

SAN ANTONIO WATER SYSTEM  
RESOURCE COMPLIANCE DIVISION  
MANIFEST OF HAULED LIQUID WASTE

1077271

WASTE PRODUCER INFORMATION

Name: Nex Gen Homes Time: \_\_\_\_\_

Address: 8017 Gallagher Dr  
(Address) (City)

Telephone Number: 830 837 2062

Interceptor Capacity: 1000 250 1000

Class of Waste: ☐ SEPTIC ☐ GREASE  
☐ GRIT / MUD % SOLIDS \_\_\_\_\_  
☐ CHEMICAL TOILET  
☐ OTHER: \_\_\_\_\_  
(Describe Type & Source)

GREASE / GRIT / MUD TRAPS REQUIRE PUMPING EVERY 90-DAYS OR SOONER

Deficient pretreatment device(s) and/or wastewater conditions "ARE REQUIRED" to be noted above:

6/9/25 Rth Rth  
(Date) (Printed Name) (Signature)

WASTE TRANSPORTER INFORMATION

Name: Lisco Septec SAWS Permit #: 679

Address: Pobor 1193 Phone #: 210 5989090

Gallons Collected: 1000 750 TCEQ Reg. #: 25421

6/9/25 Rth Rth  
(Date Collected) (Printed Name) (Signature)

DISPOSAL SITE or TRANSFER STATION INFORMATION

Name: STWS SMC WRC Time: 1252

Address: 3495 Valley Rd SA, TX 78201

State Permit # (Type I or Type V) or Site Registration #: 1410137033

6-10-25 Humboldt Rth  
(Disposal or Transfer Date) (Printed Name) (Signature)

Each person signing the waste manifest, as required by law, certifies information is correct and is compliant with State Laws and San Antonio Code, Chapter 34, Article V. Manifest must remain on file for five years. Rev. 01/11

GENERATOR WASTE COLLECTION-YELLOW COPY

**RECEIVED**

By Brenda Ritzen at 9:00 am, Jun 24, 2025

# 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  
OSSF Inspection Sheet**

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

**Comal County Environmental Health  
OSSF Inspection Sheet**

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



# COMAL COUNTY

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## ENGINEER'S OFFICE

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

Permit Number: 118567  
Issued This Date: 05/23/2025  
This permit is hereby given to: Stanley and Patricia Windham

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

897 GALLAGHER DR  
CANYON LAKE, TX 78133

Subdivision: Albert Martin Survey A-402  
Unit: (unrecorded Woodlands 1)  
Lot: (unrecorded Tract 30-A)  
Block: -  
Acreage: 0.5000

#### 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.CCEO.ORG](http://WWW.CCEO.ORG)

Date \_\_\_\_\_

Permit Number \_\_\_\_\_

**REVISED**

8:52 am, May 23, 2025

## 1. APPLICANT / AGENT INFORMATION

Owner Name Stanley and Patricia Windham  
Mailing Address 897 Gallagher Dr  
City, State, Zip Canyon Lake, TX 78133  
Phone # \_\_\_\_\_  
Email \_\_\_\_\_

Agent Name Doug Dowlearn R.S.  
Agent Address PO BOX 212  
City, State, Zip Bulverde, TX 78163  
Phone # 210-878-8100  
Email TXSEPTIC@GMAIL.COM

## 2. LOCATION

Subdivision Name See attached legal description for Tract 1- Exhibit A Unit \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
Survey Name / Abstract Number \_\_\_\_\_ Acreage .50  
Address 897 Gallagher Dr City Canyon Lake State TX Zip 78133

## 3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 2667

☐ Non-Single Family Residential

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

Type of Facility \_\_\_\_\_

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

Restaurants, Lounges, Theaters - Indicate Number of Seats \_\_\_\_\_

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds \_\_\_\_\_

Travel Trailer/RV Parks - Indicate Number of Spaces \_\_\_\_\_

Miscellaneous \_\_\_\_\_

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

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

## 4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Stanley Craig Windham  
Signature of Owner

Signed by: Patricia Windham 5/21/2025  
899CAED8061F419...

Mar 26, 2025  
Date

**REVISED**

8:52 am, May 23, 2025

**EXHIBIT "A"**  
**TRACT 1 (0.50 ACRES)****STATE OF TEXAS**  
**COUNTY OF COMAL**

Field notes for a tract of land lying and being situated in Comal County, Texas, and being 0.50 acres out of a 10.10 acre tract of land in the Albert Martin Survey, Abstract 402, Woodlands Subdivision, Volume 5, Page 314, Map and Plat Records, Comal County, Texas and also being situated in a tract called 338.88 acres in a conveyance to Texacana, Inc., from Somers, Inc., recorded in Volume 267, Page 451, Comal county, Texas and being more particularly described by metes and bounds as follows:

Beginning at a one half inch steel pin set at the intersection of the southwest right-of-way line of Canyon Park Drive with the northwest right-of-way line of Gallagher Drive, and marking the east corner of the herein described tract and the south corner of a called 338.88 acre tract.

Thence along the northwest right-of-way line of Gallagher Drive, South 44° 50' 00" West, a distance of 178.00 feet to a one half inch steel pin found for the south corner of the herein described tract.

Thence departing the northwest right-of-way line of Gallagher Drive, North 63° 57' 18" West, a distance of 114.72 feet to a one half inch steel pin set for the west corner of the herein described tract and being on the north line of a 0.42 acre tract surveyed this same date.

Thence with the northwest line of this tract, North 42° 35' 53" East, a distance of 203.21 feet to a one half inch steel pin set on a curve on the southwest right-of-way line of Canyon Park Drive for the north corner of the herein described tract.

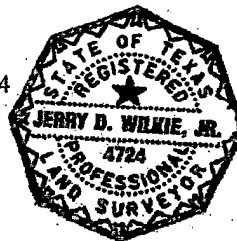
Thence along the southwest right-of-way line of Canyon Park Drive, 117.34 feet along the arc of a curve to the right with a radius of 576.61 feet to the place of the beginning.

(REFERENCE IS HEREBY MADE TO A SURVEY PLAT ON 11" X 17" PAPER PREPARED THIS SAME DATE.)

(ALL STEEL PIN SET ARE CAPPED WITH RED CAP STAMPED 4724 UNLESS OTHERWISE NOTED.)

I, Jerry D. Wilkie, Jr., Registered Professional Land Surveyor hereby certify that these field notes were prepared from an actual survey made on the ground under my direction and supervision on June 18, 2001.

*Jerry D. Wilkie, Jr.*  
Jerry D. Wilkie, Jr.  
Registered Professional Land Surveyor No. 4724  
Job Number 7152



Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
04/08/2025 01:32:28 PM  
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202506009935



*Bobbie Koepp*

Doc# 200106026162  
# Pages 4  
Date: 8/14/01 2:45:22 PM  
Filed & Recorded in  
Official Records of  
COMAL COUNTY  
JOY STREATER  
COUNTY CLERK  
Fees: \$15.00

Doc# 200106026162



## ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Doug Dowleam R.S.

System Description Aerobic with spray disposal

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

Tank Size(s) (Gallons) 600

Absorption/Application Area (Sq Ft) 4688

Gallons Per Day (As Per TCEQ Table III) 300

(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.

Doug Dowleam R.S.  
Signature of Designer

4/16/2025

Date



2/c5



202506009935 04/08/2025 01:32:28 PM 1/2

**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.

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.

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):

See attached exhibit A - Tract 1

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

Stanley and Patricia Windham

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.

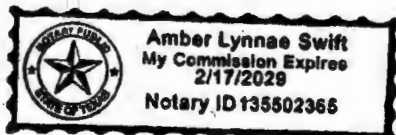
WITNESS BY HAND(S) ON THIS 8 DAY OF April, 2025

Stanley Windham  
Patricia Windham  
Owner(s) signature(s)

Stanley Windham  
Patricia Windham  
(PRINTED NAME) /TITLE

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 8<sup>th</sup> DAY OF April, 2025

Amber Swift  
Notary Public, State of Texas  
Notary's Printed Name: AMBER SWIFT  
My Commission Expires: 02/17/2029



**EXHIBIT "A"**  
**TRACT 1 (0.50 ACRES)**

**STATE OF TEXAS**  
**COUNTY OF COMAL**

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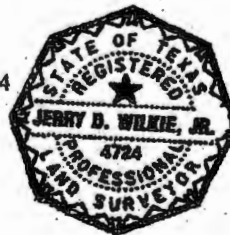
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 Jerry D. Wilkie, Jr.  
 Registered Professional Land Surveyor No. 4724  
 Job Number 7152



Filed and Recorded  
 Official Public Records  
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 Comal County, Texas  
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*Bobbie Koepf*

Doc# 200106026162  
 4 Pages  
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 Filed & Recorded in  
 Official Records of  
 COMAL COUNTY  
 JOY STREATER  
 COUNTY CLERK  
 Fees: \$15.00

Doc# 200106026162

# WASTEWATER TREATMENT FACILITY MAINTENANCE AGREEMENT

Regulatory Authority Comal

Francisco Mendieta  
Cisco Septic Service  
ciscoseptic@gmail.com  
(210) 598-9090

Permit/License Number \_\_\_\_\_

Customer Craig Windham

Site Address 897 Gallagher Dr

City Canyon Lake Zip 78133

Mailing Address \_\_\_\_\_

County Comal

Map # \_\_\_\_\_

Phone 830-265-8717

Email craig@gvtc.com

**I. General:** This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between Craig Windham (hereinafter referred to as "Customer") and Cisco Septic Service.

By this agreement, Cisco Septic Service 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 County issue of License to Operate (LTO) and ends on \_\_\_\_\_ (two (2) years thereafter). 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 comprised of items required as per the manufacturer, the controlling regulatory board, and deemed by the Contractor as necessary for proper OSSF operation.
- Provide a written record of visits to the site.
- 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.
- 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:**

☒ Customer Responsible. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer.

CW  
CW

Customer's Initials

FM

Contractor's Initials

\_\_\_\_ Contractor Responsible. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Contractor.  
\_\_\_\_ Not Required. The installed septic system does not require disinfection.

**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. 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 all 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, abide by the conditions and limitations of that license, and all requirements for an 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 needed to diagnosis an issue. 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 Customer's responsibility to keep lids exposed and accessible at all times.

**X. Limit of Liability:**

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

**XI. Indemnification:**

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

CH  
CA

Customer's Initials

JM

Contractor's Initials

**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 Indemnities with respect to all rights Indemnities may have against third parties with respect to matters as to which Customer provides indemnity and/or defense to Indemnities. No Indemnification is provided to Indemnities 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 Indemnities of and from any action that is subject to this Indemnification provision. Indemnities 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. 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 III.

