Comal County Environmental Health
OSSF Inspection Sheet

Installer Name: Swoyer **OSSF Installer #:** OS0026238

1st Inspection Date: 3/5/25 **2nd Inspection Date:** 3/20/25 **3rd Inspection Date:** 4/2/25

Inspector Name: Hendry **Inspector Name:** Corey Allen **Inspector Name:** Hendry

Permit#: 118213 **Address:** 2000 FM 2673

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	X	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)	3000 gal. trash	X		
7	PRETREATMENT Grease Interceptors if required for commercial	X	285.34(d)	1500 gal.	X		

Inspector Notes: **3/5/25 CH: Grease trap, trash and EQ tank good, ready for cover, no tight lines, leave any tight line exposed for inspection**
3/20/25 CA: Tightline connected pump tank from structure operational remaining tanks level no leaks cover.
4/2/25 CH: rip field not installed per design, require design revision for actual layout of drip tubing, location of tanks and continuous
continuous flush before operational can take place, requires re-inspection fee

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	x		3000 gal. pump 3000 gal. EQ	x		
14	AEROBIC TREATMENT UNIT Size Installed	x			x		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	x x		MaxxAir 1500 x 3; as per design 3000 gal. aeration x 3	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)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

Comal County Environmental Health
OSSF Inspection Sheet

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

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	285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)		X X		
42	APPLICATION AREA Area Installed	X			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:	118213
Issued This Date:	02/19/2025
This permit is hereby given to:	DIMEO INVESTMENTS, LLC

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

2000 FM 2673
CANYON LAKE, TX 78133

Subdivision:	DANIEL C. HOOVER SURVEY #322, A-219
Unit:	0
Lot:	0
Block:	0
Acreage:	1.6900

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Drip Irrigation

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

Call (830) 608-2090 to schedule inspections.

RECEIVED
By Kathy Griffin at 12:04 pm, Dec 19, 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 April 18, 2024 Permit Number 118213

1. APPLICANT / AGENT INFORMATION

Owner Name	DI MEO INVESTMENTS, LLC	Agent Name	GREG W. JOHNSON, P.E.
Mailing Address	991 LAKE ISLAND DRIVE	Agent Address	170 HOLLOW OAK
City, State, Zip	CANYON LAKE, TX 78133	City, State, Zip	NEW BRAUNFELS, TX 78132
Phone #	512-944-8055	Phone #	(830) 905-2778
Email	ejdimeo57@yahoo.com	Email	gregjohnsonpe@yahoo.com

2. LOCATION

Subdivision Name _____ Unit _____ Lot _____ Block _____

Survey Name / Abstract Number DANIEL C. HOOVER SURVEY #322, A-219 Acreage 1.685

Address 2000 FM 2673 City CANYON LAKE State TX Zip 78133

3. TYPE OF DEVELOPMENT

☐ Single Family Residential

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

Number of Bedrooms _____

Indicate Sq Ft of Living Area _____

☒ Non-Single Family Residential

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

Type of Facility EXISTING RESTAURANT

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

Restaurants, Lounges, Theaters - Indicate Number of Seats UP TO 92 SEATS

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

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 ☐ Public Well ☐ Rainwater Collection

4. SIGNATURE OF OWNER

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities..
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Owner _____ Date 6/12/24

Revised January 2021

#118213

DANIEL C. HOOVER SURVEY #322, A-219, BEING 1.685 AC

COMALCOUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

REVISED
11:45 am, Feb 13, 2025

Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.

System Description NON STANDARD; AEROBIC TREATMENT AND DRIP TUBING

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

Tank Size(s) (Gallons) 1500 GREASE/~~3~~000 TRASH/~~3~~000 AERATION/~~3~~000 EQ/3-1500ATU/~~3~~000 PUMP

Absorption/Application Area (Sq Ft) 15,000

Gallons Per Day (As Per TCEQ Table 111) 2576

(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 UP has been approved by the appropriate reg

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

If yes, indicate the city: _____

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

FIRM #2585

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

4/18/2024
Date

AFFIDAVIT

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

I

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

II

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

_____ UNIT/PHASE/SECTION _____ BLOCK _____ LOT _____ SUBDIVISION

IF NOT IN SUBDIVISION: 1.685 ACREAGE DANIEL C. HOOVER SURVEY #322, A-219 SURVEY

The property is owned by (insert owner's full name): DI MEO INVESTMENTS, LLC

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

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

WITNESS BY HAND(S) ON THIS 1 DAY OF AUGUST ,20 24

Owner(s) signature(s)

Gennaro DiMeo - MANAGER

Owner (s) Printed name (s)

GENNARO DIMEO SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 1 DAY OF AUGUST ,20 24

Notary Public Signature

GREG W. JOHNSON
Notary Public, State of Texas
Comm. Expires 06-17-2026
Notary ID 124218310

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
08/05/2024 08:23:55 AM
TRACY 1 Pages(s)
202406023258

Bobbie Koepp

REVISED
8:36 am, Mar 17, 2025

#118213

WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

Regulatory Authority COMAL
Block Creek Aerobic Services, LLC
444 A Old Hwy #9
Comfort, TX 78013
Off. (830) 995-3189
Fax. (830) 995-4051
DANIEL C. HOOVER SURVEY #322, A-219, 1.685 AC

Permit/License Number
Customer DIMEO INVESTMENTS, LLC
Site Address 2000 F.M. 2673
City CANYON LAKE **Zip** 78133
Mailing Address
County COMAL **Map #** CCEO PG 31, B7
Phone 512-944-8055
Email ejdimeo57@yahoo.com

I. General: This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between DIMEO INVESTMENTS, LLC (hereinafter referred to as "Customer") and Block Creek Aerobic Services, LLC. By this agreement, Block Creek Aerobic Services, LLC and its employees (hereinafter inclusively referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein.

II. Effective Date:
This Agreement commences on LTO and ends on _____ for a total of two (2) years (initial agreement) or one (1) year (thereafter). If this is an initial agreement (new installation), the Customer shall notify the Contractor within two (2) business days of the system's first use to establish the date of commencement. If no notification is received by Contractor within ninety (90) days after completion of installation or where county authority mandates, the date of commencement will be the date the "License to operate" (Notice of Approval) was issued by the permitting authority. This agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty.

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

IV. Services:
Contractor will:

a. Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulation, for a total of three visits to site per year. The list of items checked at each visit shall be the: control panel, Electrical circuits, timer, Aeration including compressor and diffusers, CFM/PSI measured, lids safety pans, pump, compressor, sludge levels, and anything else required as per the manufacturer.

b. Provide a written record of visits to the site by means of an inspection tag attached to or contained in the control panel.

c. Repair or replace, if Contractor has the necessary materials at site, any component of the OSSF found to be failing or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and the service(s) cost less than $100.00, Customer hereby authorizes Contractor to perform the service(s) and bill Customer for said service(s). When service costs are greater than $100.00, or if contractor does not have the necessary supplies at the site, Contractor will notify Customer of the required service(s) and the associated cost(s). Customer must notify Contractor of arrangements to affect repair of system with in two (2) business days after said notification.

d. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only).

e. Forward copies of this Agreement and all reports to the regulatory agency and the Customer.

f. Visit site in response to Customer's request for unscheduled services within forty-eight (48) hours of the date of notification (weekends and holidays excluded) of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.

V. Disinfection:

RC

Customer's Initials

Contractor's Initials

REVISED
8:36 am, Mar 17, 2025

_____Not required; X required. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer.

VI. Electronic Monitoring:

Electronic Monitoring is not included in this Agreement.

VII. Performance of Agreement:

Commencement of performance by Contractor under this Agreement is contingent on the following conditions:

a. If this is an initial Agreement (new installation):

I. Contractor's receipt of a fully executed original copy or facsimile of this agreement and all documentation requested by Contractor.

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

VIII. Customer's Responsibilities:

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

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

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

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

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

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

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

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

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

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

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

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

IX. Access by Contractor:

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

X. Limit of Liability:

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

XI. Indemnification:

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

RC

Customer's Initials

Contractor's Initials

REVISED
8:36 am, Mar 17, 2025

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

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

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

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

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

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

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

Rudy Carson
Block Creek Aerobic Services, LLC,
Contractor
MP# 0002036

Customer Signature

3/14/25
Date

RC

Customer's Initials

Contractor's Initials

OSSF SOIL EVALUATION REPORT INFORMATION

Date: March 07, 2024

Applicant Information:

Name: DIMEO INVESTMENTS, LLC.
Address: 91105 CENTER STREET
City: DEER PARK State: TEXAS
Zip Code: 77536 Phone: (512) 944-8055

Site Evaluator Information:

Name: Greg W. Johnson, P.E., R.S, S.E. 11561
Address: 170 Hollow Oak
City: New Braunfels State: Texas
Zip Code: 78132 Phone & Fax (830)905-2778

Property Location:

Lot SEE BELOW Unit ___ Blk ___ Subd. ___
Street Address: 2000 F.M. 2673
City: CANYON LAKE Zip Code: 78133
Additional Info.: 1.705 ACRES OUT OF THE DANIEL C. HOOVER SURVEY No. 322, A- 219

Installer Information:

Name: ___
Company: ___
Address: ___
City: ___ State: ___
Zip Code: ___ Phone ___

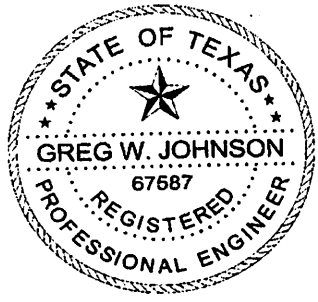
Topography: Slope within proposed disposal area: 10 to 15 %

Presence of 100 yr. Flood Zone:	YES ___	NO X
Existing or proposed water well in nearby area.	YES ___	NO X
Presence of adjacent ponds, streams, water impoundments	YES ___	NO X
Presence of upper water shed	YES ___	NO X
Organized sewage service available to lot	YES ___	NO X

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016).

GREG W. JOHNSON, P.E. 67587 - S.E. 11561

3/07/24
DATE



FIRM #2585

ON-SITE SEWERAGE FACILITY
SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: **March 07, 2024**

Site Location: **1.705 ACRES OUT OF THE DANIEL C. HOOVER SURVEY No. 322, A- 219**

Proposed Excavation Depth: **N/A**

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
Locations of soil boring or dug pits must be shown on the site drawing.
For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

SOIL BORING NUMBER **1**

Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 – 6"	III	CLAY LOAM	N/A	NONE OBSERVED	LIMESTONE @ 6"	BROWN
1						
2						
3						
4						
5						

SOIL BORING NUMBER **2 - 3**

Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	SAME		AS		ABOVE	
1						
2						
3						
4						
5						

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

Greg W. Johnson, P.E. 67587-F2585, S.E. 11561

03/07/24
Date

From:	Greg Johnson
To:	ejdimeo57@yahoo.com; Ritzen,Brenda
Subject:	Re: Permit 118213
Date:	Friday, January 24, 2025 11:56:35 AM
Attachments:	2000 FM 2673 - DI MEO #118213.pdf image001.png

REVISED WRITEUP TO SCARIFY AND BUILD UP AND NOT REMOVE SOILS.
THANKS,
GREG

Send for Greg W. Johnson, P.E.,R.S.)

170 Hollow Oak

New Braunfels, TX 78132

Office/Fax (830) 905-2778

Email: gregjohnsonpe@yahoo.com

On Wednesday, January 22, 2025 at 04:19:35 PM CST, Ritzen,Brenda <rabbjr@co.comal.tx.us> wrote:

Re: Di Meo Investments, LLC

1.685 Acres, 2000 FM 2673

Application for Permit for Authorization to Construct an On-Site Sewage Facility (OSSF)

Owner / Agent :

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

RECEIVED
By Brenda Ritzen at 9:40 am, Jan 15, 2025

STATE OF TEXAS PLUGGING REPORT for Tracking #240867

Owner:	**DiMeo Ivestments, LLC.**	Owner Well #:	**CTGCD-P 2024.09**
Address:	**991 Lake Island Dr. Canyon Lake, TX 78133**	Grid #:	**68-15-2**
		Latitude:	**29° 50' 49.67" N**
Well Location:	**2000 FM 2673 Canyon Lake, Texas, TX 78133**	Longitude:	**098° 10' 50.2" W**
Well County:	**Comal**	Elevation:	**806**

Well Type: **Domestic**

Drilling Information

Company: **No Data** Date Drilled: **No Data**

Driller: **No Data** License Number: **No Data**

	Diameter (in.)	*Top Depth (ft.)*	*Bottom Depth (ft.)*
Borehole:	**6**	**0**	**140**

Plugging Information

Date Plugged: **10/4/2024** Plugger: **Puddle Jumper Well Co.**

Plug Method: **Tremmie pipe cement from bottom to top**

Casing Left in Well:

No Data

Plug(s) Placed in Well:

Top (ft.)	*Bottom (ft.)*	*Description (number of sacks & material)*
0	**2**	**Quickcrete 2 Bags/Sacks**
2	**60**	**Portland 5 Bags/Sacks**
60	**140**	**Gravel 3|8" .75 yards**

Certification Data: The driller certified that the driller plugged this well (or the well was plugged under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the reports(s) being returned for completion and resubmittal.

Company Information: **Puddle Jumper Well Company**

PO Box 204
Bulverde, TX 78163

Driller Name: **James A Duggan** License Number: **59553**

Comments: **No Data**

REVISED
11:45 am, Feb 13, 2025

Greg W. Johnson, P.E.
170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778

February 12, 2025

Comal County Office of Environmental Health
195 David Jonas Drive
New Braunfels, Texas 78132-3760

RE: Septic Permit #118213
2000 FM 2673 / 1.685 acres
Daniel C. Hoover Survey #322, A-219, being 1.685 ac
Canyon Lake, TX 78133
DiMeo Investments, LLC

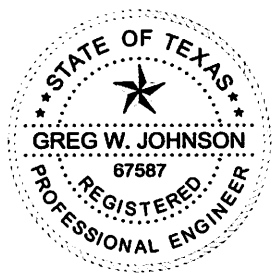
Brenda,

Attached is the revised design based on comments from the TCEQ Review.

Should you require any additional information, please contact me.

Respectfully yours,

Greg W. Johnson, P.E..No. 67587 / F-2585
170 Hollow Oak
New Braunfels, Texas 78132 - 830/905-2778



REVISED
11:45 am, Feb 13, 2025

Re: Non-Standard Review of an On-Site Sewage Facility Located at:
2000 FM 2673, Canyon Lake, TX 78133
David C. Hoover, Survey #322, A-219,
being 1.685 ac Comal County, Texas
OSSF Permit Application Number
OSSF-118213

LIST OF DEFICIENCIES AND/OR REQUIRED ITEMS/WITH RESPONSE

LIST OF COMMENTS, DEFICIENCIES, RECOMMENDATIONS, AND/OR REQUIRED ITEMS.
1. 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.

- Page 12 of 55, The designer specified a pretreatment tank capacity of 1,500 gallons which is less than the typical one-day capacity recommended by manufactures for commercial systems.

Response: Revised to increase trash tank 3000 gallons

- Page 12 of 55, the well pumps are activated to dose a K-Rain 6402 valve to two zones per pump. Page 13 of 55, total zones: five zones with 905 to 925 per zone. Two pumps in the pump tank with each dosing to two drip fields only doses four fields. The designer shall propose another method to dose the five drip fields.

Response: Revised dosing to use K-Rain ProSeries 150 control valves to the four 1500'-2000' zones

- Page 13 of 55, Waste Flow Calculations, the designer states the air flow rate for the HP-200 compressor is 7.8 CFM. The performance curve for the HP-200, 60 hertz-compressor model does not extend above the 7 CFM flow line. The 50 hertz-compressor model does cross above the 7 CFM flow line.

Response: Revised the expected flow rate of the H-200 to 7 CFM.

- Page 13 of 55, Design Specifications, total linear feet of tubing: 7,500 feet. Total zones: five (5) zones with 902 to 925 per zone. At 1,000 feet per zone, the total linear feet is 5,000 feet. Pump requirement: 1500 to 2,000 per zone. The designer should correct the typographical error.

Response: Clarified there are 4 zones 1500-2000' per zone.

#118213

DANIEL C. HOOVER SURVEY #322, A-219, BEING 1.685 AC

COMALCOUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

REVISED
11:45 am, Feb 13, 2025

Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.

System Description NON STANDARD; AEROBIC TREATMENT AND DRIP TUBING

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

Tank Size(s) (Gallons) 1500 GREASE/~~3~~000 TRASH/~~3~~000 AERATION/~~3~~000 EQ/3-1500ATU/~~3~~000 PUMP

Absorption/Application Area (Sq Ft) 15,000

Gallons Per Day (As Per TCEQ Table 111) 2576

(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 UP has been approved by the appropriate reg

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

If yes, indicate the city: _____

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

FIRM #2585

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

4/18/2024
Date

REVISED
11:45 am, Feb 13, 2025

AEROBIC TREATMENT
DRIP TUBING SYSTEM
DESIGNED FOR:
DI MEO INVESTMENTS, LLC
991 LAKE ISLAND DRIVE
CANYON LAKE, TX 78133

SITE DESCRIPTION:

Located in the Daniel C. Hoover Survey #322, A219, being 1.685 ac, at 2000 FM 2673, the proposed system will serve an existing up to 92 seat restaurant, situated in an area with shallow depth Type III soils as described in the Soil Evaluation Report. Native grasses, Mountain Cedar, and Live Oak trees were found throughout this property. An non-standard aerobic treatment plant with flow equalization and extended aeration utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:

A 3 or 4 inch SCH-40 pipe discharges from the kitchen into a new 1500 gal grease trap. Additionally, a 3 or 4 inch SCH-40 pipe discharges flow from the restrooms and joins flow from the grease trap to a 3000 gallon trash tank with standard inlet and outlet flow tees. Flow continues three 3000 gallon aeration tanks installed in series. Each tank is fitted with a HiBlow HP200 aerator and 4-Thomas air diffusers (see tank profile). Flow continues to a 3000 gallon Equalization tank. Flow equalization tank is fitted with dual Liberty LE40 effluent pumps controlled by a dual alternating control panel with manual reset and Omron H3CR-F cycle timer with NEMA rating of 4X. Effluent is pumped through a 2"Sch-40 manifold to 3-1500 Maxx Air M-1500, 1500 aerobic plants equally at 3.6 gpm per unit for ten minutes per hour. Flow is controlled by ball valves on a 2" SCH-40 manifold and a bypass valve in the EQ tank. After aerobic treatment flow continues to a 3000 gallon pump. Tank is fitted with dual pumps. The well pumps are activated by a dual alternating controller distributing to each zone four times per day with an 17 minute run time using a Omron H3CR-F cycle timer. Effluent is pumped through a 1.5" Sch-40 PVC alternating from each pump to a Tuff Tiger T125 and Model F335 with a self flushing 100 micron disk filter followed by a pressure regulator Model PR40HF then to (K-Rain ProSeries 150 control valves) low voltage irrigation control valves operated by electronic controller alternating between two zones per pump. A high level audible and visual alarm with manual reset will activate should the pump fail and activate the resting pump. A 1.25" SCH-40 return line is installed to periodically flush the system to the trash tank by cycling a 1.25" ball valve. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Check valves on the return line on each field will prevent the pressuring of resting zone. Prior to installing drip field will be scarified and built up with 4" of Type II or Type III soil, then the drip tubing will be laid and capped with 6" of Type II or Type III soil. ***A minimum of 12" soil required between drip tubing and tanks/rock.*** Entire field will be covered in Curlex erosion control blankets and heavily seeded for just sodded with grass.

Risers are required on tank inspection ports as per 30 TAC 285.38 (9/1/2023). This

includes access limitation (<65lbs lid or hardware secured lid), inspection and cleanout ports shall have risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.

DESIGN SPECIFICATIONS:

Daily flow: 2576 gpd w/ up to 92 seat restaurant@ 28 gal / seat
Design Rate:: 2600 gpd
Grease Trap: 1500
Pretreatment tank size: 3000 Gal
Aeration Tanks: 9000 gal (3-3000gal) in series each fitted with HiBlow HP200 aerator and 4 Thomas air diffusers
Equalization tank: 3000 gal w/ dual effluent pumps Liberty LE40 0.4hp or equiv.
Controls: Dual alternating control panel w/ NEMA rating of 4X w/ manual reset & Omron H3CR-F cycle timer or equivalent
Plant Size: 3- 1500gpd Aerobic Units TCEQ/NSF approved
Pump tank size: 3000 Gal with dual pumps
Pump requirement: 2-Ashland CPM 20+ - 0.5hp 20 gpm
requiring 10.17 gpm @ up to 40 psi & up to 20.33 gpm during flushing
Filter: Tuff Tiger T125 and Model F335 with a self flushing 100 micron disk filter
Low Voltage Control Valves : K-Rain ProSeries 150 control valves
Reserve capacity after High Level: 384 Gal (>4hrs flow Req'd)
Application Rate: Ra = 0.2 gal/sf
Total absorption area: Q/Ra = 2600 GPD/0.2= 13,000 sf. (Actual 15,000sf.)
Total linear feet drip tubing: 7500' ***Netifim Bioline*** drip tubing .61 GPH
Total Zones: 4 Zones w/ 1500-2000' per zone
Pump requirement: 1500'-2000' Netifim w/ 750 - 1000 emitters per zone @ 0.61 gph @ 40 psi = 7.625 - 10.17 gpm with 15.25 - 20.33 gpm during flushing with up to 40' head /10 psi (friction loss and elevation)

WASTE FLOW CALCULATIONS

Total waste flow =2600 gpd Restaurant
BOD5 Restaurant 2280 gpd x 1200 mg/l x 8.34 #/gal / 1,000,000 = 22.82# BOD5
BOD5 Restrooms 320 gpd x 600 mg/l x 8.34 / 1,000,000 = 1.60 #BOD5
Oxygen requirement: 2.2 lbs of Oxygen per #BOD5 and 500 gal aeration per #BOD5
Aerated Tank Volume = 9000 gal(less 500 gal sludge)/500 gal/# = 17 lbs BOD5 reduction
HiBlow HiBlow H-200 produces 7 CFM / 58.2 CF/#* 1440 min/d= 173 #O2 /day
2x 173#O2/day 10% efficiency / 2.2#/lbBOD5 =15.7# BOD5 with 3psi backpressure
Thomas air diffusers at set at 5' of water 2 psi back pressure w/ additional 1 psi loss through diffuser assembly
Additionally Each 1500 gpd aerobic plant provides 3.75# BOD5 organic reduction.
Total reduction =3 x 3.75# BOD5 ATU + 17#BOD5 Aeration tanks = 28.25# BOD5

REVISED
11:45 am, Feb 13, 2025

28.25# BOD5 Actual Treatment > 24.42# BOD5 Req'd

MINIMUM SCOUR VELOCITY (**MSV**) > 2 FPS
IN DRIP TUBING W/ NOM. DIA. 0.55" ID

MSV = 2 FPS (Πd↑2)/4*7.48 gal/cf*60 sec/min
MSV = 2(3.14159((.55/12)↑2)/4)*7.48*60
MSV = 1.5 gpm PER LINE *(6) LINES = 9 GPM MIN FLOW RATE

IN RETURN MANIFOLD W/ NOM. DIA 1.25" ID

MSV = 2 FPS (Πd↑2)/4*7.48 gal/cf*60 sec/min
MSV = 2(3.14159((1.36/12)↑2)/4)*7.48*60
MSV = 9.05 GPM

NOTES

- A continuous maintenance contract is required to be maintained on this septic system with a minimum of service visits every three months. Each visit will require checking aerators & air diffusers, sewage and effluent pumps and dual alternating control panels and alarms for proper function. Field flush each zone and clean each of the Arkal Disc filters. Inspect each tank with sludge judge to determine if tanks requires pumping.
- BOD5 samples need to be completed at three months and at nine months after License to Operate is issued.
- Septic system requires periodic pumping each one to five years depending on usage.
- Construction material, specifications and all construction methods shall conform to the requirements set forth in the construction standards for on-site sewage facilities from TCEQ.
- The installer must be licensed by the State of Texas and install according to design specifications and obtain inspections by authorized agent throughout the installation process.
- All piping must be a SCH-40 PVC.
- No part of the system shall be located within 10 feet of a potable water line. If this is unavoidable, follow Chapter 290.44(e)(4)(B)(iv-v)
- Sewer lines with 5' and under driveways will be sleeved with Sch-40 PVC
- All tanks must be installed greater than five feet from any structure and be level within 1" and bedded with a minimum of 4" of sand/sandy loam free of rock.
- Risers must be installed in accordance with 30 TAC 285.38 as noted previouly
- All septic tanks inlet and outlets must be sealed with a permanent waterproof sealant.
- Aerated tanks must be vented.

ELECTRICAL COMPONENTS:

All electrical wiring shall conform to the requirements of 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 electrical conduit. The conduit shall be buried

REVISED
11:45 am, Feb 13, 2025

according to the requirements in the National Electric 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.

PIPE AND FITTINGS:

All pipes and fittings in this drip tubing system shall be 1.5" & 1.25" schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging.

MAINTENANCE SCHEDULE

This system will require a continuous quarterly maintenance contract in which each component will be inspected to assure proper function, including aerators, filters, and effluent pumps, with pumping as determined by inspection of sludge levels in each tank.

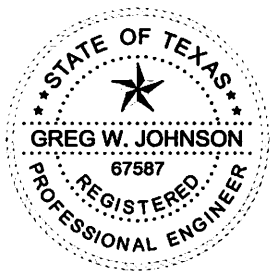
LANDSCAPING

Drip field area will be sodded with grass and drip fields will be maintained with vegetation. Install berms and swales and gutters to divert rainwater from drip field areas.

Designed in accordance with Chapter 285, Subchapter D, §285.30, §285.32 Texas Commission on Environmental Quality (Effective December 29, 2016)

02/12/25

Greg W. Johnson, P.E. No. 67587 F#2585
170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778



REVISED
11:47 am, Feb 13, 2025

Greg W. Johnson, P.E.
170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778

March 28, 2013

Block Creek Concrete Products
Attn: Burt Seidensticker
444 A Old #9
Comfort, TX 78013

RE: BLOCK CREEK CONCRETE PRODUCTS

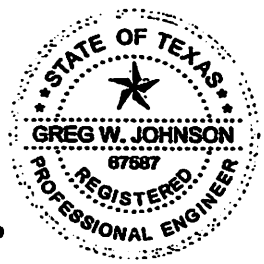
Attached is a schematic for septic tanks manufactured by BLOCK CREEK CONCRETE PRODUCTS. The tanks meet the specifications required by Texas State Code and ASTM Designation C 1227-93a Standard Specification for Precast Concrete septic tanks. Additionally, these tanks meet the specifications required in Chapter 285.32.

Please contact me should you have any questions.

