

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
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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: 117926
Issued This Date: 10/14/2024
This permit is hereby given to: Michael Dean Talka

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

75 SUN VALLEY DR
SPRING BRANCH, TX 78070

Subdivision: Sun Valley Village
Unit: 2
Lot: 75
Block: -
Acreage: 3.5900

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.



COMAL COUNTY

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

--	--

Date Received

Initials

117926

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.

DocuSigned by:

 DAAE5E008C5845A...

Signature of Applicant

9/18/2024

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refused)



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

RECEIVED

By Kathy Griffin at 1:28 pm, Sep 19, 2024

Date _____

Permit Number 117926

1. APPLICANT / AGENT INFORMATION

Owner Name Michael Dean Talka Revocable Trust
Mailing Address 75 Sun Valley Dr
City, State, Zip Spring Branch, TX 78070
Phone # _____
Email _____

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

2. LOCATION

Subdivision Name Sun Valley Village Unit 2 Lot 75 Block _____
Survey Name / Abstract Number _____ Acreage 3.59
Address 75 Sun Valley Dr City Spring Branch State TX Zip 78070

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) Main House and detached house

Number of Bedrooms 2 + 2

Indicate Sq Ft of Living Area 1177 + 910

☐ Non-Single Family Residential

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

Type of Facility _____

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 0 (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.

9/18/2024

Signature of Owner

Date

Planning Materials & Site Evaluation as Required Completed By _____

System Description _____

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

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

Gallons Per Day (As Per TCEQ Table III) _____

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

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

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

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

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

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

If there is no existing WPAP, does the proposed 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

AFFIDAVIT



201006034848 10/19/2010 02:09:45 PM 1/2

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.

RECEIVED

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.

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):

SUN Valley Village 2, Lot 75, ID # 12502168 Acres 3.84

520510007500

The property is owned by (insert owner's full name): Michael Dean Talika

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.

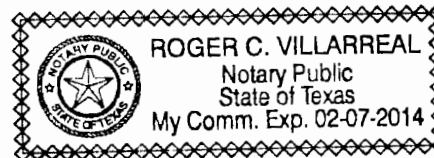
WITNESS BY HAND(S) ON THIS 18th DAY OF October, 2010

Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 18th DAY OF October, 2010

Notary Public, State of Texas

Notary's Printed Name: Roger C. Villarreal
My Commission Expires: 2/07/2014



**RECEIVED**

OCT 19 2010

COUNTY ENGINEER

This page has been added to comply with the statutory requirement 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
Joy Streater, County Clerk
Comal County, Texas
10/19/2010 02:09:45 PM
CASHTHREE
201006034848

*Joy Streater*

Affidavit

To Whom It May Concern:

I, Michael Talka, swear that the statements below are
True for the properties at 75 Sun Valley in
Subdivision Sun Valley Village Unit 2, lot(s) 75 in Comal
County, Texas.

The new 2 bedroom 1177 Sq. Ft Main House and 2 bedroom 910 Sq. Ft detached living are to be
lived in by members of the same single family



Signature
(Sign in front of a notary)

Date

9/17/2024

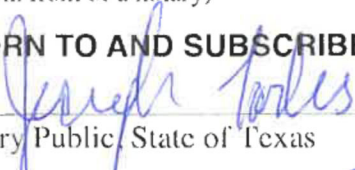
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS

17th

DAY OF

September

2024

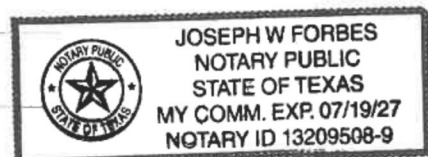

Notary Public, State of Texas

Notary's Printed Name:

Joseph Forbes

My Commission Expires:

7/19/27



OSSF SOIL EVALUATION REPORT INFORMATION

Date: 9/19/2024

Applicant Information:

Name: Michael Dean Talka Revocable Trust

Address: 75 Sun Valley Dr

City, State & Zip Code: Spring Branch, TX 78070

Phone:

Email:

Site Evaluator Information:

Name: Douglas R. Dowlearn

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

Address: 703 Oak Drive

City, State & Zip: Blanco, TX 78606

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

Email: txseptic@gmail.com

Property Location:

Subdivision: 75 Sun Valley Dr **Unit:** 2 **4 Lot:** 75

Street/Road Address: 75 Sun Valley Dr

City : Spring Branch **Zip:** 78070

Additional Info: Comal County

Installer Information:

Name:

Company:

Address:

City, State & Zip:

Phone:

Depth	Texture Class	Soil Texture	Structure (For Class III – blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-12" Clay Loam 12"+ Limestone	Blocky	N/A	12"+ Limestone	Limestone at 12"
Soil Boring #2 60"		Same as above				

DESIGN SPECIFICATIONS

Application Rate (RA): 0.064

OSSF is designed for: 2 bedroom new main house 1177 Sq. Ft and 2 bedroom 910 Sq. Ft existing guest house
300 gallons per day

An aerobic with spray disposal system is to be utilized based on the site evaluation.

