

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
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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: 117499
Issued This Date: 10/03/2024
This permit is hereby given to: Paula & Carlos De La Cerda Jr.

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

22017 SENNA HILLS DR
GARDEN RIDGE, TX 78266

Subdivision: GEORG RANCH
Unit: 5
Lot: 8
Block: 12
Acreage: 0.7600

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.



VOID
COMAL COUNTY
ENGINEER'S OFFICE

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This permit is hereby given to: Paula & Carlos De La Cerda Jr.

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22017 SENNA HILLS DR
GARDEN RIDGE, TX 78266

Subdivision: GEORG RANCH
Unit: 5
Lot: 8
Block: 12
Acreage: 0.7600



APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Drip 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.

Comments

Add Comment

Sort ▲

▼ **CHENDRY**

 05/30/2024 2:15 PM

Probing in the area if the proposed drip field showed an average of +10" of soil above a restrictive horizon. Landscaping irrigation was observed to be installed throughout the area of the proposed drip field and should be addressed by the designer.

Close



Date July 26, 2024

Permit Number 117499

1. APPLICANT / AGENT INFORMATION

Owner Name PAULA DE LA CERDA & CARLOS DE LA CERDA JR. Mailing Address 22017 SENNA HILLS City, State, Zip GARDEN RIDGE TEXAS 78266 Phone # 830-822-0625 Email cpdelacerda@att.net

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

2. LOCATION

Subdivision Name GEORG RANCH Unit 5 Lot 8 Block 12 Survey Name / Abstract Number Acreage Address 22017 SENNA HILLS City GARDEN RIDGE State TX Zip 78266

3. TYPE OF DEVELOPMENT

[X] Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 2829

[] 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: \$ EXISTING (Structure Only)

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

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

Source of Water [X] Public [] Private 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.

X [Signature] Paula DeCerde Signature of Owner

9/26/24 Date



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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) EXISTING SOLAR AIR SA500 (#89881) Absorption/Application Area (Sq Ft) 4947

Gallons Per Day (As Per TCEQ Table 111) 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.)

Is there at least one acre per single family dwelling as per 285.40(c)(1)? Yes No

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

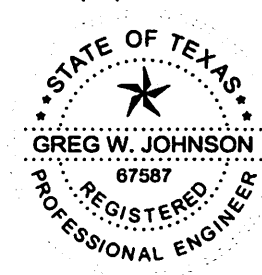
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

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 UP has been approved by the appropriate reg

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]
Signature of Designer

February 4, 2025
Date

REVISED
10:58 am, Oct 03, 2024

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 (OSSFs), this document is filed in the Deed Records of Comal County, Texas.

I

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

5 UNIT/PHASE/SECTION 12 BLOCK 8 LOT GEORG RANCH SUBDIVISION

IF NOT IN SUBDIVISION: _____ ACREAGE _____ SURVEY

The property is owned by (insert owner's full name): PAULA DE LA CERDA & CARLOS DE LA CERDA, JR

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.

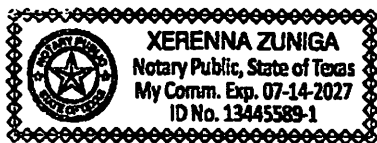
WITNESS BY HAND(S) ON THIS 26th DAY OF September, 2024

X Paula DeC
X CDCA
Owner(s) signature(s)

PAULA DE LA CERDA
CARLOS DE LA CERDA, JR
Owner (s) Printed name (s)

PAULA & CARLOS DE LA CERDA, JR SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 26th DAY OF September, 2024

Xerenna Zuniga
Notary Public Signature



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
09/30/2024 09:30:34 AM
JESSICA 1 Pages(s)
202406029497

Bobbie Koepf

ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: May 07, 2024

Site Location: GEORG RANCH, UNIT 5, BLOCK 12, LOT 8

Proposed Excavation Depth: N/A

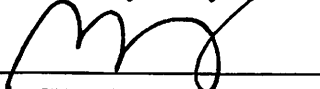
Requirements:

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

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

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



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

05/07/24

 Date

OSSF SOIL EVALUATION REPORT INFORMATION

REVISED
10:58 am, Oct 03, 2024

Date: May 08, 2024

Applicant Information:

Name: PAULA + CARLOS DE LA LERDA, JR
Address: 22017 SENNA HILLS
City: GARDEN RIDGE State: TEXAS
Zip Code: 78266 Phone: (210) 274-7937

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 8 Unit 5 Blk 12 Subd. GEORG RANCH
Street Address: 22017 SENNA HILLS
City: GARDEN RIDGE Zip Code: 78266
Additional Info.: _____

Installer Information:

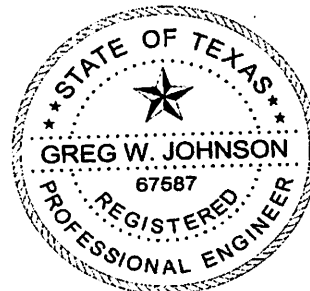
Name: _____
Company: _____
Address: _____
City: _____ State: _____
Zip Code: _____ Phone _____

Topography: Slope within proposed disposal area: 4 %
Presence of 100 yr. Flood Zone: YES ___ NO X
Existing or proposed water well in nearby area. YES ___ NO X
Presence of adjacent ponds, streams, water impoundments YES ___ NO X
Presence of upper water shed YES ___ NO X
Organized sewage service available to lot YES ___ NO X

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
GREG W. JOHNSON, P.E. 67587 - S.E. 11561

05/08/24
DATE



FIRM #2585

RECEIVED

By Brenda Ritzen at 2:14 pm, Feb 03, 2025

Greg W. Johnson, P.E.
170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778

January 6, 2025

Comal County Office of Environmental Health
195 David Jonas Drive
New Braunfels, Texas 78132-3760

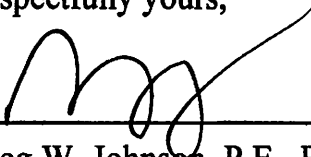
RE- Septic Design #117499
22017 SENNA HILLS
GEORG RANCH, UNIT 5, BLOCK 12, LOT 8
GARDEN RIDGE, TX 78266
DE LA CERDA RESIDENCE

Brandon/Brenda,

Due to the lack of available application area it is necessary to have the setback from the property line to the spray at ten feet as required by TCEQ Chapter 285 rules Table X. I hereby request a variance to the twenty foot setback to property lines as required by Comal County Order and equivalent protection will be maintained by including a battery backup to the timer clock to assure sprayers to only spray during the predawn hours. In my professional opinion this variance will not pose a threat to the environment or public health.

If I can be of further assistance please contact me.

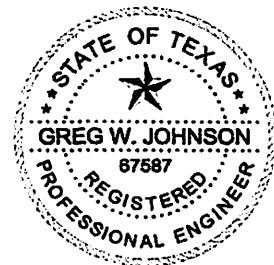
Respectfully yours,



Greg W. Johnson, P.E., F#2585

January 6, 2025

Date



OSSF SOIL EVALUATION REPORT INFORMATION

REVISED

2:14 pm, Feb 03, 2025

Date: January 06, 2025

Applicant Information:

PAULA DE LA CERDA & CARLOS DE LA CERDA JR.
Name: CERDA JR.
Address: 22017 SENNA HILLA
City: GARDEN RIDGE State: TEXAS
Zip Code: 78266 Phone: (830) 822-0625

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 8 Unit 5 Blk 12 Subd. GEORG RANCH
Street Address: 22017 SENNA HILLA
City: GARDEN RIDGE Zip Code: 78266
Additional Info.: _____

Installer Information:

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

Topography: Slope within proposed disposal area: 4 %

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

Design Calculations for Aerobic Treatment with Spray Irrigation:

Commercial

Q = _____ GPD _____

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

Number of Bedrooms the septic system is sized for: 4 Total sq. ft. living area 2823

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

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

Trash Tank Size 353 Gal.

TCEQ Approved Aerobic Plant Size 500 G.P.D.

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

Application Area Utilized = 4947 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

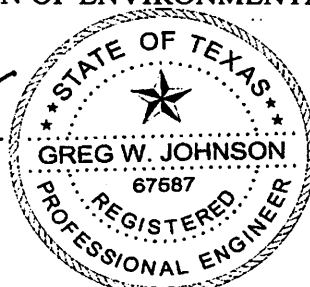
APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

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)

[Signature]
GREG W. JOHNSON, P.E. F#002585 - S.E. 11561

01/06/25
DATE



FIRM #2585

RECEIVED

By Brenda Ritzen at 2:05 pm, Mar 25, 2025

Greg W. Johnson, P.E.
170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778

March 25, 2025

Comal County Office of Environmental Health
195 David Jonas Drive
New Braunfels, Texas 78132-3760

RE: Septic Design - Permit #117499
22017 Senna Hills
Georg Ranch, Unit 5, Block 12, Lot 8
De La Cerda Residence

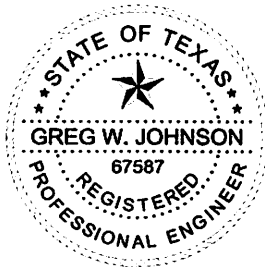
Owner installed pool and a portion of the pool lines to the pool are closer than ten feet from the septic tank. In order to provide equivalent protection I propose to add a twenty mil plastic liner that will be installed around the pool lines where lines are closer than ten feet to septic system.

I hereby request a variance to the ten foot separation distance to private water lines. If I can be of further assistance please contact me.

Respectfully yours,



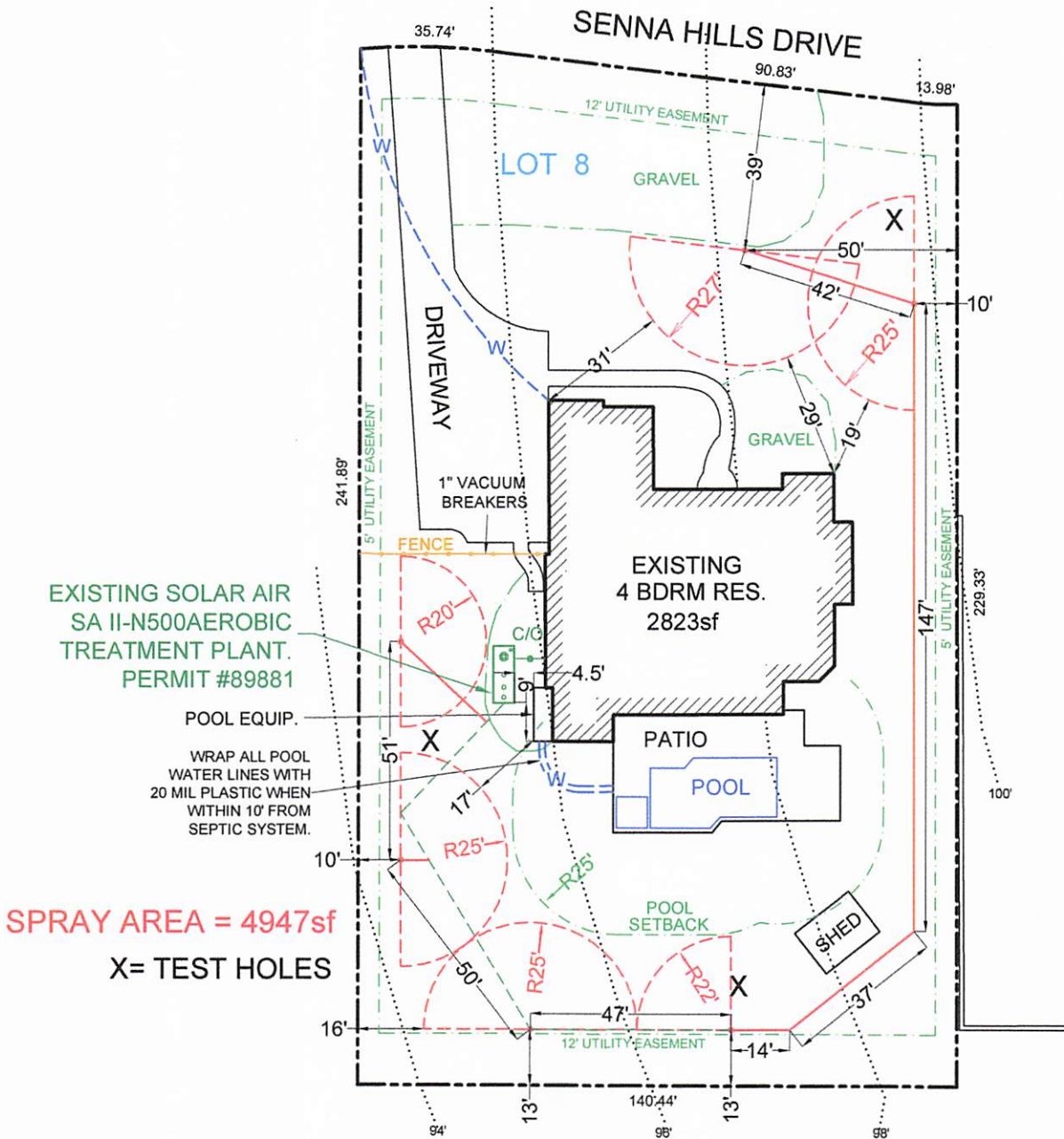
Greg W. Johnson, P.E.



