

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:

install battery backup timer per design

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
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.		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: 118281
Issued This Date: 02/10/2025
This permit is hereby given to: Christopher and Lillian McAteer

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

1235 ROYAL EAGLE DR
FISCHER, TX 78623

Subdivision: Eagles Peak Ranch
Unit: 2
Lot: 234
Block: -
Acreage: 0.5300

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.



ON-SITE SEWAGE FACILITY APPLICATION

Date _____ Permit Number 118281

1. APPLICANT / AGENT INFORMATION

Owner Name <u>Christopher and Lillian McAteer</u>	Agent Name <u>Doug Dowlearn R.S.</u>
Mailing Address <u>1235 Royal Eagle</u>	Agent Address <u>703 Oak Dr.</u>
City, State, Zip <u>Fischer, TX 78623</u>	City, State, Zip <u>Blanco, TX 78606</u>
Phone # _____	Phone # <u>210-878-8100</u>
Email _____	Email <u>TXSEPTIC@GMAIL.COM</u>

2. LOCATION

Subdivision Name Eagles Peak Ranch Unit 2 Lot 234 Block _____
Survey Name / Abstract Number _____ Acreage _____
Address 1235 Royal Eagle Dr City Fischer State TX Zip 78623

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 3+1

Indicate Sq Ft of Living Area 1978+603

☐ 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

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.

Christopher McAteer [Signature]

12/19/24

Planning Materials & Site Evaluation as Required Completed By _____

System Description _____

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

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

Gallons Per Day (As Per TCEQ Table III) _____

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

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

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

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

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

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

If there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? ☐ Yes ☐ No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed WPAP. A Permit to Construct will not be issued for the proposed OSSF until the proposed WPAP has been approved by the appropriate regional office.)

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

Is there an existing TCEQ approval CZP for the property? ☐ Yes ☐ No

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

If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? ☐ Yes ☐ No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)


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

If yes, indicate the city: _____

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.

- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.



Signature of Designer

Date

AFFIDAVIT**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):

2 UNIT/PHASE/SECTION _____ BLOCK 234 LOT _____ EAGLE'S PEAK RANCH SUBDIVISION

IF NOT IN SUBDIVISION: _____ ACREAGE _____ SURVEY

The property is owned by (insert owner's full name): CHRISTOPHER MCATEER & LILLIAN MCATEER

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 27 DAY OF APRIL, 2023

x Christopher Mcateer

CHRISTOPHER MCATEER

Lillian Mcateer

LILLIAN MCATEER

Owner(s) signature(s)

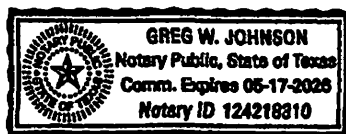
Owner (s) Printed name (s)

CHRISTOPHER & LILLIAN MCATEER

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 27 DAY OF APRIL, 2023

[Signature]

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**.

CHRISTOPHER & LILLIAN

Before me this day appeared MCATEER, being the owners of the referenced property at 1235 ROYAL EAGLE DRIVE. 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:

2 UNIT BLOCK 234 LOT EAGLE'S PEAK RANCH SUBDIVISION

IF NOT IN SUBDIVISION: ACREAGE SURVEY

The property is owned by CHRISTOPHER MCATEER & LILLIAN MCATEER

WITNESS MY HAND ON THIS 27 OF DAY OF APRIL, 2023.

x Christopher Mcateer
OWNER (SIGNATURE)

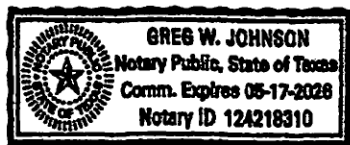
x Lillian Mcateer
OWNER (SIGNATURE)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 27 DAY OF APRIL, 2023 BY

CHRISTOPHER & LILLIAN MCATEER
OWNER NAME (PRINTED)

CHRISTOPHER & LILLIAN MCATEER
OWNER NAME (PRINTED)

Notary Public Signature



(Notary Seal)

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
04/28/2023 08:21:13 AM
TERRI 2 Pages(s)
202306012901



Bobbie Koepp

15188 FM 306
Canyon Lake, TX 78133
Phone (830)964-2365 Fax (830) 964-2659



Routine Maintenance and Inspection Agreement

General

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by and between CHRISTOPHER & LILLIAN MCATEER (referred to as "Client") and Aerobic Services of South Texas (Thomas W. Hampton MP 349) (hereinafter referred to as "Contractor") located at 15188 FM 306, Texas 78133 (830) 964-2365. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein.

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

1. 3 inspections a year/services calls (at least one every 4 months), for a total of 6 over the **two year period** including inspection, adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting control panel, air pumps, air filters, diffuser operation, Any alarm situation affecting the proper function of the Aerobic process will be address within a 48-hour time Frame. Repair work on non-warranty parts will include price for parts & labor. The prices will be quoted before work is performed.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and pH will be taken and reported as necessary.
3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.
4. The customer is responsible for the chlorine tablets; they must be filled before or during the service visit.
5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, and County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy.

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

ACCESS BY CONTRACTOR

The Contractor or anyone authorized by the Contractor may enter the property at reasonable times without prior notice for the purpose of the above described Services. The contractor may access the System components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil Is to be replaced with the excavated material as best as possible.

Termination of Agreement

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

Limit of Liability

In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the services described in this Agreement.

Dispute Resolution

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

Entire Agreement

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

Severability

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

Legal Description: EAGLE'S PEAK RANCH, UNIT 2, LOT 234

Property Address: 1235 ROYAL EAGLE DRIVE

HOME OWNER

CHRISTOPHER & LILLIAN MCATEER

Name

1190 SUNSET VIEW 1235 Royal Eagle Dr

Address

FISCHER, TX 78623

City, State

512-906-9443

Phone

Christopher Mcateer

Signature of Home Owner

SERVICE PROVIDER

Aerobic Services of South Texas Inc.

