

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

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

Inspector Notes:

**Comal County Environmental Health
OSSF Inspection Sheet**

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

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

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No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3) (B)285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.		285.32(c)(1)				
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions						
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(II) 285.33(d)(2)(G)(iii)(III) 285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)				
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed		285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed						
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



COMAL COUNTY

ENGINEER'S OFFICE

Permit of Authorization to Construct an On-Site Sewage Facility Permit Valid For One Year From Date Issued

Permit Number: 118222
Issued This Date: 01/22/2025
This permit is hereby given to: VINCENT K. BROCK

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

260 EVALEEN
CANYON LAKE, TX 78133

Subdivision: Wm. Taylor S#326, A-627 & Neil S#325, A-
Unit: 0
Lot: 0
Block: 0
Acreage: 44.1400

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		118222
<i>Date Received</i>	<i>Initials</i>	<i>Permit Number</i>

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

12/20/2024

Date

___ COMPLETE APPLICATION Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION (Missing Items Circled, Application Refeused)



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date November 7, 2024

Permit Number 118222

1. APPLICANT / AGENT INFORMATION

Owner Name VINCENT K. BROCK
Mailing Address 260 EVALEEN CIRCLE
City, State, Zip CANYON LAKE TEXAS 78133
Phone # 830-312-8870
Email vincebrock@aol.com

Agent Name GREG JOHNSON, P.E.
Agent Address 170 HOLLOW OAK
City, State, Zip NEW BRAUNFELS, TEXAS 78132
Phone # 830-905-2778
Email gregjohnsonpe@yahoo.com

2. LOCATION

Subdivision Name _____ Unit _____ Lot _____ Block _____
Survey Name / Abstract Number Wm Taylor Survey 326, Ab No. 627, Neil Survey 325 Ab No. 438 Acreage 44.137
Address 260 EVALEEN CIRCLE City CANYON LAKE State TX Zip 78133

3. TYPE OF DEVELOPMENT

Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) EXISTING HOUSE & DETACHED LIVING & POOL HOUSE

Number of Bedrooms 5+1

Indicate Sq Ft of Living Area 4649+598

Non-Single Family Residential

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

Type of Facility _____

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

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

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

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ EXISTING (Structure Only)

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

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

Source of Water Public Private Well Rainwater 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

11-8-2024
Date



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By _____

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) EXISTING 500 TRASH/CLEARSTREAM 750N / 1200 PUMP (#90243) Absorption/Application Area (Sq Ft) 6842

Gallons Per Day (As Per TCEQ Table 111) 435

(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

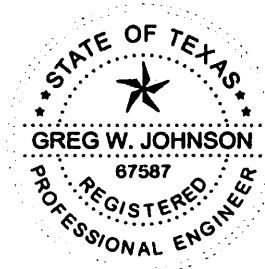
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

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: _____



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]
Signature of Designer

November 8, 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 (OSSFs), this document is filed in the Deed Records of Comal County, Texas.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, 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: 44.137 ACREAGE WM. TAYLOR Survey #326, A-627, the A. NEIL Survey #325, A-438, & DAVID BURKET Survey #396, A-28 SURVEY

The property is owned by (insert owner's full name): VINCENT K. BROCK

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.

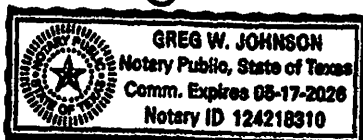
WITNESS BY HAND(S) ON THIS 10 DAY OF December, 2024

X Vincent Brock
Owner(s) signature(s)

VINCENT K. BROCK
Owner (s) Printed name (s)

VINCENT K. BROCK SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 10 DAY OF December, 2024

G. W. Johnson
Notary Public Signature



**THE COUNTY OF COMAL
STATE OF TEXAS**

CERTIFICATION OF SINGLE FAMILY DWELLING

According to Texas Commission of Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of COMAL COUNTY, TEXAS.

1

Before me this day appeared VINCENT K. BROCK, being the owners of the referenced property at 260 EVALEEN CIRCLE. They further state that the Residence and any additional living space on this property will be occupied only by a single family.

An OSSF requiring a Certification of Single Family Dwelling, will be installed on the property described as:

 UNIT BLOCK LOT SUBDIVISION

IF NOT IN SUBDIVISION: 44.137 ACREAGE WILLIAM TAYLOR Survey 4324, A-427, A. NEIL Survey 4325, A-439, & DAVID BURKET Survey 4326, A-28 SURVEY

The property is owned by VINCENT K. BROCK

WITNESS MY HAND ON THIS 10 OF DAY OF December, 20 24.

X. Vincent Brock
OWNER (SIGNATURE)

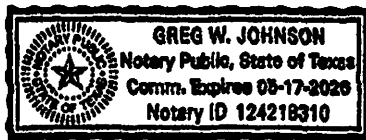
OWNER (SIGNATURE)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 10 DAY OF December, 20 24 BY

VINCENT K. BROCK
OWNER NAME (PRINTED)

OWNER NAME (PRINTED)

Greg W. Johnson
Notary Public Signature



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
12/12/2024 10:46:49 AM
TERRI 2 Pages(s)
202406037686

Bobbie Koepf

ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: November 07, 2024

44.137 ACRES OUT OF THE WM TAYLOR A-627, A. NEIL A-438 AND THE DAVID BURKET A-29.

Site Location: _____

Proposed Excavation Depth: N/A

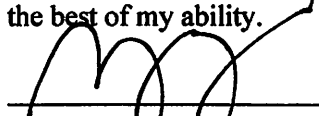
Requirements:

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

SOIL BORING NUMBER _____ SURFACE EVALUATION _____						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	SAME		AS		ABOVE	
0						
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

11/07/24

 Date

OSSF SOIL EVALUATION REPORT INFORMATION

Date: November 08, 2024

Applicant Information:

Name: VINCENT K. BROCK
Address: 260 EVALEEN CIRCLE
City: CANYON LAKE State: TEXAS
Zip Code: 78133 Phone: (830) 312-8870

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: 260 EVALEEN CIRCLE
City: CANYON LAKE Zip Code: 78133
Additional Info.: 44.137 ACRES OUT OF THE WM TAYLOR
A-627, A. NEIL A-438 AND THE DAVID BURKET A-29

Installer Information:

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

Topography: Slope within proposed disposal area: 8 to 12 %

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

Design Calculations for Aerobic Treatment with Spray Irrigation:

Commercial

Q = _____ GPD _____

Residential Water conserving fixtures to be utilized? Yes X No _____

Number of Bedrooms the septic system is sized for: 5+1 Total sq. ft. living area 4649+598

Q gal/day = (Bedrooms +1) * 75 GPD - (20% reduction for water conserving fixtures)

Q = (5+1 +1)*75-(20%)= 435

NOTE: **5 BDRM + 1 BDRM DETACHED LIVING @ 420 GPD + POOL PAVILION W/RESTROOM @ 15 GPD = 435 GPD**

Trash Tank Size 500 Gal.

