



# COMAL COUNTY

## ENGINEER'S OFFICE

### License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 01/03/2025

Permit Number: 117593

Location Description: 730 STAGECOACH DR  
CANYON LAKE, TX 78133

Subdivision: Canyon Lake Hills  
Unit: 5  
Lot: 2199  
Block: -  
Acreage: 0.2700

Type of System: Aerobic  
Drip Irrigation

Issued to: William and Kathryn Alger

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

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

Alterations to this permit including, but not limited to:

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

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

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

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

Licensing Authority  
Comal County Environmental Health

ENVIRONMENTAL HEALTH INSPECTOR

OS0038255

ENVIRONMENTAL HEALTH COORDINATOR

Assistant: OS0034792

# 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 Drip Irrigation		285.33(c)(3)(A)-(F)				

**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

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## ENGINEER'S OFFICE

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

Permit Number: 117593  
Issued This Date: 07/09/2024  
This permit is hereby given to: William and Kathryn Alger

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

730 STAGECOACH DR  
CANYON LAKE, TX 78133

Subdivision: Canyon Lake Hills  
Unit: 5  
Lot: 2199  
Block: -  
Acreage: 0.2700

#### APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic  
Drip Irrigation

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

Call (830) 608-2090 to schedule inspections.



COMAL COUNTY  
ENGINEER'S OFFICE

## ON-SITE SEWAGE FACILITY APPLICATION

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

Date \_\_\_\_\_

Permit Number 117593

### 1. APPLICANT / AGENT INFORMATION

Owner Name William and Kathryn Alger  
Mailing Address 201 Dewberry Cv  
City, State, Zip Buda, TX 78610  
Phone # \_\_\_\_\_  
Email \_\_\_\_\_

Agent Name Doug Dowlearn R.S.  
Agent Address 703 Oak Dr.  
City, State, Zip Blanco, TX 78606  
Phone # 210-878-8100  
Email TXSEPTIC@GMAIL.COM

### 2. LOCATION

Subdivision Name Canyon Lake Hills Unit 5 Lot 2199 Block -  
Survey Name / Abstract Number \_\_\_\_\_ Acreage .2745  
Address 730 Stagecoach Dr. City Canyon Lake State TX Zip 78133

### 3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area <2500

☐ 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: \$ 300K (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

### 4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Signature of Owner

6/17/2024

Date



**\*\*\* 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 \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Date

Page 2 of 2

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COUNTY OF COMAL  
STATE OF TEXAS

AFFIDAVIT TO THE PUBLIC

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, give the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code § 285.91 (12) will be installed on the property described as (insert legal description):

CANYON LAKE HILLS UNIT 5, LOT 2199

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

William and Kathryn Alger

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

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

WITNESS BY HAND(S) ON THIS 9<sup>th</sup> DAY OF November

William Alger  
Kathryn Alger  
Owner(s) signature(s)

William Alger  
Kathryn Alger  
(PRINTED NAME)

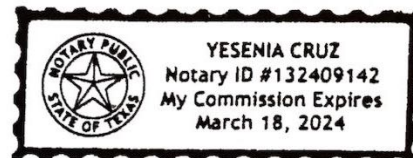
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 9<sup>th</sup> DAY OF November 2022

Yesenia Cruz  
Notary Public, State of Texas

Notary's Printed Name:

My Commission Expires:

Yesenia Cruz  
March 18, 2024



Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
12/01/2022 10:09:54 AM  
TERRI 1 Page(s)  
202206050237



Bobbie Koepp

**REVISED**

**8:18 am, Jul 03, 2024**

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

**Routine Maintenance and Inspection Agreement**

This Work-for-Hire Agreement (hereafter referred to as this "Agreement") is entered into, by, and between Bill Alger (referred to as "Client") and David Winters Septic's, LLC, Inc. (hereafter referred to as "Contractor") located at 730 Stagecoach, Canyon Lake, TX 78163 Date beginning on Issue Date of and contract ending 2 years from Issue Date of License to Operate License to Operate

By this agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein.

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

1. Three (3) inspections per year/service calls (at least one every four months), for a total of six (6) over the two-year period, including inspection, adjustment, and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting control panel, air pumps, air filters, diffuser operation, and replacing or repairing any component not found to be functioning correctly. Any alarm situations affecting the proper function of the Aerobic process will be addressed within a 48-hour time frame. This contract does not include labor on warranty and non-warranty parts.
2. An effluent quality inspection consisting of a visual check of color, turbidity, scum overflow and examination for odors. A test for chlorine residual and pH will be taken and reported as necessary.
3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified on your inspection report.
4. The Client is responsible for the chlorine tablets and/or liquid chlorine; they must be filled before or during the service visit.
5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, and County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will not be covered by this policy.

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

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

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

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

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



**REVISED**

8:18 am, Jul 03, 2024

**ACCESS BY CONTRACTOR**

The contractor or anyone authorized by the contractor may enter the property at reasonable times without prior notice for the purpose of service described above.

**PAYMENT AGREEMENT**

The client will pay compensation to the contractor for the services in the amount of First 2 years included with new install. This compensation shall be payable in one lump sum payment upon acceptance of this agreement. Payments not received within 30 days of the above described due date will be subject to a \$25.00 late penalty.

**TERMINATION OF THIS AGREEMENT**

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

**LIMIT OF LIABILITY**

The Contractor will not be liable for indirect, consequential, incidental or punitive damages, whether in contract or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the services described in this agreement.

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

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

**Client**

Bill Angel  
Name

201 DEWBERRY COVE  
Address

BUDA, TX 78610  
City/State/Zip Code

512 784-7882  
Phone Number

Bill Angel  
Signature of Client

**Contractor**

David Winters Septic's, LLC, Inc.

P.O. Box 195

Spring Branch, Texas 780170

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

By: David Winters  
Signature of Contractor

Date: 6/17/2024

**Applicant Information:**

Name: William and Kathryn Alger

Address: 201 Dewberry Cv

City, State & Zip Code: Buda, TX 78610

Phone:

Email:

**Site Evaluator Information:**

Name: Douglas R. Dowlearn

Company: D.A.D. Services, Inc.

Address: 703 Oak Drive

City, State & Zip: Blanco, TX 78606

Phone: (210)240-2101 Fax: (866)260-7687

Email: txseptic@gmail.com

**Property Location:**

Subdivision: Canyon Lake Hills Unit: 5 Lot: 2199

Street/Road Address: 730 Stagecoach

City: Canyon Lake Zip: 78133

Additional Info: Comal County

**Installer Information:**

Name:

Company:

Address:

City, State & Zip:

Phone:

Fax:

Depth	Texture Class	Soil Texture	Structure (For Class III – blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-12" Clay Loam 12"+ Limestone	Blocky	<30% Gravel	12"+ Limestone	None
Soil Boring #2 60"		Same as above				

**DESIGN SPECIFICATIONS**

Application Rate (RA): 0.2

OSSF is designed for: 3 BR <2500 SQ. FT HOUSE

240 Gallons per day required

An aerobic treatment/drip disposal system is to be utilized based on the site evaluation.

1200 sq. ft. disposal area required

600 gallon/day aerobic tank required

Calculations: Absorption Area:  $Q/RA = 240/0.2 = 1200$  Sq. Ft.

**FEATURES OF SITE AREA**

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: NO

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot:

NO

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability. The site evaluation and OSSF design are subject to approval by the TCEQ or the local authorized agent. The planning materials and the OSSF design should not be considered final until a permit to construct has been issued.

**Site Evaluator:**

NAME: Douglas R. Dowlearn, R.S.

