

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:

Address:

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

Inspector Notes:

**Comal County Environmental Health
OSSF Inspection Sheet**

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

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

**Comal County Environmental Health
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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: 118547
Issued This Date: 05/01/2025
This permit is hereby given to: JAMES J. & YUKIE MANCUSO

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

1396 WHISPERING WATER
SPRING BRANCH, TX 78070

Subdivision: GUADALUPE RIVER ESTATES
Unit: 0
Lot: 21
Block: 0
Acreage: 1.4800

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date March 31, 2025

Permit Number 118547

1. APPLICANT / AGENT INFORMATION

Owner Name JAMES J. & YUKIE MANCUSO

Agent Name GREG JOHNSON, P.E.

Mailing Address 1396 WHISPERING WATER

Agent Address 170 HOLLOW OAK

City, State, Zip SPRING BRANCH TEXAS 78070

City, State, Zip NEW BRAUNFELS TEXAS 78132

Phone # 210-844-4594

Phone # 830-905-2778

Email jim@mancuso.me

Email gregjohnsonpe@yahoo.com

2. LOCATION

Subdivision Name GUADALUPE RIVER ESTATES Unit Lot 21 Block

Survey Name / Abstract Number Acreage

Address 1396 WHISPERING WATER City SPRING BRANCH State TX Zip 78070

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 1320

☐ 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: \$ 260,000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater Collection

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

J. Mancuso
Signature of Owner

Yukie Mancuso
Date April 26

116929

* * * COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH * * *

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATEPlanning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) NUWATER B800-PCS Absorption/Application Area (Sq Ft) 5890Gallons Per Day (As Per TCEQ Table III) 360

(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.)

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

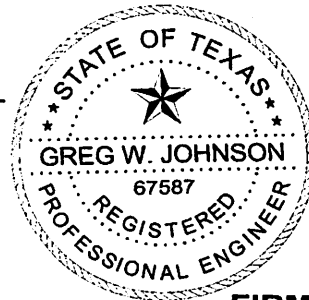
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP)

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

(if yes, the P.E. or R.S. 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: _____



FIRM #2585

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable

Signature of Designer

Date June 6, 2023

AFFIDAVIT**THE COUNTY OF COMAL
STATE OF TEXAS****CERTIFICATION OF OSSF REQUIRING MAINTENANCE**

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

I

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

II

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

_____ UNIT/PHASE/SECTION _____ BLOCK 21 LOT _____ GUADALUPE RIVER ESTATES SUBDIVISION

IF NOT IN SUBDIVISION: _____ ACREAGE _____ SURVEY

The property is owned by (Insert owner's full name): JAMES J. MANCUSO & YUKIE MANCUSO

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 2nd DAY OF November, 2023

James J. Mancuso

JAMES J. MANCUSO

Yukie Mancuso

YUKIE MANCUSO

Owner(s) signature(s)

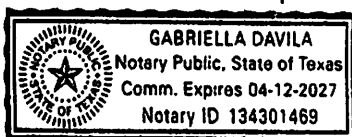
Owner (s) Printed name (s)

JAMES J. & YUKIE MANCUSO

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 2 DAY OF

November, 2023

[Signature]
Notary Public Signature



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
11/06/2023 08:47:48 AM
MARY 1 Pages(s)
202306035187



Bobbie Koepp

**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.

I

Before me this day appeared JAMES J. & YUKIE MANCUSO, being the owners of the referenced property at 1396 WHISPERING WATER. They further state that the Residence and any additional living space on this property will be occupied only by a single family.

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

____ UNIT ____ BLOCK 21 LOT GUADALUPE RIVER ESTATES SUBDIVISION

IF NOT IN SUBDIVISION: _____ ACREAGE _____ SURVEY

The property is owned by JAMES J. MANCUSO & YUKIE MANCUSO

WITNESS MY HAND ON THIS 2 OF DAY OF November, 2023.

James J. Mancuso
OWNER (SIGNATURE)

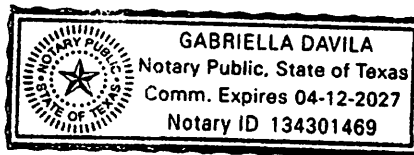
Yukie Mancuso
OWNER (SIGNATURE)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 2 DAY OF November, 2023 BY

JAMES J. MANCUSO
OWNER NAME (PRINTED)

YUKIE MANCUSO
OWNER NAME (PRINTED)

[Signature]
Notary Public Signature



(Notary Seal)

WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

Regulatory Authority COMAL
Block Creek Aerobic Services, LLC
444 A Old Hwy #9
Comfort, TX 78013
Off. (830) 995-3189
Fax. (830) 995-4051

2 YEAR CONTRACT
2 YEAR WARRANTY ON PARTS AND LABOR

Permit/License Number _____
Customer JAMES J. & YUKIE MANCUSO
Site Address 1396 WHISPERING WATER
City SPRING BRANCH Zip 78070
Mailing Address 1396 WHISPERING WATER, S.B., TX 78070
County COMAL Map # CCEO 26, B5
Phone 210-844-4594
Email jim@mancuso.me

SUBDIVISION/LEGAL: GUADALUPE RIVER ESTATES, LOT 21

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

II. Effective Date:

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

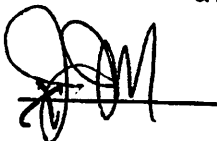
III. Termination of Agreement:

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

IV. Services:

Contractor will:

- Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulation, for a total of three visits to site per year. The list of items checked at each visit shall be the: control panel, Electrical circuits, timer, Aeration including compressor and diffusers, CFM/PSI measured, lids safety pans, pump, compressor, sludge levels, and anything else required as per the manufacturer.
- Provide a written record of visits to the site by means of an inspection tag attached to or contained in the control panel.
- Repair or replace, if Contractor has the necessary materials at site, any component of the OSSF found to be failing or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and the service(s) cost less than \$100.00, Customer hereby authorizes Contractor to perform the service(s) and bill Customer for said service(s). When service costs are greater than \$100.00, or if contractor does not have the necessary supplies at the site, Contractor will notify Customer of the required service(s) and the associated cost(s). Customer must notify Contractor of arrangements to affect repair of system within two (2) business days after said notification.
- Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only).
- Forward copies of this Agreement and all reports to the regulatory agency and the Customer.



Customer's Initials



BS

Contractor's Initials

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

V. Disinfection:

Not required; X required. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer.

VI. Electronic Monitoring:

Electronic Monitoring is not included in this Agreement.

VII. Performance of Agreement:

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

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

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

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

VIII. Customer's Responsibilities:

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

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

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

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

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

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

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

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

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

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

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

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

IX. Access by Contractor:

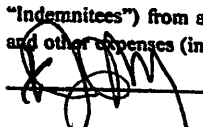
Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the Services and/or repairs described herein.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

X. Limit of Liability:

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

XI. Indemnification:

Customer (whether one or more) shall and does hereby agree to indemnify, hold harmless and defend Contractor and each of its successors, assigns, heirs, legal representatives, devisees, employees, agents and/or counsel (collectively "Indemnitees") from and against any and all liabilities, claims, damages, losses, liens, causes of action, suits, fines, judgments and other expenses (including, but not limited to, attorneys' fees and expenses and costs of investigation), of any kind, nature or


Customer's Initials



BS

Contractor's Initials

5

description, (hereinafter collectively referred to as "Liabilities") arising out of, caused by, or resulting, in whole or in part, from this Agreement.

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

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

XII. Severability:

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

XIII. Fee for Services:

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

XIV. Payment:

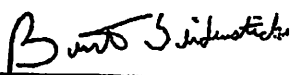
Full payment is due upon execution of this Agreement (Required of new Customer). For any other service(s) or repair(s) provided by Contractor the Customer shall pay the invoice(s) for said service(s) or repair(s) within thirty (30) days of the invoice date. The Contractor shall mail all invoices on the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

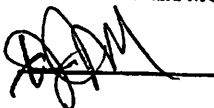
XV. Application or Transfer of payment:

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

XVI. Entire Agreement:

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


Block Creek Aerobic Services, LLC,
Contractor
MC# 0000042 and MC#0000002



Customer's Initials


Customer Signature

2 Nov 23
Date

© —
copyright
all rights reserved

BS

Contractor's Initials

6

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

June 6, 2023

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

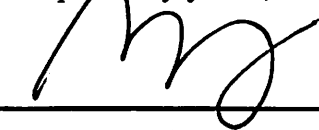
RE- Septic Design
1396 WHISPERING WATER
GUADALUPE RIVER ESTATES, LOT 21
SPRING BRANCH, TX 78070
MANCUSO RESIDENCE

Brandon/Brenda,

Due to the lack of available application area it is necessary to have the setback from the property line to the spray at ten feet as required by TCEQ Chapter 285 rules Table X. I hereby request a variance to the twenty foot setback to property lines as required by Comal County Order and equivalent protection will be maintained by including a battery backup to the timer clock to assure sprayers to only spray during the predawn hours. In my professional opinion this variance will not pose a threat to the environment or public health.

