Comal County Environmental Health
OSSF Inspection Sheet

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

1st Inspection Date: 9/29/25 **2nd Inspection Date:** 10/20/25 **3rd Inspection Date:**

Inspector Name: Corey Allen **Inspector Name:** Corey Allen **Inspector Name:**

Permit#: 118728 **Address:** 644 Ghost Dancer

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: **9/29/25 CA: Tanks level no leaks. Eq tank operational need op on aerobic and pump tank. Need meter on outflow line to spray heads. 10/20/25 CA: Revision for non plumber installed tight lines needed. Operational spray areas seeded system covered All buildings not connected**

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			1400			
13	PUMP TANK Volume Installed			2086			
14	AEROBIC TREATMENT UNIT Size Installed	x		1500	x		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	x x		Maxx Air	x x		
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

Comal County Environmental Health
OSSF Inspection Sheet

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

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3) (B)285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.	X	285.32(c)(1)		X		
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions	X X X			X X X		
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		
42	APPLICATION AREA Area Installed	X					
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

Special Permit Conditions on Next Page

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:	118728
Issued This Date:	08/04/2025
This permit is hereby given to:	THE EMILY TOMPKINS FAMILY EDUCATION & MEDICAL TRUST

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

644 GHOST DANCER
FISCHER, TX 78623

Subdivision:	T.C.R.R. CO SURVEY, A-831
Unit:	0
Lot:	0
Block:	0
Acreage:	10.0200

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.

August 4, 2025

COMAL COUNTY
ENGINEER'S OFFICE

RE: ***644 Ghost Dancer***

Special Permit Conditions for Permit 118728

(Beginning at License to Operate)

A flow meter will be installed on the outflow line of the pump tank. As a condition of the License to Operate readings from this meter must be taken daily and recorded. The recorded daily readings must be submitted to the Comal County Environmental Health Office monthly beginning 30 days after the issuance of the License to Operate and continuing monthly every 30 days for 12 consecutive months. Failure to provide the required meter readings every month as indicated, or if at any time the daily meter readings are shown to exceed the total permitted flow of 1000 gallons per day, the License to Operate will be void and a new permit must be obtained.

If you have any questions, you can email me or call the office.

Thank You,

| **Brandon Olvera** | **Designated Representative OS0034792** |

| Comal County | www.cceo.org | f: 830-608-2078 | e: olverb@co.comal.tx.us |

RECEIVED
By Kathy Griffin at 10:29 am, Jun 09, 2025

COMAL COUNTY
ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

Date Received	Initials	Permit Number
		118728

Instructions:

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

OSSF Permit

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

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

Signature of Applicant

06/08/2025
Date

___ COMPLETE APPLICATION

Check No._____ Receipt No._____

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

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 May 14, 2025 Permit Number 118728

1. APPLICANT / AGENT INFORMATION

Owner Name: THE EMILY TOMPKINS FAMILY EDUCATION AND MEDICAL TRUST
Mailing Address: 1671 FM 306
City, State, Zip: NEW BRAUNFELS TEXAS 78132
Phone #: 830-402-4418
Email: michaeletompkins@gmail.com

Agent Name: GREG JOHNSON, P.E.
Agent Address: 170 HOLLOW OAK
City, State, Zip: NEW BRAUNFELS TEXAS 78132
Phone #: 830-905-2778
Email: gregjohnsonpe@yahoo.com

2. LOCATION

Subdivision Name ______ Unit ______ Lot ______ Block ______

Survey Name / Abstract Number: T.C.R.R. CO SURVEY, A-831 Acreage: 10.02

Address: 644 GHOST DANCER City: FISCHER State: TX Zip: 78623

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms: 3

Indicate Sq Ft of Living Area: 2000

☒ 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: WEDDING CHAPEL

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants: up to 50 PPL/event (no food or drink)

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: $ 350,000 (Structure Only)

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

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

Source of Water ☐ Public ☒ Private Well ☐ Rainwater Collection

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

[signature], Trustee X [signature], Trustee
Signature of Owner

May 18, 2025
Date

Revised January 2021

T.C.R.R. CO SURVEY, A-831, being 10.02 acres

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 GREG W. JOHNSON, P.E.

System Description NON STANDARD; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) 639 TRASH/1447 EQ/1500ATU/2086 PUMP **Absorption/Application Area (Sq Ft)** 16,964

Gallons Per Day (As Per TCEQ Table III) 1000

(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 P.E. or R.S. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to construct will not be issued for the proposed OSSF until the CZP has been approved by the ap

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

If yes, indicate the city: _____

FIRM #2585

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

Signature of Designer

May 5, 2025
Date

202506015449 05/27/2025 08:20:45 AM 1/1

AFFIDAVIT

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

I

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

II

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

_____UNIT/PHASE/SECTION _____ BLOCK _____ LOT_____ SUBDIVISION

IF NOT IN SUBDIVISION: 10.02 ACREAGE T.C.R.R. CO SURVEY, A-831 SURVEY

The property is owned by (insert owner's full name): The EMILY TOMPKINS FAMILY EDUCATION and MEDICAL TRUST
KIMBERLY KAY MORGAN & JON MACK MORGAN - CO-TRUSTEES

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

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

WITNESS BY HAND(S) ON THIS 19 DAY OF May ,20 25

X Kimberly Kay Morgan — KIMBERLY KAY MORGAN - TRUSTEE

X Jon Mack Morgan — JON MACK MORGAN - TRUSTEE

Owner(s) signature(s) — Owner (s) Printed name (s)

Jon M Morgan and Kimberly Kay Morgan, Trustees SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 19 DAY OF May ,20 25

Notary Public Signature

ANDREW STANDIFER
Notary Public, State of Texas
Comm. Expires 02-15-2028
Notary ID 133589428

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
05/27/2025 08:20:45 AM
TERRI 1 Pages(s)
202506015449

Bobbie Koepp

WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

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

Permit/License Number_____
Customer KIMBERLY & JON MORGAN
Site Address 644 GHOST DANCER
City FISCHER Zip 78623
Mailing Address_____
County COMAL Map # 20 D4
Phone 830-402-4418
Email michaeletompkins@gmail.co

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

II. Effective Date:

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

III. Termination of Agreement:

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

IV. Services:

Contractor will:

a. Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulation, for a total of three visits to site per year. The list of items checked at each visit shall be the: control panel, Electrical circuits, timer, Aeration including compressor and diffusers, CFM/PSI measured, lids safety pans, pump, compressor, sludge levels, and anything else required as per the manufacturer.

b. Provide a written record of visits to the site by means of an inspection tag attached to or contained in the control panel.

c. 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 with in two (2) business days after said notification.

d. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only).

e. Forward copies of this Agreement and all reports to the regulatory agency and the Customer.

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

V. Disinfection:

Customer's Initials

RC

Contractor's Initials

_____Not required; X required. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer.

VI. Electronic Monitoring:

Electronic Monitoring is not included in this Agreement.

VII. Performance of Agreement:

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

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

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

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

VIII. Customer's Responsibilities:

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

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

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

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

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

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

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

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

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

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

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

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

IX. Access by Contractor:

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

X. Limit of Liability:

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

XI. Indemnification:

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

X _____ RC

Customer's Initials

Contractor's Initials

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

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

XII. Severability:

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

XIII. Fee for Services:

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

XIV. Payment:

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

XV. Application or Transfer of payment:

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

XVI. Entire Agreement:

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

Rudy Carson

Block Creek Aerobic Services, LLC.
Contractor
MP# 0002036

Trustee

Trustee

Customer Signature

May 18, 2025
Date

Customer's Initials

RC

Contractor's Initials

ON-SITE SEWERAGE FACILITY
SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: **May 02, 2025**

Site Location: **10.02 ACRES OUT OF THE T.C.R.R. COMPANY SURVEY, A-831**

Proposed Excavation Depth: **N/A**

Requirements:

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

SOIL BORING NUMBER **SURFACE EVALUATION**

Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 – 6"	**III**	**CLAY LOAM**	**N/A**	**NONE OBSERVED**	**LIMESTONE @ 6"**	**BROWN**
1						
2						
3						
4						
5						

SOIL BORING NUMBER **SURFACE EVALUATION**

Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	**SAME**		**ABOVE**		**ABOVE**	
1						
2						
3						
4						
5						

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

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

05/07/25
Date

OSSF SOIL EVALUATION REPORT

Date: July 25, 2025

Applicant Information:

Name: The EMILY TOMPKINS FAMILY EDUCATION and MEDICAL TRUST
Address: 1671 F.M. 306
City: NEW BRAUNFELS State: TX
Zip Code: 78132 Phone: (830)402-4418

Site Evaluator Information:

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

Property Location-

Lot ___ Unit ___ Blk ___ Subd. ___
Street Address: 644 GHOST DANCER
City: FISCHER Zip Code: 78623
Additional Info.: 10.02 AC OUT OF TYHE T.C.R.R. COMPANY SURVEY, A-831

Installer Information:

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

Topography: Slope within proposed disposal area: 10-15 %

Presence of 100 yr. Flood Zone:	YES ___ NO X	
Existing or proposed water well in nearby area.	YES X NO ___	>100'
Presence of adjacent ponds, streams, water impoundments	YES ___ NO X	
Presence of upper water shed	YES ___ NO X	
Organized sewage service available to lot	YES ___ NO X	

Design Calculations for Aerobic Treatment with Spray Irrigation:

Commercial

Q = 600 GPD WEDDING CHAPEL W/ 50 PEOPLE @ 6 GPD = 300 GPD X 2

Residential Water conserving fixtures to be utilized? Yes X No ___

Number of Bedrooms the septic system is sized for: 3 Total sq. ft. living area 2000

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

Q = (3 + 1) * 75 - (20 %) = 240 + 600 = 840 (DESIGN RATE 1000 GPD)

Trash Tank Size ___ Gal.

TCEQ Approved Aerobic Plant Size 1500 G.P.D.

Application rate Ri= 0.064 gal./sf.

Req'd Application Area = Q/Ri = 1000 / 0.064 = 15625 sq. ft.

Application Area Utilized = 16,964 sq. ft.

Pressure loss in 1" Sch-40 pipe= P.L.

P.L. = [1.2(4.823)/100]* 268 + [1.2(2.278)/100]* 60 +[1.2(0.6319)/100]* 60 = 17.61 ft ~ 7.62 psi

Low Angle Nozzle Size: Use #3 Discharging at 3.1 Gpm @, 40 Psi & 30' Spray radius

Pump Requirement 9.3 Gpm @ 48 Psi

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

Pump Tank Size = 2086 Gal. VARIES Gal/inch.

Reserve Requirement = 200 Gal. / VARIES Gal/in. = 6" inches in tank

On/Off Pump Tether Adjustment = 1000 Gal. / VARIES Gal/in. = 30 inches in tank

Sump Volume below pump suction 361 Gal. / VARIES Gal/in. = 12 inches in tank

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

GREG W. JOHNSON, P.E. 67587 -F#002585

07/25/25
DATE

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

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

July 25, 2025

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

RE: Septic Permit #118728
644 Ghost Dancer
T.C.R.R. Company Survey, A-831, being 10.02 acres
Fischer, TX 78623
The Emily Tompkins Family Education & Medical Trust

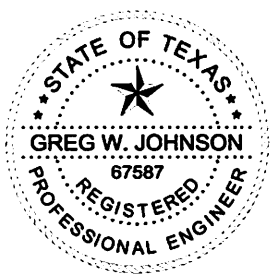
Brandon

Attached is the revised design based on comments from the TCEQ Review.

Should you require any additional information, please contact me.

Respectfully yours,

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



LIST OF COMMENTS, DEFICIENCIES, RECOMMENDATIONS, AND/OR REQUIRED ITEMS.

1. 30 TAC §285.5(a) requires that planning materials be submitted by the owner, or owner's agent, to the permitting authority for review and approval according to this section. All planning materials shall comply with this chapter and shall be submitted according to §285.91(9) of this title (relating to Tables). A legal description of the property where an on-site sewage facility (OSSF) is to be installed must be included with the permit application. Additionally, a scale drawing of the OSSF, all structures served by the OSSF, and all items specified in §285.30(b) of this title (relating to Site Evaluation) and §285.91(10) of this title (relating to Tables) must be included with the permit application.

- The designer shall present a complete design package using a specific set of equipment meeting requirements for the design and demonstrating compliance with the OSSF rules. All equipment will be presented with the specifications and associated literature for evaluation. The designer may use an "or equivalent" statement allowing use of an "equivalent" product that meets the same performance specifications as the original specifications. If an equivalent selection is made by the installer, the designer and permitting authority should approve and verify the equivalent equipment meets the design requirements.
- The supporting manufacturers' literature shall be included in the design package for all the OSSF components.

- A flow meter is presented in the discharge line for the spray fields to record the volume of water passing through the treatment system. The combination of pump operational data (cycle counters and elapsed time meters) and water meter data will provide support for the owner operating the treatment system within the reduced water usage requirement.

Response: Revised to show specific equipment specifications and manufactures literature.

Added cycle counters and elapsed time meters to design.

TAC §285.91 (10)

2. 30 TAC §285.32(d)(2) identifies the planning materials for nonstandard treatment systems submitted for review will be evaluated using the criteria established in this chapter, or basic engineering and scientific principles.

- Page 11 of 37, Controller is described as dual alternating with manual rest. The designer shall provide the manufacturer model number for the disposal control panel to clearly establish the specification for the design. Additionally, the literature should be included for review of the technical specifications and support determination of an equivalent product.

Response: Revised to show specific controller specifications and manufactures literature. TAC §285.32(d)(2)

3. 30 TAC §285.32(f)(2) identifies other high strength sewage. It is the responsibility of the professional designer to justify sewage design strength estimations and properly design a system that reduces the wastewater strength to 140 mg/L BOD prior to disposal unless secondary levels are required.

- On page 10 of 37, application 118728 attached document, designer proposed a BODS value for the wedding chapel restroom wastewater as 500 mg/L. The wedding chapel is not described as having typical graywater sources such as showering and laundry facilities. The TCEQ does not recommend a specific BOD value for this type of facility. Without more definitive data, domestic wastewater organic strength with the graywater component absent should be 600 mg/L [Table II, 30 TAC §285.81(d)]. The designer and owner are responsible for selecting the BOD value for the organic strength of the wastewater based on the site-specific nature of their operational conditions and utilizing a professional safety factor in the OSSF sizing. It is the responsibility of the professional designer to justify sewage design strength estimations and properly design a system that reduces the wastewater strength to 140 mg/L BOD, prior to disposal unless secondary levels are required. The owner is responsible for managing waste generation at the factory and operating the treatment system to meet the effluent criteria.

- The designer shall update the BOD calculations for the facility.

Response: Revised to increase BOD5 to 600 mg/ltr for venue. TAC §285.32(f)(2)

4. 30 TAC §285.32(f)(3) identifies the designer should consider whether flow equalization will be needed for the treatment system to function properly.

The design should include elapsed time meters and cycle counters for pump(s) in the flow equalization tank. The manufacturer's literature for the control panel should be included in the design.

The designer shall present calculations indicating the duty point for the pump(s) in the dosing tank. The total dynamic head and flow rate information shall be plotted on the pump curve for the specified pump.

Page 10 of 37, the designer states the equalization tank will include aeration stones, HP60 air compressor and float controls. The designer provides no design details for installation of this equipment in the flow equalization tank. Page 18 of 37, drawing should be updated to facilitate installation of the aeration system. Drawing is required to facilitate evaluation of compliance with designer's expectations during final inspection.

- A control panel shall be specified for controlling the air compressor operation. The manufacturer and model number are required to facilitate

establishing specifications and determination of equivalency. 30 TAC §285.34(b)(1-3) identifies criteria for pump tanks. The criteria for tank volume and designation for minimum volume, operating volume, alarm activation volume, and alarm volume.

Response: Added elapsed time meters and cycle counters on equalization tank. Added dynamic head and flow rate for pumps.

Revised to specify contol panels to control pumps and air compressores. TAC §285.32(f)(3)

5. 30 TAC §285.33(d)(2) (G) identifies surface application should uniformly distribute effluent. The designer shall provide the total dynamic head calculations for spray field to support selection of the pump.

- The designer provided the manufacturer model number for the pump selected for use in the spray fields. The manufacturers literature for the pump shall be presented with the duty point for the spray field plotted on the pump performance curve.