Signature:



License No. OS9902 – Exp. 6/30/2023

TDH: #2432 – Exp. 2/28/2023



The installation site is at Unit 5, Lot 2199 of the Canyon Lake Hills Subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from a 3-bedroom (<2500 sqft) residence. The proposed method of wastewater management is aerobic treatment with drip irrigation. This method was chosen because of unsuitable soil conditions.

**PROPOSED SYSTEM:**

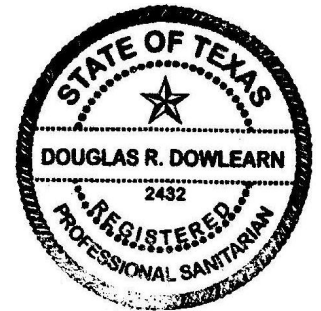
A 3" or 4" PVC pipe will discharge from the structure to a 500-gallon pretreatment tank, which flows into a 600 GPD aerobic treatment unit, and then into a 800-gallon pump tank with a single 20 gpm submersible pump. The pump is activated by a time controller allowing the distribution 8 times per day with a 10-minute run time with float switches set to pump 240 gallons per day. A high level audible and visual alarm will activate should the pump fail. Distribution from the pump is through a self-flushing 100-micron spin filter and then through a 1" SCH-40 manifold to 600 L.F. drip tubing field, with drip lines set approximately two feet apart in parallel with 0.61 gph emitters set every two linear feet, as per the attached schematic. A threaded union will be installed in the pump tank on the supply manifold to the drip field, and a pressure regulator will be installed on the supply manifold to maintain a pressure of 30 psi. A 1" SCH-40 return line is installed to periodically flush the system. Solids caught in the spin filter are flushed each cycle back to the pre-treatment tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. The placement of the drip tubing will be on soil that has been scarified.

**DESIGN SPECIFICATIONS:**

Daily Waste Flow: 240 gpd  
Application rate: 0.2  
Application area required:  $240 / .2 = 1200$  ft. sq.  
Application area utilized: 1200 sq. ft.  
Pump tank reserve capacity: 80 gal minimum

**SYSTEM COMPONENTS:**

SCH 40 PVC sewer line  
500-gallon Pretreatment tank  
AKA600CA (600 GPD) Aerobic Treatment Unit with timed controls  
800-gallon Pump tank  
with C-1 20X, Model no. 20XC1-05P4-2W115 (or equivalent) submersible pump  
1" purple PVC supply line  
30 PSI pressure regulator - Model PMR30MF



*Douglas R. Dowlearn*

**LANDSCAPING:**

The native vegetation in the distribution area should consist of low-level shrubs, plains grass, bluestem, or bermuda. The entire area of the drip disposal must be covered with a ground cover such as grass seed or sod prior to the final inspection. The placement of the drip tubing will be on soil that has been scarified. The tubing will be placed atop of and also covered with 6" of Class II or Class III soil. In the event the natural cover is disturbed, a suitable ground cover must be installed on all excavated areas.

**RECEIVED**

By Brenda Ritzen at 12:04 pm, Dec 18, 2024

Douglas R. Dowlearn  
D.A.D. Services, Inc.  
PO Box 212  
Bulverde, TX 78163  
(210)240-2101  
[txseptic@gmail.com](mailto:txseptic@gmail.com)

December 17th, 2024  
Comal County Environmental Health Department  
195 David Jonas Dr.  
New Braunfels, TX 78132-3760  
RE: 730 Stagecoach Dr(permit #117593) - 2" SCH 40 PVC Variance Request

To whom it may concern:

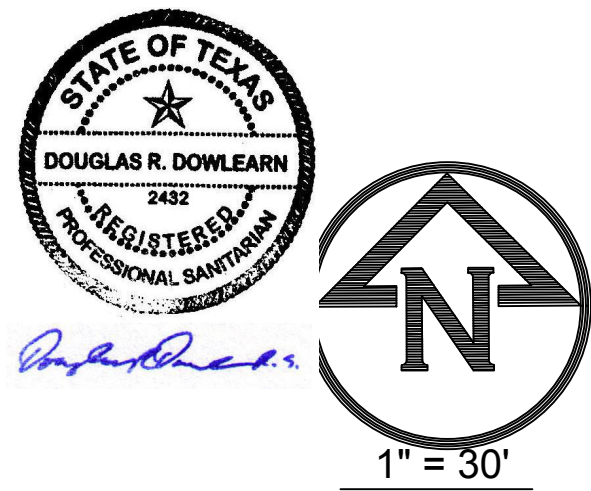
I am requesting that a 2" SCH 40 PVC sewer line be utilized in a manner which provides equivalent protection to the requirements of TAC Chapter 285 rules.

The previously mentioned 2" SCH 40 PVC sewer line is handling effluent from a handwashing sink and washing machine. No solids shall enter the 2" SCH 40 PVC pipe, which should mitigate any issues with clogs in this sewer line. In my opinion, utilizing the 2" SCH 40 PVC sewer line will not pose a threat to the environment, public health, or proper functioning of the OSSF system.

If there are any questions concerning this matter, please contact me at (210)240-2101.

Sincerely,  
Douglas R. Dowlearn, R.S.



