staller Name:	OSSF Installer #:	
1st Inspection Date:	2nd Inspection Date:	3rd Inspection Date:
Inspector Name:	Inspector Name:	Inspector Name:

Perm	it#:		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)(G)(i) 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) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(II)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

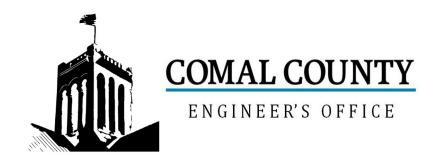
**Inspector Notes:** 

AL.	Di-si	Δ	Citation	N-4	1,41,	2	2
No.	Description SEPTIC TANK Tank(s) Clearly	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	Marked SEPTIC TANK If SingleTank, 2Compartments Provided withBaffle SEPTIC TANK Inlet Flowline Greater than3" and "T" Provided on Inlet and OutletSEPTIC TANK Septic Tank(s) MeetMinimum 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) (I)285.32(b)(1)(E) (i)285.32(b)(1)(E) (i)285.32(b)(1) (D)285.32(b)(1)(C) (ii)285.32(b)(1)(C) (ii)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)				
	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 providedSEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
	SEPTIC TANK Tank Volume						
12	Installed						
	PUMP TANK Volume Installed						
13	AEROBIC TREATMENT UNIT Size						
14							
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)				

	Description Assure Citation Notes 1st large 2nd large 2nd large							
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)					
	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)					
	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)					
	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)					
	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media							
	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)					
	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)					

No.	Docorintian	Answer	Citations	Notes	1ct lease	2nd Inco	2rd Inco
NO.	Description  EFFLUENT DISPOSAL SYSTEM Utilized	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	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)				
	AEROBIC TREATMENT UNIT IS Aerobic Unit Installed According to Approved Guidelines.		285.32(c)(1)				
	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						
	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						
	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

	1				T		
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)(iii) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iii)(I)				
	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)				
41	ADDITION ADDITION						
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						



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

Permit Number: 117744

Issued This Date: 09/10/2024

This permit is hereby given to: THOMAS GREGORY MANGIERI, JR

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

120 GOLDEN EAGLE LOOP CANYON LAKE, TX 78133

Subdivision: THE POINT AT RANCHO DEL LAGO

Unit: 1
Lot: 3
Block: 0

Acreage: 0.5900

#### 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.





### **OSSF DEVELOPMENT APPLICATION CHECKLIST**

Staff will complete shaded items 117744 Date Received Initials Permit Number

Place	uctions: e a check mark next to all items that apply. For item klist <u>must</u> accompany the completed application.	s that do not a	pply, place "N/A". This OSSF Development Application
OSS	F Permit		
$\boxtimes$	Completed Application for Permit for Authorization	to Construct a	n On-Site Sewage Facility and License to Operate
$\boxtimes$	Site/Soil Evaluation Completed by a Certified Site E	Evaluator or a	Professional Engineer
	Planning Materials of the OSSF as Required by the of a scaled design and all system specifications.	TCEQ Rules	for OSSF Chapter 285. Planning Materials shall consist
$\boxtimes$	Required Permit Fee - See Attached Fee Schedule	•	
$\boxtimes$	Copy of Recorded Deed		
$\boxtimes$	Surface Application/Aerobic Treatment System		
	Recorded Certification of OSSF Requiring Ma	aintenance/Aff	davit to the Public
	Signed Maintenance Contract with Effective I	Date as Issuar	ce of License to Operate
	rm that I have provided all information required stitutes a completed OSSF Development Applica	_	Development Application and that this application
	100		07/27/2024
-	Signature of Applicant		Date
	COMPLETE APPLICATION  Check No Receipt No.		INCOMPLETE APPLICATION  —— (Missing Items Circled, Application Refeused)