Revised to specify pumps and duty point for the pray field on the pump performance curve. TAC §285.3(d)(d)(G)

AEROBIC TREATMENT
AEROBIC SPRAY SYSTEM
DESIGNED FOR:
THE EMILY TOMPKINS FAMILY EDUCATION AND MEDICAL TRUST
1671 FM 306
NEW BRAUNFELS, TX 78132

SITE DESCRIPTION:
Located in the T.C.R.R. CO Survey, A-831, being 10.02 acres, at 644 Ghost Dancer, the proposed system will serve a three bedroom residence (2000 sf), and a wedding ceremony event area with up to 50 people situated in an area with shallow depth Type III soils as described in the Soil Evaluation Report. Native grasses, Mountain Cedar, and Live Oak trees were found throughout this property. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:
A 3" or 4"SCH-40 pipe discharges from the, restroom (installed by utility contractor/licensed plumber) and enters a 639 trash/1447 gallon equalization tank. Additionally, A 3" or 4"SCH-40 pipe discharges from the residence and joins flow from the restrooms to 639 gal trash tank. Flow equalization tank is fitted with dual Liberty LE40 effluent pumps controlled by a dual alternating control panel with manual reset and cycle timer. Effluent is pumped through a 2"Sch-40 manifold to a 1500 gpd aerobic plant at 4.17 gpm for ten minutes per hour. After treatment flow continues to a 2086 gallon pump tank. Tank is fitted with dual pumps and TCEQ/NSF. The well pumps are activated by a dual alternating controller and Omron H3CR-F cycle timer. Distribution is through a 1" SCH-40 manifold and Jain 4E 100 mesh spin filter to a series of spray heads as per the attached drawing. A Pumps to each cycle twice in the predawn hours between 2am-5am for up to twenty three minutes per pump. First pump to initiate at 2AM & 3AM and the second pump to initiate at 2:30 AM & 3:30AM. The field must continue to be maintained with vegetation.
Risers are required on tank inspection ports as per 30 TAC 285.38 (9/1/2023). This includes access limitation (<65lbs lid or hardware secured lid), inspection and cleanout ports shall have risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed. Fencing recommended around treatment tanks to limit public access.

DESIGN SPECIFICATIONS:
Daily: 50 ppl @6gpp x 2 = 600 gpd @ 600 mg/ltr BOD5 with up to six events per week
House: 3 BR (2000) @240gal/day @ 300 mg/ltr
Expected peak Daily Flow 600 gpd + 240 = 840 gpd
Design Rate :1000 gpd
No food prep, cooking, nor dishwashers, no drink disposal into septic system.
Pretreatment tank size: 639 Gal
Equalization tank: 1447 gal w/ w/ dual sewage pumps Liberty LE40 0.4p or equiv. & fitted with

Thomas Air Stones & Highblow HP-60 air pump on float.
Controller : Dual alternating with manual reset RJR DT-LA Control Panel w/ H3CRF cycle timer
Plant Size:NuWater E-1500 1500gpd Aerobic Unit NSF/TCEQ approved
Pump tank size: 2086 Gal with dual pumps
Pump requirement: Ashland 0.5HP 20 gpm requiring 9.3 gpm @ up to 48 psi
Controller : Dual alternating with manual reset RJR ALTC-#ATU-2A Control Panel
Filter: 1" Jain 4E Spin-Filter w/ 100 mesh and valve prior to water meter
Meter: RG3 PPD-10 Flow Meter on line to spray field
Cycle counters and elapsed time meters required on each pump tank
Reserve capacity after High Level: 250 gal (EQ) & 200 gal (Final) (>4hrs flow Req'd)
Low Angle Nozzle Size: Use # 3 K-Rain Pro-Plus discharging 9.3 gpm @ 40 PSI & 30' spray radius.
Alarms: Audible Visual High Level in all pump tanks.
System is designed for doubling of treatment and field area.

WASTE FLOW CALCULATIONS
Total waste flow 1000 gpd Design Rate
BOD5 600 gpd @ 600 mg/l x 8.34 #/gal / 1M = 3# BOD5
BOD5 400 gpd @ 300 mg/ltr x 8.34#/gal/1M= 1.0# BOD5
Total Expected BOD5 = 2.5 + 1.0 = 3.5# BOD5
Expected BOD5 removal from NuWater E1500 1500 gpd =4.5 # > 4# required
Additionally, the aeration in the 1447 gallon equalization tank will provide additional treatment during peak flows.

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

TANK NOTES:
- The bottom of the excavation for the tanks shall be level and free of large rocks and debris.
- All tanks are to be set level on a minimum 4 inch layer of sand, sandy loam, clay loam, or pea gravel.
- Risers are required on tank inspection ports as per 30 TAC 285.38 (9/1/2023). This includes access limitation (<65lbs lid or hardware secured lid), inspection and cleanout ports shall have risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed. Fencing recommended

around treatment tanks to limit public access.

- All openings in the tank must be properly sealed to prevent the escape of wastewater, and/or to prevent the infiltration of water.
- Tanks must be filled with water for at least 24 hours to test for leaks and structural integrity.
- The tanks must be set low enough to have fall of at least 1/8 inch per foot from business to tank.

PIPE AND FITTINGS:

All pipes and fittings in this aerobic system shall be schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. The manifold shall be 1" in diameter and be colored purple.

ADDITIONAL NOTES:

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

MAINTENANCE REQUIREMENTS:

- The maintenance company will verify that the system is operating properly at least every three months and provide on-going maintenance of the installation with BOD5 performed 2 times at three months and nine month the first year.
- Daily water use required to be recorded and submitted monthly to Comal County Engineers Office for the first year.
- The initial contract will be a minimum of two years.
- A maintenance contract will authorize the maintenance company to maintain and repair the system as needed.
- The property owner must continuously maintain a signed written contract with a valid maintenance company and shall submit a copy of the contract to the permitting authority at least 30 days prior to the date service will cease.

CONSTRUCTION/INSTALLATION NOTES & REQUIREMENTS:

- Refer to site plan for component placement and follow manufacturer's instructions for installation of treatment plant and aerator.
- All materials and construction methods are required to conform to the standards for Private Sewage Facilities set forth by the Texas Administrative Code, §285 On-Site Sewage Facilities.
- The installer must have a current and valid Texas installer certificate, and is required to have at the minimum and Installer II certification.
- The installer must notify designer and regulatory authority at least 48 hours in advance to schedule required inspections to ensure that the system is installed in accordance with

approved plans and specifications.

- The installer may not alter these plans without the approval from the designer.
- It is the responsibility of the installer to maintain the minimum setback requirements as stated in Chapter §285 On-Site Sewage Facilities.
- No part of the system shall be located within 10 feet of a potable water line. If this is unavoidable, follow Chapter 290.44(e)(4)(B)(iv-v) Where a new potable waterline crosses a new, pressure rated wastewater main or lateral, one segment of the waterline pipe shall be centered over and shall be perpendicular to the wastewater line such that the joints of the waterline pipe are equidistant and at least nine feet horizontally from the center line of the wastewater main or lateral. The potable waterline shall be at least six inches above the wastewater main or lateral. Whenever possible, the crossing shall be centered between the joints of the wastewater main or lateral. The wastewater pipe shall have a minimum pressure rating of at least 150 psi. The wastewater main or lateral shall be embedded in cement stabilized sand (see clause (v) of this subparagraph) for the total length of one pipe segment plus 12 inches beyond the joint on each end. (v) Where cement stabilized sand bedding is required, the cement stabilized sand shall have a minimum of 10% cement per cubic yard of cement stabilized sand mixture, based on loose dry weight volume (at least 2.5 bags of cement per cubic yard of mixture). The cement stabilized sand bedding shall be a minimum of six inches above and four inches below the wastewater main or lateral. The use of brown coloring in cement stabilized sand for wastewater main or lateral bedding is recommended for the identification of pressure rated wastewater mains during future construction.

OPERATION AND MANAGEMENT NOTES:

- The OSSF should not be treated as a normal city sewer.
- Do not use the toilet to dispose of cleaning tissue, cigarette butts, or other trash. This
- disposal practice will waste water and also impose an undesirable solid load on the treatment system.
- Water Softeners should not be connected to this system.
- Septic tanks shall be cleaned before sludge accumulates to a point where it approaches the bottom of the outlet device. If sludge or scum accumulates to this point, solids will leave the tank with the liquid and possibly cause the system to clog resulting in sewage surfacing or backing up into the house through plumbing fixtures.
- A regular schedule of cleaning the tanks at least two to three year intervals should be established. Commercial cleaners are equipped to readily perform the cleaning operation. Owners of OSSF's shall engage only persons registered with the TCEQ to transport the septic system waste.
- Do not build driveways, storage buildings, or other structures over system components or the disposal field.
- Chemical additives or so-called enzymes are not necessary for the operation of a septic tank. Some of these additives may even be harmful to the systems operation.
- Soaps, detergents, bleaches, drain cleaners, and other household cleaning materials will very seldom affect the operation of the system. However, moderation should be exercised in the

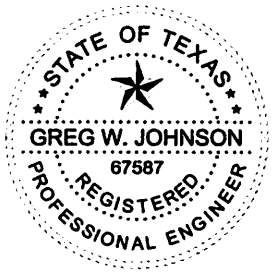
use of such materials.

LANDSCAPING

Spray area will have a minimum of four inches of soil over exposed rock and heavily seeded with grass and will be maintained with vegetation.

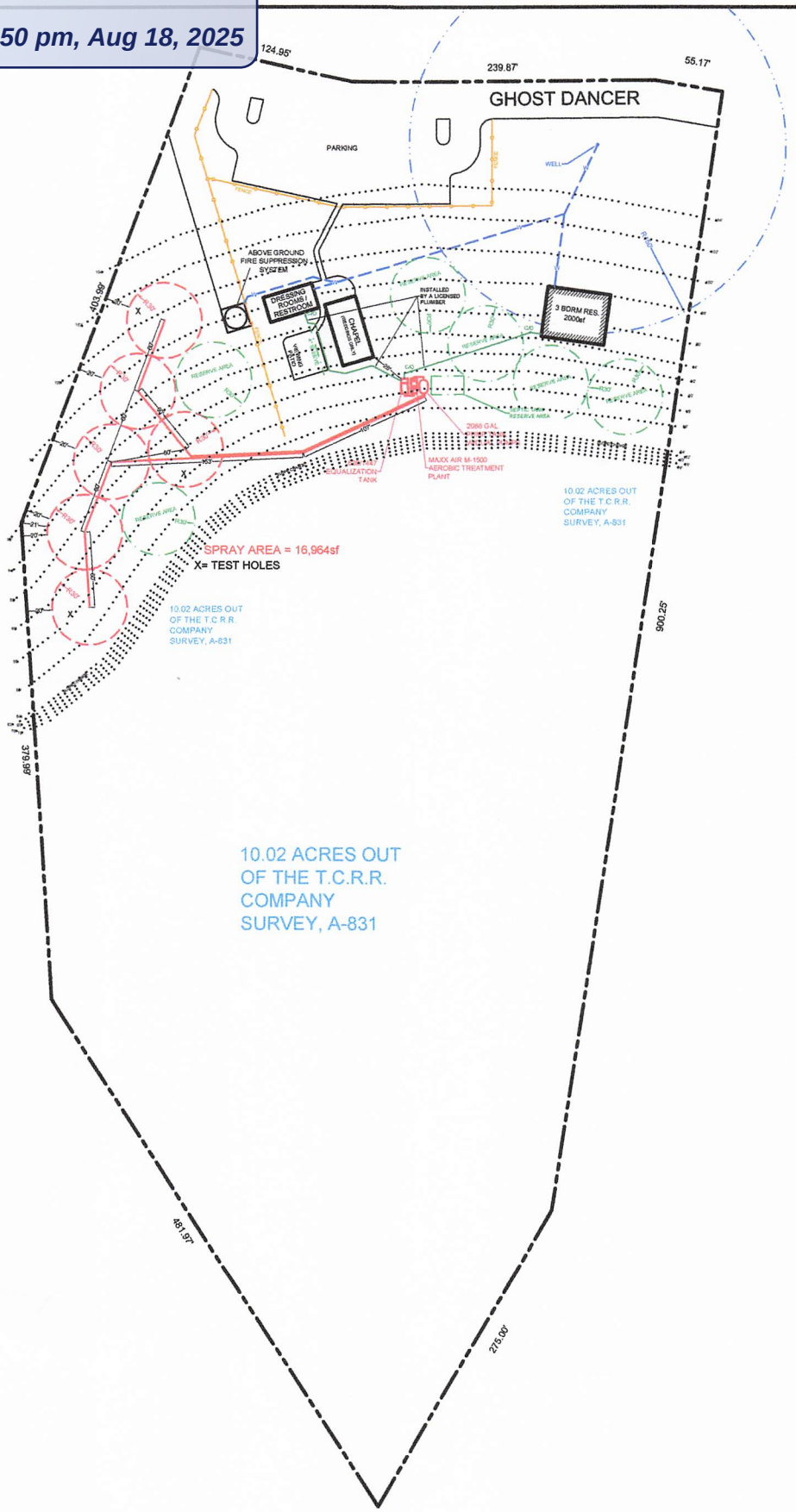
Designed in accordance with Chapter 285, Subchapter D, §285.30, §285.32 Texas Commission on Environmental Quality (Effective September 1, 2023)

07/25/25



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

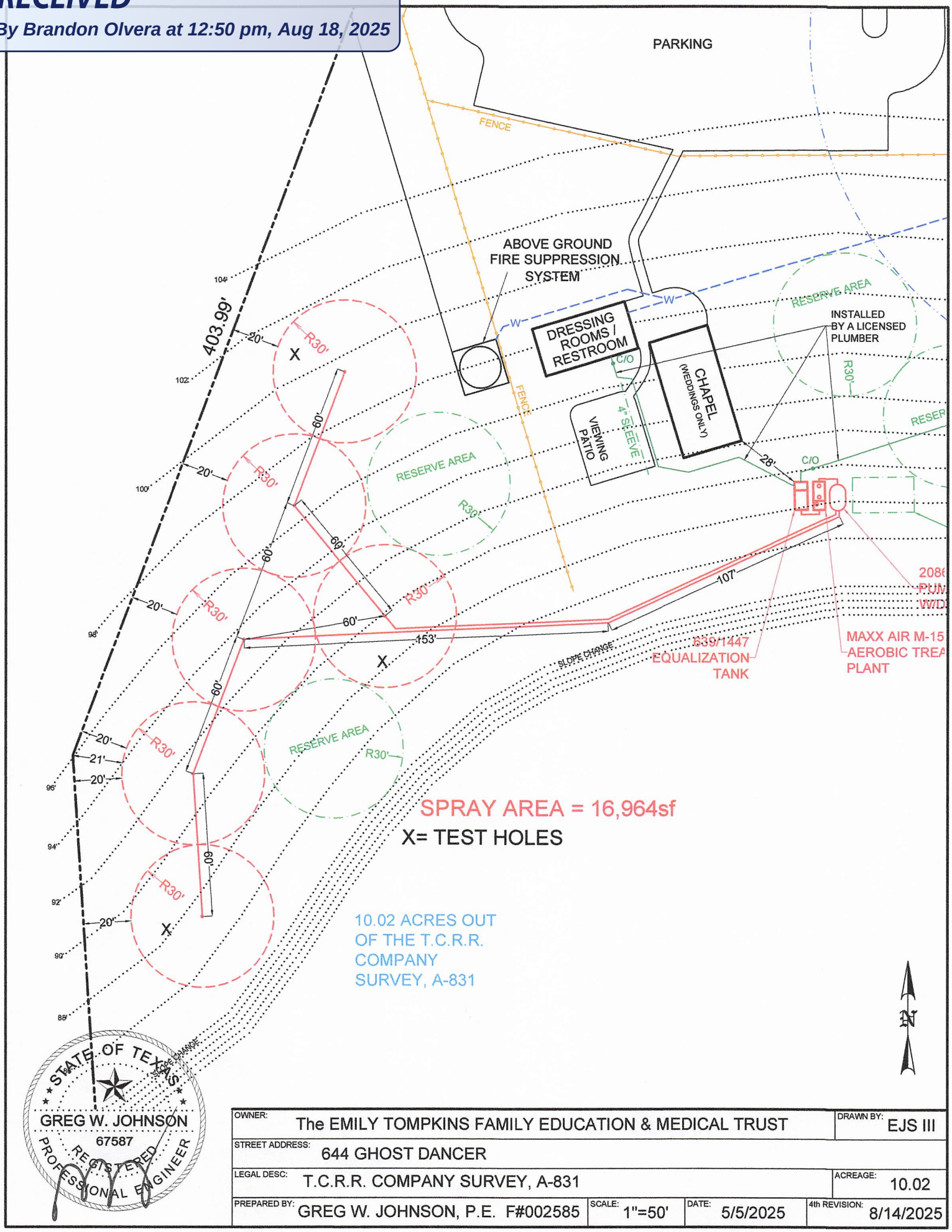
#118728



STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

OWNER: The EMILY TOMPKINS FAMILY EDUCATION & MEDICAL TRUST					DRAWN BY: EJS III
STREET ADDRESS: 644 GHOST DANCER					
LEGAL DESC: T.C.R.R. COMPANY SURVEY, A-831					ACREAGE: 10.02
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 5/5/2025	4th REVISION: 8/14/2025		

