

# 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: 117642  
Issued This Date: 11/06/2024  
This permit is hereby given to: Kyle & Andrea Herring

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

2571 COMAL SPGS  
CANYON LAKE, TX 78133

Subdivision: Mountain Springs Ranch  
Unit: 3  
Lot: 447  
Block: 0  
Acreage: 0.0000

### APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic  
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.



# COMAL COUNTY

ENGINEER'S OFFICE

## OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

--	--

Date Received

Initials

117642
--------

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

*existing permit #109421*

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]*  
 \_\_\_\_\_  
 Signature of Applicant

*10/28/24*  
 \_\_\_\_\_  
 Date

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

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

**RECEIVED**  
By Kathy Griffin at 10:21 am, Jul 02, 2024

\* \* \* **COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH** \* \* \*  
**APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN**  
**ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE**

Date 5/20/2024

Permit # 117642

Owner Name Kyle & Andrea Herring  
Mailing Address 2571 Comal Springs  
City, State, Zip Canyon Lake, TX 78133  
Phone # (281)979-4819  
Email diandra@stwastewater.com

Agent Name South Texas Wastewater Treatment  
Agent Address PO Box 1284  
City, State, Zip Boerne, TX 78006  
Phone # (830) 249-8098  
Email diandra@stwastewater.com

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

Subdivision Name Mountain Springs Ranch Unit 3 Lot 447 Block \_\_\_\_\_

Tract/acreage/Legal \_\_\_\_\_

Street Name/Address 2571 Comal Springs City Canyon Lake Zip 78133

**Type of Development:**

Single Family Residential

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

Number of Bedrooms 4 bdrm

Indicate Sq Ft of Living Area 3,947

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: \$ 234,000 (Pool) (Structure Only)

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

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

Source of Water  Public  Private Well

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

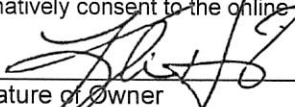
By signing this application, I certify that:

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

5/20/2024  
Date



RECEIVED

By Brandon Olvera at 9:23 am, Nov 06, 2024

\*\*\* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \*\*\*  
APPLICATION FOR PERMIT FOR AUTHORIZATION  
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Planning Materials & Site Evaluation as Required Completed By South Texas Wastewater Treatment

System Description Aerobic/ Surface Spray

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

Tank Size(s) (Gallons) 750/750 Absorption/Application Area (Sq Ft) 4,859

Gallons Per Day (As Per TCEQ Table III) 300

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

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

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

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

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

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

**RECEIVED**

By Brandon Olvera at 9:35 am, Nov 06, 2024



201906024585 07/17/2019 02:06:18 PM 1/1

AFFIDAVIT TO THE PUBLIC

1/08

THE COUNTY OF COMAL  
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of Comal County, Texas. The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TVVC), 5.012 and 5.013, gives the TCEQ 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 TVVC. The TCEQ, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ that the appropriate OSSF was installed.

II

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

Lot 447 Block Subdivision Mountain Springs Ranch Unit 3

If not in Subdivision: \_\_\_\_\_ Acres \_\_\_\_\_ Survey

The property is owned by (insert owner's full name): Kyle C Herring & Andrea J Herring

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

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

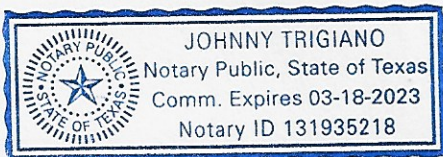
✓ Kyle C Herring Owner Name [Signature] Owner Signature

✓ Andrea J Herring Owner Name [Signature] Owner Signature


This instrument was acknowledged before me on: 11 Day of July, 2019

Johnny Trigliano Notary's Printed Name

✓ [Signature] Notary Public, State of Texas  
Commission Expires: 3-18-23



Filed and Recorded  
 Official Public Records  
 Bobbie Koopp, County Clerk  
 Comal County, Texas  
 07/17/2019 02:06:18 PM  
 LAURA 1 Page(s)  
 201906024585



Bobbie Koopp

Affix Notary Stamp Above



South Texas Wastewater Treatment  
PO Box 1284  
Boerne, TX 78006

Phone: (830) 249-8098

Date: 6/24/2019

bruce@stwastewater.com

To: Kyle C & Andrea J Herring  
431 Upland Ct  
Canyon Lake, TX 78133

Contract Period

Start Date:  
End Date:

Phone: Subdivision: Mtn Springs Ranch 3  
Site: 2571 Comal Springs, Canyon Lake, TX 78133  
County: Comal  
Installer: Ronald R Graham  
Agency: Comal County Environmental  
Mfg/Brand: Jet, Inc. / J-750- 2 yr

South Texas Wastewater Treatment  
3 visits per year - one every 4 months  
360 gallons per day  
Map Key: 386 C2 ID: 7134

I. General: This Work for Hire Agreement ( hereinafter referred to as "Agreement" ) is entered into by and between South Texas Wastewater Treatment and the above referenced name (referred to as Customer). By this agreement, South Texas Wastewater Treatment and its' employees (hereinafter referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein.

II. Effective Dates: This agreement commences and ends as noted above. The date of commencement will be the date the "License to Operate" was issued by the permitting authority. The agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty as stated in our PROPOSAL AND CONTRACT FOR SERVICES.

III. Renewal: This Agreement shall automatically renew for an additional period of two (2) years at the same terms and conditions unless either party gives notice of termination a minimum of thirty (30) days prior to end of first agreement period. See Section IV.

IV Termination of Agreement: This Agreement may be terminated by either party with thirty (30) days written notice for any reason, including for example, substantial failure to perform in accordance with its terms, without fault or liability of the terminating party. NO REFUNDS. If this Agreement is so terminated, Contractor will be paid at the rate of \$85.00 per hour for any work performed and for which compensation has not been received. Either party terminating this agreement for any reason, including non-renewal, shall notify in writing the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination.