F#2585

REVISED

2:05 pm, Mar 25, 2025



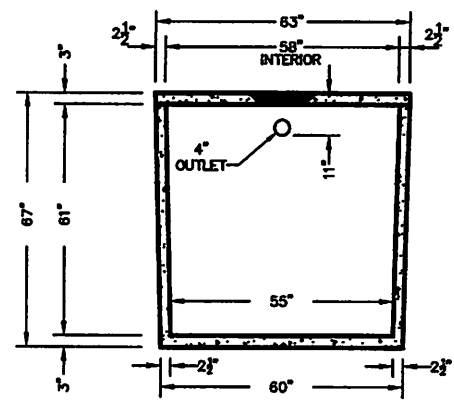
OWNER:	PAULA DE LA CERDA & CARLOS DE LA CERDA JR.			DRAWN BY:	EJS III		
STREET ADDRESS:	22017 SENNA HILLS						
LEGAL DESC:	GEORG RANCH	UNIT/SECTION/PHASE:	5	BLOCK:	12	LOT:	8
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=30'	DATE:	5/8/2024	4th REVISION:	3/25/2025

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

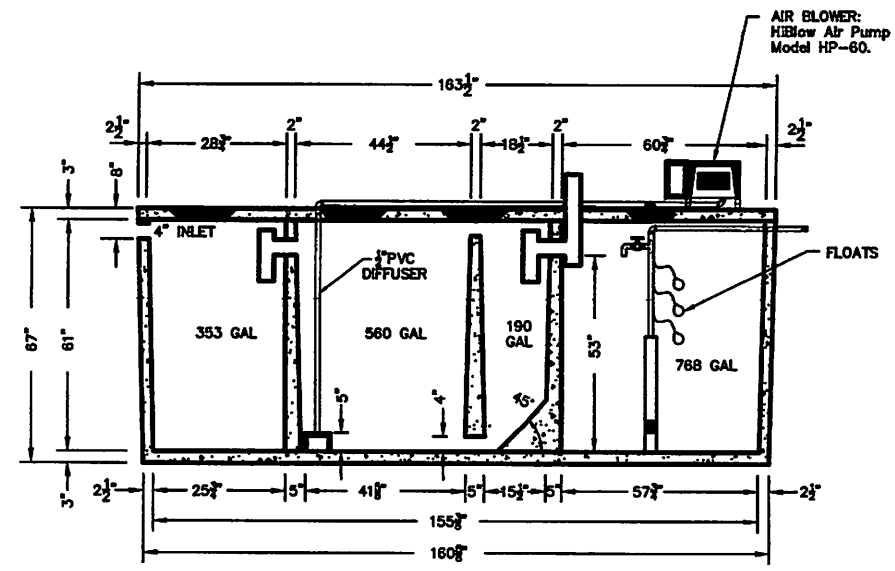
MODEL SA500-768PT
SEWER TREATMENT SYSTEM

SOLAR AEROBIC
6754 HWY 90 EAST
LAKE CHARLES, LA 70615
PHONE: (337) 439-0680

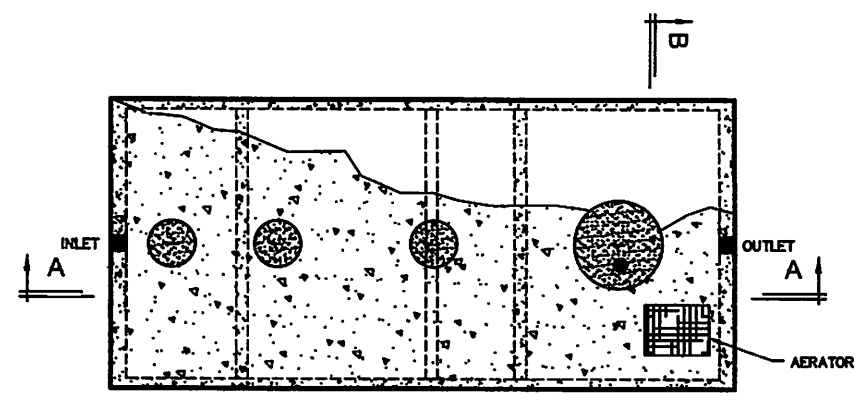
TREATMENT PLANT
SA-2
JULY 2011
NONE



SECTION B-B



SECTION A-A



PLAN VIEW

STATE OF TEXAS
★ ★ ★
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER
Greg Johnson
05/08/24

REVISED

2:15 pm, Feb 03, 2025

TANK NOTES:

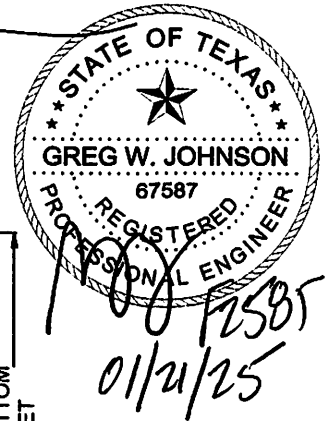
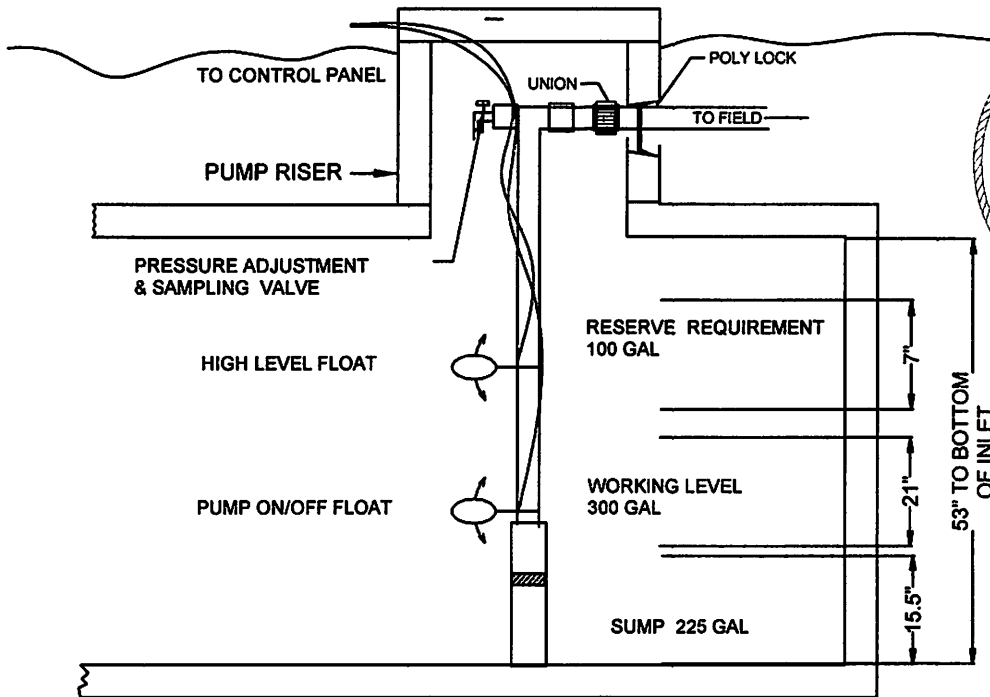
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

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

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

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



**TYPICAL PUMP TANK CONFIGURATION
768 GAL PUMP TANK**

REVISED

2:18 pm, Feb 03, 2025

E-Series

Environmental Series Pumps

FPS

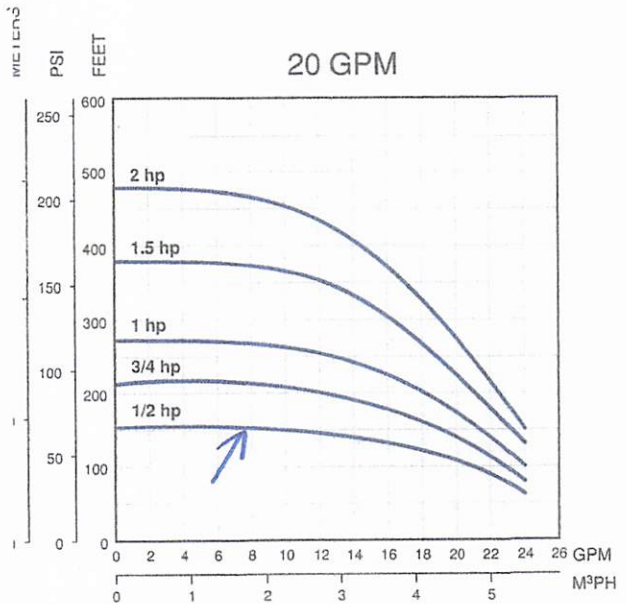
Thermoplastic Performance

LOW ANGLE NOZZLE PERFORMANCE CHART

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

KRAIN
Pro-Plus

*



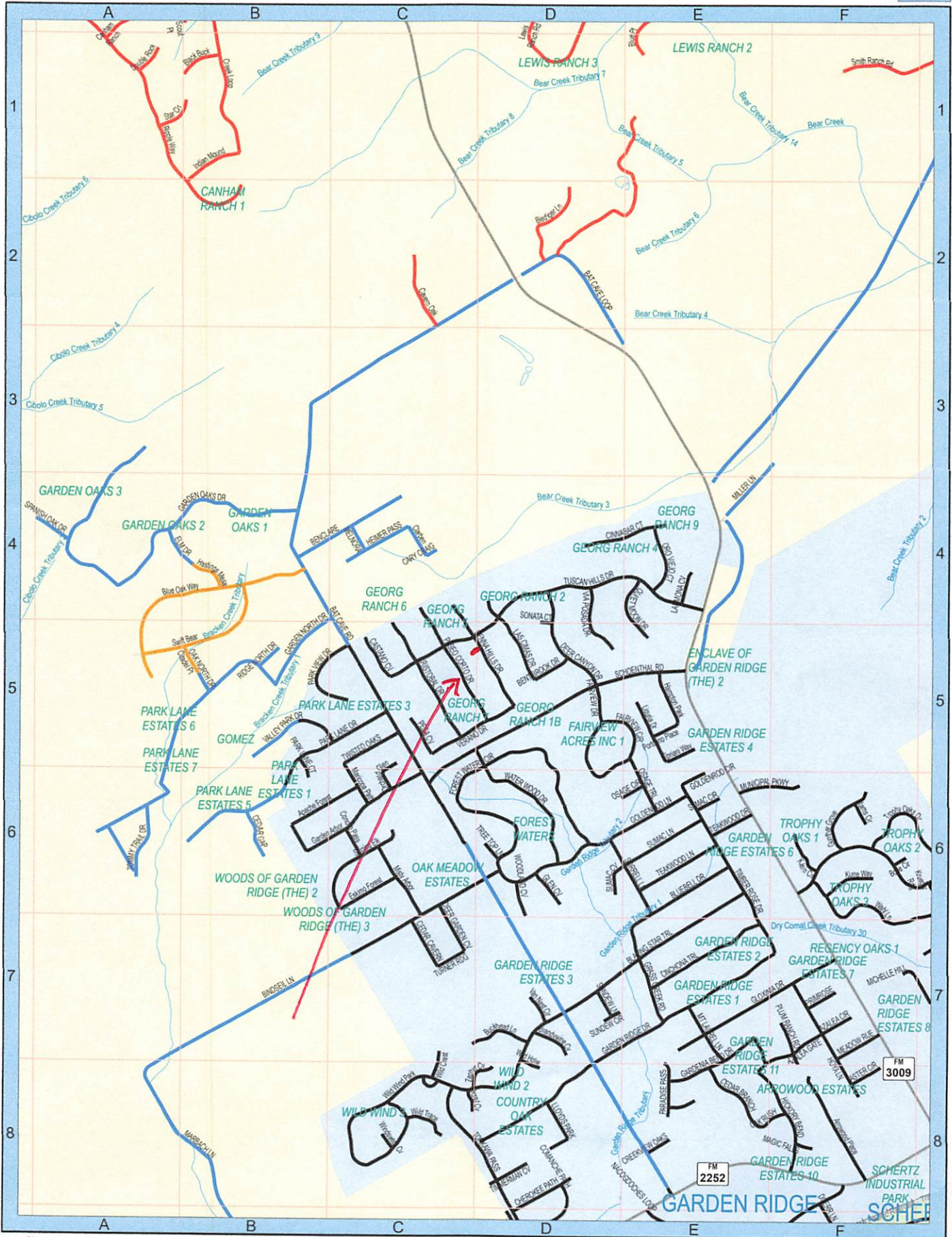
Thermoplastic Units Ordering Information

