Comal County Environmental Health
OSSF Inspection Sheet

Installer Name: Winters **OSSF Installer #:** OS0005924

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

Inspector Name: Hendry **Inspector Name:** _____ **Inspector Name:** _____

Permit#: 118537 **Address:** 303 CANYON TERRACE DR

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

Inspector Notes: **7/7/25 CH: Tight line good, no SanT in, water line going to pool equipment is completely sleeved, require revision for actual location of water meter/line, pool lines with any protection, additional stub out and any portion of tight line installed by licensed plumber, tank hole over half full of water, tank wet, requires additional tank check**

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If SingleTank, 2Compartments Provided withBaffle SEPTIC TANK Inlet Flowline Greater than3" and " T " Provided on Inlet and OutletSEPTIC TANK Septic Tank(s) MeetMinimum Requirements		285.32(b)(1) (E)285.91(2)285.32(b)(1) (F)285.32(b)(1)(E) (iii)285.32(b)(1)(E)(ii) (II)285.32(b)(1)(E)(ii) (I)285.32(b)(1)(E) (i)285.32(b)(1) (D)285.32(b)(1)(C) (ii)285.32(b)(1)(C) (i)285.32(b)(1) (B)285.32(b)(1) (A)285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	X	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		X		
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system providedSEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed	X			X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X		Aeris D-840; as per design	X X		
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

Comal County Environmental Health
OSSF Inspection Sheet

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

Comal County Environmental Health
OSSF Inspection Sheet

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

Comal County Environmental Health
OSSF Inspection Sheet

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

COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number:	118537
Issued This Date:	05/01/2025
This permit is hereby given to:	Canyon Lake Acquisitions LLC.

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

303 CANYON TERRACE DR
CANYON LAKE, TX 78133

Subdivision:	Overlook at Canyon Lake
Unit:	0
Lot:	63
Block:	0
Acreage:	0.0000

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.

RECEIVED
By Kathy Griffin at 10:36 am, Apr 10, 2025

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date _____ Permit Number 118537

1. APPLICANT / AGENT INFORMATION

Owner Name	Canyon Lake Acquisitions LLC.	Agent Name	David Winters Septics LLC.
Mailing Address	9827 Cogdill Rd. Suite 1	Agent Address	P.O Box 195
City, State, Zip	Knoxville, TN 37932	City, State, Zip	Spring Branch, TX 78070
Phone #		Phone #	830-935-2477
Email	earl@llcinvest.com	Email	Wintersseptics@gvtc.com

2. LOCATION

Subdivision Name Overlook at Canyon Lake _____ Lot 63 Block _____

Survey Name / Abstract Number _____ Acreage _____

Address 303 Canyon Terrace Dr. City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

☐ Single Family Residential

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

Number of Bedrooms _____

Indicate Sq Ft of Living Area _____

☒ Non-Single Family Residential

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

Type of Facility Neighborhood Pavilion

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants 66

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: $ 300,000 00 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Signature of Owner _____ Date 3/28/25

Revised January 2021

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Planning Materials & Site Evaluation as Required Completed By Garrett R. Winters R.S #5213

System Description Aerobic System W/ Spray

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

Tank Size(s) (Gallons) 840GPD Absorption/Application Area (Sq Ft) 8482

Gallons Per Day (As Per TCEQ Table III) 528

(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

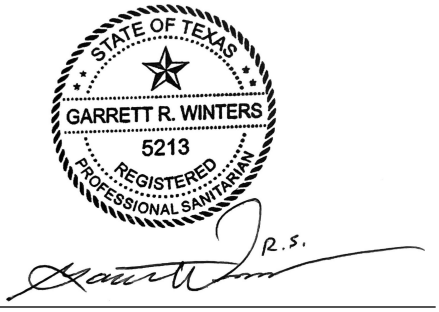
(If yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

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

3/12/2025
Date

Revised March 2024

COUNTY OF COMAL
STATE OF TEXAS

AFFIDAVIT TO THE PUBLIC

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

I

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

II

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

Lot 63, Overlook at Canyon Lake, a subdivision in Comal County, Texas

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

Canyon Lake Acquisitions LLC.

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

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

WITNESS BY HAND(S) ON THIS 7 **DAY OF** April .2025

Owner(s) signature(s)

EARL SULLIVAN
(PRINTED NAME) TITLE

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 7 **DAY OF** April .2025

Notary Public, State of ~~Texas~~ Georgia
Notary's Printed Name:_____
My Commission Expires:_____

ALEXANDRA RAPOPORT
Notary Public, Georgia
Fannin County
My Commission Expires
April 06, 2029

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
04/07/2025 03:59:59 PM
TRACY 2 Pages(s)
202506009825

DAVID WINTERS SEPTICS, LLC
PO BOX 195
SPRING BRANCH, TX 78070
830-935-2477 OFFICE
830-935-2477 FAX
wintersseptics@gvtc.com

Routine Maintenance and Inspection Agreement

This Work-for-Hire Agreement (hereafter referred to as this "Agreement") is entered into, by, and between Canyon Lake Acquisitions LLC. (referred to as "Client") and David Winters Septic's, LLC, Inc. (hereafter referred to as "Contractor") located at 303 Canyon Terrace Dr. Date beginning on Issue Date of and contract ending 2 years from Issue Date of License to Operate License to Operate
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 agreement will provide for all required inspections, testing, and service for your Aerobic Treatment System. The policy will include the following:

1. Three (3) inspections per year/service calls (at least one every four months), for a total of six (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, and replacing or repairing any component not found to be functioning correctly. Any alarm situations affecting the proper function of the Aerobic process will be addressed within a 48-hour time frame. This contract does not include labor on warranty and non-warranty parts.

2. An effluent quality inspection consisting of a visual check of 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 on your inspection report.

4. The Client is responsible for the chlorine tablets and/or liquid chlorine; 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 not be covered by this policy.

At the conclusion of the initial service policy, our company will make available, for purchase on an annual basis, a continuing service policy cover NORMAL inspection, maintenance and repair.

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

This agreement does not cover any labor or parts for items which must be replaced due to acts of God, i.e., lightning strikes, high winds, flooding, freezing.

This agreement DOES NOT COVER materials or parts which must be replaced due to misuse or abuse of the system. These include but are not limited to: Sewage flows exceeding the recommended daily hydraulic design capabilities, Disposal of Non-Biodegradable materials, such as chemicals, grease or oil, sanitary napkins, tampons, baby wipes, disposable diapers, Clogs in the line between the house and the tank.

This agreement DOES NOT COVER LABOR OR PARTS for out- of- warranty items.

Service calls made outside of the regular maintenance schedule are subject to a **$75.00 SERVICE CALL FEE** due at the time of service.

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 service described above.

PAYMENT AGREEMENT
The client will pay compensation to the contractor for the services in the amount of First 2 years included with new install. This compensation shall be payable in one lump sum payment upon acceptance of this agreement. Payments not received within 30 days of the above described due date will be subject to a $25.00 late penalty.

TERMINATION OF THIS AGREEMENT
Either party may terminate this agreement within 10 days of written notice in the event of substantial failure to perform in accordance with its terms by other party without fault of the terminating party. If this agreement is terminated, the contractor will immediately notify the appropriate health authority.

LIMIT OF LIABILTY
The Contractor will not be liable for indirect, consequential, incidental or punitive damages, whether in contract 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.

Permit # __ _____

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

Client	**Contractor**
Canyon Lake Acquisitions LLC.	David Winters Septics LLC.
Name	
303 Canyon Terrace Dr.	1550 Oak Meadows
Address	
Canyon Lake, TX 78133	Canyon Lake, Texas 78133
City/ State/Zip Code	
~~210-287-2738~~ 706-781-7291	Office- 830-935-2477 Email-Wintersseptics@gvtc.com
Phone	
earl@llcinvest.com	By: David Winters
Email address	
Signature of Client	Signature of Contractor
	Maintenance Provider #-MP0001686

OSSF Soil & Site Evaluation

Page 1 (Soil & Site Evaluation) **Date Performed:** 3 / 7 / 2025

Property Owner: CANYON LAKE ACQUISITIONS LLC

Site Location: Overlook at Canyon Lake Proposed Excavation Depth: 1FT

REQUIREMENTS:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil borings 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 disposal field excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

Soil Boring Number:					
Depth (Feet)	**Texture Class**	**Gravel Analysis (If Applicable)**	**Drainage (Mottles/ Water Table)**	**Restrictive Horizon**	**Observations**
1 FT.	III	<30%	None Observed	BEDROCK 3"	CLAY LOAM/Brown
2 FT.					
3 FT.					
4 FT.					
5 FT.					

Soil Boring Number:					
Depth (Feet)	**Texture Class**	**Gravel Analysis (If Applicable)**	**Drainage (Mottles/ Water Table)**	**Restrictive Horizon**	**Observations**
1 FT.					
2 FT.		SAME AS	TH1		
3 FT.					
4 FT.					
5 FT.					

FEATURES OF SITE AREA

Presence of 100 year flood zone ☐ Yes ☑ No

Presence of upper water shed ☐ Yes ☑ No

Presence of adjacent ponds, streams, water impoundments ☐ Yes ☑ No

Existing or proposed water well in nearby area (within 150 feet) ☐ Yes ☑ No

Ground Slope 6 %

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

R.S.

(Signature of person performing evaluation) 02/25/25 (Date) OS#0037882 Registration Number and Type

GW Designs
Garrett R. Winters
1332 Mountain View DR, Canyon Lake TX

March 12th, 2025

Comal County Engineer's Office
195 David Jonas Drive
New Braunfels, TX 78132

RE- **Septic Design**

Pavilion Overlook at Canyon Lake
Canyon Lake, TX 78133

Brandon/Brenda

The unique circumstances of this property make it difficult to comply with the 20ft spray setback requirement. I hereby request a variance for the placement of the spray disposal area 10 feet from the property lines, as well as a battery backup timer to be installed to ensure sprayers only spray during the predawn hours. Installing this timer will provide equivalent protection with TCEQ CHAPTER 285 rules Table X. In my professional opinion this variance will not pose a threat to the environment or public health.