4688 sq. ft. disposal area required (Existing)

500 GPD EXISTING Aerobic Treatment Unit

Calculations: Absorption Area: $Q/RA = 300/0.064 = 4688$ Sq. Ft.

FEATURES OF SITE AREA

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: YES

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

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

Site Evaluator:

NAME: Douglas Dowlearn

Signature:



License No. OS9902 **Exp.** 6/30/2026

TDH: #2432 **Exp.** 2/28/2025

D.A.D SERVICES, INC.
DOUG DOWLEARN
PO BOX 212, BULVERDE, TX 78163
Designed for:
Talka Michael D Rvcbl Trst

The installation site is at lot 75 of the Sun Valley Village 2 subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from an existing 2 Bedroom (<1500 sq. ft.) residence along with a new 2 Bedroom (<1500 sq. ft.) residence to be lived in by a single family. The total number of bedrooms and living square footage between both structures is 4 bedroom, < 3000 sq. ft. (300 gpd) The proposed method of wastewater treatment is aerobic treatment with spray irrigation. This method was chosen because of unsuitable soil conditions.

PROPOSED SYSTEM:

A 3" or 4" PVC pipe will discharge from the structures to an existing AquaKlear AK6B3C 500 gallon per day aerobic treatment unit(permit #92937). The aerobic tank is equipped with a 751 gallon storage/pump tank containing a liquid chlorinator and a single 20 gpm submersible pump. Distribution is set to spray in the pre-dawn hours of midnight to 5:00 am through 2 existing K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying at 40 psi. Each sprinkler will spray a radius of 30 feet and 360 degrees of arc. An audio and visual alarm monitoring both high water and aerator failure will be placed in a noticeable location.

DESIGN SPECIFICATIONS:

Daily Waste Flow: 300 gpd
Application rate: 0.064
Application area required: $300/.064 = 4688$ sq. ft.
Application area utilized: 5652 sq. ft.
Pump tank reserve capacity: 100 gal minimum

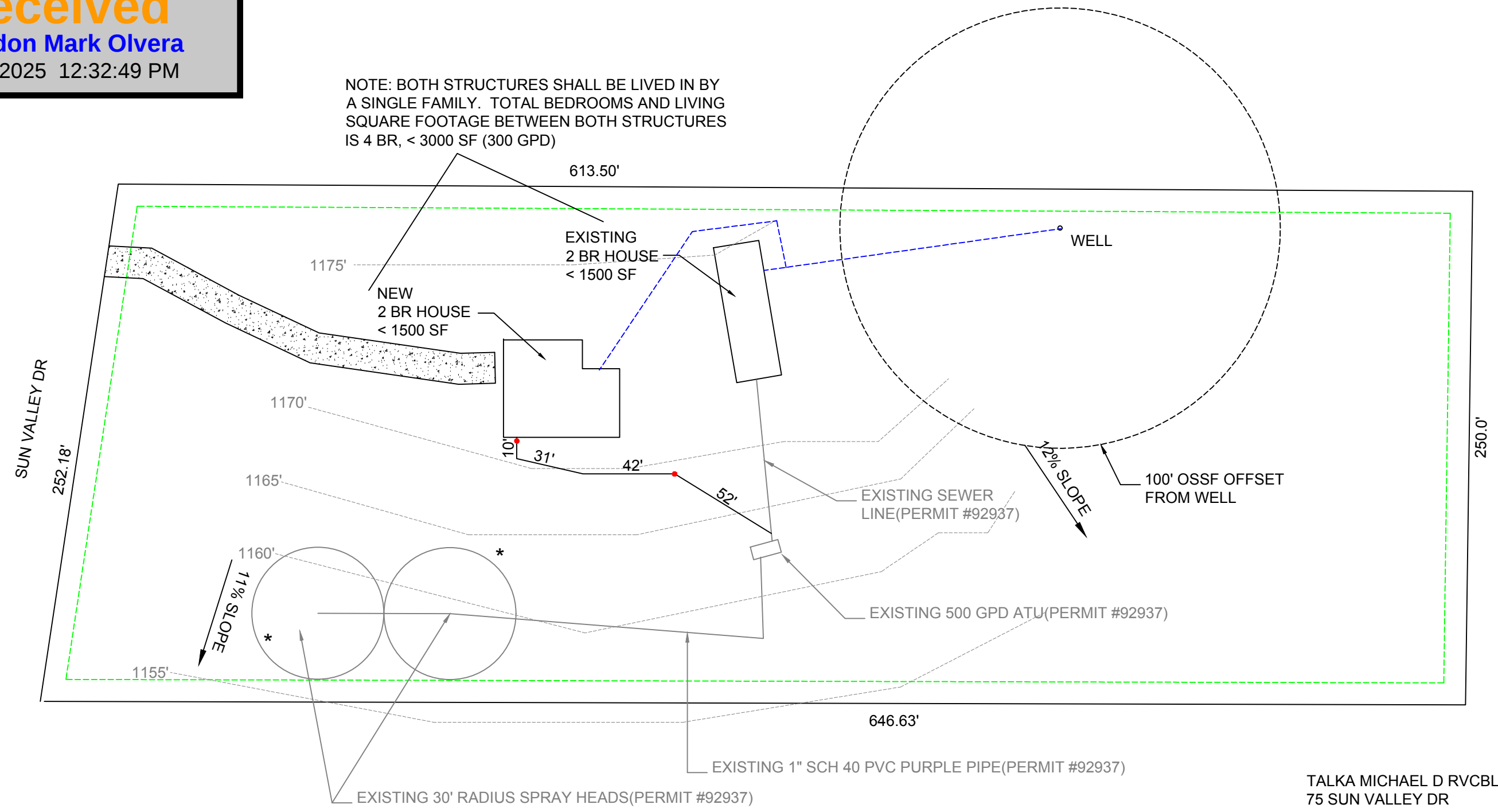
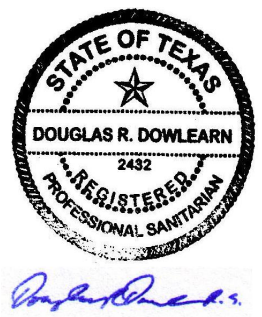


