

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:

Address:

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials		285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)				
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards		285.91(10) 285.30(b)(4) 285.31(d)				
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)		285.32(a)(1)				
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot		285.32(a)(3)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)		285.32(a)(5)				
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(I)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

Inspector Notes:

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1) (E) 285.91(2) 285.32(b)(1) (F) 285.32(b)(1)(E) (iii) 285.32(b)(1)(E)(ii) (II) 285.32(b)(1)(E)(ii) (I) 285.32(b)(1)(E) (i) 285.32(b)(1) (D) 285.32(b)(1)(C) (ii) 285.32(b)(1)(C) (i) 285.32(b)(1) (B) 285.32(b)(1) (A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed						
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number						
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
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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: 117991
Issued This Date: 11/07/2024
This permit is hereby given to: Joshua & Kimberley McConnico

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

742 VISTA RDG
CANYON LAKE, TX 78133

Subdivision: Eden Ranch
Unit: 7
Lot: 287
Block: 0
Acreage: 5.0500

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.



ON-SITE SEWAGE FACILITY APPLICATION

REVISED
193 DAVID JONAS DR
NEW BRAUNFELTS, TX 78132
3:15 pm, Nov 06, 2024
(830) 606-2090
WWW.CCEO.ORG

Date 10-8-24 Permit Number 117991

1. APPLICANT / AGENT INFORMATION

Owner Name <u>Joshua + Kimberley McConico</u>	Agent Name <u>Bucky Smith</u>
Mailing Address <u>742 Vista Ridge</u>	Agent Address <u>202 Reimer Ave</u>
City, State, Zip <u>Canyon Lake, TX 78133</u>	City, State, Zip <u>San Marcos, TX 78666</u>
Phone # <u>512-409-5368</u>	Phone # <u>512-644-6980</u>
Email <u>josh@solarisus.com</u>	Email <u>smithspticdesign@gmail.com</u>

2. LOCATION

Subdivision Name Eden Ranch Unit 7 Lot 287 Block 000
Survey Name / Abstract Number _____ Acreage 5.05
Address 742 Vista Ridge City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

☒ Single Family Residential
Type of Construction (House, Mobile, RV, Etc.) residence with 1 bedroom and a detached bedroom
Number of Bedrooms 2 garage/personal office with 800 sq ft living area
Indicate Sq Ft of Living Area 900 Sq ft each for residence & detached bedroom
☐ 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 _____
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: \$ 500,000 (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.

Joshua McConico 10-8-24
Signature of Owner Date
Kimberley McConico

RECEIVED

By Brenda Ritzen at 9:20 am, Oct 31, 2024

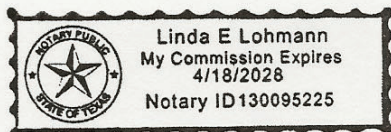
AFFIDAVIT OF A SINGLE FAMILY RESIDENCETHE COUNTY OF Comal
STATE OF TEXASBefore me, the undersigned authority, on this day personally appeared Josh McConnicoKimberley McConnico, who after being duly sworn, upon oath states that he/ she is the owner of record of those certain tracts or parcels of land lying and being situated in Comal County, Texas, and being more particularly described as follows:742 Vista Ridge Canyon Lake, TX 78133lot 287 section 7 Eden RanchThe undersigned further states the following described structures two (1) bedroom living quarters and a garage/office

on the said residential property are for one family and are routinely used only by members of the household of that one family.

WITNESS BY HAND(S) ON THE 31ST DAY OF OCTOBER, 2024[Signature]
[Signature]

Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS

31ST DAY OF OCTOBER, 2024[Signature]
Notary SignatureNotary's Printed Name: LINDA E. LOHMANNMy Commission Expires: 4-18-28

Smith Septic Design and Consultation
Bucky Smith

Registered Sanitarian #3611

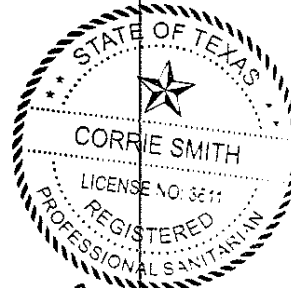
REVISED

8:09 am, Oct 30, 2024

Design Report
On-Site Sewage Facility
Aerobic Wastewater Treatment System
Utilizing Surface Spray Application

Owner/Site Location:

Josh McConnico
742 Vista Ridge.
Canyon Lake, TX



CS 10-28-24

Site Description & Evaluation:

A site evaluation indicated that the site is suitable for an aerobic surface irrigation system. The spray area has a slope of less than 15% and there was no evidence of shallow groundwater. This residence will utilize a private water supply as a water source. All portions of the proposed OSSF must maintain at least a 10' setback from all water lines. This site does not lie in the regulated 100 year floodplain. There were no recharge features found within 150' of the proposed OSSF. Minimum separation distances as stated in Chapter 285 (TCEQ) On-Site Sewage Facilities, must be maintained. ..

Wastewater Design Flow:

This design is for two 1 bedroom residences with 900 square feet each and a garage/office with 800 square feet of living space. Low flow fixtures will be utilized. System is designed for 540 gallons per day at the request of the owner.

1 bedroom residences = 100 gpd each
garage/office = 40 gpd .

Aerobic Treatment System Description:

This residence will utilize a Nuwater B-800 ATU. Wastewater from the residence will flow to a 431 gallon trash tank followed by 800 gallon per day aeration treatment tank. Effluent from the aeration tank will flow through a NSF approved liquid chlorinator to a 854 gallon pump tank. The pump tank will discharge to sprinkler heads. The disposal area will consist of three 30 ft. 360 degree radius patterns. This system is considered a package system and will be installed to manufacturer's instructions. I certify that this OSSF meets all the requirements of the existing WPAP.

* All exposed rock will be covered with a minimum of 4" of soil and seeded or hydro mulched.



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

REVISED

NEW BRAUNFELS, TX 78132
(830) 606-2030
WWW.CCEO.ORG

Planning Materials & Site Evaluation as Required Completed By Corrie Smith

System Description Aerobic Spray

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

Tank Size(s) (Gallons) 800 GPD ATU Absorption/Application Area (Sq Ft) 8478

Gallons Per Day (As Per TCEQ Table III) 540

(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.

Corrie Smith
Signature of Designer

10-8-24
Date

o/c.



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.

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):

742 Vista Ridge Canyon Lake, TX 78133
Eden Ranch lot 287 Sec 7

The property is owned by (insert owner's full name): Joshua McConnico

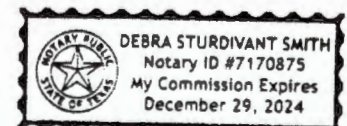
This OSSF must be covered by a continuous maintenance contract for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

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 8th DAY OF October, 2024

Joshua McConnico

Joshua McConnico
Owner(s) signature(s)



SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 8th DAY OF October, 2024
Debra Sturdivant Smith
10/8/2024



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
Bobbie Koepp, County Clerk
Comal County, Texas
10/09/2024 09:49:24 AM
CHRISTY 2 Page(s)
202406030653



Bobbie Koepp

**REVISED**

8:09 am, Oct 30, 2024

WASTEWATER TREATMENT SYSTEM MAINTENANCE CONTRACT

Customer

Josh & Kimberly McConico

Residential



Initial Contract



Site Address

742 Vista Ridge, Canyon Lake, TX 78133

Agency

Comal County

Email

kimberly@solarisus.com

Phone

(512) 409-5368

Permit Number

System Details

Treatment: Aerobic Surface Application Liquid Bleach / System: Block Creek Concrete Products, Inc. 800 Max GPD

I. General:

This work for hire agreement (hereinafter referred to as "Agreement") is entered into by and between the Client and Luna Environmental, LLC (hereinafter referred to as "Contractor"), located at 4222 FM 482 New Braunfels, Texas 78132. By this agreement, Contractor agrees to render services, as described herein, and Client agrees to fulfill his/her/their responsibilities under the agreement as described herein.

II. Dates:

This agreement is for an initial 2-year maintenance contract and begins once the License to Operate (LTO) has been issued.

III. Services by Contractor:

1. Inspect and perform routine maintenance on the On-Site Sewage Facility ("OSSF") in compliance with code, regulations, and/or rules of the Texas Commission on Environmental Quality ("TCEQ") and county in which the OSSF is located and the manufacturer's requirements, at a frequency of approximately once every four (4) months for residential properties, or once every one (1) month for commercial properties.
2. Inspection, adjustment, and servicing of the mechanical, electrical, and other components to ensure proper functioning. This includes inspecting control panels, air pumps, air filters, diffusers, floats, and spray heads.
3. Effluent Inspection will include the following: effluent quality (color, turbidity, overflow, and odor), testing effluent chlorine and pH levels, when necessary, alarm function, filters, operation of effluent pump and chlorinator. Unless otherwise agreed to, Contractor does not provide chlorine. BOD and TSS annually on commercial accounts, additional charges apply.
4. Notify Client of any repairs needed to keep OSSF in proper working condition and up to regulatory standards. Items under warranty may be repaired while the technician is on-site. Additional charges may apply for labor and service calls. Repair quotes of non-warranty items must be approved by Client before work is performed.
5. Report to the appropriate regulatory authority and to Client, as required by the State of Texas' on-site rules and, if required, TCEQ or County rules. All findings must be reported to the appropriate regulatory authority within 14 days.
6. Visit site within 48 hours of a service request.
7. Provide Customer Support line at 855-560-9909.

REVISED

8:09 am, Oct 30, 2024

IV. Client Responsibilities:

1. Maintain Chlorinator and proper chlorine supply, unless otherwise specified.
2. Provide all necessary lawn or yard maintenance and remove all obstructions, including dogs and other animals as needed to allow the OSSF to function properly and the Contractor easy and safe access to all parts of
3. Immediately notify Contractor of any alarms or system problems.
4. Have tanks pumped out as directed by manufacturer, typically every 3 years.
5. Be available by text, phone, or in person when the Contractor is on site in case of required repair approvals or questions.
6. Maintain site drainage to prevent adverse effects on OSSF.
7. Promptly pay Contractor's bills, fees, and invoices in full.

V. Access By Contractor:

Access By Contractor: The contractor or anyone authorized by the contractor may enter the property at reasonable times without prior notice for the purpose of repairs and services described herein.

VI. Termination of This Agreement:

Either party may terminate this agreement with 30 days' written notice in the event of the other party's substantive failure to perform in accordance with this agreement without fault of the terminating party. If this agreement is terminated, the Contractor will notify the appropriate regulatory authority.

VII. Limitation of Liability:

In no event shall the Contractor be liable for indirect, consequential, incidental, or punitive damages, whether in contract, tort, or any other theory of liability. In no event shall the Contractor's liability for the direct damages exceed payments by the Client under this agreement.

VIII. Payment Terms:

The fee for this agreement only covers the services described herein. This fee does not cover equipment or labor for non-warranty repairs, labor for warranty repairs, or service charges resulting from unscheduled, Client requested trips to the Client's OSSF. Payments not received within 30 days from the date of invoicing will be subject to a \$30.00 late penalty and or a 1.5% monthly carrying charge, whichever is greater. By signing this contract, the Client authorizes the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and removal of said parts. All invoices are due upon receipt by Client.

IX. 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 held valid and enforceable. If a court finds that any provision of this agreement is invalid or unenforceable, 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.