TCEQ Approved Aerobic Plant Size 750 G.P.D.

Req'd Application Area = Q/Ri = 435 / 0.064 = 6797 sq. ft.

Application Area Utilized = 6842 sq. ft.

Pump Requirement 12 Gpm @ 41 Psi (Redjacket 0.5 HP 18 G.P.M. series or equivalent)

Dosing Cycle: _____ ON DEMAND or X TIMED TO DOSE IN PREDAWN HOURS

Pump Tank Size = 1200 Gal. 19.7 Gal/inch.

Reserve Requirement = 145 Gal. 1/3 day flow.

Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction

With Chlorinator NSF/TCEQ APPROVED

SCH-40 or SDR-26 3" or 4" sewer line to tank

Two way cleanout

Pop-up rotary sprinkler heads w/ purple non-potable lids

1" Sch-40 PVC discharge manifold

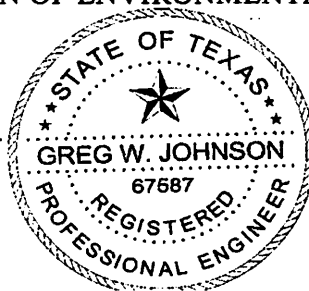
APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

EXPOSED ROCK WILL BE COVERED WITH SOIL .

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)

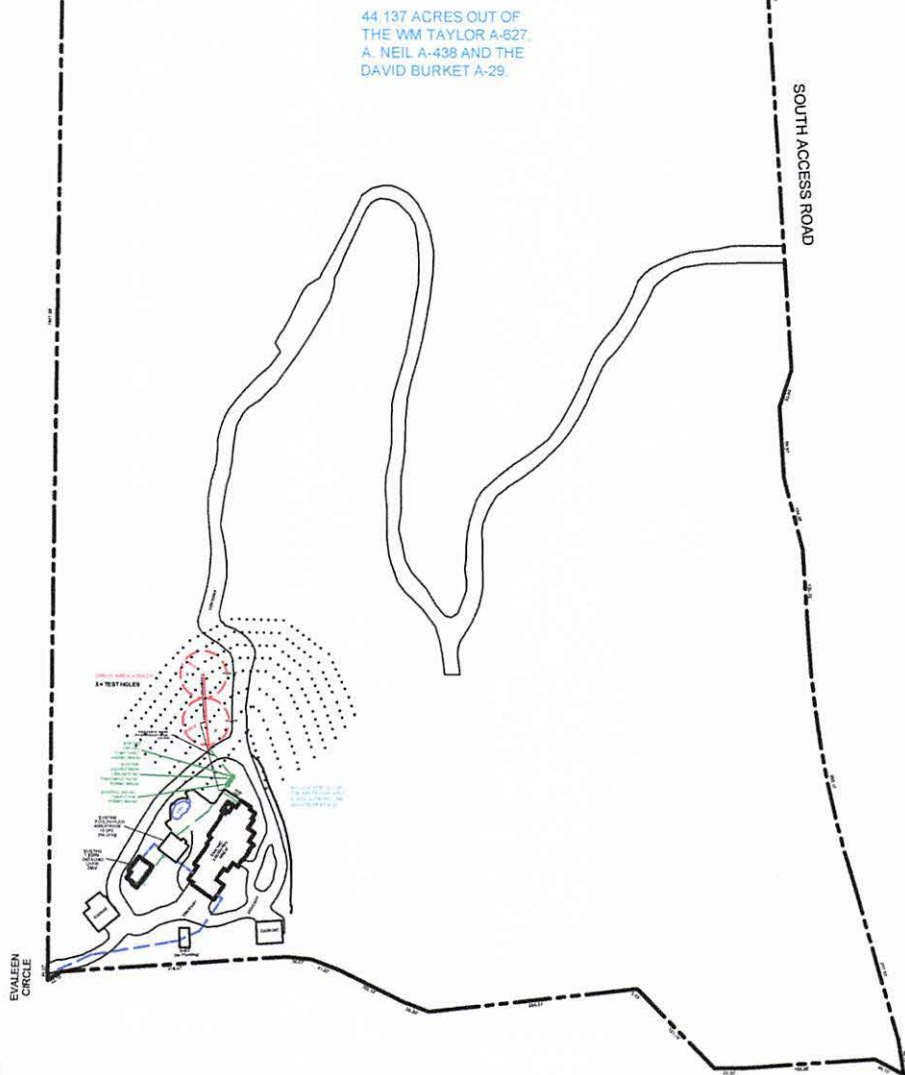
[Signature]
GREG W. JOHNSON, P.E. F#002585 - S.E. 11561