**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.

Craig Windham

Craig Windham (Mar 26, 2025 15:57 CDT)

Customer Signature

Mar 26, 2025

Date

FM

Cisco Septic Service  
Francisco Mendieta  
MP#0002737

CW  
CW

Customer's Initials

FM

Contractor's Initials

**REVISED**

8:22 am, May 14, 2025

**Date:** 4/16/2025**Applicant Information:****Name:** Stanley and Patricia Windham**Address:** 897 Gallagher Dr**City, State & Zip Code:** Canyon Lake, TX 78133**Phone:****Email:****Site Evaluator Information:****Name:** Douglas R. Dowlearn**Company:** D.A.D. Services, Inc.**Address:** 703 Oak Drive**City, State & Zip:** Blanco, TX 78606**Phone:** (210)240-2101 **Fax:** (866)260-7687**Email:** txseptic@gmail.com

**Property Location:** Legal- The installation site is at Tract 1, being .50 acres out of a 10.10 acre tract out of the Albert Martin Survey, Abstract 402, Also known as the Woodlands subdivision.

**Street/Road Address:** 897 Gallagher Dr**City:** Canyon Lake **Zip:** 78133**Additional Info:** Comal**Installer Information:**

Depth	Texture Class	Soil Texture	Structure (For Class III – blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-14" Clay Loam 14"+ Limestone	blocky	n/a	14"+	N/A
Soil Boring #2 60"		SAME AS ABOVE				

**DESIGN SPECIFICATIONS**

Application Rate (RA): 0.064

OSSF is designed for: 4 BEDROOM 2667 Sq. Ft

300 gallons per day

An aerobic treatment/SPRAY disposal system is to be utilized based on the site evaluation.

4688 sq. ft. disposal area required

600 gallon aerobic treatment unit

Calculations: Absorption Area:  $Q/RA = 300/0.064 = 4688$  Sq. Ft.**FEATURES OF SITE AREA**

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: NO

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

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

**Site Evaluator:****NAME:** Douglas R. Dowlearn, R.S.**Signature:****License No.** OS9902 – Exp. 6/30/2026**TDH:** #2432 – Exp. 2/28/2027



**D.A.D SERVICES, INC.**  
**DOUG DOWLEARN**  
**PO BOX 212, BULVERDE, TX 78163**  
Designed for:  
Stanley and Patricia Windham

**REVISED**

11:15 am, Jun 20, 2025

The installation site is at tract 1 of the Woodlands unit 1 subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from an existing 4 Bedroom (2667 sq. ft.) residence. The proposed method of wastewater treatment is aerobic treatment with spray irrigation. This method was chosen because of unsuitable soil conditions.

**PROPOSED SYSTEM:**

A 3" or 4" PVC pipe will discharge from the residence to a pre-treatment tank, which flows into a 600 gpd aerobic treatment plant. The aerobic tank effluent flows to a storage/pump tank containing a liquid chlorinator and a single 20 gpm submersible pump. Distribution is set to spray in the pre-dawn hours of midnight to 5:00 am through 4 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying at 40 psi. One sprinkler will spray a radius of 27 feet and 180 degrees of arc; One sprinkler will spray a radius of 27 feet and 360 degrees of arc; One sprinkler will spray a radius of 25 feet and 180 degrees of arc; One sprinkler will spray a radius of 20 feet and 180 degrees of arc. An audio and visual alarm monitoring both high water and aerator failure will be placed in a noticeable location.

**DESIGN SPECIFICATIONS:**

Daily Waste Flow: 300 gpd

Application rate: 0.064

Application area required:  $300/.064 = 4688$  sq. ft.

Application area utilized: 5044 sq. ft. - 9 sq. ft.(impermeable lids) = 5035 sq. ft.

Pump tank reserve capacity: 100 gal minimum

**SYSTEM COMPONENTS:**

SCH 40 PVC sewer line

Aeris Model D-600-m

Pretreatment tank

600 GPD Aerobic Treatment Unit

Pump tank with timed controls set to spray in the pre-dawn hours of midnight to 5:00 am

C-1 20X, Model no. 20XC1-05P4-2W115 (or equivalent) submersible pump

Liquid chlorinator

1" purple PVC supply line

4 K-Rain Gear Driven pop-up sprinklers

**LANDSCAPING:**

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

**RECEIVED**

By Brenda Ritzen at 2:05 pm, May 09, 2025

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

May 9, 2025

RE: 897 Gallagher

To Whom It May Concern:

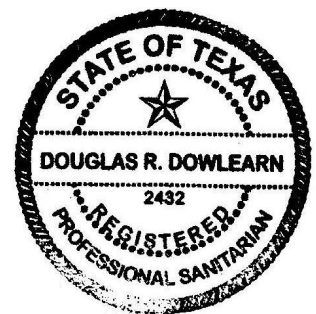
I am requesting a variance for the placement of a spray disposal area 10 feet from the property line, but less than 20 feet from the property line as Comal County regulations require. This variance is requested due to limited space. This setback complies with TCEQ CHAPTER 285 rules Table X. requirements.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

If there are any questions or concerns, please contact me at 210.240.2101 or by email at [txseptic@gmail.com](mailto:txseptic@gmail.com).

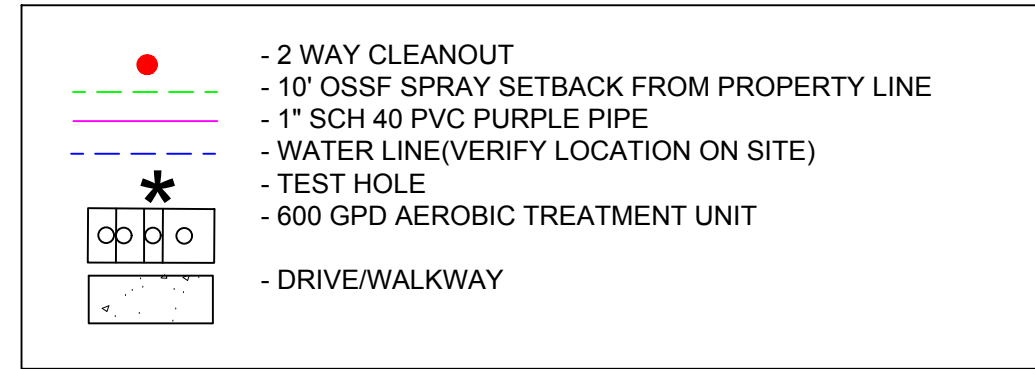
Sincerely,



Douglas R. Dowlearn, R.S.



KEY



ABANDON EXISTING  
DRAINFIELD - SUSPECTED LOCATION  
(VERIFY LOCATION ON SITE)

**REVISED**

11:15 am, Jun 20, 2025

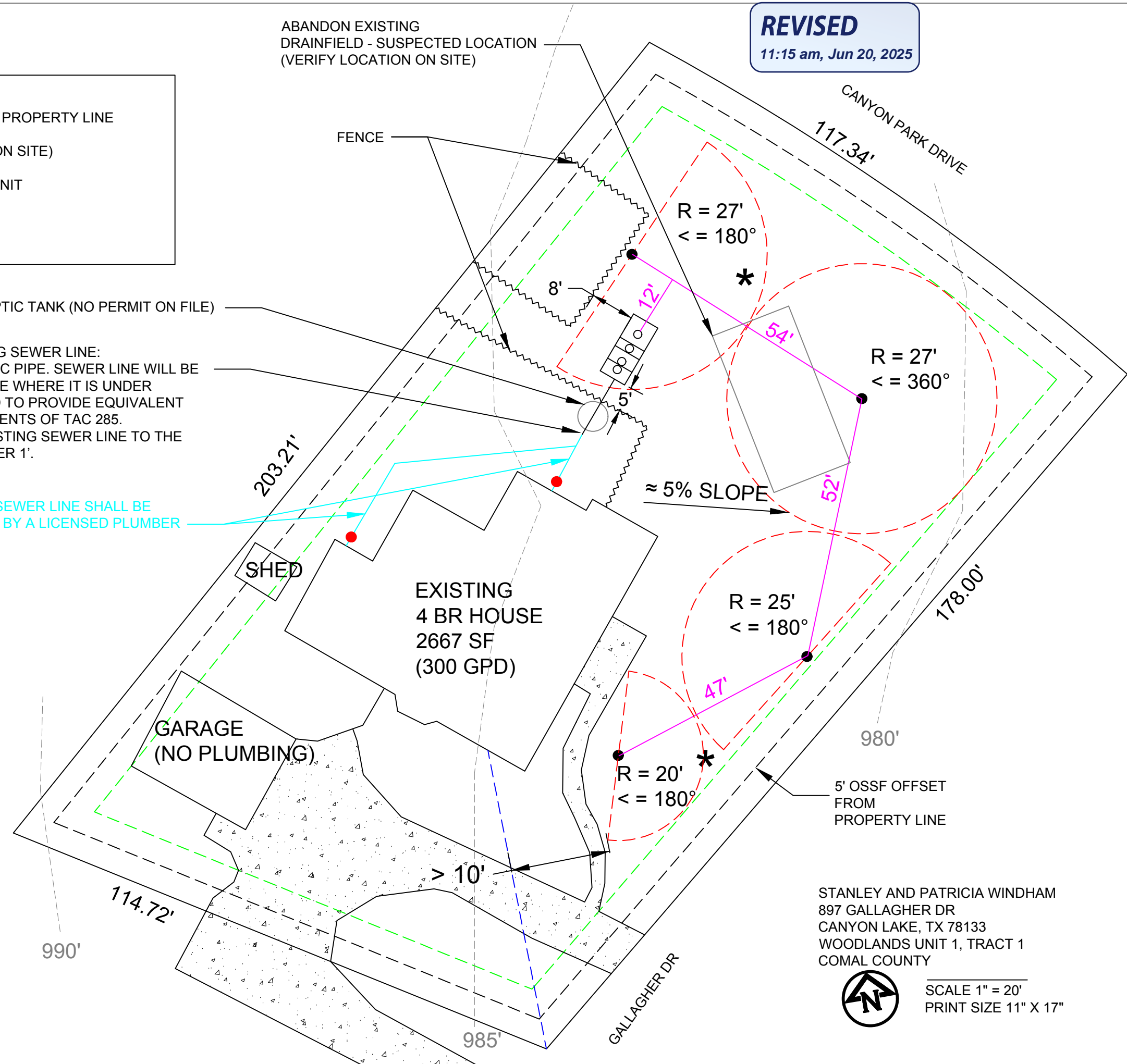
PUMP, CRUSH &  
FILL EXISTING SEPTIC TANK (NO PERMIT ON FILE)

TIE 13' OF NEW SEWER LINE INTO EXISTING SEWER LINE:  
- NEW SEWER LINE SHALL BE 4" SCH 40 PVC PIPE. SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PIPE WHERE IT IS UNDER SURFACE IMPROVEMENTS AND 5' BEYOND TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.  
- NEW SEWER PIPE CONNECTING THE EXISTING SEWER LINE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.