Please feel free to contact me with any questions or concerns.

Sincerely,

Garrett R. Winters R.S

GW Septic Designs

On-Site Sewage Facility Application and Design

Prepared By:
Garrett R. Winters
Registered Professional Sanitarian
R.S# 5213

Contact Information
Phone: (210) 854-2673
Email: Gwinterssepticsgmail.com
1332 Mountain View Dr.
Canyon Lake, TX 78133

Owner/Site Location

Owner/Builder: CANYON LAKE ACQUISITIONS LLC
Address:
Subdivision: OVERLOOK AT CANYON LAKE
Lot: 63
DATE: 3/12/2025

LOT DESCRIPTION

The proposed method of wastewater treatment is aerobic treatment with spray irrigation. The sizing of the OSSF was determined as specified in the Texas Commission on Environmental Quality (TCEQ) CHAPTER 285.33 (C)(2). Water saving devices are assumed for the septic system design. This site is not within the 100-Year flood plain (see site plan). Water to the property will be serviced by Public Water Supply.

This design was performed in conformance with Chapter 285 of the Texas Commission on Environmental Quality. I have performed a thorough site visit of the proposed lot as a Professional Registered Sanitarian and Site Evaluator in accordance with Chapter 285, Subchapter D, regarding Recharge Features, of the Texas Commission on Environmental Quality.

System Summary

- 840gpd Aerobic treatment unit
- Manual 24HR control timer
- 20gpm submersible effluent pump
- SCH40 PVC Sewer pipe
- 1" purple PVC SCH40 supply line
- Liquid Chlorinator (EZ Tank)
- 6 K-Rain Gear Driven Pop-up Sprinklers not to exceed 40PSI.
- Sprinklers Layout: *See Site Plan Page*
- Visual and audio alarms monitoring high water and aerator failure placed in a noticeable location.

Wastewater Design Flow

Structure: NEIGHBORHOOD PAVILION
Max # Persons: 66 @ 8GPD
Wastewater Usage Rate: 528GPD
Application Rate: 0.064
Application Area Required: 8,250sf
Actual Application Area: 8,482sf

System Components

Pretreatment Tank: 552gal
Pump Tank: 919gal
Aeration Tank: 840gpd
Pump: C1 Series Mid suction Or equivalent
Pump tank reserve minimum: 176gal

Potable Water Lines

Potable water lines must be at a minimum distance of 10 feet from OSSF components. If a water line is within 10 feet, it must be sleeved with 2" SCH40 PVC Pipe in order to provide equivalent protection of a 10' separation in compliance with TAC chapter 290, Subchapter D, Rules for Public Drinking Water Systems.

Landscaping

The native vegetation in the distribution area should consist of low-level shrubs, plains grass, bluestem, or Bermuda. The entire application area must maintain a ground cover after construction. Exposed rock will be covered when in the application area with fine soil such as sandy loam.
If the slope in the drain field area is greater than 15% or is complex, the area is unsuitable for the disposal method, suitable fill shall be brought into the field area to meet this requirement. Surface application systems may apply treated and disinfected effluent upon areas with existing vegetation. If any ground within the proposed surface application area does not have vegetation, that bare area shall be seeded or covered with sod before system start-up. The vegetation shall be capable of growth before the system start-up.

Installation

A 3” or 4” solid-wall SCH40 or SDR 26 PVC pipe with a minimum downward slope of 1/8 inch per foot will be installed between the tank and house. A 2-way cleanout must be included in the line between the house and tank. All piping from house-to-tank and tank-to-drain field must be bedded with class Ib, II, or III soils containing less than 30% gravel. The bottom of the excavation for the tank shall be level and free of large rocks/debris, the tanks shall then be bedded with a 4” layer of sand, sandy loam, 3/4 dust or pea gravel. All openings in the tank are to be sealed to prevent the escape of wastewater. For all OSSF’s permitted on OR after September 1, 2023, inspection and cleanout ports shall risers over the port openings which extend to a minimum of two inches above grade.
A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions. Acceptable protective measures include: a padlock and a cover that can be removed with tools.

Electrical Components

All electrical wiring shall conform to the requirements of the National Electric Code (1999) or under any other standards approved by the executive director. Additionally, all external wiring shall be installed in approved, rigid, non-metallic gray code electrical conduit. The conduit shall be buried according to the requirements in the National Electric Code and terminated at a main circuit breaker panel or sub-panel. Connections shall be in approved junction boxes. All electrical components shall have an electrical disconnect within direct vision from the place where the electrical device is being serviced. Electrical disconnects must be weatherproof (approved for outdoor use) and have maintenance lockout provisions.

Maintenance Requirements

The homeowner is primarily responsible for maintaining a properly functioning aerobic treatment system. The installer is responsible for furnishing the homeowner with the installation manual and instructing the homeowner on proper use for this type of OSSF. The following provisions are required by the homeowner:

- A maintenance contract must be maintained for the first 2 years by a licensed maintenance contractor.
- A constant supply of chlorine must be provided to the OSSF system.
- The owner must prohibit the discharge of grease into the OSSF system.
- Keep the spray area mowed and tank area free of ants and weeds.
- Maintain all faucets and toilets inside the home free of leaks.
- Maintaining the pretreatment tanks by pumping them out every 3-5 years to avoid sludge buildup.

Maintenance Contract

For any OSSF with a pump, the installer shall provide the Designated Representative with proof of an executed two-year full-service maintenance contract as required by the TCEQ. The maintenance company will verify that the system is operating properly and that they will provide on-going maintenance of the installation. The initial contract will be for a minimum of 2 years. A maintenance contract will authorize the Maintenance Company to maintain and repair the system as needed. The owner must continuously maintain a signed written contract with a valid maintenance company and shall submit a copy of the contract to the permitting authority at least 30 days prior to the date service will cease.

Affidavit

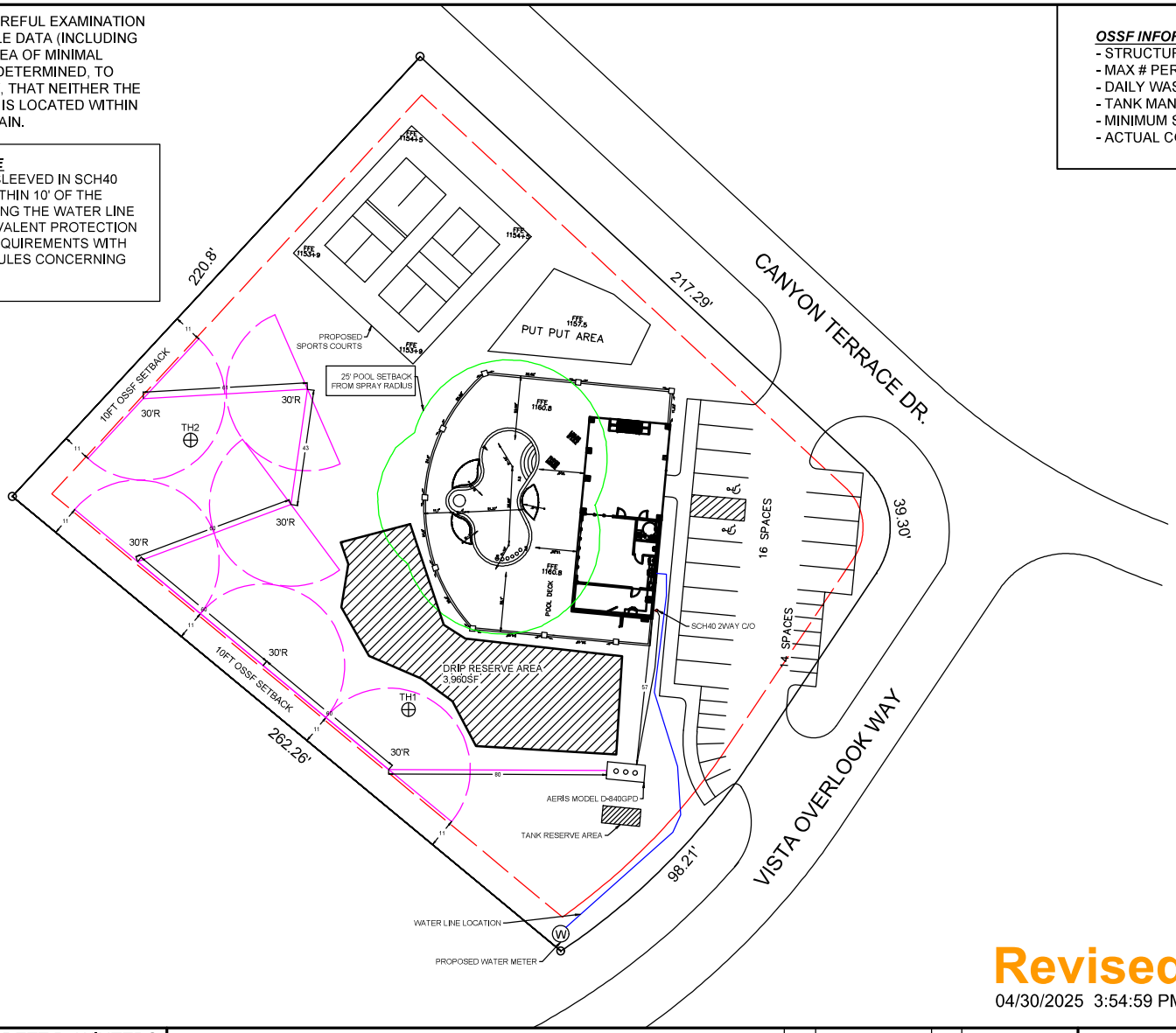
Prior to issuance of a permit, a certified copy of an affidavit must be submitted to the County Clerk's office. The affidavit is a recorded file in reference to the real property deed on which the surface application is installed on the property. The permit issued to the previous owner of the property being transferred to the new owner in accordance with §285.20(5) of the TCEQ OSSF Rules. The permit will be issued in the name of the owner of the OSSF. Permits shall be transferred to the new owner automatically upon legal sale of the OSSF. The transfer of an OSSF permit under this section shall occur upon actual transfer of the property on which the OSSF is located unless the ownership of the OSSF has been severed from the property.