If I can be of further assistance please contact me.

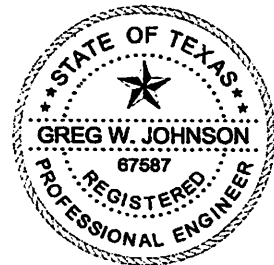
Respectfully yours,



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

June 6, 2023

Date



ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: June 05, 2023

Site Location: GUADALUPE RIVER ESTATES, LOT 21

Proposed Excavation Depth: N/A

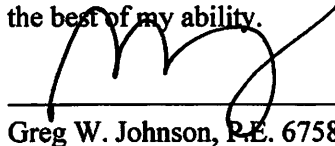
Requirements:

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

SOIL BORING NUMBER <u> </u> SURFACE EVALUATION <u> </u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	III	CLAY LOAM	N/A	NONE OBSERVED	LIMESTONE @ 8"	BROWN
1						
2						
3						
4						
5						

SOIL BORING NUMBER <u> </u> SURFACE EVALUATION <u> </u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	SAME		AS		ABOVE	
1						
2						
3						
4						
5						

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



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

06/05/2023

Date

OSSF SOIL EVALUATION REPORT INFORMATION

Date: June 06, 2023

Applicant Information:

Name: JAMES J. & YUKIE MANCUSO
Address: 1396 WHISPERING WATER
City: SPRING BRANCH State: TEXAS
Zip Code: 78070 Phone: (210) 844-4594

Site Evaluator Information:

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

Property Location:

GUADALUPE RIVER
Lot 21 Unit Blk Subd. ESTATES
Street Address: 1396 WHISPERING WATER
City: SPRING BRANCH Zip Code: 78070
Additional Info.:

Installer Information:

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

Topography: Slope within proposed disposal area: 2 to 4 %

Presence of 100 yr. Flood Zone:	YES <u>X</u> NO <u> </u>	
Existing or proposed water well in nearby area.	YES <u> </u> NO <u>X</u>	NOTE: WELL TO BE PLUGGED
Presence of adjacent ponds, streams, water impoundments	YES <u>X</u> NO <u> </u>	>75' to RIVER
Presence of upper water shed	YES <u> </u> NO <u>X</u>	
Organized sewage service available to lot	YES <u> </u> NO <u>X</u>	

Design Calculations for Aerobic Treatment with Spray Irrigation:

Commercial

Q = GPD

Residential Water conserving fixtures to be utilized? Yes X No

Number of Bedrooms the septic system is sized for: 4 Total sq. ft. living area 1320

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

Q = (4 +1)*75-(20%) = 360

Trash Tank Size 4.31 Gal.

NOTE: 4 BDRM RES. @ 300 GPD + PERSONAL SHOP
W/RESTROOM AND RV DROP @ 60 GPD = 360 GPD
(Intermittent Use)

TCEQ Approved Aerobic Plant Size 600 G.P.D.

Req'd Application Area = Q/Ri = 360 / 0.064 = 5625 sq. ft.

Application Area Utilized = 5890 sq. ft.

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

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

Pump Tank Size = 854 Gal. 16.1 Gal/inch.

Reserve Requirement = 120 Gal. 1/3 day flow.

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

With Chlorinator NSF/TCEQ APPROVED

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

Two way cleanout

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

1" Sch-40 PVC discharge manifold

APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

EXPOSED ROCK WILL BE COVERED WITH SOIL .

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

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

06/06/23
DATE



FIRM #2585

**AEROBIC SPRAY SYSTEM
DESIGNED FOR:
JAMES J. & JUKIE MANCUSO
1396 WHISPERING WATER
SPRING BRANCH, TX 78070**

SITE DESCRIPTION:

Located in Guadalupe River Estates, Lot 21, at 1396 Whispering Water, the proposed system will serve a four bedroom residence (1320 sf.) and personal shop w/ personal RV (intermittent use), situated in an area with shallow Type-III soil as described in the Soil Evaluation Report.

An aerobic treatment plant utilizing spray irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:

A 3 or 4-inch SCH-40 pipe discharges greywater from the residence to 500 gallon tank. Overflow from the greywater tank has two back flow valves prior to joining wasteflow from the residence into a five hundred gallon lift tank, fitted with a liberty LE40 0.4hp sewage pump. A high level audible and visual alarm will activate should the pump fail. Wastewater is pump to and joins flow from the personal shop with a personal RV into a NuWater B800 PCS 800gpd aerobic plant containing a 431-gallon pretreatment tank, an aerobic treatment plant, and a 854-gallon pump chamber containing a 0.5HP FPS submersible well pump, fitted with a EZ tank liquid chlorinator and 0.5hp FPS E-Series submersible well pump activated by mercury float switches. A high level audible and visual alarm will activate should the pump fail. Distribution is through a 1" SCH-40 purple colored manifold to a series of spray heads as per the attached drawing. A cycle timer will allow distribution for up to thirty nine minutes at 9.3 gallons per minute in the predawn hours starting at 2AM. Exposed rock will be covered with four inches of soil and heavily seeded

DESIGN SPECIFICATIONS:

Daily waste flow: 360 gpd (4BR @300 gpd+ Personal Shop 20 gpd + RV 40 gpd (Intermittent Use)

Lift tank: 500 gal fitted with Liberty LE40 0.4hp sewage pump.

Greywater tank : 500 gal

Pretreatment tank size: 431 Gal

Plant Size: NuWater B-800 PCS 800 gpd (TCEQ Approved)

Pump tank size: 854 Gal

Reserve capacity after High Level: 100 Gal (>1/3 day Req'd)

EZ Tank TCEQ NSF/ANSI 46 approved liquid chlorinator in pump tank.

Low Angle Nozzle Size: Use # 3 K-Rain Pro Plus discharging 3.1 gpm @ 40 PSI & 25' spray radius

Dosing cycle: Cycle Timer is set to dose in predawn hours dosing between 2-4 am for up to 39 minutes.

Pump Requirement (cont.): FPS E-SERIES 20FE05P4-2W115 submersible well pump

Pump Tank Calculations: 854 Gal (16.1 gal/in.)

Volume below working level = 12" = 193 gal

Working level = 360 gal = 22.5"

Reserve Requirement = >1/3 day = 120 gal. = 7.5"

PIPE AND FITTINGS:

All pipes and fittings in this spray irrigation system shall be Purple 1" SCH- 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging.

FLOODPLAIN:

The referenced property is located within the 100-year flood plain Zone A according to FIRM48091C0095F, the placement of this septic system will not cause significant damage during a hundred year flood and will not pose a threat to the public health or environment. Back flow devices must be installed on all sewer stub outs. Additionally, the installation of the septic will not increase the height of the flood and tank will be completely buried. All electrical components will be located above the 100-year flood plain, Zone A.

BUOYANCY CALCULATIONS:

NU-WATER B 800 800 gpd

Volume of Tank = $H \times W \times L = 5.5833' \times 6.25' \times 13.70833' = 478.36 \text{ cf.}$

Upward Buoyancy force = $478.36 \text{ cf} \times 8.34 \text{ \#/gal} \times 7.48 \text{ gal/sf} = 29,842 \text{ \#}$

Overburden w/ .5' of soil = $\text{AREA} \times \text{fill Height} \times \text{Wt of fill/cf} = 5.5833' \times 13.70833' \times 90 \text{ \#/cf} \times .5' = 3,444 \text{ \#}$

Tank Weight of B-800 = 16,700#

Downward force of tank & min.water & overburden = $16,700 \text{ \#} + (1593) \times 8.34 \text{ \#/gal} + 3,060 \text{ \#} = 33,045 \text{ \#}$

Downward force > Upward Force $33,045 \text{ \#} > 29,842 \text{ \#}$ Tank will not float with 0.5' of cover

BUOYANCY CALCULATIONS FOR PUMP TANK:

Area $H \times W \times L = 5.75' \times 3.5' \times 6' = 121 \text{ sf.}$

Upward Buoyancy force = $121 \text{ sf} \times 8.34 \text{ \#/gal} \times 7.48 \text{ gal/sf} = 7,548 \text{ \#}$

Overburden w/ 1' of soil = $L \times W \times \text{fill Height} \times \text{Wt of fill/cf} = 3.5' \times 6' \times 1' \times 72 \text{ \#/cf} = 1512 \text{ \#}$

Tank Weight of 500 gal Tank = 5,000#

Downward force of tank & min.water & overburden = $5,000 \text{ \#} + (130) \times 8.34 \text{ \#/gal} + 1512 \text{ \#} = 7,596 \text{ \#}$

Downward force > Upward Force $7,596 \text{ \#} > 7,548 \text{ \#}$ Tank will not float

B.O.D. CACULATIONS

Flow strength from RV's is expected to be 600-800 mg/ltr

$\text{BOD5 @ (40 gpd} \times 800 \text{ mg/l)} \times 8.34 \text{ \#/gal} / 1,000,000 = 0.27\text{lbs BOD5}$

Flow strength from residence and personal shop expected to be <300 mg/ltr

$\text{BOD5 @ 320 GPD @ <300mg/ltr} \times 8.34\text{\#/gal} / 1,000,000 = 0.80\text{lbs BOD5}$

800 gpd aerobic plant provides 2# BOD5 organic reduction > 1.07 lbs BOD5 required.