Respectfully yours,

Greg W. Johnson, P.E., F#2585

3/20/2013



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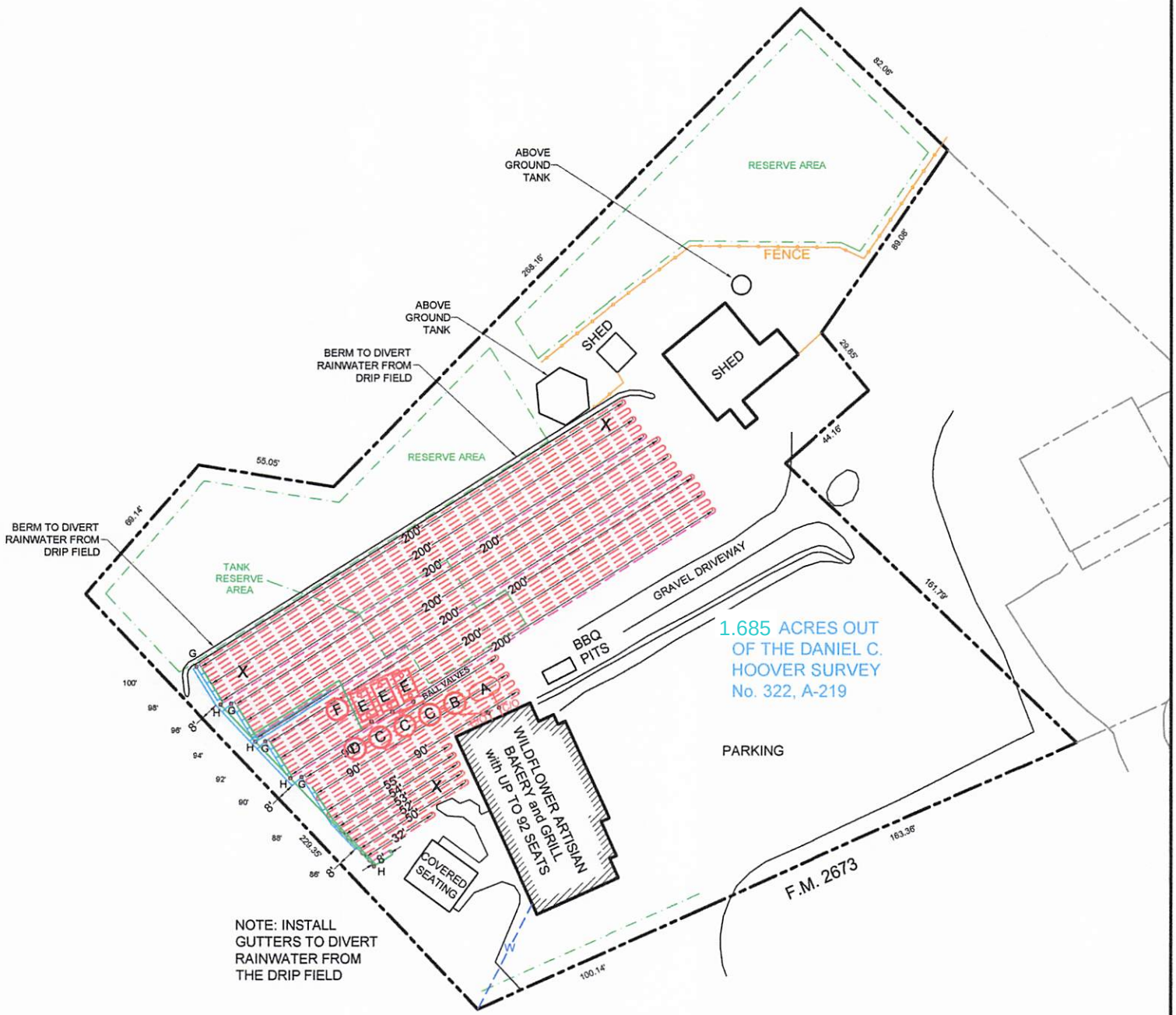
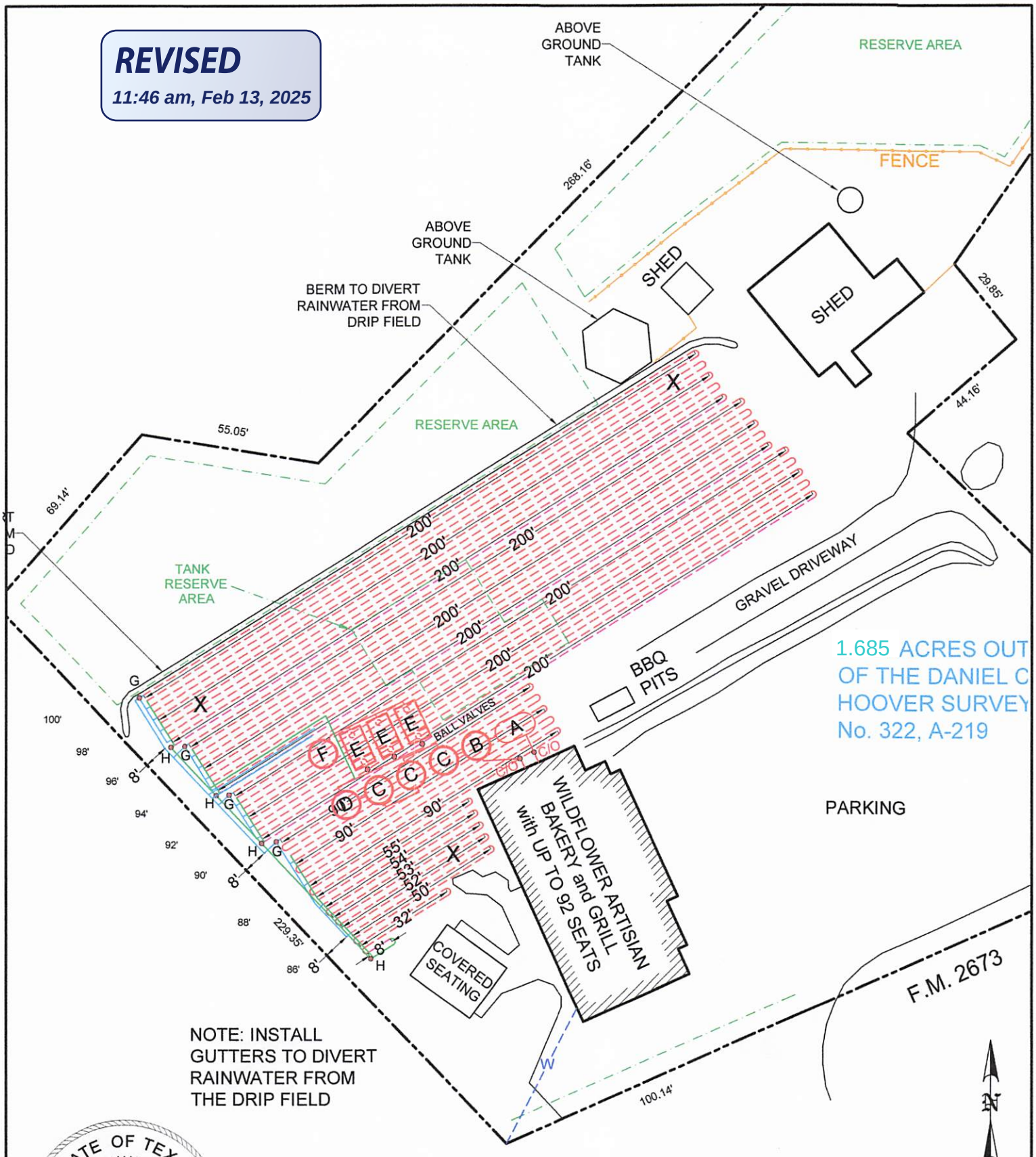
11:46 am, Feb 13, 2025



STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

OWNER:	DIMEO INVESTMENTS, LLC.			DRAWN BY:	EJS III
STREET ADDRESS:	2000 F.M. 2673				
LEGAL DESC:	DANIEL C. HOOVER SURVEY No. 322, A-219			ACREAGE:	1.685
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=60'	DATE: 1/8/2024	3rd REVISION:	2/13/2025

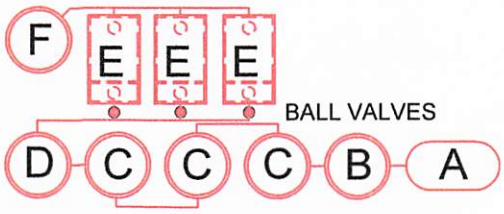
REVISED
11:46 am, Feb 13, 2025



STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

OWNER: DIMEO INVESTMENTS, LLC.				DRAWN BY: EJS III
STREET ADDRESS: 2000 F.M. 2673				
LEGAL DESC: DANIEL C. HOOVER SURVEY No. 322, A-219				ACREAGE 1.685
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=40'	DATE: 1/8/2024	3rd REVISION: 2/13/2025	

REVISED
8:37 am, Mar 17, 2025



SEPTIC TANK LAYOUT:

A = 1500 GAL. GREASE TRAP
B = 3000 GAL. TRASH TANK
C = 3 - 3000 GAL.AERATION TANKS
D = 3000 GAL. EQUALIZATION TANK
E = 3 - 1500 GAL. AEROBIC TREATMENT PLANTS
F = 3000 GAL. PUMP TANK W/DUAL PUMPS
G = CONTROL VALVE
H = CHECK VALVE

INSTALL 15,000sf OF FIELD USING 7,500' OF DRIP TUBING. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

NOTE:
ALL EXISTING SEPTIC TANKS NOT USED ARE TO BE PUMPED, CRUSHED AND BACK FILLED. EXISTING SEPTIC SYSTEM TO BE ABANDONED

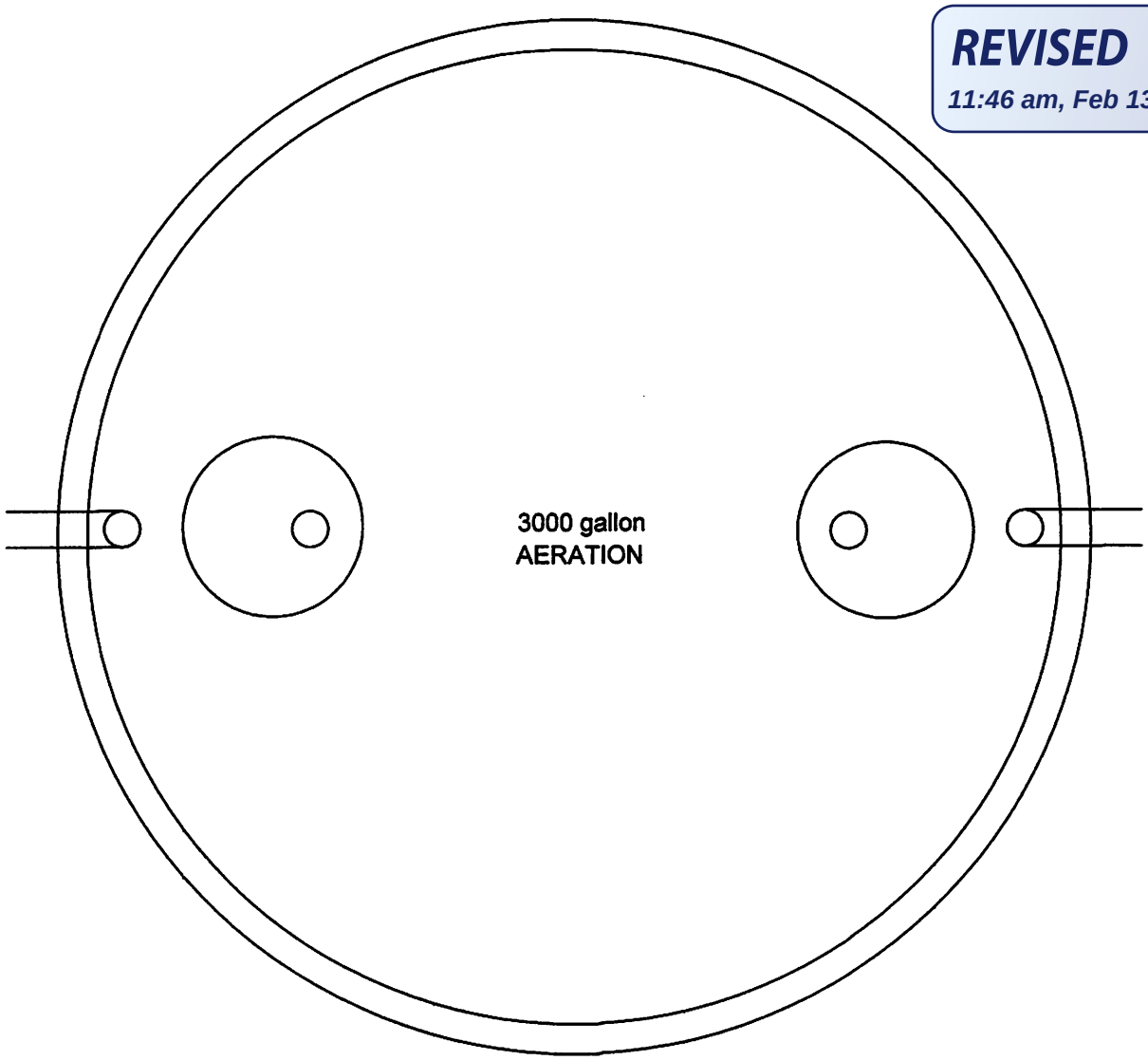
*USE TWO WAY CLEAN OUTS
**USE SCH-40 OR SDR-26 TO TANK

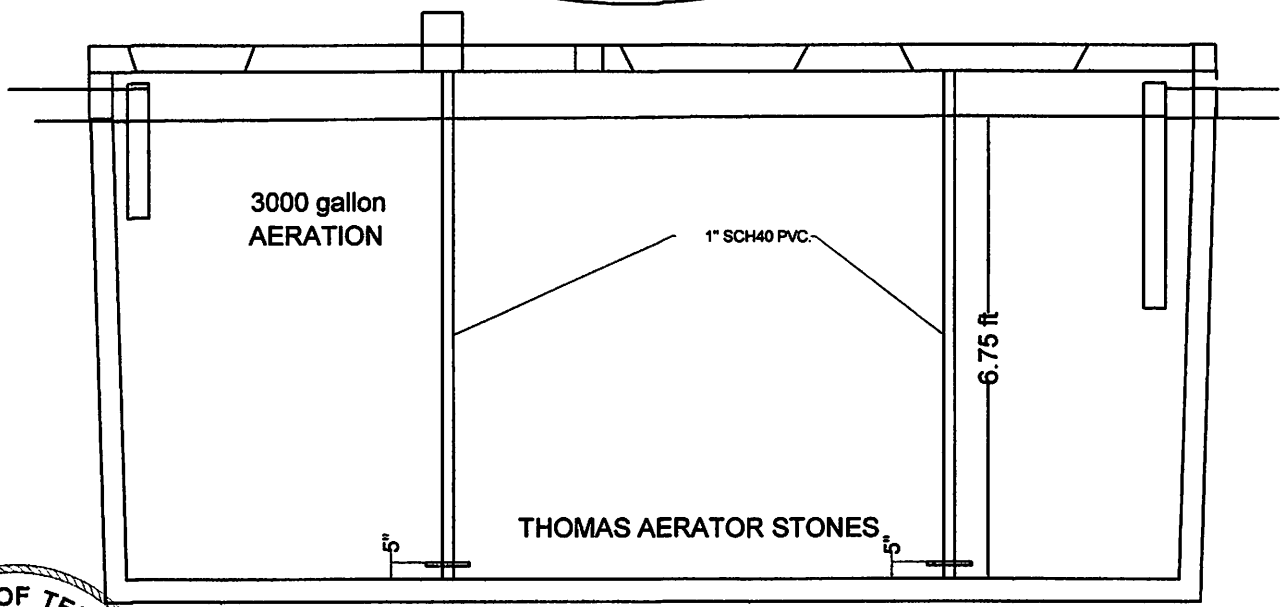
X= TEST HOLE

DRIP TUBING SYSTEM	
	FOOTAGE / SQUARE FOOTAGE
ZONE #1	2000' / 4000 sf
ZONE #2	2000' / 4000 sf
ZONE #3	2000' / 4000 sf
ZONE #4	1500' / 3000 sf
TOTALS	7500' / 15,000 sf

OWNER: DIMEO INVESTMENTS, LLC.		SPEC. SHEET		DRAWN BY: EJS III	
STREET ADDRESS: 2000 F.M. 2673					
LEGAL DESC: DANIEL C. HOOVER SURVEY No. 322, A-219				ACREAGE: 1.705	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 1/8/2024	3rd REVISION: 2/13/2025		

REVISED
11:46 am, Feb 13, 2025





STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

OWNER: DIMEO INVESTMENETS, LLC				DRAWN BY: GWJ
STREET ADDRESS: 2000 F.M. 2673				
LEGAL DESC: DANIEL C. HOOVER SURVEY NO. 322, A-219				ACREAGE: 1.685
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: NTS	DATE: 02/12/2025	REVISED:	

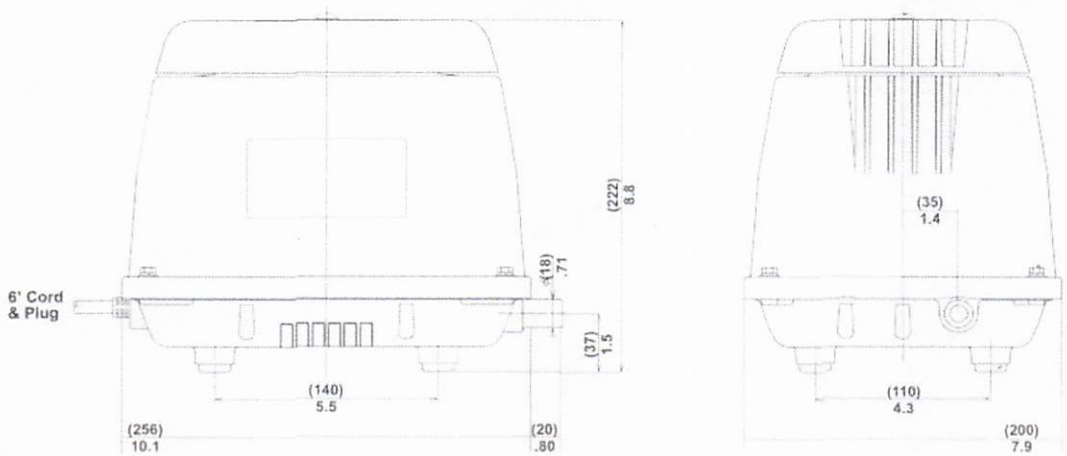
REVISED
11:46 am, Feb 13, 2025

HP Series Linear Pumps

Models HP100, 120, 150 and 200

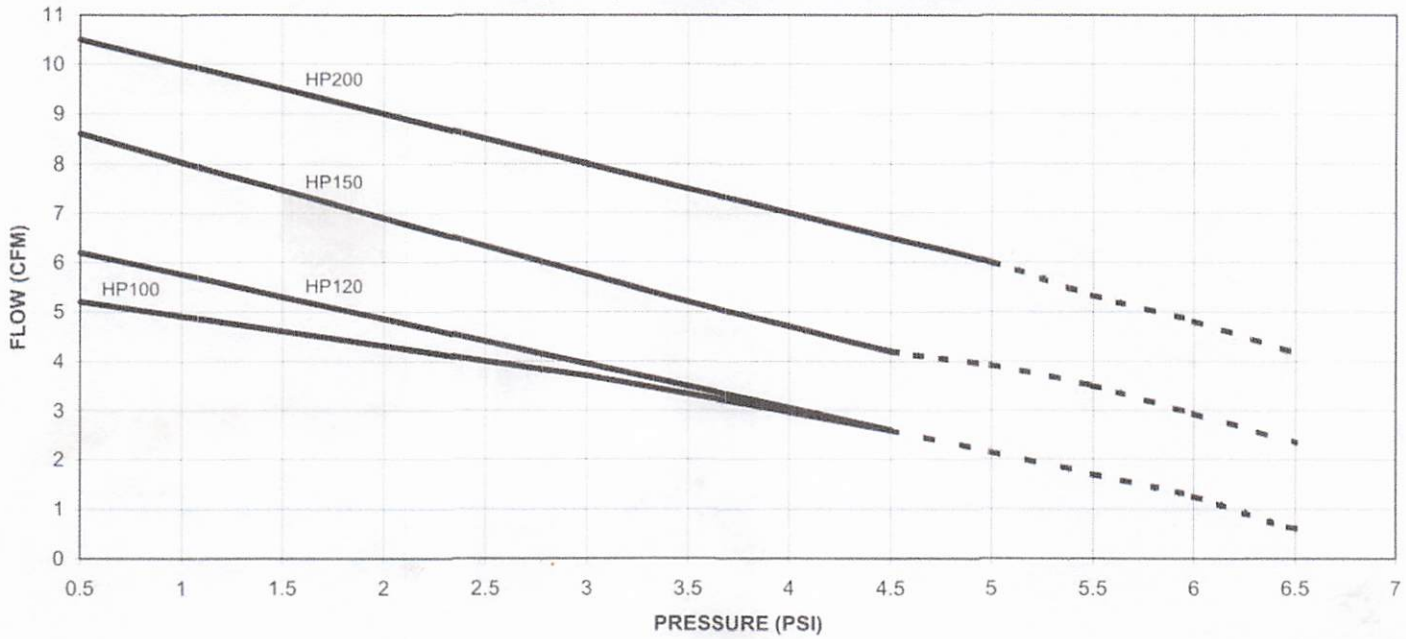
Model Number	HP100-0110	HP120-0110	HP150-0110	HP200-0110
Voltage (Vac)	120	120	120	120
Frequency (Hz)	60	60	60	60
Max. Cont. Pressure (psig)	4.5	4.5	4.5	5
Max. Inter. Pressure (psig)	6.5	7.5	6.5	6.5
Open Flow (c.f.m.)	5.2	6.1	8.6	10.5
Power Consumption (amps)	1.2	2.1	2.1	3.4
Sound Level (dBA@3 ft.)	38	40	48	47
Weight (lbs.)	19	19	20	20
Service Kit # Chambr. Blck.	120PC20011	120PC20011	200PC20011	200PC20011

Performance data noted is representative of typical values. Specifications and performance data are subject to change without notice. Purchaser is responsible for determining suitability for product applications.



Dimensions in inches & (mm)

HP 100, 120, 150 & 200 PERFORMANCE



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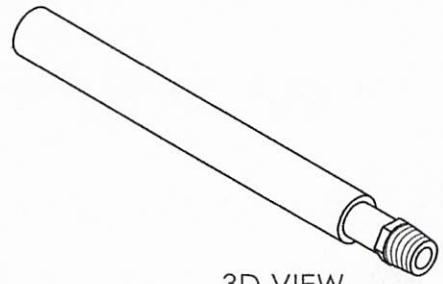
11:46 am, Feb 13, 2025

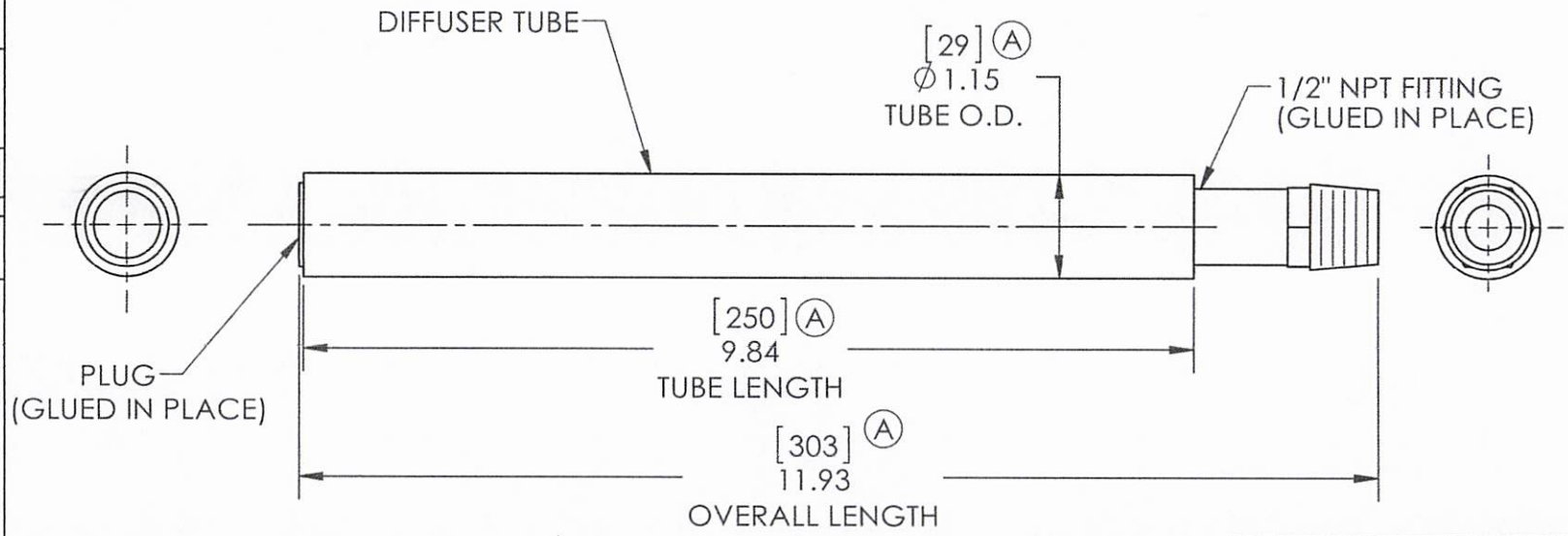
NOTES:
1. CONSISTS OF (3) COMPONENTS EACH:

(1) 1/2" NPT FITTING
(1) TUBE - POROUS PLASTIC
PORE SIZE 20-35 MICRONS
(1) PLUG

Ⓐ 2. ALL DIMENSIONS ARE IN INCHES & MILLIMETERS AND ARE FOR REFERENCE ONLY UNLESS TOLERANCED.



3D VIEW
SCALE: NTS Ⓐ



REV	DATE	ECN NO.	REVISION	BY
A	8/24/15	15-2038	RE-INSTATED, REVISED REDRAWN IN SOLIDWORKS ADDED 3D VIEW ADDED NOTE 2 AND ENGLISH DIMS	RLK

MATERIAL: NOTED

UNLESS OTHERWISE NOTED, SURFACE FINISH MEASURED IN Ra (µin)

✓ CONTROL CHARACTERISTIC

REL. FOR PROD DATE: 9/28/07 ECN NO: 07-2201

SUPERSEDES: C50811 REV NONE ECN NO.: 07-2201

UNLESS OTHERWISE NOTED, THIS DRAWING CONFORMS TO ANSI Y14 DRAFTING STANDARD.

UNSPECIFIED RADII: FILLETS: DRAFT: °

UNSPECIFIED TOLERANCES: ANGLES ± 2° .XX ± .XXX ±

DRAWN BY	DATE
RLK	9/28/07
CHECKED BY EAA	DATE 09/02/2015
SCALE 1:2	THIRD ANGLE PROJECTION

THOMAS by Gardner Denver

TITLE
DIFFUSER ASSEMBLY 1/2" PVC

PART NO. C50811

REV A

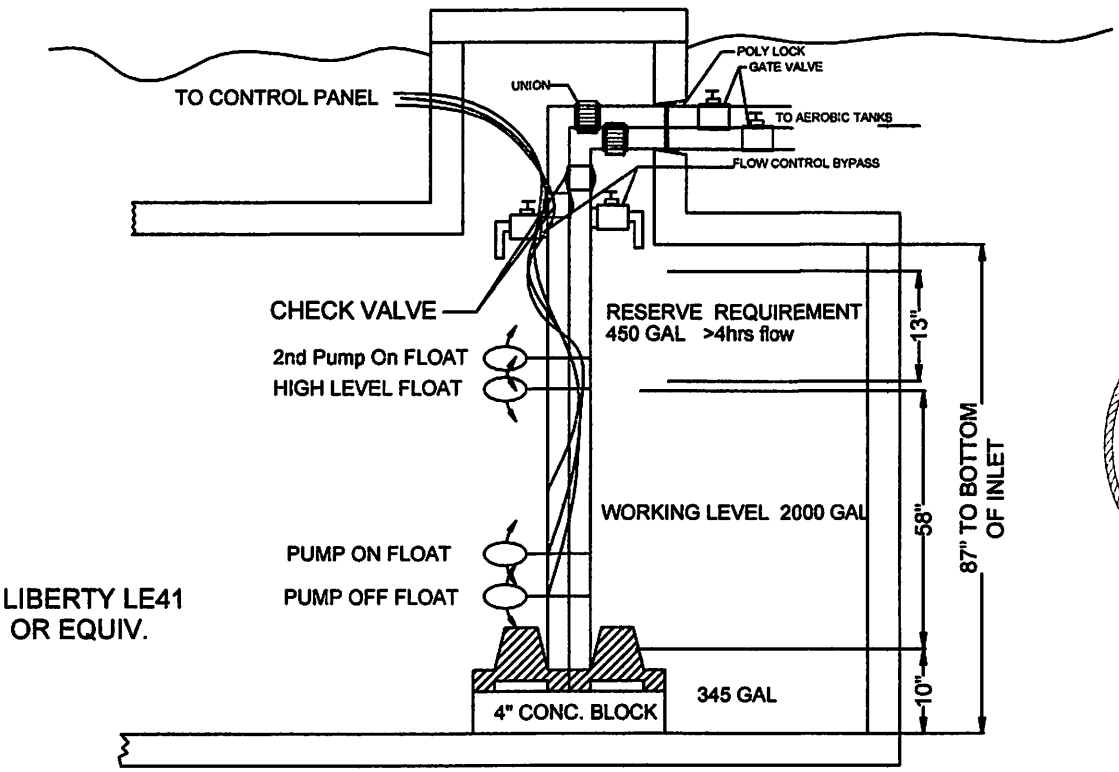
A-BORDER REV A

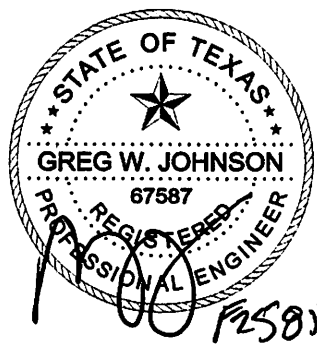
REVISED
11:46 am, Feb 13, 2025

TANK NOTES:

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

ALL WIRING MUST BE IN COMPLIANCE WITH THE MOST RECENT NATIONAL ELECTRIC CODE





EQUALIZATION TANK 3000 GAL PUMP TANK

VOLUME = 34.5 GAL/IN

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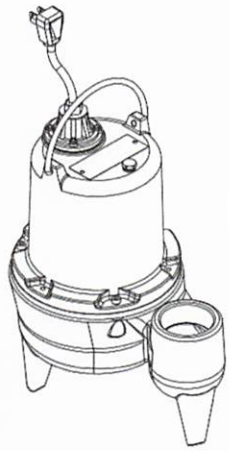
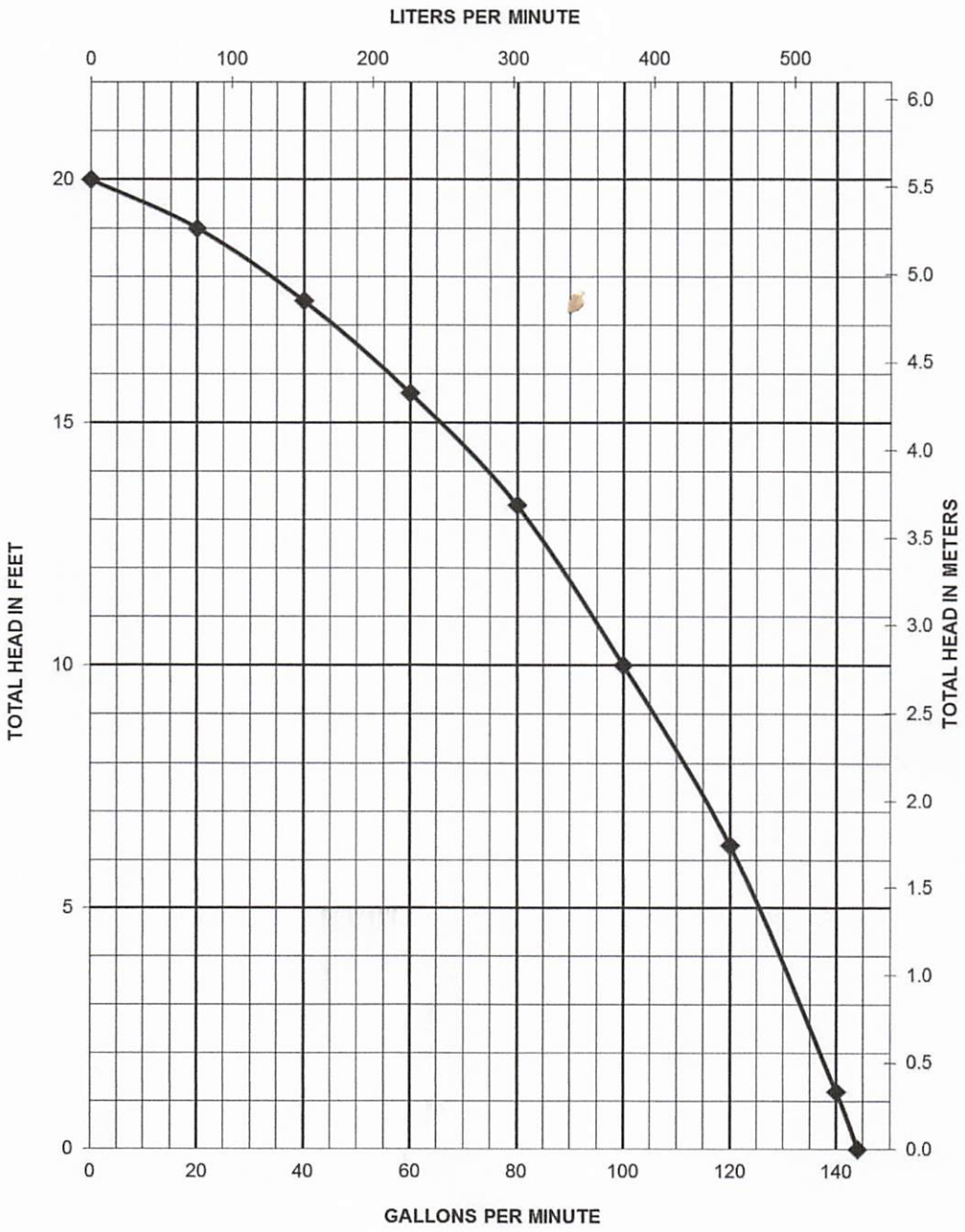


Liberty Pumps®

Pump Specifications

LE40 Series
4/10 HP Submersible Sewage Pump



Liberty Pumps

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11:46 am, Feb 13, 2025

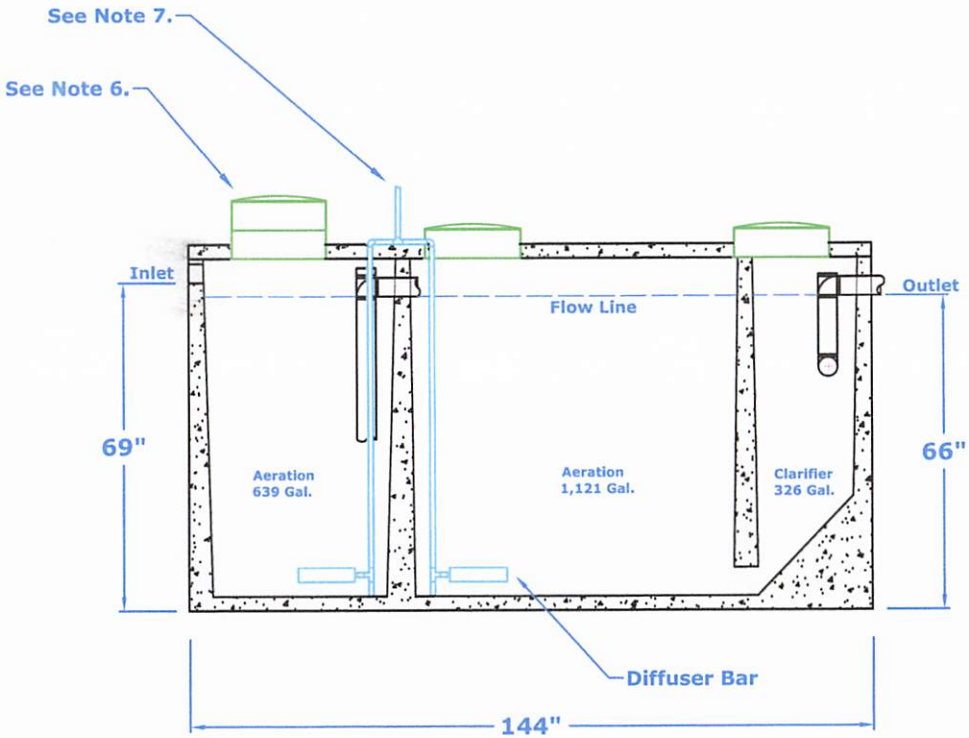
STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

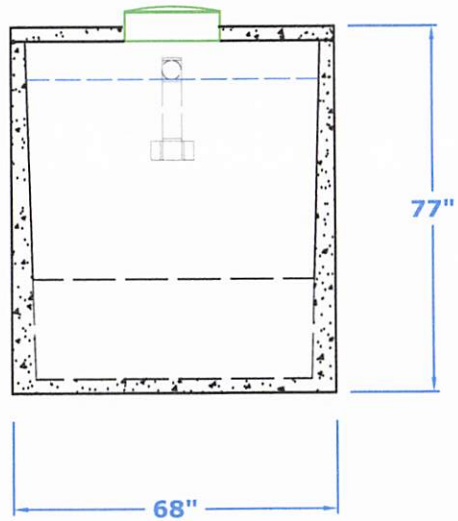
F-2585

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 1,500 GPD.
5. BOD Loading = 4.50 lbs. per day.
6. 20" Ø acess riser w/ lid (Typical 3). Optional extension risers available.
7. Sch. 40 PVC Air Line to Maxx Air M-1500 Air Compressor (Max. 50 Lft from Plant).
8. Requires minimum 1,000 gallon trash tank unless otherwise specified by engineering.