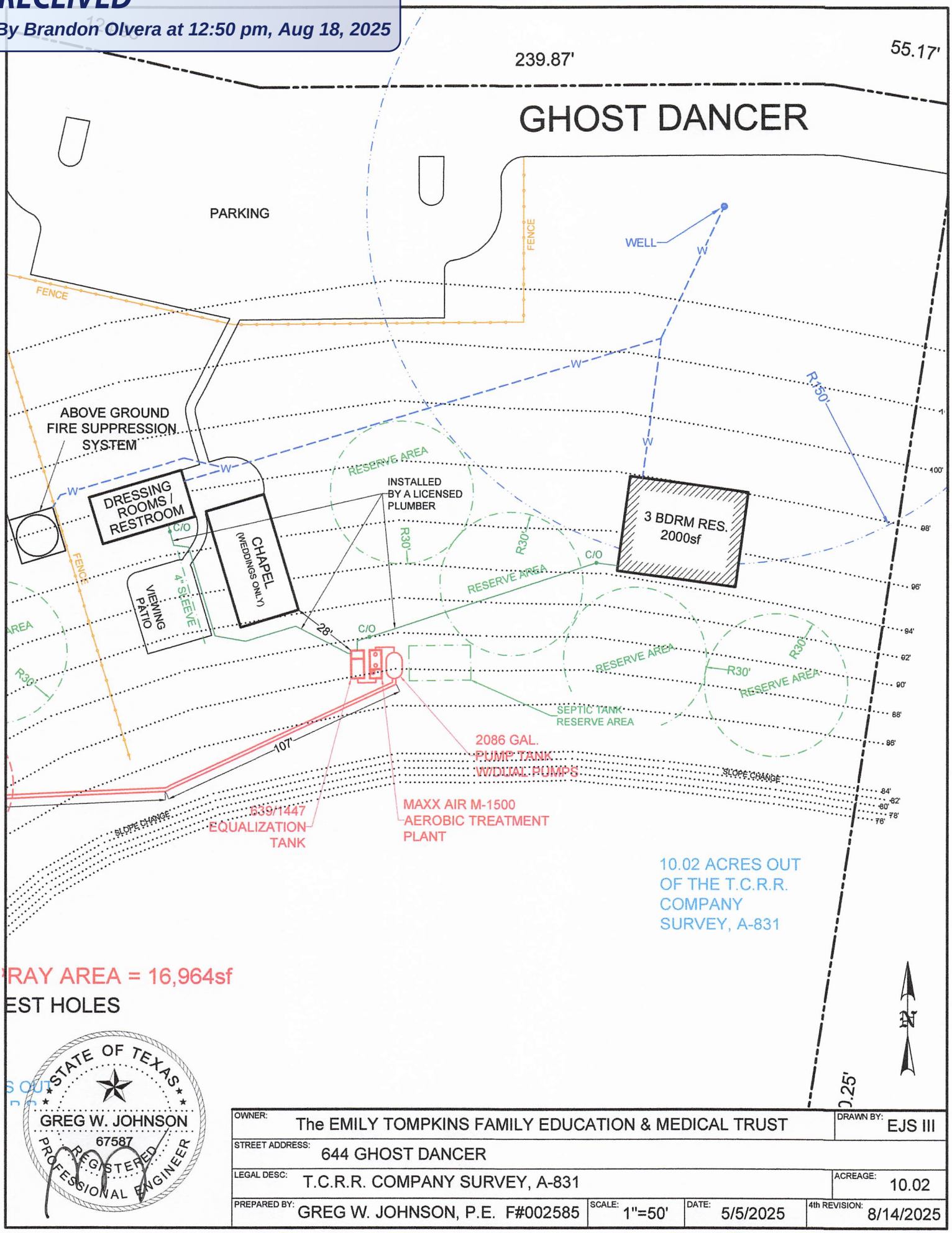
RECEIVED
By Brandon Olvera at 12:50 pm, Aug 18, 2025



STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED PROFESSIONAL ENGINEER

OWNER:	The EMILY TOMPKINS FAMILY EDUCATION & MEDICAL TRUST			DRAWN BY:	EJS III
STREET ADDRESS:	644 GHOST DANCER				
LEGAL DESC:	T.C.R.R. COMPANY SURVEY, A-831			ACREAGE:	10.02
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'	DATE: 5/5/2025	4th REVISION: 8/14/2025

RECEIVED
By Brandon Olvera at 12:50 pm, Aug 18, 2025



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LEGAL DESC: T.C.R.R. COMPANY SURVEY, A-831				ACREAGE: 10.02
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=50'	DATE: 5/5/2025	4th REVISION: 8/14/2025	

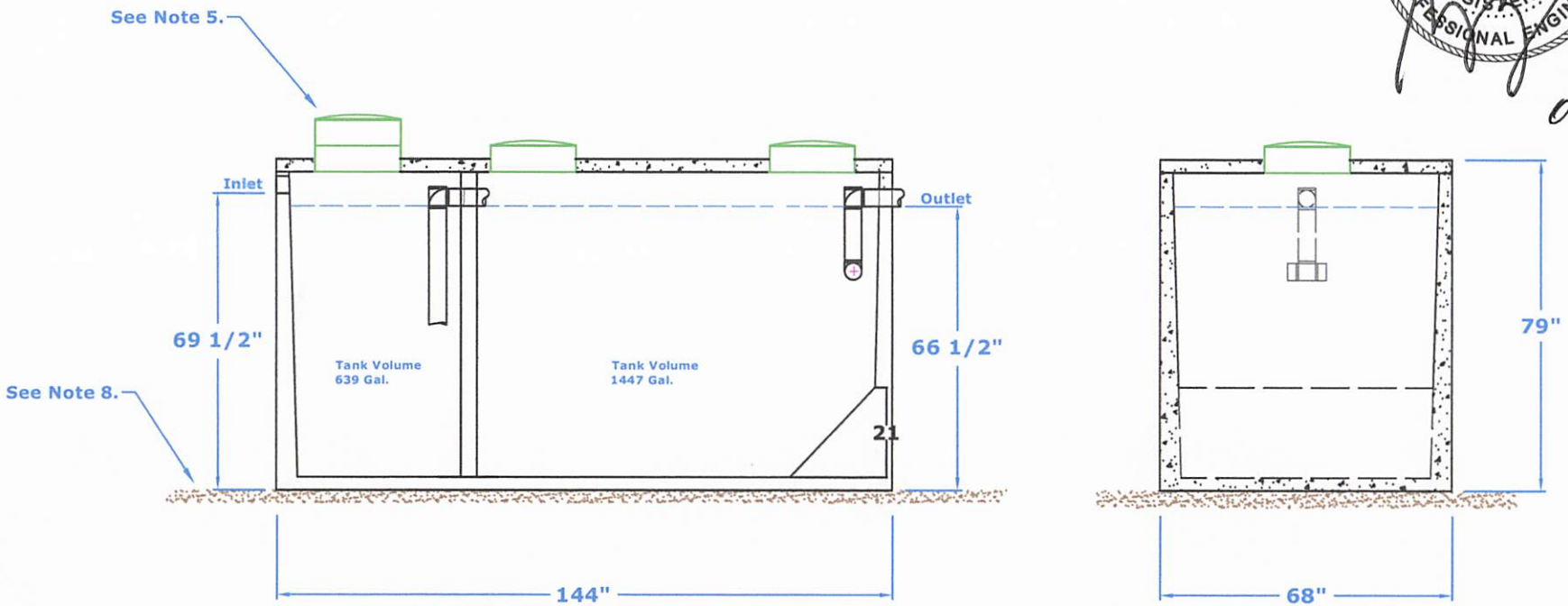
Advantage Wastewater Solutions llc

GENERAL NOTES:

1. Tank structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 16,600 lbs.
4. Tank capacity is 2,086 Gal. (639 trash/1447 EQ tank)
5. 20" Ø acess riser w/ lid (Typical 3). Optional extension risers available.
6. 4" min. compacted sand or gravel pad by Contractor

MINIMUM EXCAVATION DIMENSIONS:
Width: 80"
Length: 156"

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER
F2587
05/04/25



2086 gallon tank
639 trash / 1447 EQ tank

November 2011
By: gwj

Scale:
* All Dimensions subject to allowable specification tolerances.

Model: 2086 gallon

Dwg. #: 2086 tank

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

RECEIVED
By Brandon Olvera at 10:12 am, Aug 04, 2025

TANK NOTES:

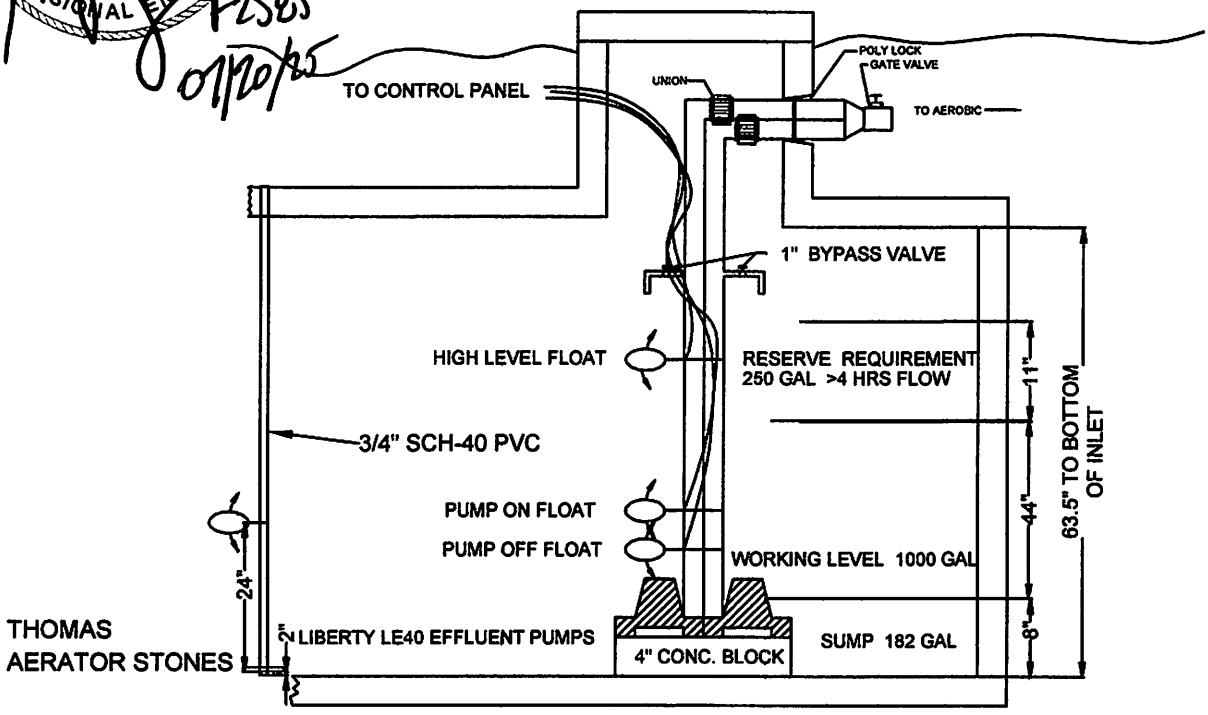
Tanks must be set to allow a minimum of 1/8" per foot fall from building.

Tightlines to the tank shall be SCH-40 PVC.

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

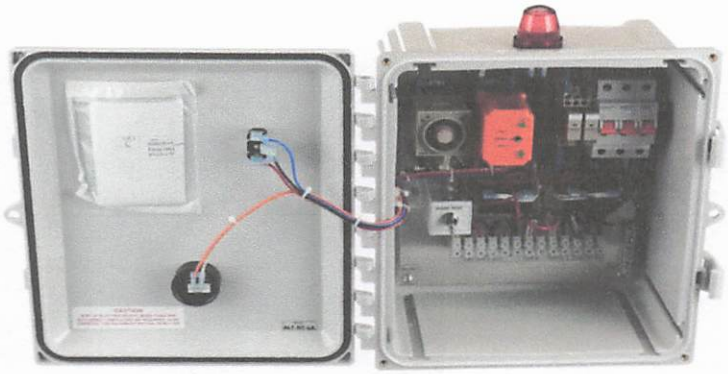
STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER
F2585
07/20/25

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



EQUALIZATION TANK 1447 GAL PUMP TANK

RJR CONTROLS LLC
"We Control The Flow"

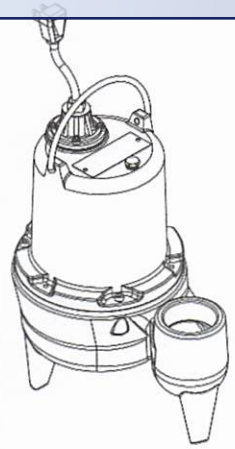


ALT-DT-LA Control Panel

The ALT-DT-LA is designed to operate a duplex lift station with an alarm. This control can be used for pump up or pump down operation. The pump operation is controlled by an Omron H3CRF8 repeat cycle timer, allowing the pumps to be operated from 1 second to 30 hours with independent run and rest time settings. This is helpful when wanting to move small volumes of water. The three floats are Timer Enable, Alarm, and secondary pump On/Off float. This control is a duplex pump operation and will alternate the pump load between both pumps. The control will switch pumps at the end of every pump cycle so the opposing pump will start on the next cycle. The alternating relay is switchable to lock the pump load onto either pump so if one pump needs to be removed for service or replacement, the other pump will carry the full pump load.

This control panel will operate two 120VAC single phase 1/2 HP pump or smaller. There are three circuit breakers in this control. Each pump will have a 20 Amp single pole circuit breaker, and the alarm uses a 10 Amp single pole circuit breaker. The alarm is designed to be used with a float switch. When the float switch closes, the 360-degree top-mounted red alarm light will come on, and the Pizo electric buzzer will sound. This control also has a latching alarm feature. This means when the Alarm float closes, the alarm will stay on even if the tank returns to normal level. This alarm must be manually reset by turning the Alarm circuit breaker off, then back on. There is an alarm test and buzzer silence switch mounted in the door of the enclosure. This control is mainly used to pump sewage from a septic holding tank to a treatment unit using a solids handling pump, or pumping treated effluent water from a septic holding tank to the dispersal area.

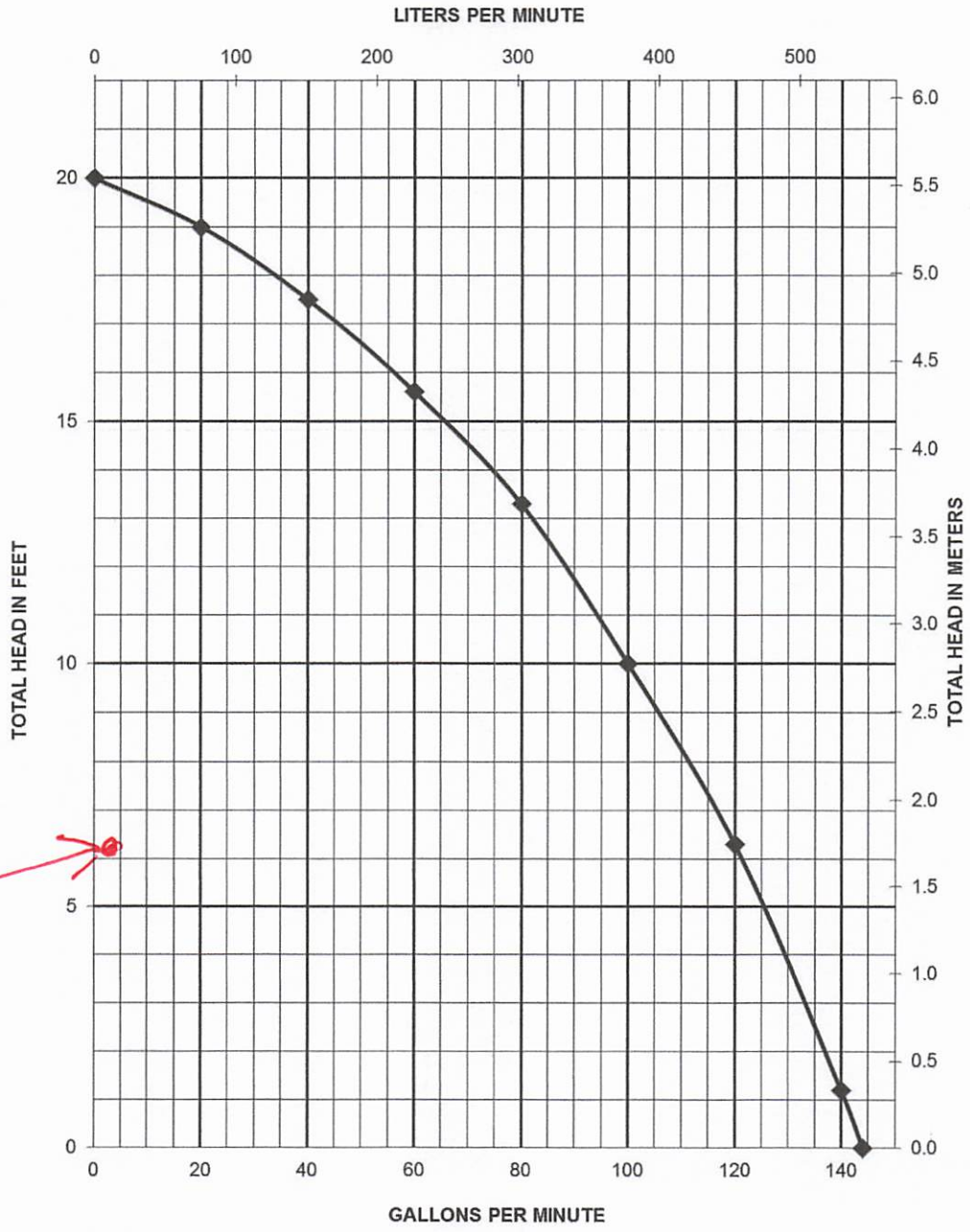
The enclosure has a NEMA rating of 4X, which provides protection from falling dirt, falling liquids, hose-directed water, and corrosive agents. The 12"x10"x6" enclosure is made of Polycarbonate and has a hinged lockable door with latches and included screws to secure the door if required. All electrical components are mounted inside the enclosure on an aluminum back plate.



