

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

**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: 117831
Issued This Date: 10/07/2024
This permit is hereby given to: Stanley and Sherrie Schuster

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

1077 BREWER RIDGE RD
CITY OF BULVERDE, TX 78163

Subdivision: Centinnial Ridge
Unit: 1
Lot: 26
Block: 2
Acreage: 5.2300

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.



ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR
S, TX 78132
REVISED
(830) 608-2090
2:33 pm, Nov 13, 2024

Date 3/15/2024

Permit Number 117831

1. APPLICANT / AGENT INFORMATION

Owner Name Stanley Schuster & Sherrie Schuster
Mailing Address 1077 Brewer Ridge Rd.
City, State, Zip Bulverde Texas 78163
Phone # 432-978-7192
Email stanley-schuster@att.net

Agent Name Boyt Seidel
Agent Address _____
City, State, Zip _____
Phone # 210 414 6603
Email boyt@landstechnicalservices.com

2. LOCATION

Subdivision Name Centennial Ridge Unit 1 Lot 26 Block 2
Survey Name / Abstract Number _____ Acreage _____
Address 1077 Brewer Ridge City Bulverde State Tx Zip 78163

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 4975 11-13-24 HS

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: \$ 1.8m.1 (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

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.

Stanley Schuster
Signature of Owner

3/15/2024
Date



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidenthal

System Description Aerobic with Spray Distribution

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

Tank Size(s) (Gallons) 800 GPD Absorption/Application Area (Sq Ft) 6838.92

Gallons Per Day (As Per TCEQ Table III) 420

(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: Bulverde

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 Hoyt Seidenthal

Date 7-

1/m
2



202406009698 04/01/2024 03:24:35 PM 1/1

THE COUNTY OF COMAL
STATE OF TEXAS

AFFIDAVIT

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

I

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, 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 owners 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.

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):

1077 Brewer Bridge Rd
Lot 26, Block 2, Centennial Ridge I

The property is owned by (owner as per deed) Stanley Schuster

This OSSF shall be covered by a continuous service policy 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 may be obtained from (insert name of permitting authority).

WITNESS BY HAND(S) ON THIS 15th DAY OF March 2024

Stanley W. Schuster
Owner(s) signature(s)

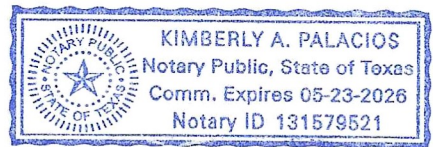
Owner(s) signature(s)

Stanley W. Schuster
Owner (s) Printed Name(s)

Owner (s) Printed Name(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 15th DAY OF March, 2024

[Signature]
Notary Public Signature



→ Hoyt and Cheryl Seidensticker
124 Bristow way
Boerne, Tx 78006

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
04/01/2024 03:24:35 PM
MARY 1 Page(s)
202406009698



Bobbie Koepf

WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

Regulatory Authority Comal
Block Creek Aerobic Services, LLC
444 A Old Hwy #9
Comfort, TX 78013
Off. (830) 995-3189
Fax. (830) 995-4051

Permit/License Number _____
Customer Stanley and Sherrill Schuster
Site Address 1077 Decker Ridge Dr
City Delwade Zip 78163
Mailing Address _____
County Somerset Map # _____
Phone _____
Email _____

I. General: This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between Stanley Schuster (hereinafter referred to as "Customer") and Block Creek Aerobic Services, LLC. By this agreement, Block Creek Aerobic Services, LLC and its employees (hereinafter inclusively 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 Date:

This Agreement commences on LTO and ends on _____ for a total of two (2) years (initial agreement) or one (1) year (thereafter). If this is an initial agreement (new installation), the Customer shall notify the Contractor within two (2) business days of the system's first use to establish the date of commencement. If no notification is received by Contractor within ninety (90) days after completion of installation or where county authority mandates, the date of commencement will be the date the "License to operate" (Notice of Approval) was issued by the permitting authority. This 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.

III. Termination of Agreement:

This Agreement may be terminated by either party for any reason, including for example, substantial failure of either party to perform in accordance with the terms of this Agreement, without fault or liability of the terminating party. The terminating party must provide written notice to the non-terminating party thirty (30) days prior to the termination of this Agreement. If this Agreement is terminated, Contractor will be paid at the rate of \$75.00 per hour for any work performed and for which compensation has not been received. After the deduction of all outstanding charges, any remaining monies from prepayment for services will be refunded to customer within thirty (30) days of termination of this Agreement. Either party terminating this Agreement for any reason, including non-renewal, shall notify in writing the equipment manufacturer and the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination. Nonpayment of any kind shall be considered breach of contract and a termination of contract.

IV. 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 regulation, for a total of three visits to site per year. The list of items checked at each visit shall be the: control panel, Electrical circuits, timer, Aeration including compressor and diffusers, CFM/PSI measured, lids safety pans, pump, compressor, sludge levels, and anything else required as per the manufacturer.
- b. Provide a written record of visits to the site by means of an inspection tag attached to or contained in the control panel.
- c. Repair or replace, if Contractor has the necessary materials at site, any component of the OSSF found to be failing or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and the service(s) cost less than \$100.00, Customer hereby authorizes Contractor to perform the service(s) and bill Customer for said service(s). When service costs are greater than \$100.00, or if contractor does not have the necessary supplies at the site, Contractor will notify Customer of the required service(s) and the associated cost(s). Customer must notify Contractor of arrangements to affect repair of system with in two (2) business days after said notification.
- d. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only).
- e. Forward copies of this Agreement and all reports to the regulatory agency and the Customer.
- f. Visit site in response to Customer's request for unscheduled services within forty-eight (48) hours of the date of notification (weekends and holidays excluded) of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.

V. Disinfection:

SS
Customer's Initials



RC

Contractor's Initials

ON-SITE SEWAGE FACILITY
Site Evaluation Report Information

Date: 3/27/2024

Applicant Information:

Name: Stanley and Sherrie Schuster

Address: 1077 Brewer Road

City: Bulverde State: Texas Zip: 78163

Phone: _____

Property Location:

Lot: 26 Block 2

Sub.: Centennial Ridge 1

Street/Road Address: 1077 Brewer Road

City: Bulverde State: Texas Zip: 78163

Unincorporated Area? Y or N y

Additional information _____

Site Evaluator Information:

Name: Hoyt Seidensticker

License OS0008771 Expires 8/31/2026

Company: Land Stewardship Services, LLC

Address: 124 Bristow Way

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603

Email hoyt@landstewardshipservices.com

Installer information:

Name: Danny Guajardo OS0005259

Company: _____

Address: 9203 Nat White Drive

City: SA State: Texas Zip: 78240

Phone: (210) 294-4880 Fax: _____

Schematic of Lot or Tract

Show:

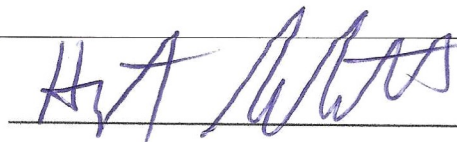
- Compass North, adjacent streets, property lines, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks).
- Location of existing or proposed water wells within 150 feet of property.
- Indicate slope or show contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.
- Location of soil borings or dug pits (show location with respect to a known reference point).
- Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundments areas, cut or fill bank, sharp slopes and breaks.

SITE DRAWING

Lot Size: 5.23 acres

SEE ATTACHED

Signature of Site Evaluator



Site Evaluator License No OS0008771

ON-SITE SEWAGE FACILITY Soil Evaluation Report Information

Date Soil Survey Performed: 3/27/2024

Site Location: 1077 Brewer Ridge Road

Name of Site Evaluator: Hoyt Seidensticker Registration Number: OS0008771

Proposed Excavation Depth: n/a County: Comal

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Location of soil boring or dug pits must be shown on the site drawing.

