

Olvera,Brandon

From: Olvera,Brandon
Sent: Wednesday, June 19, 2024 12:49 PM
To: Greg Johnson
Cc: Harrell Jud (Enel North America - USA); Randy Batey
Subject: RE: 1151 LAVACA - HARRELL #117508

Good afternoon,

File has been updated. Provide the release of utility easement.

Thank You,

| **Brandon Olvera** | **Designated Representative OS0034792** | Comal County | www.cceo.org |
| 195 David Jonas Dr, New Braunfels, TX-78132 | t: 830-608-2090 | f: 830-608-2078 | e:
olverb@co.comal.tx.us |

From: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Wednesday, June 12, 2024 12:36 PM
To: Olvera,Brandon <Olverb@co.comal.tx.us>
Cc: Harrell Jud (Enel North America - USA) <jud.harrell@enel.com>; Randy Batey <randycbatey@gmail.com>
Subject: 1151 LAVACA - HARRELL #117508

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 INCLUDE LOT 47.

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

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

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

Inspector Notes:

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 117508
Issued This Date: 06/10/2024
This permit is hereby given to: JUDSON JEROME HARRELL, III

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

1151 LAVACA
CANYON LAKE, TX 78133

Subdivision: SCENIC TERRACE
Unit: 1
Lot: 46
Block: 1
Acreage: 0.0000

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
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

--	--

Date Received

Initials

117508

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

05/16/2024

Date

___ COMPLETE APPLICATION
Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION _____ (Missing Items Circled, Application Refeused)
--

RECEIVED

By Brandon Olvera at 12:34 pm, Jun 19, 2024



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date May 7, 2024

Permit Number 117508

1. APPLICANT / AGENT INFORMATION

Owner Name JUDSON JEROME HARRELL III
Mailing Address 1270 RIDGEWOOD BEND
City, State, Zip CANYON LAKE TEXAS 78133
Phone # 512-585-0411
Email jud.harrell@encl.com

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 SCENIC TERRACE Unit 1 Lot 46 + 47 Block 1
Survey Name / Abstract Number _____ Acreage _____
Address 1151 LAVACA City CANYON LAKE State TX Zip 78133

3. TYPE OF DEVELOPMENT

Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) 2 PERSONAL RV'S

Number of Bedrooms _____

Indicate Sq Ft of Living Area _____

Non-Single Family Residential

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

Type of Facility _____

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: \$ 15,000 (Structure Only)

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

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

Source of Water Public Private Well Rainwater 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.

Brandon Olvera
Signature of Owner

5/7/2024
Date



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

SCENIC TERRACE, UNIT 1, BLOCK 1, LOT 46

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; SEPTIC TANK AND LEACHING CHAMBERS

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

Tank Size(s) (Gallons) 1000 GAL. DUAL COMP. SEPTIC TANK Absorption/Application Area (Sq Ft) 900

Gallons Per Day (As Per TCEQ Table 111) 240 DESIGN RATE

(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

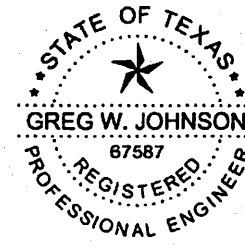
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

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 of Designer

May 7, 2024
Date

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL §

STATE OF TEXAS §

Before me, the undersigned authority, on this day personally appeared JUDSON JEROME HARRELL, III who after being by me duly sworn, upon oath state that they are 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:

1 UNIT/PHASE/SECTION 1 BLOCK 46 & 47 LOT SCENIC HEIGHTS SUBDIVISION

IF NOT IN SUBDIVISION: _____ ACREAGE _____ SURVEY

The property is owned by (insert owner's full name): JUDSON JEROME HARRELL, III

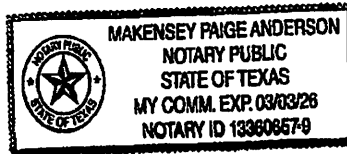
The undersigned further state that the on-site sewage facility for the referenced properties crosses the boundary between the properties. These properties cannot be sold separately and must be sold as one. Any buyer or transferee is hereby notified of this requirement.

WITNESS MY/OUR HAND(S) on this 12 day of June, 20 24.

X [Signature]
JUDSON JEROME HARRELL, III

SWORN TO AND SUBSCRIBED BEFORE ME on this 12 day of June, 20 24.

[Signature]
Notary Public Signature



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
06/12/2024 10:41:03 AM
TRACY 1 Pages(s)
202406017598

Bobbie Koepf

RECEIVED

By Brandon Olvera at 12:38 pm, Jun 19, 2024

Greg W. Johnson, P.E.