SYSTEM COMPONENTS:

SCH 40 PVC sewer line
AquaKlear AK6B3C 500 gallon per day aerobic treatment unit(permit #92937)
 424-gallon Pretreatment tank
 500 GPD Aerobic Treatment Unit
 751-gallon Pump tank with timed controls set to spray in the pre-dawn hours of midnight to 5:00 am
Schaefer E-Series 20 gpm (or equivalent) submersible pump
Liquid chlorinator
1" purple PVC supply line
Existing 2 K-Rain Gear Driven pop-up sprinklers(permit #92937)

LANDSCAPING:

The entire surface application area must consist of an area with vegetation capable of growth, before system start up. In the event the surface application area does not have vegetation capable of growth, the bare area shall be seeded or sodded. If the non-vegetative area consists of rock or caliche, 3" of class II or III soil, capable of growing and sustaining vegetative growth, will be added before it is seeded or sodded.

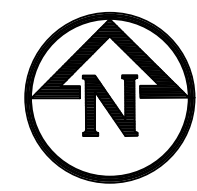


- NOTES:
- EXISTING 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS (EXISTING PERMIT #92937).
 - 3" OR 4" SCH 40 PVC PIPE FROM STRUCTURE TO TANK.
 - SEWER PIPE CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
 - CLEANOUT WITHIN 3' OF STRUCTURE.
 - CLEANOUT AT LEAST EVERY 100' IN OPEN AREAS ON SEWER PIPE.
 - TOTAL SPRAY AREA = 5652 SF (EXISTING PERMIT #92937).
 - TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
 - TANK TO BE > 5' FROM STRUCTURES AND SURFACE IMPROVEMENTS. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
 - DRAINFIELD SHALL BE GREATER THAN 100' FROM PRIVATE WELLS, AND GREATER THAN 150' FROM PUBLIC WELLS. VERIFY WELL LOCATION(S) ON SITE.
 - SPRAY HEADS SHALL BE LOCATED AT LEAST 10' AWAY FROM TREES WITHIN THE DISTRIBUTION AREA.