EXISTING SEWER LINE SHALL BE  
CERTIFIED BY A LICENSED PLUMBER

NOTES:

- 4" SCH 40 PVC PIPE CONNECTING THE EXISTING SEWER LINE TO TANK.
- NEW SEWER PIPE CONNECTING THE EXISTING SEWER LINE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- NEW SEWER LINE SHALL BE 4" SCH 40 PVC PIPE. NEW SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PIPE WHERE IT IS UNDER SURFACE IMPROVEMENTS AND 5' BEYOND TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.
- AEROBIC TREATMENT UNIT TO BE BURIED AT DEPTH TO ALLOW FOR 12" SOIL OVER THE AEROBIC TREATMENT UNIT.
- 9 SF OF SPRAY AREA DEDUCTED FOR IMPERMEABLE AEROBIC TREATMENT UNIT LIDS.
- 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
- TOTAL SPRAY AREA = 5044 SF - 9 SF(IMPERMEABLE LIDS) = 5035 SF.
- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
- DRAINFIELD SHALL BE GREATER THAN 100' FROM PRIVATE WELLS, AND GREATER THAN 150' FROM PUBLIC WELLS. VERIFY WELL LOCATION(S) ON SITE.
- SPRAY HEADS SHALL BE LOCATED AT LEAST 10' AWAY FROM TREES WITHIN THE DISTRIBUTION AREA.



STANLEY AND PATRICIA WINDHAM  
897 GALLAGHER DR  
CANYON LAKE, TX 78133  
WOODLANDS UNIT 1, TRACT 1  
COMAL COUNTY



SCALE 1" = 20'  
PRINT SIZE 11" X 17"

**REVISED**

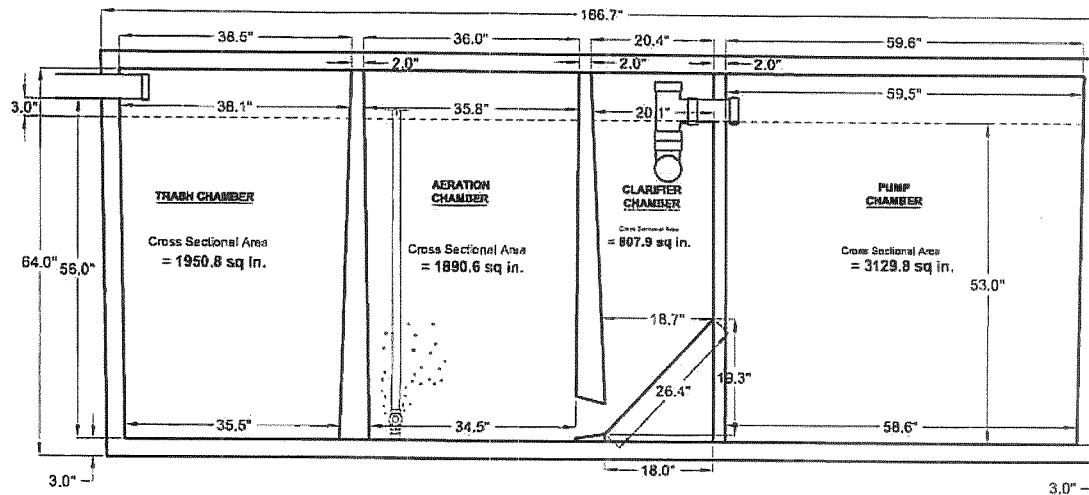
10:23 am, May 12, 2025

1/2" Discharge



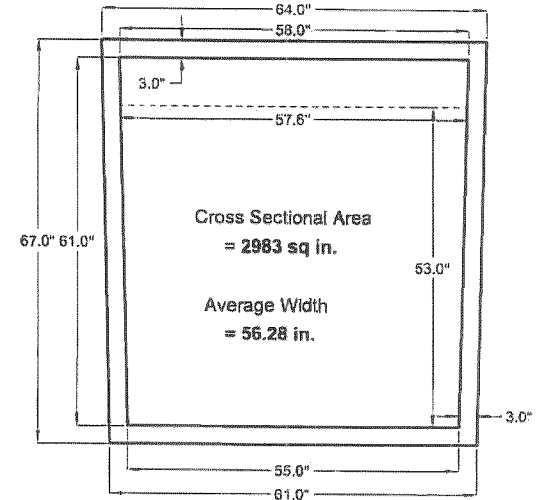
**BLOWER**

**14.15 Gallons per inch**



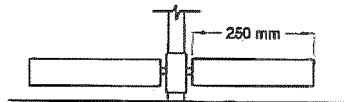
**SIDE SECTION VIEW**

SCALE: 1" = 3/8"



**END SECTION VIEW**

SCALE: 1" = 3/8"



**DIFFUSER DETAIL**

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

42" - 53" - Reserve - 156 Gallons  
42" - Alarm  
14" - 42" - Working Level - 396 Gallons  
11" - 14" - On/Off Tether - 42 Gallons  
0-11" - Sump - 156 Gallons



*Douglas R. Dowlearn*

Title:

Model D-600-m  
600 gallon per day Aerobic Treatment Unit

Company Name:

Aeris Aerobics

Date:

2-22-2015



**REVISED**

10:24 am, May 12, 2025

**C1 SERIES**  
Franklin Electric

# C1 SERIES

## CISTERN PUMPS

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

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



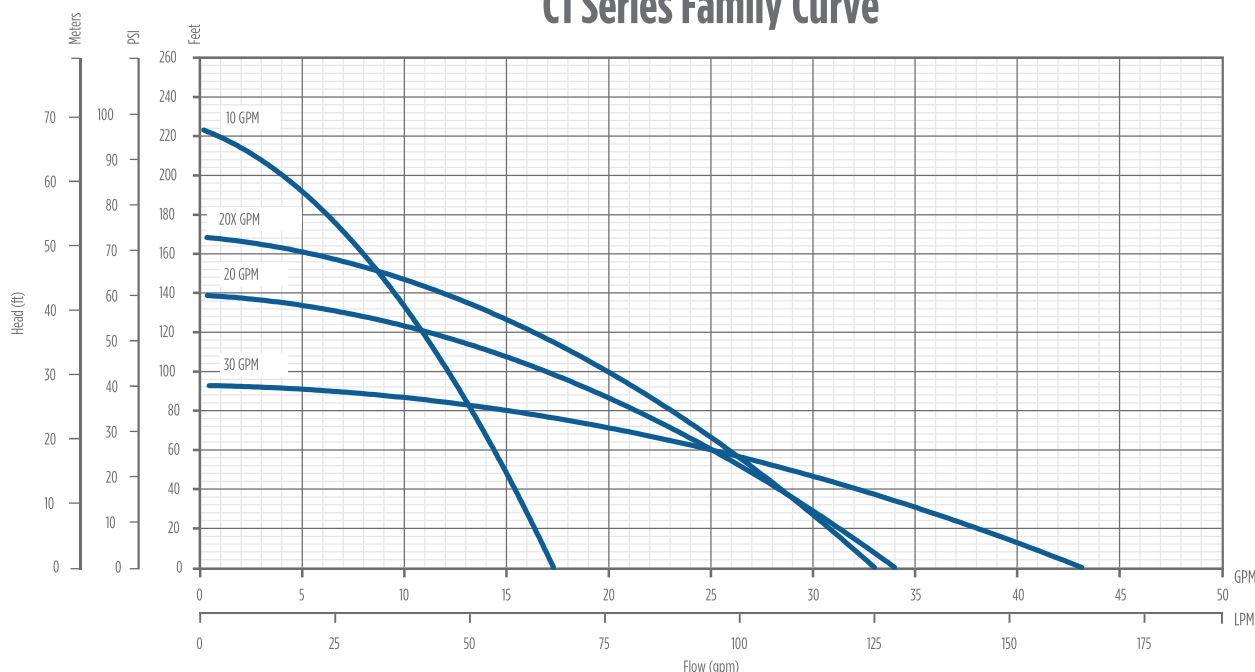
**Franklin Electric**

[franklinwater.com](http://franklinwater.com)

**REVISED**

10:24 am, May 12, 2025

## C1 Series Family Curve



### FEATURES

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

### APPLICATIONS

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

### ORDERING INFORMATION

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

Note: All units have 10 foot long SJ00W leads.

**Franklin Electric**

franklinwater.com

M1698 07-14



**From:** [Ritzen,Brenda](#)  
**To:** ["pennytx.nexgen@gmail.com"](#); ["Arthur Garza"](#)  
**Cc:** [Hendry,Clint](#)  
**Subject:** RE: 118567.pdf  
**Date:** Tuesday, June 24, 2025 9:00:00 AM  
**Attachments:** [image001.png](#)

---

Penny,

This has been added to 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](http://www.cceo.org)

---

**From:** pennytx.nexgen@gmail.com <pennytx.nexgen@gmail.com>  
**Sent:** Friday, June 20, 2025 6:43 PM  
**To:** Ritzen,Brenda <rabbjr@co.comal.tx.us>; 'Arthur Garza' <nexgen.artgarza@gmail.com>  
**Cc:** Hendry,Clint <hendrc@co.comal.tx.us>  
**Subject:** RE: 118567.pdf

**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

Please find attached the pump ticket for this location.

Thank you,

Penny Thomas  
NEXGEN  
2961 Interstate 35  
New Braunfels TX 78130  
[Pennytx.nexgen@gmail.com](mailto:Pennytx.nexgen@gmail.com)  
830.837.2062

**From:** [Ritzen,Brenda](#)  
**To:** [Lauren Dowlearn](#); [Arthur Garza](#); [Penny Thomas](#)  
**Subject:** RE: 118567.pdf  
**Date:** Friday, June 20, 2025 11:16:00 AM  
**Attachments:** [image001.png](#)

---

Lauren,

The permit file has been updated.

Thank you,



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** Lauren Dowlearn <txseptic@gmail.com>  
**Sent:** Thursday, June 19, 2025 2:59 PM  
**To:** Ritzen,Brenda <rabbjr@co.comal.tx.us>; Arthur Garza <nexgen.artgarza@gmail.com>; Penny Thomas <penny.nexgen@gmail.com>  
**Subject:** Re: 118567.pdf

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

Good afternoon, please see the attached revision.

Thank you,  
Lauren Dowlearn  
210-878-8100  
D.A.D Services, Inc.  
[www.TexasSuperSeptic.com](http://www.TexasSuperSeptic.com)

On Fri, May 23, 2025 at 10:35 AM Ritzen,Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)> wrote:

**VOID**

Stanley and Patricia Windham

The installation site is at Tract 1, being .50 acres out of a 10.10 acre tract out of the Albert Martin Survey, Abstract 402, Also known as the Woodlands subdivision. The proposed OSSF will treat the wastewater from an existing 4 Bedroom (2667 sq. ft.) residence. The proposed method of wastewater treatment is aerobic treatment with spray irrigation. This method was chosen because of unsuitable soil conditions.

#### PROPOSED SYSTEM:

A 3" or 4" PVC pipe will discharge from the residence to a pre-treatment tank, which flows into a 600 gpd aerobic treatment plant. The aerobic tank effluent flows to a storage/pump tank containing a liquid chlorinator and a single 20 gpm submersible pump. Distribution is set to spray in the pre-dawn hours of midnight to 5:00 am through 4 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying at 40 psi. One sprinkler will spray a radius of 27 feet and 180 degrees of arc; One sprinkler will spray a radius of 27 feet and 360 degrees of arc; One sprinkler will spray a radius of 25 feet and 180 degrees of arc; One sprinkler will spray a radius of 20 feet and 150 degrees of arc. An audio and visual alarm monitoring both high water and aerator failure will be placed in a noticeable location.