Revised: September 2019





### **ON-SITE SEWAGE FACILITY APPLICATION**

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

·	June 13, 2024		Permit Nu	ımber117744			
1. APPLICANT /	AGENT INFORMATION						
Owner Name	THOMAS GREGORY MANGIERI JR	Agent Name _		GREG JOHNSON, P.	Е.		
Malling Address 120 GOLDEN EAGLE LOOP		Agent Address _	170 HOLLOW OAK				
City, State, Zip	CANYON LAKE TEXAS 78133	_ City, State, Zip _	NEW	BRAUNFELS TEXA	S 78132		
Phone # 708-704-3034		Phone #		830-905-2778			
Email	tgmangieri@sitelineinc.com	_ Email _	gr	egjohnsonpe@yahoo.c	om		
2. LOCATION							
Subdivision Nam	18 THE POINT AT RANCHO DEL	LAGO Uni	t <u>1</u>	Lot3 Bi	lock		
Survey Name / /	Abstract Number						
	120 GOLDEN EAGLE LOOP			State TX Zip	78133		
3. TYPE OF DE	ELOPMENT						
Single Fan	nily Residential						
Type of Co	onstruction (House, Mobile, RV, Etc.) EXIST	TING HOUSE & DETACHI	ED GARAG	E			
	Bedrooms 3						
Indicate S	q Ft of Living Area 1855						
Non-Single	Family Residential						
(Planning m	aterials must show adequate land area for doubling	ng the required land needs	d for treatm	ent units and disposal :	erea)		
	acility				,		
Offices, Fa	actories, Churches, Schools, Parks, Etc Ind	 licate Number Of Occup	ants				
Restauran	ts, Lounges, Theaters - Indicate Number of S	Seats			_		
Hotel, Mot	el, Hospital, Nursing Home - Indicate Numbe	r of Beds					
Travel Tra	iler/RV Parks - Indicate Number of Spaces						
Miscellane	eous						
	t of Construction: \$ 100,000	-					
	of the proposed OSSF located in the United						
Yes 🔀	No (If yes, owner must provide approval from USACE	for proposed OSSF improve	ments within (	the USACE flowage ease	ment)		
Source of Wate	er 🔀 Public 🗌 Private Well 🔲 Rainwat	er Collection					
4. SIGNATURE							
<ul> <li>The completed approperty.</li> </ul>	lication, I certify that: oplication and all additional information submitted at I am the property owner or I possess the approp	nate land rights necessary	to make the	e permitted improvemen	nts on said		
SILEISONI EAGIRGIIÓ	ereby given to the permitting authority and design n and inspection of private sewage facilities						
<ul> <li>I understand that by the Comai Cor</li> </ul>	a permit of authorization to construct will not be is unty Flood Damage Prevention Order. usent to the online posting/public release of my e-n				-		
791	S - A State of the B-H		•	u application, as applica	able.		
Signature of O	wner		124				
	· · · · · · · · · · · · · · · · · · ·	Date	•	i	Page 1 of 2 Revised January 2021		



### **ON-SITE SEWAGE FACILITY APPLICATION**

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

Planning Materials & Site Evaluation as Required 0	Completed By	GREG W. JOHNSON, P.E.
System Description PROPRIETARY;	AEROBIC TREATM	ENT AND SURFACE IRRIGATION
Size of Septic System Required Based on Planning	g Materials & Soil Evalua	ation
Tank Size(s) (Gallons) EXISTING AERIES	D500M (#107044)	Absorption/Application Area (Sq Ft)4241
Gallons Per Day (As Per TCEQ Table 111)	240	
(Sites generating more than 5000 gallons per day are rec	quired to obtain a permit th	rough TCEQ.)
Is the property located over the Edwards Recharge	Zone? Yes	No
(if yes, the planning materials must be completed by a R	egistered 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	n complies with all provision	ns of the existing WPAP.)
Is there at least one acre per single family dwelling	as per 285.40(c)(1)?	Yes No
If there is no existing WPAP, does the proposed de	evelopment activity requ	ire a TCEQ approved WPAP? 🔲 Yes 🔀 No
(if yes, the R.S or P.E. shall certify that the OSSF design be issued for the proposed OSSF until the proposed WP.	n will comply with all-proving AP has been approved by	sions of the proposed WPAP. A Permit to Construct will not the appropriate regional office.)
Is the property located over the Edwards Contributi	ing Zone? X Yes	No
Is there an existing TCEQ approval CZP for the pro-	operty? Yes X	No
(if yes, the P.E. or R.S. shall certify that the OSSF design	n complies with all provision	ns of the existing CZP.)
If there is no existing CZP, does the proposed deve	elopment activity require	a TCEQ approved CZP? 🔲 Yes 🔀 No
(if yes, the R.S. or P.E. shall certify that the OSSF desig issued for the proposed OSSF until the UP has been ap		sions of the proposed CZP. A Permit to Construct will not be reg
Is this property within an incorporated city?	es 🛛 No	sh X to
If yes, indicate the city:		GREG W. JOHNSON
		FIRM #2585
By signing this application, I certify that:		
- The information provided above is true and correct to	o the best of my knowledge	9.
- I affirmatively consent to the online posting/public re	lease of my e-mail address	associated with this permit application, as applicable.
$/$ $^{\prime}$ $^{\prime}$ $^{\prime}$ $^{\prime}$		June 17, 2024
Signature of Designer	Date	