The following design is intended to follow and meet the TCEQ 30 TAC 285 OSSF Regulations. The performance of this system cannot be guaranteed even though all provisions of 30 TAC 285 have been met or exceeded

REVISED
9:19 am, May 01, 2025

FLOOD PLAIN: AFTER CAREFUL EXAMINATION AND STUDY OF AVAILABLE DATA (INCLUDING FEMA PANEL ZONE X (AREA OF MINIMAL FLOOD HAZARD) I HAVE DETERMINED, TO THE BEST OF MY ABILITY, THAT NEITHER THE HOUSE NOR THE SEPTIC IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.

NOTE
WATER LINE TO BE SLEEVED IN SCH40 PIPE WHERE IT IS WITHIN 10' OF THE SEWER LINE. SLEEVING THE WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS WITH TAC CHAPTER 290 RULES CONCERNING WATER LINES.



OSSF INFORMATION
- STRUCTURE: NEIGHBORHOOD PAVILION
- MAX # PERSONS: 66 @ 8GPD
- DAILY WASTEFLOW: 528GPD
- TANK MANUFACTURER: AERIS MODEL D-840
- MINIMUM SPRINKLER COVERAGE: 8,250SF
- ACTUAL COVERAGE AREA: 8,482SF

NOTES
- TANK IS TO PLACED AT LEAST 5' FROM STRUCTURES
- ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10' FROM ANY PART OF THE OSSF
- SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PIPE WHERE IT IS WITHIN 5' OF OR CROSSES UNDER DRIVEWAYS, STRUCTURES, AND SURFACE IMPROVEMENTS TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.
- A MINIMUM OF 1/4" PER FOOT OF FALL IS REQUIRED FROM STRUCTURE TO ATU
- SPRINKLER HEADS MAY NOT SPRAY WITHIN 10' OF TREES. UNDER NO CIRCUMSTANCE SHALL FOOD CROPS BE PLANTED IN THE SPRAY AREA
- SPRAY RADIUS SHALL MAINTAIN AT LEAST 100' FROM PRIVATE WELLS, 150' FROM PUBLIC WELLS. (TANKS 50' MIN)
- SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS TO INDICATE HIGH WATER AND AIR FAILURE
- THE AMOUNT OF WASTEWATER FLOW OF THE STRUCTURE(S) ON THIS DESIGN SHALL NOT SURPASS THE PERMITTED FLOW RATE
- ANY SURFACE ROCKS SHALL BE COVERED WITH SOIL THAT IS CAPABLE OF GROWTH
- NO SURFACE IMPROVEMENTS ARE TO BE WITHIN THE SPRAY AREA
- THIS DESIGN MEETS ALL REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OSSF REGULATIONS
- THIS SITE PLAN IS EXPRESSLY INTENDED FOR ON-SITE SEWAGE FACILITY (OSSF) USE ONLY AND SHOULD NOT BE UTILIZED OR CONSTRUED FOR SURVEYING PURPOSES. ITS PURPOSE IS TO ACCURATELY REPRESENT THE LAYOUT AND DESIGN OF THE SEWAGE SYSTEM WITHIN THE SPECIFIED PROPERTY BOUNDARIES FOR REGULATORY AND OPERATIONAL COMPLIANCE.

Revised
04/30/2025 3:54:59 PM

PREPARED BY: GARRETT R. WINTERS
R.S #5213

OWNER: CANYON LAKE ACQUISITIONS LLC

ADDRESS:
Subdivision: OVERLOOK AT CANYON LAKE
LOT: 63
1.28 ACRES

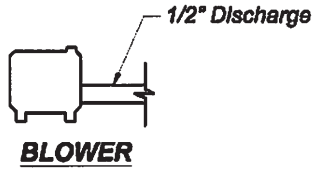
DATE	DESCRIPTION	REV#

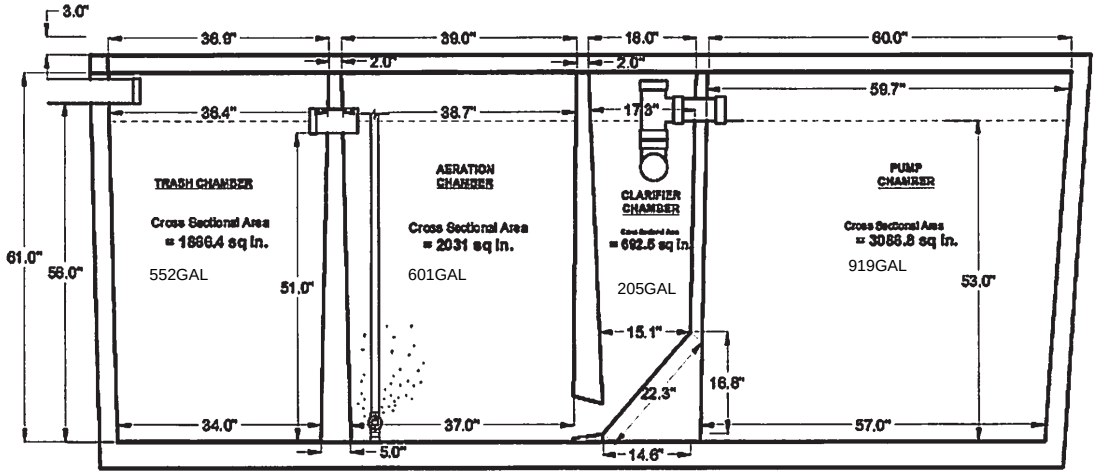
GW Designs

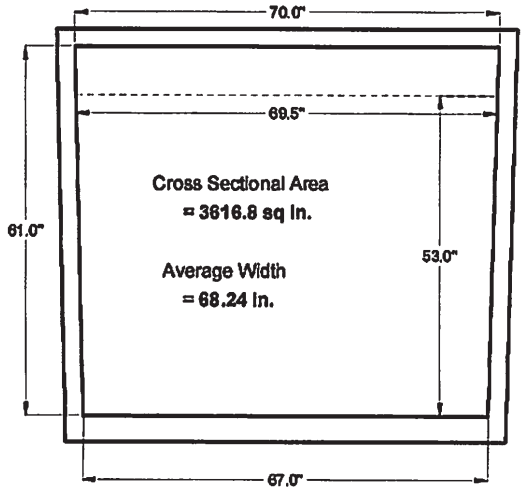
SCALE: 1"= 40'

DATE: 4/30/2025

STATE OF TEXAS
GARRETT R. WINTERS
5213
REGISTERED
PROFESSIONAL SANITARIAN
R.S.

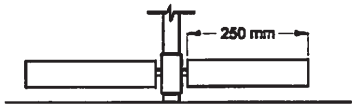






SIDE SECTION VIEW
SCALE: 1" = 3/8 "

END SECTION VIEW
SCALE: 1" = 3/8 "



Diffuser Detail
2 - 250 mm
Max flow per diffuser
= 55 liters/minute

Volume	919.0	gallons
Water Depth	53.0	inches
Volume / Vertical Inch	**17.34**	**gal/in**

Min. Reserve Volume	**1/3**	**of Q**	**176**	**gal/day**
Pump OFF	7	inches =	121.4	gallons
Pump ON	10	inches =	52.0	gallons
High Water ALARM	41	inches =	537.5	gallons
RESERVE	**53.0**	**inches =**	**208.1**	**gallons**

Title:	Company Name:	Date:
Model D840 840 gallon per day Aerobic Treatment Unit	Aeris Aerobics	3-1-2014

PROPLUS™

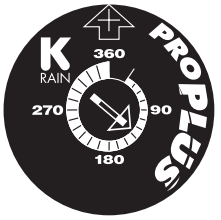
Packed with features that ensure reliability, saving the installer time and money on every job.

- **Revolutionary Patented Easy Arc Set –** Simplified arc set allows for wet or dry adjustment in seconds.
- **5" Riser –** Perfect for grasses with thick thatch.
- **3/4" Inlet –** Replaces all standard rotors.
- **2N1 Adjustable or Continuous Rotation –** Provides a full range adjustment from 40° to a continuous full circle.
- **Patented Arc Set Degree Markings –** Clearly indicates the current watering pattern and simplifies arc set adjustment.
- **Arc Memory Clutch –** Prevents internal gear damage and returns rotor to its prior setting automatically if nozzle turret is forced past its stop.
- **Time Proven Patented Reversing Mechanism –** Assures continuous reverse and return…over a 20 year history.
- **Ratcheting Riser –** Allows for easy adjustment of your left starting position with a simple turn of the riser.
- **Rubber Cover –** Seals out dirt, increases product durability.
- **Wide Selection of Nozzles –** Including standard and low angle, provides flexibility in system design.
- **Optional Check Valve –** Prevents low head drainage.