Josh & Kimberly McConnico

Luna Environmental / Wes Magley

Signed by:

Customer Name

Maintenance Provider Name

Josh McConnico

Wes Magley

License # MP0002679

A9A7711A06474F7

Customer Signature

Maintenance Provider Signature

Additional Comments / Special Terms

**ON-SITE SEWAGE FACILITY (OSSF)
SITE EVALUATION FORM**

1. OWNER INFORMATION:	
Property Owner's Full Legal Name:	<u>McConnico</u>

2. PROPERTY INFORMATION (the property or tract for which an Application has been submitted under the Hays County Development Regulations):				
911 street address for the Subject Property (if established) ¹ : <u>742 Vista Ridge</u>				
City: <u>Canyon Lake</u>			Zip Code:	
Legal description:				
Lot: <u>287</u>	Block:	Subdivision: <u>Eden Ranch</u>	Sec:	Phase:
If not located in a subdivision: Survey:				
Abstract:			Recorded (Vol/Page):	

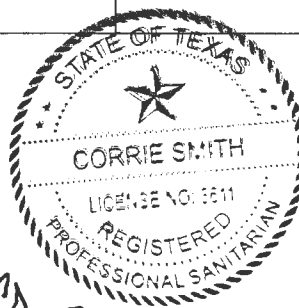
¹If a 911 street address has not yet been assigned to the Subject Property, the Applicant must contact the 911 Coordinator at (512) 393-2160 to obtain an address.

3. SITE EVALUATION INFORMATION:	
Name of Site Evaluator: <u>Corrie Smith</u>	OS#: <u>0029488</u>
Date Performed: <u>2-15-24</u>	Proposed Excavation Depth: <u>N/A</u>

4. REQUIREMENTS:

- At least two soil evaluations must be performed on the site at opposite ends of the proposed disposal area. Locations of soil evaluations must be shown on the application site drawing or designer's site drawing.
- For subsurface disposal, soil evaluations must be performed to a depth of at least 2 feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
- Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

Soil Profile Hole Number: <u>1</u>					
Depth (ft)	Textural Class	Gravel Analysis	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0 1 2 3 4 5	<u>IV</u>	<u><30%</u>	<u>—</u>	<u>rock</u>	<u>Suitable for spray</u>



3-13-24

Soil Profile Hole Number: <u>2</u>					
Depth (ft)	Textural Class	Gravel Analysis	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0 1 2 3 4 5	<u>IV</u>	<u><30%</u>	<u>—</u>	<u>rock</u>	<u>suitable for spray</u>

5. 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 available to lot or tract

Recharge features within 150 feet

This site is suitable for a standard On-Site Sewage Facility

☐ Yes	☒ No
☐ Yes	☒ No
☒ Yes	☐ No
☐ Yes	☒ No
☐ Yes	☒ No
☐ Yes	☒ No

6. I certify that the above statements are true and correct and are based on my own field observations.

Signature of Site Evaluator: X

Print Name: Corrie Smith

Date: 2-15-24



CS 3-13-24

Smith Septic Design and Consultation



Designed for:
Josh McConnico
742 Vista Ridge
Canyon Lake, TX



Smith Septic Design and Consultation contact information:

Bucky Smith · 202 Reimer Ave · San Marcos, TX 78666 · 512-644-6980

smithsepticdesign@gmail.com

DESIGN SPECIFICATIONS

Daily Flow: 2 bedroom residence with 2000 sq. ft. and a garage/office = 540 GPD

Required Spray Area: $540 / .064 = 8437.5 \text{ sq. ft.}$

Actual Spray Area: 3 spray heads @ 30' (360 degree radius) = 8478 sq.ft.

Spray Heads: K-Rain with #4 LA nozzles

Spray Head Flow: 3 heads @ 3.9gpm @ 40psi = 11.7gpm total flow

Total Dose: $540 / 11.7 = 46$ total dose time (Spray on Demand)

Distribution Pipe: 1" SCH 40 purple manufactured pipe

Pump Calculations and Pump Tank Float Settings

Friction Loss: 175' of 1.00" PVC @ 7.8gpm = 2.13 $(175 \times 2.13 / 100) \times 1.2 = 4.47$

Elevation: 6.0 rise

Pressure: $2.31' \times 40 \text{ psi} = 92.40$

Total Head: $6 + 92.40 + 4.47 = 102.87$

ATU Pump: Franklin C1 series 1/2 hp (Model 20C1-05P4-2W115)

Pump Off: @ 17.0"

Pump On: @ 21.0"

Alarm On: @ 41.0"

Reserve Above Alarm: 193.32 gallons



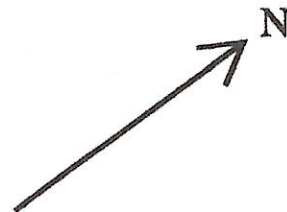
CS 3-13-24

Josh McConnico
742 Vista Ridge
Canyon Lake, TX 78133

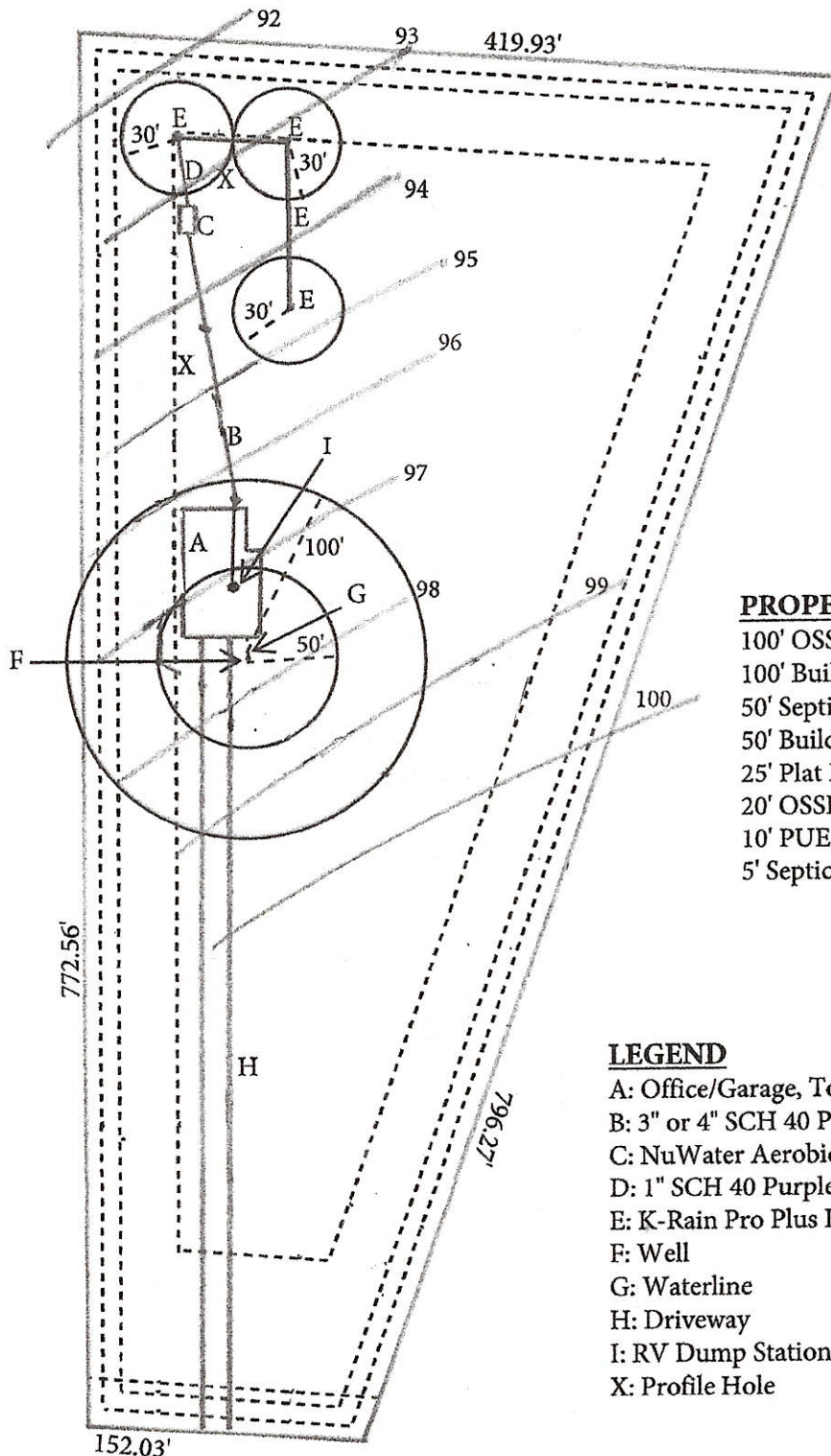
Revised
Efrain Gallegos
10/03/2025 2:21:00 PM



CS 9-22-25



SCALE
1 INCH = 100 FEET



VISTA RIDGE

PROPERTY NOTES

- 100' OSSF Setback from Well to Edge of Spray Area
- 100' Building Setback on Front Property Line
- 50' Septic Tank Setback from Well
- 50' Building Setback on Side and Back Property Lines
- 25' Plat Building Setback on Front Property Line
- 20' OSSF Setback on All Property Lines
- 10' PUE on All Property Lines
- 5' Septic Tank Setback from Structure

LEGEND

- A: Office/Garage, Total HVAC 800 Sq. Ft.
- B: 3" or 4" SCH 40 PVC Pipe with Two Way Clean Out Every 100'
- C: NuWater Aerobic Treatment Unit, Model B-800
- D: 1" SCH 40 Purple PVC Pipe
- E: K-Rain Pro Plus Low Angle Spray Head, Nozzle #4, Radius @ 30'
- F: Well
- G: Waterline
- H: Driveway
- I: RV Dump Station in Garage
- X: Profile Hole

Assembly Details

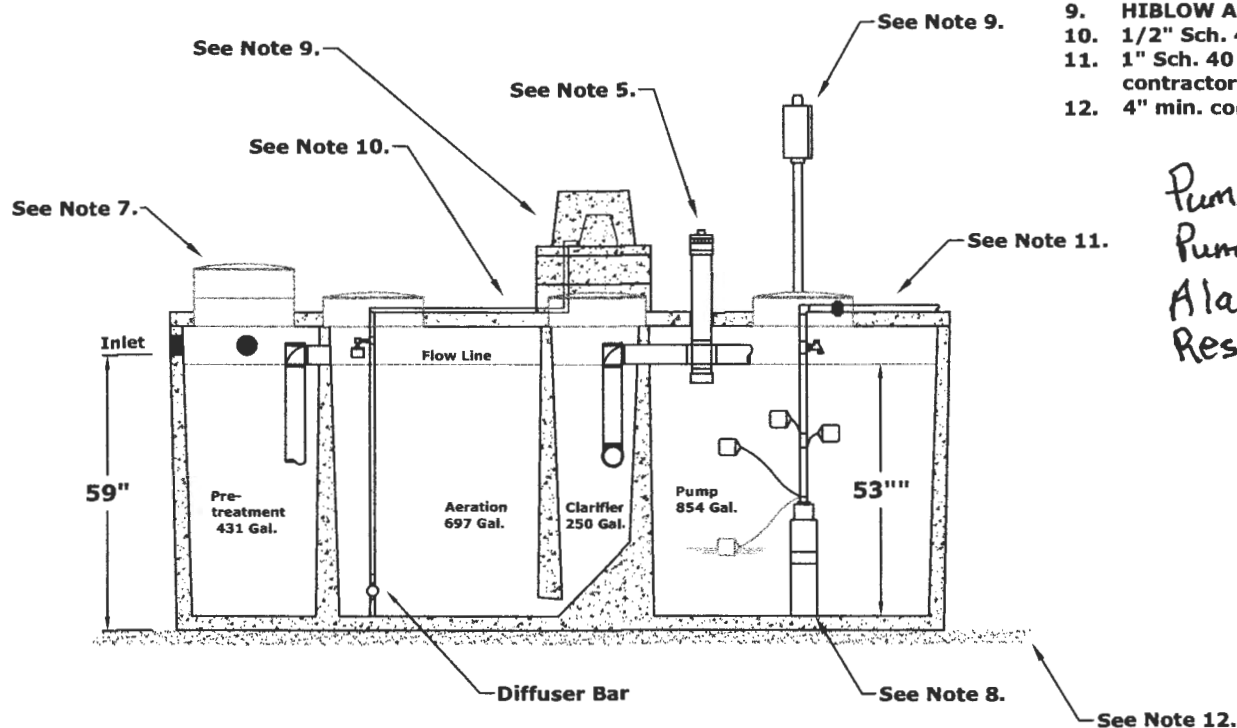
OSSF

DIMENSIONS:

