

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)				

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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
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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: 117889
Issued This Date: 01/10/2025
This permit is hereby given to: Braker Dessau LLC

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

14580 RIVER RD
CANYON LAKE, TX 78133

Subdivision: Daniel Hoover Survey No. 322, A-219
Unit: n/a
Lot: n/a
Block: n/a
Acreage: 1.0700

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Drip Irrigation

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

Call (830) 608-2090 to schedule inspections.



ON-SITE SEWAGE FACILITY APPLICATION

Date _____

Permit Number _____

REVISED

2:43 pm, Nov 13, 2024

1. APPLICANT / AGENT INFORMATION

Owner Name BEAVER DESSAN LLC
Mailing Address 310 COMAL ST. STE 301
City, State, Zip AUSTIN TX 78702
Phone # 512-507-7048
Email adavis@amscre.com

Agent Name The Dimension Group, Keaton Mai
Agent Address 10755 Sandill Rd
City, State, Zip Dallas, TX 75238
Phone # 214-600-1152
Email kmai@dimensiongroup.com

2. LOCATION

Subdivision Name _____ Unit _____ Lot _____ Block _____
Survey Name / Abstract Number Daniel Hoover Survey No. 322/ Abstract - 219 Acreage 1.074
Address 14580 River Road City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

☐ Single Family Residential

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

Number of Bedrooms _____

Indicate Sq Ft of Living Area _____

☒ Non-Single Family Residential

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

Type of Facility Convenience store

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: \$ 250,000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

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

Date

11/11/2024



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By David W. Coombs, P.E.

REVISED

System Description Aerobic treatment with drip irrigation disposal

2:44 pm, Nov 13, 2024

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

Tank Size(s) (Gallons) - see design plans - Absorption/Application Area (Sq Ft) 4,000 s.f.

Gallons Per Day (As Per TCEQ Table III) 800 gal/day

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

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

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

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

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

Is there at least one acre per single family dwelling as per 285.40(c)(1)? ☐ Yes ☐ No N/A

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

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

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

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

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

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

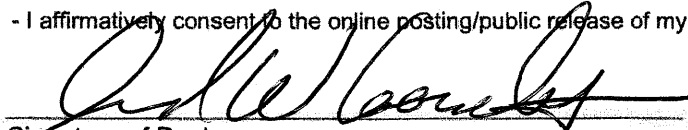
(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

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

If yes, indicate the city: _____

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.


Signature of Designer

12 Nov 24
Date

3/c



202406028451 09/19/2024 03:23:48 PM 1/3

AFFIDAVIT TO THE PUBLIC

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 Comal County, Texas.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (commission) 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 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.

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): _____

See attached ALTA survey with legal description.

The property is owned by (insert owner's full name): RYAN INGRAM
SR. ENTITLEMENTS MANAGER - 7-ELEVEN

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

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

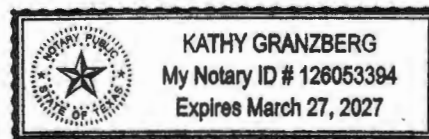
WITNESS BY HAND(S) ON THIS 16th DAY OF September, 2024

Ryan Ingram
Owner(s) signature(s)

RYAN INGRAM, MANAGER FOR 7-ELEVEN

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 16th DAY OF September, 2024

Kathy Granzberg
Notary Public, State of Texas





This page has been added to comply with the statutory requirements that the clerk shall stamp the recording information at the bottom of the last page.

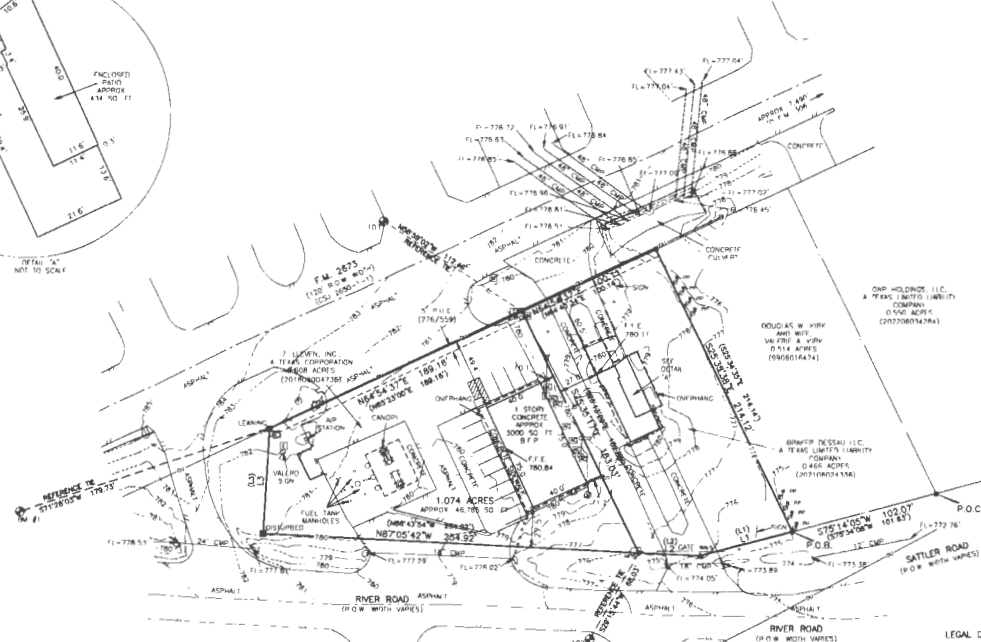
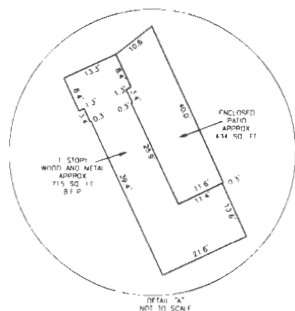
This page becomes part of the document identified by the file clerk number affixed on preceding pages.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
09/19/2024 03:23:48 PM
MARY 3 Page(s)
202406028451

Created 7/27/15



Bobbie Koepp



COMMITMENT FOR TITLE INSURANCE PURSUANT TO
Texas Title Insurance Company

C.F. No. 2415306J4M Effective Date: 01/18/24 Issued: 01/22/24

*The surveyor has relied upon the referenced Commitment for title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the Commitment, followed by surveyor's notes and/or observations.

¹ Schedule "B" items contained therein and re listed below were considered

1) Restrictive Covenants:

10h) Easement reserved in Warranty Deed executed by Tom J. Sheridan Properties, Inc. to Jacob J. Johns and wife, Viola S. Johns, dated January 4, 1979, recorded in/under Volume 276, Page 339 (also 138684), of the Official Public Records of Carroll County, Iowa, and Subject to, as stated.

FLOOD-PLAIN NOTE:

The first phase herein is within Zone X (areas determined to be outside the 0.2% annual chance floodplain) as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48061-10060 dated September 2, 2009, for Central County. Areas not incorporated herein, if at all, will be within an adjacent Zone X area. The second phase herein is within Zone A (areas determined to be within the 0.2% annual chance floodplain) as shown on map no. 48061-10060 dated September 2, 2009, for Central County. Areas not incorporated herein, if at all, will be within an adjacent Zone A area. The structures therein will be free from flooding and damage. The flood statement shall create liability on the part of the surveyor.

ALTA/NSPS SURVEY NOTES

(Table A, item 5a and 6a)
The information shown herein (if any) regarding zoning and/or parking requirements, was provided to the surveyor by others and is shown herein for reference only. The surveyor does not warrant or certify as to its completeness or accuracy. Zoning and parking requirements are subject to change and should be verified with the City before relying on this information.

(Figure A, Item 11a)
All visible utilities on the subject tract are shown on the survey. Underground utility plans were not provided to the surveyor at the time of survey. Underground utilities are not shown herein.

(Table A, Item 16)
There was no observable evidence of earth moving work, building construction or building additions at time of ground survey.

(Table A, Item 17)
Information regarding proposed changes in street right of way lines not known to the surveyor at the time

GENERAL SURVEY NOTES:
PROPERTY ADDRESS: FM 2673 AND HWY 14 ROAD

ATTACHMENTS: LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATE:

CONVEYED TO:

7-Eleven Inc.
Braker Design LLC
Texas Fire Insurance Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS and the Survey, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6(a), 6(b) & 11(a), 11(f), 12, 14, 16, 17 & 18 of Table A thereof.

The field work was completed on December 1st, 2024


 Date: February 14, 2024
 Marvin Dearbonne Jr.
 Licensed Professional Land Surveyor

		PROJECT NO.
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2069 001
 DRAWING NO.
 2069 001 ALT


Professional Land Surveying, Inc.
PILOT DATE: 12/14/2023
PLU SCALE: 1" = 40'

	Surveying and Mapping 5725 West Hwy 290, Suite 202 Austin, Texas 78735-1822 512.445.5224	DRAWN BY: EMD
		SHEET

Mervin Dearing of M.P.L.S. No. 5697	312 443 1724 M.P.L.S. Form No. 10124500	01 OF 01
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AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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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): _____

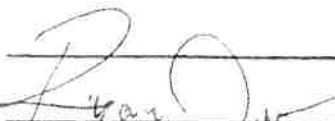
See attached ALTA survey with legal description.

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

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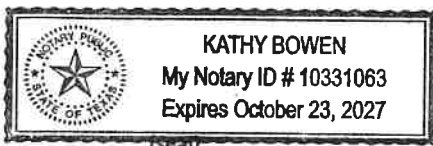
Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

WITNESS BY HAND(S) ON THIS _____ DAY OF _____, 20____



Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 12th DAY OF August, 2024




Notary Public, State of Texas


Notary's Printed Name

CENTRAL TEXAS AEROBICS, INC.

2918 Dauer Ranch Rd. New Braunfels, TX 78130

Phone (830)303-4065

www.septictex.com Email: info@septictex.com

INITIAL State Maintenance and Inspection Agreement (COMMERCIAL)

General

This contract (herein referred to as this "Agreement") is entered into by **7-11 #40570** (hereinafter referred to as the "Customer") located at **14580 River Road, New Braunfels TX 78132 (Comal County)** and Central Texas Aerobics, Inc. By this agreement Central Texas Aerobics, Inc. agrees to render professional service, as described herein, and the Customer agrees to fulfill the terms of this Agreement as described herein.

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

1. 12 inspections a year (with expanded maintenance - at least one every month), for a total of 12 over the one-year period including inspection, adjustment, and servicing of the mechanical, electrical, and other applicable component parts to ensure proper function. This includes inspection of control panel, air pumps, air filter, diffuser and operation.

2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and pH will be taken and reported as necessary.

3. If any improper operation is observed which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date and cost of correction.

4. Any additional visits, inspections, or sample collections required by specific Municipalities, Water/River Authorities, County Agencies, the TCEQ or any other authorized regulatory agency in your jurisdiction will be an additional cost.

5. Pumping of sludge build-up is not covered by this contract and will result in additional charges. The replacement of parts due to misuse/abuse will not be covered under this contract. The Owner assumes full responsibility for the cost of parts and labor.

6. With STATE MAINTENANCE the customer is responsible for the chlorination. The chlorine chamber must be filled before the service visit. If not, the service representative will add them, and you will be charged. The use of improper chlorine (such as swimming pool tablets) will VOID all warranties. The Owner's Manual must be strictly followed or warranties are subject to invalidation.

Initials of Central Texas Aerobics, Inc. X Wkg

Initials of Owner X AD - c/o Brian Deane LLC

7. If choosing the *EXPANDED CHLORINE PLACEMENT POLICY we will add necessary chlorine tablets and clean filters at each monthly service visit. If payments are not made on this policy, service will be suspended and Central Texas Aerobics, Inc. will immediately notify the appropriate health authority of this termination.

8. Initials of Central Texas Aerobics, Inc. X Wkg

Initials of Owner X AD c/o Brian Deane LLC

9. At the conclusion of the initial service policy, our Company will make available for purchase on an annual basis, a continuing service policy to cover normal inspections, maintenance and repair or an Expanded Chlorine Placement Policy. According to state law, ALL COMMERCIAL OWNERS OF AEROBIC SEPTIC SYSTEMS MUST maintain a factory authorized service provider for the lifetime of the system.

ACCESS BY CENTRAL TEXAS AEROBICS, Inc.

Central Texas Aerobics, Inc. or anyone authorized by them may enter the property at reasonable times without prior notice for the purpose of the above-described Services. Central Texas Aerobics, Inc. may access the System components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil is to be replaced with the excavated material as best as possible.

PAYMENT FOR SERVICES

STATE MAINTENANCE: The initial (first two years of STATE MAINTENANCE) is included in the price of the septic.

EXPANDED CHLORINE PLACEMENT POLICY: 7-11 will pay Central Texas Aerobics, Inc. \$6,360.00 annually or \$530.00 per month, if this additional coverage is selected.

Please INITIAL here for this service X _____

Payments not received within 30 days of the due date will be subject to a \$20.00 late penalty or 15% per month carrying charge, whichever is greater.

TERMINATION OF AGREEMENT:

This agreement may be terminated by either party within ten days written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this agreement is terminated, Central Texas Aerobics, Inc. will immediately notify the appropriate health authority of the termination.

LIMIT OF LIABILITY:

In no event shall Central Texas Aerobics, Inc. be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall Central Texas Aerobic Inc.'s liability for direct damages exceeds the price for the services described in this Agreement.

DISPUTE RESOLUTION:

If a dispute between the Customer and Central Texas Aerobics, Inc. arises that cannot be settled in good faith negotiations, then the parties shall choose a mutually acceptable arbitrator and shall share the cost of the arbitration services equally.

ENTIRE AGREEMENT:

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

SEVERABILITY:

If any provision of this Agreement 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 this 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.

OWNER(S)

Braker Dessau LLC

310 Comal St. Ste. 301

Austin, TX 78702

Site Address: 14580 River Rd., NB TX 78132

SERVICE PROVIDER

Central Texas Aerobics, Inc.

2918 Dauer Ranch Rd.

New Braunfels, Tx 78130

830-303-4065

X  _____
Signature of Owner(s)

 _____
Date

 _____ 08/21/2024
WM. KYLE JOHNSON #MP0001058 Date

BRAND: _____

MODEL # _____

SERIAL# _____

COUNTY: **COMAL**

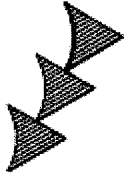
PERMIT# _____

Date Installed: _____

CERTIFIED & LICENSED MAINTENANCE PROVIDER: William Kyle Johnson #MP0001058

EFFECTIVE DATE: * _____ **EXPIRATION DATE:** _____

The effective date of this initial maintenance contract shall be the date the License to Operate is issued.



CEE, Inc.

Coombs Environmental Engineering, Inc.
1610 Williams Drive
Georgetown, TX 78628

Consulting Engineers

TBPE #F-3742
(512) 763-1600 ph
(512) 519-7364 fax

September 5, 2024

Comal County Engineer's Office
195 David Jonas Drive
New Braunfels, Texas 78132

Attention: Tom Hornseth, P.E.
County Engineer

Subject: Septic System Design for 7-Eleven Store # 40570;
14580 River Road, New Braunfels, TX

Dear Mr. Hornseth:

The attached calculations and design drawings are for a drip irrigation septic system to serve the proposed new convenience store with fuel sales at the above referenced site. The store will sell pre-packaged food items (prepared off-site) on a single-service basis. There will be no customer seating provided, food service will be carry-out only. The building will include men's and women's restroom facilities for customer use.

System design parameters, estimated water use rates per the OSSF Rule, 30 TAC Chapter 285, effective 7/6/23, and historic water use records from comparable facilities are detailed in the attached calculation report. Potable water will be provided by an existing community system.

A summary of the proposed system components is as follows:

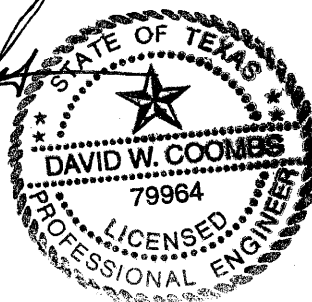
- 1 – 2,000 gal 2-compartment grease interceptor
- 1 – 2,250 gal 2-compartment septic tank
- 1 – 1,600 gal 1-compartment feed equalization tank with 1/3 hp pump and timer control
- 1 – 1500 gal/day aerobic treatment unit
- 1 – 1,600 gal 1-compartment pump tank with a 1/2 hp effluent pump and controls.
- 2,000 linear feet of drip line in 1 zone

If you have comments regarding this application, please call my office at (512)289-9009.

Sincerely,
Coombs Environmental Engineering, Inc.