#### DESIGN SPECIFICATIONS:

Daily Waste Flow: 300 gpd

Application rate: 0.064

Application area required:  $300/.064 = 4688$  sq. ft.

Application area utilized: 4939 sq. ft. - 9 sq. ft.(impermeable lids) = 4930 sq. ft.

Pump tank reserve capacity: 100 gal minimum



*Douglas R. Dowlearn*

**VOID**

#### SYSTEM COMPONENTS:

SCH 40 PVC sewer line

Aeris Model D-600-m

Pretreatment tank

600 GPD Aerobic Treatment Unit

Pump tank with timed controls set to spray in the pre-dawn hours of midnight to 5:00 am

C-1 20X, Model no. 20XC1-05P4-2W115 (or equivalent) submersible pump

Liquid chlorinator

1" purple PVC supply line

4 K-Rain Gear Driven pop-up sprinklers

#### LANDSCAPING:

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

**REVISED**

8:34 am, May 14, 2025

**VOID**EXISTING  
DRAINFIELD - SUSPECTED LOCATION  
(VERIFY LOCATION ON SITE)**KEY**

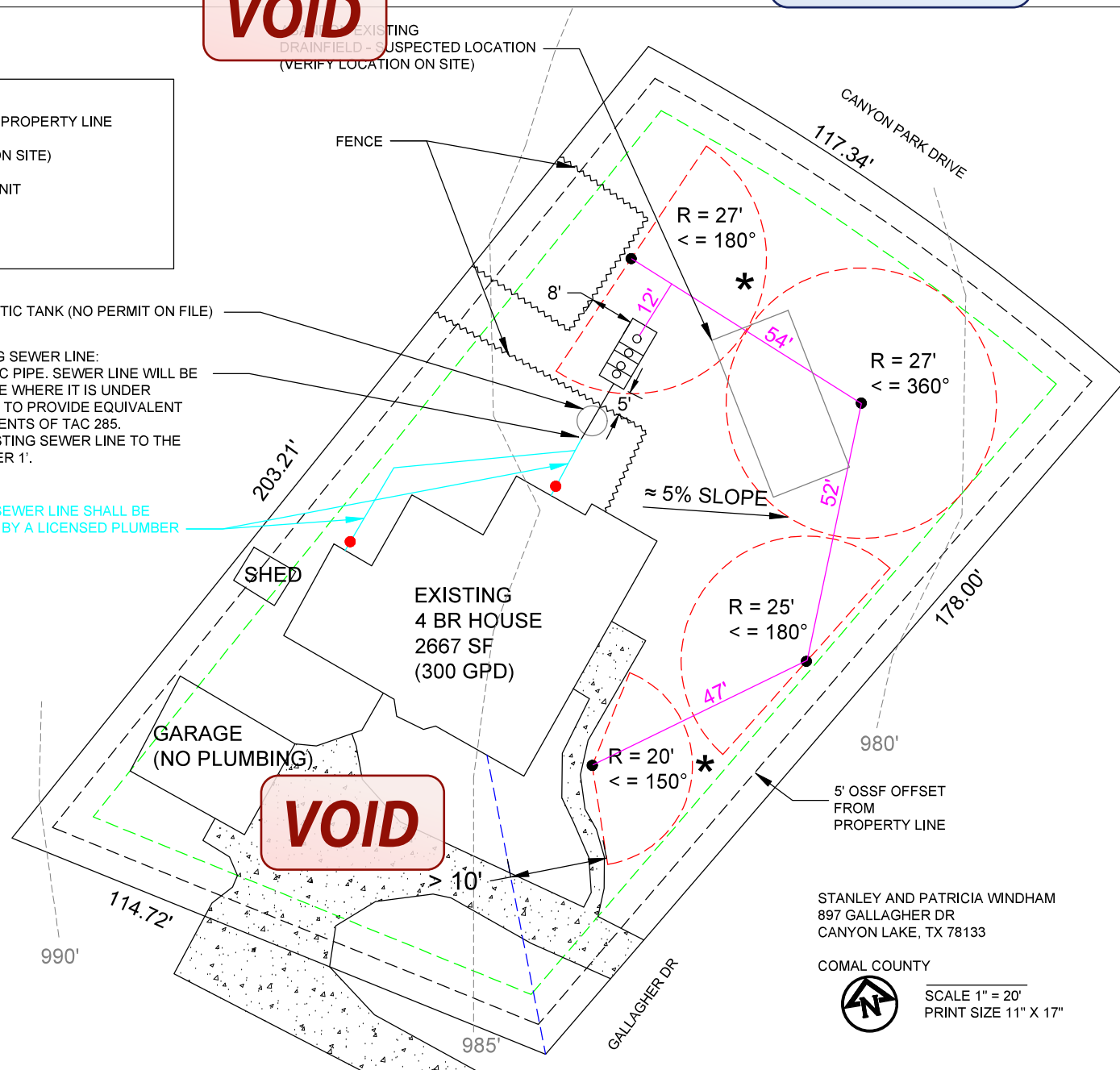
- - 2 WAY CLEANOUT
- - 10' OSSF SPRAY SETBACK FROM PROPERTY LINE
- - 1" SCH 40 PVC PURPLE PIPE
- - WATER LINE(VERIFY LOCATION ON SITE)
- \* - TEST HOLE
- ○ ○ ○ - 600 GPD AEROBIC TREATMENT UNIT
- - DRIVE/WALKWAY

PUMP, CRUSH &  
FILL EXISTING SEPTIC TANK (NO PERMIT ON FILE)

TIE 13' OF NEW SEWER LINE INTO EXISTING SEWER LINE:  
- NEW SEWER LINE SHALL BE 4" SCH 40 PVC PIPE. SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PIPE WHERE IT IS UNDER SURFACE IMPROVEMENTS AND 5' BEYOND TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.  
- NEW SEWER PIPE CONNECTING THE EXISTING SEWER LINE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.

EXISTING SEWER LINE SHALL BE  
CERTIFIED BY A LICENSED PLUMBER**NOTES:**

- 4" SCH 40 PVC PIPE CONNECTING THE EXISTING SEWER LINE TO TANK.
- NEW SEWER PIPE CONNECTING THE EXISTING SEWER LINE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- NEW SEWER LINE SHALL BE 4" SCH 40 PVC PIPE, NEW SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PIPE WHERE IT IS UNDER SURFACE IMPROVEMENTS AND 5' BEYOND TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.
- AEROBIC TREATMENT UNIT TO BE BURIED AT DEPTH TO ALLOW FOR 12" SOIL OVER THE AEROBIC TREATMENT UNIT.
- 9 SF OF SPRAY AREA DEDUCTED FOR IMPERMEABLE AEROBIC TREATMENT UNIT LIDS.
- 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
- TOTAL SPRAY AREA = 4939 SF - 9 SF(IMPENMEABLE LIDS) = 4930 SF.
- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
- DRAINFIELD SHALL BE GREATER THAN 100' FROM PRIVATE WELLS, AND GREATER THAN 150' FROM PUBLIC WELLS. VERIFY WELL LOCATION(S) ON SITE.
- SPRAY HEADS SHALL BE LOCATED AT LEAST 10' AWAY FROM TREES WITHIN THE DISTRIBUTION AREA.

**VOID**STANLEY AND PATRICIA WINDHAM  
897 GALLAGHER DR  
CANYON LAKE, TX 78133


COMAL COUNTY

SCALE 1" = 20'  
PRINT SIZE 11" X 17"

**From:** [Ritzen,Brenda](#)  
**To:** [Lauren Dowlearn](#)  
**Cc:** [Cisco Septic](#)  
**Subject:** RE: Permit 118567  
**Date:** Wednesday, May 14, 2025 9:07:00 AM  
**Attachments:** [image001.png](#)

---

Lauren,

Also  both property owners must sign the permit application.

Thank you,



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** Lauren Dowlearn <txseptic@gmail.com>  
**Sent:** Monday, May 12, 2025 11:46 AM  
**To:** Ritzen,Brenda <rabbjr@co.comal.tx.us>  
**Cc:** Cisco Septic <ciscoseptic@gmail.com>  
**Subject:** Re: Permit 118567

**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

I am still unsure how you want to see it. If this doesnt work let me know and I will call you to talk through how you want to see it. This is taken straight from the deed and I attached the exhibit to the application because there wasnt room to type it all out on there.

Thank you,  
Lauren Dowlearn  
210-878-8100  
D.A.D Services, Inc.  
[www.TexasSuperSeptic.com](http://www.TexasSuperSeptic.com)





**VOID**

Date \_\_\_\_\_

Permit Number \_\_\_\_\_

**REVISED**

8:23 am, May 14, 2025

**1. APPLICANT / AGENT INFORMATION**

Owner Name Stanley and Patricia Windham  
Mailing Address 897 Gallagher Dr  
City, State, Zip Canyon Lake, TX 78133  
Phone # \_\_\_\_\_  
Email \_\_\_\_\_

Agent Name Doug Dowlearn R.S.  
Agent Address PO BOX 212  
City, State, Zip Bulverde, TX 78163  
Phone # 210-878-8100  
Email TXSEPTIC@GMAIL.COM

**2. LOCATION**

Subdivision Name See attached legal description for Tract 1- Exhibit A Unit \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
Survey Name / Abstract Number \_\_\_\_\_ Acreage .50  
Address 897 Gallagher Dr City Canyon Lake State TX Zip 78133

**3. TYPE OF DEVELOPMENT**

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 2667

☐ Non-Single Family Residential

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

Type of Facility \_\_\_\_\_

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

Restaurants, Lounges, Theaters - Indicate Number of Seats \_\_\_\_\_

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds \_\_\_\_\_

Travel Trailer/RV Parks - Indicate Number of Spaces \_\_\_\_\_

Miscellaneous \_\_\_\_\_

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

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

**4. SIGNATURE OF OWNER**

By signing this application, I certify that:

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

Stanley Craig Windham  
Stanley Craig Windham 3616 225 540 CO?  
**Signature of Owner**

Mar 26, 2025

Date

**VOID**



**VOID**

Doc# 200106026162

**REVISED**

8:24 am, May 14, 2025

**EXHIBIT "A"**  
**TRACT 1 (0.50 ACRES)**

**STATE OF TEXAS**  
**COUNTY OF COMAL**

Field notes for a tract of land lying and being situated in Comal County, Texas, and being 0.50 acres out of a 10.10 acre tract of land in the Albert Martin Survey, Abstract 402, Woodlands Subdivision, Volume 5, Page 314, Map and Plat Records, Comal County, Texas and also being situated in a tract called 338.88 acres in a conveyance to Texacana, Inc., from Somers, Inc., recorded in Volume 267, Page 451, Comal county, Texas and being more particularly described by metes and bounds as follows:

**Beginning** at a one half inch steel pin set at the intersection of the southwest right-of-way line of Canyon Park Drive with the northwest right-of-way line of Gallagher Drive, and marking the east corner of the herein described tract and the south corner of a called 338.88 acre tract.