K-Rain Manufacturing Corp.
1640 Australian Avenue
Riviera Beach, FL 33404 USA
+1 561 844-1002
FAX: +1 561 842-9493
1.800.735.7246 | www.krain.com

Easy Arc Setting

Arc Selection 40° to Continuous 360°
Adjust From Left Start



Models

11003	ProPlus
11003-HP	ProPlus 12" High Pop
11003-SH	ProPlus Shrub Head

OTHER OPTIONS: ADD TO PART NUMBER

-CV	Check Valve
-LA	Low Angle Nozzle
-NN	No Nozzle
-RCW	ProPlus for Reclaimed Water w/Low Angle Nozzle

How to Specify

Model Number	Description
11003	**-RCW**

Specifications

- Inlet: 3/4" Threaded NPT
- Arc Adjustment Range: 40° to Continuous 360°
- Flow Range: .5 - 10.0 GPM
- Pressure Rating: 20 - 70 PSI
- Precipitation Rate: .06 to .50 Inches Per Hour (Depending on Spacing and Nozzle Used)
- Overall Height (Popped Down): 7 1/2" (17" for High Pop Model)
- Recommended Spacing: 28' to 44'
- Radius: 22' to 50'
- Nozzle Trajectory: 26°
- Low Angle Nozzle Trajectory: 12°
- Standard and Low Angle Nozzle: Included
- Riser Height: 5"

Performance Data

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

Low Angle Performance Data

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

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

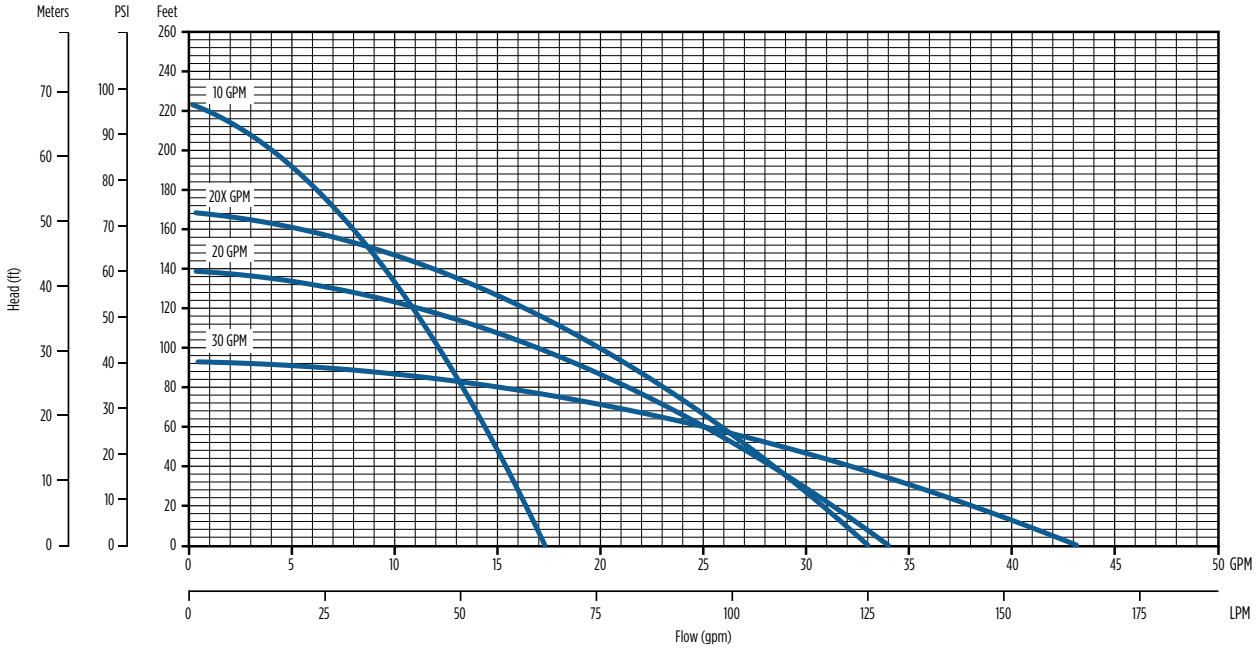
11020002 Rev. 02

C1 SERIES
CISTERN PUMPS

Designed for use in gray water and filtered effluent service applications, the C1 Series cistern pump provides high performance and long life in less than ideal water conditions. Able to pass solids up to 1/8" without having a negative effect on the internal hydraulic components, the pump features a unique bottom suction design allowing for maximum fluid drawdown without compromising durability or overall life, and it does not require the use of a flow induction sleeve. Intended specifically for use in a cistern or tank, C1 Series pumps are suitable for use in agricultural, residential, and commercial installations.

Franklin Electric

C1 SERIES FAMILY CURVE



FEATURES

- Supplied with a removable 5" base for secure and reliable mounting
- Bottom suction design
- Robust thermoplastic discharge head design resists breakage during installation and operation
- Standard backflow prevention through a built-in, but removable, check valve.
- Single shell housing design provides a compact unit while ensuring cool and quiet operation
- Hydraulic components molded from high quality engineered thermoplastics
- Optimized hydraulic design allows for increased performance and decreased power usage
- All metal components are made of high grade stainless steel for corrosion resistance
- Available with a high quality 115 V or 230 V, 1/2 hp motor
- Fluid flows of 10, 20, and 30 gpm, with a max shut-off pressure of over 100 psi
- Heavy-duty 300 V 10 foot SJOOW jacketed lead

APPLICATIONS

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

ORDERING INFORMATION

GPM	HP	Volts	Stage	Model No.	Order No.	Length (in)	Weight (lbs)
10	1/2	115	6	10C1-05P4-2W115	90301005	26	17
		230	6	10C1-05P4-2W230	90301010	26	17
20		115	4	20C1-05P4-2W115	90302005	25	16
		230	4	20C1-05P4-2W230	90302010	25	16
20X		115	5	20XC1-05P4-2W115	90302015	26	17
		230	5	20XC1-05P4-2W230	90302020	26	17
30		115	3	30C1-05P4-2W115	90303005	25	16
		230	3	30C1-05P4-2W230	90303010	25	16

NOTE: All units have 10 foot long SJOOW leads

LBC Manufacturing

"EZ-Tank"

GRAVITY FLOW Liquid Bleach Chlorinator

US Patent Pending

LBC Manufacturing
P.O. Box 454
Fayetteville, TEXAS 78940
(979) 826-0139 off.

www.liquidchlorinator.com

THIS PRODUCT WAS EVALUATED AS A CHLORINE DISINFECTION DEVICE AND MEETS OR EXCEEDS THE APPLICABLE REQUIREMENTS OF STANDARD 46

RECOMMENDED INSTALLATION INSTRUCTIONS

**** LBC Manufacturing recommends installation by TCEQ licensed and trained installers. ****

1. Locate the Aerobic System Holding/Pump tank

2. Remove the green access lid mounting screws and remove green access lid.

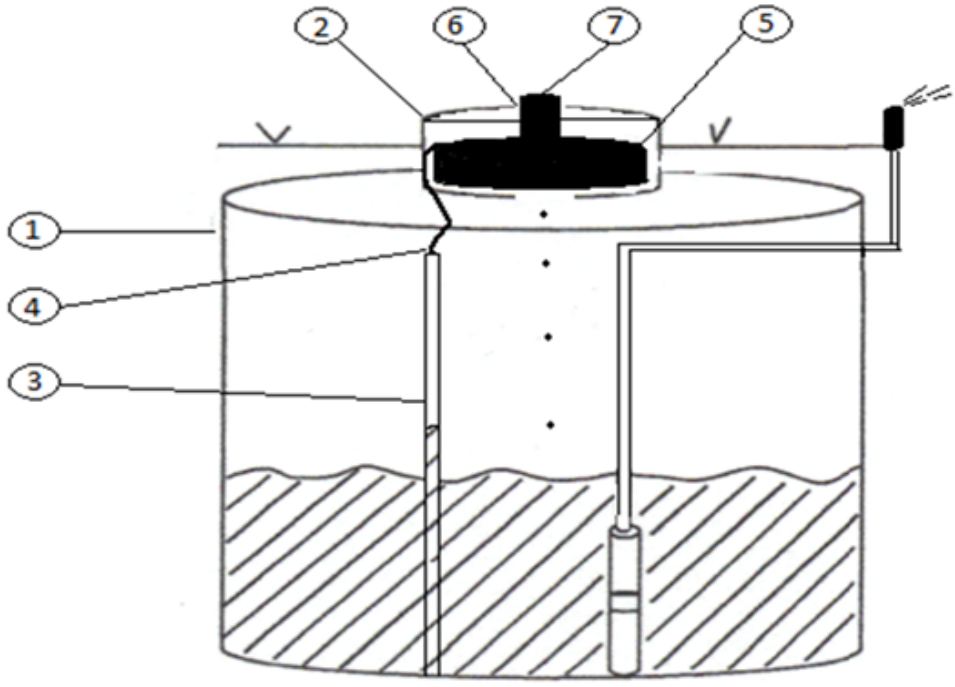
3. Install vertical sensing pipe into Holding/Pump tank. Ensure sensing pipe is resting on the bottom of the Holding/Pump tank. Cut the sensing pipe off below the top of the Holding/Pump tank lid, and secure the sensing pipe to remain vertical in the Holding/Pump tank

4. Using PVC Cleaner and PVC glue, attach the barb fitting adapter (supplied on the end of EZ-Tanks vinyl tubing) to the sensing pipe.

5. Place the EZ-Tank reservoir inside the holding tank access riser. (EZ-Tank reservoir rests on the secondary safety lid inside the holding tank access riser. If the holding tank access riser does not have a secondary safety lid, replace with new access riser that accommodates the secondary safety lid to code.)

6. Next, drill 4.25 inch hole in center of holding tank access lid. (this allows the fill lid to be accessed without having to reopen the holding tank lid) Next, Re-Install holding tank access lid and replace mounting and safety screws.

7. Open EZ-Tank gasketed fill lid. Fill with 6% -10% sodium hypochlorite. Once filled, Replace the gasketed fill lid ensuring a firm secure seal. (If the fill lid is not tightened securely, a vacuum will not form and reservoir will empty sodium hypochlorite contents into Holding/Pump tank prematurely.)



CHLORINE DISINFECTION DEVICE PERFORMANCE

The LBC MFG “EZ-Tank” is a proven disinfection device that meets the applicable requirements of NSF standard 46 for Chlorine disinfection devices. The EZ-Tank is listed as a certified chlorine disinfection device for secondary treated effluent. Certification requires the device to be used with 6-10% sodium hypochlorite (household bleach) The EZ-Tank Disinfection device is a gravity flow product that applies disinfectant to a holding tank as the water level rises thus giving the ultimate amount of contact time for the disinfectant to work.