ELECTRICAL COMPONENTS:

All electrical wiring shall conform to the requirements of the National Electric Code (1999) or under any other standards approved by the executive director. Additionally, all external wiring shall be installed in approved, rigid, non-metallic electrical conduit. The conduit shall be buried according to the requirements in the National Electric Code and terminated at a main circuit breaker panel or sub-panel. Connections are 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.

TANK NOTES:

- All openings in the tank must be properly sealed to prevent the escape of wastewater, and/or to prevent the infiltration of water.
- PVC pipe from buildings to tank must be at least Sch. 40 or SDR 26.
- ***Risers are required on tank inspection ports as per 30 TAC 285.38 (9/1/2023). This includes access limitation (<65lbs lid or hardware secured lid), inspection and cleanout ports shall have risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.***

ADDITIONAL NOTES:

- Install audio-visual alarm for aerator and pump on separate breakers.
- The high water and air compressor alarms shall be audio/visual and mounted in a place that can be easily seen and heard when alarms are activated.
- All pipe fittings and joints shall be sealed with approved solvent-type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging.

MAINTENANCE REQUIREMENTS

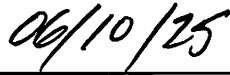
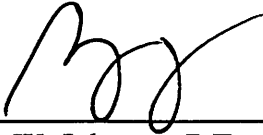
- The maintenance company will verify that the system is operating properly at least every three times per year for the first two years and provide on-going maintenance of the installation.
- Maintenance will require inspection of the air pumps on aerobic tank for proper function, and inspecting the air diffusers for proper function. Confirm proper float settings and alarm function. Confirm cycle timer is set properly to design specifications.

- The maintenance contract will authorize the maintenance company to maintain and repair the system as needed.

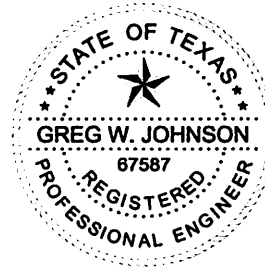
LANDSCAPING

Disposal area must be seeded with a mix of rye and Bermuda grasses prior to system operation. It is recommended that a good stand of vegetation be established prior to system operation.

Designed in accordance with Chapter 285, Subchapter D, §285.30 and §285.40 Texas Commission on Environmental Quality (Effective December 29, 2016).



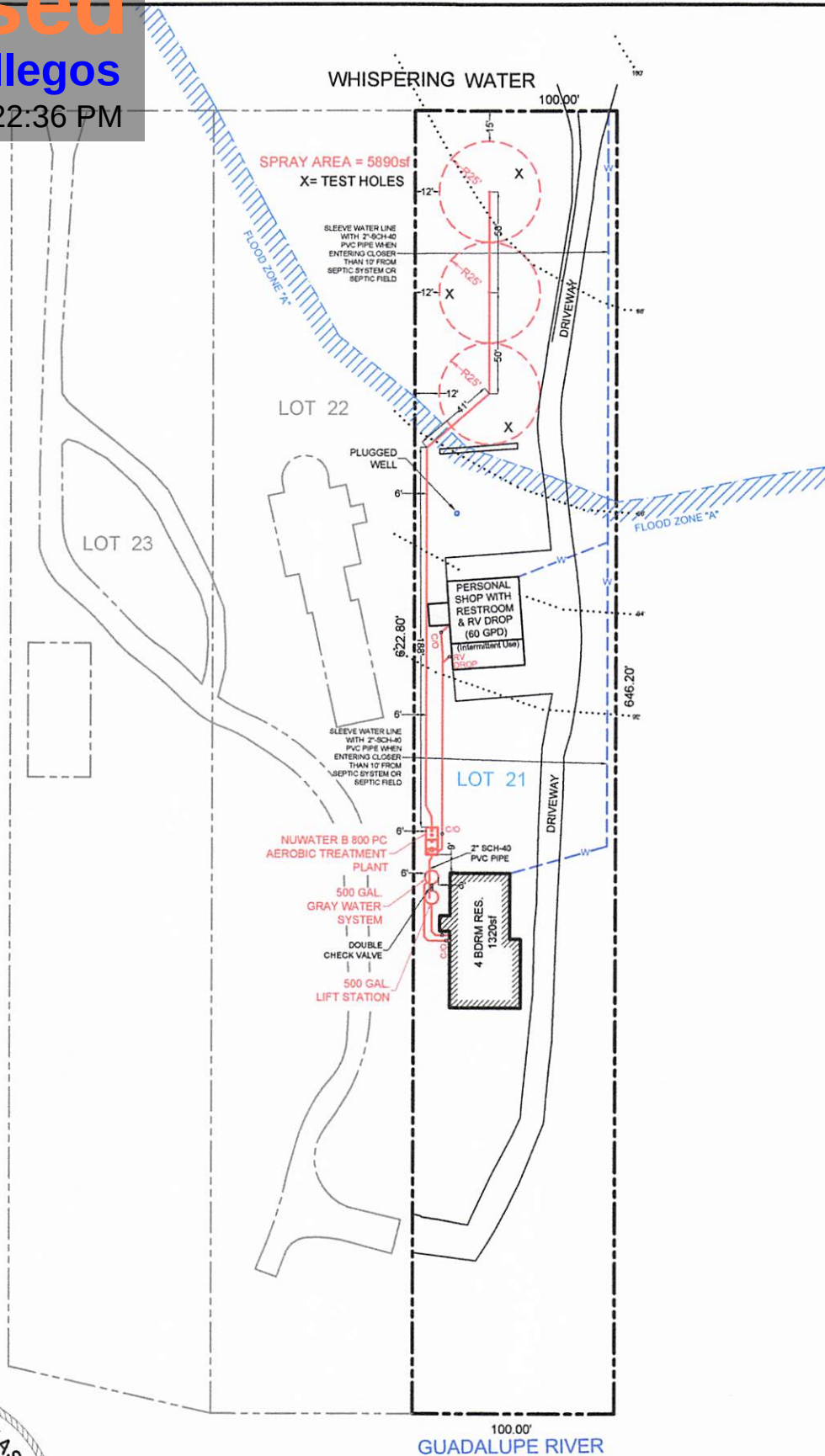
Greg W. Johnson, P.E. No. 67587 - F-2585
170 Hollow Oak
New Braunfels, Texas 78132 830/905-2778



Revised

Efrain Gallegos

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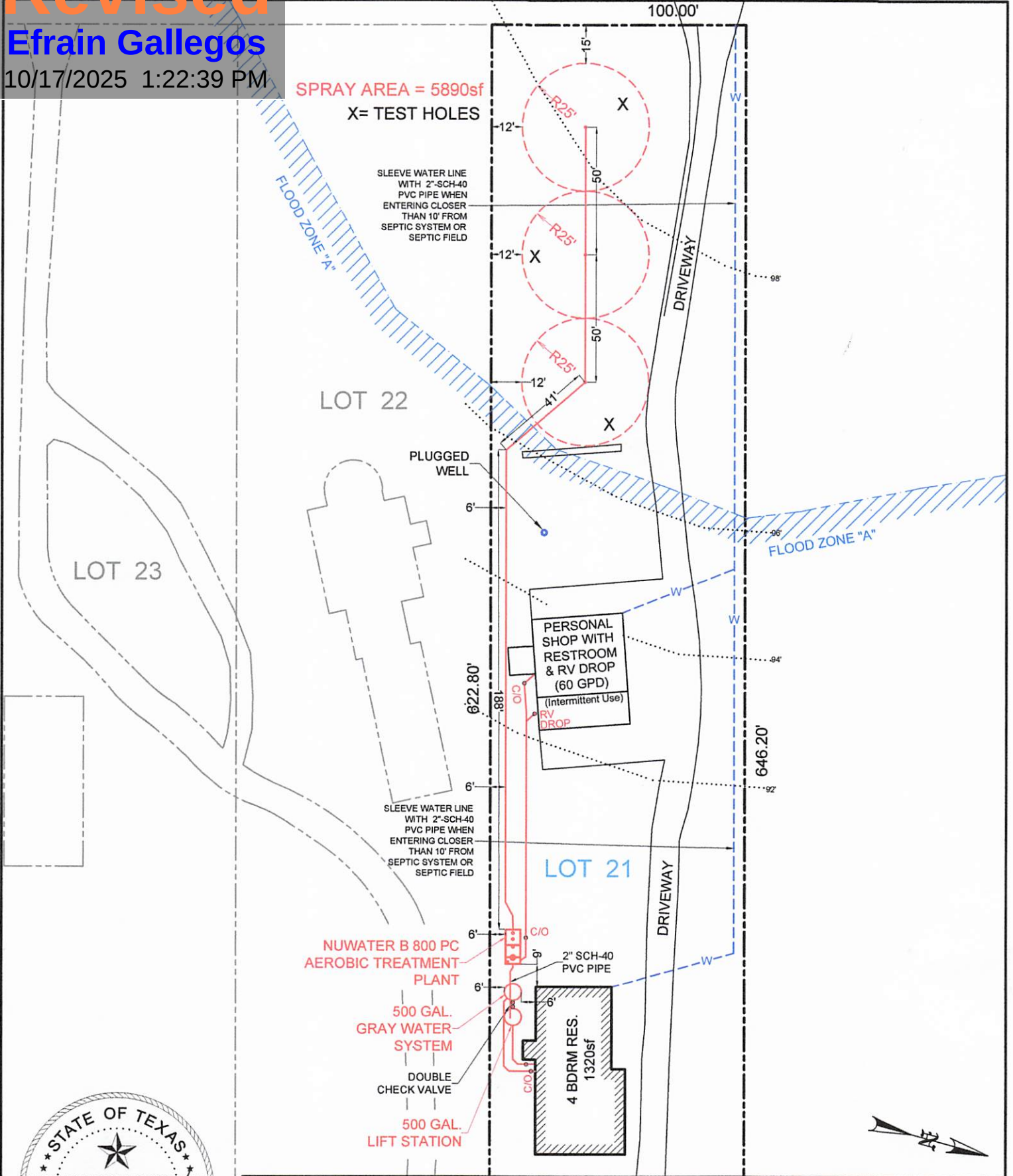


