancies or conflicts in boundary lines; any encroachments or overlapping of improvements; and taxes for the current year and subsequent years, which Grantee assumes and agrees to pay and subsequent assessments for the current year and prior years, if any, due to change in land usage, ownership, or both, the payment which Grantee assumes.

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.

When the context requires, singular nouns and pronouns include the plural. This instrument may be executed in any number of multiple counterparts.

EXECUTED on the date(s) indicated in the below notary acknowledgment(s) and effective on the Effective Date.

GRANTOR:

CALCOD PROPERTIES, LIMITED LIABILITY COMPANY

By: [Signature] [Signature]  
Printed Name: Brandon Salinas Monica Salinas  
Title: Member Member

STATE OF Texas §  
COUNTY OF Comal §

This instrument was acknowledged before me this 5<sup>th</sup> day of January 2024, by: Brandon + Monica Salinas, Members, of CALCOD PROPERTIES, LIMITED LIABILITY COMPANY.



[Signature]  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
ALEJANDRA LOPEZ TOLEDO GONZALEZ  
30251 Leroy Scheel Road  
Bulverde, TX 78163

**EXHIBIT A**

Field notes describing 2.13 acres out of the J. M. Rivas Survey No. 191, Abstract No. 973, Comal County, Texas, described in Doc. 201906028441, Official Records, Comal County, Texas, being more particularly described as follows:

**BEGINNING** at a 1/2" rebar found for the southeast corner of this tract and the northeast corner of a 5.00 acre tract recorded in Doc. 200606047597, Official Records, Comal County, Texas, and in the west right-of-way line of Leroy Scheel Road, with Texas State Plane Coordinate System of 1983, South Central Zone Coordinates of N 13,818,396.23, E 2,131,436.12;

**THENCE** N 89°39'11"W, at 300.00 feet passing a 1/2" rebar found in the south line of this tract and for the northwest corner of said 5.00 acre tract, 543.25 feet in all to a 1/2" rebar found for the southwest corner of this tract, and for the northwest corner of a 3.00 acre tract recorded in Doc. 200506040751, Official Records, Comal County, Texas;

**THENCE** N 0°06'23"W, 125.35 feet to a 1/2" rebar found for the northwest corner of this tract and the southwest corner of an 11.509 acre tract recorded in Doc. 201906028441, Official Records, Comal County, Texas;

**THENCE** N 80°49'02"E, 551.40 feet to a gear set for the northeast corner of this tract in the west right-of-way line of Leroy Scheel Road;

**THENCE** S 0°13'37"W, 216.64 feet to the POINT OF BEGINNING and containing 2.13 acres of land according to a survey made by McMichael Land Surveying on December 27, 2022 under my supervision.

Note: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of Schedule B hereof.

**Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
01/08/2024 09:52:50 AM  
TERRI 3 Pages(s)  
202406000575**



*Bobbie Koepf*



5/m

DEED OF GIFT

FROM: ANNIE FRIESENHAHN,  
a widow

TO: EMIL FRIESENHAHN, JR.,  
a single man

THE STATE OF TEXAS

\*

KNOW ALL MEN BY THESE PRESENTS

\*

COUNTY OF COMAL

\*

That I, ANNIE FRIESENHAHN, a widow, of Comal County, Texas, for and in consideration of the love and affection which I have and bear for my son, EMIL FRIESENHAHN, JR., a single man have GIVEN GRANTED AND CONFIRMED, and by these presents do hereby GIVE, GRANT, and CONFIRM unto the said EMIL FRIESENHAHN, JR., a single man, of 30311 Leroy Scheel Road, Bulverde, Comal County, Texas, as and for his separate property and estate, and for his sole use and benefit, the following described real property, lying and being in Comal County, Texas:

Being 2.132 acres of land out f the J. M. Rivas Survey No. 191, Comal County, Texas, and being 2.132 acres of land out of that certain 103 acre tract of land conveyed by Emilie Traugott to Emil Friesenhahn by deed dated October 30, 1941, and recorded in Volume 74 on pages 406-407 of the Deed Records of Comal County, Texas, and described more particularly by metes and bounds as follows:

FROM an iron pin found in the West line of the Leroy Scheel Memorial Road, the East line of the above described Emil Friesenhahn 103 acre tract, set for the Southeast corner of that certain 21.250 acre tract of land conveyed by Annie Friesenhahn, et al, to Emil Friesenhahn, Jr., by deed of Partition and Gift dated May 30, 1978, and recorded in Volume 270 on Pages 691-700 of the Deed Records of Comal County, Texas, for the Northeast corner of the 11.509 acre tract;

THENCE with the West line of the Leroy Scheel Memorial Road, the East line of the said 103 acre tract, the East line of the said 11.509 acre tract, S. 00 01' 30" W. 507.33 feet, S. 03 30' 53" W. 267.29 feet, and S. 01 30' 26" W. 76.23 feet to an iron pin set for the Southeast corner of the said 11.509 acre tract, for the Northeast corner and POINT OF BEGINNING of the herein described 2.132 acre tract;

THENCE with the West line of the Leroy Scheel Memorial Road, the East line of the said 103 acre tract, S. 00 03' 12" E. 216.64 feet to an iron pin found, set for the Northeast corner of the John L. McNeill, et ux, 5 acre tract of land conveyed by Emil Friesenhahn, et ux, for the Southeast corner of this tract;

THENCE with the North line of the said John L. McNeill, et ux, 5 acre tract, N. 89 56' 00" W. 300.0 feet to an iron pin found, set for the Northwest corner of the said 5 acre tract;

THENCE N. 89 56' 00" W. 242.70 feet to an iron pin in a new fence, the East line of the Arnold Kapplemann 103.368 acre tract, the West line of the Emil Friesenhahn 103 acre tract, set for the Southwest corner of this tract;

THENCE with the said new fence, the East line of the said Arnold Kapplemann tract, the West line of the Emil Friesenhahn 103 acre tract, N. 00 20' 23" W. 125.43 feet to an iron pin set for the Southwest corner of the aforesaid 11.509 acre tract, for the Northwest corner of this tract;

THENCE with the South line of the said 11.509 acre tract, N. 80 32' 00" E. 550.74 feet to the PLACE OF BEGINNING.

TO HAVE AND TO HOLD the above described interest in and to said property and premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging, unto the said EMIL FRIESENHAHN, JR., a single man, his heirs or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject only to any RESERVATIONS, RESTRICTIONS, or EASEMENTS of records, and running with the land, and all taxes not now due and payable.

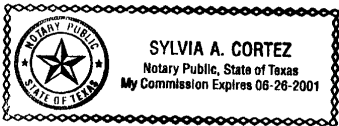
EXECUTED this 27 day of July, 1998.

Annie Friesenhahn  
ANNIE FRIESENHAHN, a widow

THE STATE OF TEXAS           \*  
  \*  
COUNTY OF COMAL

Before ~~me~~ Anna Cortez, Notary Public, on this day personally appeared ANNIE FRIESENHAHN, known to me [or proved to me on the oath of \_\_\_\_\_ or through TDL 001101015 (description of identity card or other document)] to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 27<sup>th</sup> day of July, 1998.



[Signature]  
Notary Public, State of Texas



AFTER RECORDING PLEASE  
RETURN TO:

GRANTEE'S ADDRESS:

→ PATRICIA ANN BATH  
Soules & Wallace  
100 W. Houston St., Suite 1500  
San Antonio, TX 78205-1457  
(210) 224-9144

ANNIE FRIESENHAHN  
30311 Leroy Scheel Road  
Bulverde, Texas 78163-2816

Doc# 9806018282  
# Pages: 3  
Date : 08-04-1998  
Time : 09:10:59 A.M.  
Filed & Recorded in  
Official Records  
of COMAL County, TX.  
JOY STREATER  
COUNTY CLERK  
Rec. \$ 13.00

DOC# 9806018282



**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

Staff will complete shaded items

		117363
<i>Date Received</i>	<i>Initials</i>	<i>Permit Number</i>

**Instructions:**

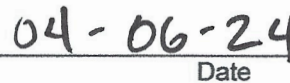
Place a check mark next to all items that apply. For items that do not apply, place "N/A". This OSSF Development Application Checklist **must** accompany the completed application.

**OSSF Permit**

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

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

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

  
\_\_\_\_\_  
Date

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

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