1/2 - 1.5 HP Single-Phase Units

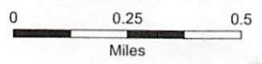
Order No.	Model	GPM	HP	Volt	Wire	Wt.
94741005	10FE05P4-2W115	10	1/2	115	2	24
94741010	10FE05P4-2W230	10	1/2	230	2	24
94741015	10FE07P4-2W230	10	3/4	230	2	28
94741020	10FE1P4-2W230	10	1	230	2	31
94741025	10FE15P4-2W230	10	1.5	230	2	46
94742005	20FE05P4-2W115	20	1/2	115	2	25
94742010	20FE05P4-2W230	20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

Thermoplastic 1/2 - 2 HP Pump Ends

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



SEE PAGE 75



**CCEO
COPY**



Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate

On-site Sewage Treatment and Disposal Facility

Date Issued: 4/4/2008

Permit Number: 89881

Location Description: 22017 Senna Hills Drive, Garden Ridge, TX 78266
Lot 8, Block 12, Georg Ranch Unit 5 Subdivision

Type of System: Aerobic Treatment with Surface Irrigation Discharge

License issued to: Ralph Bradford

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 Natural Resource Conservation Commission.

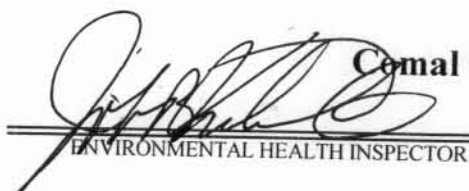
The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.

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.

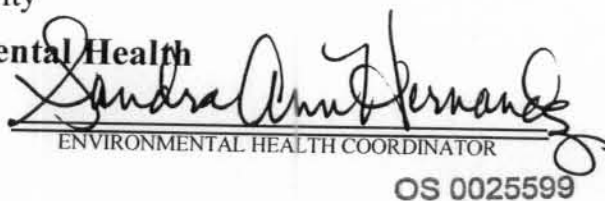
This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

Licensing Authority

Comal County Environmental Health


ENVIRONMENTAL HEALTH INSPECTOR

OS 0026386


ENVIRONMENTAL HEALTH COORDINATOR

OS 0025599

**CCEO
COPY**

Wastewater Consultants, Inc.

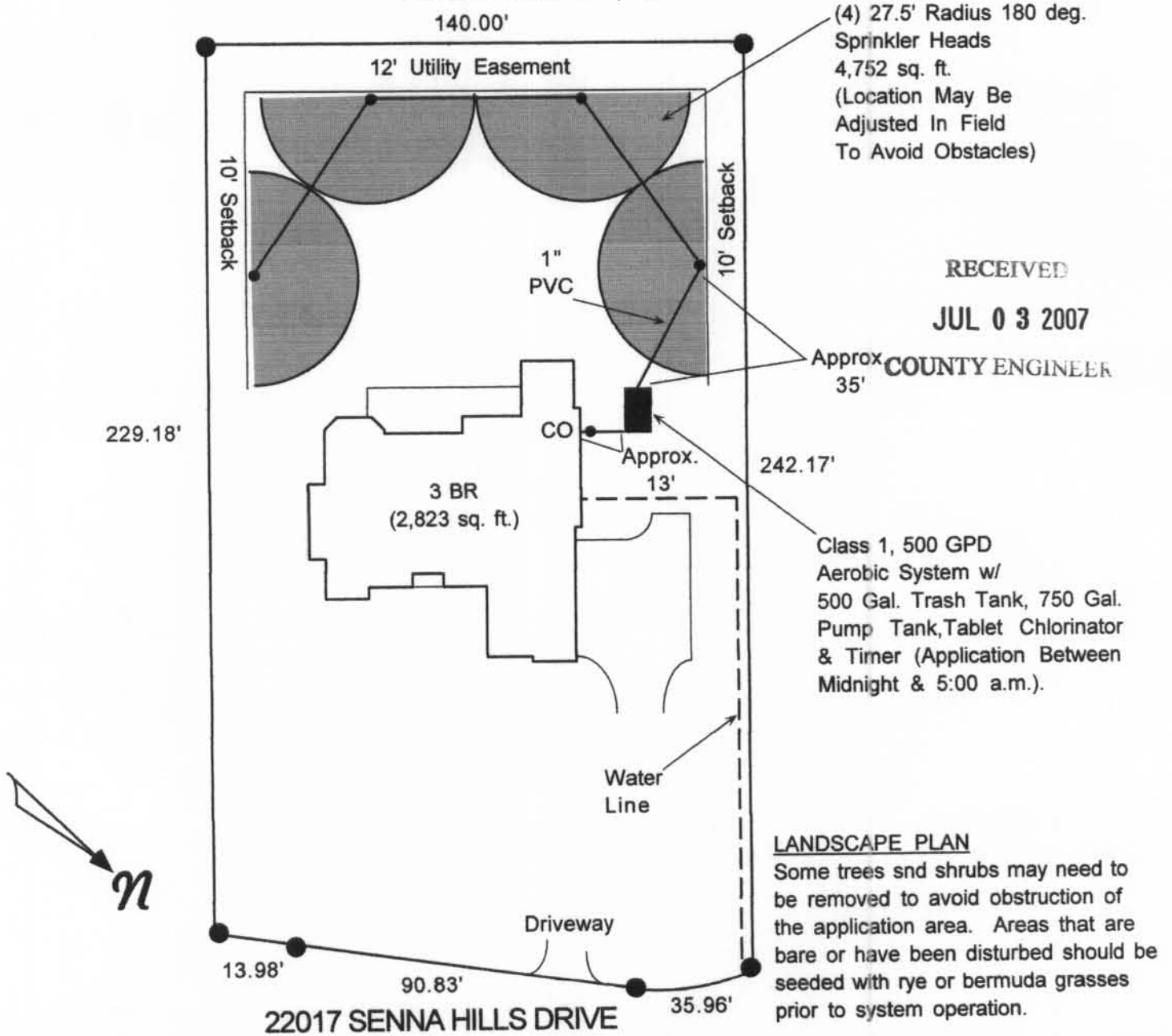
Chris H. Menzel, R.S., President
265 Danube Pass, Boerne, TX 78006

89881

(830) 229-5389

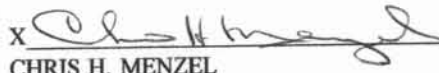
(Fax) (830) 336-2975

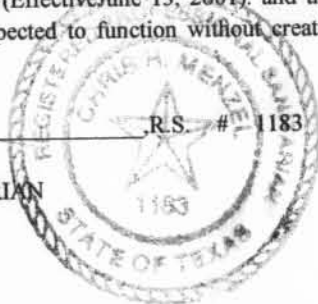
LOT 8, BLOCK 12, UNIT 5
GEORG RANCH SUBDIVISION
COMAL COUNTY, TX



I hereby certify that this sewage facility design submitted conforms to rules and guidance standards developed by the Texas Commission on Environmental Quality (Effective June 13, 2001), and the applicable county, and under normal conditions and proper installation, can be expected to function without creating a nuisance.

Scale: 1" = 40'

x 
CHRIS H. MENZEL
REGISTERED PROFESSIONAL SANITARIAN



DATE: 7-2-07

From: [Ritzen,Brenda](#)
To: [Greg Johnson](#); [Hendry,Clint](#)
Cc: cpdelacerda@att.net
Subject: RE: 22017 SENNA HILLS DR Permit# 117499
Date: Tuesday, March 25, 2025 2:21:00 PM
Attachments: [image001.png](#)

Greg,

I have added this variance to the permit file. Any joints would need to be completely sealed.

Thank you,



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

From: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Tuesday, March 25, 2025 11:22 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>; Hendry,Clint <hendrc@co.comal.tx.us>
Cc: cpdelacerda@att.net
Subject: Re: 22017 SENNA HILLS DR Permit# 117499

This email originated from outside of the organization.

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

- Comal IT

REVISED TO SHOW ENCASING POOL LINES WITH 20 MIL PLASTIC WITHIN TEN FEET FROM SEPTIC SYSTEM.

THX,
GREG

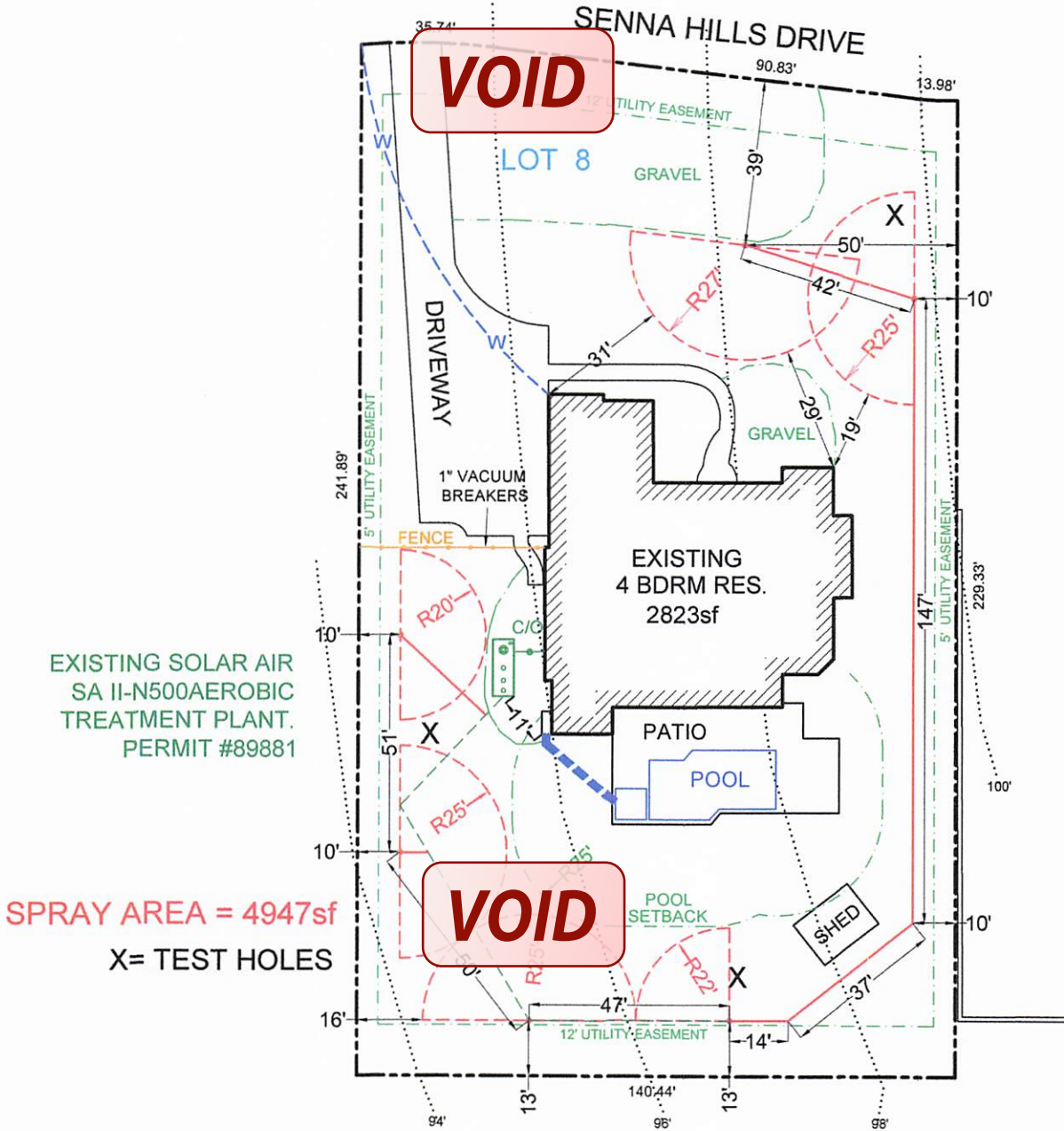
Send for Greg W. Johnson, P.E., R.S.)