#### **AFFIDAVIT**

## THE COUNTY OF COMAL STATE OF TEXAS

#### CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

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

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):

I UNIT/PHASE SECTION BLOCK3_	LOT THE POINT AT RANCHO DEL LAGO SUBDIVISION
IF NOT IN SUBDIVISION:ACREAGE	SURYEY
The property is owned by (insert owner's full n	HITTE: THOMAS GREGORY MANGIERI, JR
This OSSF must be covered by a continuous mathematical two-year service policy, the owner of residence shall either obtain a maintenance compersonally.	aintenance contract for the first two years. After an acrobic treatment system for a single family tract within 30 days or maintain the system
Upon sale or transfer of the above-described protransferred to the bayer or new owner. A copy obtained from the Comal County Engineer's Office.	of the planning materials for the OSSF can be
witness by Hand(s) on this <u>a3</u> day (	DF JWy ,20 24
TELL	THOMAS GREGORY MANGIERI, JR
Owner(s) signature(s)  THOMAS GREGORY MANGIERI, JR SWORN	Owner (s) Printed name (s)  TO AND SUBSCRIBED BEFORE ME ON THIS <u>33</u> DAY OF
JWY ,20 24	THIS AREA FOR COMAL COUNTY CLERK RECORDING PURPOSES ONLY
MANUS YNN HOWW Notary Public Signature	Filed and Recorded Official Public Records
	Bobbie Koepp, County Clerk Comal County, Texas
Official Seal Natalie Lynn Parker Notary Public State of Illinois Comm # 975821	07/26/2024 01:33:39 PM MARY 1 Pages(s)
My Commission Expires 7/26/2027	202406022387

Babbie Koepp

## Greg W. Johnson, P.E.

170 Hollow Oak New Braunfels, Texas 78132 830/905-2778

June 17, 2024

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

RE- Septic Design

120 GOLDEN EAGLE LOOP THE POINT AT RANCHO DEL LAGO, UNIT 1, LOT 3 CANYON LAKE, TX 78133 MANGIERI RESIDENCE

### Brandon/Brenda,

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

If I can be of further assistance please contact me.

Respectfully yours,

June 17, 2024

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

Date

GREG W. JOHNSON
67587

GREG W. JOHNSON
67587

GREG W. JOHNSON
67587

GREG W. JOHNSON

## ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed:	June 14, 2024	
Site Location:	The POINT at RANCHO DEL LAGO, UNIT 1, LOT 3	
Proposed Excavation Depth:	N/A	
Locations of soil boring	rations must be performed on the site, at opposite ends of the proposed dispose or dug pits must be shown on the site drawing.  Il, soil evaluations must be performed to a depth of at least two feet below the	

proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
8"	ти	CLAY LOAM	N/A	NONE OBSERVED	LIMESTONE @ 8"	BROWN
				1		

Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
	SAME		AS		ABOVE	

I certify that the findings of this report are base	ed on my field observations and are accurate to
the best of my ability.	,
	06/14/21
/ ' / /)	00/17/4

