

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
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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: 117505
Issued This Date: 06/07/2024
This permit is hereby given to: Jim Ward

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

1438 LINDA DR
CANYON LAKE, TX 78133

Subdivision: W.R. Dickens Survey No. 975 A-877
Unit: -
Lot: -
Block: -
Acreage: 38.7800

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank
Leaching Chambers

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

Call (830) 608-2090 to schedule inspections.

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

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

Date 6/23/2023

Permit # 117505

Owner Name Jim Ward
Mailing Address PO Box 561
City, State, Zip Wimberley, TX 78676
Phone # 512-848-3203
Email jwardsepticservice@yahoo.com

Agent Name Stephen Jetton
Agent Address 2573 Deer Stand Loopo
City, State, Zip San Marcos TX 78666
Phone # 512-757-1259
Email stephen.jetton@gmail.com

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

Subdivision Name _____ Unit _____ Lot _____ Block _____
Acreage/Legal W.R. Dickens Survey No. 975 ABS 877 - 38.78-acres
Street Name/Address 1438 Linda Drive City Canyon Lake Zip 78133

Type of Development:

Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area : 1792

Commercial or Institutional Facility

(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: \$ 150,000 (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

Are Water Saving Devices Being Utilized Within the Residence? Yes No

I certify that the completed application and all additional information submitted does not contain any false information and does not conc any material facts. 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 also understand that a permit of authorization construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.

Signature of Owner [Signature]

Date 5-15-2024

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

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

Planning Materials & Site Evaluation as Required Completed By Stephen F Jetton

System Description Conventional Leaching Chambers

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

(actual is 900 with panels)

Tank Size(s) (Gallons) 750

Absorption/Application Area (Sq Ft) ..

1200

Gallons Per Day (As Per TCEQ Table III) 240

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

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

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

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

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

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

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

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

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

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


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

(If yes, the 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:

I certify that the information provided above is true and correct to the best of my knowledge.


Signature of Designer

5-15-2024
Date

OSSF SOIL EVALUATION FORM

Owner's Name: Jim Ward

Physical Address: 1438 Linda Drive

Legal Description: W.R. Dickens Survey No. 975 ABS 877

Date Performed: 5-6-24

Requirements:

- At least two soil evaluations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil evaluations must be shown on the application site drawing or designer's site drawing.
- For subsurface disposal, soil evaluations must be performed to a depth of at least 2-ft. below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
- Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

Soil Boring Number: 1

Depth (ft.)	Textural Class	Gravel Analysis	Drainage (Mottles, Water Table)	Restrictive Horizon	Observations	
0 1 2 3 4 5	0-6" 7-60"	III III	Less than 30% Less than 30%	No Mottles No Mottles	None 60"	Brown Loam top soil. Caliche type white loam Soil. Suitable for Standard OSSF.

Soil Boring Number: 2

Depth (ft.)	Textural Class	Gravel Analysis	Drainage (Mottles, Water Table)	Restrictive Horizon	Observations	
0 1 2 3 4 5	0-4" 5-60"	III III	Less than 30% Less than 30%	No Mottles No Mottles	None 60"	Brown Loam top soil. Caliche type white loam Soil. Suitable for Standard OSSF

Features of Site Area

- | | |
|--|-----|
| Presence of 100-year flood zone | No |
| Presence of adjacent ponds, streams, water impoundment's | No |
| Existing or proposed water well in nearby area | Yes |
| Organized sewage available to lot or tract | No |
| Recharge features within 150 feet | No |



I certify that the above statements are true and are based on my own field observations.

Signature of Site evaluator *Jim Ward* OS7696

Date 5-6-24

Southwest Septic Design


On-Site Sewage Facility Application and Design

Prepared For:

**Jim Ward
1438 Linda Drive
Canyon Lake, Texas 78133**

Design 50036024

Prepared By:

Stephen F. Jetton 
Registered Professional Sanitarian



5/15/2024

Stephen F. Jetton • Southwest Septic Design
2573 Deer Stand Loop • San Marcos, Texas 78666 • Mobile (512) 757-1259
E – Mail stephen.jetton@gmail.com

OSSF SOIL EVALUATION FORM

Owner's Name: Jim Ward

Physical Address: 1438 Linda Drive

Legal Description: W.R. Dickens Survey No. 975 ABS 877

Date Performed: 5-6-24

Requirements:

- At least two soil evaluations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil evaluations must be shown on the application site drawing or designer's site drawing.
- For subsurface disposal, soil evaluations must be performed to a depth of at least 2-ft. below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
- Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

Soil Boring Number: 1

Depth (ft.)	Textural Class	Gravel Analysis	Drainage (Mottles, Water Table)	Restrictive Horizon	Observations	
0 1 2 3 4 5	0-6" 7-60"	III III	Less than 30% Less than 30%	No Mottles No Mottles	None 60"	Brown Loam top soil. Caliche type white loam Soil. Suitable for Standard OSSF.

Soil Boring Number: 2

Depth (ft.)	Textural Class	Gravel Analysis	Drainage (Mottles, Water Table)	Restrictive Horizon	Observations	
0 1 2 3 4 5	0-4" 5-60"	III III	Less than 30% Less than 30%	No Mottles No Mottles	None 60"	Brown Loam top soil. Caliche type white loam Soil. Suitable for Standard OSSF

Features of Site Area

- | | |
|--|-----|
| Presence of 100-year flood zone | No |
| Presence of adjacent ponds, streams, water impoundment's | No |
| Existing or proposed water well in nearby area | Yes |
| Organized sewage available to lot or tract | No |
| Recharge features within 150 feet | No |



I certify that the above statements are true and are based on my own field observations.

Signature of Site evaluator *Stephen F. Jetton* OS7696

Date 5-6-24

Southwest Septic Design

2573 Deer Stand Loop
San Marcos, Texas 78666
Hays County

Stephen.jetton@gmail.com
Mobile (512) 757-1259

Design Report On-Site Sewage facility Standard Gravity Flow System

OWNER/SITE LOCATION:

Ward Residence
1438 Linda Drive
W.R. Dickens Survey No. 975 ABS 877 – 38.78-acres
Canyon Lake, Texas 78133

SITE DESCRIPTION & EVALUATION:

A site evaluation indicated class III soils (see attached soil evaluation report). No evidence of shallow groundwater was noted. This property is not within the Edwards Aquifer Recharge Zone, and no recharge features are located within 150 feet of the proposed system. ***All portions of this proposed OSSF will maintain at least a 10' separation from all water lines.*** According to the Federal Emergency Management Agency Flood Insurance Rate Map, a portion of this property is within zone A, 100-year Floodplain. Minimum separation distances as stated in §285 TCEQ, On-Site Sewage Facilities, must be maintained. Water service to this property will be provided by a private water well.

WASTEWATER DESIGN FLOW:

This design is for a 1792 sq. ft., single-family residence with 3-bedrooms utilizing low-flow fixtures. The total projected daily waste flow is **240 gallons per day** per Texas Commission of Environmental Quality (TCEQ) On Site Sewage Facilities 12-29-2016.

SYSTEM DESCRIPTION:

This residence will utilize a standard gravity flow system utilizing **ARC 36 Panels**. This system will utilize a 750-gallon, two-compartment septic tank and **180 linear feet** of trench for the disposal area. This system has been designed, by request of the property owners, to the minimum standards effective to this date. Therefore, performance of the system is not, and cannot be guaranteed, even though all provisions of the rules and regulations have been complied with. If failure should occur, additions to the system may have to be made. In extreme cases, a substitute system may be required. By accepting this design, the agrees and understands that the designer cannot, and will not be liable for any more than the agreed upon design fee.

5/15/2024



Absorption Area Calculations:

Total size of Residence		1792 ft ²
Total number of bedrooms		3
Average Expected Flow	<i>Usage water saving devices</i>	180
Loading Rate	<i>Class III Sandy Loam</i>	0.20
Application Area Required	<i>Area = flow/loading rate Area = 240/0.20</i>	900 ft. ²
Application Area Used	<i>A = A/ 5 * 0.75</i>	180 linear ft. of trench minimum; 180 linear ft. of trench utilized.

System Components:

750-gallon, two-compartment septic tank – Buchanan Septic Tanks.

2, 3' wide trenches each 90' in length – 18 Panels per Trench.

36 Total ARC 36 Panels.

Trench Depth: 18" Minimum – 36" Maximum.

****ARC 36 Panels will substitute the drain-lines. The installer will use a 25% reduction in drainfield sizing.***

Location of System:

All setback requirements from water wells, water lines, and property lines must be observed. The exact location of the tanks and field lines are noted in the enclosed plans.

Inspection Requirements:

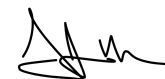
Installer must notify designer upon completion of the following items of work in order that the designer may inspect the work as required for certification.

- Excavation of the drainfield.
- Installation of Panels.
- Final cover of drainfield, seeded with perennial grass seed.

Installation Notes:

- Refer to site plan for component placement.
- All materials and construction methods are required to conform to the standards for Private Sewage Facility's set forth in the Texas Administrative Code, §285 On-Site Sewage Facilities.
- The installer must have a current and valid Texas installer's license; if the property owner will be installing the system, no license is required.
- The installer must notify designer and regulatory authority at least 48 hours in advance to schedule required inspections to ensure that the system is installed in accordance with the approved plans and specifications.
- The installer may not alter these plans without the approval of the designer.