KEY

- 2 WAY CLEANOUT
- 10' OSSF SPRAY SETBACK
- WATER LINE (VERIFY LOCATION ON SITE)
- TEST HOLE
- DRIVE/WALKWAY

TALKA MICHAEL D RVCBL TRST
75 SUN VALLEY DR
SPRING BRANCH, TX 78070
SUN VALLEY VILLAGE 2, LOT 75
COMAL COUNTY



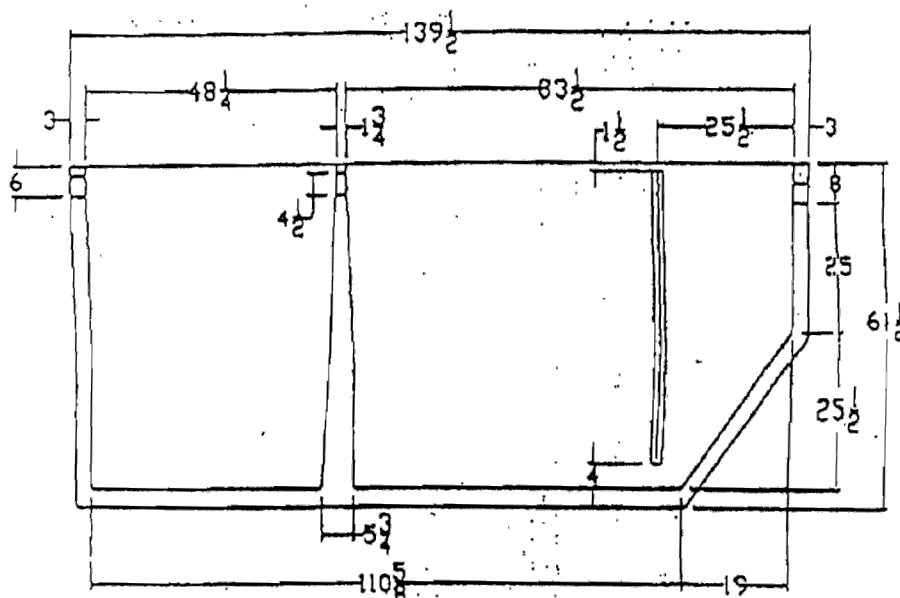
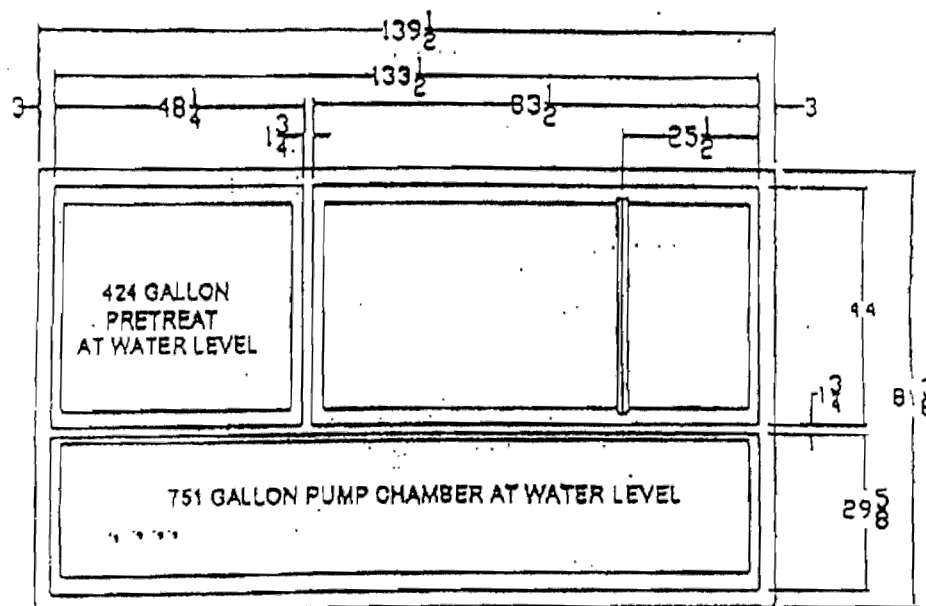
SCALE 1" = 50'
PRINT SIZE 11" X 17"

921937

RECEIVED

OCT 19 2010

COUNTY ENGINEER



AQUAKLEAR
JACKSON, MISSISSIPPI
MODEL NO. AK8B3C
Sheet 1 of 2

13.78 GAL/IN

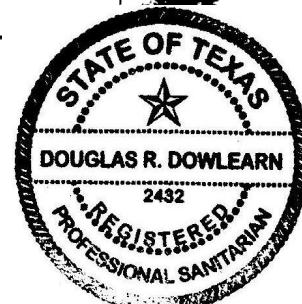
46" - 54" - RESERVE - 110.24 GAL

46" - ALARM ON

10" - 46" - WORKING LEVEL - 496.08 GAL

0" - 10" - SUMP - 137.8 GAL

NOTE: SET ON A TIMER TO DOSE IN PREDAWN
HOURS BETWEEN MIDNIGHT TO 5 AM.