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

MINIMUM EXCAVATION DIMENSIONS:

Width: 87"
Length: 177"



GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 16,700 lbs.
4. Treatment capacity is 800 GPD. Pump compartment set-up for a 420 GPD Flow Rate (5 bedroom, < 4,501 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 2.60 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-800 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec) timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. HIBLOW Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
12. 4" min. compacted sand or gravel pad by Contractor

Pump off @ 17"
Pump on @ 21"
Alarm on @ 41"
Reserve = 193.32



CS 3-13-24

NuWater B-800
Aerobic Treatment Plant (Assembled)

Model: B-800

March, 2010
By: A.S.

Scale:

* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B800-2

Advantage
Wastewater Solutions llc

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

ProPlus®

Tough, proven and advanced.

Features

- Patented Top Arc Set – Allows for wet or dry adjustment in seconds
- Full arc range adjustment from 40° to continuous 360°
- Patented Arc Set Degree Markings – Clearly indicates current watering pattern & simplifies arc set adjustment
- Arc Memory Clutch – Prevents internal gear damage and returns rotor to its prior setting automatically if nozzle turret is forced past its stop
- Patented Reversing Mechanism – Assures continuous reverse and return
- Ratcheting Riser – Allows for easy adjustment of the fixed starting position with a simple turn of the riser
- Rubber Cover – Seals out dirt, increases product durability
- Wide Selection of Nozzles – Including standard and low angle, provides flexibility in system design
- Replaces all standard rotors
- Optional Check Valve – Prevents low head drainage

Specifications

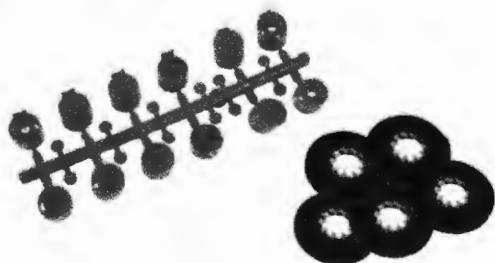
- Arc Adjustment Range: 40° to Continuous 360°
- Flow Range: .5 – 10.0 GPM (1,9 – 37,8 LPM)
- Pressure Rating: 20 – 70 PSI (1,4 – 4,8 bar)
- Precipitation Rate: .12 – 1.01 in/hr (3 – 25,7 mm/hr) (depending on spacing and nozzle used)
- Recommended Spacing: 28' – 44' (8,5 – 13,4 m)
- Radius: 22' – 50' (6,7 – 15,2 m)
- Nozzle Trajectory: 26°
- Low Angle Nozzle Trajectory: 12°
- Standard and Low Angle Nozzles Included

Model

11003 ProPlus®

Accessories

See page 24-25



Fast Facts

Inlet: 3/4" (1,9 cm) female thread NPT

Retracted height: 7 1/2" (19 cm)

Riser height: 4 1/4" (10,8 cm)



Easy Arc Setting

Arc Selection: 40° to continuous 360°
Adjust from left start



CA 3-13-24

Performance Data

NOZZLE	PRESSURE PSI	RADIUS Feet	FLOW GPM	PRECIP in/hr	
				■	▲
#0.5	30	28	0.5	.12	.14
	40	29	0.6	.14	.16
	50	29	0.7	.16	.19
	60	30	0.8	.17	.20
#0.75	30	29	0.7	.16	.19
	40	30	0.8	.17	.20
	50	31	0.9	.18	.21
	60	32	1.0	.19	.22
#1.0	30	32	1.3	.24	.28
	40	33	1.5	.27	.31
	50	34	1.6	.27	.31
	60	35	1.8	.28	.33
#2.0	30	37	2.4	.34	.39
	40	40	2.5	.30	.35
	50	42	3.0	.33	.38
	60	43	3.3	.34	.36
#2.5 Pre- Installed	30	38	2.5	.33	.38
	40	39	2.8	.35	.41
	50	40	3.2	.39	.44
	60	41	3.5	.40	.46
#3.0	30	38	3.6	.48	.55
	40	39	4.2	.53	.61
	50	41	4.6	.53	.61
	60	42	5.0	.55	.63
#4.0	30	43	4.4	.46	.53
	40	44	5.1	.51	.59
	50	46	5.6	.51	.59
	60	49	5.9	.47	.55
#6.0	40	45	5.9	.56	.65
	50	46	6.0	.55	.63
	60	48	6.3	.53	.61
	70	49	6.7	.54	.62
#8.0	40	42	8.0	.87	1.01
	50	45	8.5	.81	.93
	60	49	9.5	.76	.88
	70	50	10.0	.77	.89

Performance Data, Metric

NOZZLE	PRESSURE Bar	RADIUS Meters	FLOW L/M	PRECIP mm/hr	
				■	▲
#0.5	2,1	8,5	1,9	3	4
	2,8	8,8	2,3	4	4
	3,4	8,8	2,7	4	5
	4,1	9,1	3,0	5	5
#0.75	2,1	8,8	2,7	4	5
	2,8	9,1	3,0	4	5
	3,4	9,4	3,4	5	5
	4,1	9,8	3,8	5	6
#1.0	2,1	9,8	4,9	6	7
	2,8	10,1	5,7	7	8
	3,4	10,4	6,1	7	8
	4,1	10,7	6,8	7	8
#2.0	2,1	11,3	9,1	9	10
	2,8	12,2	9,5	8	9
	3,4	12,8	11,4	8	10
	4,1	13,1	11,4	8	9
#2.5 Pre- Installed	2,1	11,6	9,5	8	10
	2,8	11,9	10,6	9	10
	3,4	12,2	12,1	10	11
	4,1	12,5	13,3	10	12
#3.0	2,1	11,6	13,6	12	14
	2,8	11,9	15,9	13	15
	3,4	12,5	17,4	13	15
	4,1	12,8	19,0	14	16
#4.0	2,1	13,1	16,7	12	13
	2,8	13,4	19,3	13	15
	3,4	14,0	21,2	13	15
	4,1	14,9	22,4	12	14
#6.0	2,8	13,7	22,4	14	17
	3,4	14,0	22,7	14	16
	4,1	14,6	23,9	13	15
	4,8	14,9	25,4	14	16
#8.0	2,8	12,8	30,3	22	26
	3,4	13,7	32,2	21	24
	4,1	14,9	36,0	19	22
	4,8	15,2	37,9	20	23

Low Angle Performance Data

NOZZLE	PRESSURE PSI	RADIUS Feet	FLOW GPM	PRECIP in/hr	
				■	▲
#1.0	30	22	1.2	.48	.55
	40	24	1.7	.57	.66
	50	26	1.8	.51	.59
	60	28	2.0	.49	.57
#3.0	30	29	3.0	.69	.79
	40	32	3.1	.58	.67
	50	35	3.5	.55	.64
	60	37	3.8	.53	.62
#4.0	30	31	3.4	.68	.79
	40	34	3.9	.65	.75
	50	37	4.4	.62	.71
	60	38	4.7	.63	.72
#6.0	40	38	6.5	.87	1.00
	50	40	7.3	.88	1.01
	60	42	8.0	.87	1.01
	70	44	8.3	.86	0.99

Low Angle Performance Data, Metric

NOZZLE	PRESSURE Bar	RADIUS Meters	FLOW L/M	PRECIP mm/hr	
				■	▲
#1.0	2,1	6,7	4,5	12	14
	2,8	7,3	6,4	14	17
	3,4	7,9	6,8	13	15
	4,1	8,5	7,6	12	14
#3.0	2,1	8,8	11,4	18	20
	2,8	9,8	11,7	15	17
	3,4	10,7	13,2	14	16
	4,1	11,3	14,4	14	16
#4.0	2,1	9,4	12,9	17	20
	2,8	10,4	14,8	17	19
	3,4	11,3	16,7	16	18
	4,1	11,6	17,8	16	18
#6.0	2,8	11,6	24,6	22	25
	3,4	12,2	27,7	22	26
	4,1	12,8	30,3	22	26
	4,8	13,4	32,6	22	25

*All precipitation rates calculated for 180° operation. For the precipitation rate for a 360° sprinkler, divide by 2.

How to Specify with Options

MODEL	OPTION
11003	-CV Check valve
	-LA Low angle nozzle
	-NN No nozzle
	-RCW Reclaimed water use

Example: 11003-RCW-CV



CS 3-13-24

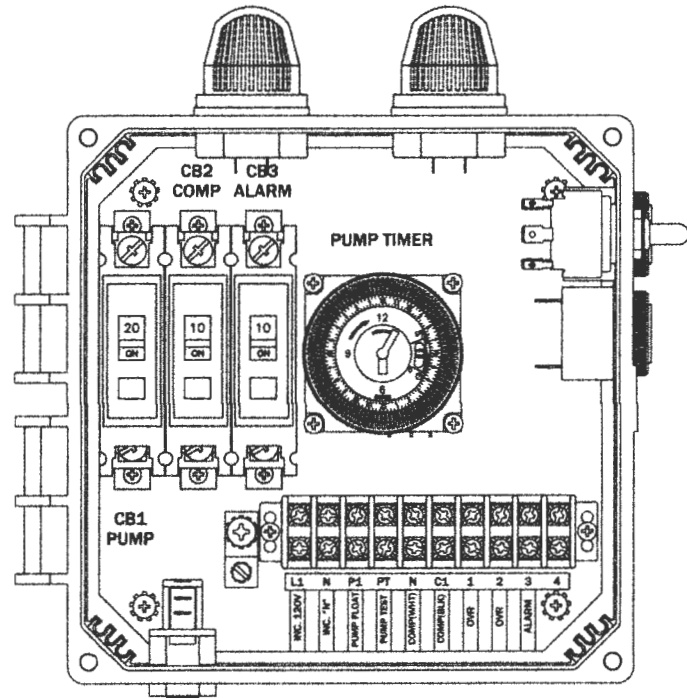


CONTROL PANEL

“A-AV” Model Aerobic Control Panel

Features & Benefits

- Circuit Breakers for Pump, Compressor & Alarm Circuits
- 24 Hr Timer w/15 minute intervals
- Large & Easy to Access Terminal Block
- Externally Mounted Run/Mute/Test Switch w/UV resistant sealing boot
- Externally Mounted Audible Alarm
- Rugged UV resistant Externally Mounted Alarm Light
- Durable Weather Resistant Hinged Poly Enclosure
- Labeled Back Panel
- Ground Lug
- Easily Replaceable Components
- Nema 4x Rating
- Color Coded Internal Wiring
- Built and Labeled to UL 508A Standard
- Works with most Aerobic Treatment Systems
- Provided with Wiring Schematic and Detailed Connection Diagram for Installer
- Mounting Feet for Enclosure
- Two year limited control panel warranty