170 Hollow Oak

New Braunfels, Texas 78132

830/905-2778

May 7, 2024

Comal County Office of Environmental Health

195 David Jonas Drive

New Braunfels, Texas 78132-3760

RE: Septic Design
1151 Lavaca
Scenic Terrace, Unit 1, Block 1, Lot 46+47
Harrell Residence

A portion of the referenced property is located within the 100-year flood plain, the placement of this septic system will not cause significant damage during a hundred year flood and will not pose a threat to the public health or environment. The following is the calculation of required tank cover to prevent floatation :

BUOYANCY CALCULATIONS

1000 gal Tank

Volume of Tank = $H*W*L = 4.333' * 6.67' * 9.33' = 269 \text{ cf.}$

Upward Buoyancy force = $269 \text{ cf} * 8.34 \text{ \#/gal} * 7.48 \text{ gal/sf} = 16,801 \text{ \#}$


Overburden w/ 6" of soil = $L*W*\text{fill Height}*Wt \text{ of fill}/\text{cf} = 9.33' * 6.67' * .5' * 90\text{\#/cf} = 2800\text{\#}$

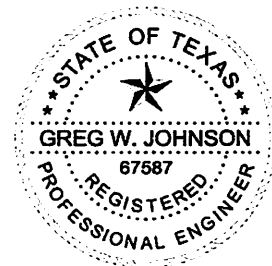
Tank Weight of Tank = 8,000#

Downward force of tank & min. water & overburden = $8,000\text{\#} + (1000) * 8.34\text{\#/gal} + 2800\text{\#}$
= 17,778#

Downward force > Upward Force 19,140# > 16,801# Tank will not float with 0.5' of cover

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

 05/07/24
Greg W. Johnson, P.E. No. 67587 / F#2585
170 Hollow Oak
New Braunfels, Texas 78132 - 830/905-2778



RECEIVED

ON-SITE SEWERAGE FACILITY *By Brandon Olvera at 12:38 pm, Jun 19, 2024*
SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: May 06, 2024

Site Location: SCENIC TERRACE, SECTION 1, BLOCK 1, LOT 46 + 47

Proposed Excavation Depth: 18" to 36"

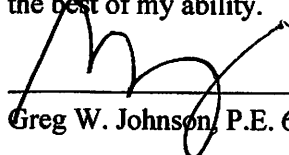
Requirements:

- At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
- Locations of soil boring or dug pits must be shown on the site drawing.
- For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
- Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

SOIL BORING NUMBER <u>1</u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	III	CLAY LOAM				BROWN
1						
2						
3						
4						
5	III	SILTY LOAM	N/A	NONE OBSERVED	NONE OBSERVED	TAN CALICHE

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

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


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

05/06/24
Date

RECEIVED

By Brandon Olvera at 12:38 pm, Jun 19, 2024

OSSF SOIL EVALUATION REPORT

Date: May 07, 2024

Applicant Information:

Name: JUDSON JEROME HARRELL III
Address: 1270 RIDGEWOOD BEND
City: CANYON LAKE State: TEXAS
Zip Code: 78133 Phone: (512) 585-0411

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 Unit 1 Blk 1 Subd. SCENIC TERRACE
Street Address: 1151 LAVACA
City: CANYON LAKE Zip Code: 78133
Additional Info.: LOTS 46 & 47

Installer Information:

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

Topography: Slope within proposed disposal area: 8 to 20 %
Presence of 100 yr. Flood Zone: YES X NO
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 Leaching Chambers:

Commercial

Q = GPD

Residential Water conserving fixtures to be utilized? Yes X No

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

Q gal/day = (Bedrooms + 1) * 75 GPD

Q = (+ 1) * 75 - (20 %) = 240

A = Q/Ra = 240 / 0.20 = 1200 sq. ft.

NOTE : 2 PERSONAL RV SITES @ 114 GPD EACH = 228 GPD USING A DESIGN RATE OF 240 GPD

Tank Size = (~3 * Q) = 1000 Gal. Dual Comp.

Excavation Length & Width

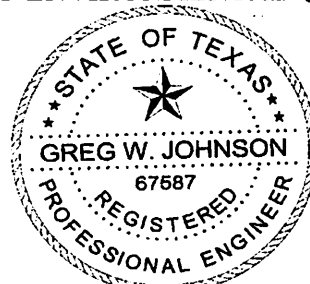
L = 0.75A/(W+2) (<3' Wide) = 900 / 5' = 180' of 3' WIDE 36 - 5' PANELS

or
L=0.75(A-2W)/(W+2) (>3'Wide)= / = of

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016).