Name

15188 FM 306

Address

Canyon Lake, Texas 78133

City, State

(830) 964-2365

Phone

OS0024597/MP349

Signature of Service Provider and License #

EFFECTIVE DATE _____ EXPIRED DATE _____ INSTALLED _____

Model # _____

Blower/Panel Serial # _____

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

OSSF SOIL EVALUATION REPORT INFORMATION

Date: 1/14/2025

Applicant Information:

Name: Christopher and Lillian McAteer

Address: 1235 Royal Eagle

City, State & Zip Code: Fischer, TX 78623

Email:

Site Evaluator Information:

Name: Doug Dowlearn

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

Address: 703 Oak Drive

City, State & Zip: Blanco, TX 78606

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

Email: txseptic@gmail.com

Property Location:

Subdivision: Eagles Peak Ranch **Unit:** 2 **Lot:** 234

Street/Road Address: 1235 Royal Eagle

City : Fischer **Zip:** 78623

Additional Info: Comal County

Installer Information:

Name:

Company:

Address:

City, State & Zip:

Phone:

Depth	Texture Class	Soil Texture	Structure (For Class III – blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-8" Clay Loam 8" + Limestone	Blocky	<30% Gravel	8" + Limestone	N/A
Soil Boring #2 60"		Same as above				

DESIGN SPECIFICATIONS

Application Rate (RA): 0.064

OSSF is designed for: 3 Bedroom 1978 Sq. Ft House and a 1 Bedroom 603 Sq. Ft detached living quarters (Total 4 bedroom 2581 Sq. Ft= 300 GPD)

300 gallons per day

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

4688 sq. ft. disposal area required

600 gallon per day aerobic treatment unit

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

FEATURES OF SITE AREA

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: NO

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

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

Site Evaluator:

NAME: Douglas Dowlearn

Signature:



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

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

OSSF SOIL EVALUATION REPORT INFORMATION

Date: 1/14/2025

Applicant Information:

Name: Christopher and Lillian McAteer

Address: 1235 Royal Eagle

City, State & Zip Code: Fischer, TX 78623

Email:

Site Evaluator Information:

Name: Doug Dowlearn

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

Address: 703 Oak Drive

City, State & Zip: Blanco, TX 78606

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

Email: txseptic@gmail.com

Property Location:

Subdivision: Eagles Peak Ranch **Unit:** 2 **Lot:** 234

Street/Road Address: 1235 Royal Eagle

City : Fischer **Zip:** 78623

Additional Info: Comal County

Installer Information:

Name:

Company:

Address:

City, State & Zip:

Phone:

Depth	Texture Class	Soil Texture	Structure (For Class III – blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-8" Clay Loam 8" + Limestone	Blocky	<30% Gravel	8" + Limestone	N/A
Soil Boring #2 60"		Same as above				

DESIGN SPECIFICATIONS

Application Rate (RA): 0.064

OSSF is designed for: 3 Bedroom 1978 Sq. Ft House and a 1 Bedroom 603 Sq. Ft detached living quarters (Total 4 bedroom 2581 Sq. Ft= 300 GPD)

300 gallons per day

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

4688 sq. ft. disposal area required

600 gallon per day aerobic treatment unit

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

FEATURES OF SITE AREA

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: NO

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

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

Site Evaluator:

NAME: Douglas Dowlearn

Signature:



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

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

Douglas R. Dowlearn
D.A.D. Services, Inc.
703 Oak Drive
Blanco, TX 78606
(210)240-2101
txseptic@gmail.com

January 14, 2025

RE: 1235 Royal Eagle Dr

To Whom It May Concern:

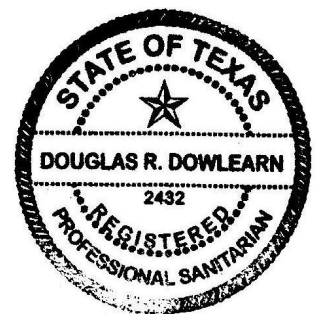
I am requesting a variance for the placement of a spray disposal area 10 feet from the property line, but less than 20 feet from the property line as Comal County regulations require. This variance is requested due to limited space. This setback complies with TCEQ CHAPTER 285 rules Table X. requirements. Equivalent protection will be maintained by including a battery backup to the timer clock to assure sprayers only spray during the predawn hours. In my professional opinion this variance will not pose a threat to the environment or public health.

If there are any questions or concerns, please contact me at 210.240.2101 or by email at txseptic@gmail.com.

Sincerely,



Douglas R. Dowlearn, R.S.



RECEIVED

By Brenda Ritzen at 3:08 pm, Mar 14, 2025

Douglas R. Dowlearn
D.A.D. Services, Inc.
PO Box 212
Bulverde, TX 78163
(210)240-2101
txseptic@gmail.com

March 14, 2025


RE: 1235 Royal Eagle Dr(permit #118281) - Water line variance request

To Whom It May Concern:

I am requesting a variance for a water line to be placed within 10 feet of a spray application area in the following manner which provides equivalent protection to the requirements of Comal County OSSF rules. This variance is requested due to limited space. Equivalent protection will be maintained by sleeving the water line with SCH 40 PVC pipe where it is within 10' of the spray application area. In my professional opinion this variance will not pose a threat to the environment or public health.

If there are any questions or concerns, please contact me at 210.240.2101 or by email at txseptic@gmail.com.

Sincerely,



Douglas R. Dowlearn, R.S.

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

The installation site is at lot 234 of the Eagles Peak Ranch 2 subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from an existing 3 BR, 1978 SF house and an existing 1 BR, 603 SF detached living quarters (total of 4 BR/2581 SF - 300 GPD). The proposed method of wastewater treatment is aerobic treatment with spray irrigation. This method was chosen because of unsuitable soil conditions.

PROPOSED SYSTEM:

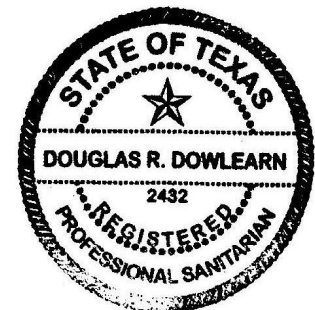
A 3" or 4" PVC pipe will discharge from the structures to an existing 376 pre-treatment tank, which flows into an existing 600 gpd aerobic treatment plant. The aerobic tank effluent flows to an existing 778 gallon storage/pump tank containing a liquid chlorinator and a single 20 gpm submersible pump. Distribution is set to spray in the pre-dawn hours of midnight to 5:00 am through 4 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying at 40 psi. One sprinkler will spray a radius of 22 feet and 360 degrees of arc; One sprinkler will spray a radius of 28 feet and 180 degrees of arc; One sprinkler will spray a radius of 16 feet and 180 degrees of arc; One sprinkler will spray a radius of 32 feet and 180 degrees of arc. An audio and visual alarm monitoring both high water and aerator failure will be placed in a noticeable location.