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





MAXX AIR M-1500 Duel Aeration Aerobic Treatment Plant (Assembled)

Model: M1500

NOV, 2015
By: A.S.

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-M1500-2

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

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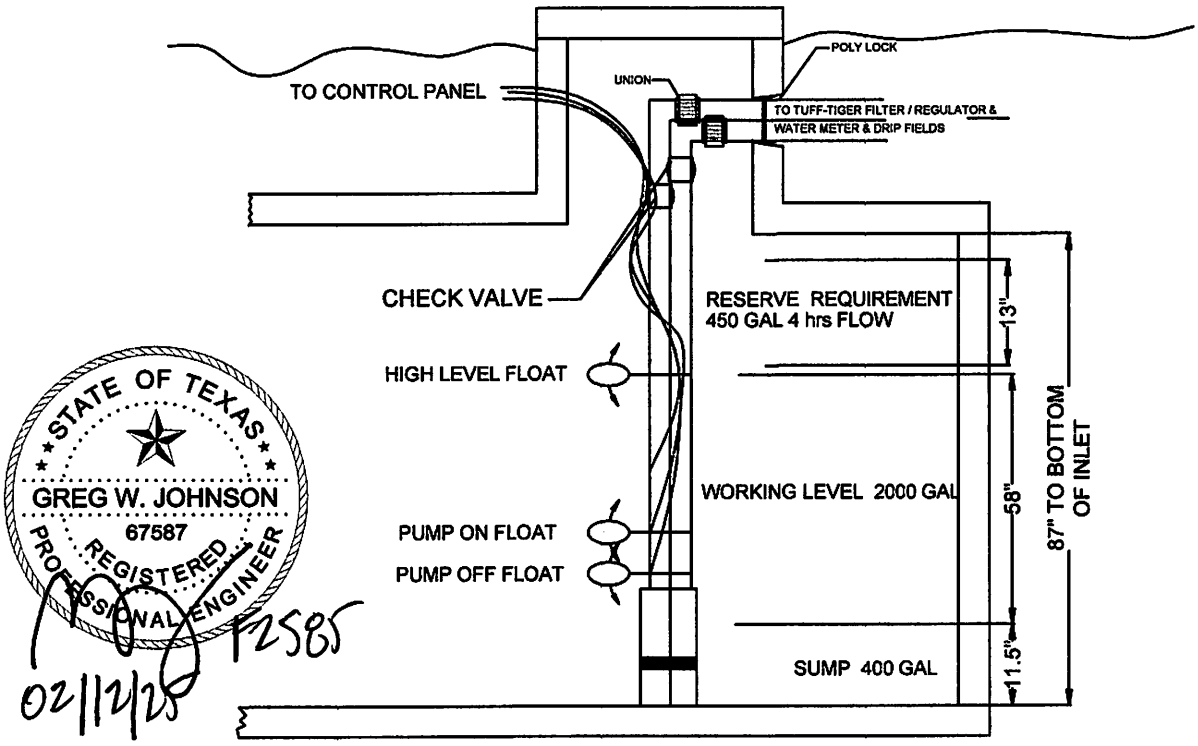
11:46 am, Feb 13, 2025

TANK NOTES:

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

ALL WIRING MUST BE IN COMPLIANCE WITH THE MOST RECENT NATIONAL ELECTRIC CODE



STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED PROFESSIONAL ENGINEER
02/12/25

FINAL TANK 3000 GAL PUMP TANK
VOLUME = 34.5 GAL/IN

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11:46 am, Feb 13, 2025

CISTERN PUMPS
CPM Series

Ashland Pump – CPM Series

The Ashland Pump CPM Series is designed to operate in filtered effluent/gray water applications. The bottom suction design allows for maximum drawdown of fluid and the hydraulic stages are able to pass 1/8" solids without damage to the pump.

Installations in cistern tanks, rain basin catchments or anywhere drawdown levels need to be maximized are ideal applications for the Ashland Pump CPM Series.

APPLICATIONS

- Filtered Effluent Water Pumping
- Gray Water Pumping
- Water Feature / Aeration Applications
- Rain Water Basin Applications

FEATURES

- Bottom suction design for maximum drawdown
- Able to pass 1/8" solids
- Available in 10, 20 and 30 GPM flow rates
- ½ HP, 115V and 230V single phase motors
- Heavy duty discharge with stainless steel internal threads
- 600 Volt, 10' SJOOW jacketed lead
- High shut-off pressure
- Quiet operation
- Standard removable base for stable mounting

ORDERING INFORMATION

CPM SERIES CISTERN PUMP

Model/Order No.	GPM	HP	Voltage/Ph.	Stage Count	Length (in.)	Shipping Wt. (lbs.)
10CPM5-115	10	1/2	115/1	7	26	17
10CPM5-230	10		230/1	7	26	17
20CPM5-115	20		115/1	5	25	16
20CPM5-230	20		230/1	5	25	16
20+CPM5-115	20+		115/1	6	26	17
20+CPM5-230	20+		230/1	6	26	17
30CPM5-115	30		115/1	4	25	16
30CPM5-230	30		230/1	4	25	16

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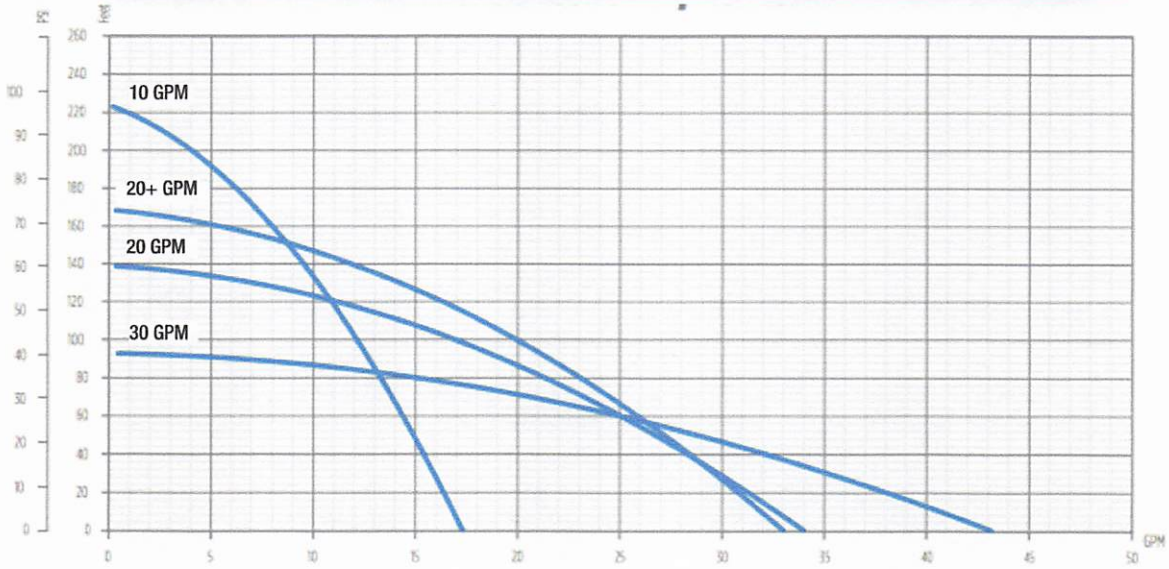
11:46 am, Feb 13, 2025

ASHLAND PUMP CPM SERIES CISTERN PUMP PERFORMANCE



Ashland
PUMP
Honest, Professional, Dependable
1899 Cottage Street, Ashland, Ohio 44805
Telephone: 855 281-6830 • Fax: 877 326-1994 • ashlandpump.com

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11:47 am, Feb 13, 2025

Senninger®

PR-HF

PRESSURE REGULATOR - HIGH FLOW

Specifications

The pressure regulator shall be capable of operating at a constant, factory preset, non-adjustable outlet pressure of 10, 15, 20, 25, 30, 40, or 50 PSI (0.69, 1.03, 1.38, 1.72, 2.07, 2.76, or 3.45 bar) with a flow range between 10 - 32 GPM (2271 - 7268 L/hr).

The pressure regulator shall maintain the nominal pressure at a minimum of 5 PSI (0.34 bar) above model inlet pressure and a maximum of 80 PSI (5.52 bar) above nominal model pressure*. Refer to the PRU performance curve to establish specific outlet pressures based on relative inlet pressure and flow rate. Always install downstream from all shut off valves. Recommended for outdoor use only. Not NSF certified.

All pressure regulator models shall be equipped with one of these inlet-x-outlet configurations:

Inlet	Outlet
1-1/4-inch Female National Pipe Thread (FNPT)	1-inch Female National Pipe Thread (FNPT)
1-1/4-inch Female British Standard Pipe Thread (FBSPT)	1-1/4-inch Female National Pipe Thread (FNPT)
	1-inch Female British Standard Pipe Thread (FBSPT)
	1-1/4-inch Female British Standard Pipe Thread (FBSPT)

The upper housing, lower housing, and internal molded parts shall be of engineering-grade thermoplastics with internal elastomeric seals and a reinforced elastomeric diaphragm. Regulation shall be accomplished by a fixed stainless steel compression spring, which shall be enclosed in a chamber isolated from the normal water passage.

Outlet pressure and flow shall be clearly marked on the outside of each regulator.

The pressure regulator shall carry a two-year manufacturer's warranty on materials, workmanship, and performance. Each pressure regulator shall be water tested for accuracy before departing the manufacturing facility.

The pressure regulator shall be manufactured by Senninger Irrigation in Clermont, Florida. Senninger is a Hunter Industries Company.

Physical

1-1/4" FNPT x 1" FNPT model *(shown on right)*

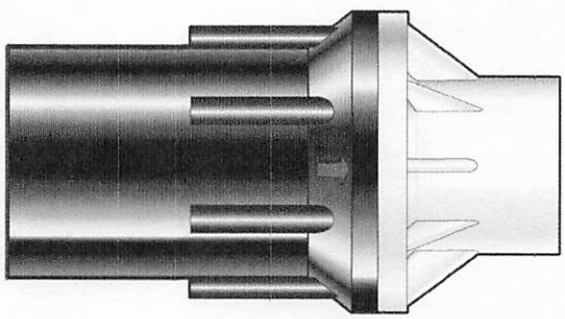
1-1/4" FBSPT x 1" FBSPT model

Overall Length	5.6 inches (14.1 cm)
Overall Width	2.9 inches (7.4 cm)

1-1/4" FNPT x 1-1/4" FNPT model

1-1/4" FBSPT x 1-1/4" FBSPT model

Overall Length	5.8 inches (14.7 cm)
Overall Width	2.9 inches (7.4 cm)



* Please consult factory for applications outside of recommended guidelines.

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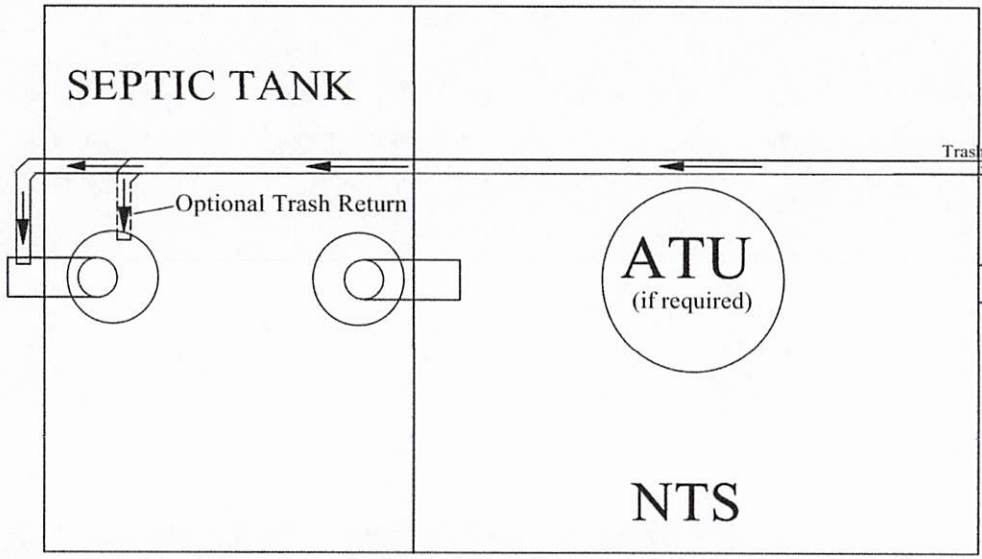
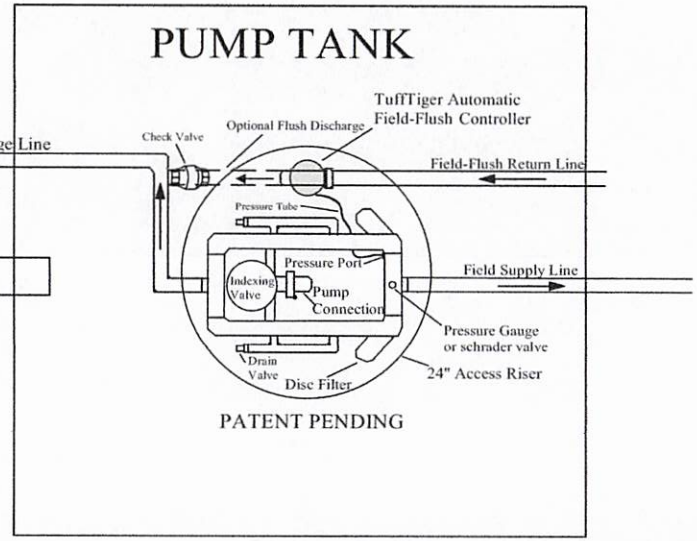
11:47 am, Feb 13, 2025

TuffTiger Filter & Field-Flush Controller Installation Detail

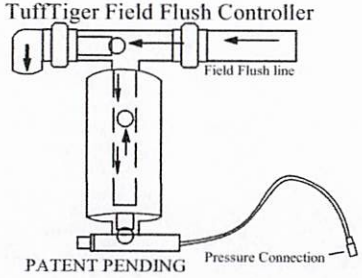
Top View



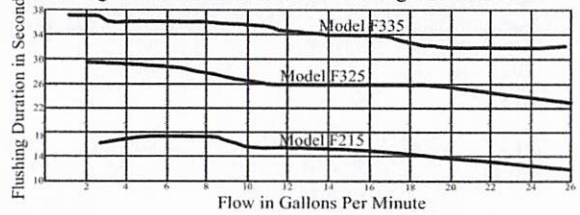
24" Access Riser Installation

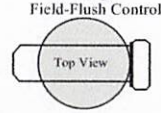


TuffTiger Field Flush Controller

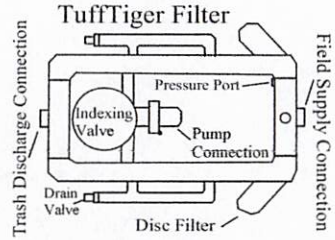


TuffTiger Field-Flush Controller Flushing Duration Chart

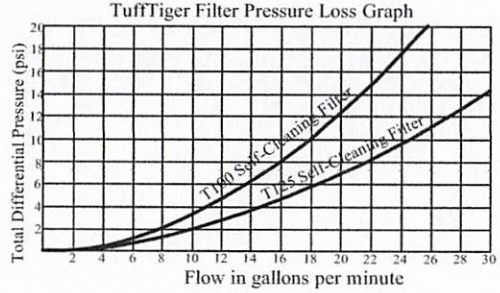




TuffTiger Filter



TuffTiger Filter Pressure Loss Graph



TuffTiger
8413 Parker Rd
Houston, TX 77078
866-770-7785

Product information and CAD drawings available at tufftiger.com

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Senninger®

PR-HF

PRESSURE REGULATOR - HIGH FLOW

Model Numbers

Model #	Flow Range	Preset Operating Pressure	Maximum Inlet Pressure
PR-10 HF	10 - 32 GPM (2271 - 7268 L/hr)	10 PSI (0.69 bar)	90 psi (6.20 bar)
PR-15 HF	10 - 32 GPM (2271 - 7268 L/hr)	15 PSI (1.03 bar)	95 psi (6.55 bar)
PR-20 HF	10 - 32 GPM (2271 - 7268 L/hr)	20 PSI (1.38 bar)	100 psi (6.89 bar)
PR-25 HF	10 - 32 GPM (2271 - 7268 L/hr)	25 PSI (1.72 bar)	105 psi (7.24 bar)
PR-30 HF	10 - 32 GPM (2271 - 7268 L/hr)	30 PSI (2.07 bar)	110 psi (7.58 bar)
PR-40 HF	10 - 32 GPM (2271 - 7268 L/hr)	40 PSI (2.76 bar)	120 psi (8.27 bar)
PR-50 HF	10 - 32 GPM (2271 - 7268 L/hr)	50 PSI (3.45 bar)	130 psi (8.96 bar)

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11:47 am, Feb 13, 2025

PROSERIES 150 VALVES

K-Rain's ProSeries 150 Valves are professional-grade valves providing solutions to a full range of residential and commercial irrigation needs.

These hard working, heavy-duty valves offer an excellent value to the irrigation professional, including best-in-class features for ease of installation and ease of maintenance.

K-Rain Manufacturing Corp.
1640 Australian Avenue
Riviera Beach, FL 33404 USA
561.844.1002
FAX: 561.842.9493
1.800.735.7246 | www.krain.com

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PROSERIES 150 VALVES

The 1 1/2" and 2" models feature a removable inlet cap to easily modify the configuration from globe to angle style. They also have a removable metering pin and external bleed screw promoting easy maintenance and manual operation.

Model 7115 - 1-1/2" Valve and Model 7102 - 2" Valve

- **Heavy Duty, Corrosion and UV Resistant PVC Construction** – Increases the life of the valve.
- **Manual External Bleed Screw** – Provides for manual operation in system start up.
- **Manual Internal Bleed Through Solenoid** – Permits manual operation without discharging water outside the valve.
- **Captured Plunger** – Remove the solenoid without losing the internal plunger.
- **Removable Inlet Cap** – Allows for easy conversion from globe to angle-style valve.
- **Heavy Duty Santoprene® Diaphragm** – Unique design improves durability of diaphragm.
- **External Bleed Screw with Removable Metering Pin** – Allows for easy cleaning of the metering pin without disassembling the valve.

Specifications

OPERATING SPECIFICATIONS

- Pressure Rating: 20 - 150 PSI
- Flow Range: 5 - 120 GPM
- Pressure Loss - Model 7115 - 1-1/2" Valve: @ 80 GPM 5.5 PSI Globe, 4.4 PSI Angle
- Pressure Loss - Model 7102 - 2" Valve: @ 120 GPM 6.2 PSI Globe, 4.6 PSI Angle

ProSeries 150 1-1/2" Valve						
Flow Rate - GPM	20	30	40	50	60	80
PSI Loss - Globe	3.0	2.6	2.3	2.9	4.1	5.5
PSI Loss - Angle	2.7	2.2	1.9	2.2	3.0	4.4
Pressure range: 10-150 psi						

ProSeries 150 2" Valve								
Flow Rate - GPM	20	30	40	50	60	80	100	120
PSI Loss - Globe	2.0	1.9	1.7	1.5	1.6	2.9	4.8	6.2
PSI Loss - Angle	1.9	1.9	1.7	1.5	1.5	2.1	3.2	4.6
Pressure range: 10-150 psi								

ELECTRICAL SPECIFICATIONS

- Solenoid: 24 VAC 60 Cycle
- Inrush Current: .4 Amps
- Holding Current: .2 Amps

DIMENSIONS

7115 - 1-1/2" VALVE

- Height: 8", Width: 4-1/4", Length: 5-1/2"

7102 - 2" VALVE

- Height: 8-7/8", Width: 4-7/8", Length: 6-1/3"

Models

7115	1-1/2" Female Thread, NPT
7115-BSP	1-1/2" Female Thread, BSP
7102	2" Female Thread, NPT
7102-BSP	2" Female Thread, BSP

How to Specify:

Model Number	Size
7102	2" Thread

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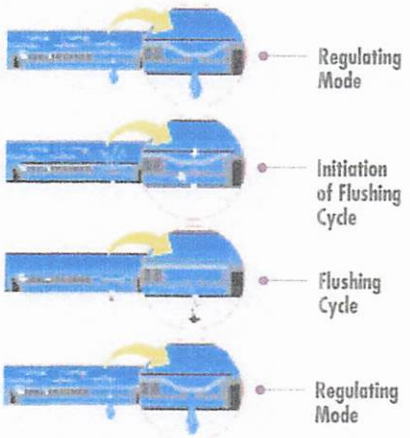
11:47 am, Feb 13, 2025

NETAFIM™

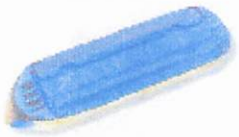
Bioline® Dripperline

Pressure Compensating Dripperline for Wastewater



BioLine's Self-Cleaning, Pressure Compensating Dripper is a fully self-contained unit molded to the interior wall of the dripper tubing.

As shown at left, BioLine is continuously self-cleaning during operation, not just at the beginning and end of a cycle. The result is dependable, clog free operation, year after year.



Applications

- For domestic strength wastewater disposal.
- Installed following a treatment process.
- Can be successfully used on straight septic effluent with proper design, filtration and operation.
- Suitable for reuse applications using municipally treated effluent designated for irrigation water.

Specifications

Wall thickness (mil): 45*

Nominal flow rates (GPH): .4, .6, .9*

Common spacings: 12", 18", 24"*

Recommended filtration: 120 mesh

Inside diameter: .570*

Color: Purple tubing indicates non-potable source

*Additional flows, spacings, and pipe sizes available by request. Please contact Netafim USA Customer Service for details.

Product Advantages

The Proven Performer

- Tens of millions of feet used in wastewater today.
- Bioline is permitted in every state allowing drip disposal.
- Backed by the largest, most quality-driven manufacturer of drip products in the U.S.
- Preferred choice of major wastewater designers and regulators.
- Proven track record of success for many years of hard use in wastewater applications.

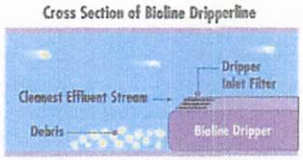
Quality Manufacturing with Specifications Designed to Meet Your Needs

- Pressure compensating drippers assure the highest application uniformity - even on sloped or rolling terrain.
- Excellent uniformity with runs of 400 feet or more - reducing installation costs.
- Highest quality-control standards in the industry: Cv of 0.25 (coefficient of manufacturer's variation).
- A selection of flows and spacings to satisfy the designer's demand for almost any application rate.

Long-Term Reliability

- Protection against plugging:
  - Dripper inlet raised 0.27" above wall of tubing to prevent sediment from entering dripper.
  - Drippers impregnated with Vinyzene to prevent buildup of microbial slime.
  - Unique self-flushing mechanism passes small particles before they can build up.

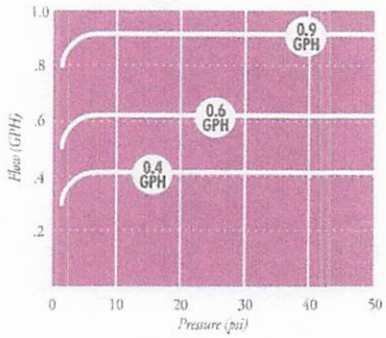
Cross Section of Bioline Dripperline



Root Safe

- A physical barrier on each BioLine dripper helps prevent root intrusion.
- Protection never wears out - never depletes - releases nothing to the environment.
- Working reliably for up to 15 years in subsurface wastewater installations.
- Additional security of chemical root inhibition with Techfilter - supplies Trifluralin to the entire system, effectively inhibiting root growth to the dripper outlets.

BIOLINE Flow Rate vs. Pressure



NETAFIM™

NETAFIM USA
5470 E. Home Ave. • Fresno, CA 93727
888.638.2346 • 559.453.6800
FAX 800.695.4753
www.netafimusa.com

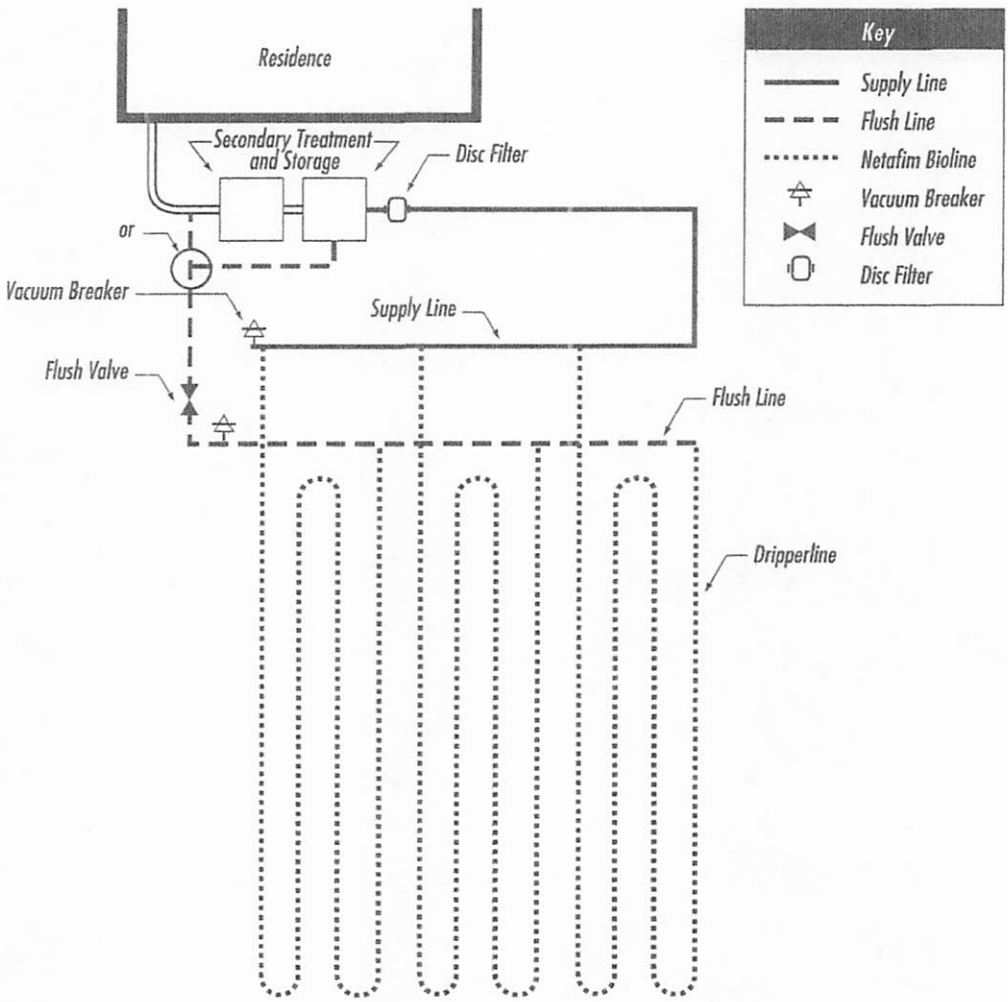
REVISED
11:47 am, Feb 13, 2025

SAMPLE DESIGNS

SINGLE TRENCH LAYOUT

Rectangular field with supply and flush manifold on same side and in same trench;

- Locate supply and flush manifold in same trench
- Dripperlines are looped at the end opposite the supply and flush manifolds
- The longest Bioline length should not exceed 400 ft. Drip fields 200 ft. in length might loop the Bioline once; drip dispersal fields under 100 ft. might be looped twice, as illustrated



From: Ritzen,Brenda
To: Greg Johnson
Cc: ejdimeo57@yahoo.com; Kyle Krohn; traci@psseptics.com
Subject: RE: Permit 118213
Date: Monday, March 17, 2025 9:23:00 AM
Attachments: image001.png

Greg,

The permit file has been updated.

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: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Saturday, March 15, 2025 10:19 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: ejdimeo57@yahoo.com; Kyle Krohn <kyle@psseptics.com>; traci@psseptics.com
Subject: Re: Permit 118213

REVISED MAINTENANCE AND CORRECTED TANK SIZE.
THX,
GREG

Send for Greg W. Johnson, P.E.,R.S.)

170 Hollow Oak

New Braunfels, TX 78132

From: Ritzen,Brenda
To: "(gregjohnsonpe@yahoo.com)"
Cc: ejdimeo57@yahoo.com; Kyle Krohn; traci@psseptics.com
Subject: FW: Permit 118213
Date: Friday, March 14, 2025 12:16:00 PM
Attachments: Page from 118213.pdf
image001.png

Greg :

In addition to the below request our office has received information that the maintenance contract within the permit file has been canceled. Provide a new 2 year initial maintenance contract with a TCEQ authorized maintenance provider.