11/08/24
DATE



FIRM #2585

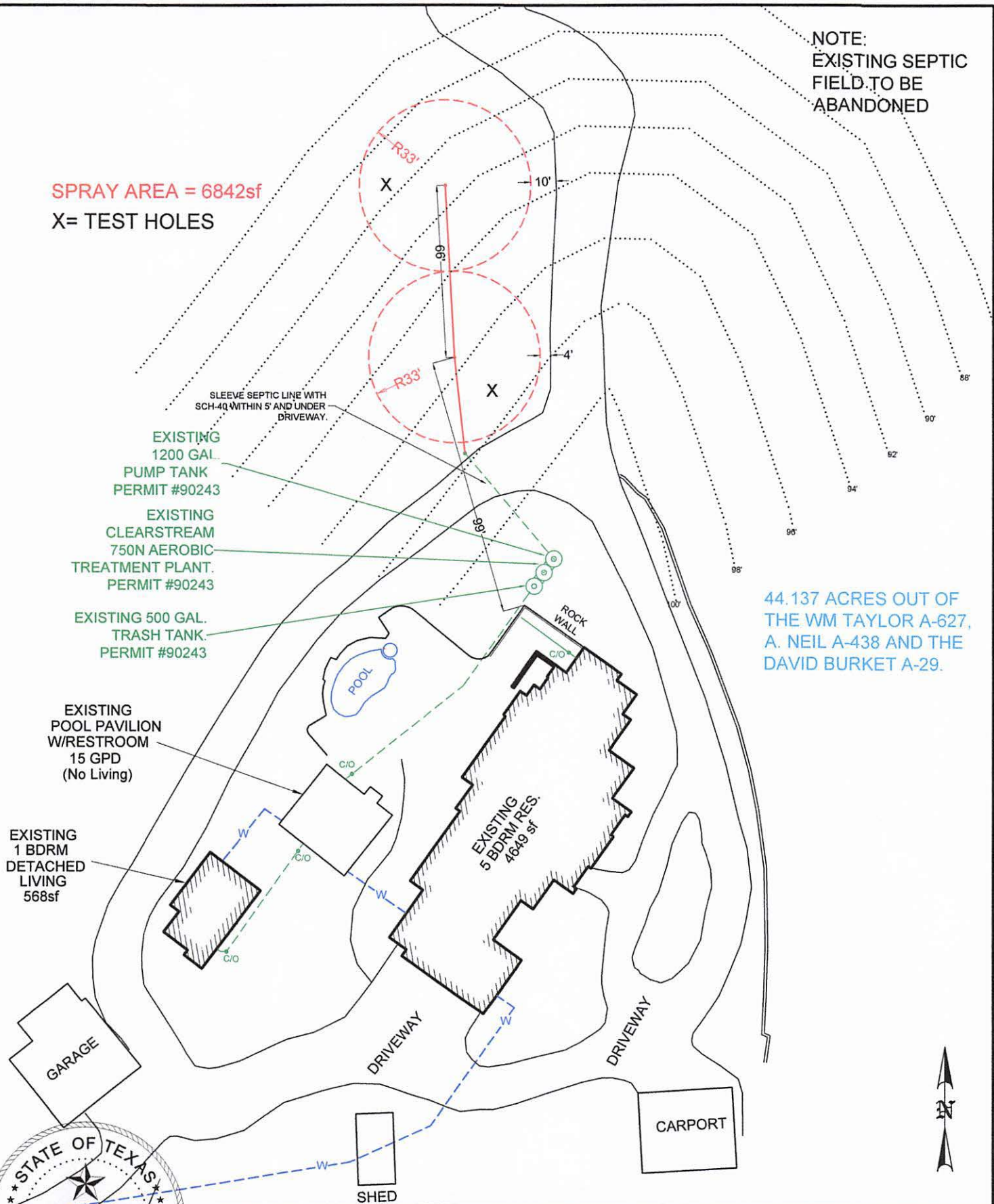
NOTE:
EXISTING SEPTIC
FIELD TO BE
ABANDONED



OWNER: VINCENT K. BROCK		DRAWN BY: EJS III	
STREET ADDRESS: 260 EVALEEN CIRCLE			
LEGAL DESC: WM TAYLOR A-627, A. NEIL A-438 AND THE DAVID BURKET A-29.		ACREAGE:	44.137
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 11/8/2024	REVISED:

NOTE:
EXISTING SEPTIC
FIELD TO BE
ABANDONED

SPRAY AREA = 6842sf
X= TEST HOLES

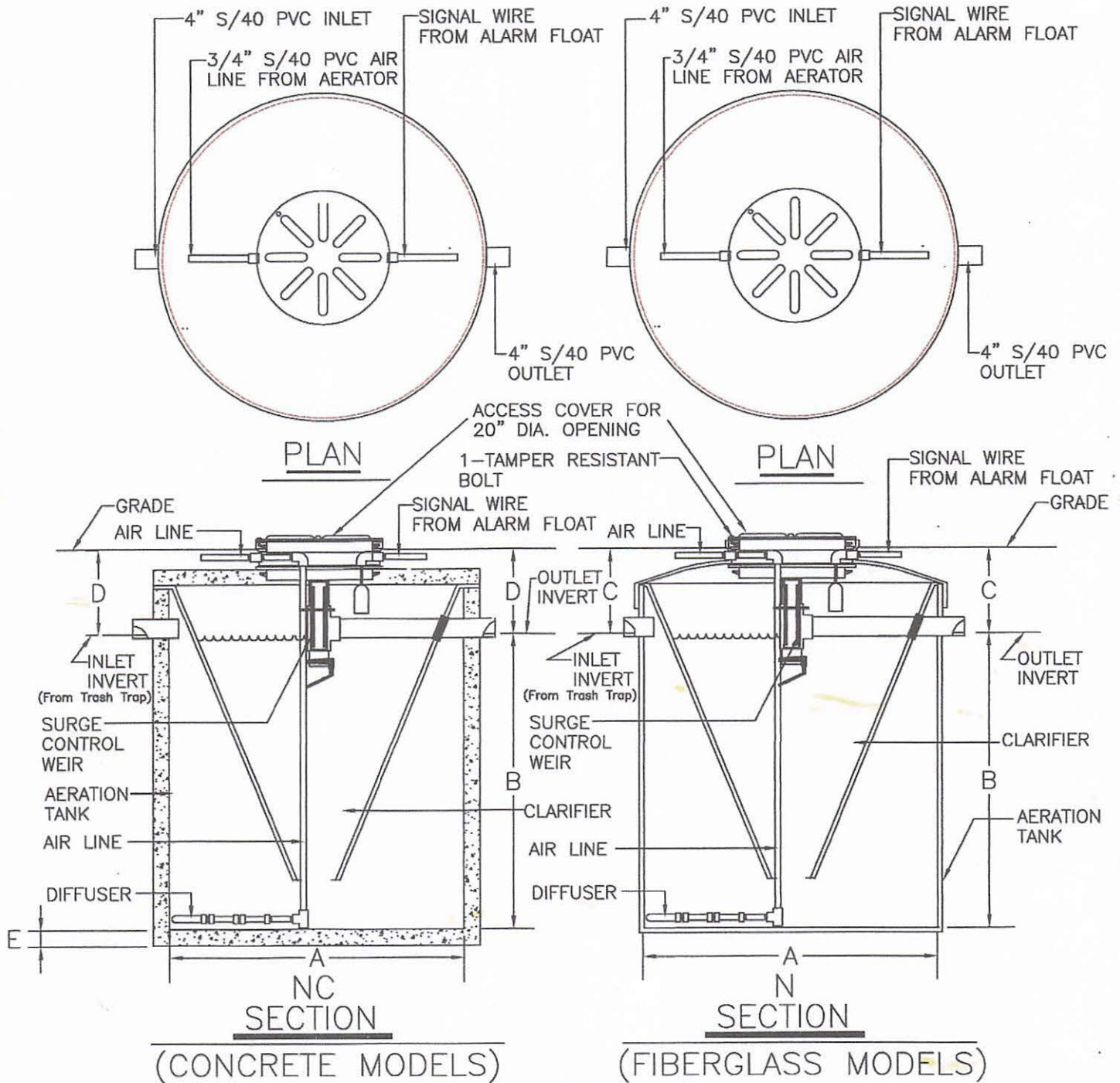


44.137 ACRES OUT OF
THE WM TAYLOR A-627,
A. NEIL A-438 AND THE
DAVID BURKET A-29.



OWNER:	VINCENT K. BROCK	DRAWN BY:	EJS III
STREET ADDRESS:	260 EVALEEN CIRCLE		
LEGAL DESC:	WM TAYLOR A-627, A. NEIL A-438 AND THE DAVID BURKET A-29.	ACREAGE:	44.137
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'
		DATE:	11/8/2024
		REVISED:	

DESIGN DRAWINGS



MODEL	A	B	C	D	E
500NS/NCS	5'-6"	4'-7"	1'-5 $\frac{1}{2}$ "	1'-5 $\frac{3}{4}$ "	3"
500N/NC	5'-3"	5'-3"	1'-7 $\frac{1}{2}$ "	1'-4 $\frac{3}{4}$ "	3"
600N/NC	6'-4"	4'-7"	1'-5 $\frac{1}{2}$ "	1'-5 $\frac{3}{4}$ "	3"
750N/NC	6'-4"	5'-5"	1'-7 $\frac{1}{2}$ "	1'-5 $\frac{3}{4}$ "	3"
800N/NC	6'-4"	5'-7"	1'-5 $\frac{1}{2}$ "	1'-5 $\frac{3}{4}$ "	3"
1000N/NC	6'-4"	7'-3"	1'-5 $\frac{3}{4}$ "	1'-5 $\frac{3}{4}$ "	3"
1000NB/NCB	7'-6"	5'-3"	1'-0"	1'-6"	4"
1500N/NC	8'-0"	6'-10"	2'-0"	1'-7 $\frac{3}{4}$ "	4"
1500NB/NCB	7'-6"	7'-9"	1'-0"	1'-6"	4"



DIMENSION E FOR CONCRETE MODELS ONLY

TANK NOTES:

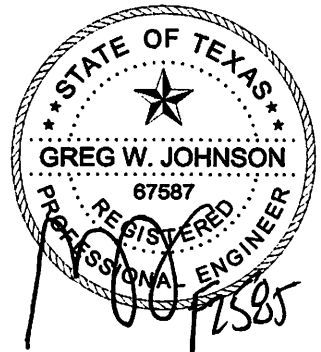
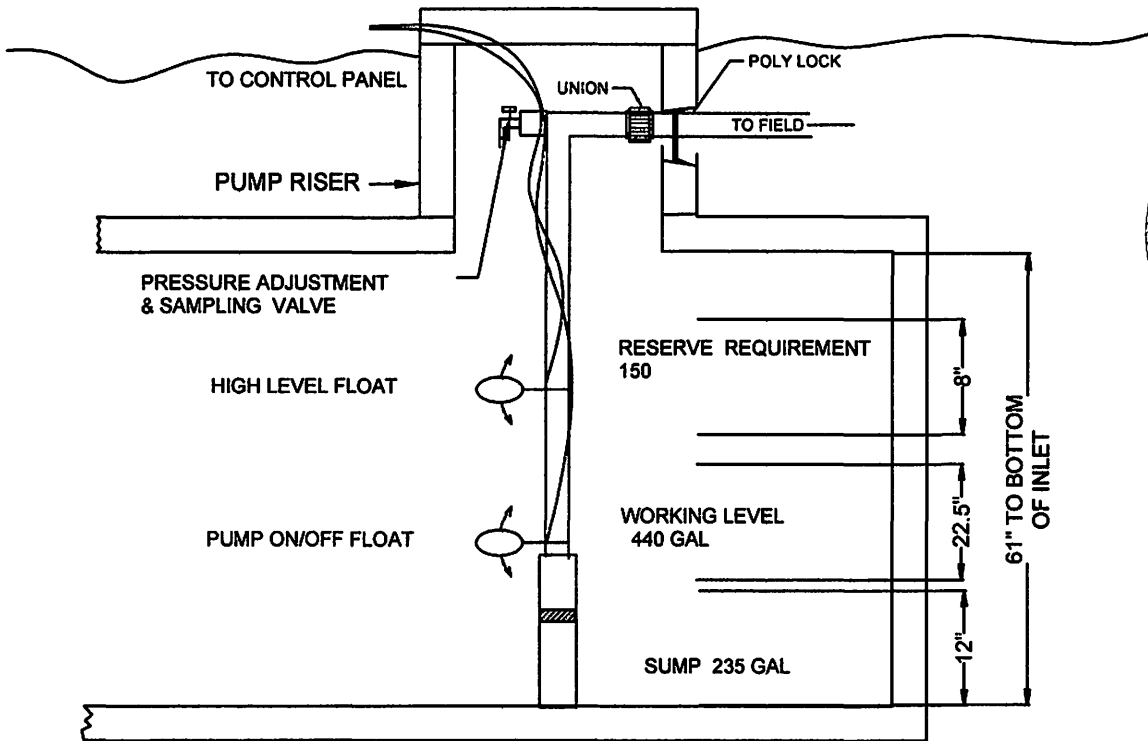
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

A two way sanitary tee is required between residence and tank.