DESIGN SPECIFICATIONS:

Daily Waste Flow: 300 gpd
Application rate: 0.064
Application area required: $300/.064 = 4688$ sq. ft
Application area utilized: 4761 sq. ft.
Pump tank reserve capacity: 100 gal minimum

SYSTEM COMPONENTS:

SCH 40 PVC sewer line
Existing Solar Aerobic, Model SA600LP(permit #116182)
376-gallon Pretreatment tank
600 GPD Aerobic Treatment Unit
778-gallon Pump tank with timed controls set to spray in the pre-dawn hours of midnight to 5:00 am
C-1 20X, Model no. 20XC1-05P4-2W115 (or equivalent) submersible pump
Liquid chlorinator
1" purple PVC supply line
4 K-Rain Gear Driven pop-up sprinklers



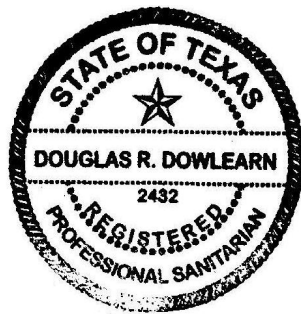
Douglas R. Dowlearn

LANDSCAPING:

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

REVISED

8:07 am, Mar 12, 2025

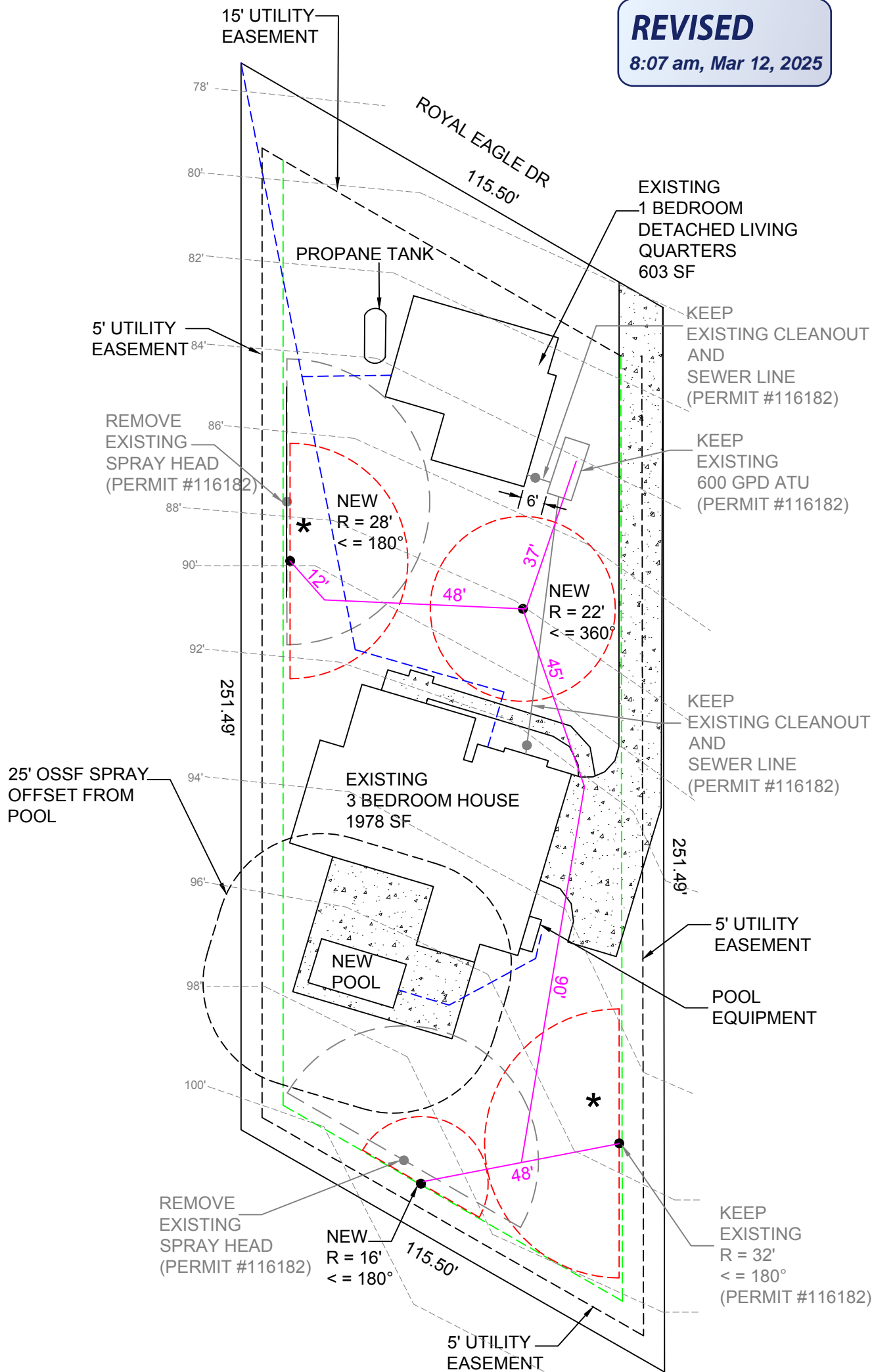


Douglas R. Dowlearn

MCATEER CHRISTOPHER & LILLIAN
1235 ROYAL EAGLE DR
FISCHER, TX 78623
EAGLES PEAK RANCH 2
LOT 234
COMAL COUNTY



SCALE 1" = 30'
PRINT SIZE 11" X 17"



KEY

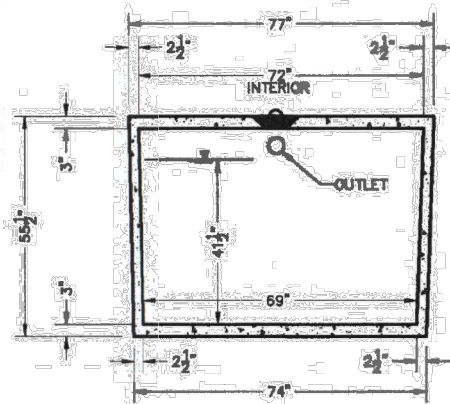
	- 10' OSSF SPRAY SETBACK FROM PROPERTY LINE
	- NEW 1" SCH 40 PVC PURPLE PIPE
	- WATER LINE(VERIFY LOCATION ON SITE)
	- TEST HOLE
	- DRIVE/WALKWAY/SURFACE IMPROVEMENT

NOTES:

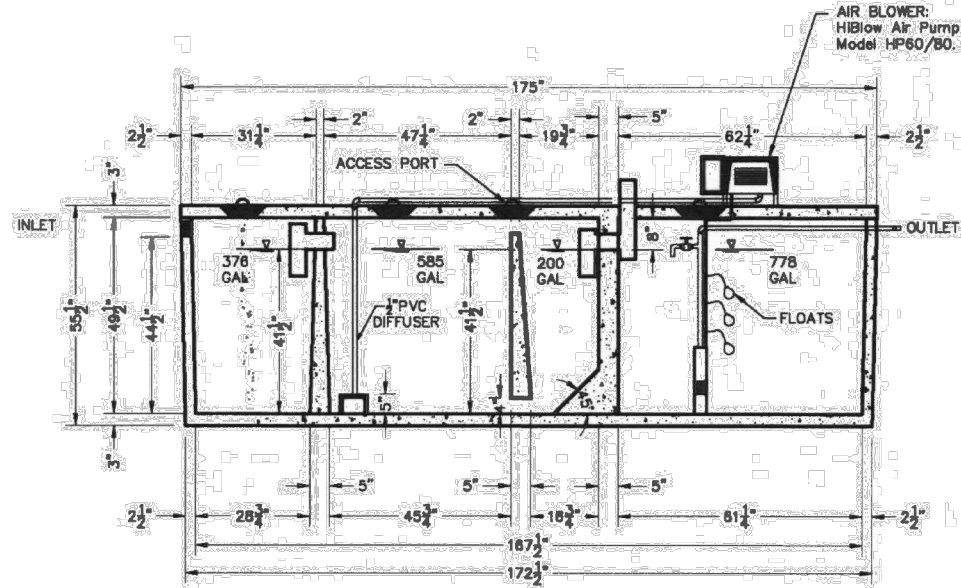
- 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
- 3" OR 4" SCH 40 PVC PIPE FROM STRUCTURE TO TANK.
- SEWER PIPE CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PVC WHERE IT IS WITHIN 5' OF OR CROSSES UNDER DRIVE, WALKWAY, SURFACE IMPROVEMENTS AND 5' BEYOND TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.
- TANK TO BE > 5' FROM STRUCTURES AND SURFACE IMPROVEMENTS. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
- CLEANOUT WITHIN 3' OF STRUCTURE.
- TOTAL SPRAY AREA = 4761 SF.
- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
- DRAINFIELD SHALL BE GREATER THAN 100' FROM PRIVATE WELLS, AND GREATER THAN 150' FROM PUBLIC WELLS. VERIFY WELL LOCATION(S) ON SITE.
- SPRAY HEADS SHALL BE LOCATED AT LEAST 10' AWAY FROM TREES WITHIN THE DISTRIBUTION AREA.
- WATER LINE SHALL BE SLEEVED WHERE IT IS WITHIN 10' OF THE SPRAY AREA. SLEEVEING THE WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO COMAL COUNTY OSSF RULES. SEE VARIANCE REQUEST.
- WATER LINE WILL BE SLEEVED WHERE IT IS WITHIN 10' OF SCH 40 PURPLE PIPE AND WHERE IT CROSSES THE SCH 40 PURPLE PIPE AND 10' BEYOND. SLEEVEING THE WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC 290.



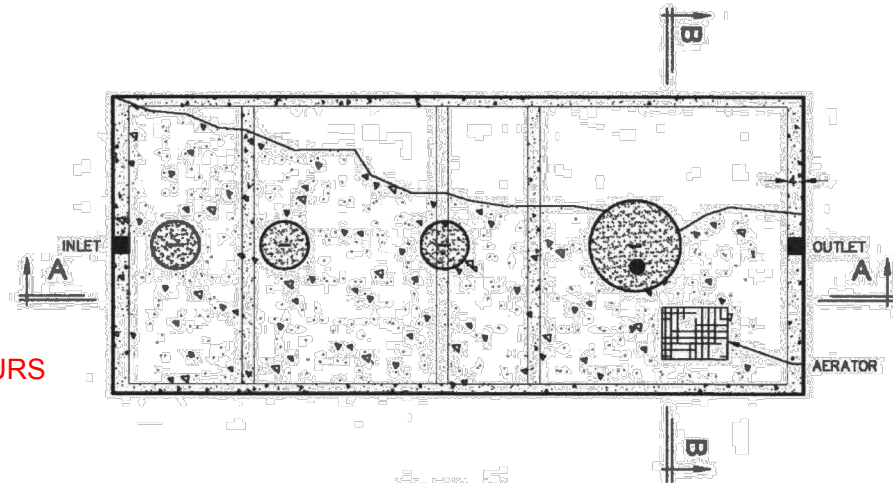
Douglas R. Dowlearn



SECTION B-B



SECTION A-A



PLAN VIEW

18.75 GALLONS/INCH

34.5" - 41.5" = RESERVE = 131.25 GALLONS

12" - 34.5" = PUMP ON TO ALARM ON = 421.88 GALLONS

10" - 12" = PUMP OFF TO PUMP ON = 37.5 GALLONS

0 - 10" = SUMP = 187.5 GALLONS

NOTE: SET ON A TIMER TO ACTIVATE IN PRE DAWN HOURS
BETWEEN MIDNIGHT TO 5 AM.

DATE	DEC 2016	SHEET	SA-3
PROJECT NO.		SCALE	8 1/2" = 1'-0"
DESIGNER	ENG	CHECKED	ESC
DRAWN	ESD		
SOLAR AEROBIC 8754 HWY 80 EAST LAKE CHARLES, LA 70615 PHONE: (337) 439-0860			
MODEL SA 600LP RESIDENTIAL WASTEWATER TREATMENT SYSTEM			
BY		REVISIONS	

C1 SERIES

CISTERN PUMPS

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

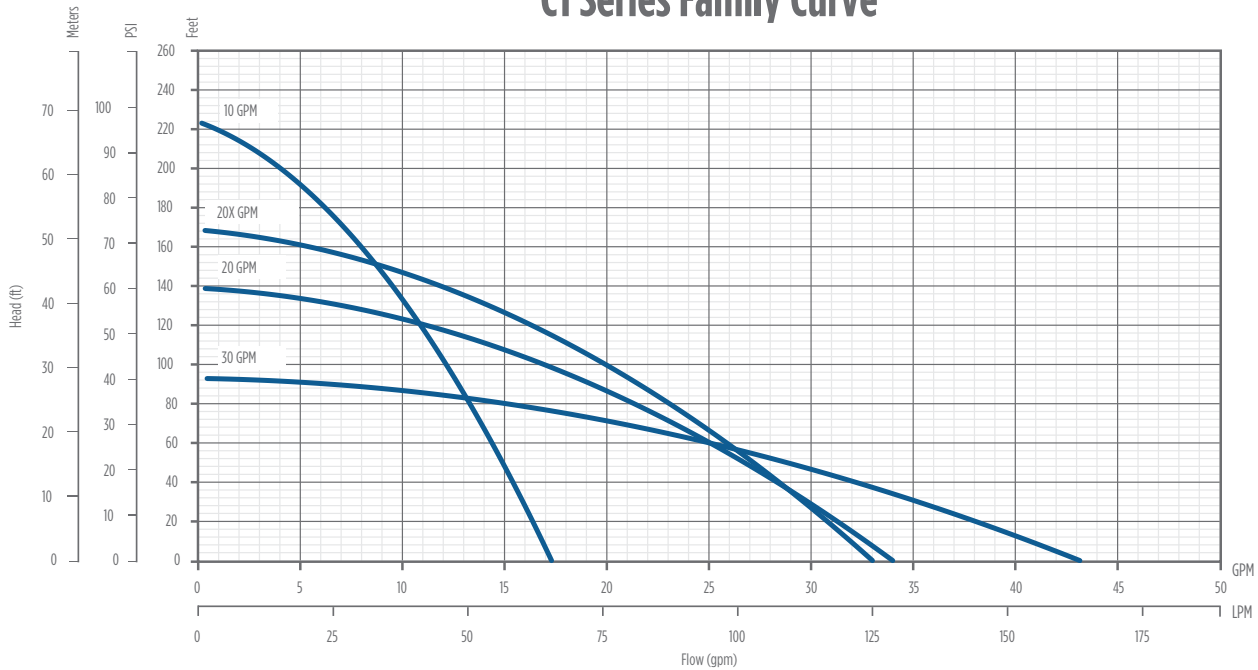
The pump's unique bottom suction design allows for maximum fluid drawdown without compromising durability or overall life, and it does not require the use of a flow induction sleeve. Intended specifically for use in a cistern or tank, C1 Series pumps are suitable for use in agricultural, residential,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



