Comal County Environmental Health
OSSF Inspection Sheet

Installer Name: Aerobic Services **OSSF Installer #:** OS0024597

1st Inspection Date: 7/18/25 **2nd Inspection Date:** 7/25/25 **3rd Inspection Date:**

Inspector Name: Gallegos **Inspector Name:** Hendry **Inspector Name:**

Permit#: 118135 **Address:** 652 Old Bear Creek Rd

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	X	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)		X		
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	X	285.91(10) 285.30(b)(4) 285.31(d)		X		
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	X	285.32(a)(1)		X		
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	X	285.32(a)(3)		X		
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	X	285.32(a)(5)		X		
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: **7/18/25 EG: Tight lines tanks good. Cover trenches and tanks up to lid only. No field installed. Tight line sleeved under sidewalk. Schedule 80 used under driveway 40'. 7/25/25 CH: Operational, cover all, remove rocks/ debris from spray areas, seed any bare spray areas**

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 SingleTank, 2Compartments Provided withBaffle SEPTIC TANK Inlet Flowline Greater than3" and " T " Provided on Inlet and OutletSEPTIC TANK Septic Tank(s) MeetMinimum Requirements		285.32(b)(1) (E)285.91(2)285.32(b)(1) (F)285.32(b)(1)(E) (iii)285.32(b)(1)(E)(ii) (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	X	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		X		
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 providedSEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed	X			X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X			X X		
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)	x	285.33(d)(6) 285.33(c)(4)	Surface Application	x		
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3) (B)285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.	X	285.32(c)(1)		X		
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	X X X			X X X		
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	X			X		
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	X			X		

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?	X	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)		X		
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	X X X	285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)		X		
42	APPLICATION AREA Area Installed	X					
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:	118135
Issued This Date:	03/13/2025
This permit is hereby given to:	St Jude's Ranch for Children Texas, INC

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

652 OLD BEAR CREEK RD
NEW BRAUNFELS, TX 78132

Subdivision:	CH Pape Survey 941 A-824
Unit:	-
Lot:	-
Block:	-
Acreage:	17.8700

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.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

February 28, 2025

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

Re: Favorable Review of Nonstandard OSSF Design for:
St. Jude's Ranch for Children Texas, Inc
652 Old Bear Creek Road, New Braunfels, Comal County, Texas
OSSF Permit Application Number OSSF- 118135

Dear Ms. Ritzen:

We have received your request for a Texas Commission on Environmental Quality (TCEQ) review of the above-referenced nonstandard design on February 19, 2025. Bruce Lesikar of the TCEQ Technical Programs Team conducted the review, as required by 30 Texas Administrative Code (TAC) §285.5(b)(2). **This letter serves as notification that the nonstandard design review is determined to be favorable, as submitted**.

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

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

Sincerely,

Joseph L. Hopkins

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

JLH/BJL

RECEIVED
By Kathy Griffin at 9:23 am, Dec 03, 2024

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date _____ Permit Number 118135

1. APPLICANT / AGENT INFORMATION

Owner Name St. Jude's Ranch for Children Texas, Inc
Mailing Address 652 Old Bear Creek Rd
City, State, Zip New Braunfels, TX 78132
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 _____ Unit _____ Lot _____ Block _____
Survey Name / Abstract Number C.H. Pape Survey 941 Abstract 824 Acreage 17.874
Address 652 Old Bear Creek Rd City New Braunfels State TX Zip 78132

3. TYPE OF DEVELOPMENT

☐ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) _____
Number of Bedrooms _____
Indicate Sq Ft of Living Area _____

☒ Non-Single Family Residential

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

Type of Facility Office and 23 Bed Housing
Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants 20
Restaurants, Lounges, Theaters - Indicate Number of Seats _____
Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds 23
Travel Trailer/RV Parks - Indicate Number of Spaces _____
Miscellaneous _____

Estimated Cost of Construction: $ EXISTING (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.

Jeffrey Martin
Signature of Owner

11/6/24
Date

Revised January 2021

From: Matthew Trevino
To: Ritzen,Brenda
Cc: Lauren Dowlearn
Subject: Re: Permit 118135
Date: Tuesday, January 7, 2025 10:03:44 AM
Attachments: image001.png
image002.png
Outlook-tzllehfl.png

Thank you for taking my call this morning Brenda. As discussed the meals that are prepped in the home are no different than the meals that are prepped in a regular residential home. The kitchen is equipped with a residential cook top, oven, and one dishwasher. There are no mass-produced meals made, and this building is currently leased to the Comal County Crisis Center.

Matt Trevino
Facilities Manager
SJRC Texas
C: 903.505.8625
sjrctexas.org | sjrcbelong.org
Providing healing, hope and a home to children and families.

From: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Sent: Tuesday, January 7, 2025 8:49 AM
To: Matthew Trevino <matrevino@sjrctexas.org>
Cc: Lauren Dowlearn <txseptic@gmail.com>
Subject: RE: Permit 118135

Matthew :

Please explain what residents are preparing the meals? Are the brought in meals served within a cafeteria? How is preparation and clean-up of all meals handled?

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Planning Materials & Site Evaluation as Required Completed By: Doug Dowlearn R.S.

System Description: Aerobic with spray disposal

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

Tank Size(s) (Gallons): See planning materials

Absorption/Application Area (Sq Ft): 24063

Gallons Per Day (As Per TCEQ Table III): 1540

(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

11/25/2024
Date

Revised March 2024

From: Matthew Trevino
To: Ritzen,Brenda
Cc: Lauren Dowlearn
Subject: Re: Permit 118135
Date: Tuesday, January 7, 2025 10:03:44 AM
Attachments: image001.png
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Matt Trevino
Facilities Manager
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C: 903.505.8625
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Providing healing, hope and a home to children and families.

From: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Sent: Tuesday, January 7, 2025 8:49 AM
To: Matthew Trevino <matrevino@sjrctexas.org>
Cc: Lauren Dowlearn <txseptic@gmail.com>
Subject: RE: Permit 118135

Matthew :

Please explain what residents are preparing the meals? Are the brought in meals served within a cafeteria? How is preparation and clean-up of all meals handled?

3C

202406034748 11/14/2024 09:43:54 AM 1/3

COUNTY OF COMAL
STATE OF TEXAS

AFFIDAVIT TO THE PUBLIC

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

I

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

II

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code § 285.91 (12) will be installed on the property described as (insert legal description):

See attached Exhibit "A"

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

St. Jude's Ranch for Children Texas, Inc

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 OSSF may be obtained from **Comal County Engineer's Office.**

WITNESS BY HAND(S) ON THIS 6 **DAY OF** November.

Tiffany K Martin
Owner(s) Signature(s)

Tiffany D. Martin / CFO
(PRINTED NAME) /TITLE

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 6 **DAY OF** November, 2024

Sheri Windsor
Notary Public, State of Texas
Notary's Printed Name: Sheri Windsor
My Commission Expires: June 10, 2028

NOTARY PUBLIC STATE OF TEXAS
SHERI WINDSOR
My Notary ID # 128983974
Expires June 10, 2028

PARCEL: 82179

EXHIBIT A

BEING a 17.874 acre tract of land out of the C.H. Pape Survey No. 941, Abstract No. 824, Comal County, Texas, and being that certain tract recorded in Volume 771, Page 562, Official Public Records, Comal County, Texas; said 17.874 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the northeast right-of-way line of Old Bear Creek Road for the west corner of this tract and the south corner of Lot 23, Pleasant Valley Estates, Unit 2, recorded in Volume 5, Page 280, Map and Plat Records, Comal County, Texas;

THENCE, departing said right-of-way line, along the common line of this tract, said Lot 23 and Lots 22, 21 and a portion of Lot 20, N 53°02'28" E (basis of bearings), a distance of 1695.54 feet (called N 53°02'28" E, 1695.35') to a 1/2" iron rod found for the north corner of this tract and a re-entrant corner of the Scharnhorst 10.008 acre tract recorded in Volume 318, Page 191, Deed Records, Comal County, Texas;

THENCE, departing the southeast boundary line of said Lot 20, Pleasant Valley Estates, Unit 2, along a common line of this tract and said 10.008 acre tract, S 14°27'02" E, a distance of 296.08 feet (called S 14°36'31" E, 296.58') to a 0.4' dia. fence post found for angle and S 10°41'22" E, a distance of 278.53 feet (called S 10°35'09" E, 278.60') to a 3/8" iron rod found for the east corner of this tract and an interior corner of said 10.008 acre tract;

THENCE, continuing along a common line of this tract and said 10.008 acre tract, S 62°33'29" W, a distance of 10.12 feet (called S 62°35'18" W, 10.12') to a 1/2" iron rod set, S 51°44'30" W, a distance of 191.64 feet (called S 51°46'14" W, 191.64') to a 1/2" iron rod set for angle and S 52°30'27" W, a distance of 851.06 feet (called S 52°32'11" W, 851.07') to a 3/8" iron rod found for a re-entrant corner of this tract and an interior corner of said 10.008 acre tract;

THENCE, continuing along a common line of this tract and said 10.008 acre tract, N 78°55'12" W, a distance of 6.81 feet (called N 78°59'46" W, 6.94') to a 3/8" iron rod found for angle and N 34°26'56" W, a distance of 121.28 feet (called N 34°20'29" W, 131.31') to a 3/8" iron rod found for an interior corner of this tract and a re-entrant corner of said 10.008 acre tract;

THENCE, continuing along a common line of this tract and said 10.008 acre tract, S 53°43'29" W, a distance of 377.34 feet (called S 53°38'26" W, 376.88') to a 3/8" iron rod found in the aforementioned right-of-way line of Old Bear Creek Road for the south corner of this tract and the west corner of said 10.008 acre tract;

THENCE, along the common line of this tract and said right-of-way line, N 30°32'02" W, a distance of 42.25 feet (called N 30°56'10" W, 42.95') to a 1/2" iron rod found for angle, N 42°53'44" W, a distance of 69.00 feet (called N 43°07'18" W, 68.87') to a 3/8" iron rod found for angle and N 42°18'07" W, a distance of 293.82 feet (called N 42°18'00" W, 293.79') to the POINT-of-BEGINNING and containing 17.874 acres of land.

This description was based on an on-the-ground survey performed 12-30-98, pursuant to that certain survey plat attached to Exhibit "A" of that certain Warranty Deed with Vendor's Lien duly filed and

recorded in Official Records of Comal County, TX on February 17, 1999, Document no. 9906004113.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
11/14/2024 09:43:54 AM
TRACY 3 Page(s)
202406034748

Bobbie Koepp

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
07/19/2016 01:29:26 PM
MEDINM 4 Page(s)
201606028508

Bobbie Koepp

Maintenance Service Provider
15188 FM 306
Canyon Lake, TX 78133
Office/Fax (830) 964-2365

Aerobic Services of South Texas

652 Old Bear Creek	ASST	11/26/2024
SITE ADDRESS	**INSTALLER**	**DATE**

Routine Maintenance and Inspection Agreement

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by and between SJRC Texas Inc. (referred to as "Client") and Aerobic Services of South Texas (Thomas W. Hampton MP349) (hereinafter referred to as "Contractor") located at 15188 FM 306 Canyon Lake, Texas 78133 (830) 964-2365. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein.

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

1. 3 inspections a year/services calls (at least one every 4 months), for a total of 6 over the **two year period** including inspection, adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting the control panel, air pumps, air filters, diffuser operation. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48-hour time frame. Repair work on non-warranty parts will include price for parts & labor. The prices will be quoted before work is performed.

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

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

4. The customer is responsible for the chlorine; it must be filled before or during the service visit.

5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, and County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy. BOD and TSS testing is covered by this contract.

The Homeowners Manual must be strictly followed or warranties are subject to invalidation. **Pumping of sludge build-up is not covered by this policy and will result in additional charges.**

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 the above described Services. The contractor may access the System components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil
Is to be replaced with the excavated material as best as possible.

Termination of Agreement
Either party may terminate this agreement within ten days with a written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this Agreement is so terminated, **the Contractor will immediately notify the appropriate health authority of the termination.**

Limit 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. In no event shall the Contractor's liability for direct damages exceed the price for the services described in this Agreement.

Dispute Resolution
If a dispute between the Client and the Contractor arises that cannot be settled in good faith negotiations then the parties shall choose a mutually acceptable arbitrator and shall share the cost of the arbitration services equally.

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

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

HOME OWNER

SJRC Texas Inc
NAME / ENTITY

Matrevino@SJRCTexas.org
EMAIL

903-505-8625
PHONE

Jeffrey S Martin
SIGNATURE

EFFECTIVE DATE _____

EXPIRED DATE_____

INSTALLED_____

Model # _____

Blower/Panel Serial # _____

SERVICE PROVIDER

Aerobic Services of South Texas Inc.

15188 FM 306, Canyon Lake TX 78133

(830) 964 - 2365

Thomas D. Hampton
Signature of Service Provider and License #
[Thomas Hampton, OS0024597 / MP0000349]

The effective date of this initial maintenance contract shall be the date license to operate is issued.

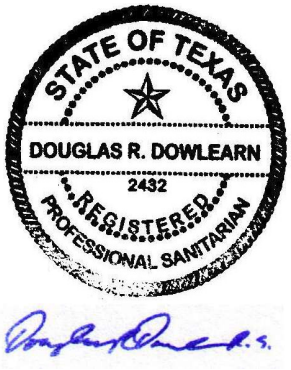
REVISED
10:08 am, Mar 13, 2025

Project Address: 652 Old Bear Creek Road
Permit Number: OSSF-118135
Designer: Douglas R. Dowlearn, R.S. 2432
Date: 3.11.25

UPDATED OSSF DESIGN PACKET

The OSSF system design has been updated as follows:

1.) 2” ball valves shall no longer be used to distribute flow evenly from the flow eq tank to the ATUS. Threaded caps with 5/8” drilled holes shall be placed on the end of the line going from the flow eq tank to each 1000 gpd ATU, which shall create equal flow into the ATUs. See update site plan and spec sheet.



REVISED
10:25 am, Mar 13, 2025

D.A.D SERVICES, INC.
DOUG DOWLEARN
PO BOX 212, BULVERDE, TX 78163
Designed for:
St Judes Ranch For Children Texas Inc

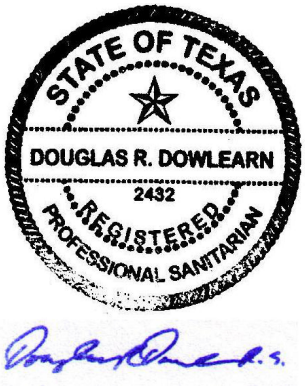
The installation site is at 652 Old Bear Creek Rd, New Braunfels, TX 78132 in Comal County, TX. The proposed OSSF will treat the wastewater from an office with up to 20 people per day(20 people x 8 gpd/person = 160 gpd) along with a structure with housing consisting of 23 beds(23 beds x 60 gpd/bed = 1380 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 a 3000 gallon pre-treatment tank(A), which flows into a 2000 gallon flow equalization tank(B) with dual alternating Liberty LE 50 Series pumps. The pumps in the flow equalization tank shall be set on a timer to dose 64.17 gallons every hour throughout a 24 hour period. Effluent flows from the 2000 gallon flow equalization tank(B) through a 2" SCH 40 PVC pipe to (2) 1000 gallon per day(gpd) aerobic treatment units(C). A threaded cap with 5/8" drilled hole shall be placed on the end of the line going into each 1000 gpd aerobic treatment unit, which shall create equal flow to the aerobic treatment units. Effluent flows from the 1000 gallon per day aerobic treatment units to a 2000 gallon pump tank(D) with dual alternating C1 series, 115v, 1/2 hp, model 20XC1-05p4-2w115 pumps and a liquid chlorinator. Distribution is set to spray on demand through a 2 zone K-Rain valve to zones 1 and 2. Each zone will have 4 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying at 40 psi, spraying a radius of 32 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: 1540 gpd
Application rate: 0.064
Application area required: 1540/.064 = 24063 sq. ft.
Application area utilized: 25728 sq. ft.
Pump tank reserve capacity: 514 gallons



SYSTEM COMPONENTS:

- 3" or 4" SCH 40 PVC sewer line
- 1" SCH 40 PVC pipe
- 2" SCH 40 PVC pipe
- (1) 3000 gallon pre treatment tank (A)
- (1) 2000 gallon flow equalization tank with dual alternating Liberty LE 50 Series pumps(B)
- (2) Threaded caps with 5/8" drilled hole(to create equal flow from flow eq. into aerobic treatment units)
- (2) 1000 gpd aerobic treatment units(C)
- (1) 2000 gallon pump tank with dual alternating C1 series, 115v, 1/2 hp, model 20XC1-05p4-2w115 pumps(D)
- (1) 2 zone k-rain valve
- (1) Liquid chlorinator
- (8) K-Rain Gear Driven pop-up sprinklers(Model 11003-RCW Pro Plus # 3 nozzles)
- (1) Sewage Duplex Dosing Timer control panels for 2000 gallon flow equalization tank(B)
- (1) - Eaton CEC-48DR-406 for cycle and time monitoring of 2000 gallon flow equalization tank(B)

LANDSCAPING:

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the spray must maintain a ground cover after construction. In the event the natural cover is disturbed, a suitable ground cover must be installed on all excavated areas.