GREG W. JOHNSON, P.E. 67587 - F#2585

05/07/24 DATE



FIRM #2585

RECEIVED

By Brandon Olvera at 12:38 pm, Jun 19, 2024

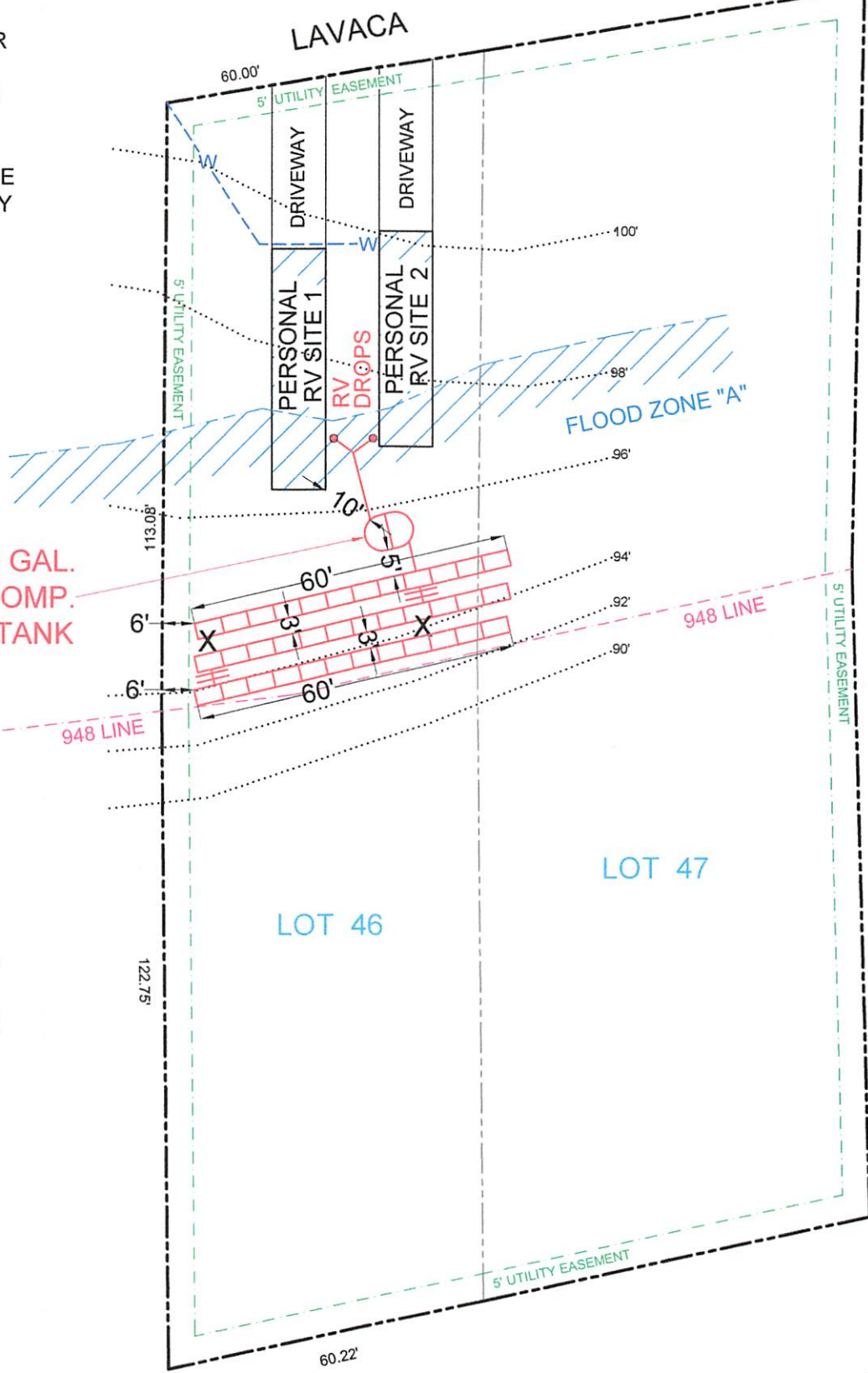
INSTALL 900sf OF FIELD USING 36 5'-0" LEACHING CHAMBER PANELS WITH BULKHEADS. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