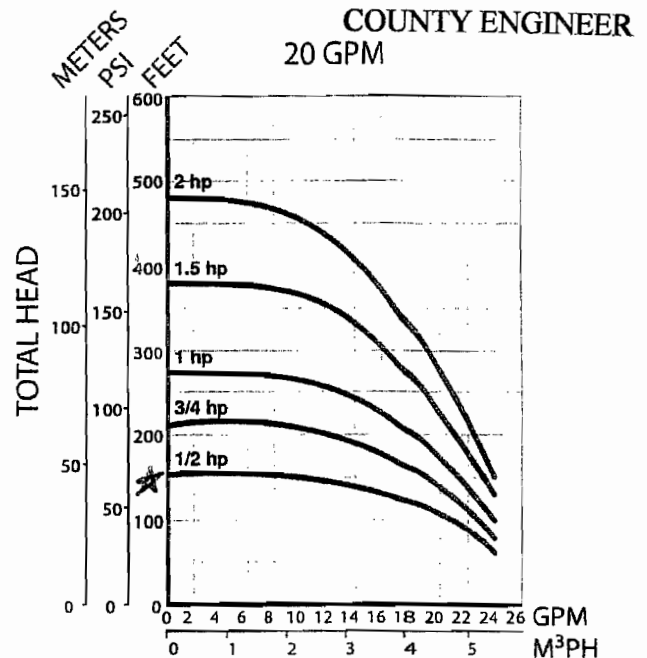
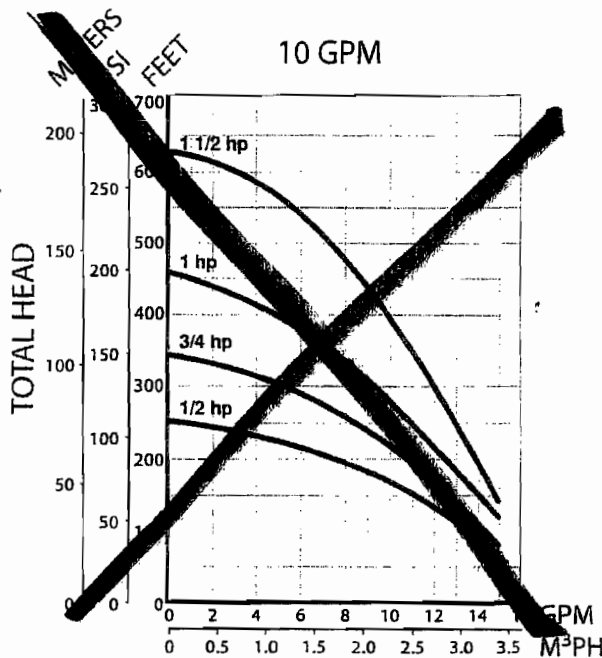


Douglas R. Dowlearn

Environmental "E" Series Pumps

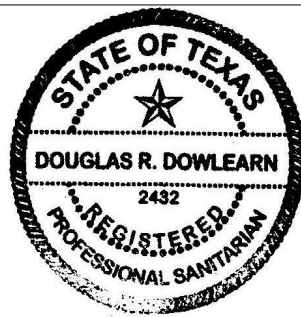
RECEIVED

OCT 19 2010

Performance:

Ordering Information:

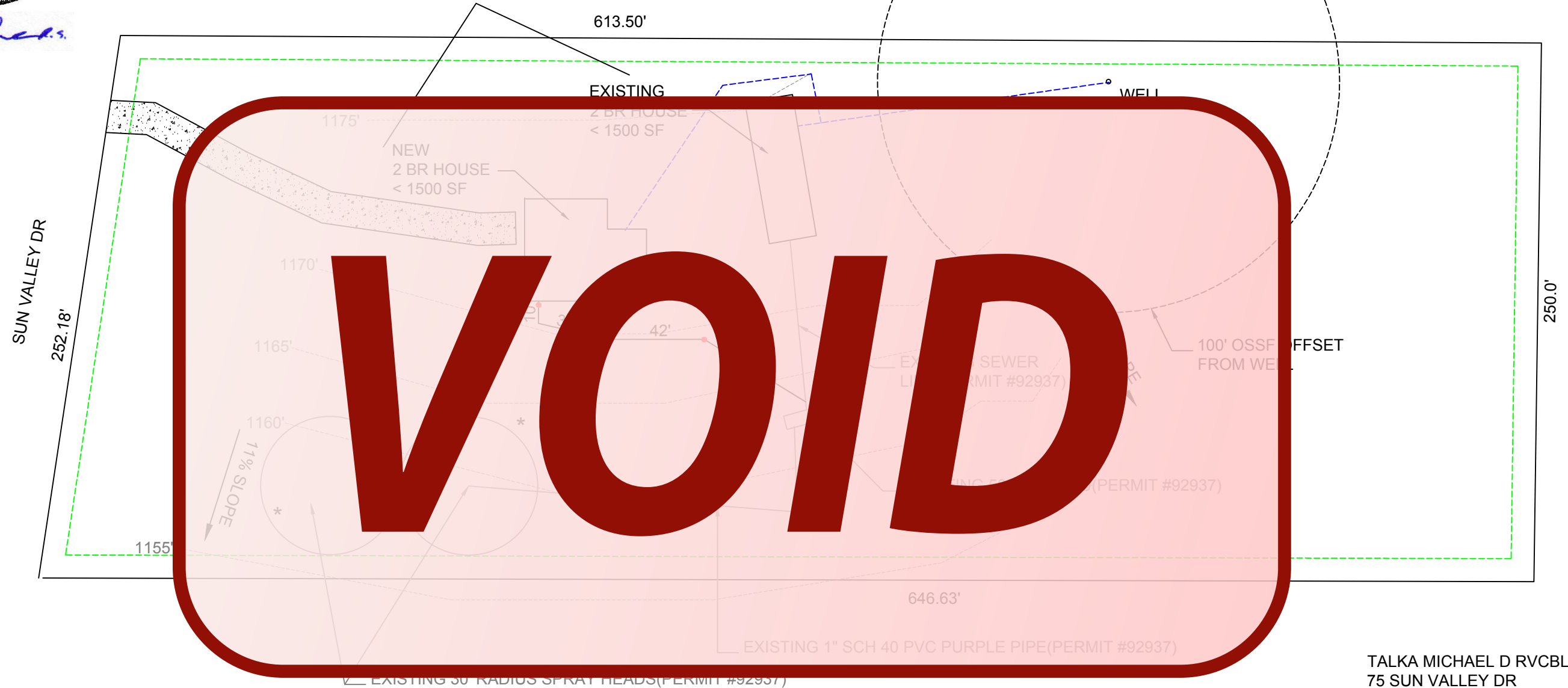
Order No.	Model	GPM	HP	Volt	Wire
94701005	10LE05P4-2W115	10	1/2	115	2
94701010	10LE05P4-2W230	10	1/2	230	2
94701015	10LE07P4-2W230	10	3/4	230	2
94701020	10LE1P4-2W230	10	1	230	2
94701025	10LE15P4-2W230	10	1.5	230	2
94711005	10LE05P4-PE	10	1/2	N/A	2
94711010	10LE07P4-PE	10	3/4	N/A	N/A
94711015	10LE1P4-PE	10	1	N/A	N/A
94711020	10LE15P4-PE	10	1.5	N/A	N/A
94702005	20LE05P4-2W115	20	1/2	115	2
94702010	20LE05P4-2W230	20	1/2	230	2
94702015	20LE07P4-2W230	20	3/4	230	2
94702020	20LE1P4-2W230	20	1	230	2
94702025	20LE15P4-2W230	20	1.5	230	2
94712005	20LE05P4-PE	20	1/2	N/A	N/A
94712010	20LE07P4-PE	20	3/4	N/A	N/A
94712015	20LE1P4-PE	20	1	N/A	N/A
94712020	20LE15P4-PE	20	1.5	N/A	N/A
94712025	20LE2P4-PE	20	2	N/A	N/A