**Thence** along the northwest right-of-way line of Gallagher Drive, South 44° 50' 00" West, a distance of 178.00 feet to a one half inch steel pin found for the south corner of the herein described tract.

**Thence** departing the northwest right-of-way line of Gallagher Drive, North 63° 57' 18" West, a distance of 114.72 feet to a one half inch steel pin set for the west corner of the herein described tract and being on the north line of a 0.42 acre tract surveyed this same date.


**Thence** with the northwest line of this tract, North 42° 35' 53" East, a distance of 203.21 feet to a one half inch steel pin set on a curve on the southwest right-of-way line of Canyon Park Drive for the north corner of the herein described tract.

**Thence** along the southwest right-of-way line of Canyon Park Drive, 117.34 feet along the arc of a curve to the right with a radius of 576.61 feet to the place of the beginning.

(REFERENCE IS HEREBY MADE TO A SURVEY PLAT ON 11" X 17" PAPER PREPARED THIS SAME DATE.)

(ALL STEEL PIN SET ARE CAPPED WITH RED CAP STAMPED 4724 UNLESS OTHERWISE NOTED.)

I, Jerry D. Wilkie, Jr., Registered Professional Land Surveyor hereby certify that these field notes were prepared from an actual survey made on the ground under my direction and supervision on June 18, 2001.

  
Jerry D. Wilkie, Jr.  
Registered Professional Land Surveyor No. 4724  
Job Number 7152

**VOID**



Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
04/08/2025 01:32:28 PM  
TERRI 2 Page(s)  
202506009935



*Bobbie Koepp*

Doc# 200106026162  
# Pages 4  
Date: 8/14/01 2:45:22 PM  
Filed & Recorded in  
Official Records of  
COMAL COUNTY  
JOY STREATER  
COUNTY CLERK  
Fees: \$15.00

Doc# 200106026162

**From:** [Ritzen,Brenda](#)  
**To:** [Lauren Dowlearn](#)  
**Cc:** [Cisco Septic](#)  
**Subject:** RE: Permit 118567  
**Date:** Monday, May 12, 2025 10:37:00 AM  
**Attachments:** [image001.png](#)

---

Lauren,

References to the Lot # must be indicated as aka (also known as) and the acreage legal description (survey, etc.) must be included on the permit application.

Thank you,



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** Lauren Dowlearn <txseptic@gmail.com>  
**Sent:** Friday, May 9, 2025 4:19 PM  
**To:** Ritzen,Brenda <rabbjr@co.comal.tx.us>  
**Cc:** Cisco Septic <ciscoseptic@gmail.com>  
**Subject:** Re: Permit 118567

**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

Oh ok got it. I saw the Woodlands plats and saw the deed referenced the Woodlands plat recording so I assumed it was. I have attached the updated documents referencing it as unrecorded.

Thank you,  
Lauren Dowlearn  
210-878-8100  
D.A.D Services, Inc.  
[www.TexasSuperSeptic.com](http://www.TexasSuperSeptic.com)

**From:** [Ritzen,Brenda](#)  
**To:** [Lauren Dowlearn](#); [Cisco Septic](#)  
**Subject:** RE: Permit 118567  
**Date:** Friday, May 9, 2025 2:08:00 PM  
**Attachments:** [image001.png](#)

---

Lauren,

The records available to me indicate this is not a recorded part of the Woodlands Subdivision. Do you have a copy verifying that this lot is part of the recorded subdivision?

Thank you,



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** Lauren Dowlearn <txseptic@gmail.com>  
**Sent:** Friday, May 9, 2025 8:58 AM  
**To:** Ritzen,Brenda <rabbjr@co.comal.tx.us>; Cisco Septic <ciscoseptic@gmail.com>  
**Subject:** Re: Permit 118567

**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

Brenda, I have attached that variance but I am confused about comment 2. There is a recorded plat for Woodlands 1. Do we still need to update to unrecorded?

Thank you,  
Lauren Dowlearn  
210-878-8100  
D.A.D Services, Inc.  
[www.TexasSuperSeptic.com](http://www.TexasSuperSeptic.com)

On Thu, May 8, 2025 at 4:04 PM Ritzen,Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)> wrote:

**From:** [Ritzen,Brenda](#)  
**To:** [Lauren Dowlearn](#)  
**Subject:** Permit 118567  
**Date:** Thursday, May 8, 2025 4:04:00 PM  
**Attachments:** [image001.png](#)

---

**Re: Stanley & Patricia Windham  
.50 acre, 897 Gallagher Dr. (Woodlands Subdivision-unrecorded)  
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. **Maintain required 20 ft. setback from the edge of the spray areas to  
the property lines.**
2. **Revise all references to the Woodlands Subdivision Unit 1 as  
unrecorded**
3. **Revise as needed and resubmit.**

**Thank you,**



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)



**VOID**

Date \_\_\_\_\_

Permit Number \_\_\_\_\_

**REVISED**

10:21 am, May 12, 2025

### 1. APPLICANT / AGENT INFORMATION

Owner Name Stanley and Patricia Windham  
Mailing Address 897 Gallagher Dr  
City, State, Zip Canyon Lake, TX 78133  
Phone # \_\_\_\_\_  
Email \_\_\_\_\_

Agent Name Doug Dowlearn R.S.  
Agent Address PO BOX 212  
City, State, Zip Bulverde, TX 78163  
Phone # 210-878-8100  
Email TXSEPTIC@GMAIL.COM

### 2. LOCATION

Subdivision Name Woodlands (unrecorded) Unit 1 Lot Tract 1 Block \_\_\_\_\_  
Survey Name / Abstract Number \_\_\_\_\_ Acreage .50  
Address 897 Gallagher Dr City Canyon Lake State TX Zip 78133

### 3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 2667

☐ Non-Single Family Residential

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

Type of Facility \_\_\_\_\_

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

Restaurants, Lounges, Theaters - Indicate Number of Seats \_\_\_\_\_

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds \_\_\_\_\_

Travel Trailer/RV Parks - Indicate Number of Spaces \_\_\_\_\_

Miscellaneous \_\_\_\_\_

Estimated Cost of Construction: \$ EXISTING

**VOID**

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.

Stanley Craig Windham  
Stanley Craig Windham 3616 225 540 007  
**Signature of Owner**

Mar 26, 2025

Date



Date: 4/16/2025

**Applicant Information:**

Name: Stanley and Patricia Windham

Address: 897 Gallagher Dr

City, State & Zip Code: Canyon Lake, TX 78133

Phone:

Email:

**Site Evaluator Information:**

Name: Douglas R. Dowlearn

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

Address: 703 Oak Drive

City, State & Zip: Blanco, TX 78606

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

Email: txseptic@gmail.com

**REVISED**

10:22 am, May 12, 2025

**VOID**

**Property Location:**

(Unrecorded)  
Subdivision: Woodlands Unit: 1 Lot: Tract 1

Street/Road Address: 897 Gallagher Dr

City: Canyon Lake Zip: 78133

Additional Info: Comal

**Installer Information:**

Depth	Texture Class	Soil Texture	Structure (For Class III – blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-14" Clay Loam 14"+ Limestone	blocky	n/a	14"+	N/A
Soil Boring #2 60"		SAME AS ABOVE				

**DESIGN SPECIFICATIONS**

Application Rate (RA): 0.064

OSSF is designed for: 4 BEDROOM 2667 Sq. Ft

300 gallons per day

An aerobic treatment/SPRAY disposal system is to be utilized based on the site evaluation.

4688 sq. ft. disposal area required

600 gallon aerobic treatment unit

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

**FEATURES OF SITE AREA**

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: NO

Presence of adjacent ponds, streams, water impoundments: NO

**VOID**

Presence of upper water shed: NO

Organized sewage service available to lot: NO

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

**Site Evaluator:**

NAME: Douglas R. Dowlearn, R.S.

Signature:



License No. OS9902 – Exp. 6/30/2026

TDH: #2432 – Exp. 2/28/2027



The installation site is at tract 1 of <sup>Woodlands (Unrecorded)</sup> unit 1 subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from an existing 4 Bedroom (2667 sq. ft.) residence. The proposed method of wastewater treatment is aerobic treatment with spray irrigation. This method was chosen because of unsuitable soil conditions.

### PROPOSED SYSTEM:

A 3" or 4" PVC pipe will discharge from the residence to a pre-treatment tank, which flows into a 600 gpd aerobic treatment plant. The aerobic tank effluent flows to a storage/pump tank containing a liquid chlorinator and a single 20 gpm submersible pump. Distribution is set to spray in the pre-dawn hours of midnight to 5:00 am through 4 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying at 40 psi. One sprinkler will spray a radius of 27 feet and 180 degrees of arc; One sprinkler will spray a radius of 27 feet and 360 degrees of arc; One sprinkler will spray a radius of 25 feet and 180 degrees of arc; One sprinkler will spray a radius of 20 feet and 150 degrees of arc. An audio and visual alarm monitoring both high water and aerator failure will be placed in a noticeable location.

### DESIGN SPECIFICATIONS:

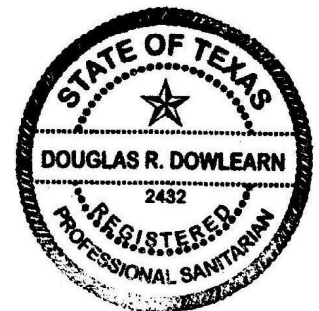
Daily Waste Flow: 300 gpd

Application rate: 0.064

Application area required:  $300/.064 = 4688$  sq. ft.

Application area utilized: 4939 sq. ft. - 9 sq. ft.(impermeable lids) = 4930 sq. ft.