(50B138-BIO-A-AV SHOWN)

NOTE: Comp. alarm switch located on enclosure door



CA 3-13-24

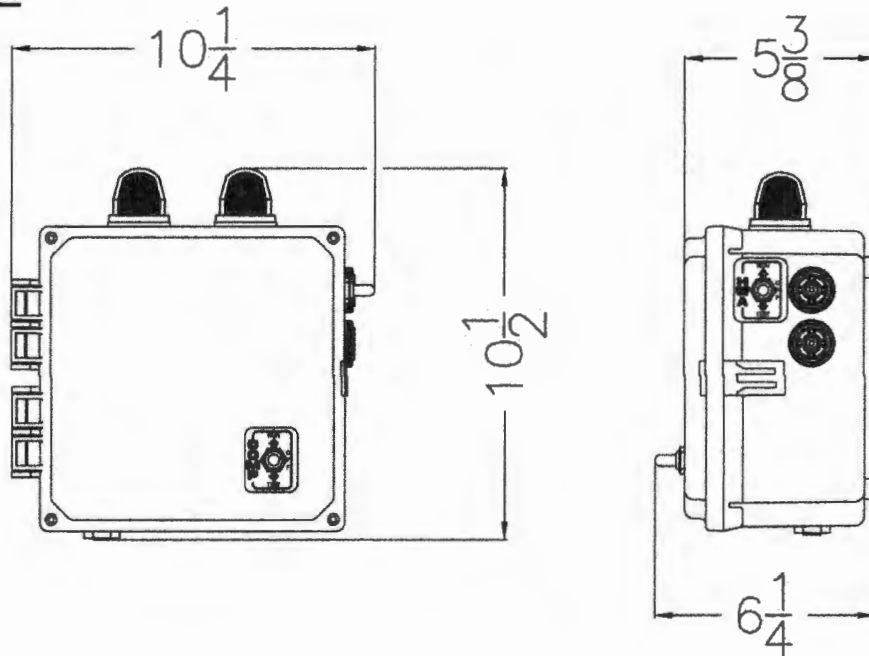
Available Options

- Externally Mounted Pump Test Switch
- Externally Mounted Air Pressure Switch
- Auto-Dialer
- Locking Stainless Steel Latch
- Repeat Cycle Timer Option
- Mercury or Mechanical Float Switches for the Pump and High Water Alarm Circuits

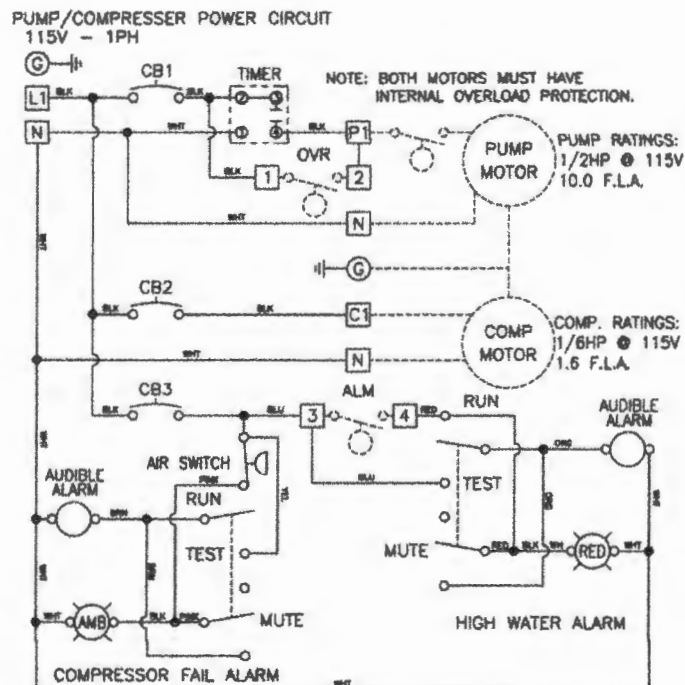
Note: Consult the factory for other available options. Also some options may require an increase in the enclosure size.

"A-AV" Model Aerobic Control Panel

Panel Dimensions



Wiring Schematic



08 3-13-24

C1 SERIES

CISTERN PUMPS

Designed for use in gray water / filtered effluent source applications, the C1 Series cistern pump provides high performance and long life in less than ideal water conditions. The C1 Series pump is able to pass solids up to 1/8" without having a negative effect on the internal hydraulic components.

The pump's unique bottom suction design allows for maximum fluid drawdown without compromising durability or overall life, and it does not require the use of a flow induction sleeve. Intended specifically for use in a cistern or tank, C1 Series pumps are suitable for use in agricultural, residential, and commercial installations.



CS 3-13-24

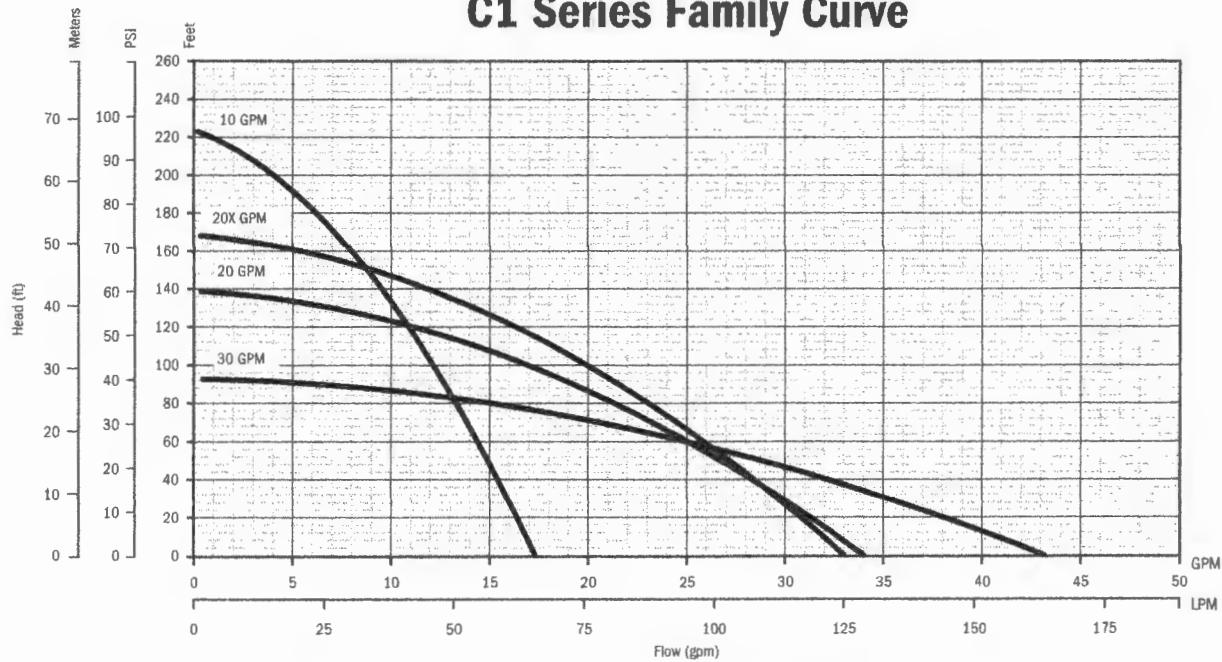


Franklin Electric

franklinwater.com



C1 Series Family Curve



FEATURES

- Supplied with a removable 5" base for secure and reliable mounting
- Bottom suction design
- Robust thermoplastic discharge head design resists breakage during installation and operation
- Single shell housing design provides a compact unit while ensuring cool and quiet operation
- Hydraulic components molded from high quality engineered thermoplastics
- Optimized hydraulic design allows for increased performance and decreased power usage
- All metal components are made of high grade stainless steel for corrosion resistance
- Available with a high quality 115 V or 230 V, 1/2 hp motor
- Fluid flows of 10, 20, and 30 gpm, with a max shut-off pressure of over 100 psi
- Heavy duty 600 V 10 foot SJ00W jacketed lead

APPLICATIONS

- Gray water pumping
- Filtered effluent service water pumping
- Water reclamation projects such as pumping from rain catchment basins
- Aeration and other foundation or pond applications
- Agriculture and livestock water pumping



ORDERING INFORMATION

C1 Series Pumps

GPM	HP	Volts	Stage	Model No.	Order No.	Length (in)	Weight (lbs)
10	1/2	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.

- (2) The permit issued to the previous owner of the property being transferred to the new owner in accordance with §285.20(5) of the TCEQ OSS Rules, i.e.; the permit will be issued in the name of the owner of the OSSF. Permits shall be transferred to the new owner automatically upon legal sale of the OSSF. The transfer of an OSSF permit under this section shall occur upon actual transfer of the property on which the OSSF is located unless the ownership of the OSSF had been severed from the property.
- (3) The new owners submitting a valid maintenance contract to the permitting authority.

Operation and Management Notes:

- The OSSF should not be treated as a normal city Sewer.
- Water conservation practices should be used at all times. Consult your local authorities for more information.
- Run the dishwasher with a full load whenever possible.
- Avoid running water continuously when brushing teeth, washing hands, or cleaning food and utensils.
- Repair any water leaks immediately, such as running toilets or leaky faucets.
- The owner is responsible for cleaning and pumping the septic tank, typically every 2 to 3 years depending on system usage.
- Do not use the toilet to dispose of tissue, feminine hygiene products, trash, cigarettes, etc.
- It is recommended that you do not use the garbage disposal and/or garbage grinders in the facility serviced by this system.
- Household chemicals should be used in moderation.
- According to §285, no water softener will be allowed to enter the OSSF.
- Chemical additives or the so-called enzymes should not be used during the operation of this system. Some of these additives may even be harmful to the facilities operation.
- Do not build driveways, storage buildings, decks, or other structures over the tank or disposal area.
- The OSSF must be protected from coming in contacts with vehicular traffic.
- A strong vegetative cover is essential for the proper operation of this system. The property owner is solely responsible for maintaining this vegetation. The irrigation area should be groomed by mowing on a regular basis.
- If you notice a problem with the spray patterns, or any of the alarms are activated, contact your maintenance provider immediately.
- Never place a greater wastewater load on your system than that prescribed by the design of the system (**540 gallons per day**).

*The proposed system has been designed generally following the minimum requirements under TCEQ §285 On-Site Sewage Facilities. The site evaluation and subsequent design are based on technical information currently available. The performance of the OSSF is not, and cannot be guaranteed even though all provisions of the Standards have been complied with. If failure should occur, additions to the OSSF may have to be made. In extreme cases a substitute system may be required. By accepting this design, the homeowner/contractor understands the aforementioned conditions, and agrees that the designer will not be liable for any more than the agreed upon design.