OWNER: JAMES J. & YUKIE MANCUSO					DRAWN BY: EJS III		
STREET ADDRESS: 1396 WHISPERING WATER							
LEGAL DESC: GUADALUPE RIVER ESTATES				UNIT/SECTION/PHASE:		BLOCK:	LOT: 21
PREPARED BY: GREG W. JOHNSON, P.E. F#002585			SCALE: 1"=80'	DATE: 6/6/2023		5th REVISION: 8/11/2025	

Revised

Efrain Gallegos

10/17/2025 1:22:39 PM



OWNER: JAMES J. & YUKIE MANCUSO			DRAWN BY: EJS III	
STREET ADDRESS: 1396 WHISPERING WATER				
LEGAL DESC: GUADALUPE RIVER ESTATES		UNIT/SECTION/PHASE:	BLOCK:	LOT: 21
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: 1"=50'	DATE: 6/6/2023	5th REVISION: 8/11/2025

Assembly Details

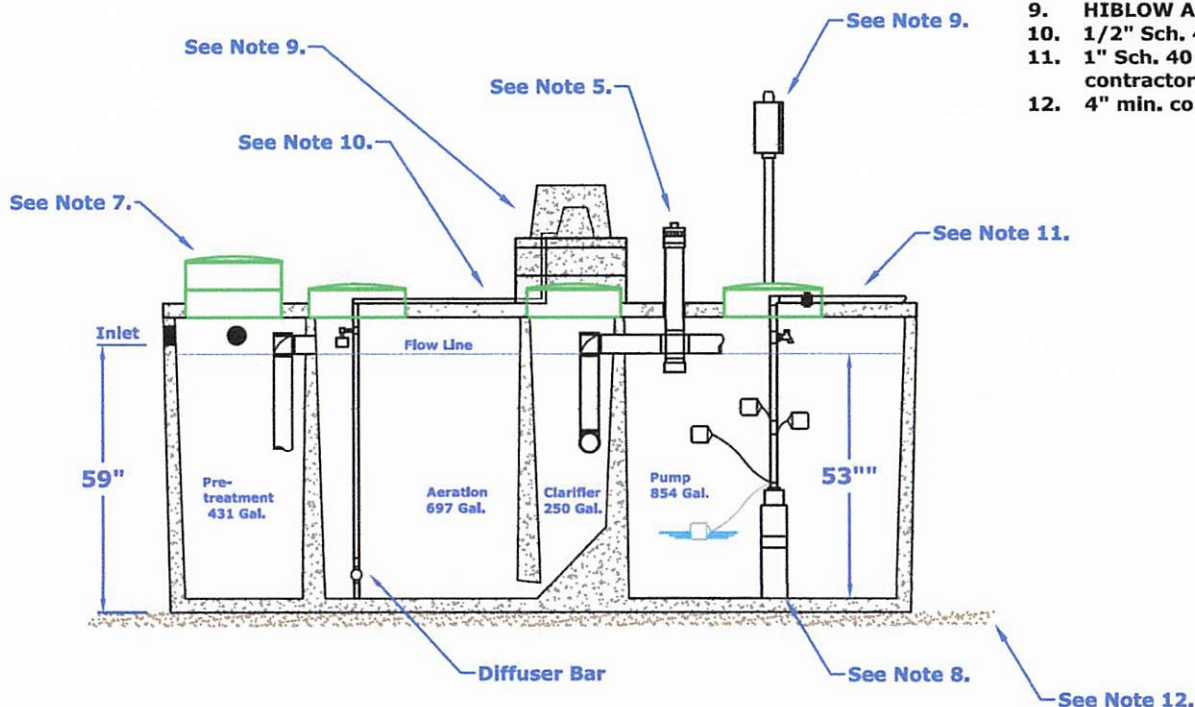
OSSF

DIMENSIONS:

Outside Height: 67"
Outside Width: 75"
Outside Length: 164.5"

MINIMUM EXCAVATION DIMENSIONS:

Width: 87"
Length: 177"



GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 16,700 lbs.
4. Treatment capacity is 800 GPD. Pump compartment set-up for a 420 GPD Flow Rate (5 bedroom, < 4,501 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 2.60 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-800 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec) timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. HIBLOW Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
12. 4" min. compacted sand or gravel pad by Contractor



F2585
12/21/23

NuWater B-800 Aerobic Treatment Plant (Assembled)

Model: B-800

March, 2010
By: A.S.

Scale:

* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B800-2

Advantage
Wastewater Solutions llc

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

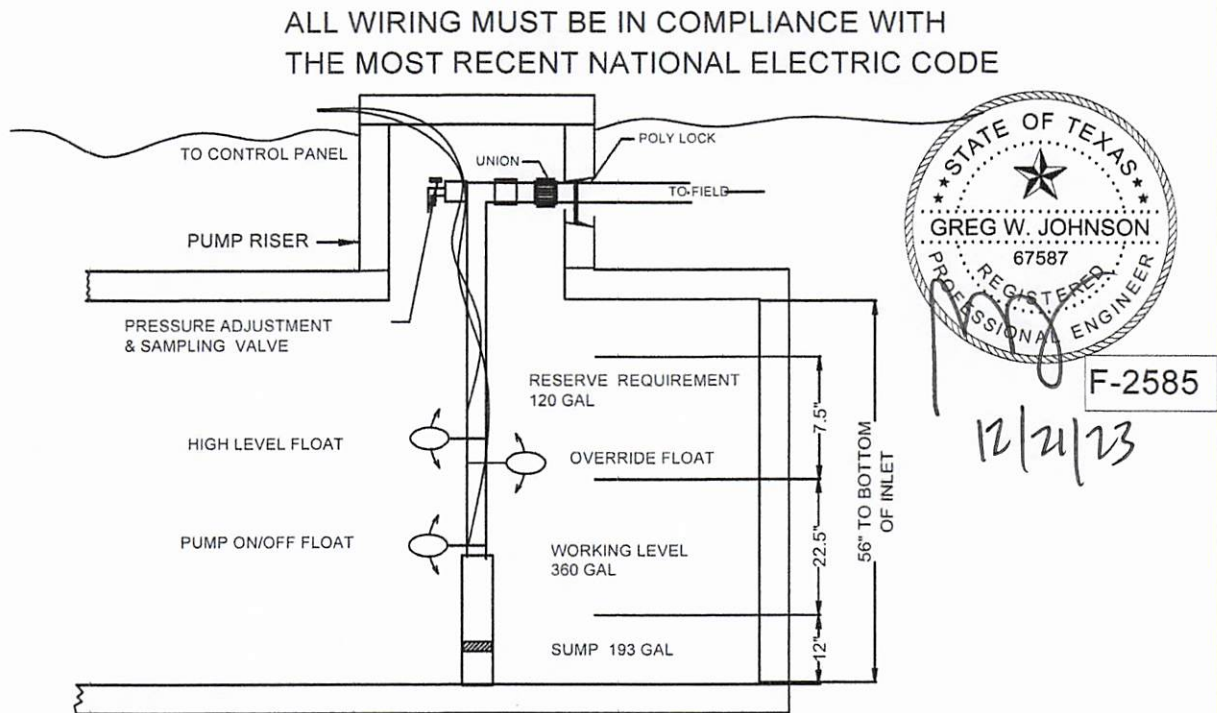
TANK NOTES:

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

Tightlines to the tank shall be SCH-40 PVC.