5/15/2024




- Diversion berms will be place when needed to protect disposal area from excessive runoff.
- It is the responsibility of the installer to maintain the minimum setback requirements as stated in §285.
- The contractor, as to the proper operation of the system, will inform the owner that the system must me operated correctly in order to function properly.
- The owner will be solely responsible for failure to operate the system properly or for any modifications to the system by the owner, which subsequently cause the system to malfunction.

Installation Notes:

- Refer to site plan for component placement.
- All materials and construction methods are required to conform to the standards for Private Sewage Facility's set forth in the Texas Administrative Code, §285 On-Site Sewage Facilities.
- The installer must have a current and valid Texas installer's license; if the property owner will be installing the system, no license is required.
- The installer must notify designer and regulatory authority at least 48 hours in advance to schedule required inspections to ensure that the system is installed in accordance with the approved plans and specifications.
- The installer may not alter these plans without the approval of the designer.
- Diversion berms will be place when needed to protect disposal area from excessive runoff.
- It is the responsibility of the installer to maintain the minimum setback requirements as stated in §285.
- The contractor, as to the proper operation of the system, will inform the owner that the system must be operated correctly to function properly.
- The owner will be solely responsible for failure to operate the system properly or for any modifications to the system by the owner, which subsequently cause the system to malfunction.

Distribution Field Notes:

- Each trench shall be level within 1" per 25 linear foot of trench or within 2" for all trench Lengths over 75'.
- The depths of the drain field may vary slightly from the plan based on conditions encountered in the field.
- A minimum 12" of fall must be provided between the tank outlet and the bottom of the first trench.
- Imported fill material shall be sandy loam of good quality.
- Single drain lines shall not exceed 150 feet.
- The contractor will contact the designer and the regulating authority immediately should groundwater be encountered during excavation.
- The surface of the distribution field will be graded to drain.
- The field will be seeded or hydro mulched with a mixture of Bermuda and rye or other perennial grasses.
- ***Sodding of the distribution field with clay-backed sod will not be allowed.***
- ***Vegetation must be established before system is in use.***

5/15/2024



Tank Notes:

- The bottom of the excavation for the tanks shall be level and free of large rocks and debris.
- All tanks are to be set level on a layer, with a minimum thickness of 4 inches, of sand, sandy loam, clay loam, or pea gravel.
- Tank excavations must be backfilled with soil or pea gravel that is free of rock larger than ½ inch in diameter. Class IV soils and gravel larger than ½ inch in diameter are not acceptable for use as backfill material. If the top of a septic tank extends 2" above the ground surface, soil may be mounded over the tank to maintain slope to the drain field.
- Risers are required over all tank openings and must extend to the ground surface.
- Risers shall be permanently fastened to the tank lid.
- The riser lid shall screw down and have a lock or weigh 65lbs.
- A secondary plug, cap, netting, etc. shall be provided below the riser lid.
- All openings in the tank must be properly sealed to prevent the escape of wastewater, or to prevent the infiltration of water.
- Tanks must be filled with water for 24 hours to test for leaks and structural integrity.
- The tanks must be set low enough to have fall of at least 1/8" per foot from house to tank.
- PVC pipe from house to tank must be at least Sch.40 or SDR 26.

Operation and Management Notes:

- The OSSF should not be treated as a normal city sewer.
- Water conservation practices should be always used. Consult your local authorities for more information.
- Run the dishwasher with a full load whenever possible
- Avoid running water continuously when brushing teeth, washing hands, or cleaning food and utensils.
- Repair any water leaks immediately, such as running toilets or leaky faucets.
- The owner is responsible for cleaning and pumping the septic tank, typically every 2 to 3 years depending on system usage.
- Do not use the toilet to dispose of tissue, feminine hygiene products, trash, cigarettes, etc.
- It is recommended that you do not use the garbage disposal and/ or garbage grinders in the facility serviced by this system.
- Household chemicals should be used in moderation.
- If possible, water softener should not be allowed to enter the OSSF.
- Chemical additives or the so-called enzymes should not be used during the operation of this system. Some of these additives may even be harmful to the facilities operation.
- Do not build driveways, storage buildings, decks, or other structures over the tank or disposal area.
- The OSSF must be protected from meeting vehicular traffic.
- A strong vegetative cover is essential for the proper operation of this system. The property owner is solely responsible for maintaining this vegetation. The disposal area should be groomed by mowing on a regular basis.
- The owner shall become familiar with the operation of the system and be solely responsible for the operation and maintenance of the system, once the system is placed into operation.
- Never place a greater wastewater load on your system than that prescribed by the design of the system (*240 gallons per day*).

5/15/2024

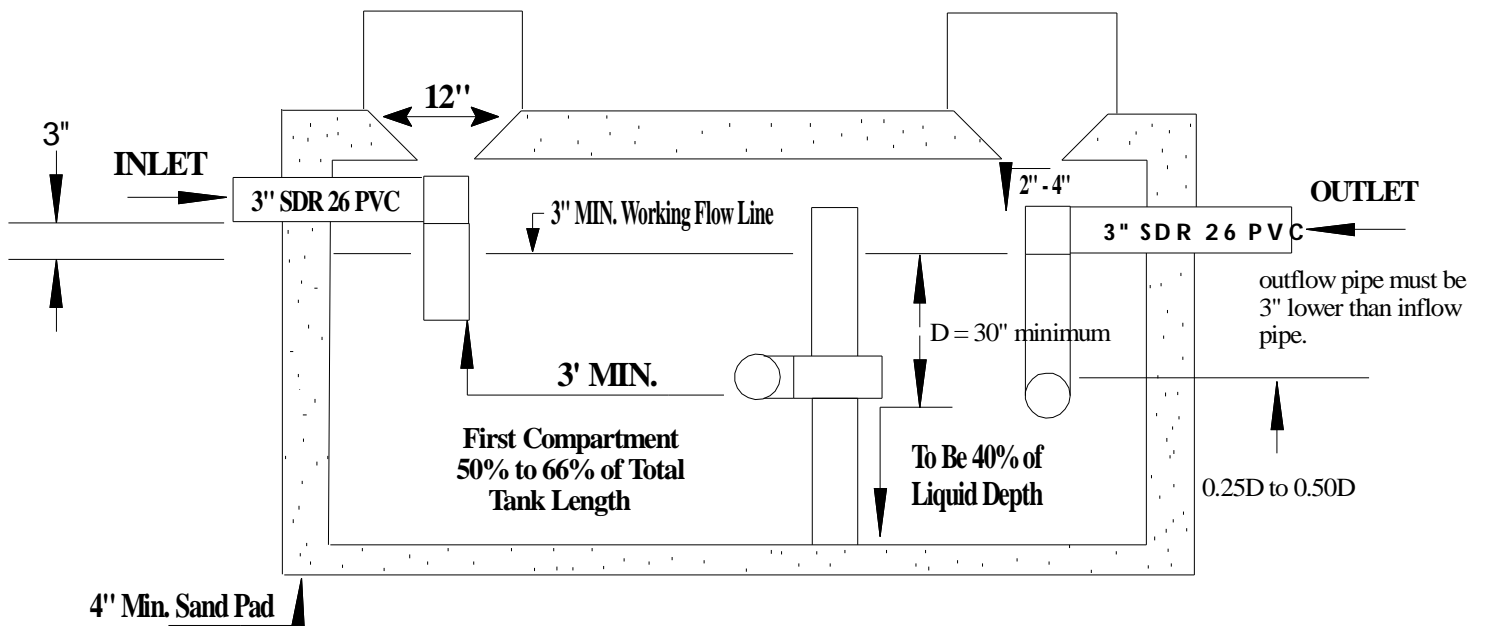


****By request of the homeowner, this proposed system has been designed generally following the minimum requirements under TCEQ §285 On-Site Sewage Facilities. The site evaluation and subsequent design are based on technical information currently available. The performance of the OSSF is not, and cannot be guaranteed even though all provisions of the Standards have been complied with. If failure should occur, additions to the OSSF may have to be made. By accepting this design, the homeowner/builder, understands that the designer cannot be liable for more than the agreed upon design fee.***