THE LIQUID CHLORINATION PROCESS

LBC Manufacturing designed and built the “EZ-Tank” to provide years of trouble-free service. It is constructed from durable Polyethylene material which can withstand the corrosive nature of Sodium Hypochlorite (Household Bleach). It has been tested to NSF/ANSI Std 46 and has proven to function more consistently, at a lower operating cost, than any other disinfection method.

The basic function of the Liquid Bleach Chlorinator is to introduce disinfectant to the effluent water in the Holding/Pump tank as the effluent enters. The longer the contact time the disinfectant has to interact with pathogens, the better it disinfects. The ideal method is maximum contact time for minimal pathogen survival.

LIQUID CHLORINATOR OPERATION AND MAINTENANCE

It is the Owner's *Responsibility* to operate and maintain the Liquid Chlorinator to the best of their ability.

If Service is required, refer to the Data/Service Plate located on the Fill Lid of the Liquid Chlorinator.

The Liquid Chlorinator uses 6-10% Sodium Hypochlorite (Household Bleach). Do not use any other products and or chemicals other than specified. Always maintain a constant supply of disinfectant / Bleach in the Chlorinator Housing at all times. The rate of disinfectant/Bleach usage will vary with individual homeowner water usage. If disinfectant usage increases or decreases, call the service provider.
If flood waters, ants, chemicals etc.. other than Sodium Hypochlorite, enters the Chlorinator Housing, call for service.

******Alwavs use Personal Protective Equipment when Filling or Servicing the Chlorinator*******

MONTHLY : Open the Chlorinator Fill Lid and Visually Inspect the liquid level the chlorine reservoir. Maintain a constant supply of Sodium Hypochlorite (Household Bleach) in the Chlorinator Housing and reservoir at all times. Check Sprinkler discharge for Chlorine redidual. If Service is required, refer to the Data/Service Plate located on the Fill Lid of the chlorinator reservoir

PERIODICALLY: Open the Chlorinator Fill Lid and Visually Inspect the Chlorinator for debris such as dirt, grass clippings etc. Check Sprinkler discharge for Chlorine residual. If Service is required, refer to the Data/Service Plate located on the Fill Lid of the Chlorinator reservoir.

YEARLY: Visually inspect the Chlorinator Housing for any damage from lawnmowers, etc. Remove dirt/ant build up , grass, etc. from Chlorinator Housing Fill Lid. Check Sprinkler discharge for Chlorine residual.
If Service is required, refer to the Data/Service Plate located on the Fill Lid of the Chlorinator reservoir

FOR INTERMITTENT PERIODS OR EXTENDED PERIODS OF NON-USE

The EZ Tank is designed to function under normal use or Intermittent periods of use. If periods of non use exceed 6 months , drain Chlorinator Housing and refill with 6-10% Sodium Hypochlorite. If Service is required, refer to the Data/Service Plate located on the Fill Lid of the Chlorinator reservoir.

Comal County Web Map

3/12/2025, 9:45:59 AM

1:1,176

Streams

TCEQ Contributing Zone

Addresses

Parcels

Scaled County Boundary

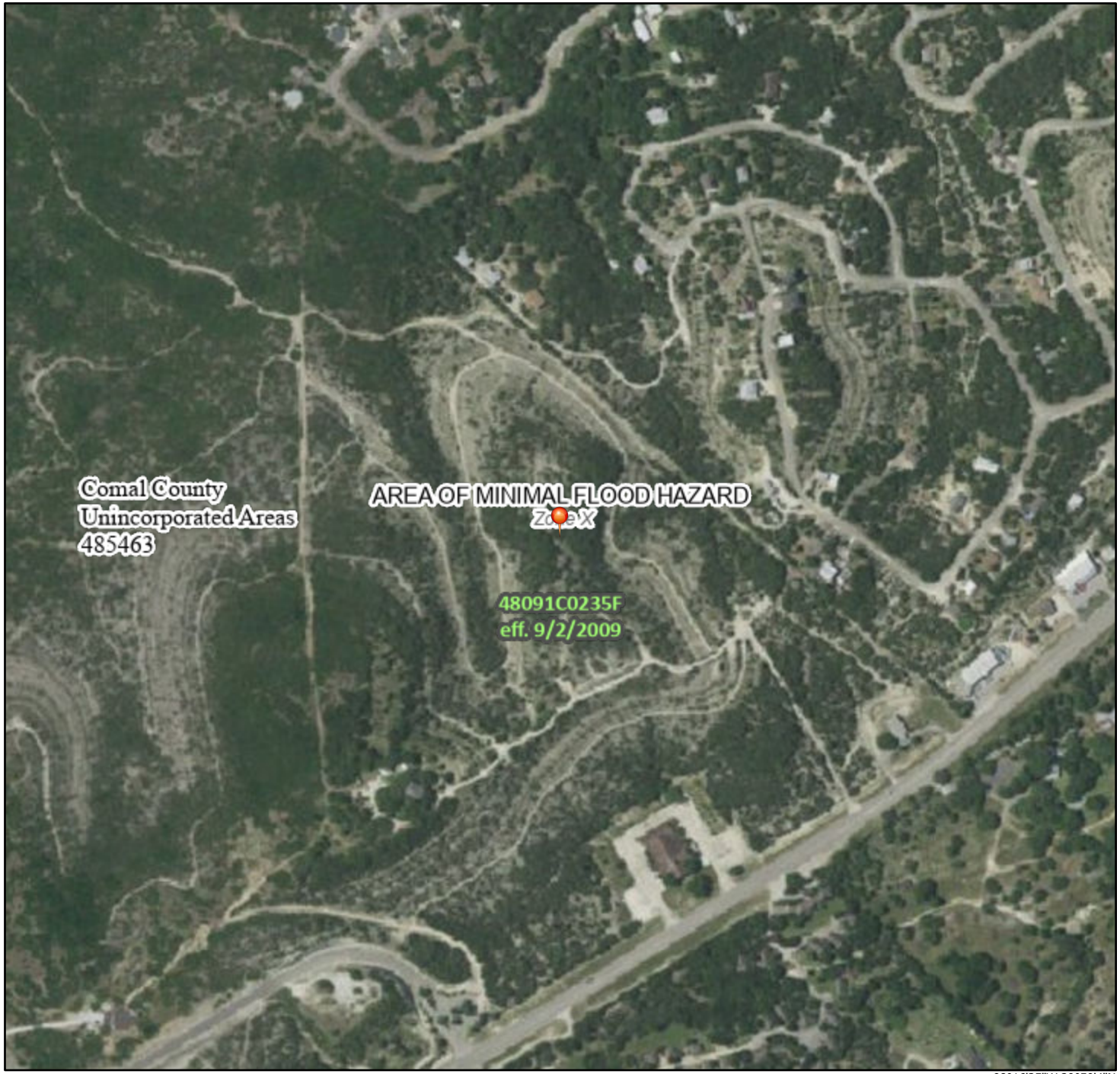
0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

National Flood Hazard Layer FIRMette

FEMA

98°17'13"W 29°50'35"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

98°16'35"W 29°50'4"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/12/2025 at 2:54 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

From: Ritzen,Brenda
To: "earl@llcinvest.com"; wintersseptics@gvtc.com
Subject: Permit 118537
Date: Wednesday, April 30, 2025 2:47:00 PM
Attachments: image001.png

Re: Canyon Lake Acquisitions, LLC
Overlook at Canyon Lake Lot 63
Application for Permit for Authorization to Construct an On-Site Sewage Facility (OSSF)

Owner / Agent :

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

1. ~~1~~ **Indicate if the equivalent protection for the water supply line is in compliance with TAC Chapter 290 Rules.**
2. **Revise as needed and resubmit.**