V. Services: Contractor will:

- A. Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulations approximately every four months.
- B. Provide a written record of visits to the site by means of an inspection tag attached to or contained in or near the control panel.
- C. Repair or replace: if repairs or replacement of parts is necessary during a routine service visit, the repair or replacement of parts will be made at that time, if the charges for parts do not exceed \$100.00. If the charges for parts exceed \$100.00, the homeowner will be contacted for approval at the number(s) provided by the homeowner below. If the homeowner cannot be reached for approval while the technician is at the property, the repairs will not be made if they exceed \$100.00. If the technician receives approval after he leaves the property, a service call charge of \$85.00 to return to the property will be added to the final bill. If warranted items are required to be replaced within 30days of installation, labor will not be charged; after 30 days, labor will be charged according to the service agreement.
- D. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis as required by permit. An additional charge will be incurred by the Customer for this service. (Only required for other than single family residence.).
- E. Forward copies of this Agreement and all reports to the regulatory agency and the customer within 14 days.
- F. Visit site in response to Customer's request for unscheduled service within forty-eight (48) hours of the date of notification of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.

VI. Disinfection:  Not Required.  Required. The responsibility to maintain the disinfection device (s) and provide any necessary chemicals is that of the Customer. If the Customer pays for it (See Attached Invoice), Contractor will add 12 tablets of chlorine at routine services (See Section V Sub-section A)

VII. Electronic Monitoring  is  is not included in this Agreement.

VIII. Performance of Agreement: Commencement of performance by Contractor under this agreement is contingent on the following conditions:

- A. If this is an initial agreement ( new installation ):
  1. Contractor's receipt of a fully executed original copy or email of this agreement and all documentation requested by Contractor.
  2. Contractor providing the equipment and installation for this OSSF.
  3. Contractor's receipt of payment in full for the equipment and installation.
  4. Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in section XIV of this Agreement.
- B. If this is not an initial agreement (existing system):
  1. Contractor's receipt of a fully executed original copy of this agreement and all documentation requested by Contractor.
  2. Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in Section XIV of this agreement
- C. If the above conditions are not met, Contractor is not obligated to perform any portion of this agreement.

IX. Customer's Responsibilities: The Customer is responsible for each and all of the following :

- A. DO NOT ALLOW ALTERATION TO ANY PART OF THE SYSTEM OR SPRINKLER HEAD LOCATIONS. ALTERATIONS WOULD PUT

SITE EVALUATION INFORMATION SHEET

Kyle C & Andrea J Herring  
431 Upland Ct  
Canyon Lake TX 78133  
c/o RIR Custom Homes

SITE: 2571 Comal Springs  
Lot 447  
Mountain Springs Ranch 3  
Comal County, Texas

Date Site Evaluation Performed: 21 June 2019

Within 100 year Flood zone No, FIR Map 48091C 0230F  
Edwards Recharge Zone: No, USGS map Index map

Profile Holes: No test holes dug due to significant surface rock. Honeycomb, slab, fractured limestone, etc.

Soil Texture Analysis: Class suitable NO

Soil Structure Analysis: \_\_\_\_\_ suitable X unsuitable for conventional septic

Structureless \_\_\_\_\_

Weak \_\_\_\_\_ Moderate \_\_\_\_\_ Strong \_\_\_\_\_

Blocky \_\_\_\_\_

Platy \_\_\_\_\_ (unsuitable)

Massive \_\_\_\_\_ (unsuitable)

Restrictive Horizon: None found: \_\_\_\_\_ Depth: surface

Rock or Fractured Rock: X

Clay 40% or more \_\_\_\_\_

Ground Water N/A

Brief Description: No identified recharge features within 150' of proposed system location. No actual drainage features on lot.

This site evaluated by:  
South Texas Wastewater Treatment  
Ronald R. Graham, Site Evaluator  
Registration Number 19772, State of Texas  
PO Box 1284, Boerne, Texas

  
\_\_\_\_\_  
Ronald R. Graham, SE

7/1/19  
Date





## **South Texas Wastewater Treatment**

PO Box 1284  
Boerne, TX 78006  
830-249-8098

I, Ronald R. Graham have reviewed the CZP# 2072.01 for this location and certify that this design meets all of the requirements of the Texas Commission of Environmental Quality OSSF regulations, all provisions of the existing CZP and the orders of Comal County.

A handwritten signature in blue ink, appearing to read 'RRG', written over a horizontal line.

Ronald R. Graham, RS 3741

# SOUTH TEXAS WASTE WATER TREATMENT, LLC.

Authorized JET Distributor - Home and Commercial - Engineering Services  
P O Box 1284 Boerne, Texas 78006 \* 830-249-8098 or 1-800-86-WASTE; www.stwastewater.com

## JET HOME WASTEWATER TREATMENT SYSTEM DESIGN SPRINKLER SYSTEM

Kyle & Andrea Herring  
(281) 979-4819  
kyleh@strongclaims.com

SITE: 2571 Comal Springs  
Mountain Springs Ranch 3  
Lot 447  
Comal County, Texas

This design includes an attached drawing No. 7134R1 dated 10 JUN 2024

### Design Specifications:

Estimated average daily wastewater flow: 4 bedroom 3,947sf home (360GPD)

With effluent treatment of 600 GPD

Pump tank/chlorine contact chamber capacity: 750 gallons

Design application rate: 0.064 gal./sq.ft./day

Dosing cycle quantity: 100-110 gallons

Number of dosing cycles per day: three (3)

Type of float switch: mercury float switch

Design pressure head: 25-40 psi at sprinkler head

Total length of supply pipe: 180 feet

Dosing pump capacity: Little Giant WE20G05P4-22-20.0 GPM 25-40 psi

NSF Certified tablet Chlorinator: installed at inlet of pump tank

Safety lid installed on clarifier

Maximum slope of the field: <15 percent

Means of preventing syphoning: hose bib

Type of forced main required: 1" SCH 40

Diameter of supply pipe: 1 inch

Pressure adjusting valves to be installed: hose bib

Offsets: property lines, wells, easements, water lines, structures, swimming pools, ponds,  
etc shall be strictly adhered to as required by latest Texas Natural Resources

Conservation Commission construction standards.