Liberty Pumps®

Pump Specifications

LE40 Series
4/10 HP Submersible Sewage Pump



REQD PUMP RATE

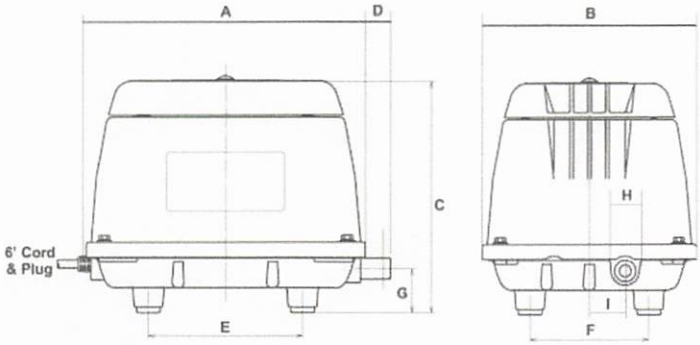
Liberty Pumps

HP Series Linear Pumps

Models HP40, 60 and 80

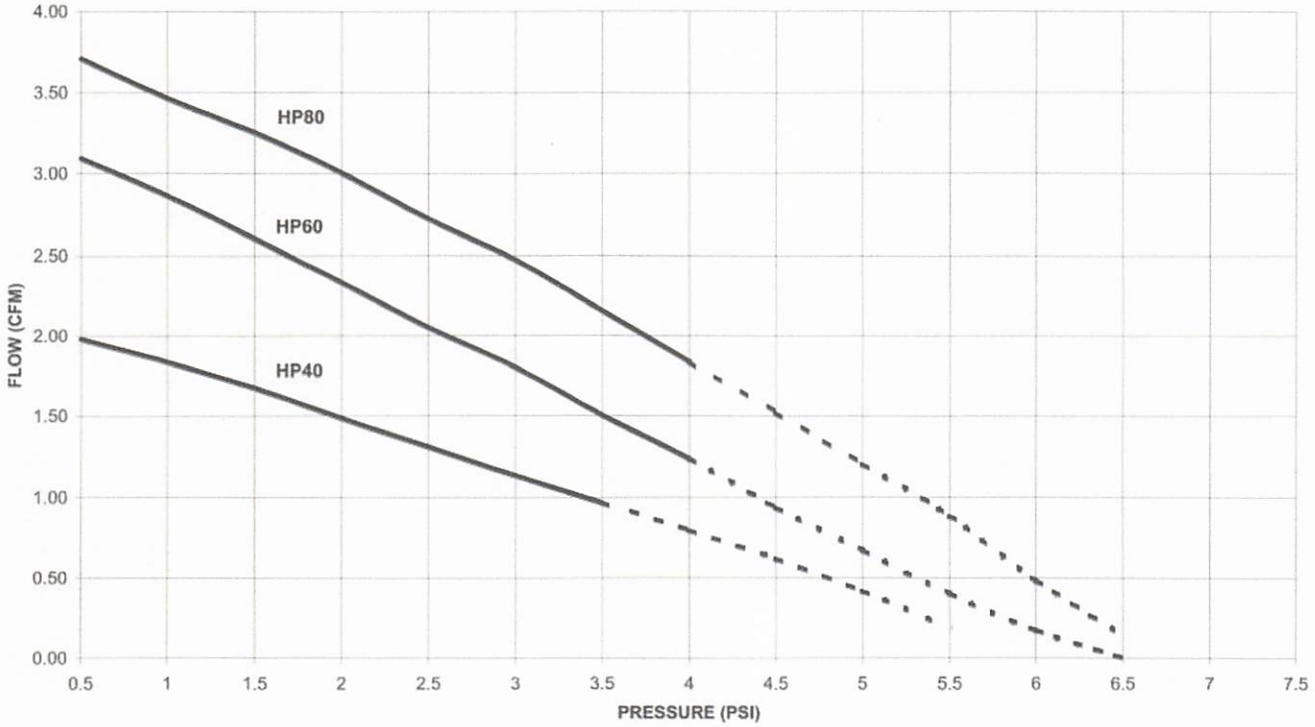
Model Number	HP40-0110	HP60-0110	HP80-0110
Voltage (Vac)	120	120	120
Frequency (Hz)	60	60	60
Max. Cont. Pressure (psig)	3.5	4	4
Max. Inter. Pressure (psig)	5.5	6.5	6.5
Open Flow (c.f.m.)	2	3.1	3.7
Power Consumption (amps)	1.2	2.1	2.1
Sound Level (dBA@3 ft.)	32	35	36
Weight (lbs.)	13	15.5	15.5
Service Kit # Chambr. Blck.	40PC000030	80PC000041	80PC000041

Performance data noted is representative of typical values. Specifications and performance data are subject to change without notice. Purchaser is responsible for determining suitability for product applications.



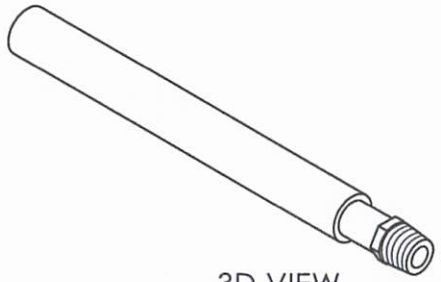
Model	Dim.	A	B	C	D	E	F	G	H	I
HP60/80	Inches	9.3	7.1	7.8	0.8	5.1	4	1.5	0.7	1.2
	Millimeters	235	180	197	21	130	100	37	18	30
HP40	Inches	8.2	6.75	7.5	0.83	4.75	3.5	1.5	0.7	1.2
	Millimeters	208	171	190	21	120	90	37	18	30

HP 40, 60 & 80 PERFORMANCE

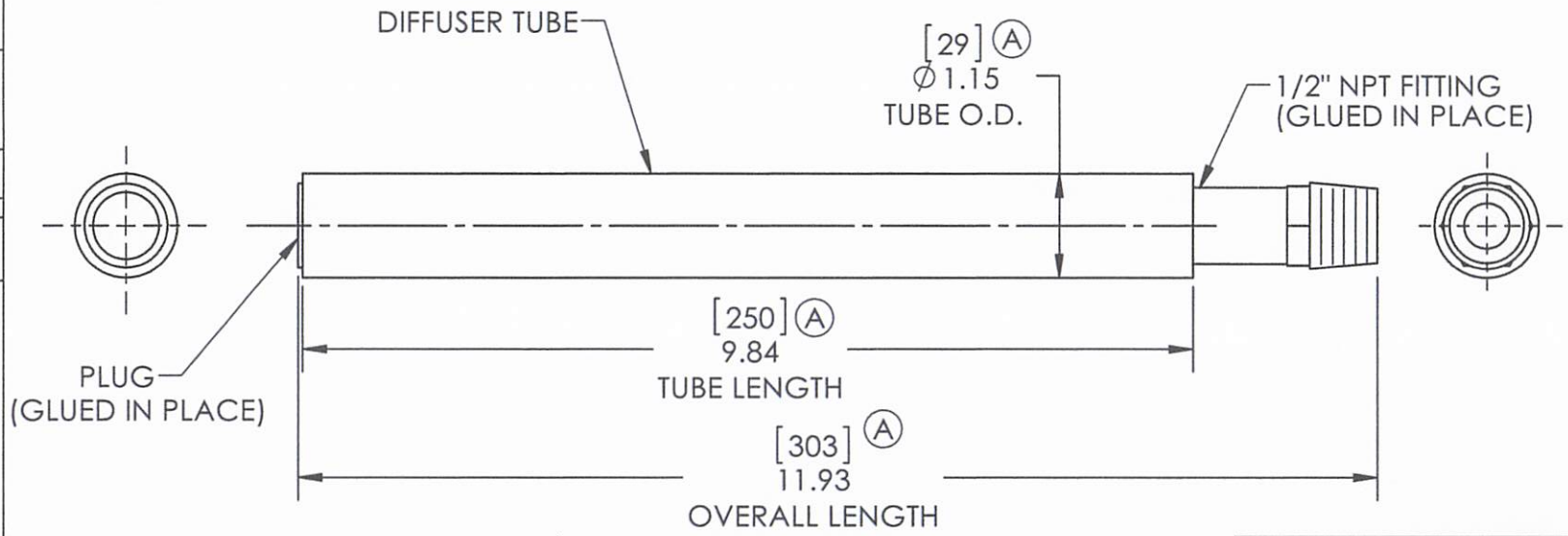


NOTES:
1. CONSISTS OF (3) COMPONENTS EACH:
   - (1) 1/2" NPT FITTING
   - (1) TUBE - POROUS PLASTIC PORE SIZE 20-35 MICRONS
   - (1) PLUG

Ⓐ 2. ALL DIMENSIONS ARE IN INCHES & MILLIMETERS AND ARE FOR REFERENCE ONLY UNLESS TOLERANCED.



3D VIEW
SCALE: NTS Ⓐ



REV	DATE	ECN NO.	REVISION	BY
A	8/24/15	15-2038	RE-INSTATED, REVISED REDRAWN IN SOLIDWORKS ADDED 3D VIEW ADDED NOTE 2 AND ENGLISH DIMS	RLK

MATERIAL: NOTED

UNLESS OTHERWISE NOTED, SURFACE FINISH MEASURED IN Ra (µin)

✓ CONTROL CHARACTERISTIC

REL. FOR PROD DATE: 9/28/07 ECN NO: 07-2201

SUPERSEDES: C50811 REV NONE ECN NO.: 07-2201

UNLESS OTHERWISE NOTED, THIS DRAWING CONFORMS TO ANSI Y14 DRAFTING STANDARD.

UNSPECIFIED RADII: FILLETS: DRAFT: °

UNSPECIFIED TOLERANCES: ANGLES ± 2° .XX ± .XXX ±

DRAWN BY RLK	DATE 9/28/07
CHECKED BY EAA	DATE 09/02/2015
SCALE 1:2	THIRD ANGLE PROJECTION

THOMAS by Gardner Denver

TITLE
DIFFUSER ASSEMBLY 1/2" PVC

PART NO. C50811

REV A

A-BORDER REV A

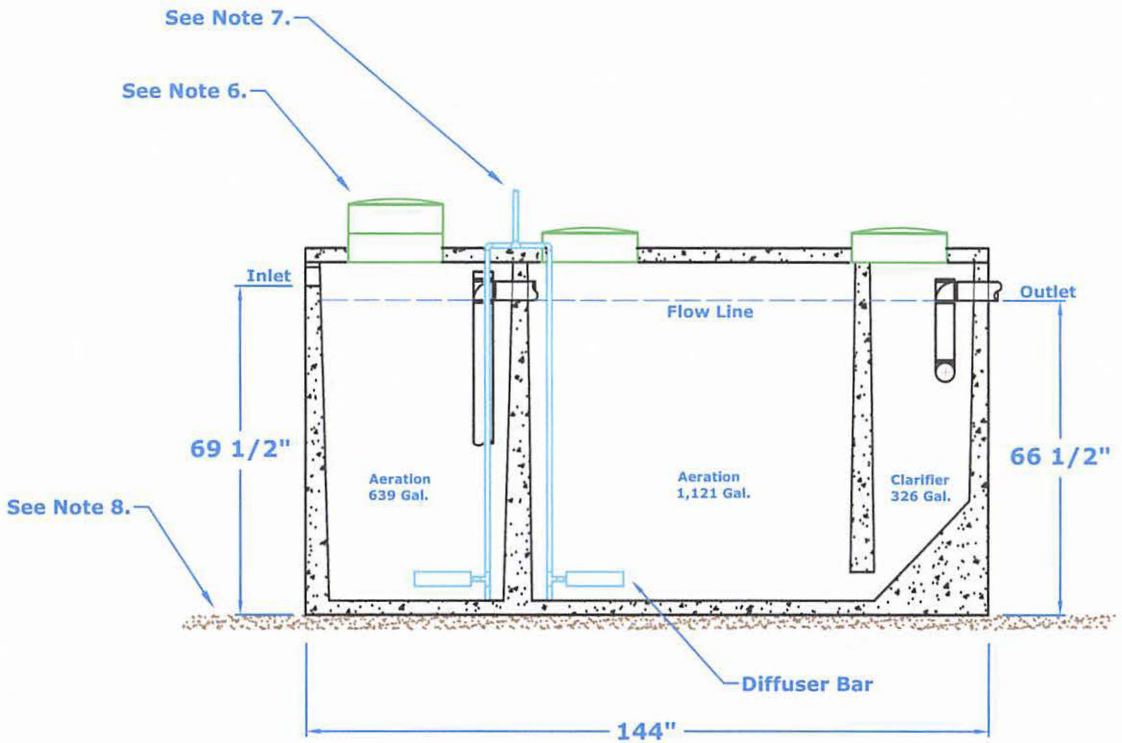
Advantage
Wastewater Solutions llc

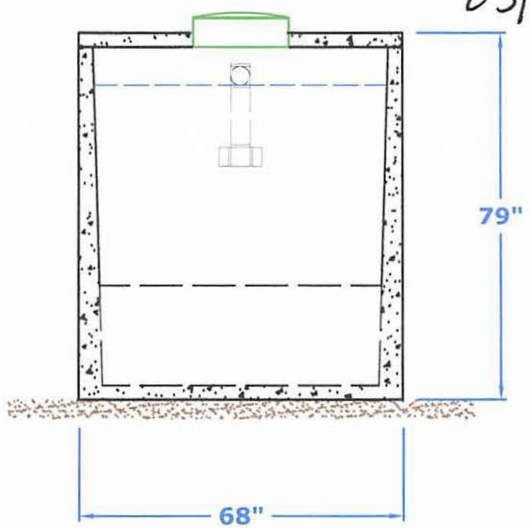
GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 16,600 lbs.
4. Treatment capacity is 1,500 GPD.
5. BOD Loading = 4.50 lbs. per day.
6. 20" Ø acess riser w/ lid (Typical 3). Optional extension risers available.
7. PVC Air Line to Bio-Robic B-1500 Air Compressor (Max. 50 Lft from Plant).
8. 4" min. compacted sand or gravel pad by Contractor
9. Requires minimum 1,000 gallon trash tank unless otherwise specified by engineering.

MINIMUM EXCAVATION DIMENSIONS:
Width: 80"
Length: 156"

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER
05/04/25





NuWater E-1500 Duel Aeration Aerobic Treatment Plant (Assembled)

Model: E-1500

July, 2010
By: A.S.

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B1500-2

Advantage
Wastewater Solutions llc

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

Advantage
Wastewater Solutions llc

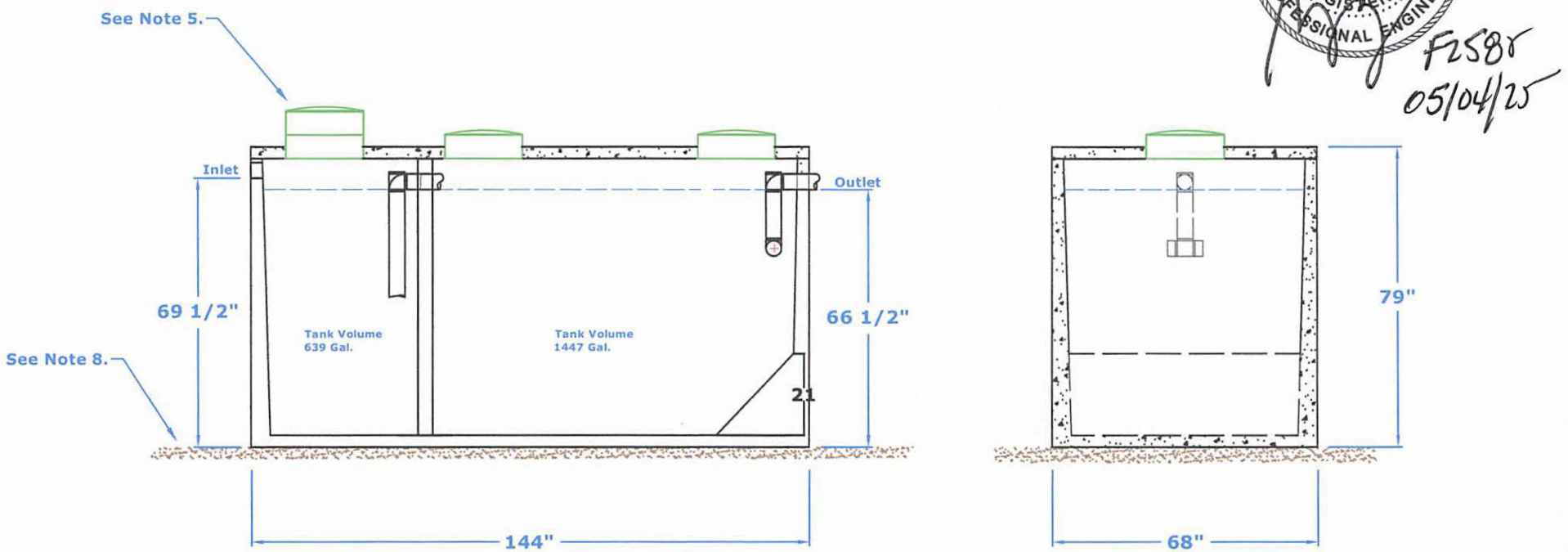
GENERAL NOTES:

1. Tank structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 16,600 lbs.
4. Tank capacity is 2,086 Gal. (639 trash/1447 EQ tank)
5. 20" Ø acess riser w/ lid (Typical 3). Optional extension risers available.
6. 4" min. compacted sand or gravel pad by Contractor

MINIMUM EXCAVATION DIMENSIONS:
Width: 80"
Length: 156"

STATE OF TEXAS
GREG W. JOHNSON
87587
REGISTERED
PROFESSIONAL ENGINEER

F2587
05/04/25



2086 gallon tank
639 trash / 1447 EQ tank

Model: 2086 gallon

November 2011
By: gwj

Scale:
* All Dimensions subject to allowable specification tolerances.