Franklin Electric

franklinwater.com

C1 Series Family Curve



FEATURES

- Supplied with a removable 5" base for secure and reliable mounting
- Bottom suction design
- Robust thermoplastic discharge head design resists breakage during installation and operation
- Single shell housing design provides a compact unit while ensuring cool and quiet operation
- Hydraulic components molded from high quality engineered thermoplastics
- Optimized hydraulic design allows for increased performance and decreased power usage
- All metal components are made of high grade stainless steel for corrosion resistance
- Available with a high quality 115 V or 230 V, ½ hp motor
- Fluid flows of 10, 20, and 30 gpm, with a max shut-off pressure of over 100 psi
- Heavy duty 600 V 10 foot SJ00W jacketed lead

APPLICATIONS

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

ORDERING INFORMATION

C1 Series Pumps							
GPM	HP	Volts	Stage	Model No.	Order No.	Length (in)	Weight (lbs)
10	1/2	115	7	10C1-05P4-2W115	90301005	26	17
		230	7	10C1-05P4-2W230	90301010	26	17
20		115	5	20C1-05P4-2W115	90302005	25	16
		230	5	20C1-05P4-2W230	90302010	25	16
20X		115	6	20XC1-05P4-2W115	90302015	26	17
		230	6	20XC1-05P4-2W230	90302020	26	17
30		115	4	30C1-05P4-2W115	90303005	25	16
		230	4	30C1-05P4-2W230	90303010	25	16

Note: All units have 10 foot long SJ00W leads.



Franklin Electric

franklinwater.com

M1698 07-14

**CCEO
COPY**



COMAL COUNTY
ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **10/23/2023**

Permit Number: **116182**

Location Description: **1235 ROYAL EAGLE DR
FISCHER, TX 78623**

Subdivision: **EAGLES PEAK RANCH**
Unit: **2**
Lot: **234**
Block: **0**
Acreage: **0.5800**

Type of System: **Aerobic
Surface Irrigation**

Issued to: **CHRISTOPHER & LILLIAN MCATEER**

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 Commission on Environmental Quality.

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.

Alterations to this permit including, but not limited to:

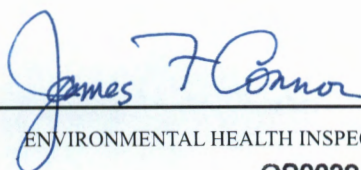
- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system

may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

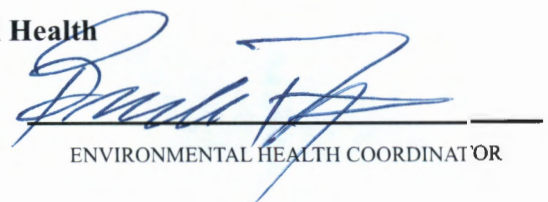
Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

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

Licensing Authority
Comal County Environmental Health


ENVIRONMENTAL HEALTH INSPECTOR

OS00324/85


ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

116132



OWNER: CHRISTOPHER & LILLIAN McATEER		DRAWN BY: EJS III	
STREET ADDRESS: 1235 ROYAL EAGLE DRIVE			
LEGAL DESC: EAGLE'S PEAK RANCH		UNIT/SECTION/PHASE: 2	LOT: 234
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=40'	DATE: 4/26/2022	2nd REVISION: 5/17/2023

From: [Ritzen,Brenda](#)
To: ["Lauren Dowlearn"](#)
Subject: RE: Permit 118281
Date: Friday, March 14, 2025 3:10:00 PM
Attachments: [image001.png](#)

Lauren,

The permit file has been updated.

Thank you,



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

From: Lauren Dowlearn <txseptic@gmail.com>
Sent: Friday, March 14, 2025 1:39 PM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Subject: Re: Permit 118281

This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.
- Comal IT

Attached is the variance with an updated date on it. Please let me know if you need anything else!

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

On Fri, Mar 14, 2025 at 12:19 PM Ritzen,Brenda <rabbjr@co.comal.tx.us> wrote:

Lauren,

From: [Ritzen,Brenda](#)
To: ["Lauren Dowlearn"](#)
Subject: RE: Permit 118281
Date: Friday, March 14, 2025 12:18:00 PM
Attachments: [image001.png](#)

Lauren,

Equivalent protection is needed for the water line thru and within 10 ft. of the new spray areas.

Thank you,



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

From: Lauren Dowlearn <txseptic@gmail.com>
Sent: Tuesday, March 11, 2025 4:19 PM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Subject: Re: Permit 118281

This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

Good afternoon,

Please see attached updated.

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

On Mon, Feb 10, 2025 at 2:32 PM Lauren Dowlearn <txseptic@gmail.com> wrote:

From: [Ritzen,Brenda](#)
To: ["Lauren Dowlearn"](#)
Subject: RE: Permit 118281
Date: Wednesday, March 12, 2025 8:08:00 AM
Attachments: [image001.png](#)

Lauren,

The permit file has been updated.

Thank you,



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

From: Lauren Dowlearn <txseptic@gmail.com>
Sent: Tuesday, March 11, 2025 4:19 PM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Subject: Re: Permit 118281

This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.
- Comal IT

Good afternoon,

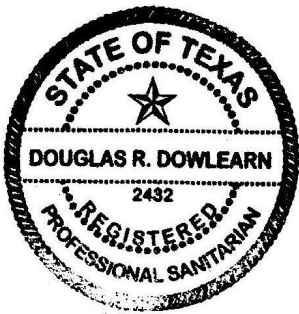
Please see attached updated.