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
Sent: Wednesday, March 5, 2025 9:19 AM
To: Greg Johnson <gregjohnsonpe@yahoo.com>
Cc: Kyle Krohn <kyle@psseptics.com>; Hendry,Clint <hendrc@co.comal.tx.us>
Subject: RE: Permit 118213

Greg,

There is a typo on the number of gallons for the trash tank on the attached page (highlighted). Please revise as needed and resubmit.

Thank you,

From: Ritzen,Brenda
To: "Chasity Schneider"
Cc: Massie,Cassandra S; Cyndi Johnson
Subject: RE: Permit # 118213 - REMOVE MAINTENANCE CONTRACT
Date: Friday, March 14, 2025 12:05:00 PM
Attachments: image001.png
image002.png

Chasity,

Contract has been voided.

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: Chasity Schneider <Chasity@Septictex.com>
Sent: Friday, March 14, 2025 11:16 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: Massie,Cassandra S <massic@co.comal.tx.us>; Cyndi Johnson <Info@Septictex.com>
Subject: Permit # 118213 - REMOVE MAINTENANCE CONTRACT
Importance: High

Hello -

Can you please remove our maintenance contract from Permit # 118213 (2000 FM 2673, Canyon Lake)?

This contract is null & void effective today. The contract was contingent on us being the installer of the new system.

Thank you,

CENTRAL TEXAS AEROBICS, INC.

2918 Dauer Ranch Rd. New Braunfels, TX 78130
Phone (830)303-4065 www.septictex.com Email: info@septictex.com

INITIAL State Maintenance and Inspection Agreement (COMMERCIAL)

GEBERAL
This contract (herein referred to as this "Agreement") is entered into by **WILDFLOUR ARTISIAN BAKERY & GRILL** (hereinafter referred to as the "Customer") located at **2000 FM 2673, CANYON LAKE, TX 78133 (Comal County)** and Central Texas Aerobics, Inc. By this agreement Central Texas Aerobics, Inc. agrees to render professional service, as described herein, and the Customer agrees to fulfill the terms of this Agreement as described herein.

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

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

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

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

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

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

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

7. If choosing the *EXPANDED CHLORINE PLACEMENT POLICY we will add necessary chlorine tablets and clean filters at each monthly service visit. Service calls and labor are included in this expanded contract (excluding misuse/abuse/overwater usage.) If payments are not made on this policy, service will be suspended and Central Texas Aerobics, Inc. will immediately notify the appropriate health authority of this termination.
Initials of Central Texas Aerobics, Inc. X WKB Initials of Owner X GD

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

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

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

EXPANDED CHLORINE PLACEMENT POLICY: The Owner will pay Central Texas Aerobics, Inc. **$3,600.00 annually** or **$300.00 per month**, if this additional coverage is selected.

With the *Expanded chlorine placement policy we will come out MONTHLY and chlorinate your aerobic system and clean filters at each service visit. Service calls and labor are included in this expanded contract (excluding misuse/abuse/over water usage.) Parts are offered to you at reduced rates. If payments are not made on this policy, service will be suspended and Central Texas Aerobics, Inc. will immediately notify the appropriate health authority of this termination.

Please INITIAL here for this service _____

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

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

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

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

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

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

OWNER(S)

Wildflour Artisian Bakery & Grill
2000 FM 2673
Canyon Lake, TX 78133

_____ 6/12/24
Title Date

SERVICE PROVIDER

Central Texas Aerobics, Inc.
2918 Dietz Ranch Rd
New Braunfels, TX 78130

_____
WM. KYLE JOHNSON #MP0001058 Date

Brand: _____ Model # _____ Serial # _____

County: **COMAL** Permit # _____ Date Installed: _____

CERTIFIED & LICENSED MAINTENANCE PROVIDER: William Kyle Johnson #MP0001058

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

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

From: Ritzen,Brenda
To: Greg Johnson
Cc: Kyle Krohn; Hendry,Clint
Subject: RE: Permit 118213
Date: Wednesday, March 5, 2025 9:19:00 AM
Attachments: Page from 118213.pdf
image001.png

Greg,

There is a typo on the number of gallons for the trash tank on the attached page (highlighted). Please revise as needed and resubmit.

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

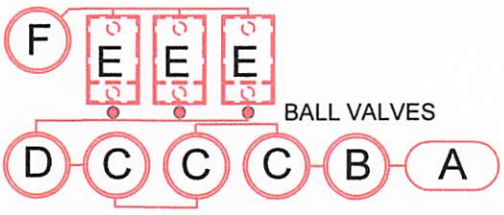
From: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Thursday, February 13, 2025 9:05 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: ejdimeo57@yahoo.com; Kyle Krohn <kyle@psseptics.com>; Traci Field <traci@psseptics.com>
Subject: Re: Permit 118213

Brenda,
Please find attached the response to TCEQ comments.
Thanks,
Greg

Send for Greg W. Johnson, P.E.,R.S.)

REVISED
11:46 am, Feb 13, 2025

VOID



SEPTIC TANK LAYOUT:

A = 1500 GAL. GREASE TRAP
B = 300 GAL. TRASH TANK
C = 3 - 3000 GAL.AERATION TANKS
D = 3000 GAL. EQUALIZATION TANK
E = 3 - 1500 GAL. AEROBIC TREATMENT PLANTS
F = 3000 GAL. PUMP TANK W/DUAL PUMPS
G = CONTROL VALVE
H = CHECK VALVE

INSTALL 15,000sf OF FIELD USING 7,500' OF DRIP TUBING. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

NOTE:
ALL EXISTING SEPTIC TANKS NOT USED ARE TO BE PUMPED, CRUSHED AND BACK FILLED. EXISTING SEPTIC SYSTEM TO BE ABANDONED

*USE TWO WAY CLEAN OUTS
**USE SCH-40 OR SDR-26 TO TANK

X= TEST HOLE

VOID

DRIP TUBING SYSTEM	
	FOOTAGE / SQUARE FOOTAGE
ZONE #1	2000' / 4000 sf
ZONE #2	2000' / 4000 sf
ZONE #3	2000' / 4000 sf
ZONE #4	1500' / 3000 sf
TOTALS	7500' / 15,000 sf

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED PROFESSIONAL ENGINEER

OWNER: DIMEO INVESTMENTS, LLC.		SPEC. SHEET		DRAWN BY: EJS III	
STREET ADDRESS: 2000 F.M. 2673					
LEGAL DESC: DANIEL C. HOOVER SURVEY No. 322, A-219				ACREAGE: 1.685	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 1/8/2024	3rd REVISION: 2/13/2025		

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

February 18, 2025

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

Re: Favorable Review of Nonstandard OSSF Design for:
Dimeo Investments, LLC
2000 FM 2673, Canyon Lake, Comal County, Texas
OSSF Permit Application Number OSSF- 118213

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 13, 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

CENTRAL TEXAS AEROBICS, INC.

2918 Dauer Ranch Rd. New Braunfels, TX 78130
Phone (830)303-4065 www.septictex.com Email: info@septictex.com

INITIAL State Maintenance and Inspection Agreement (COMMERCIAL)

GEBERAL
This contract (herein referred to as this "Agreement") is entered into by **WILDFLOUR ARTISIAN BAKERY & GRILL** (hereinafter referred to as the "Customer") located at **2000 FM 2673, CANYON LAKE, TX 78133 (Comal County)** and Central Texas Aerobics, Inc. By this agreement Central Texas Aerobics, Inc. agrees to render professional service, as described herein, and the Customer agrees to fulfill the terms of this Agreement as described herein.

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

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

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

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

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

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

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

7. If choosing the *EXPANDED CHLORINE PLACEMENT POLICY we will add necessary chlorine tablets and clean filters at each monthly service visit. Service calls and labor are included in this expanded contract (excluding misuse/abuse/overwater usage.) If payments are not made on this policy, service will be suspended and Central Texas Aerobics, Inc. will immediately notify the appropriate health authority of this termination.
Initials of Central Texas Aerobics, Inc. X WKB Initials of Owner X GD

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

ACCESS BY CENTRAL TEXAS AEROBICS, Inc.
Central Texas Aerobics, Inc. or anyone authorized by them [illegible] at reasonable times without prior notice for the purpose of the above-described Services. Central Texas [illegible] the System components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil is to be replaced with the excavated material as best as possible.

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

VOID

EXPANDED CHLORINE PLACEMENT POLICY: The Owner will pay Central Texas Aerobics, Inc. **$3,600.00 annually** or **$300.00 per month**, if this additional coverage is selected.

With the *Expanded chlorine placement policy we will come out MONTHLY and chlorinate your aerobic system and clean filters at each service visit. Service calls and labor are included in this expanded contract (excluding misuse/abuse/over water usage.) Parts are offered to you at reduced rates. If payments are not made on this policy, service will be suspended and Central Texas Aerobics, Inc. will immediately notify the appropriate health authority of this termination.

Please INITIAL here for this service GD

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

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

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

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

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

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

OWNER(S)

Wildflour Artisian Bakery & Grill
2000 FM 2673
Canyon Lake, TX 78133

[signature] 6/12/24

SERVICE PROVIDER

Central Texas Aerobics, Inc.
2918 Dauer Ranch Rd.
New Braunfels, TX 78130

[signature]
WM. KYLE JOHNSON #MP0001058 Date

Brand: _____ Model # _____ Serial # _____

County: COMAL Permit # _____ Date Installed: _____

CERTIFIED & LICENSED MAINTENANCE PROVIDER: William Kyle Johnson #MP0001058

EFFECTIVE DATE: * _____ EXPIRATION DATE: _____

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

REVISED
11:45 am, Feb 13, 2025

- Page 19 of 55, the drip application field is downslope from the restaurant and parking lot. The designer should specify guttering, berms and swales to assist with moving the stormwater away from the drip fields.

Response: Revised design writeup and drawings to add comments of berming, swales, and guttering to prevent stormwater from fields.

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

- Page 13 of 55, Waste Flow Calculations, the bathroom BOD5 is described as 300 mg/L. Based upon these criteria, it is assumed the wastewater generated would mainly consist of toilet waste and kitchen wastewater rather than normal domestic wastewater. Without more definitive data, domestic wastewater organic strength with the graywater component absent should 600 mg/L [Table II, 30 TAC §285.81(d)].

Response: Revised wastewater strength to 600 mg/ltr from restrooms.

From: Ritzen,Brenda
To: Greg Johnson
Cc: ejdimeo57@yahoo.com; Kyle Krohn; Traci Field
Subject: RE: Permit 118213
Date: Thursday, February 13, 2025 1:33:00 PM
Attachments: image001.png

Greg,

This has been resubmitted 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: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Thursday, February 13, 2025 9:05 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: ejdimeo57@yahoo.com; Kyle Krohn <kyle@psseptics.com>; Traci Field <traci@psseptics.com>
Subject: Re: Permit 118213

Brenda,
Please find attached the response to TCEQ comments.
Thanks,
Greg

Send for Greg W. Johnson, P.E.,R.S.)

170 Hollow Oak

New Braunfels, TX 78132

From: Ritzen,Brenda
To: OSSF
Subject: RE: Nonstandard System Design, Permit 118213
Date: Thursday, February 13, 2025 12:58:00 PM
Attachments: image001.png
image002.png

Re: Di Meo Investments, LLC
1.685 acres, Daniel C. Hoover Survey No. 322, Abstract No. 219
2000 FM 2673, Canyon Lake, Texas
Application for Permit for Authorization to Construct an On-Site Sewage Facility (OSSF)

OSSF Team :

The designer has revised the planning materials as per TCEQ's non-standard design review. Here is a link to the online permit file containing the updated planning materials:

https://cceo.org/environmental/documents/septic_permits/118213.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: Friday, January 31, 2025 4:39 PM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: OSSF <OSSF@tceq.texas.gov>
Subject: RE: Nonstandard System Design, Permit 118213

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.

Joseph L. Hopkins, P.G. | Technical Programs Team Leader
Program Support and Environmental Assistance Division
Office of Compliance and Enforcement
Office: 254-761-3031
Email: Joseph.Hopkins@tceq.texas.gov

From: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Sent: Tuesday, January 28, 2025 9:07 AM
To: OSSF <OSSF@tceq.texas.gov>
Subject: Nonstandard System Design, Permit 118213

Re: Di Meo Investments, LLC
1.685 acres, Daniel C. Hoover Survey No. 322, Abstract No. 219
2000 FM 2673, Canyon Lake, Texas
Application for Permit for Authorization to Construct an On-Site Sewage Facility (OSSF)

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/118213.pdf

We await your response.

Thank you,

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

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 31, 2025

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

Re: Unfavorable Review of Nonstandard OSSF Design for:
Di Meo Investments, LLC
2000 FM 2673, Canyon Lake, Comal County, Texas
OSSF Permit Application Number OSSF- 118213

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 28, 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 §285.32(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.

    - Page 12 of 55, The designer specified a pretreatment tank capacity of 1,500 gallons which is less than the typical one-day capacity recommended by manufactures for commercial systems.

    - Page 12 of 55, the well pumps are activated to dose a K-Rain 6402 valve to two zones per pump. Page 13 of 55, total zones: five zones with 905’ to 925’ per zone. Two pumps in the pump tank with each dosing to two drip fields only doses four fields. The designer shall propose another method to dose the five drip fields.

    - Page 13 of 55, Waste Flow Calculations, the designer states the air flow rate for the HP-200 compressor is 7.8 CFM. The performance curve for the HP-200, 60 hertz-compressor model does not extend above the 7 CFM flow line. The 50 hertz-compressor model does cross above the 7 CFM flow line.

    - Page 13 of 55, Design Specifications, total linear feet of tubing: 7,500 feet. Total zones: five (5) zones with 902’ to 925’ per zone. At 1,000 feet per zone, the total linear feet is 5,000 feet. Pump requirement: 1500’ to 2,000’ per zone. The designer should correct the typographical error.

RECEIVED
By Brenda Ritzen at 12:28 pm, Feb 03, 2025

- Page 19 of 55, the drip application field is downslope from the restaurant and parking lot. The designer should specify guttering, berms and swales to assist with moving the stormwater away from the drip fields.

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

   - Page 13 of 55, Waste Flow Calculations, the bathroom BOD_5 is described as 300 mg/L. Based upon these criteria, it is assumed the wastewater generated would mainly consist of toilet waste and kitchen wastewater rather than normal domestic wastewater. Without more definitive data, domestic wastewater organic strength with the graywater component absent should 600 mg/L [Table II, 30 TAC §285.81(d)].

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

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

DANIEL C. HOOVER SURVEY #322, A-219, BEING 1.685 AC

COMALCOUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

VOID

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

Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.

System Description NON STANDARD; AEROBIC TREATMENT AND DRIP TUBING

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

Tank Size(s) (Gallons) 1500 GREASE/1500 TRASH/2-4000 AERATION/4000 EQ/3-1500ATU/4000 PUMP

Absorption/Application Area (Sq Ft) 15,000

Gallons Per Day (As Per TCEQ Table 111) 2600

(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 UP has been approved by the appropriate reg

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

If yes, indicate the city: _____

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

FIRM #2585

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

4/18/2024
Date

Revised March 2024

From: Ritzen,Brenda
To: Greg Johnson; ejdimeo57@yahoo.com
Subject: RE: Permit 118213
Date: Monday, February 3, 2025 12:28:00 PM
Attachments: Comal County - 118213 - 2000 FM 2673 Canyon Lake Unfavorable 1-31-2025.pdf
image001.png

Greg,

See attached comment letter from TCEQ regarding Permit 118213. Please revise as needed and resubmit. Once received I will resubmit to the TCEQ for review.

Thank you,

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

From: Ritzen,Brenda
Sent: Tuesday, January 28, 2025 9:08 AM
To: Greg Johnson <gregjohnsonpe@yahoo.com>; ejdimeo57@yahoo.com
Subject: RE: Permit 118213

Greg,

Sent to TCEQ for review.

Thank you,

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

REVISED
8:33 am, Jan 28, 2025

VOID

AERO[illegible]ENT
DRIP [illegible]TEM
DESIGNED FOR:
DI MEO INVESTMENTS, LLC
991 LAKE ISLAND DRIVE
CANYON LAKE, TX 78133

SITE DESCRIPTION:

Located in the Daniel C. Hoover Survey #322, A219, being 1.685 ac, at 2000 FM 2673, the proposed system will serve an existing up to 92 seat restaurant, situated in an area with shallow depth Type III soils as described in the Soil Evaluation Report. Native grasses, Mountain Cedar, and Live Oak trees were found throughout this property. An non-standard aerobic treatment plant with flow equalization and extended aeration utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:

A SCH-40 pipe discharges from the kitchen into a new 1500 gal grease trap. Additionally, flow from the restrooms in restaurant enters new 1500 gallon trash tank. Flow joins flow from the grease trap and enters two new 4000 gallon aeration tanks installed in series. Each tank is fitted with a HiBlow HP200 aerator and 4-Thomas air diffusers (see tank profile). Flow continues to a 4000 gallon Equalization tank. Flow equalization tank is fitted with dual Liberty LE40 effluent pumps controlled by a dual alternating control panel with manual reset and Omron H3CR-F cycle timer with NEMA rating of 4X. Effluent is pumped through a 2"Sch-40 manifold to 3-1500 Clearstream 1500 aerobic plants equally at 3.5gpm per unit for ten minutes per hour. Flow is controlled by ball valves on a 2" SCH-40 manifold and a bypass valve in the EQ tank. After aerobic treatment flow continues to a 4000 gallon pump. Tank is fitted with dual pumps. The well pumps are activated by a dual alternating controller distributing to each zone two times per day with an 20 minute run time using a Omron H3CR-F cycle timer. Effluent is pumped through a 1.5" Sch-40 PVC alternating from each pump to a Tuff Tiger T125 and Model F335 with a self flushing 100 micron disk filter followed by a pressure regulator Model PR40HF then a 6402 K-Rain Indexing valve to two zones per pump. A high level audible and visual alarm will activate should the pump fail. A 1.25" SCH-40 return line is installed to periodically flush the system to the trash tank by cycling a 1.25" ball valve. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Check valves on the return line on each field will prevent the pressuring of resting zone. Prior to installing drip field eight inches will be scarified and built up with 4" of Type II or Type III soil, then the drip tubing will be laid and capped with 6" of Type II or Type III soil. ***A minimum of 12" soil requ[illegible] drip tubing and tanks/rock.*** Entire field will be sodded with grass.

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Risers are required on tank inspection ports as per 30 TAC 285.38 (9/1/2023). This includes access limitation (<65lbs lid or hardware secured lid), inspection and cleanout ports shall have risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.

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8:33 am, Jan 28, 2025

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DESIGN SPECIFICATIONS:

Daily flow: 2576 gpd w/ up to 92 seat restaurant@ 28 gal / seat
Design Rate:: 2600 gpd
Grease Trap: 1500
Pretreatment tank size: 1500 Gal
Aeration Tanks: 8000 gal (2-4000gal) in series each fitted with HiBlow HP200 aerator and 4 Thomas air diffusers
Equalization tank: 4000 gal w/ dual effluent pumps Liberty LE40 0.4hp or equiv.
Controls: Dual alternating control panel with NEMA rating of 4X w/ manual reset & Omron H3CR-F cycle timer or equivalent
Plant Size: 3- 1500gpd Aerobic Units TCEQ/NSF approved
Pump tank size: 4000 Gal with dual pumps
Pump requirement: 2-Franklin FPS E-Series 0.5hp 20 gpm
requiring 9.4 gpm @ up to 40 psi & up to 18.8 gpm during flushing
Filter: Tuff Tiger T125 and Model F335 with a self flushing 100 micron disk filter
Indexing Valves : 2 - K-Rain 6402 Indexing Valve (or equivalent)
Reserve capacity after High Level: 384 Gal (>4hrs flow Req'd)
Application Rate: Ra = 0.2 gal/sf
Total absorption area: Q/Ra = 2600 GPD/0.2= 13,000 sf. (Actual 15,000sf.)
Total linear feet drip tubing: 7500' ***Netifim Bioline*** drip tubing .61 GPH
Total Zones: 5 Zones w/ 902'-925' per zone
Pump requirement: 1500'-2000' Netifim w/ 750 - 1000 emitters per zone @ 0.61 gph @ 40 psi = 7.625 - 10.17 gpm with 15.25 - 20.33 gpm during flushing with up to 40' head /10 psi (friction loss and elevation)

WASTE FLOW CALCULATIONS

Total waste flow =2600 gpd Restaurant
BOD5 Restaurant 2280 gpd x 1200 mg/l x 8.34 #/gal / 1,000,000 = 22.82# BOD5
BOD5 Restrooms 320 gpd x 300 mg/l x 8.34 / 1,000,000 = 0.80 #BOD5
Oxygen requirement: 2.2 lbs of Oxygen p[illegible] gal aeration per #BOD5
Aerated Tank Volume = 8000 gal(less 40[illegible] gal/# = 15.2 lbs BOD5 reduction
HiBlow HiBlow H-200 produces 7.8 CFM [illegible] 40 min/d= 193 #O2 /day
2x 193#O2/day 10% efficiency / 2.2#/lbBOD5 =17.5# BOD5 with 3psi backpressure
Thomas air diffusers at set at 5' of water 2 psi back pressure w/ additional 1 psi loss through diffuser assembly
Additionally Each Clearstream aerobic plant provides 3.75# BOD5 organic reduction.
Total reduction =3 x 3.75# BOD5 ATU + 15.2#BOD5 Aeration tanks = 26.45# BOD5
26.45# BOD5 Actual Treatment > 23.62# BOD5 Req'd

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MINIMUM SCOUR VELOCITY (**MSV**) > 2 FPS
IN DRIP TUBING W/ NOM. DIA. 0.55" ID
MSV = 2 FPS (Πd↑2)/4*7.48 gal/cf*60 sec/min

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8:33 am, Jan 28, 2025

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PIPE AND FITTINGS:
All pipes and fittings in this drip tubing system shall be 1.5" & 1.25" schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging.

MAINTENANCE SCHEDULE
This system will require a continuous quarterly maintenance contract in which each component will be inspected to assure proper function, including aerators, filters, and effluent pumps, with pumping as determined by inspection of sludge levels in each tank.

LANDSCAPING
Drip field area will be sodded with grass and drip fields will be maintained with vegetation.

Designed in accordance with Chapter 285, Subchapter D, §285.30, §285.32 Texas Commission on Environmental Quality (Effective December 29, 2016)

01/24/25

Greg W. Johnson, P.E. No. 67587 / F#2585
170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

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REVISED
8:33 am, Jan 28, 2025

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MSV = 2(3.14159((.55/12)↑2)(4)
MSV = 1.5 gpm PER LINE *(6) LINES = 9 GPM MIN FLOW RATE

IN RETURN MANIFOLD W/ NOM. DIA 1.25" ID
MSV = 2 FPS (Πd↑2)/4*7.48 gal/cf*60 sec/min
MSV = 2(3.14159((1.36/12)↑2)/4)*7.48*60
MSV = 9.05 GPM

NOTES

- A continuous maintenance contract is required to be maintained on this septic system with a minimum of service visits every three months. Each visit will require checking aerators & air diffusers, sewage and effluent pumps and dual alternating control panels and alarms for proper function. Field flush each zone and clean each of the Arkal Disc filters. Inspect each tank with sludge judge to determine if tanks requires pumping.
- BOD5 samples need to be completed at three months and at nine months after License to Operate is issued.
- Septic system requires periodic pumping each one to five years depending on usage.
- Construction material, specifications and all construction methods shall conform to the requirements set forth in the construction standards for on-site sewage facilities from TCEQ.
- The installer must be licensed by the State of Texas and install according to design specifications and obtain inspections by authorized agent throughout the installation process.
- All piping must be a SCH-40 PVC.
- No part of the system shall be located within 10 feet of a potable water line. If this is unavoidable, follow Chapter 290.44(e)(4)(B)(iv-v)
- Sewer lines with 5' and under driveways will be sleeved with Sch-40 PVC
- All tanks must be installed greater than five feet from any structure and be level within 1" and bedded with a minimum of 4" of sand/sandy loam free of rock.
- Risers must be installed in accordance with 30 TAC 285.38 as noted previouly
- All septic tanks inlet and outlets must be sealed with a permanent waterproof sealant.
- Aerated tanks must be vented

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ELECTRICAL COMPONENTS:

All electrical wiring shall conform to the requirements of 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 electrical conduit. The conduit shall be buried according to the requirements in the National Electric 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
8:33 am, Jan 28, 2025

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01/24/25

Greg W. Johnson, P.E. No. 67587 / F#2585
170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

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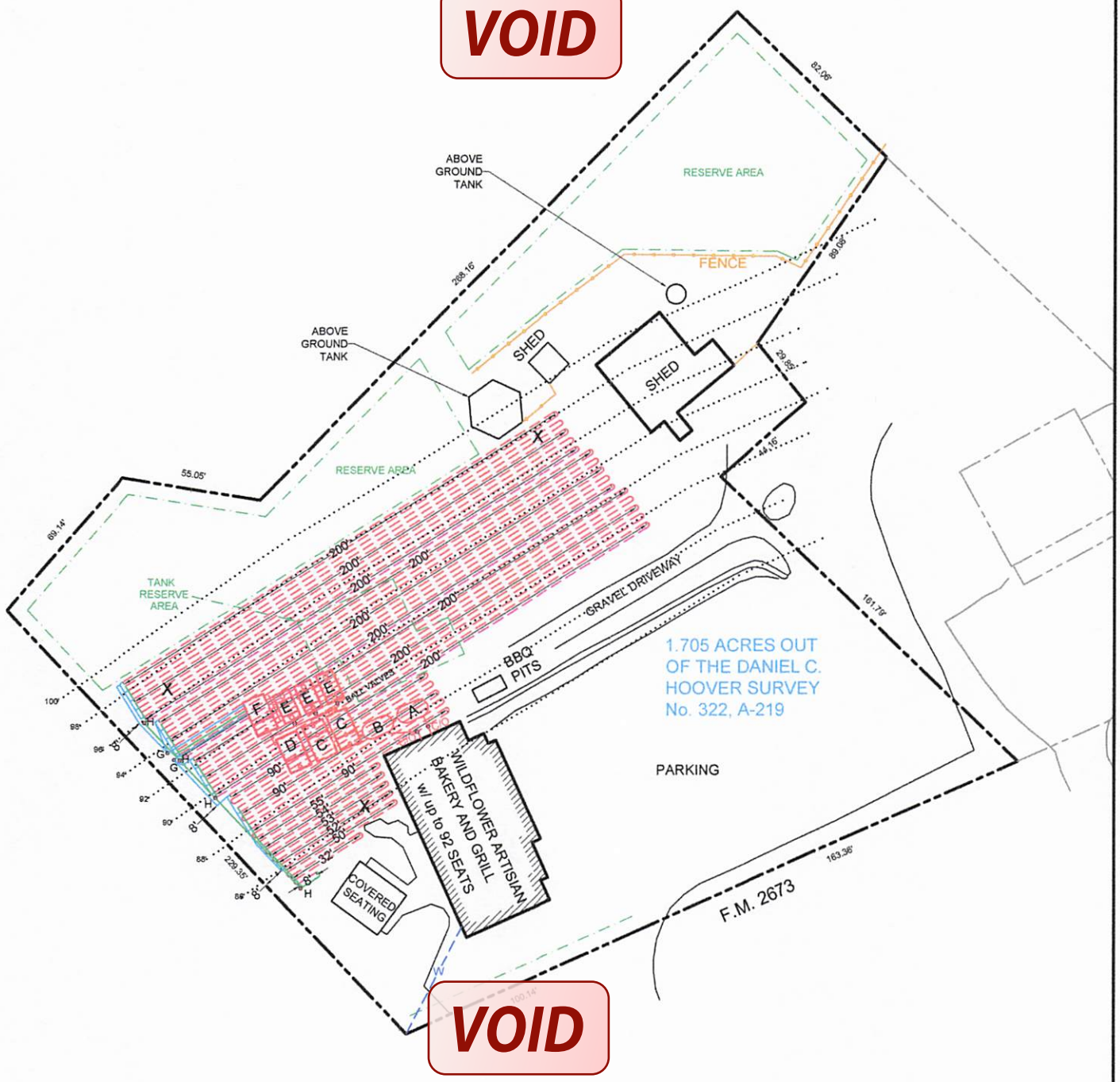

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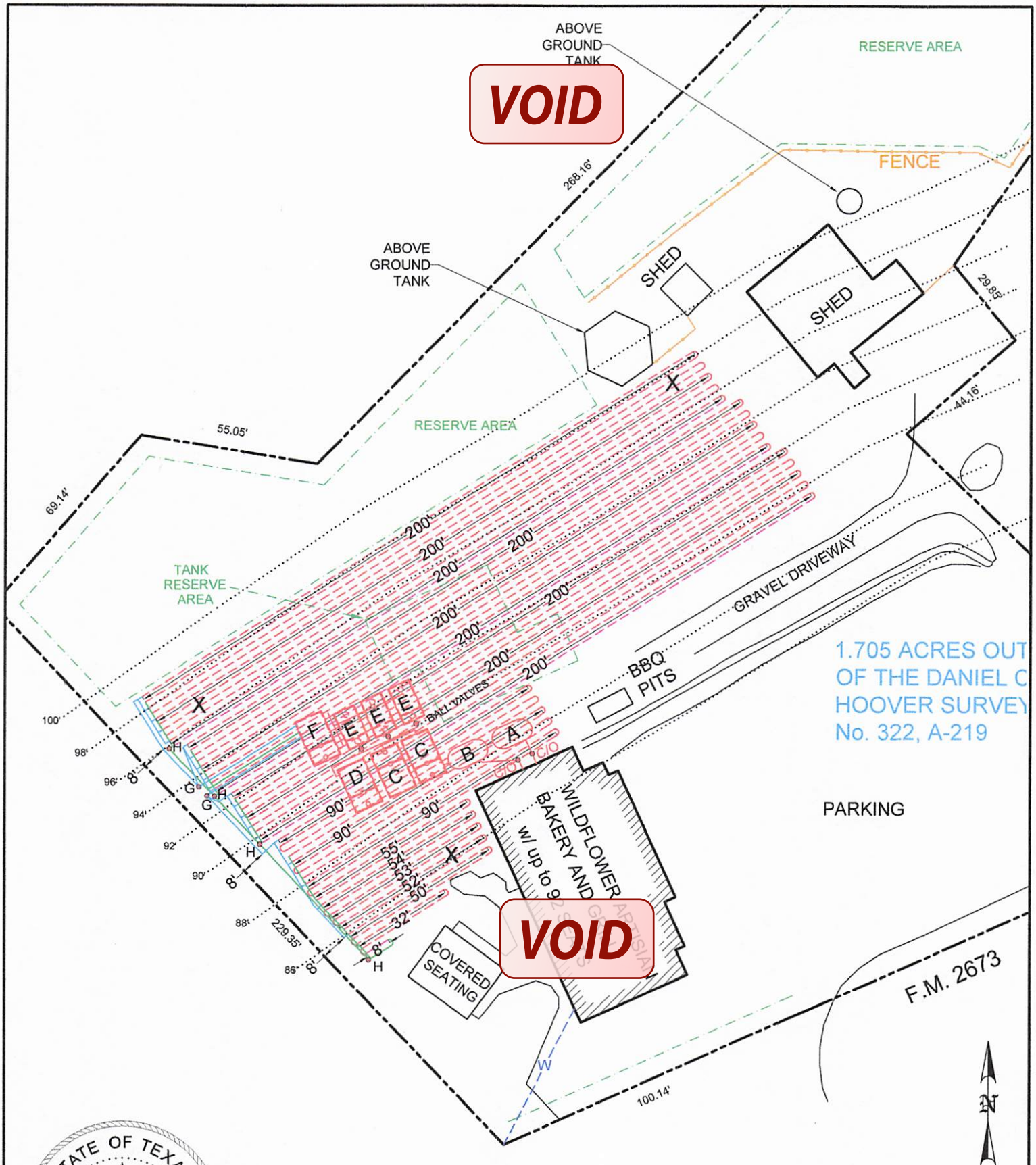
STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