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

Date

### OSSF SOIL EVALUATION REPORT INFORMATION

Date: June 17, 2024	
Applicant Information:	
	Site Evaluator Information:
Name: THOMAS GREGORY MANGIERI JR.	Name: Greg W. Johnson, P.E., R.S., S.E. 11561
Address: 120 GOLDEN EAGLE LOOP	Address: 170 Hollow Oak
City: CANYON LAKE State: TEXAS	City: New Braunfels State: Texas
Zip Code:	Zip Code: 78132 Phone & Fax (830)905-2778
D / I /	
Property Location: The POINT at RANC Lot 3 Unit 1 Blk Subd. DEL LAGO	:HO installer information:
Street Address: 120 GOLDEN EAGLE LOOP	Name:
City: CANYON LAKE Zip Code: 7813.	Company: Address:
Additional Info.:	
Treations III.	Zip Code:Phone
Topography: Slope within proposed disposal area:	
Presence of 100 yr. Flood Zone:	YES NO X
Existing or proposed water well in nearby area.	YES NO X
Presence of adjacent ponds, streams, water impoundments	
Presence of upper water shed	YES NO X
Organized sewage service available to lot	YES NO X
Design Calculations for Aerobic Treatment with Sp	
	ray irrigation:
Commercial	
Q =GPD	
Residential Water conserving fixtures to be utilized? Y	
Number of Bedrooms the septic system is sized for:	•
Q gal/day = $(Bedrooms + 1) * 75 GPD - (20\% reduction)$	i for water conserving fixtures)
Q = ( <u>3</u> +1)*75-(20%)= <u>240</u>	
Trash Tank Size 568 Gal.	,
TCEQ Approved Aerobic Plant Size500	
	$\frac{.064}{} = {} $ sq. ft.
Application Area Utilized = 4241 sq. ft.	
Pump Requirement 12 Gpm @ 41 Psi (Re	djacket 0.5 HP 18 G.P.M. series or equivalent)
	TIMED TO DOSE IN PREDAWN HOURS
	al/inch.
Reserve Requirement = 80 Gal. 1/3 day f	
Alarms: Audible & Visual High Water Alarm & Visua	l Air Pump malfunction
With Chlorinator NSF/TCEQ APPROVED	
SCH-40 or SDR-26 3" or 4" sewer line to tank Two way cleanout	
Pop-up rotary sprinkler heads w/ purple non-potable lids	
1" Sch-40 PVC discharge manifold	
APPLICATION AREA SHOULD BE SEEDED AND	MAINTAINED WITH VEGETATION.
EXPOSED ROCK WILL BE COVERED WITH SOIL	
I HAVE PERFORMED A THOROUGH INVESTIGATION	BEING A REGISTERED PROFESSIONAL ENGINEER
AND SITE EVALUATOR IN ACCORDANCE WITH CHA	APTER 285, SUBCHAPTER D, §285.30, & §285.40
(REGARDING RECHARGE FEATURES), TEXAS CO	OMMISSION OF ENVIRONMENTAL QUALITY
(EFFECTIVE DECEMBER 29, 2016)	E OF TE
/ / / <b>/ /</b>	1/17/2 /600
	6/17/26/30 X
GREG W. JOHNSON, P.E. F#002585 - S.E. 11561	DATE GREG W. JOHNSON
<b>,</b> <del></del>	8 9 67587 D. W
	FIRM #2585
	FIRM #2585