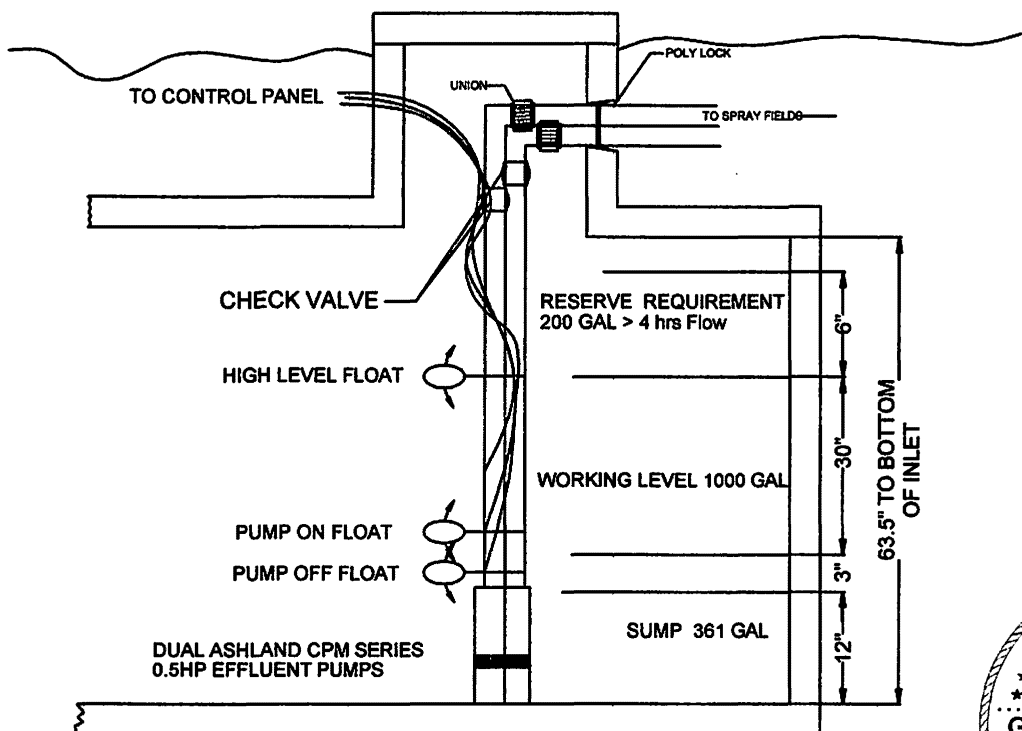
Dwg. #: 2086 tank

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

TANK NOTES:

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

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



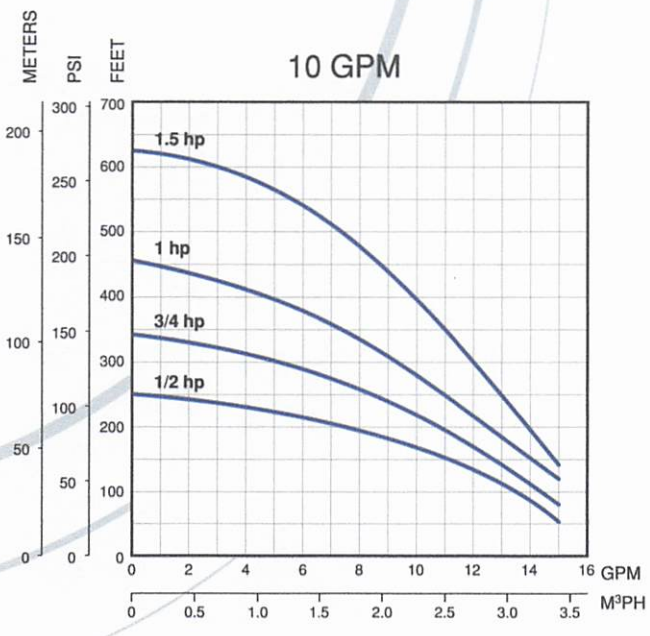
FINAL TANK 2086 GAL PUMP TANK

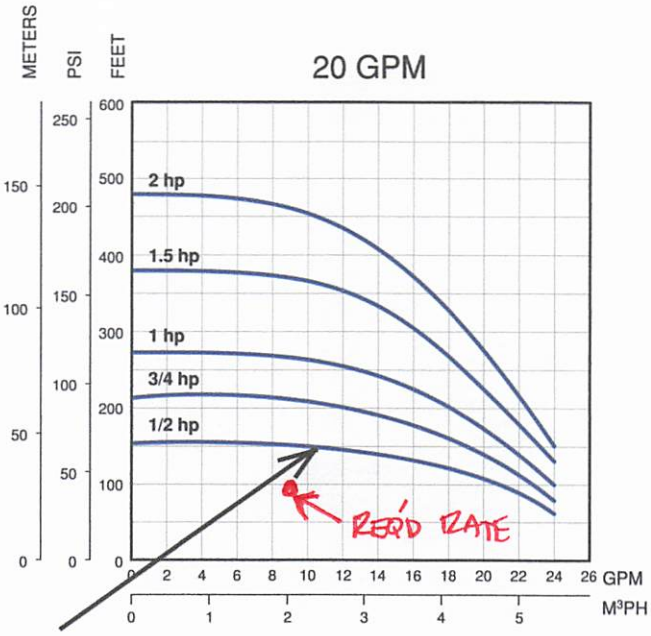
E-Series

FPS

Environmental Series Pumps

Thermoplastic Performance



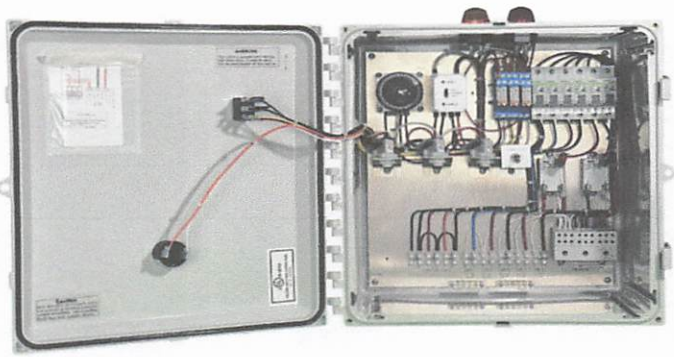


Thermoplastic Units Ordering Information

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

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

RJR CONTROLS LLC
"We Control The Flow"



ALTC-#ATU-2A Control Panel

DUPLEX AEROBIC SPRAY

The ALTC-#ATU-2A is designed to operate Duplex 120 VAC pumps 1/2 HP or less using a Grasslin 15 minute pin timer and power 1 to 6 aerators. When ordering this series control you will need to replace the # with the number of aerators you want to power.

Two 20 Amp pump circuit breakers for each pump circuit. Pump Test switch mounted inside the enclosure will over ride the timer and low level float and run one pump. When the switch is released, the alternator will switch causing the second pump to run next.

There will be a 10 Amp compressor breaker for each aerator circuit.

A 10 Amp alarm circuit breaker will power the alarm circuit.

The High Water alarm is designed to be used with a normally open float switch. When the high water float switch raises the red alarm light and buzzer will activate. This control comes with a latching high water alarm stock.

A standard 1 PSI pressure switch is included for each compressor. Anytime the pressure of any compressor system drops below 1 psi, the amber alarm light and buzzer will activate. In controls with more than 1 compressor, there will be a green led mounted below the pressure switch that will indicate which compressors are working correctly.

There are alarm test and buzzer silence switches mounted in the door of the enclosure.

The enclosure has a NEMA rating of 4X which provides protection from falling dirt, falling liquids, hose-directed water and corrosive agents.

The 10"x8"x4" enclosure is made of Polycarbonate and has a hinged lockable door with latches and included screws to secure the door if required. All electrical components are mounted inside the enclosure on an aluminum back plate.

Perpetual® Low Lead Meters

Positive Displacement Cold Water Meters

5/8" (DN 15mm), 3/4" (DN 20mm), 1" (DN 25mm)

Meter Transceiver Register (MTR) - AMR/AMI

Meter Transceiver Register (MTR) - AMR/AMI

Perpetual® PD - Bottom

Direct Read

Model		PPD 05	PPD 07	PPD 08S	PPD 08L	PPD 10
Size		**5/8 x 1/2"**	**5/8x3/4"**	**3/4"**	**3/4"**	**1"**
Low Flow	USGPM	1/4 (.25)	1/4 (.25)	1/2 (.5)	1/2 (.5)	3/4 (.75)
Continuous	USGPM	15	15	20	20	25
High Flow	USGPM	20	20	30	30	50
Extreme High Flow (Intermittent)	USGPM	28	28	35	35	65
Max. Pressure Plastic Bottom	P.S.I.	150	150	150	150	150
Max. Pressure Brass Bottom	P.S.I.	150	150	150	150	150
Max. Pressure Cast Iron Bottom	P.S.I.	150	150	150	150	150
Operating temature	Deg. F	33°-80°	33°-80°	33°-80°	33°-80°	33°-80°
Length	Inches	7- 1/2"	7- 1/2"	7 -1/2"	9"	10- 3/4"
Height	inches	4 -13/16"	4 -13/16"	5- 1/2"	5- 1/2"	6- 7/8"
Weight	Pounds	3.4LBS	3.4LBS	6.4LBS	6.4LBS	11.2LBS
Ends		Threaded	Threaded	Threaded	Threaded	Threaded

* Due to continuous research and product enhancement, RG3 Meter Company reserves the right the change product or system specifications without notice, except to the extent an outstanding contractual obligation exists.

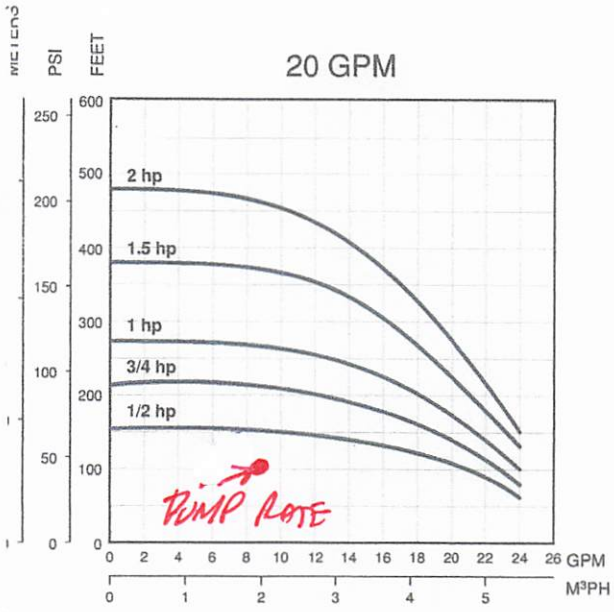
2912 South Access Rd.
Longview, TX 75602
PH: 903-753-3456
Fax: 903-753-5678
RG3METER.COM

Thermoplastic Performance

LOW ANGLE NOZZLE PERFORMANCE CHART

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

KRAIN Pro_Plus



Thermoplastic Units Ordering Information

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

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

1" JAIN 4E SPIN FILTER W/ 100 MESH FILTER

K-RAIN

PROPLUS® GEAR DRIVEN SPRINKLER SETTING INSTRUCTIONS

SPRINKLER INSTALLATION

1▶ INSTALL AND BURY

Do not use pipe dope.Thread the sprinkler on the pipe. Bury the sprinkler flush to grade. **NOTE:** Gear driven sprinklers and pop-up sprays should not be installed on the same watering zone.

2▶ INSPECTING THE FILTER

Unscrew the top and lift the complete sprinkler assembly out of the housing can. The filter is located on the bottom of the sprinkler assembly and can easily be pulled out, cleaned and re-installed.

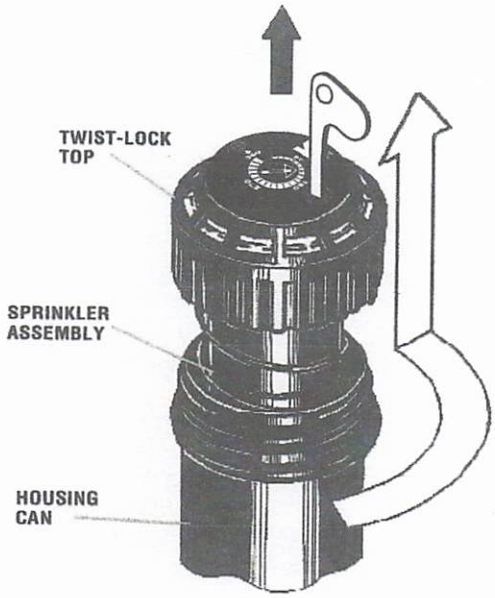
3▶ WINTERIZATION TIPS

When using an air compressor to remove water from the system please note the following:

1) Do not exceed 30 PSI.

2) Always introduce air into the system gradually to avoid air pressure surges. Sudden release of compressed air into the sprinkler can cause damage.

3) Each zone should run no longer than 1 minute on air. Sprinklers turn 10 to 12 times faster on air than on water. Over spinning rotors on air can cause damage to the internal components.



STANDARD NOZZLE PERFORMANCE

Nozzle	U.S. Pressure PSI	U.S. Radius Ft.	U.S. Flow GPM	METRIC Pressure KPa	METRIC Pressure Bars	METRIC Radius Meters	METRIC Flow L/M	METRIC Flow M³/H
#2.5 Factory Installed Nozzle	30	38'	2.5	206	2.04	11.6	9.46	.57
	40	39'	2.8	275	2.72	11.9	10.60	.64
	50	40'	3.2	345	3.40	12.2	12.11	.73
	60	41'	3.6	413	4.08	12.5	13.25	.79
#0.5	30	28'	0.5	206	2.0	8.5	1.89	.11
	40	29'	0.6	275	3.0	8.8	2.27	.14
	50	29'	0.7	345	3.5	8.8	2.65	.16
	60	30'	0.8	413	4.0	9.1	3.03	.18
#0.75	30	29'	0.7	206	2.0	8.8	2.65	.16
	40	30'	0.8	275	3.0	9.1	3.03	.18
	50	31'	0.9	345	3.5	9.4	3.41	.20
	60	32'	1.0	413	4.0	9.8	3.79	.23
#1	30	32'	1.3	206	2.0	9.8	4.92	.14
	40	33'	1.5	275	3.0	10.1	5.68	.18
	50	34'	1.6	345	3.5	10.4	6.05	.20
	60	35'	1.8	413	4.0	10.7	6.81	.23
#2	30	37'	2.4	206	2.0	11.3	9.08	.54
	40	40'	2.5	275	3.0	12.2	9.46	.56
	50	42'	3.0	345	3.5	12.8	11.35	.68
	60	43'	3.3	413	4.0	13.1	12.49	.75
#3	30	38'	3.6	206	2.0	11.6	13.63	.75
	40	39'	4.2	275	3.0	11.9	15.89	.95
	50	41'	4.6	345	3.5	12.5	17.41	1.04
	60	42'	5.0	413	4.0	12.8	18.92	1.13
#4	30	43'	4.4	206	2.0	13.1	16.65	.99
	40	44'	5.1	275	3.0	13.4	19.30	1.15
	50	46'	5.6	345	3.5	14.0	21.19	1.27
	60	49'	5.9	413	4.0	14.9	22.33	1.33
#6	40	45'	5.9	206	3.0	13.7	22.33	1.33
	50	46'	6.0	275	3.5	14.0	22.71	1.36
	60	48'	6.3	345	4.0	14.6	23.85	1.43
	70	49'	6.7	413	5.0	14.9	25.35	1.52
#8	40	42'	8.0	206	3.0	12.8	30.28	1.81
	50	45'	8.5	275	3.5	13.7	32.12	1.92
	60	49'	9.5	345	4.0	14.8	35.95	2.15
	70	50'	10.0	413	5.0	15.3	37.85	2.27

LOW ANGLE NOZZLE PERFORMANCE

Nozzle	U.S. Pressure PSI	U.S. Radius Ft.	U.S. Flow GPM	METRIC Pressure KPa	METRIC Pressure Bars	METRIC Radius Meters	METRIC Flow L/M	METRIC Flow M³/H
#1	30	22'	1.2	207	2.04	6.71	4.54	.34
	40	24'	1.7	275	2.72	7.32	5.43	.39
	50	26'	1.8	344	3.40	7.92	6.80	.41
	60	28'	2.0	413	4.08	8.53	7.56	.46
#3	30	29'	3.0	207	2.04	8.84	11.34	.68
	40	32'	3.1	275	2.72	9.75	11.72	.71
	50	35'	3.5	344	3.40	10.67	13.23	.80
	60	37'	3.8	413	4.08	11.58	14.36	.87
#4	30	31'	3.4	207	2.04	9.45	12.85	.78
	40	34'	3.9	275	2.72	10.36	14.74	.89
	50	37'	4.4	344	3.40	11.28	16.63	1.00
	60	38'	4.7	413	4.08	11.58	17.77	1.07
#6	40	38'	6.5	275	2.72	11.58	24.57	1.68
	50	40'	7.3	344	3.40	12.19	27.59	1.76
	60	42'	8.0	413	4.08	12.80	30.24	1.82
	70	44'	8.6	482	4.76	13.41	32.51	1.96

Data represents test results in zero wind for ProPlus. Adjust for local conditions. Radius may be reduced with nozzle retention screw.