5/15/2024



Typical 750 gal. 2 compartment tank

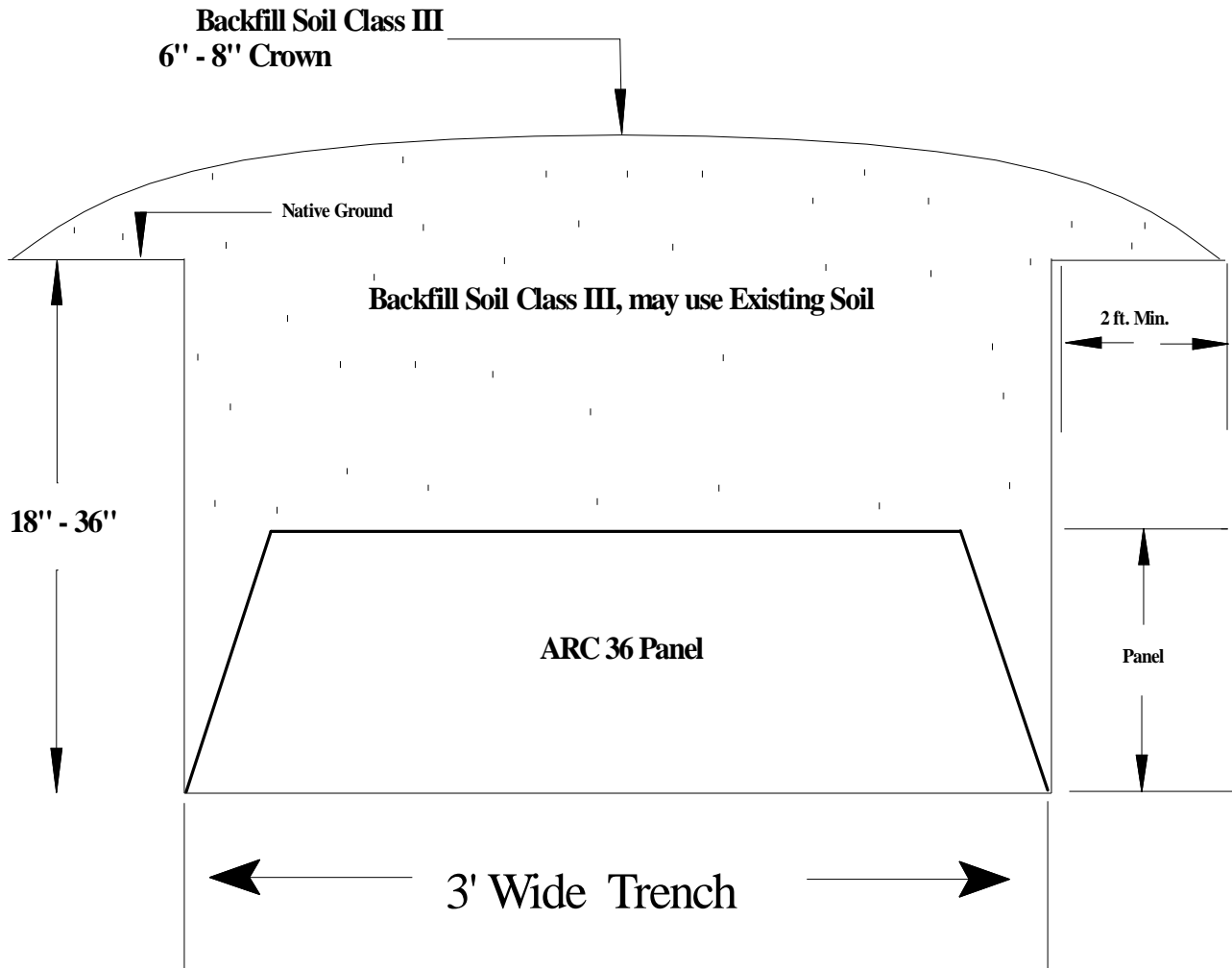


5/15/2024



Not to Scale

Figure 1 - Typical Absorptive Drainfield - Sectional View



6/23/2023

NOT TO SCALE



Arc 36

THE ARC 36 CHAMBER BY INFILTRATOR

Leaching chambers are rapidly becoming the product of choice for leachfield applications over conventional pipe and gravel systems. Their lightweight construction offers lower installed costs and less intrusive installations.



ENGINEERED FOR OPTIMAL PERFORMANCE

The Arc 36 septic leaching chamber is a sturdy, lightweight plastic unit that combines maximized infiltrative surface area and storage capacity with an improved structural design to handle most any conventional leachfield system challenge without sacrificing performance.

FEATURES & BENEFITS:

- Injection-molded from polyolefin for lightweight and sturdy design.
- 20-degree integral articulating joint that is ideal for either straight or contoured septic leachfield applications.
- Corrugated chamber design eliminates flat surfaces and provides increased load bearing capability in the trench.
- Designed to accommodate both gravity-fed and pressure-dosed systems.
- “Lock and Drop” joint provides a more positive connection during installation and backfill.
- A universal inlet/outlet endcap.
- Inspection vent ports on every unit with easy-to-remove knockouts for maximum job site flexibility.
- Convenient five-foot lengths are easy to handle.
- Quickly installed by one person into three-foot wide trench or bed applications.
- Increased plumbing option with Side Port Coupler component which snaps in place to allow side entry at any joint throughout trench line.
- Diamond plate texture increases slip resistance and enhances ease of installation.



6/23/2023

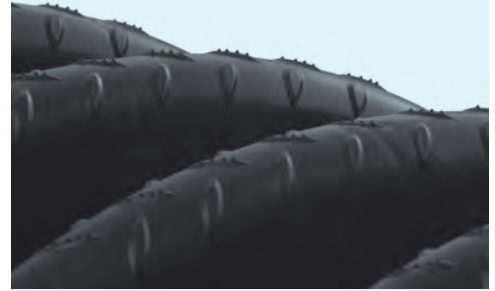
THE ARC 36 CHAMBER BY INFILTRATOR

CHAMBER REQUIREMENTS

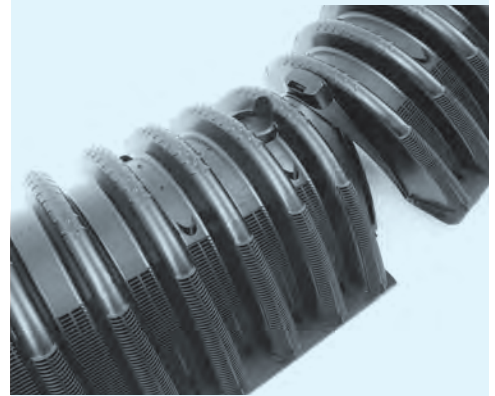
Chamber shall meet the load rating of H-10 (16,000 lb per axle) with a minimum of 12 inches of cover when tested in accordance with IAPMO PS 63 and installed in accordance with manufacturers installation procedures.

CHAMBER CONNECTION

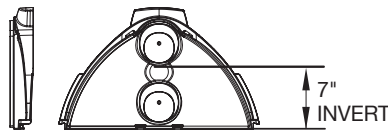
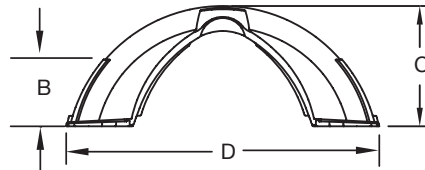
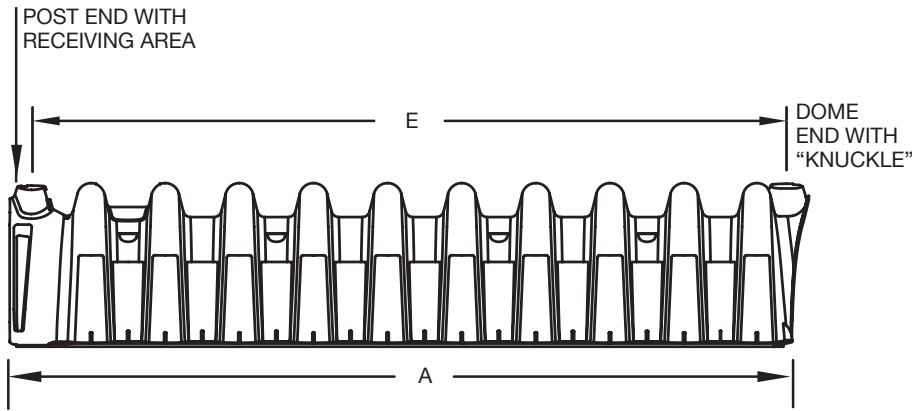
Each chamber shall interlock with an integral articulating joint. Articulating joints shall have a free range of horizontal rotation of 20 degrees, with a maximum of 10 degrees in either direction. Articulating joint shall be constructed by placing the dome with engaging knuckle of the incoming chamber over the post end of the previously installed chamber, with final engagement occurring when the lower base flanges of the incoming chamber under-lap the raised base flanges of the previously installed chamber.



Diamond Plate Texture



"Lock and Drop"



Arc 36 CHAMBER	
Length (A)	63"
Repeat Length (E)	60"
Sidewall Height (B)	10.75"
Overall Height (C)	13"
Overall Width (D)	34"
Weight	17 lbs
Total Bottom Area	12.27 sq ft
Capacity	10.7 cu ft (80 gal)



INFILTRATOR
water technologies

4 Business Park Road
P.O. Box 768
Old Saybrook, CT 06475
860-577-7000 • Fax 860-577-7001
1-800-221-4436
www.infiltratorwater.com