REVISED
10:08 am, Mar 13, 2025

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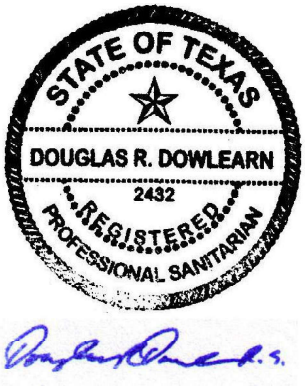

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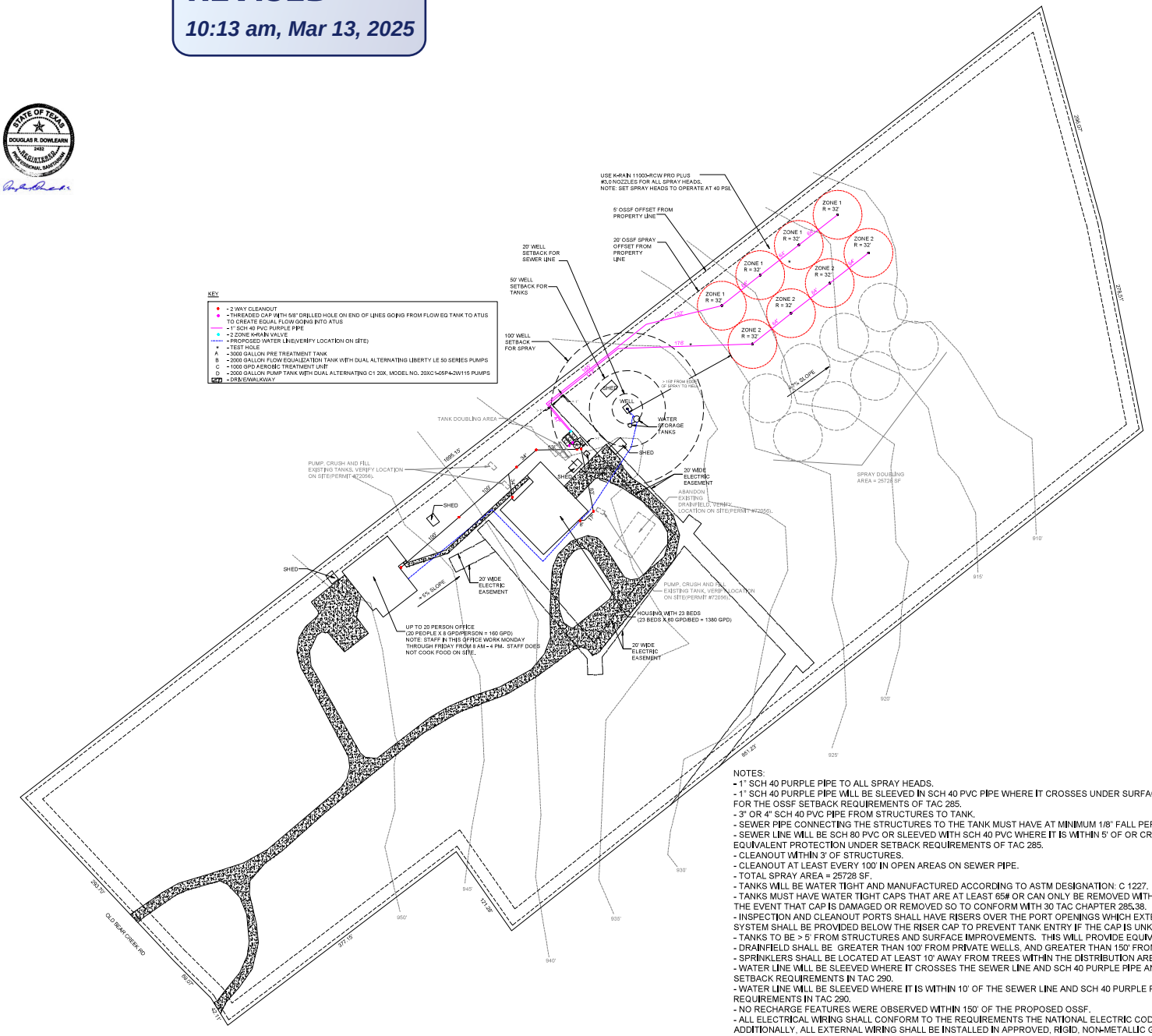
REVISED
10:13 am, Mar 13, 2025



ST JUDES RANCH FOR CHILDREN TEXAS INC
652 OLD BEAR CREEK RD
NEW BRAUNFELS, TX 78132
A-824 SUR-941 C H PAPE, ACRES 17.874
COMAL COUNTY

SCALE 1" = 60'
PRINT SIZE 24" X 36"

GPD CHART

- HOUSING WITH 23 BEDS --> 23 BEDS X 60 GPD/BED = 1380 GPD
- UP TO 20 PERSON OFFICE --> 20 PEOPLE X 8 GPD/PERSON = 160 GPD
--> TOTAL GPD = 1540 GPD

SPRAY AREA CALCULATIONS

ZONE1
SPRAY AREA = 12864 SF

ZONE 2
SPRAY AREA = 12864 SF

TOTAL SPRAY AREA = 25728 SF

NOTES:
- 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
- 1" SCH 40 PURPLE PIPE WILL BE SLEEVED IN SCH 40 PVC PIPE WHERE IT CROSSES UNDER SURFACE IMPROVEMENTS, DRIVE, WALKWAY AND 5' BEYOND. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE OSSF SETBACK REQUIREMENTS OF TAC 285.
- 3" OR 4" SCH 40 PVC PIPE FROM STRUCTURES TO TANK.
- SEWER PIPE CONNECTING THE STRUCTURES TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PVC WHERE IT IS WITHIN 5' OF OR CROSSES UNDER DRIVE, STRUCTURES, AND SURFACE IMPROVEMENTS AND 5' BEYOND TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.
- CLEANOUT WITHIN 3' OF STRUCTURES.
- CLEANOUT AT LEAST EVERY 100' IN OPEN AREAS ON SEWER PIPE.
- TOTAL SPRAY AREA = 25728 SF.
- TANKS WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
- TANKS MUST HAVE WATER TIGHT CAPS THAT ARE AT LEAST 65# OR CAN ONLY BE REMOVED WITH TOOLS. A SECONDARY PLUG, NET OR MESH IN RISER MUST BE PROVIDED TO PREVENT ENTRY IN THE EVENT THAT CAP IS DAMAGED OR REMOVED SO TO CONFORM WITH 30 TAC CHAPTER 285.38.
- INSPECTION AND CLEANOUT PORTS SHALL HAVE RISERS OVER THE PORT OPENINGS WHICH EXTEND TO TWO INCHES ABOVE GRADE. A SECONDARY PLUG, CAP, OR OTHER SUITABLE RESTRAINT SYSTEM SHALL BE PROVIDED BELOW THE RISER CAP TO PREVENT TANK ENTRY IF THE CAP IS UNKNOWINGLY DAMAGED OR REMOVED SO TO CONFORM WITH 30 TAC §285.38 (C)
- TANKS 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.
- SPRINKLERS SHALL BE LOCATED AT LEAST 10' AWAY FROM TREES WITHIN THE DISTRIBUTION AREA.
- WATER LINE WILL BE SLEEVED WHERE IT CROSSES THE SEWER LINE AND SCH 40 PURPLE PIPE AND 10' BEYOND. SLEEVING THE WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC 290.
- WATER LINE WILL BE SLEEVED WHERE IT IS WITHIN 10' OF THE SEWER LINE AND SCH 40 PURPLE PIPE. SLEEVING THE WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC 290.
- NO RECHARGE FEATURES WERE OBSERVED WITHIN 150' OF THE PROPOSED OSSF.
- ALL ELECTRICAL WIRING SHALL CONFORM TO THE REQUIREMENTS THE NATIONAL ELECTRIC CODE (1999) OR UNDER ANY OTHER STANDARDS APPROVED BY THE EXECUTIVE DIRECTOR. ADDITIONALLY, ALL EXTERNAL WIRING SHALL BE INSTALLED IN APPROVED, RIGID, NON-METALLIC GRAY CODE ELECTRICAL CONDUIT. THE CONDUIT SHALL BE BURIED ACCORDING TO THE REQUIREMENTS IN THE NATIONAL ELECTRICAL CODE AND TERMINATED AT A MAIN CIRCUIT BREAKER PANEL OR SUB-PANEL. CONNECTIONS SHALL BE IN APPROVED JUNCTION BOXES. ALL ELECTRICAL COMPONENTS SHALL HAVE AN ELECTRICAL DISCONNECT WITHIN DIRECT VISION FROM THE PLACE WHERE THE ELECTRICAL DEVICE IS BEING SERVICED. ELECTRICAL DISCONNECTS MUST BE WEATHERPROOF (APPROVED FOR OUTDOOR USE) AND HAVE MAINTENANCE LOCKOUT PROVISIONS.

REVISED
10:13 am, Mar 13, 2025

SCALE 1" = 30'
PRINT SIZE 24" X 36"

KEY

- 2 WAY CLEANOUT
- THREADED CAP WITH 5/8" DRILLED HOLE ON END OF LINES GOING FROM FLOW EQ TANK TO ATUS TO CREATE EQUAL FLOW GOING INTO ATUS
- 1" SCH 40 PVC PURPLE PIPE
- 2 ZONE K-RAIN VALVE
- PROPOSED WATER LINE(VERIFY LOCATION ON SITE)
- TEST HOLE
- A - 3000 GALLON PRE TREATMENT TANK
- B - 2000 GALLON FLOW EQUALIZATION TANK WITH DUAL ALTERNATING LIBERTY LE 50 SERIES PUMPS
- C - 1000 GPD AEROBIC TREATMENT UNIT
- D - 2000 GALLON PUMP TANK WITH DUAL ALTERNATING C1 20X, MODEL NO. 20XC1-05P4-2W115 PUMPS
- DRIVE/WALKWAY

USE K-RAIN 11003-RCW PRO PLUS #3.0 NOZZLES FOR ALL SPRAY HEADS. NOTE: SET SPRAY HEADS TO OPERATE AT 40 PSI.

5' OSSF OFFSET FROM PROPERTY LINE

20' OSSF SPRAY OFFSET FROM PROPERTY LINE

20' WELL SETBACK FOR SEWER LINE

50' WELL SETBACK FOR TANKS

100' WELL SETBACK FOR SPRAY

ZONE 1 R = 32'

ZONE 2 R = 32'

64'

102'

176'

165'

47'

> 150' FROM EDGE OF SPRAY TO WELL

≈ 7% SLOPE

SHED

WELL

WATER STORAGE TANKS

TANK DOUBLING AREA

> 1'

53'

34'

1695.15'

100'

83'

8'

17'

PUMP, CRUSH AND FILL EXISTING TANKS. VERIFY LOCATION ON SITE(PERMIT #72056).

GARBAGE BIN

20' WIDE ELECTRIC EASEMENT

ABANDON EXISTING DRAINFIELD. VERIFY LOCATION ON SITE(PERMIT #72056).

SPRAY DOUBLING AREA = 25728 SF

≈ 5% SLOPE

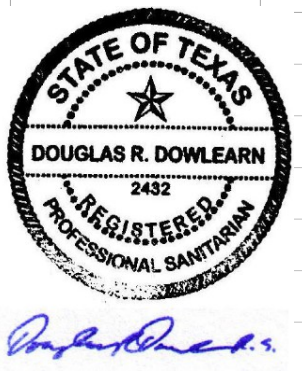
UP TO 20 PERSON OFFICE
(20 PEOPLE X 8 GPD/PERSON = 160 GPD)
NOTE: STAFF IN THIS OFFICE WORK MONDAY THROUGH FRIDAY FROM 8 AM - 4 PM. STAFF DOES NOT COOK FOOD ON SITE.

HOUSING WITH 23 BEDS
(23 BEDS X 60 GPD/BED = 1380 GPD)

PUMP, CRUSH AND FILL EXISTING TANK. VERIFY LOCATION ON SITE(PERMIT #72056).

REVISED
9:54 am, Feb 19, 2025

BOD CALCULATIONS						
	# units	gpd/unit	gpd	Wastewater Strength (mg/L)	Lbs of BOD	
Office for up to 20 people	20	8	160	600	0.80	
Housing with 23 beds	23	60	1380	300	3.45	
Total GPD	1540					
Application Rate	0.064					
Spray Area Required(sq ft)	24062.5					
Total BOD(lbs)	4.25					
Allowable Strength(mg/L)	20					
Allowable BOD(lbs)	0.26					
Required total BOD to treat(lbs)	4.00					
Actual ATUs used	2					
	Note: Each 1000 gpd ATU has 3 lbs BOD treatment capacity, but with safety factor can only treat 75% of 3 lbs —> 3 lbs x 0.75 = 2.25 lbs					

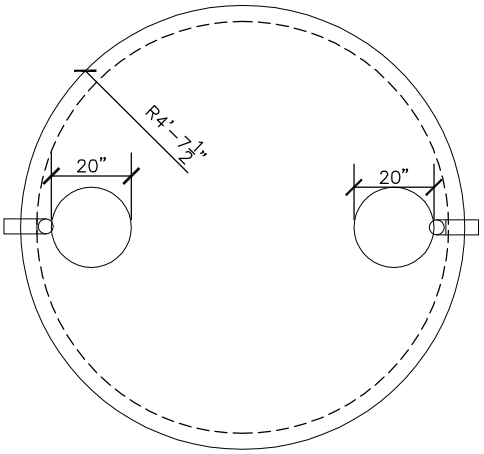


3000 GALLON SINGLE COMPARTMENT TANK - A

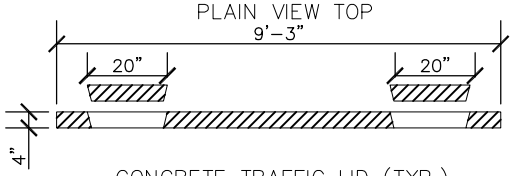
CERTIFICATIONS:

* ANALYSIS AND DESIGN IN ACCORDANCE WITH ASTM STANDARD C 1227

REVISED
10:08 am, Feb 19, 2025

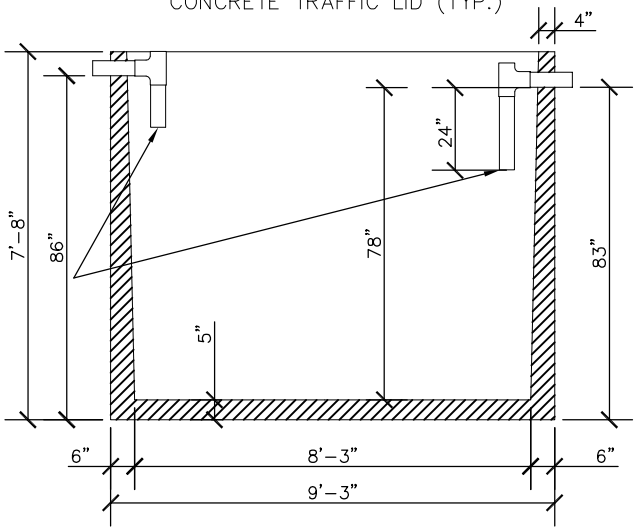


PLAIN VIEW TOP



CONCRETE TRAFFIC LID (TYP.)

4" SDR 35/SCH-40 TEE FITTING



SINGLE COMPARTMENT TANK

STATE OF TEXAS
DOUGLAS R. DOWLEARN
2432
REGISTERED
PROFESSIONAL SANITARIAN

NOTES:
1. CONCRETE: 4500 PSI
2. REINFORCEMENT: #3 REBAR 1' ON CENTER IN LID AND FLOOR W/ 1' TURN UP IN WALL
   3"X5"X1/4" MESH WIRE IN WALLS
3. 5" TRAFFIC LID (STD)
4. TANK WEIGHT: 20,126.7#
5. CAPACITY: 2706 GAL
6. GAL/IN = 34.7
7. INLET & OUTLET MEASURED FROM BOTTOM OF TANK TO FLOWLINE.

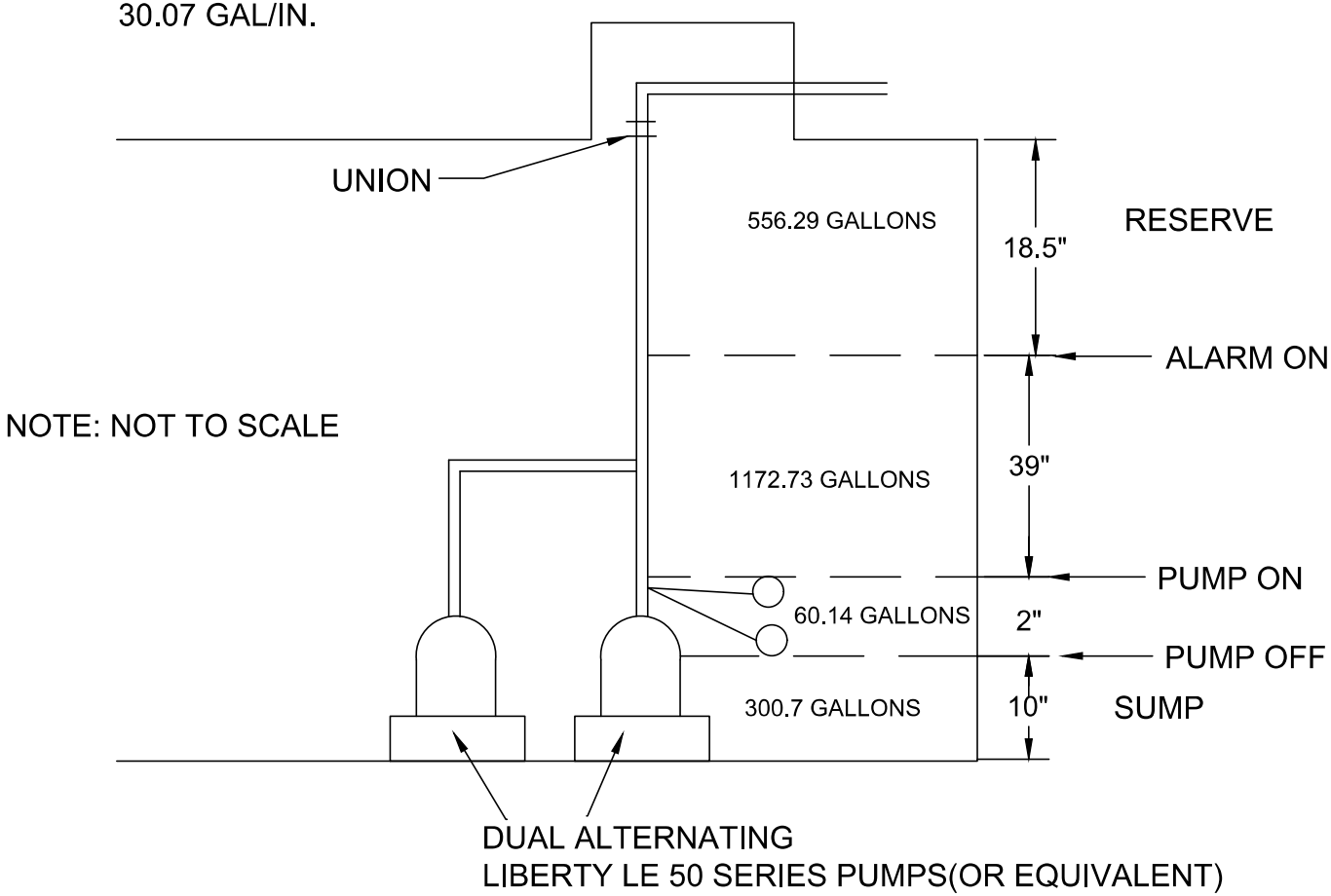
STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

CLIENT: BLOCK CREEK CONCRETE				DRAWN BY:
STREET ADDRESS: 444 OLD #9 HWY A				
DESC: 3000 GAL. SINGLE COMP. SEPTIC TANK				
PREPARED BY: GREG W. JOHNSON, P.E., F#2585	SCALE: 1/4" = 1'-0"	DATE: 12/1/2017	REVISED:	

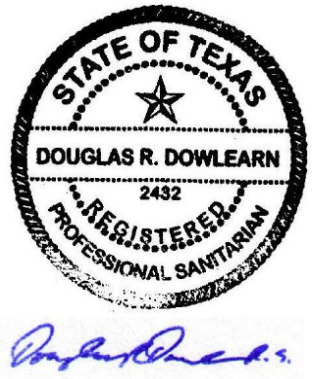
REVISED
10:08 am, Feb 19, 2025

2000 GALLON FLOW EQUALIZATION TANK(B)

WORKING LEVEL = 69.5"
2089.6 GAL TOTAL
30.07 GAL/IN.



NOTE: NOT TO SCALE



NOTE: SET ON A TIMER TO DOSE 64.17 GALLONS EVERY HOUR. 24 TOTAL DOSES PER DAY @ 64.17 GALLONS PER DOSE . USE RJR CONTROLS LLC SEWAGE DUPLEX DOSING TIMER CONTROL PANEL. USE EATON CEC-48DR-406 TO MONITOR CYCLE COUNT AND TIME OF OPERATIONAL PUMPING.