Pump tank reserve capacity: 100 gal minimum



*Douglas R. Dowlearn*

### SYSTEM COMPONENTS:

SCH 40 PVC sewer line

Aeris Model D-600-m

Pretreatment tank

600 GPD Aerobic Treatment Unit

Pump tank with timed controls set to spray in the pre-dawn hours of midnight to 5:00 am

C-1 20X, Model no. 20XC1-05P4-2W115 (or equivalent) submersible pump

Liquid chlorinator

1" purple PVC supply line

4 K-Rain Gear Driven pop-up sprinklers



### LANDSCAPING:

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





COMAL COUNTY  
ENGINEER'S OFFICE

ON-SITE SEWAGE TREATMENT APPLICATION

VOID

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

Date \_\_\_\_\_

Permit Number 118567

1. APPLICANT / AGENT INFORMATION

Owner Name Stanley and Patricia Windham  
Mailing Address 897 Gallagher Dr  
City, State, Zip Canyon Lake, TX 78133  
Phone # \_\_\_\_\_  
Email \_\_\_\_\_

Agent Name Doug Dowlearn R.S.  
Agent Address PO BOX 212  
City, State, Zip Bulverde, TX 78163  
Phone # 210-878-8100  
Email TXSEPTIC@GMAIL.COM

2. LOCATION

Subdivision Name Woodlands Unit 1 Lot Tract 1 Block \_\_\_\_\_  
Survey Name / Abstract Number \_\_\_\_\_ Acreage .50  
Address 897 Gallagher Dr City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 2667

☐ 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 \_\_\_\_\_

VOID

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

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Stanley Craig Windham  
Signature of Owner

Mar 26, 2025

Date

Date: 4/16/2025

**Applicant Information:**

Name: Stanley and Patricia Windham

Address: 897 Gallagher Dr

City, State & Zip Code: Canyon Lake, TX 78133

Phone:

Email:

**Site Evaluator Information:**

Name: Douglas R. Dowlearn

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

Address: 703 Oak Drive

City, State & Zip: Blanco, TX 78606

Phone: (214) 240-2101 Fax: (866) 260-7687

Email: txseptic@gmail.com

**VOID**

**Property Location:**

Subdivision: Woodlands Unit: 1 Lot: Tract 1

Street/Road Address: 897 Gallagher Dr

City: Canyon Lake Zip: 78133

Additional Info: Comal

**Installer Information:**

Depth	Texture Class	Soil Texture	Structure (For Class III - blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-14" Clay Loam 14"+ Limestone	blocky	n/a	14"+	N/A
Soil Boring #2 60"		SAME AS ABOVE				

**DESIGN SPECIFICATIONS**

Application Rate (RA): 0.064

OSSF is designed for: 4 BEDROOM 2667 Sq. Ft

300 gallons per day

An aerobic treatment/SPRAY disposal system is to be utilized based on the site evaluation.

4688 sq. ft. disposal area required

600 gallon aerobic treatment unit

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

**FEATURES OF SITE AREA**

**VOID**

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: NO

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

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

**Site Evaluator:**

NAME: Douglas R. Dowlearn, R.S.

Signature:



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

TDH: #2432 - Exp. 2/28/2027



**VOID**

Stanley and Patricia Windham

The installation site is at tract 1 of the Woodlands unit 1 subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from an existing 4 Bedroom (2667 sq. ft.) residence. The proposed method of wastewater treatment is aerobic treatment with spray irrigation. This method was chosen because of unsuitable soil conditions.

#### PROPOSED SYSTEM:

A 3" or 4" PVC pipe will discharge from the residence to a pre-treatment tank, which flows into a 600 gpd aerobic treatment plant. The aerobic tank effluent flows to a storage/pump tank containing a liquid chlorinator and a single 20 gpm submersible pump. Distribution is set to spray in the pre-dawn hours of midnight to 5:00 am through 4 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying at 40 psi. One sprinkler will spray a radius of 27 feet and 180 degrees of arc; One sprinkler will spray a radius of 27 feet and 360 degrees of arc; One sprinkler will spray a radius of 25 feet and 180 degrees of arc; One sprinkler will spray a radius of 20 feet and 150 degrees of arc. An audio and visual alarm monitoring both high water and aerator failure will be placed in a noticeable location.

#### DESIGN SPECIFICATIONS:

Daily Waste Flow: 300 gpd

Application rate: 0.064

Application area required:  $300 / 0.064 = 4688$  sq. ft.

Application area utilized:  $4939$  sq. ft. -  $9$  sq. ft. (impermeable lids) =  $4930$  sq. ft.

Pump tank reserve capacity: 100 gal minimum



*Douglas R. Dowlearn*

#### SYSTEM COMPONENTS:

SCH 40 PVC sewer line

Aeris Model D-600-m

Pretreatment tank

600 GPD Aerobic Treatment Unit

Pump tank with timed controls set to spray in the pre-dawn hours of midnight to 5:00 am

C-1 20X, Model no. 20XC1-05P4-2W115 (or equivalent) submersible pump

Liquid chlorinator

1" purple PVC supply line

4 K-Rain Gear Driven pop-up sprinklers

**VOID**

#### LANDSCAPING:

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



**VOID**



**KEY**

- 2 WAY CLEANOUT
- 10' OSSF SPRAY SETBACK FROM PROPERTY LINE
- 1" SCH 40 PVC PURPLE PIPE
- WATER LINE (VERIFY LOCATION ON SITE)
- TEST HOLE
- 600 GPD AEROBIC TREATMENT UNIT
- DRIVE/WALKWAY

PUMP, CRUSH &  
FILL EXISTING SEPTIC TANK (NO PERMIT ON FILE)

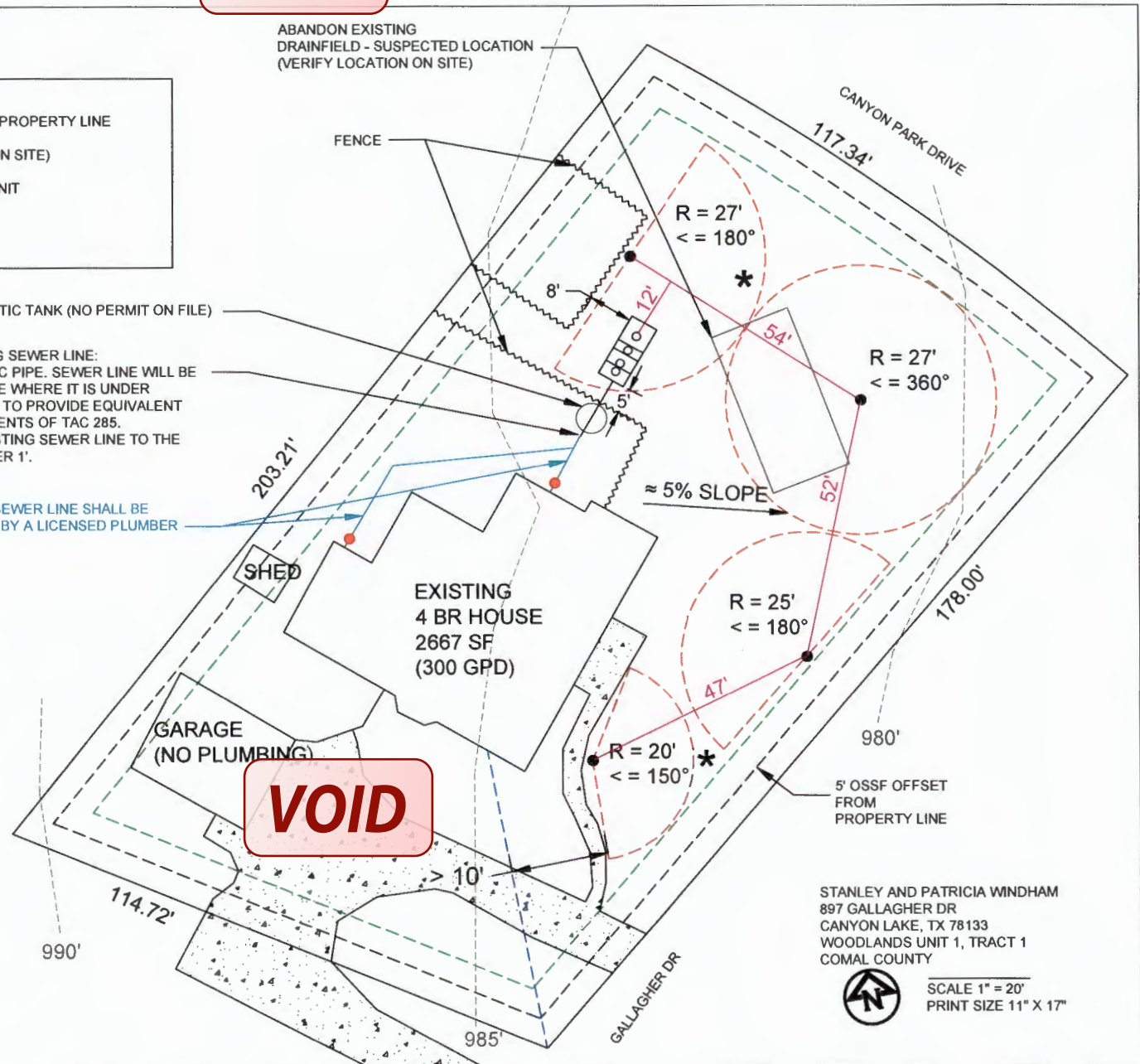
TIE 13' OF NEW SEWER LINE INTO EXISTING SEWER LINE:  
- NEW SEWER LINE SHALL BE 4" SCH 40 PVC PIPE. SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PIPE WHERE IT IS UNDER SURFACE IMPROVEMENTS AND 5' BEYOND TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.  
- NEW SEWER PIPE CONNECTING THE EXISTING SEWER LINE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.

EXISTING SEWER LINE SHALL BE  
CERTIFIED BY A LICENSED PLUMBER

**NOTES:**

- 4" SCH 40 PVC PIPE CONNECTING THE EXISTING SEWER LINE TO TANK.
- NEW SEWER PIPE CONNECTING THE EXISTING SEWER LINE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- NEW SEWER LINE SHALL BE 4" SCH 40 PVC PIPE. NEW SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PIPE WHERE IT IS UNDER SURFACE IMPROVEMENTS AND 5' BEYOND TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.
- AEROBIC TREATMENT UNIT TO BE BURIED AT DEPTH TO ALLOW FOR 12" SOIL OVER THE AEROBIC TREATMENT UNIT.
- 9 SF OF SPRAY AREA DEDUCTED FOR IMPERMEABLE AEROBIC TREATMENT UNIT LIDS.
- 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
- TOTAL SPRAY AREA = 4939 SF - 9 SF (IMPERMEABLE LIDS) = 4930 SF.
- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
- DRAINFIELD SHALL BE GREATER THAN 100' FROM PRIVATE WELLS, AND GREATER THAN 150' FROM PUBLIC WELLS. VERIFY WELL LOCATION(S) ON SITE.
- SPRAY HEADS SHALL BE LOCATED AT LEAST 10' AWAY FROM TREES WITHIN THE DISTRIBUTION AREA.