David W. Coombs, P.E.



Attachments

DESIGN CALCULATIONS FOR:

Owner: Canyon Lake 7-11
Site: 14580 River Road

SITE DATA

The textural soil classification for drainfield sizing is Class III based on soil test pit observation plus an analysis of a soil sample from test pit #1 (see plan) at Texas A&M soil lab. See attached evaluation form and analysis results.

DRAINFIELD CALCULATIONS

The proposed convenience store will be approximately 4,500 s.f. with 5 MPD pedestals under the fueling canopy. There will be no kitchen facilities, only sales of pre-prepared food items for carry-out consumption with minor cleanup in the store wash sink.

There will be 2 restrooms: per Table III water use for a store restroom is 180 gal/day with water saving devices for a total of 360 gal/day.

Alternatively, historic water use data from a similar store at Canyon Lake was examined (see attachment). The average of the stores' peak month use data gives a daily water use of 221 gal/day. Using a conservative daily peaking factor of 3.5 the proposed design flow for the proposed new store is estimated as:

Design flow, $Q = 221 \text{ gal/day avg} \times 3.5 = 773.5 \text{ gal/day} \Rightarrow \text{use } \underline{800 \text{ gal/day}}$ for design

Drip irrigation drainfield area required:

Per the site soil data above, $R_a = 0.2 \text{ sf/gpd}$

Area req'd = $Q/R_a = 800 \text{ gpd} / 0.2 \text{ sf/gpd} = \underline{4,000 \text{ sf required}}$

Taking credit for 2 sf of irrigated area per linear foot of tubing:

Tubing length req'd = $4,000 \text{ sf} / 2 \text{ sf/lf} = \underline{2,000 \text{ lf req'd}}$

It is proposed to use a total of 2,004 l.f. of drip line in one zone (as shown on the attached site plan) placed on 2' centers.

WASTEWATER STRENGTH & ATU SIZING

Wastewater strength is estimated on the basis of a 70/30 split between black water (70%) and gray water (30%) produced by the facility. Gray water would be the waste from food cleanup routed through the grease interceptor with a BOD5 strength of 1200 mg/L. Black water would be restroom waste with a BOD5 strength of 300 mg/L.

The total BOD5 load in the influent wastewater to the septic tank is calculated as:

$$\begin{aligned}\text{Inlet BOD5} &= [0.7 \times (800 \text{ gal/day} \times 300 \text{ mg/l} \times 0.00000834)] + \\ &\quad [0.3 \times (800 \text{ gal/day} \times 1200 \text{ mg/l} \times 0.00000834)] \\ &= 1.40 \text{ lb/day} + 2.40 \text{ lb/day} = \underline{3.80 \text{ lb/day}} \text{ feed}\end{aligned}$$

The 2-chamber septic tank is sized per Table III:

$$\text{Tank Volume, } V = 2.5 Q = 2.5 \times 800 \text{ gal/day} = \underline{2,000 \text{ gal}}$$

A 2.250 gal. 2-compartment tank is proposed.

BOD5 reduction in the 2-chamber septic tank is taken as 20% removal of BOD5 load from the septic tank effluent going to the ATU:

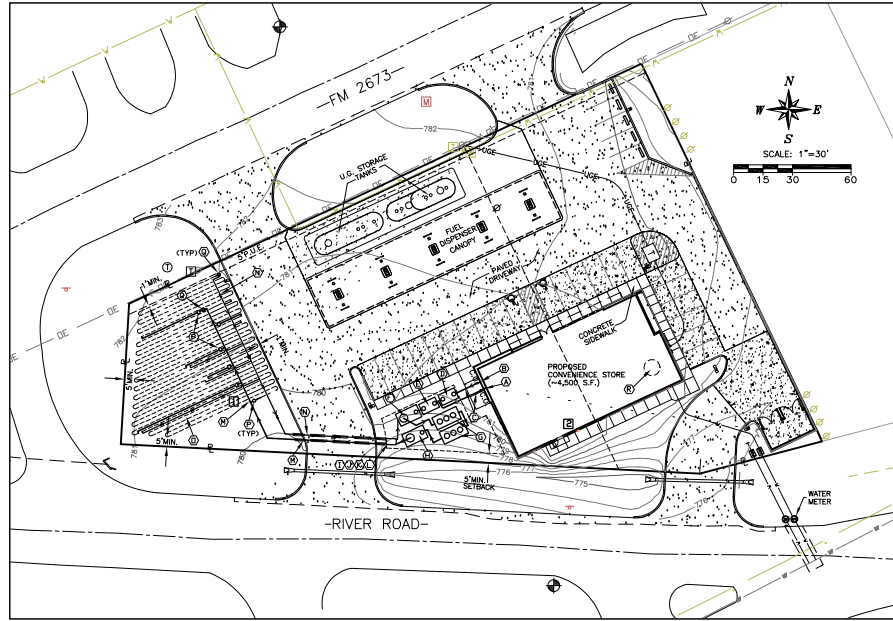
$$\text{ATU Influent BOD5} = 3.80 \text{ lb/day} \times (1 - 0.20) = \underline{3.04 \text{ lb/day}}$$

The BOD5 removal capacity of the proposed ProFlo 1500S is calculated as:

$$\text{ATU capacity} = 1500 \text{ gal/day} \times (300 \text{ mg/l} - 30 \text{ mg/l}) \times 0.00000834 = \underline{3.38 \text{ lb/day}} \text{ removal}$$

$$\text{ATU effluent BOD5} = 3.04 \text{ lb/day influent} - 3.38 \text{ lb/day removal} \Rightarrow \underline{0 \text{ lb/day}} \text{ effluent}$$

The proposed ATU will provide more than adequate treatment.



OSSF SYSTEM PLAN

CONSTRUCTION NOTES

NO PORTION OF THE SEPTIC SYSTEM DISPOSAL AREA IS TO BE INSTALLED WITHIN 10' OF A POTABLE WATER LINE.

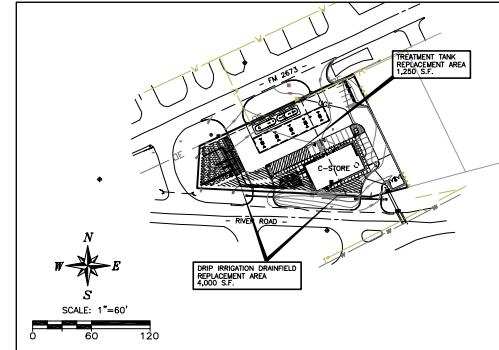
NOTE TO SYSTEM OWNER: THIS SYSTEM REQUIRES REGULAR MAINTENANCE TO INSURE PROPER FUNCTION OF THE DRAINFIELD AND TREATMENT UNIT. THE SERVICES OF A PROFESSIONAL MAINTENANCE COMPANY ARE REQUIRED.

GENERAL NOTES

- NOTE: This septic system is designed to treat and dispose of a maximum of 800 gallons of waste water per day.
- Construction of this system shall conform to the requirements set forth in the "CSSSF Rule, 30 TAC Chapter 280", effective 7/6/23, as well as the regulations of the approving agency.
 - The installer shall not deviate from these plans without written consent of the approving agency and the engineer.
 - Installer shall backfill all percolation test and soil profile holes after authorization to do so by the approving agency.
 - The installer is responsible for locating all underground utilities on site. The installer shall verify the location and elevation of the house stubout prior to excavation of tank holes.
 - The installer and the owner shall coordinate for the preservation of desirable vegetation. Distribution laterals may be adjusted for this purpose with engineer's permission.
 - The installer is responsible for contacting the approving agency and the engineer to schedule construction inspections. Notification to the engineer is required at the following points:
 - When drainfield is installed; tanks set; pump and alarm operable (no backfill).
 - After final landscaping.
 - Engineer requires min. 48 hr. notice for inspection visits.
 - The installer shall insure that all surface and roof drainage is directed away from tanks and drainfields by gutters, berms, etc.
 - The installer shall be responsible for informing the owner regarding proper system operation and maintenance, including location and operation of pump and compressor alarms, switching valve, chlorinator, and flush valves.
 - The use of low volume flush toilets (1.6 gal, low flow shower heads (2.75 gpm @ 80psi) and faucets (2.2 gpm @ 80 psi) is required.

ADDITIONAL NOTES

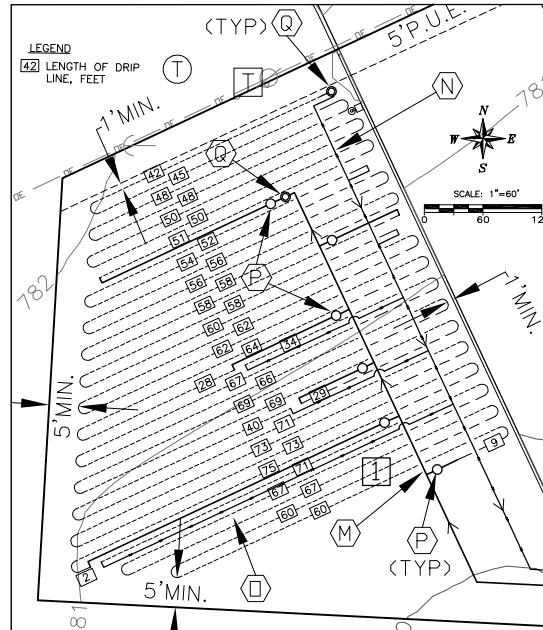
- ALL BUILDING SEWER STUB-OUTS MUST BE EQUIPPED WITH A 2-WAY CLEANOUT WITH CAP.
- ALL POTABLE WATER LINES SHALL BE LOCATED A MINIMUM OF 10' HORIZONTAL FROM ALL SEWER PIPING AND OTHER OSSF COMPONENTS, OR SHALL BE INSTALLED IN COMPLIANCE WITH 30 TAC CH. 280.
- ALL WASTEWATER LINES UNDER DRIVEWAYS OR SIDEWALKS SHALL BE 18" MIN. OR CONSTRUCTED OF 30" 80 PSI UNDERPINNING AND LIFTING 5 FEET TO EITHER SIDE OF THE DRIVEWAY OR SIDEWALK.



OSSF REPLACEMENT AREA DETAIL

KEY ITEMS	
④ KITCHEN WASTE ONLY STUBOUT WITH 2-WAY CLEANOUT	② EFFLUENT TOTALIZING FLOWMETER 1.25" NETAFIM MODEL "M" - IN VALVE BOX
⑤ RESTROOM WASTE ONLY STUBOUT WITH 2-WAY CLEANOUT	③ PRESSURE GAUGES BEFORE AND AFTER FILTER HOUSING (0-60 PSIG)
⑥ 4" PVC SCH40 SEWER PIPE SLOPE MIN 1/4" PER FOOT. INSTALL SLEEVE UNDER DRIVEWAY AND EXTEND 5' EACH SIDE.	④ FEED SUPPLY LINE 1.25" PVC SCH. 40 PIPE INSTALL SLEEVE UNDER DRIVEWAY AND EXTEND 5' EACH SIDE.
⑦ 2,000 GAL. 2-COMPARTMENT CONCRETE GREASE INTERCEPTOR	⑤ FLUSH RETURN LINE 1" PVC SCH. 40 PIPE INSTALL SLEEVE UNDER DRIVEWAY AND EXTEND 5' EACH SIDE.
⑧ 1,000 GAL. 1-COMPARTMENT CONCRETE TRASH TANK	⑥ DRIP EMITTER TUBING, 1/2" PVC NETAFIM BOWLINE 0.6 GPH 6 RUNS OF 334 L.F. EACH 2,000 L.F. REQ'D TOTAL
⑨ 1,600 GAL. 1-COMPARTMENT CONCRETE FEEB EQUALIZATION TANK WITH 1/2 HP 120V PUMP (SET PRESSURE TO 30 P.S.I.)	⑦ 1.25" PVC CHECK VALVE
⑩ PRO FLO MODEL 1500S AEROBIC TREATMENT UNIT WITH AIR COMPRESSOR (2 REQ'D IN SERIES)	⑧ AIR RELEASE VALVE - IN VALVE BOX (LOCATE AT HIGH POINTS)
⑪ 1,600 GAL. 1-COMPARTMENT CONCRETE BODING TANK WITH 1/2 HP 120V PUMP (SET PRESSURE TO 30 P.S.I.)	⑨ EXISTING SEPTIC TANK (APPROX. LOCATION) TO BE PUMPED AND ABANDONED PER TCD 285.36
⑫ NETAFIM 100 MICRON DISC FILTER ASSY IN VALVE BOX ACCESSIBLE FROM GRADE	
⑬ FLUSH VALVE - IN VALVE BOX	
⑭ 1" BRONZE GATE VALVE (NORMALLY CLOSED - OPEN TO FLUSH DRIP LINES)	

PLAN LEGEND	
—	EXISTING GRADE
—	PVC SUPPLY TITELINE
—	PVC RETURN TITELINE
—	DRIP TUBING
□	TEST PIT LOCATION



DRIP IRRIGATION DRAINFIELD DETAIL

CAUTION NOTICE TO CONTRACTORS

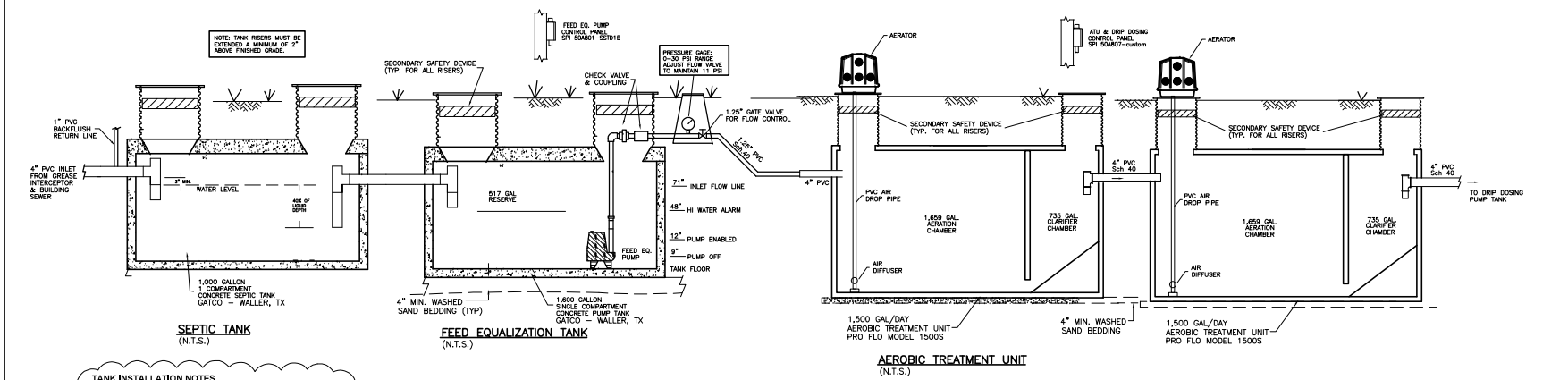
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.



WARNING! EXISTING UNDERGROUND UTILITIES

The location of existing underground obstructions/utilities (gas mains, water mains, sewer mains, storm sewers, telephone cables, sprinkler systems, etc.) shown on the Plans does not necessarily indicate all obstructions that may be encountered during construction or the exact location of the obstructions/utilities. The Contractor will be expected to make an examination of available records, uncover all existing underground obstructions ahead of trenching or excavating and proceed with his work in accordance with the information found. The Contractor shall exercise extra care when excavating near to, trenching over or tunneling under existing utilities and adopt such construction methods and provide support as necessary to protect and permanently maintain the utilities in service during and after construction. The Contractor will be responsible for any damage to the utility; all damages resulting from abandonment, relocation or replacement must remain functional as long as needed to maintain operations. The Owner and Engineer assume no responsibility for failure to show any or all of these structures on the plans or to show them in their exact location. It is mutually agreed that such failure to show these structures or to show them in their exact location will not be considered sufficient basis for claims for additional compensation for extra work.