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

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



TYPICAL PUMP TANK CONFIGURATION
NU-WATER B-800 PUMP TANK

RECEIVED

By Brenda Ritzen at 10:16 am, Jun 11, 2025

TANK NOTES:

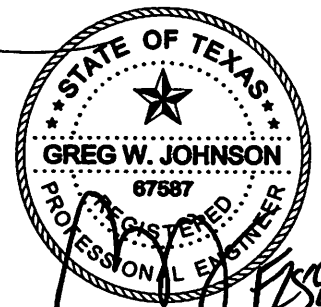
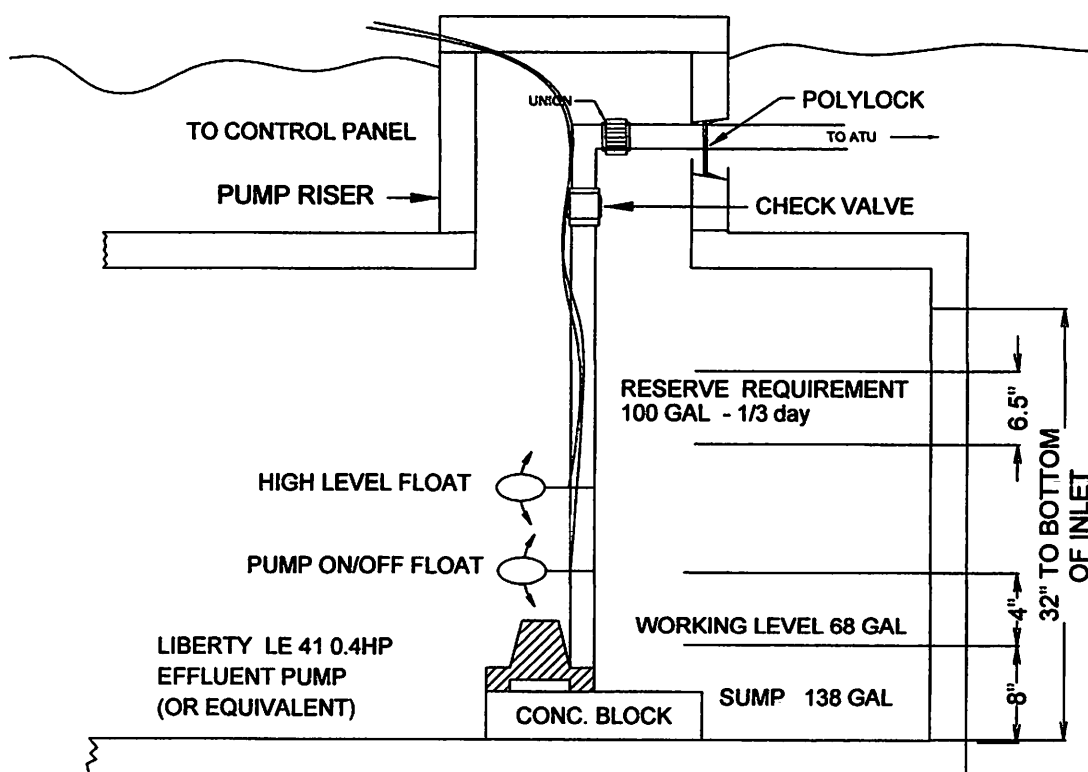
Tightlines to the tank shall be SCH-40 PVC.

A two way sanitary tee is required between business and tanks.

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

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

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



Handwritten signature and date:
06/09/25

**TYPICAL PUMP TANK CONFIGURATION
500 GAL PUMP TANK**

Environmental Series Pumps

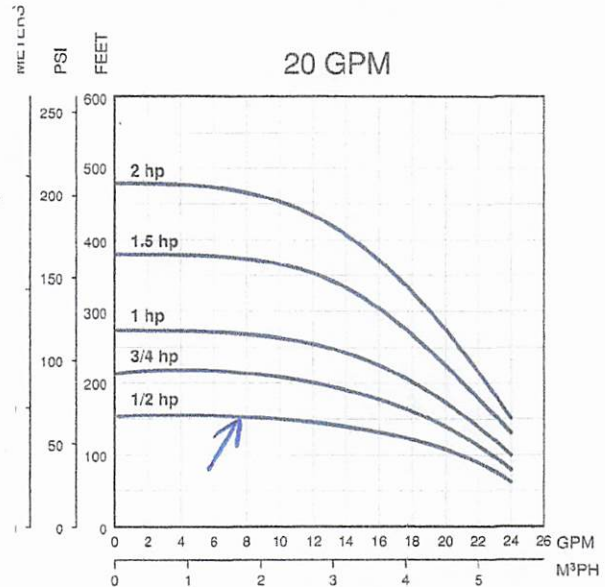
Thermoplastic Performance

LOW ANGLE NOZZLE PERFORMANCE CHART

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

KRAIN
Pro-Plus

X



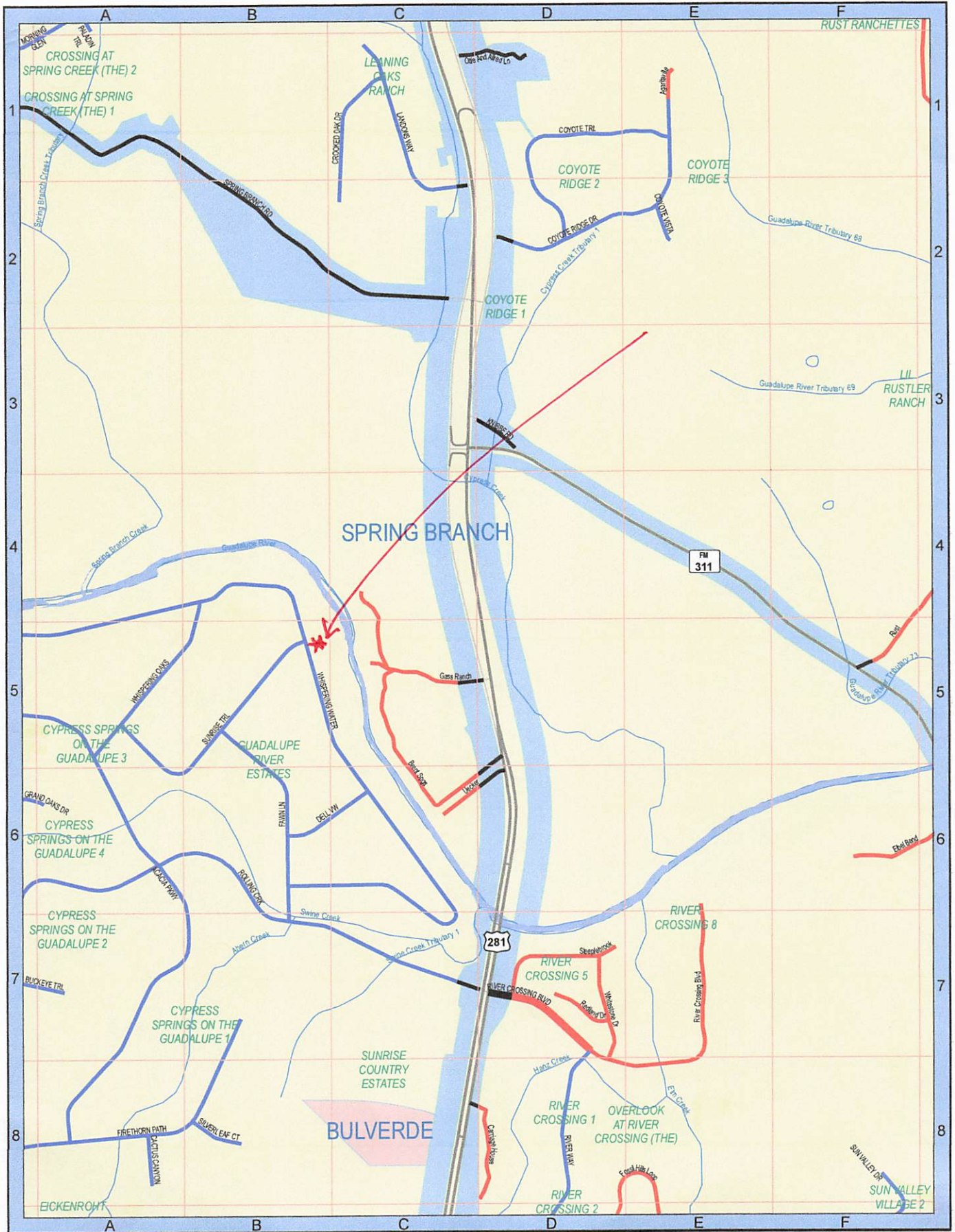
Thermoplastic Units Ordering Information

1/2 - 1.5 HP Single-Phase Units

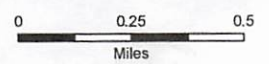
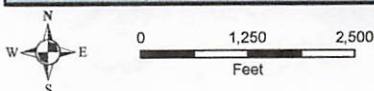
Order No.	Model	GPM	HP	Volt	Wire	Wt.
94741005	10FE05P4-2W115	10	1/2	115	2	24
94741010	10FE05P4-2W230	10	1/2	230	2	24
94741015	10FE07P4-2W230	10	3/4	230	2	28
94741020	10FE1P4-2W230	10	1	230	2	31
94741025	10FE15P4-2W230	10	1.5	230	2	46
94742005	20FE05P4-2W115	20	1/2	115	2	25
94742010	20FE05P4-2W230	20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