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

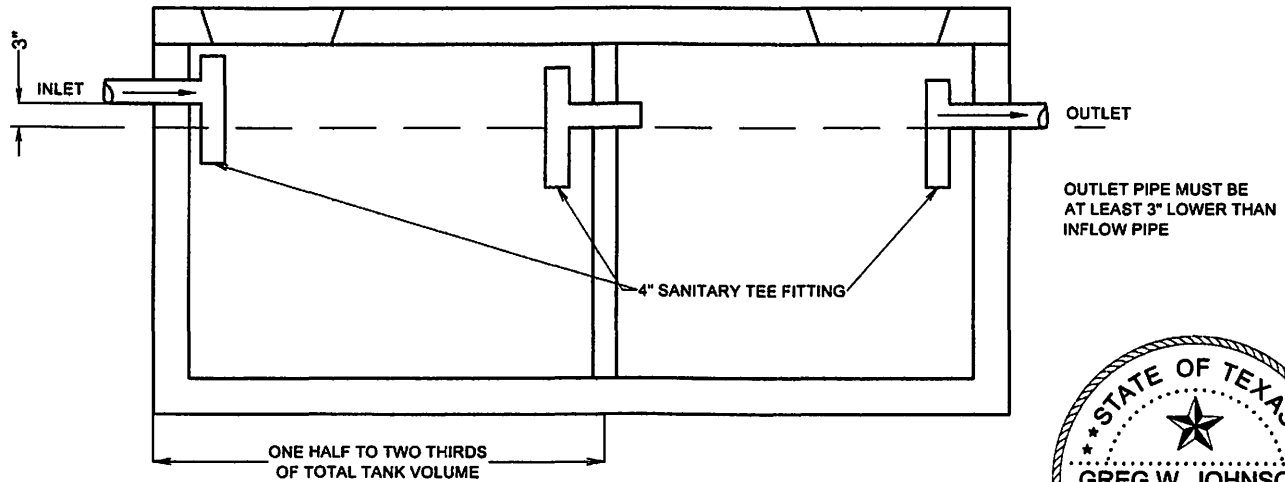
X= TEST HOLE

1000 GAL. DUAL COMP. SEPTIC TANK

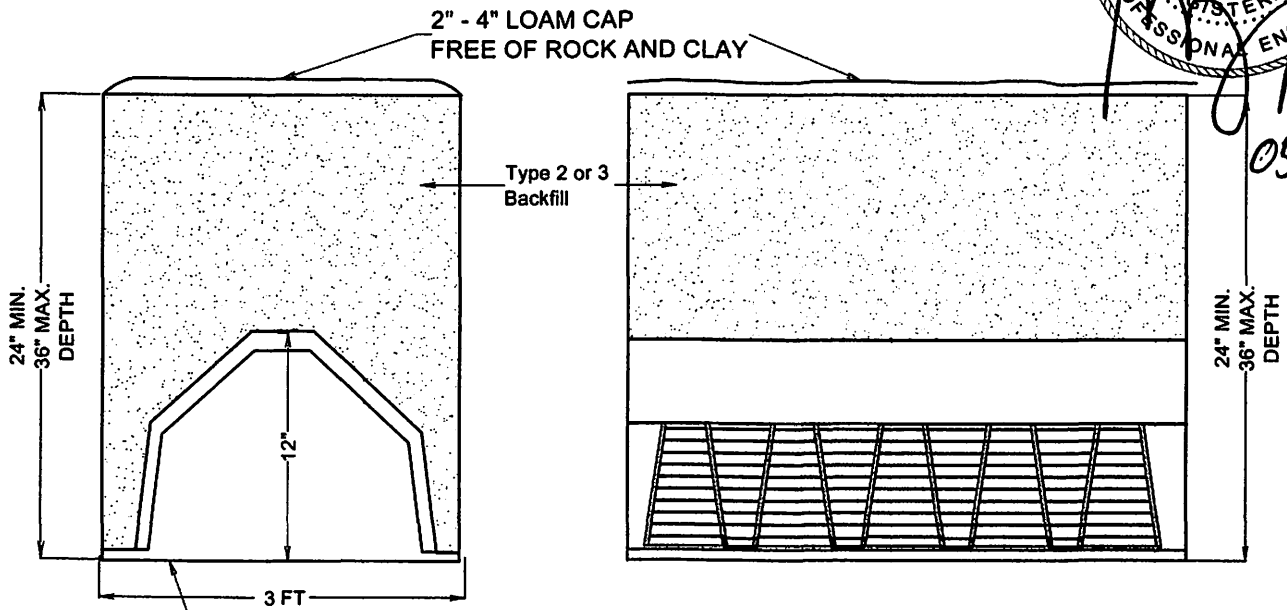
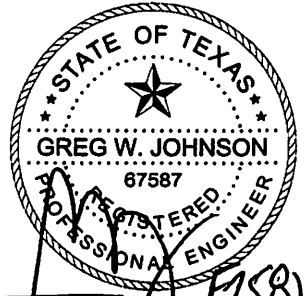
NOTE:
NO OSSF SYSTEM CAN BE INSTALLED ON THE SAME PROPERTY AS THE SINGLE FAMILY DWELLING, DUE TO PLACEMENT OF HOUSE AND SIZE OF LOT. JUDSON JEROME HARRELL III OWNS BOTH PROPERTIES.



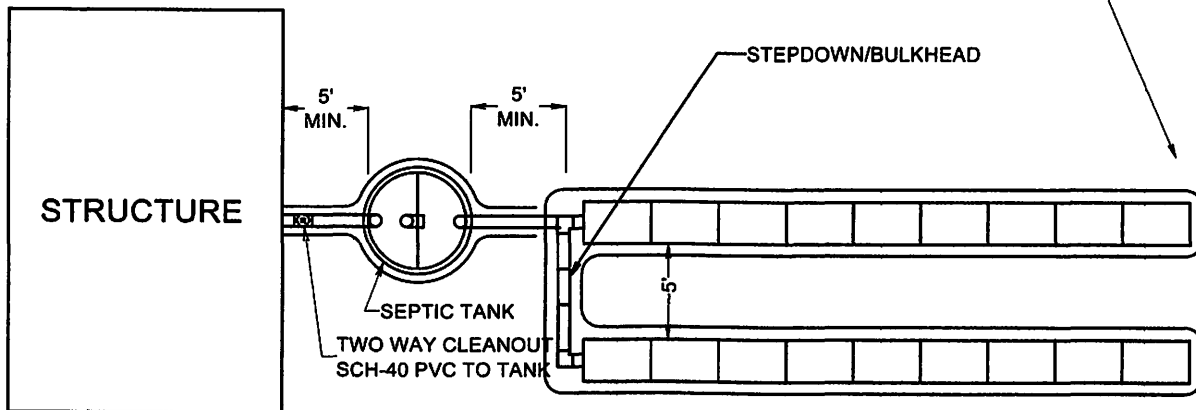
OWNER: JUDSON JEROME HARRELL III		DRAWN BY: EJS III		
STREET ADDRESS: 1151 LAVACA				
LEGAL DESC: SCENIC TERRACE	UNIT/SECTION/PHASE: 1	BLOCK: 1	LOT: 46 & 47	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=30'	DATE: 5/1/2024	REVISED: 6/12/2024	