CS 3-13-24

REFLECT NEW DRAFTING FOR COMPLETION OF PROPOSED EFFECTIVE DATE. (04/08/2012)

[illegible][illegible]

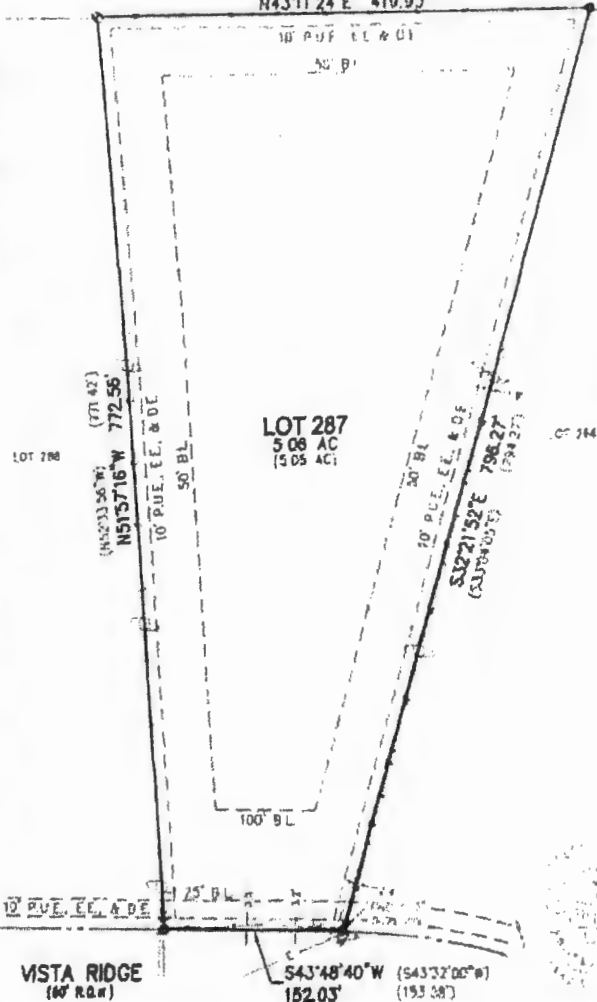
INTEREST ORLANDO ESTATE 20 FEET WIDE, CENTERED ON 44 NADAM 1/4-101
CHAMPA, CITY OF SANTA FE, RECORD 44-28, 9 PG. 108, MAP AND PLAT RECORD
CONAL COUNTY, TEXAS

REFERENCE SANITARY CONTROL EASEMENT. WITH A GRASSY LOT 10 FEET WIDE, REMAINED AROUND
1920 HOUSE. RECORDED IN VOL. 9, PG. 252, MAP AND PLAT RECORDS, CONN. COUNTY, N. H.

FEARNESS SHOWN HEREON ARE BASED ON THE TEXAS CLOUD-GATE SYSTEM, SOUTH CENTRAL ZONE (4304), WAD 82.

CALLED BY 2 AGENTS
 1 HOUR
 14-00000 NO 078
 ABSTRACT NO 287
 DOC #20130000-400
 000-001

N42°46'07"E 419.15'
N43°11'24"E 419.93'



4421-2.

- [illegible]

The undersigned has
viewed, reviewed and accepted
this survey

Date: 11/16/23
Signed: [Signature]

742 VISTA POINTE
CANYON LAKE, TEXAS

THIS FILM IS LOANED TO
JOHN LAMON INC ONLY
LOS ANGELES AND NEW BRITAIN
THE COMPANY



HMT
HUMAN MACHINE TECHNOLOGY

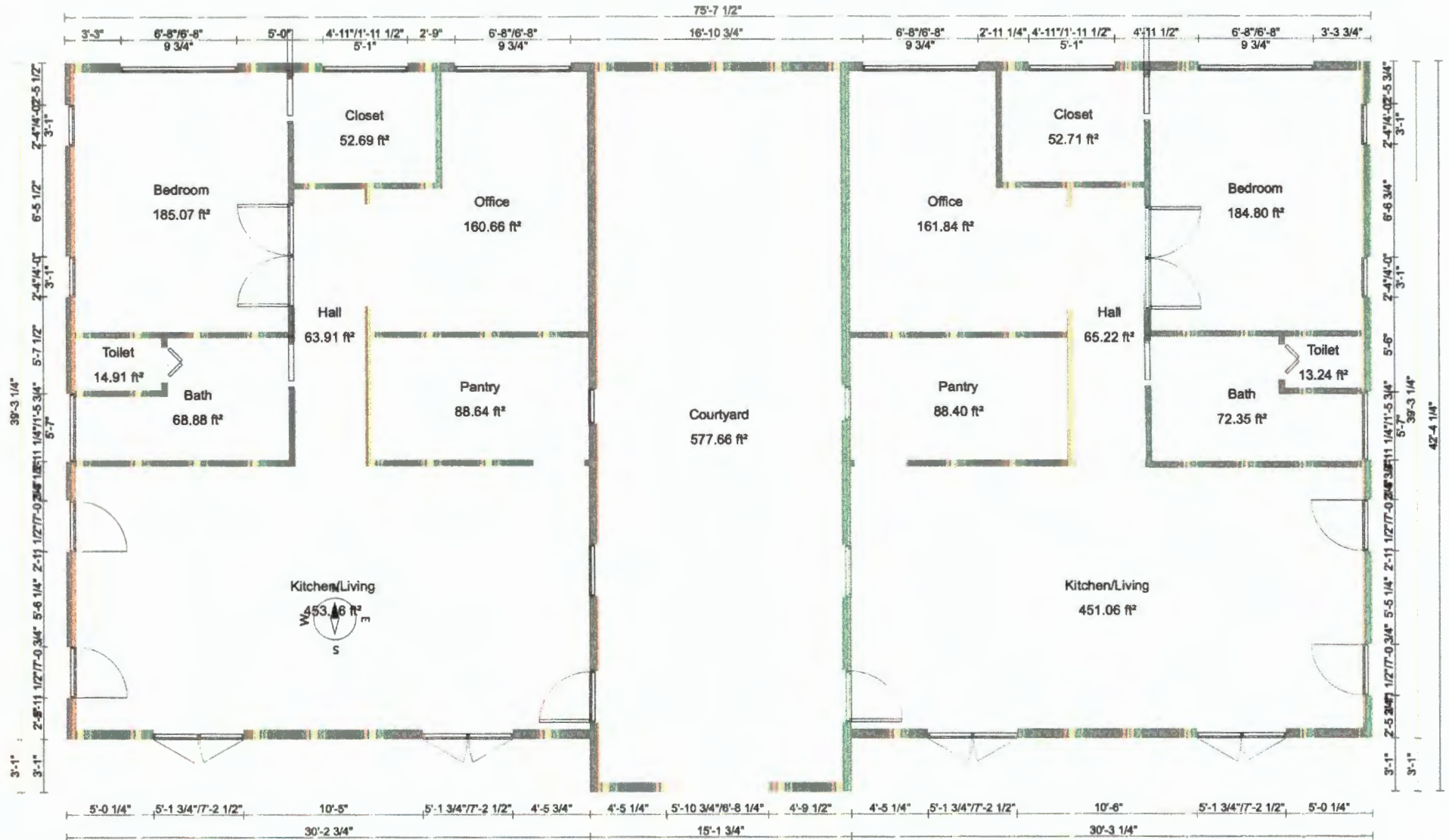
290 S. CASTELL AVE, STE. 100
NEW DRAINFELS, TX 78130
TYPE FIRM F-10461
TBPIS FIRM 10153600

1. HARRY COTTON: THAT THE MONEY WAS BACK ON THE STOLEN JACK BY
MAYHEW.

1874 21 of 42-51

FORM NO. 1 (1-1-60)
REVISED PROVISIONAL (NO. 1) OF NO. 100

13-0772



Guest House	2024-02-05T08:34
Guest House	Adjusted - Arch B



Shop	2024-02-02T11:28
Plan Ground Floor	Adjusted - Arch B

From: [Ritzen,Brenda](#)
To: ["Bucky Smith"](#)
Subject: RE: permit 117991 revision
Date: Friday, December 13, 2024 10:34:00 AM
Attachments: [image001.png](#)

Bucky,

The permit file has been updated.

Thank you,



Brenda Ritzen

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

From: Bucky Smith <smithsepticdesign@gmail.com>
Sent: Friday, December 13, 2024 8:24 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Subject: permit 117991 revision

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

--

Bucky Smith
Smith Septic Design & Consultation
smithsepticdesign@gmail.com
(512) 644-6980

From: [Ritzen,Brenda](#)
To: [Bucky Smith](#); [Olvera,Brandon](#)
Subject: RE: permit 117991
Date: Thursday, December 12, 2024 10:09:00 AM
Attachments: [image001.png](#)

Bucky,

✓ Please identify the separation distances between system components.

Thank you,



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

From: Bucky Smith <smithsepticdesign@gmail.com>
Sent: Wednesday, December 11, 2024 9:33 PM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>; Olvera,Brandon <Olverb@co.comal.tx.us>
Subject: permit 117991

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- Comal IT

revised site plan

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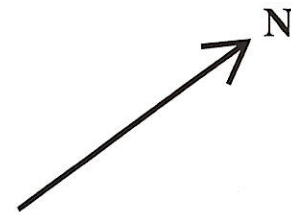
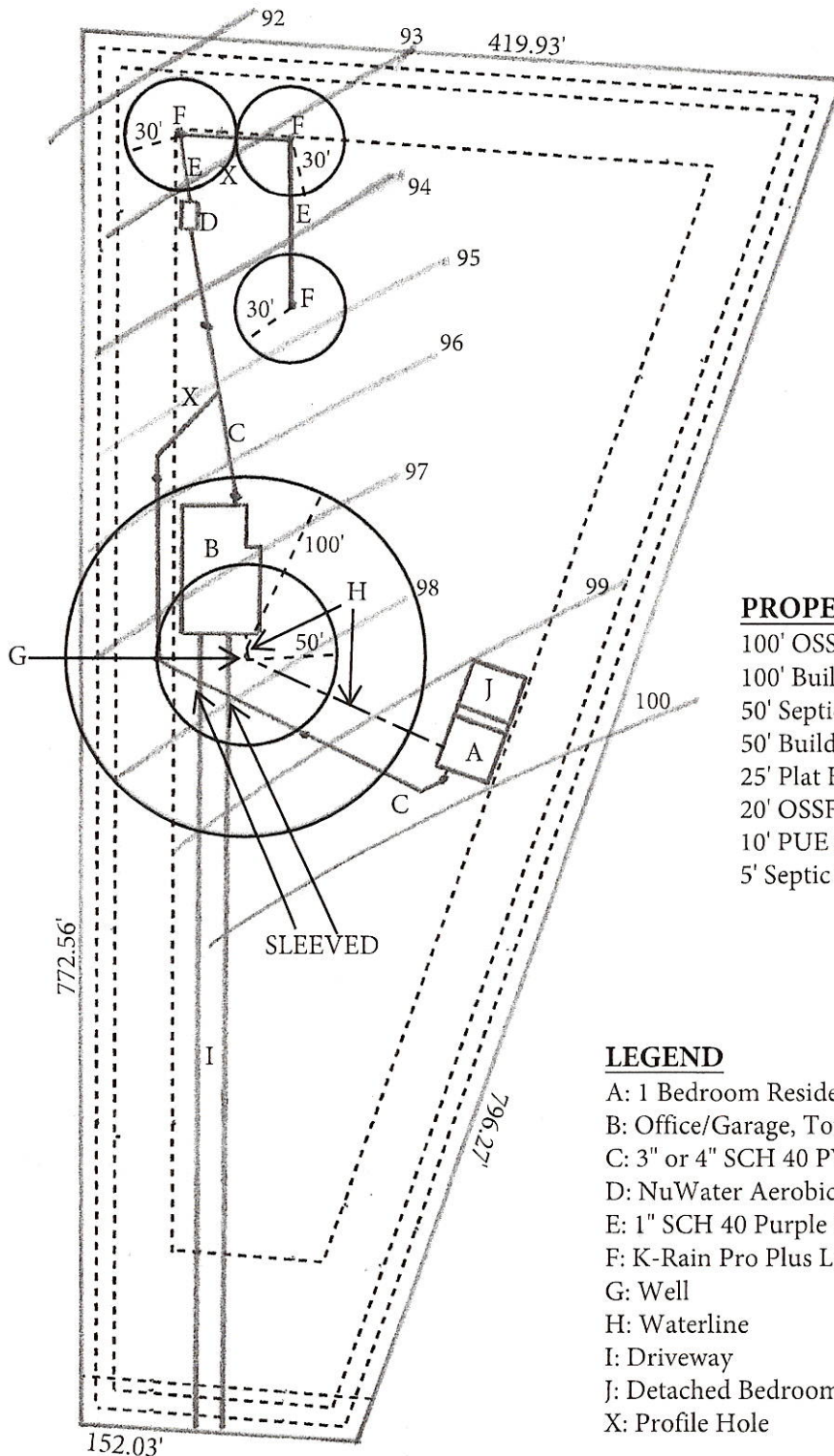
Bucky Smith
Smith Septic Design & Consultation
smithsepticdesign@gmail.com
(512) 644-6980