Thermoplastic 1/2 - 2 HP Pump Ends

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



SEE PAGE 27



STATE OF TEXAS PLUGGING REPORT for Tracking #233493

Owner:	JAMES MANCUSO	Owner Well #:	No Data
Address:	1396 WHISPERING WATER SPRING BRANCH, TX 78070	Grid #:	68-13-2
Well Location:	1396 WHISPERING WATER SPRING BRANCH, TX 78070	Latitude:	29° 51' 59.61" N
Well County:	Comal	Longitude:	098° 25' 01.56" W
		Elevation:	No Data

Well Type: **Withdrawal of Water**

Drilling Information

Company:	No Data	Date Drilled:	No Data
Driller:	No Data	License Number:	No Data

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	8	0	87

Plugging Information

Date Plugged: **10/13/2023** Plugger: **JAMES J. MANCUSO**

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

Casing Left in Well:

Plug(s) Placed in Well:

Dia (in.)	Top (ft.)	Bottom (ft.)	Top (ft.)	Bottom (ft.)	Description (number of sacks & material)
8	84	87	0	87	Cement 22 Bags/Sacks

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

Company Information: **Landowner Plugged**
1396 WHISPERING WATER
SPRING BRANCH, TX 78070

Driller Name: **JAMES J. MANCUSO** License Number: **N/A**

Comments: **CEMENT POURED FROM 87 FEET UP TO GROUND LEVEL. TWO DAYS LATER THE TOP 3 FT. OF THE PIPE AND CEMENT CUT OFF BELOW GRADE**

From: [Ritzen,Brenda](#)
To: [Greg Johnson](#)
Subject: RE: 1396 Whispering Water - Mancuso #116929
Date: Wednesday, June 11, 2025 10:39:00 AM
Attachments: [image001.png](#)

Greg,

I have updated the permit file.

Thank you,



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

From: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Tuesday, June 10, 2025 11:17 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Subject: 1396 Whispering Water - Mancuso #116929

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

Revised to add greywater and lift tank.
Thanks,
Greg

Send for Greg W. Johnson, P.E., R.S.)
170 Hollow Oak
New Braunfels, TX 78132

Office/Fax (830) 905-2778

VOID

**AEROBIC SPRAY SYSTEM
DESIGNED FOR:
JAMES J. & JUKIE MANCUSO
1396 WHISPERING WATER
SPRING BRANCH, TX 78070**

SITE DESCRIPTION:

Located in Guadalupe River Estates, Lot 21, at 1396 Whispering Water, the proposed system will serve a four bedroom residence (1320 sf.) and personal shop w/ personal RV (intermittent use), situated in an area with shallow Type-III soil as described in the Soil Evaluation Report. An aerobic treatment plant utilizing spray irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:

A 3 or 4-inch SCH-40 pipe discharges from the residence and personal shop with a personal RV into a NuWater B800 PCS 800gpd aerobic plant containing a 431-gallon pretreatment tank, an aerobic treatment plant, and a 854-gallon pump chamber containing a 0.5HP FPS submersible well pump, fitted with a EZ tank liquid chlorinator and 0.5hp FPS E-Series submersible well pump activated by mercury float switches. A high level audible and visual alarm will activate should the pump fail. Distribution is through a 1" SCH-40 purple colored manifold to a series of spray heads as per the attached drawing. A cycle timer will allow distribution for up to thirty nine minutes at 9.3 gallons per minute in the predawn hours starting at 2AM. Exposed rock will be covered with four inches of soil and heavily seeded

DESIGN SPECIFICATIONS:

Daily waste flow: 360 gpd (4BR @300 gpd+ Personal Shop 20 gpd + RV 40 gpd (Intermittent Use)

Pretreatment tank size: 431 Gal

Plant Size: NuWater B-800 PCS 800 gpd (TCEQ Approved)

Pump tank size: 854 Gal

Reserve capacity after High Level: 100 Gal (>1/3 day Req'd)

EZ Tank TCEQ NSF/ANSI 46 approved liquid chlorinator in pump tank.

Low Angle Nozzle Size: Use # 3 K-Rain Pro Plus discharging 3.1 gpm @ 40 PSI & 25' spray radius

Dosing cycle: Cycle Timer is set to dose in 15 minute cycles dosing between 2-4 am for up to 39 minutes.

Pump Requirement (cont.): FPS E-SERIES 20FE05P4-2W115 submersible well pump

Pump Tank Calculations: 854 Gal (16.1 gal/in.)

Volume below working level = 12" = 193 gal

Working level = 360 gal = 22.5"

Reserve Requirement = >1/3 day = 120 gal. = 7.5"

VOID

VOID

PIPE AND FITTINGS:

All pipes and fittings in this spray irrigation system shall be Purple 1" SCH- 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging.

FLOODPLAIN:

The referenced property is located within the 100-year flood plain Zone A according to FIRM48091C0095F, the placement of this septic system will not cause significant damage during a hundred year flood and will not pose a threat to the public health or environment. Back flow devices must be installed on all sewer stub outs. Additionally, the installation of the septic will not increase the height of the flood and tank will be completely buried. All electrical components will be located above the 100-year flood plain, Zone A.

BUOYANCY CALCULATIONS:

NU-WATER B 800 800 gpd

Volume of Tank = $H \times W \times L = 5.5833' \times 6.25' \times 13.70833' = 478.36 \text{ cf}$.

Upward Buoyancy force = $478.36 \text{ cf} \times 8.34 \text{ \#/gal} \times 7.48 \text{ gal/sf} = 29,842 \text{ \#}$

Overburden w/ .5' of soil = $\text{AREA} \times \text{fill Height} \times \text{Wt of fill/cf} = 5.5833' \times 13.70833' \times 90 \text{ \#/cf} \times .5' = 3,444 \text{ \#}$

Tank Weight of B-800 = 16,700#

Downward force of tank & min.water & overburden = $16,700 \text{ \#} + (1593) \times 8.34 \text{ \#/gal} + 3,060 \text{ \#} = 33,045 \text{ \#}$

Downward force > Upward Force 33,045# > 29,842# Tank will not float with 0.5' of cover

B.O.D. CACULATIONS

Flow strength from RV's is expected to be 600-800 mg/ltr

BOD5 @ (40 gpd x 800 mg/l) x 8.34 \#/gal / 1,000,000 = 0.27lbs BOD5

Flow strength from residence and personal shop expected to be <300 mg/ltr

BOD5 @ 320 GPD @ <300mg/ltr x 8.34\#/gal/1,000,000 = 0.80lbs BOD5

800 gpd aerobic plant provides 2# BOD5 organic reduction > 1.07 lbs BOD5 required.

ELECTRICAL COMPONENTS:

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

VOID

TANK NOTES:

- All openings in the tank must be properly sealed to prevent the escape of wastewater, and/or to prevent the infiltration of water.
- PVC pipe from buildings to tank must be at least Sch. 40 or SDR 26.
- ***Risers are required on tank inspection ports as per 30 TAC 285.38 (9/1/2023). This includes access limitation (<65lbs lid or hardware secured lid), inspection and cleanout ports shall have risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.***

ADDITIONAL NOTES:

- Install audio-visual alarm for aerator and pump on separate breakers.
- The high water and air compressor alarms shall be audio/visual and mounted in a place that can be easily seen and heard when alarms are activated.
- All pipe fittings and joints shall be sealed with approved solvent-type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging.

MAINTENANCE REQUIREMENTS

- The maintenance company will verify that the system is operating properly at least every three times per year for the first two years and provide on-going maintenance of the installation.
- Maintenance will require inspection of the air pumps on aerobic tank for proper function, and inspecting the air diffusers for proper function. Confirm proper float settings and alarm function. Confirm cycle timer is set properly to design specifications.
- The maintenance contract will authorize the maintenance company to maintain and repair the system as needed.