TYPICAL TWO COMPARTMENT SEPTIC TANK



HANCOR ARC 36 LEACHING CHAMBER DETAIL



HANCOR ARC 36 LEACHING CHAMBER DETAIL



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

117508

Date May 7, 2024

Permit Number _____

1. APPLICANT / AGENT INFORMATION

Owner Name JUDSON JEROME HARRELL III
Mailing Address 1270 RIDGEWOOD BEND
City, State, Zip CANYON LAKE TEXAS 78133
Phone # 512-585-0411
Email _____

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

2. LOCATION

Subdivision Name SCENIC TERRACE Unit 1 Lot 46 Block 1
Survey Name / Abstract Number _____ Acreage _____
Address 1151 LAVACA City CANYON LAKE State TX Zip 78133

VOID

TYPE OF DEVELOPMENT

- Single Family Residential
 - Type of Construction (House, Mobile, etc.) _____ PERSONAL USE
 - Number of Bedrooms _____
 - Indicate Sq Ft _____
- Non-Single Family Residential
 - (Planning material to show adequate lot size for down lot require needed treatment and disposal area)
 - Type of Facility _____
 - Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____
 - Restaurants, Lounges, Theaters - Indicate Number of Seats _____
 - Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____
 - Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 15,000 (Structure Only)

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

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

Source of Water Public Private Well Rainwater 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.

Judson Harrell
Signature of Owner

5/7/2024
Date

**THE COUNTY OF COMAL
STATE OF TEXAS**

CERTIFICATION OF SINGLE FAMILY DWELLING

According to Texas Commission of Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of COMAL COUNTY, TEXAS.

I

Before me this day appeared **JUDSON JEROME HARRELL, III**, being the owners of the referenced property at **1151 LAVACA**. They further state that the Residence and any additional living space on this property will be occupied only by a single family.

An OSSF requiring a Certification of Single Family Dwelling, will be installed on the property described as:

1 UNIT 1 BLOCK 46 LOT SCENIC TERRACE SUBDIVISION

IF NOT IN SUBDIVISION: _____ SURVEY _____

The property is owned by JUDSON JEROME HARRELL, III

WITNESS MY HAND AND SEAL OF OFFICE OF ME, _____, 24.

Judson Jerome Harrell III
OWNER (SIGNATURE) (SIGNATURE)

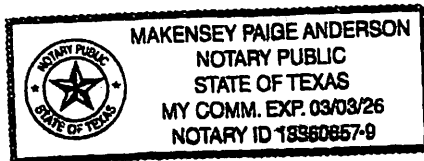
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 13th DAY OF MAY, 20 24 BY

JUDSON JEROME HARRELL, III
OWNER NAME (PRINTED)

Judson Jerome Harrell III
OWNER NAME (PRINTED)

VOID

Makensey Paige Anderson
Notary Public Signature



Greg W. Johnson, P.E.

170 Hollow Oak

New Braunfels, Texas 78132

830/905-2778

May 7, 2024

Comal County Office of Environmental Health

195 David Jonas Drive

New Braunfels, Texas 78132-3760

RE: Septic Design

1151 Lavaca

Scenic Terrace, Unit 1, Block 1, Lot 46

Harrell Residence

A portion of the referenced property is located within the 100-year flood plain, the placement of a septic system will not be a significant change of land use and will not be a threat to the health, safety or environment. The following is the calculation of required cover to prevent flotation.

VOID

BUOYANCY CALCULATION

1000 gal Tank

Volume of Tank = $L \times W \times H = 4.33 \times 6.67 \times 9.5 = 269 \text{ cf}$

Upward Buoyant Force = $269 \text{ cf} \times 62.4 \text{ lb/cf} = 16,786 \text{ lb}$

Overburden w/ 6" of soil = $L \times W \times \text{fill Height} \times \text{Wt of fill/cf} = 9.33 \times 6.67 \times .5 \times 90 \text{ lb/cf} = 2800 \text{ lb}$

Tank Weight of Tank = 8,000#

Downward force of tank & min. water & overburden = $8,000 \text{ lb} + (1000 \text{ gal} \times 8.34 \text{ lb/gal}) + 2800 \text{ lb} = 17,778 \text{ lb}$

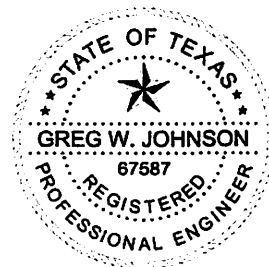
Downward force = 17,778# > Upward force = 16,786# Tank will not float with 6" of cover

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

Greg W. Johnson, P.E. No. 67587 / F#2585

170 Hollow Oak

New Braunfels, Texas 78132 - 830/905-2778



ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: May 06, 2024

Site Location: SCENIC TERRACE, SECTION 1, BLOCK 1, LOT 46

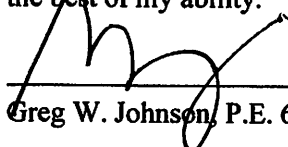
Proposed Excavation Depth: 18" to 36"

Requirements:

- At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
- Locations of soil boring or dug pits must be shown on the site drawing.
- For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
- Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

SOIL BORING NUMBER <u>1</u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0						
1		CLAY LOAM				BROWN
2						
3						
4						
5		SILT LOAM	N/A	FINE SAND	NONE	TAN CALICHE
<div style="font-size: 48px; font-weight: bold; color: red; opacity: 0.5;">VOID</div>						
SOIL BORING NUMBER <u>2</u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0						
1	SAME		AS		ABOVE	
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