170 Hollow Oak

New Braunfels, TX 78132

REVISED

2:14 pm, Feb 03, 2025



EXISTING SOLAR AIR
SA II-N500AEROBIC
TREATMENT PLANT.
PERMIT #89881

SPRAY AREA = 4947sf
X= TEST HOLES



OWNER: PAULA DE LA CERDA & CARLOS DE LA CERDA JR.		DRAWN BY: EJS III		
STREET ADDRESS: 22017 SENNA HILLS				
LEGAL DESC: GEORG RANCH	UNIT/SECTION/PHASE: 5	BLOCK: 12	LOT: 8	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=30'	DATE: 5/8/2024	3rd REVISION: 1/21/2025	

From: [Ritzen,Brenda](#)
To: [Greg Johnson](#)
Cc: [Paula De La Cerda](#)
Subject: RE: 22017 SENNA HILLS - DE LA CERDA #117499
Date: Monday, February 3, 2025 2:21:00 PM
Attachments: [Page from 117499.pdf](#)
[image001.png](#)

Greg,

Page 2 of the permit application must be updated to match the revised design.

Thank you,



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

From: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Monday, February 3, 2025 4:43 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: Paula De La Cerda <cpdelacerda@att.net>
Subject: 22017 SENNA HILLS - DE LA CERDA #117499

This email originated from outside of the organization.

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

- Comal IT

REVISED.
THX,
GREG

Send for Greg W. Johnson, P.E., R.S.)

170 Hollow Oak

New Braunfels, TX 78132



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWERAGE FACILITY APPLICATION

VOID

GEORG RANCH, UNIT 5, BLOCK 12, LOT 8

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

Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.

System Description PROPRIETARY; AEROBIC TREATMENT AND DRIP TUBING

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

Tank Size(s) (Gallons) EXISTING SOLAR AIR SA500 (#89881) Absorption/Application Area (Sq Ft) 3000

Gallons Per Day (As Per TCEQ Table 111) 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.)

Is there at least one acre per single family dwelling as per 285.40(c)(1)? Yes No

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

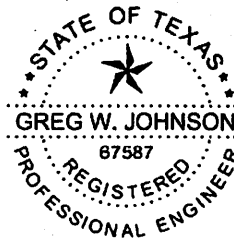
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

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 UP has been approved by the appropriate reg

Is this property within an incorporated city? Yes No

If yes, indicate the city: GARDEN RIDGE



FIRM #2585

By signing this application, I certify that:

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

[Signature]
Signature of Designer

May 8, 2024
Date

VOID

DRIP TUBING SYSTEM

DESIGNED FOR:

PAULA & CARLOS DE LA CERDA, JR
 22017 SENNA HILLS
 GARDEN RIDGE, TEXAS 782366

SITE DESCRIPTION:

Located in Georg Ranch, Unit 5, Block 12, Lot 8, at 22017 Senna Hills, the proposed system will serve an existing four bedroom residence (2829 sf.) situated in an area with shallow Type-IV soil as described in the Soil Evaluation Report. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:

A 3 or 4 inch SCH-40 pipe discharges from the residence into an existing Solar Air SAII-N500-500 gpd aerobic treatment plant containing a 353 gal. pretreatment chamber and a 768 gal. pump chamber. The effluent after processing gravity feeds into the pump chamber. The pump chamber contains a 0.5 HP FPS submersible well pump. The well pump is activated by mercury floats and a timer set to cycle eight times per day for six minutes with a tank operating level from 50-70 gallons. A high level audible and visual alarm will activate should the pump fail. Distribution is through a self flushing 100 micron Arkal 1" Super Filter, disk filter " filter then through a 1" SCH-40 manifold to a 3000 sf. drip tubing field, with *Netifim Bioline* drip lines set approximately two feet apart with 0.61 gph emitters set every two feet, as per the attached schematic. A pressure regulator Model PMR30MF installed in the pump tank on the manifold to the field will maintain pressure at 30 psi. A 1" SCH-40 return line is installed to continuously field flush the system to the pump tank by throttling a 1" ball valve. Solids caught in the filter are flushed each cycle back to the trash tank. Agricultural Products, Inc. (Model #VRK-1) 1" PVC vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Prior to installing tubing the entire field must be scarified and built up with four inches of Type II or III soil. Drip tubing will be laid and the entire field area will be capped with 6" of loamy soil (Type 2 or 3 - **NOT SAND**). The field area will be sodded with grass with hearty grass such as Bermuda, St. Augustine, etc. prior to system startup.

Risers are required on tank inspection ports as per 30 TAC 285.38 (9/1/2023). This includes access limitation (<65lbs lid or hardware secured lid), inspection and cleanout ports shall have risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.

DESIGN SPECIFICATIONS:

Q = 300 GPD - 4 bdrm residence (2823sf) (Table III)

Pretreatment tank size: 353 Gal

Plant Size: Solar Air SAII-N500-500 gpd(TCEQ Approved)

VOID

REVISED

10:57 am, Oct 03, 2024

Pump tank size: 768 Gal
Reserve capacity after High Level: 100 gal. (1/3 day usage)
Application Rate: Ra = 0.1 gal/sf
Total absorption area: Q/Ra = 300 GPD/0.10 = 3000 sf.
Total linear feet drip tubing: 1500' *Netifim Bioline* drip tubing .61 GPH
Pump requirement: 750 emitters @ 0.61 gph @ 30 psi = 7.625 gpm
Pump: 0.5 HP FPS E SERIES 20FE05P4-2W115 submersible pump or equivalent.
Dosing volume: 50-70 gal.
Pump Tank Calculations: 768 Gal (14.5 gal/in.)
Volume below working level = 12" = 174 gal
Working level = 300 gal = 21"
Reserve Requirement = 1 day = 100 gal. = 7"

MINIMUM SCOUR VELOCITY (MSV) > 2 FPS
IN DRIP TUBING W/ NOM. DIA. 0.55" ID
 $MSV = 2 \text{ FPS } (\pi d^2) / 4 * 7.48 \text{ gal/cf} * 60 \text{ sec/min}$
 $MSV = 2(3.14159((.55/12)^2) / 4) * 7.48 * 60$
MSV = 1.5 gpm MIN FLOW RATE x 4 lines = 6 gpm

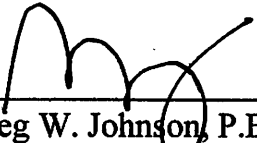
IN RETURN MANIFOLD W/ NOM. DIA 1.049" ID
 $MSV = 2 \text{ FPS } (\pi d^2) / 4 * 7.48 \text{ gal/cf} * 60 \text{ sec/min}$
 $MSV = 2(3.14159((1.049/12)^2) / 4) * 7.48 * 60$
MSV = 5.4 GPM

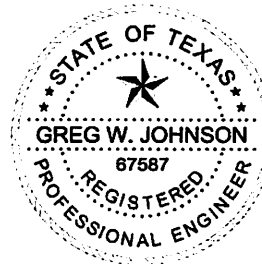
VOID

PIPE AND FITTINGS:

All pipes and fittings in this drip tubing system shall be 1" schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging. Drip tubing 0.61 gph drip tubing to be used in field. The manifold trench should be kept shallow to prevent interconnection of the trenches.

Designed in accordance with Chapter 285, Subchapter D, §285.30 and §285.40 Texas Commission on Environmental Quality (Effective December 29, 2016)

 05/08/24
Greg W. Johnson, P.E. No. 67587, F#2585
170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778



REVISED

10:56 am, Oct 03, 2024

INSTALL 3000sf OF FIELD USING 1500' OF DRIP TUBING. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

*USE TWO WAY CLEAN OUT

**USE SCH-40 OR

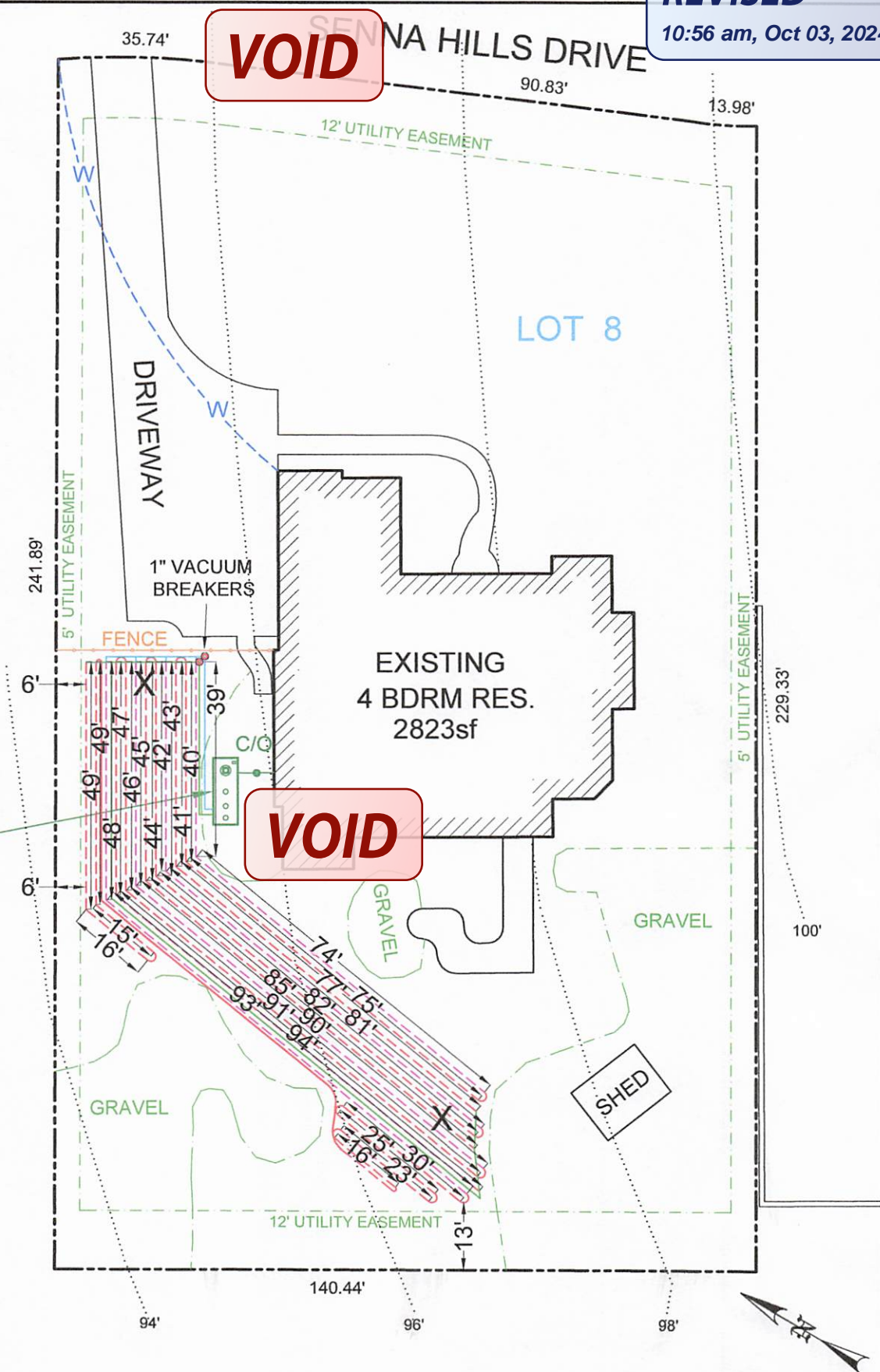
SDR-26 TO TANK

X= TEST HOLE

NOTE:

EXISTING SEPTIC FIELD TO BE ABANDONED. ALL LANDSCAPE IRRIGATION WITHIN 10' OF THE DRIP FIELD MUST BE REMOVED.