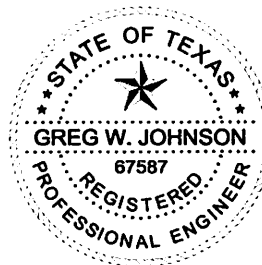
LANDSCAPING

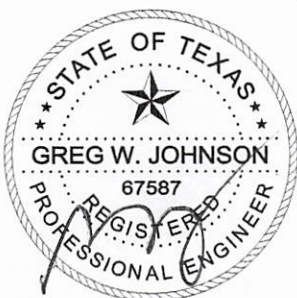
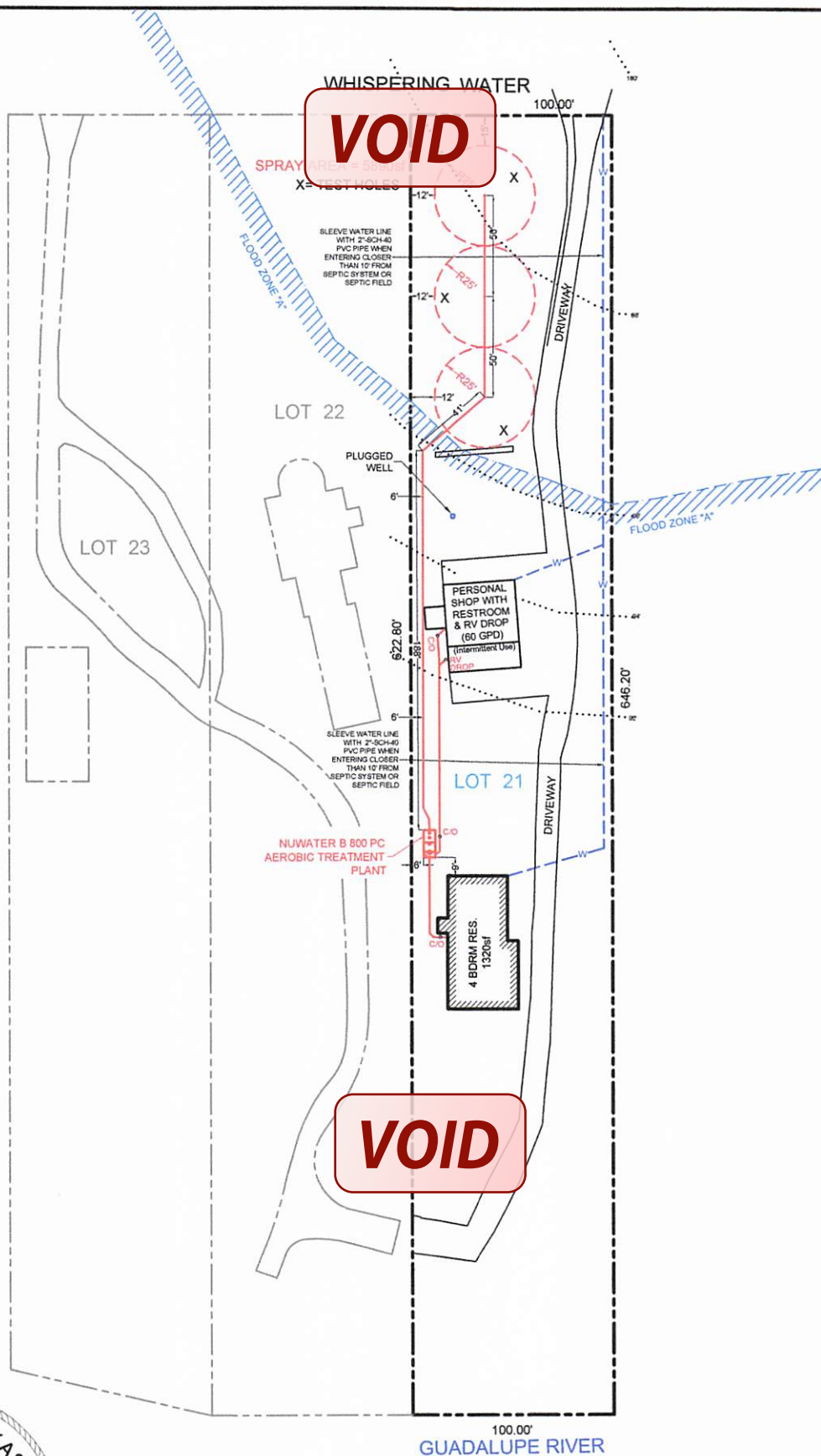
Disposal area must be seeded with a mix of ryegrass and Bermuda grasses prior to system operation. It is recommended that a good stand of vegetation be established prior to system operation.

Designed in accordance with Chapter 285, Subchapter D, §285.30 and §285.40 Texas Commission on Environmental Quality (Effective December 29, 2016).

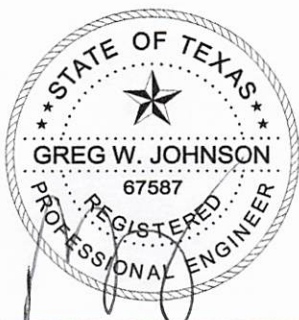
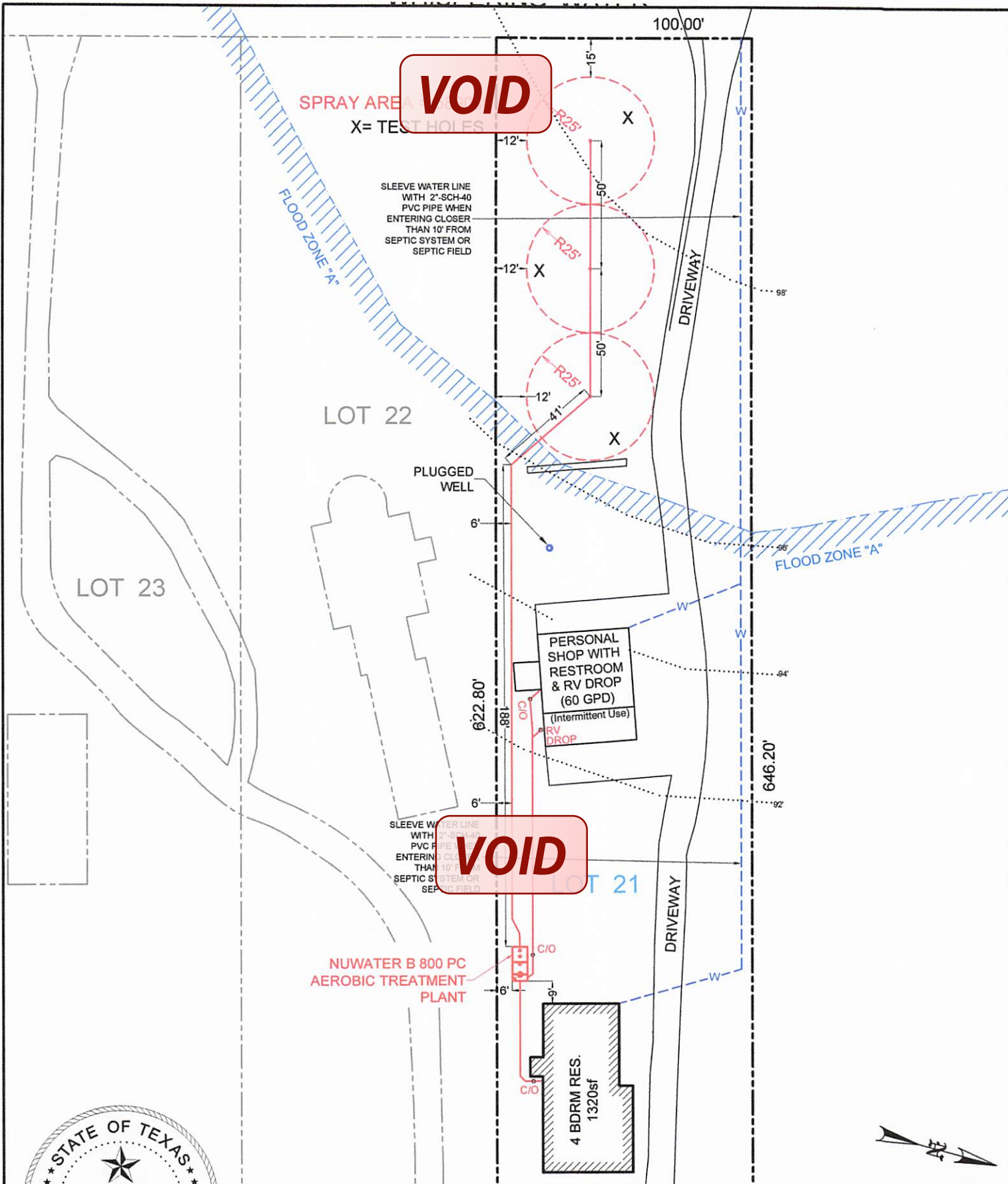
 04/10/25