For subsurface disposal, soil evaluation 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 feature on the form. Indicate depths where features appear.

Soil Boring Number <u>1</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0 _____	III	Clay loam	<30%	none	yes, rock	Brown
1 _____						
2 <u>18 in</u>						
3 _____						
4 _____						
5 _____						
Soil Boring Number <u>2</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0 _____	III	Clay loam	<30%	none	yes, rock	Brown
1 _____						
2 <u>18 in</u>						
3 _____						
4 _____						
5 _____						

Features of Site Area

Presence of 100 year flood zone Yes ___ No x

Presence of adjacent ponds, streams, water improvements Yes ___ No x

Existing or proposed water well in nearby area Yes ___ No x

Organized sewage service available to lot or tract Yes ___ No x

Recharge feature within 150 feet Yes ___ No x

By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my ability.

I understand that any misrepresentation of the information contained in this report may be grounds to revoke or suspend my license. The site evaluation

determined the site is suitable for a Spray Distribution disposal system with Aerobic treatment

According to table XIII, the site is suitable for this proposed system. A copy of Table XIII has been given to the property owner to inform them of other alternatives based upon the results of this site evaluation

Hoyt Seidensticker
Signature of Site Evaluator

8-19-24
Date

11/13/2024
6:52 AM
Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Stanley and Sherrie Schuster

REVISED

2:33 pm, Nov 13, 2024

Property Information:

St. Address: 1077 Brewer Ridge Road
City: Bulverde State: Texas
Zip code: 78163

Predicted Quantity of Sewage (Q)

Water Saving Devices in Home (y/n): yes
Gallons/day (Q): 420
Greywater included (yes/no): yes

Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.064
Minimum Adsorptive Area (sq. ft.): 6562.5

Aerobic Unit

Required size of aerobic unit: 720 gpd
Pretreatment Tank (gallons): 431
Class 1 Aerobic Unit: NuWater B - 800
Pump tank total capacity (gal): 858.7
Chlorination: Liquid installed in Tank
Pump Switch operation: Float system
Dosing cycle quantity (gals): Varied
Cycling time: night time
Pump size and capacity: Franklin E-Series 20 GPM

House Information

No. of Bedrooms: 3
Sq. footage (Approx.): 4975
gallons per day: 360
Water Supply: well

Supply Line from House

Length of supply line (approx. ft): 13
Type of supply line: SCH 40 PVC
Size of Supply line (in): 3 or 4

Supply Line For Spray Irrigation System

Length of supply line (approx. ft): 210
Type of supply line: SCH 40 PVC
Size of supply line (in): 1

Disposal Area per this System

$$\pi (33)^2 = 3419.46$$
$$\pi (33)^2 = 3419.46$$

Total irrigated area (sq. ft.): 6838.92

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker
Hoyt Seidensticker, R.S. No. 3588
Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603

11-13-24
Date
hoyt@landstewardshipservices.com



Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

11/8/2024
10:18 AM
Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

REVISED
8:32 am, Nov 12, 2024

Stanley and Sherrie Schuster

Head Pressure

Elevation Head:	<u>4</u>
Pressure Head:	<u>92</u>
Friction Head:	<u>8.4</u>
Total head:	<u>104.4</u>

Sprinkler Head Information

K-Rain sprinkler head PROPLUS, low angle nozzle	
No. 3 @40psi	GPM: <u>3.1</u>
Number of sprinkler heads:	<u>2</u>
Gallons per minute:	<u>6.2</u>

A class 1 aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment unit. Treated effluent will be disinfected by a LBC Manufacturing "EZ-Tank" Gravity Flow Liquid Bleach Chlorinator in the pump tank, before being disposed of through above ground sprinkler heads. All warning systems shall be installed with the aerobic unit

Land acceptable for surface application shall have a flat terrain (with less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff. There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent.

Areas that rock is exposed must be covered with a suitable amount of material acceptable to the inspecting authority. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and Bermuda grasses or other grass species prior to system operation.

At every inspection a Total Chlorine Residual test must be conducted and must be a minimum acceptable test of .1 mg/l residual in Pump Tank.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker

Hoyt Seidensticker, R.S. No. 3588

11-11-24

Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603

hoyt@landstewardshipservices.com



11/8/2024
10:18 AM
Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

REVISED
8:32 am, Nov 12, 2024

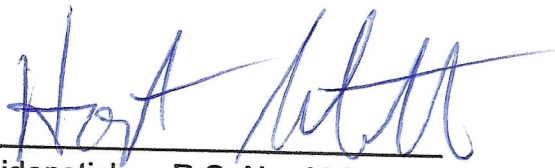
Stanley and Sherrie Schuster

A maintenance contract for the entire system must be established at time of installation with someone holding a license to maintain the installed aerobic system.

All tanks must have inspection or cleanout ports located on the tank top over all inlet and outlet devices. Each inspection or cleanout port must be offset to allow for pumping of the tank. The ports may be configured in any manner as long as the smallest dimension of the opening is at least 12 inches, and large enough to provide for maintenance and equipment removal. All inspection and cleanout ports shall have riser over the port openings, which extend to two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed

The risers shall have inside diameters which are equal to or larger than the inspection or cleanout ports. Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or another means approved by the executive director. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.



Hoyt Seidensticker, R.S. No. 3588

11-11-24

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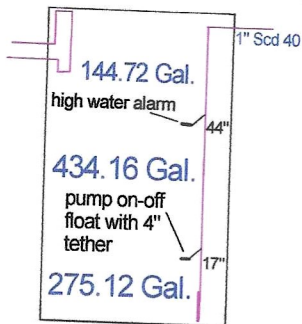
117831

scale 1" =

REVISED

8:32 am, Nov 12, 2024

site map
Aerobic with Spray
distribution system
Stanley and Sherrie Schuster
lot 26, block 2, centennial
Ridge, unit 1
1077 Brewer Ridge
Bulverde, Texas 78163
Comal County



location of sprinkler heads may be adjusted in field to avoid obstacles

100 yr flood plain does not exist on this tract

All pipes from the structures to the septic tank shall be no less than 1/8 inch fall per foot of pipe