Thank you,

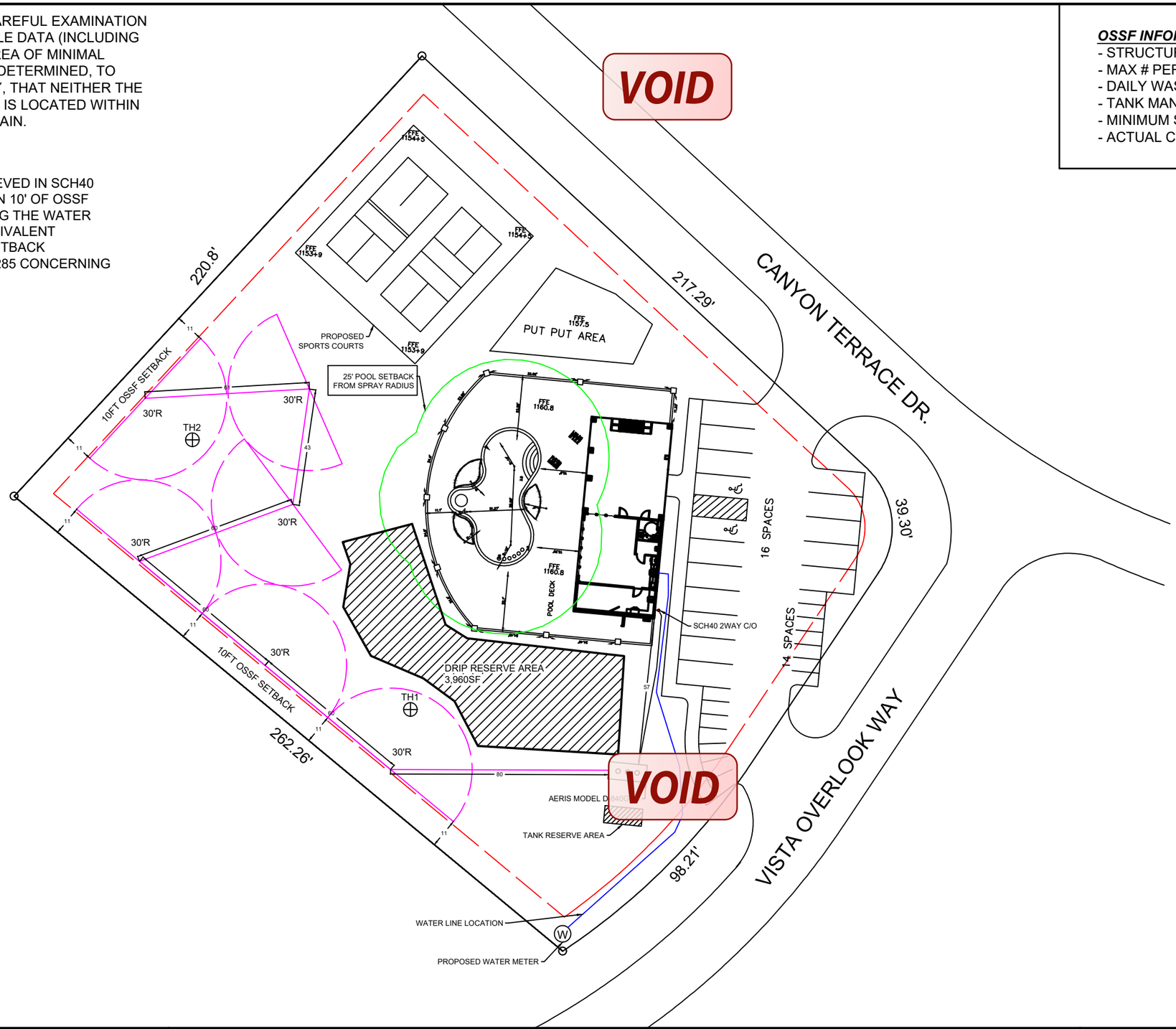
COMAL COUNTY TEXAS

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

FLOOD PLAIN: AFTER CAREFUL EXAMINATION AND STUDY OF AVAILABLE DATA (INCLUDING FEMA PANEL ZONE X (AREA OF MINIMAL FLOOD HAZARD) I HAVE DETERMINED, TO THE BEST OF MY ABILITY, THAT NEITHER THE HOUSE NOR THE SEPTIC IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.

NOTE

WATER LINE TO BE SLEEVED IN SCH40 PIPE WHERE IT IS WITHIN 10' OF OSSF COMPONENTS. SLEEVING THE WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC285 CONCERNING WATER LINES.



OSSF INFORMATION

- STRUCTURE: NEIGHBORHOOD PAVILION
- MAX # PERSONS: 66 @ 8GPD
- DAILY WASTEFLOW: 528GPD
- TANK MANUFACTURER: AERIS MODEL D-840
- MINIMUM SPRINKLER COVERAGE: 8,250SF
- ACTUAL COVERAGE AREA: 8,482SF

NOTES

- TANK IS TO PLACED AT LEAST 5' FROM STRUCTURES
- ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10' FROM ANY PART OF THE OSSF
- SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PIPE WHERE IT IS WITHIN 5' OF OR CROSSES UNDER DRIVEWAYS, STRUCTURES, AND SURFACE IMPROVEMENTS TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.
- A MINIMUM OF 1/4" PER FOOT OF FALL IS REQUIRED FROM STRUCTURE TO ATU
- SPRINKLER HEADS MAY NOT SPRAY WITHIN 10' OF TREES. UNDER NO CIRCUMSTANCE SHALL FOOD CROPS BE PLANTED IN THE SPRAY AREA
- SPRAY RADIUS SHALL MAINTAIN AT LEAST 100' FROM PRIVATE WELLS, 150' FROM PUBLIC WELLS. (TANKS 50' MIN)
- SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS TO INDICATE HIGH WATER AND AIR FAILURE
- THE AMOUNT OF WASTEWATER FLOW OF THE STRUCTURE(S) ON THIS DESIGN SHALL NOT SURPASS THE PERMITTED FLOW RATE
- ANY SURFACE ROCKS SHALL BE COVERED WITH SOIL THAT IS CAPABLE OF GROWTH
- NO SURFACE IMPROVEMENTS ARE TO BE WITHIN THE SPRAY AREA
- THIS DESIGN MEETS ALL REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OSSF REGULATIONS
- THIS SITE PLAN IS EXPRESSLY INTENDED FOR ON-SITE SEWAGE FACILITY (OSSF) USE ONLY AND SHOULD NOT BE UTILIZED OR CONSTRUED FOR SURVEYING PURPOSES. ITS PURPOSE IS TO ACCURATELY REPRESENT THE LAYOUT AND DESIGN OF THE SEWAGE SYSTEM WITHIN THE SPECIFIED PROPERTY BOUNDARIES FOR REGULATORY AND OPERATIONAL COMPLIANCE.

PREPARED BY: GARRETT R. WINTERS
R.S #5213

OWNER: CANYON LAKE ACQUISITIONS LLC

ADDRESS:
Subdivision: OVERLOOK AT CANYON LAKE
LOT: 63
1.28 ACRES

DATE	DESCRIPTION	REV#

GW Designs

SCALE:1"- 40'

DATE: 3/12/2025

STATE OF TEXAS
GARRETT R. WINTERS
5213
REGISTERED
PROFESSIONAL SANITARIAN
R.S.

9/c

202406010086 04/04/2024 11:21:33 AM 1/9

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.

MEMORANDUM OF EXTENSION OF REAL ESTATE NOTE AND LIEN

SECURITY STATE BANK & TRUST NMLSR ID #402941

INDIVIDUAL LOAN ORIGINATOR: WALTER HARRIS NMLS ID # 959747

DATE: DECEMBER 21, 2023

NOTE:

Date: DECEMBER 21, 2021

Original Amount: TWO MILLION TWO HUNDRED FIFTY THOUSAND AND 00/100 ($2,250,000.00) DOLLARS

Maker: CANYON LAKE ACQUISITIONS, LLC, a Foreign limited liability company

Payee: SECURITY STATE BANK & TRUST, Fredericksburg, Texas

Unpaid Principal and Interest: As stated in Extension of Real Estate Note and Lien dated DECEMBER 21, 2023

HOLDER: SECURITY STATE BANK & TRUST

HOLDER'S MAILING ADDRESS (including county): 201 W. Main Street, Fredericksburg, Gillespie County, Texas 78624

GRANTOR: CANYON LAKE ACQUISITIONS, LLC, a Foreign limited liability company

GRANTOR'S MAILING ADDRESS (including county): 9827 COGDILL ROAD, SUITE 1, KNOXVILLE, KNOX COUNTY, TENNESSEE 37932

NOTE AND LIEN ARE DESCRIBED IN THE FOLLOWING DOCUMENTS:

DEED OF TRUST DATED DECEMBER 21, 2021 AND RECORDED ON DECEMBER 27, 2021 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS UNDER DOCUMENT NO. 202106065836

PROPERTY (including improvements):

TRACT I: BEING SURVEY OF A 167.45 ACRE TRACT OF LAND OUT OF THE M. HEIMER SURVEY NO. 824, ABSTRACT NO. 812 AND THE R. CRUZ SURVEY NO. 339, ABSTRACT NO. 105, COMAL COUNTY, TEXAS. BEING ALL OF THE REMAINDER OF A 6.002 ACRE TRACT DESCRIBED IN DEED TO TOM J. SHERIDAN PROPERTIES, INC., OF RECORD IN VOLUME 850, PAGE 602, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, AND ALL OF THE REMAINDER OF A 396.188 ACRE TRACT DESCRIBED IN DEED TO TOM J. SHERICAN PROPERTIES, INC., OF RECORD IN DOCUMENT NO. 9706005743, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF:

TRACT II: BEING A TRACT OR PARCEL CONTAINING 1.000 ACRE OF LAND OUT OF THE MAX HEIMER SURVEY NO. 824, ABSTRACT NO. 812, COMAL COUNTY, TEXAS: BEING ALL OF THAT CALLED 1.00 ACRE TRACT CONVEYED TO POLLY G. SHERIDAN BY WARRANTY DEED RECORDED IN DOCUMENT NO. 200106035920, OFFICAL PUBLIC RECRODS, COMAL COUNTY, TEXAS: SAID 1.00 TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS IN EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

TERMS OF EXTENSION OF MATURITY:

Principal and interest shall be due and payable in accordance with the terms of the original note and an Extension of Real Estate Note and Lien of even date with this Memorandum by and between Holder and Grantor.

If Grantor is not primarily liable on the note, Grantor nevertheless agrees to pay the note.

Grantor promises to pay the unpaid principal and interest to the order of Holder of note and lien, according to the terms of the original note and the Extension of Real Estate Note and Lien of even date herewith. Grantor and Holder also renew and extend the liens.

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

CANYON LAKE ACQUISITIONS, LLC,
a Foreign limited liability company

PETER SCOTT RYE aka PETER S. RYE,
Manager

THE STATE OF ~~TEXAS~~ TN §

COUNTY OF Knox §

This instrument was acknowledged before me on this the 29 day of MARCH, 2024, by PETER SCOTT RYE aka PETER S. RYE, Manager of CANYON LAKE ACQUISITIONS, LLC, a Foreign limited liability company, on behalf of said company.

DAVID A. CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Notary Public, State of ~~Texas~~ TN
Commission expires 8/31/24

HOLDER:

SECURITY STATE BANK & TRUST

WALTER HARRIS, Branch President

THE STATE OF TEXAS §

COUNTY OF LLANO §

TALIA BOND
Notary Public
State of Texas
ID # 13319830-5
My Comm. Expires 07-07-2025

This instrument was acknowledged before me on this the 29 day of MARCH, 2024, by **WALTER HARRIS, Branch President** of SECURITY STATE BANK & TRUST, a banking corporation, on behalf of said corporation.