VISTA RIDGE

Josh McConnico
742 Vista Ridge
Canyon Lake, TX 78133

REVISED

9:12 am, Dec 12, 2024



SCALE
1 INCH = 100 FEET

PROPERTY NOTES

- 100' OSSF Setback from Well to Edge of Spray Area
- 100' Building Setback on Front Property Line
- 50' Septic Tank Setback from Well
- 50' Building Setback on Side and Back Property Lines
- 25' Plat Building Setback on Front Property Line
- 20' OSSF Setback on All Property Lines
- 10' PUE on All Property Lines
- 5' Septic Tank Setback from Structure

LEGEND

- A: 1 Bedroom Residence, 900 Sq. Ft.
- B: Office/Garage, Total HVAC 800 Sq. Ft.
- C: 3" or 4" SCH 40 PVC Pipe with Two Way Clean Out Every 100'
- D: NuWater Aerobic Treatment Unit, Model B-800
- E: 1" SCH 40 Purple PVC Pipe
- F: K-Rain Pro Plus Low Angle Spray Head, Nozzle #4, Radius @ 30'
- G: Well
- H: Waterline
- I: Driveway
- J: Detached Bedroom, 900 Sq. Ft
- X: Profile Hole

VISTA RIDGE

From: [Ritzen,Brenda](#)
To: [Bucky Smith](#)
Subject: RE: revised application for 117991
Date: Wednesday, November 6, 2024 3:24:00 PM
Attachments: [Page from 117991.pdf](#)
[image001.png](#)

Bucky,

✓ The attached is the current design within the permit. Please revise the design to match your description of the structures indicated on the permit application.

Thank you,



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

From: Bucky Smith <smithsepticdesign@gmail.com>
Sent: Wednesday, November 6, 2024 1:38 PM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Subject: revised application for 117991

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.

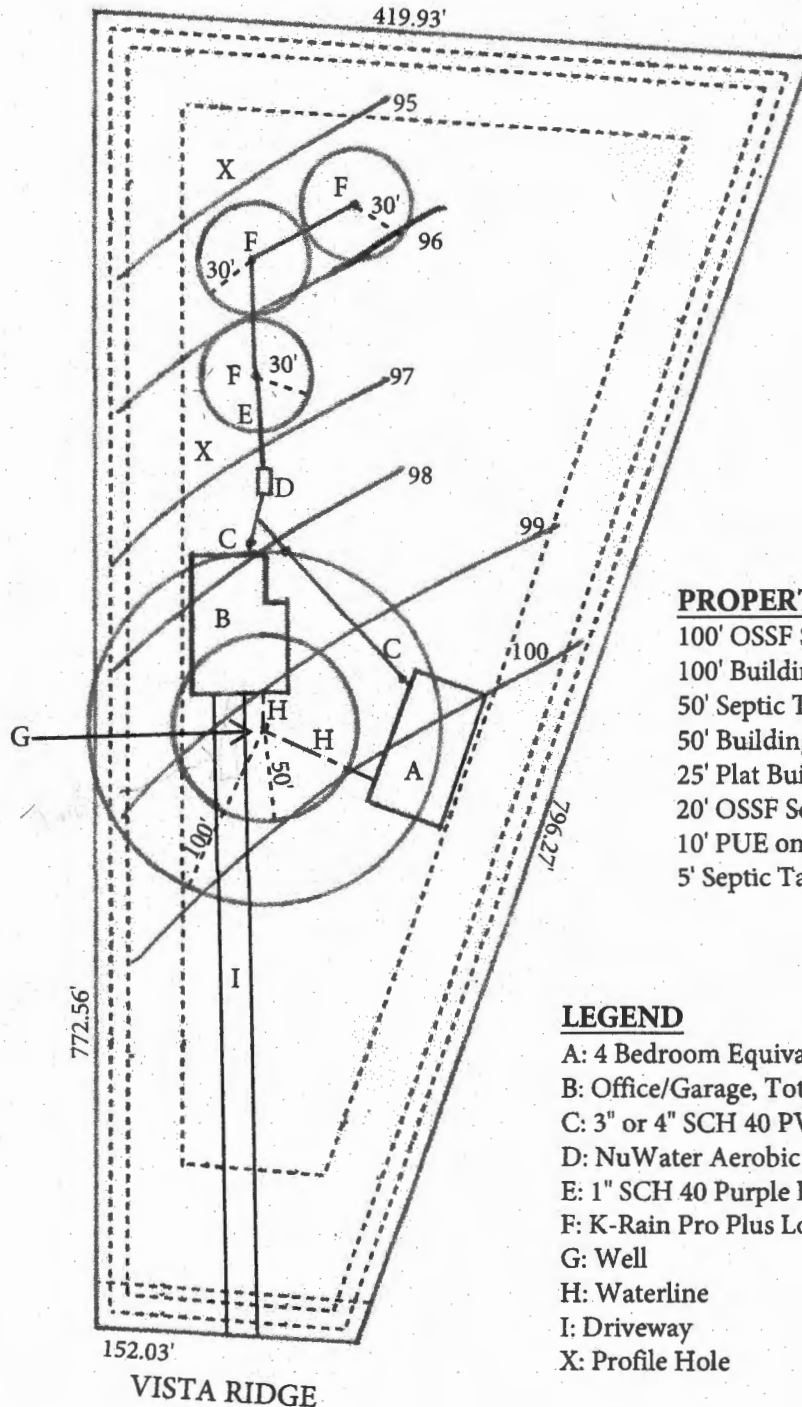
- Comal IT

--
Bucky Smith
Smith Septic Design & Consultation
smithsepticdesign@gmail.com
(512) 644-6980

Josh McConnico
742 Vista Ridge
Canyon Lake, TX 78133



CS 3-13-24



SCALE
1 INCH = 100 FEET

PROPERTY NOTES

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- 50' Building Setback on Side and Back Property Lines
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- 20' OSSF Setback on All Property Lines
- 10' PUE on All Property Lines
- 5' Septic Tank Setback from Structure

LEGEND

- A: 4 Bedroom Equivalent, Single Family Residence, < 3,500 Sq. Ft.
- B: Office/Garage, Total HVAC < 1,500 Sq. Ft.
- C: 3" or 4" SCH 40 PVC Pipe
- D: NuWater Aerobic Treatment Unit, Model B-800
- E: 1" SCH 40 Purple PVC Pipe
- F: K-Rain Pro Plus Low Angle Spray Head, Nozzle #4, Radius @ 30'
- G: Well
- H: Waterline
- I: Driveway
- X: Profile Hole

Garage to tank = 25'
House to tank = 130'
tank to 1st head = 50'

Tank Notes:

- The bottom of the excavation for the tanks shall be level and free of large rocks and debris.
- All tanks are to be set level on a layer, with a minimum thickness of 4 inches, of sand, sandy loam, clay loam, or pea gravel.
- Risers are required over all tank openings and must extend 2" above grade
- Risers shall be permanently fastened to the tank lid.
- The riser lid shall screw down and have a lock or weight 65lbs.
- A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap.
- All openings in the tank must be properly sealed to prevent the escape of wastewater, or to prevent the infiltration of water.
- Tanks must be filled with water for 24-hours to test for leaks and structural integrity.
- The tanks must be set low enough to have fall of at least 1/8" per foot from house to tank.
- PVC pipe from house to tank must be at least Sch.40 or SDR 26.

Additional Notes:

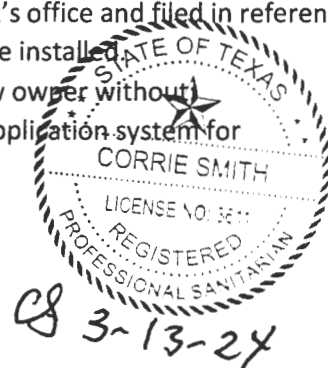
- Install audio-visual alarm for aerator and pump on separate breakers.
- The high water and air compressor alarms shall be audio/visual and mounted in a place that can be easily seen and heard when the alarms are activated.
- A hose bib must be installed in pump tank at tank inspection port.
- The chlorinator must be constructed to allow a chlorine residual of 0.1mg/1 in the pump tank for the period of time between scheduled inspections. The disinfected effluent must obey the standards as stated in §285, TCEQ, On-Site Sewage Facilities. Approved disinfections methods using chlorinated tablets, must use calcium hypochlorite that is properly labeled for wastewater disinfections.

Maintenance Requirements:

- The applicant must furnish to the regulatory authority a valid maintenance contracts with a certified maintenance company before a permit will be issued.
- The maintenance company will verify that the system is operating properly and that they will provide on-going maintenance of the installation.
- The initial contract will be a minimum of 2 years.
- A maintenance contract will authorize the Maintenance Company to maintain and repair the system as needed.
- The owner must continuously maintain a signed written contract with a valid maintenance company and shall submit a copy of the contract to the permitting authority at least 30 days prior to the date service will cease.

Affidavit:

- The applicant must file a certified copy of an affidavit at the County Clerk's office and filed in reference to the real property deed on which the surface application system is to be installed.
- The affidavit will state that the property shall not be transferred to a new owner without:
 - (1) The new owner being advised that the property contains a surface application system for wastewater disposal;



From: [Ritzen,Brenda](#)
To: [Bucky Smith](#)
Subject: RE: 117991 revisions
Date: Wednesday, October 30, 2024 8:32:00 AM
Attachments: [image001.png](#)

Bucky,

The permit application and written description of the structures do not match what is on the design. Also, the gpd indicated does not appear to meet TCEQ Table III requirements. All non-single family residential must indicate the type of use, number of people, etc. as applicable and follow Table III gpd requirements. Non-single family must also show the doubling area for the treatment and disposal system.