05/06/24

 Date

OSSF SOIL EVALUATION REPORT INFORMATION

Date: May 07, 2024

Applicant Information:

Name: JUDSON JEROME HARRELL III
Address: 1270 RIDGEWOOD BEND
City: CANYON LAKE State: TEXAS
Zip Code: 78133 Phone: (512) 585-0411

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:

Installer Information:

Lot ^{SEE BELOW} Unit: 1 PH 1 SCENIC TERRACE
Street Address: 1151 LAVACA
City: CANYON LAKE Zip Code: 78133
Additional Info.: LOTS 46 & 48

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

Topography: Slope within property: _____ to 20%
Presence of 100 yr. Flood Zone: YES NO
Existing or proposed well in vicinity: YES NO
Presence of adjacent property street water fundaments: YES NO
Presence of upper water table: YES NO
Organized sewage service available to lot: YES NO

Design Calculations Leaching Characteristic
Commercial

Q = _____ GPD

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

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

Q gal/day = (Bedrooms + 1) * 75 GPD

Q = (_____ + 1) * 75 - (20 %) = 240

A = Q/Ra = 240 / 0.20 = 1200 sq. ft.

**NOTE : 2 PERSONAL RV SITES @ 114 GPD EACH
= 228 GPD USING A DESIGN RATE OF 240 GPD**

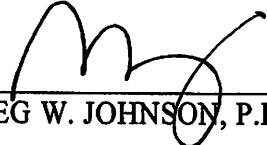
Tank Size = (~3 * Q) = 1000 Gal. Dual Comp.

Excavation Length & Width

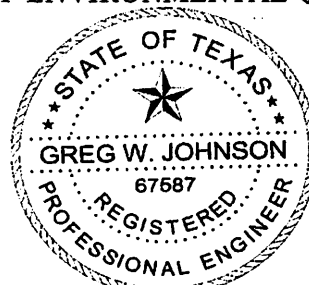
L = 0.75A/(W+2) (<3' Wide) = 900 / 5' = 180' of 3' WIDE 36 - 5' PANELS

or
L=0.75(A-2W)/(W+2) (>3'Wide)= _____ / _____ = _____ of _____

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016).