Talia Bond
Notary Public, State of Texas

MAIL RECORDED DOCUMENTS TO:

Security State Bank & Trust
204 Rach Road 2900
P.O. Box 1545
Kingsland, Texas 78639

EXHIBIT "A"

BEGINNING: At a Texas Department of Transportation Type 1 Monument found in the northwest right of way line of Farm to Market Road 3159, (Variable Width Right of Way) for the south corner of Lot 1, Scenic Heights Unit 3 according to plat recorded in Volume 4, Pages 73-76, Map & Plat Records, Comal County, Texas, the east corner of the Remainder of the 396.188 Acre Tract, This Tract and the POINT OF BEGINNING;

THENCE S 54°12'59" W, 80.61 feet with the northwest right of way line of FM 3159 and the southeast line of the Remainder of the 396.188 Acre Tract and This Tract to a 3/8" iron rod found for the east corner of a 1.00 Acre Tract described in deed to Walter Johnson of record in Document No. 201906046673, Official Public Records, Comal County, Texas, and a south corner of the Remainder of the 396.188 Acre Tract and This Tract;

THENCE Departing the northwest right of way line of FM 3159, with the northeast, northwest and southwest lines of the 1.00 Acre Tract and a south line of the Remainder of the 396.188 Acre Tract and This Tract. the following calls and distances:

N 55°34'24" W, 309.59 feet to a ½" iron rod found for the north corner of the 1.00 Acre Tract, and a reentrant corner of the Remainder of the 396.188 Acre Tract and This Tract;

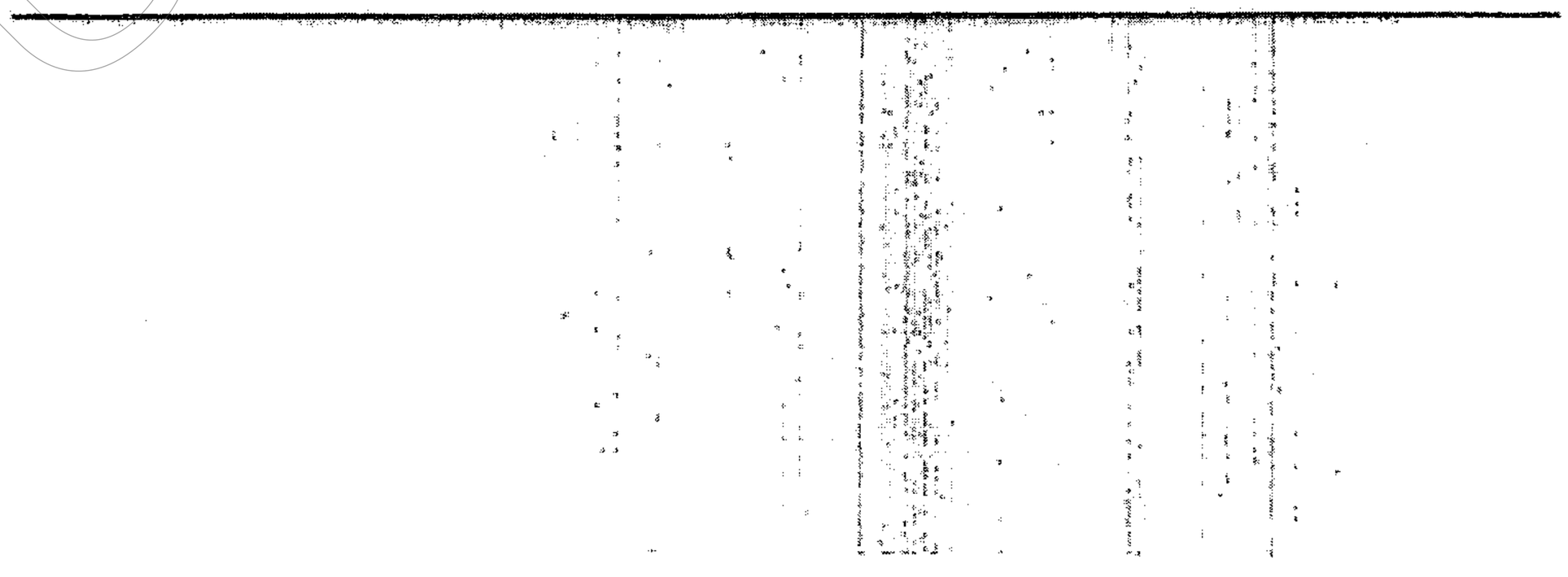
S 54 °05'36" W, 65.68 feet to a ½" iron rod found for the west corner of the 1.00 Acre Tract, the north corner of the Remainder of the 6.002 Acre Tract and a reentrant corner of the Remainder of the 396.188 Acre Tract and This Tract;

S 23"31'52" E, 297.95 feet, with the northeast line of the Remainder of the 6.002 Acre Tract to a ½" iron rod found in the northwest right of way line of FM 3159 for the south corner of the 1.00 Acre Tract, the east corner of the Remainder of the 6.002 Acre Tract and a corner of This Tract;

THENCE S 54"12'59" W, 94.73 feet with the northwest right of way line of FM 3159 and the southeast line of the Remainder of the 6.002 Acre Tract and This Tract to a slick rod found for the east corner of an 11.298 Acre Tract described in deed to Brad D. & Stacey Brown of record in Document No. 9906032199, Official Public Records, Comal County, Texas, the south corner of the Remainder of the 6.002 Acre Tract and This Tract;

THENCE Departing the northwest right of way line of FM 3159, with the northeast and northwest lines of the 11.298 Acre Tract, and a south line of This Tract, the following calls and distances:

N 32°12'50" W, at a distance of 298.08 feet passing the west corner of the Remainder of the 6.002 Acre Tract, continuing with the south line of the Remainder of the



396.188 Acre Tract a total distance of 813.83 feet to a 3/8" iron rod found for the north corner of the 11.298 Acre Tract and a reentrant corner of the Remainder of the 396.188 Acre Tract and This Tract;

S 57°48'00" W, 1406.07 feet with the south line of the Remainder of the 396.188 Acre Tract and This Tract to a 3/8" iron rod found in the east line of Lot 34, Heritage Estates Unit 1, according to plat recorded in Volume 14, Page 398, Map & Plat Records, Comal County, Texas, for the northwest corner of the 11.298 Acre Tract and a south corner of the Remainder of the 396.188 Acre Tract and This Tract;

THENCE With the northeast line of Heritage Estates Unit 1 and the southwest line of the Remainder of the 396.188 Acre Tract and This Tract, the following calls and distances:

N 00°54'16" W, 277.50 feet to a½" iron rod with cap stamped "Kolodzie" found for the northeast corner of Lot 34, and a reentrant corner of the Remainder of the 396.188 Acre Tract and This Tract;

N 89°15'00" W, at a distance of 485.31 feet passing a½" iron rod found for the northwest corner of Lot 34, and the northeast corner of Lot 31, Heritage Estates Unit 1, continuing for a total distance of 590.18 feet for an angle point;

S 78°48'09" W, 426.77 feet to a½" iron rod with cap stamped "RICKMAN" found for the southeast corner of Lot 30, Heritage Estates Unit 1, and an angle point;

N 11 "25'45" W, 434 .64 feet to a ½" iron rod with cap stamped "RICKMAN" found for an a angle point;

N 38°30'56" W, at a distance of 173.79 feet passing a½" iron rod with cap stamped "Kofodzie" found for the north corner of Lot 30, and the east corner of Lot 29, Heritage Estates Unit 1, at a distance of 649.79 feet passing a½" iron rod with cap stamped "Kofodzie" found of the north corner of Lot 29 and the east corner of Lot 28, Heritage Estates Unit 1, continuing for a total distance of 750.45 feet to a½" iron rod with cap stamped "Kolodzie" found for the south corner of Lot 27, Heritage Estates Unit 1, and an angle point;

N 48°08'36" E, 361. 79 feet to a ½" iron rod with cap stamped "Kolodzie" found for an angle point;

N 23°24'51" W, 123.72 feet to a½" iron rod with cap stamped "Kolodzie" found for an angle point;

N 27°32'04" E, 215.09 feet to a ½ iron rod found for the northeast corner of Lot 27 and an angle point;

N 61 °34'43" W, at a distance of 525.03 feet passing a ½" iron rod with cap stamped "Kolodzie" found for the north comer of Lot 27 and the east comer of Lot 26, Heritage Estates Unit 1, continuing for a total distance of 871.80 feet to a ½tt iron rod found for the north comer of Lot 26 and an angle point;

S 72°42'42" W, 456.94 feet to a½" iron rod with cap stamped "Kolodzie" found for the northwest comer of Lot 26, and the northeast comer of Lot 25, Heritage Estates Unit 1, and an angle point;
N 68°01'21" W, 269.75 feet to a½" iron rod with cap stamped "Koiodzie" found for the north comer of Lot 25 and an angle point;

S 21 °58'36" W, 799.61 feet to a ½" iron rod found for the north corner of Lot 20, Heritage Estates Unit 1, the west corner of Lot 25, the north terminus of the east right of way line of Brittany {60 Foot Right of Way) and a south corner of the Remainder of the 396.188 Acre Tract and This Tract;

N 48°03'37" W, 64.14 feet to a ½" iron rod found for the north terminus of the west right of way line of Brittany and the east comer of Lot 19, Heritage Estates Unit 1, and an angle point;

N 68°02'31" W, 636.70 feet to a PK Nail found in the east line of Lot 30, Tom Creek Hills Unit Two of record in Volume 12, Page 330, Map & Plat Records, Comal County, Texas, for the north comer of Lot 19 and the southwest corner of the Remainder of the 396.188 Acre Tract and This Tract;

THENCE With the northwest line of the Remainder of the 396.188 Acre Tract and This Tract, the following calls and distances:

N 20°28'11" E, with the east line of Tom Creek Hills Unit Two, at a distance of 239.51 feet passing the east corner or Lot 30 and the south corner of Lot 31, Tom Creek Hills Unit Two, continuing for a total distance of 303.76 feet to a½" iron rod with cap stamped "RICKMAN" set for an angle point;

N 29°59'46" E, with the east line of Tom Creek Hills Unit Two, at a distance of 261.48 feet passing a ½" iron rod found for the east comer of Lot 31 and the south corner of Lot 32, Tom Creek Hills Unit Two, continuing for a total distance of 334.12 feet for an angle point;