1000 GPD AEROBIC TREATMENT UNIT - C

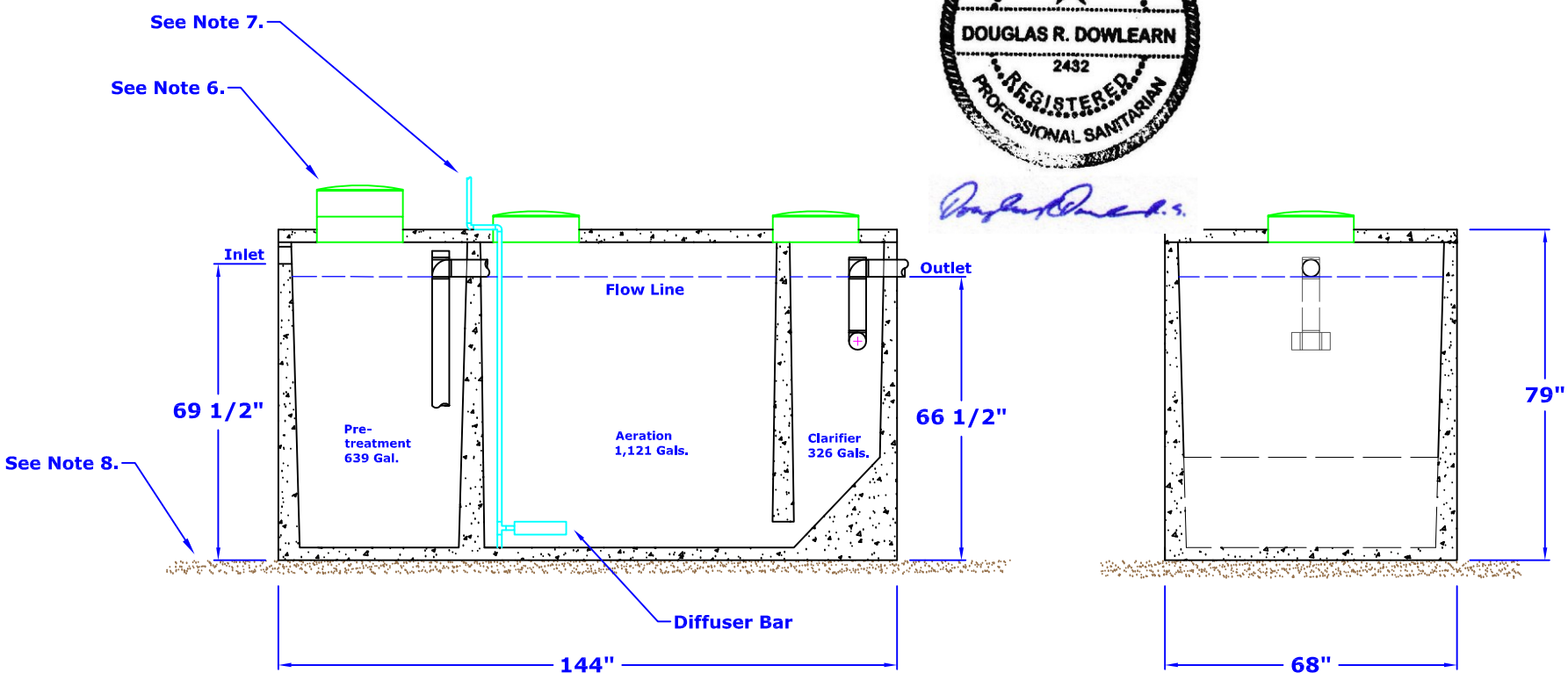
REVISED
10:09 am, Feb 19, 2025

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 = 16,600 lbs.
4. Treatment capacity is 1,000 GPD.
5. BOD Loading = 3.00 lbs. per day.
6. 20" Ø acess riser w/ lid (Typical 3). Optional extension risers available.
7. 1" Sch. 40 PVC Air Line to Bio-Robic B-1000 Air Compressor (Max. 50 Lft from Plant).
8. 4" min. compacted sand or gravel pad by Contractor

MINIMUM EXCAVATION DIMENSIONS:
Width: 80"
Length: 156"

STATE OF TEXAS
DOUGLAS R. DOWLEARN
2432
REGISTERED
PROFESSIONAL SANITARIAN



NuWater B-1000
Aerobic Treatment Plant (Assembled)

Model: B-1000

July, 2012
By: A.S.

Scale:
* All Dimensions subject to allowable specification tolerances.

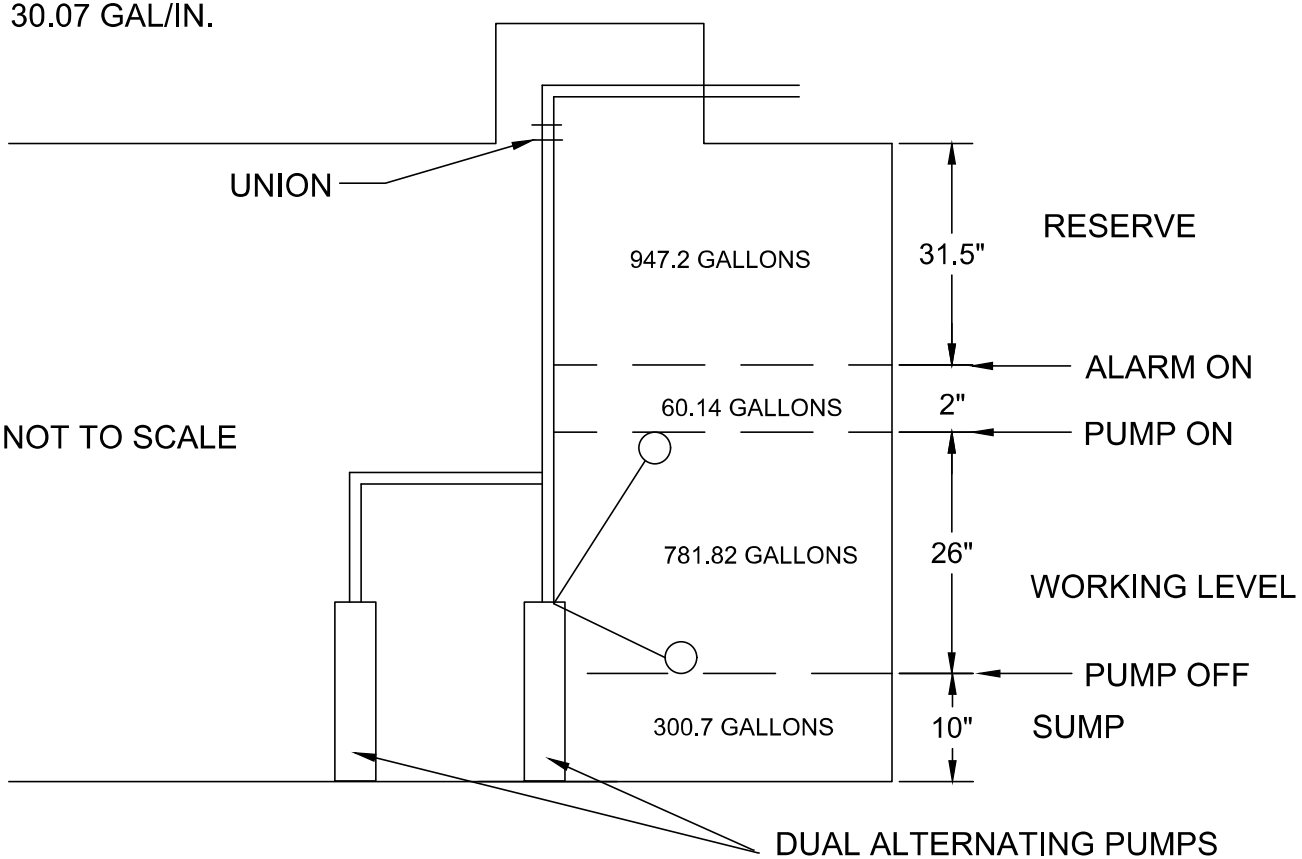
Dwg. #: ADV-B1000-2

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

REVISED
10:11 am, Feb 19, 2025

2000 GALLON PUMP TANK - D

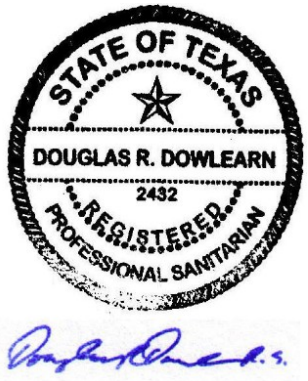
WORKING LEVEL = 69.5"
2089.6 GAL TOTAL
30.07 GAL/IN.



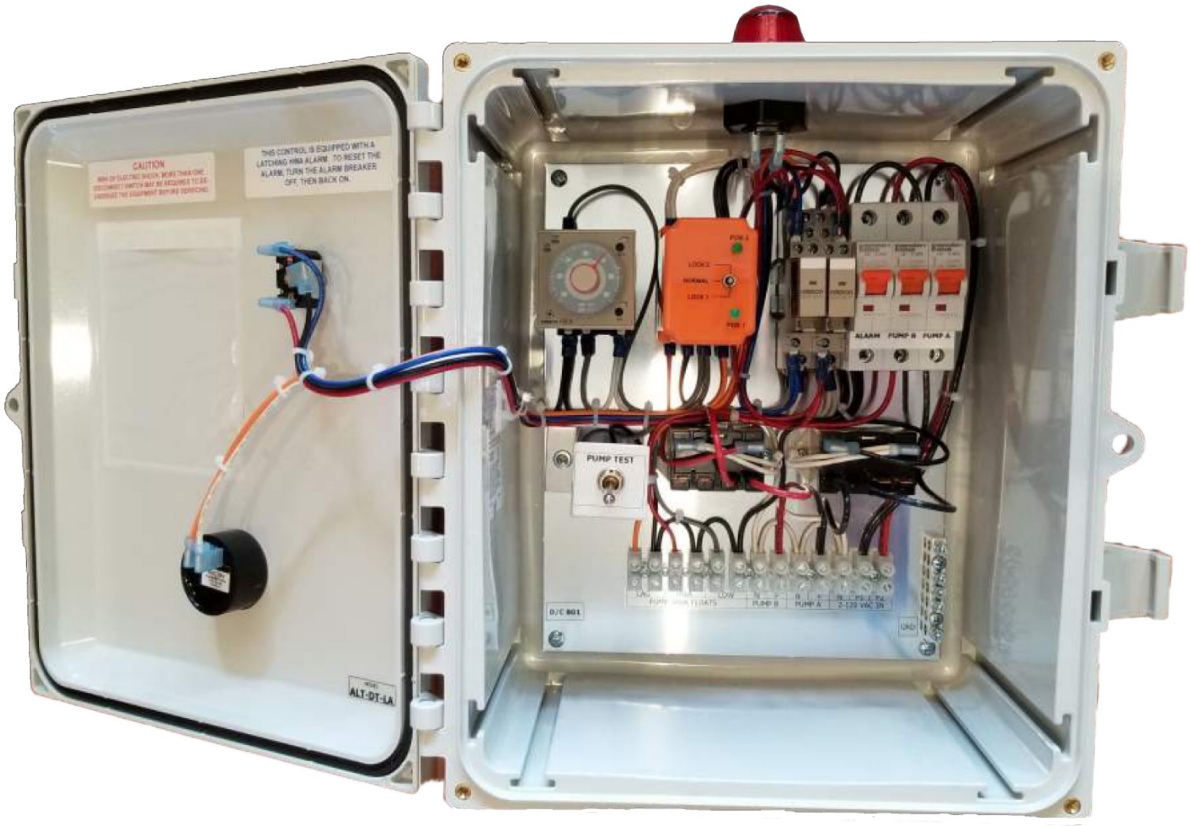
NOTE: NOT TO SCALE

DUAL ALTERNATING PUMPS
(C1 SERIES 20 GPM, $\frac{1}{2}$ HP, 115V, MODEL 20XC1-05P4-2W115 OR EQUIVALENT)

NOTE: SET TO ACTIVATE ON DEMAND



Sewage Duplex Dosing Timer Control Panel 120V



- Duplex control for 120 VAC pumps ½ HP or less.
- Pump operation will use an Omron H3CR dosing timer..
- Cross wired alternating relay with load lock switch for alternating pumps.
- Pump Test switch inside the enclosure.
- High water alarm will use a N/O float and has locking on feature.
- Alarm Test and Silence switch in the door.
- Enclosure H x W x D = 12 x 10 x 6”

REVISED
10:11 am, Feb 19, 2025

Specifications

Eaton CEC-48DR-406

Catalog Number: CEC-48DR-406

Eaton Combination Time Meter, CEC, Hour, 100-130 Vac, 60 Hz, 48 mm DIN rail

General specifications

Product Name	**Catalog Number**
Eaton time meter	CEC-48DR-406
UPC	**Product Length/Depth**
786685161501	2.106 in
Product Height	**Product Width**
2.421 in	1.91 in
Product Weight	**Warranty**
0.23 lb	Eaton Selling Policy 25-000, one (1) year from the date of installation of the Product or eighteen (18) months from the date of shipment of the Product, whichever occurs first.
Compliances	**Certifications**
CE Marked	cULus Listed

Powering Business Worldwide

REVISED
10:11 am, Feb 19, 2025

Product specifications

Frequency rating
60 Hz

Series
CEC

Operating voltage
100-130 Vac

Model
Hour

Mounting method
48 mm DIN rail

Resources

Specifications and datasheets
Eaton Specification Sheet - CEC-48DR-406

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Dublin 4, Ireland
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Eaton.com/socialmedia

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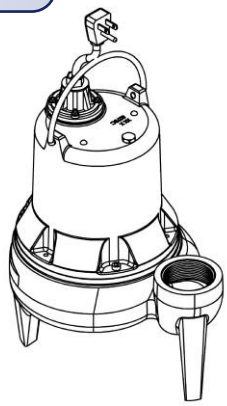
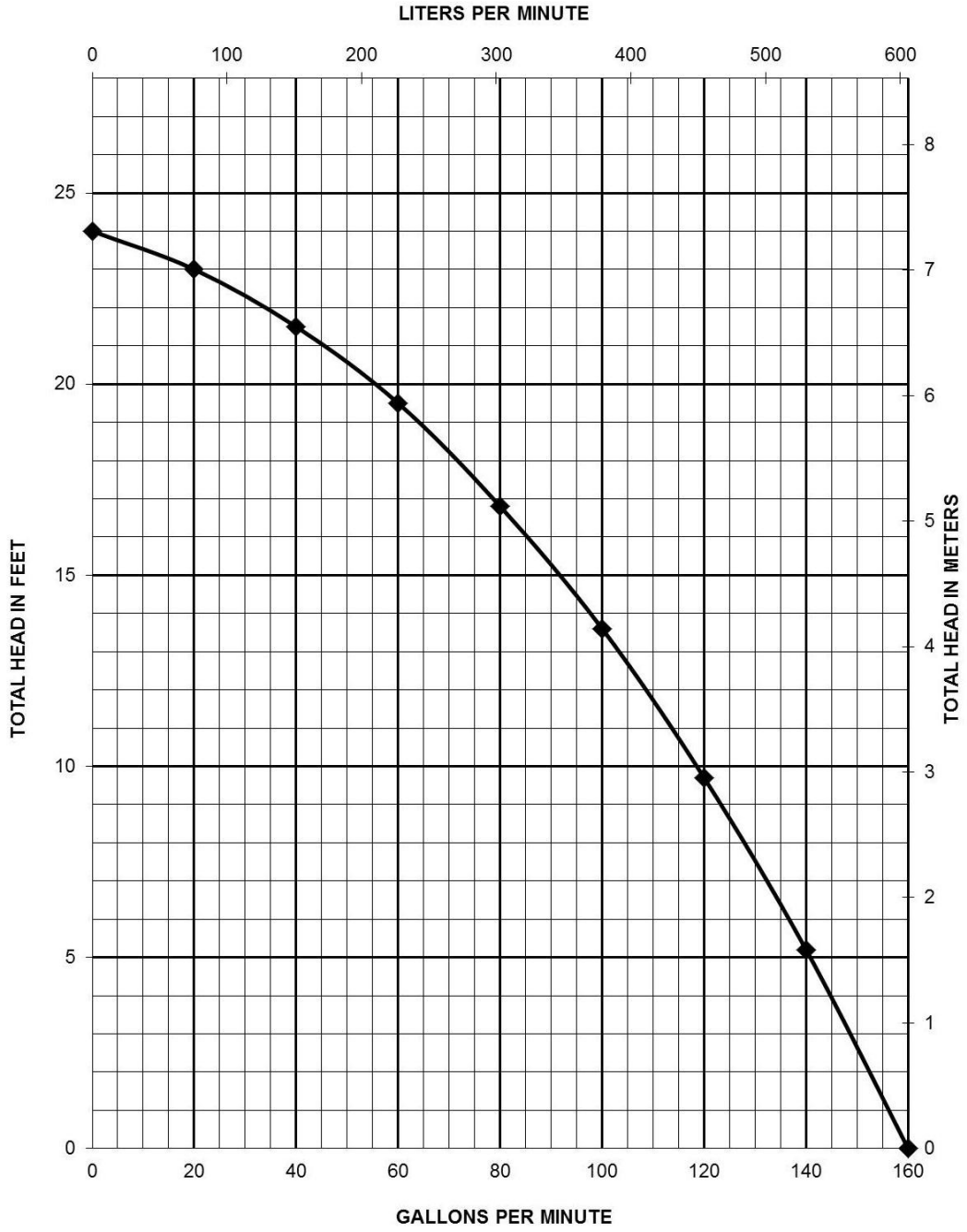
10:11 am, Feb 19, 2025



Pump Specifications

LE50 Series
½ HP Submersible Sewage Pump



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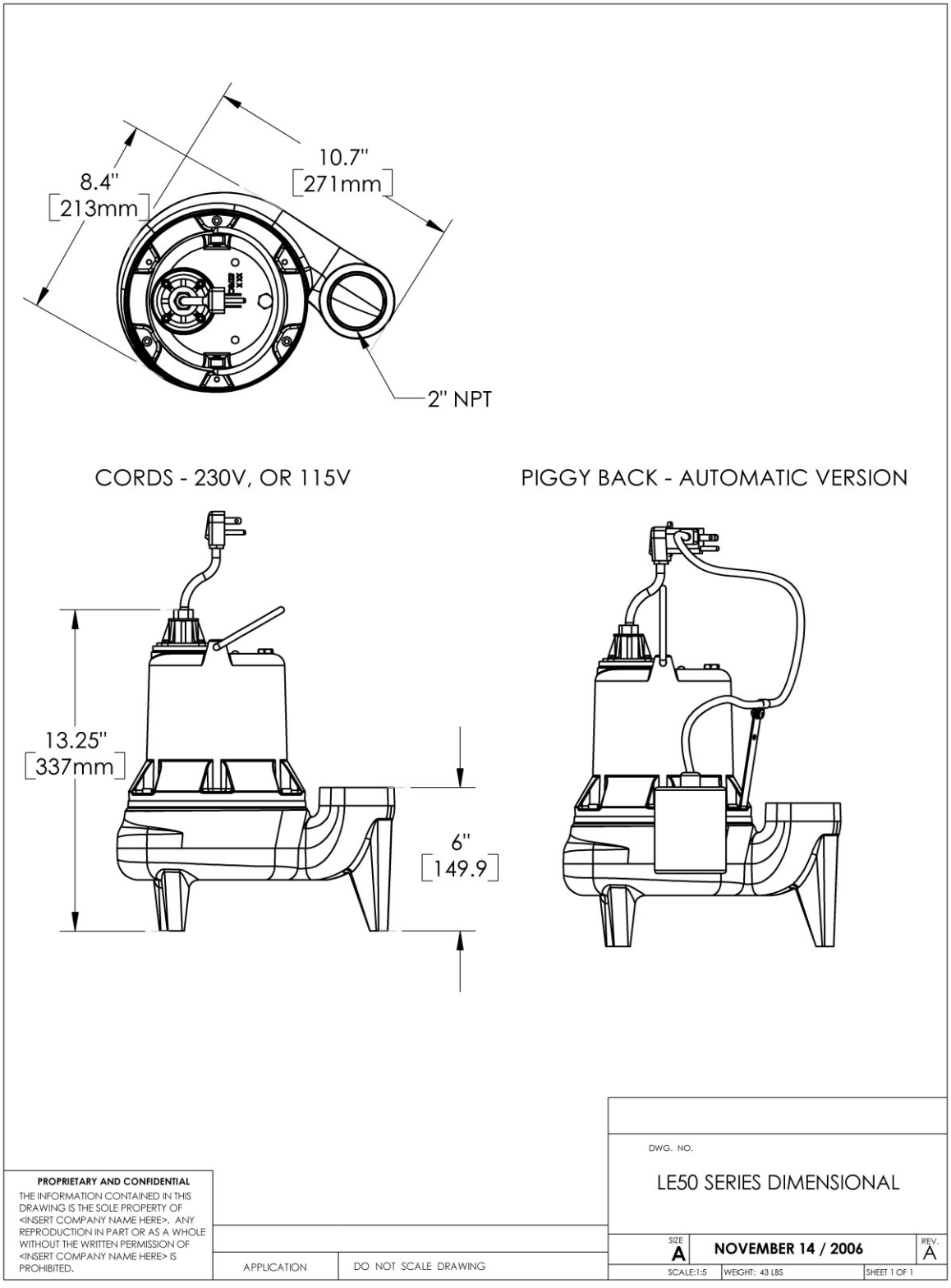
LE50-Series Dimensional Data