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

All external electrical lines must be in gray conduit

There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent

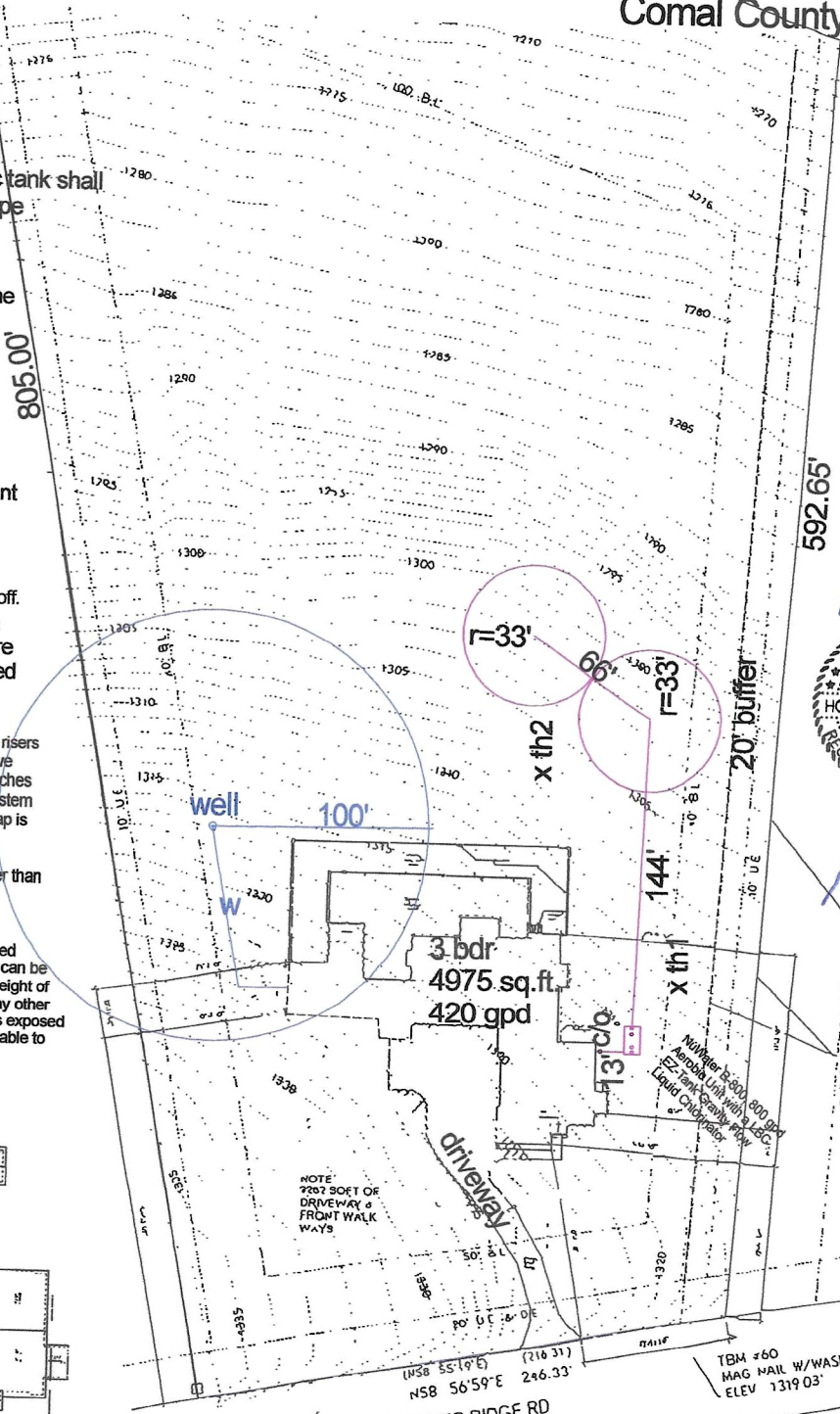
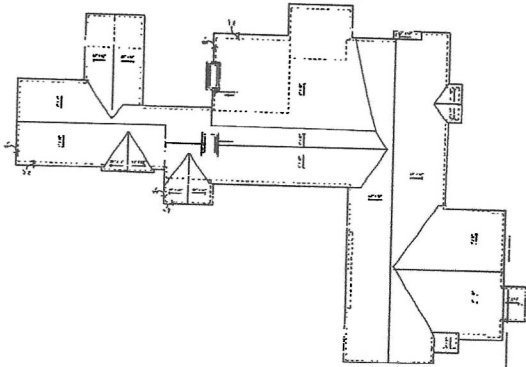
Land acceptable for surface application shall have a flat terrain (less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff.

Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and Bermuda grasses or other grass species prior to system operation.

All tanks buried more than 12 inches below the ground shall have risers over the port openings. All inspection and clean out ports shall have risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.

The risers shall have inside diameters which are equal to or larger than the inspection or clean out ports. Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight.

Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.



11-11-24

Hoyt Seidensticker

10' WIDE WATER UTILITY & ACCESS EASEMENT BY SEPARATE INSTRUMENT DOC# 20200600465 OPRCC1

20' TEMP CONSTRUCTION EASEMENT DOC# 202006000165 OPRCC1

NOTE 20' SET OF DRIVEWAY & FRONT WALKWAYS

TBM #60 MAG NAIL W/WASHER IN ASPHALT ELEV 1319.03'

BREWER RIDGE RD (PRIVATE STREET 40' ROW) (LOT 999 BLK 1 - E & C 4 & D E)

TBM 161 MAG NAIL W/WASHER IN ASPHALT ELEV 1333.35'

AVE 20' ROW 5' C & D E

Assembly Details

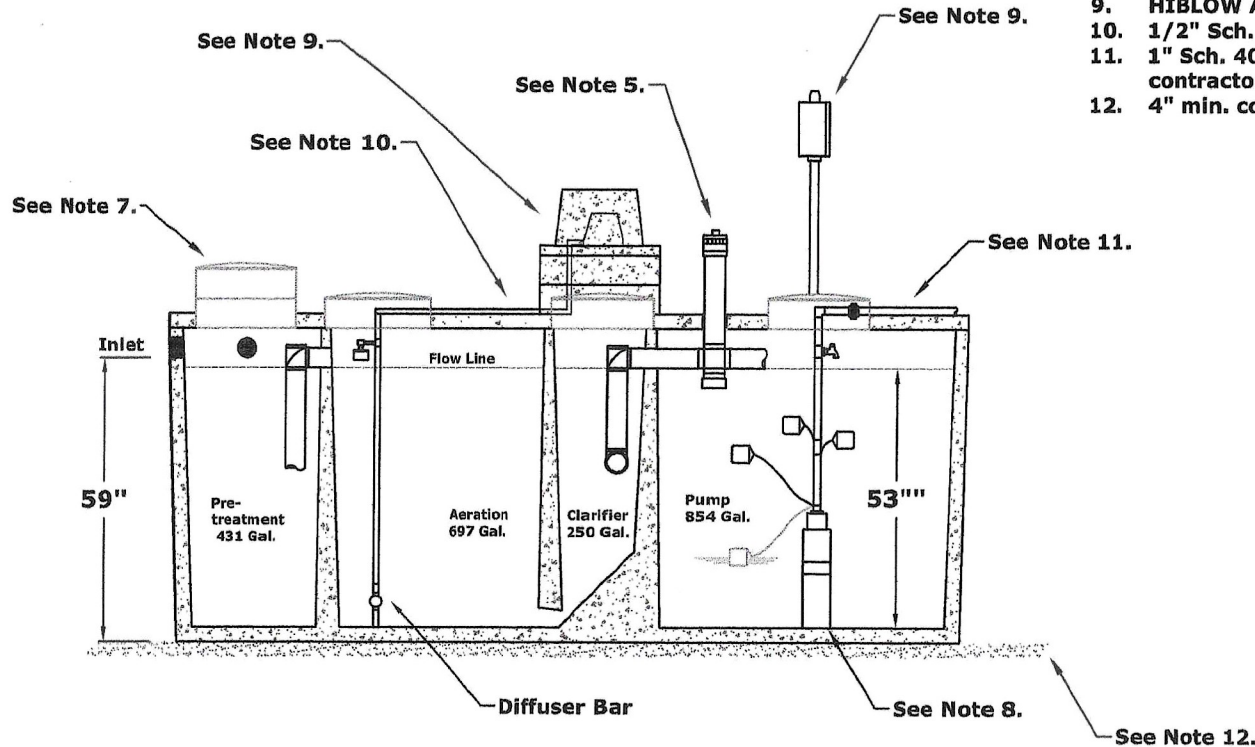
OSSF

DIMENSIONS:

Outside Height: 67"
Outside Width: 75"
Outside Length: 164.5"

MINIMUM EXCAVATION DIMENSIONS:

Width: 87"
Length: 177"



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 = 16,700 lbs.
4. Treatment capacity is 800 GPD. Pump compartment set-up for a 420 GPD Flow Rate (5 bedroom, < 4,501 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 2.60 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-800 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

**NuWater B-800
Aerobic Treatment Plant (Assembled)**

Model: B-800

March, 2010
By: A.S.

Scale:
* All Dimensions subject to allowable specification tolerances.