6/23/2023

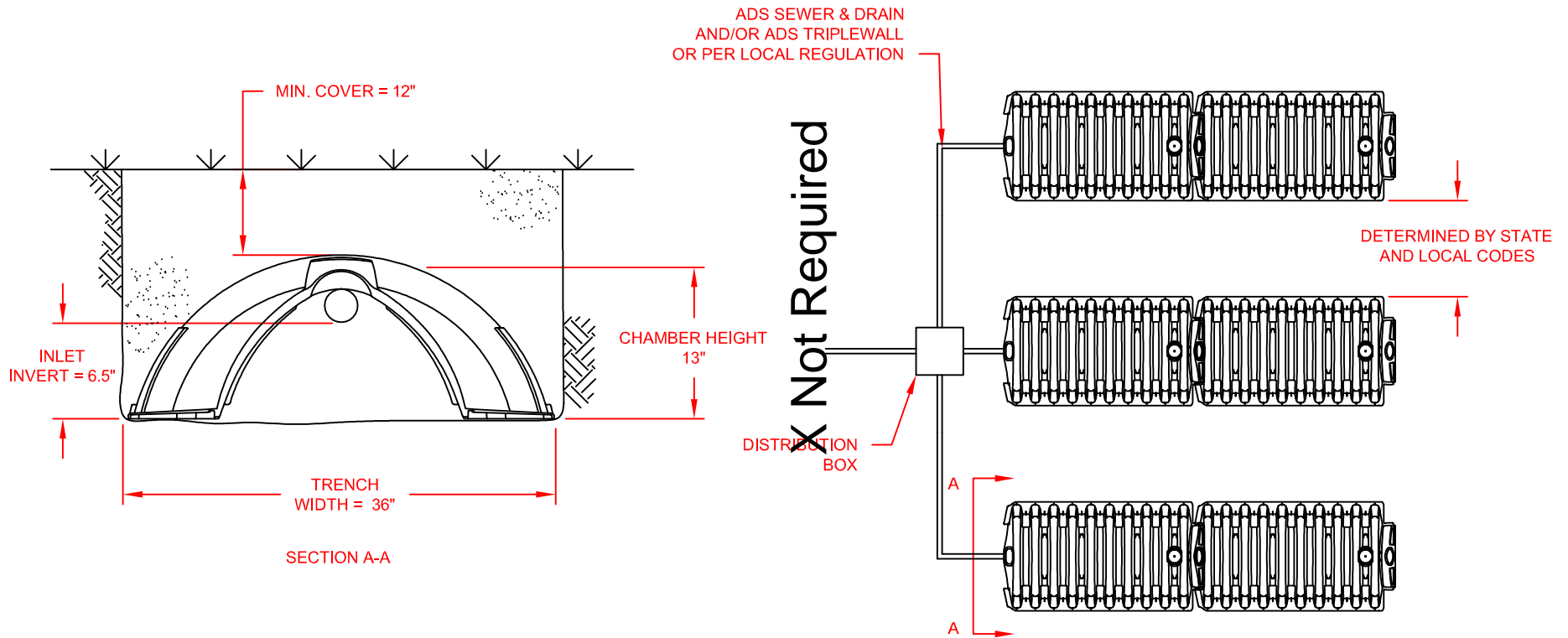
U.S. Patents: 4,759,661; 5,017,041; 5,156,488; 5,336,017; 5,401,116; 5,401,459; 5,511,903; 5,716,163; 5,588,778; 5,839,844 Canadian Patents: 1,329,959; 2,004,564 Other patents pending. Infiltrator, Equalizer, Quick4, and SideWinder are registered trademarks of Infiltrator Water Technologies. Infiltrator is a registered trademark in France. Infiltrator Water Technologies is a registered trademark in Mexico.

Contour, MicroLeaching, PolyTuff, ChamberSpacer, MultiPort, PosiLock, QuickCut, QuickPlay, SnapLock and StraightLock are trademarks of Infiltrator Water Technologies. PolyLok is a trademark of PolyLok, Inc. TUF-TITE is a registered trademark of TUF-TITE, INC. Ultra-Rib is a trademark of IPEX Inc.

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ARC004 0713ISI

Contact Infiltrator Water Technologies' Technical Services Department for assistance at 1-800-221-4436



NOTES:

- EXCAVATE TRENCHES TO PROPER WIDTH, AND PROPER DEPTH AS REQUIRED BY STATE AND LOCAL CODES.
- SMOOTH IRREGULARITIES IN THE EXCAVATION. A LEVEL, FLAT SURFACE IS REQUIRED.
- ASSEMBLE ARC LEACHING CHAMBERS AND UNIVERSAL ENDPLATES TOGETHER IN TRENCH(ES).
- INSTALL UNIVERSAL END CAP AND SECURE IN PLACE WITH BACKFILL.
- PUNCH OUT PIPE HOLE OPENINGS IN THE END PLATES AS NEEDED AND CONNECT INLET PIPES.
- FILL SIDEWALL AREA TO TOP CHAMBERS WITH NATIVE SOIL (COARSE SAND OR FINE GRAVEL, MAY ALSO BE USED: NO HEAVY CLAY, SILT, OR DEBRIS SHALL BE INCLUDED.)
- "WALK IN" FILL TO COMPACT SOIL ALONG SIDES OF ARC CHAMBER. THIS IS VERY IMPORTANT TO ACHIEVE LOAD RATING.
- COVER ARC LEACHING CHAMBERS TO A MINIMUM OF 12" OF GRANULAR COVER AFTER CONSOLIDATION FOR H-10 APPLICATIONS. AVOID LARGE ROCKS OR DEBRIS IN COVER MATERIAL. COVER HEIGHTS AND LIVE LOADING LIMITS ARE IMPACTED BY BOTH SOIL TYPE AND COMPACTION REQUIREMENTS. CONTACT ADS WHEN POOR SOILS ARE ENCOUNTERED AND FOR MAXIMUM FILL HEIGHTS.

6/23/2023




REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D

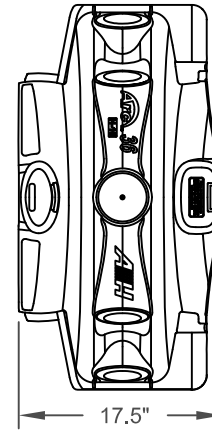
ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

ARC 36 CHAMBER STANDARD TRENCH INSTALLATION

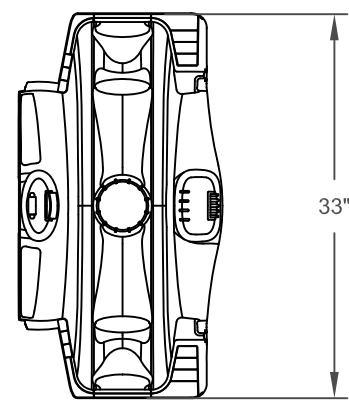
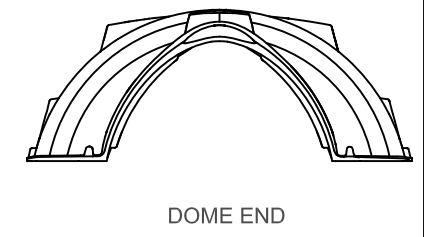
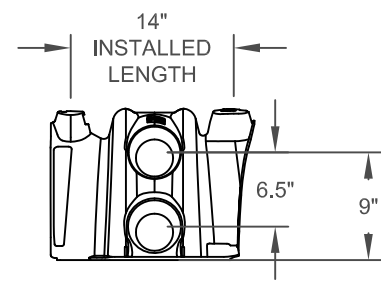
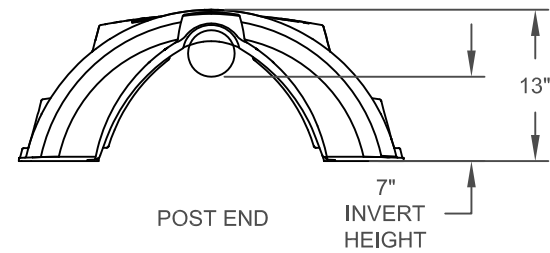
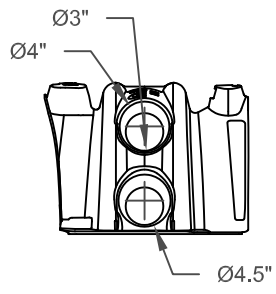
DRAWING NUMBER: STD-905C



DRAWN BY:	TJR
DATE:	09/05/07
CHK'D BY:	CKS
SCALE:	NTS
SHEET:	OF



6/23/2023



REV.	DESCRIPTION	BY	MM/DD/YY	CHKD

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

ARC 36 SIDE PORT COUPLER

DRAWING NUMBER: **STD-903A**



DATE:	8/28/08
CDT BY:	
SCALE:	NTS
SHEET:	OF

1438 Linda Drive Canyon Lake, Texas 78133

REVISED

11:16 am, Jun 07, 2024

W.R. Dickens Survey
No. 975 ABS 877
38.78-Acres
Comal County, Texas

- A- 3-Bedroom Single-Family Residence (1792 sq. ft.).
- B- 750 - Gallon Two-Compartment Septic Tank.
- C- 2, 3' Wide, 90' Long Conventional Trenches.
18 ARC 36 Panels Per Trench.
9 ARC 36 Panels.
36 Total ARC 36 Panels.

X - Profile Hole

C/O - Two-Way Cleanout

Provide Two-Way Cleanout from House to Tank.
3" or 4" Sch. 40 between House and Tank. Must maintain
a minimum of 1/8" per foot of fall between house and tank.

Supply Line: 3" Sch. 40 PVC.

Trench Depth: 18' Minimum - 36" Maximum

Maintain 10' from all Property Lines.
Maintain 1' from all Utility Easements.
Maintain 10' from all Potable Water Lines.