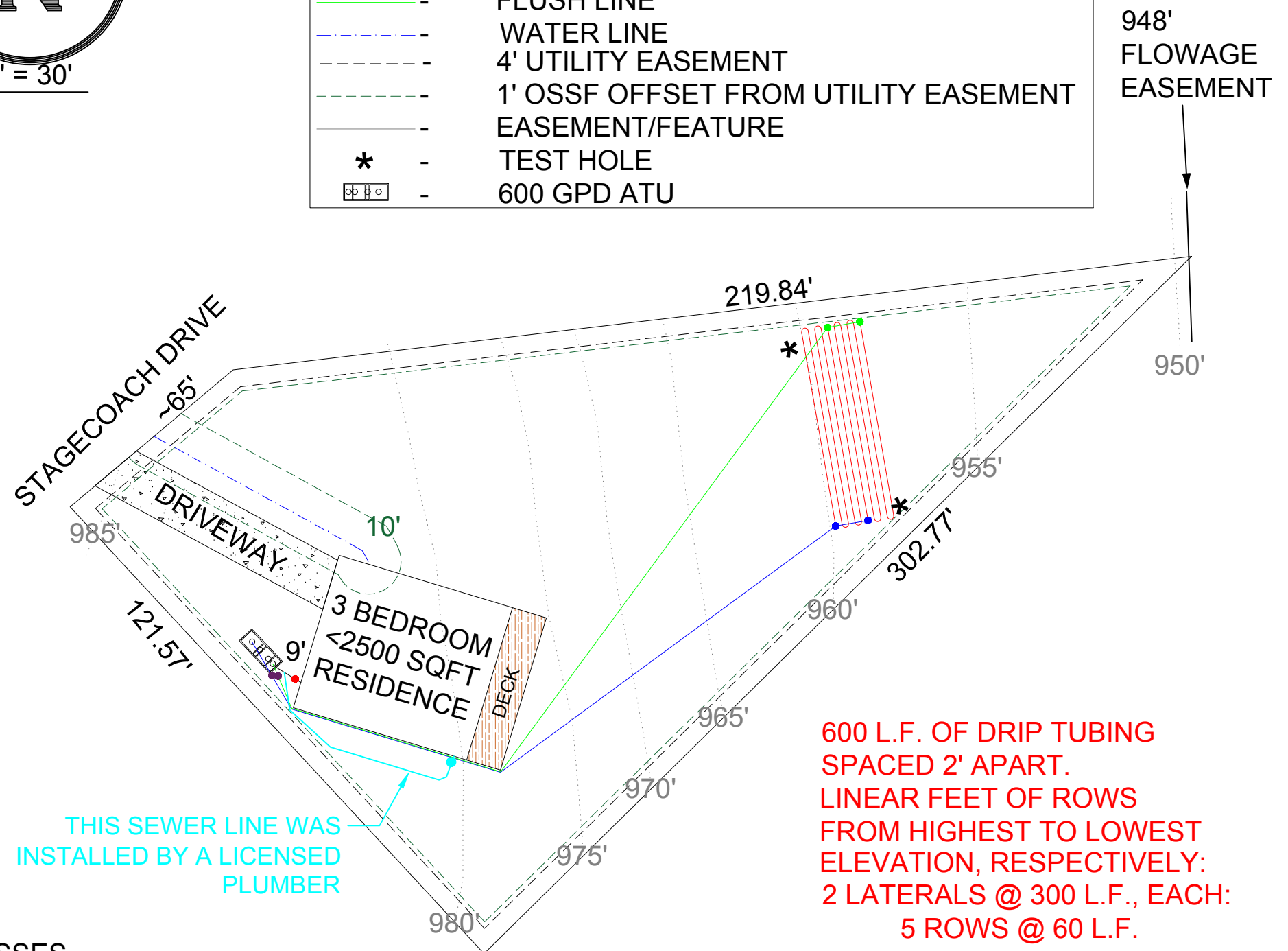


KATHRYN & WILLIAM ALGER  
730 STAGECOACH DR  
CANYON LAKE, TX 78133  
CANYON LAKE HILLS  
UNIT 5, LOT 2199  
COMAL COUNTY / 0.2745 ACRES

LEGEND	
•	2-WAY CLEANOUT
•	1" VACUUM BREAKER
•	SUPPLY LINE CONNECTION
•	FLUSH LINE CONNECTION
—	DRIP TUBING
—	SUPPLY LINE
—	FLUSH LINE
—	WATER LINE
- - -	4' UTILITY EASEMENT
- - -	1' OSSF OFFSET FROM UTILITY EASEMENT
—	EASEMENT/FEATURE
*	TEST HOLE
	600 GPD ATU

NOTES:

- WATER LINE WILL MAINTAIN GREATER THAN 10' SEPARATION FROM ANY PART OF THE OSSF. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 290.
- CLEANOUT WITHIN 3' OF STRUCTURE.
- PVC CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURE TO TANK.
- TANK TO BE > 5' FROM STRUCTURES. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
- INSTALL 1" VACUUM BREAKERS AT HIGHEST POINTS ON SUPPLY AND FLUSH LINES.
- RETAINING WALL WITH A 20 MIL PLASTIC LINER PLACED ALONG ITS INTERIOR AT A MINIMUM OF 18" IN DEPTH TO PREVENT SEEPAGE.
- SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PVC WHERE IT IS WITHIN 5' OF OR CROSSES UNDER DRIVE, WALKWAY, SURFACE IMPROVEMENTS AND 5' BEYOND TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.



# ASSEMBLY DETAILS

## Dimensions:

Outside Height: 65.5"

Outside Width: 77"

Outside Length: 158.65"



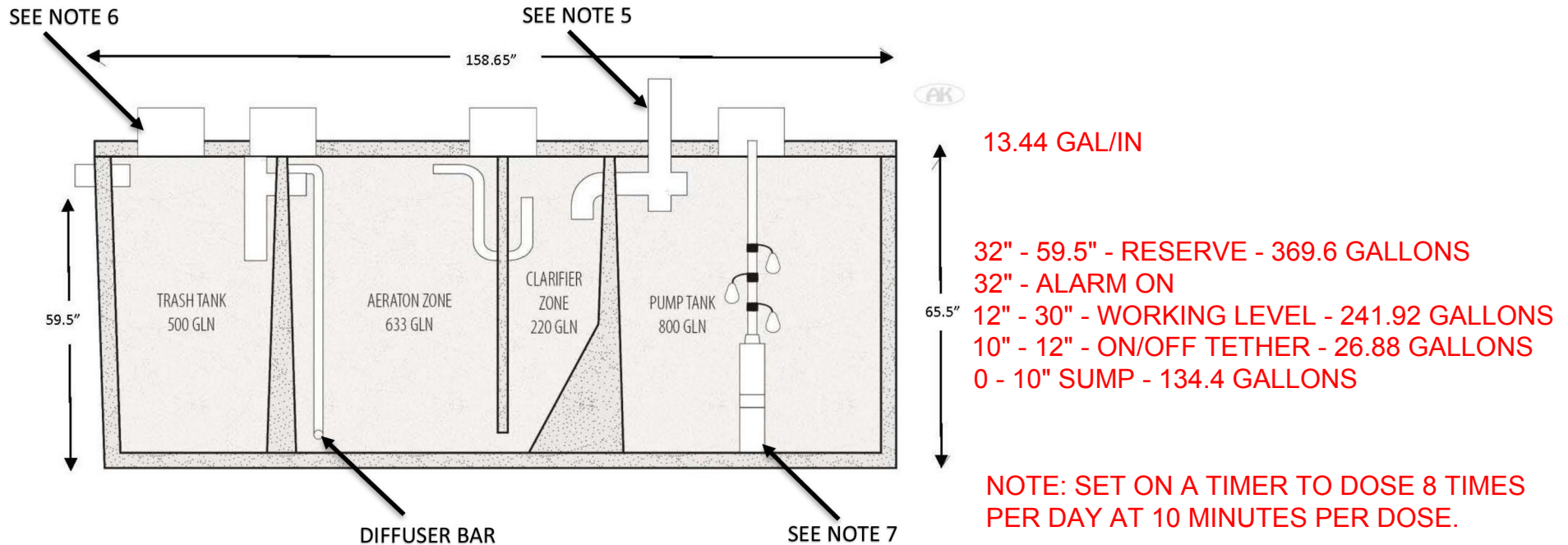
*Douglas R. Dowlearn*

## General Notes:

**REVISED**

8:09 am, Sep 19, 2024

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



**AKA600CA**

NOT TO SCALE

## DESIGNED TO TREAT 600 GALLONS PER DAY

TRASH TANK: 500 GALLONS

AERATION ZONE: 633 GALLONS

CLARIFIER ZONE: 220 GALLONS

PUMP TANK: 800 GALLONS



**AquaKlear, Inc.**

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

**From:** [Ritzen,Brenda](#)  
**To:** ["Lauren Dowlearn"](#)  
**Cc:** [Susan](#); [Garrett Winters](#)  
**Subject:** RE: Permit 117593  
**Date:** Tuesday, December 31, 2024 10:16:00 AM  
**Attachments:** [image001.png](#)

---

Lauren,

The permit file has been updated.

Thank you,



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

---

**From:** Lauren Dowlearn <txseptic@gmail.com>  
**Sent:** Monday, December 30, 2024 5:14 PM  
**To:** Ritzen,Brenda <rabbjr@co.comal.tx.us>  
**Cc:** Susan <wintersseptics@gvvc.com>; Garrett Winters <gwintersseptics@gmail.com>  
**Subject:** Re: Permit 117593

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*- Comal IT*

See attached.

