Comal County Environmental Health
OSSF Inspection Sheet

Installer Name: Swoyer **OSSF Installer #:** OS0026238

1st Inspection Date: 8/5/25 **2nd Inspection Date:** 10/17/25 **3rd Inspection Date:**

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

Permit#: 118571 **Address:** 1123 LEDGE PATH

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

Inspector Notes: **8/5/25 CH: Tight line and tanks good, installed to design, cover all, leave liner exposed for inspection**
10/17/25 CH: Liner installed to retaining wall, covered

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If SingleTank, 2Compartments Provided withBaffle SEPTIC TANK Inlet Flowline Greater than3" and " T " Provided on Inlet and OutletSEPTIC TANK Septic Tank(s) MeetMinimum Requirements		285.32(b)(1) (E)285.91(2)285.32(b)(1) (F)285.32(b)(1)(E) (iii)285.32(b)(1)(E)(ii) (II)285.32(b)(1)(E)(ii) (I)285.32(b)(1)(E) (i)285.32(b)(1) (D)285.32(b)(1)(C) (ii)285.32(b)(1)(C) (i)285.32(b)(1) (B)285.32(b)(1) (A)285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	x	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		x		
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system providedSEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed	x		750 gallon trash tank	x		
14	AEROBIC TREATMENT UNIT Size Installed	x			x		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	x x		Fuji Clean CE-7; as per design	x x		
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation	X	285.33(c)(3)(A)-(F)		X		
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.	X	285.32(c)(1)		X		
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions	X X X X			X X X X		
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	X			X		
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried	X			X		

Comal County Environmental Health
OSSF Inspection Sheet

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

COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number:	118571
Issued This Date:	05/16/2025
This permit is hereby given to:	Silver Cactus LLC

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

1123 LEDGE PATH
CANYON LAKE, TX 78133

Subdivision:	Canyon Lake Village
Unit:	1
Lot:	16
Block:	2
Acreage:	0.1700

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System:	Aerobic
	Drip Irrigation

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

Call (830) 608-2090 to schedule inspections.

RECEIVED
By Kathy Griffin at 2:51 pm, Apr 22, 2025

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date _____ Permit Number 118571

1. APPLICANT / AGENT INFORMATION

Owner Name	SILVER CACTUS CONSTRUCTION	Agent Name	Doug Dowlearn R.S.
Mailing Address	813 Kindersley Street	Agent Address	703 Oak Dr.
City, State, Zip	Canyon Lake, Texas 78133	City, State, Zip	Blanco, TX 78606
Phone #		Phone #	210-878-8100
Email		Email	TXSEPTIC@GMAIL.COM

2. LOCATION

Subdivision Name Canyon Lake Village Unit 1 Lot 16 Block 3

Survey Name / Abstract Number _____ Acreage .17

Address 1123 Ledge Path 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 2600

☐ 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: $ $800,000. (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

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.

_____ 4-10-2025

Signature of Owner Date

Revised January 2021

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

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

System Description: Aerobic with drip irrigation disposal

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

Tank Size(s) (Gallons): 600

Absorption/Application Area (Sq Ft): 1500

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.

Signature of Designer

Date: 4/16/2025

Revised March 2024

1/CB

20250601094G 04/16/2025 11:48:07 AM 1/1

COUNTY OF COMAL
STATE OF TEXAS

AFFIDAVIT TO THE PUBLIC

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

I

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

II

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

CANYON LAKE VILLAGE UNIT ONE, BLOCK 2, LOT 16

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

SILVER CACTUS, LLC DBA SILVER CACTUS CONSTRUCTION

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 14 **DAY OF** April .2025

Owner(s) signature(s)

Michael Bakke
(PRINTED NAME) /TITLE

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 14TH **DAY OF** April .2025

Notary Public, State of Texas
Notary's Printed Name: Annette Broussard
My Commission Expires: 8/24/2025

ANNETTE BROUSSARD
Notary ID #125410606
My Commission Expires
August 24, 2025

ANNETTE BROUSSARD
Notary ID #125410606
My Commission Expires
August 24, 2025

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
04/16/2025 11:48:07 AM
NANCY 1 Page(s)
202506010946

Bobbie Koepp

PERMIT#

SOTX Septic Services
15656 Cranes Mill Rd.
Canyon Lake, TX 78133
(830) 481-3249
SOTXSERVICES@GMAIL.COM

On-Site Sewage Facility (OSSF) Service Agreement

I. **General:** This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between **Silver Cactus Construction**, (hereinafter referred to as "Client") and SOTX Septic Services (hereinafter to as "Contractor"). By this agreement, Contractor agrees to render services, as described herein, and the Client agrees to fulfill his/her/their responsibilities under this agreement as described herein.

II. **Effective Dates**: This agreement commences on receipt of full payment and runs for two (2) years. Agreement's… Starting Date: (Date License to Operate is Issued) Ending Date: (2yrs. From Date of LTO)

III. **Services by Contractor**: Contractor will provide the following services (hereinafter referred to as the "Services"):

1. In compliance with Agency (TCEQ and/or County) and manufacturer's requirements, inspect and perform routine maintenance on the On-Site Sewage Facility (hereinafter referred to as the "OSSF") three (3) times per year (approximately once every four (4) months).
2. Report to the appropriate regulatory authority and to the Client, as is required by both the State's on-site rules and the local Agency's rules, if more stringent. All findings must be reported to the local Agency within 14 days.
3. If any components of the OSSF are found to need repair during the inspection, the Contractor will notify the Client of the repairs needed.
4. Visit in response to Client's request(s) for unscheduled service(s) within two business days from the date of Contractor's receipt of Client's request. All unscheduled responses are in addition to the fee covered by this Agreement and will be billed to the Client.
5. Provide notification of arrival to site to the homeowner or to site personnel. Additionally, written notification of the visit will be left at the site or with site personnel upon completion or inspection, as well as, forwarded to agency within 14 days.

IV. **Site Location**: The Services are to be performed at the property located at:

1123 Ledge Path, Canyon Lake Texas 78133

V. Payment(s): The fee for this Agreement only covers the Services describes herein. This fee does not cover equipment, parts or labor supplied for the repairs or charges for unscheduled Client-request trips to the site. Payments for such additional services are due when service is provided or rendered. Payments not received within 30 days from due date will be subjected to a $20.00 late penalty and / or a 1.5% carrying charge, whichever is greater, in addition the reasonable attorney's fees and all costs of collection incurred by Contractor in collection of any unpaid debt(s). By signing this contract, the Client is authorizing the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and remove of said parts.

Initials... Customer: _____ Contractor: _____

Client's Responsibilities: The Client is responsible for each and all the following:

1. Maintain chlorinator and provide proper chlorine supply, if OSSF is equipped with same.
2. Provide all necessary yard or lawn maintenance and removal of obstacles as needed to allow the OSSF to function properly, and to allow Contractor easy access to all parts of the OSSF.
3. Maintain a current license to operate and abide by the conditions and limitations of that license and all requirements for on-site sewage facilities (OSSF's) from the State and local regulatory agency, as well as manufacturer's recommendations.
4. Immediately notify the Contractor and Agency of all problems with, including the failure of the OSSF.
5. Upon receiving a written notification of services needed from the Contractor, it becomes the Client's responsibility to contact the Contractor to authorize the service. If the Client chooses to use a different contractor to perform the service, the Client's responsible for ensuring the contractor holds the proper license (installer II) and is certified by the manufacturer. Also, the Client is responsible for ensuring proper notification is given to the Agency, as required by the State and local Agency rules.
6. Provide the Contractor with water usage records, upon request, for evaluation by the Contractor of the OSSF performance.
7. Clients residing in Harris County should allow for samples at both the inlet and outlet to the OSSF to be obtained by the Contractor for the purpose of evaluating the OSSF's performance when requested by the Client. If these samples are sent to the lab for testing, the Client will directly pay the lab for the cost of the testing plus pay the Contractor for all man-hours expended in providing this additional service at the rate of $75.00 per hour measured from office to site, site to lab, and lab to office, otherwise known as portal to portal.
8. Not allow the backwash from water treatment or water conditioning equipment to enter the OSSF.
9. Provide for pumping of tanks, when needed, at Clients expense.
10. Maintain site drainage to prevent adverse effects on OSSF.
11. Promptly and fully pay Contactor's bills, fees, or invoices as described herein.