Pump controls must have NEMA (National Manufacturing Association) approval.

A PVC union shall be placed above the pump to allow for easy pump removal.

### Calculation of field Size

Four bedroom (3,947 sq ft) -allow 360 GPD effluent flow

Assume an application rate of 15.6 square feet per gallon per day.

$$360 \div 0.064 = 5,625 \text{ sf}$$

We are relocating existing spray heads and adding additional heads to accommodate a new pool. 5 sprinkler heads, 4 with a 35' radius, 3 spraying a half circle, and one spraying a ¼ circle. One spray head with a radius of 30' spraying a half circle. The area covered as measured by autocad is

$$A = \underline{6,859} \text{ sf}$$



Pipe and fittings

All pipes and fittings in this system shall be schedule 40 PVC. All joints shall be sealed with an approved solvent-type PVC cement. The forced main shall be 1 inch in diameter. A Little Giant WE20G05P4-22 or equivalent high head submersible pump capable of providing at least 6 GPM and providing a 25-40 psi head shall be utilized for pumping effluent.

Site Preparation

The area selected for irrigation shall be cleared of cedar and brush. Some preparation is required. Sprayed area shall be provided with grass or other suitable ground cover.

Provisions for Emergencies

A warning system shall be added to the pump tank on a separate circuit from the pump circuit to provide warning of a failure of the system. This aerobic system has a 24 month service agreement which includes emergency service.

Flood Prone Areas

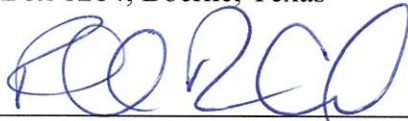
The subject lot is not in a flood prone area according to National Flood Insurance Program FIR Map community-panel Number 48091C0230F.

Tank Sizes

The system shall have a JET Model J-750 extended aeration plant with external NSF Certified tablet chlorinator. The pump tank shall have a capacity of 750 gal. This tank will not need tees on inlet. Safety lid installed on clarifier.

This system designed by:

South Texas Wastewater Treatment  
Ronald R. Graham, Registered Sanitarian  
Registration Number 3741, State of Texas  
PO Box 1284, Boerne, Texas




Ronald R. Graham, RS

June 28, 2024

Date



28 June 24  


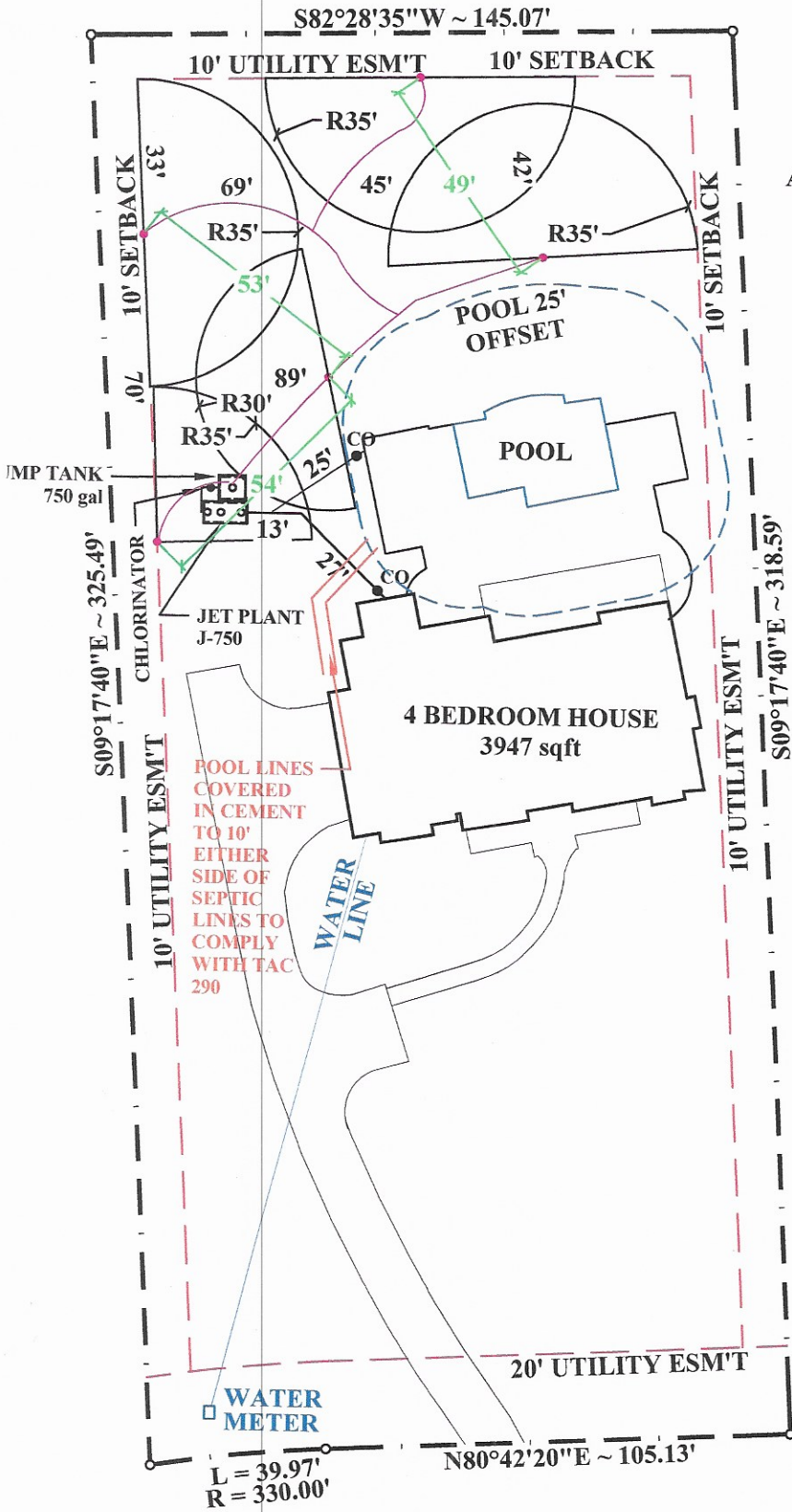
Attachments:

Drawing No. 7134R1 dated 10 JUN 2024



**RECEIVED**

By Brandon Olvera at 9:42 am, Nov 06, 2024



A = 6,859 sqft

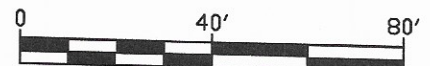


**NOTES:**

*4/10/24*  
*[Signature]*

1. THIS DESIGN MEETS ALL OF THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OSSF REGULATIONS AND THE ORDERS OF COMAL COUNTY AND WILL NOT CAUSE A NUISANCE OR HEALTH HAZARD
2. ALL SPRINKLERS ARE HUNTER PGP-ARV-LA OR K-RAIN PROPLUS
3. ANY CROSSING OF WATER LINE & SPRAY LINE WILL BE SLEEVED 10 ft ON EACH SIDE OF WATER LINE
4. NO PHYSICAL DRAINAGE FEATURE ON PROPERTY WHICH WOULD REQUIRE SPECIAL PROTECTIVE MEASURES
5. NO TEST HOLES DUG DUE TO EXTENSIVE SURFACE ROCK

# COMAL SPRINGS

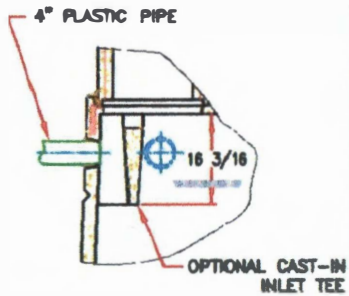


SOUTH TEXAS WASTEWATER TREATMENT  
 P.O. BOX 1284  
 BOERNE, TX 78006  
 830-249-8098  
 BY RONALD R. GRAHAM R.S. 3741

2571 Comal Springs  
 Lot 447  
 Mountain Springs Ranch 3  
 COMAL COUNTY, TEXAS

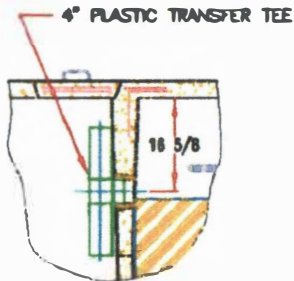
Rev	Date	By	DRAWING NO.	
0	JUN 27 2019	RCC		7134R1
1	JUN 10 2024	RCC		
			DATE	JUN 10 2024
			SCALE	1" = 40'