Thank you,  
Lauren Dowlearn  
210-878-8100  
D.A.D Services, Inc.  
[www.TexasSuperSeptic.com](http://www.TexasSuperSeptic.com)

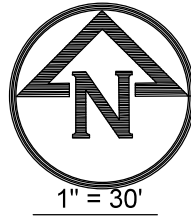
On Wed, Dec 18, 2024 at 12:10 PM Ritzen,Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)> wrote:



**REVISED**

4:26 pm, Dec 10, 2024

KATHRYN & WILLIAM ALGER  
730 STAGECOACH DR  
CANYON LAKE, TX 78133  
CANYON LAKE HILLS  
UNIT 5, LOT 2199  
COMAL COUNTY / 0.2745 ACRES

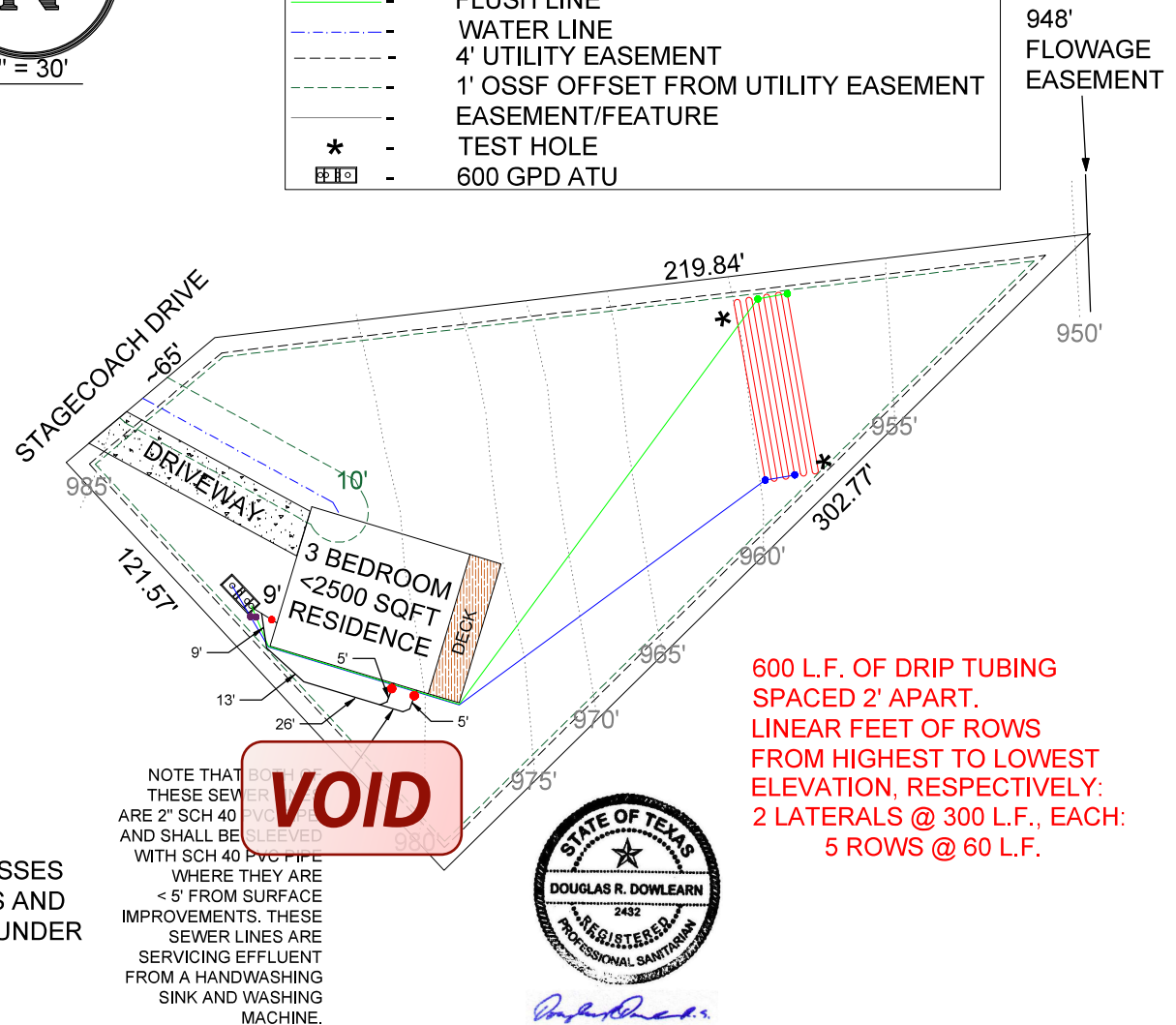


**VOID**

•	-	2-WAY CLEANOUT
•	-	1" VACUUM BREAKER
•	-	SUPPLY LINE CONNECTION
•	-	FLUSH LINE CONNECTION
—	-	DRIP TUBING
—	-	SUPPLY LINE
—	-	FLUSH LINE
—	-	WATER LINE
---	-	4' UTILITY EASEMENT
---	-	1' OSSF OFFSET FROM UTILITY EASEMENT
---	-	EASEMENT/FEATURE
*	-	TEST HOLE
	-	600 GPD ATU

**NOTES:**

- WATER LINE WILL MAINTAIN GREATER THAN 10' SEPARATION FROM ANY PART OF THE OSSF. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 290.
- CLEANOUT WITHIN 3' OF STRUCTURE.
- PVC CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURE TO TANK.
- TANK TO BE > 5' FROM STRUCTURES. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
- INSTALL 1" VACUUM BREAKERS AT HIGHEST POINTS ON SUPPLY AND FLUSH LINES.
- RETAINING WALL WITH A 20 MIL PLASTIC LINER PLACED ALONG ITS INTERIOR AT A MINIMUM OF 18" IN DEPTH TO PREVENT SEEPAGE.
- SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PVC WHERE IT IS WITHIN 5' OF OR CROSSES UNDER DRIVE, WALKWAY, SURFACE IMPROVEMENTS AND 5' BEYOND TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.



**From:** [Ritzen,Brenda](#)  
**To:** [Lauren Dowlearn](#)  
**Cc:** [Susan](#); [Garrett Winters](#)  
**Subject:** RE: Permit 117593  
**Date:** Wednesday, December 18, 2024 12:10:00 PM  
**Attachments:** [image001.png](#)

---

Lauren,

I have added this variance to the permit file.

Thank you,



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

---

**From:** Lauren Dowlearn <txseptic@gmail.com>  
**Sent:** Tuesday, December 17, 2024 4:39 PM  
**To:** Ritzen,Brenda <rabbjr@co.comal.tx.us>  
**Cc:** Susan <wintersseptics@gvvc.com>; Garrett Winters <gwintersseptics@gmail.com>  
**Subject:** Re: Permit 117593

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- Comal IT

Please see attached.

Thank you,  
Lauren Dowlearn  
210-878-8100  
D.A.D Services, Inc.  
[www.TexasSuperSeptic.com](http://www.TexasSuperSeptic.com)

On Tue, Dec 17, 2024 at 1:31 PM Ritzen,Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)> wrote:

**From:** [Ritzen,Brenda](#)  
**To:** [Lauren Dowlearn](#)  
**Cc:** [Susan](#); [Garrett Winters](#)  
**Subject:** RE: Permit 117593  
**Date:** Tuesday, December 17, 2024 1:31:00 PM  
**Attachments:** [image001.png](#)

---

Lauren,

A variance request will be needed for the 2 inch lines existing the structure.

Thank you,



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

---

**From:** Lauren Dowlearn <txseptic@gmail.com>  
**Sent:** Tuesday, December 10, 2024 1:44 PM  
**To:** Ritzen,Brenda <rabbjr@co.comal.tx.us>  
**Cc:** Susan <wintersseptics@gvvc.com>; Garrett Winters <gwintersseptics@gmail.com>  
**Subject:** Re: Permit 117593

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- Comal IT

---

Good afternoon, please see the attached revision.