OWNER: DIMEO INVESTMENTS, LLC.				DRAWN BY: EJS III/GWJ
STREET ADDRESS: 2000 F.M. 2673				
LEGAL DESC: DANIEL C. HOOVER SURVEY No. 322, A-219				ACREAGE: 1.705
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=60'	DATE: 1/8/2024	REVISED: 4/20/2024	

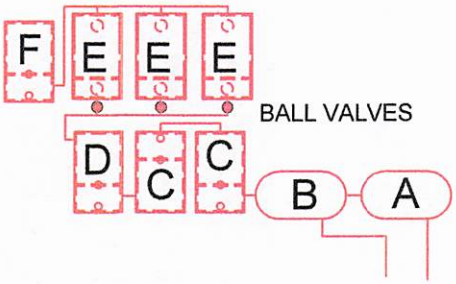


STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

OWNER: DIMEO INVESTMENTS, LLC.					DRAWN BY: EJS III/GWJ
STREET ADDRESS: 2000 F.M. 2673					
LEGAL DESC: DANIEL C. HOOVER SURVEY No. 322, A-219					ACREAGE: 1.705
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: 1"=40'	DATE: 1/8/2024		REVISED: 4/20/2024

VOID

TANK LAYOUT:



A = 1500 GAL. GREASE TRAP
B = 1500 GAL. TRASH TANK
C = 2 - 4000 GAL.AERATION TANKS
D = 4000 GAL. EQUALIZATION TANK
E = 3 - 1500 GAL. AEROBIC TREATMENT PLANTS
F = 4000 GAL. PUMP TANK W/DUAL PUMPS
G = K-RAIN 6402 INDEXING VALVE
H = CHECK VALVE

INSTALL 15,000sf OF FIELD USING 7,500' OF DRIP TUBING. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

NOTE:
ALL EXISTING SEPTIC TANKS NOT USED ARE TO BE PUMPED, CRUSHED AND BACK FILLED. EXISTING SEPTIC SYSTEM TO BE ABANDONED

*USE TWO WAY CLEAN OUTS
**USE SCH-40 OR SDR-26 TO TANK

X= TEST HOLE

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DRIP TUBING SYSTEM	
	FOOTAGE / SQUARE FOOTAGE
ZONE #1	2000' / 4000 sf
ZONE #2	2000' / 4000 sf
ZONE #3	2000' / 4000 sf
ZONE #4	1500' / 3000 sf
TOTALS	7500' / 15,000 sf

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

OWNER: DIMEO INVESTMENTS, LLC.				SPEC. SHEET	DRAWN BY: EJS III/GWJ
STREET ADDRESS: 2000 F.M. 2673					
LEGAL DESC: DANIEL C. HOOVER SURVEY No. 322, A-219					ACREAGE: 1.705
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: N.T.S.	DATE: 1/8/2024		REVISED: 4/20/2024

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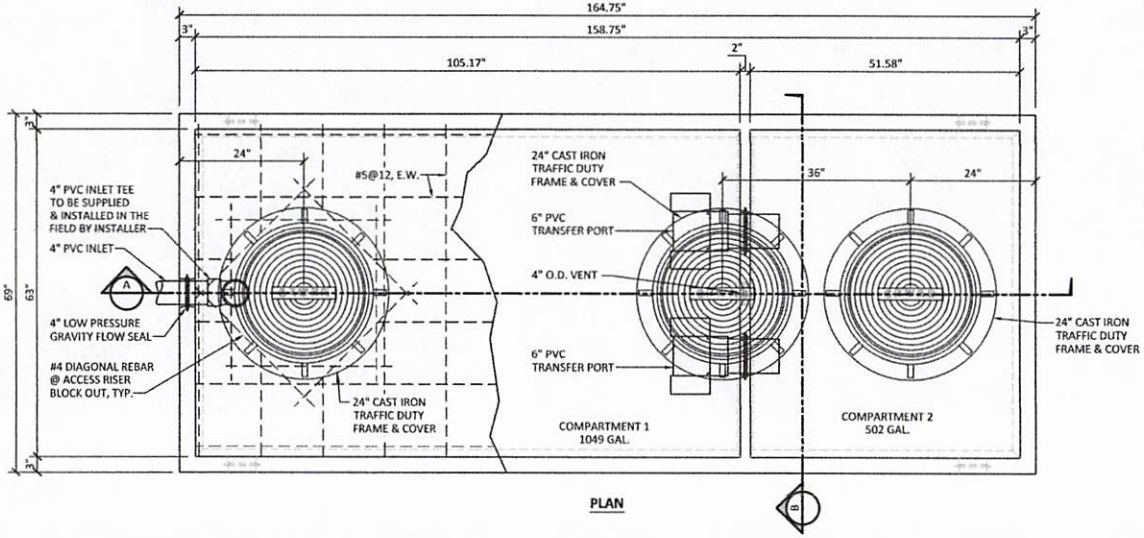
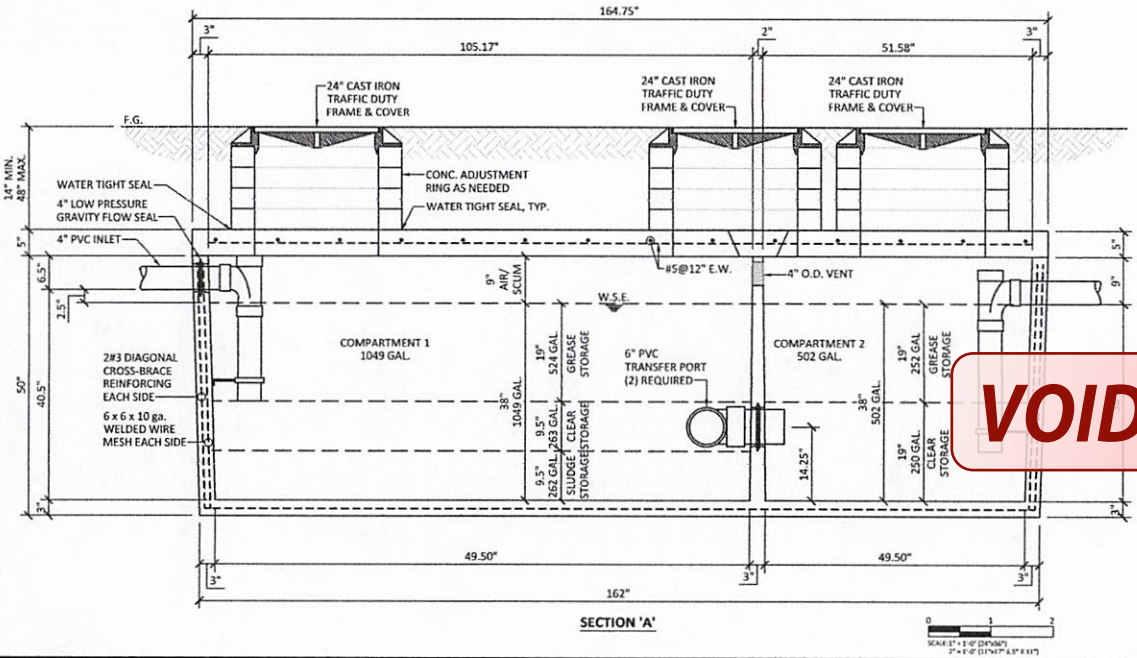
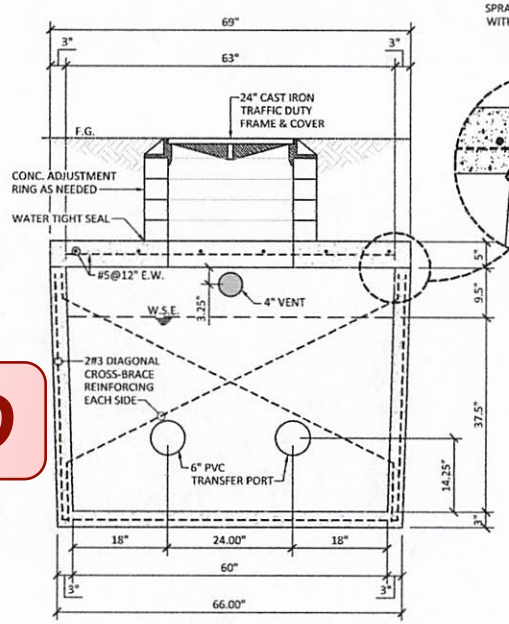


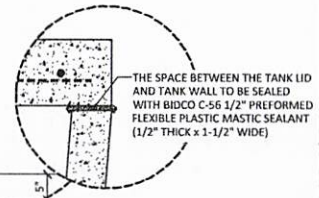
PLAN



SECTION 'A'



SECTION 'B'



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CONCRETE SPECIFICATIONS:

1. THE MINIMUM COMPRESSIVE STRENGTH SHALL BE 4500 psi @ 28 DAYS OF AGE.
2. THE CONCRETE COVER FOR REINFORCING BARS, MATS, OR FABRIC SHALL NOT BE LESS THAN 1 IN.

GENERAL NOTES :

1. THIS TANK MEETS THE REQUIREMENTS OF ASTM C1227-12 STANDARD SPECIFICATION FOR PRECAST CONCRETE SEPTIC TANKS.
2. ACCESS COVERS MAY BE BURIED BELOW GRADE W/ A MINIMUM 6" COVER, BUT NOT TO EXCEED 12". IF COVER EXCEEDS 12", RISERS WILL BE REQUIRED TO MAKE TOP OF COVER MEET REQUIREMENTS.
3. TANKS SHALL BE CLEARLY MARKED WITHIN 2'-0" OF TANK INLET, PROVIDING THE FOLLOWING INFORMATION:
   - MANUFACTURED NAME OR TRADEMARK OF MANUFACTURER
   - MANUFACTURED DATE
   - TANK CAPACITY
   - EXTERNAL LOAD CAPACITY (SEE DETAIL THIS SHEET)
3. EXPOSED ACCESS OPENINGS 12" O.D. OR LARGER SHALL BE PROVIDED WITH A LOCK SYSTEM, TO PREVENT UNAUTHORIZED ENTRANCE.
4. ANY ACCESS OPENING 8" O.D. AND LARGER SHALL BE CLEARLY MARKED "ENTRANCE TO TANK COULD BE FATAL"
5. ALL INLET/OUTLET FITTINGS TO BE 4" Ø TUF-TITE LOW PRESSURE GRAVITY SEAL (MODEL No. TS-4PRO) CAST INTO TANK WALL.
6. BAFFLES OR TEES SHALL BE PLACED AT THE INFLUENT PIPE. SHALL EXTEND AT LEAST 8 IN. BELOW THE LIQUID LEVEL AND AT LEAST 5 IN. ABOVE THE LIQUID LEVEL. (BY INSTALLER)
7. WHEN USED AS A CONVENTIONAL SEPTIC TANK, PER ASTM 1227-12 THE MIN. DISTANCE BETWEEN THE INLET & OUTLET TO BE A MIN. OF 6' FEET. THE SEPTIC TANK SYSTEM SHALL INCLUDE TWO COMPARTMENTS.

TANK DIMENSIONS		
TANK LENGTH (TOP)	164.75	in.
TANK LENGTH (BOTTOM	162.00	in.
TANK WIDTH (TOP)	69.00	in.
TANK WIDTH (BOTTOM)	66.00	in.
TANK HEIGHT	50.00	in.
WALL THICKNESS	3.00	in.
FLOOR THICKNESS	3.00	in.
LID THICKNESS	5.00	in.
BOTTOM TO INLET	40.50	in.

TANK VOLUMES				
COMPARTMENT 1 CAPACITY	1049	gal.		
COMPARTMENT 2 CAPACITY	502	gal.		
WATER DEPTH	37.5	in.		
TANK CONCRETE VOLUME	59.47	FT³	2.20	YD³
TANK LID CONCRETE VOLUME	28.97	FT³	1.07	YD³
TANK WEIGHT (EMPTY)	8921	lbs.		
LID WEIGHT	4346	lbs.		
TOTAL TANK WEIGHT (EMPTY)	13266	lbs.		

INLET

GTS
MODEL NO.
GT1500LP
MANF date: XX-XX-XXXX
TANK CAP.: 1551 GAL.
48" MAX. COVER

TANK MARKING DETAIL
NTS
SPRAY PAINT MARKING ON TANK LID WITHIN 2'-0" OF INLET OF THE TANK

REVISION	DATE
DESCRIPTION	M/D/YY

WATERENGINEERS, INC.
Water & Wastewater Treatment Consultants
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No. 2066
17230 HUFFMEISTER ROAD
CYPRESS, TEXAS 77429
TEL: 281-373-0500
FAX: 281-373-1113

WASTEWATER TREATMENT STRUCTURE

GATCO TREATMENT SYSTEMS, LP
32107 ROCHEN RD
WALLER, TEXAS 77484
TELEPHONE: 936-372-5403

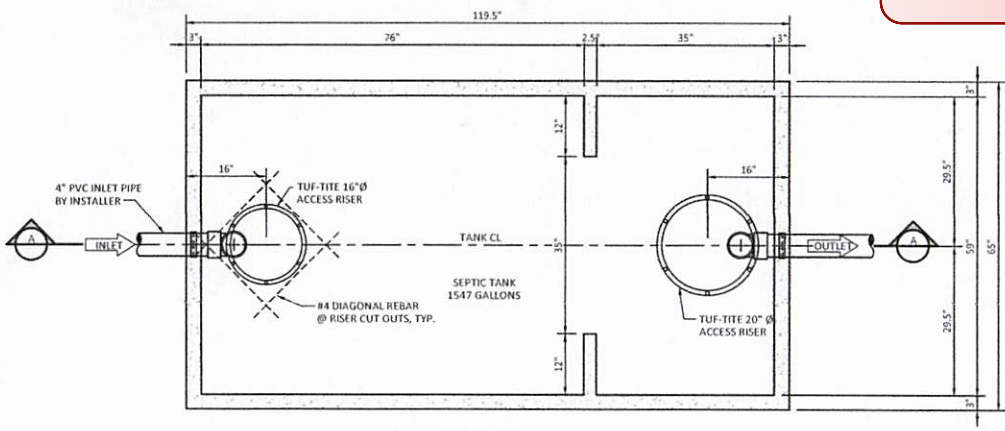
SHEET NAME:

GT1500LP GREASE TRAP

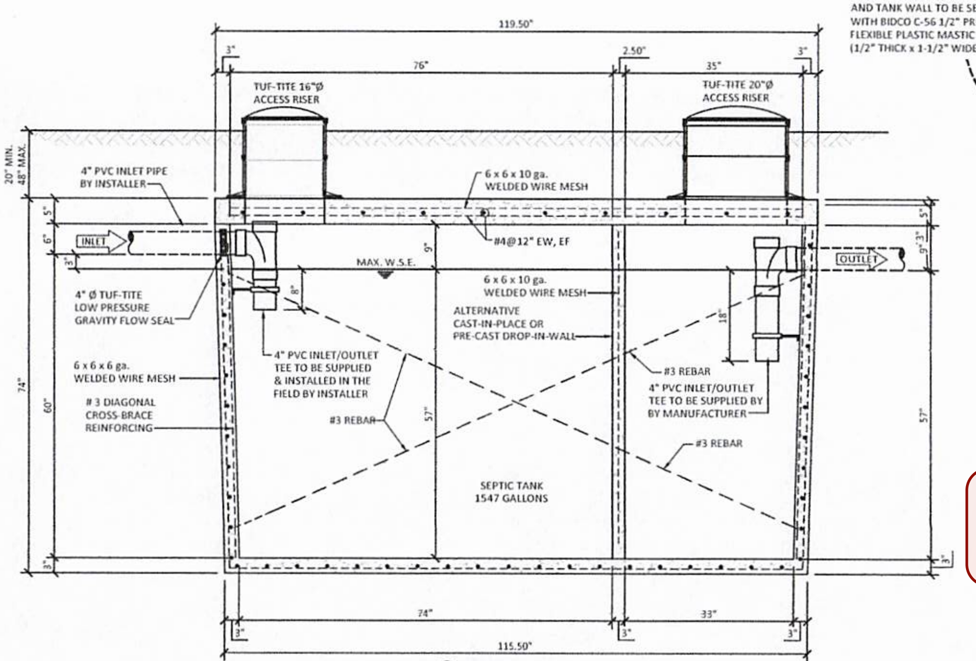
DRAWN BY:	JLW
CHECKEND BY:	DRY
PROJECT No.:	5600.3
DATE:	5/3/2018
SHEET No.:	

01 OF 01

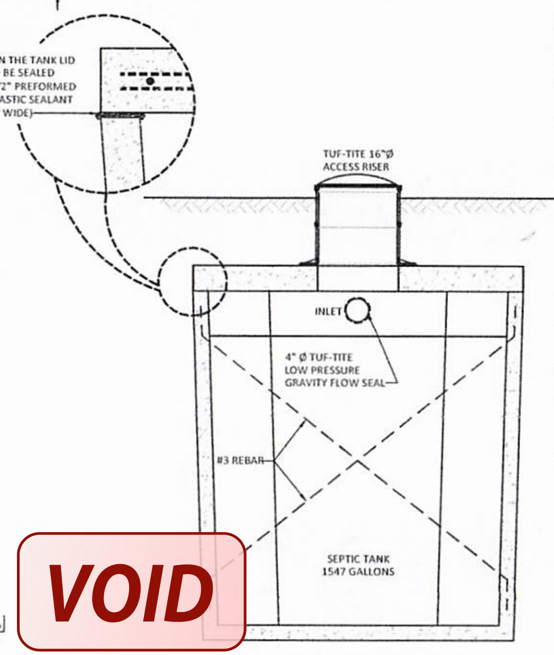
\\server\wel cad\current jobs\5600.1 gatco tanks\5600.3 dz1500lp\gt 1500 lp.dwg



TANK PLAN



TANK SECTION A



INLET END ELEVATION

TANK MARKING DETAIL

NTS

SPRAY PAINT MARKING ON TANK LID WITHIN 2'-0" OF INLET OF THE TANK

TANK DIMENSIONS		
TANK LENGTH (TOP)	119.50	in.
TANK LENGTH (BOTTOM	115.50	in.
TANK WIDTH (TOP)	65.00	in.
TANK WIDTH (BOTTOM)	61.00	in.
TANK HEIGHT	74.00	in.
WALL THICKNESS	3.00	in.
FLOOR THICKNESS	3.00	in.
LID THICKNESS	5.00	in.
FLOW LINE OF INLET TO BOTTOM OF TANK	57.00	in.

TANK VOLUMES				
COMPARTMENT No. 1	1547	gal.		
WATER DEPTH	57	in.		
TANK CONCRETE VOLUME	54.38	FT^3	2.01	YD^3
TANK LID CONCRETE VOLUME	20.73	FT^3	0.77	YD^3
TANK WEIGHT (EMPTY)	8157	lbs.		
LID WEIGHT	3110	lbs.		
TOTAL TANK WEIGHT (EMPTY)	11267	lbs.		

CONCRETE SPECIFICATIONS:

1. THE MINIMUM COMPRESSIVE STRENGTH SHALL BE 4500 psi @ 28 DAYS OF AGE.
2. THE CONCRETE COVER FOR REINFORCING BARS, MATS, OR FABRIC SHALL NOT BE LESS THAN 1 IN.

GENERAL NOTES :

1. THIS TANK MEETS THE REQUIREMENTS OF ASTM C1227-12 STANDARD SPECIFICATION FOR PRECAST CONCRETE SEPTIC TANKS.
2. ACCESS COVERS MAY BE BURIED BELOW GRADE W/ A MINIMUM 6" COVER, BUT NOT TO EXCEED 12". IF COVER EXCEEDS 12", RISERS WILL BE REQUIRED TO MAKE TOP OF COVER MEET REQUIREMENTS.
3. TANKS SHALL BE CLEARLY MARKED WITHIN 2'-0" OF TANK INLET, PROVIDING THE FOLLOWING INFORMATION:
   - MANUFACTURED NAME OR TRADEMARK OF MANUFACTURER
   - MANUFACTURED DATE
   - TANK CAPACITY
   - EXTERNAL LOAD CAPACITY (SEE DETAIL THIS SHEET)
3. EXPOSED ACCESS OPENINGS 12" O.D. OR LARGER SHALL BE PROVIDED WITH A LOCK SYSTEM, TO PREVENT UNAUTHORIZED ENTRANCE.
4. ANY ACCESS OPENING 8" O.D. AND LARGER SHALL BE CLEARLY MARKED "ENTRANCE TO TANK COULD BE FATAL"
5. ALL INLET/OUTLET FITTINGS TO BE 4" Ø TUF-TITE LOW PRESSURE GRAVITY SEAL (MODEL No. TS-4PRO) CAST INTO TANK WALL.
6. BAFFLES OR TEES SHALL BE PLACED AT THE INFLUENT PIPE. SHALL EXTEND AT LEAST 8 IN. BELOW THE LIQUID LEVEL AND AT LEAST 5 IN. ABOVE THE LIQUID LEVEL. (BY INSTALLER)
7. WHEN USED AS A CONVENTIONAL SEPTIC TANK, PER ASTM 1227-12 THE MIN. DISTANCE BETWEEN THE INLET & OUTLET TO BE A MIN. OF 6' FEET. THE SEPTIC TANK SYSTEM SHALL INCLUDE TWO COMPARTMENTS.

STATE OF TEXAS
D. RAY YOUNG
37068
LICENSED
PROFESSIONAL ENGINEER

D. Ray Young
08-28-2018

REVISION	DATE
DESCRIPTION	M/D/YY

WATERENGINEERS, INC.
Water & Wastewater Treatment Consultants
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No. 2066
17230 HUFFMEISTER ROAD
CYPRESS, TEXAS 77429
TEL: 281-373-0500
FAX: 281-373-1113

WASTEWATER TREATMENT STRUCTURE

GATCO TREATMENT SYSTEMS, LP
32107 ROCHEN RD
WALLER, TEXAS 77484
TELEPHONE: 936-372-5403

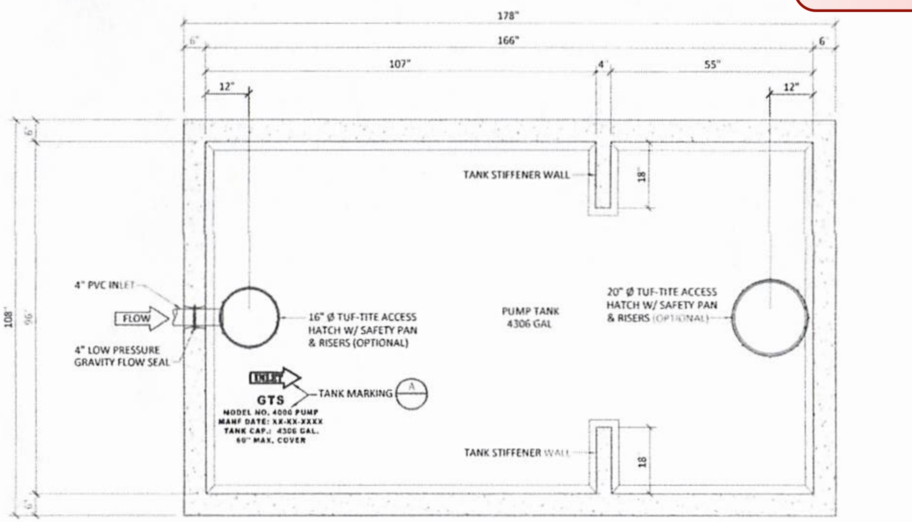
SHEET NAME:

MODEL No. DZ-1500-SEP

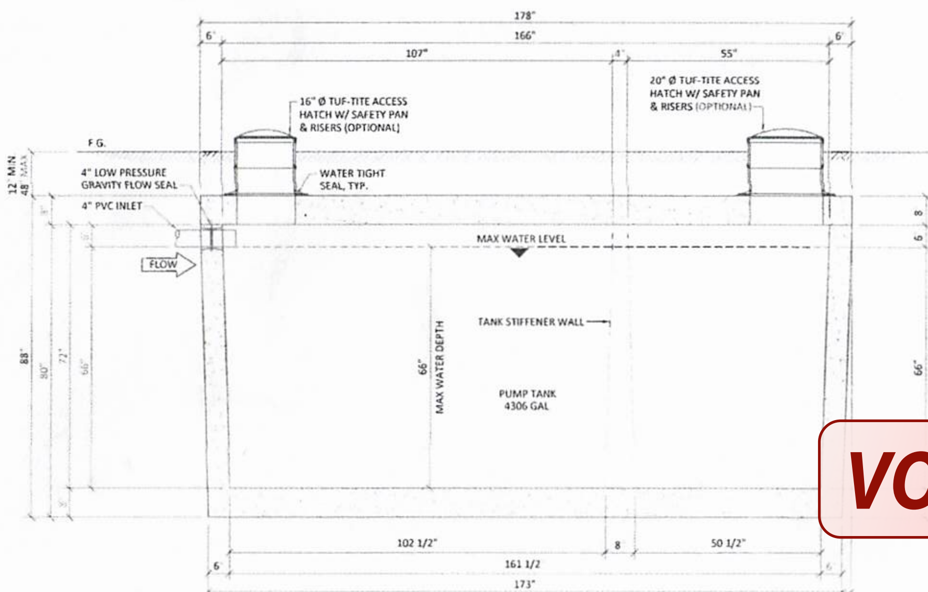
DRAWN BY:	JLW
CHECKEND BY:	DRY
PROJECT No.:	4604.19
DATE:	8/29/2018
SHEET No.:	01 OF 01

\\server\wei cad\current jobs\4604.1 pro-flo septic tanks\septic tank design\gatco 1600 pump.dwg

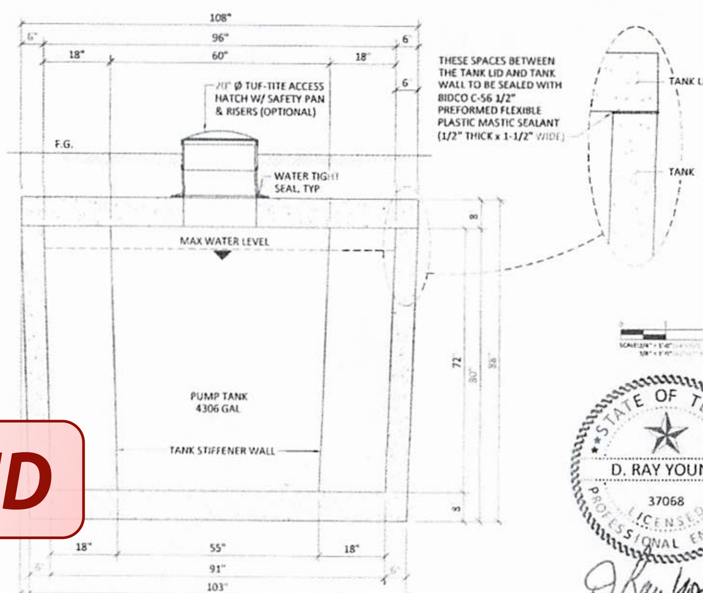
VOID



PLAN



SECTION



OUTLET END VIEW

CONCRETE SPECIFICATIONS:

1. THE MINIMUM COMPRESSIVE STRENGTH SHALL BE 4500 psi @ 28 DAYS OF AGE.
2. THE CONCRETE COVER FOR REINFORCING BARS, MATS, OR FABRIC SHALL NOT BE LESS THAN 1 IN

GENERAL NOTES :

1. THIS TANK IS TO BE BUILT AND INSTALLED PER THE CURRENT EDITION OF ASTM C1227-12 STANDARD SPECIFICATION FOR PRECAST CONCRETE SEPTIC TANKS.
2. ACCESS COVERS MAY BE BURIED BELOW GRADE W/ A MINIMUM 6" COVER, BUT NOT TO EXCEED 12". IF COVER EXCEEDS 12", RISERS WILL BE REQUIRED TO MAKE TOP OF COVER MEET REQUIREMENTS
3. TANKS SHALL BE CLEARLY MARKED WITHIN 2'-0" OF TANK INLET, PROVIDING THE FOLLOWING INFORMATION:
   - MANUFACTURED NAME OR TRADEMARK OF MANUFACTURER
   - MANUFACTURED DATE
   - TANK CAPACITY
   - EXTERNAL LOAD CAPACITY (SEE DETAIL THIS SHEET)
3. EXPOSED ACCESS OPENINGS 12" O.D. OR LARGER SHALL BE PROVIDED WITH A LOCK SYSTEM, TO PREVENT UNAUTHORIZED ENTRANCE.
4. ANY ACCESS OPENING 8" O.D. AND LARGER SHALL BE CLEARLY MARKED
   "ENTRANCE TO TANK COULD BE FATAL"
5. ALL INLET/OUTLET FITTINGS TO BE 4" Ø TUF-TITE LOW PRESSURE GRAVITY SEAL
   (MODEL No. TS-4PRO) CAST INTO TANK WALL.
6. BAFFLES OR TEES SHALL BE PLACED AT THE INFLUENT PIPE. SHALL EXTEND AT LEAST 8 IN. BELOW THE LIQUID LEVEL AND AT LEAST 5 IN ABOVE THE LIQUID LEVEL. (BY INSTALLER) WHEN CLAMPS ARE REQUIRED, THEY MUST BE STAINLESS STEEL

TANK DIMENSIONS		
TANK LENGTH (TOP)	178.00	in
TANK LENGTH (BOTTOM	173.00	in
TANK WIDTH (TOP)	108.00	in
TANK WIDTH (BOTTOM)	103.00	in
TANK HEIGHT	80.00	in
WALL THICKNESS	6.00	in
FLOOR THICKNESS	8.00	in
LID THICKNESS	8.00	in
BOTTOM TO INLET	66.00	in

TANK VOLUMES				
PUMP TANK	4306	gal		
WATER DEPTH	66	in		
TANK CONCRETE VOLUME	226.97	FT^3	8.41	YD^3
TANK LID CONCRETE VOLUME	86.61	FT^3	3.21	YD^3
TANK WEIGHT (EMPTY)	34046	lbs		
LID WEIGHT	12992	lbs		
TOTAL TANK WEIGHT (EMPTY)	47037	lbs		