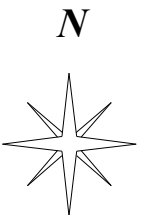
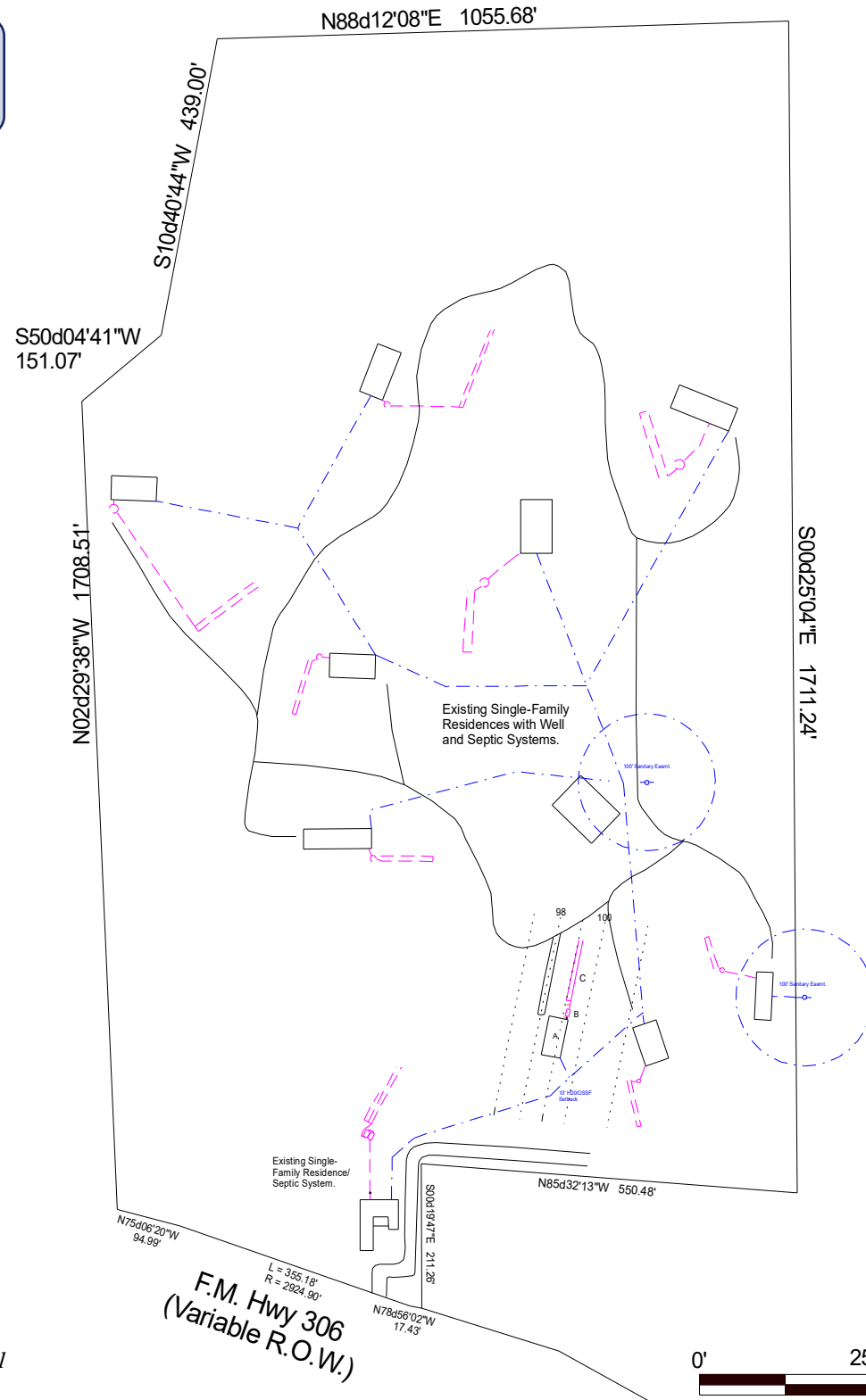
*Refer to Tank Detail and Design Notes for more
Information.

*Plans may vary Slightly based on Conditions
Encountered in the Field.

*All Separation and Setback Requirements as Stated in
Chapter 285, TCEQ, On-Site Sewage Facilities, must
be maintained.



Revision 6/7/2024

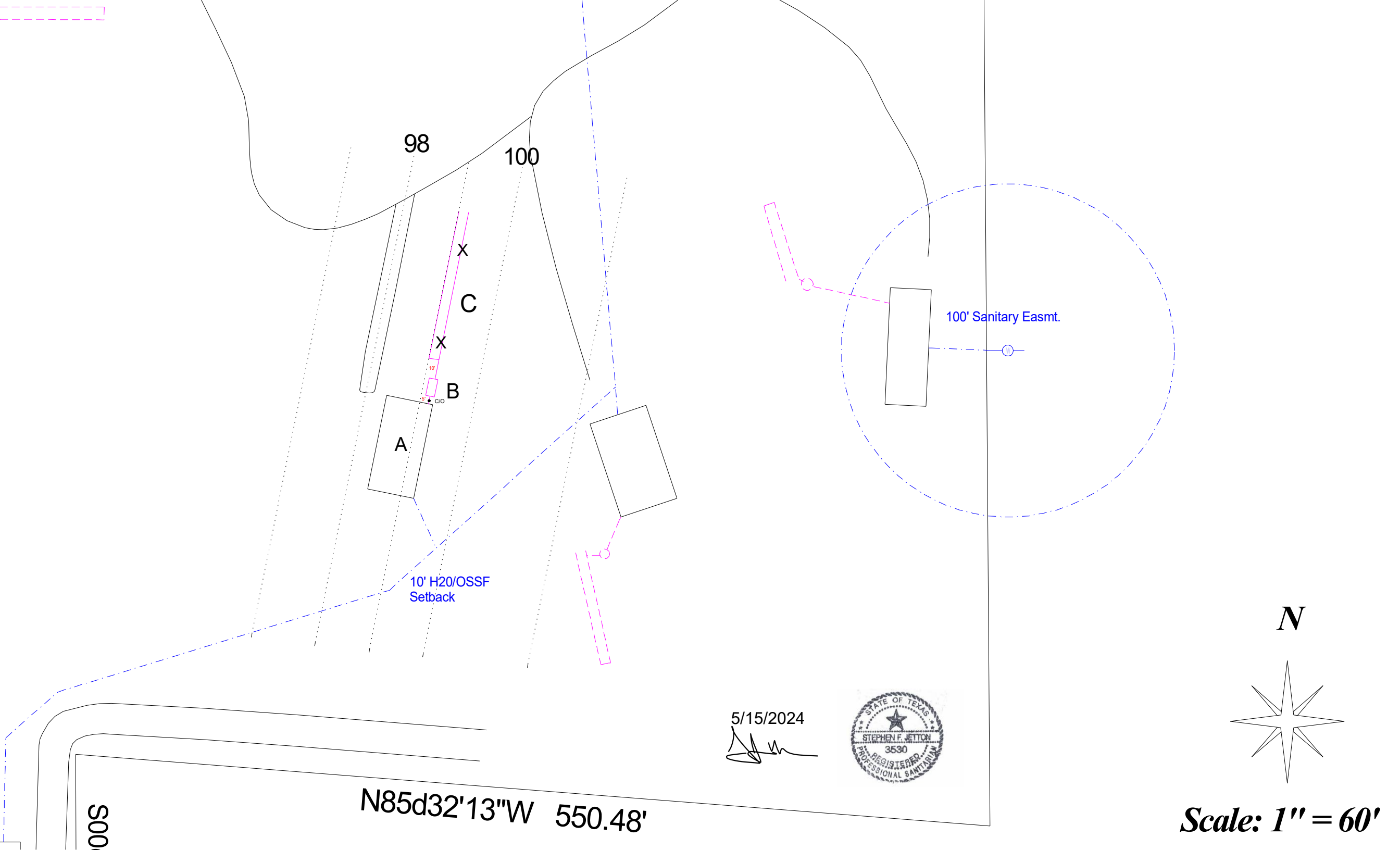


Scale: 1" = 250'

*This is not intended to be used as an official
survey. All structures and Contour locations
are approximate.

*Flood Plain Note: A portion of this property is within
the 100 Year Floodplain. According to Panel No. 48091
C0 085F Dated 9/2/2009.

F.M. Hwy 306
(Variable R.O.W.)



98

100

X

X

C/O

A

B

C

10' H2O/OSSF
Setback

100' Sanitary Easmt.

N

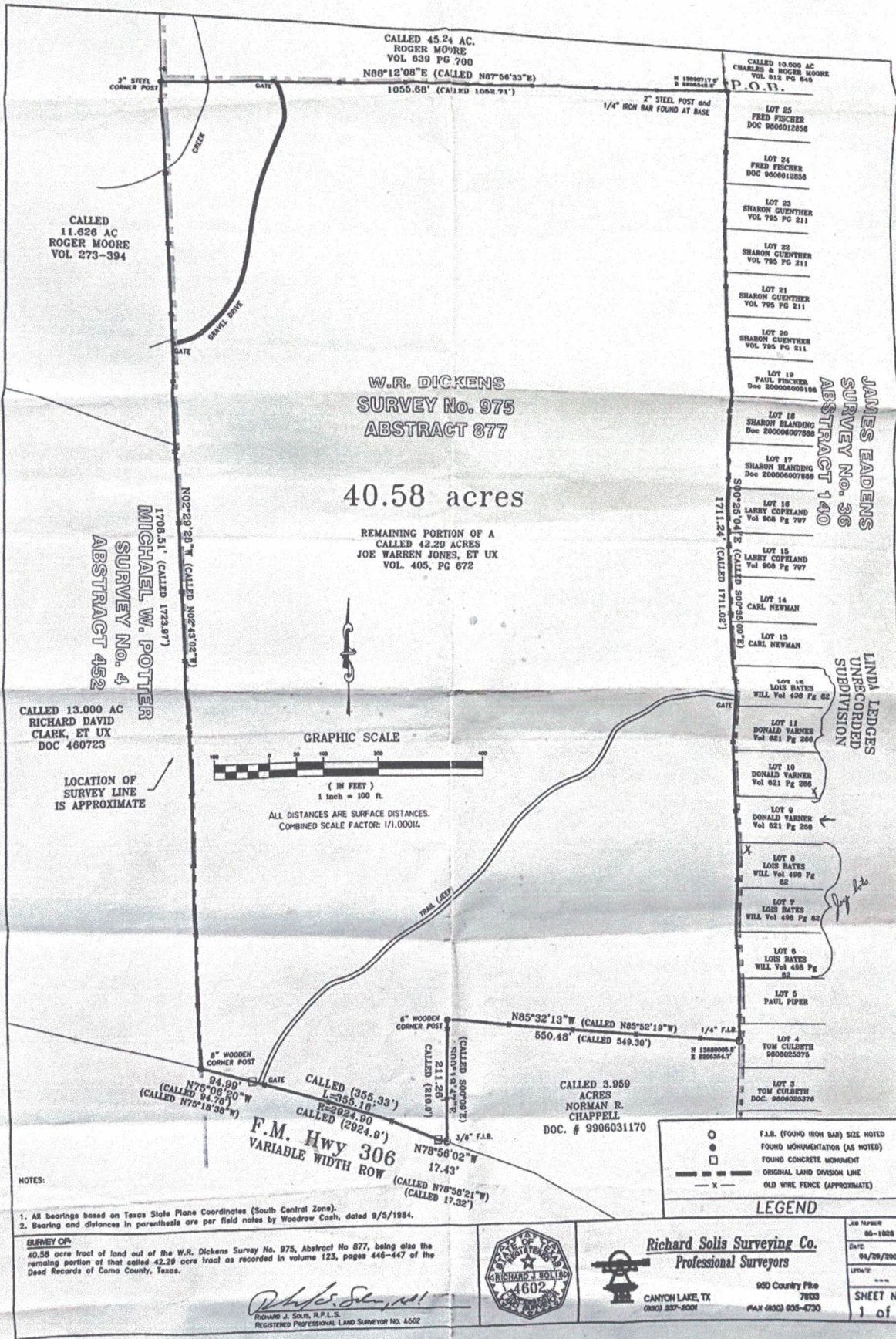
5/15/2024



N85d32'13"W 550.48'