EXISTING SOLAR AIR SA II-N500AEROBIC TREATMENT PLANT. PERMIT #89881



OWNER: PAULA DE LA CERDA & CARLOS DE LA CERDA, JR.		DRAWN BY: EJS III		
STREET ADDRESS: 22017 SENNA HILLS				
LEGAL DESC: GEORG RANCH	UNIT/SECTION/PHASE: 5	BLOCK: 12	LOT: 8	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=30'	DATE: 5/8/2024	REVISED: 6/6/2024	

VOID

TANK NOTES:

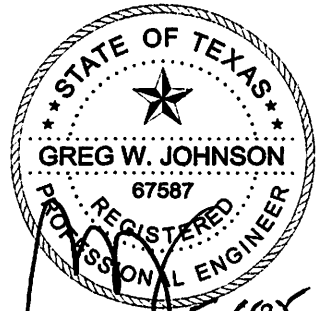
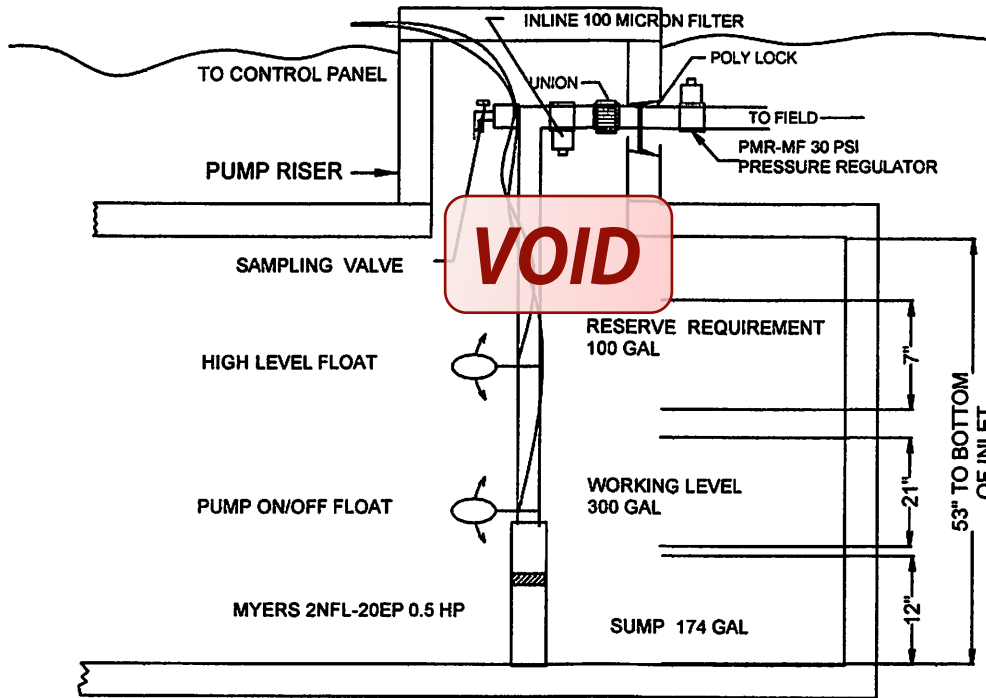
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

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

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

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



**TYPICAL PUMP TANK CONFIGURATION
SOLAR AIR 768 GAL PUMP TANK**

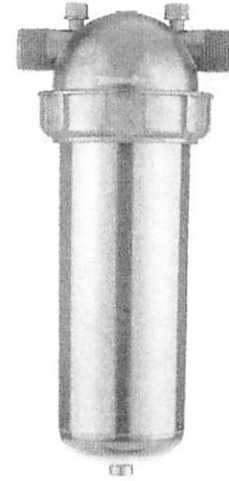
VOID

Arkal 1" Super Filter

Catalog No. 1102 0 _ _ _

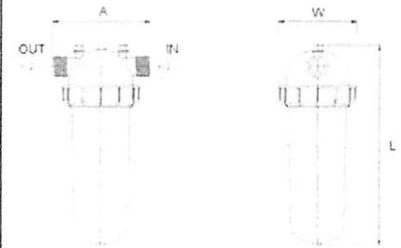
Features

- ◆ A "T" shaped filter with two 1" male threads.
- ◆ A "T" volume filter for in-line installation on 1" pipelines.
- ◆ The filter prevents clogging due to its enlarged filtering area that collects sediments and particles.
- ◆ Manufactured entirely from fiber reinforced plastic.
- ◆ A cylindrical column of grooved discs constitutes the filter element.
- ◆ Spring keeps the discs compressed.
- ◆ Screw-on filter cover.
- ◆ Filter discs are available in various filtration grades.



Technical Data

Inlet/outlet diameter	1" BSPT (male)	1" NPT (male)
	25.0 mm – nominal diameter	
	33.6 mm – pipe diameter (O. D.)	
Maximum pressure	10 atm	145 psi
Maximum flow rate	8 m ³ /h (1.7 l/sec)	35 gpm
General filtration area	500 cm ²	77.5 in ²
Filtration volume	600 cm ³	37 in ³
Filter length L	340 mm	13 13/32"
Filter width W	130 mm	5 3/32"
Distance between end connections A	158 mm	6 7/32"
Weight	1.420 kg	3.13 lbs.
Maximum temperature	70° C	158 °F
pH	5-11	5-11

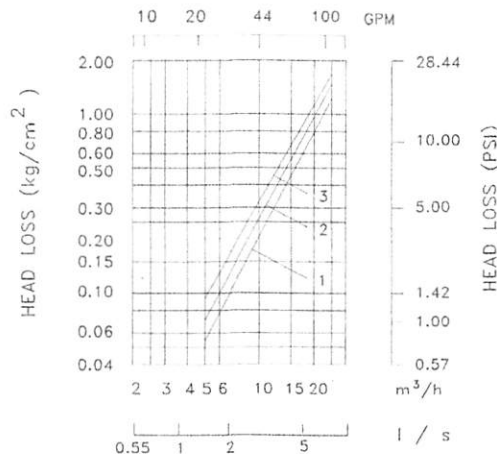


VOID

Filtration Grades

- Blue (400 micron / 40 mesh)
- Yellow (200 micron / 80 mesh)
- Red (130 micron / 120 mesh)
- Black (100 micron / 140 mesh)
- Green (55 micron)

Head Loss Chart



VOID

Senninger®

PMR-MF

PRESSURE-MASTER REGULATOR - MEDIUM FLOW

Specifications

The pressure regulator shall be capable of operating at a constant, factory preset, non-adjustable outlet pressure of 6, 10, 12, 15, 20, 25, 30, 35, 40, 50, or 60 PSI (0.41, 0.69, 0.83, 1.03, 1.38, 1.72, 2.07, 2.41, 2.76, 3.45, or 4.14 bar) with a flow range between:

- 4 - 16 GPM (909 - 3634 L/hr) for 6 - 10 PSI models or
- 2 - 20 GPM (454 - 4542 L/hr) for 12 - 60 PSI models.

The pressure regulator shall maintain the nominal pressure at a minimum of 5 PSI (0.34 bar) above model inlet pressure and a maximum of 80 PSI (5.52 bar) above nominal model pressure*. Refer to the PRU performance curve to establish specific outlet pressures based on relative inlet pressure and flow rate. Always install downstream from all shut off valves. Recommended for outdoor use only. Not NSF certified.

All pressure regulator models shall be equipped with one of these inlet-x-outlet configurations:

Inlet

- ¾-inch Female National Pipe Thread (FNPT)
- 1-inch Female National Pipe Thread (FNPT)
- 1-inch Female British Standard Pipe Thread (FBSPT)

Outlet

- ¾-inch Female National Pipe Thread (FNPT)
- 1-inch Female National Pipe Thread (FNPT)
- 1-inch Female British Standard Pipe Thread (FBSPT)

The upper housing, lower housing, and internal molded parts shall be of engineering-grade thermoplastics with internal elastomeric seals and a reinforced elastomeric diaphragm. Regulation shall be accomplished by a fixed stainless steel compression spring, which shall be enclosed in a chamber isolated from the normal water passage.

Outlet pressure and flow shall be clearly marked on each

VOID

The pressure regulator shall carry a two-year manufacturer's warranty on materials, workmanship, and performance. Each pressure regulator shall be water tested for accuracy before departing the manufacturing facility.

The pressure regulator shall be manufactured by Senninger Irrigation in Clermont, Florida. Senninger is a Hunter Industries Company.

Physical

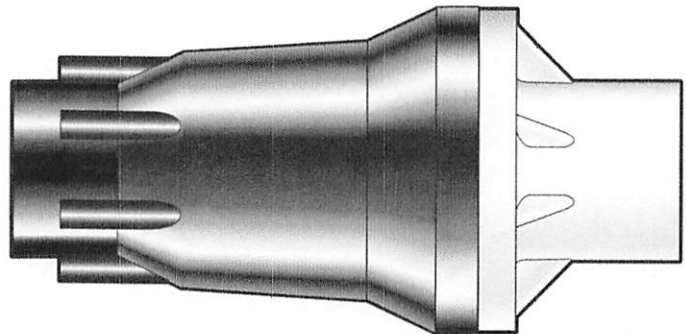
3/4" FNPT x 3/4" FNPT model (shown on right)

- Overall Length 5.2 inches (13.1 cm)
- Overall Width 2.5 inches (6.4 cm)

1" FNPT x 1" FNPT model

1" FBSPT x 1" FBSPT model

- Overall Length 5.8 inches (14.6 cm)
- Overall Width 2.5 inches (6.4 cm)



* Please consult factory for applications outside of recommended guidelines.

VOID

PMR-MF

PRESSURE-MASTER REGULATOR - MEDIUM FLOW

Model Numbers

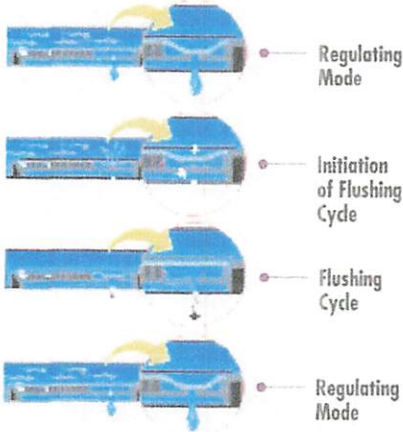
Model #	Flow Range	Preset Operating Pressure	Maximum Inlet Pressure
PMR-6 MF	4 - 16 GPM (909 - 3634 L/hr)	6 PSI (0.41 bar)	80 psi (5.51 bar)
PMR-10 MF	4 - 16 GPM (909 - 3634 L/hr)	10 PSI (0.69 bar)	90 psi (6.20 bar)
PMR-12 MF	2 - 20 GPM (454 - 4542 L/hr)	12 PSI (0.83 bar)	90 psi (6.20 bar)
PMR-15 MF	2 - 20 GPM (454 - 4542 L/hr)	15 PSI (1.03 bar)	95 psi (6.55 bar)
PMR-20 MF	2 - 20 GPM (454 - 4542 L/hr)	20 PSI (1.38 bar)	100 psi (6.89 bar)
PMR-25 MF	2 - 20 GPM (454 - 4542 L/hr)	25 PSI (1.72 bar)	105 psi (7.24 bar)
PMR-30 MF	2 - 20 GPM (454 - 4542 L/hr)	30 PSI (2.07 bar)	110 psi (7.58 bar)
PMR-35 MF	2 - 20 GPM (454 - 4542 L/hr)	35 PSI (2.41 bar)	115 psi (7.93 bar)
PMR-40 MF	2 - 20 GPM (454 - 4542 L/hr)	VOID 40 PSI (2.76 bar)	120 psi (8.27 bar)
PMR-50 MF	2 - 20 GPM (454 - 4542 L/hr)	50 PSI (3.45 bar)	130 psi (8.96 bar)
PMR-60 MF	2 - 20 GPM (454 - 4542 L/hr)	60 PSI (4.14 bar)	140 psi (9.65 bar)

VOID

Bioline® Dripperline



Pressure Compensating Dripperline for Wastewater



Bioline's Self-Cleaning, Pressure Compensating Dripperline is a fully self-contained unit molded to the interior wall of the dripper tubing.