THE DIMENSION GROUP ARCHITECTURAL ENGINEERING MECHANICAL ENGINEERING 6000 E. Quaker St., Ste. 200, Greenwood Village, CO 80111 TEL: 720.555.5555 FAX: 720.555.5556	
C.E.E., Inc. CONSULTING ENGINEERS COUNCIL ON PROFESSIONAL ENGINEERING 1000 N. GULF ST., SUITE 100 DALLAS, TEXAS 75202 TYPE REC. # 3742 DATE 10/13/21 5:17:32 PM	
BY: DMC	DATE: 12/13/24
PROJECT NO. 14580 RIVER RD	PROJECT NO. 14580 RIVER RD
DESIGNED BY: DMC	DESIGNED BY: DMC
CHECKED BY: DMC	CHECKED BY: DMC
APPROVED BY: DMC	APPROVED BY: DMC
OSSF SYSTEM PLAN 7-ELIEN #40570 14580 RIVER RD CANYON LAKE, TX 78133	
SHEET C511	



TANK INSTALLATION NOTES

TANK RISERS SHALL BE SECURELY GROUTED TO TANK LID AND SHALL BE EQUIPPED WITH BOLTED, GASKETED WATER-TIGHT COVERS.

1. All tanks shall be set level on a min. 4" thick sand pad. Any over-excavation of the tank hole bottom shall be filled with sand to prevent settling. Tank excavation shall be backfilled with sand, pea gravel, select backfill or loam.
2. Tank lids and pipe connections shall be grouted or otherwise sealed to prevent groundwater intrusion.
3. Tanks shall be covered with at least 6" of clean material on completion.
4. Riser lids shall be gasketed or otherwise sealed to prevent groundwater intrusion and shall be permanently marked at grade for ease of location for maintenance. Risers may extend to grade, but must be bolted or padlocked to prevent unauthorized access.
5. Tank location may be changed from that shown on the design plan with engineer's approval.
6. If building construction is on-going subsequent to tank backfill, installer shall clearly mark tank locations to avoid damage by construction traffic.

NOTE: Septic tanks buried more than 12 inches below the ground surface shall have risers over the port openings. For all OSSF's permitted on or after September 1, 2023, the risers shall extend from the tank surface to a minimum of two inches above grade. The risers shall be sealed to the tank. The risers shall have inside diameters which are equal to or larger than the inspection or cleanout ports. The risers shall be fitted with removable watertight caps and prevent unauthorized access.

FEED EQUALIZATION PUMP NOTES

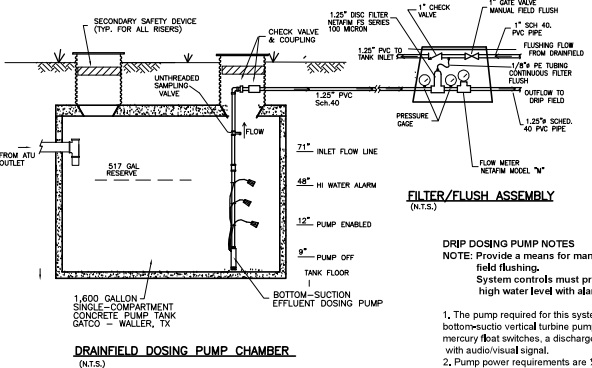
NOTE: Pump controls shall include a timer to limit the pump run time to 5 minutes every 2 hours to provide a daily dosing rate of approx. 800 gpd. Provide a means to manually start the pump.

The discharge manual flow control valve shall be set to maintain 11 psi pressure on the discharge gauge.

1. The pump required for this system is a BARNES SP-33 complete with level alarm and on-off mercury float switches, a discharge check valve, and an alarm panel with audio-visual signal.
2. Pump power requirements are 1/3 hp, 1 phase, 60 Hz, 115 volt.
3. Provide separate power circuits for the pump and the high water level alarm. All wiring outside the tanks shall be in conduit.
4. All electrical connections shall be in accordance with the National Electric Code and the regulations of the local power supply company.

AEROBIC TREATMENT UNIT NOTES

1. The aerobic treatment unit required for this installation shall be TWO (2) PRO FLO Model 1500 S with 1,500 gal/day capacity. The units shall be installed per manufacturer's instructions.
2. The ATU control panel shall be an SP1 50A607-CUSTOM panel to accommodate duplex ATU compressors. Panel shall include audio and visual alarms. A separate power source is required at 115v, 1 phase, 60 Hz.



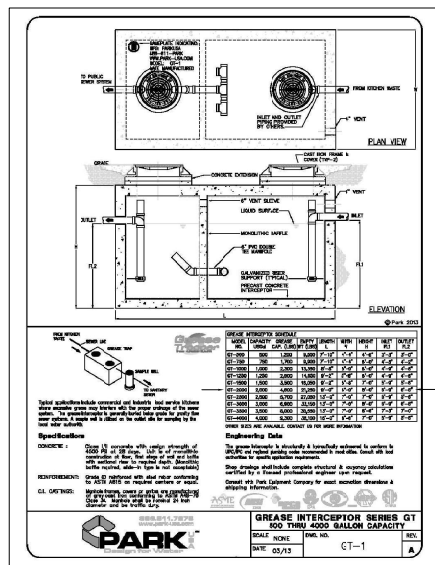
DRIP DOSING PUMP NOTES

NOTE: Provide a means for manually starting the pump for field flushing. System controls must provide monitoring of aeration and high water level with alarm.

1. The pump required for this system is a FRANKLIN Model 20XC1-05P4-2V115 bottom-suction vertical turbine pump complete with level alarm and on-off mercury float switches, a discharge check valve, and an alarm panel with audio-visual signal.
2. Pump power requirements are 1/4 hp, 1 phase, 60 Hz, 115 volt.
3. Provide separate power circuits for the pump and the high water level alarm. All wiring outside the tanks shall be in conduit.
4. All electrical connections shall be in accordance with the National Electric Code and the regulations of the local power supply company.

GREASE INTERCEPTOR NOTES

1. The grease interceptor tank specified for this installation is a Park model GT-2000, 2,000 gal, 2-compartment unit. The unit shall be installed per manufacturer's recommendations.



CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE DIMENSION GROUP

ARCHITECTURE CIVIL ENGINEERING MEP ENGINEERING

3605 S. RICHMOND AVE. SUITE 101
DALLAS, TEXAS 75226
TEL: 214-343-1600
FAX: (817) 343-1600

C.E.F. Inc.

CONSULTING ENGINEERS

COURTESY ENVIRONMENTAL
1610 WILLIAM DRIVE
GEORGETOWN, TX 75228
(972) 343-1600
FAX: (972) 343-1600

DAVID M. COLEMAN

REGISTERED PROFESSIONAL ENGINEER

NO. 123456789

BY	DWC	DATE	07/25/24
CHK		DATE	10/26/24
DESIGNED BY	DWC	DATE	12/13/24
DESIGNED BY		DATE	
APPROVED BY		DATE	

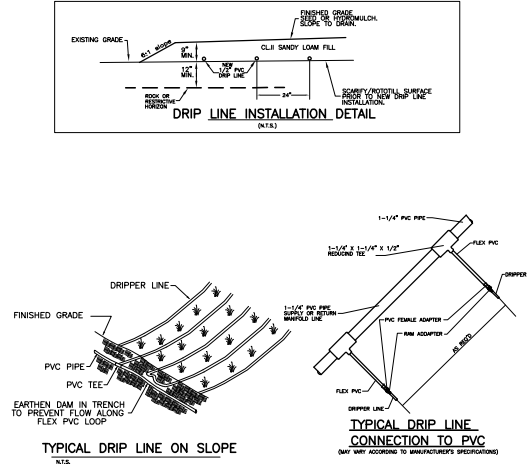
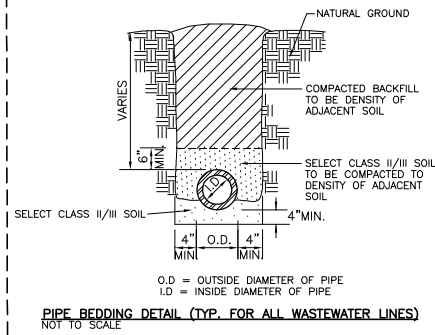
CSSF

TANK & PUMP DETAILS & NOTES

7-ELEVEN #40570
14580 RIVER RD
CANYON LAKE, TX 79133

SHEET

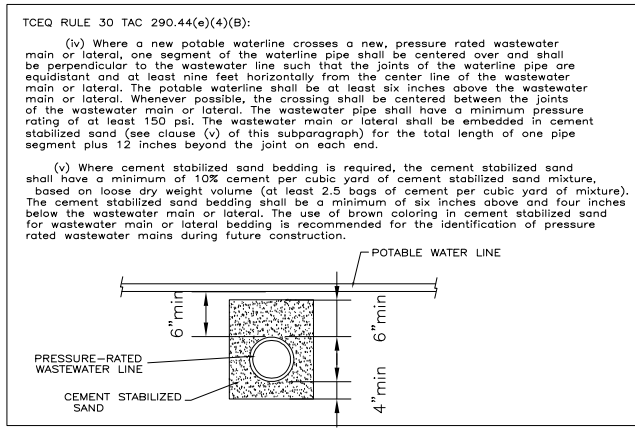
C512



DISPOSAL FIELD INSTALLATION NOTES

NOTE: Drip lines are to be installed by scarifying the soil surface, placing tubing on the prepared surface, and covering with the appropriate depth of imported Class II topsoil fill.

1. The drip irrigation disposal field for this system shall provide a minimum 4,000 sq ft of irrigated area. Provide min. 2,000 LF of 1/2" PVC drip tubing laid on 2' centers in 6 runs as shown on site plan. The tubing shall be NETAFIM BICLINE with 0.6 gph flowrate and emitters at 24" spacing. Installed tubing depth shall be 9" min. below finished grade.
2. The installer is responsible for drainfield staking and verification of grades and set-backs prior to installation. Any grade discrepancies greater than 6" or other site changes adversely affecting the disposal area shall be reported to the engineer prior to excavation.
3. Should ground water be encountered during excavation that was not previously indicated on the system plans, the installer shall stop construction and notify the approving agency and the engineer.
4. Pipe sizes for this system:
 - Sanitary sewer = 4" PVC Sch 40
 - Tank connections = 4" PVC Sch 40
 - Transfer lines to drip zones = 1/2" PVC Sch. 40
 - Flush return lines from drip zones = 1" PVC Sch. 40All lines, tank connections and transfer lines shall have a minimum of 12" soil cover.
5. No other automatic lawn sprinkler system shall be installed over any part of the disposal area.
6. The finished disposal area must be hydromulched or sodded with loam-backed sod only (do not solid-sod with day-backed sod) before final inspection. For hydromulch method use hulled Bermuda for summer application or an equal mix of hulled Bermuda and Winter Rye for winter application. Final approval will not be given to a system lacking established vegetative cover.



CAUTION NOTICE TO CONTRACTORS

TAVAC 811

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE DIMENSION GROUP

ARCHITECTURE CIVIL ENGINEERING MEP ENGINEERING

5609 S. Quince St., Suite 200, Greenwood, Mississippi 39201

TEL: 662-354-1171 FAX: 662-354-1172

C.E.E. INC.

COMMERCIAL ENGINEERING

7804 W. 11TH AVE. SUITE 100

GEORGETOWN, TX 78626

TYPE REG. # 3742

PA# 012 518-7264

STATE OF MISSISSIPPI

REGISTERED PROFESSIONAL ENGINEER

NO. 79084

EXPIRATION DATE 12/31/2026

#	DATE	REVISION DESCRIPTION	BY
1	10/20/24	OSSE PLANS - SUBMITTAL FOR PERMIT REVIEW	OSSE
2	12/13/24	OSSE PLANS - ADDED DRIP FIELD DETAIL, SPT. C311.	OSSE
		OSSE PLANS - ADDED AND ATUL REDUCED SEPIC TANK SIZE	OSSE
		project no. C200157	date
		designed by	approved by
		drawn by	checked by
			date

OSSE

DRIP IRRIGATION DRAINFIELD DETAILS & NOTES

7-ELEVEN #40270

14580 RIVER RD

CANYON LAKE, TX 78133

SHEET

C513

DRIP DOSING PUMP CALCULATIONS**DRAINFIELD LATERALS****Zone A**

Loop No.	Lat. Invert Elev.	Resid. Head, Ft. H2O	Lateral Length, Ft.	No. Holes	Hole Size, In.	Flow/ Hole, GPM	Flow/ Lat, GPM	GPM/ Ft. of Trench
1	782	69.3	334	167	0.036	0.010	1.670	0.005
2	781.5	69.8	334	167	0.036	0.010	1.670	0.005
3	781	70.3	334	167	0.036	0.010	1.670	0.005
4	780.7	70.6	334	167	0.036	0.010	1.670	0.005
5	780.3	71	334	167	0.036	0.010	1.670	0.005
6	780	71.3	334	167	0.036	0.010	1.670	0.005
Total length =			2004 Ft.	Total flow =			10.02 GPM	

Zone B

Loop No.	Lat. Invert Elev.	Resid. Head, Ft.	Lateral Length, Ft.	No. Holes	Hole Size, In.	Flow/ Hole, GPM	Flow/ Lat, GPM	GPM/ Ft. of Trench
	0	0	0	0	0	0.000	0.000	0.000
	0	0	0	0	0	0.000	0.000	0.000
Total length =			0 Ft.	Total flow =			0.00 GPM	

DRIP DOSING PUMP CALCULATIONS (cont.)**PUMP HEAD REQUIREMENT**

Transfer line - gpm = 10.20 Length, Ft. = 145 Size = 1.25 In., Sch 40
Lateral @ max. gpm = 2.923 Length, Ft. = 334 Size = 0.5 In.
Pump inlet elevation = 774 Max. lat elevation = 782

Elevation difference, Ft. 8
Residual head at holes, Ft. 69.3
Transfer line loss, Ft. 3.26
Lateral line loss, Ft. 8.16
Est. filter/fitting losses, Ft. 12.83
Total head = 101.55 Ft. @ Flow = **10.20 GPM**

PUMP TANK SIZING

Required dose volume: Transfer line volume = 9.24 Gal.
Bed lateral volume x 4 =
20.4408 x 4 = 81.76 Gal.
Dose volume = 91.01 Gal.

Reserve volume & Float settings:

Tank working volume = 1600 Reserve vol. req'd = 1/3 day
Tank volume /inch height = 22.5 = **266.7** Gal.
Tank inside height to inlet = 71

Settings for control floats: PUMP OFF 9 In. above tank floor
PUMP ON 12 In. above tank floor
ALARM ON 48 In. above tank floor

Actual reserve volume = **517.5** Gal.