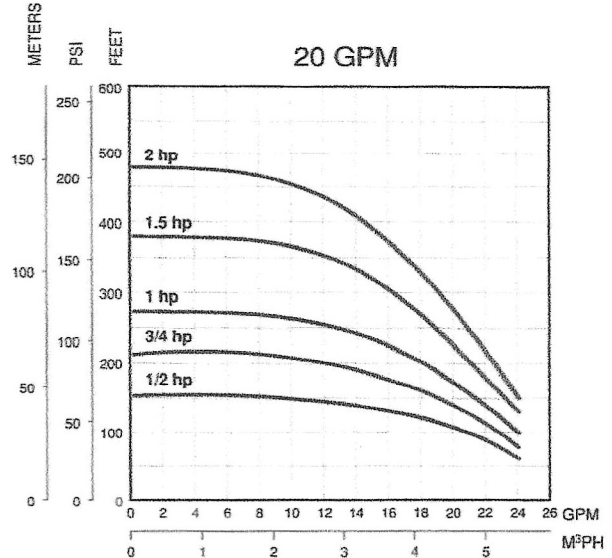
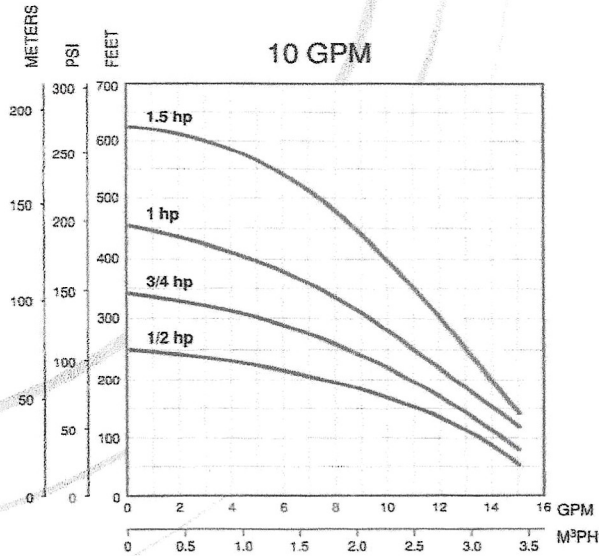
Dwg. #: ADV-B800-2

Advantage
Wastewater Solutions, Inc.

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



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

PROPLUS™

The **PROPLUS™** adjustable arc and full-circle gear driven rotor comes standard with nine numerically coded interchangeable nozzles. Excellent nozzle performance delivers an exceptional fall out pattern. In independent testing by C.I.T., the **PROPLUS™** delivered up to 90% uniform coverage.

Also Available: 12" High Pop, Shrub Head and Reclaimed Water models.

Tough, proven and advanced, the **PROPLUS™** is the leader in it's class. Set it and forget it. Arc Memory Clutch returns the rotor to its preset position. Technology works for you.

MODELS

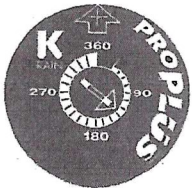
- 11003** ProPlus
- 11003-HP** ProPlus 12" High Pop
- 11003-SH** ProPlus Shrub Head

OTHER OPTIONS: ADD TO PART NUMBER

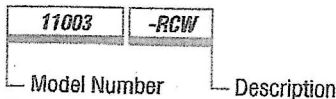
- CV** Check Valve
- LA** Low Angle Nozzle
- NN** No Nozzle
- RCW** ProPlus for Reclaimed Water w/Low Angle Nozzle

EASY ARC SETTING

Arc Selection 40° to Continuous 360°
Adjust From Left Start



HOW TO SPECIFY



K-Rain Manufacturing Corp.
1640 Australian Avenue
Riviera Beach, FL 33404 USA
+1 561 844-1002
FAX: +1 561 842-9493
1.800.735.7246 | www.krain.com

SPECIFICATIONS

- ▶ Inlet: 3/4" Threaded NPT
- ▶ Arc Adjustment Range: 40° to Continuous 360°
- ▶ Flow Range: .5 - 10.0 GPM
- ▶ Pressure Rating: 20 - 70 PSI
- ▶ Precipitation Rate: .06 to .50 Inches Per Hour (Depending on Spacing and Nozzle Used)
- ▶ Overall Height (Popped Down): 7 1/2" / 17" for High Pop
- ▶ Recommended Spacing: 28' to 44'
- ▶ Radius: 22' to 50'
- ▶ Nozzle Trajectory: 26°
- ▶ Low Angle Nozzle Trajectory: 12°
- ▶ Standard and Low Angle Nozzle: Included
- ▶ Riser Height: 5"