As shown at left, Bioline is continuously self-cleaning during operation, not just at the beginning and end of a cycle. The result is dependable, clog free operation, year after year.



Applications

- For domestic strength wastewater disposal.
- Installed following a treatment process.
- Can be successfully used on straight septic effluent with proper design, filtration and operation.
- Suitable for reuse applications using municipally treated effluent designated for irrigation water.

Specifications

Wall thickness (mil): 45*
 Nominal flow rates (GPH): .4, .6, .9*
 Common spacings: 12", 18", 24"*
 Recommended filtration: 120 mesh
 Inside diameter: .570*
 Color: Purple tubing indicates non-potable source

*Additional flows, spacings, and pipe sizes available by request. Please contact Netafim USA Customer Service for details.

Product Advantages

The Proven Performer

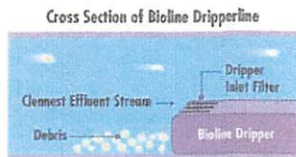
- Tens of millions of feet used in wastewater today.
- Bioline is permitted in every state allowing drip disposal.
- Backed by the largest, most quality-driven manufacturer of drip products in the U.S.
- Preferred choice of major wastewater designers and regulators.
- Proven track record of success for many years of hard use in wastewater applications.

Quality Manufacturing with Specifications Designed to Meet Your Needs

- Pressure compensating drippers assure the highest application uniformity on uneven terrain.
- Excellent uniformity with runs of 400 feet or more - reducing installation costs.
- Highest quality-control standards in the industry: Cv of 0.25 (coefficient of manufacturer's variation).
- A selection of flows and spacings to satisfy the designer's demand for almost any application rate.

Long-Term Reliability

- Protection against plugging:
 - Dripper inlet raised 0.27" above wall of tubing to prevent sediment from entering dripper.
 - Drippers impregnated with Vinyzene to prevent buildup of microbial slime.
 - Unique self-flushing mechanism passes small particles before they can build up.



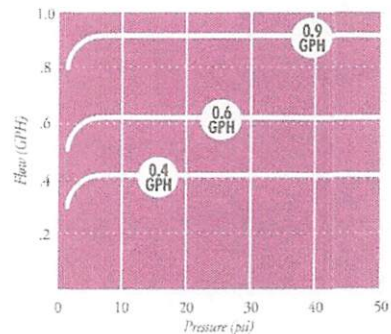
Root Safe

- A physical barrier on each Bioline dripper helps prevent root intrusion.
- Protection never wears out - never depletes - releases nothing to the environment.
- Working reliably for up to 15 years in subsurface wastewater installations.
- Additional security of chemical root inhibition with Techfilter - supplies Trifluralin to the entire system, effectively inhibiting root growth to the dripper outlets.



VOID

BIOLINE Flow Rate vs. Pressure



NETAFIM USA
 5470 E. Home Ave. • Fresno, CA 93727
 888.638.2346 • 559.453.6800
 FAX 800.695.4753
www.netafimusa.com

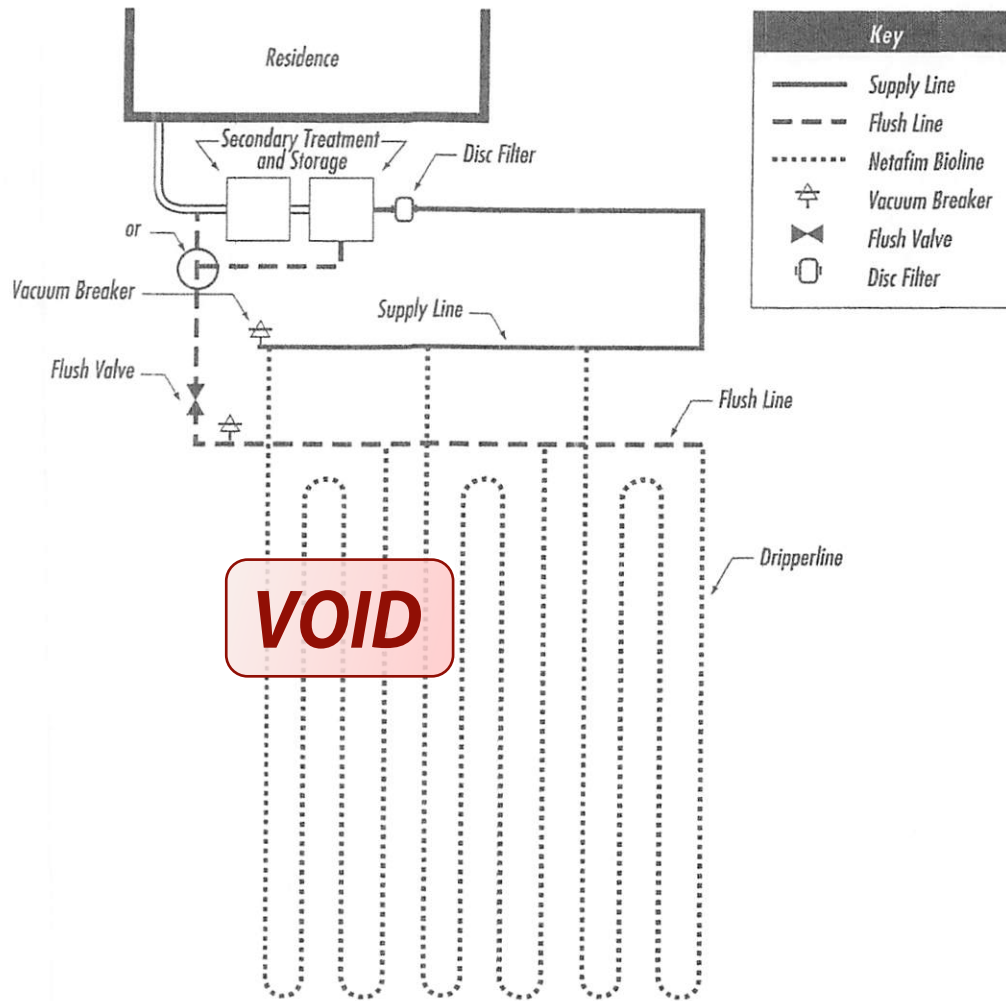
VOID

SAMPLE DESIGNS

SINGLE TRENCH LAYOUT

Rectangular field with supply and flush manifold on same side and in same trench;

- Locate supply and flush manifold in same trench
- Dripperlines are looped at the end opposite the supply and flush manifolds
- The longest Bioline length should not exceed 400 ft. Drip fields 200 ft. in length might loop the Bioline once; drip dispersal fields under 100 ft. might be looped twice, as illustrated



REVISED

11:03 am, Oct 03, 2024

202406016360 05/31/2024 01:16:26 PM 1/2

Alamo Title GF# 4000412401079 RF; \$29

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

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

Date: May 30, 2024

Grantor: EVA R. SCHAPATONE and JOSEPH GLYNN SCHAPATONE, wife and husband

Grantor's Mailing Address: 8576 Benclare, San Antonio, Texas 78266

Grantee: PAULA DE LA CERDA and CARLOS DE LA CERDA JR., wife and husband

Grantee's Return Mailing Address: 22017 Senna Hls, Garden Ridge, TX 78266

Consideration: TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid to Grantor, the receipt and sufficiency of which is hereby acknowledged and confessed, and the further consideration of the execution by Grantee of one certain promissory note of even date payable to the order of RANDOLPH-BROOKS FEDERAL CREDIT UNION in the principal amount of \$350,000.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of RANDOLPH-BROOKS FEDERAL CREDIT UNION and by a first-lien deed of trust of even date from Grantee to Morton W. Baird II, trustee.

Property (including any improvements):

Lot 8, Block 12, Georg Ranch Subdivision, Unit 5, in the City of Garden Ridge, Comal County, Texas, according to the map or plat thereof recorded in Volume 14, Pages 328-331, Map and Plat Records of Comal County, Texas

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2024, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor 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

REVISED

11:03 am, Oct 03, 2024

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.

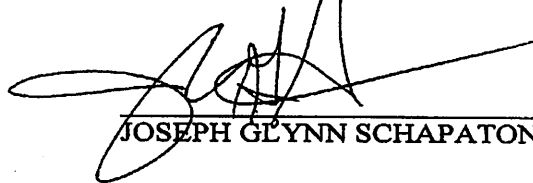
To the extent that the purchase agreement between Grantor and Grantee, if any, provides for limitations or other agreed matters that will survive the closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute. RANDOLPH-BROOKS FEDERAL CREDIT UNION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of RANDOLPH-BROOKS FEDERAL CREDIT UNION and are transferred to RANDOLPH-BROOKS FEDERAL CREDIT UNION without recourse against Grantor.

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



EVA R. SCHAPATONE



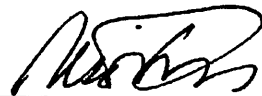
JOSEPH GLYNN SCHAPATONE

STATE OF TEXAS)

COUNTY OF BEXAR)

This instrument was acknowledged before me on May 30, 2024 by EVA R. SCHAPATONE and JOSEPH GLYNN SCHAPATONE, wife and husband.





Notary Public, State of Texas

**Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
05/31/2024 01:16:26 PM
LAURA 2 Pages(s)
202406016360**

 *Bobbie Koepf*

From: [Greg Johnson](#)
To: [Ritzen, Brenda](#)
Subject: Re: Permit 117499
Date: Thursday, June 20, 2024 11:34:38 AM
Attachments: [image001.png](#)

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

We can update to the new owner

Old owner gave permission to for new owners to use the existing permit #

however I do not have contact info of new owners

Steve

Send for Greg W. Johnson, P.E., R.S.)

170 Hollow Oak

New Braunfels, TX 78132

Office/Fax (830) 905-2778

Email: gregjohnsonpe@yahoo.com

On Thursday, June 13, 2024 at 03:14:57 PM CDT, Eva Schapatone <kegs3tx@sbcglobal.net> wrote:

Yes I did.

Eva

On Thursday, June 13, 2024 at 02:19:40 PM CDT, Greg Johnson <gregjohnsonpe@yahoo.com> wrote:

Do you give permission to new owners to use this permit # ?

Steve

Send for Greg W. Johnson, P.E.,R.S.)

170 Hollow Oak

New Braunfels, TX 78132

Office/Fax (830) 905-2778

Email: gregjohnsonpe@yahoo.com

On Thursday, June 13, 2024 at 01:11:15 PM CDT, Eva Schapatone <kegs3tx@sbcglobal.net> wrote:

Good afternoon to all. I don't think that I should be included on these emails any longer since we no longer own this property. I do not have an email address for the current owners.

Thanks, and have a great day!

Eva

On Thursday, June 13, 2024 at 12:56:41 PM CDT, Greg Johnson <gregjohnsonpe@yahoo.com> wrote:

REVISED TO SHOW REMOVING ANY IRRIGATION WITHIN 10' FROM
SEPTIC FIELD.

THX,
GREG

Send for Greg W. Johnson, P.E.,R.S.)