# RECEIVED By Brandon Olvera at 10:07 am, Sep 10, 2024

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

170 Hollow Oak New Braunfels, Texas 78132 830/905-2778

September 5, 2024

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

RE: Septic Design - #117744

120 GOLDEN EAGLE LOOP

EAGLES PEAK RANCH, UNIT 1, LOT 39, 40, & 41

FISCHER, TX 78623 MANGIERI RESIDENCE

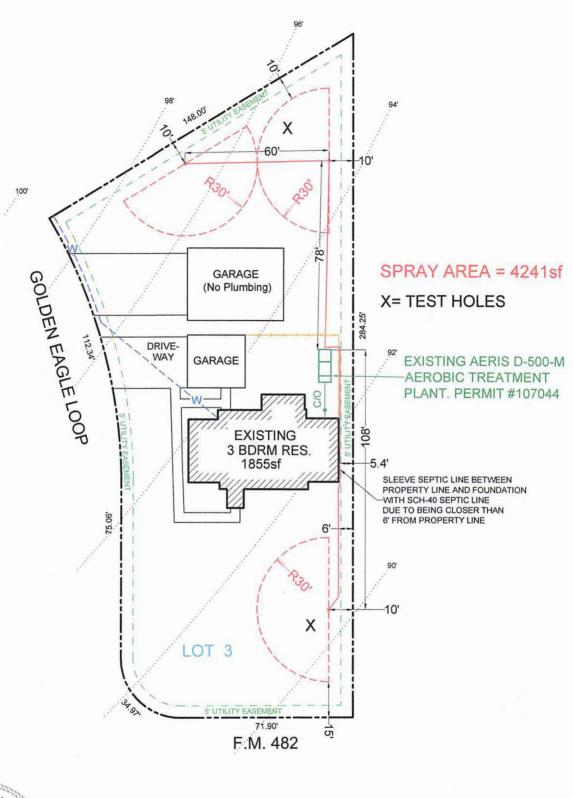
#### Brandon,

It is necessary to install the effluent line outside, but within one foot of the utility easement along the property and existing residence. I hereby request a variance to the on foot setback outside of utility easements as required by TCEQ Chapter 285 Table X. Equivalent protection will be maintained by sleeving the effluent line with SCH-40 PVC sewer line within one foot of the easement. In my professional opinion this variance will not pose a threat to the environment or public health.

If I can be of further assistance please contact me.

Respectfully yours,

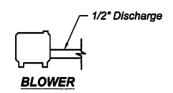
Greg W Johnson, P.E., F#2585

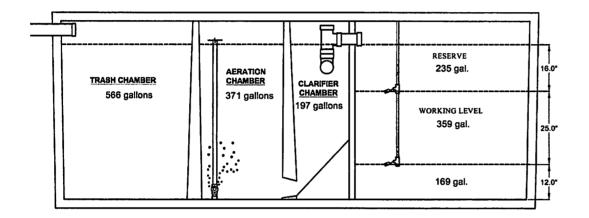


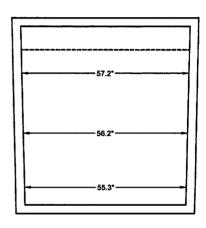


THE THE PARTY OF T

OWNER:	THOMAS GREGORY MANGIERI JR.					
STREET ADDR	120 GOLDEN EAGLE LOOP					
LEGAL DESC:	LEGAL DESC: The POINT at RANCHO DEL LAGO			ION/PHASE:	BLOCK:	LOT: 3
PREPARED BY	GREG W. JOHNSON, P.E. F#002585	SCALE: 1	'=40'	DATE: 6/17/20	024	REVISED:





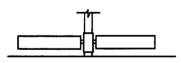


#### SIDE SECTION VIEW

SCALE: 1' = 3/8 "

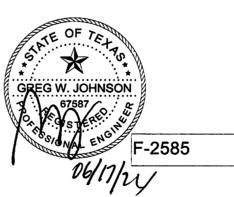
### **END SECTION VIEW**

SCALE: 1' = 3/8 \*



#### DIFFUSER DETAIL

2 - 250 mm Max flow per diffuser = 55 liters/minute



Title:

Model D-500-M Night Time Pumping Company Name:

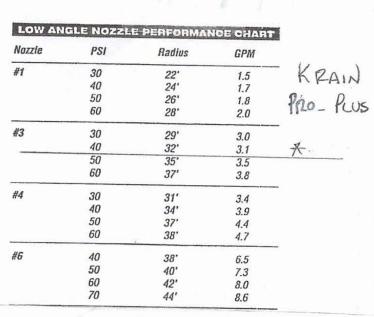
**Aeris Aerobics** 

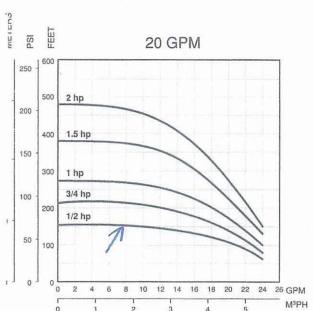
Date:

5-6-2015

## Environmental Series Pumps

### **Thermoplastic Performance**





### **Thermoplastic Units Ordering Information**

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

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



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RE: 120 Golden Eagle Loop The Point at Rancho Del Lago 1 Lot 3

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:



The separation distance from property lines to sewer pipes with watertight joints is 5 ft. 285.91(10) Table X,

- a. It appears that you are wanting to vary from the 1 ft separation distance from the utility easements.
- b. Request a variance accordingly.
- 2. 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 | f: 830-608-2078 | e: olverb@co.comal.tx.us |