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10:10 am, Feb 19, 2025

LE50-Series Electrical Data

MODEL	HP	VOLTAGE	PHASE	SF	FULL LOAD AMPS	LOCKED ROTOR AMPS	THERMAL OVERLOAD TEMP	STATOR WINDING CLASS	CORD LENGTH FT	DISCHARGE	AUTOMATIC
LE51A	1/2	115	1	1.00	12	22.5	105˚C 221°F	B	10	2"	YES
LE51A -2	1/2	115	1	1.00	12	22.5	105˚C 221°F	B	25	2"	YES
LE51M	1/2	115	1	1.00	12	22.5	105˚C 221°F	B	10	2"	NO
LE51M-2	1/2	115	1	1.00	12	22.5	105˚C 221°F	B	25	2"	NO
LE52A	1/2	208-230	1	1.00	6.8	12	105˚C 221°F	B	10	2"	YES
LE52A-2	1/2	208-230	1	1.00	6.8	12	105˚C 221°F	B	25	2"	YES
LE52M	1/2	208-230	1	1.00	6.8	12	105˚C 221°F	B	10	2"	NO
LE52M-2	1/2	208-230	1	1.00	6.8	12	105˚C 221°F	B	25	2"	NO

LE50-Series Technical Data

IMPELLER	2 VANE ENGINEERED THERMOPLASTIC ELASTOMER 2" SOLIDS HANDLING
SOLIDS HANDLING SIZE	2"
PAINT	POWDER COAT
MAX LIQUID TEMP	60˚C 140˚F
MAX STATOR TEMP	130˚C 266˚F
THERMAL OVERLOAD	105˚C 221˚F
POWER CORD TYPE	SJTW
MOTOR HOUSING	CLASS 25 CAST IRON
VOLUTE	CLASS 25 CAST IRON
SHAFT	STAINLESS
HARDWARE	STAINLESS
ORINGS	BUNA N
MECHANICAL SEAL	UNITIZED CERAMIC CARBON
WEIGHT	43 LBS

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C1 SERIES
CISTERN PUMPS

Designed for use in gray water / filtered effluent service 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.

Franklin Electric

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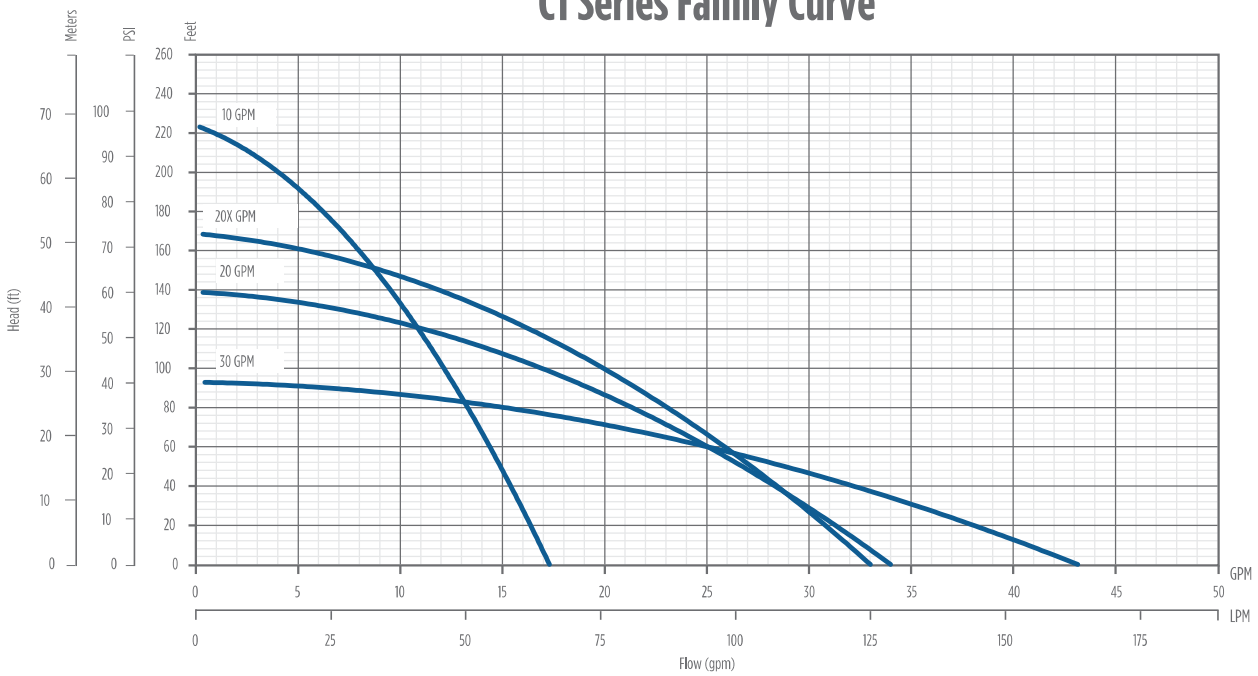
C1 Series Family Curve



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, ½ 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 SJOOW 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 SJOOW leads.

ProPlus™ Gear Driven Sprinkler Setting Instructions

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NOTE: The ***ProPlus*** is factory preset with a 90° arc setting, and includes a pre-installed #2.5 nozzle.

CHANGING A NOZZLE

1 ▶ REMOVING THE NOZZLE RETENTION SCREW

Use your K-Key or a small flat blade screwdriver to remove the nozzle retention screw by turning counter-clockwise to remove and clockwise to re-install.

2 ▶ PULL UP THE RISER

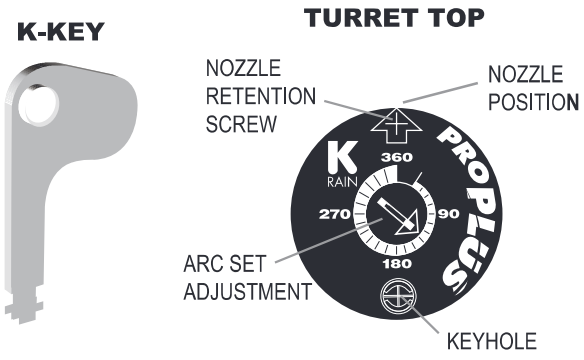
Insert the k-Key in the keyhole on the top of the nozzle turret and turn the key 1/4 turn to insure that the key does not slip out of the keyhole when you pull it up. Firmly pull up the entire spring-loaded riser to access the nozzle socket. Hold the riser assembly with one hand.

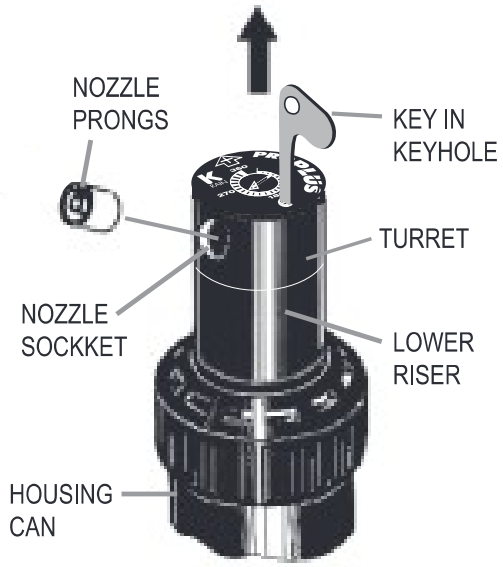
3 ▶ REMOVING THE NOZZLE

With the nozzle retention screw removed, insert the K-Key into the slot directly under the nozzle "prongs" at the top of the mozzle. Now, turn the key 1/4 turn to "hook" the nozzle and pull the nozzle out.

4 ▶ INSTALLING A NOZZLE

Press the desired nozzle into the nozzle socket. Make sure the nozzle number is visible and the nozzle "prongs" are up. Then, re-install the nozzle retention screw. **NOTE:** The nozzle retention screw is also a break-up screw and used to adjust the distance of the spray.





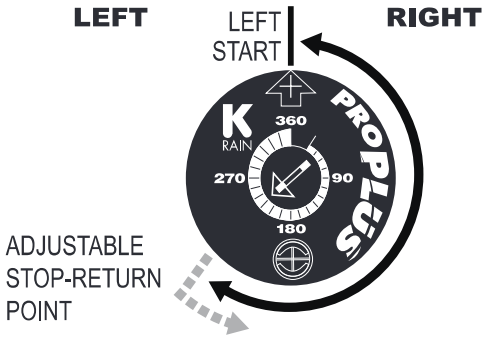
SETTING THE ARC ADJUSTMENT

1 ▶ FINDING THE LEFT START POSITION

Place your finger on the top center of the nozzle turret. Rotate the turret to the right until it stops and then back to the left until it stops. Notice the position of the nozzle arrow. This is the "Left Start" position. The sprinkler will begin spraying from this position and rotate clockwise until it reaches the right Adjustable Stop-Return Point.

2 ▶ ORIENTING THE LEFT START POSITION

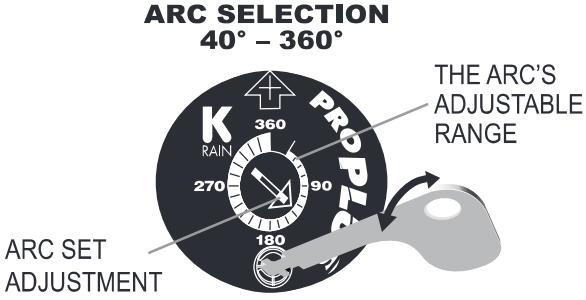
Insert the K-Key in the keyhole on the top of the nozzle turret and turn the key ¼ turn to insure that the key does not slip out of the keyhole when you pull it up. Being careful not to allow the nozzle turret to turn, firmly pull up the entire spring-loaded riser. Hold the lower riser assembly up with one hand. Now turn only the lower riser clockwise or counter-clockwise until the nozzle arrow is pointing where you want the sprinkler to begin spraying.



3 ▶ CHANGING THE ARC

Insert the K-Key or a small flat blade screwdriver into the Arc Set Adjustment slot. Turn clockwise to increase the arc or counter-clockwise to decrease the arc.

WHEN SET AT 360°, THE *PROPLUS* WILL ROTATE CONTINUOUSLY IN A CLOCKWISE DIRECTION.



ProPlus™ Gear Driven Sprinkler Setting Instructions

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10:10 am, Feb 19, 2025

SPRINKLER INSTALLATION

1 ▶ INSTALL AND BURY

Do not use pipe dope. Thread the sprinkler on the pipe. Bury the sprinkler flush to grade. **NOTE:** Gear driven sprinklers and pop-up sprays should not be installed on the same watering zone.

2 ▶ INSPECTING THE FILTER

Unscrew the top and lift the complete sprinkler assembly out of the housing can. The filter is located on the bottom of the sprinkler assembly and can be easily pulled out, cleaned and re-installed.

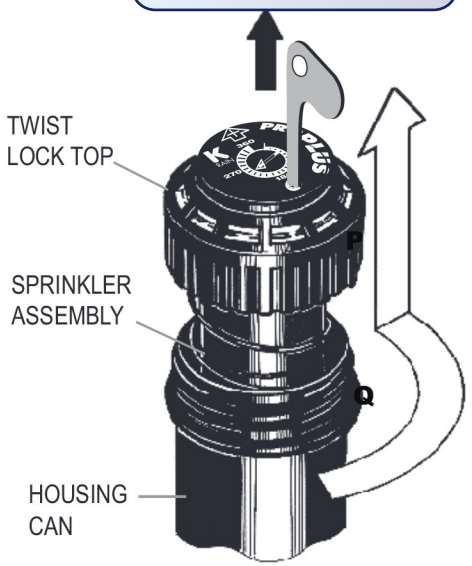
3 ▶ WINTERIZATION TIPS

When using an air compressor to remove water from the system please note the following:

a. Do not exceed 30 PSI.

b. Always introduce air into the system gradually to avoid air pressure surges. Sudden release of compressed air into the sprinkler can cause damage.

c. Each zone should run no longer than 1 minute on air. Sprinklers turn 10 to 12 time faster on air than on water. Over spinning rotors on air can cause damage to the internal components.



PERFORMANCE DATA

NOZZLE	PRESSURE			RADIUS		FLOW RATE			PRECIP in/hr / mm/hr			
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M³/H	■	▲	■	▲
#0.5	30	207	2.1	28	8.5	0.5	1.9	0.11	0.12	0.14	3	4
	40	276	2.8	29	8.8	0.6	2.3	0.14	0.14	0.16	3	4
	50	345	3.5	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5
	60	414	4.1	30	9.1	0.8	3.0	0.18	0.17	0.20	4	5
#0.75	30	207	2.1	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5
	40	275	2.8	30	9.1	0.8	3.0	0.18	0.17	0.20	4	5
	50	344	3.4	31	9.4	0.9	3.4	0.20	0.18	0.21	5	5
	60	413	4.1	32	9.8	1.0	3.8	0.23	0.19	0.22	5	6
#1.0	30	207	2.1	32	9.8	1.3	4.9	0.30	0.24	0.28	6	7
	40	275	2.8	33	10.1	1.5	5.7	0.34	0.27	0.31	7	8
	50	344	3.4	34	10.4	1.6	6.1	0.36	0.27	0.31	7	8
	60	413	4.1	35	10.7	1.8	6.8	0.41	0.28	0.33	7	8
#2.0	30	207	2.1	37	11.3	2.4	9.1	0.55	0.34	0.39	9	10
	40	275	2.8	40	12.2	2.5	9.5	0.57	0.30	0.35	8	9
	50	344	3.4	42	12.8	3.0	11.4	0.68	0.33	0.38	8	10
	60	413	4.1	43	13.1	3.3	11.4	0.68	0.34	0.36	8	9
2.5 Pre-installed	30	207	2.1	38	11.6	2.5	9.5	0.57	0.33	0.38	8	10
	40	275	2.8	39	11.9	2.8	10.6	0.64	0.35	0.41	9	10
	50	344	3.4	40	12.2	3.2	12.1	0.73	0.39	0.44	10	11
	60	413	4.1	41	12.5	3.5	13.3	0.80	0.40	0.46	10	12
#3.0	30	207	2.1	38	11.6	3.6	13.6	0.82	0.48	0.55	12	14
	40	275	2.8	39	11.9	4.2	15.9	0.96	0.53	0.61	14	16
	50	344	3.4	41	12.5	4.6	17.4	1.05	0.53	0.61	13	15
	60	413	4.1	42	12.8	5.0	19.0	1.14	0.55	0.63	14	16
#4.0	30	207	2.1	43	13.1	4.4	16.7	1.00	0.46	0.53	12	13
	40	275	2.8	44	13.4	5.1	19.3	1.16	0.51	0.59	13	15
	50	344	3.4	46	14.0	5.6	21.2	1.27	0.51	0.59	13	15
	60	413	4.1	49	14.9	5.9	22.4	1.34	0.47	0.55	12	14
#6.0	40	276	2.8	45	13.7	5.9	22.4	1.34	0.56	0.65	14	16
	50	344	3.4	46	14.0	6.0	22.7	1.36	0.55	0.63	14	16
	60	413	4.1	48	14.6	6.3	23.9	1.43	0.53	0.61	13	15
	70	482	4.8	49	14.9	6.7	25.4	1.52	0.54	0.62	14	16
#8.0	40	276	2.8	42	12.8	8.0	30.3	1.82	0.87	1.01	22	26
	50	344	3.4	45	13.7	8.5	32.2	1.93	0.81	0.93	21	24
	60	413	4.1	49	14.9	9.5	36.0	2.16	0.76	0.88	19	22
	70	482	4.8	50	15.2	10.0	37.9	2.27	0.77	0.89	20	23

LOW ANGLE PERFORMANCE DATA

NOZZLE	PRESSURE			RADIUS		FLOW RATE			PRECIP in/hr / mm/hr			
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M³/H	■	▲	■	▲
#1.0	30	207	2.1	22	6.7	1.2	4.5	.27	0.48	0.55	12	14
	40	276	2.8	24	7.3	1.7	6.4	.39	0.57	0.66	14	17
	50	345	3.4	26	7.9	1.8	6.8	.41	0.51	0.59	13	15
	60	414	4.1	28	8.5	2.0	7.6	.45	0.49	0.57	12	14
#3.0	30	207	2.1	29	8.8	3.0	11.4	.68	0.69	0.79	17	20
	40	276	2.8	32	9.8	3.1	11.7	.70	0.58	0.67	15	17
	50	345	3.4	35	10.7	3.5	13.2	.80	0.55	0.64	14	16
	60	414	4.1	37	11.3	3.8	14.4	.86	0.53	0.62	14	16
#4.0	30	207	2.1	31	9.4	3.4	12.9	.77	0.68	0.79	17	20
	40	276	2.8	34	10.4	3.9	14.8	.89	0.65	0.75	17	19
	50	345	3.4	37	11.3	4.4	16.7	1.00	0.62	0.71	16	18
	60	414	4.1	38	11.6	4.7	17.8	1.07	0.63	0.72	16	18
#6.0	40	275	2.8	38	11.6	6.5	24.6	1.48	0.87	1.00	22	25
	50	344	3.4	40	12.2	7.3	27.7	1.66	0.88	1.01	22	26
	60	413	4.1	42	12.8	8.0	30.3	1.82	0.87	1.01	22	26
	70	482	4.8	44	13.4	8.6	32.6	1.96	0.86	0.99	22	25

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

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Part Number: 1100519 Rev. 01

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10:13 am, Feb 19, 2025

Gmail

Cody Rathmell <codyrathmell@gmail.com>

TCEQ Review - 652 Old Bear Creek Road

2 messages

Cody Rathmell <codyrathmell@gmail.com> Fri, Jan 24, 2025 at 1:56 PM
To: Matthew Trevino <matrevino@sjrctexas.org>
Cc: Doug Dowlearn <txseptic@gmail.com>

Matthew,

See attached the TCEQ review for 652 Old Bear Creek. I'll respond in red to items we will need info from you on to answer these questions from TCEQ. Blue response is indicating that we will take care of that comment. Please respond accordingly as soon as possible so that we can move forward with updates. Thank you.

1. 30 TAC §285.91 Tables II & III require information regarding the water usage to properly size the proposed OSSF.