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



11/08/24

TYPICAL PUMP TANK CONFIGURATION CLEARSTREAM 1200 GAL PUMP TANK

OPERATION

1. The pump must be submerged at all times during normal operation. Do not run pump dry.
2. Make sure that the float switches are set so that the pump stops before the pump runs dry or breaks suction. If necessary, adjust float switches to achieve this.
3. The motor bearings are lubricated internally. No maintenance is required or possible on the pump.

Table 1: Recommended Fusing Data
60 Hz/1 Phase 2-Wire Cable

Model	HP	Voltz/Hz/ Phase	Max Load Amps	Locked Rotor Amps	Fuse Size Standard/ Dual Element
P10D	1/2	115/60/1	11.0	30.0	15
P20D	1/2	115/60/1	9.5	30.0	15
P30D	1/2	115/60/1	9.5	30.0	15



Figure 1: Insert a piece of 3" PVC pipe in the bottom of the motor to raise the pump in the tank.

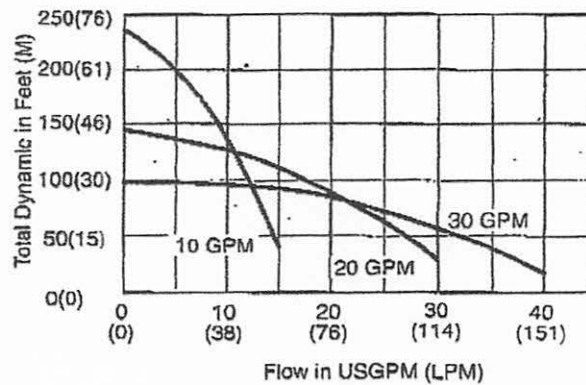


Figure 2: Performance in Feet of Head at Gallons Per Minute (M@LPM).

LOW ANGLE NOZZLE PERFORMANCE CHART

Nozzle	PSI	Radius	GPM
#1	30	22'	1.5
	40	24'	1.7
	50	26'	1.8
	60	28'	2.0
#3	30	29'	3.0
	40	32'	3.1
	50	35'	3.5
	60	37'	3.8
#4	30	31'	3.4
	40	34'	3.9
	50	37'	4.4
	60	38'	4.7
#6	40	38'	6.5
	50	40'	7.3
	60	42'	8.0
	70	44'	8.6

KRAIN
K-2 Plus

*

CCEO
COPY



Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate

On-site Sewage Treatment and Disposal Facility

Date Issued: 12/10/2007

Permit Number: 90243

Location Description: 260 Evaleen - 2.60 acres, Canyon Lake, TX 78133

A Neil Sur A-438, David Burket Subdivision

Type of System: Aerobic Treatment with Surface Irrigation Discharge

License issued to: Edward/Mary Thomae

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

OS 0026386


ENVIRONMENTAL HEALTH INSPECTOR


ENVIRONMENTAL HEALTH COORDINATOR

OS 0025399

CCEO
COPY

*** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH ***
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

DATE: MAY 17, 2007 PERMIT #: 90243

PROPERTY OWNERS NAME: EDWARD L. & MARY L. THOMAE
MAILING ADDRESS: 2155 SKYLINE DRIVE
CITY, STATE, ZIP CODE: CANYON LAKE, TEXAS 78133
PHONE #: (210) 827-4630

RECEIVED
OCT 04 2007
COUNTY ENGINEER

LEGAL DESCRIPTION OF PROPERTY:
SUBDIVISION NAME: _____
UNIT: _____ LOT: _____ BLOCK: _____ ACREAGE/LEGAL: _____
2.60 ACRES OUT OF THE A. NEIL SURVEY, A-438 AND THE DAVID BURKET SURVEY, A-29.

STREET NAME/ADDRESS: 260 EVALEEN CITY: CANYON LAKE ZIP: 78133

IS PROPERTY LOCATED OVER THE EDWARDS RECHARGE ZONE? YES _____ NO X 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 X IF YES, THE R.S. OR P.E. SHALL CERTIFY THAT THE OSSF DESIGN COMPLIES WITH ALL PROVISIONS OF THE EXISTING WPAP.

IF THERE IS NO EXISTING WPAP, DOES THE PROPOSED DEVELOPMENT ACTIVITY REQUIRE A TCEQ APPROVED WPAP? YES _____ NO X 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.

TYPE OF DEVELOPMENT: - CHECK ONE
X SINGLE FAMILY RESIDENTIAL - TYPE OF CONSTRUCTION HOUSE + APART. + POOL HOUSE
(HOUSE/MOBILE, RV, ETC)
6+1 # OF BEDROOMS 4649 & 568 TOTAL SQ. FT. OF LIVING AREA 420 + 100 (Appt) + 20 (poolhouse) = 540 GALLONS PER DAY

_____ COMMERCIAL TYPE OF BUSINESS/INSTITUTION: _____
_____ NUMBER OF OCCUPANTS _____ GALLONS PER DAY

SITES GENERATING MORE THAN 5000 GALLONS PER DAY ARE REQUIRED TO OBTAIN PERMITTING THROUGH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

SOURCE OF WATER: PUBLIC X PRIVATE WELL _____

PLANNING MATERIALS & SITE EVALUATION AS REQUIRED COMPLETED BY: GREG JOHNSON, P.E., R.S.

SYSTEM DESCRIPTION: PROPRIETARY; AEROBIC TREATMENT AND SPRAY IRRIGATION

SIZE OF SEPTIC SYSTEM REQUIRED BASED ON PLANNING MATERIALS & SITE EVALUATION:

TANK SIZE(S) 500 GAL. TRASH + HOOT 750 AN, CP GALLONS ABSORPTION/APPLICATION AREA 8529 SQ. FT.