VI. **Access by Contractor:** Contractor, or personnel authorized by the Contractor, may enter the property at reasonable times without prior notice for the purpose of performing the above-described Services. Contractor will require access to the OSSF electrical and physical components, including tanks, by means of manways or risers for the purpose of evaluations required by manufacturer, and/ or rules. If such manways or risers are not in place, excavation together with other labor and materials will be required and will be billed to Client as additional service at the rate of $75.00 per hour, plus materials billed at list price. Excavated soil is to be replaced as best as reasonably possible.

VII. **Application or Transfer of Payments:** The fees paid for this agreement may transfer to subsequent owner(s); however, this agreement will not transfer. The subsequent owner(s) must sign a similar agreement authorizing Contractor to perform the above-described Services and accepting Client's responsibilities. This replacement Agreement must be signed and received within 30 days of transfer of ownership. Contractor will apply all funds received from Client first to any past due obligations arising from this Agreement including late charges, return check charges, and charges for repairs or services not paid within 30 days of invoicing. The consumption of the payment in this manner may lead to early termination of the agreement by Contractor.

VIII. **Termination of Agreement:** This Agreement may be terminated by either party within 30 days written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this Agreement is so terminated, Contractor shall be paid at the rate of $75.00 per hour for any work performed, but not yet paid. The party terminating will immediately notify the other party, the equipment manufacturer, and the regulatory agency of the termination.

IX. **Limits of Liability:** In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contact tort or any other theory. In no event the Contractor's liability for direct damages exceed the price for the Services described in this Agreement.

X. **Severability:** If any provision in the Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If court finds that any provision of this

Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be written, construed, and enforced as so limited.

XI. **Performance of Agreement:** Commencement of performance by Contractor under this agreement is contingent on the following conditions (1) Contractor receiving a fully execute original copy of this agreement. (2) Contractor receiving payment in full for the fee as described in Section V. If the above conditions are not met, then Contractor is not obligated to perform any portion of this agreement.

XII. **Entire Agreement:** This agreement contains the entire agreement parties, and there are no other promises or conditions in any other agreement, oral or written.

Client... (And/or authorized agent)

Printed Name: Michael Bakke Jr. **Signature:** _____ **Date:** 4-10-2025

Printed Name: _____ **Signature:** _____ **Date:** _____

Physical Address: _____, _____ **Zip:** _____

Mailing Address: _____, _____ **Zip:** _____

Phone # _____ **Cell#** _____ **County:** _____

Email: _____ **Gate Code:** _____

==========Contractor==========Contractor==========

SOTX Septic Services **Clarence D. Hinds Jr** Clarence D Hinds Jr.

15656 Cranes Mill Rd. **Lic #: OSSF Installer II #: OS0030965**

Canyon Lake, TX 78133 **Maintenance Provider #: MP0002439**

830-481-3249

sotxservices@gmail.com **Installer Name:** _____

Phone #: _____

Email: _____

Lic #: _____

Manufacturer: _____

GPD: 600 800 1000 Other: _____

Disposal: Spray Drip Other: _____

Initials... Customer: _____ Contractor: CDH

Date: 4/16/2025
Applicant Information:
Name: Silver Cactus LLC
Address: 813 Kindersley St
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:
Subdivision: Canyon Lake Village Unit: 1 Lot: 16 Blk: 3
Street/Road Address: 1123 Ledge Path
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**
Soil Boring #1 60”	III	0-14” Clay Loam 14”+ Limestone	blocky	n/a	14”+
Soil Boring #2 60”		SAME AS ABOVE			

Observation

Clear surface rock from drainfield area, and ensure there is a minimum of 12” suitable soil between the bottom of drip lines, and the restrictive horizon. Class II soil may need to be imported to maintain the minimum of 12” of soil between bottom of drip lines and restrictive horizon

DESIGN SPECIFICATIONS

Application Rate (RA): 0.2
OSSF is designed for: 4 bedroom 2600 Sq. Ft residence
300 gallons per day
An aerobic treatment/drip disposal system is to be utilized based on the site evaluation.
1500 sq. ft. disposal area required
600 gallon aerobic treatment unit
Calculations: Absorption Area: Q/RA= 300/0.2= 1500 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

REVISED
12:41 pm, Jul 31, 2025

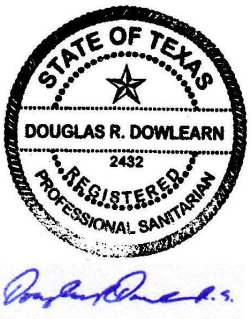
D.A.D SERVICES, INC.
DOUG DOWLEARN
PO BOX 212, BULVERDE, TX 78163
Designed for:
Silver Cactus LLC

The installation site is at Block 2, Lot 16 of the Canyon Lake Village 1 Subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from a 4 Bedroom (2600 sq. ft.) residence. The proposed method of wastewater treatment is aerobic treatment with drip irrigation. This method was chosen because of unsuitable soil conditions.

PROPOSED SYSTEM:
A 3" or 4" PVC pipe will discharge from the structure to a Fuji CE-7 700 GPD aerobic treatment plant. Effluent will flow from the Fuji CE-7 aerobic treatment plant to a 750 gallon pump tank equipped with a 20 gpm submersible pump. The pump is activated by a time controller allowing the distribution 8 times per day with a 10 minute run time per dose, with float switches set to pump 300 gallons per day. A high level audible and visual alarm will activate should the pump fail. Distribution from the pump is through a self flushing 100 micron, 140 mesh disc filter, then through a 1" SCH-40 manifold to a 766.5 L.F. drip tubing field, with drip lines set approximately two feet apart with 0.61 gph emitters set every two feet, as per the attached schematic. A threaded union will be installed in the pump tank on the supply manifold to the drip field, and a pressure regulator will be installed on the supply manifold to maintain a pressure of 30 psi. A 1" SCH-40 return line is installed to continuously flush the system back to the pump tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. The placement of the drip tubing will be on soil that has been scarified, and enough class II soil will be added so that there is 12" of soil under the drip tubing. The tubing will be covered with 6" of Class II soil.

DESIGN SPECIFICATIONS:

Daily Waste Flow: 300 gpd
Application rate: 0.2
Application area required: 300/.2 =1500 sq. ft.
Application area utilized: 1533 sq. ft.
Pump tank reserve capacity: 100 gal minimum



SYSTEM COMPONENTS:
SCH 40 PVC sewer line
Fuji CE-7 700 GPD aerobic treatment plant
750 gallon pump tank with timed controls
C1 Series, 20Xgpm - 0.5hp/115V, Model No. 20C1X-05P4-2W115 (or equivalent)
1" purple PVC supply line
30 PSI pressure regulator - Model PMR30MF
Netafim Bioline Drip tubing

LANDSCAPING:
The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the drip disposal must be covered with a ground cover such as grass seed or sod prior to the final inspection.

REVISED
7:55 am, May 16, 2025

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

May 13th, 2025

RE: 1123 Ledge Path(permit #118571)

To Whom It May Concern:

I am requesting the variance for the placement of a drip disposal drainfield to be within 25' of a steep slope. This variance is requested due to limited space. Equivalent protection with respect to the requirements of TAC Chapter 285.91, Table X will be maintained by adding the impermeable liner where the drainfield is less than 25' of steep slopes. The addition of the impermeable liner will prevent seepage from occurring where the drainfield is within 25' of the steep slopes. In my professional opinion this variance will not pose a threat to the environment or public health.

If you have any additional questions or concerns, I can be contacted by phone at 210.240.2101 or be email at txseptic@gmail.com.