170 Hollow Oak

New Braunfels, TX 78132

Office/Fax (830) 905-2778

Email: gregjohnsonpe@yahoo.com

On Wednesday, June 5, 2024 at 10:12:29 AM CDT, Ritzen, Brenda <rabbjr@co.comal.tx.us> wrote:

From: [Eva Schapatone](#)
To: [Ritzen, Brenda](#); [Greg Johnson](#)
Subject: Re: Permit 117499
Date: Thursday, June 13, 2024 1:11:23 PM
Attachments: [image001.png](#)

This email originated from outside of the organization.

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- Comal IT

Good afternoon to all. I don't think that I should be included on these emails any longer since we no longer own this property. I do not have an email address for the current owners.

Thanks, and have a great day!

Eva

On Thursday, June 13, 2024 at 12:56:41 PM CDT, Greg Johnson <gregjohnsonpe@yahoo.com> wrote:

REVISED TO SHOW REMOVING ANY IRRIGATION WITHIN 10' FROM SEPTIC FIELD.

THX,
GREG

Send for Greg W. Johnson, P.E., R.S.)

170 Hollow Oak

New Braunfels, TX 78132

Office/Fax (830) 905-2778

Email: gregjohnsonpe@yahoo.com

On Wednesday, June 5, 2024 at 10:12:29 AM CDT, Ritzen, Brenda <rabbjr@co.comal.tx.us> wrote:

**Re: Eva R. Schapatone & Joseph Glynn Schapatone
Georg Ranch Unit 5 Lot 8 Block 12**

Re: Eva R. Schapatone & Joseph Glynn Schapatone

Georg Ranch Unit 5 Lot 8 Block 12

Application for Permit for Authorization to Construct an On-Site Sewage Facility (OSSF)

Greg :

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

- 1. ✓ See attached results from our preliminary inspection completed 5/30/2024. Identify the location of the landscape irrigation ensuring that no landscape irrigation lines are within 10 ft. of any of the proposed system components.**
- 2. Revise as needed and resubmit.**

Thank you,



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

From: [Ritzen, Brenda](#)
To: [Greg Johnson](#)
Subject: RE: Permit 117499
Date: Friday, June 14, 2024 7:54:00 AM
Attachments: [image001.png](#)

Greg,

Will the permit be reapplied for under the new owner name?

Thank you,



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

From: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Thursday, June 13, 2024 12:56 PM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Cc: kegs3tx@sbcglobal.net
Subject: Re: Permit 117499

This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

REVISED TO SHOW REMOVING ANY IRRIGATION WITHIN 10' FROM SEPTIC FIELD.
THX,
GREG

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



COMAL COUNTY
ENGINEER'S OFFICE

VOID

ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CO.ENG.COM

Date May 6, 2024

Permit Number 117499

1. APPLICANT / AGENT INFORMATION

Owner Name EVA R. SCHAPATONE & JOSEPH GLYNN
SCHAPATONE
Mailing Address 22017 SENNA HILLS
City, State, Zip GARDEN RIDGE TEXAS 78266
Phone # 210-274-7937
Email kcgs3tx@sbcglobal.net

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

2. LOCATION

Subdivision Name GEORG RANCH Unit 5 Lot 8 Block 12
Survey Name / Abstract Number _____ Acreage _____
Address 22017 SENNA HILLS City GARDEN RIDGE State TX Zip 78266

3. TYPE OF DEVELOPMENT

Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 2829

Non-Single Family Residential

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

Type of Facility _____

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

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

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

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

VOID

Estimated Cost of Construction: \$ EXISTING (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 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.

Eva Schapatone
Signature of Owner

5/13/2024
Date

VOID

202406014476 05/14/2024 10:24:17 AM 1/1

AFFIDAVIT

**THE COUNTY OF COMAL
STATE OF TEXAS**

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

I

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

5 UNIT PHASE/SECTION 12 BLOCK 8 LOT GEORG RANCH SUBDIVISION

IF NOT IN SUBDIVISION: _____ ACREAGE _____ SURVEY _____

The property is owned by (insert owner's full name): EVA R. SCHAPATONE & JOSEPH GLYNN SCHAPATONE

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 responsibility for the OSSF shall be transferred to the buyer or new owner. A copy of the maintenance contract materials for the OSSF can be obtained from the Comal County Engineer's Office.

VOID

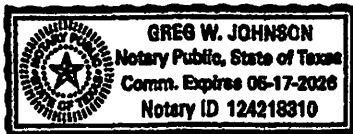
WITNESS BY HAND(S) ON THIS 13 DAY OF MAY, 2024

Eva Schapatone
Owner(s) signature(s)

EVA Schapatone
Owner (s) Printed name (s)

EVA R. SCHAPATONE SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 13 DAY OF MAY, 2024

Greg Johnson
Notary Public Signature



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
05/14/2024 10:24:17 AM
TERRI 1 Pages(s)
202406014476



Bobbie Koepf

OSSF SOIL EVALUATION REPORT INFORMATION

VOID

Date: May 08, 2024

Applicant Information:

Name: EVA R. & JOSEPH GLYNN SCHAPATONE
Address: 22017 SENNA HILLS
City: GARDEN RIDGE State: TEXAS
Zip Code: 78266 Phone: (210) 274-7937

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 8 Unit 5 Blk 12 Subd. GEORG RANCH
Street Address: 22017 SENNA HILLS
City: GARDEN RIDGE Zip Code: 78266
Additional Info.: _____

Installer Information:

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

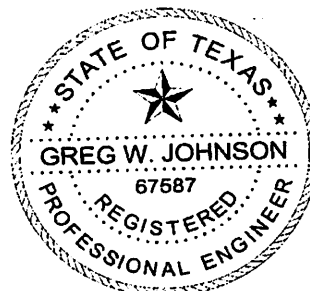
Topography: Slope within proposed disposal area: 4 %
Presence of 100 yr. Flood Zone: YES ___ NO X
Existing or proposed water well in nearby area. YES ___ NO X
Presence of adjacent ponds, streams, water impoundments YES ___ NO X
Presence of upper water shed YES ___ NO X
Organized sewage service available to lot YES ___ NO X

VOID

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
GREG W. JOHNSON, P.E. 67587 - S.E. 11561

05/08/24
DATE



FIRM #2585

VOID

DRIP TUBING SYSTEM

DESIGNED FOR:

EVA R. & JOSEPH GLYNN SCHAPATONE
22017 SENNA HILLS
GARDEN RIDGE, TEXAS 782366

SITE DESCRIPTION:

Located in Georg Ranch, Unit 5, Block 12, Lot 8, at 22017 Senna Hills, the proposed system will serve an existing four bedroom residence (2829 sf.) situated in an area with shallow Type-IV soil as described in the Soil Evaluation Report. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:

A 3 or 4 inch SCH-40 pipe discharges from the residence into an existing Solar Air SAII-N500-500 gpd aerobic treatment plant containing a 353 gal. pretreatment chamber and a 768 gal. pump chamber. The effluent after processing gravity feeds into the pump chamber. The pump chamber contains a 0.5 HP FPS submersible well pump. The well pump is activated by mercury floats and a timer set to cycle eight times per day for six minutes with a tank operating level from 50-70 gallons. A high level audible and visual alarm will activate should the pump fail. Distribution is through a self flushing 100 micron Arkal 1" Super Filter, disk filter " filter then through a 1" SCH-40 manifold to a 3000 sf. drip tubing field, with *Netifim Bioline* drip lines set approximately two feet apart with 0.61 gph emitters set every two feet, as per the attached schematic. A pressure regulator Model PMR30MF installed in the pump tank on the manifold will maintain pressure at 30 psi. A 1" SCH-40 return line is installed to continually flush the system to the pump tank by throttling a 1" ball valve. Solids caught in the disk filter are flushed each cycle back to the trash tank. Agricultural Products, Inc. (Model #VBK-1) 1" PVC vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Prior to installing tubing the entire field must be scarified and built up with four inches of Type II or III soil. Drip tubing will be laid and the entire field area will be capped with 6" of loamy soil (Type 2 or 3 - **NOT SAND**). The field area will be sodded with grass with hearty grass such as Bermuda, St. Augustine, etc. prior to system startup.

Risers are required on tank inspection ports as per 30 TAC 285.38 (9/1/2023). This includes access limitation (<65lbs lid or hardware secured lid), inspection and cleanout ports shall have risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.

DESIGN SPECIFICATIONS:

Q = 300 GPD - 4 bdrm residence (2823sf) (Table III)

Pretreatment tank size: 353 Gal

Plant Size: Solar Air SAII-N500-500 gpd(TCEQ Approved)

VOID

Pump tank size: 768 Gal
 Reserve capacity after High Level: 100 gal. (1/3 day usage)
 Application Rate: Ra = 0.1 gal/sf
 Total absorption area: Q/Ra = 300 GPD/0.10 = 3000 sf.
 Total linear feet drip tubing: 1500' *Netifim Bioline* drip tubing .61 GPH
 Pump requirement: 750 emitters @ 0.61 gph @ 30 psi = 7.625 gpm
 Pump: 0.5 HP FPS E SERIES 20FE05P4-2W115 submersible pump or equivalent.
 Dosing volume: 50-70 gal.
 Pump Tank Calculations: 768 Gal (14.5 gal/in.)
 Volume below working level = 12" = 174 gal
 Working level = 300 gal = 21"
 Reserve Requirement = 1 day = 100 gal. = 7"

MINIMUM SCOUR VELOCITY (MSV) > 2 FPS
 IN DRIP TUBING W/ NOM. DIA. 0.55" ID
 MSV = 2 FPS $(\pi d^2) / 4 * 7.48 \text{ gal/cf} * 60 \text{ sec/min}$
 MSV = 2(3.14159((.55/12)^2)/4)*7.48*60
 MSV = 1.5 gpm MIN FLOW RATE x 4 lines = 6 gpm

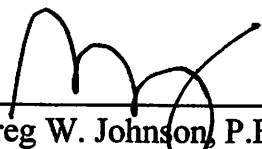
IN RETURN MANIFOLD W/ NOM. DIA 1.049" ID
 MSV = 2 FPS $(\pi d^2) / 4 * 7.48 \text{ gal/cf} * 60 \text{ sec/min}$
 MSV = 2(3.14159((1.049/12)^2)/4)*7.48*60
 MSV = 5.4 GPM

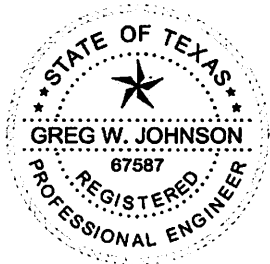
PIPE AND FITTINGS:

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All pipes and fittings in this drip tubing system shall be 1" schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. Copier type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging. Drip tubing 0.61 gph drip tubing to be used in field. The manifold trench should be kept shallow to prevent interconnection of the trenches.