PUMP SELECTION

FRANKLIN 20XC1-05P4-2W115	
---------------------------	--

DRIP LINE FLUSHING CALCULATIONS**ZONE A (Most remote)**

Lat. No.	Lat. Elev.	Lateral Length, Ft.	No. Holes	Flow/ Hole, GPM	Total @ Inlet, GPM	Vel. @ Inlet, FT/SEC	Total @ Outlet, GPM	Vel @ Outlet, FT/SEC
1	782	334	167	0.01	3.27	5.19	1.6	2
2	781.5	334	167	0.01	3.27	5.19	1.6	2
3	781	334	167	0.01	3.27	5.19	1.6	2
4	780.7	334	167	0.01	3.27	5.19	1.6	2
5	780.3	334	167	0.01	3.27	5.19	1.6	2
6	780	<u>334</u>	167	0.01	<u>3.27</u>	5.19	<u>1.6</u>	2
		2,004			19.62		9.6	

PUMP HEAD REQUIREMENT

Transfer line - gpm =	19.62	Length, Ft. =	145	Size =	1.25 In., Sch 40
Lateral @ max. gpm =	3.27	Length, Ft. =	155	Size =	0.5 In.
Return line - gpm =	9.6			Size =	1 In., Sch 40
Pump inlet elevation =	774			Max. lat elevation =	782
Tank inlet elevation =	779			Min. lat elevation =	780

Elev. Difference - Pump to D/F, Ft.	8	
Elev. Difference - D/F to tank, Ft.	0	
Residual head at holes, ft	69.3	
Transfer line loss, Ft.	7.40	{ Calculated by the Modified
Lateral line loss, Ft.	3.50	{ Hazen-Williams Equation
Flush return line loss, Ft.	2.11	
Est. filter/fitting losses, Ft.	17.48	
Switch valve loss, ft	5.77	
Total head req'd =	<u>113.55</u>	Ft. @ Flow = 19.62 GPM

FEED EQUALIZATION PUMP CALCULATION**PUMP HEAD REQUIREMENT**

Transfer line - gpm =	13	Length, Ft. =	15	Size =	1.25 In., Sch 40
Lateral @ max. gpm =	0	Length, Ft. =	0	Size =	1.25 In., Sch 40
Pump inlet elevation =		774 ATU inlet elevation	778		

Elevation difference, Ft.	4.00	
Residual head at ATU, Ft.	2.00	
Transfer line loss, Ft.	0.36	{ Calculated by the Modified
Estimated fitting losses, Ft.	0.26	{ Hazen-Williams Equation
Pressure drop across valve	19.00	
Total head =	25.62	Ft. @ Flow = 13 GPM
	(~11 psi)	

PUMP TANK SIZING

Reserve volume & Float settings:

Tank working volume =	1600	Reserve vol. req'd = 1/3 day
Tank volume /inch height =	22.5	= 266.667 Gal.
Tank inside height to inlet =	71	

Settings for control floats:	PUMP OFF @	9 In. above tank floor
	PUMP ON @	12 In. above tank floor
	ALARM ON @	48 In. above tank floor

Actual reserve volume = **517.5** Gal.Volume - Pump Off to Alarm On = **877.5** Gal.**PUMP SELECTION**

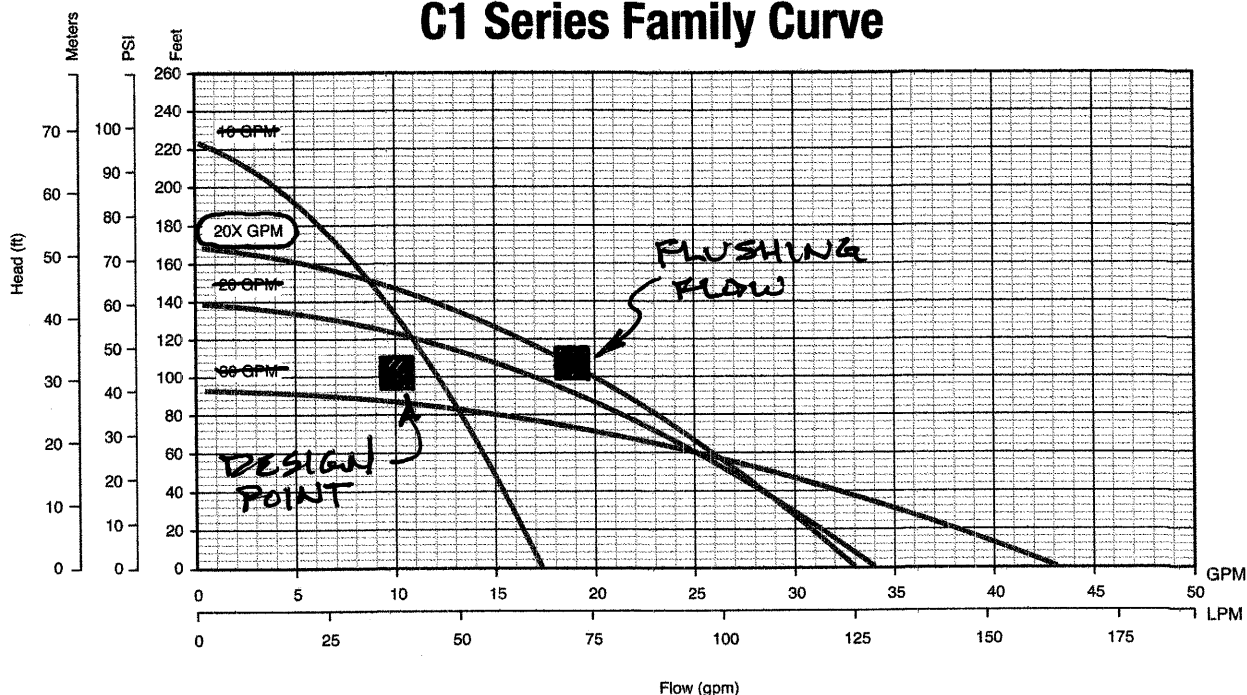
BARNES SP-33	
---------------------	--

C1 SERIES CISTERN PUMPS


C1 SERIES

DRIP DOSING PUMP

C1 Series Family Curve



ORDERING INFORMATION:

C1 Series Pumps							
GPM	HP	Volts	Stage	Model No.	Order No.	Length (in.)	Weight (lbs.)
10		115	7	10C1-05P4-2W115	90301005	26	17
		230	7	10C1-05P4-2W230	90301010	26	17
20		115	5	20C1-05P4-2W115	90302005	25	16
		230	5	20C1-05P4-2W230	90302010	25	16
20X		115	6	20XC1-05P4-2W115	90302015	26	17
		230	6	20XC1-05P4-2W230	90302020	26	17
30		115	4	30C1-05P4-2W115	90303005	25	16
		230	4	30C1-05P4-2W230	90303010	25	16

Note: All units have 10 foot long SJ00W leads.



Franklin Electric

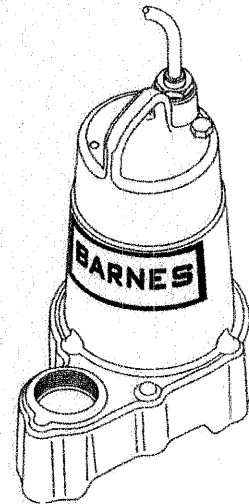
9255 Coverdale Road, Fort Wayne, Indiana 46809

Tel: 260.824.2900 • Fax: 260.824.2909

www.franklinwater.com

M1698 10.13

DISCHARGE	1½" NPT, Female, Vertical
LIQUID TEMPERATURE	104°F (40°C) Continuous
MOTOR HOUSING	Cast Iron
PUMP BODY & STRAINER	Thermoplastic
IMPELLER: Design	10 Vane vortex, with pump out vanes on back side. Balanced, ISO G6.3
Material	Cast Iron
SHAFT	Stainless Steel
O-RINGS	Buna-N
HARDWARE	300 Series Stainless Steel
PAINT	Air Dry Enamel
SEAL: Design	Single Mechanical, Type 21
Material	Carbon/Ceramic/Buna-N
	Hardware -300 Series Stainless
CORD ENTRY	10 ft. (3m) or 20 ft. (6m) Cord with plug and Pressure Grommet for sealing and strain relief
UPPER BEARING	Single Row, Ball, Oil Lubricated
LOWER BEARING	Single Row, Ball, Oil Lubricated
MOTOR: Design	Oil Filled
Insulation	Class B
SINGLE PHASE	Permanent Split Capacitor (PSC). Includes thermal overload protection in motor
LEVEL CONTROL:	
SP33	None
SP33A	Wide Angle, Mechanical, 10 ft (3m) cord or 20 ft (6m) cord
SP33VF	Vertical Float, PVC, Snap Action, 10 ft (3m) cord or 20 ft. (6m) cord
SP33D	Diaphragm switch, pressure operated, Snap Action, normally open, 10 Ft. (3m) cord
MINIMUM SUMP DIA:	
SP33A	18" (457mm)
SP33, SP33VF	
SP33D	11" (279mm)
NOTE	GFCI Compatible to Comply with NEC 210.8 (A)



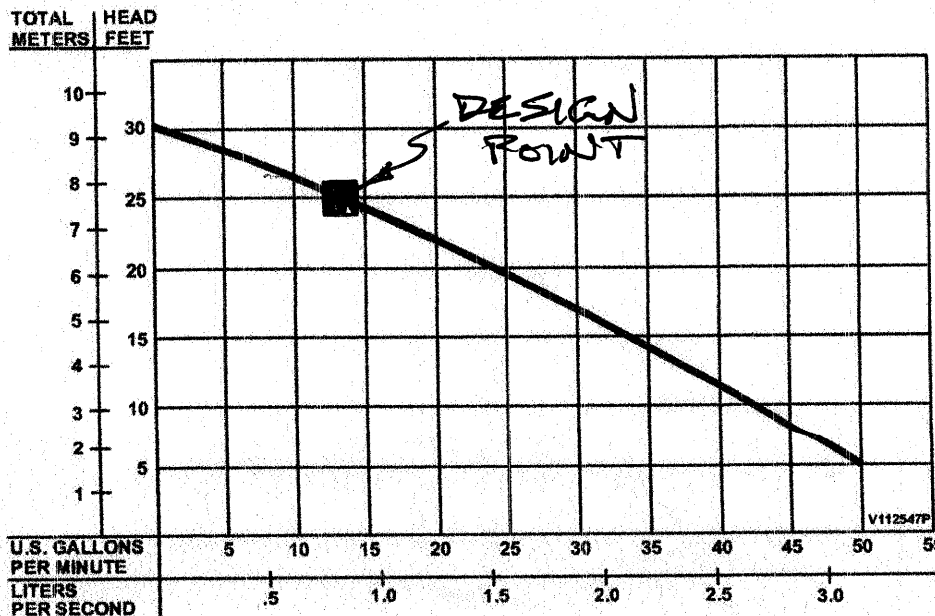
Series: SP33, 1/3HP, 3450RPM, 60Hz



CSA 108
UL 778
LR16567

DESCRIPTION:

GENERAL PURPOSE PUMP FOR RESIDENTIAL AND LIGHT INDUSTRIAL SUMP APPLICATIONS



FEED
EQUALIZATION
PUMP

Testing is performed with water specific gravity of 1.0 @ 68°F (20°C), other fluids may vary performance

OSSF SOIL EVALUATION

Date Performed:

13 MAR 24

Property Location:

14580 RIVER RD.

Proposed Excavation Depth:

36"

Name of Site Evaluator:

D. COOMBS

License Number:

PE #79964

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil borings or dug pits must be shown on the site drawing.

For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

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

Soil Boring Number: <u>1</u>					
Depth (Inches)	Textural Class	Structure (If applicable)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0-26"	III CLAY X LOAM	BLK.	NONE	NONE	Rock < 30%
26-34"	III SILTY CLAY LOAM	BLK.	"	"	Rock > 30%
34"-	ROCK				
48"					
60"					

Soil Boring Number: <u>2</u>					
Depth (Inches)	Textural Class	Structure (If applicable)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0-52"	II				SANDY LOAM/ SAND/GRAVEL FILL
52"					4" PVC PIPE
36"					
48"					
60"					

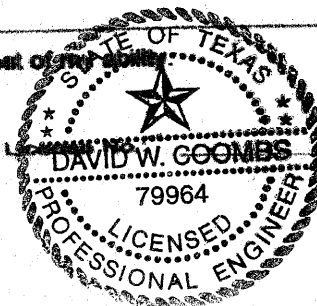
I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Site Evaluator:

Name:

Signature:

David W. Goombs



* SEE ATTACHED LAB REPORT.

Date: _____

Site Evaluation Number: _____

Applicant Information:

Name: _____
Address: _____
City: _____ State: _____
Zip Code: _____ Phone: _____ Fax: _____

Site Evaluator Information:

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

Property Location:

Lot _____ Block _____ Subdivision _____
Street/Road Address _____
County _____ Unincorporated Area? Y or N _____
City _____ Zip Code _____
Additional Information _____

Installer Information:

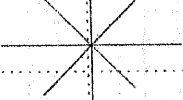
Name: _____
Company: _____
Address: _____
City: _____ State: _____
Zip Code: _____ Phone: _____ Fax: _____

Schematic of Lot or Tract

Show:

Compass North, adjacent streets, property lines, property dimensions, location of buildings, easements, swimming pools, 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 provide 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 impoundment areas, cut or fill bank, sharp slopes and breaks.

Lot Size: 1.074 acres

Compass North 	Site Drawing
	Scale: 1 inch = 50 feet Note type of vegetation on lot
<u>— SEE DESIGN PLANS —</u>	

Features of Site Area

Presence of 100 year flood zone
Presence of adjacent ponds, streams, water impoundments
Existing or proposed water well in nearby area
Organized sewage service available to lot or tract

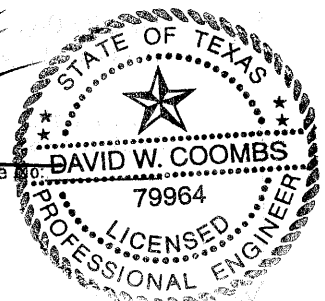
Yes _____	No <input checked="" type="checkbox"/>
Yes _____	No <input checked="" type="checkbox"/>
Yes _____	No <input checked="" type="checkbox"/>
Yes _____	No <input checked="" type="checkbox"/>

Site Evaluator:

Name: _____
(Circle one: RS, PE, DR, Installer II)

Signature: _____

License No. _____





Soil Analysis Report

Soil, Water and Forage Testing Laboratory
Department of Soil and Crop Sciences
2478 TAMU
College Station, TX 77843-2478
(979)321-5960

Report generated for:
CEE, Inc.
Canyon Lake 7-11 Store
1610 Williams Dr.
GEORGETOWN, TX 78628

Visit our website: <http://soiltesting.tamu.edu>

Comal County
Laboratory Number: 661744
Customer Sample ID: 1
Crop Grown: NO CROP GIVEN

Sample received on: 6/4/2024
Printed on: 6/11/2024
Area Represented: 1 acres

Analysis	Results	CL*	Units	ExLow	VLow	Low	Mod	High	VHigh	Excess.	
pH	7.3	(5.8)	-	Slightly Alkaline							
Conductivity	107	(-)	umho/cm	None							
Nitrate-N	6	(-)	ppm**					CL*		Fertilizer Recommended	
Phosphorus	2	(0)	ppm								
Potassium	308	(0)	ppm								
Calcium	10,564	(180)	ppm								
Magnesium	395	(50)	ppm								
Sulfur	80	(13)	ppm								
Sodium	24	(-)	ppm								
Iron											
Zinc											
Manganese											
Copper											
Boron											
Limestone Requirement											
Textural Analysis Test (hydrometer)											
Sand	39	%									
Silt	32	%									
Clay	29	%									
Textural Class:	Clay Loam										

*CL=Critical level is the point which no additional nutrient (excluding nitrate-N, sodium and conductivity) is recommended. **ppm=mg/kg

Online fertilizer calculators to determine appropriate fertilizers and application rates.
<http://soiltesting.tamu.edu>

EXISTING C-STORE - CANYON LAKE

VENDOR NAME	ACCOUNT #	BILL MONTH	BILL DATE	SERVICE BEG	SERVICE END	SERVICE DAYS	COST	SERVICE	UOM	USAGE
Texas Water Cc	00013240	44562	44587	44546	44574	29	123.86	Water	kGal	5.2
Texas Water Cc	00013240	44593	44616	44575	44607	33	133.59	Water	kGal	7.3
Texas Water Cc	00013240	44621	44646	44608	44634	27	124.77	Water	kGal	5.3
Texas Water Cc	00013240	44652	44679	44635	44669	35	133.97	Water	kGal	7.1
Texas Water Cc	00013240	44682	44708	44670	44697	28	125.68	Water	kGal	5.4
Texas Water Cc	00013240	44713	44739	44698	44727	30	130.71	Water	kGal	6.5
Texas Water Cc	00013240	44743	44768	44728	44754	27	125.68	Water	kGal	5.4
Texas Water Cc	00013240	44774	44803	44755	44789	35	134.52	Water	kGal	7.2
Texas Water Cc	00013240	44805	44832	44790	44819	30	127.22	Water	kGal	5.8
Texas Water Cc	00013240	44835	44862	44820	44851	32	126.06	Water	kGal	5.5
Texas Water Cc	00013240	44866	44888	44852	44880	29	123.35	Water	kGal	4.8
Texas Water Cc	00013240	44896	44924	44881	44911	31	125.29	Water	kGal	5.3
Texas Water Cc	00013240	44927	44952	44912	44943	32	120.26	Water	kGal	4
Texas Water Cc	00013240	44958	44984	44944	44973	30	120.26	Water	kGal	4
Texas Water Cc	00013240	44986	45014	44974	45000	27	120.94	Water	kGal	4.1
Texas Water Cc	00013240	45017	45043	45001	45033	33	122.79	Water	kGal	4.5
Texas Water Cc	00013240	45047	45076	45034	45065	32	122.39	Water	kGal	4.4
Texas Water Cc	00013240	45078	45105	45066	45092	27	119.58	Water	kGal	3.7
Texas Water Cc	00013240	45108	45133	45093	45121	29	122.79	Water	kGal	4.5
Texas Water Cc	00013240	45139	45166	45122	45154	33	125.59	Water	kGal	5.2
Texas Water Cc	00013240	45170	45195	45155	45187	33	127.59	Water	kGal	5.7
Texas Water Cc	00013240	45200	45229	45188	45215	28	126.79	Water	kGal	5.5
Texas Water Cc	00013240	45231	45258	45216	45245	30	123.59	Water	kGal	4.7
Texas Water Cc	00013240	45261	45286	45246	45274	29	121.98	Water	kGal	4.3
Texas Water Cc	00013240	45292	45317	45275	45307	33	123.19	Water	kGal	4.6

762

130

AVERAGE USE: 170.6 GAL/DAY

←
MAX

Ritzen,Brenda

From: Ritzen,Brenda
Sent: Friday, October 11, 2024 2:27 PM
To: 'jacob.ingram@7-11.com'
Subject: Permit 117889
Attachments: Nonstandard System Designs Clarification TOWA-TCEQ Letter (003).pdf

Re: 7-11

Acreage, 14580 River Road

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:

- ✓ It appears there are multiple property owners identified on the associated deeds. OSSF permitting does not allow for the transfer of wastewater onto adjoining tracts for non-single family residential development.
 - ✓ The owner name on the permit application must match the owner name as described on the deed.
 - ✓ Dimension drip lines on the design.
 - ✓ Show reserve area for the doubling of the treatment and disposal systems.
 - ✓ Based on the attached guidance for non-standard system designs, once our review is complete, this permit will be submitted to the TCEQ for review.
6. Revise as needed and resubmit.