K-RAIN MANUFACTURING CORP.
1640 Australian Avenue
Riviera Beach, FL 33404 USA
PH: 1-561-844-1002 / 1-800-735-7246
FAX: 1-561-842-9493
WEB: http://www.krain.com

PRO*PLUS*™ GEAR DRIVEN SPRINKLER SETTING INSTRUCTIONS

NOTE: The Pro*Plus* is factory preset with a 90° arc setting, and includes a pre-installed #2.5 nozzle.

CHANGING A NOZZLE

1▶ REMOVING THE NOZZLE RETENTION SCREW

Use your K-Key or a small flat blade screwdriver to remove the nozzle retention screw by turning counter-clockwise to remove and clockwise to re-install.

2▶ PULL UP THE RISER

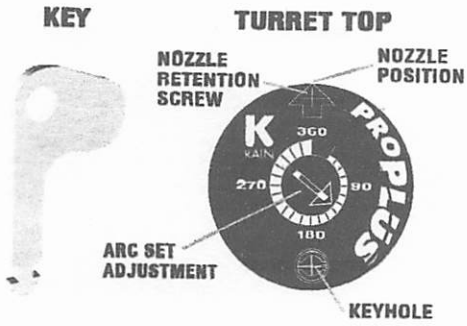
Insert the K-Key in the keyhole on the top of the nozzle turret and turn the key 1/4 turn to insure that the key does not slip out of the keyhole when you pull it up. Firmly pull up the entire spring-loaded riser to access the nozzle socket. Hold the riser assembly up with one hand.

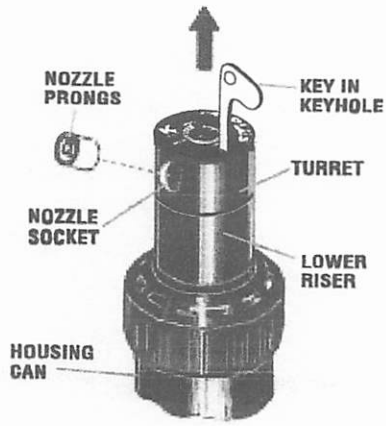
3▶ REMOVING THE NOZZLE

With the nozzle retention screw removed, insert the K-Key into the slot directly under the nozzle "prongs" at the top of the nozzle. Now, turn the key 1/4 turn to "hook" the nozzle and pull the nozzle out.

4▶ INSTALLING A NOZZLE

Press the desired nozzle into the nozzle socket. Make sure the nozzle number is visible and the nozzle "prongs" are up. Then, re-install the nozzle retention screw. **NOTE:** The nozzle retention screw is also a break-up screw and used to adjust the distance of the spray.





SETTING THE ARC ADJUSTMENT

1▶ FINDING THE LEFT START POSITION

Place your finger on the top center of the nozzle turret. Rotate the turret to the right until it stops and then back to the left until it stops. Notice the position of the nozzle arrow. This is the "Left Start" position. The sprinkler will begin spraying from this position and rotate clockwise until it reaches the right Adjustable Stop-Return Point.

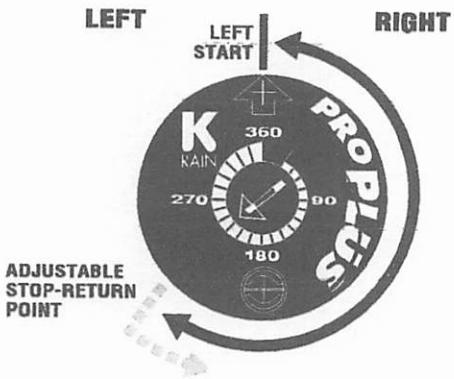
2▶ ORIENTING THE LEFT START POSITION

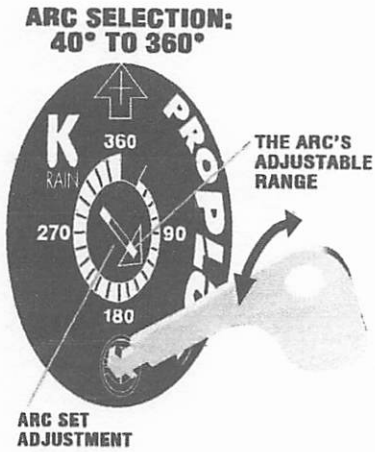
Insert the K-Key in the keyhole on the top of the nozzle turret and turn the key 1/4 turn to insure that the key does not slip out of the keyhole when you pull it up. Being careful not to allow the nozzle turret to turn, firmly pull up the entire spring-loaded riser. Hold the lower riser assembly up with one hand. Now turn only the lower riser clockwise or counter-clockwise until the nozzle arrow is pointing where you want the sprinkler to begin spraying.

3▶ CHANGING THE ARC

Insert the K-Key or a smal flat blade screwdriver into the Arc Set Adjustment slot. Turn clockwise to increase the arc or counter-clockwise to decrease the arc.

WHEN SET AT 360°, THE PRO*PLUS* WILL ROTATE CONTINUOUSLY IN A CLOCKWISE DIRECTION.





AEROBIC TREATMENT
AEROBIC SPRAY SYSTEM
DESIGNED FOR:
THE EMILY TOMPKINS FAMILY EDUCATION AND MEDICAL TRUST
1671 FM 306
NEW BRAUNFELS, TX 78132

SITE DESCRIPTION:

Located in the T.C.R.R. CO Survey, A-851, being 10.02 acres, at 644 Ghost Dancer, the proposed system will serve a three bedroom residence (2000 sf), and a wedding ceremony event area with up to 50 people situated in an area with shallow depth Type III soils as described in the Soil Evaluation Report. Native grasses, Mountain Cedar, and Live Oak trees were found throughout this property. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PRO[illegible]ED SYST[illegible]

A 3" [illegible] SCH-4[illegible] dis[illegible]s from th[illegible]room[illegible]alled [illegible]ility con[illegible]/licensed plumb[illegible]d ent[illegible]39 tr[illegible]47 gallon eq[illegible]tion [illegible] Addit[illegible]y, A 3" or 4[illegible]-40 pipe discha[illegible] from [illegible] reside[illegible]nd joins flo[illegible] the [illegible]room[illegible]39 gal tras[illegible]k. Flow equaliz[illegible] ta[illegible] fitted [illegible]ual Liberty L[illegible]efflu[illegible]umps [illegible]olled by a [illegible]ternating control[illegible]l [illegible] manual [illegible]nd cycle tim[illegible]efflue[illegible]pump[illegible]ough a 2"[illegible] manifold to a 150[illegible]obic plant [illegible]m for te[illegible]tes p[illegible]r. A[illegible]eatment [illegible]ntinues to a 2086 ga[illegible]mp tank. Ta[illegible]ual pu[illegible]and T[illegible]ell pumps are activated [illegible]ual alternating con[illegible] Omron H[illegible]F cycle [illegible] Distribution is through a 1" SCH-40 manifold to a series of spray heads as per the attached drawing. Pumps to each cycle twice in the predawn hours between 2am-5am for up to twenty three minutes per pump. The field must continue to be maintained with vegetation.

Risers are required on tank inspection ports as per 30 TAC 285.38 (9/1/2023). This includes access limitation (<65lbs lid or hardware secured lid), inspection and cleanout ports shall have risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed. Fencing recommended around treatment tanks to limit public access.

DESIGN SPECIFICATIONS:

Daily: 50 ppl @6gpp x 2 = 600 gpd @ 800 mg/ltr BOD5 with up to six events per week
House: 3 BR (2000) @240al/day @ 300 mg/ltr
Expected peak Daily Flow 600 gpd + 240 = 840 gpd
Design Rate :1000 gpd
No food prep, cooking, nor dishwashers, no drink disposal into septic system.
Pretreatment tank size: 639 Gal
Equalization tank: 1447 gal w/ w/ dual sewage pumps Liberty LE40 0.4p or equiv. & fitted with Thomas Air Stones & Highblow HP-60 air pump on float.

Plant Size:NuWater E-1500 1500gpd Aerobic Unit NSF/TCEQ approved
Pump tank size: 2086 Gal with dual pumps
Pump requirement: Ashland 0.5HP 20 gpm requiring 9.3 gpm @ up to 40 psi
Controller : Dual alternating with manual reset
Filter: 1" Jain 4E Spin-Filter w/ 100 mesh and valve prior to water meter
Meter: RG3 Flow Meter on line to spray field
Reserve capacity after High Level: 244 gal (EQ) & 340 gal (Final) (>4hrs flow Req'd)
Low Angle Nozzle Size: Use # 3 K-Rain Pro-Plus discharging 9.3 gpm @ 40 PSI & 30' spray radius.
Alarms: Audible Visual High Level in all pump tanks.
System is designed for doubling of treatment and field area.

WASTE FLOW CALCULATIONS
Total waste flow 1000 gpd Design Rate
BOD gpd @ 50 x 8.3 2.5# BOD
BOD gpd @ g/ltr gal/ft # BOD
Total cted BO 2.5 = 3.5# BOD
Expec OD5 al fr uWater E15 00 g 5 # > required

ELEC CA OMPO TS:
All elec g shall co to the requ nts o Nation ectric Cod) or under any oth ds approve e exec irecto ditio all exte ing shall be installe oved, rigid, n ical co The ried according to the requirements in the National Electric Code and terminated at a main circuit breaker panel or sub-panel. Connections shall be in approved junction boxes. All electrical components shall have an electrical disconnect within direct vision from the place where the electrical device is being serviced. Electrical disconnects must be weatherproof (approved for outdoor use) and have maintenance lockout provisions.

TANK NOTES:

- The bottom of the excavation for the tanks shall be level and free of large rocks and debris.
- All tanks are to be set level on a minimum 4 inch layer of sand, sandy loam, clay loam, or pea gravel.
- Risers are required on tank inspection ports as per 30 TAC 285.38 (9/1/2023). This includes access limitation (<65lbs lid or hardware secured lid), inspection and cleanout ports shall have risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed. Fencing recommended around treatment tanks to limit public access.
- All openings in the tank must be properly sealed to prevent the escape of wastewater, and/or to prevent the infiltration of water.
- Tanks must be filled with water for at least 24 hours to test for leaks and structural integrity.
- The tanks must be set low enough to have fall of at least 1/8 inch per foot from business to

tank.

PIPE AND FITTINGS:
All pipes and fittings in this aerobic system shall be schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. The manifold shall be 1" in diameter and be colored purple.

ADDITIONAL NOTES:
1. Install audio-visual alarm for aerator and pump on separate breakers.
2. The high water and air compressor alarms shall be audio/visual and mounted in a place that can be easily seen and heard when alarms are activated.
3. All pipe fittings and joints shall be sealed with approved solvent-type PVC cement. Clipper

plugging.

MAINTENANCE REQUIREMENTS:

- The maintenance company will verify that the system is operating properly at least every three months and provide on-going maintenance of the installation with BOD5 performed
- water
- initial
- authorize
- owner

CONSTRUCTION/INSTALLATION NOTES & REQUIREMENTS:

- Refer to site plan for component placement and follow manufacturer's instructions for installation of treatment plant and aerator.
- All materials and construction methods are required to conform to the standards for Private

Facilities.

- The installer must have a current and valid Texas installer certificate, and is required to have at the minimum and Installer II certification.
- The installer must notify designer and regulatory authority at least 48 hours in advance to schedule required inspections to ensure that the system is installed in accordance with approved plans and specifications.
- The installer may not alter these plans without the approval from the designer.
- It is the responsibility of the installer to maintain the minimum setback requirements as stated in Chapter §285 On-Site Sewage Facilities.
- No part of the system shall be located within 10 feet of a potable water line. If this is

unavoidable, follow Chapter 290.44(e)(4)(B)(iv-v) Where a new potable waterline crosses a new, pressure rated wastewater main or lateral, one segment of the waterline pipe shall be centered over and shall be perpendicular to the wastewater line such that the joints of the waterline pipe are equidistant and at least nine feet horizontally from the center line of the wastewater main or lateral. The potable waterline shall be at least six inches above the wastewater main or lateral. Whenever possible, the crossing shall be centered between the joints of the wastewater main or lateral. The wastewater pipe shall have a minimum pressure rating of at least 150 psi. The wastewater main or lateral shall be embedded in cement stabilized sand (see clause (v) of this subparagraph) for the total length of one pipe segment plus 12 inches beyond the joint on each end. (v) Where cement stabilized sand bedding is required, the cement stabilized sand shall have a minimum of 10% cement per cubic yard of cement stabilized sand mixture, based on loose dry weight volume (at least 2.5 bags of cement per cubic yard of mixture). The cement stabilized sand bedding shall be a minimum of six inches above and four inches below the wastewater main or lateral. The use of brown boring in ce stabili stewater or lat ecommended the ident on of ewater s dur ure c ion.

OPE ON A IAN MENT NOT

- OSS uld n reated as a n city r.
- ot e toile spose of cle issu arette , or other t This
- actice wi e water an mpo unde solid loa treatment
- ofteners should ted to th tem.
- Septic tanks shall be cleaned before sludge accumulates to a point where it approaches the bottom of the outlet device. If sludge or scum accumulates to this point, solids will leave the tank with the liquid and possibly cause the system to clog resulting in sewage surfacing or backing up into the house through plumbing fixtures.
- A regular schedule of cleaning the tanks at least two to three year intervals should be established. Commercial cleaners are equipped to readily perform the cleaning operation. Owners of OSSF's shall engage only persons registered with the TCEQ to transport the septic system waste.
- Do not build driveways, storage buildings, or other structures over system components or the disposal field.
- Chemical additives or so-called enzymes are not necessary for the operation of a septic tank. Some of these additives may even be harmful to the systems operation.
- Soaps, detergents, bleaches, drain cleaners, and other household cleaning materials will very seldom affect the operation of the system. However, moderation should be exercised in the use of such materials.

LANDSCAPING

Spray area will have a minimum of four inches of soil over exposed rock and heavily seeded with grass and will be maintained with vegetation.