Respectfully,

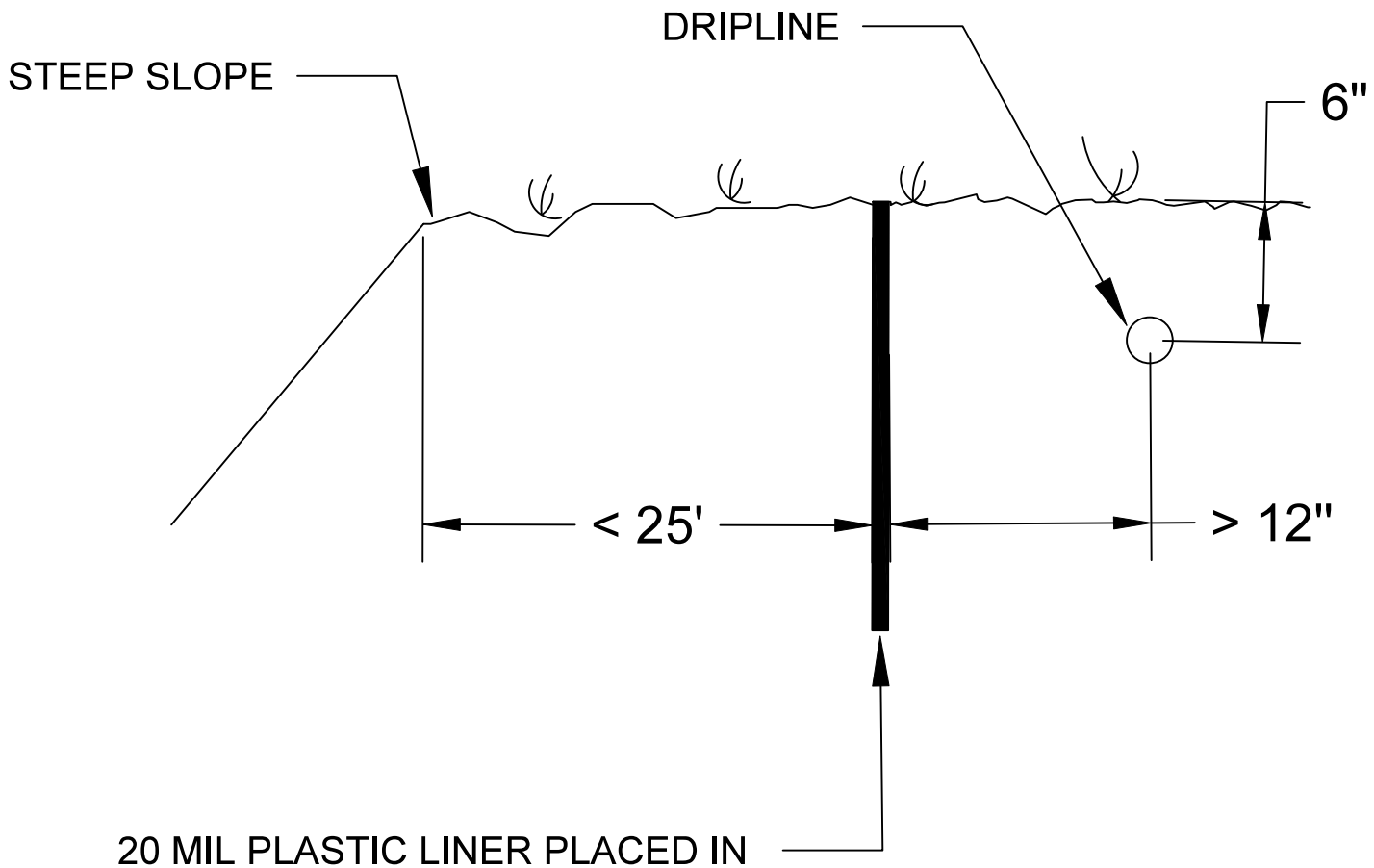
Douglas R. Dowlearn, R.S.

STATE OF TEXAS
DOUGLAS R. DOWLEARN
2432
REGISTERED
PROFESSIONAL SANITARIAN

PLASTIC LINER DETAILS

REVISED
7:55 am, May 16, 2025

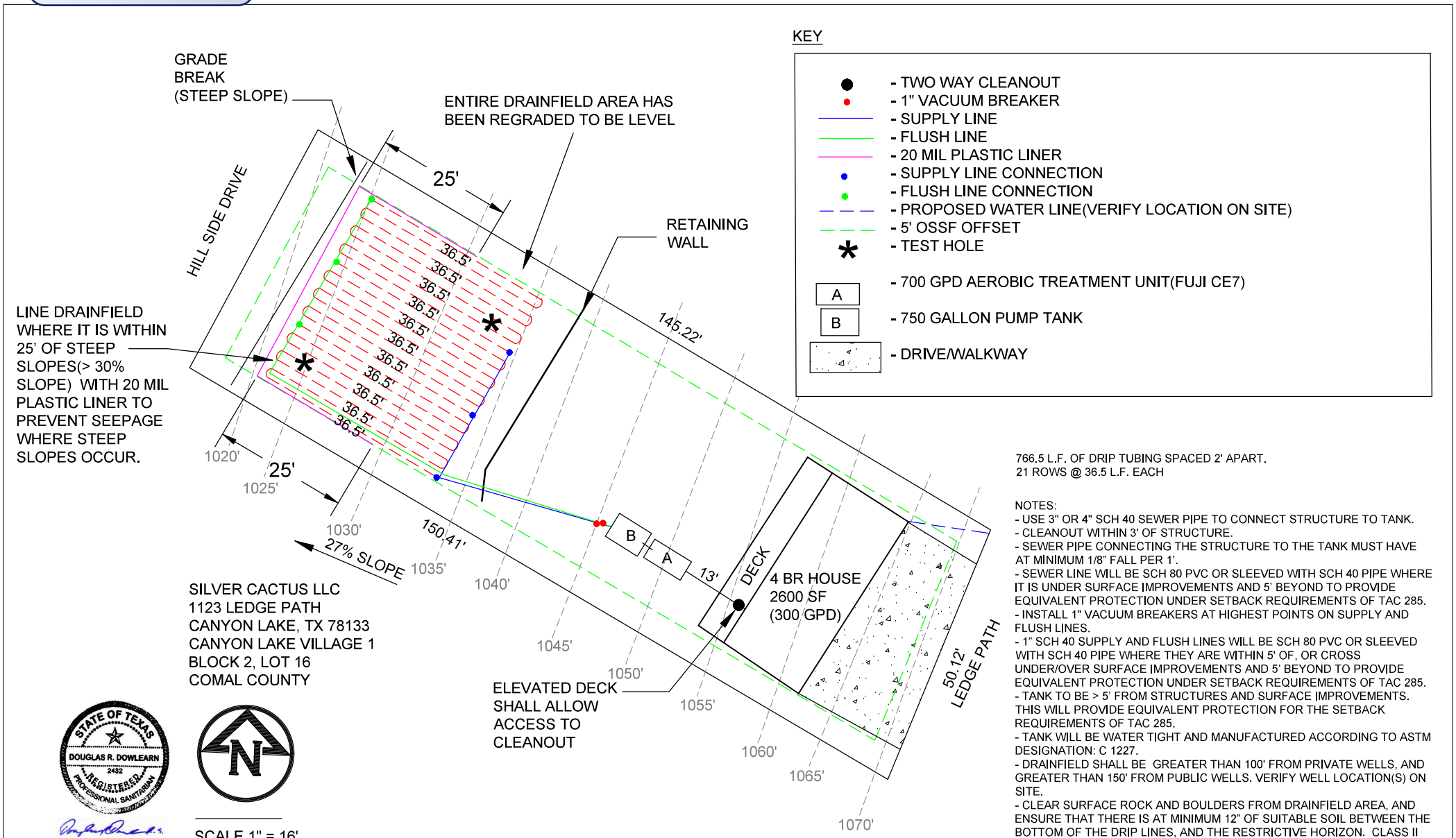
STATE OF TEXAS
DOUGLAS R. DOWLEARN
2432
REGISTERED
PROFESSIONAL SANITARIAN



20 MIL PLASTIC LINER PLACED IN A TRENCH THAT IS A MINIMUM DEPTH OF 18" TO PREVENT SEEPAGE WHERE THE DRIPLINES ARE WITHIN 25' OF STEEP SLOPE.