**DETAIL 1**



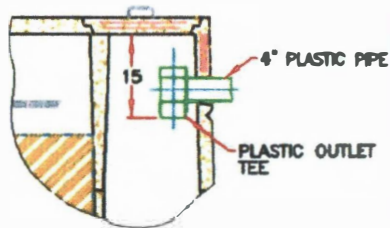
**OPTIONAL INLET TEE**

**DETAIL 2**

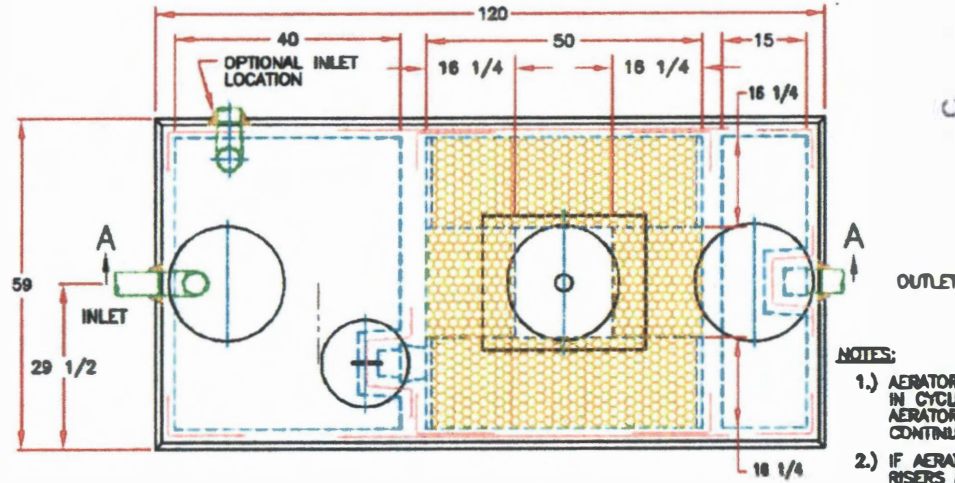


**OPTIONAL TRANSFER TEE**

**DETAIL 3**

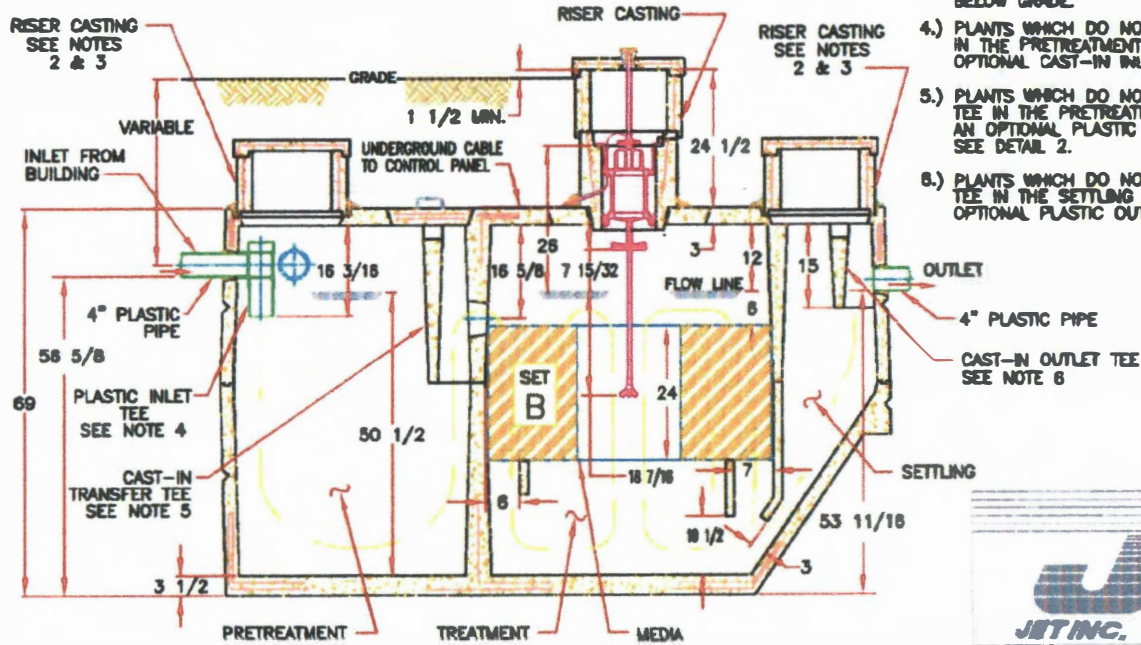


**OPTIONAL OUTLET TEE**



**NOTES:**

- 1.) AERATOR MODELS 585LL-S AND 685LL-FP IN CYCLED OR CONTINUOUS OPERATION OR AERATOR MODELS 580-S AND 680-FP IN CONTINUOUS OPERATION MUST BE USED.
- 2.) IF AERATOR MOUNTING CASTING HAS NO RISER, RISERS ARE NOT REQUIRED HERE. REMOVABLE CONCRETE COVERS ARE REQUIRED.
- 3.) IF AERATOR MOUNTING CASTING HAS A RISER(S), COVERED RISERS ARE REQUIRED HERE. RISERS SHOULD BE DEVELOPED TO GRADE OR TO 6"-12" BELOW GRADE.
- 4.) PLANTS WHICH DO NOT USE A PLASTIC INLET TEE IN THE PRETREATMENT COMPARTMENT MAY USE AN OPTIONAL CAST-IN INLET TEE. SEE DETAIL 1.
- 5.) PLANTS WHICH DO NOT HAVE A CAST-IN TRANSFER TEE IN THE PRETREATMENT COMPARTMENT MAY USE AN OPTIONAL PLASTIC TRANSFER TEE. SEE DETAIL 2.
- 6.) PLANTS WHICH DO NOT HAVE A CAST-IN OUTLET TEE IN THE SETTLING COMPARTMENT MAY USE AN OPTIONAL PLASTIC OUTLET TEE. SEE DETAIL 3.



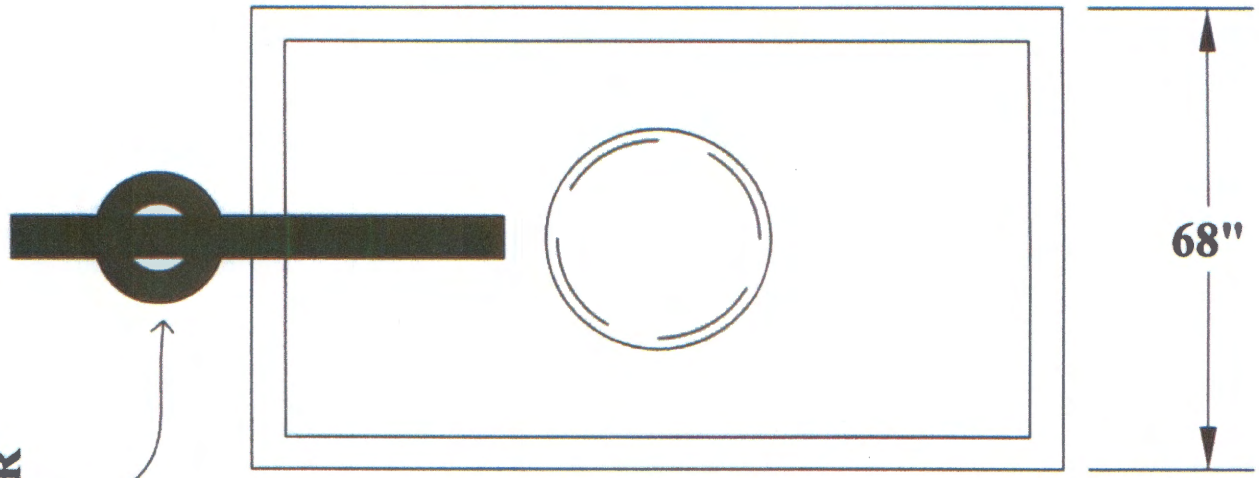
**SECTION A-A**

<p><b>JET INC.</b> 750 GPD PLANT COMPONENT PARTS &amp; INSTALLATION</p>	REVISED
	06-18-01e
	DRAWN BY: R. P. T.
	APPROVED BY: D.S.M.
DATE:	3-15-04
SCALE:	NONE
©2004 JET INC. 12	DRAWING NUMBER: J-730