• The designer indicated the facility will have facilities for 23 beds for lodging. The designer did not describe the plans for food service for the people occupying the facilities.

Your previous email stated, "The meals in the home are prepared by the residents, with that being three meals per day. They do have meals brought in 3-5 times a week for the residents."

Seems TCEQ is wanting more details on this. These items may help to address this comment:

- Is there a three compartment sink? I believe you said no, but can you confirm this?

- Is there a specific cafeteria seating area?

- Is there a specific plumbing stubout for the kitchen? I believe the current design is lacking a stubout that may actually be on the northwest side of the main structure...maybe this stubout is from the kitchen?

- Is the food just cooked for residents, or also people working in the office?

Additionally, the facilities are described as an office building for 20 employees with a water usage of 8 GPD. The designer did not describe the services provided by the office building. The site is described as 20 employees for 23 residents. The number of people attending to the needs of the participants may better fit with a nursing facility. A detailed description of the services provided at the site would provide greater clarity for decisions regarding system components and design.

Per the above comment, they are wanting more details on specifics of the 20 employees. Can you please give more detail on this? Items like the following may help:

- How many hours are the employees working?

- Is food being cooked for employees on site?

2. 30 TAC §285.32(d)(2) identifies the planning materials for nonstandard treatment systems submitted for review will be evaluated using the criteria established in this chapter, or basic engineering and scientific principles.

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10:13 am, Feb 19, 2025

• Page 10 of 28, The designer specified a pretreatment tank capacity of 1,000 gallons which is less than the typical one-day capacity recommended by manufactures for commercial systems.

We will take care of this.

3. 30 TAC §285.32(f)(2) identifies other high strength sewage. It is the responsibility of the professional designer to justify sewage design strength estimations and properly design a system that reduces the wastewater strength to 140 mg/L BOD prior to disposal unless secondary levels are required.

• The services are described as a boarding facility with 23 beds and an office building with 20 employees. The designer did not provide a BOD5 estimate for the facility. However, the site has essentially 43 people with 24/7 occupancy with no food service described. The services of the employees are not described. However, it could be interpreted that some of the employees are dedicated to food services which can be interpreted as a portion of the water usage is kitchen wastewater. Does the facility have a kitchen for food preparation requiring a grease trap to be placed on the sewer from these facilities? The inclusion of calculations describing the anticipated BOD for the facility and associated treatment for removing the BOD would be beneficial.

Their comment about 43 people with 24/7 occupancy is likely wrong. If we specify the hours the people in the office work from, I believe this will help clarify this for them. What are the hours for the folks working in the office building? You should have answered this above already, if so you can neglect here.

4. 30 TAC §285.32(f)(3) identifies the designer should consider whether flow equalization will be needed for the treatment system to function properly.

• The designer shall specify the control panel for the flow equalization tank. The design should include elapsed time meters and cycle counters for pump(s) in the tank. The manufacturer's literature for the control panel should be included in the design.

We will take care of this.

5. 30 TAC §285.33(d)(2) (G) identifies surface application should uniformly distribute effluent.

• The designer shall specify the sprinkler heads for use in the design. The designer shall indicate the manufacturer and model number, nozzle and operating pressure to meet the 32-foot spray radius for the design. The manufacturer literature shall be included to substantiate the claims for the operational requirements.

We will take care of this.

6. 30 TAC §285.38 identifies the Prevention of Unauthorized Access to On-site Sewage Facilities (OSSF).

• Effective September 1, 2023, inspection and cleanout ports shall have risers over the port openings, which extend to two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed, 30 TAC §285.38 (c).

We will take care of this.

--
Cody Rathmell
D.A.D. Services, Inc.
210.884.9644

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Matthew Trevino <matrevino@sjrctexas.org> Fri, Jan 24, 2025 at 4:53 PM
To: Cody Rathmell <codyrathmell@gmail.com>
Cc: Doug Dowlearn <txseptic@gmail.com>

LE50-Series Electrical Data

MODEL	HP	VOLTAGE	PHASE	SF	FULL LOAD AMPS	LOCKED ROTOR AMPS	THERMAL OVERLOAD TEMP	STATOR WINDING CLASS	CORD LENGTH FT	DISCHARGE	AUTOMATIC
LE51A	1/2	115	1	1.00	12	22.5	105˚C 221°F	B	10	2"	YES
LE51A -2	1/2	115	1	1.00	12	22.5	105˚C 221°F	B	25	2"	YES
LE51M	1/2	115	1	1.00	12	22.5	105˚C 221°F	B	10	2"	NO
LE51M-2	1/2	115	1	1.00	12	22.5	105˚C 221°F	B	25	2"	NO
LE52A	1/2	208-230	1	1.00	6.8	12	105˚C 221°F	B	10	2"	YES
LE52A-2	1/2	208-230	1	1.00	6.8	12	105˚C 221°F	B	25	2"	YES
LE52M	1/2	208-230	1	1.00	6.8	12	105˚C 221°F	B	10	2"	NO
LE52M-2	1/2	208-230	1	1.00	6.8	12	105˚C 221°F	B	25	2"	NO

LE50-Series Technical Data

IMPELLER	2 VANE ENGINEERED THERMOPLASTIC ELASTOMER 2” SOLIDS HANDLING
SOLIDS HANDLING SIZE	2”
PAINT	POWDER COAT
MAX LIQUID TEMP	60˚C 140˚F
MAX STATOR TEMP	130˚C 266˚F
THERMAL OVERLOAD	105˚C 221˚F
POWER CORD TYPE	SJTW
MOTOR HOUSING	CLASS 25 CAST IRON
VOLUTE	CLASS 25 CAST IRON
SHAFT	STAINLESS
HARDWARE	STAINLESS
ORINGS	BUNA N
MECHANICAL SEAL	UNITIZED CERAMIC CARBON
WEIGHT	43 LBS

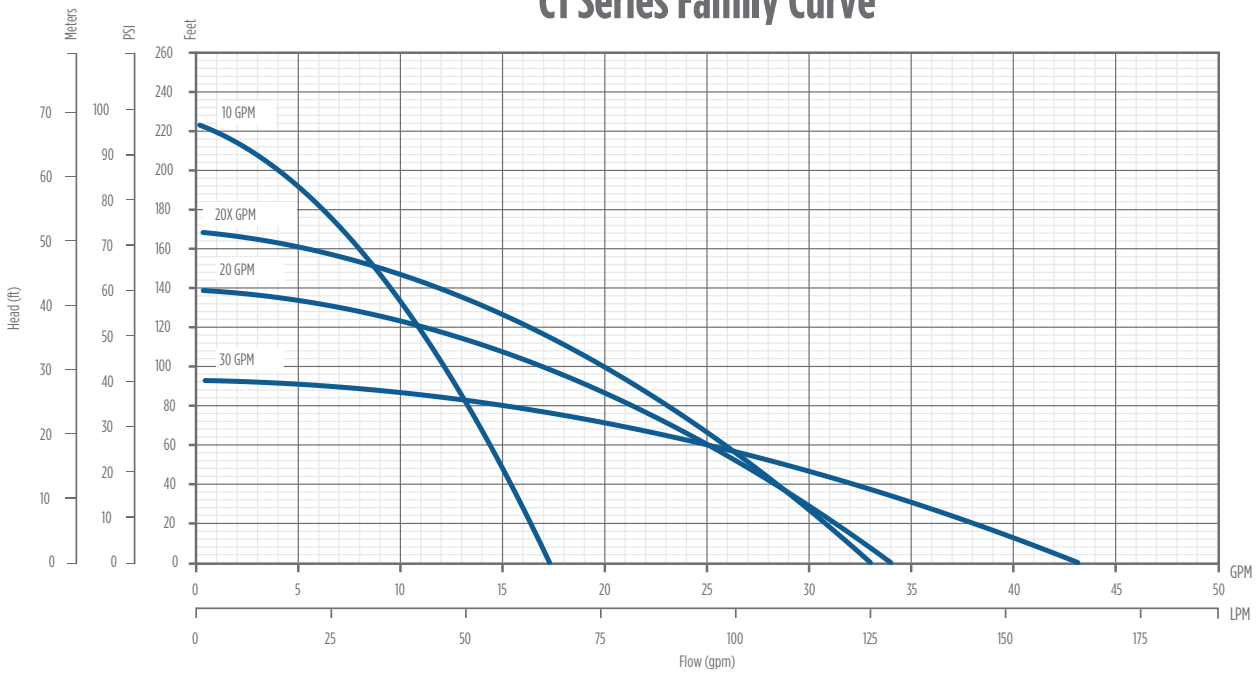
C1 SERIES
CISTERN PUMPS

Designed for use in gray water / filtered effluent service 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.

Franklin Electric

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, ½ 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 SJOOW 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 SJOOW leads.

From: Ritzen,Brenda
To: Lauren Dowlearn
Subject: RE: Permit 118135
Date: Monday, March 3, 2025 9:12:00 AM
Attachments: image001.png

Lauren,

Prior to issuance of the Permit to Construct I am in need of the following information:

1. How will the ball valves be maintained to ensure continued even distribution to the ATU's.

Thank you,

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

From: Lauren Dowlearn <txseptic@gmail.com>
Sent: Thursday, February 13, 2025 4:36 PM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Subject: Re: Permit 118135

I have noticed that these large files have issues when you try to view them in the browser but if you download it is still causing the same problems? I tried resaving it. Let me know if this one works. If not, I can try a dropbox link.

Thank you,

Lauren Dowlearn
210-878-8100
D.A.D Services, Inc.
www.TexasSuperSeptic.com

OSSF SOIL EVALUATION REPORT INFORMATION

Date: 11/25/2024
Applicant Information:
Name: St. Jude's Ranch for Children Texas, Inc
Address: 652 Old Bear Creek Rd
City, State & Zip Code: New Braunfels, TX 78132
Email:

Site Evaluator Information:
Name: Doug 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:
Legal: CH Pape Survey 941 Abstract 824 Acreage: 1.384
Street/Road Address: 652 Old Bear Creek Rd
City : New Braunfels **Zip:** 78132
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	0-14" Clay Loam 14"+ Limestone	Blocky	<30% Gravel	14"+ Limestone	N/A
Soil Boring #2 60"		**Same as above**				

DESIGN SPECIFICATIONS

Application Rate (RA): 0.064
OSSF is designed for: Office for 20 people per day 8gpd per person= 160 Gpd along with a structure with housing consisting of 23 beds X 60gpd per bed = 1380gpd
1540 gallons per day
An aerobic with spray disposal system is to be utilized based on the site evaluation.
24063 sq. ft. disposal area required
(1) 1000 gallon pre treatment tank (A)
(1) 2000 gallon flow equalization tank with dual alternating Liberty LE 50 Series pumps(B)
(2) 2" ball valves(to adjust flow into aerobic treatment units)
(2) 1000 gpd aerobic treatment units(C)
(1) 2000 gallon pump tank with dual alternating C1 series, 115v, 1/2 hp, model 20XC1-05p4-2w115 pumps(D)
Calculations: Absorption Area: Q/RA=1540/0.064= 24063 SF

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

REVISED
9:53 am, Feb 19, 2025

D.A.D SERVICES, INC.
DOUG DOWLEARN
PO BOX 2[illegible] TX 78163

VOID

Designed for:
St Judes Ranch For Children Texas Inc

The installation site is at 652 Old Bear Creek Rd, New Braunfels, TX 78132 in Comal County, TX. The proposed OSSF will treat the wastewater from an office with up to 20 people per day(20 people x 8 gpd/person = 160 gpd) along with a structure with housing consisting of 23 beds(23 beds x 60 gpd/bed = 1380 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 a 3000 gallon pre-treatment tank(A), which flows into a 2000 gallon flow equalization tank(B) with dual alternating Liberty LE 50 Series pumps. The pumps in the flow equalization tank shall be set on a timer to dose 64.17 gallons every hour throughout a 24 hour period. Effluent flows from the 2000 gallon flow equalization tank(B) through a 2" SCH 40 PVC pipe to (2) 1000 gallon per day(gpd) aerobic treatment units(C). A 2" ball valve will be installed on the 2" SCH 40 PVC pipe at each 1000 gpd aerobic treatment unit, which shall be adjusted to a flow rate of 20 gpm into each 1000 gpd aerobic treatment unit. Effluent flows from the 1000 gallon per day aerobic treatment units to a 2000 gallon pump tank(D) with dual alternating C1 series, 115v, 1/2 hp, model 20XC1-05p4-2w115 pumps and a liquid chlorinator. Distribution is set to spray on demand through a 2 zone K-Rain valve to zones 1 and 2. Each zone will have 4 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying at 40 psi, spraying a radius of 32 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:

VOID

Daily Waste Flow: 1540 gpd
Application rate: 0.064
Application area required: 1540/.064 = 24063 sq. ft.
Application area utilized: 25728 sq. ft.
Pump tank reserve capacity: 514 gallons

SYSTEM COMPONENTS:

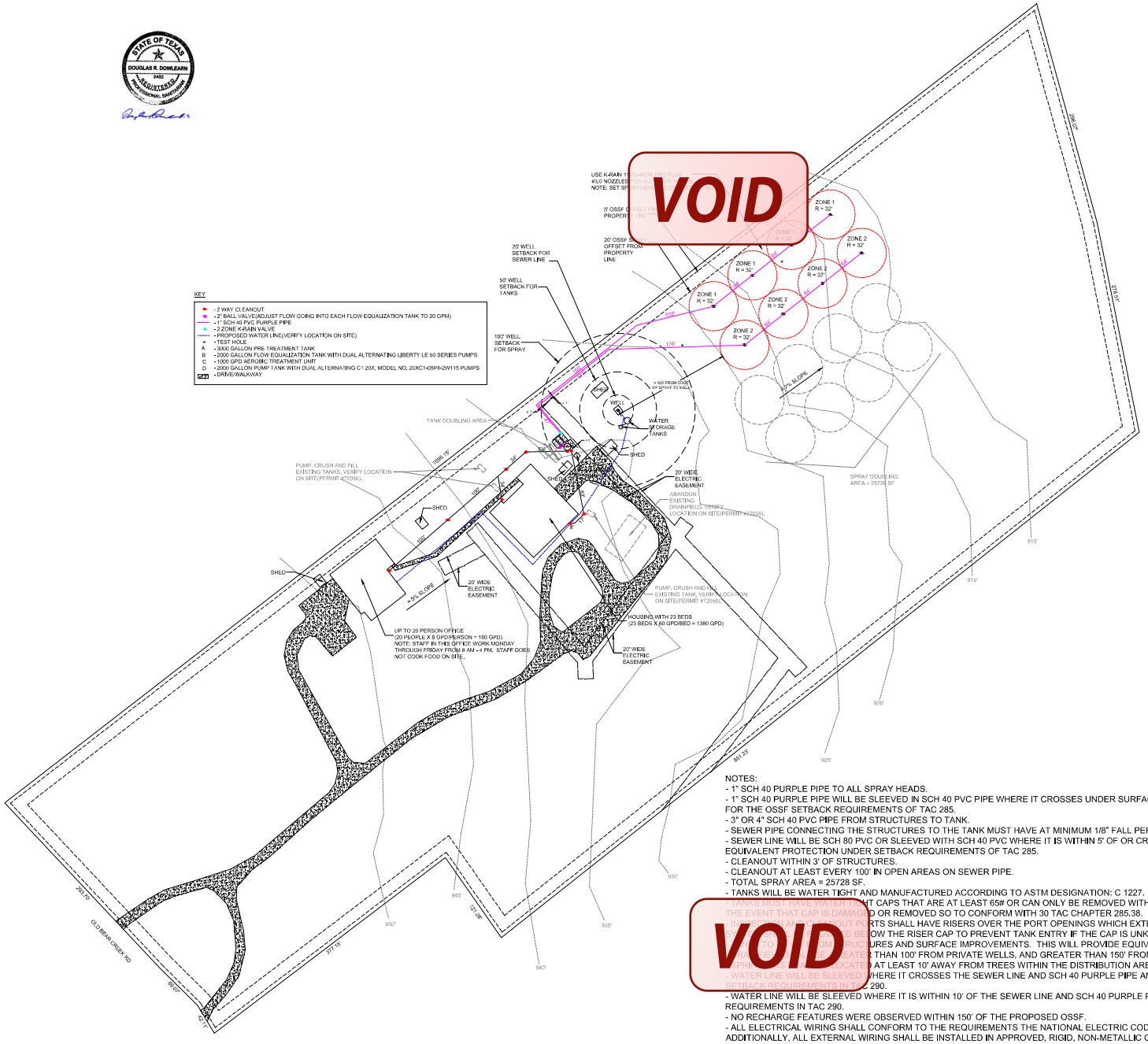
- 3" or 4" SCH 40 PVC sewer line
- 1" SCH 40 PVC pipe
- 2" SCH 40 PVC pipe
- (1) 3000 gallon pre treatment tank (A)
- (1) 2000 gallon flow equalization tank with dual alternating Liberty LE 50 Series pumps(B)
- (2) 2" ball valves(to adjust flow into aerobic treatment units)
- (2) 1000 gpd aerobic treatment units(C)
- (1) 2000 gallon pump tank with dual alternating C1 series, 115v, 1/2 hp, model 20XC1-05p4-2w115 pumps(D)
- (1) 2 zone k-rain valve
- (1) Liquid chlorinator
- (8) K-Rain Gear Driven pop-up sprinklers(Model 11003-RCW Pro Plus # 3 nozzles)
- (1) Sewage Duplex Dosing Timer control panels for 2000 gallon flow equalization tank(B)
- (1) - Eaton CEC-48DR-406 for cycle and time monitoring of 2000 gallon flow equalization tank(B)

LANDSCAPING:

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the spray must maintain a ground cover after construction. In the event the natural cover is disturbed, a suitable ground cover must be installed on all excavated areas.