NOTE: NOT TO SCALE

REVISED
12:44 pm, Jul 31, 2025



SILVER CACTUS LLC
1123 LEDGE PATH
CANYON LAKE, TX 78133
CANYON LAKE VILLAGE 1
BLOCK 2, LOT 16
COMAL COUNTY

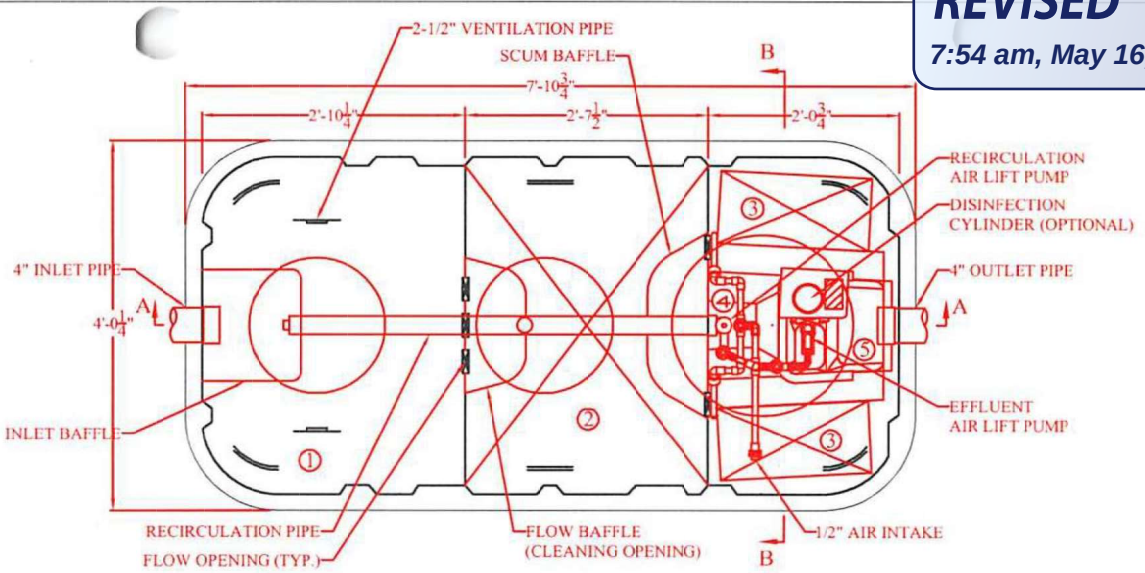
STATE OF TEXAS
DOUGLAS R. DOWLEARN
2432
REGISTERED
PROFESSIONAL SANITARIAN

SCALE 1" = 16'
PRINT SIZE 11" X 17"

766.5 L.F. OF DRIP TUBING SPACED 2' APART.
21 ROWS @ 36.5 L.F. EACH

NOTES:
- USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURE TO TANK.
- CLEANOUT WITHIN 3' OF STRUCTURE.
- SEWER PIPE CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PIPE WHERE IT IS UNDER SURFACE IMPROVEMENTS AND 5' BEYOND TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.
- INSTALL 1" VACUUM BREAKERS AT HIGHEST POINTS ON SUPPLY AND FLUSH LINES.
- 1" SCH 40 SUPPLY AND FLUSH LINES WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PIPE WHERE THEY ARE WITHIN 5' OF, OR CROSS UNDER/OVER SURFACE IMPROVEMENTS AND 5' BEYOND TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.
- TANK TO BE > 5' FROM STRUCTURES AND SURFACE IMPROVEMENTS. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
- 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.
- CLEAR SURFACE ROCK AND BOULDERS FROM DRAINFIELD AREA, AND ENSURE THAT THERE IS AT MINIMUM 12" OF SUITABLE SOIL BETWEEN THE BOTTOM OF THE DRIP LINES, AND THE RESTRICTIVE HORIZON. CLASS II SOIL MAY NEED TO BE IMPORTED IN ORDER TO MAINTAIN THE MINIMUM 12" OF SOIL BETWEEN THE BOTTOM OF THE DRIP LINES AND RESTRICTIVE HORIZON.
- LINE DRAINFIELD WHERE IT IS WITHIN 25' OF STEEP SLOPES(> 30% SLOPE) WITH 20 MIL PLASTIC LINER TO PREVENT SEEPAGE WHERE STEEP SLOPES OCCUR.

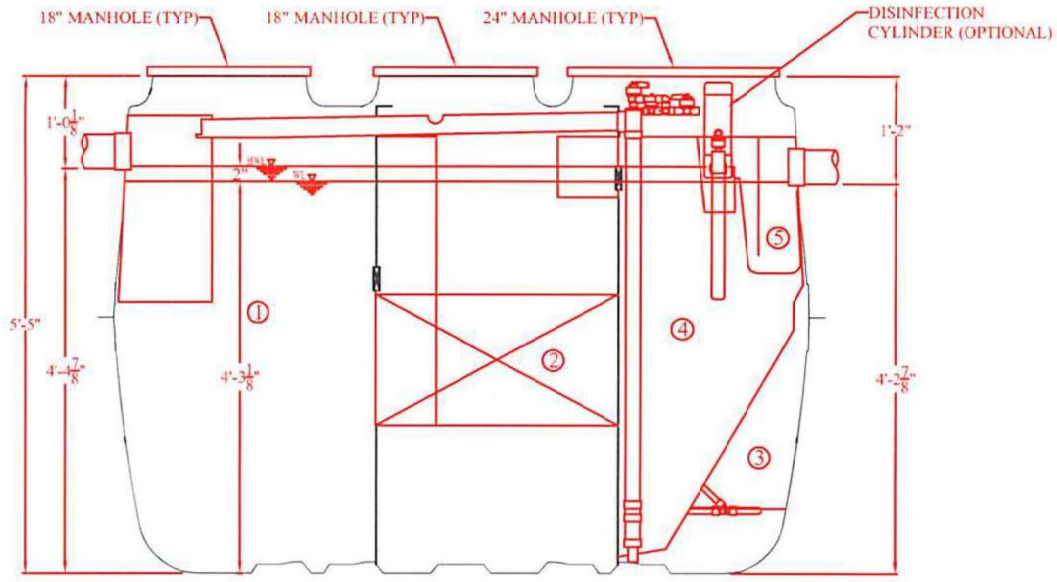
REVISED
7:54 am, May 16, 2025



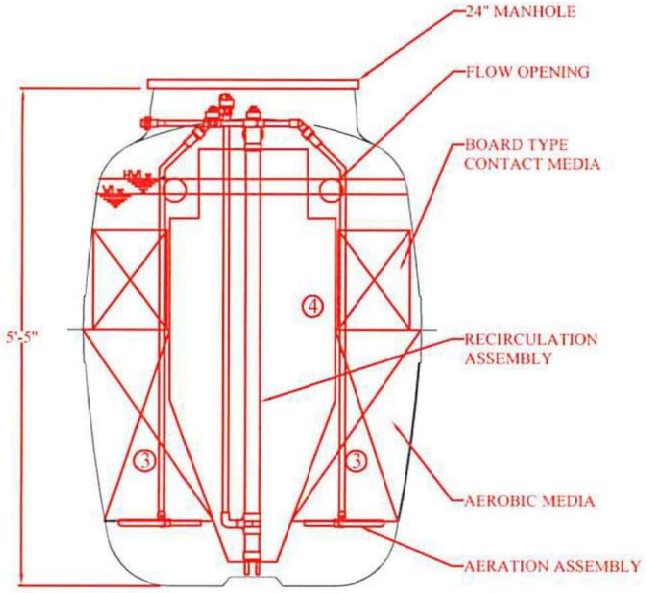
PLAN VIEW

	CHAMBER	Volume (gal)
①	Sedimentation Chamber	277
②	Anaerobic Filtration Chamber	278
③	Aerobic Contact Filtration Chamber	127
④	Storage Chamber	63
⑤	Disinfection Chamber	4
	Total Volume	749

SPECIFICATIONS			
Anaerobic Media	PP / PE	Filling Rate	32%
Board Type Aerobic Media	PVC / PP / PE	Filling Rate	16%
Aerobic Media	PP / PE	Filling Rate	57%
Blower	2.8 cfm		
Tank	FRP		
Piping	PVC / PP / PE		
Access Covers	Plastic / Cast Iron		
Disinfectant (Optional)	Chlorine Tablets		