20LEDSP4-2W115 20 gpm 1/2 hp 115V



Douglas R. Dowlearn

NOTE: BOTH STRUCTURES SHALL BE LIVED IN BY A SINGLE FAMILY. TOTAL BEDROOMS AND LIVING SQUARE FOOTAGE BETWEEN BOTH STRUCTURES IS 4 BR, < 3000 SF (300 GPD)



NOTES:

- EXISTING 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS(EXISTING PERMIT #92937).
- 3" OR 4" SCH 40 PVC PIPE FROM STRUCTURE TO TANK.
- SEWER PIPE CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- CLEANOUT WITHIN 3' OF STRUCTURE.
- CLEANOUT AT LEAST EVERY 100' IN OPEN AREAS ON SEWER PIPE.
- TOTAL SPRAY AREA = 5652 SF(EXISTING PERMIT #92937).
- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
- TANK TO BE > 5' FROM STRUCTURES AND SURFACE IMPROVEMENTS. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
- DRAINFIELD SHALL BE GREATER THAN 100' FROM PRIVATE WELLS, AND GREATER THAN 150' FROM PUBLIC WELLS. VERIFY WELL LOCATION(S) ON SITE.
- SPRAY HEADS SHALL BE LOCATED AT LEAST 10' AWAY FROM TREES WITHIN THE DISTRIBUTION AREA.

KEY

- 2 WAY CLEANOUT
- 10' OSSF SPRAY SETBACK
- WATER LINE(VERIFY LOCATION ON SITE)
- TEST HOLE
- DRIVE/WALKWAY

TALKA MICHAEL D RVCBL TRST
75 SUN VALLEY DR
SPRING BRANCH, TX 78070
SUN VALLEY VILLAGE 2, LOT 75
COMAL COUNTY



SCALE 1" = 50'
PRINT SIZE 11" X 17"