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

On Mon, Feb 10, 2025 at 2:32 PM Lauren Dowlearn <txseptic@gmail.com> wrote:

VOID

REVISED
9:45 am, Feb 11, 2025

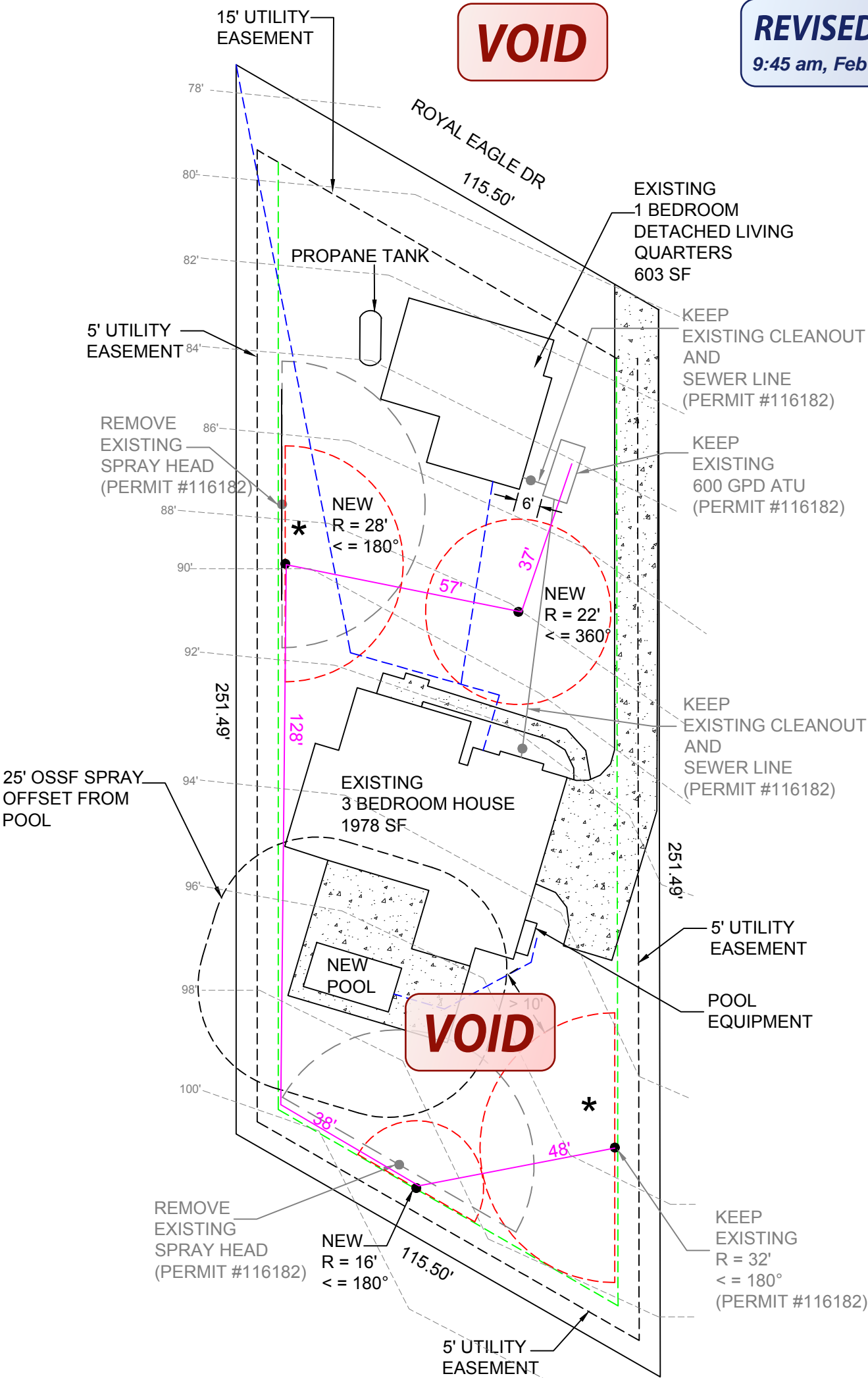


Douglas R. Dowlearn

MCATEER CHRISTOPHER & LILLIAN
1235 ROYAL EAGLE DR
FISCHER, TX 78623
EAGLES PEAK RANCH 2
LOT 234
COMAL COUNTY



SCALE 1" = 30'
PRINT SIZE 11" X 17"



KEY	
	- 10' OSSF SPRAY SETBACK FROM PROPERTY LINE
	- NEW 1" SCH 40 PVC PURPLE PIPE
	- WATER LINE(VERIFY LOCATION ON SITE)
	- TEST HOLE
	- DRIVE/WALKWAY/SURFACE IMPROVEMENT

- NOTES:
- 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
 - 3" OR 4" SCH 40 PVC PIPE FROM STRUCTURE TO TANK.
 - SEWER PIPE CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
 - SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PVC WHERE IT IS WITHIN 5' OF OR CROSSES UNDER DRIVE, WALKWAY, SURFACE IMPROVEMENTS AND 5' BEYOND TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.
 - TANK TO BE > 5' FROM STRUCTURES AND SURFACE IMPROVEMENTS. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
 - CLEANOUT WITHIN 3' OF STRUCTURE.
 - TOTAL SPRAY AREA = 4761 SF.
 - TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
 - DRAINFIELD SHALL BE GREATER THAN 100' FROM PRIVATE WELLS, AND GREATER THAN 150' FROM PUBLIC WELLS. VERIFY WELL LOCATION(S) ON SITE.
 - SPRAY HEADS SHALL BE LOCATED AT LEAST 10' AWAY FROM TREES WITHIN THE DISTRIBUTION AREA.
 - WATER LINE SHALL BE SLEEVED WHERE IT IS WITHIN 10' OF THE SPRAY AREA. SLEEVED THE WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO COMAL COUNTY OSSF RULES. SEE VARIANCE REQUEST.
 - WATER LINE WILL BE SLEEVED WHERE IT CROSSES THE SCH 40 PURPLE PIPE AND 10' BEYOND. SLEEVED THE WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC 290.

RECEIVED

By Brenda Ritzen at 4:27 pm, Feb 10, 2025

VOID
Douglas R. Dowlearn
D.A.D. Services, Inc.
PO Box 212
Bulverde, TX 78163
(210)240-2101
txseptic@gmail.com

February 10th, 2025

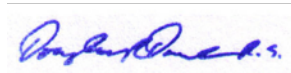
RE: 1235 Royal Eagle Dr(permit #118281) - Water line variance request

To Whom It May Concern:

I am requesting a variance for a water line to be placed within 10 feet of a spray application area in the following manner which provides equivalent protection to the requirements of Comal County OSSF rules. This variance is requested due to limited space. Equivalent protection will be maintained by sleeving the water line with SCH 40 PVC pipe where it is within 10' of the spray application area. In my professional opinion this variance will not pose a threat to the environment or public health.