SECTION A-A VIEW



SECTION B-B VIEW

STATE OF TEXAS
DOUGLAS R. DOWLEARN
2432
REGISTERED PROFESSIONAL SANITARIAN

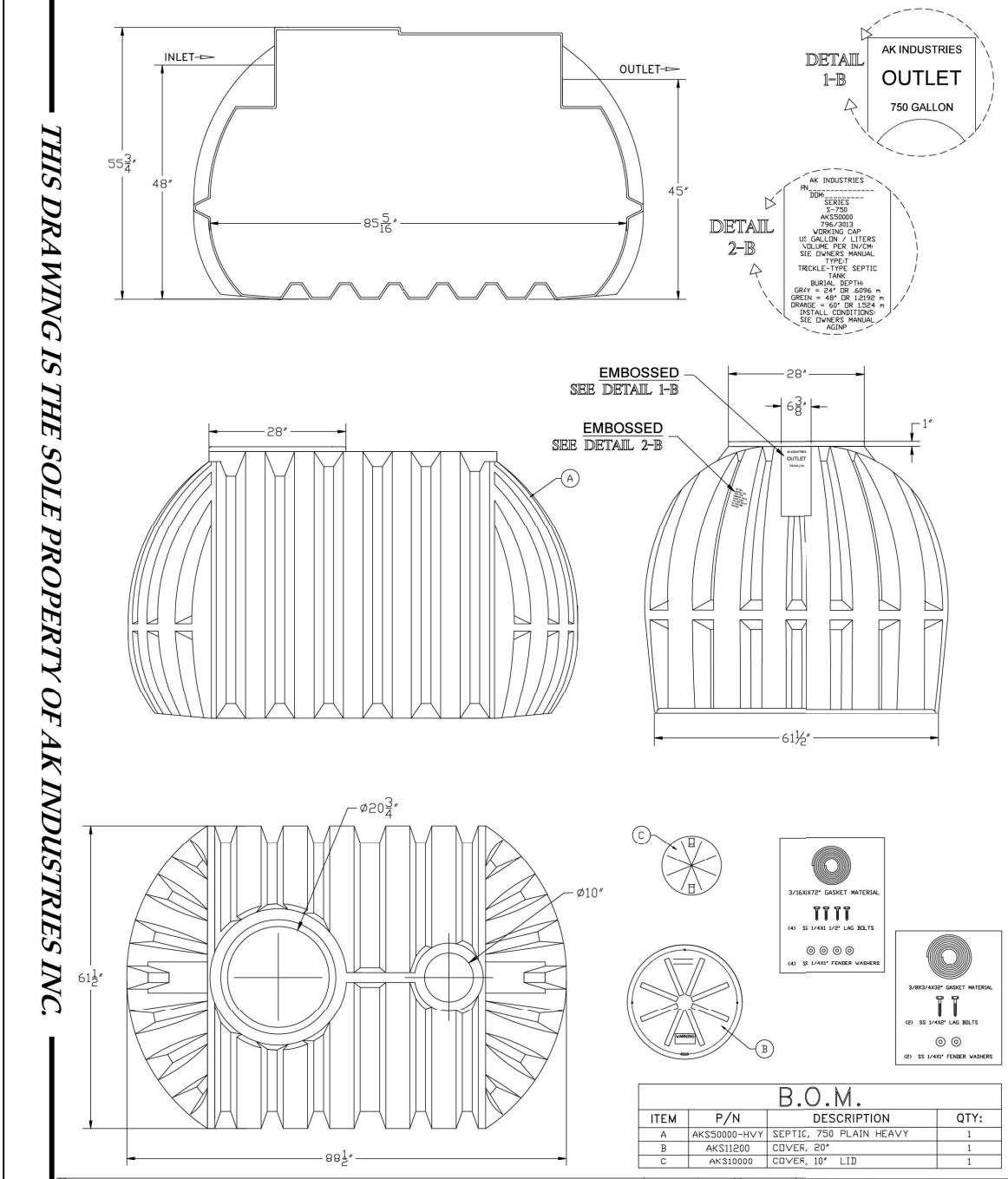
FujiClean USA
Toward Clean Water...

CE-7 Structural Drawing

DATE:	03/21/2014	SCALE:	1/2" = 1"

REVISED
7:54 am, May 16, 2025

AK PART #:	Description:	Revision #:	Date :
AKS50000-HVY	TANK / HOLDING / 750 GALLON / HEAVY/GREEN	011	03/27/23



B.O.M.

ITEM	P/N	DESCRIPTION	QTY:
A	AKS50000-HVY	SEPTIC, 750 PLAIN HEAVY	1
B	AKS11200	COVER, 20"	1
C	AKS10000	COVER, 10" LID	1

Notes: IAPMO IGC-262 CERTIFIED

Approved by: Signature:

Material: Polyethylene

Scale: NTS

DRAWN BY: TCT

THIS DRAWING IS THE SOLE PROPERTY OF AK INDUSTRIES INC.

WORKING LEVEL = 45"
16.67 GAL/INCH

37" - 45" - RESERVE - 133.36 GAL
12" - 37" - PUMP ON TO ALARM ON - 416.75 GAL
10" - 12" - PUMP OFF TO PUMP ON - 33.34 GAL
0 - 10" - SUMP- 166.7 GAL

NOTE: SET ON A TIMER TO DOSE 8 TIMES PER DAY AT 10 MINUTES PER DOSE.

STATE OF TEXAS
DOUGLAS R. DOWLEARN
2432
REGISTERED
PROFESSIONAL SANITARIAN

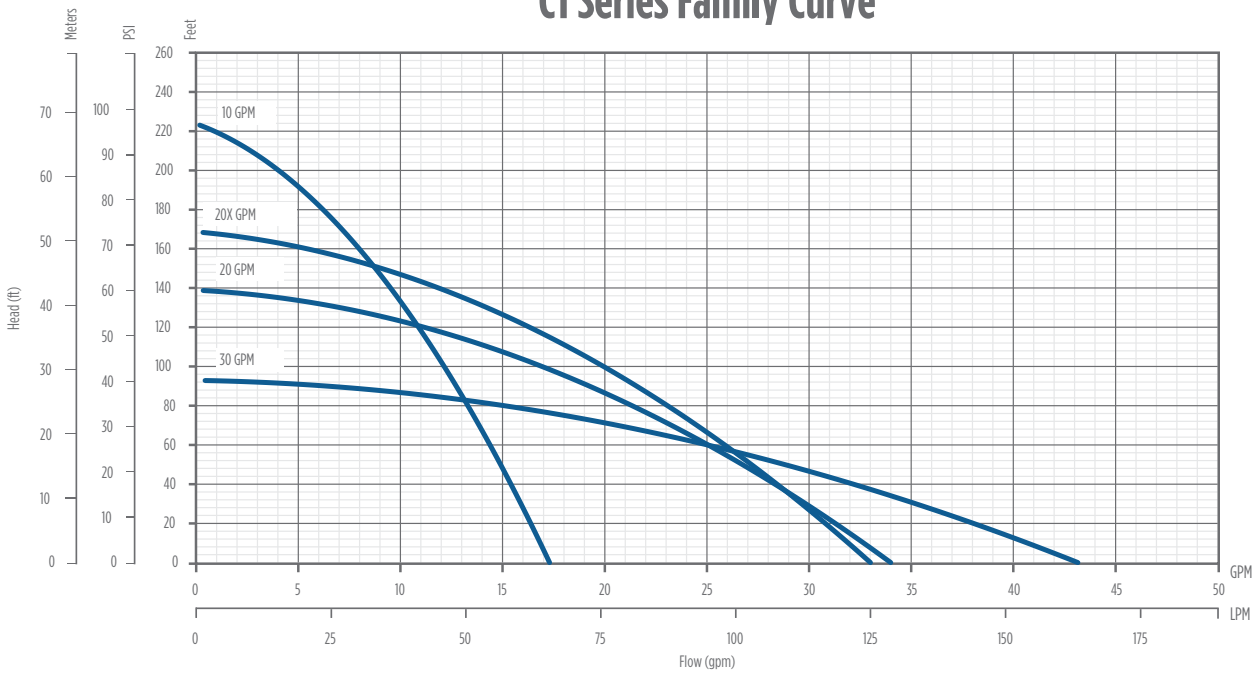
C1 SERIES
CISTERN PUMPS

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

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 SJOOW jacketed lead

APPLICATIONS

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

ORDERING INFORMATION

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 SJOOW leads.

From: Ritzen,Brenda
To: Lauren Dowlearn; Traci Field; Michael Bakke Jr.
Subject: RE: 118571.pdf
Date: Thursday, July 31, 2025 12:46:00 PM
Attachments: image001.png

Lauren,

The permit file has been updated.

Thank you,

COMAL COUNTY TEXAS

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

From: Lauren Dowlearn <txseptic@gmail.com>
Sent: Thursday, July 31, 2025 10:18 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>; Traci Field <traci@psseptics.com>; Michael Bakke Jr. <Mbakkejr@silvercactusconstruction.com>
Subject: Re: 118571.pdf

Good morning Brenda, please see attached revision for 1123 Ledge Path.

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

On Fri, May 16, 2025 at 9:17 AM Ritzen,Brenda <rabbjr@co.comal.tx.us> wrote:

D.A.D SERVICES, INC.
DOUG DOWLEARN
PO BOX 212, BULVERDE, TX 78163

REVISED
7:53 am, May 16, 2025

Designed for:
Silver Cactus LLC

VOID

The installation site is at Block 2, Lot 16 of the Canyon Canal Village Subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from a 3 Bedroom (1660 sq. ft.) residence. The proposed method of wastewater treatment is aerobic treatment with drip irrigation. This method was chosen because of unsuitable soil conditions.