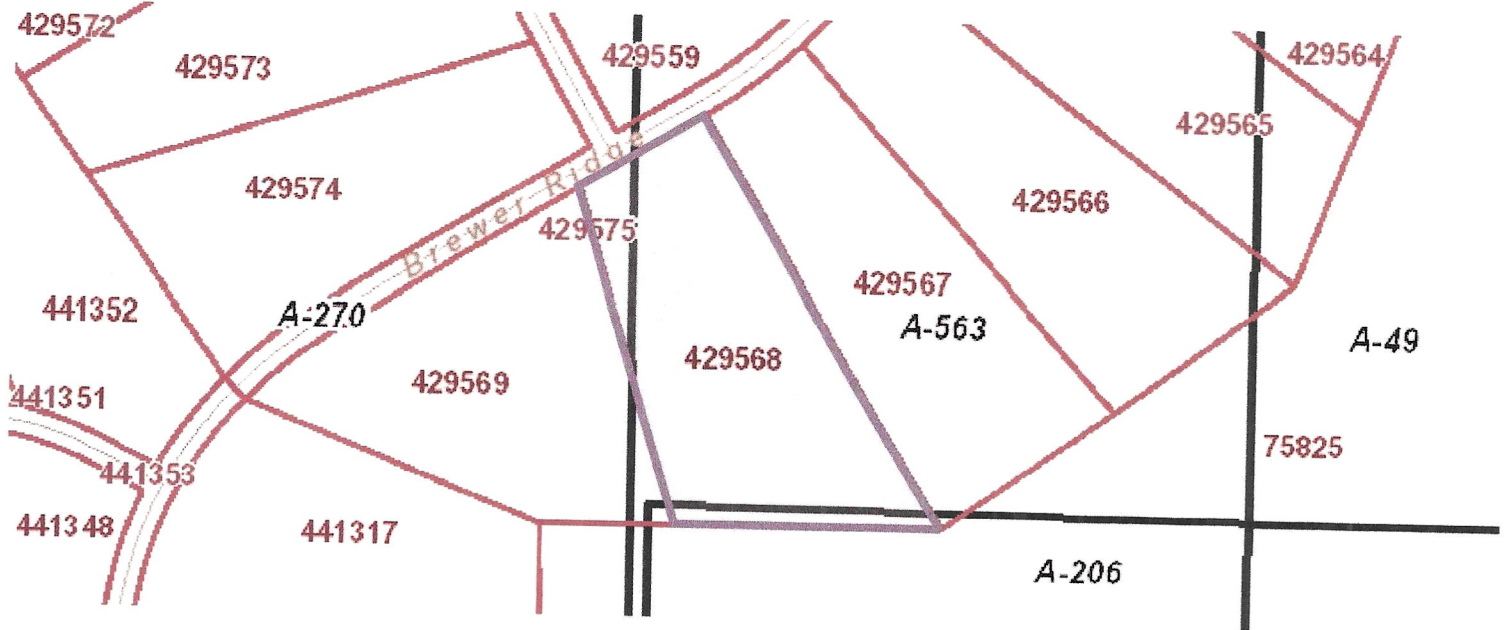
PERFORMANCE DATA

PERFORMANCE				METRIC						
NOZZLES	PRESSURE PSI	RADIUS FT	FLOW GPM	NOZZLES	PRESSURE PSI	RADIUS METERS	FLOW L/MIN			
#0.5	30	28'	.5	#0.5	206	2.0	8.5	1.89	.11	
	40	29'	.6		275	3.0	8.8	2.27	.14	
	50	29'	.7		345	3.5	8.8	2.65	.16	
	60	30'	.8		413	4.0	9.1	3.03	.18	
#0.75	30	29'	.7	#0.75	206	2.0	8.8	2.65	.16	
	40	30'	.8		275	3.0	9.1	3.03	.18	
	50	31'	.9		345	3.5	9.4	3.41	.20	
	60	32'	1.0		413	4.0	9.8	3.79	.23	
#1	30	32'	1.3	#1	206	2.0	9.8	4.92	.30	
	40	33'	1.5		275	3.0	10.1	5.68	.34	
	50	34'	1.6		345	3.5	10.4	6.05	.36	
	60	35'	1.8		413	4.0	10.7	6.81	.41	
#2	30	37'	2.4	#2	206	2.0	11.3	9.08	.54	
	40	40'	2.5		275	3.0	12.2	9.46	.56	
	50	42'	3.0		345	3.5	12.8	11.35	.68	
	60	43'	3.3		413	4.0	13.1	12.49	.75	
#2.5	30	38'	2.5	#2.5	206	2.04	11.6	9.46	.57	
	PRE-INSTALLED	40	39'		2.8	275	2.72	11.9	10.60	.64
	50	40'	3.2		345	3.40	12.2	12.11	.73	
	60	41'	3.5		413	4.08	12.5	13.25	.79	
#3	30	38'	3.6	#3	206	2.0	11.6	13.63	.81	
	40	39'	4.2		275	3.0	11.9	15.89	.95	
	50	41'	4.6		345	3.5	12.5	17.41	1.04	
	60	42'	5.0		413	4.0	12.8	18.92	1.13	
#4	30	43'	4.4	#4	206	2.0	13.1	16.65	.99	
	40	44'	5.1		275	3.0	13.4	19.30	1.15	
	50	46'	5.6		345	3.5	14.0	21.19	1.27	
	60	49'	5.9		413	4.0	14.9	22.33	1.33	
#6	40	45'	5.9	#6	206	3.0	13.7	22.33	1.33	
	50	46'	6.0		275	3.5	14.0	22.71	1.36	
	60	48'	6.3		345	4.0	14.6	23.85	1.43	
	70	49'	6.7		413	5.0	14.9	25.35	1.52	
#8	40	42'	8.0	#8	206	3.0	12.8	30.28	1.81	
	50	45'	8.5		275	3.5	13.7	32.12	1.92	
	60	49'	9.5		345	4.0	14.8	35.95	2.15	
	70	50'	10.0		413	5.0	15.3	37.85	2.27	

LOW ANGLE DATA				METRIC					
NOZZLES	PRESSURE PSI	RADIUS FT	FLOW GPM	NOZZLES	PRESSURE PSI	RADIUS METERS	FLOW L/MIN		
#1	30	22'	1.2	#1	207	2.04	6.71	4.54	.27
	40	24'	1.7		275	2.72	7.32	6.43	.39
	50	26'	1.8		344	3.40	7.92	6.80	.41
	60	28'	2.0		413	4.08	8.53	7.56	.46
#3	30	29'	3.0	#3	207	2.04	8.84	11.34	.68
	40	32'	3.1		275	2.72	9.75	11.72	.71
	50	35'	3.5		344	3.40	10.67	13.23	.80
	60	37'	3.8		413	4.08	11.58	14.36	.87
#4	30	31'	3.4	#4	207	2.04	9.45	12.85	.78
	40	34'	3.9		275	2.72	10.36	14.74	.89
	50	37'	4.4		344	3.40	11.28	16.63	1.00
	60	38'	4.7		413	4.08	11.58	17.77	1.07
#6	40	38'	6.5	#6	275	2.72	11.58	24.57	1.48
	50	40'	7.3		344	3.40	12.19	27.59	1.76
	60	42'	8.0		413	4.08	12.80	30.24	1.82
	70	44'	8.6		482	4.76	13.41	32.51	1.96

Data represents test results in zero wind. Adjust for local conditions. Radius may be reduced with nozzle retention screw.

Map



Property Details

Account

Property ID: 429568 Geographic ID: 140709005600
Type: Real Zoning:

Property Use:

Location

Situs Address: 1077 BREWER RIDGE RD BULVERDE, TX 78163

Map ID: 5D Mapsco:

Legal Description: CENTENNIAL RIDGE 1, BLOCK 2, LOT 26

Abstract/Subdivision: 140709-1 - CENTENNIAL RIDGE 1

Neighborhood: 383B801

Owner

Owner ID: 1090440
Name: SCHUSTER STANLEY W & SHERRIE L

Agent:

Mailing Address: 1077 BREWER RD
BULVERDE, TX 78163



RECEIVED

By Brenda Ritzen at 12:50 pm, Oct 07, 2024

**CITY OF BULVERDE
New Single Family (Residential) Permit**

PERMIT# 2024-170

DATE ISSUED 4/24/2024

PROJECT ADDRESS: 1077 Brewer Ridge Road bulverde, TX 78163

LOCATION NAME: NSFR

SUBDIVISION: Centennial Ridge

OWNER: Parker Custom Homes - Kevin Spanley

CONTRACTOR: Parker Custom Homes - kevin spanley

ADDRESS: 34 Nicklaus Way

CITY, STATE, ZIP: Boerne, kgspanley@

PHONE: (210) 559-9424

EMAIL ADDRESS: kgspanley@yahoo.com

CONTACT NAME: kevin spanley

ALT PHONE: (210) 559-9424

SQ FT: 0.00

PROJECT VALUATION: 0.00

PLAN REVIEW BY:

*NOTE: OUTDOOR LIGHTS 2700K.
FORM SURVEY REQUIRED AT
PRE POUR INSPECTION.*

PERMIT TYPE	AMOUNT DUE
New Single-Family Residential	\$0.00
TOTAL PAID:	\$4178.20

NOTES: Schedule inspections by 2PM for next day inspection

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS STARTED. SEPARATE PERMITS FOR ELECTRICAL, PLUMBING, MECHANICAL, AND PAVING ARE REQUIRED. ALL PERMITS REQUIRE FINAL INSPECTION.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

KEVIN SPANLEY

PRINTED NAME

PARKER CUSTOM HOMES

PRINTED COMPANY NAME

ISSUED BY

CITY OF BULVERDE

Brenda Cadenas 05/14/2024

From: [Ritzen,Brenda](#)
To: "[Hoyt Seidensticker](#)"
Cc: [Olvera,Brandon](#); [Danny Guajardo](#); [Kevin Spanley](#)
Subject: RE: perit 117831
Date: Wednesday, November 13, 2024 2:35:00 PM
Attachments: [image001.png](#)

Hoyt,

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

From: Hoyt Seidensticker <hoyt@landstewardshipservices.com>
Sent: Wednesday, November 13, 2024 7:08 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: Olvera,Brandon <Olverb@co.comal.tx.us>; Danny Guajardo <dguajardoconst@gmail.com>; Kevin Spanley <kgspanley@yahoo.com>
Subject: Re: perit 117831

This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

here is the revised application page and design criteria page showing the house is only 3 bedrooms

thanks

Hoyt Seidensticker
hoyt@landstewardshipservices.com

Please note my new email and mailing address



ON-SITE SEWAGE FACILITY APPLICATION

VOID

Date 3/15/2024

Permit Number 117831

1. APPLICANT / AGENT INFORMATION

Owner Name Stanley W. Schuster & Sherrie Schuster
Mailing Address 1077 Brewer Ridge Rd
City, State, Zip Bulverde Texas 78163
Phone # 432-978-7192
Email stanley-schuster@att.net