STC 22444 NW notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

## GENERAL WARRANTY DEED (With Third Party Vendor's Lien)

THE STATE OF TEXAS

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COUNTY OF COMAL

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THAT TIMOTHY HOYT AND TERESA HOYT, hereinafter referred to as "Grantor" (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by THOMAS GREGORY MANGIERI JR., A MARRIED MAN, hereinafter referred to as "Grantee" (whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and for the further consideration of the execution and delivery by Grantee of one certain Promissory Note of even date herewith, in the original principal sum of Three Hundred Thirty-Five Thousand And No/100 Dollars (\$335,000.00), payable to the order of CMG MORTGAGE, INC. DBA CMG HOME LOANS, hereinafter called "Mortgagee"; said Promissory Note being secured by a Vendor's Lien and the Superior Title herein retained and reserved in favor of Grantor and assigned and conveyed, without recourse, to Mortgagee, and also being secured by a Deed of Trust of even date herewith from Grantee to BLACK, MANN & GRAHAM, LLP, Trustee, reference to said Promissory Note and Deed of Trust being hereby made for all purposes: Grantor has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, the following described real property, to-wit:

LOT 3, OF THE POINT AT RANCHO DEL LAGO PHASE ONE, AN ADDITION IN COMAL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME 7, PAGE 123 OF THE MAP/PLAT RECORDS OF COMAL COUNTY, TEXAS AND SCRIVENER'S AFFIDAVIT DATED SEPTEMBER 27, 2017, FILED OCTOBER 02, 2017, RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 201706044458, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

together with all improvements thereon, if any, and all rights, privileges, tenements, hereditaments, rights of way, easements, appendages and appurtenances, in anyway appertaining thereto, and all right, title, and interest of Grantor in and to any streets, ways, alleys, strips or gores of land adjoining the above described property or any part thereof (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee and Grantee's heirs or assigns FOREVER. Grantor does hereby bind Grantor and Grantor's heirs, executors, and administrators TO WARRANT AND FOREVER DEFEND all and singular the said Property unto Grantee and Grantee's heirs and assigns against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

But it is expressly agreed that Grantor reserves and retains for Grantor, and Grantor's heirs and assigns, a Vendor's Lien, as well as the Superior Title, against the Property until the above described Promissory Note and all interest therein have been fully paid according to the terms thereof, when this Deed shall become absolute.

WHEREAS, Mortgagee, at the special instance and request of Grantee, having paid to Grantor a portion of the purchase price of the Property, as evidenced by the above described Promissory Note, Grantor hereby assigns, transfers, conveys and delivers, without recourse, to Mortgagee said Vendor's Lien and Superior Title against said Property to secure the payment of said Promissory Note, and subrogates Mortgagee to all rights and remedies of Grantor in the Property by virtue thereof.

To the extent applicable to and enforceable against the Property, this Deed is executed, delivered and accepted subject to the following: any liens described herein; ad valorem taxes for the current and all subsequent years, and subsequent assessments for prior years due to changes in land usage or ownership; zoning ordinances, utility district assessments, and standby fees, if any; all valid utility easements created by the dedication deed or plat of the platted subdivision in which the Property is located, covenants and restrictions common to the platted subdivision in which the Property is located, mineral reservations, and maintenance or assessment liens (if any), all as shown by the real property records of the County Clerk of the County in which said Property is located; and any title or rights asserted by anyone (including, but not limited to, persons, corporations, governments or other entities) to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any.

The contract between Grantor, as the seller, and Grantee, as the buyer, may contain limitations as to warranties. To the extent said contract provides for such limitations to survive this conveyance, they shall be deemed incorporated herein by reference. However, the warranty of title contained in this Deed is hereby expressly excluded from any limitations as to warranties contained in the contract referenced in this paragraph.

When this Deed is executed by more than one person, or when Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns". Reference to any gender shall include either gender and in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be. The term "Mortgagee" shall include the Mortgagee's heirs, successors and assigns, as applicable.

DATED the 8TH day of FEBRUARY, 2024.

TEXIOTHY HOLE	Dresu Hayt

After Recording Return To Grantec
At GRANTEE'S MAILING ADDRESS:

THOMAS GREGORY MANGIERI JR. 120 GOLDEN EAGLE LOOP CANYON LAKE, TX 78133

#### ACKNOWLEDGMENTS

The State of TEXAS	§	
County of COMAL	§	
	ent was acknowledged befor HY HOYT and TERESA HO	re me on the 9 day of February.
Notary My Co	CCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCC	Notary Public
		Notary's Name (printed)

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
02/09/2024 03:38:51 PM
CHRISTY 3 Pages(s)
202406004139