INLET

GTS

MODEL NO. 4000 PUMP
MANF date: XX-XX-XXXX
TANK CAP.: 4306 GAL.
60" MAX. COVER

(A) **TANK MARKING DETAIL**
NTS
SPRAY PAINT MARKING ON TANK WITHIN 2'-0" OF INLET OF THE TANK

STATE OF TEXAS
D. RAY YOUNG
37068
LICENSED
PROFESSIONAL ENGINEER

D Ray Young
08-05-2014

VOID

REVISION	DATE
DESCRIPTION	M/D/YY

WATERENGINEERS, INC.
Water & Wastewater Treatment Consultants
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No. 2066
TEL: 281-373-0500
FAX: 281 373 1113

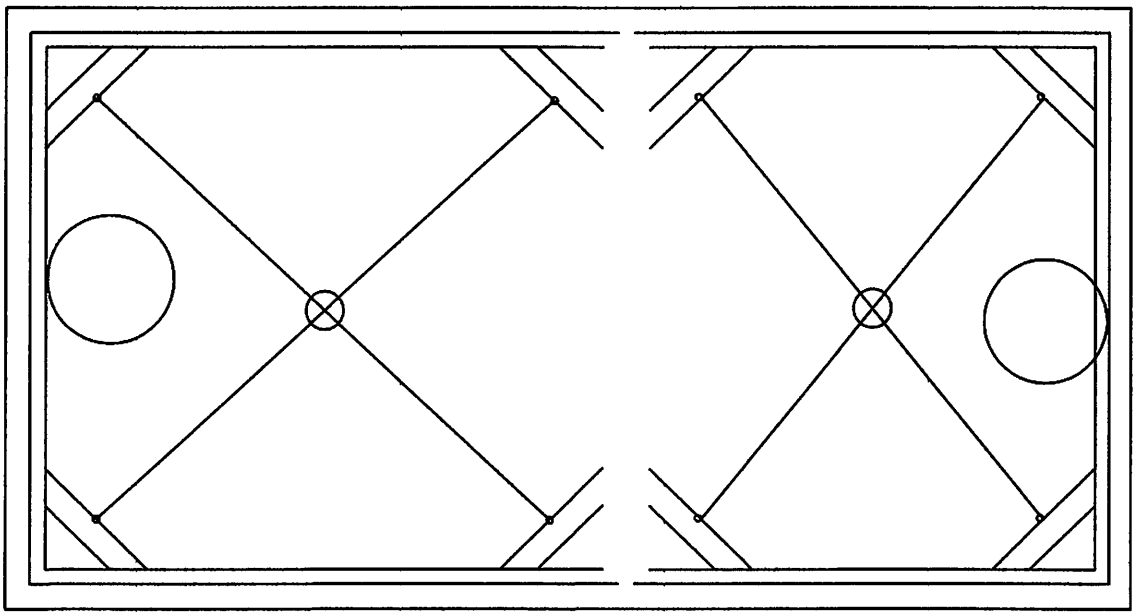
WASTEWATER TREATMENT STRUCTURE

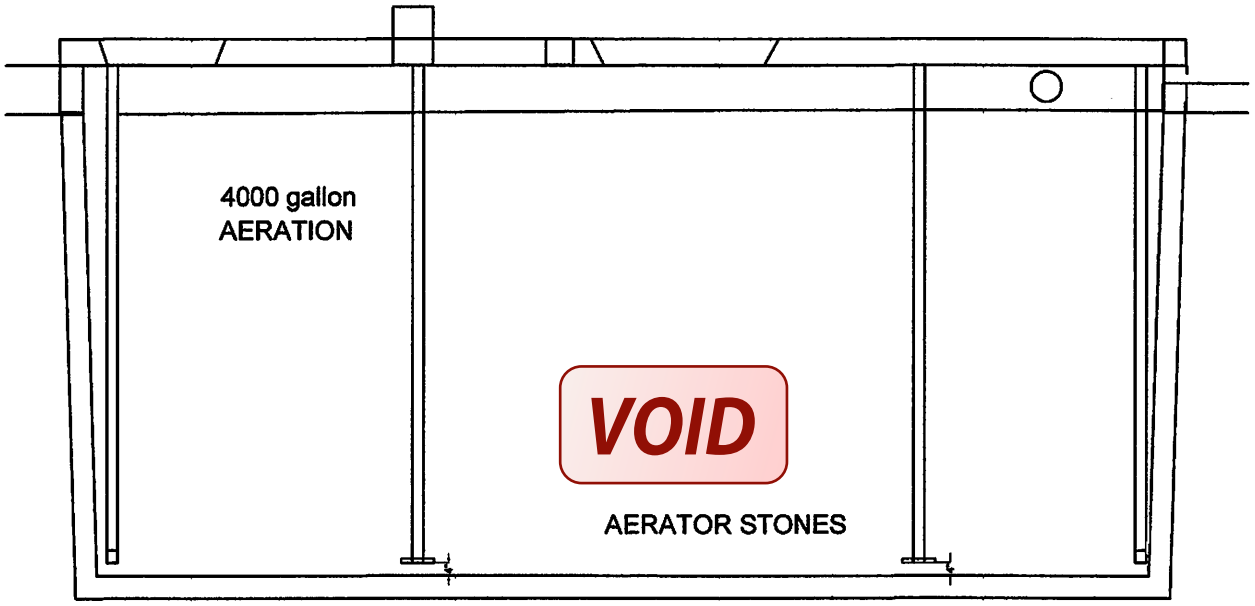
GATCO TREATMENT SYSTEMS LP
32107 ROCHEN RD
WALLER, TEXAS 77484
TELEPHONE: 936-372-5403

SHEET NAME:
MODEL NO. 4000 PUMP

DRAWN BY: JLW
CHECKED BY: DRY
PROJECT No.: 4604.19
DATE: 8/5/2014
SHEET No.
12 OF 25

VOID





VOID

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

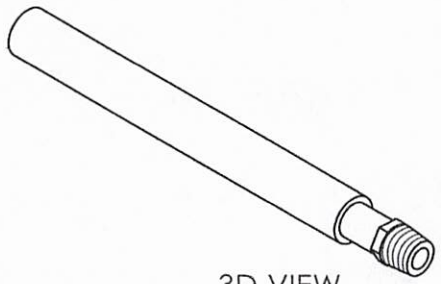
OWNER: DI MEO INVESTMENTS, LLC				DRAWN BY: GWJ
STREET ADDRESS: 2000 FM 2673				
LEGAL DESC: DANIEL C. HOOVER SURVEY NO. 322, A-219				ACREAGE: 1.685
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: NTS	DATE: 3/16/2024		REVISED:

VOID

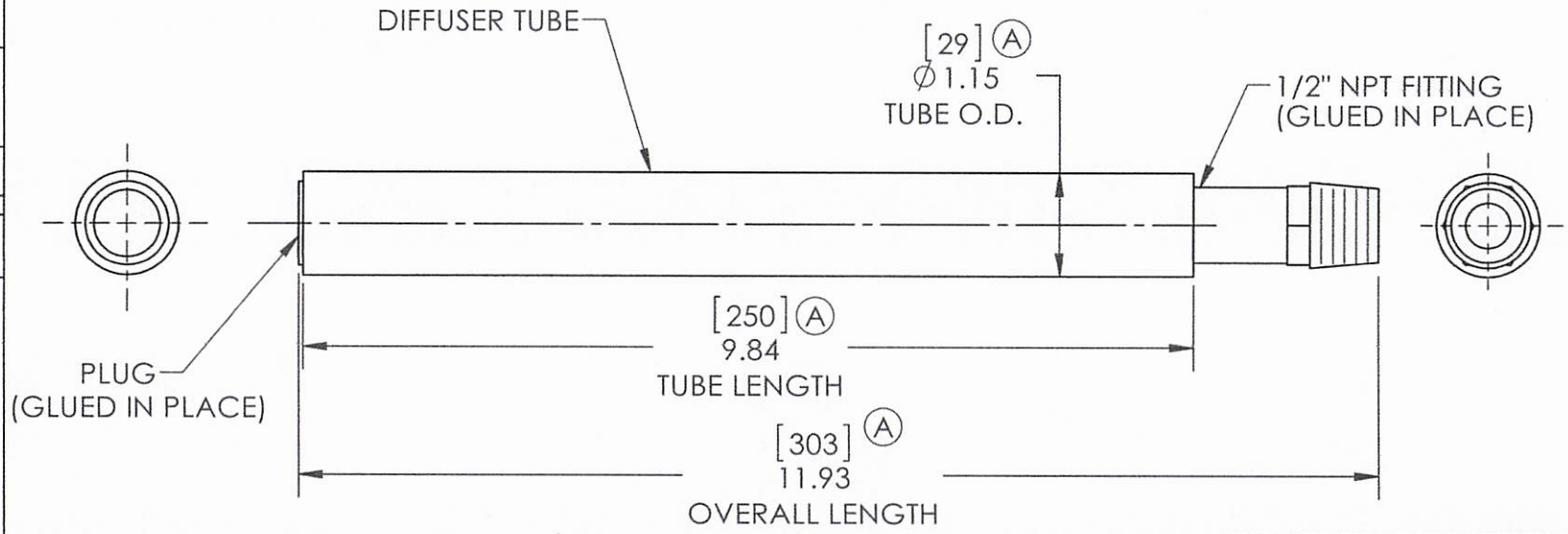
NOTES:

1. CONSISTS OF (3) COMPONENTS EACH:
   - (1) 1/2" NPT FITTING
   - (1) TUBE - POROUS PLASTIC
     PORE SIZE 20-35 MICRONS
   - (1) PLUG

Ⓐ 2. ALL DIMENSIONS ARE IN INCHES & MILLIMETERS AND ARE FOR REFERENCE ONLY UNLESS TOLERANCED.



3D VIEW
SCALE: NTS Ⓐ



VOID

REV	DATE	ECN NO.	REVISION	BY
A	8/24/15	15-2038	RE-INSTATED, REVISED REDRAWN IN SOLIDWORKS ADDED 3D VIEW ADDED NOTE 2 AND ENGLISH DIMS	RLK

MATERIAL: NOTED

UNLESS OTHERWISE NOTED, SURFACE FINISH MEASURED IN Ra (µin)

✓ CONTROL CHARACTERISTIC

REL. FOR PROD DATE: 9/28/07 ECN NO: 07-2201

SUPERSEDES: C50811 REV NONE ECN NO.: 07-2201

UNLESS OTHERWISE NOTED THIS DRAWING CONFORMS TO ANSI Y14 DRAFTING STANDARD.

UNSPECIFIED RADII:
FILLETS:
DRAFT: °

UNSPECIFIED TOLERANCES:
ANGLES ± 2°
.XX ±
.XXX ±

DRAWN BY	DATE
RLK	9/28/07
CHECKED BY EAA	DATE 09/02/2015

SCALE 1:2

THIRD ANGLE PROJECTION

THOMAS by Gardner Denver

TITLE

DIFFUSER ASSEMBLY 1/2" PVC

PART NO. C50811

REV A

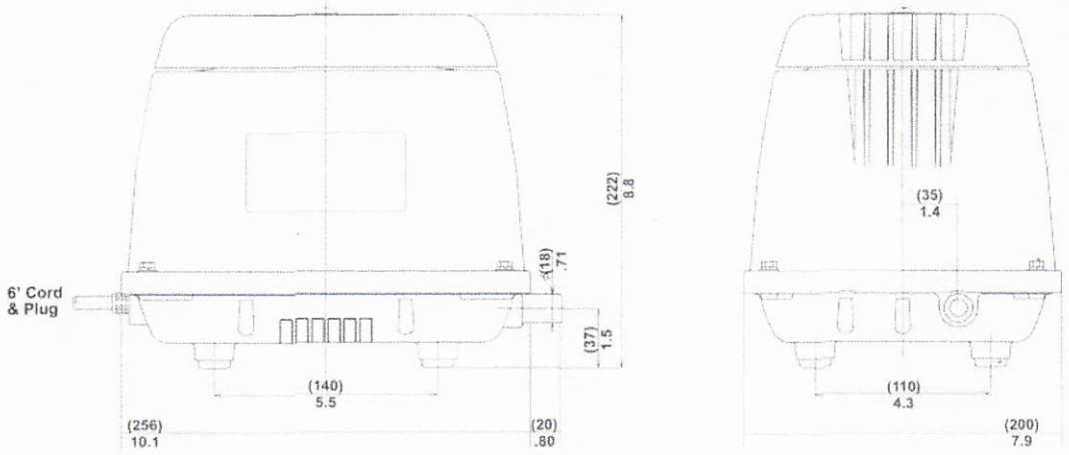
A-BORDER REV A

HP Series Linear Pumps

Models HP100, 120, 150 and 200

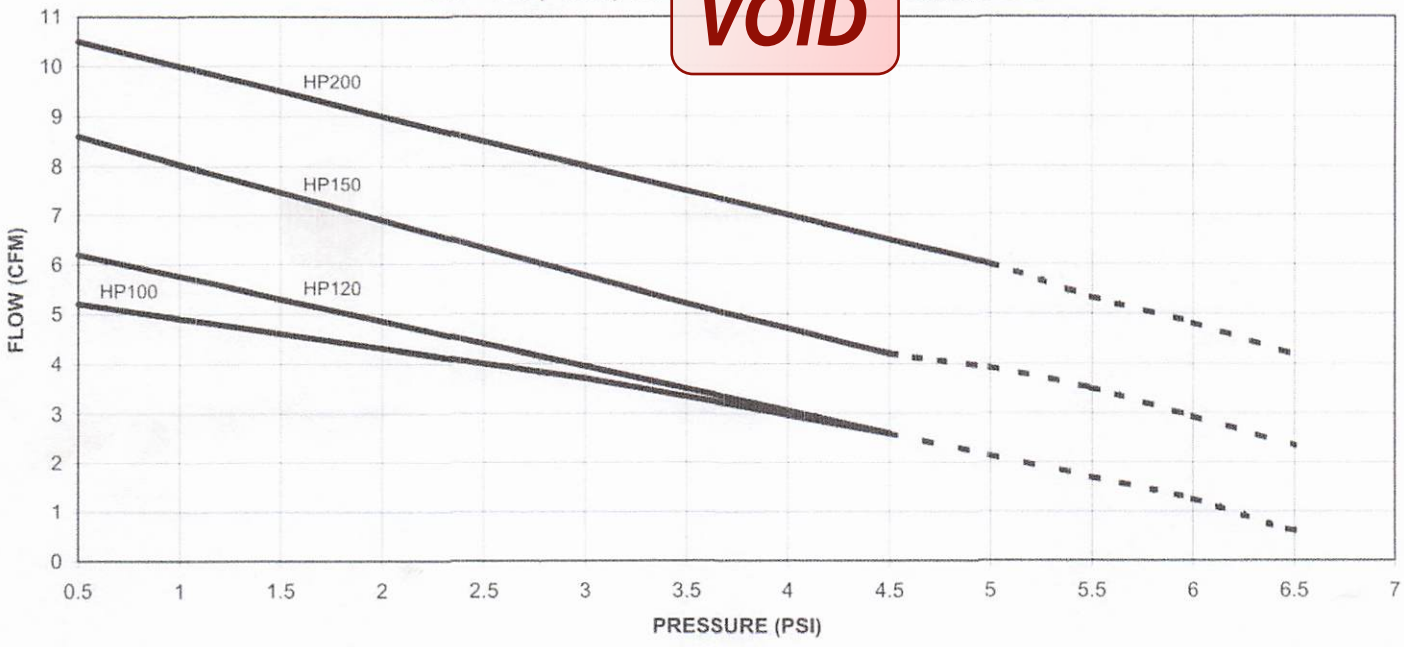
Model Number	HP100-0110	HP120-0110	HP150-0110	HP200-0110
Voltage (Vac)	120	120	120	120
Frequency (Hz)	60	60	60	60
Max. Cont. Pressure (psig)	4.5	4.5	4.5	5
Max. Inter. Pressure (psig)	6.5	7.5	6.5	6.5
Open Flow (c.f.m.)	5.2	6.1	8.6	10.5
Power Consumption (amps)	1.2	2.1	2.1	3.4
Sound Level (dBA@3 ft.)	38	40	48	47
Weight (lbs.)	19	19	20	20
Service Kit # Chambr. Blck.	120PC20011	120PC20011	200PC20011	200PC20011

Performance data noted is representative of typical values. Specifications and performance data are subject to change without notice. Purchaser is responsible for determining suitability for product applications.



Dimensions in inches & (mm)

HP 100, 120, 150 & 200 PERFORMANCE

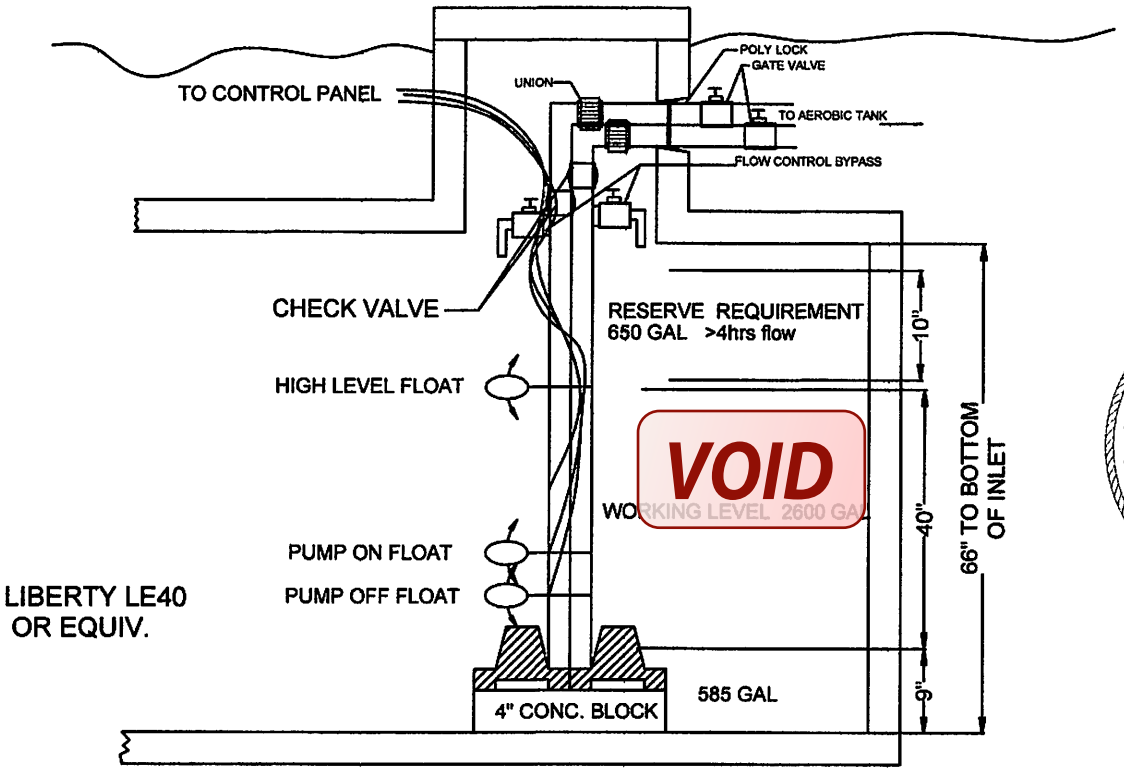


TANK NOTES:

VOID

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

ALL WIRING MUST BE IN COMPLIANCE WITH
THE MOST RECENT NATIONAL ELECTRIC CODE



3/16/24

EQUALIZATION TANK 4000 GAL PUMP TANK

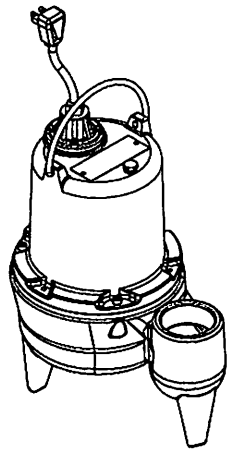
VOLUME = 65 GAL/IN

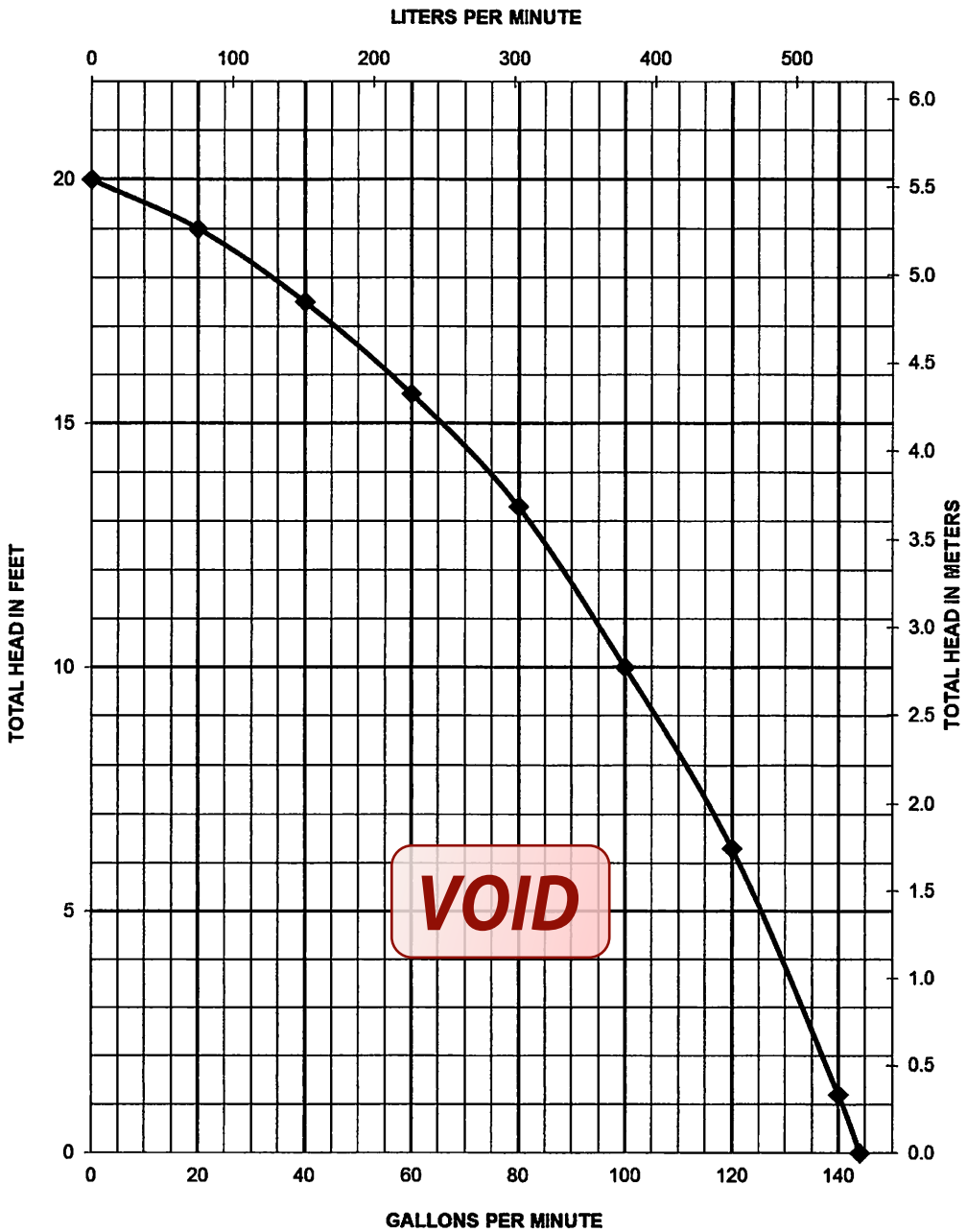
VOID

Liberty Pumps®

Pump Specifications

LE40 Series
4/10 HP Submersible Sewage Pump

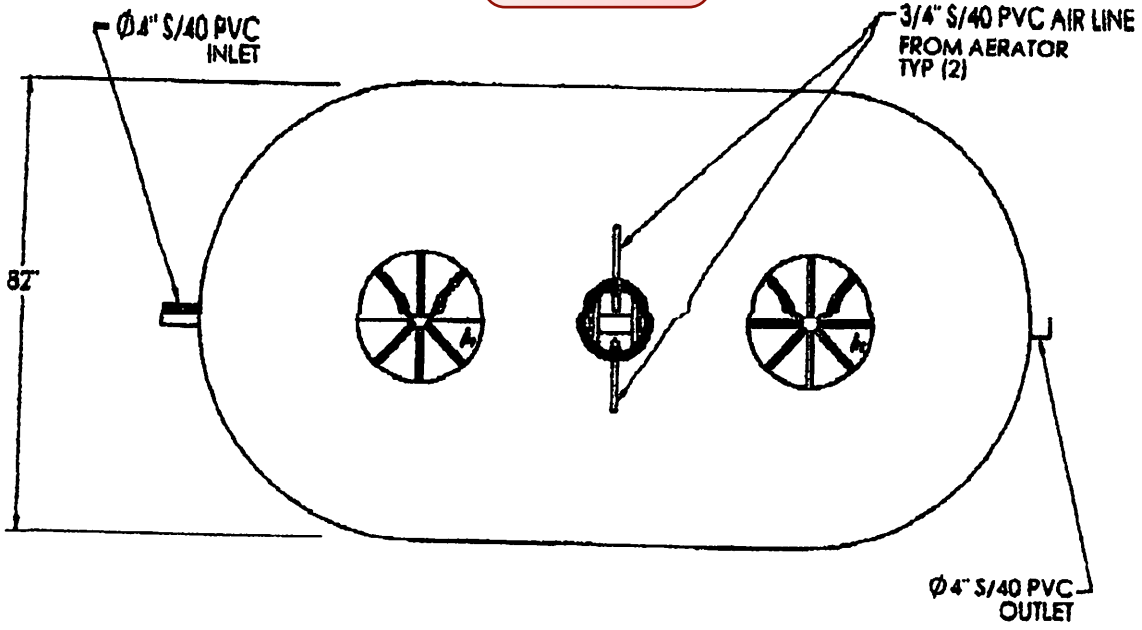


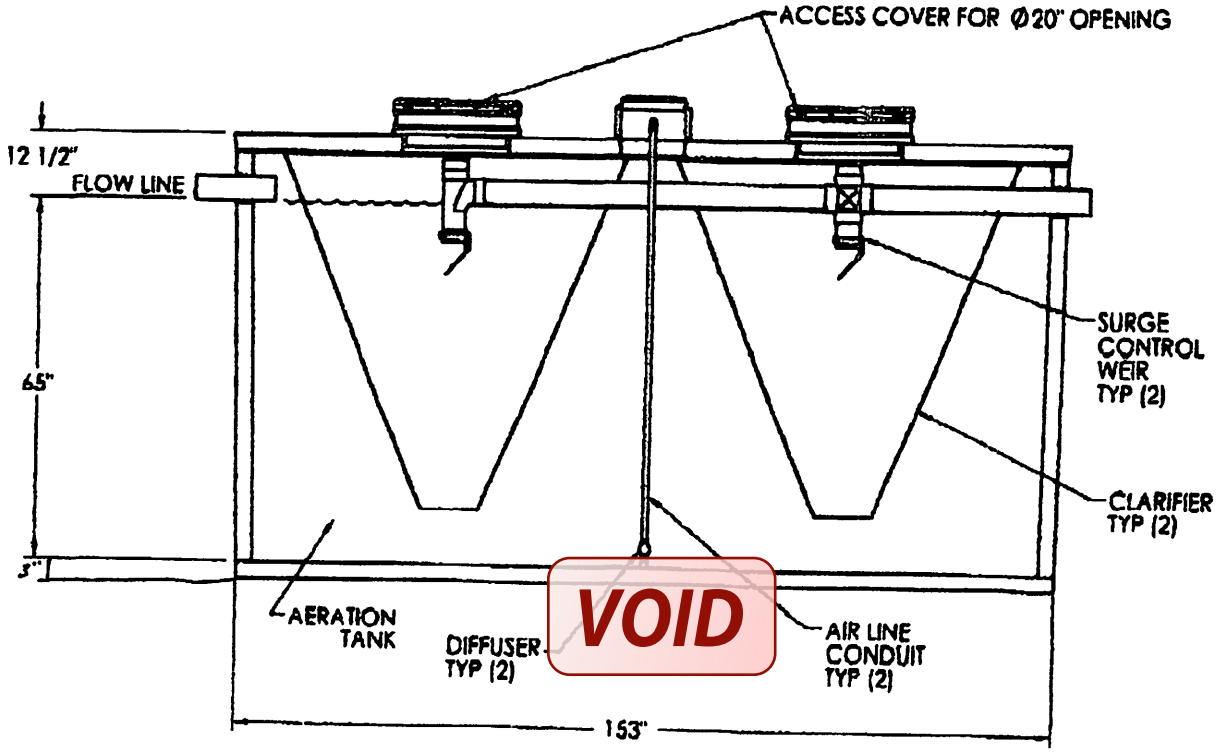


VOID

Liberty Pumps

VOID





VOID

DRAWN BY	DATE
AB	06/07/11
CHECKED BY	DATE
XXX	XXX
SCALE	SIZE
1:30	1 OF 1

1500NCD

DWG. NO. 20000396

CLEARSTREAM
WASTEWATER SYSTEMS, INC.
RESIDENTIAL · COMMERCIAL · MARINE
P.O. Box 7569 Beaumont, Texas 77726-7569

VOID

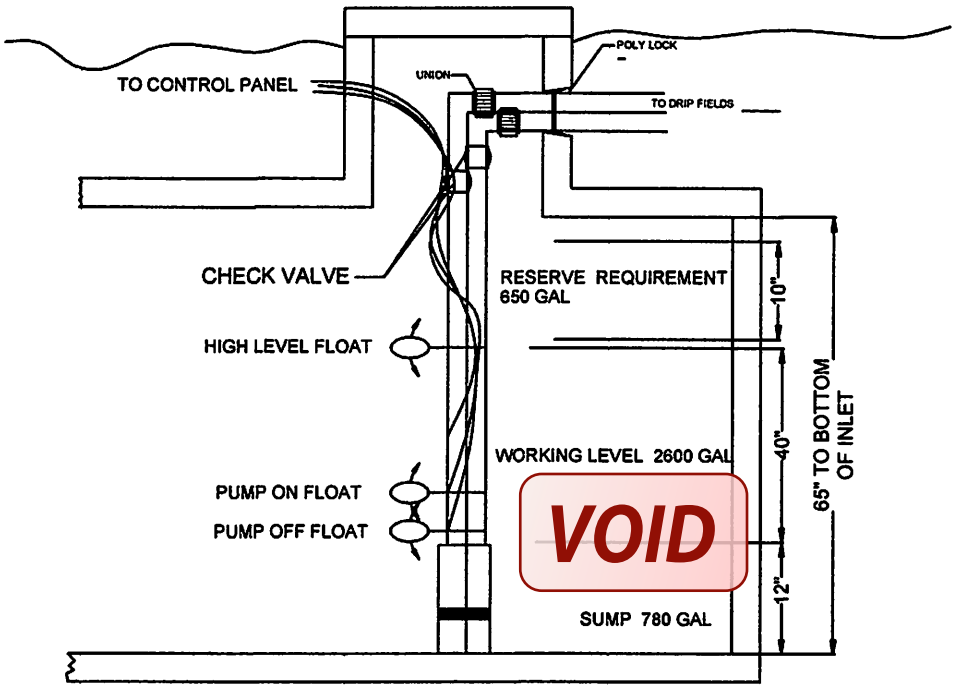
TANK NOTES:

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

Tanks must be left uncovered and full of water for inspection by the permitting authority.