ARE WATER SAVING DEVICES BEING UTILIZED WITHIN THE RESIDENCE? X YES _____ NO

I CERTIFY THAT THE COMPLETED APPLICATION AND ALL ADDITIONAL INFORMATION SUBMITTED DOES NOT CONTAIN ANY FALSE INFORMATION AND DOES NOT CONCEAL ANY MATERIAL FACTS. 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 ALSO UNDERSTAND THAT A PERMIT OF AUTHORIZATION TO CONSTRUCT WILL NOT BE ISSUED UNTIL THE FLOOD PLAIN ADMINISTRATOR HAS APPROVED AND RELEASED THE DEVELOPMENT PERMIT FOR THIS PROPERTY.

Edward L. Thomae
SIGNATURE OF OWNER

195 DAVID JONAS DRIVE, NEW BRAUNFELS, TEXAS 78132-3760 * (830) 608-2094 FAX (830) 608-2078

CCEO COPY

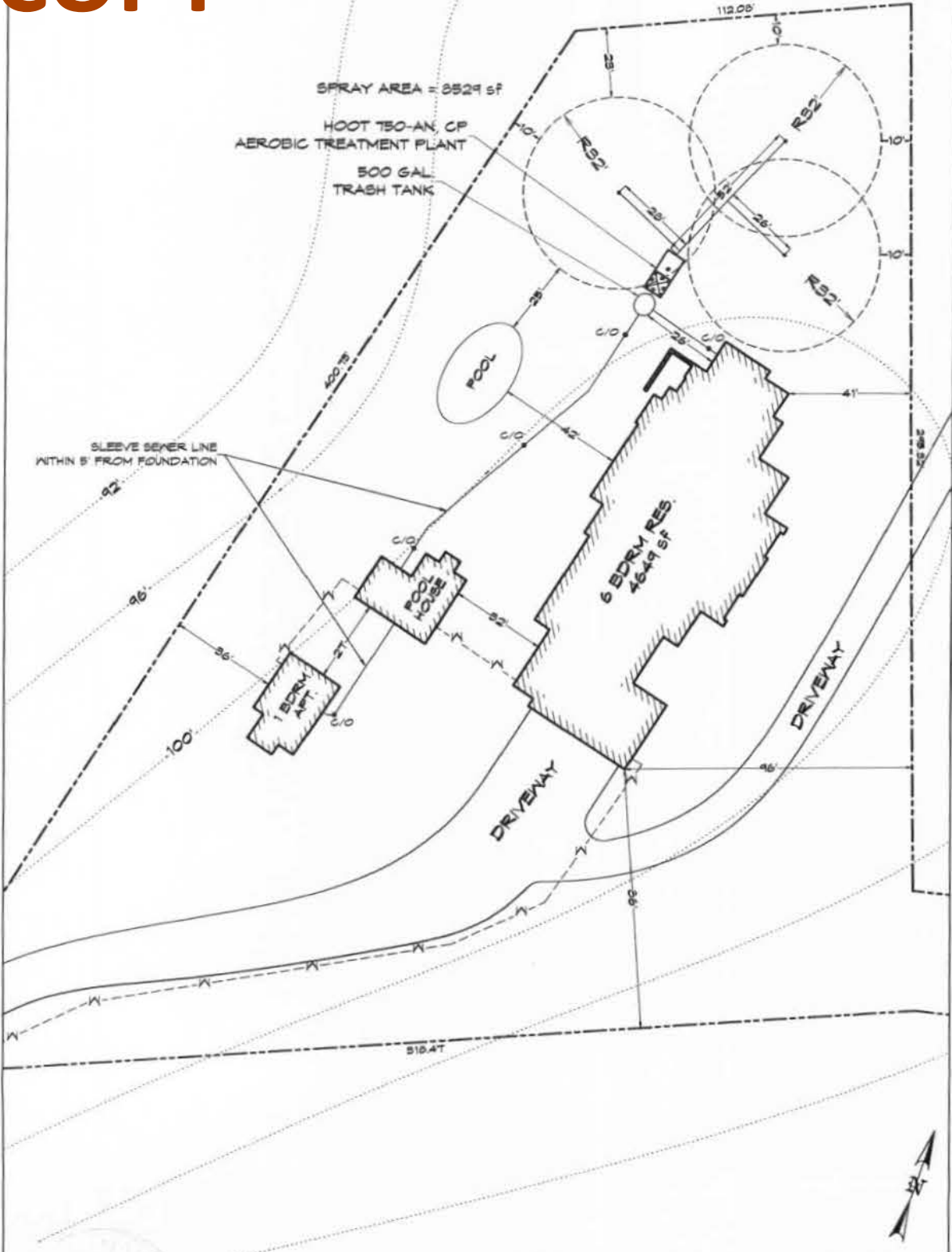
2.60 ACRES OUT OF A NEIL
SURVEY, A-438 AND THE
DAVID BURKET SURVEY, A-29.

90243

RECEIVED

OCT 04 2007

COUNTY ENGINEER



OWNER:	EDWARD L. & MARY L. THOMAE		DRAWN BY:	EJS III
STREET ADDRESS:	260 EVALEEN CIRCLE			
LEGAL DESC:	A. NEIL SURVEY, A-438 & DAVID BURKET SURVEY, A-29	ACREAGE:	2.60	
PREPARED BY:	GREG W. JOHNSON, P.E.	SCALE:	1"=40'	DATE: 4/19/2007
				REVISED:

FILED BY
RESIDIO TITLE

WARRANTY DEED WITH VENDOR'S LIEN

Date: February 9, 2017, to be effective February 10, 2017

Grantor: EDWARD L. THOMAE and wife, MARY L. THOMAE

Grantor's Mailing Address: 260 Evaleen Circle
Canyon Lake, Texas 78133

Grantee: VINCENT K. BROCK

Grantee's Mailing Address: 2115 Stephens Place Suite 500
New Braunfels, Texas 78130

Consideration: Cash and a note of even date executed by Grantee, payable to the order of **THE FIRST NATIONAL BANK OF BEEVILLE** (the "Lender") in the principal amount of **Nine Hundred Thousand and No/100ths Dollars (\$900,000.00)**. The note is secured by a vendor's lien retained and transferred to Lender in this deed and by a deed of trust of even date from Grantee to **KENT FRY**, Trustee for Lender.