Thank you,  
Lauren Dowlearn  
210-878-8100  
D.A.D Services, Inc.  
[www.TexasSuperSeptic.com](http://www.TexasSuperSeptic.com)

On Thu, Sep 19, 2024 at 8:10 AM Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)> wrote:



**From:** [Ritzen,Brenda](#)  
**To:** [Lauren Dowlearn](#)  
**Cc:** [Susan](#); [Garrett Winters](#)  
**Subject:** RE: Permit 117593  
**Date:** Tuesday, December 10, 2024 4:27:00 PM  
**Attachments:** [image001.png](#)

---

Lauren,

The permit file has been updated.

Thank you,



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

---

**From:** Lauren Dowlearn <txseptic@gmail.com>  
**Sent:** Tuesday, December 10, 2024 1:44 PM  
**To:** Ritzen,Brenda <rabbjr@co.comal.tx.us>  
**Cc:** Susan <wintersseptics@gvvc.com>; Garrett Winters <gwintersseptics@gmail.com>  
**Subject:** Re: Permit 117593

**This email originated from outside of the organization.**

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- Comal IT

---

Good afternoon, please see the attached revision.

Thank you,  
Lauren Dowlearn  
210-878-8100  
D.A.D Services, Inc.  
[www.TexasSuperSeptic.com](http://www.TexasSuperSeptic.com)

On Thu, Sep 19, 2024 at 8:10 AM Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)> wrote:

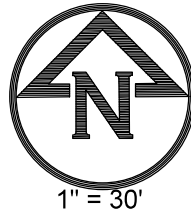
**REVISED**

1:34 pm, Jul 03, 2024

**VOID**



*Douglas R. Dowlearn*



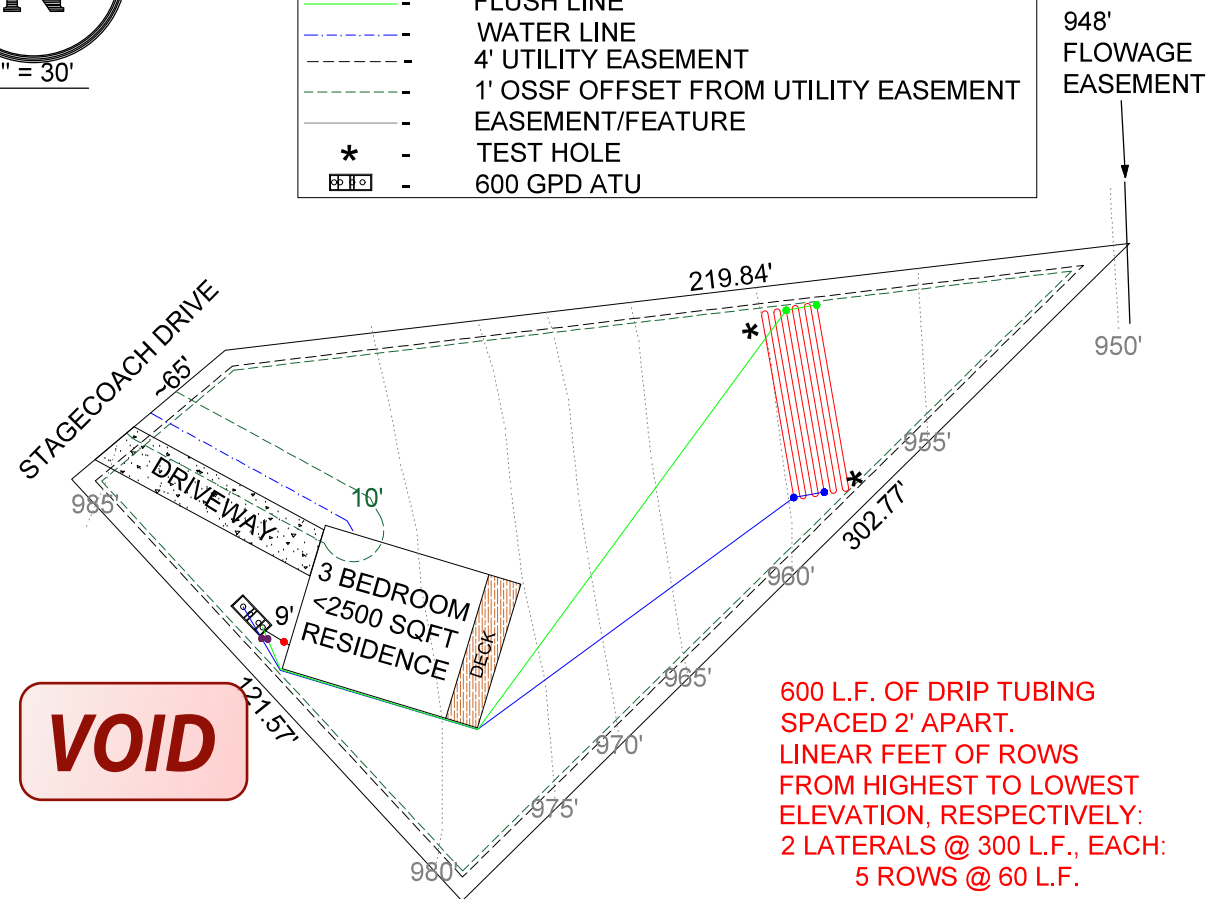
KATHRYN & WILLIAM ALGER  
730 STAGECOACH DR  
CANYON LAKE, TX 78133  
CANYON LAKE HILLS  
UNIT 5, LOT 2199  
COMAL COUNTY / 0.2745 ACRES

LEGEND	
•	2-WAY CLEANOUT
•	1" VACUUM BREAKER
•	SUPPLY LINE CONNECTION
•	FLUSH LINE CONNECTION
—	DRIP TUBING
—	SUPPLY LINE
—	FLUSH LINE
—	WATER LINE
- - -	4' UTILITY EASEMENT
- - -	1' OSSF OFFSET FROM UTILITY EASEMENT
—	EASEMENT/FEATURE
*	TEST HOLE
	600 GPD ATU

**NOTES:**

- WATER LINE WILL MAINTAIN GREATER THAN 10' SEPARATION FROM ANY PART OF THE OSSF. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 290.
- CLEANOUT WITHIN 3' OF STRUCTURE.
- PVC CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURE TO TANK.
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- INSTALL 1" VACUUM BREAKERS AT HIGHEST POINTS ON SUPPLY AND FLUSH LINES.
- RETAINING WALL WITH A 20 MIL PLASTIC LINER PLACED ALONG ITS INTERIOR AT A MINIMUM OF 18" IN DEPTH TO PREVENT SEEPAGE.

**VOID**



**From:** [Ritzen, Brenda](#)  
**To:** [Lauren Dowlearn](#)  
**Cc:** [Susan](#); [Garrett Winters](#)  
**Subject:** RE: Permit 117593  
**Date:** Thursday, September 19, 2024 8:10:00 AM  
**Attachments:** [image001.png](#)

---

Lauren,

The permit file has been updated.

Thank you,



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

---

**From:** Lauren Dowlearn <txseptic@gmail.com>  
**Sent:** Wednesday, September 18, 2024 12:59 PM  
**To:** Ritzen, Brenda <rabbjr@co.comal.tx.us>  
**Cc:** Susan <wintersseptics@gvvc.com>; Garrett Winters <gwintersseptics@gmail.com>  
**Subject:** Re: Permit 117593

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- Comal IT

---

Brenda, see attached tank revision.

Thank you,  
Lauren Dowlearn  
210-878-8100  
D.A.D Services, Inc.  
[www.TexasSuperSeptic.com](http://www.TexasSuperSeptic.com)

On Tue, Jul 9, 2024 at 8:05 AM Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)> wrote:

The installation site is at Unit 5, Lot 2199 of the Canyon Lake Hills Subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from a 3-bedroom (<2500 sqft) residence. The proposed method of wastewater management is aerobic treatment with drip irrigation. This method was chosen because of unsuitable soil conditions.