Thank you,



Brenda Ritzen

Environmental Health Coordinator

195 David Jonas Dr.

New Braunfels, TX 78132

DR:OS00007722

830-608-2090

www.cceo.org

Jon Niermann, *Chairman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



RECEIVED

By Brenda Ritzen at 10:09 am, Jan 09, 2025

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 9, 2025

Ms. Brenda Ritzen, Designated Representative
Comal County, TCEQ ID No. 620049

Re: Favorable Review of Nonstandard OSSF Design for:
7 Eleven
14580 River Road, Canyon Lake, Comal County, Texas
OSSF Permit Application Number OSSF- 117889

Dear Ms. Ritzen:

We have received your request for a Texas Commission on Environmental Quality (TCEQ) review of the above-referenced nonstandard design on December 16, 2024. Bruce Lesikar of the TCEQ Technical Programs Team conducted the review, as required by 30 Texas Administrative Code (TAC) §285.5(b)(2). **This letter serves as notification that the nonstandard design review is determined to be favorable, as submitted.**

Please be advised this letter is not an approval or an Authorization to Construct. This letter only indicates a favorable assessment based on the submitted planning materials, is generally limited in scope to the treatment and disposal portions of the design and does not consider any more stringent requirements of the local permitting authority. A thorough review by the applicable permitting authority of the entire submitted planning materials is necessary in order to effectively implement and enforce the requirements in 30 TAC Chapter 285; the Texas Health and Safety Code (THSC) Chapter 366; and the local OSSF order, ordinance, or resolution approved by the TCEQ.

LIST OF RECOMMENDATIONS OR CONCERNS.

1. Page 4 of 55, scaled drawing and Note G, the designer plumbed the aerobic treatment units in a series configuration. Designer and owner are responsible for any manufacturer warranty issues regarding installation.
2. Page 5 of 55, Note: left side of page, the note continues to indicate risers are only required for openings buried at a depth greater than 12 inches. All risers to be 2" above grade.

If you have any questions, or if we may be of assistance to you, please contact Bruce Lesikar in the TCEQ Technical Programs Team at (512) 239-0415 or via e-mail at Bruce.Lesikar@tceq.texas.gov.

Sincerely,

A handwritten signature in cursive script that reads "Joseph L. Hopkins".

Joseph L. Hopkins, P.G.
Technical Programs Team Leader
Texas Commission on Environmental Quality

JLH/BJL

✓ **Note: In addition to awaiting TCEQ review the issue of different property owners is still outstanding.**

From: [Ritzen,Brenda](#)
To: [David Coombs](#)
Cc: [Keaton Mai](#); [Kevin Sancibrian](#)
Subject: RE: Permit 117889 - 7-Eleven Canyon Lake, TX
Date: Monday, December 16, 2024 9:32:00 AM
Attachments: [image001.png](#)

David,

Permit 117889 has been resubmitted to the TCEQ for review of your revised planning materials. Just a note, Tom Hornseth is no longer the County Engineer.

Thank you,



Brenda Ritzen

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

From: David Coombs <dwcoombs1@gmail.com>
Sent: Friday, December 13, 2024 6:29 PM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: Keaton Mai <kmai@dimensiongroup.com>; Kevin Sancibrian <kevins@dimensiongroup.com>
Subject: Re: Permit 117889 - 7-Eleven Canyon Lake, TX

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

Brenda -

The response to the TCEQ review comments plus updated plans are attached for your review and forwarding to TCEQ.

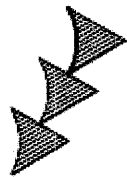
If you need anything else on this please let me know.

DWC

On Tue, Nov 26, 2024 at 2:30 PM Ritzen,Brenda <rabbjr@co.comal.tx.us> wrote:

Keaton :

The referenced permit submittal has been submitted to the TCEQ for review. We will await their response before further processing of the permit submittal.



CEE, Inc.

Coombs Environmental Engineering, Inc.
1610 Williams Drive
Georgetown, TX 78628

Consulting Engineers

TBPE #F-3742
(512) 763-1600 ph
(512) 519-7364 fax

December 13, 2024

REVISED

8:13 am, Dec 16, 2024

Comal County Engineer's Office
195 David Jonas Drive
New Braunfels, Texas 78132

Attention: Tom Hornseth, P.E.
County Engineer

Subject: Review Comment Response: Septic System Design for 7-Eleven Store # 40570;
14580 River Road, New Braunfels, TX;
Permit # 117889

Dear Mr. Hornseth:

This is in response to the OSSF design review comments issued by TCEQ on December 6, 2024, as follows:

1. The design calculations have been updated using a waste strength of 600 mg/L as suggested for the black water component of the waste. The treatment train of the OSSF has been modified to address this change with the addition of a second ATU. The previously proposed 2-compartment septic tank has been replaced with a 1-compartment trash tank. The updated calculations are as follows:

WASTEWATER STRENGTH & ATU SIZING

Wastewater strength is estimated on the basis of a 70/30 split between black water (70%) and gray water (30%) produced by the facility. Gray water would be the waste from food cleanup routed through the grease interceptor with a BOD5 strength of 1200 mg/L. Black water would be restroom waste with a BOD5 strength of 600 mg/L.

The total BOD5 load in the influent wastewater to the septic tank is calculated as:

$$\begin{aligned}\text{Inlet BOD5} &= [0.7 \times (800 \text{ gal/day} \times 600 \text{ mg/l} \times 0.00000834)] + \\ &\quad [0.3 \times (800 \text{ gal/day} \times 1200 \text{ mg/l} \times 0.00000834)] \\ &= 2.80 \text{ lb/day} + 2.40 \text{ lb/day} = \underline{5.20 \text{ lb/day}} \text{ feed}\end{aligned}$$

The estimated raw wastewater strength would be: $5.20 \text{ lb/day} / (800 \text{ gal/day} \times 0.00000834)$
 $= 779.4 \text{ mg/L}$.

Two ProFlo 1500S ATUs are to be used for treatment, operating in series. The BOD5 removal capacity of each proposed ProFlo 1500S is calculated as:

$$\text{ATU capacity} = 1500 \text{ gal/day} \times (300 \text{ mg/l} - 30 \text{ mg/l}) \times 0.00000834 = \underline{3.38 \text{ lb/day}} \text{ removal}$$

REVISED

8:13 am, Dec 16, 2024

Treated effluent strength is calculated as:

$$\text{ATU effluent BOD5} = 5.20 \text{ lb/day influent} - (2 \times 3.38 \text{ lb/day}) \text{ removal} \Rightarrow \underline{0 \text{ lb/day effluent}}$$

The proposed ATUs will provide more than adequate treatment.

2. The Owner has been made aware of the issues regard public access to the treatment tank area. Appropriate measures are under consideration.
3. The out-dated verbage in the tank installation notes on plan sheet C512 has been removed as requested.

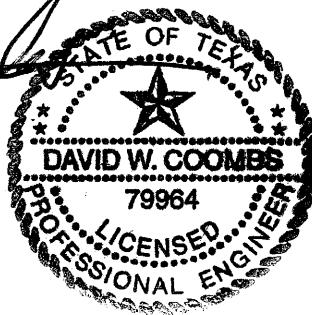
An updated plan set is attached.

If you have further comments regarding this application, please call my office at (512)289-9009.

Sincerely,
Coombs Environmental Engineering, Inc.



David W. Coombs, P.E.



Attachments

From: [Ritzen,Brenda](#)
To: ["Keaton Mai"; "David Coombs"](#)
Cc: ["Kevin Sancibrian"](#)
Subject: RE: Permit 117889 - 7-Eleven Canyon Lake, TX
Date: Friday, December 6, 2024 12:51:00 PM
Attachments: [Comal County - 117889 - 14580 River Road Canyon Lake Unfavorable 12-6-2024.pdf](#)
[image001.png](#)

Keaton :

See attached comments from the TCEQ. Please revise as indicated and resubmit. Once comments have been addressed I will resubmit to the TCEQ for re-review.

Thank you,



Brenda Ritzen

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

From: Ritzen,Brenda
Sent: Tuesday, November 26, 2024 2:30 PM
To: Keaton Mai <kmai@dimensiongroup.com>; David Coombs <dwcoombs1@gmail.com>
Cc: Kevin Sancibrian <kevins@dimensiongroup.com>
Subject: RE: Permit 117889 - 7-Eleven Canyon Lake, TX

Keaton :

The referenced permit submittal has been submitted to the TCEQ for review. We will await their response before further processing of the permit submittal.

Thank you,



Brenda Ritzen

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

Jon Niermann, *Chairman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

December 6, 2024

Ms. Brenda Ritzen, Designated Representative
Comal County, TCEQ ID No. 620049

Re: Unfavorable Review of Nonstandard OSSF Design for:
7 Eleven
14580 River Road, Canyon Lake, Comal County, Texas
OSSF Permit Application Number- 117889

Dear Ms. Ritzen:

We have received your request for a Texas Commission on Environmental Quality (TCEQ) review of the above-referenced nonstandard design on November 26, 2024. Bruce Lesikar of the TCEQ Technical Programs Team conducted a review as required by 30 Texas Administrative Code (TAC) §285.5(b)(2). **This letter serves as notification that the nonstandard design review is determined to be unfavorable, as submitted.** Specifically, the following items should be addressed prior to the issuance of an Authorization to Construct by the applicable permitting authority:

LIST OF COMMENTS, DEFICIENCIES, RECOMMENDATIONS, AND/OR REQUIRED ITEMS.

1. 30 TAC §285.32(f)(2) identifies other high strength sewage. It is the responsibility of the professional designer to justify sewage design strength estimations and properly design a system that reduces the wastewater strength to 140 mg/L BOD prior to disposal unless secondary levels are required.
 - Page 15 of 46, the designer proposed the wastewater strength for bathroom wastewater as 300 mg/L for the facility. The TCEQ does not recommend a specific BOD value for a facility. The facility is presented as a convenience store without shower and clothes washing facilities. Without more definitive data, domestic wastewater organic strength with the graywater component absent should be 600 mg/L [Table II, 30 TAC §285.81(d)]. The designer and owner are responsible for selecting the BOD value for the organic strength of the wastewater based on the site-specific nature of the facility, their operational conditions, and utilizing a professional safety factor in the OSSF sizing. It is the responsibility of the professional designer to justify sewage design strength estimations and properly design a system that reduces the wastewater strength to 140 mg/L BOD5 prior to disposal unless secondary levels are required. The owner is responsible for managing waste generation at the facility and operating the treatment system to meet the effluent criteria.
2. 30 TAC §285.38 identifies the Prevention of Unauthorized Access to On-site Sewage Facilities (OSSF).
 - The proposed facility is serving a location with public access to the treatment tanks. Consideration for fencing or other means to limit access should be discussed with the owner and identified as part of the maintenance and management program.

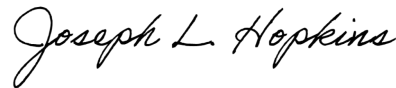
Brenda Ritzen
Page 2, Permit Number: 117889
December 6, 2024

- Page 28 of 46, the Note in bottom left indicates septic tanks buried more than 12 inches below the ground surface shall have risers over the port openings. This language was removed September 1, 2023. All inspection/cleanout ports are to have risers to 2 inches above the ground surface.

The design review by the TCEQ Technical Programs Team is based on the submitted planning materials and is generally limited in scope to the treatment and disposal portions of the design and does not consider any more stringent requirements of the local permitting authority. A thorough review by the applicable permitting authority of the entire submitted planning materials is necessary in order to effectively implement and enforce the requirements in 30 TAC Chapter 285; the Texas Health and Safety Code (THSC) Chapter 366; and the OSSF order, ordinance, or resolution approved by the TCEQ.

Revisions to the system design are necessary. The Authorized Agent should review the updated planning materials to determine appropriate design standards are met. **The Authorized Agent should submit the new or updated design to TCEQ for review.** If you have any questions, or if we may be of assistance to you, please contact Bruce Lesikar in the TCEQ Technical Programs Team at (512) 239-0415 or via e-mail at Bruce.Lesikar@tceq.texas.gov.

Sincerely,



Joseph L. Hopkins, P.G.
Technical Programs Team Leader
Texas Commission on Environmental Quality

JLH/BJL

From: [Ritzen,Brenda](#)
To: [Keaton Mai](#); [David Coombs](#)
Cc: [Kevin Sancibrian](#)
Subject: RE: Permit 117889 - 7-Eleven Canyon Lake, TX
Date: Tuesday, November 26, 2024 2:29:00 PM
Attachments: [image001.png](#)

Keaton :

The referenced permit submittal has been submitted to the TCEQ for review. We will await their response before further processing of the permit submittal.

Thank you,



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

From: Keaton Mai <kmai@dimensiongroup.com>
Sent: Wednesday, November 13, 2024 9:35 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>; David Coombs <dwcoombs1@gmail.com>
Cc: Salazar,Pedro <salazp@co.comal.tx.us>; Kevin Sancibrian <kevins@dimensiongroup.com>
Subject: RE: Permit 117889 - 7-Eleven Canyon Lake, TX

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- Comal IT

Brenda,
Attached is the updated application with the owner signature. I left you're a voicemail and was hoping to discuss the ownership out there. Please give me a call when you have a chance.

Thank you,

Keaton Mai, P.E., Director of Civil Engineering
The Dimension Group | 10755 Sandhill Rd, Dallas TX 75238
M: [214.600.1152](tel:214.600.1152) | **O:** [214.343.9400](tel:214.343.9400)
E: kmai@dimensiongroup.com | **W:** dimensiongroup.com

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From: [Ritzen,Brenda](#)
To: [David Coombs](#)
Cc: [Keaton Mai](#); [Salazar,Pedro](#); [Kevin Sancibrian](#)
Subject: RE: Permit 117889 - 7-Eleven Canyon Lake, TX
Date: Wednesday, October 30, 2024 2:44:00 PM
Attachments: [image001.png](#)
[Pages from 117889.pdf](#)

David,

See attached comment letter. Be advised items 1, 2 & 5 are still outstanding.

Thank you,



Brenda Ritzen

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

From: David Coombs <dwcoombs1@gmail.com>
Sent: Wednesday, October 30, 2024 12:31 PM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: Keaton Mai <kmai@dimensiongroup.com>; Salazar,Pedro <salazp@co.comal.tx.us>; Kevin Sancibrian <kevins@dimensiongroup.com>
Subject: Re: Permit 117889 - 7-Eleven Canyon Lake, TX

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- Comal IT

Hi Brenda -

Please find attached the revised OSSF plan sheets which include an added drip field detail showing lengths of the individual drip lines as requested in your review comment #3. Kevin S. from Dimension Group responded previously to your other comments.

Please let me know if you need anything further.

Thanks -

DWC

On Wed, Oct 23, 2024 at 11:54 AM Ritzen,Brenda <rabbjr@co.comal.tx.us> wrote:

From: [Ritzen,Brenda](#)
To: kevins@dimensiongroup.com
Subject: RE: Permit 117889 - 7-Eleven Canyon Lake, TX
Date: Tuesday, October 15, 2024 11:45:00 AM
Attachments: [image002.png](#)

Kevin,

The permit application must be in the property owner name and the permit will be issued accordingly. All ownership must be maintained under one property owner. Yes, item 4 has been addressed.