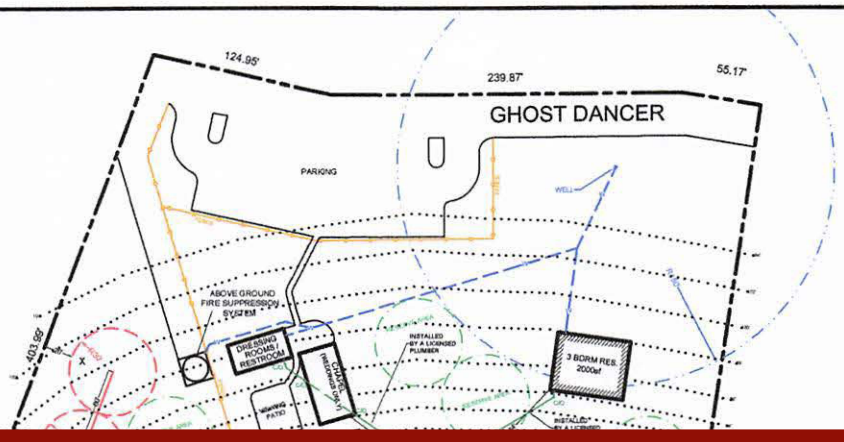
Designed in accordance with Chapter 285, Subchapter D, §285.30, §285.32 Texas Commission on Environmental Quality (Effective December 29, 2016)

05/05/25

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

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

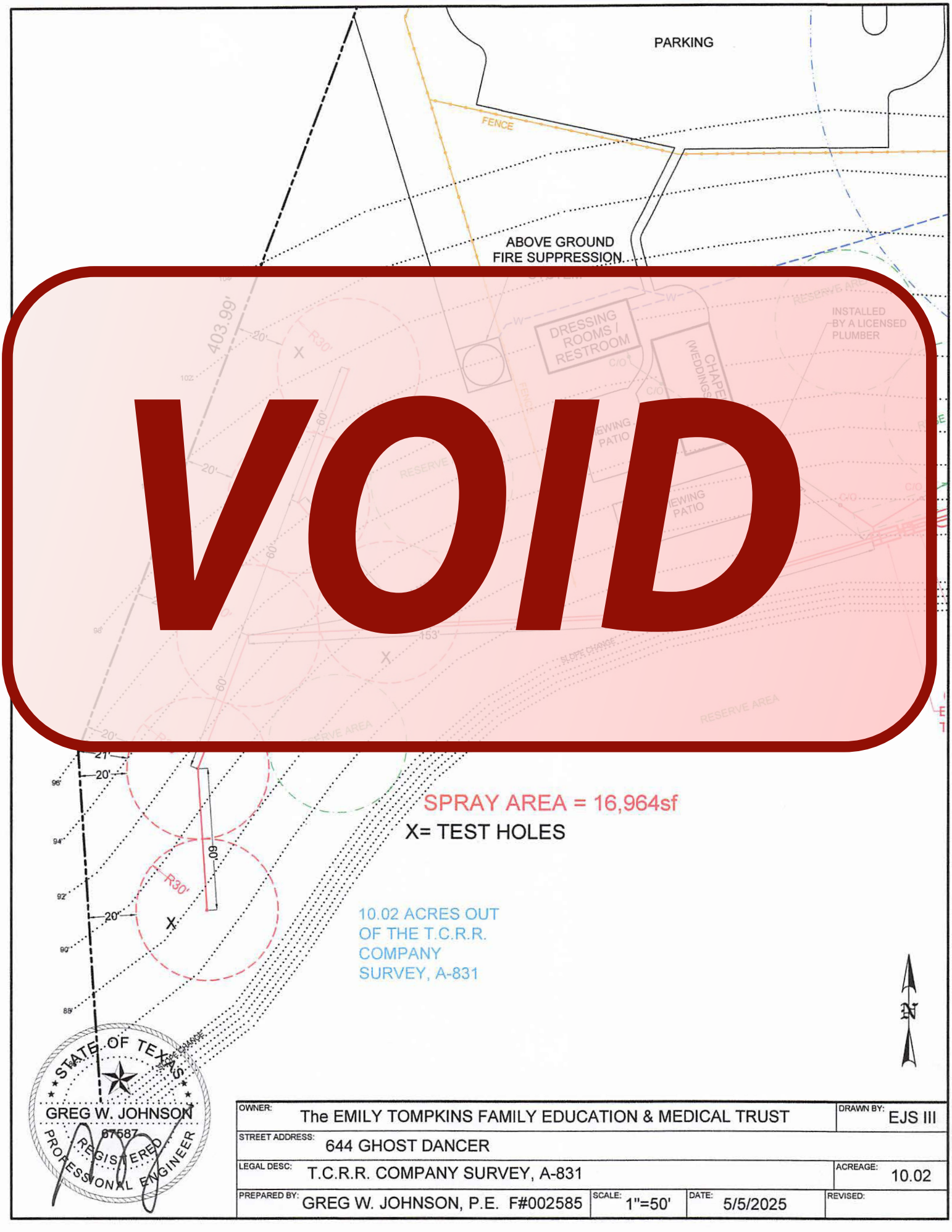
VOID



VOID

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

OWNER:	The EMILY TOMPKINS FAMILY EDUCATION & MEDICAL TRUST			DRAWN BY:	EJS III
STREET ADDRESS:	644 GHOST DANCER				
LEGAL DESC:	T.C.R.R. COMPANY SURVEY, A-831			ACREAGE:	10.02
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 5/5/2025	REVISED:	



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STATE OF TEXAS
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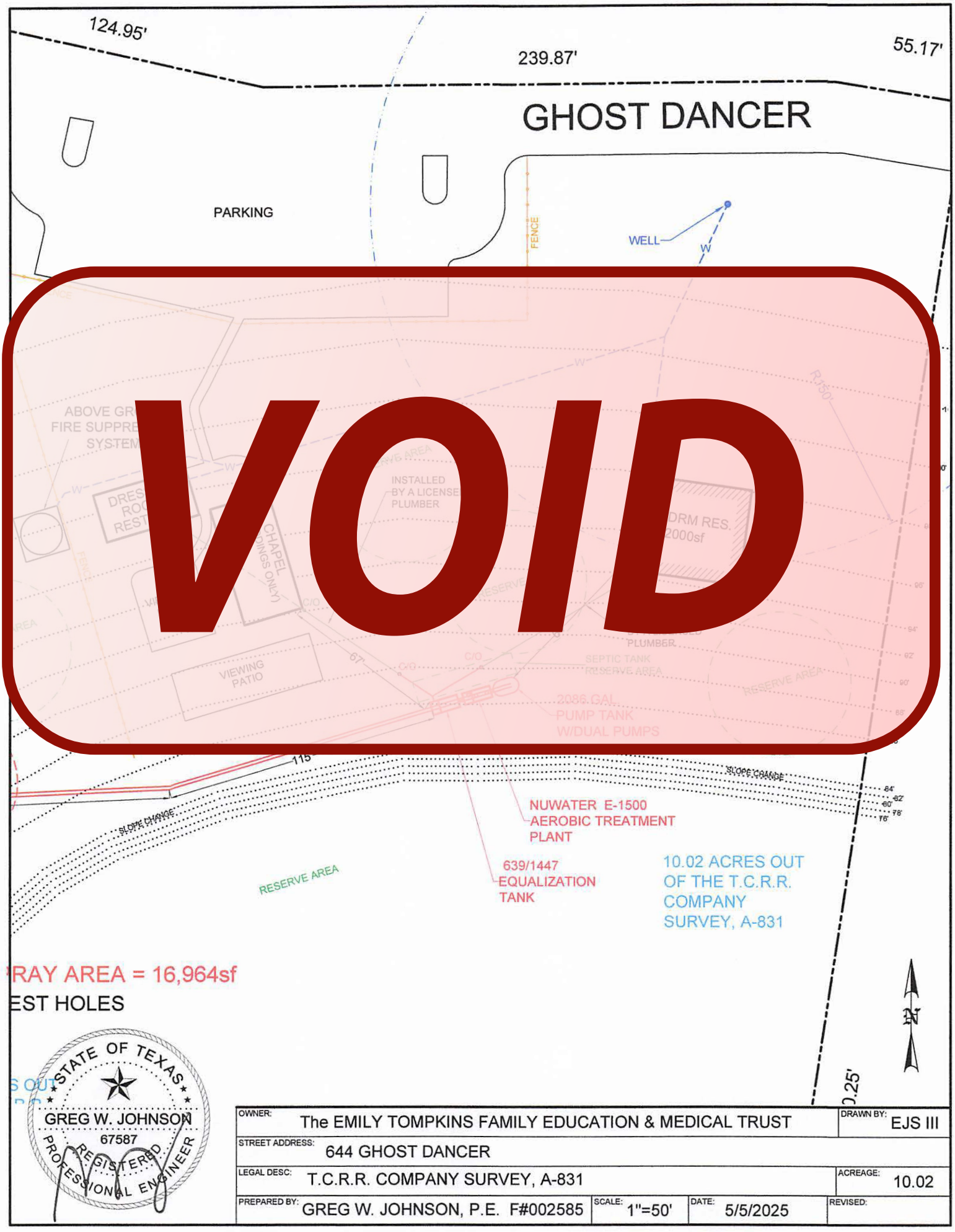
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=50'	DATE: 5/5/2025	REVISED:



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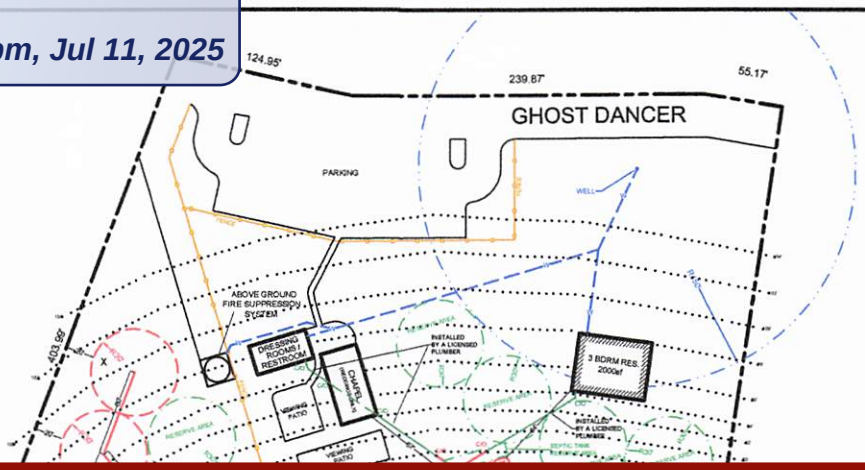

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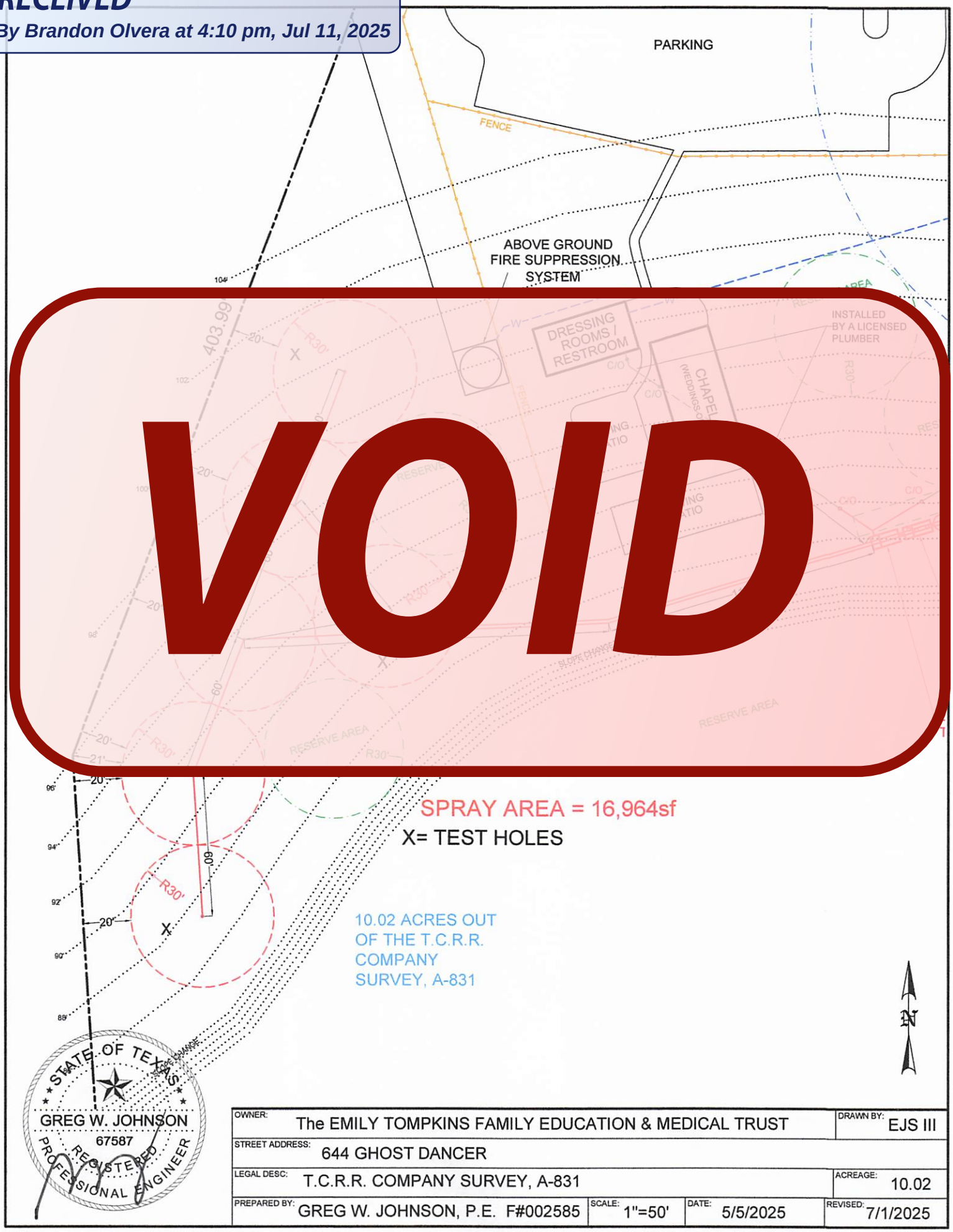

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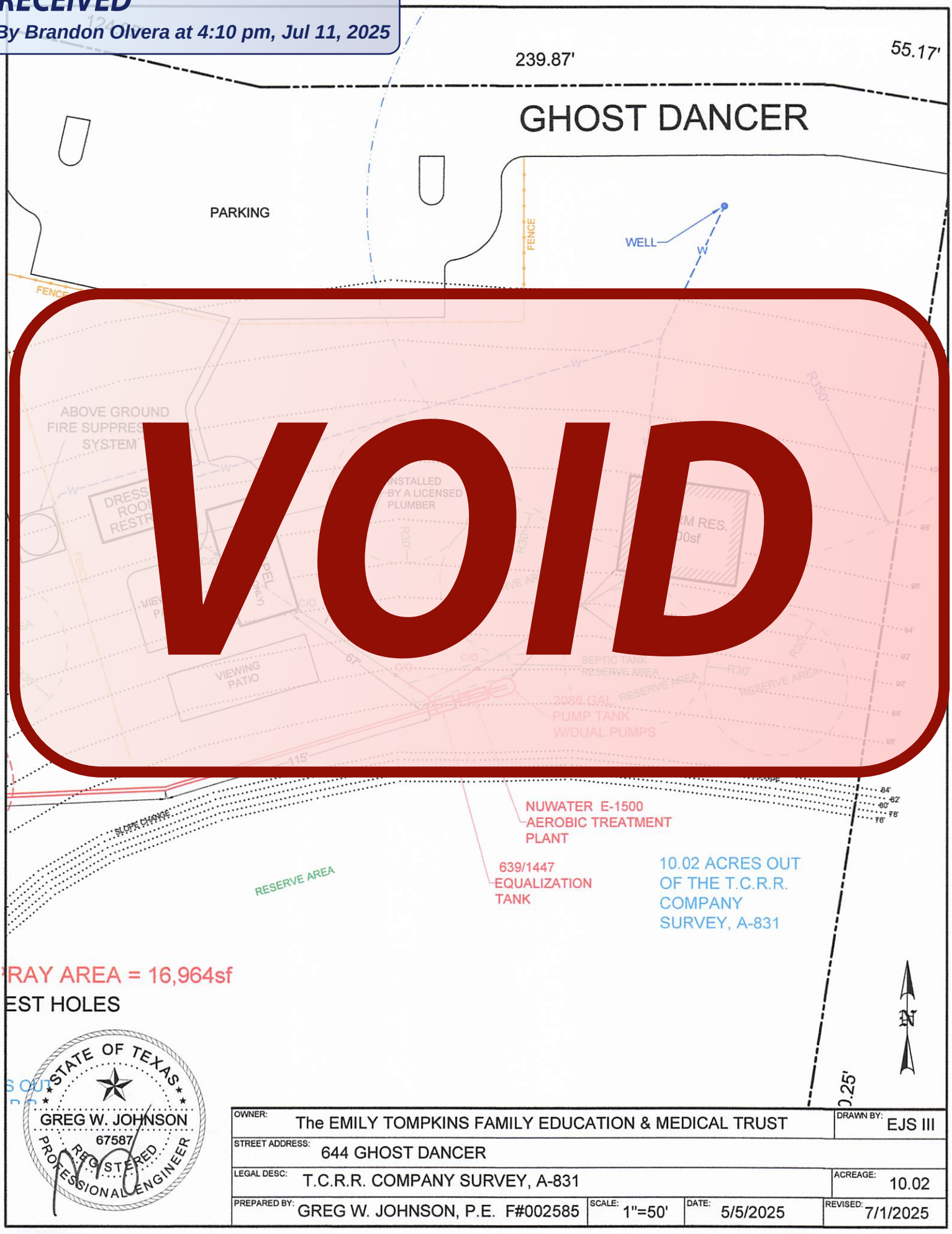

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PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'	DATE: 5/5/2025	REVISED: 7/1/2025

July 1, 2025

118728

COMAL COUNTY
ENGINEER'S OFFICE

RE: ***644 Ghost Dancer***
10.02 acres of land, more or less, out of the
T.C.R.R. CO SURVEY, ABSTRACT 831

Dear Property Owner & Agent,

Thank you for your submission. We have reviewed the planning materials for the referenced permit application, and unfortunately, they are insufficient. To proceed with processing this permit, we require the following:

1. It appears that the Equalization tank is pumping out 960 gallons per day. Will the Eq tank handle the designed rate of 1000GPD in the case they reach the design rate?
2. Design Specifications state 600 GPD @ 800 mg/ltr BOD5
    a. Waste Flow Calculations state 600 GPD @ 500 mg/ltr
3. Site plan:
    a. Show the radius for the spray areas marked as reserve.
    b. I am only seeing 5 areas marked for reserve, however there are 6 spray heads being used.
    c. Is the hashed mark beneath the Chapel also installed by a licensed plumber?
4. Revise accordingly and resubmit.