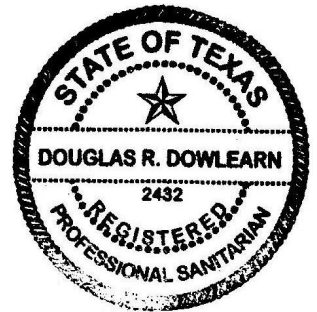
#### PROPOSED SYSTEM:

A 3" or 4" PVC pipe will discharge from the structure to a 353-gallon pretreatment tank, which flows into a 600 GPD aerobic treatment unit, and then into a 768-gallon pump tank with a single 20 gpm submersible pump. The pump is activated by a time controller allowing the distribution 8 times per day with a 10-minute run time with float switches set to pump 240 gallons per day. A high level audible and visual alarm will activate should the pump fail. Distribution from the pump is through a self-flushing 100-micron spin filter and then through a 1" SCH-40 manifold to 600 L.F. drip tubing field, with drip lines set approximately two feet apart in parallel with 0.61 gph emitters set every two linear feet, as per the attached schematic. A threaded union will be installed in the pump tank on the supply manifold to the drip field, and a pressure regulator will be installed on the supply manifold to maintain a pressure of 30 psi. A 1" SCH-40 return line is installed to periodically flush the system. Solids caught in the spin filter are flushed each cycle back to the pre-treatment tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. The placement of the drip tubing will be on soil that has been scarified.

#### DESIGN SPECIFICATIONS:

Daily Waste Flow: 240 gpd  
Application rate: 0.2  
Application area required:  $240/.2 = 1200$  ft. sq.  
Application area utilized: 1200 sq. ft.  
Pump tank reserve capacity: 80 gal minimum

**VOID**



*Douglas R. Dowlearn*

#### SYSTEM COMPONENTS:

SCH 40 PVC sewer line  
353-gallon Pretreatment tank  
NuWater B-550 (600 GPD) Aerobic Treatment Unit with timed controls  
768-gallon Pump tank  
    with C-1 20X, Model no. 20XC1-05P4-2W115 (or equivalent) submersible pump  
1" purple PVC supply line  
30 PSI pressure regulator - Model PMR30MF

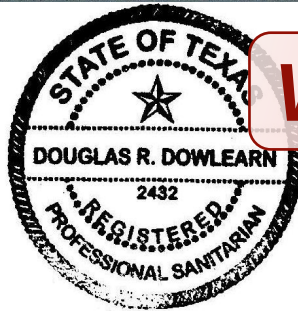
#### LANDSCAPING:

The native vegetation in the distribution area should consist of low-level shrubs, plains grass, bluestem, or bermuda. The entire area of the drip disposal must be covered with a ground cover such as grass seed or sod prior to the final inspection. The placement of the drip tubing will be on soil that has been scarified. The tubing will be placed atop of and also covered with 6" of Class II or Class III soil. In the event the natural cover is disturbed, a suitable ground cover must be installed on all excavated areas.



# Assembly Details

OSSF

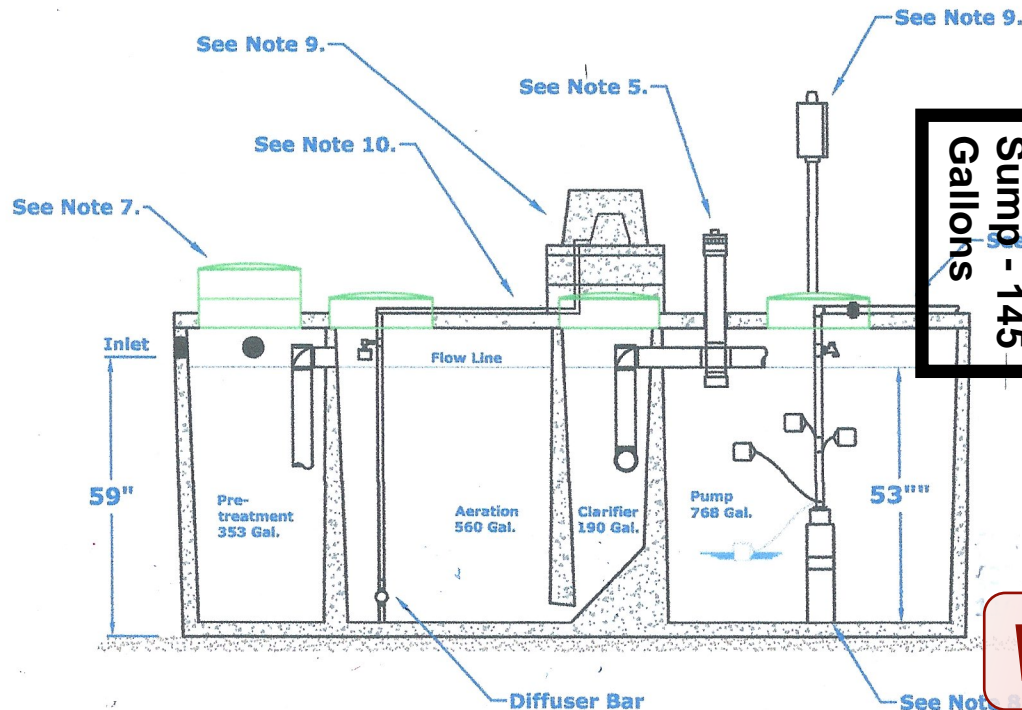


*Douglas R. Dowlearn*

**VOID**

## GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 14,900 lbs.
4. Treatment capacity is 600 GPD. Pump compartment set-up for a 360 GPD Flow Rate (4 bedroom, < 4,000 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 1.62 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-550 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec) timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. HIBLOW Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
12. 4" min. compacted sand or gravel pad by Contractor.



33' - 53" -
Reserve -
290
Gallons
33" - Alarm
On
13" - 33" -
Working
Level - 290
Gallons
10" - 13" -
On/Off
Tether - 43
Gallons
0-10" -
Sump - 145
Gallons

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

**MINIMUM EXCAVATION DIMENSIONS:**  
Width: 76"  
Length: 176"

**VOID**

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

**Model: B-550-PC-400PT**

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

**Scale:**  
\* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3

**Advantage**  
Wastewater Solutions Inc.

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

**From:** [Allen, Corey](#)  
**To:** [Ritzen, Brenda](#)  
**Subject:** RE: Permit 117593  
**Date:** Friday, July 5, 2024 8:15:23 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

It appears so yes.



**Corey Allen**  
Environmental Health Inspector  
OS0036769  
830-643-3762  
[allenc@co.comal.tx.us](mailto:allenc@co.comal.tx.us)

Note: Beginning January 1, 2024 our reinspection fees will be changing to \$150.00. Permit fee includes 3 inspections, \$150 each additional inspection

---

**From:** Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>  
**Sent:** Wednesday, July 3, 2024 1:47 PM  
**To:** Allen, Corey <[Allenc@co.comal.tx.us](mailto:Allenc@co.comal.tx.us)>  
**Subject:** FW: Permit 117593

Corey,

Does the location of where they are showing the 948 boundary seem accurate based on your site visit?

Thank you,



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

---

**From:** Lauren Dowlearn <[txseptic@gmail.com](mailto:txseptic@gmail.com)>

**From:** [Ritzen, Brenda](#)  
**To:** [Allen, Corey](#)  
**Subject:** FW: Permit 117593  
**Date:** Wednesday, July 3, 2024 1:47:00 PM  
**Attachments:** [image001.png](#)  
[730 Stagecoach - REVISED 7.3.2024.pdf](#)

---

Corey,

Does the location of where they are showing the 948 boundary seem accurate based on your site visit?