00S

Scale: 1" = 60'



CALLED
11.626 AC
ROGER MOORE
VOL 273-394

CALLED 45.24 AC.
ROGER MOORE
VOL 639 PG 700
N88°12'08"E (CALLED N87°58'23"E)
1055.08' (CALLED 1062.71')

CALLER 10,000 AC
CHARLES & ROGER MOORE
VOL 812 PG 845
P.O.B.

- LOT 25
FRED FISCHER
DOC 9606012856
- LOT 24
FRED FISCHER
DOC 9606012856
- LOT 23
SHARON GUENTHER
VOL 795 PG 211
- LOT 22
SHARON GUENTHER
VOL 795 PG 211
- LOT 21
SHARON GUENTHER
VOL 795 PG 211
- LOT 20
SHARON GUENTHER
VOL 795 PG 211

W.R. DICKENS
SURVEY No. 975
ABSTRACT 877

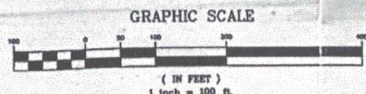
40.58 acres

REMAINING PORTION OF A
CALLED 42.29 ACRES
JOE WARREN JONES, ET UX
VOL. 405, PG 872

MICHAEL W. POTTER
SURVEY No. 4
ABSTRACT 452

CALLER 13,000 AC
RICHARD DAVID
CLARK, ET UX
DOC 460723

LOCATION OF
SURVEY LINE
IS APPROXIMATE



ALL DISTANCES ARE SURFACE DISTANCES.
COMBINED SCALE FACTOR: 1/1,000th

JAMES EADENS
SURVEY No. 36
ABSTRACT 140

- LOT 18
PAUL FISCHER
Doc 20000609108
- LOT 18
SHARON BLANDING
Doc 20000607858
- LOT 17
SHARON BLANDING
Doc 20000607858
- LOT 16
LARRY COPELAND
Vol 908 Pg 797
- LOT 15
LARRY COPELAND
Vol 908 Pg 797
- LOT 14
CARL NEWMAN
- LOT 13
CARL NEWMAN

LINDA LEDGES
UNRECORDED
SUBDIVISION

- LOT 12
LOIS BATES
WILL Vol 498 Pg 82
- LOT 11
DONALD VARNER
Vol 621 Pg 256
- LOT 10
DONALD VARNER
Vol 621 Pg 256
- LOT 9
DONALD VARNER
Vol 621 Pg 256
- LOT 8
LOIS BATES
WILL Vol 498 Pg 82
- LOT 7
LOIS BATES
WILL Vol 498 Pg 82
- LOT 6
LOIS BATES
WILL Vol 498 Pg 82
- LOT 5
PAUL PIPER
- LOT 4
TOM CULBERT
DOC. 9906031170
- LOT 3
TOM CULBERT
DOC. 9906031170

F.M. Hwy 306
VARIABLE WIDTH ROW

NOTES:

1. All bearings based on Texas State Plane Coordinates (South Central Zone).
2. Bearing and distances in parenthesis are per field notes by Woodrow Cash, dated 8/5/1984.

SURVEY OF:
40.58 acre tract of land out of the W.R. Dickens Survey No. 975, Abstract No 877, being also the remaining portion of that called 42.29 acre tract as recorded in volume 125, pages 446-447 of the Dead Records of Coma County, Texas.

Richard Solis
RICHARD J. SOLIS, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4602



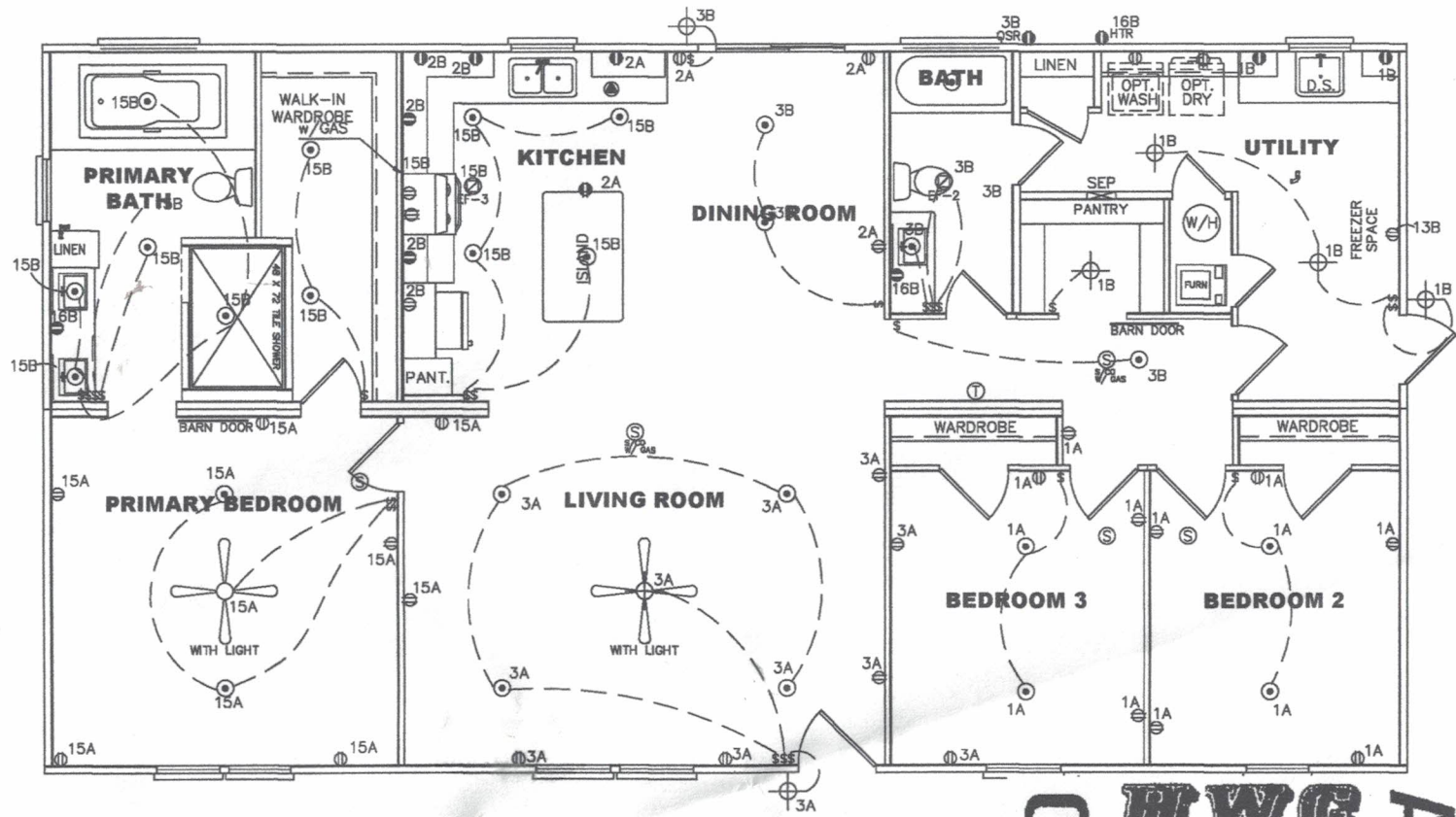
Richard Solis Surveying Co.
Professional Surveyors

CANTON LAKE, TX
(800) 257-2001
930 Country Pk
78033
FAX (800) 605-0730

- LEGEND**
- F.I.B. (FOUND IRON BAR) SIZE NOTED
 - FOUND MONUMENTATION (AS NOTED)
 - FOUND CONCRETE MONUMENT
 - ORIGINAL LAND DIVISION LINE
 - - - OLD WIRE FENCE (APPROXIMATE)

JOB NUMBER
06-1028
DATE
04/29/2006
SHEET NO.
1 of 1

CIRCUIT	CIRCUIT #	WIRE	BREAKER	CIRCUIT	CIRCUIT #	WIRE	BREAKER	CIRCUIT	CIRCUIT #	WIRE	BREAKER
LIGHT/RECEP	1A,1B,3A,3B,15A,15B	14-2	15-SP	WATER HEATER	4A,6B	SEE NOTE #8		BATHROOM	16B	12-2	20-SP
KITCHEN	2A,2B	12-2	20-SP	RANGE	5B,7A	SEE NOTE #8		OPT G/DISP	9B	SEE NOTE #8	
WASHER	12A	12-2	20-SP	FURNACE	6A,8A,B,10A,B	SEE NOTE #8		OPT SPA/WP/JAC	11A,B	SEE NOTE #8	
DRYER	5A,7B	SEE NOTE #8		OPT D/WASH	9A	SEE NOTE #8		FREEZER	13B	SEE NOTE #8	
				SMOKE DECT.	4B	SEE NOTE #8					