Property (including any improvements):

A tract of land containing 44.137 acres, more or less, being out of Wm. Taylor Survey 326, Abstract No. 627, the A. Neil Survey 325, Abstract No. 438, and the David Burket Survey 396, Abstract No. 28, Comal County, Texas, and being the same property described in Warranty Deed recorded in Document No. 200406032241, Official Public Records of Comal County, Texas, said 44.137 acre tract being more particularly described in Exhibit "A", attached hereto and made a part thereof.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: All and singular any liens described herein, ad valorem taxes for the current and all subsequent years, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the Property, and all valid utility easements created by the dedication deed or plat of the subdivision in which the Property is located, covenants and restrictions common to the platted subdivision in which the Property is located, maintenance assessment liens, if any, applicable to and enforceable against the Property as shown by the records of the County Clerk of the County in which said real property is located, and any statutory water rights, or the rights or interests of the State of Texas or the public generally in any waters, tidelands, beaches and streams being situated in proximity to the Property.

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 and transferred, without recourse, to Lender until each note described is fully paid according to its terms, at which time this deed will become absolute.

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



EDWARD L. THOMAE



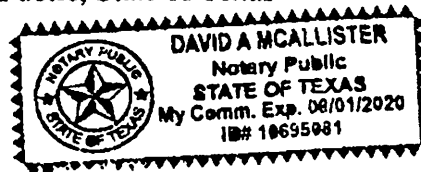
MARY L. THOMAE

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me this 9th day of February, 2017, by EDWARD L. THOMAE and wife, MARY L. THOMAE.



Notary Public, State of Texas



AFTER RECORDING, RETURN TO:

EXHIBIT A

METES AND BOUNDS

Being 44.137 acres of land, more or less, consisting of approximately 10.581 acres out of the W. Taylor Survey No. 326, Abstract 627, approximately 25.433 acres out of the A. Neil Survey No. 325, Abstract 438, and approximately 8.123 acres out of the David Burket Survey No. 396, Abstract 28, in Comal County, Texas, being the same property described in Warranty Deed recorded in Document Number 2004060247725, Official Public Records, Comal County, Texas, said 44.137 acres being more particularly described by metes and bounds as follows:

BEGINNING at an United States Army Corps of Engineers (USACE) brass disc found for the northwest corner of this 44.137 acres, same being on the West Right-of-Way line of South Access Road and the **POINT OF BEGINNING**;

THENCE along the West Right-of-Way line of said Quiet Lake the following courses and distances:

South 22 degrees 56 minutes 01 seconds East (called South 22 degrees 56 minutes 33 seconds East), a distance of 1065.63 feet (called 1065.77 feet) to a 1/2 inch iron rod found for an angle corner;

South 01 degrees 21 minutes 19 seconds East (called South 01 degrees 13 minutes 19 seconds East), a distance of 54.12 feet (called 53.09 feet) to a 1/2 inch iron rod found for an angle corner;

South 22 degrees 44 minutes 54 seconds East (called South 22 degrees 52 minutes 44 seconds East), a distance of 99.56 feet (called 99.97 feet) to a 1/2 inch iron rod found for an angle corner;

South 34 degrees 06 minutes 38 seconds East (called South 33 degrees 58 minutes 01 seconds East), a distance of 104.69 feet (called 104.38 feet) to a 1/2 inch iron rod found for an angle corner;

South 22 degrees 57 minutes 33 seconds East (called South 22 degrees 55 minutes 15 seconds East), a distance of 120.67 feet (called 120.70 feet) to a 1/2 inch iron rod found for the point of curvature of a curve to the left;

Along said curve to the left having a radius of 1512.53 feet, an arc length of 366.13 feet (called 365.17 feet), a chord length of 365.24 feet (called 365.17 feet), a chord bearing of South 29 degrees 52 minutes 24 seconds East (called South 29 degrees 51 minutes 15 seconds East), and a delta angle of 13 degrees 52 minutes 10 seconds (called 13 degrees 52 minutes 00 seconds) to 1/2 inch iron rod found for the point of tangency;

South 36 degrees 41 minutes 24 seconds East (called South 36 degrees 47 minutes 15 seconds East), a distance of 125.54 feet (called 125.50 feet) to a 1/2 inch iron rod found for the point of curvature of a curve to the right;

Along said curve to the right having a radius of 874.88 feet, an arc length of 142.25 feet, a chord length of 142.09 feet, a chord bearing of South 31 degrees 05 minutes 33 seconds East, and a delta angle of 9 degrees 18 minutes 57 seconds to 1/2 inch iron rod set for the southeast corner of this 44.137 acres, same being the northeast corner of the Edward L. Thomae, et ux 18.512 acres (Volume 985, Page 62);

THENCE along the line common to this 44.137 acres and said Thomae 18.512 acres the following courses and distances:

North 81 degrees 16 minutes 01 seconds West, a distance of 46.13 feet to a point for an angle corner;

South 66 degrees 37 minutes 42 seconds West, a distance of 185.26 feet to a point for an angle corner;

South 70 degrees 44 minutes 12 seconds West, a distance of 40.50 feet to a point for an angle corner;

North 77 degrees 28 minutes 32 seconds West, a distance of 4.40 feet to a point for an angle corner;

North 62 degrees 25 minutes 33 seconds West, a distance of 147.49 feet to a point for an angle corner;

North 72 degrees 42 minutes 48 seconds West, a distance of 5.03 feet to a point for an angle corner;

South 64 degrees 20 minutes 27 seconds West, a distance of 294.31 feet to a point for an angle corner;

North 87 degrees 54 minutes 10 seconds West, a distance of 38.29 feet to a point for an angle corner;

North 82 degrees 42 minutes 11 seconds West, a distance of 100.14 feet to a point for an angle corner;