Thank you,



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

From: Bucky Smith <smithsepticdesign@gmail.com>
Sent: Tuesday, October 29, 2024 3:52 PM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Subject: 117991 revisions

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

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Bucky Smith
Smith Septic Design & Consultation
smithsepticdesign@gmail.com
(512) 644-6980

COMAL COUNTY
ENGINEERING OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

REVISED

JONAS DR
NEW BRAUNFELS, TX 78132
8:08 am, Oct 30, 2024
WWW.CCEO.ORGDate 10-8-24

Permit Number

117991

1. APPLICANT / AGENT INFORMATION

Owner Name Joshua + Kimberley McConnic
 Mailing Address 742 Vista Ridge
 City, State, Zip Canyon Lake, TX 78133
 Phone # 512-409-5368
 Email josh@solarisus.com

Agent Name Bucky Smith
 Agent Address 302 Reimer Ave
 City, State, Zip San Marcos, TX 78666
 Phone # 512-644-6980
 Email smithspticdesign@gmail.com

2. LOCATION

Subdivision Name Eden Ranch Unit 7 Lot 287 Block
 Survey Name / Abstract Number Acreage 5.05
 Address 742 Vista Ridge City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

☒ Single Family ResidentialType of Construction (House, Mobile, RV, Etc.) (2) 1 bedroom residencesNumber of Bedrooms 2Indicate Sq Ft of Living Area 900 Sq ft each☒ 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 garage / office 800 sq ft of living areaOffices, 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: \$ 500,000 (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 Joshua McConnic10-8-24
Date

From: [Ritzen,Brenda](#)
To: ["josh@solarisus.com"; Bucky Smith](#)
Subject: Permit 117991
Date: Wednesday, October 23, 2024 1:00:00 PM
Attachments: [image001.png](#)

Re: Joshua & Kimberly McConnico
Eden Ranch Section 7 Lot 287
Application for Permit for Authorization to Construct an On-Site
Sewage Facility (OSSF)

Owner / Agent :

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

- ✓ 1. Both property owners must sign the permit application.
2. Submit a breakdown on how the gpd was determined.
3. There is a discrepancy between the permit application and planning materials on the bedrooms and sq. ft. of living area.
4. Add the sq. ft. of living area for the office/workshop to the permit application and planning materials.
- ✓ 5. This property is located within the Edwards Aquifer Recharge Zone.
Revise page 2 of the permit application accordingly.
- ✓ 6. Indicate if there are any recharge features within 150 ft. of the proposed system location.
- ✓ 7. Owner signature needed on the 2 year initial maintenance contract.
- ✓ 8. Submit vegetation plan for the spray area.
9. 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



COMAL COUNTY
ENGINEERS OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date 10-8-24

Permit Number 117991

1. APPLICANT / AGENT INFORMATION

Owner Name Joshua + Kimberley McConnicke
Mailing Address 742 Vista Ridge
City, State, Zip Canyon Lake, TX 78133
Phone # 512-409-5368
Email josh@solarisus.com

Agent Name Bucky Smith
Agent Address 202 Reimer Ave
City, State, Zip San Marcos, TX 78666
Phone # 512-644-6980
Email smithspticdesign@gmail.com

2. LOCATION

Subdivision Name Eden Ranch Unit 7 Lot 287 Block _____
Survey Name / Abstract Number _____ Acreage 5.05
Address 742 Vista Ridge City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) House and Office/Workshop

Number of Bedrooms 4

Indicate Sq Ft of Living Area 3200

☐ 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: \$ 500,000 (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.

Joshua McConnicke
Signature of Owner

10-8-24
Date



Planning Materials & Site Evaluation as Required Completed By Corrie Smith

System Description Aerobic Spray

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

Tank Size(s) (Gallons) 800 GPD ATU Absorption/Application Area (Sq Ft) 8478

Gallons Per Day (As Per TCEQ Table III) 540

(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.

Corrie Smith
Signature of Designer

10-8-24
Date

IV. Client Responsibilities:

1. Maintain Chlorinator and proper chlorine supply, unless otherwise specified.
2. Provide all necessary lawn or yard maintenance and remove all obstructions, including dogs and other animals as needed to allow the OSSF to function properly and the Contractor easy and safe access to all parts of
3. Immediately notify Contractor of any alarms or system problems.
4. Have tanks pumped out as directed by manufacturer, typically every 3 years.
5. Be available by text, phone, or in person when the Contractor is on site in case of required repair approvals or questions.
6. Maintain site drainage to prevent adverse effects on OSSF.
7. Promptly pay Contractor's bills, fees, and invoices in full.

V. Access By Contractor:

Access By Contractor: The contractor or anyone authorized by the contractor may enter the property at reasonable times without prior notice for the purpose of repairs and services described herein.

VI. Termination of This Agreement:

Either party may terminate this agreement with 30 days' written notice in the event of the other party's substantive failure to perform in accordance with this agreement without fault of the terminating party. If this agreement is terminated, the Contractor will notify the appropriate regulatory authority.

VII. Limitation of Liability:

In no event shall the Contractor be liable for indirect, consequential, incidental, or punitive damages, whether in contract, tort, or any other theory of liability. In no event shall the Contractor's liability for the direct damages exceed payments by the Client under this agreement.

VIII. Payment Terms:

The fee for this agreement only covers the services described herein. This fee does not cover equipment or labor for non-warranty repairs, labor for warranty repairs, or service charges resulting from unscheduled, Client requested trips to the Client's OSSF. Payments not received within 30 days from the date of invoicing will be subject to a \$30.00 late penalty and or a 1.5% monthly carrying charge, whichever is greater. By signing this contract, the Client authorizes the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and removal of said parts. All invoices are due upon receipt by Client.

IX. 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 held valid and enforceable. If a court finds that any provision of this agreement is invalid or unenforceable, 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.

Josh & Kimberly McConnico

Luna Environmental / Wes Magley

Signed by:

Customer Name

Maintenance Provider Name

Josh McConnico

Wes Magley

License # MP0002679

A9A7711A96474F7

Customer Signature

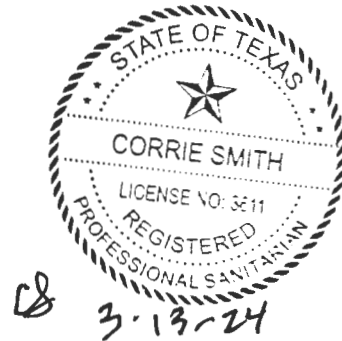
Maintenance Provider Signature

Additional Comments / Special Terms

Design Report
On-Site Sewage Facility
Aerobic Wastewater Treatment System
Utilizing Surface Spray Application

Owner/Site Location:

Josh McConnico
742 Canyon Gap
Canyon Lake, TX



Site Description & Evaluation:

A site evaluation indicated that the site is suitable for an aerobic surface irrigation system. The spray area has a slope of less than 15% and there was no evidence of shallow groundwater. This residence will utilize a private water supply as a water source. All portions of the proposed OSSF must maintain at least a 10' setback from all water lines. This site does not lie in the regulated 100 year floodplain. There were no recharge features found within 150' of the proposed OSSF. Minimum separation distances as stated in Chapter 285 (TCEQ) On-Site Sewage Facilities, must be maintained.

Wastewater Design Flow:

This design is for a 2 bedroom residence with <2500 square feet and a garage/office. Low flow fixtures will be utilized. System is designed for 540 gallons per day at the request of the owner.

Aerobic Treatment System Description:

This residence will utilize a Nuwater B-800 ATU. Wastewater from the residence will flow to a 431 gallon trash tank followed by 800 gallon per day aeration treatment tank. Effluent from the aeration tank will flow through a NSF approved liquid chlorinator to an 854 gallon pump tank. The pump tank will discharge to sprinkler heads. The disposal area will consist of three 30 ft. 360 degree radius patterns. This system is considered a package system and will be installed to manufacturer's instructions.

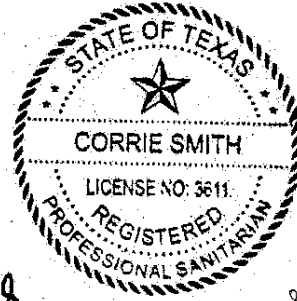
* I certify that this OSSF meets all the requirements of the existing CZP.

Josh McConnico
742 Vista Ridge
Canyon Lake, TX 78133

REVISED

8:07 am, Nov 07, 2024

VOID



CB

11-6-24

N

SCALE

1 INCH = 100 FEET

PROPERTY NOTES

- 100' OSSF Setback from Well to Edge of Spray Area
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- 5' Septic Tank Setback from Structure

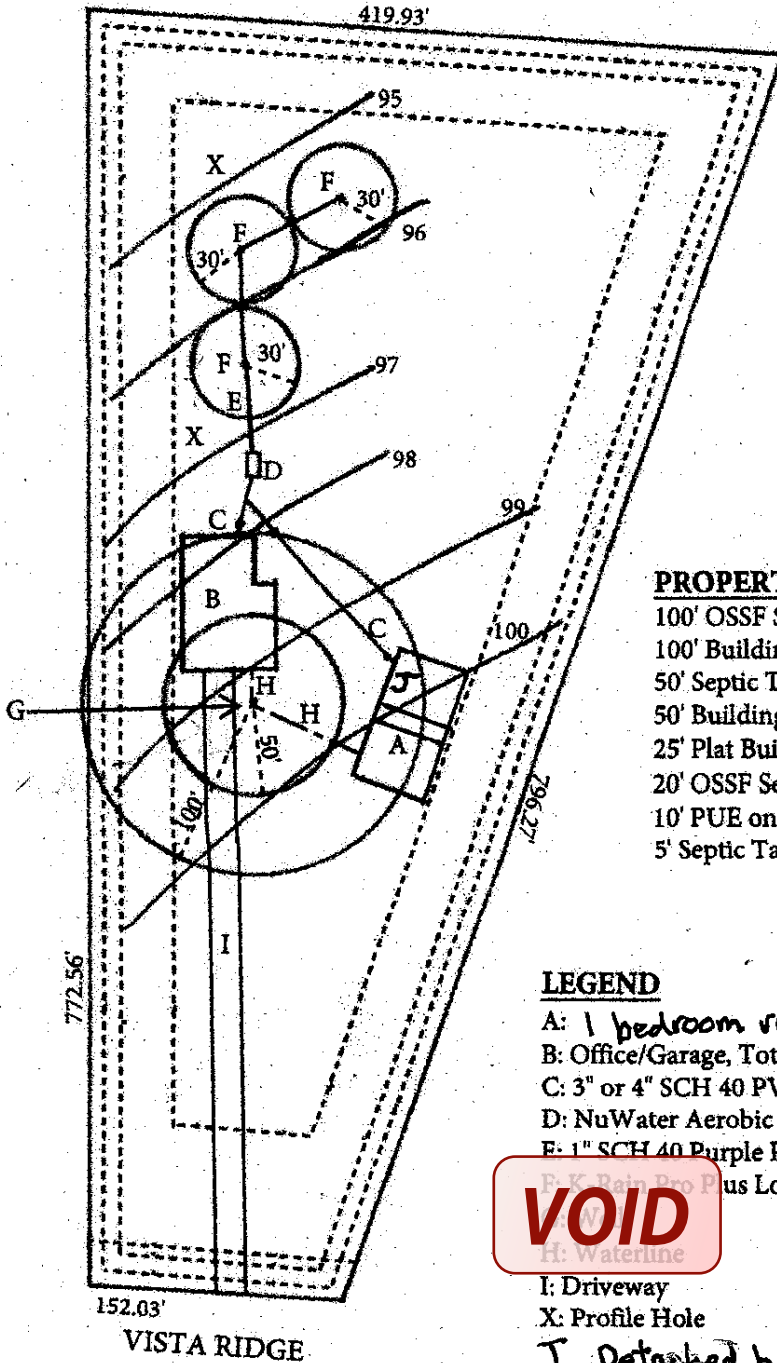
LEGEND

- A: 1 bedroom residence 900 Square Feet
- B: Office/Garage, Total HVAC 800 Square Feet
- C: 3" or 4" SCH 40 PVC Pipe
- D: NuWater Aerobic Treatment Unit, Model B-800
- E: 1" SCH 40 Purple PVC Pipe
- F: 3" or 4" SCH 40 PVC Pipe with Low Angle Spray Head, Nozzle #4, Radius @ 30'