**CCEO
COPY**



Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate

On-site Sewage Treatment and Disposal Facility

Date Issued: 2/17/2011

Permit Number: 92937

Location Description: 75 Sun Valley Drive, Spring Branch, TX 78070

Lot 75, Sun Valley Village Unit 2 Subdivision

Type of System: Aerobic Treatment with Surface Irrigation Discharge

License issued to: Michael Talka

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

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

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

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

Licensing Authority

Comal County Environmental Health

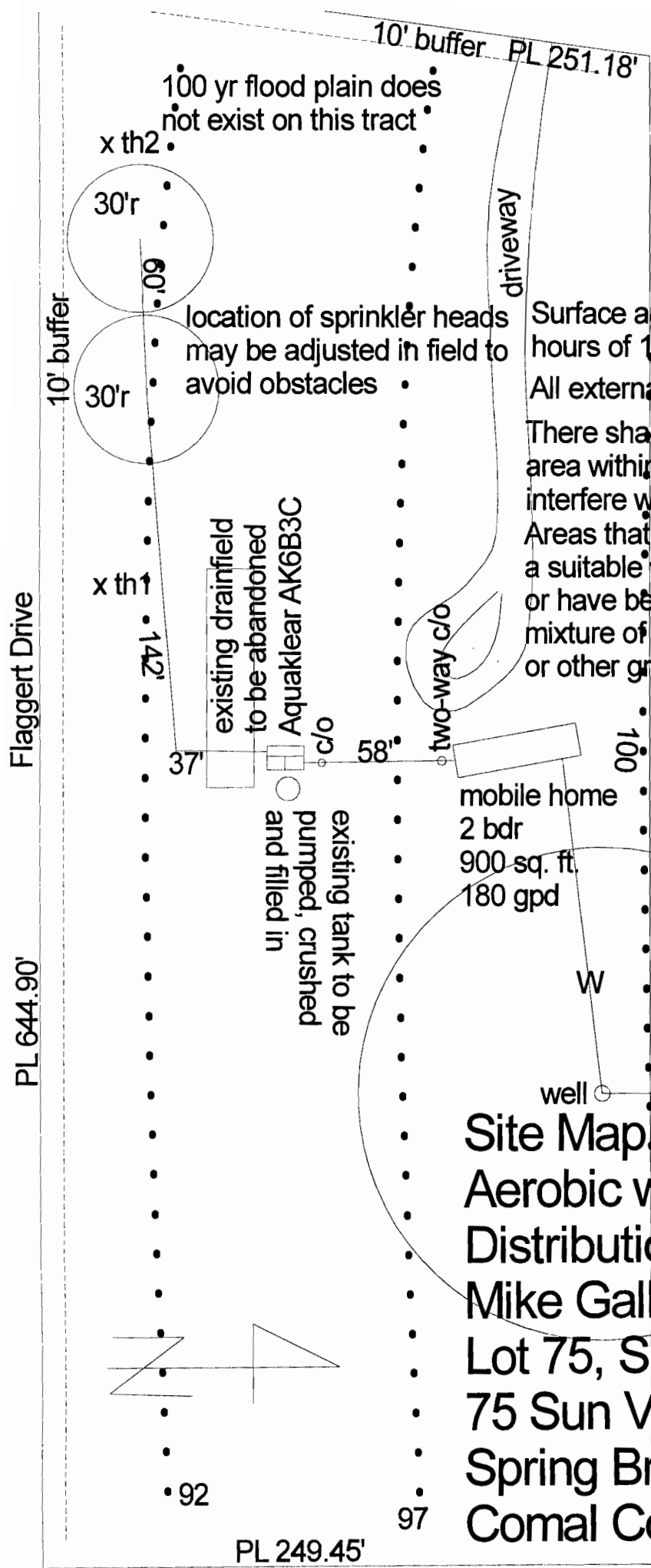

ENVIRONMENTAL HEALTH INSPECTOR

OS0023773

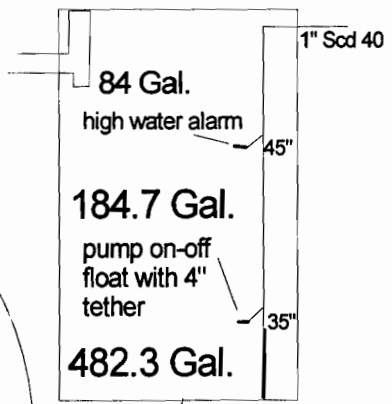

ENVIRONMENTAL HEALTH COORDINATOR

OS 0025599

CCEO
Scale 1" = 60'
RECEIVED
 OCT 19 2010



Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.
 All external electrical lines must be in gray conduit
 There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent
 Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.



Site Map.
Aerobic with Spray
Distribution System
Mike Galka
Lot 75, Sun Valley Village, Unit 2
75 Sun Valley Drive
Spring Branch, Texas 78070
Comal County



Hoyt Seizensticker

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.

SPECIAL WARRANTY DEED

STATE OF TEXAS

§

Know All Men By These Presents:

§

COUNTY OF COMAL

§

THAT **MICHAEL DEAN TALKA**, of Comal County, Texas (hereinafter referred to as "Grantor"), for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **MICHAEL DEAN TALKA**, trustee of the **MICHAEL DEAN TALKA REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such trust having been established under that certain revocable trust agreement dated July 22nd, 2021, by and between **MICHAEL DEAN TALKA**, as grantor and as trustee, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto Grantee, all of Grantor's interest in and to the following real property together with all improvements situated thereon (such interest is hereinafter referred to as "Subject Property"):

LOT 75, SUN VALLEY VILLAGE, UNIT TWO, COMAL COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4, PAGES 38-39, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

Grantor does hereby convey the Subject Property together with all rights, titles, and interests of Grantor in and to any roads, easements, streets, and rights-of-way within, adjoining, adjacent, or contiguous to the Subject Property, and all condemnation awards, reservations, and remainders, and together with each and every right, privilege, hereditament, and appurtenance in anywise incident or appertaining to the Subject Property. The term Subject Property shall refer to and include the property described in this paragraph.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the Subject Property, but only to the extent they are still in force and effect and shown of record in Comal County, Texas, and to all zoning laws, regulations, and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the Subject Property and to all matters which would be revealed by an inspection and/or a current survey of the Subject Property.