North 88 degrees 33 minutes 34 seconds West, a distance of 41.22 feet to a point for an angle corner;

South 77 degrees 10 minutes 44 seconds West, a distance of 34.67 feet to a point for an angle corner;

South 67 degrees 08 minutes 10 seconds West, a distance of 318.47 feet to a point for an angle corner;

South 38 degrees 00 minutes 23 seconds West (called South 37 degrees 14 minutes 09 seconds West), a distance of 22.14 (called 22.15) feet to 1/2 inch iron rod found for the southwest corner of this 44.137 acres, same being on the East line of Lot 90 of Arrowhead Village Unit 3 (Volume 8, Page 212);

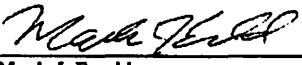
THENCE along the line common to this 44.137 acres and said Lot 90, North 17 degrees 13 minutes 39 seconds West (called North 17 degrees 13 minutes 37 seconds West), at a distance of 315.35 feet pass a 1/2 inch iron rod found for the North corner of said Lot 90, same being the southeast corner of the Donald C. Ofsdahl, et al 59.546 acres (Document # 200106018647), and continuing for a total distance of 1781.44 feet (called 1781.30 feet) to an USACE brass disc found for the northwest corner of this 44.137 acres, same being the northeast corner of said Ofsdahl 59.546 acres and on a southerly line of the United States Army Corps of Engineers tract (Property Identification No. 363175);

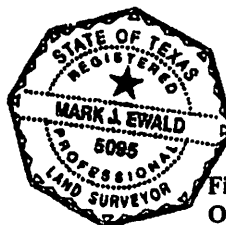
THENCE along the lines common to this 44.137 acres and said Corps of Engineers tract the following courses and distances:

North 44 degrees 27 minutes 21 seconds East (called North 44 degrees 25 minutes 20 seconds East), a distance of 79.65 feet (called 79.66 feet) to an USACE brass disc found for an angle corner;

North 63 degrees 39 minutes 13 seconds East (called North 63 degrees 38 minutes 01 seconds East), a distance of 847.44 feet (called 847.30 feet) to the POINT OF BEGINNING, and containing 44.137 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.


Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
February 3, 2017

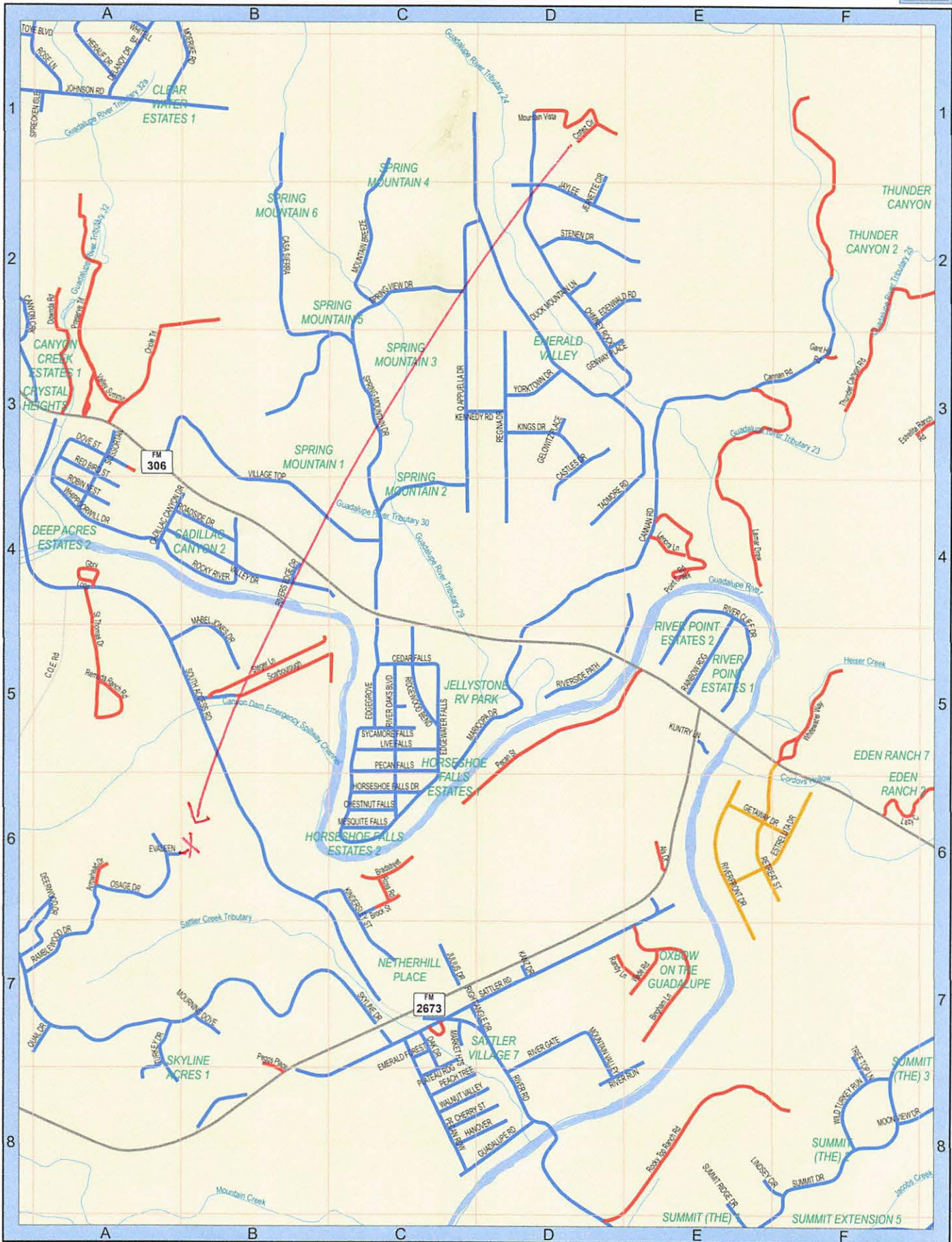


Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
02/13/2017 09:05:05 AM
TERRI 4 Pages(s)
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SEE PAGE 8



SEE PAGE 32

SEE PAGE 44