Tanks must be set to allow a minimum of 1/8" per foot fall from the building

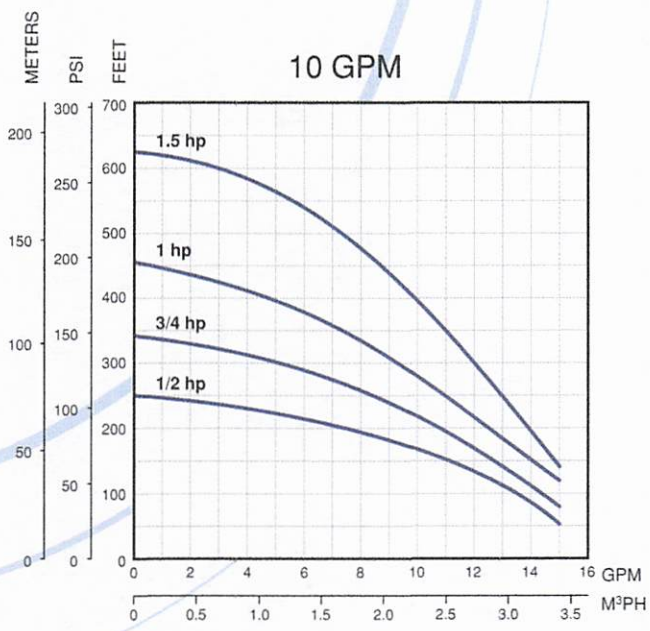
ALL WIRING MUST BE IN COMPLIANCE WITH
THE MOST RECENT NATIONAL ELECTRIC CODE

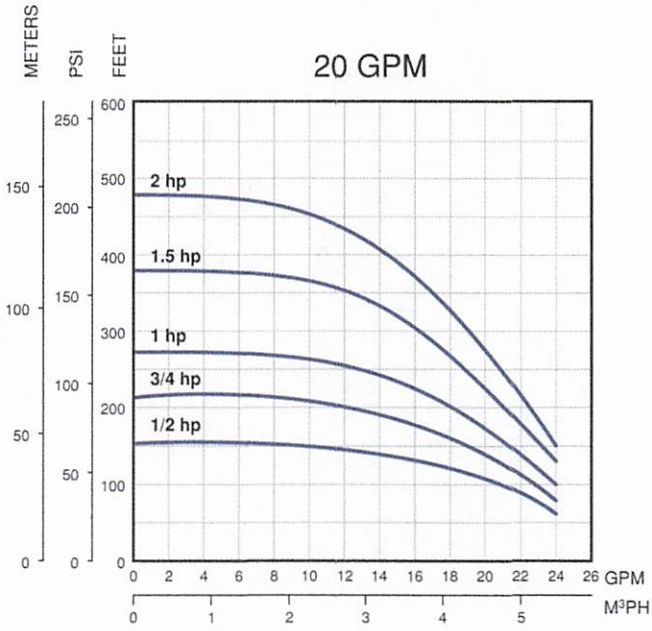


FINAL TANK 4000 GAL PUMP TANK
VOLUME = 65 GAL/IN

VOID

Thermoplastic Performance





Thermoplastic Units Ordering Information

1/2 - 1.5 HP Single-Phase Units						
Order No.	Model	GPM	HP	Volt	Wire	Wt.
94741005	10FE05P4-2W115	10	1/2	115	2	24
94741010	10FE05P4-2W230	10	1/2	230	2	24
94741015	10FE07P4-2W230	10	3/4	230	2	28
94741020	10FE1P4-2W230	10	1	230	2	31
94741025	10FE15P4-2W230	10	1.5	230	2	46
94742005	20FE05P4-2W115	20	1/2	115	2	25
94742010	20FE05P4-2W230	20	1/2	230	2	25
94742015	20FE07P4-2W230	20	3/4	230	2	28
94742020	20FE1P4-2W230	20	1	230	2	31
94742025	20FE15P4-2W230	20	1.5	230	2	40

VOID

Thermoplastic 1/2 - 2 HP Pump Ends						
Order No.	Model	GPM	HP	Volt	Wire	Wt.
94751005	10FE05P4-PE	10	1/2	N/A	N/A	6
94751010	10FE07P4-PE	10	3/4	N/A	N/A	7
94751015	10FE1P4-PE	10	1	N/A	N/A	8
94751020	10FE15P4-PE	10	1.5	N/A	N/A	12
94752005	20FE05P4-PE	20	1/2	N/A	N/A	6
94752010	20FE07P4-PE	20	3/4	N/A	N/A	7
94752015	20FE1P4-PE	20	1	N/A	N/A	8
94752020	20FE15P4-PE	20	1.5	N/A	N/A	10
94752025	20FE2P4-PE	20	2	N/A	N/A	11

From: Ritzen,Brenda
To: "Greg Johnson"; ejdimeo57@yahoo.com
Subject: RE: Permit 118213
Date: Tuesday, January 28, 2025 9:07:00 AM
Attachments: image001.png

Greg,

Sent to 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

From: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Friday, January 24, 2025 11:56 AM
To: ejdimeo57@yahoo.com; Ritzen,Brenda <rabbjr@co.comal.tx.us>
Subject: Re: Permit 118213

REVISED WRITEUP TO SCARIFY AND BUILD UP AND NOT REMOVE SOILS.
THANKS,
GREG

Send for Greg W. Johnson, P.E.,R.S.)

170 Hollow Oak

New Braunfels, TX 78132

Office/Fax (830) 905-2778

From:	Ritzen,Brenda
To:	OSSF
Subject:	Nonstandard System Design, Permit 118213
Date:	Tuesday, January 28, 2025 9:06:00 AM
Attachments:	Nonstandard System Designs Clarification TOWA-TCEQ Letter (003).pdf image001.png

Re: Di Meo Investments, LLC
1.685 acres, Daniel C. Hoover Survey No. 322, Abstract No. 219
2000 FM 2673, Canyon Lake, Texas
Application for Permit for Authorization to Construct an On-Site Sewage Facility (OSSF)

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/118213.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

PR-HF

PRESSURE REGULATOR - HIGH FLOW

Specifications

The pressure regulator shall be capable of operating at a constant, factory preset, non-adjustable outlet pressure of 10, 15, 20, 25, 30, 40, or 50 PSI (0.69, 1.03, 1.38, 1.72, 2.07, 2.76, or 3.45 bar) with a flow range between 10 - 32 GPM (2271 - 7268 L/hr).

The pressure regulator shall maintain the nominal pressure at a minimum of 5 PSI (0.34 bar) above model inlet pressure and a maximum of 80 PSI (5.52 bar) above nominal model pressure*. Refer to the PRU performance curve to establish specific outlet pressures based on relative inlet pressure and flow rate. Always install downstream from all shut off valves. Recommended for outdoor use only. Not NSF certified.

All pressure regulator models shall be equipped with one of these inlet-x-outlet configurations:

Inlet	Outlet
1-1/4-inch Female National Pipe Thread (FNPT)	1-inch Female National Pipe Thread (FNPT)
1-1/4-inch Female British Standard Pipe Thread (FBSPT)	1-1/4-inch Female National Pipe Thread (FNPT)
	1-inch Female British Standard Pipe Thread (FBSPT)
	1-1/4-inch Female British Standard Pipe Thread (FBSPT)

The upper housing, lower housing, and internal molded parts shall be of engineering-grade thermoplastics with internal elastomeric seals and a reinforced elastomeric diaphragm. Regulation shall be accomplished by a fixed stainless steel compression spring, which shall be enclosed in a chamber isolated from the normal water passage.

Outlet pressure and flow shall be clearly marked on the outside of each regulator.

The pressure regulator shall carry a two-year manufacturer's warranty on materials, workmanship, and performance. Each pressure regulator shall be water tested for accuracy before departing the manufacturing facility.

The pressure regulator shall be manufactured by Senninger Irrigation in Clermont, Florida. Senninger is a Hunter Industries Company.

Physical

1-1/4" FNPT x 1" FNPT model *(shown on right)*

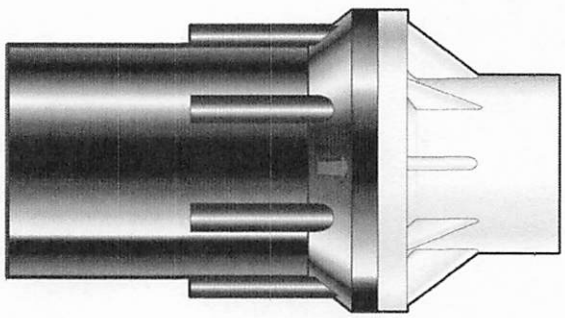
1-1/4" FBSPT x 1" FBSPT model

Overall Length	5.6 inches (14.1 cm)
Overall Width	2.9 inches (7.4 cm)

1-1/4" FNPT x 1-1/4" FNPT model

1-1/4" FBSPT x 1-1/4" FBSPT model

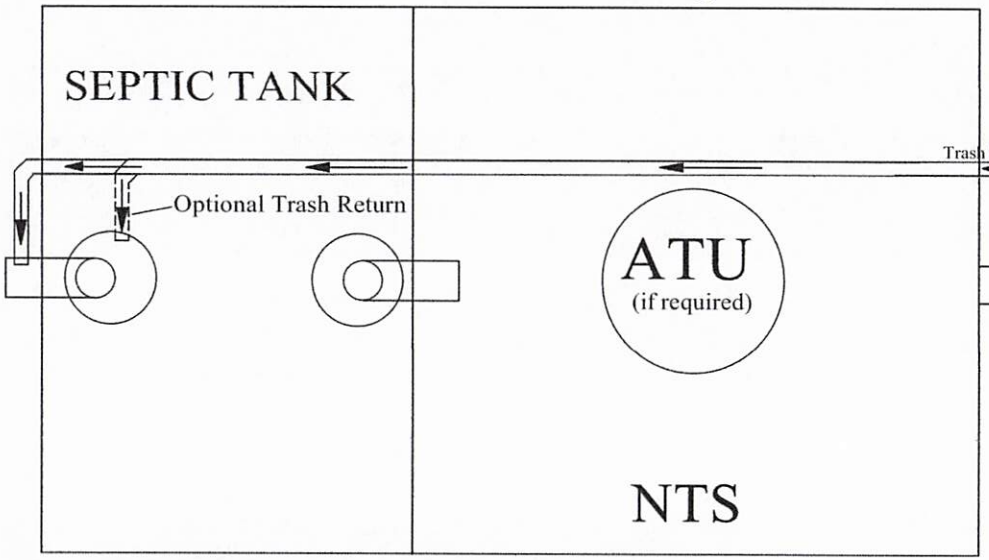
Overall Length	5.8 inches (14.7 cm)
Overall Width	2.9 inches (7.4 cm)



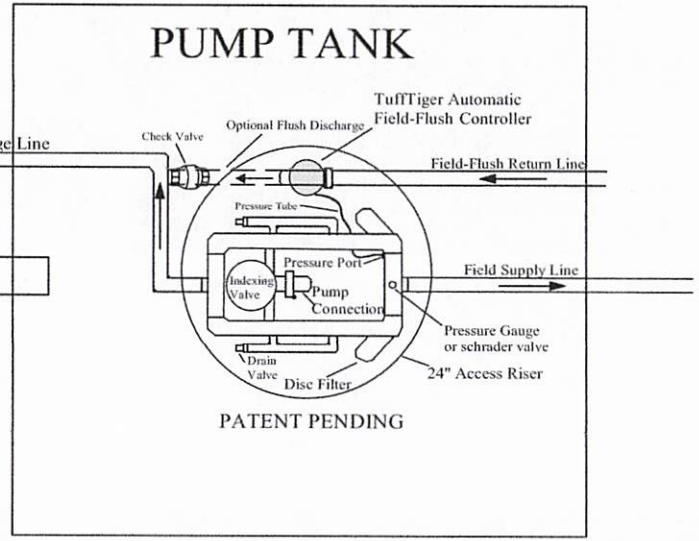
* Please consult factory for applications outside of recommended guidelines.

TuffTiger Filter & Field-Flush Controller Installation Detail

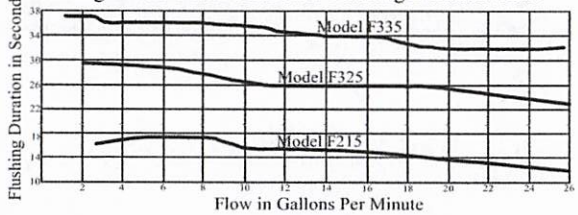
Top View



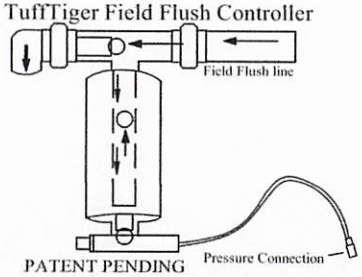
24" Access Riser Installation



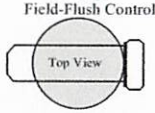
TuffTiger Field-Flush Controller Flushing Duration Chart



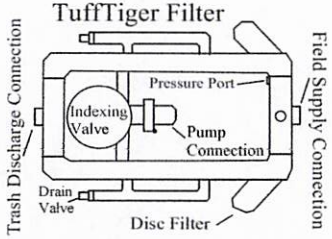
TuffTiger Field Flush Controller



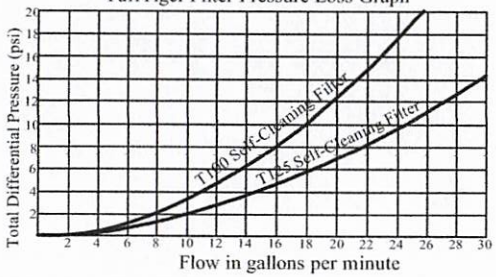
TuffTiger Field-Flush Controller



TuffTiger Filter



TuffTiger Filter Pressure Loss Graph



TuffTiger
8413 Parker Rd
Houston, TX 77078
866-770-7785

Product information and CAD drawings available at tufftiger.com

PR-HF

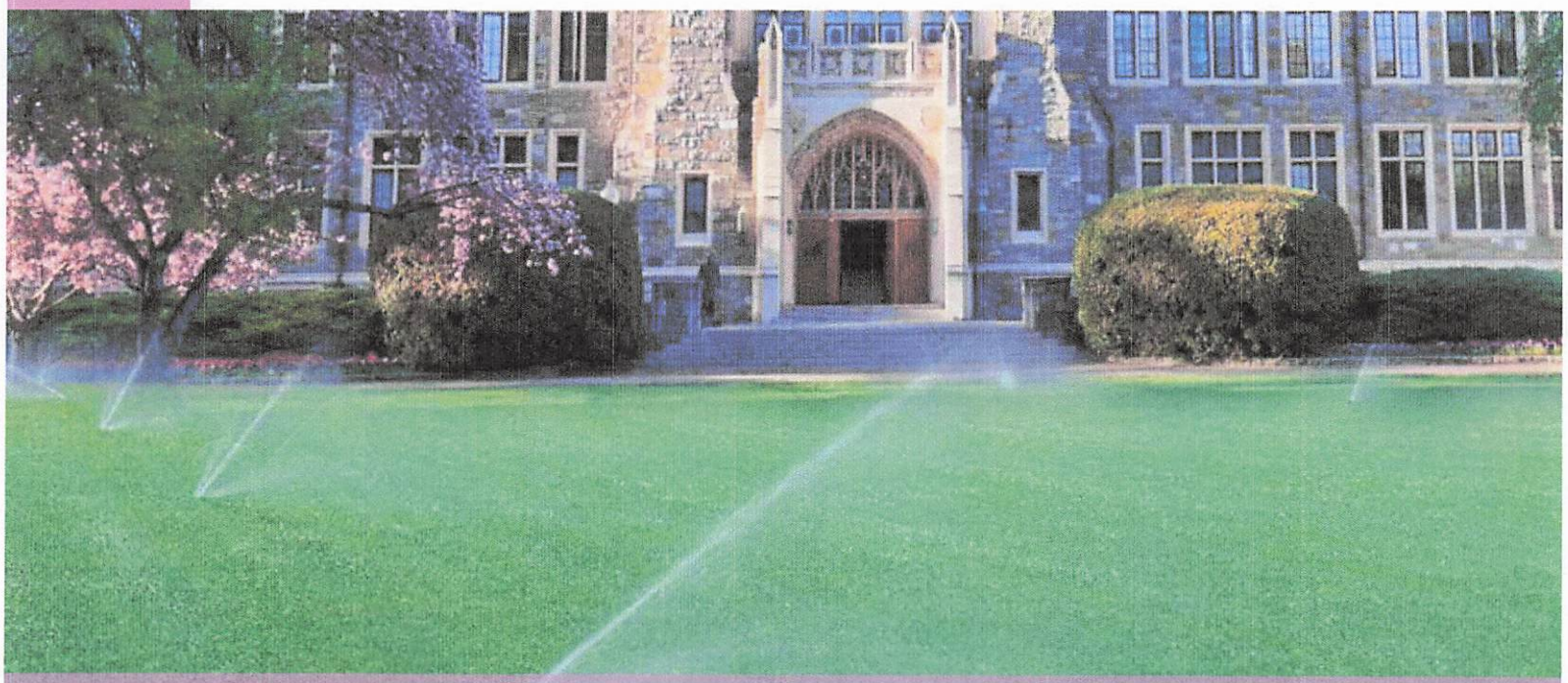
PRESSURE REGULATOR - HIGH FLOW

Model Numbers

Model #	Flow Range	Preset Operating Pressure	Maximum Inlet Pressure
PR-10 HF	10 - 32 GPM (2271 - 7268 L/hr)	10 PSI (0.69 bar)	90 psi (6.20 bar)
PR-15 HF	10 - 32 GPM (2271 - 7268 L/hr)	15 PSI (1.03 bar)	95 psi (6.55 bar)
PR-20 HF	10 - 32 GPM (2271 - 7268 L/hr)	20 PSI (1.38 bar)	100 psi (6.89 bar)
PR-25 HF	10 - 32 GPM (2271 - 7268 L/hr)	25 PSI (1.72 bar)	105 psi (7.24 bar)
PR-30 HF	10 - 32 GPM (2271 - 7268 L/hr)	30 PSI (2.07 bar)	110 psi (7.58 bar)
PR-40 HF	10 - 32 GPM (2271 - 7268 L/hr)	40 PSI (2.76 bar)	120 psi (8.27 bar)
PR-50 HF	10 - 32 GPM (2271 - 7268 L/hr)	50 PSI (3.45 bar)	130 psi (8.96 bar)

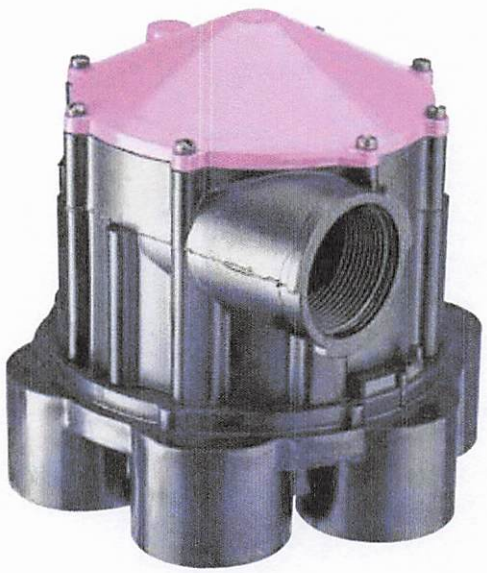
6000-RCW INDEXING VALVE

ONSITE WASTEWATER DISTRIBUTING VALVES



The 6000 line of indexing valves offers exceptional reliability and durability even under the dirtiest water conditions.

- **Metal Die-Cast Body** — Durable, long lasting and capable of high pressure applications.
- **Available in 4 and 6 Outlet Models** — Can quickly and easily change from two to six watering zones.
- **Simplicity of Design** — Valves are easily maintained and serviced for long product life.
- **Operates at Minimum 15 GPM (57 LPM) at Pressures of 25–150 PSI (1,7-10,3 bar)** — Ideal for pump-fed systems or high-flow city water systems.
- **Built-in Atmospheric Vacuum Breaker** — Releases any vacuum created between the pump and the valve on shut down.



K-Rain Manufacturing Corp.
1640 Australian Avenue
Riviera Beach, FL 33404 USA
561.844.1002
FAX: 561.842.9493
1.800.735.7246 | www.krain.com

K-Rain Model 6000-RCW: Onsite Wastewater Distributing Valve

With a metal die-cast body, the 6000 valves are capable of high pressure applications and are recommended to be used on pump fed systems or high-flow city water systems. The 6000 is also ideal for onsite wastewater and effluent water applications.

The 6000 valve is available in 4 or 6 outlet models that are cammed for 2 to 6 zone operation. With only one moving part (the stem and disc assembly), the valve is easily serviced and maintained.

The valve requires 15 GPM (57 LPM) to operate and works at pressures from 25 to 150 PSI (1,7 to 10,3 bar).

Models

FOUR OUTLET MODELS

6402-RCW Cammed for 2 Zone Operation
6403-RCW Cammed for 3 Zone Operation
6404-RCW Cammed for 4 Zone Operation

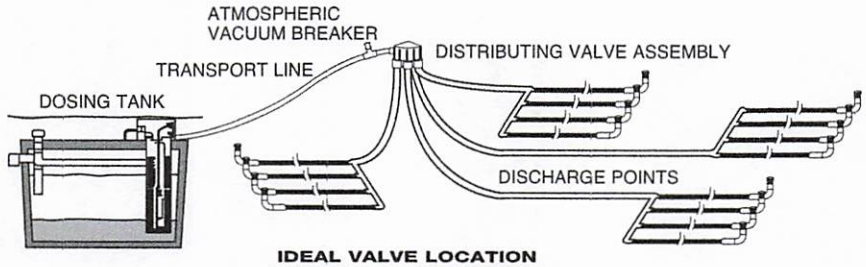
SIX OUTLET MODELS

6605-RCW Cammed for 5 Zone Operation
6606-RCW Cammed for 6 Zone Operation

Installation Tips

We Recommend the Installation of an Atmospheric Vacuum Breaker Between the Pump and the Valve.

Installation Diagram



IDEAL VALVE LOCATION SHOULD BE THE HIGHEST POINT OF THE SYSTEM

Specifications

- Construction:
  Valve Top/Housing: Die Cast Metal
  Valve Outlets: High Strength ABS Polymer
- Inlet:
  Threaded 1 1/2" (3,8 cm) NPT Connection
- Outlets: Slip and Glue Connections to 1 1/2" (3,8 cm) PVC Pipe

OPERATING SPECIFICATIONS

- Pressure Rating: 25 - 150 PSI (1,7 to 10,3 bar)
- Flow Range: 15-150 GPM (57-568 LPM)
- Pressure Loss:

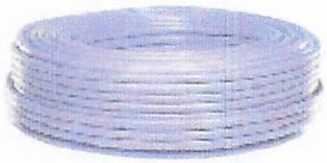
4 OUTLET VALVE					
Flow Rate - GPM	20	40	60	80	100
PSI Loss	2.5	3.5	5.0	7.5	10.0

6 OUTLET VALVE					
Flow Rate - GPM	20	40	60	80	100
PSI Loss	3.0	4.0	6.0	9.0	11.0

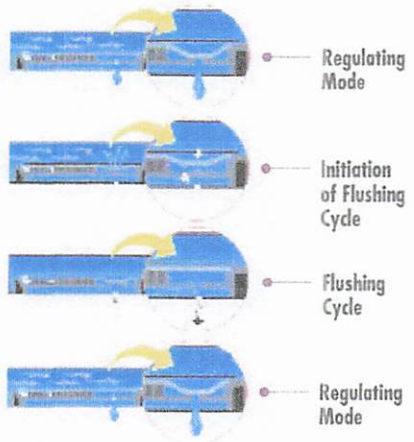
DIMENSIONS

- Height: 7" (17,8)
- Width: 8" (20,3)

NETAFIM™
Bioline® Dripperline

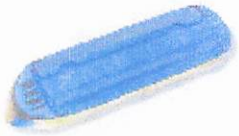


Pressure Compensating Dripperline for Wastewater



BioLine's Self-Cleaning, Pressure Compensating Dripper is a fully self-contained unit molded to the interior wall of the dripper tubing.

As shown at left, BioLine is continuously self-cleaning during operation, not just at the beginning and end of a cycle. The result is dependable, clog free operation, year after year.



Product Advantages

The Proven Performer

- Tens of millions of feet used in wastewater today.
- Bioline is permitted in every state allowing drip disposal.
- Backed by the largest, most quality-driven manufacturer of drip products in the U.S.
- Preferred choice of major wastewater designers and regulators.
- Proven track record of success for many years of hard use in wastewater applications.

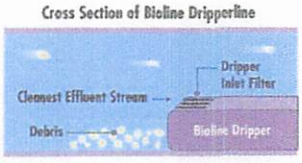
Quality Manufacturing with Specifications Designed to Meet Your Needs

- Pressure compensating drippers assure the highest application uniformity - even on sloped or rolling terrain.
- Excellent uniformity with runs of 400 feet or more - reducing installation costs.
- Highest quality-control standards in the industry: Cv of 0.25 (coefficient of manufacturer's variation).
- A selection of flows and spacings to satisfy the designer's demand for almost any application rate.

Long-Term Reliability

- Protection against plugging:
  - Dripper inlet raised 0.27" above wall of tubing to prevent sediment from entering dripper.
  - Drippers impregnated with Vinyzene to prevent buildup of microbial slime.
  - Unique self-flushing mechanism passes small particles before they can build up.

Cross Section of Bioline Dripperline



Root Safe

- A physical barrier on each BioLine dripper helps prevent root intrusion.
- Protection never wears out - never depletes - releases nothing to the environment.
- Working reliably for up to 15 years in subsurface wastewater installations.
- Additional security of chemical root inhibition with Techfilter - supplies Trifluralin to the entire system, effectively inhibiting root growth to the dripper outlets.

Applications

- For domestic strength wastewater disposal.
- Installed following a treatment process.
- Can be successfully used on straight septic effluent with proper design, filtration and operation.
- Suitable for reuse applications using municipally treated effluent designated for irrigation water.

Specifications

Wall thickness (mil): 45*

Nominal flow rates (GPH): .4, .6, .9*

Common spacings: 12", 18", 24"*

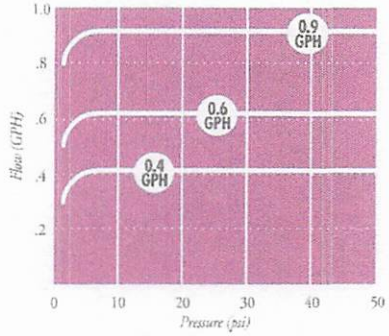
Recommended filtration: 120 mesh

Inside diameter: .570*

Color: Purple tubing indicates non-potable source

*Additional flows, spacings, and pipe sizes available by request. Please contact Netafim USA Customer Service for details.

BIOLINE Flow Rate vs. Pressure



NETAFIM™

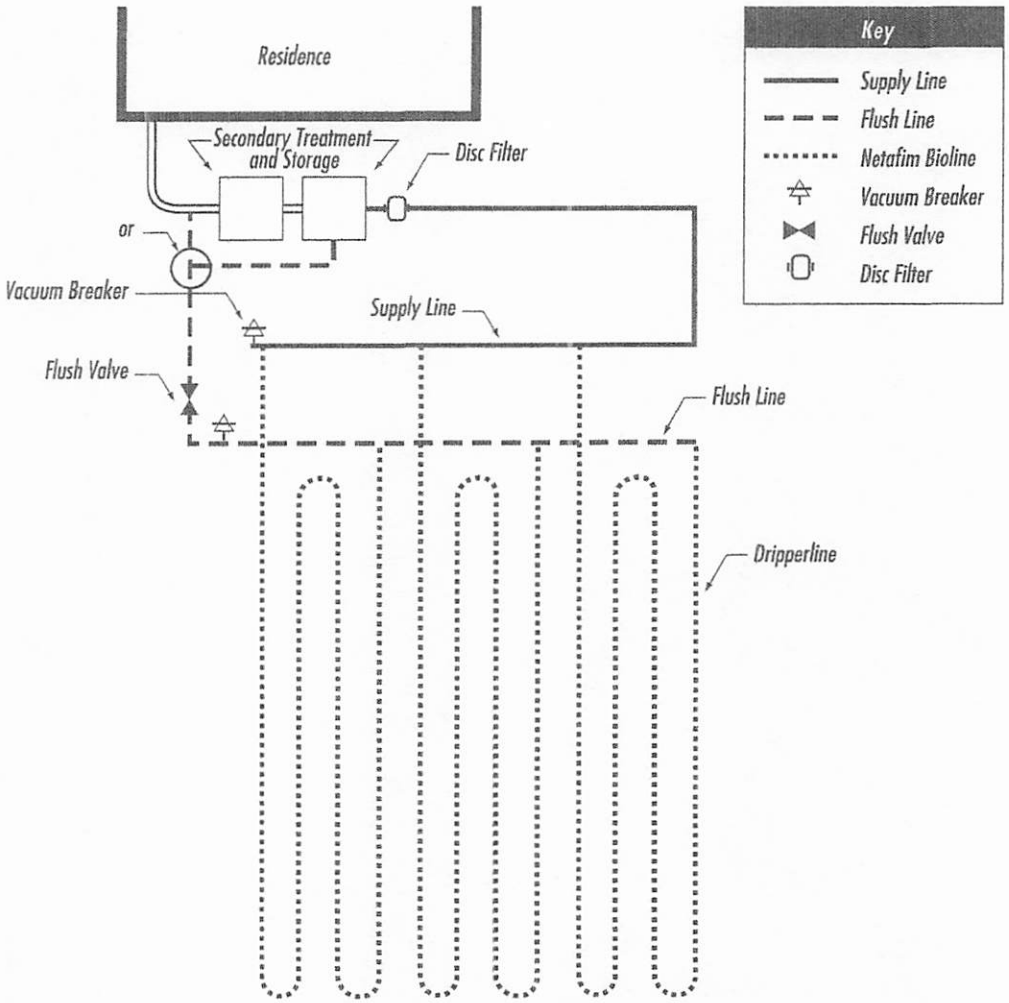
NETAFIM USA
5470 E. Home Ave. • Fresno, CA 93727
888.638.2346 • 559.453.6800
FAX 800.695.4753
www.netafimusa.com

SAMPLE DESIGNS

SINGLE TRENCH LAYOUT

Rectangular field with supply and flush manifold on same side and in same trench;

- Locate supply and flush manifold in same trench
- Dripperlines are looped at the end opposite the supply and flush manifolds
- The longest Bioline length should not exceed 400 ft. Drip fields 200 ft. in length might loop the Bioline once; drip dispersal fields under 100 ft. might be looped twice, as illustrated



WATERENGINEERS, INC.
WATER & WASTEWATER TREATMENT CONSULTANTS
17230 HUFFMEISTER ROAD ~ CYPRESS, TEXAS 77429-1643
TEL: 281-373-0500 FAX: 281-373-1113

November 1, 2018

Mr. Tony Lofton
Gatco Treatment Systems, LP
32111 Rochen Road
Waller, TX 77484

Re: ATSM 1227 Compliance

Dear Tony:

I, D. Ray Young, P.E., have evaluated the manufacture of the precast concrete tanks listed below and have determined that the tanks meet the requirements of the Material and Manufacture Section and the Structural Design Requirements Section of ASTM 1227.