STATE OF TEXAS
DOUGLAS R. DOWLEARN
2432
LICENSED
SANITARIAN

REVISED
9:53 am, Feb 19, 2025



ST JUDES RANCH FOR CHILDREN TEXAS INC
652 OLD BEAR CREEK RD
NEW BRAUNFELS, TX 78132
A-824 SUR-941 C H PAPE, ACRES 17.874
COMAL COUNTY

SCALE 1" = 60'
PRINT SIZE 24" X 36"

GPD CHART

- HOUSING WITH 23 BEDS --> 23 BEDS X 60 GPD/BED = 1380 GPD
- UP TO 20 PERSON OFFICE --> 20 PEOPLE X 8 GPD/PERSON = 160 GPD
--> TOTAL GPD = 1540 GPD

SPRAY AREA CALCULATIONS

ZONE1
SPRAY AREA = 12864 SF

ZONE 2
SPRAY AREA = 12864 SF

TOTAL SPRAY AREA = 25728 SF

NOTES:
- 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
- 1" SCH 40 PURPLE PIPE WILL BE SLEEVED IN SCH 40 PVC PIPE WHERE IT CROSSES UNDER SURFACE IMPROVEMENTS, DRIVE, WALKWAY AND 5' BEYOND. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE OSSF SETBACK REQUIREMENTS OF TAC 285.
- 3" OR 4" SCH 40 PVC PIPE FROM STRUCTURES TO TANK.
- SEWER PIPE CONNECTING THE STRUCTURES TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PVC WHERE IT IS WITHIN 5' OF OR CROSSES UNDER DRIVE, STRUCTURES, AND SURFACE IMPROVEMENTS AND 5' BEYOND TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.
- CLEANOUT WITHIN 3' OF STRUCTURES.
- CLEANOUT AT LEAST EVERY 100' IN OPEN AREAS ON SEWER PIPE.
- TOTAL SPRAY AREA = 25728 SF.
- TANKS WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
- TANKS MUST HAVE WATER TIGHT CAPS THAT ARE AT LEAST 65# OR CAN ONLY BE REMOVED WITH TOOLS. A SECONDARY PLUG, NET OR MESH IN RISER MUST BE PROVIDED TO PREVENT ENTRY IN THE EVENT THAT CAP IS DAMAGED OR REMOVED SO TO CONFORM WITH 30 TAC CHAPTER 285.38.
- INSPECTION PORTS WITHOUT PORTS SHALL HAVE RISERS OVER THE PORT OPENINGS WHICH EXTEND TO TWO INCHES ABOVE GRADE. A SECONDARY PLUG, CAP, OR OTHER SUITABLE RESTRAINT SHALL BE PROVIDED BELOW THE RISER CAP TO PREVENT TANK ENTRY IF THE CAP IS UNKNOWINGLY DAMAGED OR REMOVED SO TO CONFORM WITH 30 TAC §285.38 (C)
- [illegible] FROM STRUCTURES AND SURFACE IMPROVEMENTS. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
- [illegible] GREATER THAN 100' FROM PRIVATE WELLS, AND GREATER THAN 150' FROM PUBLIC WELLS. VERIFY WELL LOCATION(S) ON SITE.
- SPRAY HEADS ARE LOCATED AT LEAST 10' AWAY FROM TREES WITHIN THE DISTRIBUTION AREA.
- WATER LINE WILL BE SLEEVED WHERE IT CROSSES THE SEWER LINE AND SCH 40 PURPLE PIPE AND 10' BEYOND. SLEEVING THE WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC 290.
- WATER LINE WILL BE SLEEVED WHERE IT IS WITHIN 10' OF THE SEWER LINE AND SCH 40 PURPLE PIPE. SLEEVING THE WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC 290.
- NO RECHARGE FEATURES WERE OBSERVED WITHIN 150' OF THE PROPOSED OSSF.
- ALL ELECTRICAL WIRING SHALL CONFORM TO THE REQUIREMENTS THE NATIONAL ELECTRIC CODE (1999) OR UNDER ANY OTHER STANDARDS APPROVED BY THE EXECUTIVE DIRECTOR. ADDITIONALLY, ALL EXTERNAL WIRING SHALL BE INSTALLED IN APPROVED, RIGID, NON-METALLIC GRAY CODE ELECTRICAL CONDUIT. THE CONDUIT SHALL BE BURIED ACCORDING TO THE REQUIREMENTS IN THE NATIONAL ELECTRICAL CODE AND TERMINATED AT A MAIN CIRCUIT BREAKER PANEL OR SUB-PANEL. CONNECTIONS SHALL BE IN APPROVED JUNCTION BOXES. ALL ELECTRICAL COMPONENTS SHALL HAVE AN ELECTRICAL DISCONNECT WITHIN DIRECT VISION FROM THE PLACE WHERE THE ELECTRICAL DEVICE IS BEING SERVICED. ELECTRICAL DISCONNECTS MUST BE WEATHERPROOF (APPROVED FOR OUTDOOR USE) AND HAVE MAINTENANCE LOCKOUT PROVISIONS.

REVISED
9:53 am, Feb 19, 2025

VOID

SCALE 1" = 30'
PRINT SIZE 24" X 36"

KEY

- 2 WAY CLEANOUT
- 2" BALL VALVE(ADJUST FLOW GOING INTO EACH FLOW EQUALIZATION TANK TO 20 GPM)
- 1" SCH 40 PVC PURPLE PIPE
- 2 ZONE K-RAIN VALVE
- PROPOSED WATER LINE(VERIFY LOCATION ON SITE)
- TEST HOLE
- A - 3000 GALLON PRE TREATMENT TANK
- B - 2000 GALLON FLOW EQUALIZATION TANK WITH DUAL ALTERNATING LIBERTY LE 50 SERIES PUMPS
- C - 1000 GPD AEROBIC TREATMENT UNIT
- D - 2000 GALLON PUMP TANK WITH DUAL ALTERNATING C1 20X, MODEL NO. 20XC1-05P4-2W115 PUMPS
- DRIVE/WALKWAY

PRO PLUS
#3.0 NOZZLES FOR ALL SPRAY HEADS.
NOTE: SET SPRAY HEADS TO OPERATE AT 40 PSI.

5' OSSF OFFSET FROM PROPERTY LINE

20' OSSF SPRAY OFFSET FROM PROPERTY LINE

20' WELL SETBACK FOR SEWER LINE

50' WELL SETBACK FOR TANKS

100' WELL SETBACK FOR SPRAY

ZONE 1 R = 32'
ZONE 2 R = 32'
64'
102'
176'
165'
47'
≥ 7% SLOPE

SHED
WELL
> 150' FROM EDGE OF SPRAY TO WELL
WATER STORAGE TANKS
TANK DOUBLING AREA
SHED
GARBAGE BIN
SHED
SHED
SHED

PUMP, CRUSH AND FILL EXISTING TANKS. VERIFY LOCATION ON SITE(PERMIT #72056).

1695.15'
53'
34'
100'
83'
17'
8'

20' WIDE ELECTRIC EASEMENT

ABANDON EXISTING DRAINFIELD. VERIFY LOCATION ON SITE(PERMIT #72056).

SPRAY DOUBLING AREA = 25728 SF

≈ 5% SLOPE

20' WIDE ELECTRIC EASEMENT

UP TO 20 PERSON OFFICE
(20 PEOPLE X 8 GPD/PERSON = 160 GPD)
NOTE: STAFF IN THIS OFFICE WORK MONDAY THROUGH FRIDAY FROM 8 AM - 4 PM. STAFF DOES NOT COOK FOOD ON SITE.

VOID

PUMP, CRUSH AND FILL EXISTING TANK, VERIFY LOCATION ON SITE(PERMIT #72056).

HOUSING WITH 23 BEDS
(23 BEDS X 60 GPD/BED = 1380 GPD)

20' WIDE ELECTRIC EASEMENT

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 13, 2025

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

Re: Unfavorable Review of Nonstandard OSSF Design for:
St. Jude's Ranch for Children Texas, Inc
652 Old Bear Creek Road, New Braunfels, Comal County, Texas
OSSF Permit Application Number OSSF- 118135

Dear Ms. Ritzen:

We have received your request for a Texas Commission on Environmental Quality (TCEQ) review of the above-referenced nonstandard design on January 8, 2025. Bruce Lesikar of the TCEQ Technical Programs Team conducted a review as required by 30 Texas Administrative Code (TAC) §285.5(b)(2). **This letter serves as notification that the nonstandard design review is determined to be unfavorable, as submitted**. Specifically, the following items should be addressed prior to the issuance of an Authorization to Construct by the applicable permitting authority:

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

1. 30 TAC §285.91 Tables II & III require information regarding the water usage to properly size the proposed OSSF.

   - The designer indicated the facility will have facilities for 23 beds for lodging. The designer did not describe the plans for food service for the people occupying the facilities. Additionally, the facilities are described as an office building for 20 employees with a water usage of 8 GPD. The designer did not describe the services provided by the office building. The site is described as 20 employees for 23 residents. The number of people attending to the needs of the participants may better fit with a nursing facility. A detailed description of the services provided at the site would provide greater clarity for decisions regarding system components and design.

2. 30 TAC §285.32(d)(2) identifies the planning materials for nonstandard treatment systems submitted for review will be evaluated using the criteria established in this chapter, or basic engineering and scientific principles.

RECEIVED
By Brenda Ritzen at 10:35 am, Jan 14, 2025

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

Sincerely,

Joseph L. Hopkins

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

JLH/BJL

RECEIVED
By Brenda Ritzen at 10:35 am, Jan 14, 2025

- Page 10 of 28, The designer specified a pretreatment tank capacity of 1,000 gallons which is less than the typical one-day capacity recommended by manufactures for commercial systems.

3. 30 TAC §285.32(f)(2) identifies other high strength sewage. It is the responsibility of the professional designer to justify sewage design strength estimations and properly design a system that reduces the wastewater strength to 140 mg/L BOD prior to disposal unless secondary levels are required.

   - The services are described as a boarding facility with 23 beds and an office building with 20 employees. The designer did not provide a BOD_5 estimate for the facility. However, the site has essentially 43 people with 24/7 occupancy with no food service described. The services of the employees are not described. However, it could be interpreted that some of the employees are dedicated to food services which can be interpreted as a portion of the water usage is kitchen wastewater. Does the facility have a kitchen for food preparation requiring a grease trap to be placed on the sewer from these facilities? The inclusion of calculations describing the anticipated BOD for the facility and associated treatment for removing the BOD would be beneficial.

4. 30 TAC §285.32(f)(3) identifies the designer should consider whether flow equalization will be needed for the treatment system to function properly.

   - The designer shall specify the control panel for the flow equalization tank. The design should include elapsed time meters and cycle counters for pump(s) in the tank. The manufacturer's literature for the control panel should be included in the design.

5. 30 TAC §285.33(d)(2) (G) identifies surface application should uniformly distribute effluent.

   - The designer shall specify the sprinkler heads for use in the design. The designer shall indicate the manufacturer and model number, nozzle and operating pressure to meet the 32-foot spray radius for the design. The manufacturer literature shall be included to substantiate the claims for the operational requirements.

6. 30 TAC §285.38 identifies the Prevention of Unauthorized Access to On-site Sewage Facilities (OSSF).

   - Effective September 1, 2023, inspection and cleanout ports shall have risers over the port openings, which extend to two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed, 30 TAC §285.38 (c).

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

REVISED
10:13 am, Feb 19, 2025

Cody,

I had called Brenda Ritzen after the last email was sent to clarify some of the same questions.

The facility for the 23-bed lodging is NOT a commercial building and is not set up in any way to be classified as such. That being said there is no commercial kitchen, or cafeteria. The building is a home, just a large home (multiple rooms is the only thing that makes this home different from any other home) . With a normal kitchen, and dining room. The dining room is equipped with two dining room tables to accommodate the number of people, which takes up a portion of the living room area.

The residents prepare their own food on a day to day basis. There is no one in charge of preparing meals. There are a few days a week that the residents do not cook for either lunch or dinner, given there is a donor that supplies already made meals (panda express, chick fil a, or other similar restaurants).
The Staff on shift at the Crisis Center, are responsible for bringing their own food, they do not utilize the kitchen to make their lunches.

I also explained to Brenda that this building is currently being leased to the Comal County Crisis Center until they have finished building their new home. After the Crisis Center has left the home, this building will be vacant for some time until SJRC is able to determine a use for it. Given that, we would keep our Max Occupancy at what is allowable by the septic system installed, but we do not want to cause any damages to the system by having a system that is over-sized and under-used.

To my knowledge there is no dedicated stub out for the kitchen, as I stated above, this is not a commercial kitchen. The kitchen plumbing was ran along with the general house plumbing to drain into the current septic system. There are currently stub outs from the house that lead to both the front a rear systems of the house.

The 20 person office building in the front of the campus, is only staff on an 8 hour business day Monday-Friday 8am-4pm. The number of staff on shift daily is between 3-6. Although this building does hold meetings for other staff as well on time to time basis. It is also open to the public to hold meetings with clinicians as well as getting the help and resources needed for families. (Family Resource Center) With the meetings and visitors throughout the day I asked that the limit be set higher than that max 6 staff per day. The facility is very large when looking a square footage, but the majority of that is warehouse for storage. With only 2 restrooms. The kitchen is a kitchenet. With a small stove, sink and refrigerator. the kitchen is not used to prepare meals but more of a break room. Staff will either bring in their lunch or have food delivered in the event of larger meetings.

Matt Trevino
Facilities Manager
SJRC Texas
C: 903.505.8625
sjrctexas.org I sjrcbelong.org

REVISED
10:13 am, Feb 19, 2025

Providing healing, hope and a home to children and families.

From: Cody Rathmell <codyrathmell@gmail.com>
Sent: Friday, January 24, 2025 1:56 PM
To: Matthew Trevino <matrevino@sjrctexas.org>
Cc: Doug Dowlearn <txseptic@gmail.com>
Subject: TCEQ Review - 652 Old Bear Creek Road

[Quoted text hidden]

From: Ritzen,Brenda
To: Lauren Dowlearn
Subject: RE: Permit 118135
Date: Wednesday, February 19, 2025 10:22:00 AM
Attachments: image001.png

Lauren,

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

Thank you,

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

From: Lauren Dowlearn <txseptic@gmail.com>
Sent: Friday, February 14, 2025 10:46 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Subject: Re: Permit 118135

Lets try this link. If this does not work I might have to print out and hand deliver them so you can scan them in. I am not sure what else to do.

https://www.dropbox.com/scl/fi/8ya2rad2bcyf0lbdjqui9/652-Old-Bear-Creek-Rd-OSSF-PACKET-2.3.25-1.pdf?rlkey=lo31pifk8xppm7uglryuxlg7l&st=hkq68kvy&dl=0

Thank you,

Lauren Dowlearn
210-878-8100
D.A.D Services, Inc.
www.TexasSuperSeptic.com

From: Ritzen,Brenda
To: OSSF
Subject: RE: Permit 118135
Date: Wednesday, February 19, 2025 10:20:00 AM
Attachments: image001.png
image002.png

Re: St. Jude's Ranch for Children Texas, Inc.
17.874 acres, C. H. Pape Survey 941 Abstract 824, Comal County, Texas
Application for Permit for Authorization to Construct an On-Site Sewage Facility

OSSF Team :

The designer has revised his planning materials as per TCEQ comments. Here is a link to the online permit file containing the revised planning materials:

https://cceo.org/environmental/documents/septic_permits/118135.pdf

We await your response.

Thank you,

COMAL COUNTY TEXAS

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

From: Joseph Hopkins <Joseph.Hopkins@tceq.texas.gov>
Sent: Monday, January 13, 2025 11:29 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: OSSF <OSSF@tceq.texas.gov>
Subject: RE: Permit 118135

Please find the attached response to the request for TCEQ nonstandard OSSF review. Please keep in mind that our TCEQ review is generally limited in scope to the treatment and disposal portions of the design. A thorough review by you as the applicable permitting authority of the entire submitted planning materials is necessary in order to effectively implement and enforce the requirements in 30 Texas Administrative Code (TAC) Chapter 285; the Texas Health and Safety Code (THSC) Chapter 366; and the local OSSF order, ordinance, or resolution approved by the TCEQ. If you have any questions, please let us know.

Thanks.

From:	Ritzen,Brenda
To:	Lauren Dowlearn
Subject:	Permit 118135
Date:	Tuesday, January 14, 2025 10:40:00 AM
Attachments:	Pages from 118135.pdf image001.png

Re: St. Jude's Ranch for Children Texas, Inc.
17.874 acres, C. H. Pape Survey 941 Abstract 824, Comal County, Texas
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Lauren :

See attached comments from TCEQ regarding their Nonstandard System Design review. Please revise as needed and resubmit. Once all TCEQ comments have been addressed I will resubmit for review.

Thank you,

COMAL COUNTY TEXAS

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

From:	Ritzen,Brenda
To:	OSSF
Subject:	Permit 118135
Date:	Wednesday, January 8, 2025 11:53:00 AM
Attachments:	image001.png

Re: St. Jude's Ranch for Children Texas, Inc.
17.874 acres, C. H. Pape Survey 941 Abstract 824, Comal County, Texas
Application for Permit for Authorization to Construct an On-Site Sewage Facility

OSSF Team :

As per TCEQ guidance regarding Nonstandard System Designs, the following permit is being submitted to your office for review:

https://cceo.org/environmental/documents/septic_permits/118135.pdf

We await your response.

Thank you,

COMAL COUNTY TEXAS

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

D.A.D SERVICES, INC.
DOUG DOWLEARN
PO BOX 212, BULVERDE, TX 78163

VOID

St Judes Ranch For Children Texas Inc

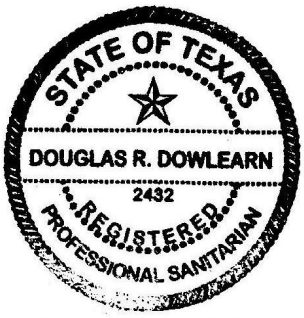
The installation site is at 652 Old Bear Creek Rd, New Braunfels, TX 78132 in Comal County, TX. The proposed OSSF will treat the wastewater from an office with up to 20 people per day(20 people x 8 gpd/person = 160 gpd) along with a structure with housing consisting of 23 beds(23 beds x 60 gpd/bed = 1380 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 a 1000 gallon pre-treatment tank(A), which flows into a 2000 gallon flow equalization tank(B) with dual alternating Liberty LE 50 Series pumps. The pumps in the flow equalization tank shall be set on a timer to dose 64.17 gallons every hour throughout a 24 hour period. Effluent flows from the 2000 gallon flow equalization tank(B) through a 2" SCH 40 PVC pipe to (2) 1000 gallon per day(gpd) aerobic treatment units(C). A 2" ball valve will be installed on the 2" SCH 40 PVC pipe at each 1000 gpd aerobic treatment unit, which shall be adjusted to a flow rate of 20 gpm into each 1000 gpd aerobic treatment unit. Effluent flows from the 1000 gallon per day aerobic treatment units to a 2000 gallon pump tank(D) with dual alternating C1 series, 115v, 1/2 hp, model 20XC1-05p4-2w115 pumps and a liquid chlorinator. Distribution is set to spray on demand through a 2 zone K-Rain valve to zones 1 and 2. Each zone will have 4 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying at 40 psi, spraying a radius of 32 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: 1540 gpd
Application rate: 0.064
Application area required: 1540/.064 = 24063 sq. ft.
Application area utilized: 25728 sq. ft.
Pump tank reserve capacity: 514 gallons



SYSTEM COMPONENTS:

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- 3" or 4" SCH 40 PVC sewer line
- 1" SCH 40 PVC pipe
- 2" SCH 40 PVC pipe
- (1) 1000 gallon pre treatment tank (A)
- (1) 2000 gallon flow equalization tank with dual alternating Liberty LE 50 Series pumps(B)
- (2) 2" ball valves(to adjust flow into aerobic treatment units)
- (2) 1000 gpd aerobic treatment units(C)
- (1) 2000 gallon pump tank with dual alternating C1 series, 115v, 1/2 hp, model 20XC1-05p4-2w115 pumps(D)
- (1) 2 zone k-rain valve
- (1) Liquid chlorinator
- (8) K-Rain Gear Driven pop-up sprinklers

LANDSCAPING:

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the spray must maintain a ground cover after construction. In the event the natural cover is disturbed, a suitable ground cover must be installed on all excavated areas.