PROPOSED SYSTEM:

A 3" or 4" PVC pipe will discharge from the structure to a Fuji CE-7 700 GPD aerobic treatment plant. Effluent will flow from the Fuji CE-7 aerobic treatment plant to a 750 gallon pump tank equipped with a 20 gpm submersible pump. The pump is activated by a time controller allowing the distribution 8 times per day with a 10 minute run time per dose, with float switches set to pump 300 gallons per day. A high level audible and visual alarm will activate should the pump fail. Distribution from the pump is through a self flushing 100 micron, 140 mesh disc filter, then through a 1" SCH-40 manifold to a 759 L.F. drip tubing field, with drip lines set approximately two feet apart with 0.61 gph emitters set every two feet, as per the attached schematic. A threaded union will be installed in the pump tank on the supply manifold to the drip field, and a pressure regulator will be installed on the supply manifold to maintain a pressure of 30 psi. A 1" SCH-40 return line is installed to continuously flush the system back to the pump tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. The placement of the drip tubing will be on soil that has been scarified, and enough class II soil will be added so that there is 12" of soil under the drip tubing. The tubing will be covered with 6" of Class II soil.

DESIGN SPECIFICATIONS:

Daily Waste Flow: 300 gpd
Application rate: 0.2
Application area required: 300/.2 =1500 sq. ft.
Application area utilized: 1518 sq. ft.
Pump tank reserve capacity: 100 gal minimum

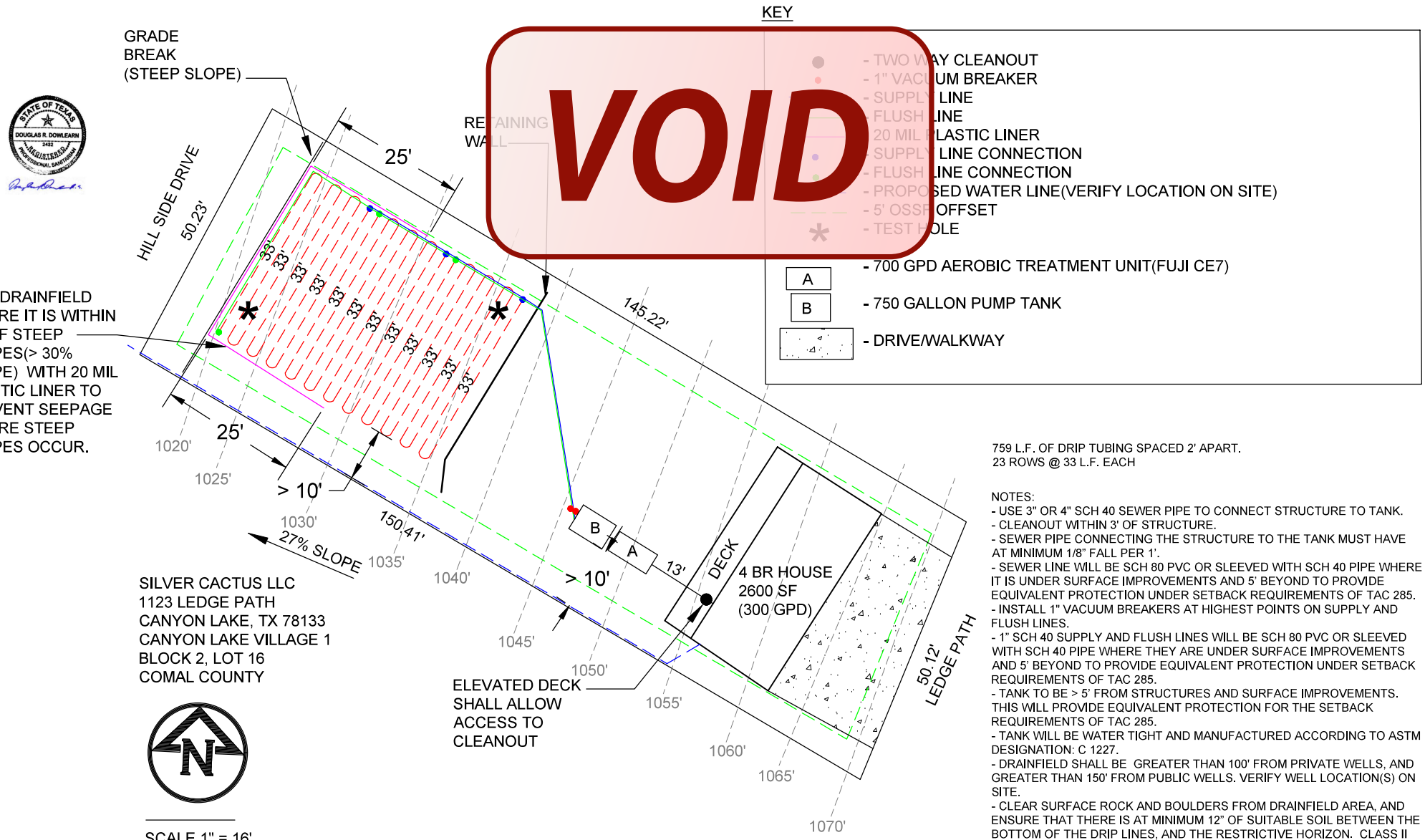
SYSTEM COMPONENTS:

SCH 40 PVC sewer line
Fuji CE-7 700 GPD aerobic treatment plant
750 gallon pump tank with timed controls
C1 Series, 20Xgpm - 0.5hp/115V, Model No. 20C1X-05P4-2W115 (or equivalent)
1" purple PVC supply line
30 PSI pressure regulator - Model PMR30MF
Netafim Bioline Drip tubing

LANDSCAPING:

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the drip disposal must be covered with a ground cover such as grass seed or sod prior to the final inspection.

REVISED
7:54 am, May 16, 2025



759 L.F. OF DRIP TUBING SPACED 2' APART.
23 ROWS @ 33 L.F. EACH

NOTES:
- USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURE TO TANK.
- CLEANOUT WITHIN 3' OF STRUCTURE.
- SEWER PIPE CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PIPE WHERE IT IS UNDER SURFACE IMPROVEMENTS AND 5' BEYOND TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.
- INSTALL 1" VACUUM BREAKERS AT HIGHEST POINTS ON SUPPLY AND FLUSH LINES.
- 1" SCH 40 SUPPLY AND FLUSH LINES WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PIPE WHERE THEY ARE UNDER SURFACE IMPROVEMENTS AND 5' BEYOND TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.
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- 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.
- CLEAR SURFACE ROCK AND BOULDERS FROM DRAINFIELD AREA, AND ENSURE THAT THERE IS AT MINIMUM 12" OF SUITABLE SOIL BETWEEN THE BOTTOM OF THE DRIP LINES, AND THE RESTRICTIVE HORIZON. CLASS II SOIL MAY NEED TO BE IMPORTED IN ORDER TO MAINTAIN THE MINIMUM 12" OF SOIL BETWEEN THE BOTTOM OF THE DRIP LINES AND RESTRICTIVE HORIZON.
- LINE DRAINFIELD WHERE IT IS WITHIN 25' OF STEEP SLOPES(> 30% SLOPE) WITH 20 MIL PLASTIC LINER TO PREVENT SEEPAGE WHERE STEEP SLOPES OCCUR.

From: Ritzen,Brenda
To: txseptic@gmail.com
Subject: Permit 118571
Date: Monday, May 12, 2025 4:20:00 PM
Attachments: image001.png

Re: Silver Cactus LLC
Canyon Lake Village Unit 1 Lot 16 Block 2
Application for Permit for Authorization to Construct an On-Site Sewage Facility (OSSF)

Lauren :

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

1. ✔ **There is a steep slope within the required separation distance to the drip field.**
2. ✔ **Is there a purpose for the retaining wall shown on the design?**
3. **Revise as needed and resubmit.**

Thank you,

COMAL COUNTY TEXAS

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

D.A.D SERVICES, INC.
DOUGLAS R. DOWLEARN
PO BOX 2122 BOERNE, TX 78163

Designed for:
Silver Cactus LLC

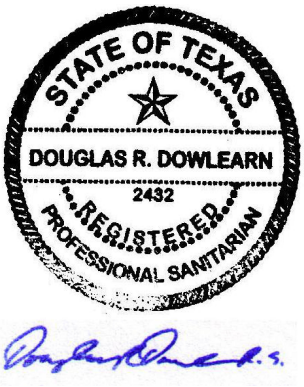
The installation site is at Block 2, Lot 16 of the Canyon Lake Village 1 Subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from a 4 Bedroom (2600 sq. ft.) residence. The proposed method of wastewater treatment is aerobic treatment with drip irrigation. This method was chosen because of unsuitable soil conditions.