PATENTED

FILE REF. No. ART-449





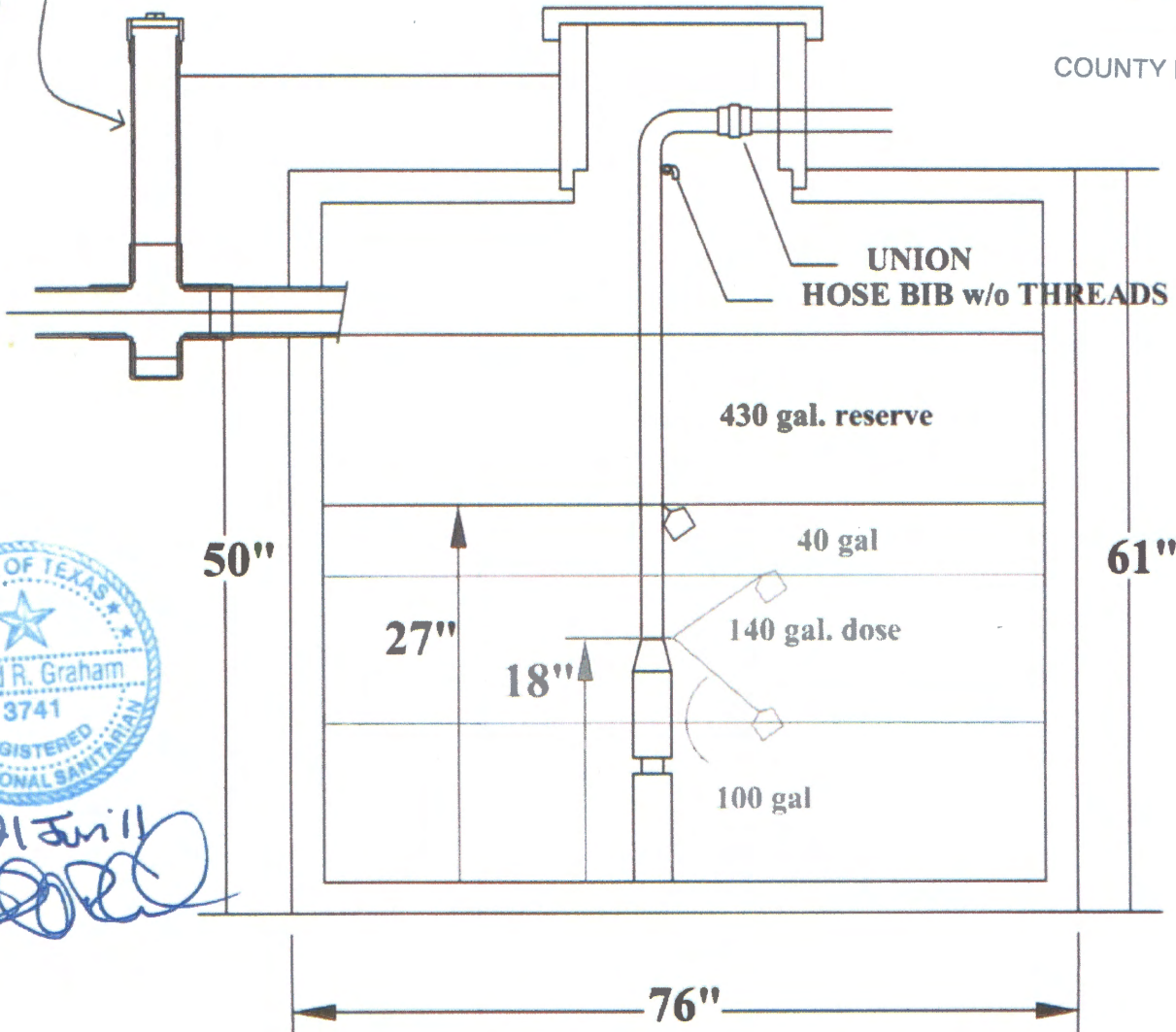
CHLORINATOR

# 750 gal PRE-CAST CONCRETE TANK

RECEIVED

JUL 18 2019

COUNTY ENGINEER



*21 July 2019*  
*[Signature]*

\* \* \* **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 South Texas Wastewater Treatment

System Description Aerobic/ Surface Spray

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

Tank Size(s) (Gallons) 750/750 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 WPAP has been approved by the appropriate regional office.)

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

Is there an existing TCEQ approved 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 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 located in a city?  Yes  No

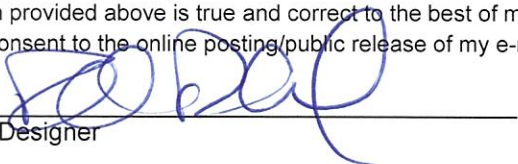
If yes, indicate the city: \_\_\_\_\_

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.