ABANDON EXISTING  
DRAINFIELD - SUSPECTED LOCATION  
(VERIFY LOCATION ON SITE)

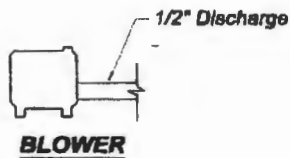


STANLEY AND PATRICIA WINDHAM  
897 GALLAGHER DR  
CANYON LAKE, TX 78133  
WOODLANDS UNIT 1, TRACT 1  
COMAL COUNTY

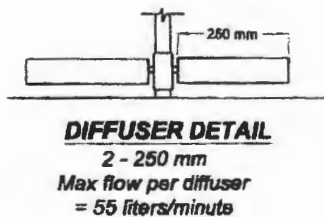
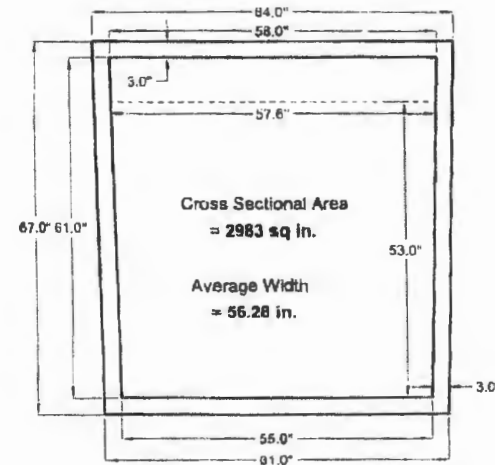
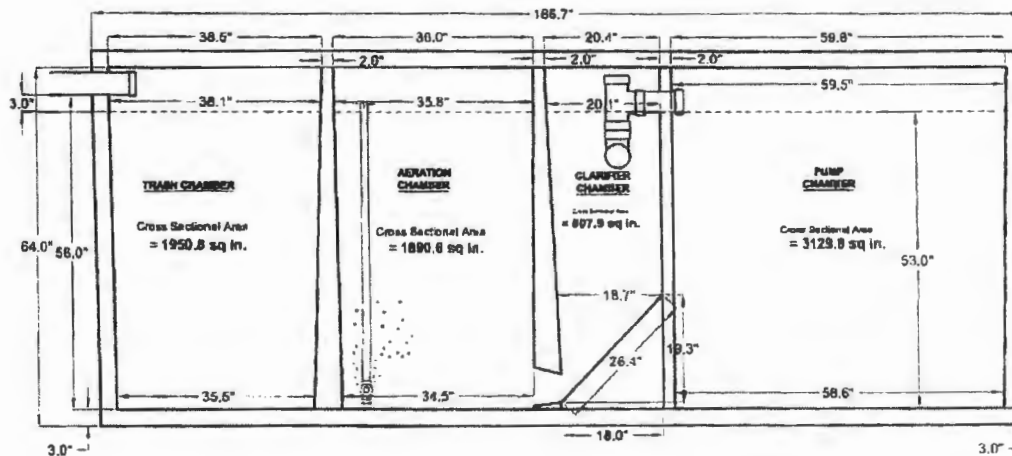


SCALE 1" = 20'  
PRINT SIZE 11" X 17"

**VOID**



**14.15 Gallons per inch**



42" - 53" - Reserve - 156 Gallons  
42" - Alarm  
14" - 42" - High Level - 396 Gallons  
11" - 14" - On/Off Tether - 42 Gallons  
0-11" - Sump - 156 Gallons



*Douglas R. Dowlearn*

Title: Model D-600-m  
600 gallon per day Aerobic Treatment Unit

Company Name: Aeris Aerobics

Date: 2-22-2015

**VOID**

# C1 SERIES

## CISTERN PUMPS

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

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



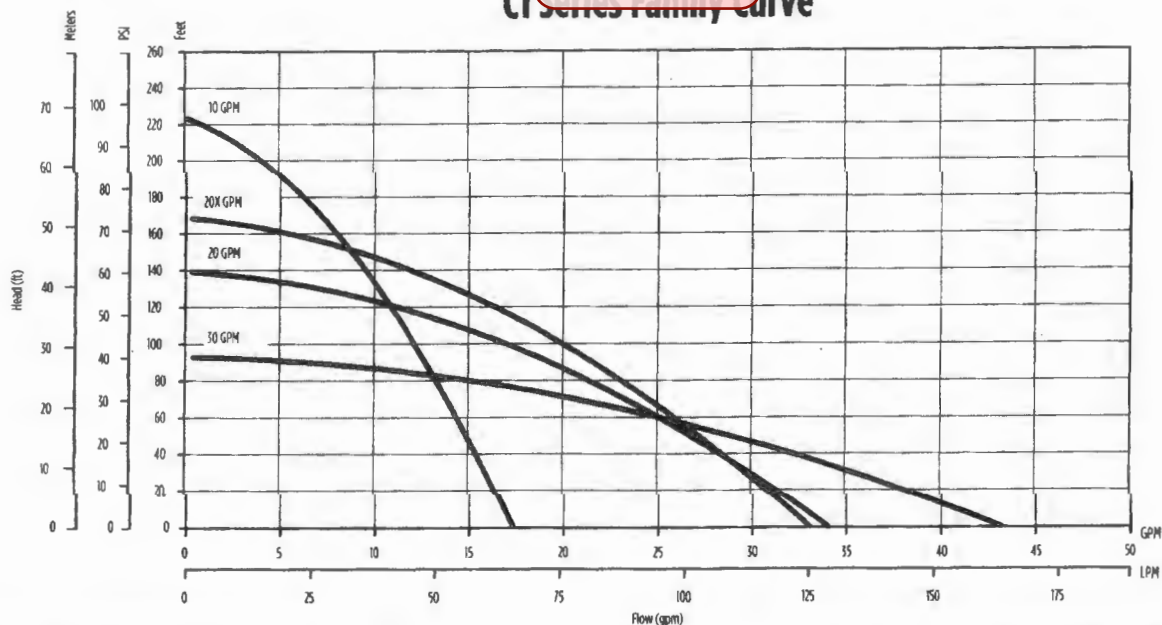
**Franklin Electric**

[franklinwater.com](http://franklinwater.com)



**VOID**

## C1 Series Family Curve



### FEATURES

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

### APPLICATIONS

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

### ORDERING INFORMATION

C1 Series Pumps						
GPM	HP	Volt	Stage	Model No.	Order No.	Weight (lbs.)
10	1/2	115	7	10C1-0SP4-2W115	90301005	17
		230	7	10C1-0SP4-2W230	90301010	17
20		115	5	20C1-0SP4-2W115	90302005	16
		230	5	20C1-0SP4-2W230	90302010	16
20X		115	6	20XC1-0SP4-2W115	90302015	17
		230	6	20XC1-0SP4-2W230	90302020	17
30		115	4	30C1-0SP4-2W115	90303005	16
		230	4	30C1-0SP4-2W230	90303010	16

Note: All units have 10 foot long SJ00W leads.



**Franklin Electric**

franklinwater.com

M1698 07-14

NEW BRAUNFELS TITLE CO.  
CANYON LAKE OFFICE  
GF # 58320

## WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

COUNTY OF COMAL

)  
)  
)

KNOW ALL MEN BY THESE PRESENTS:

THAT GLENN WILLIAM SCHNEIDER, ALSO KNOWN AS GLENN W. SCHNEIDER and LOIS I. SCHNEIDER, HUSBAND AND WIFE, hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor paid by STANLEY C. WINDHAM AND WIFE, PATRICIA WINDHAM, hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by Grantee of one certain Promissory Note in the principal sum of \$74,700.00, of even date herewith, payable to the order of NORTHERN STAR CAPITAL, LLC, D/B/A TRICOAST MORTGAGE SERVICES hereinafter called "Mortgagee," bearing interest at the rate therein provided; said Note containing the usual reasonable attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and superior title retained herein in favor of said Mortgagee, and being also secured by a Deed of Trust of even date herewith from Grantee to LARRY HAUSLER, trustee; and

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as included in the above-described Note, said Vendor's Lien against said property securing the payment of said Note is hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said superior title to said property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said liens; and

Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto said Grantee, the following described property, to-wit:

TRACT 1 (0.50 ACRES): BEING 0.50 ACRES OUT OF A 10.10 ACRE TRACT OF LAND IN THE ALBERT MARTIN SURVEY, ABSTRACT 402, WOODLANDS SUBDIVISION, VOLUME 5, PAGE 314, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS; AND TRACT 2 (0.42 ACRES): BEING 0.42 ACRES OUT OF A 10.10 ACRE TRACT OF LAND IN THE ALBERT MARTIN SURVEY, ABSTRACT 402, WOODLANDS SUBDIVISION, VOLUME 5, PAGE 314, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS, BOTH TRACTS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

TO HAVE AND TO HOLD the above-described premises, together with all and singular, the rights and appurtenances thereunto in anywise belonging unto said Grantee, his heirs and assigns forever. And Grantor does hereby bind himself, his heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto said Grantee, his 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 their payment is assumed by Grantee.

This conveyance is made subject to any and all valid and subsisting restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforceable against the above-described property as shown by the records of the County Clerk of said County.

Being rerecorded to add Exhibit "A"



~~Doc# 200106020762~~

Doc# 200106026162

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships, and when this Deed is executed by or to a corporation, or trustee, the words "heirs, executors and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee, be construed to mean "successors and assigns".

It is expressly agreed that the Vendor's Lien is retained in favor of the payee of said Note against the above-described property, premises and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

EXECUTED this 21ST day of JUNE, 2001.

  
GLENN WILLIAM SCHNEIDER

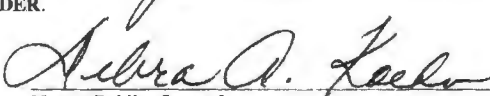
  
LOIS I. SCHNEIDER

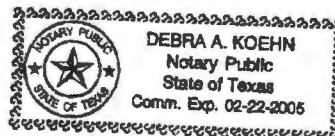
THE STATE OF }  
COUNTY OF *Comal*

(Acknowledgment)

This instrument was acknowledged before me on the 25<sup>th</sup> day of June, 2001,  
by GLENN WILLIAM SCHNEIDER and LOIS I. SCHNEIDER.

My commission expires \_\_\_\_\_

  
Notary Public, State of  
Printed Name:



AFTER RECORDING RETURN TO:

STANLEY C. WINDHAM and PATRICIA WINDHAM  
897 GALLAGHER DRIVE  
CANYON LAKE, TEXAS 78133

Doc# 200106020762  
# Pages 2  
Date: 6/27/01 2:49:03 PM  
Filed & Recorded in  
Official Records of  
COMAL COUNTY  
JOY STREATER  
COUNTY CLERK  
Fees \$11.00

STATE OF TEXAS  
COUNTY OF COMAL

This is to certify that this document was  
FILED and RECORDED in the Official  
Public Records of Comal County, Texas  
on the date and time stamped thereon.



  
COUNTY CLERK

Doc# 200106020762

**EXHIBIT "A"**  
**TRACT 2 (0.42 ACRES)**

**STATE OF TEXAS**  
**COUNTY OF COMAL**

**Field** notes for a tract of land lying and being situated in Comal County, Texas, and being 0.42 acres out of a 10.10 acre tract of land in the Albert Martin Survey, Abstract 402, Woodlands Subdivision, Volume 5, Page 314, Map and Plat Records, Comal County, Texas and also being situated in a tract called 338.88 acres in a conveyance to Texacana, Inc., from Somers, Inc., recorded in Volume 267, Page 451, Comal county, Texas and being more particularly described by metes and bounds as follows:

**Beginning** at a one half inch steel pin found on the northwest right-of-way line of Gallagher Drive for the east corner of the herein described tract and being the south corner of a 0.50 acre tract as recorded in Volume 435, Page 83 of the Deed Records of Bexar County, Texas. From said point of Beginning the intersection of the southwest right-of-way line of Canyon Park Drive with the northwest right-of-way line of Gallagher Drive bears North 44° 50' 00" East, a distance of 178.00 feet.