If there are any questions or concerns, please contact me at 210.240.2101 or by email at txseptic@gmail.com.

Sincerely,



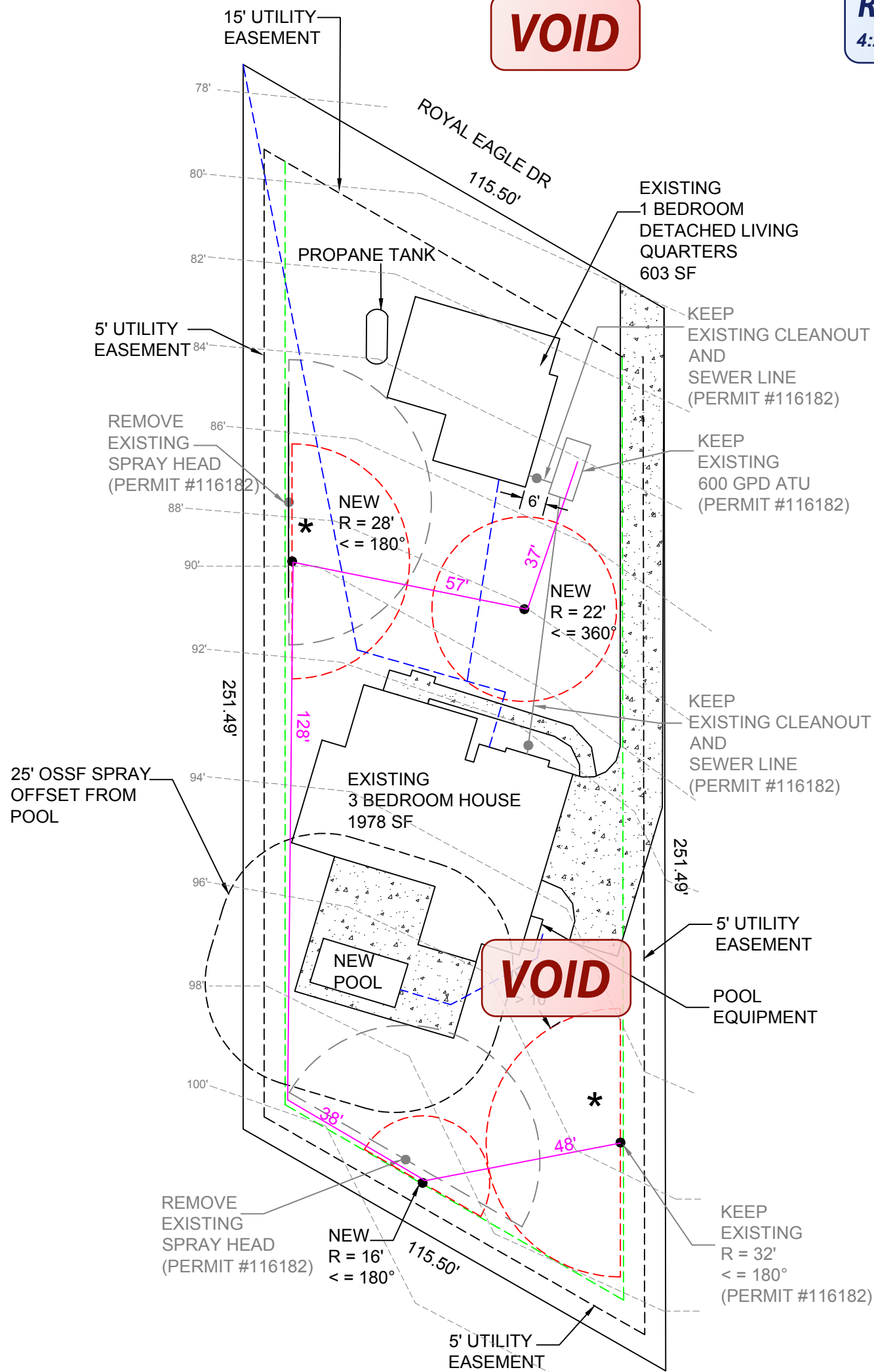
VOID

Douglas R. Dowlearn, R.S.

VOID

REVISED

4:27 pm, Feb 10, 2025




From: [Ritzen,Brenda](#)
To: [Lauren Dowlearn](#)
Subject: Permit 118281
Date: Friday, February 7, 2025 1:57:00 PM
Attachments: [image001.png](#)

**Re: Christopher and Lilliam McAteer
Eagles Peak Ranch Unit 2 Lot 234
Application for Permit for Authorization to Construct an On-Site
Sewage Facility (OSSF)**

Lauren :

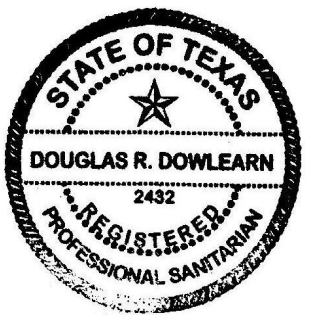
The following information is needed before I can continue processing the referenced permit submittal:

1.  **Variance request needed to Comal County Rules for water line thru spray area.**
2. **Revise as needed and resubmit.**