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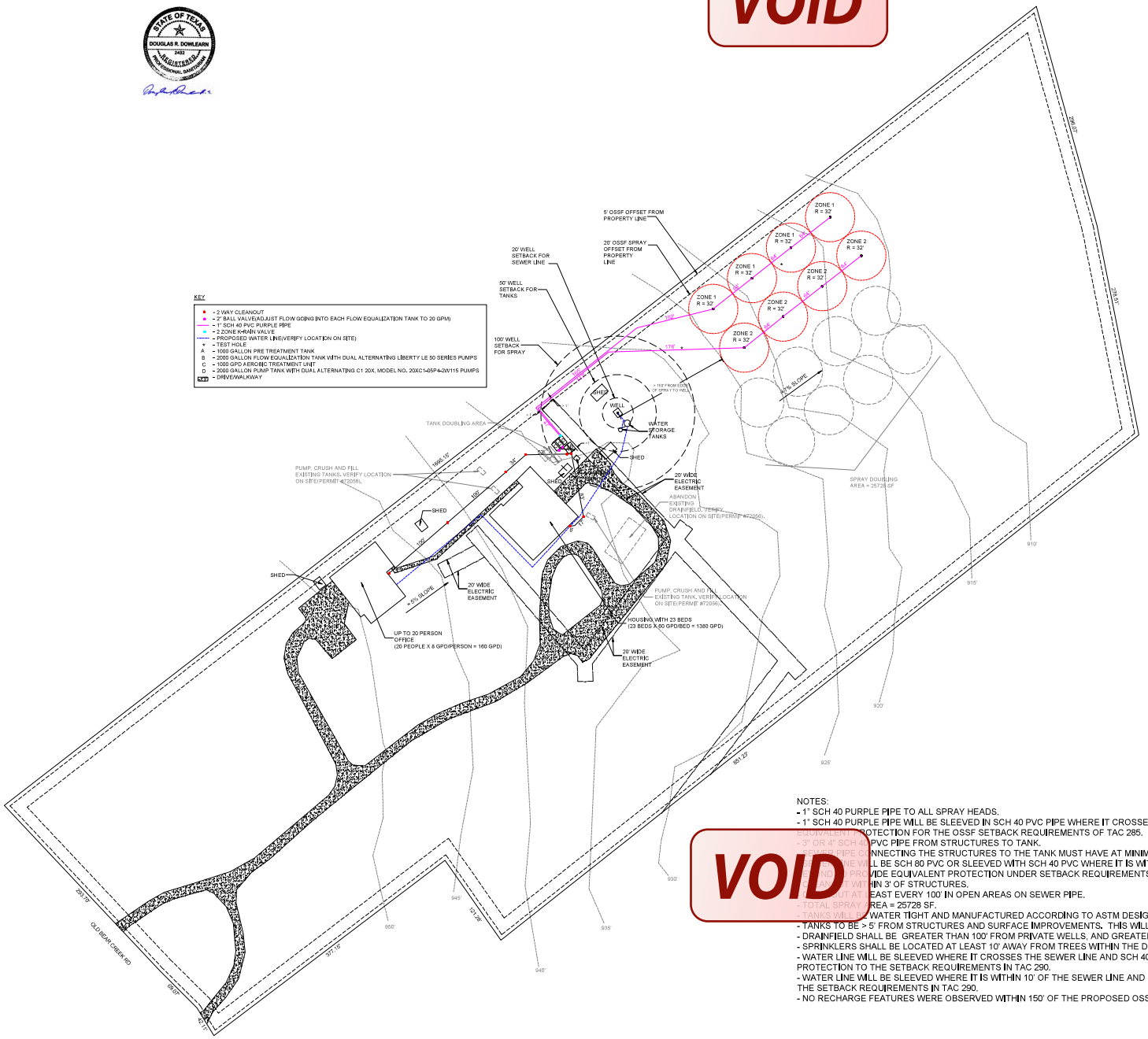

ST JUDES RANCH FOR CHILDREN TEXAS INC
652 OLD BEAR CREEK RD
NEW BRAUNFELS, TX 78132
A-824 SUR-941 C H PAPE, ACRES 17.874
COMAL COUNTY

SCALE 1" = 60'
PRINT SIZE 24" X 36"

GPD CHART

- HOUSING WITH 23 BEDS --> 23 BEDS X 60 GPD/BED = 1380 GPD
- UP TO 20 PERSON OFFICE --> 20 PEOPLE X 8 GPD/PERSON = 160 GPD
--> TOTAL GPD = 1540 GPD

SPRAY AREA CALCULATIONS

ZONE1
SPRAY AREA = 12864 SF

ZONE 2
SPRAY AREA = 12864 SF

TOTAL SPRAY AREA = 25728 SF

NOTES:
- 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
- 1" SCH 40 PURPLE PIPE WILL BE SLEEVED IN SCH 40 PVC PIPE WHERE IT CROSSES UNDER SURFACE IMPROVEMENTS, DRIVE, WALKWAY AND 5' BEYOND. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE OSSF SETBACK REQUIREMENTS OF TAC 285.
- 3" OR 4" SCH 40 PVC PIPE FROM STRUCTURES TO TANK.
- SEWER PIPE CONNECTING THE STRUCTURES TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PVC WHERE IT IS WITHIN 5' OF OR CROSSES UNDER DRIVE, STRUCTURES, AND SURFACE IMPROVEMENTS AND 5' BEYOND. PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.
- CLEANOUT WITHIN 3' OF STRUCTURES.
- CLEANOUT AT LEAST EVERY 100' IN OPEN AREAS ON SEWER PIPE.
- TOTAL SPRAY AREA = 25728 SF.
- TANKS WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
- TANKS 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.
- SPRINKLERS SHALL BE LOCATED AT LEAST 10' AWAY FROM TREES WITHIN THE DISTRIBUTION AREA.
- WATER LINE WILL BE SLEEVED WHERE IT CROSSES THE SEWER LINE AND SCH 40 PURPLE PIPE AND 10' BEYOND. SLEEVING THE WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC 290.
- WATER LINE WILL BE SLEEVED WHERE IT IS WITHIN 10' OF THE SEWER LINE AND SCH 40 PURPLE PIPE. SLEEVING THE WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC 290.
- NO RECHARGE FEATURES WERE OBSERVED WITHIN 150' OF THE PROPOSED OSSF.

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SCALE 1" = 30'
PRINT SIZE 24" X 36"

KEY

- 2 WAY CLEANOUT
- 2" BALL VALVE(ADJUST FLOW GOING INTO EACH FLOW EQUALIZATION TANK TO 20 GPM)
- 1" SCH 40 PVC PURPLE PIPE
- 2 ZONE K-RAIN VALVE
- PROPOSED WATER LINE(VERIFY LOCATION ON SITE)
- TEST HOLE
- A - 1000 GALLON PRE TREATMENT TANK
- B - 2000 GALLON FLOW EQUALIZATION TANK WITH DUAL ALTERNATING LIBERTY LE 50 SERIES PUMPS
- C - 1000 GPD AEROBIC TREATMENT UNIT
- D - 2000 GALLON PUMP TANK WITH DUAL ALTERNATING C1 20X, MODEL NO. 20XC1-05P4-2W115 PUMPS
- DRIVE/WALKWAY

5' OSSF OFFSET FROM PROPERTY LINE

20' OSSF SPRAY OFFSET FROM PROPERTY LINE

20' WELL SETBACK FOR SEWER LINE

50' WELL SETBACK FOR TANKS

100' WELL SETBACK FOR SPRAY

ZONE 1 R = 32'

ZONE 2 R = 32'

64'

102'

176'

165'

117'

> 150' FROM EDGE OF SPRAY TO WELL

≈ 7% SLOPE

SHED

WELL

WATER STORAGE TANKS

TANK DOUBLING AREA

> 1'

47'

53'

1695.15'

34'

100'

83'

8'

17'

PUMP, CRUSH AND FILL EXISTING TANKS, VERIFY LOCATION ON SITE(PERMIT #72056).

GARBAGE BIN

20' WIDE ELECTRIC EASEMENT

ABANDON EXISTING DRAINFIELD, VERIFY LOCATION ON SITE(PERMIT #72056).

SPRAY DOUBLING AREA = 25728 SF

≈ 5% SLOPE

UP TO 20 PERSON OFFICE
(20 PEOPLE X 8 GPD/PERSON = 160 GPD)

PUMP, CRUSH AND FILL EXISTING TANK, VERIFY LOCATION ON SITE(PERMIT #72056).

HOUSING WITH 23 BEDS
(23 BEDS X 60 GPD/BED = 1380 GPD)

915'

920'

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1000 GALLON SINGLE COMPARTMENT TANK - A

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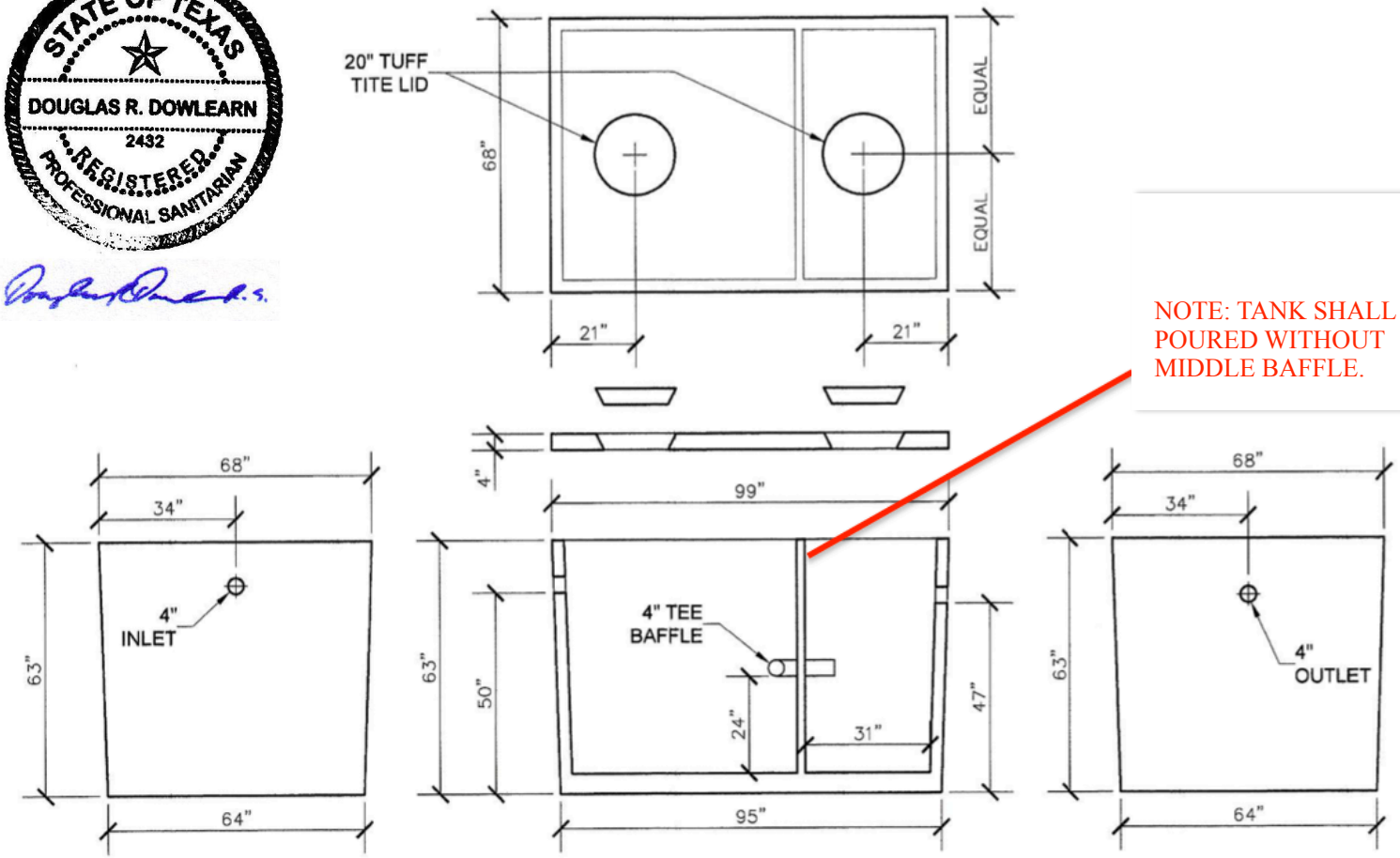
STATE OF TEXAS
DOUGLAS R. DOWLEARN
2432
REGISTERED
PROFESSIONAL SANITARIAN



NOTE: TANK SHALL BE POURED WITHOUT MIDDLE BAFFLE.

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

VOID

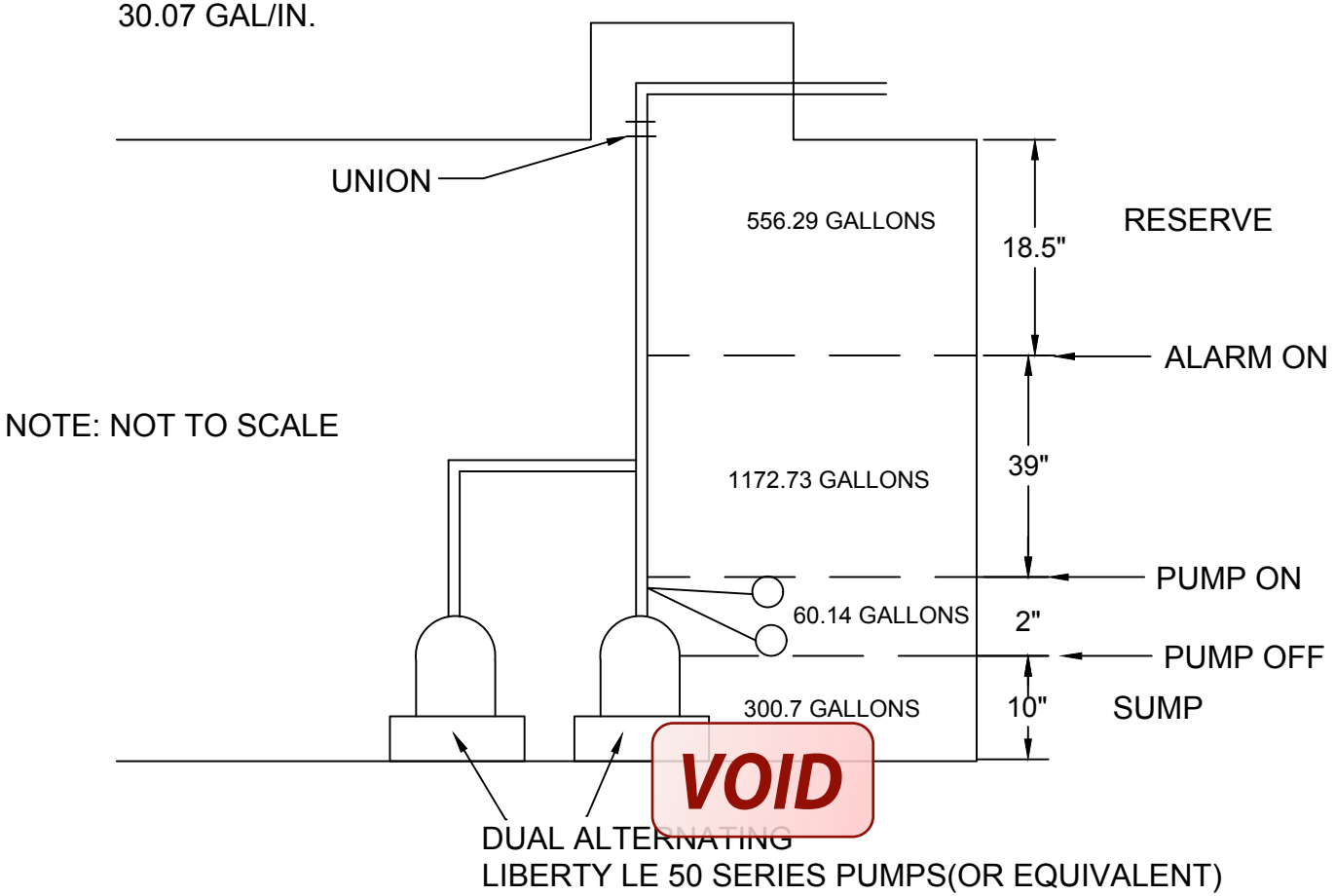
NOTE:
* HEAVY DUTY LIDS AVALIABLE
* MEETS ASTM 1227-93a
* COMPLIES WITH 30 TEXAS ADMINSTRATIVE CODE 285.32
* 4" PVC FITTINGS TYPICAL
* EXTERNAL PLUMBING INSTALLED BY CONTRACTORS ON SITE

BLOCK CREEK CONCRETE PRODUCTS		
1000 GAL. **SINGLE** COMPARTMENT TANK		
PART #:	DRAFTER: EJS III	DATE: 4/25/2016

VOID

2000 GALLON FLOW EQUALIZATION TANK(B)

WORKING LEVEL = 69.5"
2089.6 GAL TOTAL
30.07 GAL/IN.



NOTE: NOT TO SCALE

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DUAL ALTERNATING
LIBERTY LE 50 SERIES PUMPS(OR EQUIVALENT)

NOTE: SET ON A TIMER TO DOSE 64.17 GALLONS EVERY HOUR.
24 TOTAL DOSES PER DAY @ 64.17 GALLONS PER DOSE

STATE OF TEXAS
DOUGLAS R. DOWLEARN
2432
REGISTERED
PROFESSIONAL SANITARIAN

1000 GPD AEROBIC TREATMENT UNIT - C

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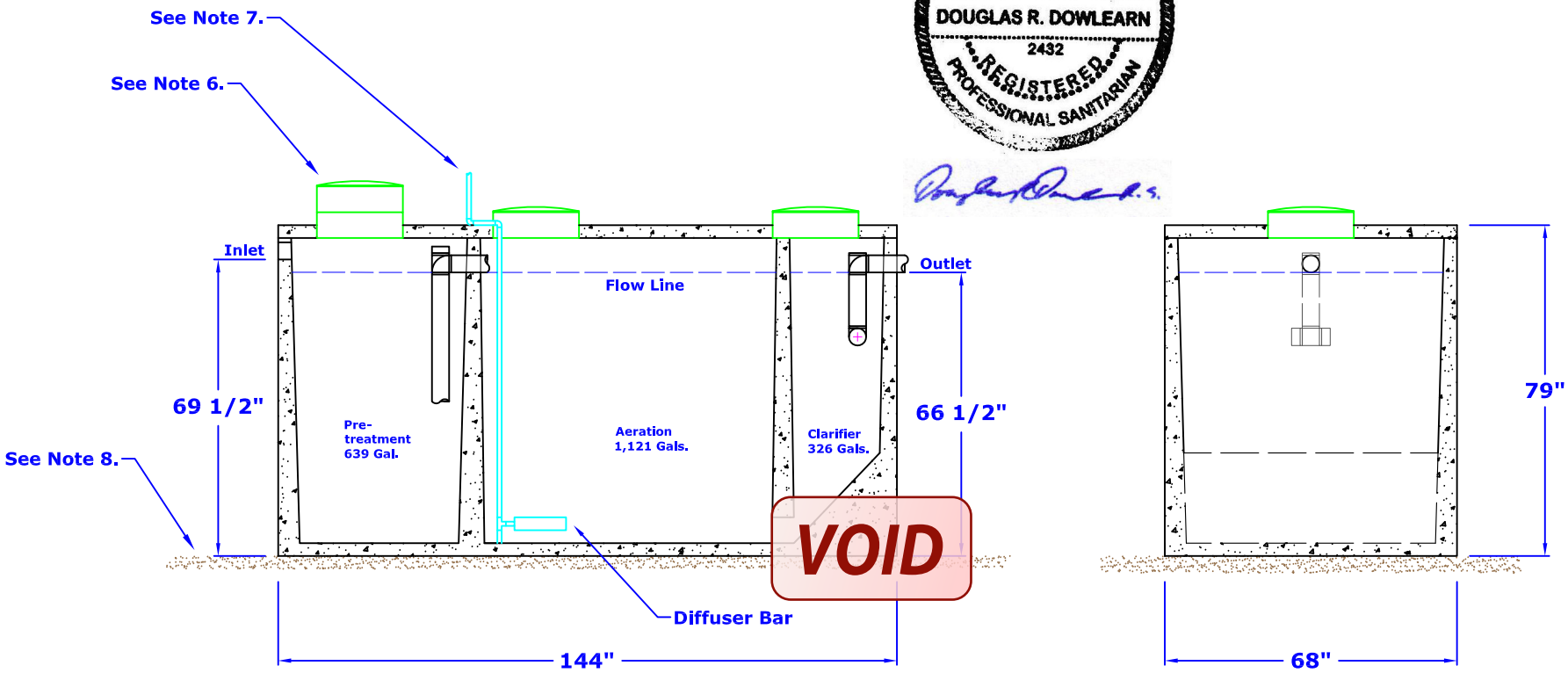
GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 16,600 lbs.
4. Treatment capacity is 1,000 GPD.
5. BOD Loading = 3.00 lbs. per day.
6. 20" Ø acess riser w/ lid (Typical 3). Optional extension risers available.
7. 1" Sch. 40 PVC Air Line to Bio-Robic B-1000 Air Compressor (Max. 50 Lft from Plant).
8. 4" min. compacted sand or gravel pad by Contractor

MINIMUM EXCAVATION DIMENSIONS:
Width: 80"
Length: 156"

STATE OF TEXAS
DOUGLAS R. DOWLEARN
2432
REGISTERED
PROFESSIONAL SANITARIAN



NuWater B-1000
Aerobic Treatment Plant (Assembled)

Model: B-1000

July, 2012
By: A.S.