Thank you,



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

---

**From:** Lauren Dowlearn <txseptic@gmail.com>  
**Sent:** Wednesday, July 3, 2024 12:46 PM  
**To:** Ritzen, Brenda <rabbjr@co.comal.tx.us>  
**Cc:** Bill <bill.alger@gmail.com>; Susan <wintersseptics@gvvc.com>  
**Subject:** Re: Permit 117593

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- Comal IT

See attached.

Thank you,  
Lauren Dowlearn  
210-878-8100  
D.A.D Services, Inc.  
[www.TexasSuperSeptic.com](http://www.TexasSuperSeptic.com)

On Wed, Jul 3, 2024 at 8:37 AM Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)> wrote:

**From:** [Ritzen, Brenda](#)  
**To:** ["Lauren Dowlearn"](#); [Bill](#); [Susan](#)  
**Subject:** RE: Permit 117593  
**Date:** Wednesday, July 3, 2024 8:36:00 AM  
**Attachments:** [image001.png](#)

---

Lauren,

Our preliminary inspection found the 948 contour line. Show its location on the design.

Thank you,



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

---

**From:** Lauren Dowlearn <txseptic@gmail.com>  
**Sent:** Wednesday, July 3, 2024 6:51 AM  
**To:** Ritzen, Brenda <rabbjr@co.comal.tx.us>; Bill <bill.alger@gmail.com>; Susan <wintersseptics@gvvc.com>  
**Subject:** Re: Permit 117593

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- Comal IT

Good morning,

Please see attached revision and service contract to address your comments.

Thank you,  
Lauren Dowlearn  
210-878-8100  
D.A.D Services, Inc.  
[www.TexasSuperSeptic.com](http://www.TexasSuperSeptic.com)

On Thu, Jun 27, 2024 at 3:37 PM Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)> wrote:



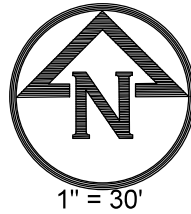
**REVISED**

8:31 am, Jul 03, 2024

**VOID**



*Douglas R. Dowlearn*

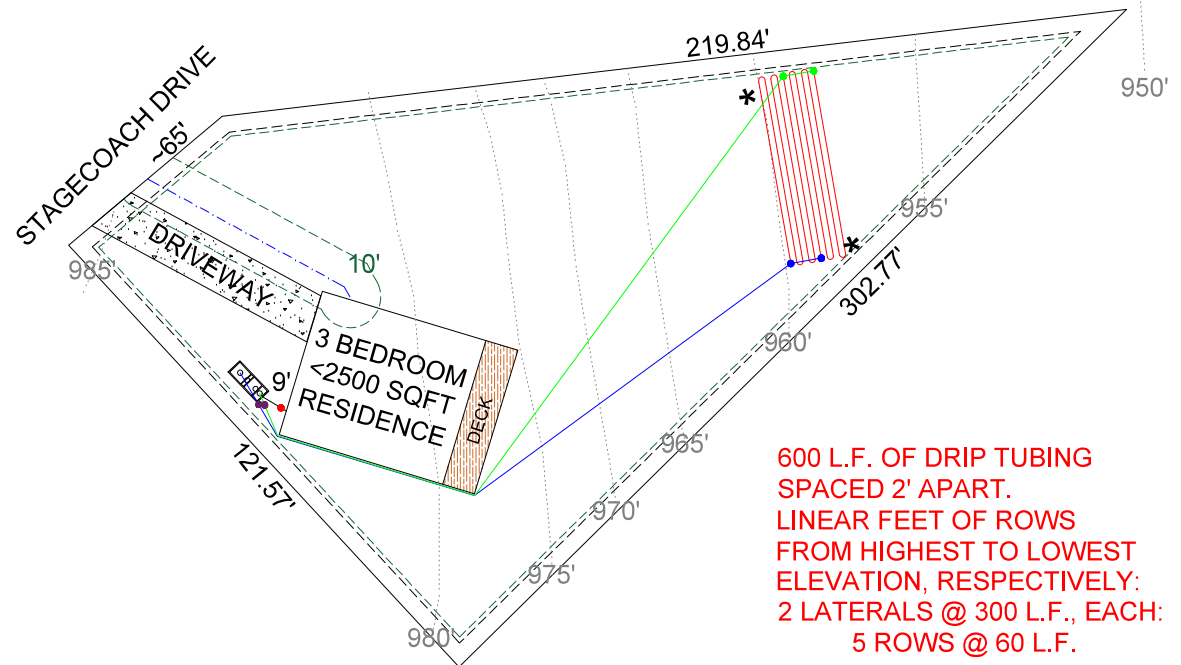


KATHRYN & WILLIAM ALGER  
730 STAGECOACH DR  
CANYON LAKE, TX 78133  
CANYON LAKE HILLS  
UNIT 5, LOT 2199  
COMAL COUNTY / 0.2745 ACRES

•	-	2-WAY CLEANOUT	<b>LEGEND</b>
•	-	1" VACUUM BREAKER	
•	-	SUPPLY LINE CONNECTION	
•	-	FLUSH LINE CONNECTION	
—	-	DRIP TUBING	
—	-	SUPPLY LINE	
—	-	FLUSH LINE	
—	-	WATER LINE	
- - -	-	4' UTILITY EASEMENT	
- - -	-	1' OSSF OFFSET FROM UTILITY EASEMENT	
—	-	EASEMENT/FEATURE	
*	-	TEST HOLE	
	-	600 GPD ATU	

**NOTES:**

- WATER LINE WILL MAINTAIN GREATER THAN 10' SEPARATION FROM ANY PART OF THE OSSF. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 290.
- CLEANOUT WITHIN 3' OF STRUCTURE.
- PVC CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURE TO TANK.
- TANK TO BE > 5' FROM STRUCTURES. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
- INSTALL 1" VACUUM BREAKERS AT HIGHEST POINTS ON SUPPLY AND FLUSH LINES.
- RETAINING WALL WITH A 20 MIL PLASTIC LINER PLACED ALONG ITS INTERIOR AT A MINIMUM OF 18" IN DEPTH TO PREVENT SEEPAGE.
- NO PORTION OF THE PROPERTY APPEARS TO BE IN THE 948' FLOWAGE EASEMENT.C



**From:** [Ritzen, Brenda](#)  
**To:** [Lauren Dowlearn](#)  
**Subject:** Permit 117593  
**Date:** Thursday, June 27, 2024 3:37:00 PM  
**Attachments:** [image001.png](#)

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**Re: William & Kathryn Alger  
Canyon Lake Hills Unit 5 Lot 2199  
Application for Permit for Authorization to Construct an On-Site  
Sewage Facility (OSSF)**

**Lauren :**

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

- ✓ Identify setback to easements on the design.
- ✓ The property owner must sign the 2 year initial maintenance contract.
- 3. Is there any Corps of Engineers flowage easement located on the property?
- 4. A preliminary inspection is scheduled for tomorrow. Additional comments may be necessary once complete.
- 5. Revise as needed and resubmit.

**Thank you,**



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

**VOID**

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

### Routine Maintenance and Inspection Agreement

This Work-for-Hire Agreement (hereafter referred to as this "Agreement") is entered into, by, and between Bill Alger (referred to as "Client") and David Winters Septic's, LLC, Inc. (hereafter referred to as "Contractor") located at 730 Stagecoach Dr Date beginning on Issue Date of and contract ending 2 years from Issue Date of License to Operate License to Operate  
By this agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein.