GREG W. JOHNSON, P.E. 67587 - F#2585

05/07/24
DATE

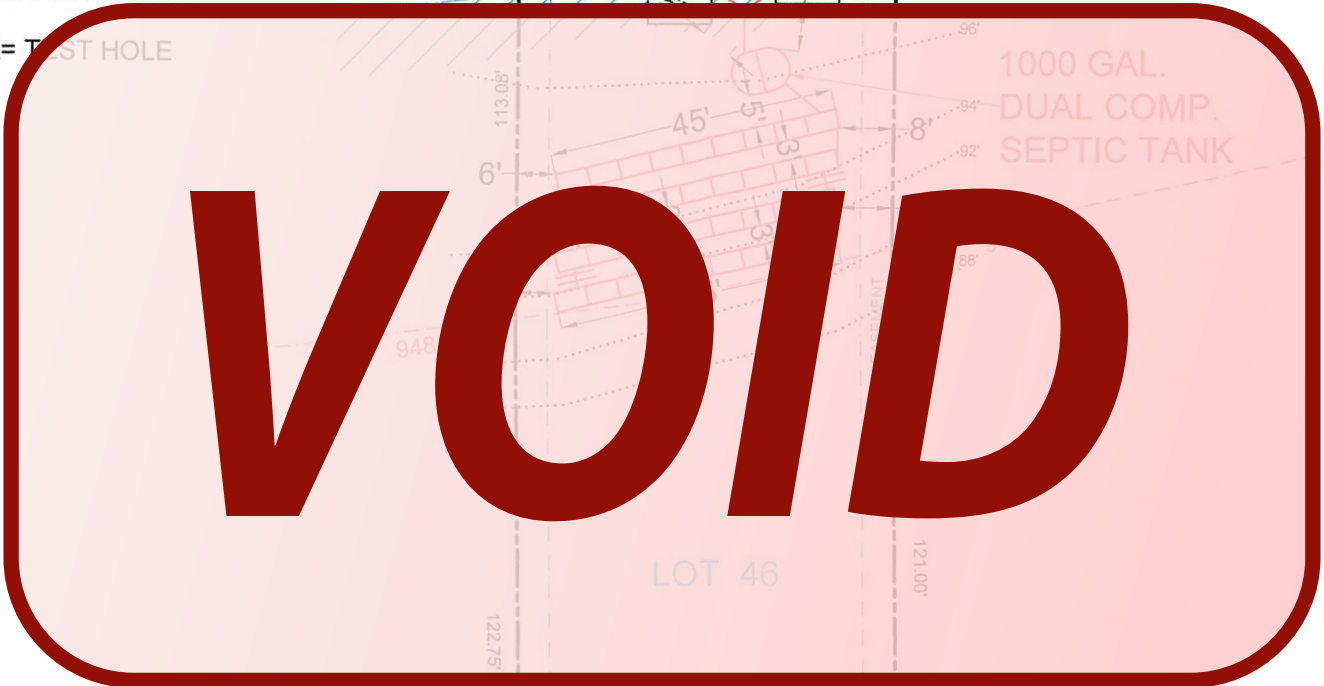
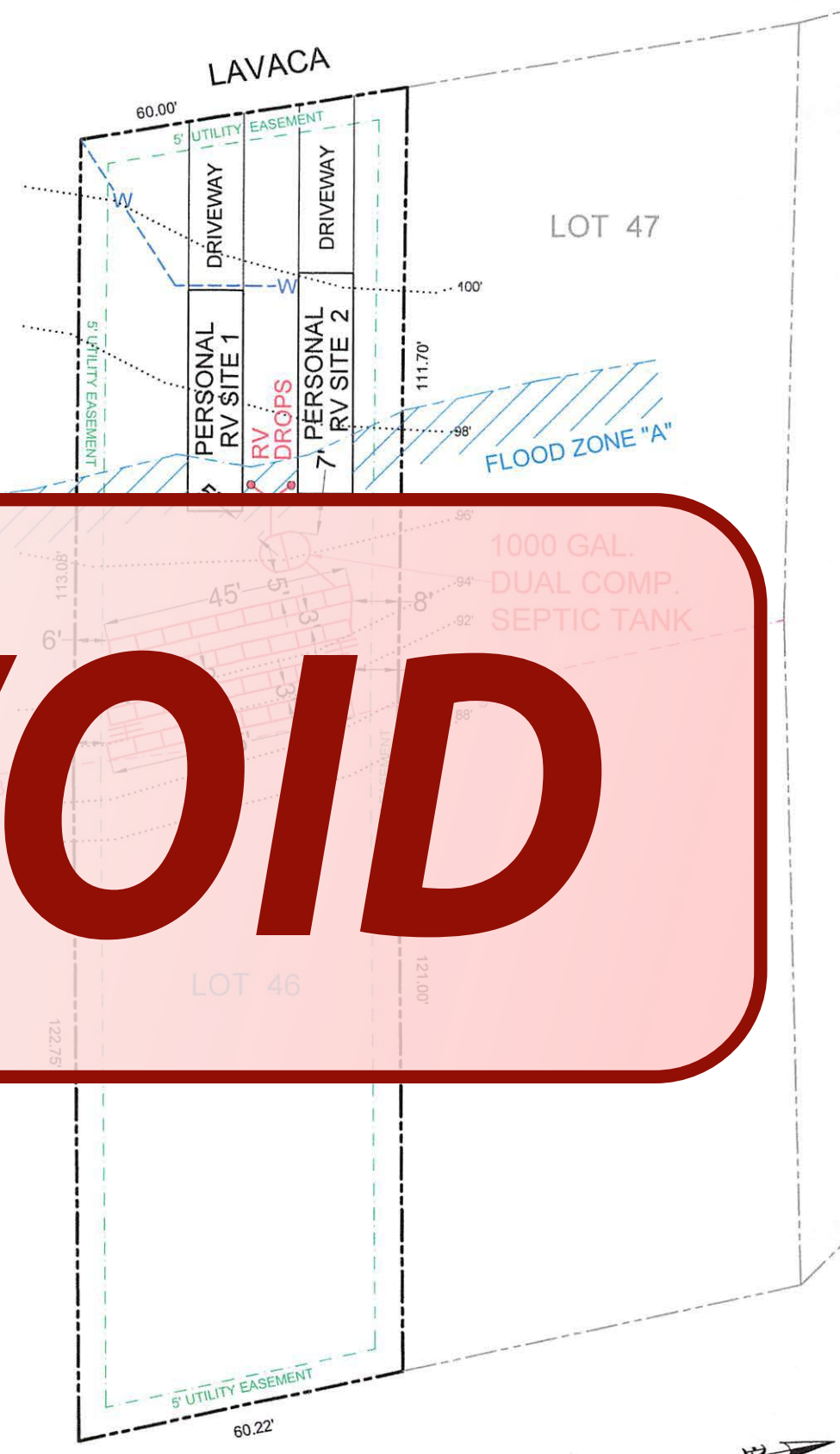


FIRM #2585

INSTALL 900sf OF FIELD USING 36 5'-0" LEACHING CHAMBER PANELS WITH BULKHEADS. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

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

X= TEST HOLE



OWNER: JUDSON JEROME HARRELL III		DRAWN BY: EJS III	
STREET ADDRESS: 1151 LAVACA			
LEGAL DESC: SCENIC TERRACE	UNIT/SECTION/PHASE: 1	BLOCK: 1	LOT: 46
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=30'	DATE: 5/1/2024	REVISED:



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: September 22, 2023

Grantor: JOSHUA E. KILPATRICK, a married person owning, occupying and claiming other property as homestead

Grantor's Mailing Address: 14946 Arrowhead Dr., Apt. A, Leander, TX 78641

Grantee: JUDSON JEROME HARRELL III, a single person

Grantee's Return Mailing Address: 1270 Ridgewood Bend, Canyon Lake, Texas 78133

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 JUNCTION NATIONAL BANK in the principal amount of \$75,000.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of JUNCTION NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to Darla Rooke, trustee.