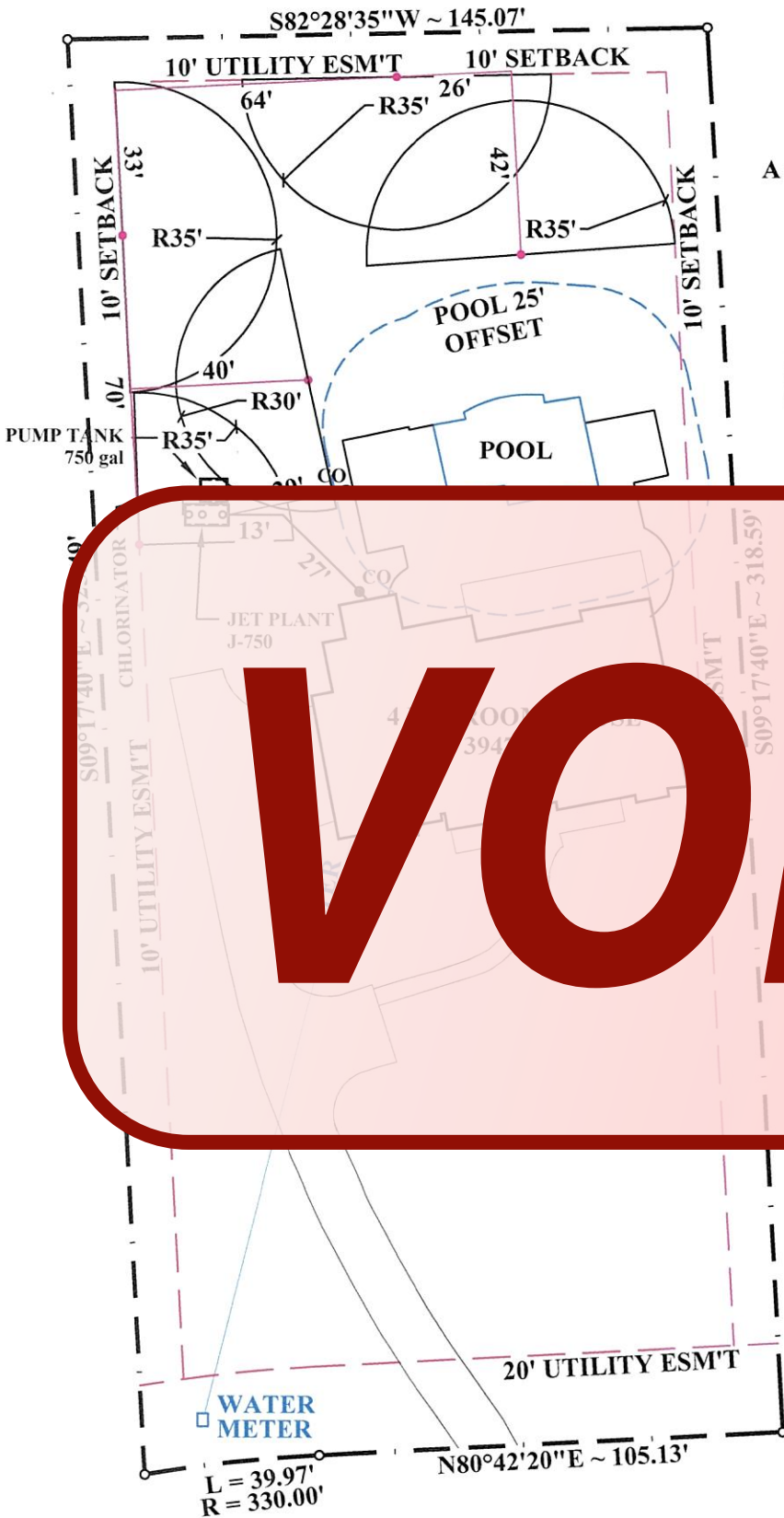
Signature of Designer



Date

06-28-24

Page 2 of 2



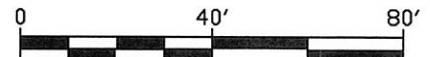
A = 6,859 sqft



**VOID**

2. ALL SPRINKLERS ARE HUNTER PGP-ARV-LA OR K-RAIN PROPERTIES
3. ANY CROSSING OF WATER LINE & SPRAY LINE WILL BE SLEEVED 10 ft ON EACH SIDE OF WATER LINE
4. NO PHYSICAL DRAINAGE FEATURE ON PROPERTY WHICH WOULD REQUIRE SPECIAL PROTECTIVE MEASURES
5. NO TEST HOLES DUG DUE TO EXTENSIVE SURFACE ROCK

## COMAL SPRINGS



**SOUTH TEXAS WASTEWATER TREATMENT**  
 P.O. BOX 1284  
 BOERNE, TX 78006  
 830-249-8098  
 BY RONALD R. GRAHAM R.S. 3741

2571 Comal Springs  
 Lot 447  
 Mountain Springs Ranch 3  
 COMAL COUNTY, TEXAS

Rev	Date	By	DRAWING NO.	7134R1
0	JUN 27 2019	RCC	DATE	JUN 10 2024
1	JUN 10 2024	RCC	SCALE	1" = 40'







# COMAL COUNTY

---

ENGINEER'S OFFICE

RE: *2571 Comal Springs*  
*Mountain Springs Ranch 3*  
*Lot 447*

Dear Property Owner & Agent,

Thank you for your submission. We have reviewed the planning materials for the referenced permit application, and unfortunately, they are insufficient. To proceed with processing this permit, we require the following:

- ✓ Application 2:
  - a. What are the square feet of absorption area.
  - b. What are the purposed gallons per day.
- ✓ Submit the site and soil evaluation.
- ✗ The system description does not match the site plan.
- 4. Site Plan:
  - ✓ Show the distance between the overlapping spray heads.
  - ✓ Show the location of the test holes.
  - ✓ Do any of the pool waterlines come within 10 ft of the OSSF components?
- 5. Revise accordingly and resubmit.

If you have any questions, you can email me or call the office.

Thank You,

| **Brandon Olvera** | **Designated Representative OS0034792** |

| Comal County | [www.cceo.org](http://www.cceo.org) | f: 830-608-2078 | e: [olverb@co.comal.tx.us](mailto:olverb@co.comal.tx.us) |

CCEO  
COPY



**COMAL COUNTY**  
ENGINEER'S OFFICE

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

Issued This Date: 01/10/2020 Permit Number: 109421

Location Description: 2571 COMAL SPGS  
CANYON LAKE, TX 78133

Subdivision: Mountain Springs Ranch  
Unit: 3  
Lot: 447  
Block:  
Acreage:

Type of System: Aerobic  
Surface Irrigation

Issued to: Kyle C. & Andrea J. Herring

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.