Designed in accordance with Chapter 285, Subchapter D, §285.30 and §285.40 Texas Commission on Environmental Quality (Effective December 29, 2016)

 05/08/24
 Greg W. Johnson, P.E. No. 67587, F#2585
 170 Hollow Oak
 New Braunfels, Texas 78132
 830/905-2778



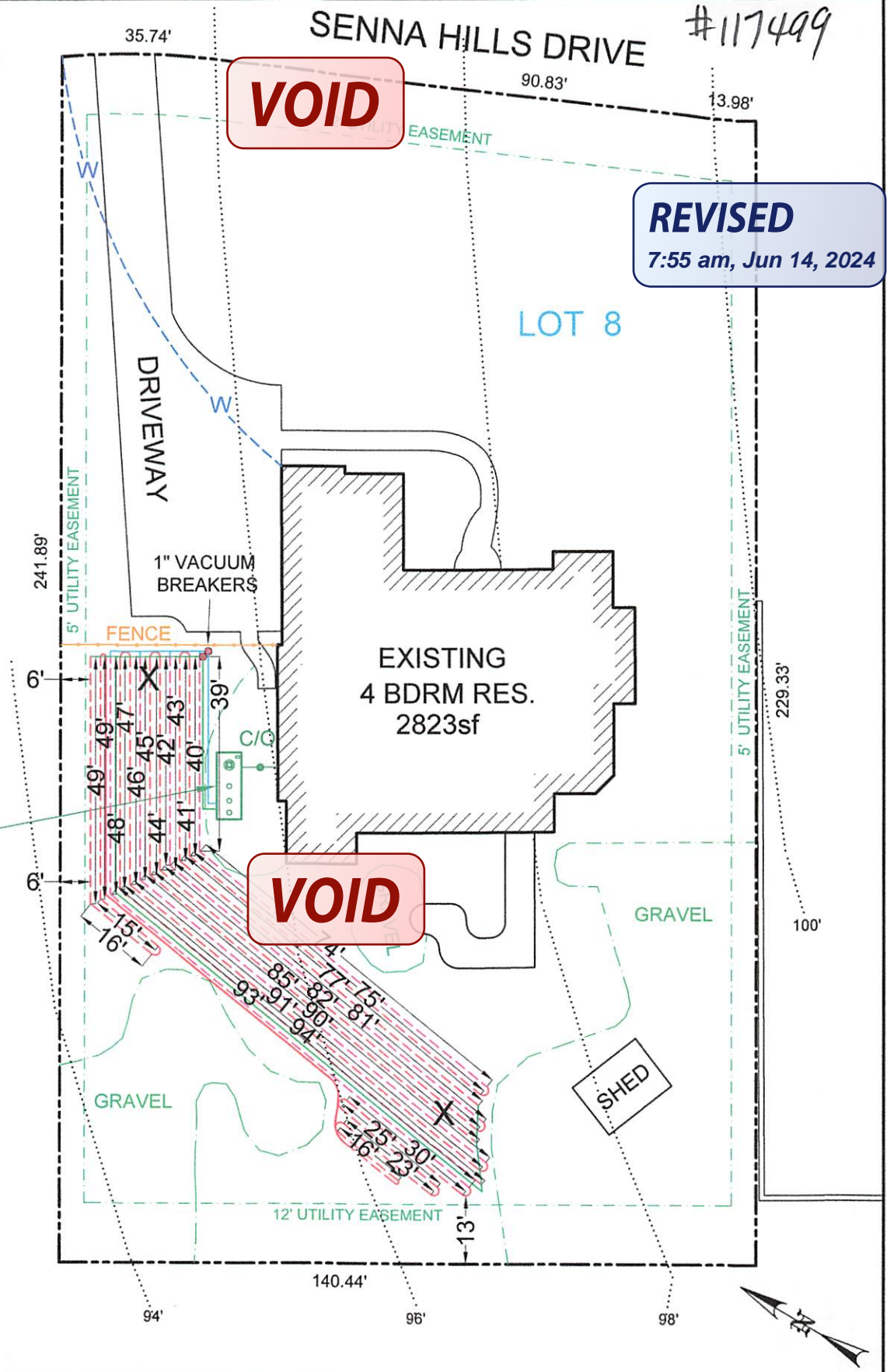
INSTALL 3000sf OF FIELD USING 1500' OF DRIP TUBING. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

*USE TWO WAY CLEAN OUT
 **USE SCH-40 OR SDR-26 TO TANK

X= TEST HOLE

NOTE:
 EXISTING SEPTIC FIELD TO BE ABANDONED. ALL LANDSCAPE IRRIGATION WITHIN 10' OF THE DRIP FIELD MUST BE REMOVED.

EXISTING SOLAR AIR SA II-N500AEROBIC TREATMENT PLANT. PERMIT #89881



REVISED
 7:55 am, Jun 14, 2024




OWNER: EVA R. & JOSEPH GLYNN SCHATONE		DRAWN BY: EJS III	
STREET ADDRESS: 22017 SENNA HILLS			
LEGAL DESC: GEORG RANCH	UNIT/SECTION/PHASE: 5	BLOCK: 12	LOT: 8
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=30'	DATE: 5/8/2024	REVISED: 6/6/2024

From: [Ritzen, Brenda](#)
To: ["\(gregjohnsonpe@yahoo.com\)"](mailto:(gregjohnsonpe@yahoo.com))
Cc: kegs3tx@sbcglobal.net
Subject: Permit 117499
Date: Wednesday, June 5, 2024 10:12:00 AM
Attachments: [image001.png](#)
[prelim_117499.pdf](#)

**Re: Eva R. Schapatone & Joseph Glynn Schapatone
Georg Ranch Unit 5 Lot 8 Block 12
Application for Permit for Authorization to Construct an On-Site
Sewage Facility (OSSF)**

Greg :

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

1.  See attached results from our preliminary inspection completed 5/30/2024. Identify the location of the landscape irrigation ensuring that no landscape irrigation lines are within 10 ft. of any of the proposed system components.
2. Revise as needed and resubmit.

Thank you,



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

INSTALL 3000sf OF FIELD USING 1500' OF DRIP TUBING. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

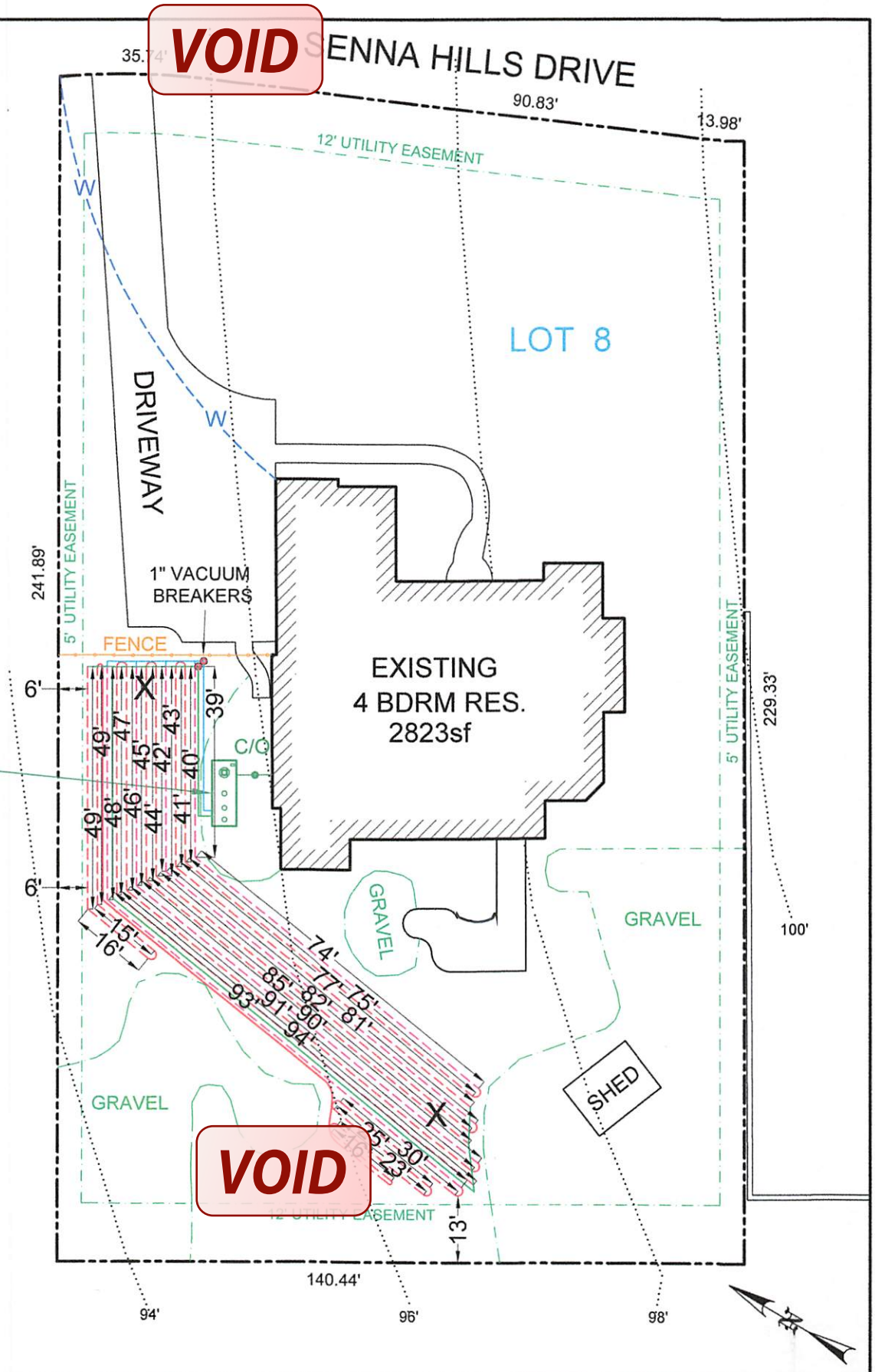
*USE TWO WAY CLEAN OUT
 **USE SCH-40 OR SDR-26 TO TANK

X= TEST HOLE

NOTE:
 EXISTING SEPTIC FIELD TO BE ABANDONED

EXISTING SOLAR AIR SA II-N500AEROBIC TREATMENT PLANT. PERMIT #89881

VOID



VOID



OWNER: EVA R. & JOSEPH GLYNN SCHAPATONE		DRAWN BY: EJS III	
STREET ADDRESS: 22017 SENNA HILLS			
LEGAL DESC: GEORG RANCH	UNIT/SECTION/PHASE: 5	BLOCK: 12	LOT: 8
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=30'	DATE: 5/8/2024	REVISED:



Return to:
Document Recording Services
P.O. Box 3008
Tallahassee, FL 32315-3008

PREPARED BY:
KAREN KISCH, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
6915 KELSEY RAE COURT
HOUSTON, TX 77069

REF220437838A
REF220260038A

FILE 1ST

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.

STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL BY THESE PRESENTS:

GENERAL WARRANTY DEED

THAT THE UNDERSIGNED, EVA R. SCHAPATONE, of 22017 SENNA HILLS, GARDEN RIDGE, TX 78266, hereinafter called "GRANTOR(S)," for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, to the undersigned in hand paid by EVA R. SCHAPATONE AND JOSEPH GLYNN SCHAPATONE, WIFE AND HUSBAND, of 22017 SENNA HILLS, GARDEN RIDGE, TX 78266, hereinafter called "GRANTEE(S)," the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto the said Grantee(s), the real property described as follows, to wit:

VOID

TO HAVE AND TO HOLD, the above-described premises, together with all the singular rights and appurtenances thereunto in anywise belonging, unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor(s) do hereby bind Grantor(s), Grantors' heirs, executors, administrators, successors and/or assigns to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said Grantee(s), Grantee's heirs, executors, administrators, successors and/or assigns against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor(s), but not otherwise.

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee(s) and/or their agents, no boundary survey was made at the time of this conveyance.

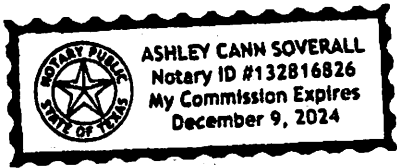
IN WITNESS WHEREOF, Grantor(s) has/have signed and sealed this 29 day of September, 2021.

Eva R. Schapatone
EVA R. SCHAPATONE

STATE OF TEXAS
COUNTY OF Comal

On September 29, 2021 before me, Ashley Soverall, personally appeared **EVA R. SCHAPATONE**, personally known to me and acknowledged to me that (he/she/they) executed the same in (his, her, their) authorized capacity.

WITNESS my hand and official seal.



Ashley Soverall
SIGNATURE OF NOTARY PUBLIC
MY COMMISSION EXPIRES ON:
9 December 2024

(seal)

VOID

Lot 8, Block 12, Georg Ranch Subdivision, Unit 5, City of Garden Ridge, Comal County, Texas, according to the map or plat thereof, recorded in, Volume 14, Page 328-331, Map or Plat Records of Comal County, Texas

APN: 200115015800

Property Address: 22017 SENNA HILLS, GARDEN RIDGE, TX 78266

**Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
11/12/2021 11:08:12 AM
CASHFOUR 3 Page(s)
202106058783**



Bobbie Koepf



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

--	--

Date Received

Initials

117499

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

05/14/2024

Date

___ COMPLETE APPLICATION
Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION ___ (Missing Items Circled, Application Refused)
--