DZ-500R Sep A	DZ-1500-SEP	4000 SEP
DZ-500R-Sep B	DZ-1500-S/P	4000 PUMP
DZ-500R-Pump	DZ-1500-2Comp	4000 2Comp
500 Sep Tank A	DZ-1600-PUMP	4000 S/P
500 Sep Tank B	DZ-1500LP-3Comp	5000 SEP
500 Pump Tank Round	DZ-2000-2Comp	5000 PUMP
600 Pump Tank -1 PC-SQ	DZ-2000-S/P	5000 2Comp
DZ-750R-Sep A	DZ-2000-PUMP	5000 S/P
DZ-750R-Sep B	DZ-2000-SEP	6000 SEP
DZ-750R-Pump	DZ-2250-Pump	6000 PUMP
DZ-750-Sep A	DZ-2250-3Comp	6000 2Comp
DZ-750-Sep B	DZ-2500-2Comp	6000 S/P
DZ-800-Pump	DZ-2400-S/P	GT 1000
DZ-1000LP-S/P	DZ-2400-SEP	GT 1500LP
DZ-1000LP-2Comp	DZ-2600-PUMP	GT 2000
DZ-1250-2Comp	3000 SEP	GT 3000
DZ-1250-S/P	3000 PUMP	GT 4000
DZ-1250-Pump	3000 2Comp	GT 5000
DZ-1250-SEP	3000 S/P	GT 6000

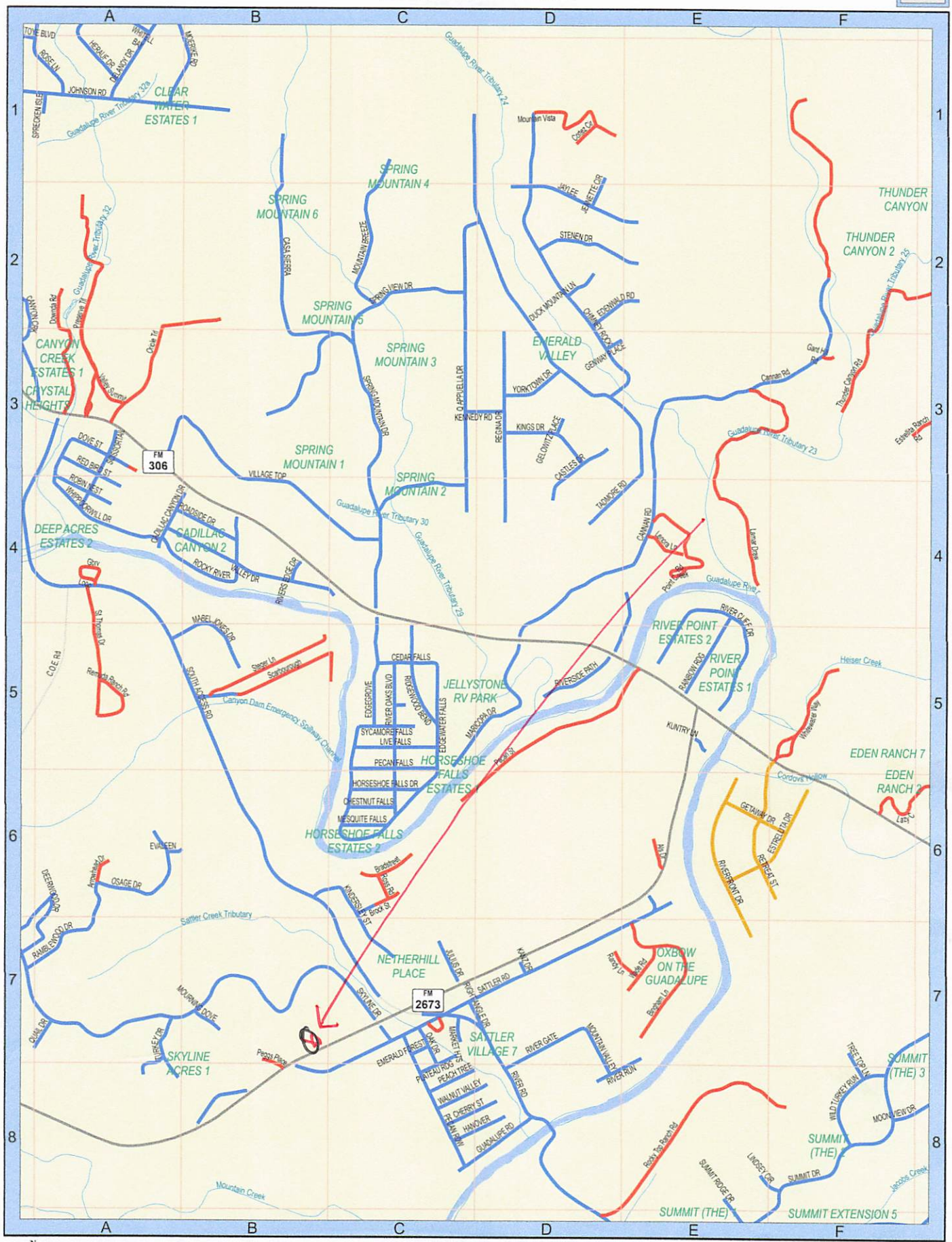
Please contact me directly with any questions or concerns.

Sincerely,
WATERENGINEERS, INC.

D. Ray Young

D. Ray Young, P.E.

↑ SEE PAGE 20 ↑



SEE PAGE32

↓ SEE PAGE 44 ↓

N W E S

0 1,250 2,500
Feet

0 0.25 0.5
Miles

Produced by the Comal County Engineer's Office - 7/17/2023

CCEO
COPY

Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate
On-site Sewage Treatment and Disposal Facility

Date Issued: 05/09/2000 Permit Number: 80998

Location Description: 2000 FM 2673, 0.533 Acres & portion of Lot 47, Canyon Lake, TX 78133

Type of System: Septic Tank Treatment with Low Pressure Dosing Discharge

License issued to: The Old Sattler Baking Company

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

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

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

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

Licensing Authority

Comal County Environmental Health

Juan Martinez
ENVIRONMENTAL HEALTH INSPECTOR

ENVIRONMENTAL HEALTH COORDINATOR

This "License-Operate" report was printed on 10/20/2000 by: Comal County Environmental Health, Operator, using CASST Ver.2.1

195 David Jonas Drive • New Braunfels, Texas 78132-3760 • (830) 608-2090 FAX: (830) 608-2009

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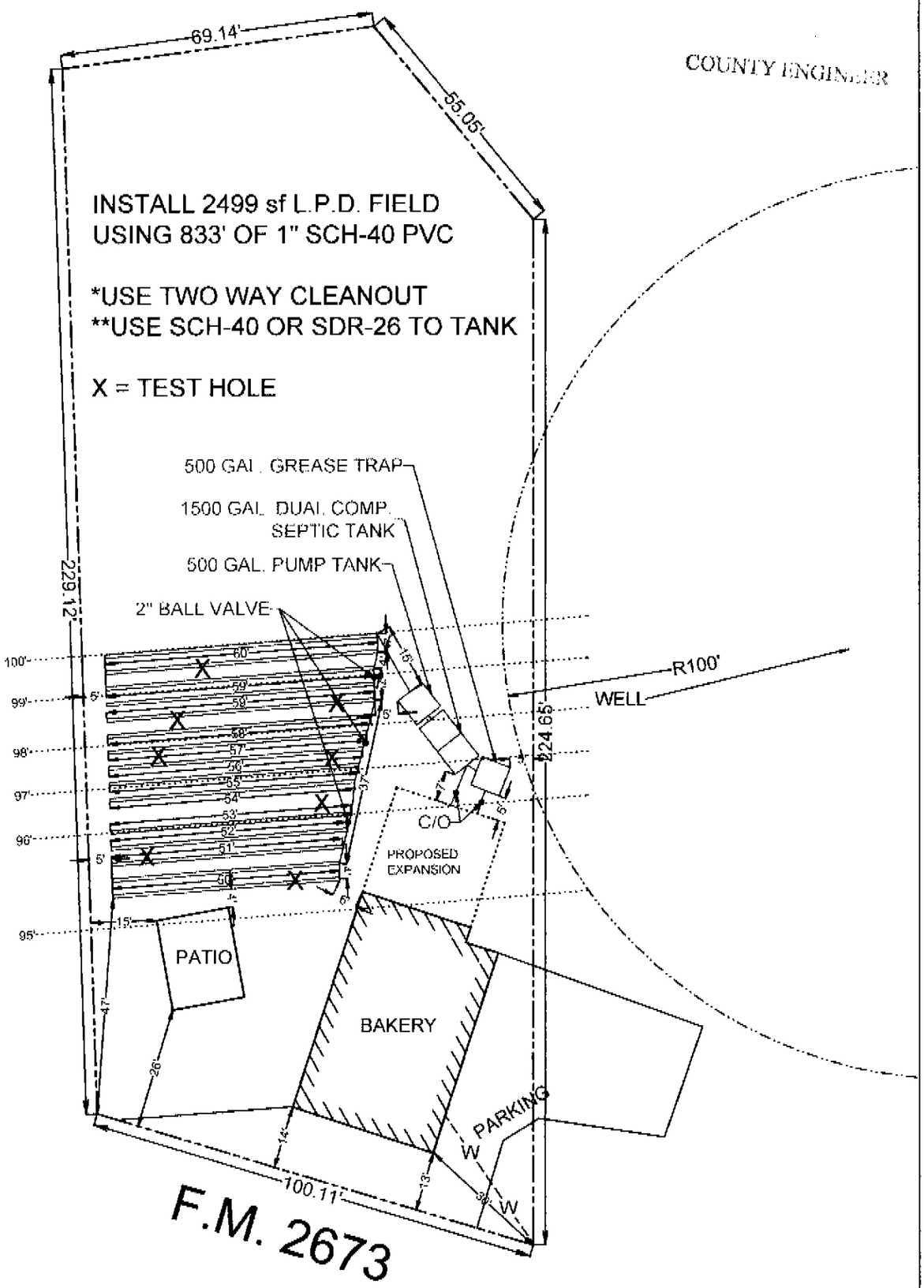
COUNTY ENGINEER



OWNER: ANTHONY D. & DIANNA M. DUNN			DRAWN BY: CAM
STREET ADDRESS: 2000 F.M. 2673			
LEGAL DESC: 0.553 Acres in Daniel C. Hoover Srvy #322, A-219, & a portion of Lot 47, Skyline Acres, Unit 1			
PREPARED BY: GREG W. JOHNSON, P.E.	SCALE: 1"=30'	DATE: 03/10/2000	REVISED:

From:	Ritzen,Brenda
To:	"ejdimeo57@yahoo.com"; "(gregjohnsonpe@yahoo.com)"
Subject:	Permit 118213
Date:	Wednesday, January 22, 2025 4:19:00 PM
Attachments:	image001.png Nonstandard System Designs Clarification TOWA-TCEQ Letter (003).pdf

---

Re: Di Meo Investments, LLC
1.685 Acres, 2000 FM 2673
Application for Permit for Authorization to Construct an On-Site Sewage Facility (OSSF)

Owner / Agent :

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

1. **Soil report indicates only 6 inches of soil above limestone. Installation details indicate to remove 8 inches before adding 4 inches. This will not provide the needed 12 inches of soil below the drip tubing. Our on-site preliminary found there appears to be 10-12 inches of soil above a restrictive horizon.**
2. **Be advised that based on the attached guidance once our review is complete this permit will be submitted to the TCEQ for review.**
3. **Revise as needed and resubmit.**

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

AERO[illegible]ENT
DRIP TUBING SYSTEM
DESIGNED FOR:
DI MEO INVESTMENTS, LLC
991 LAKE ISLAND DRIVE
CANYON LAKE, TX 78133

SITE DESCRIPTION:

Located in the Daniel C. Hoover Survey #322, A219, being 1.685 ac, at 2000 FM 2673, the proposed system will serve an existing up to 92 seat restaurant, situated in an area with shallow depth Type III soils as described in the Soil Evaluation Report. Native grasses, Mountain Cedar, and Live Oak trees were found throughout this property. An non-standard aerobic treatment plant with flow equalization and extended aeration utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:

A SCH-40 pipe discharges from the kitchen into a new 1500 gal grease trap. Additionally, flow from the restrooms in restaurant enters new 1500 gallon trash tank. Flow joins flow from the grease trap and enters two new 4000 gallon aeration tanks installed in series. Each tank is fitted with a HiBlow HP200 aerator and 4-Thomas air diffusers (see tank profile). Flow continues to a 4000 gallon Equalization tank. Flow equalization tank is fitted with dual Liberty LE40 effluent pumps controlled by a dual alternating control panel with manual reset and Omron H3CR-F cycle timer with NEMA rating of 4X. Effluent is pumped through a 2"Sch-40 manifold to 3-1500 Clearstream 1500 aerobic plants equally at 3.5gpm per unit for ten minutes per hour. Flow is controlled by ball valves on a 2" SCH-40 manifold and a bypass valve in the EQ tank. After aerobic treatment flow continues to a 4000 gallon pump. Tank is fitted with dual pumps. The well pumps are activated by a dual alternating controller distributing to each zone two times per day with an 20 minute run time using a Omron H3CR-F cycle timer. Effluent is pumped through a 1.5" Sch-40 PVC alternating from each pump to a Tuff Tiger T125 and Model F335 with a self flushing 100 micron disk filter followed by a pressure regulator Model PR40HF then a 6402 K-Rain Indexing valve to two zones per pump. A high level audible and visual alarm will activate [illegible] pump fail. A 1.25" SCH-40 return line is installed to periodically flush the system to [illegible] by cycling a 1.25" ball valve. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Check valves on the return line on each field will prevent the pressuring of resting zone. Prior to installing drip field eight inches will be excavated and then the drip area will be scarified and built up with 4" of Type II or Type III soil, then the drip tubing will be laid and capped with 6" of Type II or Type III soil. ***A minimum of 12" soil required between drip tubing and tanks/rock.*** Entire field will be sodded with grass.

Risers are required on tank inspection ports as per 30 TAC 285.38 (9/1/2023). This includes access limitation (<65lbs lid or hardware secured lid), inspection and cleanout ports shall have risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.

VOID

DESIGN SPECIFICATIONS:

Daily flow: 2576 gpd w/ up to 92 seat restaurant@ 28 gal / seat
Design Rate:: 2600 gpd
Grease Trap: 1500
Pretreatment tank size: 1500 Gal
Aeration Tanks: 8000 gal (2-4000gal) in series each fitted with HiBlow HP200 aerator and 4 Thomas air diffusers
Equalization tank: 4000 gal w/ dual effluent pumps Liberty LE40 0.4hp or equiv.
Controls: Dual alternating control panel with NEMA rating of 4X w/ manual reset & Omron H3CR-F cycle timer or equivalent
Plant Size: 3- 1500gpd Aerobic Units TCEQ/NSF approved
Pump tank size: 4000 Gal with dual pumps
Pump requirement: 2-Franklin FPS E-Series 0.5hp 20 gpm
requiring 9.4 gpm @ up to 40 psi & up to 18.8 gpm during flushing
Filter: Tuff Tiger T125 and Model F335 with a self flushing 100 micron disk filter
Indexing Valves : 2 - K-Rain 6402 Indexing Valve (or equivalent)
Reserve capacity after High Level: 384 Gal (>4hrs flow Req'd)
Application Rate: Ra = 0.2 gal/sf
Total absorption area: Q/Ra = 2600 GPD/0.2= 13,000 sf. (Actual 15,000sf.)
Total linear feet drip tubing: 7500' ***Netifim Bioline*** drip tubing .61 GPH
Total Zones: 5 Zones w/ 902'-925' per zone
Pump requirement: 1500'-2000' Netifim w/ 750 - 1000 emitters per zone @ 0.61 gph @ 40 psi = 7.625 - 10.17 gpm with 15.25 - 20.33 gpm during flushing with up to 40' head /10 psi (friction loss and elevation)

WASTE FLOW CALCULATIONS

Total waste flow =2600 gpd Restaurant
BOD5 Restaurant 2280 gpd x 1200 mg/l x 8.34 #/gal / 1,000,000 = 22.82# BOD5
BOD5 Restrooms 320 gpd x 300 mg/l x 8.34 / 1,000,000 = 0.80 #BOD5
Oxygen requirement: 2.2 lbs of Oxygen per #BOD5 and 500 gal aeration per #BOD5
Aerated Tank Volume = 8000 gal(less 400 gal sludge)/500 gal/# = 15.2 lbs BOD5 reduction
HiBlow HiBlow H-200 produces 7.8 CFM / 58.2 CF/#* 1440 min/d= 193 #O2 /day
2x 193#O2/day 10% efficiency / 2.2#/lbBOD5 =17.5# BOD5 with 3psi backpressure
Thomas air diffusers at sea[illegible]r 2 psi back pressure w/ additional 1 psi loss through diffuser assembly
VOID
Additionally Each Clearstream aerobic plant provides 3.75# BOD5 organic reduction.
Total reduction =3 x 3.75# BOD5 ATU + 15.2#BOD5 Aeration tanks = 26.45# BOD5
26.45# BOD5 Actual Treatment > 23.62# BOD5 Req'd

MINIMUM SCOUR VELOCITY (**MSV**) > 2 FPS
IN DRIP TUBING W/ NOM. DIA. 0.55" ID
MSV = 2 FPS (Πd↑2)/4*7.48 gal/cf*60 sec/min

MSV = 2(3.14159((.55/12)↑2)/4)*7.48*60
MSV = 1.5 gpm PER LINE *(6) LINES = 9 GPM MIN FLOW RATE

IN RETURN MANIFOLD W/ NOM. DIA 1.25" ID
MSV = 2 FPS (ΠId↑2)/4*7.48 gal/cf*60 sec/min
MSV = 2(3.14159((1.36/12)↑2)/4)*7.48*60
MSV = 9.05 GPM

NOTES

- A continuous maintenance contract is required to be maintained on this septic system with a minimum of service visits every three months. Each visit will require checking aerators & air diffusers, sewage and effluent pumps and dual alternating control panels and alarms for proper function. Field flush each zone and clean each of the Arkal Disc filters. Inspect each tank with sludge judge to determine if tanks requires pumping.
- BOD5 samples need to be completed at three months and at nine months after License to Operate is issued.
- Septic system requires periodic pumping each one to five years depending on usage.
- Construction material, specifications and all construction methods shall conform to the requirements set forth in the construction standards for on-site sewage facilities from TCEQ.
- The installer must be licensed by the State of Texas and install according to design specifications and obtain inspections by authorized agent throughout the installation process.
- All piping must be a SCH-40 PVC.
- No part of the system shall be located within 10 feet of a potable water line. If this is unavoidable, follow Chapter 290.44(e)(4)(B)(iv-v)
- Sewer lines with 5' and under driveways will be sleeved with Sch-40 PVC
- All tanks must be installed greater than five feet from any structure and be level within 1" and bedded with a minimum of 4" of sand/sandy loam free of rock.
- Risers must be installed in accordance with 30 TAC 285.38 as noted previouly
- All septic tanks inlet and outlets must be sealed with a permanent waterproof sealant.
- Aerated tanks must be vented.

ELECTRICAL COMPONENTS:

All electrical wiring shall conform to the requirements of 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 electrical conduit. The conduit shall be buried according to the requirements in the National Electric 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.

VOID

PIPE AND FITTINGS:
All pipes and fittings in this drip tubing system shall be 1.5" & 1.25" schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging.

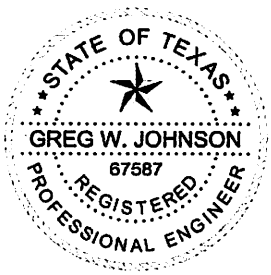
MAINTENANCE SCHEDULE
This system will require a continuous quarterly maintenance contract in which each component will be inspected to assure proper function, including aerators, filters, and effluent pumps, with pumping as determined by inspection of sludge levels in each tank.

LANDSCAPING
Drip field area will be sodded with grass and drip fields will be maintained with vegetation.

Designed in accordance with Chapter 285, Subchapter D, §285.30, §285.32 Texas Commission on Environmental Quality (Effective December 29, 2016)

04/18/24

Greg W. Johnson, P.E. No. 67587 F#2585
170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778



VOID

GF#104696 MHT $12.00

402528

FILED FOR RECORD
92 OCT 20 PM 4:04
ROSIE BOSENBURY
COUNTY CLERK COMAL COUNTY
BY Jo Brent
$12.00

0850 0354

WARRANTY DEED WITH VENDOR'S LIEN

Date: October 19, 1992

Grantor: DONALD E. JOHNSON and ANN M. JOHNSON

Grantor's Mailing Address (including county):

16845 Blanco Rd.
San Antonio, Texas 78232 Bexar County, Texas

Grantee: ROBERT T. McCABE and IRENE McCABE

Grantee's Mailing Address (including county):

347 Wild Oak Dr., Canyon Lake,
Comal County, Texas 78133

Consideration:

TEN AND NO/100 DOLLAR ($10.00) and other valuable consideration and one certain promissory note in the principal amount of SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($17,500.00), executed by Grantee payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to RONALD J. FRIESENHAHN, Trustee.

Property (including any improvements):

All that certain tract or parcel of land lying and being situated in Comal County, Texas, being 0.558 acres of land, more or less, out of the DANIEL HOOVER SURVEY NO. 322, ABST. 219, and being a portion of Tract 47, SKYLINE ACRES UNIT NO. 1, according to map or plat recorded in Volume 2, Page 83, Comal County, Texas Map and Plat Records; said tract being further described by field notes in Exhibit "A" attached hereto and incorporated herein for all purposes.

Reservations and Exceptions to Conveyance and Warranty:

Current ad valorem taxes on said property having been prorated, the payment of the same are hereby assumed by Grantee.

This conveyance is made and accepted subject to any and all restrictions, covenants, conditions, reservations, claims of interests, easements, rights of ways, and agreements, if any, relating to the property 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; all zoning laws, regulations, ordinances of local, municipal, judicial, administrative, and/or other governmental authorities; any visible or apparent easements, roadways, or rights of ways on or across the property.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

DONALD E. JOHNSON

ANN M. JOHNSON

STATE OF TEXAS

COUNTY OF COMAL

This instrument was acknowledged before me on the 19th day of October, 1992, by DONALD E. JOHNSON and ANN M. JOHNSON.

Notary Public, State of Texas
Notary's Printed Name: KATHLEEN M. PEYTON
My Commission Expires:

KATHLEEN M. PEYTON
NOTARY PUBLIC
State of Texas
Comm. Exp. 09-12-95

After Recording Return To:

LAND-TEX TITLE COMPANY
376-B LANDA
P. O. BOX 310201
NEW BRAUNFELS, TEXAS 78131-0201

Prepared in the Law Office Of:

R. Bruce Boyer
376-A Landa St.
New Braunfels, Texas 78130

EXHIBIT "A"

TRACT II:

A 0.558 acre tract of land out of the Daniel Hoover Survey No. 322, Abstract 219, and being a portion of Tract No. 47, of SKYLINE ACRES UNIT 1, recorded in Volume 2, Page 83, Map and Plat Records, Comal County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron stake found in the northerly right-of-way line of FM 2673 for the most easterly corner of said Tract No. 47, and for the most easterly corner of the tract herein described;

THENCE along said right-of-way line S. 65° 52' W. a distance of 100.0 ft. to an iron stake set for the most southerly corner of the tract herein described;

THENCE leaving said right-of-way line and severing said Tract No. 47, N. 43° 36' 33" W. a distance of 230.15 ft. to an iron stake set in the northerly boundary line of said Tract No. 47, for the most westerly corner of the tract herein described;

THENCE along the northerly and easterly boundary line of said Tract No. 47, N. 40° 47' E. a distance of 69.30 ft. to an iron stake found at an angle point for the most northerly corner of the tract herein described;

THENCE S. 81° 16' E. a distance of 55.60 ft. to an iron stake found at an angle point;

THENCE S. 41° 25' E. a distance of 226.40 ft. to the POINT OF BEGINNING of the tract herein described.

STC-160910304311 mw

Warranty Deed with Vendor's Lien

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.

Date: June 2, 2016

Grantor: NICOLE MARIE HOLLOWAY, heir and devisee of the Last Will and Testament of ANTHONY DOUGLAS DUNN

Grantee: DI MEO INVESTMENTS, LLC

Grantee's Mailing Address: 1105 Center Street, Deer Park TX 77536

Consideration: Cash and a note of even date executed by Grantee and payable to the order of WELLS FARGO BANK, NA, in the principal amount of TWO HUNDRED FOUR THOUSAND AND NO/100 DOLLARS($204,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to WELLS FARGO FINANCIAL NATIONAL BANK, Trustee.

Property (including any improvements):

SEE ATTACHED EXHIBIT "A"

Reservations from Conveyance: NONE.

Exceptions to Conveyance and Warranty: Any and all restrictions, covenants, conditions, reservations, leases, interests, agreements and easements, shown of record in the hereinabove mentioned County and State and to all zoning laws, regulations and ordinances of municipal and/or governmental authorities, if any, but only to the extent that they are still in effect relating to the hereinabove described property, and further subject to all stand by fees, taxes and assessments by any taxing authority for the current and subsequent years, and subsequent taxes and assessments for prior years due to changes in land usage or ownership and all matters reflected on the hereinabove mentioned plat.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

WELLS FARGO BANK, NA, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of WELLS FARGO BANK, NA, and are transferred to WELLS FARGO BANK, NA, without recourse against Grantor.

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

NICOLE MARIE HOLLOWAY, heir and devisee of the Last Will and Testament of Anthony Douglas Dunn

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF COMAL §

This instrument was acknowledged before me on the 2 day of June, 2016, by NICOLE MARIE HOLLOWAY, heir and devisee of the Last Will and Testament of ANTHONY DOUGLAS DUNN.

MELISSA WILLIAMS
Notary Public
STATE OF TEXAS
My Comm. Exp. 09/10/2019
ID# 12624958-5

Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

DI MEO INVESTMENTS, LLC
1105 Center Street
Deer Park TX 77536

PREPARED IN THE LAW OFFICES OF:

THE HOUGHAM LAW FIRM
3700 Fredericksburg Road, Suite 237
San Antonio, Texas 78201
Telephone No. (210) 375-7570

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 16091030431

Tract 1:

0.553 acres of land located in the Daniel C. Hoover Survey, No. 322, Abstract No. 219, Comal County, Texas, and further being a portion of Lot 47, Skyline Acres, Unit 1, as recorded in Volume 2, Page 83, Map and Plat Records of Comal County, Texas; said 0.553 acres being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod located in the northwesterly line of F.M. 2673 and marking the most southerly corner of that certain 1.152 acres as described in Volume 960, Page 915, Official Public Records of Comal County, Texas, same being the most easterly corner of Lot 47;

THENCE, South 64° 55' 48" West, along the northwesterly line of F.M. 2673, a distance of 100.11 feet, to a found 5/8 inch rod;

THENCE, North 43° 45' 44" West, leaving the northwesterly line of F.M. 2673 and across Lot 47, a distance of 229.12 feet, to a found 1/2 inch rod located in the southerly line of Lot 48 of Skyline Acres, Unit 1;

THENCE, North 40° 26' 45" East, along the southerly line of Lot 48, a distance of 69.14 feet, to a found 1/2 inch rod marking the most westerly southwest corner of Lot 49;

THENCE, South 81° 17' 52" East along the southwesterly line of Lot 49, a distance of 55.05 feet, to a found spindle marking the most southerly corner of Lot 49, same being the most westerly corner of the 1.152 acres and also being the most easterly northeast corner of Lot 47;

THENCE, South 41° 50' 57" East, along the easterly ling of Lot 47, a distance of 224.65 feet to the POINT OF BEGINNING and containg 0.553 acres of land, more or less.

Tract 2:

All that certain tract or parcel of land containing 1.152 acres of land out of the Daniel C. Hoover Survey No. 322, Abstract No. 219, Comal County, Texas, and being all of those certain tracts of parcels of land called 1.186 acres and 0.621 of an acre described in Volume 478, Page 561, Deed Records of Comal County, Texas, save and except those certain tracts of parcels called 0.663 of an acre described in Volume 619, Page 478, and 0.0258 of an acre described in Volume 620, Page 889, Official Public Records of Comal County, Texas; Said 1.152 of an acre parcel being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set on the northwesterly right-of-way of F.M. 2673 for the most

southerly corner of said 0.0258 of an acre parcel and for the most easterly corner and POINT OF BEGINNING of this parcel;

THENCE with said right-of-way line, South 65° 52' 00" West (basis of bearings), a distance of 163.30 feet) to a 1/2 inch iron rod set for the most southerly corner of said 1.186 acre parcel and for the most southerly corner of this parcel;

THENCE leaving said right-of-way line, North 41° 43' 53" West, a distance of 225.04 feet (called North 41° 31' West, 227.00 feet) to a spindle found for the most westerly corner of said 1.186 acre parcel and for the most westerly corner of this parcel;

THENCE North 44° 11' 59" East, a distance of 268.61 feet (called North 44° 32' East, 267.63 feet) to a 3/8 inch rod found for the most northerly corner of said 0.621 of an acre parcel and for the most northerly corner of this parcel;

THENCE South 46° 02' 39" East, a distance of 82.13 feet (called South 46° 07' 45" East, 82.77 feet) to a 1/2 inch iron rod found for the most northerly corner of said 0.6633 of an acre parcel and for a corner of this parcel;

THENCE with the common line of said 0.6633 of an acre parcel and this parcel, South 34° 30' 54" West, a distance of 89.16 feet (Called South 34° 38' 30" West, 89.07 feet) to a 1/2 inch iron rod found, South 40° 03' 04' East, a distance of 29.96 feet (called South 39° 41' 59" East, 29.85 feet) to a 1/2 inch iron rod set and South 48° 27' 56" West, a distance of 44.30 feet (called South 48° 11' 05" West, 44.10 feet) to a 1/2 inch iron rod found for the most westerly corner of said 0.6633 of an acre and said 0.0258 of an acre parcels;

THENCE with the common line of said 0.0258 of an acre parcel and this parcel, South 46°28'33" East, a distance of 161.14 feet (called South 46° 07' 30" East, 161.35 feet) to the POINT OF BEGINNING and containing 1.152 acres of land.

Any inaccuracy in the area, square footage, or acreage of the Land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the Land.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
06/06/2016 11:22:07 AM
TERRI 4 Pages(s)
201606022610

Bobbie Koepp

RECEIVED
By Kathy Griffin at 12:04 pm, Dec 19, 2024

COMAL COUNTY
ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

Date Received	Initials	Permit Number
		118213

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

12/19/2024
Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No._____

INCOMPLETE APPLICATION
—— (Missing Items Circled, Application Refeused)

Revised: September 2019