Property (including any improvements):

Lots 46, 47 and 48, Bock 1, SCENIC TERRACE, SECTION ONE, Comal County, Texas, according to the plat thereof recorded in Volume 2, Pages 84-85 of the Map and Plat Records, 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 2023, 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

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. JUNCTION NATIONAL BANK, 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 JUNCTION NATIONAL BANK and are transferred to JUNCTION NATIONAL BANK without recourse against Grantor.

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

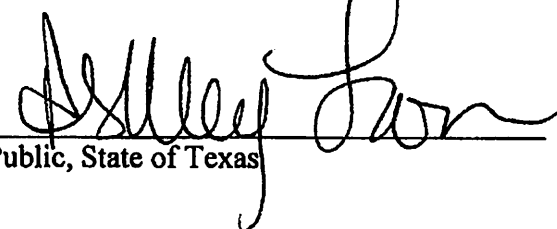


JOSHUA E. KILPATRICK

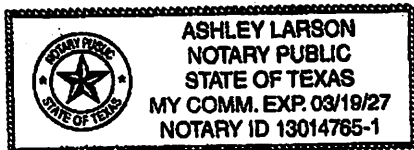
STATE OF TEXAS)

COUNTY OF COMAL)

This instrument was acknowledged before me on September 22, 2023 by JOSHUA E. KILPATRICK.

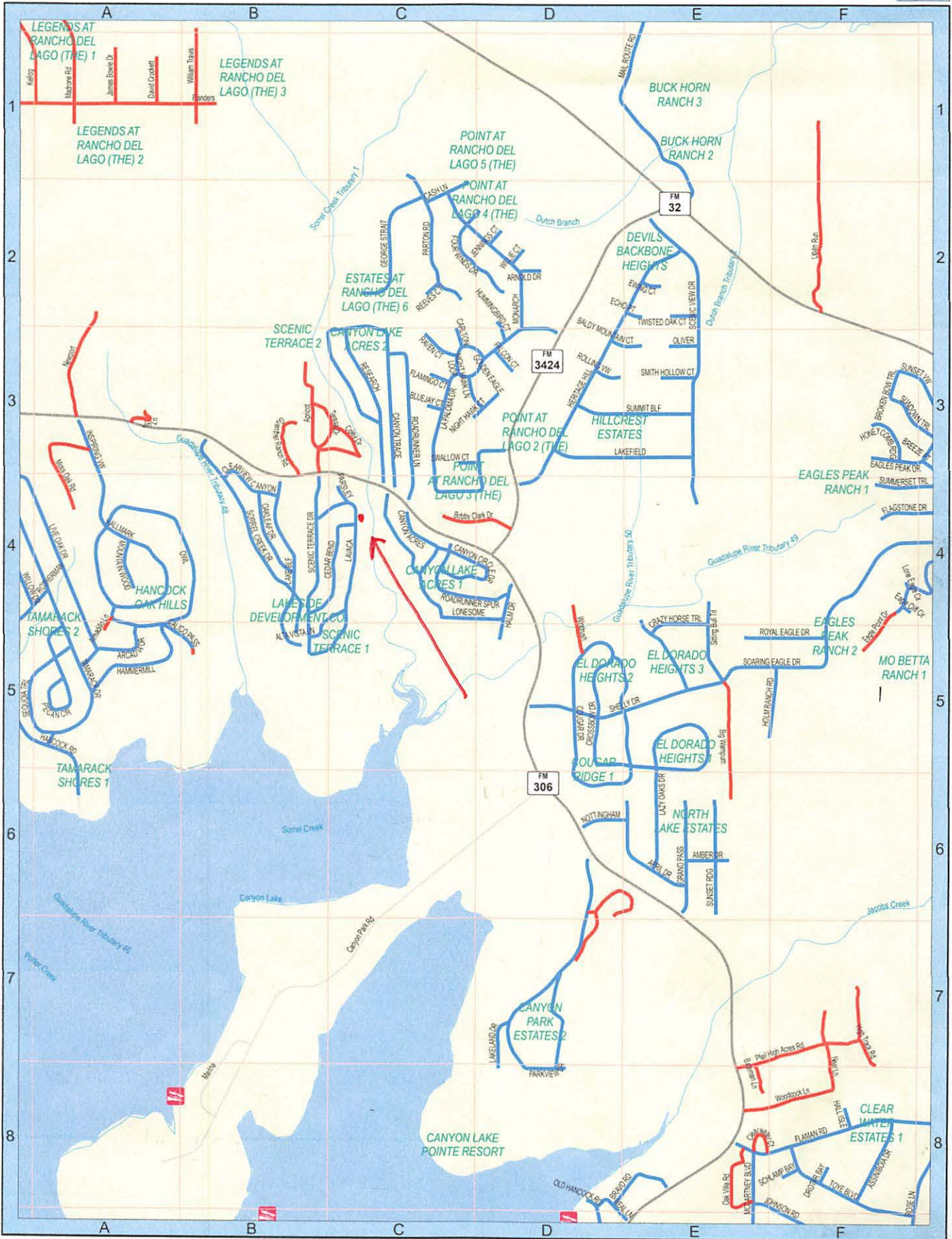


Notary Public, State of Texas



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
09/22/2023 04:27:22 PM
LAURA 2 Pages(s)
202306030646

 *Bobbie Koepf*



SEE PAGE 20