**Thence** along the northwest right-of-way line of Gallagher Drive, South 44° 50' 00" West, a distance of 116.12 feet to a one half inch steel pin found for the south corner of the herein described tract.

**Thence** departing the northwest right-of-way line of Gallagher Drive, North 45° 13' 06" West, a distance of 242.08 feet to a one half inch steel pin set for the west corner of the herein described tract.

**Thence** with the northwest line of this tract, North 44° 50' 00" East, a distance of 33.98 feet to a one half inch steel pin set for the north corner of the herein described tract.

**Thence** South 63° 57' 18" East, with the northeast line of this tract at a distance of 140.99 feet passing the west corner of the aforesaid 0.50 acre tract in all a distance of 255.71 feet to the place of the beginning.

(REFERENCE IS HEREBY MADE TO A SURVEY PLAT ON 11" X 17" PAPER PREPARED THIS SAME DATE.)

(ALL STEEL PIN SET ARE CAPPED WITH RED CAP STAMPED 4724 UNLESS OTHERWISE NOTED.

I, Jerry D. Wilkie, Jr., Registered Professional Land Surveyor hereby certify that these field notes were prepared from an actual survey made on the ground under my direction and supervision on June 18, 2001.

  
Jerry D. Wilkie, Jr.  
Registered Professional Land Surveyor No. 4724  
Job Number 7152



**EXHIBIT "A"**  
**TRACT 1 (0.50 ACRES)**

**STATE OF TEXAS**  
**COUNTY OF COMAL**

**Field** notes for a tract of land lying and being situated in Comal County, Texas, and being 0.50 acres out of a 10.10 acre tract of land in the Albert Martin Survey, Abstract 402, Woodlands Subdivision, Volume 5, Page 314, Map and Plat Records, Comal County, Texas and also being situated in a tract called 338.88 acres in a conveyance to Texacana, Inc., from Somers, Inc., recorded in Volume 267, Page 451, Comal county, Texas and being more particularly described by metes and bounds as follows:

**Beginning** at a one half inch steel pin set at the intersection of the southwest right-of-way line of Canyon Park Drive with the northwest right-of-way line of Gallagher Drive, and marking the east corner of the herein described tract and the south corner of a called 338.88 acre tract.

**Thence** along the northwest right-of-way line of Gallagher Drive, South 44° 50' 00" West, a distance of 178.00 feet to a one half inch steel pin found for the south corner of the herein described tract.

**Thence** departing the northwest right-of-way line of Gallagher Drive, North 63° 57' 18" West, a distance of 114.72 feet to a one half inch steel pin set for the west corner of the herein described tract and being on the north line of a 0.42 acre tract surveyed this same date.

**Thence** with the northwest line of this tract, North 42° 35' 53" East, a distance of 203.21 feet to a one half inch steel pin set on a curve on the southwest right-of-way line of Canyon Park Drive for the north corner of the herein described tract.

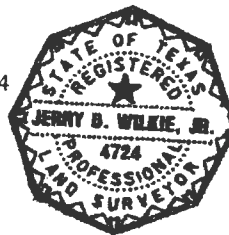
**Thence** along the southwest right-of-way line of Canyon Park Drive, 117.34 feet along the arc of a curve to the right with a radius of 576.61 feet to the place of the beginning.

(REFERENCE IS HEREBY MADE TO A SURVEY PLAT ON 11" X 17" PAPER PREPARED THIS SAME DATE.)

(ALL STEEL PIN SET ARE CAPPED WITH RED CAP STAMPED 4724 UNLESS OTHERWISE NOTED.

I, Jerry D. Wilkie, Jr., Registered Professional Land Surveyor hereby certify that these field notes were prepared from an actual survey made on the ground under my direction and supervision on June 18, 2001.

  
Jerry D. Wilkie, Jr.  
Registered Professional Land Surveyor No. 4724  
Job Number 7152



Doc# 200106026162  
# Pages 4  
Date: 8/14/01 2:45:22 PM  
Filed & Recorded in  
Official Records of  
COMAL COUNTY  
JOY STREATER  
COUNTY CLERK  
Fees: \$15.00

Doc# 200106026162

CCEO  
COPY

sm:11/14/80

195371

VOL 303 PAGE 275

NOTICE

Prepared by the State Bar of Texas for use by Lawyers only. Reviewed 1-1-76.  
To select the proper form, fill in blank spaces, strike out form provisions or  
insert special terms constitutes the practice of law. No "standard form" can  
meet all requirements.

FILED FOR RECORD

1980 NOV 17 AM 10:40

WARRANTY DEED  
(LONG FORM)

IRENE S. NUHN  
COUNTY CLERK COMAL COUNTY

THE STATE OF TEXAS  
COUNTY OF COMAL

BY Charlene Holt  
#9.00 Pl.

That TEXACANA, INC., a Texas Corporation, acting by and through its duly  
authorized officer,

of the County of COMAL and State of TEXAS for and in  
consideration of the sum of TEN AND NO/100 (\$10.00) - - - - -  
- - - - - DOLLARS

and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which  
is hereby acknowledged, and for the further consideration as follows:

(1) Grantees hereby assume and promise to pay, according to the terms thereof, all  
principal and interest now remaining unpaid on that one certain promissory note in the  
original principal sum of FIFTY-ONE THOUSAND THREE HUNDRED SIXTY AND NO/100 DOLLARS  
(\$51,360.00), dated October 22, 1979, executed by Austin Quality Homes, Inc., payable  
to the order of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF NEW BRAUNFELS, and secured  
by a Deed of Trust of even date therewith recorded in Volume 185, Pages 55-57, of the  
Deed of Trust Records of Comal County, Texas, and Grantees hereby assume and promise to  
keep and perform all of the covenants and obligations of the Grantor named in said Deed  
of Trust; and,

(2) The execution and delivery by Grantees of their one certain promissory note of even  
date herewith in the principal sum of FIFTEEN THOUSAND NINE HUNDRED THIRTY AND 73/100  
DOLLARS (\$15,930.73), payable to the order of TEXACANA, INC., and being payable as therein  
provided and bearing interest at the rate therein specified and providing for acceleration  
of maturity in the event of default and for attorney's fees. It is understood and agreed  
that this note and the liens securing same shall be and are second and inferior to the  
note above described.

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

GLENN WILLIAM SCHNEIDER and wife, LOIS I. SCHNEIDER

of the County of COMAL and State of TEXAS, all of  
the following described real property in COMAL County, Texas, to-wit:

All that certain tract or parcel of land containing 0.50 of  
an acre and being more fully described by metes and bounds in  
Exhibit "A", attached hereto, incorporated herein and made a  
part hereof for all purposes.

CCEO

COPY 303 PAGE 276

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee S , their heirs and assigns forever; and TEXACANA, INC. does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee S , their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

It is expressly agreed that the Grantor herein expressly retains and reserves for itself, its successors and assigns, the Vendor's Lien as well as the Superior Title in and to the above described property and a Deed of Trust is this day given to Edward Badouh, Jr., as Trustee, as additional security for the repayment of the said note in the amount of \$15,930.73.

This conveyance is made and accepted subject to all restrictions, reservations, easements and conditions of record, if any, running with the land.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantees.

EXECUTED this 14th day of November , A. D. 1980.

TEXACANA, INC.

BY:

RAYMOND L. DIETERT, Vice-President

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF }

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the

day of

A.D. 19

Notary Public in and for

County, Texas.

My commission expires , 19.

(Printed or stamped name of notary)



CCEO  
COPY

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF }

Before me, the undersigned authority, on this day personally appeared

VOL 303 PAGE 277

known to me to be the person..... whose name..... subscribed to the foregoing instrument, and acknowledged to me that..... he..... executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the ..... day of ..... , A.D. 19 .....

Notary Public in and for ..... County, Texas.

My commission expires....., 19.....

(Printed or stamped name of notary)

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF }

Before me, the undersigned authority, on this day personally appeared

known to me to be the person..... whose name..... subscribed to the foregoing instrument, and acknowledged to me that..... he..... executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the ..... day of ..... , A.D. 19 .....

Notary Public in and for ..... County, Texas.

My commission expires....., 19.....

(Printed or stamped name of notary)

WARRANTY DEED  
(Long Form)

TEXACANA, INC.

TO

GLENN WILLIAM SCHNEIDER, ET UX

PREPARED IN THE LAW OFFICE OF:

BADOUH and BADOUH  
P. O. Box 1010  
New Braunfels, Texas 78130

PLEASE RETURN TO:

(Corporate Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF C O M A L }

Before me, the undersigned authority, on this day personally appeared RAYMOND L. DIETERT

Vice-President \* of TEXACANA, INC.

a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the 14th day of November, A.D. 19 80.

Notary Public in and for C O M A L County, Texas.

My commission expires 8-20-81, 1981.

SANDRA MONCIEF  
(Printed or stamped name of notary)

CCEO  
COPY

VOL 303 PAGE 278

EXHIBIT "A"

All that certain tract or parcel of land lying and being situated in Comal County, Texas, and being 0.50 of an acre of land situated in a 10.10 acre tract in the Albert Martin Survey, A-402, Woodlands Subdivision, Volume 5, page 314, Map and Plat Records, Comal County, Texas, and also being situated in a tract called 338.88 acres in a conveyance to Texacana, Inc., from Somers, Inc., volume 267, page 451, Comal County, Texas, and described by metes and bounds as follows:

BEGINNING at an iron pin set at the intersection of the southwest R.O.W. of Canyon Park Drive with the northwest R.O.W. of Gallagher Drive, and marking the east corner of this tract and the south corner of the called 338.88 acre tract, the south corner of the E. Bose Survey, A-944, bears S. 44° 50' W. 1051.94 feet, N. 45° 10' W. 441.89 feet and S. 21° 20' 23" W. 4591.13 feet;

THENCE along the northwest R.O.W. of Gallagher Drive, S. 44° 50' W. 178.0 feet to an iron pin set for the south corner of this tract;

THENCE N. 63° 57' 18" W. 114.72 feet to an iron pin set for the west corner of this tract;

THENCE N. 42° 35' 53" E. 203.20 feet to an iron pin set in the southwest R.O.W. of Canyon Park Drive and marking the north corner of this tract;

THENCE with the southwest R.O.W. of Canyon Park Drive, 117.34 feet along the arc of a curve to the right with a radius of 576.61 feet to the PLACE OF BEGINNING AND containing 0.50 of an acre of land.

SIGNED FOR IDENTIFICATION:

TEXACANA, INC.

BY:

RAYMOND L. DIETERT

Vice-President

RECEIVED

By Kathy Griffin at 11:27 am, Apr 22, 2025



**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

Staff will complete shaded items

--	--

Date Received

Initials

118567
--------

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.

Stanley Craig Windham

Stanley Craig Windham (Mar 26, 2025 16:06 CDT)

Signature of Applicant

Mar 26, 2025

Date

\_\_\_ COMPLETE APPLICATION

Check No. \_\_\_\_\_ Receipt No. \_\_\_\_\_

INCOMPLETE APPLICATION

\_\_\_ (Missing Items Circled, Application Refused)