TO HAVE AND TO HOLD the Subject Property, to the extent conveyed hereby, subject to the terms and provisions contained herein, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's heirs, executors, administrators, personal representatives, successors, and assigns forever; and Grantor does

hereby bind Grantor and Grantor's heirs, executors, administrators, personal representatives, successors, and assigns to warrant and forever defend all and singular the Subject Property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, executors, administrators, personal representatives, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise.

The revocable trust agreement described above provides that Grantor has right to use and occupy real or personal property owned by such trust as Grantor's principal residence rent free, without charge, and at no cost (other than the payment of taxes and other costs and expenses specified in the revocable trust agreement or ordered by a court) for life or until such trust is revoked or terminated, whichever occurs first. Grantor intends to qualify the Subject Property as Grantor's residential homestead for ad valorem tax purposes by causing the trust which owns such property to be a "qualifying trust" as defined and described in Section 11.13(j) of the Texas Tax Code and in Section 41.0021 of the Texas Property Code.

Taxes for the current year have been prorated and are assumed by Grantee.

EXECUTED on July 22nd, 2021.



MICHAEL DEAN TALKA, Grantor

STATE OF TEXAS

COUNTY OF BEXAR

§
§
§

This instrument was acknowledged before me on July 22, 2021,
by MICHAEL DEAN TALKA.



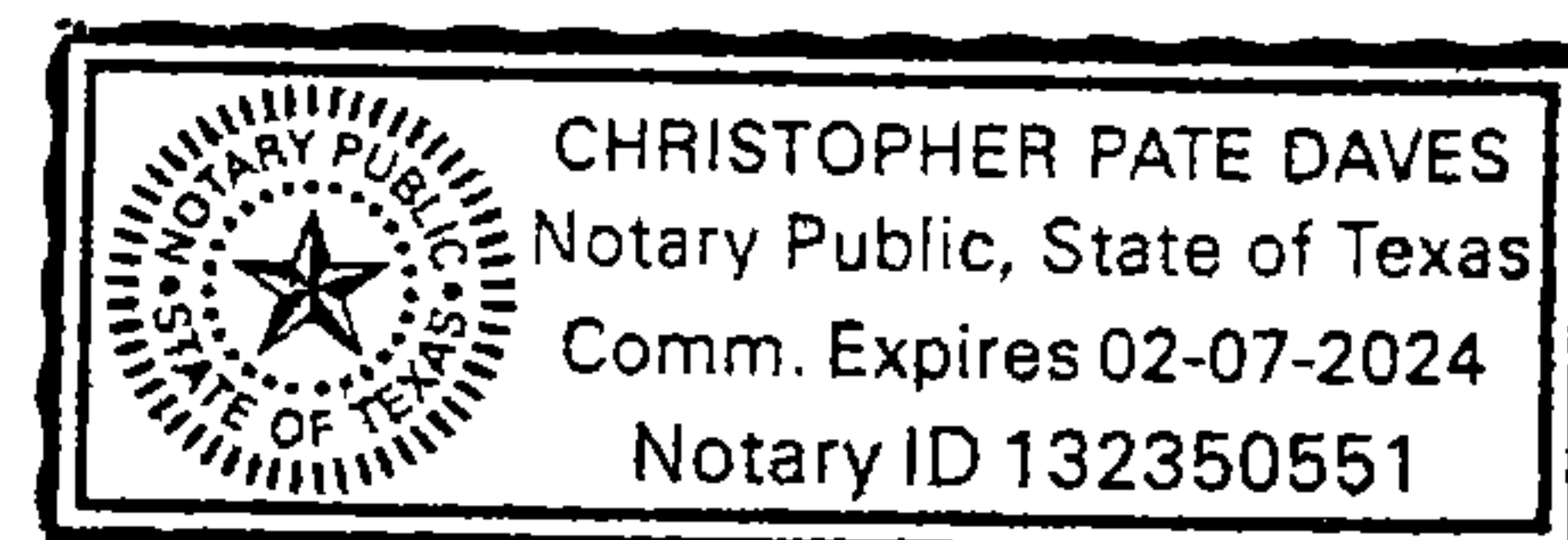
Notary Public, State of Texas

Address of Grantee:

Michael Dean Talka
Trustee of the Michael Dean Talka Revocable Trust
75 Sun Valley
Spring Branch, Texas 78070

After Recording Return to:

WEISINGER LAW FIRM PLLC
16016 North Evans Road
Selma, Texas 78154



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
07/23/2021 08:23:08 AM
LAURA 2 Pages(s)
202106039128



Bobbie Koepp