N 14°52'07" E, with the east line of Lot 32, Tom Creek Hills Unit Two and the west line of the Remainder of the 396.188 Acre Tract and This Tract, at a distance of 196. 79 feet passing the east comer of Lot 32, and the south corner of a 13.32 Acre Tract described in deed to Haoxuan Zhou & Shuguan Wang of record in Document No. 202006055962, Official Public Records, Comal County, Texas, continuing for a total

distance of 363.48 feet to a ½" iron rod with cap stamped "RICKMAN" set for an angle point;

N 22°56'18" E, 232.36 feet with the east line of the 13.32 Acre Tract to a PK Nail found for the south corner of a 3.375 Acre Tract described in deed to Haoxuan Zhou & Shuguan Wang of record in Document No. 202006055962, Official Public Records, Comal County, Texas, the east corner of the 13.32 Acre Tract and an angle point;

N 23°20'00" E, 121.28 feet with the southeast line of the 3.375 Acre Tract to a ½" iron rod with cap stamped "RICKMAW set for an angle point;
N 35°09'55" E, 325.99 feet with the southeast line of the 3.375 Acre Tract to a ½" iron rod with cap stamped "RICKMAN" set for the east comer of the 3.375 Acre Tract, the south corner of Lot 10, Vacate & Rep lat of Lots 1 & 2, Tom Creek Hills, Unit One in Lots 1 R th ru 20, according to plat recorded in Volume 11, Pages 133-234, Map & Plat Records, Comal County, Texas, and an angle point;

N 50°38'00" E, 225.00 feet with the southeast line of Lot 1 o to a ½" iron rod with cap stamped "RICKMAN" set for the east corner of Lot 10 and the southwest comer of Lot 9, Vacate & Replat of Lots 1 & 2, Tom Creek Hills, Unit One in Lots 1 R thru 20, and an angle point;

N 68°18'17" E, with the southeast line of the Vacate & Replat of Lots 1 & 2, Tom Creek Hills, Unit One in Lots 1 R thru 20, at a distance of 430.51 feet passing a ½" iron rod found for the east corner of Lot 9 and the southwest comer of Lot 8, at a distance of 675.56 feet passing the east comer of Lot 8 and the southwest comer of Lot 1 R, continuing for a total distance of 730.77 feet to a ½" iron rod with cap stamped "RICKMAN" set for an angle point;

N 65°24'1 O" E, 93.50 feet, with the southeast line of Lot 1 R, to a ½" iron rod with cap stamped "RICKMAN" set in the southwest line of a 7.460 Acre Tract described in deed to Henry Douglas Schoggin of record in Document No. 201906001195, Official Public Records, Comal County, Texas, for the east comer of Lot 1 R and the north corner of the Remainer of the 396.188 Acre Tract and This Tract;

THENCE With the northeast line of the Remainder of the 396.188 Acre Tract and This Tract, the following calls and distances:

S 45°18'27" E, with the southwest line of the 7.460 Acre Tract, at a distance of 926.07 feet passing a ½" iron rod with cap stamped "HMT" found for the south comer of the 7.460 Acre Tract, and the west comer of the Remainder of a 31. 7 52 Acre Tract described in deed to Robert W. & Lynda J. Schoggin of record in Volume 340, Page 407, Deed Records, Comal County, Texas, at a distance of 968.11 feet

passing a½" iron rod with cap stamped "HMT" found for the south corner of the Remainder of the 31.752 Acre Tract and the west corner of a 6.748 Acre Tract described in deed to Jeffrey Wayne Schoggin of record in Document No. 20190600011195, Official Public Records, Comal County, Texas, continuing for a total distance of 1520 .36 feet to a ½" iron rod with cap found for the south corner of the 6. 7 48 Acre Tract and an angle point;

N 42°55'00" E, 157.23 feet with the southeast line of the 6.748 Acre Tract to a½" iron rod found for the west corner of Tract A, Scenic Heights Unit No. 1, according to plat recorded in Volume 2, Page 35, Map & Plat Records, Comal County, Texas, and an angle point;

S 49°33'22" E, 673.64 feet with the southwest line of Tract A, to a ½" iron rod with cap stamped "RICKMAN" set for an angle point;

S 48°47'28" E, 230.00 feet, with the southwest line of Tract A, to a½" iron rod found for the south corner of Tract A, the west corner of Lot 46, Scenic Heights Unit No. 1, and an angle point

S 49°03'44" E, with the southwest line of Scenic Heights Unit No. 1, at a distance of 545.58 feet passing the south corner of Lot 39 and the west corner of Lot 390, Scenic Heights Unit 2, according to plat recorded in Volume 2, Page 36, Map & Plat Records, Comal County, Texas, at a distance 1586.50 feet passing a ½" iron rod found for the south corner of Lot 390, and the west corner of Lot 379, Scenic Heights Unit 2, continuing for a total distance of 2106.01 feet to a½" iron rod with cap stamped "RICKMAN" set for an angle point;

S 49°00'42" E, 239.18 feet, with the southwest line of Scenic Heights Unit 2, to a ½" iron rod with cap stamped "RICKMAN" set for an angle point;

S 49°33'43" E, at a distance of 118.34 feet passing a½" iron rod found for the south corner of Lot 370, Scenic Heights Unit 2, and the west corner of Lot 369, Scenic Heights Unit 2, at a distance of 263.63 feet passing a the south corner of Lot 369, and the west corner of Lot 1, Scenic Heights Unit 3, continuing .. for a total distance of 416.62 feet to the POINT OF BEGINNING and containing 167.45 acres in Comal County, Texas.

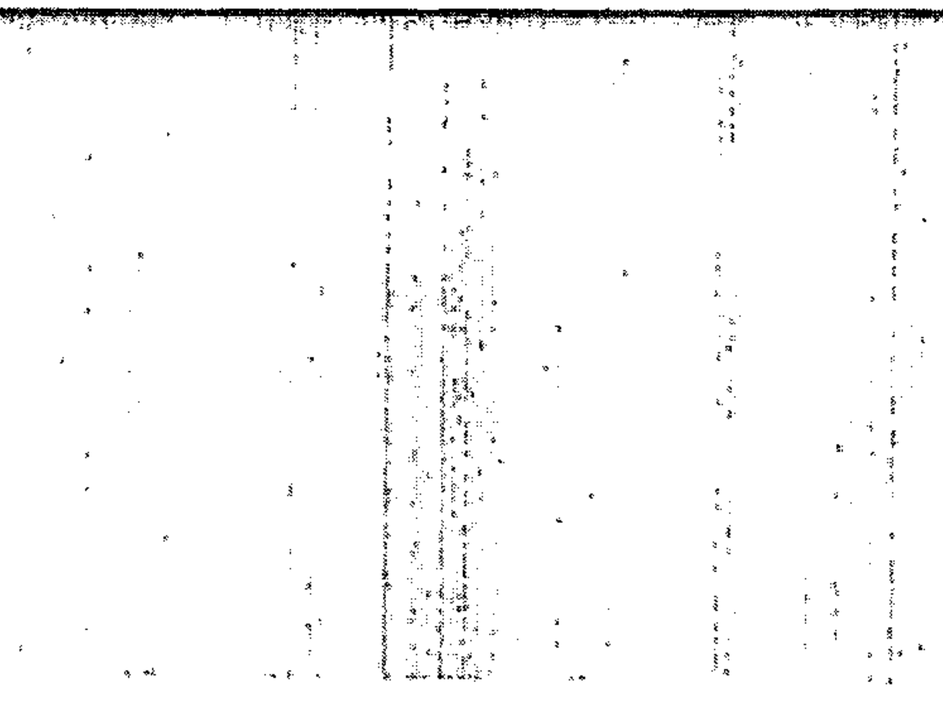


EXHIBIT "B"

BEGINNING at a 3/8 inch iron rod in the northwest right-of-way line of F.M. 3159 and marking a southeast corner of that called 39.935 acre tract of land conveyed to Tom Sheridan Properties, Inc., by deed recorded in Document No. 199706005743, Official Public Records, Comal County, Texas, said iron rod also marked the east corner of said 1.00 acre tract and the herein described tract;

THENCE South 54° 13' 41" West, with said right-of-way of F.M. 3159 and the southeast line of said 1.00 acre tract, a distance of 233.68 feet toa 1/2 inch iron rod found marking the east corner of that called 6.002 acre tract of land conveyed to Tom J. Sheridan Properties, *Inc. by deed recorded in* Volume 850, Page 602, Deed Records, Comal County, Texas; aid iron rod also marking the south corner of said 1.00 acre tract and the herein described tract;

THENCE North 23° 33' 26" West, leaving said right-of-way of F.M. 3159 and the southwest line of said 1.00 acre tract, a distance of 297.79 feet to a1/2 inch iron rod found in an easterly line of said 39.935 acre tract; said iron rod also marking the west corner of said 1.00 acre tract and the herein described tract;

THENCE North 54 ° 06' 09" East, with the northwest line of said 1.00 acre tract, a distance of 65.67 feet to a 1 /2 inch iron rod found marking a reentrant corner of said 39.935 acre tract and the north corner of said 1.00 acre tract and the herein described tract;

THENCE South 55° 36' 08" East, with the northeast line of said 1.00 acre tract, a distance of 309.55 feet to THE POINT OF BEGINNING and containing 1.000 acre of land.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
12/27/2021 01:07:21 PM
TERRI 16 Pages(s)
202106065836

Bobbie Koepp

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
04/04/2024 11:21:33 AM
MARY 9 Page(s)
202406010086

Bobbie Koepp

RECEIVED
By Kathy Griffin at 10:36 am, Apr 10, 2025

COMAL COUNTY
ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

Date Received	Initials	Permit Number
		118537

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

3/28/25
Date

___ COMPLETE APPLICATION

Check No._____ Receipt No._____

INCOMPLETE APPLICATION
___ (Missing Items Circled, Application Refeused)

Revised: September 2019