Thank you,



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

From: Salazar,Pedro <salazp@co.comal.tx.us>
Sent: Tuesday, October 15, 2024 9:23 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Subject: FW: Permit 117889 - 7-Eleven Canyon Lake, TX

Brenda:
Please read

Best Regards:

Pedro Salazar | GIS Manager | Comal County | www.cceo.org
195 David Jonas Dr, New Braunfels, TX-78132 | t: 830-608-2090 | f: 830-608-2078 | e:
salazp@co.comal.tx.us

"Progress occurs when courageous, skillful leaders seize the opportunity to change things for the better."
Harry S Truman

From: Kevin Sancibrian <kevins@dimensiongroup.com>
Sent: Tuesday, October 15, 2024 9:05 AM
To: Salazar,Pedro <salazp@co.comal.tx.us>
Cc: Keaton Mai <kmai@dimensiongroup.com>; Alan Davis <adavis@amscre.com>; Ryan Ingram
(Jacob.Ingram@7-11.com) <Jacob.Ingram@7-11.com>

Subject: Permit 117889 - 7-Eleven Canyon Lake, TX

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- Comal IT

Good morning Brenda,

Thank you for your time this morning and clarifying that you emailed out comments last Friday:

- 1. It appears there are multiple property owners identified on the associated deeds. OSSF permitting does not allow for the transfer of wastewater onto adjoining tracts for non-single family residential development.**
- 2. The owner name on the permit application must match the owner name as described on the deed.**
- 3. Dimension drip lines on the design.**
- 4. Show reserve area for the doubling of the treatment and disposal systems.**
- 5. Based on the attached guidance for non-standard system designs, once our review is complete, this permit will be submitted to the TCEQ for review.**
- 6. Revise as needed and resubmit.**

1. We have submitted the application in 7-Eleven's name as they are the end user and tenant. Since 7-Eleven will own, operate and maintain the septic system, is this not acceptable?
2. We have submitted the application in 7-Eleven's name as they are the end user and tenant. Since 7-Eleven will own, operate and maintain the septic system, is this not acceptable?
3. Will address with the septic designer
4. This is shown on Sheet C511 in the file the comments were attached to (upper right hand corner). Please clarify if there is something else needed.
5. Understood

Could you please clarify on the above and let us know?

Thank you!



Kevin Sancibrian, Vice President

The Dimension Group | 10755 Sandhill Rd, Dallas TX 75238

M: [214.708.4191](tel:214.708.4191) | **O:** [214.343.9400](tel:214.343.9400)

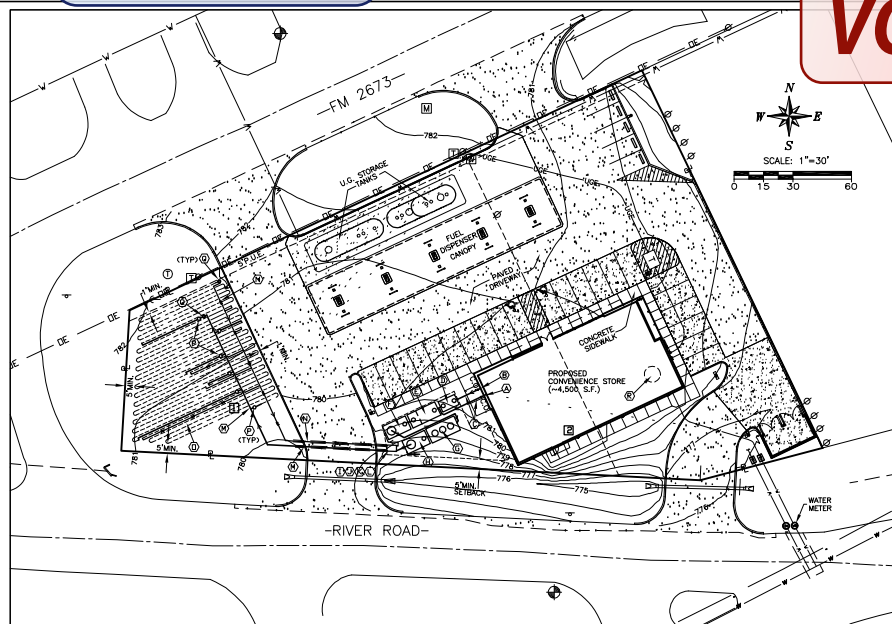
E: kevins@dimensiongroup.com | **W:** dimensiongroup.com

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REVISED

2:33 pm, Oct 30, 2024

VOID



OSSE SYSTEM PLAN

GENERAL NOTES

NOTE: THIS SEPTIC SYSTEM IS DESIGNED TO TREAT AND DISPOSE OF A MAXIMUM OF 800 GALLONS OF WASTE WATER PER DAY.

1. CONSTRUCTION OF THIS SYSTEM SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE "OSSE" RULE, 307 TAC CHAPTER 280, EFFECTIVE 7/6/23, AS WELL AS THE REGULATIONS OF THE APPROVING AGENCY.

2. THE INSTALLER SHALL NOT DEVIATE FROM THESE PLANS WITHOUT WRITTEN CONSENT OF THE APPROVING AGENCY AND THE ENGINEER.

3. THE INSTALLER SHALL BACKFILL ALL PERCOLATION TEST AND SOIL PROFILE HOLES AFTER AUTHORIZATION TO DO SO BY THE APPROVING AGENCY.

4. THE INSTALLER IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES ON SITE. THE INSTALLER SHALL VERIFY THE LOCATION AND ELEVATION OF THE HOUSE SHOUT BEFORE EXCAVATION OF TANK HOLES.

5. THE INSTALLER AND THE OWNER SHALL COORDINATE FOR THE PRESERVATION OF DESIRABLE VEGETATION. DISTRIBUTION LATERALS MAY BE ADJUSTED FOR THIS PURPOSE WITH ENGINEER'S PERMISSION.

6. THE INSTALLER IS RESPONSIBLE FOR CONTACTING THE APPROVING AGENCY AND THE ENGINEER TO SCHEDULE CONSTRUCTION INSPECTIONS. NOTIFICATION TO THE ENGINEER IS REQUIRED AT THE FOLLOWING POINTS:

- When drainfield is installed; tanks set, pump and alarm operable (no backfill).
- After final landscaping.

7. THE INSTALLER SHALL INSURE THAT ALL SURFACE AND ROOF DRAINAGE IS DIRECTED AWAY FROM TANKS AND DRAINFIELDS BY GUTTERING, BERMS, ETC.

8. THE INSTALLER SHALL BE RESPONSIBLE FOR INFORMING THE OWNER REGARDING PROPER SYSTEM OPERATION AND MAINTENANCE, INCLUDING LOCATION AND OPERATION OF PUMP AND COMPRESSOR ALARMS, SWITCHING VALVE, CHLORINATOR, AND FLUSH VALVES.

9. THE USE OF LOW VOLUME FLUSH TOILETS (1.6 GPF), LOW FLOW SHOWER HEADS (2.75 GPM @ 80PSI) AND FAUCETS (2.2 GPM @ 60 PSI) IS REQUIRED.

GENERAL NOTES

NOTE: THIS SEPTIC SYSTEM IS DESIGNED TO TREAT AND DISPOSE OF A MAXIMUM OF 800 GALLONS OF WASTE WATER PER DAY.

1. CONSTRUCTION OF THIS SYSTEM SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE "OSSE" RULE, 307 TAC CHAPTER 280, EFFECTIVE 7/6/23, AS WELL AS THE REGULATIONS OF THE APPROVING AGENCY.

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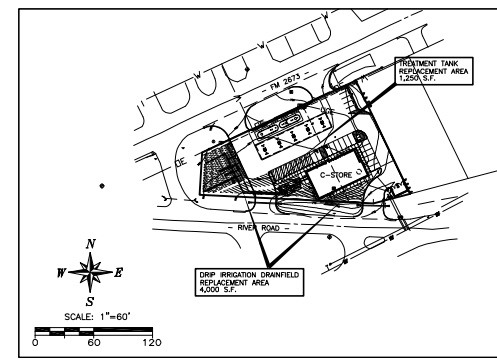
9. THE USE OF LOW VOLUME FLUSH TOILETS (1.6 GPF), LOW FLOW SHOWER HEADS (2.75 GPM @ 80PSI) AND FAUCETS (2.2 GPM @ 60 PSI) IS REQUIRED.

ADDITIONAL NOTES

1. ALL BUILDING SEWER STUB-OUTS MUST BE EQUIPPED WITH A 2-WAY CLEANOUT WITH CAP.

2. ALL POTABLE WATER LINES SHALL BE LOCATED A MINIMUM OF 10' HORIZONTALLY FROM WASTEWATER PIPING AND OTHER OSSE COMPONENTS OR SHALL BE INSTALLED IN COMPLIANCE WITH 30 TAC CH. 280.

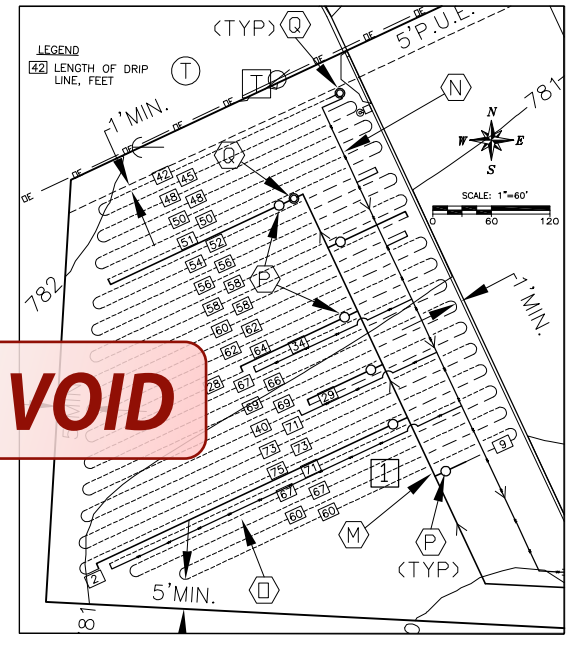
3. ALL WASTEWATER LINES UNDER DRIVEWAYS OR SIDEWALKS SHALL BE SLEEVED OR CONSTRUCTED OF 60-80 PVC UNDERDRAIN AND EXTENDING 5 FEET TO EITHER SIDE OF THE DRIVEWAY OR SIDEWALK.



OSSE REPLACEMENT AREA DETAIL

- KEYED ITEMS**
- ① KITCHEN WASTE ONLY
 - ② STURDUT WITH 2-WAY CLEANOUT
 - ③ RESTROOM WASTE ONLY
 - ④ STURDUT WITH 2-WAY CLEANOUT
 - ⑤ 4" PVC 150# SEWER PIPE
 - ⑥ SLOPE MIN 1/8" PER FOOT
 - ⑦ INSTALL SLEEVE UNDER DRIVEWAY AND EXTEND 5' EACH SIDE
 - ⑧ 2,000 GAL. 2-COMPARTMENT
 - ⑨ CONCRETE GREASE INTERCEPTOR
 - ⑩ 2,000 GAL. 2-COMPARTMENT
 - ⑪ CONCRETE SEPTIC TANK
 - ⑫ 1/2" EFFLUENT FILTER
 - ⑬ 1,600 GAL. 1-COMPARTMENT
 - ⑭ CONCRETE FEED EQUALIZATION TANK WITH 1/2 HP 150W PUMP
 - ⑮ PRO FLO MODEL 1500S AEROBIC
 - ⑯ REACTOR UNIT WITH AIR COMPRESSOR
 - ⑰ 1,600 GAL. 1-COMPARTMENT
 - ⑱ CONCRETE BOOSTING TANK WITH 1/2 HP 150W PUMP (SET PRESSURE TO 30 PSI)
 - ⑲ NETAFIM 100 MICRON OSC FILTER ASSY IN VALVE BOX ACCESSIBLE FROM GRADE
 - ⑳ FLUSH VALVE - IN VALVE BOX
 - ㉑ 1" BRONZE GATE VALVE (NORMALLY CLOSED - OPEN TO FLUSH DRIP LINES)
 - ㉒ EFFLUENT TOTALIZING FLOWMETER
 - ㉓ 1.25" NETAFIM MODEL "N" - IN VALVE BOX
 - ㉔ PRESSURE GAUGES BEFORE AND AFTER FILTER HOUSING (0-60 PSIG)
 - ㉕ FEED SUPPLY LINE
 - ㉖ 1.25" PVC SCH. 40 PIPE
 - ㉗ INSTALL SLEEVE UNDER DRIVEWAY AND EXTEND 5' EACH SIDE
 - ㉘ FLUSH RETURN LINE
 - ㉙ 1" PVC SCH. 40 PIPE
 - ㉚ INSTALL SLEEVE UNDER DRIVEWAY AND EXTEND 5' EACH SIDE
 - ㉛ DRIP EMITTER TUBING, 1/2" PVC
 - ㉜ NETAFIM BOLLNE 0.6 GPH
 - ㉝ 6 RUNS OF 334 L.F. EACH
 - ㉞ 2,000 LF REOD TOTAL
 - ㉟ 1.25" PVC CHECK VALVE
 - ㊱ AIR RELEASE VALVE - IN VALVE BOX (LOCATE AT HIGH POINTS)
 - ㊲ EXISTING SEPTIC TANK (APPROX. LOCATION) TO BE PUMPED AND ABANDONED PER TCEQ 280.36
- PLAN LEGEND**
- 91 - EXISTING GRADE
 - PVC SUPPLY TITELINE
 - PVC RETURN TIGHTLINE
 - DRIP TUBING
 - TEST PIT LOCATION

VOID



DRIP IRRIGATION DRAINFIELD DETAIL

WARNING! EXISTING UNDERGROUND UTILITIES

The location of existing underground obstructions/utilities (gas mains, water mains, sewer mains, storm sewers, telephone cables, sprinkler systems, etc.) shown on the Plans does not necessarily indicate all obstructions that may be encountered during construction or the exact location of the obstructions/utilities. The Contractor will be expected to make an examination of available records, uncover all existing underground obstructions ahead of trenching or excavating and proceed with his work in accordance with the information found. The Contractor shall exercise extra care when excavating near to, trenching over or tunneling under existing utilities and adopt such construction methods and provide support as necessary to protect and permanently maintain the utilities in service during and after construction. The Contractor shall be responsible for any damage to the utility; all damages resulting from abandonment, relocation or replacement must remain functional as long as needed to maintain operations. The Owner and Engineer assume no responsibility for failure to show any or all of these structures on the plans or to show them in their exact location. It is mutually agreed that such failure to show these structures or to show them in their exact location will not be considered sufficient basis for claims for additional compensation for extra work.

CAUTION NOTICE TO CONTRACTORS



THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE DIMENSION GROUP

CCF, INC.
CONSULTING ENGINEERS
10000 N. RIVER ROAD
SUITE 100
DALLAS, TEXAS 75244
TEL: (214) 343-7042
FAX: (214) 343-7044

OSSE SYSTEM PLAN

7-ELEVEN #40570
14580 RIVER RD
CANYON LAKE, TX 78133

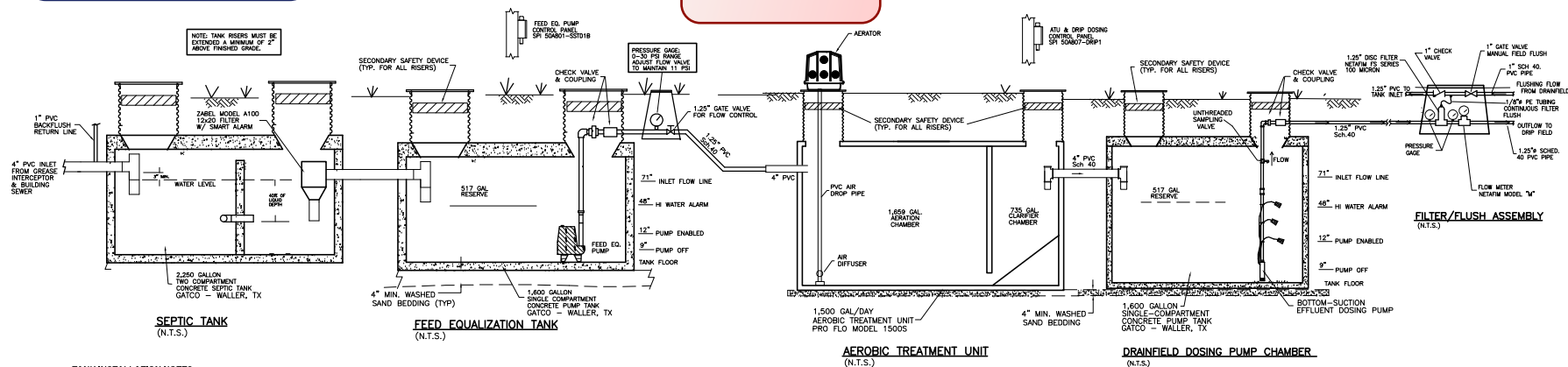
SHEET C511

DATE	BY	DESCRIPTION
10/30/24	DWC	OSSE PLANS - UTILITY FOR FRAME REVIEW
10/30/24	DWC	OSSE PLANS - ADDED DRIP FIELD DETAIL SHT. C511

PROJECT NO.	DATE	DESIGNED BY	APPROVED BY

2:34 pm, Oct 30, 2024

VOID



TANK RISERS SHALL BE SEC

TANK RISERS SHALL BE SECURLY GROUTED TO TANK LID AND SHALL BE EQUIPPED WITH BOLTED, GASKETED WATER-TIGHT COVERS.