VOID

- I: Driveway
- X: Profile Hole

J. Detached bedroom 900 Square Feet



Garage to tank = 25'
House to tank = 130'
tank to 1st head = 50'

Josh McConnico
742 Vista Ridge
Canyon Lake, TX 78133

REVISED

10:29 am, Dec 13, 2024

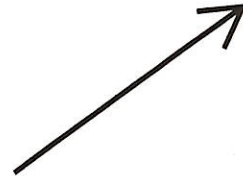
VOID



CS

12-13-24

N



SCALE

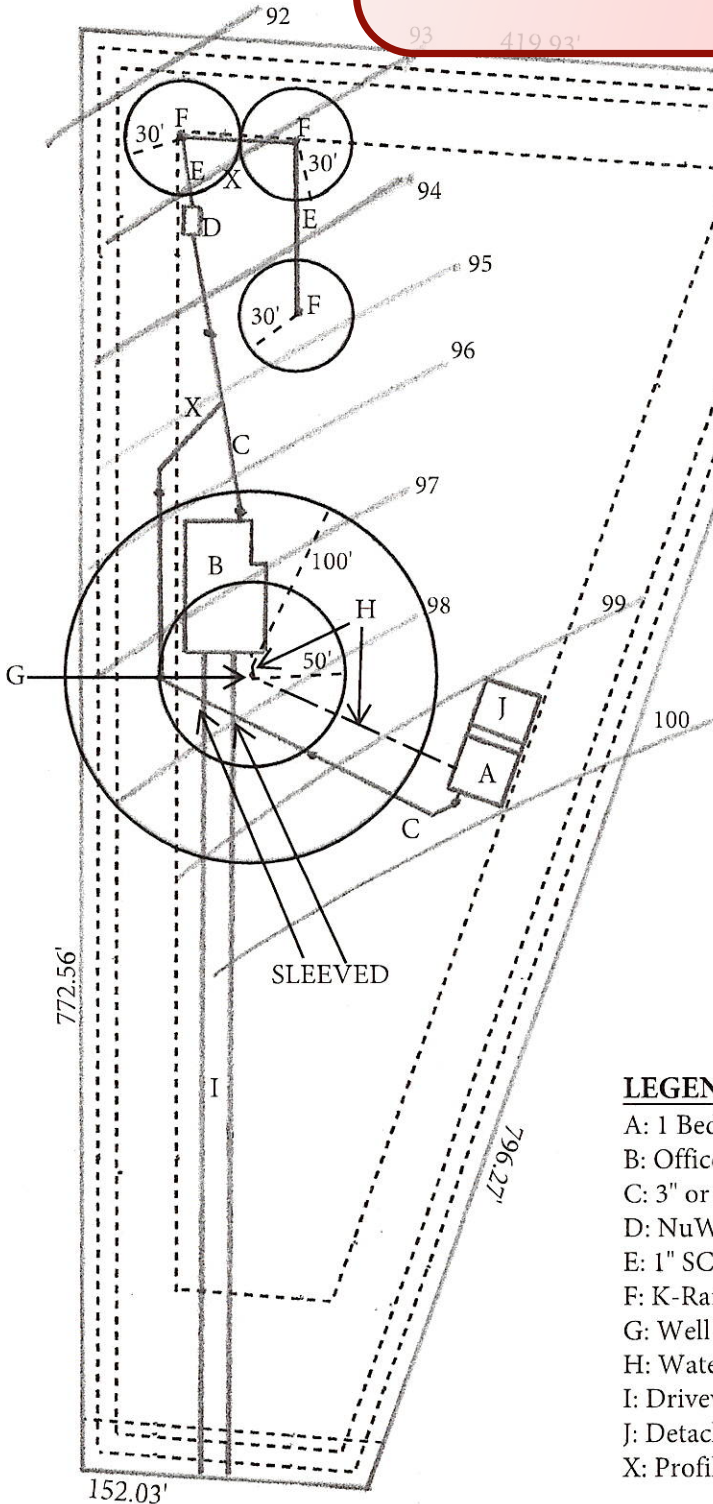
1 INCH = 100 FEET

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LEGEND

- A: 1 Bedroom Residence, 900 Sq. Ft.
- B: Office/Garage, Total HVAC 800 Sq. Ft.
- C: 3" or 4" SCH 40 PVC Pipe with Two Way Clean Out Every 100'
- D: NuWater Aerobic Treatment Unit, Model B-800
- E: 1" SCH 40 Purple PVC Pipe
- F: K-Rain Pro Plus Low Angle Spray Head, Nozzle #4, Radius @ 30'
- G: Well
- H: Waterline
- I: Driveway
- J: Detached Bedroom, 900 Sq. Ft
- X: Profile Hole



VISTA RIDGE

Garage to tank = 150'
tank to 1st head = 35'
Residence to tank = 320'

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

WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

§

§

THAT effective as of November 15, 2023, SAMUEL D. ROOT AND AMARA O. ROOT, A MARRIED COUPLE ("Grantor", whether one or more), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by JOSHUA MCCONNICO AND KIMBERLY MCCONNICO ("Grantee", whether one or more), the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by JOSHUA MCCONNICO of that one certain promissory note of even date herewith (the "Note") in the principal sum of \$272,000.00, payable to the order of FIRST UNITED BANK AND TRUST ("Lender"), as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of the Note being secured by the vendor's lien herein retained, and being additionally secured by a deed of trust of even date herewith to GREG MASSEY, TRUSTEE, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee the real property (the "Property") described as follows, to-wit:

Lot 287, EDEN RANCH, SECTION 7, a subdivision in Comal County, Texas, according to the map or plat of record in Volume 9, Pages 269-273, of the Map and Plat Records of Comal County, Texas.

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

This conveyance, however, is made and accepted subject to any and all restrictions, reservations, easements, exceptions, covenants and conditions, if any, applicable to and enforceable against the Property as shown by the records of Comal County, Texas.

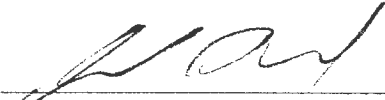
But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the Property, is retained against the Property, premises and improvements until the Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

Corridor Title GF# 23-2440 N

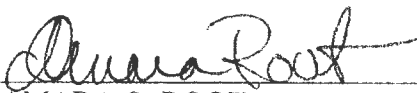
THAT Lender, at the instance and request of Grantee, having advanced and paid in cash to Grantor herein that portion of the purchase price of the Property as is evidenced by the Note, the Vendor's Lien, together with the Superior Title to the Property, is retained herein for the benefit of Lender and the same are hereby TRANSFERRED AND ASSIGNED to Lender, its successors and assigns, without recourse on Grantor.

Current ad valorem taxes on the Property having been prorated, the payment thereof is assumed by Grantee.

GRANTOR:

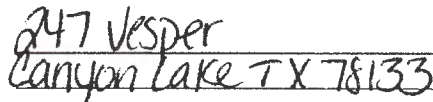


SAMUEL D. ROOT



AMARA O. ROOT

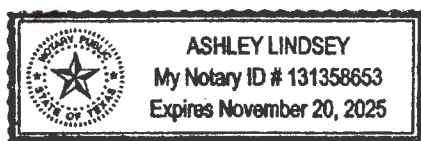
Address of Grantee:

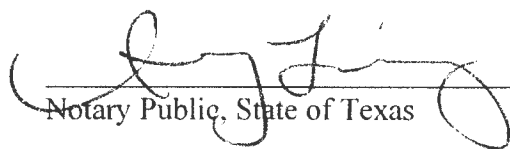


247 Vesper
Canyon Lake TX 78133

STATE OF TEXAS §
 §
COUNTY OF COMAL §

This instrument was acknowledged before me this 15th day of November, 2023 by SAMUEL D. ROOT AND AMARA O. ROOT.





Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CORRIDOR TITLE, LLC

23-2440-N

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
11/15/2023 04:32:10 PM
CHRISTY 2 Pages(s)
202306036276





RECEIVED

By Kathy Griffin at 2:53 pm, Oct 09, 2024



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

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Date Received

Initials

117991

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.

Bucky Smith
Signature of Applicant

10-8-24

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refused)



WASTEWATER TREATMENT SYSTEM MAINTENANCE CONTRACT

Customer

Josh & Kimberly McConnico

Residential



Initial Contract



Site Address

742 Vista Ridge, Canyon Lake, TX 78133

Agency

Comal County

Email

kimberly@solarisus.com

Phone

(512) 409-5368

Permit Number

System Details

Treatment: Aerobic Surface Application Liquid Bleach / System: Block Creek Concrete Products, Inc. 800 Max GPD

AGREEMENT

I. General:

This work for hire agreement (hereinafter referred to as "Agreement") is entered into by and between the Client and Luna Environmental, LLC (hereinafter referred to as "Contractor"), located at 4222 FM 482 New Braunfels, Texas 78132. By this agreement, Contractor agrees to render services, as described herein, and Client agrees to fulfill his/her/their responsibilities under the agreement as described herein.

II. Dates:

This agreement is for an initial 2-year maintenance contract and begins once the License to Operate (LTO) has been issued.

III. Services by Contractor:

1. Inspect and perform routine maintenance on the On-Site Sewage Facility ("OSSF") in compliance with code, regulations, and/or rules of the Texas Commission on Environmental Quality ("TCEQ") and county in which the OSSF is located and the manufacturer's requirements, at a frequency of approximately once every four (4) months for residential properties, or once every one (1) month for commercial properties.
2. Inspection, adjustment, and servicing of the mechanical, electrical, and other components to ensure proper functioning. This includes inspecting control panels, air pumps, air filters, diffusers, floats, and spray heads.
3. Effluent inspection will include the following: effluent quality (color, turbidity, overflow, and odor), testing effluent chlorine and pH levels, when necessary, alarm function, filters, operation of effluent pump and chlorinator. Unless otherwise agreed to, Contractor does not provide chlorine. BOD and TSS annually on commercial accounts, additional charges apply.
4. Notify Client of any repairs needed to keep OSSF in proper working condition and up to regulatory standards. Items under warranty may be repaired while the technician is on-site. Additional charges may apply for labor and service calls. Repair quotes of non-warranty items must be approved by Client before work is performed.
5. Report to the appropriate regulatory authority and to Client, as required by the State of Texas' on-site rules and, if required, TCEQ or County rules. All findings must be reported to the appropriate regulatory authority within 14 days.
6. Visit site within 48 hours of a service request.
7. Provide Customer Support line at 855-560-9909.