PROPOSED SYSTEM:

A 3" or 4" PVC pipe e will discharge from the structure to a Model AS600 5 + 75 NR TRIO EZ, which has a 500 gallon pre treatment tank, 600 gpd aerobic treatment capacity, and a 750 gallon pump tank . The pump is activated by a time controller allowing the distribution 8 times per day with a 10 minute run time with float switches set to pump 300 gallons per day. A high level audible and visual alarm will activate should the pump fail. Distribution from the pump is through a self flushing 100 micron, 140 mesh disc filter, then through a 1" SCH-40 manifold to a 759 L.F. drip tubing field, with drip lines set approximately two feet apart with 0.61 gph emitters set every two feet, as per the attached schematic. A threaded union will be installed in the pump tank on the supply manifold to the drip field, and a pressure regulator will be installed on the supply manifold to maintain a pressure of 30 psi. A 1" SCH-40 return line is installed to continuously flush the system back to the pump tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. The placement of the drip tubing will be on soil that has been scarified, and enough class II soil will be added so that there is 12" of soil under the drip tubing. The tubing will be covered with 6" of Class II soil.

DESIGN SPECIFICATIONS:

Daily Waste Flow: 300 gpd
Application rate: 0.2
Application area required: 300/0.2 = 1500 sq. ft.
Application area utilized: 1518 sq. ft.
Pump tank reserve capacity: 100 gal minimum



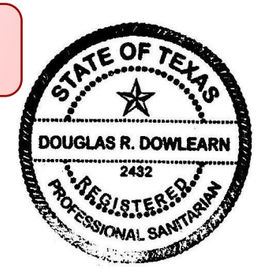
SYSTEM COMPONENTS:

SCH 40 PVC sewer line
1" purple PVC supply and flush line
Pretreatment tank
600 gpd aerobic treatment plant
Pump tank with timed controls
C1 Series, 20Xgpm - 0.5hp/115V, Model No. 20C1X-05P4-2W115 (or equivalent)
30 PSI pressure regulator - Model PMR30MF
Netafim Bioline Drip tubing

LANDSCAPING:

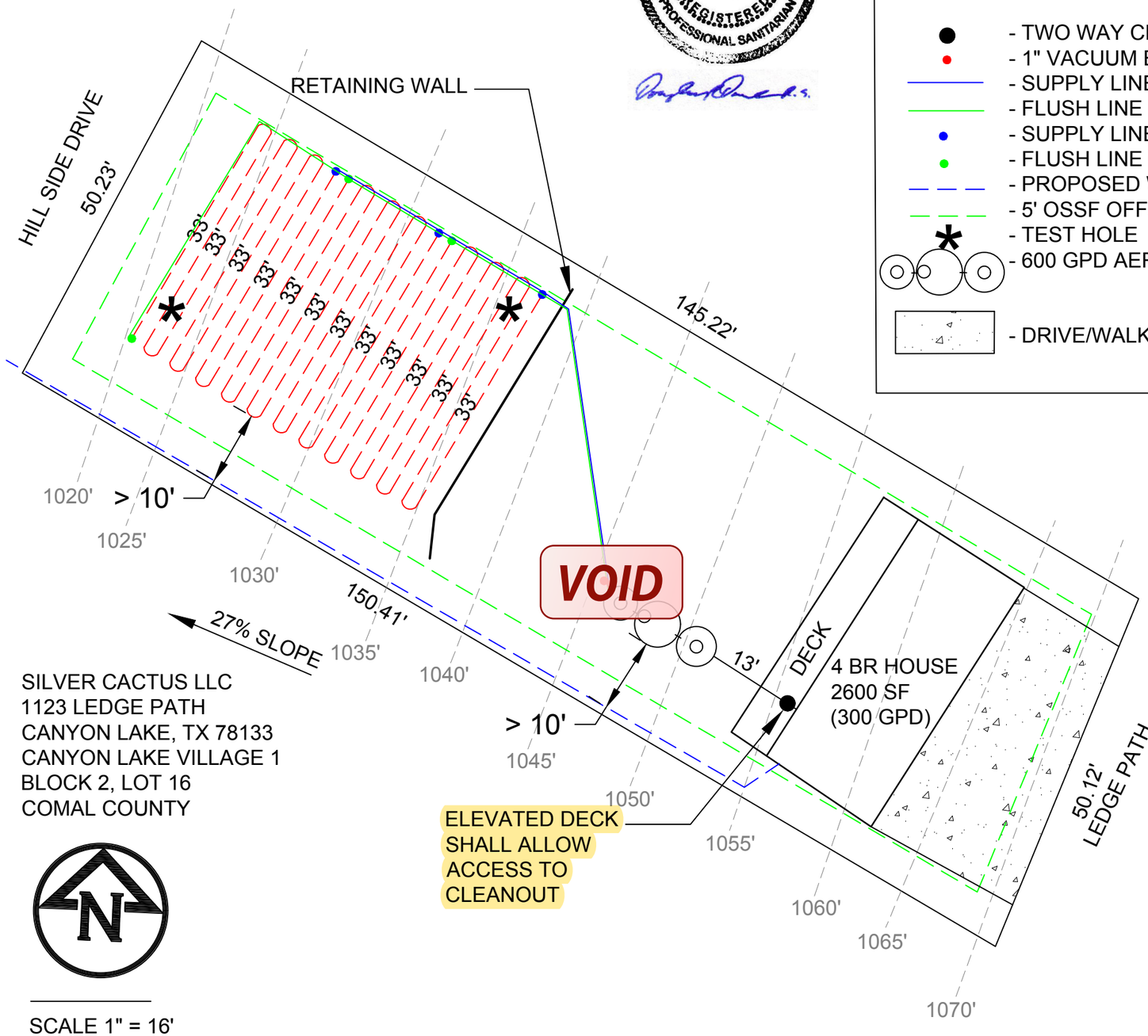
The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the drip disposal must be covered with a ground cover such as grass seed or sod prior to the final inspection.

VOID



KEY

- TWO WAY CLEANOUT
- 1" VACUUM BREAKER
- SUPPLY LINE
- FLUSH LINE
- SUPPLY LINE CONNECTION
- FLUSH LINE CONNECTION
- PROPOSED WATER LINE(VERIFY LOCATION ON SITE)
- 5' OSSF OFFSET
- TEST HOLE
- 600 GPD AEROBIC TREATMENT UNIT(MODEL AS600 5 + 75 NR TRIO EZ)
- DRIVE/WALKWAY



SILVER CACTUS LLC
1123 LEDGE PATH
CANYON LAKE, TX 78133
CANYON LAKE VILLAGE 1
BLOCK 2, LOT 16
COMAL COUNTY

N

SCALE 1" = 16'
PRINT SIZE 11" X 17"