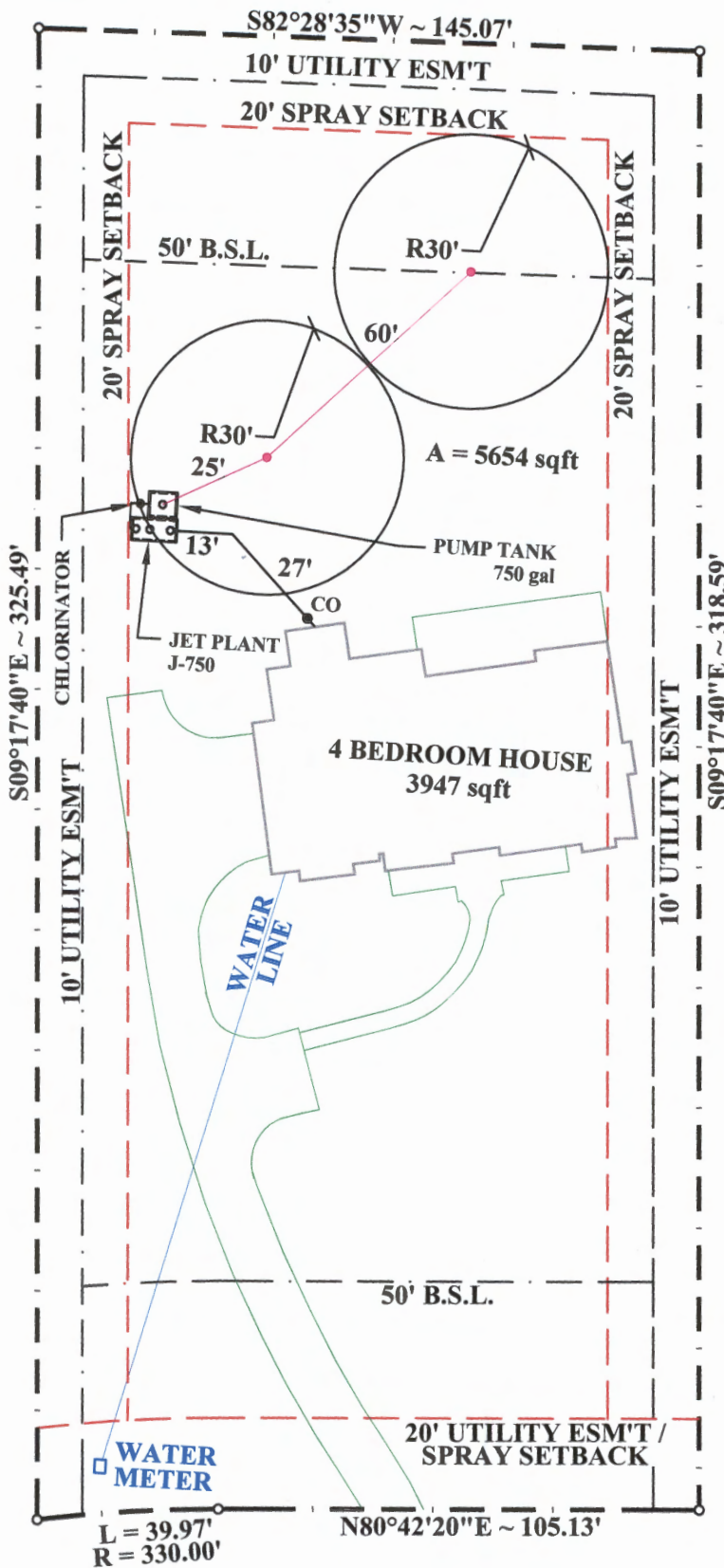
Licensing Authority  
**Comal County Environmental Health**

  
OS0034792  
ENVIRONMENTAL HEALTH INSPECTOR

  
ENVIRONMENTAL HEALTH COORDINATOR

OS 0025599





SYSTEM DESIGN  
 FOR  
 2571 Comal Springs  
 Lot 447  
 Mountain Springs Ranch 3  
 COMAL COUNTY, TEXAS  
 BY  
 RONALD R. GRAHAM R.S. 3741  
 SOUTH TEXAS WASTEWATER TREATMENT  
 P.O. BOX 1284 BOERNE, TX 78006  
 830-249-8098

NOTES:

1. THIS DESIGN MEETS ALL OF THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OSSF REGULATIONS AND THE ORDERS OF COMAL COUNTY AND WILL NOT CAUSE A NUISANCE OR HEALTH HAZARD
2. ALL SPRINKLERS ARE HUNTER PGP-ARV-LA OR K-RAIN PROPLUS
3. ANY CROSSING OF WATER LINE & SPRAY LINE WILL BE SLEEVED 10 ft ON EACH SIDE OF WATER LINE OR A BACK-FLOW PREVENTION DEVICE WILL BE INSTALLED
4. NO PHYSICAL DRAINAGE FEATURE ON PROPERTY WHICH WOULD REQUIRE SPECIAL PROTECTIVE MEASURES
5. NO TEST HOLES DUG DUE TO EXTENSIVE SURFACE ROCK

DRAWING NO.:

**7134R0**

DATE: 27 JUN 2019

SCALE: 1" = 40'

RECEIVED

JUL 18 2019

COUNTY ENGINEER  
 0' 10' 20' 30' 40' 50'  
 SCALE



*Handwritten signature and date: 1 July 19*

**CCEO** COMAL SPRINGS  
**COPY**

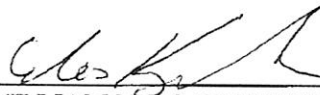


1" = 40'



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.

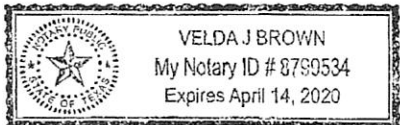
The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

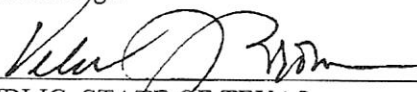
When the context requires, singular nouns and pronouns include the plural.

  
WILLIAM N. SCARBOROUGH  
 by   
ATTORNEY IN FACT

THE STATE OF TEXAS \*  
COUNTY OF Comal \*

This instrument was acknowledged before me on this the 29th day of Jan. \_\_\_\_\_, 2018, by WILLIAMS N. SCARBOROUGH, individually and as Attorney-in-fact for Melissa Scarborough



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

AFTER RECORDING RETURN TO:  
Alamo Title Company  
GF No. 4000131700931

PREPARED IN THE LAW OFFICE OF:  
Kristen Quinney Porter, LLC  
P.O. Box 312643  
New Braunfels, Texas 78131-2643

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
02/01/2018 08:21:07 AM  
TERRI 2 Pages(s)  
201806003955