1. All tanks shall be set level on a min. 4" thick sand pad, Any over-excavation of the tank hole bottom shall be filled with sand to prevent settling. Tank excavation shall be grouted with sand, pea gravel and concrete.
2. Tank lids and pipe connections shall be backfilled or otherwise sealed to prevent groundwater intrusion.
3. Tanks shall be covered with at least 6" of clean material on top. Riser lids. Tanks buried under 12" of below finished grade shall have rigid ribbed PVC risers grouted to the tank lid over each inspection port and brought to within 6" of the finished grade.
4. Riser lids shall be sealed to prevent groundwater intrusion and shall be permanently marked at grade for ease of location for maintenance. Risers may extend to grade, but must be bolted or padlocked to prevent unauthorized access.
5. Tanks shall be changed from that shown on the design plan with engineer's approval.
6. If building construction is on-going subsequent to tank backfill, the contractor shall clearly mark tank locations to avoid damage by construction traffic.

NOTE: Septic tanks buried more than 12 inches below the ground surface shall have risers over the port openings. For all OSSF's permitted on or after September 1, 2023, the risers shall extend from the tank surface to a minimum of two inches above grade. The risers shall be sealed to the tank. The risers shall have inside diameters which are equal to or larger than the inspection or cleanout ports. The risers shall be fitted with removable watertight caps and prevent unauthorized access.

FEED EQUALIZATION TANK
(N.T.S.)

FEED EQUALIZATION PUMP NOTES

NOTE: Pump controls shall include a timer to limit the pump run time to 5 minutes every 2 hours to provide a daily dosing rate of approx. 800 gpd.
Provide a means to manually start the pump.

The discharge manual flow control valve shall be set to maintain 11 psi pressure on the discharge gauge.

1. The pump required for this system is a BARNES SP-33 complete with level alarm and on-off mercury float switches, a discharge check valve, and an alarm panel with audio/visual signal.
2. Pump power requirements are 1/3 hp, 1 phase, 60 Hz, 115 volt.
3. Provide separate power circuits for the pump and the high water level alarm. All wiring outside the tanks shall be in conduit.
4. All electrical connections shall be in accordance with the National Electric Code and the regulations of the local power supply company.

AEROBIC TREATMENT UNIT
(N.T.S.)

AEROBIC TREATMENT UNIT NOTES

1. The aerobic treatment unit required for this installation shall be a PRO FLO Model 1500 S with 1,500 gal/day capacity. The unit shall be installed per manufacturer's instructions.
2. The ATU control panel shall be an SPI 50A807-DRIP1. Panel shall include audio and visual alarms. A separate power source is required at 115v, 1 phase, 60 Hz.

DRAINFIELD DOSING PUMP CHAMBER
(N.T.S.)

DRIP DOSING PUMP NOTES

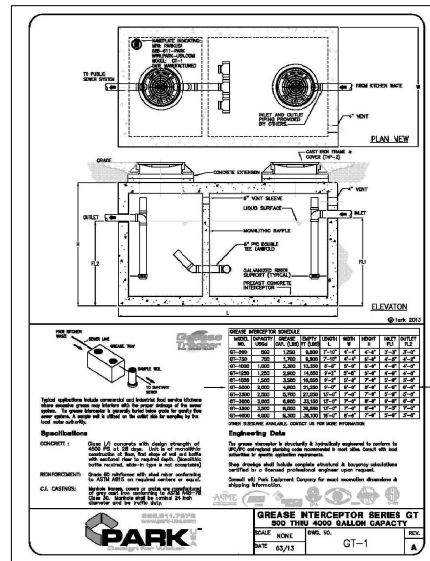
NOTE: Provide a means for manually starting the pump for field flushing.
System controls must provide monitoring of aerator high water level with alarm.

1. The pump required for this system is a FRANKLIN Model 20XC1-05P4-2W115
 butterworth vertical turbine pump complete with level alarm and on-off
 switches, a discharge check valve, and an alarm panel
 with audio/visual signal.
2. Pump power requirements are ½ hp, 1 phase, 60 Hz, 115 volt.
3. Provide separate power circuits for the pump and the high water
 level alarm. All wiring outside the tanks shall be in conduit.
4. All electrical connections shall be in accordance with the
National Electric Code and the regulations of the local power
supply company.

GREASE INTERCEPTOR NOTES

1. The grease interceptor tank specified for this installation is a Park model GT-2000, 2,000 gal. 2-compartment unit. The unit shall be installed per manufacturer's recommendations.

VOID



CAUTION NOTICE TO CONTRACTORS



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BEING EXACT OR COMPLETE, THE CONTRACTOR MUCH CALL 811 AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE DIMENSION GROUP
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING
1600 S. Quebec St., Ste. 2050, Greenwood Village, CO 80111
TEL: 724-336-3150 www.dimensiongrp.com

C.E.E., Inc.
CONSULTING ENGINEERS
COOMBS ENVIRONMENTAL
ENGINEERING, INC.
1610 WILLIAMS DRIVE
GEORGETOWN, TX 78628
TBPB REG. #F-3742
(512) 763-1600
FAX: (512) 519-2704



DATE	DESCRIPTION	BY
09/05/24	COSS PLANS - SUBMITTAL FOR PERMITS REVIEW	DWVC
11/09/24	COSS PLANS - ADDED DRIP IRLD DETAIL INT. C311.	
project no.	drawn by	DWVC
date	designed by	
drawn	approved by	

OSSF
TANK & PUMP
DETAILS & NOTES

7-ELEVEN #40570
14580 RIVER RD
CANYON LAKE, TX 781

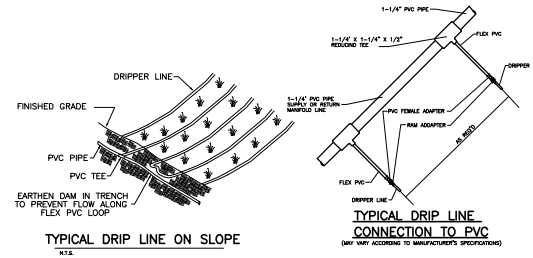
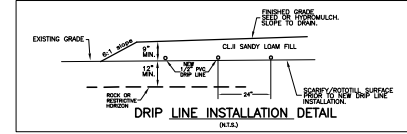
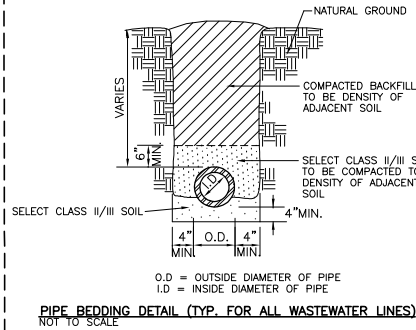
SHEET

C512

REVISED

2:34 pm, Oct 30, 2024

VOID



DISPOSAL FIELD INSTALLATION NOTES

NOTE: Drip lines are to be installed by scarifying the soil surface, placing tubing on the prepared surface, and covering with the appropriate depth of imported Class II topsoil fill.

1. The drip irrigation disposal field for this system shall provide a minimum 4,000 sq ft of irrigated area. Provide min. 2,000 LF of 1/2" PVC drip tubing laid on 2' centers in 6' runs as shown on site plan. The tubing shall be NETATM BICOLINE with 0.8 gph flowrate and emitters at 24" spacing. Installed tubing depth shall be 9" min. below finished grade.
2. The installer is responsible for drainfield staking and verification of grades and set-backs prior to installation. Any grade discrepancies greater than 6" or other site changes adversely affecting the disposal area shall be reported to the engineer prior to excavation.
3. Should ground water be encountered during excavation that was not previously indicated on the system plans, the installer shall stop construction and notify the approving agency and the engineer.
4. Pipe sizes for this system:
 - Sanitary sewer = 4" PVC Sch 40
 - Tank connections = 4" PVC Sch 40
 - Transfer lines to drip zones = 1.25" PVC Sch. 40
 - Flush return lines from drip zones = 1" PVC Sch. 40All lines, tank connections and transfer lines shall have a minimum of 12" soil cover.
5. No other automatic lawn sprinkler system shall be installed over any part of the disposal area.
6. The finished disposal area must be hydromulched or sodded with loam-backed sod only (do not solid-sod with clay-backed sod) before final inspection. For hydromulch method use hulled Bermuda for summer application or an equal mix of hulled Bermuda and Winter Rye for winter application. Final approval will not be given to a system lacking established vegetative cover.

THE DIMENSION GROUP
ARCHITECTURE-CIVIL-ENGINEERING-MEP-ENGINEERING
9600 FARMERS ROAD, SUITE 200, DALLAS, TEXAS 75243
TEL: 754-333-1111 FAX: 754-333-1111

CEE, Inc.
CONSULTING ENGINEERS
COURTESY ENVIRONMENTAL
1610 METTING INC.
GEORGETOWN, TX 78626
(512) 781-1600
FAX: (512) 519-7364

BY: DWG
DATE: 10/30/24
PROJECT NO: C2004.127
DESIGNED BY: dwg
APPROVED BY: dwg

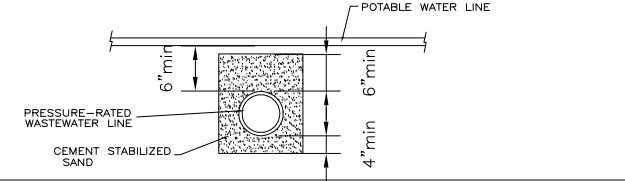
REVISION DESCRIPTION
DATE 09/05/24 CSSE PLANS - SUBMITTAL FOR PERM REVIEW
10/30/24 CSSE PLANS - ADDED DRIP FIELD DETAIL SHEET C2011

CSSE
DRAINFIELD
DETAILS & NOTES
7-ELEVEN #40570
14580 RIVER RD
CANYON LAKE, TX 78133

SHEET
C513

CAUTION NOTICE TO CONTRACTORS
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

TCEQ RULE 30 TAC 290.44(e)(4)(B):
(iv) Where a new potable waterline crosses a new, pressure rated wastewater main or lateral, one segment of the waterline pipe shall be centered over and shall be perpendicular to the wastewater line such that the joints of the waterline pipe are equidistant and at least nine feet horizontally from the center line of the wastewater main or lateral. The potable waterline shall be at least six inches above the wastewater main or lateral. Whenever possible, the crossing shall be centered between the joints of the wastewater main or lateral. The wastewater pipe shall have a minimum pressure rating of at least 150 psi. The wastewater main or lateral shall be embedded in cement stabilized sand (see clause (v) of this subparagraph) for the total length of one pipe segment plus 12 inches beyond the joint on each end.
(v) Where cement stabilized sand bedding is required, the cement stabilized sand shall have a minimum of 10% cement per cubic yard of cement stabilized sand mixture, based on loose dry weight volume (at least 2.5 bags of cement per cubic yard of mixture). The cement stabilized sand bedding shall be a minimum of six inches above and four inches below the wastewater main or lateral. The use of brown coloring in cement stabilized sand for wastewater main or lateral bedding is recommended for the identification of pressure rated wastewater mains during future construction.



POTABLE WATER LINE CROSSING DETAIL (N.T.S.)



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE TREATMENT SYSTEM APPLICATION

VOID

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

Date _____

Permit Number 117889

1. APPLICANT / AGENT INFORMATION

Owner Name Ryan Ingram, 7-11 Project Manager Agent Name The Dimension Group, Keaton Mai
Mailing Address 4696 Pebblepointe Pass Agent Address 10755 Sandill Rd
City, State, Zip Zionsville, IN 46077 City, State, Zip Dallas, TX 75238
Phone # (317) 431-7854 Phone # 214-600-1152
Email jacob.ingram@7-11.com Email kmai@dimensiongroup.com

2. LOCATION

Subdivision Name _____ Unit _____ Lot _____ Block _____
Survey Name / Abstract Number Daniel Hoover Survey No. 322/ Abstract - 219 Acreage 1.074
Address 14580 River Road City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

☐ Single Family Residential

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

Number of Bedrooms _____

Indicate Sq Ft of Living Area _____

☒ Non-Single Family Residential

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

Type of Facility Convenience store

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: \$ 250,000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

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 [Signature]

Date 8-12-24



COMAL COUNTY
ENGINEERS OFFICE

ON-SITE SEWAGE TREATMENT APPLICATION

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

VOID

Planning Materials & Site Evaluation as Required Completed By David W. Coombs, P.E.

System Description Aerobic treatment with drip irrigation disposal

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

Tank Size(s) (Gallons) - see design plans - Absorption/Application Area (Sq Ft) 4,000 s.f.

Gallons Per Day (As Per TCEQ Table III) 800 gal/day

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

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

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

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

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

Is there at least one acre per single family dwelling as per 285.40(c)(1)? ☐ Yes ☐ No N/A

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

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

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

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

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

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

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

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

If yes, indicate the city: _____

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Designer

Date

BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

From: [Ritzen,Brenda](#)
To: kevins@dimensiongroup.com
Subject: RE: Permit 117889 - 7-Eleven Canyon Lake, TX
Date: Tuesday, October 15, 2024 11:45:00 AM
Attachments: [image002.png](#)

Kevin,

The permit application must be in the property owner name and the permit will be issued accordingly. All ownership must be maintained under one property owner. Yes, item 4 has been addressed.

Thank you,



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

From: Salazar,Pedro <salazp@co.comal.tx.us>
Sent: Tuesday, October 15, 2024 9:23 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Subject: FW: Permit 117889 - 7-Eleven Canyon Lake, TX

Brenda:
Please read

Best Regards:

Pedro Salazar | GIS Manager | Comal County | www.cceo.org
195 David Jonas Dr, New Braunfels, TX-78132 | t: 830-608-2090 | f: 830-608-2078 | e:
salazp@co.comal.tx.us

"Progress occurs when courageous, skillful leaders seize the opportunity to change things for the better."
Harry S Truman

From: Kevin Sancibrian <kevins@dimensiongroup.com>
Sent: Tuesday, October 15, 2024 9:05 AM
To: Salazar,Pedro <salazp@co.comal.tx.us>
Cc: Keaton Mai <kmai@dimensiongroup.com>; Alan Davis <adavis@amscre.com>; Ryan Ingram
(Jacob.Ingram@7-11.com) <Jacob.Ingram@7-11.com>

From: [Salazar, Pedro](#)
To: [Ritzen, Brenda](#)
Subject: FW: Permit 117889 - 7-Eleven Canyon Lake, TX
Date: Tuesday, October 15, 2024 9:23:11 AM

Brenda:
Please read

Best Regards:

Pedro Salazar | GIS Manager | Comal County | www.cceo.org
195 David Jonas Dr, New Braunfels, TX-78132 | t: 830-608-2090 | f: 830-608-2078 | e:
salazp@co.comal.tx.us

"Progress occurs when courageous, skillful leaders seize the opportunity to change things for the better."
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From: Kevin Sancibrian <kevins@dimensiongroup.com>
Sent: Tuesday, October 15, 2024 9:05 AM
To: Salazar, Pedro <salazp@co.comal.tx.us>
Cc: Keaton Mai <kmai@dimensiongroup.com>; Alan Davis <adavis@amscre.com>; Ryan Ingram (Jacob.Ingram@7-11.com) <Jacob.Ingram@7-11.com>
Subject: Permit 117889 - 7-Eleven Canyon Lake, TX

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

Good morning Brenda,

Thank you for your time this morning and clarifying that you emailed out comments last Friday:

- 1. It appears there are multiple property owners identified on the associated deeds. OSSF permitting does not allow for the transfer of wastewater onto adjoining tracts for non-single family residential development.**
- 2. The owner name on the permit application must match the owner name as described on the deed.**
- 3. Dimension drip lines on the design.**
- 4. Show reserve area for the doubling of the treatment and disposal systems.**
- 5. Based on the attached guidance for non-standard system designs, once our review is complete, this permit will be submitted to the TCEQ for review.**
- 6. Revise as needed and resubmit.**

1. We have submitted the application in 7-Eleven's name as they are the end user and tenant. Since 7-Eleven will own, operate and maintain the septic system, is this not acceptable?