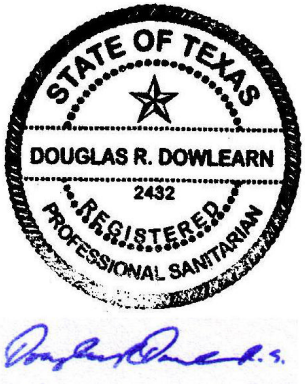
Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B1000-2

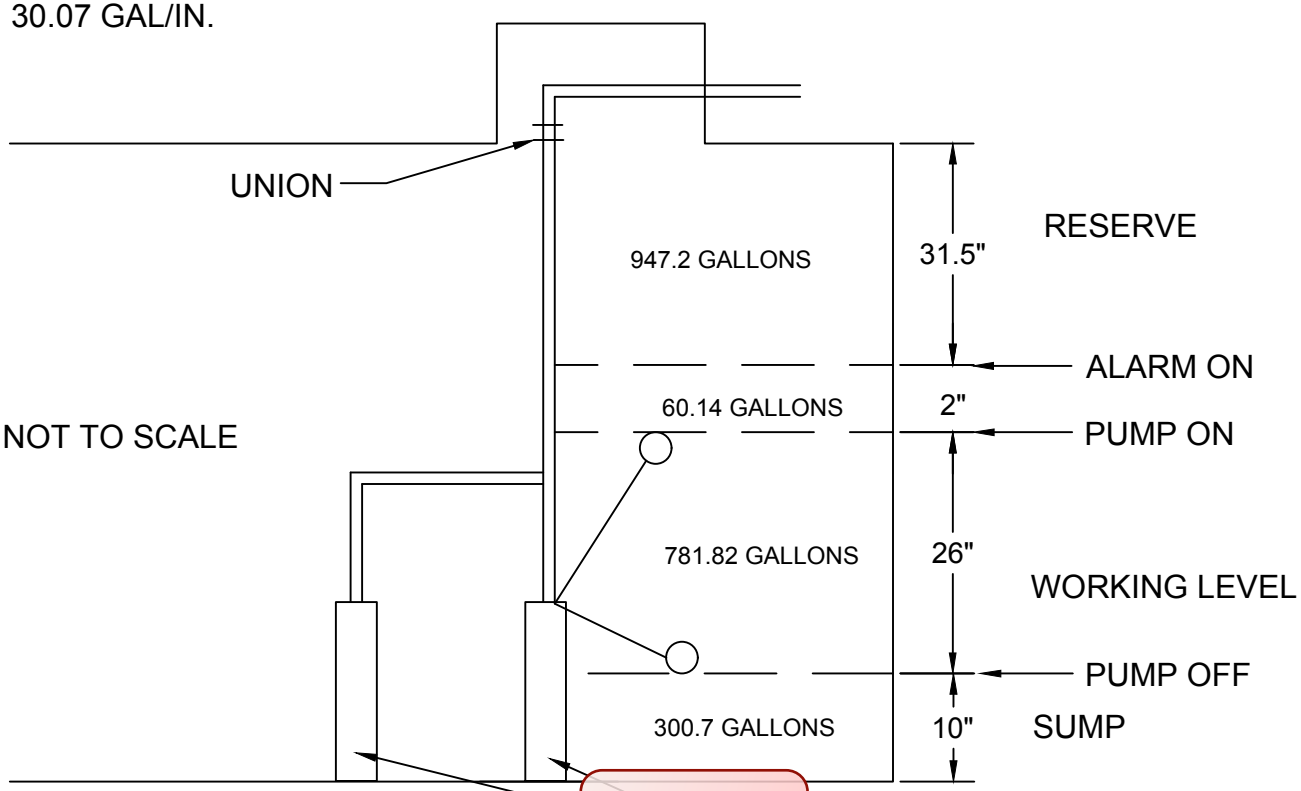
Advantage Wastewater Solutions llc.
444 A Old Hwy No 9
Comfort, TX 78013
830-995-3189
fax 830-995-4051

2000 GALLON PUMP TANK - D

VOID



WORKING LEVEL = 69.5"
2089.6 GAL TOTAL
30.07 GAL/IN.



NOTE: NOT TO SCALE

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DUAL ALTERNATING PUMPS
(C1 SERIES 20 GPM, $\frac{1}{2}$ HP, 115V, MODEL 20XC1-05P4-2W115 OR EQUIVALENT)

NOTE: SET TO ACTIVATE ON DEMAND

Liberty Pumps

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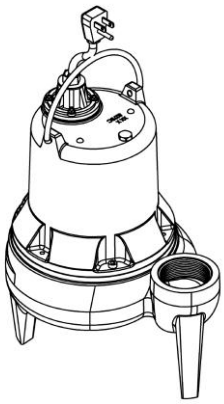
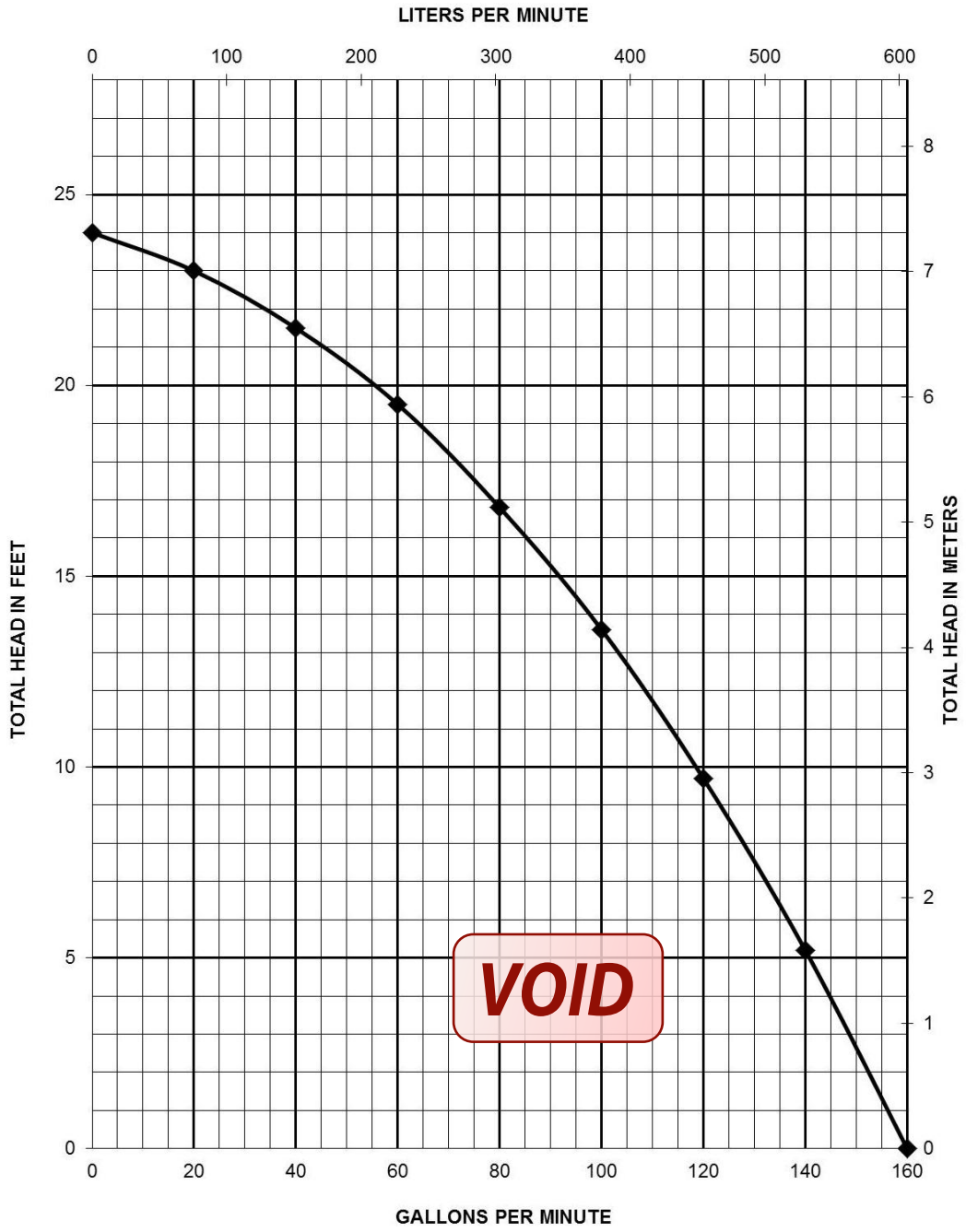


Pump Specifications

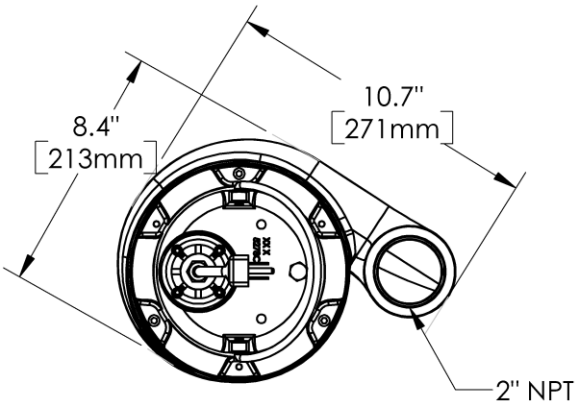
LE50 Series
½ HP Submersible Sewage Pump



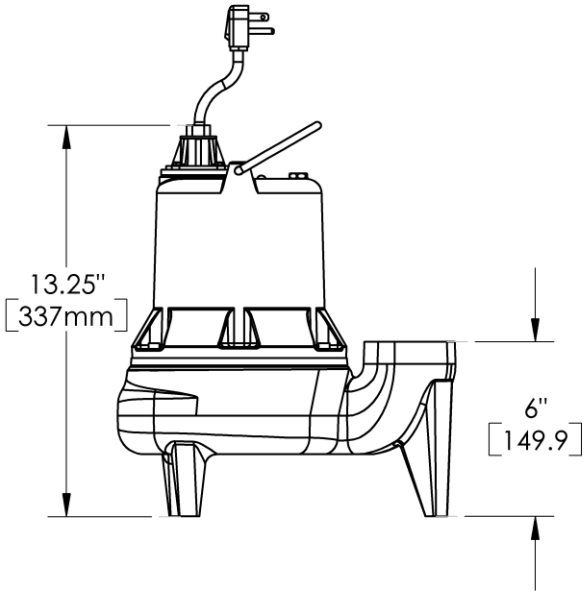
Liberty Pumps

VOID

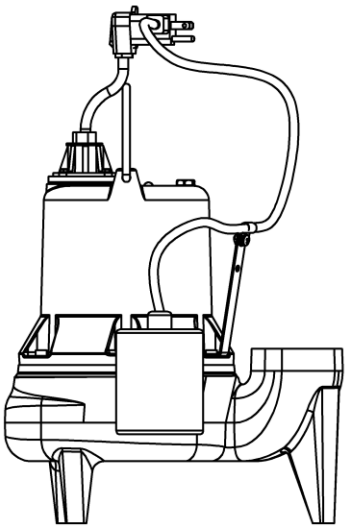
LE50-Series Dimensional Data



CORDS - 230V, OR 115V



PIGGY BACK - AUTOMATIC VERSION



VOID

APPLICATION | DO NOT SCALE DRAWING

DWG. NO.
LE50 SERIES DIMENSIONAL

SIZE A | NOVEMBER 14 / 2006 | REV. A

SCALE:1:5 | WEIGHT: 43 LBS | SHEET 1 OF 1

From:	Ritzen,Brenda
To:	Lauren Dowlearn
Subject:	Permit 118135
Date:	Monday, December 23, 2024 10:22:00 AM
Attachments:	image001.png Nonstandard System Designs Clarification TOWA-TCEQ Letter (003).pdf

Re: St Jude's Ranch for Children Texas, Inc.
17.874 acres, 652 Old Bear Creek Rd.
Application for Permit for Authorization to Construct an On-Site Sewage Facility (OSSF)

Lauren :

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

1. **Is there a kitchen or cafeteria?**
2. **Be advised that based on the amount of aerobic treatment this system would be considered as non-standard. Based on the attached guidance, once Comal County has completed its review, the permit submittal will be sent to the TCEQ for review.**

Thank you,

COMAL COUNTY TEXAS

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

201606028508 07/19/2016 01:29:26 PM 1/4

4
C

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

Date: June 30, 2016

Grantor: Hope Shines Bright Holding Company, Inc., a Nevada corporation

Grantor's Mailing Address:

Hope Shines Bright Holding Company, Inc.
200 Wilson Circle
Boulder City, Nevada 89005

Grantee: St. Jude's Ranch for Children Texas, Inc., a Texas corporation

Grantee's Mailing Address:

St. Jude's Ranch for Children Texas, Inc.
~~XXXX~~ 652 Old Bear Creek Rd
New Braunfels, Texas 78132

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

See Exhibit "A" attached hereto and incorporated herein.

Reservations from Conveyance:

1. Current ad valorem taxes, the payment of the same are assumed by Grantee;
2. This conveyance is made and accepted subject to easements in favor of New Braunfels Utilities recorded in Volume 117, Page 634 and Volume 231, Page 479, Comal County, Texas Deed Records; and Volume 875, Page 373, Comal County, Texas, Official Public Records;
3. This conveyance is subject to the concrete protruding on the adjacent property as shown on the survey dated December 30, 1998, as done by Donald Duane Hyatt, R.P.L.S. Number 5215;
4. Any other easements, rights of way, and prescriptive rights, whether of record or

not;

5. Any and all conditions and restrictions, if any, relating to the hereinabove described property, to the extent, and only to the extent that the same may still be in force and effect, shown of record in the Office of the County Clerk of Comal County, Texas.

Exceptions to Conveyance and Warranty:

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

Hope Shines Bright Holding Company, Inc., a Nevada corporation,

Kate Crosby

Kate Crosby, Chairman of the Board

STATE OF TEXAS)

COUNTY OF Bexar)

This instrument was acknowledged before me on this the 6 day of ~~June~~ July, 2016, by Kate Crosby, as the Chairman of the Board of Hope Shines Bright Holding Company, Inc., a Nevada corporation, on behalf of said corporation.

ELIZABETH MARIE LAWRENCE
Notary Public
STATE OF TEXAS
My Comm. Exp. 11/09/2017

Notary Public, State of Texas
My commission expires: 11/09/2017

PARCEL: 82179

EXHIBIT A

BEING a 17.874 acre tract of land out of the C.H. Pape Survey No. 941, Abstract No. 824, Comal County, Texas, and being that certain tract recorded in Volume 771, Page 562, Official Public Records, Comal County, Texas; said 17.874 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the northeast right-of-way line of Old Bear Creek Road for the west corner of this tract and the south corner of Lot 23, Pleasant Valley Estates, Unit 2, recorded in Volume 5, Page 280, Map and Plat Records, Comal County, Texas;

THENCE, departing said right-of-way line, along the common line of this tract, said Lot 23 and Lots 22, 21 and a portion of Lot 20, N 53°02'28" E (basis of bearings), a distance of 1695.54 feet (called N 53°02'28" E, 1695.35') to a 1/2" iron rod found for the north corner of this tract and a re-entrant corner of the Scharnhorst 10.008 acre tract recorded in Volume 318, Page 191, Deed Records, Comal County, Texas;

THENCE, departing the southeast boundary line of said Lot 20, Pleasant Valley Estates, Unit 2, along a common line of this tract and said 10.008 acre tract, S 14°27'02" E, a distance of 296.08 feet (called S 14°36'31" E, 296.58') to a 0.4' dia. fence post found for angle and S 10°41'22" E, a distance of 278.53 feet (called S 10°35'09" E, 278.60') to a 3/8" iron rod found for the east corner of this tract and an interior corner of said 10.008 acre tract;

THENCE, continuing along a common line of this tract and said 10.008 acre tract, S 62°33'29" W, a distance of 10.12 feet (called S 62°35'18" W, 10.12') to a 1/2" iron rod set, S 51°44'30" W, a distance of 191.64 feet (called S 51°46'14" W, 191.64') to a 1/2" iron rod set for angle and S 52°30'27" W, a distance of 851.06 feet (called S 52°32'11" W, 851.07') to a 3/8" iron rod found for a re-entrant corner of this tract and an interior corner of said 10.008 acre tract;

THENCE, continuing along a common line of this tract and said 10.008 acre tract, N 78°55'12" W, a distance of 6.81 feet (called N 78°59'46" W, 6.94') to a 3/8" iron rod found for angle and N 34°26'56" W, a distance of 121.28 feet (called N 34°20'29" W, 131.31') to a 3/8" iron rod found for an interior corner of this tract and a re-entrant corner of said 10.008 acre tract;

THENCE, continuing along a common line of this tract and said 10.008 acre tract, S 53°43'29" W, a distance of 377.34 feet (called S 53°38'26" W, 376.88') to a 3/8" iron rod found in the aforementioned right-of-way line of Old Bear Creek Road for the south corner of this tract and the west corner of said 10.008 acre tract;

THENCE, along the common line of this tract and said right-of-way line, N 30°32'02" W, a distance of 42.25 feet (called N 30°56'10" W, 42.95') to a 1/2" iron rod found for angle, N 42°53'44" W, a distance of 69.00 feet (called N 43°07'18" W, 68.87') to a 3/8" iron rod found for angle and N 42°18'07" W, a distance of 293.82 feet (called N 42°18'00" W, 293.79') to the POINT-of-BEGINNING and containing 17.874 acres of land.

This description was based on an on-the-ground survey performed 12-30-98, pursuant to that certain survey plat attached to Exhibit "A" of that certain Warranty Deed with Vendor's Lien duly filed and

recorded in Official Records of Comal County, TX on February 17, 1999, Document no. 9906004113.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
07/19/2016 01:29:26 PM
MEDINM 4 Page(s)
201606028508

Bobbie Koepp

RECEIVED
By Kathy Griffin at 9:23 am, Dec 03, 2024

COMAL COUNTY
ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

		118135
Date Received	*Initials*	*Permit Number*

Instructions:

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

OSSF Permit

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

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

Signature of Applicant

11/16/24
Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No._____

INCOMPLETE APPLICATION
___ (Missing Items Circled, Application Refused)

Revised: September 2019