Agent Name HOYT Seidel
Agent Address _____
City, State, Zip _____
Phone # 210 414 6603
Email hoyt@landstewardship.com

2. LOCATION

Subdivision Name Catcennial Ridge Unit 1 Lot 26 Block 2
Survey Name / Abstract Number _____ Acreage _____
Address 1077 Brewer Ridge City Bulverde State Tx Zip 78163

3. TYPE OF DEVELOPMENT

Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 4975

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 _____

VOID

Estimated Cost of Construction: \$ 1.8 mil (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

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 Stanley W. Schuster

Date 3/15/2024

11/8/2024
10:18 AM
Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA Stanley and Sherrie Schuster

REVISED
8:32 am, Nov 12, 2024

VOID

Property Information:

St. Address: 1077 Brewer Ridge Road
City: Bulverde State: Texas
Zip code: 78163

Predicted Quantity of Sewage (Q)

Water Saving Devices in Home (y/n): yes
Gallons/day (Q): 420
Greywater included (yes/no): yes

Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.064
Minimum Adsorptive Area (sq. ft.): 6562.5

Aerobic Unit

Required size of aerobic unit: 720 gpd
Pretreatment Tank (gallons): 431
Class 1 Aerobic Unit: NuWater B - 800
Pump tank total capacity (gal): 858.7
Chlorination: Liquid installed in Tank
Pump Switch operation: Float system
Dosing cycle quantity (gals): Varied
Cycling time: night time
Pump size and capacity: Franklin E-Series 20 GPM

House Information

No. of Bedrooms: 4
Sq. footage (Approx.): 4975
gallons per day: 360
Water Supply: well

Supply Line from House

Length of supply line (approx. ft): 13
Type of supply line: SCH 40 PVC
Size of Supply line (in): 3 or 4

Supply Line For Spray Irrigation System

Length of supply line (approx. ft): 210
Type of supply line: SCH 40 PVC
Size of supply line (in): 1

Disposal Area per this System

$$\pi (33)^2 = 3419.46$$
$$\pi (33)^2 = 3419.46$$
$$=$$
$$=$$
$$=$$
$$=$$
$$=$$
$$=$$
$$=$$
$$=$$

Total irrigated area (sq. ft.): 6838.92

VOID

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker
Hoyt Seidensticker, R.S. No. 3588

11-11-24
Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603
hoyt@landstewardshipservices.com



Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

From: [Ritzen,Brenda](#)
To: [Hoyt Seidensticker](#); [Olvera,Brandon](#)
Cc: [Danny Guajardo](#); [Kevin Spanley](#)
Subject: RE: perit 117831
Date: Tuesday, November 12, 2024 8:35:00 AM
Attachments: [image001.png](#)

Hoyt,

There appears to be a discrepancy between the permit application and the design on the number of bedrooms for the home.

Thank you,



Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: Hoyt Seidensticker <hoyt@landstewardshipservices.com>
Sent: Monday, November 11, 2024 7:03 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>; Olvera,Brandon <Olverb@co.comal.tx.us>
Cc: Danny Guajardo <dguajardoconst@gmail.com>; Kevin Spanley <kgspanley@yahoo.com>
Subject: perit 117831

This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.
- Comal IT

please find attached an as built for the above permit

thanks

Hoyt Seidensticker
hoyt@landstewardshipservices.com

Please note my new email and mailing address

Land Stewardship Services, LLC

7/17/2024
 7:00 PM
 Aerobic with Spray
 Distribution System

**ON-SITE SEWAGE FACILITY
 DESIGN CRITERIA**
 Stanley and Sherrie Schuster

VOID

Property Information:

St. Address: 1077 Brewer Ridge Road
 City: Bulverde State: Texas
 Zip code: 78163

Predicted Quantity of Sewage (Q)

Water Saving Devices in Home (y/n): yes
 Gallons/day (Q): 420
 Greywater included (yes/no): yes

Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.064
 Minimum Adsorptive Area (sq. ft.): 6562.5

Aerobic Unit

Required size of aerobic unit: 600 gpd
 Pretreatment Tank (gallons): 431
 Class 1 Aerobic Unit: NuWater B - 800
 Pump tank total capacity (gal): 858.7
 Chlorination: Liquid installed in Tank
 Pump Switch operation: Float system
 Dosing cycle quantity (gals): Varied
 Cycling time: night time
 Pump size and capacity: Franklin E-Series 20 GPM

House Information

No. of Bedrooms: 4
 Sq. footage (Approx.): 4975
 gallons per day: 420
 Water Supply: public

Supply Line from House

Length of supply line (approx. ft): 13
 Type of supply line: SCH 40 PVC
 Size of Supply line (in): 3 or 4

Supply Line For Spray Irrigation System

Length of supply line (approx. ft): 122
 Type of supply line: SCH 40 PVC
 Size of supply line (in): 1

Disposal Area per this System

$\pi (33)^2 = 3419.46$
 $\pi (33)^2 = 3419.46$
 =
 =
 =
 =
 =
 =
 Total irrigated area (sq. ft.): 6838.92

VOID

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker

Hoyt Seidensticker, R.S. No. 3588

8-19-24

Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603

hoyt@landstewardshipservices.com



Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

7/17/2024
7:00 PM
Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY
DESIGN CRITERIA
Stanley and Sherrie Schuster

VOID

Head Pressure

Elevation Head:	<u>4</u>
Pressure Head:	<u>92</u>
Friction Head:	<u>4.88</u>
Total head:	<u>100.9</u>

Sprinkler Head Information

K-Rain sprinkler head PROPLUS, low angle nozzle	
No. 4 @40psi	GPM: <u>3.9</u>
Number of sprinkler heads:	<u>2</u>
Gallons per minute:	<u>7.8</u>

A class 1 aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment unit. Treated effluent will be disinfected by a LBC Manufacturing "EZ-Tank" Gravity Flow Liquid Bleach Chlorinator in the pump tank, before being disposed of through above ground sprinkler heads. All warning systems shall be installed with the aerobic unit

Land acceptable for surface application shall have a flat terrain (with less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff. There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent.

Areas that rock is exposed must be covered with a suitable amount of material acceptable to the inspecting authority. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and Bermuda grasses or other grass species prior to system operation.

VOID

At every inspection a Total Chlorine Residual test must be conducted and must be a minimum acceptable test of .1 mg/l residual in Pump Tank.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker, R.S. No. 3588

8-19-24

Date



Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603

hoyt@landstewardshippservices.com

7/17/2024

7:00 PM

Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY
DESIGN CRITERIA

Stanley and Sherrie Schuster

VOID

A maintenance contract for the entire system must be established at time of installation with someone holding a license to maintain the installed aerobic system.

All tanks must have inspection or cleanout ports located on the tank top over all inlet and outlet devices. Each inspection or cleanout port must be offset to allow for pumping of the tank. The ports may be configured in any manner as long as the smallest dimension of the opening is at least 12 inches, and large enough to provide for maintenance and equipment removal. All inspection and cleanout ports shall have riser over the port openings, which extend to two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed

The risers shall have inside diameters which are equal to or larger than the inspection or cleanout ports. Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or another means approved by the executive director. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand stresses created by the surrounding soil.