2. We have submitted the application in 7-Eleven's name as they are the end user and tenant. Since 7-Eleven will own, operate and maintain the septic system, is this not acceptable?
3. Will address with the septic designer
4. This is shown on Sheet C511 in the file the comments were attached to (upper right hand corner). Please clarify if there is something else needed.
5. Understood

Could you please clarify on the above and let us know?

Thank you!



Kevin Sancibrian, Vice President

The Dimension Group | 10755 Sandhill Rd, Dallas TX 75238

M: [214.708.4191](tel:214.708.4191) | **O:** [214.343.9400](tel:214.343.9400)

E: kevins@dimensiongroup.com | **W:** dimensiongroup.com

This E-mail (including attachments) is intended exclusively for the individual or entity to which it is addressed. The message, together with any attachment, may contain confidential and /or privileged information. Any message in error, please immediately advise the sender by reply e-mail or by phone 214.343.9400, delete this e-mail communication and destroy all physical copies of same.

Alamo Title Co. GF# 4000142002182

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

STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

Date: May 5, 2021

Grantor: CHARLES HICKERSON and EVA HICKERSON, husband and wife

Grantor's Mailing Address:

P.O. Box 339
Mason, Texas 76856

Grantee: BRAKER DESSAU LLC, a Texas limited liability company

Grantee's Mailing Address:

310 Comal Street, Bldg. A, Suite 301
Austin, Texas 78702

Consideration:

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

Property (including any improvements):

BEING a 0.466 of an acre tract of land out of the Daniel Hoover Survey No. 322, Abstract No. 219, in Comal County, Texas, and being that same certain called 0.466 of an acre tract of land, as conveyed to Charles Hickerson and wife, Eva Hickerson, and recorded in Document No. 200906041276, of the Official Public Records of Comal County, Texas, and said 0.466 of an acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron pin found in the Southeasterly Right-of-Way (R.O.W.) line of F.M. 2673 (a 120' wide public R.O.W.), being the Northwest corner of a called 0.514 of an acre tract of land, as conveyed to Douglas Kirk, and recorded in Document No. 201706043132, of the Official Public Records of Comal County, Texas, and being the most Northerly corner of said 0.466 of an acre tract of land and this herein described tract of land;

THENCE departing the Southeasterly R.O.W. line of said F.M. 2673, and with the common line between said 0.514 of an acre tract of land and said 0.466 of an acre tract of land, S 25° 34' 35" E, a distance of 214.14 feet to a ½" iron pin found in the Northwesterly R.O.W. line of Sattler Road (a 60' wide public R.O.W.), being the most Southwesterly corner of said 0.514 of

an acre tract of land, and being the most Easterly Southeast corner of said 0.466 of an acre tract of land and this herein described tract of land;

THENCE with the Northwesterly R.O.W. line of said Sartler Road, and with the Southeasterly line of said 0.466 of an acre tract of land, S 75° 06' 19" W, a distance of 64.75 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set at the intersection of the Northwesterly R.O.W. line of said Sartler Road and the Northerly R.O.W. line of River Road (also called South Access Road) (a variable width public R.O.W.), and being the most Southerly Southeast corner of said 0.466 of an acre tract of land and this herein described tract of land;

THENCE with the Northerly R.O.W. line of said River Road, and with the Southerly line of said 0.466 of an acre tract of land, N 87° 08' 59" W, a distance of 41.54 feet to a ½" iron pin with cap stamped "MDS" found in the Northerly R.O.W. line of said River Road, being the Southeast corner of a called 0.608 of an acre tract of land, as conveyed to 7-Eleven, Inc., and recorded in Document No. 201806004736, of the Official Public Records of Comal County, Texas, and being the most Southwesterly corner of said 0.466 of an acre tract of land and this herein described tract of land;

THENCE departing the Northerly R.O.W. line of said River Road, and with the common line between said 0.608 of an acre tract of land and said 0.466 of an acre tract of land, N 25° 34' 08" W, a distance of 182.89 feet to a ½" iron pin found in the Southeasterly R.O.W. line of said F.M. 2673, being the most Northerly corner of said 0.608 of an acre tract of land, and being the Northwest corner of said 0.466 of an acre tract of land and this herein described tract of land;

THENCE with the Southeasterly R.O.W. line of said F.M. 2673, and with the Northwesterly line of said 0.466 of an acre tract of land, N 64° 43' 34" E, a distance of 100.14 feet to the POINT OF BEGINNING, and containing 0.466 acres of land, more or less.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

1. Easement(s) as reserved therein, dated January 4, 1979, recorded in Volume 276, Page 559, Deed Records, Comal County, Texas; and
2. Standby fees, taxes and assessments by any taxing authority for the year 2021 and subsequent years.

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, 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.

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

[signature(s) on following page(s)]

Executed effective as of the date first set forth herein.

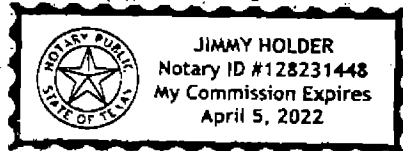
GRANTOR:

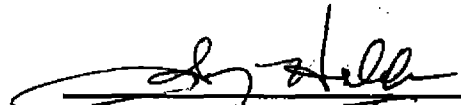

CHARLES HICKERSON


EVA HICKERSON

STATE OF Texas §
COUNTY OF Mason §

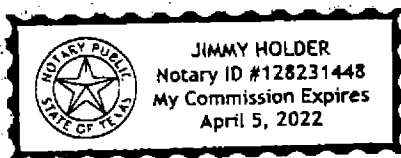
This instrument was acknowledged before me on May 04, 2021, by CHARLES HICKERSON, an individual.





Notary Public, State of Texas

STATE OF Texas §
COUNTY OF Mason §

This instrument was acknowledged before me on May 04, 2021, by EVA HICKERSON, an individual.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

BRAKER DESSAU LLC
310 Comal Street, Bldg. A, Suite 301
Austin, Texas 78702

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
05/05/2021 03:21:55 PM
TERRI 3 Pages(s)
202106024336





REVISED

10:06 am, Jan 10, 2025

202506000056 01/02/2025 10:21:00 AM 1/5

THIS DOCUMENT PREPARED BY:

Shamsia Sheehan, Esq.
7-Eleven, Inc.
Legal Department
3200 Hackberry Road
Irving, Texas 75063

WHEN RECORDED MAIL TO
AND SEND FUTURE TAX STATEMENTS TO:

Braker Dessau LLC
c/o AMS Commercial Real Estate
310 Comal St., Bldg. A, Suite 301
Austin, TX 78702
Attn: John Davenport

FORM OF SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COMAL §

7-ELEVEN, INC., a Texas corporation ("**Grantor**"), for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto **BRAKER DESSAU LLC**, a Texas limited liability company ("**Grantee**") the tract or parcel of land in Comal County, Texas, described in Exhibit A attached hereto and incorporated herein by reference, together with all rights, titles, and interests appurtenant thereto including, without limitation, Grantor's interest, if any, in any and all adjacent streets, alleys, rights of way and any adjacent strips and gores (such land and interests are hereinafter collectively referred to as the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters of record set forth in Exhibit B attached hereto and incorporated herein by reference, together with any matters disclosed by a current survey of the Property (hereinafter referred to collectively as the "**Permitted Encumbrances**").

00768-289/00382953

00768-071/00389804-2

Store No. 40750

Exhibit C
30569592v.10
4923-4328-3208.2

REVISED

10:06 am, Jan 10, 2025

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Encumbrances.

Grantee's address is: c/o AMS Commercial Real Estate 310 Comal St., Bldg. A, Suite 301, Austin, TX 78702, Attn: John Davenport.

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for calendar year 2025 and subsequent years.

Remainder of page left intentionally blank; signatures following on next page

REVISED

10:06 am, Jan 10, 2025

EXECUTED as of December 31, 2024

7-ELEVEN, INC., a Texas corporation

By: _____

Name: David J. Colletti, Jr.

Title: Senior Vice President,
Real Estate and Mergers & Acquisitions

ATTEST:

By: _____

Name: April J. Nelson

Title: Assistant Secretary

STATE OF TEXAS

§

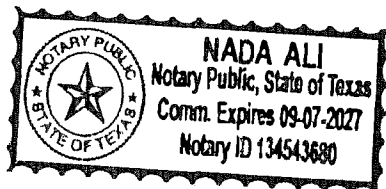
§

COUNTY OF DALLAS

§

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared David J. Colletti, Jr. and April J. Nelson, Senior Vice President, Real Estate and Mergers & Acquisitions and Assistant Secretary, respectively, of 7-Eleven, Inc., a Texas corporation, personally known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that the same was executed as the act of such corporation for the purposes and consideration therein expressed and in the capacities therein stated.

Nada Ali Nada Ali
Notary Public, State of Texas



REVISED

10:06 am, Jan 10, 2025

Exhibit A to Special Warranty Deed
Legal Description

0.608 acres of land, more or less, out of the DANIEL HOOVER SURVEY NO. 322, ABSTRACT NO. 219, in Comal County, Texas, being all that 0.608 acre tract conveyed in Special Warranty Deed executed by Stripes, LLC, to 7-Eleven, Inc., effective as of January 23, 2018, recorded in Document No. 201806004736, of the Official Public Records of Comal County, Texas.

REVISED

10:06 am, Jan 10, 2025

Exhibit B to Special Warranty Deed
Permitted Encumbrances

1. Easement, Right of Way and/or Agreement, by instrument filed January 05, 1979, recorded in/under Volume 276, Page 559 of the Official Public Records, Comal County, Texas and shown on survey dated December 14, 2024 prepared by Marvin Dearbonne Jr. R.P.L.S. No. 5697.

A stated 5' public utility easement.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
01/02/2025 10:21:00 AM
TAMMY 5 Pages(s)
202506000056



Bobbie Koepp

201806004736 02/07/2018 02:42:04 PM 1/5
VOID

PREPARED BY:

Vinson & Elkins LLP
2001 Ross Avenue, Suite 3700
Dallas, Texas 75201
Attn: Courtney Hammond

WHEN RECORDED, MAIL TO:

Stewart Title Guaranty Company
1980 Post Oak Blvd., Suite 610
Houston, Texas 77056
Attn: Jackie Furash

SPECIAL WARRANTY DEED

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

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STRIPE LLC, a Texas limited liability company ("**Grantor**"), for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto **7-ELEVEN, INC.**, a Texas corporation ("**Grantee**"), the tract or parcel of land in Comal County, Texas, described in Exhibit A and all buildings and improvements located thereon, together with all of Grantor's rights, titles, and interests appurtenant thereto including, without limitation, Grantor's interest, if any, in any and all easements, rights of ingress and egress, tenements, adjacent streets, roads, alleys, rights of way and any adjacent strips and gores (such land, improvements and interests are hereinafter collectively referred to as the "**Property**").

Recourse against Grantor with respect to the representations, warranties and covenants of Grantor hereunder is subject to the conditions, provisions and limitations set forth in that certain Asset Purchase Agreement (said Asset Purchase Agreement, as further amended, modified or supplemented, is hereafter referred to as the "**Purchase Agreement**") dated as of April 6, 2017, by and among Susser Petroleum Property Company LLC, a Delaware limited liability company, Sunoco Retail LLC, a Pennsylvania limited liability company, Stripes LLC, a Texas limited liability company, Town & Country Food Stores, Inc., a Texas corporation, and MACS Retail LLC, a Virginia limited liability company, as sellers, 7-Eleven, Inc., a Texas corporation ("**7-Eleven**") and SEI Fuel Services, Inc., a Texas corporation and wholly-owned subsidiary of 7-Eleven, as buyers, and, solely for the purposes of Section 5.21 of the Purchase Agreement, Sunoco Finance Corp., a Delaware corporation, and, solely for the purposes of Section 11.21 of the Purchase Agreement, Sunoco, LLC, a Delaware limited liability company, and solely for the purposes of Section 5.21 and Section 11.21 of the Purchase Agreement, Sunoco LP, a Delaware limited partnership, which Purchase Agreement shall remain in full force and effect to the full extent provided by the Purchase Agreement. Any capitalized terms used herein and not otherwise defined herein shall have the meanings ascribed thereto in the Purchase Agreement. In the event of any conflict or

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inconsistency between the terms of the Purchase Agreement and the terms hereof, the terms of the Purchase Agreement shall govern.

This Special Warranty Deed and the conveyance hereinabove set forth are executed by Grantor and accepted by Grantee subject to all easements, restrictions, reservations and covenants now of record in the real property records of the county in which the Property is located and further subject to all matters that a current, accurate ALTA survey of the Property would show, in each case, to the extent, and only to the extent, such matters are now in force, valid, and affect title to the Property (but reference to same shall not operate to re-impose same) (hereinafter referred to collectively as the "**Permitted Exceptions**"); provided, however, the foregoing acceptance by Grantee shall not (a) impact the rights and remedies of Grantee (or any Buyer), if any, under the Purchase Agreement or (b) expand or alter any provision of the Purchase Agreement relating to the assumption of any liability by Grantee or any Buyer.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof or interest therein by, through, or under Grantor but not otherwise, subject to the Permitted Exceptions.

Future ad valorem tax bills should be directed to, and Grantee's mailing address is:

7-Eleven, Inc.
P.O. Box 711
Dallas, Texas 75221-0711
Attn: Ad Valorem Tax, 7-Eleven Store #: 40570.

This Special Warranty Deed is executed on the date set forth in the acknowledgment below, but is made effective as of January 23, 2018 (the "**Effective Date**").

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EXECUTED to be effective as of the Effective Date.

STRIPES LLC, a Texas limited liability company

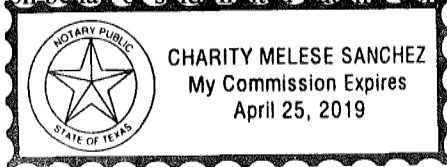
By: 
Name: Brian A. Hand
Title: Chief Procurement Officer and Vice
President – Facilities

STATE OF TEXAS


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COUNTY OF DALLAS

This instrument was acknowledged before me on January 16, 2018, by Brian A. Hand, Chief Procurement Officer and Vice President – Facilities of STRIPES LLC, a Texas limited liability company, on behalf of said limited liability company.



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Charity Melese Sanchez
Notary Public, State of Texas
My Commission Expires: April 25, 2019

Signature Page

Special Warranty Deed
7-Eleven Store #: 40570; Ardmore Site #: 826

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EXHIBIT A

Description of the Property

[Follows this page.]

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Exhibit A - 1

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Site 40570/826

A 0.608 acre tract of land, more or less, out of a 1.069 acre tract (out of the Daniel Hoover Survey No. 322, Abstract No. 219) as conveyed by Tom J. Sheridan Properties, Inc. to Jacob J. Johns and Viola S. Johns as recorded in Volume 276, Page 559 of the Deed Records of Comal County, Texas, and being also conveyed by Viola S. Johns and Jacob J. Johns as part of his separate property and estate as recorded in Volume 325, Page 719 of said county and being more particularly described by metes and bounds in deed to J. Garland Warren, filed for record in the Office of the County Clerk of Comal County, Texas, on May 16, 1984 in Volume 387, Page 628, Official Public Records of Real Property of Comal County, Texas.

More particularly described as follows:

BEGINNING at the northerly point of a site triangle at the intersection of the southerly margin of FM 2673 and northerly margin of River Road, said point being a concrete right of way marker at the northwesterly corner of subject property;

THENCE along the southerly right of way line of FM 2673, North 65°23'00" East a distance of 189.16 feet to a ½ inch iron pin and the northeasterly corner of subject property;

THENCE departing said southerly right of way, South 25°13'29" East a distance of 182.80 feet to a ½ inch iron pin and the northerly right of way line of River Road, said point also being the southeasterly corner of subject property;

THENCE along said northerly right of way, North 86°43'54" West a distance of 254.92 feet to a concrete right of way marker, and the southerly point of said site triangle, and said point also being the southwesterly corner of subject property;

THENCE along the easterly line of said site triangle, North 03°41'07" East a distance of 72.19 feet to the POINT OR PLACE OF BEGINNING, containing 26,489 square feet or 0.608 acres, more or less.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
02/07/2018 02:42:04 PM
TERRI 5 Pages(s)
201806004736



Bobbie Koepp

RECEIVED

By Kathy Griffin at 8:59 am, Sep 09, 2024



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

--	--

Date Received

Initials

117889

Permit Number

Instructions:

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

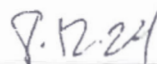
OSSF Permit

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

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



Signature of Applicant



Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refused)