APPROVED **HWC** **APPROVED**

27 JUN 2023

Federal Manufactured Home Construction And Safety Standards

3

CMH MANUFACTURING	Model #: 5AP32563A	Drawing #:
	Date: 2/13/13	Scale: NTS 32M52 I

NOTES:

- 1) ALL CIRCUITS SHOWN ARE FOR REFERENCE AND MAY BE CHANGED BASED ON OPTIONAL COMPONENTS INSTALLED IN THE HOME.
- 2) REFER TO EL SECTION OF THE DAPIA FOR SYMBOL CHART.
- 3) INDICATES EITHER LIGHT OR RECEPTACLE MUST CONNECT TO SWITCH.
- 4) EF-1= 50 CFM EXHAUST FAN REQUIRED FOR THERMAL ZONE III
- 5) EF-3= 100 CFM RANGE EXHAUST FAN, SWITCH AT HOOD.
- 7) EF-4= WHOLE HOUSE VENTILATION PER REQUIREMENTS IN S-HV-10 & 10A OR M-HV-11 & 11A OF DAPIA.
- 8) REFER TO EL SECTION OF THE DAPIA OR THE MFG. INSTALLATION INSTRUCTIONS FOR PROPER WIRE SIZE AND BREAKER SIZE FOR SPECIFIC APPLIANCE AND MODEL BEING INSTALLED.

(STD PLAN "CONDITIONED")

1670 SQ.FT. (W/OPT. PORCH/RECESS "CONDITIONED")

From: [Ritzen, Brenda](#)
To: jwardsepticsevice@yahoo.com; [Stephen Jetton](#)
Subject: Permit 117505
Date: Wednesday, June 5, 2024 4:20:00 PM
Attachments: [image001.png](#)


Re: Jim Ward

38.78 acres, W.R. Dickens Survey No. 975 Abstract 877

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

Owner / Agent :

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

1. The  design shows the entire 40.58 acre tract. According to the deed presented 1.80 acre has been removed resulting in 38.78 acres. Revise the design to reflect the current property configuration.

Thank you,



Brenda Ritzen

Environmental Health Coordinator

195 David Jonas Dr.

New Braunfels, TX 78132

DR:OS00007722

830-608-2090

www.cceo.org

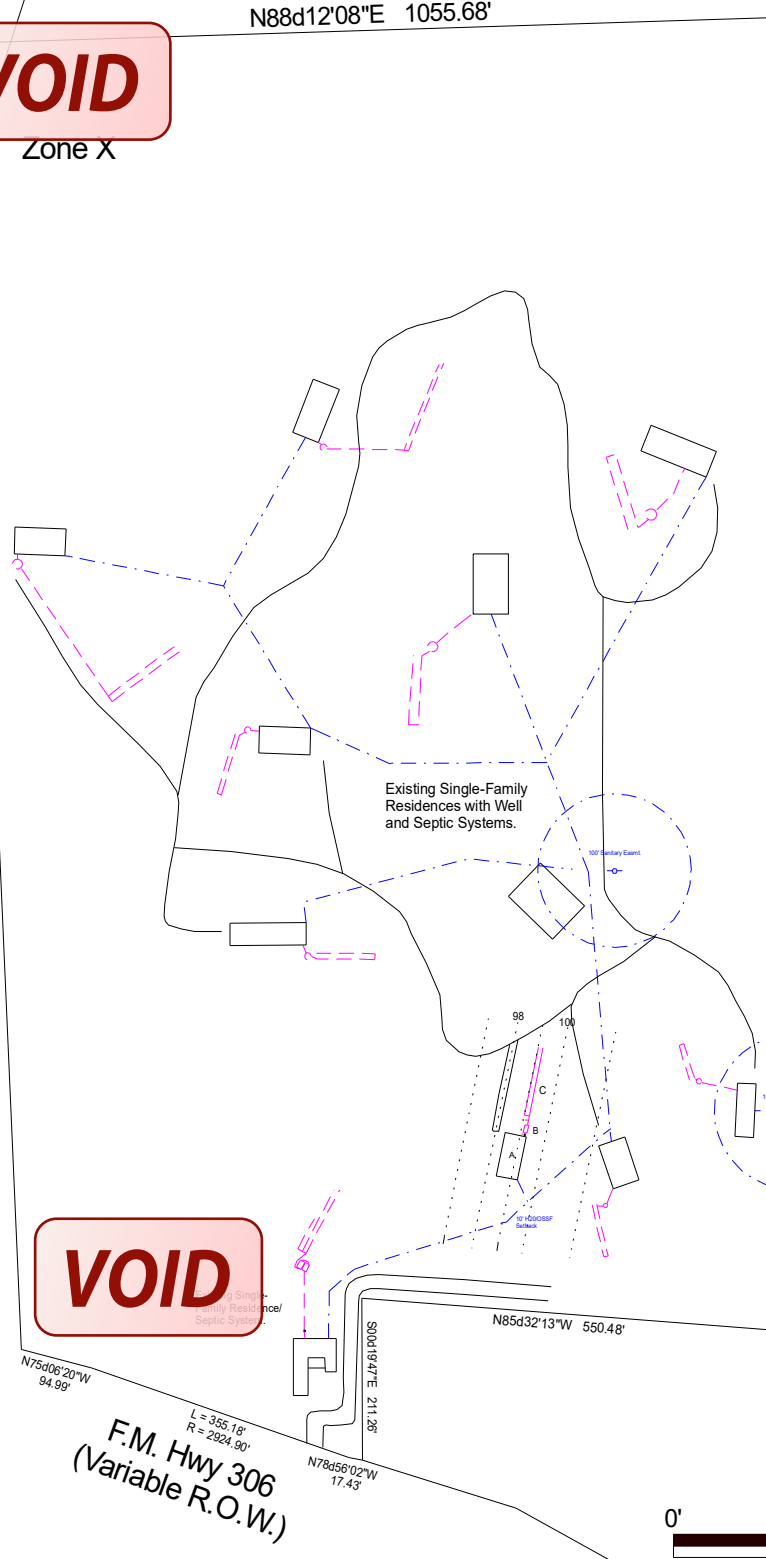
1438 Linda Drive Canyon Lake, Texas 78133

W.R. Dickens Survey
No. 975 ABS 877
38.78-Acres
Comal County, Texas

Creek
Zone A

VOID
Zone X

N022°38'W 1708.51'



S00°25'04"E 1711.24'

VOID
Single-Family Residence/
Septic System

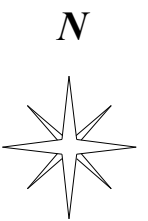
N85d32'13"W 550.48'

N75d06'20"W 94.99'

L = 355.13'
R = 2924.90'
F.M. Hwy 306
(Variable R.O.W.)

N78d56'02"W 17.43'

S00d19'47"E 211.28'



Scale: 1" = 250'

- A- 3-Bedroom Single-Family Residence (1792 sq. ft.).
- B- 750 - Gallon Two-Compartment Septic Tank.
- C- 2, 3' Wide, 90' Long Conventional Trenches.
18 ARC 36 Panels Per Trench.
9 ARC 36 Panels.
36 Total ARC 36 Panels.

X - Profile Hole
C/O - Two-Way Cleanout

Provide Two-Way Cleanout from House to Tank.
3" or 4" Sch. 40 between House and Tank. Must maintain
a minimum of 1/8" per foot of fall between house and tank.

Supply Line: 3" Sch. 40 PVC.

Trench Depth: 18' Minimum - 36" Maximum

Maintain 10' from all Property Lines.
Maintain 1' from all Utility Easements.
Maintain 10' from all Potable Water Lines.

*Refer to Tank Detail and Design Notes for more
Information.

*Plans may vary Slightly based on Conditions
Encountered in the Field.

*All Separation and Setback Requirements as Stated in
Chapter 285, TCEQ, On-Site Sewage Facilities, must
be maintained.

5/15/2024



*Flood Plain Note: A portion of this property is within
the 100 Year Floodplain. According to Panel No. 48091
C0 085F Dated 9/2/2009.

*This is not intended to be used as an official
survey. All structures and Contour locations
are approximate.

VOID

020511

YU

AFFIDAVIT TO THE PUBLIC

RECEIVED

AUG 03 2000

**THE COUNTY OF COMAL
STATE OF TEXAS**

ENVIRONMENTAL HEALTH

Before me, the undersigned authority, on this day personally appeared James P. Anderson
~~Theresa W. Anderson~~ who after being duly sworn, upon oath states that he is the owner
of record of that certain tract or parcel of land lying and being situated in Comal County,
Texas, and being more particularly described as follows: (legal description of property as
shown on recorded warranty deed)
L19; Beck Ranch; Unit 2; Comal Co; Tx

The undersigned further states that he will, upon any sale or transfer of the above-described
property, request a transfer of the permit to operate such surface application system to the
buyer or transferee. Any buyer or transferee is hereby notified that a maintenance
contract with an approved maintenance company will be required for use of the system.