VOID

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker, R.S. No. 3588

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603

8-19-24

Date

hoyt@landstewardshipservices.com

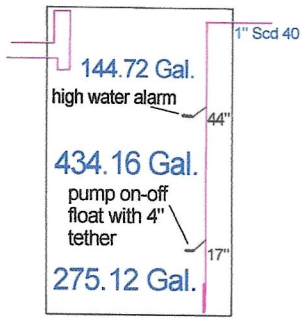


site map
 Aerobic with Spray
 distribution system
 Stanley and Sherrie Schuster
 lot 26, block 2, centennial
 Ridge, unit 1
 1077 Brewer Ridge
 Bulverde, Texas 78163
 Comal County

scale 1" =

VOID

100 yr flood plain does
 not exist on this tract



location of sprinkler heads
 may be adjusted in field to
 avoid obstacles

All pipes from the structures to the septic tank shall
 be no less than 1/8 inch fall per foot of pipe

Surface application should be done between the
 hours of 12:00 midnight and 5:00 a.m.

All external electrical lines must be in gray conduit

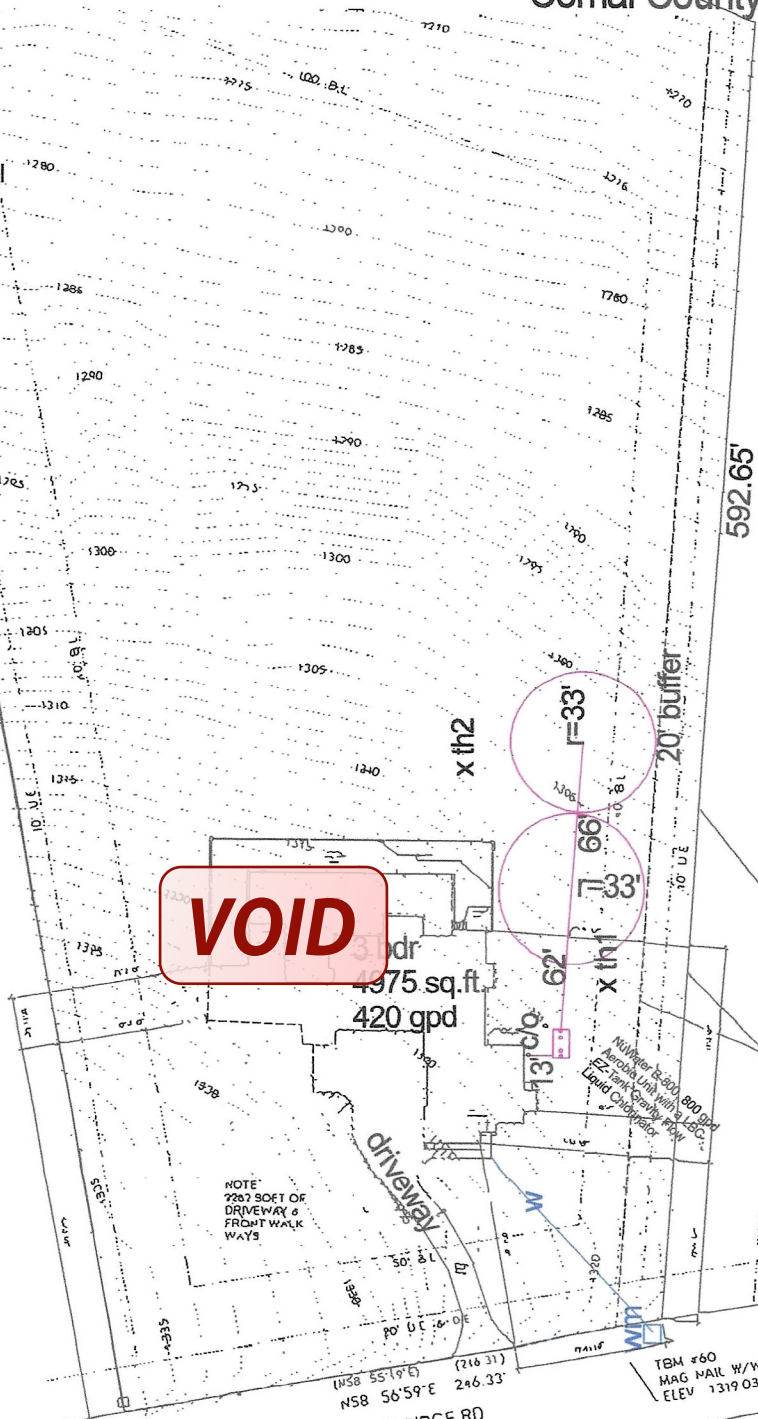
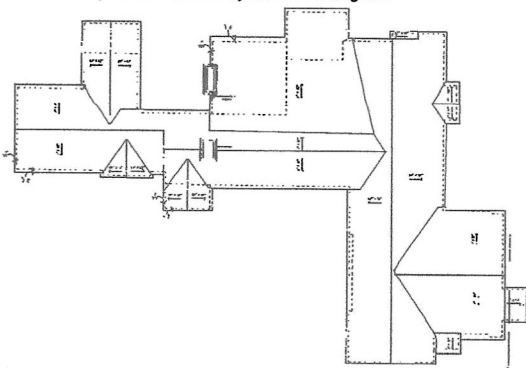
There shall be nothing in the surface application
 area within ten feet of the sprinkler which would
 interfere with the uniform application of the effluent

Land acceptable for surface application shall have
 a flat terrain (less than to equal to 15% slope). Sloped
 land (with greater than 15% slope) may be acceptable
 if it is properly landscaped and terraced to minimize runoff.

Areas that rock is exposed must be covered with
 a suitable amount of material. Areas that are bare
 or have been disturbed must be seeded or sodded
 with a mixture of rye and Bermuda grasses
 or other grass species prior to system operation.

All tanks buried more than 12 inches below the ground shall have risers
 over the port openings. All inspection and clean out ports shall have
 risers over the port openings which extend to a minimum of two inches
 above grade. A secondary plug, cap, or other suitable restraint system
 shall be provided below the riser cap to prevent tank entry if the cap is
 unknowingly damaged or removed.

The risers shall have inside diameters which are equal to or larger than
 the inspection or clean out ports. Risers must be permanently
 fastened to the tank lid or cast into the tank. The connection
 between the riser and the tank lid must be watertight.
 Risers must be fitted with removable watertight caps and protected
 against unauthorized intrusions by either a padlock, a cover that can be
 removed with specialized tools, a cover having a minimum net weight of
 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other
 means approved by the executive director. Risers and riser caps exposed
 to sunlight must have ultraviolet light protection. Risers must be able to
 withstand the pressures created by the surrounding soil.



VOID

10' WIDE WATER UTILITY &
 ACCESS EASEMENT
 BY SEPARATE INSTRUMENT
 DOC# 202006000465
 O.P.R.C.C.I

20' TEMP
 CONSTRUCTION EASEMENT
 DOC# 202006000465
 O.P.R.C.C.I

NOTE
 2207 FOOT OF
 DRIVEWAY &
 FRONT WALK
 WAYS

BREWER RIDGE RD
 (PRIVATE STREET - 80 ROW)
 (LOT 999 BLK 1 - E67C & D E1)

TBM #60
 MAG NAIL W/WASHER IN ASPHALT
 ELEV 1319.03

TBM 161
 MAG NAIL W/WASHER IN ASPHALT
 ELEV 1333.35'

8-19-24

 H. Seidensticker

From: [Ritzen,Brenda](#)
To: "[stanley-schuster@att.net](#)"; [Hoyt Seidensticker](#)
Subject: Permit 117831
Date: Thursday, September 26, 2024 4:05:00 PM
Attachments: [image001.png](#)

**Re: Stanley W. & Sherrie L. Schuster
Centennial Ridge Unit 1 Lot 26 Block 2
Application for Permit for Authorization to Construct an On-Site
Sewage Facility (OSSF)**

Owner / Agent :

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

- 1 ✓ **Submit a copy of the approved building permit from the City of
Bulverde.**

Thank you,



Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

GF: 4300122313903-LM

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: April 27, 2023

Grantor: ALLISON G. BRIGGS and JENNIFER N. BRIGGS, a married couple

Grantor's Mailing Address:

1281 Glenwood Loop, Bulverde, TX 78143

Grantee: STANLEY W. SCHUSTER and SHERRIE L. SCHUSTER, a married couple

Grantee's Mailing Address:

403 Rio Cordillera, Boerne, TX 78006

Consideration:

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

Property (including any improvements):

Lot 26, Block 2, Centennial Ridge Unit 1, a subdivision in Comal County, Texas, according to the map or plat thereof recorded in Document No. 202006002296, 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 2023, 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.