759 L.F. OF DRIP TUBING SPACED 2' APART.
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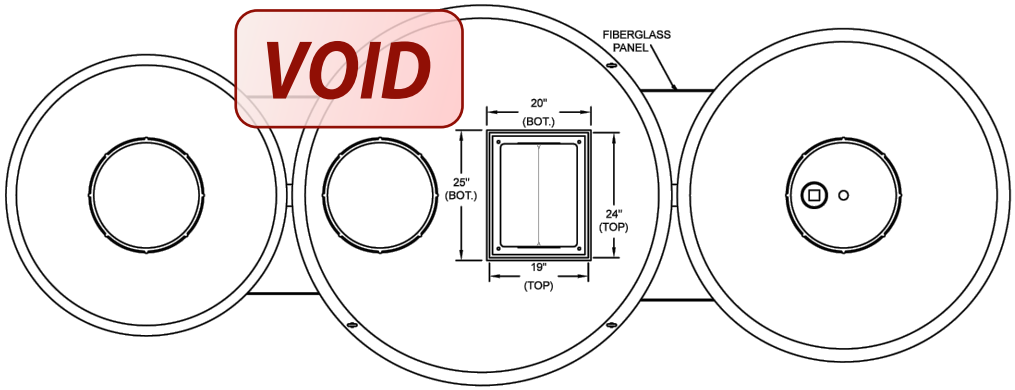
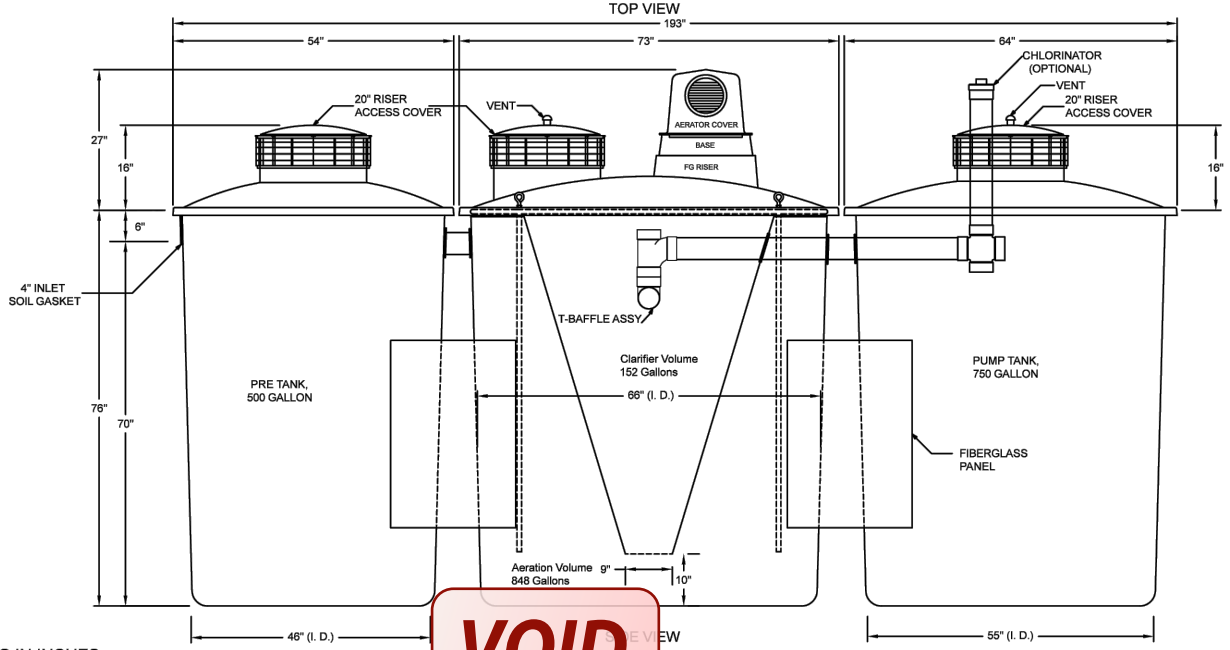
STATE OF TEXAS
DOUGLAS R. DOWLEARN
2432
REGISTERED
PROFESSIONAL SANITARIAN



TOP VIEW



ALL DIMENSIONS IN INCHES

ECOLOGICAL TANKS, INC **2247 HWY 151 NORTH** **DOWNSVILLE, LA 71234** 318–644–0397 OFFICE 318–644–7257 FAX	**Model AS600 5 + 75 NR TrioEZ** Treatment Capacity: 600 GPD	BOD Loading: 1.50 #/Day			
	ENG: TJR	SCALE: NTS	DATE: 7/31/20	DRAWING NO. AS600 5+75NR TrioEZ.DWG	

40" - 50" = RESERVE (113.88 GALLONS)
12" - 40" = PUMP ON TO ALARM ON (307.97 GALLONS)
10" - 12" = PUMP OFF TO PUMP ON (21.32 GALLONS)
0 - 10" = SUMP (104.02 GALLONS)

NOTE: SET ON A TIMER TO DOSE 8 TIMES PER DAY AT 10 MINUTES PER DOSE.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

Date: April 1, 2021

Grantor: DAVID F. POLHEMUS.

Grantor's Mailing Address: 1113 Ledge Path
Canyon Lake, Comal County, Texas 78133

Grantee: SILVER CACTUS, LLC DBA SILVER CACTUS CONSTRUCTION

Grantee's Mailing Address: 5149 Blue Ivy
Bulverde, Comal County, Texas 78163

Filed by ALAMO TITLE
GF # 210842210103

Consideration: Ten and No/100 Dollars ($10.00) and other good and valuable consideration including a Note of even date that is in the principal amount of TWENTY-NINE THOUSAND AND 00/100 DOLLARS ($29,000.00) and is executed by Grantee, payable to DAVID F. POLHEMUS AND PAUL EMILE ARBOUR, JR, a portion of said Note being consideration for the amount paid to Grantor. The Note is secured by a first superior vendor's lien in the amount of TWENTY-NINE THOUSAND AND 00/100 DOLLARS ($29,000.00) retained in favor of DAVID F. POLHEMUS AND PAUL EMILE ARBOUR, JR., in this deed and by a Deed of Trust of even date from Grantee to MICHAEL B. THURMAN, TRUSTEE.

Property:

Lots 15 and 16, Block 2, Canyon Lake Village Unit One, a subdivision in Comal County, Texas, according to plat thereof recorded in Volume 1, Page 36, Map and Plat Records of Comal County, Texas.

Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made subject to restrictive easements and covenants of record affecting the subject property as described on Exhibit "A" attached hereto and incorporated herein by reference.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, but not otherwise.

The vendor's lien and superior title to the property are retained for the benefit of DAVID F. POLHEMUS, until the note above described is fully paid according to its terms, at which time this deed shall become absolute.

Grantee accepts the Property subject to any and all applicable subdivision and platting requirements that apply as of effective date and at all times thereafter whether now known or hereafter discovered. Grantee

acknowledges that Bexar County and/or the City of San Antonio may require the Property and adjacent property owned or previously owned by Grantor to be subdivided and platted upon application for utilities, permits, and other governmental requests for the Property.

Grantee accepts the Property subject to any and all applicable subdivision and platting requirements that apply as of effective date and at all times thereafter whether now known or hereafter discovered. Grantee acknowledges that Bexar County and/or the City of San Antonio may require the Property and adjacent property to be subdivided and platted upon application for utilities, permits, and other governmental requests. GRANTEE RELEASES AND AGREES TO INDEMNIFY, DEFEND AND HOLD GRANTOR HARMLESS FROM ALL CLAIMS, COSTS, LOSSES, AND LIABILITY OF ANY KIND ARISING FROM OR RELATED TO THE CONVEYANCE OF THE PROPERTY TO GRANTEE WITHOUT PLATTING OR SUBDIVIDING THE PROPERTY AND ANY ADJACENT PROPERTY OWNED BY GRANTOR.

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

DAVID F. POLHEMUS

SYNTHIA A DESALME
Notary ID #10582345
My Commission Expires
October 9, 2022

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on this the 1 day of April, 2021, by DAVID F. POLHEMUS.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
MICHAEL B. THURMAN
THURMAN & PHILLIPS, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249
Phone: 210-341-2020

AFTER RECORDING, RETURN TO:
SILVER CACTUS LLC dba SILVER CACTUS CONSTRUCTION
5149 Blue Ivy
Bulverde, Texas 78163

EXHIBIT "A"
Permitted Exceptions

The following matters and all terms of the documents creating or offering evidence of the matters:

a. Volume 1, Page 36, Map and Plat Records of Comal County, Texas, Volume 130, Page 79, Deed Records, Comal County, Texas, Volume 338, Page 203, Document No. 201606023444 and Document No. 201806025254, Official Public Records, Comal County, Texas.

b. General utility easement, along all perimeter property lines, as provided by instrument recorded in Volume 130, Page 79, Deed Records of Comal County, Texas.

c. Easement to Pedernales Electric Cooperative, Inc., recorded in Volume 178, Page 466, Deed Records of Comal County, Texas.

d. Assessment for maintenance of Parks and Recreational areas, as provided by instrument recorded in Volume 130, Page 79, Deed Records, Comal County, Texas, assigned to Canyon Lake Village Civic Association, Inc., by instrument recorded in Volume 304, Page 78, Official Public Records, Comal County, Texas, together with assessments, charges and liens.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
04/08/2021 11:10:02 AM
TERRI 3 Pages(s)
202106018744

Bobbie Koepp

RECEIVED
By Kathy Griffin at 2:51 pm, Apr 22, 2025

COMAL COUNTY
ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

		118571
Date Received	*Initials*	*Permit Number*

Instructions:

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

OSSF Permit

- [x] Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- [x] Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- [x] 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.
- [x] Required Permit Fee - See Attached Fee Schedule
- [x] Copy of Recorded Deed
- [x] Surface Application/Aerobic Treatment System
  - [x] Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
  - [x] Signed Maintenance Contract with Effective Date as Issuance of License to Operate

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

Signature of Applicant

4-10-2025
Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No._____

___ INCOMPLETE APPLICATION
(Missing Items Circled, Application Refeused)

Revised: September 2019