James P. Anderson
Property Owner

Theresa W. Anderson
Property Owner

This instrument was acknowledged before me on this 31 day of March, 2000
Peggy Alva
Notary Public, State of Texas

Notary's Printed Name: _____
My Commission Expires: _____

PEBBY ALVA
Notary Public, State of Texas

Doc# 200006020511
Paid 7/10/00 12:31:46 PM
Filed & Recorded in
Official Records of
COMAL COUNTY
JULY STEWART
COUNTY CLERK
Fees \$9.00

Doc# 200006020511

- Instructions:
- 1) Document must be completed and Property Owner(s) signature(s) notarized,
 - 2) Record completed document in the Comal County Clerk's Office,
 - 3) Submit copy of recorded document to the Comal County Office of Environmental Health



201406021427 06/23/2014 01:11:20 PM 1/4

A/C (2)

General Warranty Deed

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.

Date: June 20, 2014

Grantor: WILBUR N. GEORGE

Grantor's Mailing Address: P.O. Box 114, Fischer, Comal County, Texas 78623

Grantee: JIM WARD

Grantee's Mailing Address: P.O. Box 561, Wimberley, Hays County, Texas 78676

Consideration:

Property (including any improvements):

Lots 6, 7, 8, 9, 10, 11 and 12, Block 1, J. Eadens Survey, Comal County Texas, known as 1452, 1438, 1424, 1408 and 1394 Linda Drive, Canyon Lake, Texas 78133; and

Being a 38.78 acre tract of land being out of the remaining portion of a called 42.29 acre tract of land, or Tract 3, in deed to Joe Warren Jones, et ux, recorded in volume 405, page 672 of the Deed Records of Comal County, Texas, also called a 40.5163 acre tract per field notes and survey signed by Woodrow Cash on 09-05-84, Cash Surveying Co. (all the following bearing and distances in parenthesis are per his survey), said 40.58 acre tract being situated in the WR. Dickens Survey 975, Abstract 877, Comal County, Texas, and being more particularly described by metes and bounds as follows with all bearings based on Texas State Plane Coordinates (south central zone).

Beginning: At a 1/4" iron bar found (N: 13890717.0' E: 2205342.3') for the southeast corner of a called 45.24 acre tract in deed to Roger Moore as recorded in volume 839, page 700 of the Deed Records of Comal County, Texas, the southwest corner of a called 10.000 acre tract in deed to Charles and Roger Moore as recorded in volume 812, page 845 of the Deed Records of Comal County, Texas, the northwest corner of a called Lot 25 Linda Ledges (unrecorded subdivision) in deed to Fred Fischer per Doc. # 9606012856 of the Official Records of Comal County, Texas, and being the northeast corner of the herein described 40.58 acre tract;

Thence: S 00° 25' 04" E - 1711.24' (S 00° 35' 09" E - 1711.02') along the common line of said Linda Ledges (Lots 25 to 4) and the herein described 40.58 acre tract to a found ¼" iron bar (N: 13889005.8' E: 2205354.7'), lying in the west line of Lot 4 Linda Ledges, for the northeast corner of a called 3.959 acre tract in deed to Norman R. Chappell per Doc. # 9906031170 of the Official Records of Comal County, Texas, and being the southeast corner of the herein described 40.58 acre tract;

Thence: continuing along the common line of said 3.959 acre tract and the herein described 40.58 acre tract with the following calls:
N 85°32'13" W - 550.48' (N 85°52'19" W - 549.30') to a 6" wooden corner post for a re-entrant corner of the herein described 40.58 acre tract;
S 00°19'47" E - 211.26' (S 00°09' E - 210.0') to a 3/8" iron bar found, lying in the north right-of-way line of F.M. 306 (r.o.w. varies), for the most southern common corner of said 3.959 acre tract and the herein described 40.58 acre tract;

Thence: continuing along the common line of said F.M. 306 and the herein described 40.58 acre tract with the following calls:
N 78°56'02" W - 17.43' (N 78°58'21" W - 17.32') to a found concrete monument for a point of curvature to the left;
355.18' (355.33' along said curve with a chord bearing of N 71°38'10" W - 354.96' and a radius of 2924.90' (called: 2924.9') to a found concrete monument;
N 75°06'20" W - 94.99' (N 75°18'38" W - 94.78') to an 8" wooden corner post and the most southern common corner of called 13.000 acre tract in deed to Richard David Clark, et ux per Doc. # 460723 Official Records of Comal County, Texas, and the herein described 40.58 acre tract;

Thence: N 02°29'28" W - 1708.51' (N 02°43'02" W - 1723.97') along the common lines of said 13.000 acre tract, a called 11.626 acre tract in deed to Roger Moore as recorded in volume 273, page 394 of the Deed Records of Comal County, and the herein described 21.85-acre tract to a 2" steel corner post for the southwest corner of said 45.24 acre tract and the northwest corner of the herein described 40.58 acre tract;

Thence: N 88°12'08" E - 1055.68' (N 87°56'33" E - 1052.71') along the common lines of said 45.24 acre tract and the herein described 40.58 acre tract to the POINT OF BEGINNING and containing 40.58 acres of land.

LESS SAVE AND EXCEPT:

Being a 1.80 acre tract of land being out of the called 40.58 acre tract of land, in deed to Wilbur N. George, recorded in Doc. No. 200506034945 of the Real Property Records of Comal County, Texas, said 1.8 acre tract being situated in the W.R. Dickens Survey 975, Abstract 877, Comal County, Texas, and being more particularly described by metes and bounds as follows with all bearings based on Texas State Plane Coordinates (south central zone, usft).

Commencing: At a ¼" iron bar found (N: 13890717.0' E: 2205342.3') for the southeast corner of a called 45.24 acre tract in deed to Roger Moore as recorded in volume 839, page 700 of the Deed Records of Comal County, Texas, the southwest corner of a called 10.00 acre tract in deed to Charles and Roger Moore as recorded in volume 812, page 845 of the Deed Records of Comal County, Texas, the northwest corner of a called Lot 25 Linda Ledges (unrecorded subdivision) in deed to Fred Fischer per Doc. #9606012856 of the Official Records of Comal County, Texas; Thence S 88°12'08" W, along the South line of said Roger Moore 45.24 acre tract, a distance of 835.68 feet to a ½" iron bar set with cap "Richard Solis 4602", for the Point of Beginning and the Northeast corner of this tract of land;

Thence: S 10°40'44" W, crossing Wilbur N. George called 40.58 acre tract, a distance of 439.00 feet, to a ½" iron bar set with cap "Richard Solis 4602", for a corner of this tract;

Thence: S 50° 04' 41" W, crossing Wilbur N. George called 40.58 acre tract, a distance of 151.07 feet, to a point, the Northeast corner of a called 13.00 acre tract of land, in deed to Wilbur N. George, recorded in Doc. No. 200706024118 of the Real Property Records of Comal County, Texas, the Southeast corner of Roger Moore called 11.626 acre tract, as recorded in Volume 273, Page 394, Deed Records of Comal County, Texas and being the West lines of said 40.58 acre tract, for the South Corner of this tract of land, whence a ½" iron bar found for reference bears N 87° 30' 32" E, a distance of 0.95 feet;

Thence: N 02° 29' 28" W, along the West line of said Wilbur N. George called 40.58 acre tract and the East line of said Roger Moore called 11.626 acre tract, generally following a wire fence, a distance 521.94 feet to a 2" steel corner post found at the southwest corner of said 45.24 acre tract in deed to Roger Moore, the Northwest corner of said Wilbur N. George called 40.58 acre tract for the Northwest corner of this tract;

Thence: N 88°12'08" E, along the south line of said called 45.24 acre tract in deed to Roger Moore, The North line of said Wilbur N. George called 40.58 acre tract, being the North line of this tract of land, to the Point of Beginning and containing 1.80 acres of land.

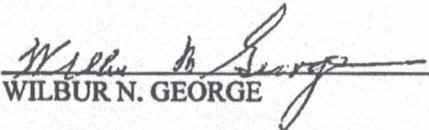
Reservations from Conveyance:

Exceptions to Conveyance and Warranty: Any and all restrictions, exceptions, reservations, covenants, conditions and easements, if any, relating to the hereinabove described property, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property, and including all statutes, ruled and regulations pertaining to any septic systems and water wells, and to any and all visible and apparent easements, and to any and all governmental status, rules and regulations concerning the property because of its location in, on

or over any aquifer, the aquifer recharge zone and/or any contributing zone or waste shed; and taxes for 2013, which Grantee assumes and agrees to pay.

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.

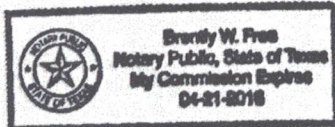
When the context requires, singular nouns and pronouns include the plural.

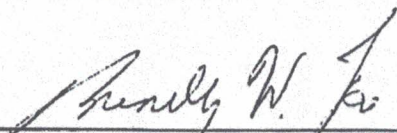

WILBUR N. GEORGE

THE STATE OF TEXAS §

COUNTY OF COMAL §


This instrument was acknowledged before me on this the 20th day of June, 2014, by WILBUR N. GEORGE.




NOTARY PUBLIC, STATE OF TEXAS
Notary's Name Printed: _____
My Commission Expires: _____

PREPARED IN THE LAW OFFICE OF
BRENTLY W. FREE, LLLC
P.O. BOX 310953
New Braunfels, Texas 78131

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
06/23/2014 01:11:28 PM
TERRI 4 Page(s)
201406021427

 *Joy Streater*



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		117505
Date Received	Initials	Permit Number

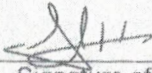
Instructions:

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

OSSF Permit

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

5-15-2024

Date

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

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