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





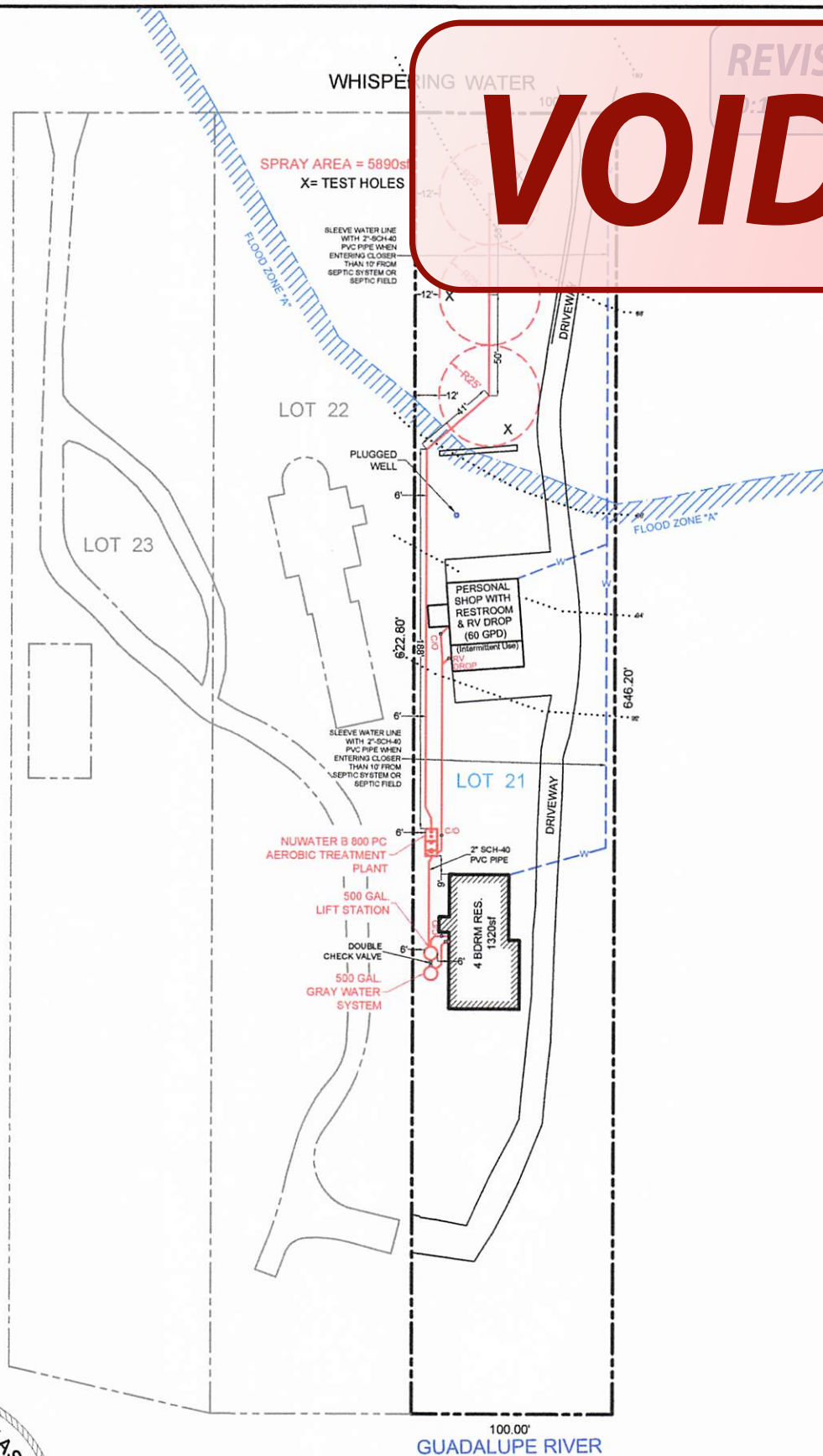
OWNER: JAMES J. & YUKIE MANCUSO					DRAWN BY: EJS III		
STREET ADDRESS: 1396 WHISPERING WATER							
LEGAL DESC: GUADALUPE RIVER ESTATES				UNIT/SECTION/PHASE:		BLOCK:	LOT: 21
PREPARED BY: GREG W. JOHNSON, P.E. F#002585			SCALE: 1"=80'		DATE: 6/6/2023		2nd REVISION: 4/11/2025



OWNER: JAMES J. & YUKIE MANCUSO				DRAWN BY: EJS III	
STREET ADDRESS: 1396 WHISPERING WATER					
LEGAL DESC: GUADALUPE RIVER ESTATES			UNIT/SECTION/PHASE:	BLOCK:	LOT: 21
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: 1"=50'	DATE: 6/6/2023		2nd REVISION: 4/11/2025

Jun 11, 2025

VOID



OWNER: JAMES J. & YUKIE MANCUSO		DRAWN BY: EJS III	
STREET ADDRESS: 1396 WHISPERING WATER			
LEGAL DESC: GUADALUPE RIVER ESTATES		UNIT/SECTION/PHASE:	BLOCK:
			LOT: 21
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=80'	DATE: 6/6/2023	3rd REVISION: 6/9/2025

REVISED
6/9/2025
VOID

SPRAY AREA = 5890sf
X= TEST HOLES

SLEEVE WATER LINE
WITH 2" SCH-40
PVC PIPE WHEN
ENTERING CLOSER
THAN 10' FROM
SEPTIC SYSTEM OR
SEPTIC FIELD

LOT 22

PLUGGED
WELL

LOT 23

LOT 21

PERSONAL
SHOP WITH
RESTROOM
& RV DROP
(60 GPD)
(Intermittent Use)

4 BDRM RES.
1320sf

NUWATER B 800 PC
AEROBIC TREATMENT
PLANT

500 GAL.
LIFT STATION

DOUBLE
CHECK VALVE

500 GAL.
GRAY WATER
SYSTEM

2" SCH-40
PVC PIPE



OWNER: JAMES J. & YUKIE MANCUSO				DRAWN BY: EJS III		
STREET ADDRESS: 1396 WHISPERING WATER						
LEGAL DESC: GUADALUPE RIVER ESTATES			UNIT/SECTION/PHASE:		BLOCK:	LOT: 21
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: 1"=50'	DATE: 6/6/2023		3rd REVISION: 6/9/2025	

OPTIONAL FORM NO. 182-191 NE
NB

GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY
NOTICE OF CONFIDENTIALITY: 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.

THE STATE OF TEXAS

COUNTY OF COMAL

§
 § KNOW ALL MEN BY THESE PRESENTS:
 §

THAT LARRY PETTERSEN AND NANCY PETTERSEN, HUSBAND AND WIFE (hereinafter called "GRANTORS" whether one or more), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations cash in hand paid by JAMES J MANCUSO AND YUKIE MANCUSO, HUSBAND AND WIFE whose address is 1396 WHISPERING WATER, SPRING BRANCH, TX 78070 (hereinafter called "GRANTEES" whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the advancement and payment in cash of all or part of the purchase price hereof by Beneficiary at the special instance and request of Grantees under that certain note in the principal sum of FOUR HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$475,000.00) payable to the order of JPMORGAN CHASE BANK N.A. (hereinafter referred to as "BENEFICIARY") of even date herewith, said note bearing interest at the rate therein provided, principal and interest being due and payable in monthly installments as therein set out, and providing for attorney's fees and acceleration of maturity at the rate and in the events therein set forth, which note is secured by the Vendor's Lien herein reserved and is additionally secured by a Deed of Trust of even date herewith, executed by the Grantees herein to ALLAN B. POLUNSKY, Trustee, reference to which is hereby made for all purposes; and in consideration of the payment of the sum above mentioned by the Beneficiary above mentioned, Grantors hereby transfer, set over, assign and convey unto said Beneficiary and assigns, the Vendor's Lien and Superior Title herein retained and reserved against the property and premises herein conveyed, in the same manner and to the same extent as if said note had been executed in Grantors' favor and by said Grantors assigned to the Beneficiary without recourse; have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said Grantees herein, the following described property, together with all improvements thereon, to-wit:

LOTS 21, 22 AND 23, GUADALUPE RIVER ESTATES, A SUBDIVISION IN COMAL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 5, PAGE 169 OF THE PLAT RECORDS OF COMAL COUNTY, TEXAS.

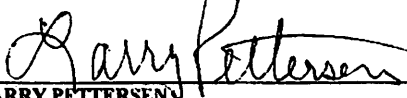
TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto the said Grantees, their heirs and assigns forever. And Grantors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Taxes for the current year have been prorated and are assumed by Grantees. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the above

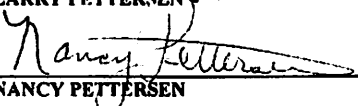
described property as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances.

But it is expressly agreed and stipulated that the Vendor's Lien and the Superior Title are retained and reserved in favor of the payee in said note against the above described property, premises and improvements, until said note, and all interest thereon is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

When this deed is executed by one person, or when the Grantees is one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "Successors and assigns".

Executed to be effective as of the 19th day of April, 2019.

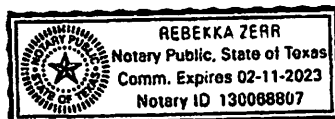


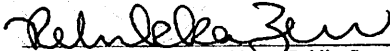
LARRY PETTERSEN


NANCY PETTERSEN

THE STATE OF TEXAS
COUNTY OF Comal

This instrument was acknowledged before me on April 19, 2019, by LARRY PETTERSEN AND NANCY PETTERSEN.





Notary Public, State of Texas

RETURN TO:
JAMES J MANCUSO AND YUKIE MANCUSO
1396 WHISPERING WATER
SPRING BRANCH, TX 78070

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
04/22/2019 09:54:37 AM
TERRI 2 Pages(s)
201906013402







COMAL COUNTY

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

		118547
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

04/11/2025

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refused)