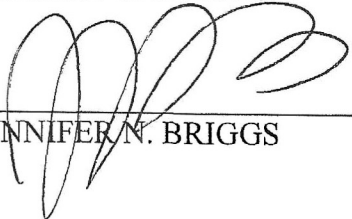
GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES.

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

GRANTOR:



ALLISON G. BRIGGS

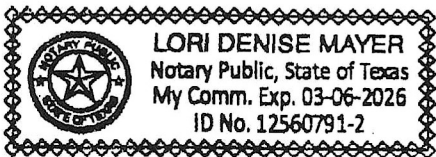


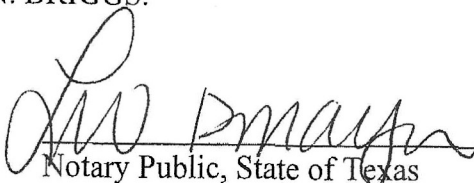
JENNIFER N. BRIGGS

STATE OF TEXAS)

COUNTY OF BEXAR)

This instrument was acknowledged before me on April 27, 2023, by ALLISON G. BRIGGS and JENNIFER N. BRIGGS.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:
STANLEY W. SCHUSTER and SHERRIE L. SCHUSTER
GF: 4300122313903

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
04/27/2023 10:44:17 AM
TERRI 2 Pages(s)
202306012774



Bobbie Koepf

____ Not required; X required. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer.

VI. Electronic Monitoring:

Electronic Monitoring is not included in this Agreement.

VII. 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 facsimile of this agreement and all documentation requested by Contractor.

If the above conditions are not met, Contractor is not obligated to perform any portion of this Agreement.

VIII. Customer's Responsibilities:

The customer is responsible for each and all of the following:

a. Provide all necessary yard or lawn maintenance and removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.

b. Protect equipment from physical damage including but not limited to that damage caused by insects.

c. Maintain a current license to operate, and abide by the conditions and limitations of that license, and all requirements for and OSSF from the State and/or local regulatory agency, whichever requirements are more stringent, as well as the proprietary system's manufacturer recommendations.

d. Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of, the OSSF.

e. Provide, upon request by Contractor, water usage records for the OSSF so that the Contractor can perform a proper evaluation of the performance of the OSSF.

f. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluating the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section IV (d) above, Customer agrees to pay Contractor for the sample collection and transportation, portal to portal, at a rate of \$35.00 per hour, plus the associated fees for laboratory testing.

g. Prevent the backwash or flushing of water treatment or conditioning equipment from entering the OSSF.

h. Prevent the condensation from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.

i. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.

j. Maintain site drainage to prevent adverse effects on the OSSF.

k. Pay promptly and fully, all Contractor's fees, bills, or invoices as described herein.

IX. Access by Contractor:

Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the Services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. Tanks and treatment units shall be accessible by means of man ways, or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and the proprietary system manufacturer. It is Customer's responsibility to keep lids exposed and accessible at all times.

X. Limit of Liability:

Contractor shall not be held liable for any incidental, consequential, or special damages, or for economic loss due to expense, or for loss of profits or income, or loss of use to Customer, whether in contract tort or any other theory. In no event shall Contractor be liable in an amount exceeding the total Fee for Services amount paid by Customer under this Agreement.

XI. Indemnification:

Customer (whether one or more) shall and does hereby agree to indemnify, hold harmless and defend Contractor and each of its successors, assigns, heirs, legal representatives, devisees, employees, agents and/or counsel (collectively "Indemnitees") from and against any and all liabilities, claims, damages, losses, liens, causes of action, suits, fines, judgments and other expenses (including, but not limited to, attorneys' fees and expenses and costs of investigation), of any kind, nature or description, (hereinafter collectively referred to as "Liabilities") arising out of, caused by, or resulting, in whole or in part, from this Agreement.

SS
Customer's Initials



RC

Contractor's Initials

THIS INDEMNIFICATION APPLIES EVEN IF SUCH LIABILITIES ARE CAUSED BY THE CONCURRENT OR CONTRIBUTORY NEGLIGENCE OR BY THE STRICT LIABILITY OF ANY INDEMNITEE.

Customer hereby waives its right of recourse as to any Indemnitor when Indemnification applies, and Customer shall require its insurer(s) to waive its/their right of subrogation to the extent such action is required to render such waiver of subrogation effective. Customer shall be subrogated to Indemnitees with respect to all rights Indemnitees may have against third parties with respect to matters as to which Customer provides indemnity and/or defense to Indemnitees. No Indemnification is provided to Indemnitees when the liability or loss results from (1) the sole responsibility of such Indemnitor; or, (2) the willful misconduct of such Indemnitor. Upon irrevocable acceptance of this Indemnification obligation, Customer, in its sole discretion, shall select and pay counsel to defend Indemnitees of and from any action that is subject to this Indemnification provision. Indemnitees hereby covenant not to compromise or settle any claim or cause of action for which Customer has provided Indemnification without the consent of Customer.

XII. Severability:

If any provision of the "Proposal and Contract" shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of the "Agreement" is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

XIII. Fee for Services:

The Fee for Services does not include any fees for equipment, material, labor necessary for non-warranty repairs, unscheduled inspections, or Customer requested visits to the site.

XIV. Payment:

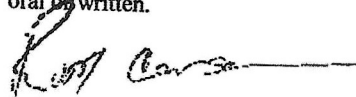
Full payment is due upon execution of this Agreement (Required of new Customer). For any other service(s) or repair(s) provided by Contractor the Customer shall pay the invoice(s) for said service(s) or repair(s) within thirty (30) days of the invoice date. The Contractor shall mail all invoices on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a \$29.00 late penalty and a 1.5% per month carrying charge, as well as any reasonable attorney's fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Contractor may terminate contract at any time for nonpayment for services. Any check returned to Contractor for any reason will be assessed a \$30.00 return check fee.

XV. Application or Transfer of payment:


The fees paid for this agreement may be transferred to subsequent property owner(s); however, this Agreement is not transferable. Customer shall advise the subsequent property owner(s) of the State requirement that they sign a replacement agreement authorizing Contractor to perform the herein described Services, and accepting Customer's Responsibilities. This replacement Agreement must be signed and received in Contractor's offices within ten (10) business days of date of transfer of property ownership. Contractor will apply all funds received from Customer first to any past due obligation arising from this Agreement including late fees or penalties, return check fees, and/or charges for services or repairs not paid within thirty (30) days of invoice date. Any remaining monies shall be applied to the funding of the replacement Agreement. The consumption of funds in this manner may cause a reduction in the termination date of effective coverage per this Agreement. See Section IV.

XVI. Entire Agreement:

This agreement contains the entire Agreement of the parties, and there are no other conditions in any other agreement, oral or written.


Rudy Carson

Block Creek Aerobic Services, LLC,
Contractor
MP# 0002036


Customer Signature

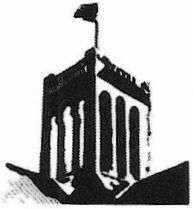
3-15-24
Date


Customer's Initials



RC

Contractor's Initials



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		117831
<i>Date Received</i>	<i>Initials</i>	<i>Permit Number</i>

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.

Stanley N. Selk
Signature of Applicant

3/15/2024
Date

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

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