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

1. Three (3) inspections per year/service calls (at least one every four months), for a total of six (6) over the two-year period, including inspection, adjustment, and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting control panel, air pumps, air filters, diffuser operation, and replacing or repairing any component not found to be functioning correctly. Any alarm situations affecting the proper function of the Aerobic process will be addressed within a 48-hour time frame. This contract does not include labor on warranty and non-warranty parts.
2. An effluent quality inspection consisting of a visual check of color, turbidity, scum overflow and examination for odors. A test for chlorine residual and pH will be taken and reported as necessary.
3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified on your inspection report.
4. The Client is responsible for the chlorine tablets and/or ~~liquid chlorine; they~~ must be filled before or during the service visit.
5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, and County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will not be covered by this policy.

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

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

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

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

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

**VOID**

#### ACCESS BY CONTRACTOR

The contractor or anyone authorized by the contractor may enter the property at reasonable times without prior notice for the purpose of service described above.

First 2 years

#### PAYMENT AGREEMENT

included with new

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

#### TERMINATION OF THIS AGREEMENT

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

#### LIMIT OF LIABILITY

The Contractor will not be liable for indirect, consequential, incidental or punitive damages, whether in contract or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the services described in this agreement.

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

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

#### Client

Bill Alger

Name

730 Stagecoach Dr

Address

Canyon Lake, TX 78133

City/State/Zip Code

512-784-7882

Phone Number

Bill Alger

Signature of Client

#### Contractor

David Winters Septic's, LLC, Inc.

P.O. Box 195

Spring Branch, Texas 780170

**VOID**

By:

David Winters

Signature of Contractor

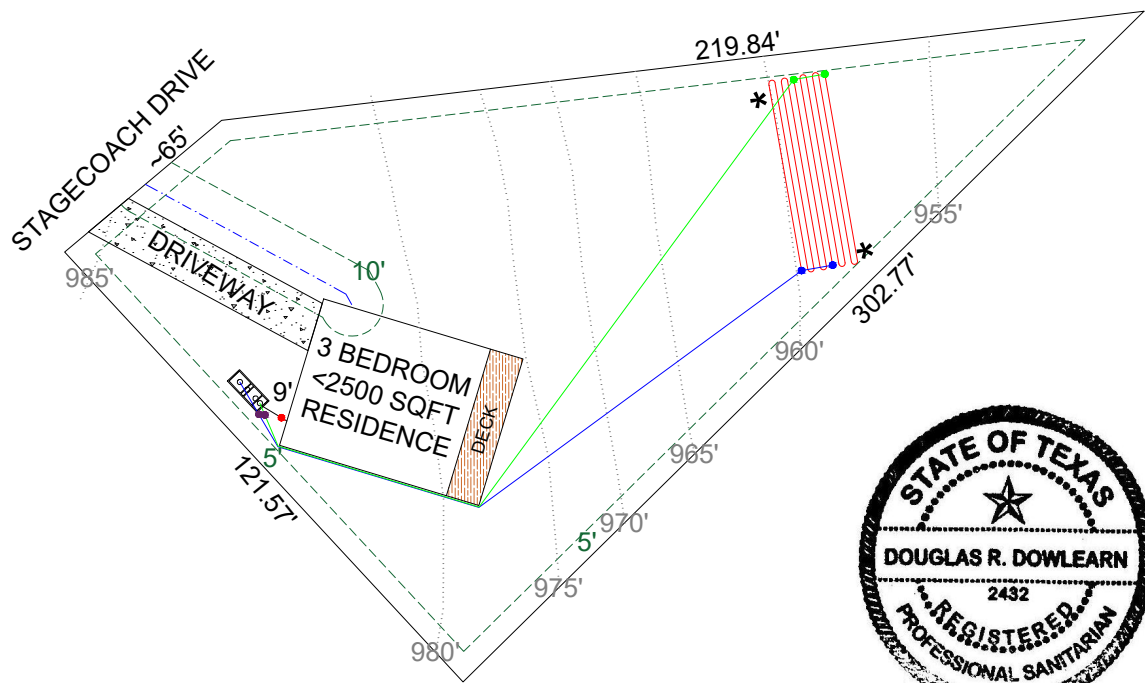
Maintenance Provider LIC #MP0001686

**VOID**



<u>LEGEND</u>	
●	2-WAY CLEANOUT
●	1" VACUUM BREAKER
●	SUPPLY LINE CONNECTION
●	FLUSH LINE CONNECTION
—	DRIP TUBING
—	SUPPLY LINE
—	FLUSH LINE
- - -	WATER LINE
- - -	OSSF SETBACK
—	EASEMENT/FEATURE
*	TEST HOLE
6610	600 GPD ATU

600 L.F. OF DRIP TUBING  
SPACED 2' APART.  
LINEAR FEET OF ROWS  
FROM HIGHEST TO LOWEST  
ELEVATION, RESPECTIVELY:  
5 ROWS @ 300 L.F., EACH:  
5 ROWS @ 60 L.F.



Donald R. S.

**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

**Date:** March 11, 2021

**Grantor:** PATRICIA GUARIN ROPER, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF WILLIAM A. ROPER, DECEASED

**Grantee:** WILLIAM ALGER and KATHRYN ALGER, a married couple

**Grantee's Mailing Address:**

201 Dewberry Cove  
Buda, Texas 78610  
Hays County

**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

**Property (including any improvements):**

Lot 2199, CANYON LAKE HILLS UNIT NO. 5, situated in Comal County, Texas, according to the map or plat thereof recorded in Volume 2, Page 38, Map and Plat Records of Comal County, Texas.

**Reservations from and Exceptions to Conveyance and Warranty:**

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 2021, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.


Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and

Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

**GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES.**

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

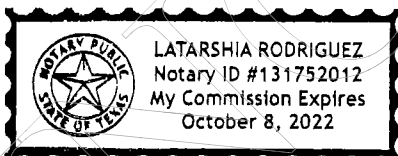
**GRANTOR:**

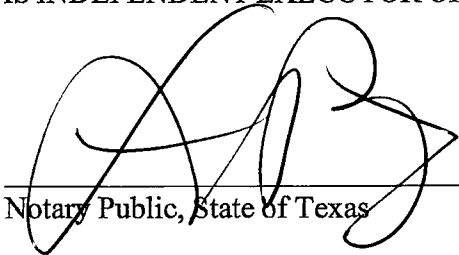
  
PATRICIA GUARIN ROPER, INDIVIDUALLY  
AND AS INDEPENDENT EXECUTOR OF THE  
ESTATE OF WILLIAM A. ROPER, DECEASED

STATE OF TEXAS

COUNTY OF Harris

This instrument was acknowledged before me on 3/11/21, 2021, by PATRICIA GUARIN ROPER, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF WILLIAM A. ROPER, DECEASED.



  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**  
WILLIAM ALGER and KATHRYN ALGER  
201 Dewberry Cove  
Buda, Texas 78610  
GF: 896341

GENERAL WARRANTY DEED  
PAGE 2 OF 3

**Filed and Recorded**  
**Official Public Records**  
**Bobbie Koepp, County Clerk**  
**Comal County, Texas**  
**03/12/2021 01:59:59 PM**  
**TERRI 2 Pages(s)**  
**202106013061**







**RECEIVED**

By Kathy Griffin at 2:34 pm, Jun 17, 2024



**COMAL COUNTY**  
ENGINEER'S OFFICE

## OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

		117593
Date Received	Initials	Permit Number

### Instructions:

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

### OSSF Permit

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

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

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

2/7/2023  
\_\_\_\_\_  
Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

___ INCOMPLETE APPLICATION (Missing Items Circled, Application Refused)
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