Thank you,



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

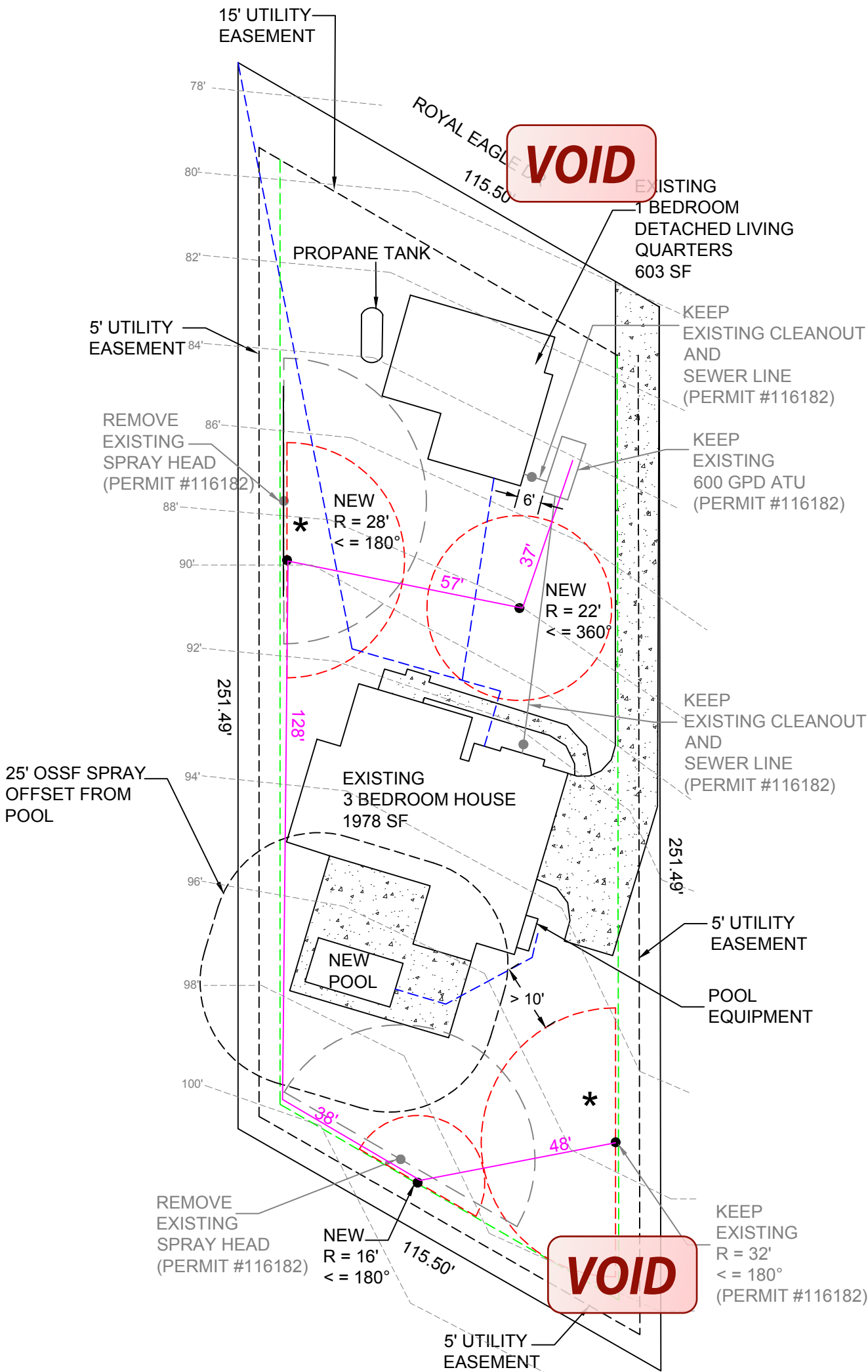


Douglas R. Dowlearn

MCATEER CHRISTOPHER & LILLIAN
1235 ROYAL EAGLE DR
FISCHER, TX 78623
EAGLES PEAK RANCH 2
LOT 234
COMAL COUNTY



SCALE 1" = 30'
PRINT SIZE 11" X 17"



KEY

	- 10' OSSF SPRAY SETBACK FROM PROPERTY LINE
	- NEW 1" SCH 40 PVC PURPLE PIPE
	- WATER LINE(VERIFY LOCATION ON SITE)
	- TEST HOLE
	- DRIVE/WALKWAY/SURFACE IMPROVEMENT

NOTES:

- 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
- 3" OR 4" SCH 40 PVC PIPE FROM STRUCTURE TO TANK.
- SEWER PIPE CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PVC WHERE IT IS WITHIN 5' OF OR CROSSES UNDER DRIVE, WALKWAY, SURFACE IMPROVEMENTS AND 5' BEYOND TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.
- TANK TO BE > 5' FROM STRUCTURES AND SURFACE IMPROVEMENTS. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
- CLEANOUT WITHIN 3' OF STRUCTURE.
- TOTAL SPRAY AREA = 4761 SF.
- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
- DRAINFIELD SHALL BE GREATER THAN 100' FROM PRIVATE WELLS, AND GREATER THAN 150' FROM PUBLIC WELLS. VERIFY WELL LOCATION(S) ON SITE.
- SPRAY HEADS SHALL BE LOCATED AT LEAST 10' AWAY FROM TREES WITHIN THE DISTRIBUTION AREA.
- WATER LINE SHALL BE SLEEVED WHERE IT IS WITHIN 10' OF THE SPRAY AREA. SLEEVED WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO COMAL COUNTY OSSF RULES.
- WATER LINE WILL BE SLEEVED WHERE IT CROSSES THE SCH 40 PURPLE PIPE AND 10' BEYOND. SLEEVED WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC 290.

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: March 18, 2022

Grantor: Lighthouse Development, LLC

Grantor's Mailing Address: 106 Royal Eagle
Fischer TX 78623

Grantee: Christopher McAteer and Lillian McAteer

Grantee's Mailing Address: 1300 FM 2673 # 2566
CANYON LAKE, TX 78133

Consideration: Cash and a note of even date executed by Grantee and payable to the order of The First National Bank of Sonora d/b/a Sonora Bank (hereinafter "Lender") in the principal amount of Four Hundred Sixty Thousand and No/100 DOLLARS (\$460,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed for the benefit of said Lender and the same are hereby transferred and assigned to said Lender and by a first-lien deed of trust of even date from Grantee to Kyle J. Barton, trustee.

Property (including any improvements):

Lot 234, EAGLE'S PEAK RANCH, UNIT NO. 2, situated in Comal County, Texas, according to the map or plat thereof, recorded in Volume 8, Pages 298-303, Map and Plat Records, Comal County, Texas.

Reservations from Conveyance: Reservations, Easements and Restrictions of record.

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record, as reflected by the records of the County Clerk of the aforesaid County, and subject further to the taxes for the current year and subsequent years, which Grantee assumes and agrees to pay.

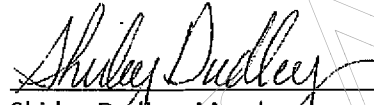
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.

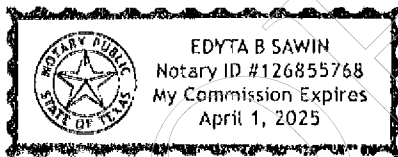
When the context requires, singular nouns and pronouns include the plural.

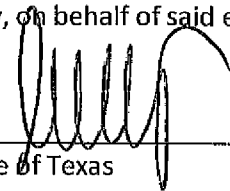
Lighthouse Development, LLC,
a Texas limited liability company


Shirley Dudley, Member

STATE OF TEXAS)
COUNTY OF Plays)

This instrument was acknowledged before me on March 18, 2022, by Shirley Dudley, as Member, of Lighthouse Development, LLC, a Texas limited liability company, on behalf of said entity.




Notary Public, State of Texas

Return to:

1300 FM 2673 - # 2566
CANYON LAKE, TX 78133

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
03/18/2022 03:54:38 PM
CHRISTY 2 Pages(s)
202206012954**

36-T-159338/MF
Recorded By Texas National Title







COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		118281
Date Received	Initials	Permit Number

Instructions:

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

OSSF Permit

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

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


Signature of Applicant

12/19/24
Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION — (Missing Items Circled, Application Refused)
--