If you have any questions, you can email me or call the office.

Thank You,

| Brandon Olvera | Designated Representative OS0034792 |

| t: 830-608-2090 | e: olverb@co.comal.tx.us |

195 David Jonas Dr, New Braunfels, Texas 78132 - Phone (830) 608-2090

E-Series

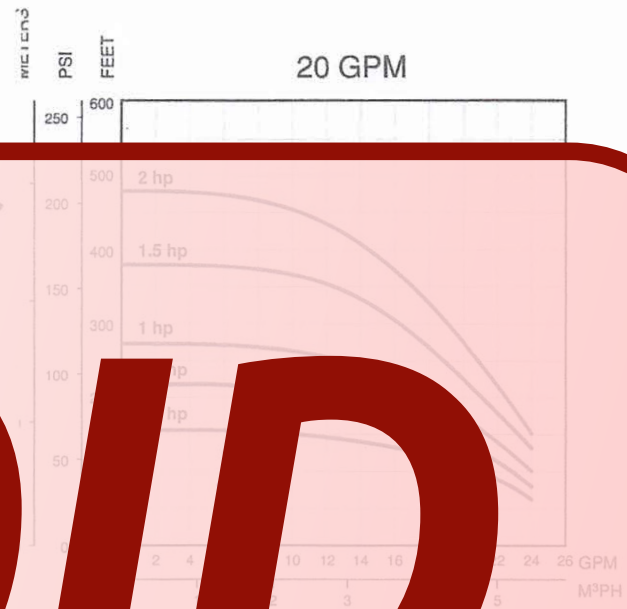
Environmental Series Pumps

FPS

Thermoplastic Performance

LOW ANGLE NOZZLE PERFORMANCE CHART

Nozzle	PSI	Radius	GPM
#1	30	22'	1.5
	40	24'	1.7
	50	26'	1.8
	60	28'	2.0
#3	30	29'	3.0
	40	32'	3.1
	50	35'	3.5
	60	37'	3.8
#4	31'		3.4
	34		3.5
#6			



VOID

Thermoplastic Units Ordering Information

1/2 - 1.5 HP Single-Phase Units

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

Thermoplastic 1/2 - 2 HP Pump Ends

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

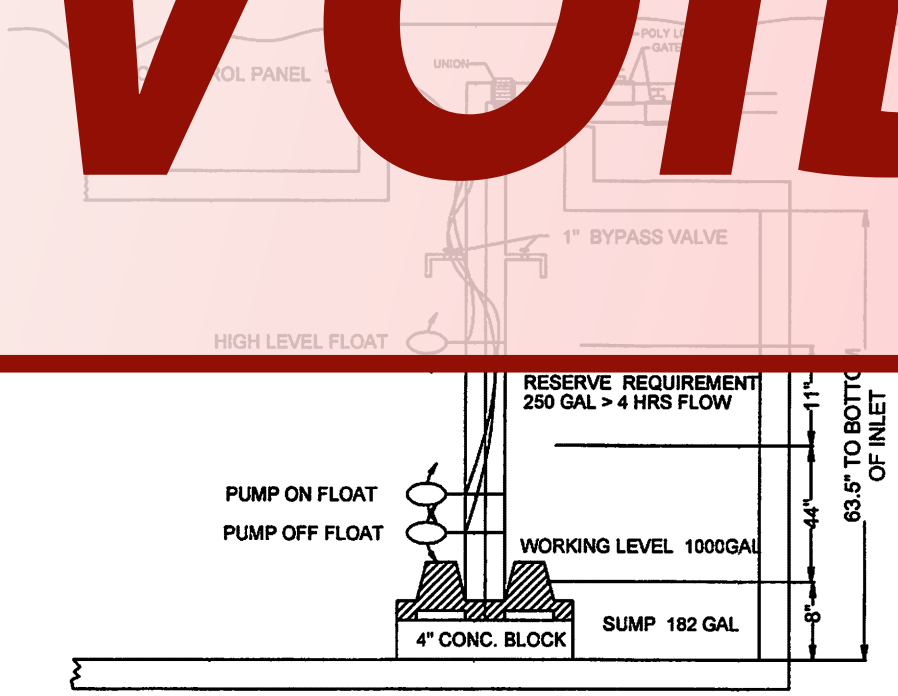
TANK NOTES:

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

Tightlines to the tank shall be SCH-40 PVC.

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

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



05/04/25

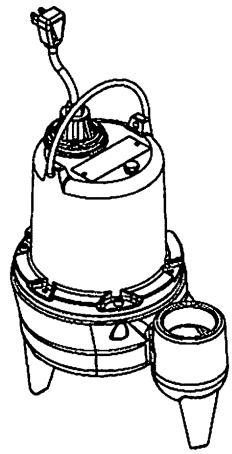
EQUALIZATION TANK 1447 GAL PUMP TANK

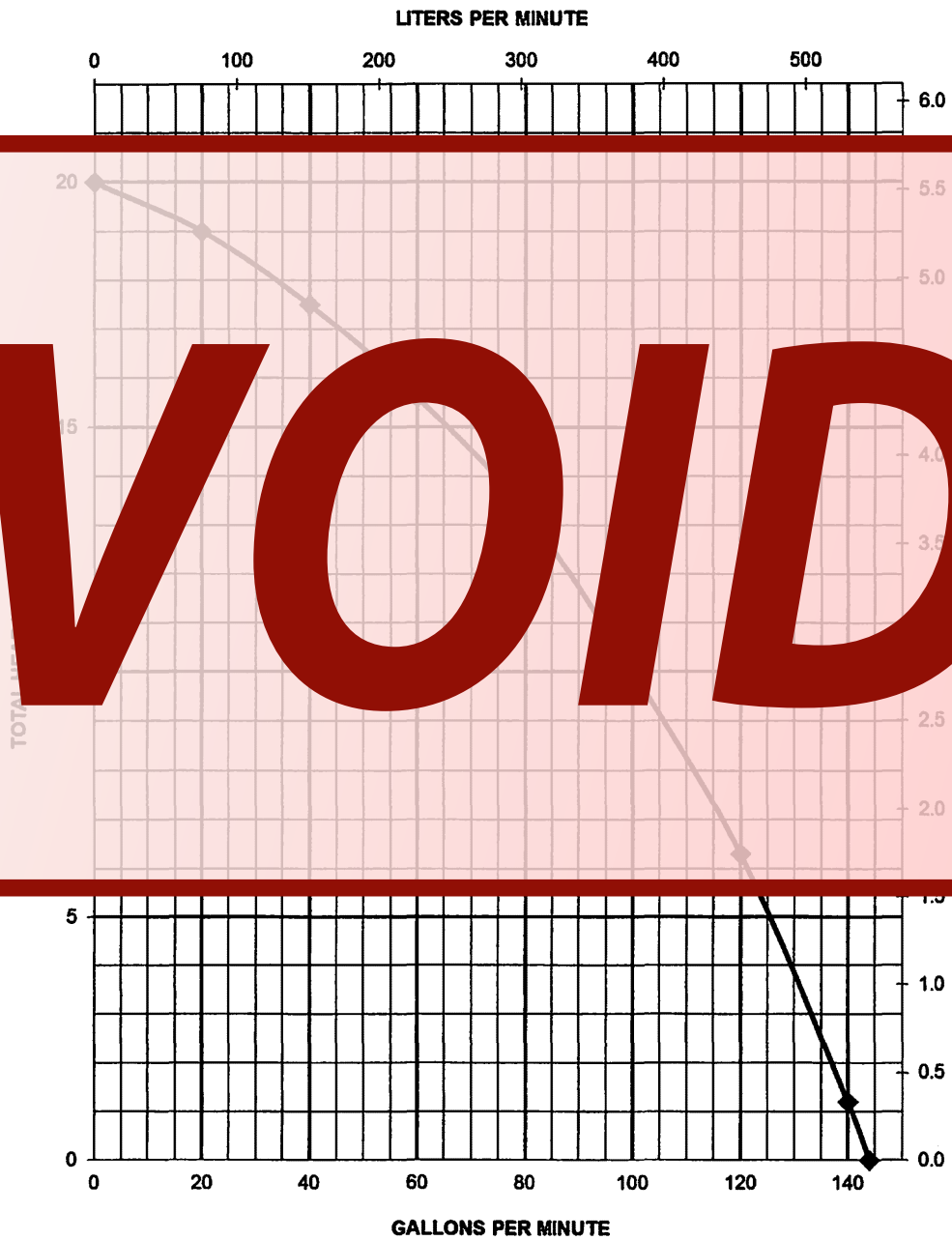
VOLUME = 22.8 GAL/IN

Liberty Pumps®

Pump Specifications

LE40 Series
4/10 HP Submersible Sewage Pump





Liberty Pumps

OSSF SOIL EVALUATION REPORT INFORMATION

Date: May 05, 2025

Applicant Information:

Name: The EMILY TOMPKINS FAMILY EDUCATION & MEDICAL TRUST
Address: 1671 F.M. 306
City: NEW BRAUNFELS State: TEXAS
Zip Code: 78132 Phone: (830) 402-4418

Site Evaluator Information:

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

Property Location:

Lot SEE BELOW Unit ____ Blk ____ Subd. ____
Street Address: 644 GHOST DANCER
City: FISCHER Zip Code: 78623
Additional Info.: 10.02 ACRES OUT OF THE T.C.R.R. COMPANY SURVEY, A-831

Installer Information:

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

Topography: Slope within proposed disposal area: 10 to 15 %

Presence of 100 yr. Flood Zone: YES ___ NO X
Existing or proposed water well in nearby area. YES X NO ___ >100'
Presence of adjacent ponds, streams, water impoundments YES ___ NO X
Presence of upper watershed YES ___ NO X
Organized sewage ... available YES ___ NO ___

Design Calculations for Aerobic Treatment with Spray Irrigation

Commercial

Q = ____

Residential Water ... Fixtures ... Utilized? Yes ___

Number of Bedroom... system ... for: ___ Total ... living ... 20___

Q gal/day = (Bedro... 75 GPD - ... reduction ... water c... ing ... s)

Q = (3 +1)*... = ____ NO ... EDDIN... ...OPLE @ 6 GPD EACH = 300 GP... A DE... ...0 GPD + 3 BDRM RES. @ 240 GPD = 840 GPD USING A TOTAL DESIGN RATE OF 1000 GPD

Trash Tank Size ... 39 ... Gal.

TCEQ Approved Aerobic Plant Size 1500 G.P.D.

Req'd Application Area = Q/Ri = 1000 / 0.064 = 15625 sq. ft.

Application Area Utilized = 16,964 sq. ft.

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

Dosing ... ON DEMAND ... X ... TIMED TO DOSE IN PREDAWN HOURS

Pump Tank Size = 2086 Gal. 33 Gal/inch.

Reserve Requirement = 334 Gal. 1/3 day flow.

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

With Chlorinator NSF/TCEQ APPROVED

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

Two way cleanout

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

1" Sch-40 PVC discharge manifold

APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

EXPOSED ROCK WILL BE COVERED WITH SOIL .

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

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

05/05/25
DATE

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

FIRM #2585

VOID

#118128

AEROBIC TREATMENT
AEROBIC SPRAY SYSTEM
DESIGNED FOR:
THE EMILY TOMPKINS FAMILY EDUCATION AND MEDICAL TRUST
1671 FM 306
NEW BRAUNFELS, TX 78132

SITE DESCRIPTION:
Located in the T.C.R.R. CO Survey, A-831, being 10.02 acres, at 644 Ghost Dancer, the proposed system will serve a three bedroom residence (2000 sf), and a wedding ceremony event area with up

Report. Native grasses, Mountain Cedar, and Live Oak trees were found throughout this property. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:
A 3" SCH-40 pi charg estroom (ed b tor/licensed plumb d enters a ash/ tion ta ditio H-40 pipe discha rom th ence oins flow the oms gal tras . Flow equaliz tank i d wi Liberty LE luen ps co ed by a du rnating control with ual re d cycle time luen mped ugh a 2"Sch anifold to a 150 l ac plant 7 gpm for ten tes our. reatment f ntinues to a 208 p tank. is fitted wi pu d TC NSF. The umps are activated alternating oller and H3 cycle Distri s through a 1" SCH nifold to a s ds as e atte mps to each cycle twice in the predawn hours between 2am-5am for up to twenty three minutes per pump. The field must continue to be maintained with vegetation.
Risers are required on tank inspection ports as per 30 TAC 285.38 (9/1/2023). This includes access limitation (<65lbs lid or hardware secured lid), inspection and cleanout ports shall have risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or

is unknowingly damaged or removed. Fencing recommended around treatment tanks to limit public access.

DESIGN SPECIFICATIONS:
Daily: 50 ppl @6gpp x 2 = 600 gpd @ 500 mg/ltr BOD5 with up to six events per week
House: 3 BR (2000) @240al/day @ 300 mg/ltr
Expected peak Daily Flow 600 gpd + 240 = 840 gpd
Design Rate :1000 gpd
No food prep, cooking, nor dishwashers, no drink disposal into septic system.
Pretreatment tank size: 639 Gal
Equalization tank: 1447 gal w/ w/ dual sewage pumps Liberty LE40 0.4p or equiv. & fitted with Thomas Air Stones & Highblow HP-60 air pump on float.

Plant Size:NuWater E-1500 1500gpd Aerobic Unit NSF/TCEQ approved
Pump tank size: 2086 Gal with dual pumps
Pump requirement: Ashland 0.5HP 20 gpm requiring 9.3 gpm @ up to 40 psi
Controller : Dual alternating with manual reset
Filter: 1" Jain 4E Spin-Filter w/ 100 mesh and valve prior to water meter
Meter: RG3 Flow Meter on line to spray field
Reserve capacity after High Level: 244 gal (EQ) & 340 gal (Final) (>4hrs flow Req'd)
Low Angle Nozzle Size: Use # 3 K-Rain Pro-Plus discharging 9.3 gpm @ 40 PSI & 30' spray radius.
Alarms: Audible Visual High Level in all pump tanks.

System is designed for doubling of treatment and field area.

WASTE FLOW CALCULATIONS
Total waste flow 1000 gpd Design Rate
BOD5 600 gpd @ 500 mg/l x 8.34 #/gal / 1M = 2.5# BOD5
BOD5 400 gpd @ 300 mg/ltr x 8.34#/gal/1M= 1.0# BOD5
Total [illegible]ted BOD5 [illegible]+ 1.0
Expec[illegible]OD5 rem[illegible]om [illegible]er E[illegible]00 gpd [illegible]# > 3[illegible]equire

ELEC[illegible]AL C[illegible]ON[illegible]:
All elec[illegible]wir[illegible]all co[illegible]to the require[illegible] of t[illegible]tiona[illegible]tric Code ([illegible]or under any othe[illegible]nda[illegible]pprove[illegible]he executive[illegible]tor. [illegible]tiona[illegible] external w[illegible] shall be installed[illegible], rigid, [illegible]etallic elec[illegible]ond[illegible]he co[illegible] shall be b[illegible]ccording to the re[illegible]s in the Na[illegible]Electric[illegible]nd te[illegible]ted a[illegible]in circu[illegible]er panel or sub-pane[illegible]ections shall [illegible]ction b[illegible] All [illegible]nts shall have an electri[illegible]connect within [illegible]r from the [illegible] whe[illegible]ical device is being serviced. Electrical disconnects must be weatherproof (approved for outdoor use) and have maintenance lockout provisions.

TANK NOTES:
[illegible]

- All tanks are to be set level on a minimum 4 inch layer of sand, sandy loam, clay loam, or pea gravel.
- Risers are required on tank inspection ports as per 30 TAC 285.38 (9/1/2023). This includes access limitation (<65lbs lid or hardware secured lid), inspection and cleanout ports shall have risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed. Fencing recommended around treatment tanks to limit public access.
- All openings in the tank must be properly sealed to prevent the escape of wastewater, and/or to prevent the infiltration of water.
- Tanks must be filled with water for at least 24 hours to test for leaks and structural integrity.
- The tanks must be set low enough to have fall of at least 1/8 inch per foot from business to

Olvera,Brandon

From: Olvera,Brandon
Sent: Friday, July 11, 2025 4:26 PM
To: OSSF
Subject: 118728 high-strength
Attachments: 118728.pdf

Permit: **118728**
Address: **644 Ghost Dancer**
10.02 acres of land, mcire or less, out of the T.C.R.R. CO SURVEY, ABSTRACT 831

OSSF Team,

Our office is submitting this permit to TCEQ for nonstandard/high-strength wastewater. Attached is the OSSF permit file. For the online version, please refer to the link below

https://cceo.org/environmental/documents/septic_permits/118728.pdf

Thank You,

COMAL COUNTY
ENGINEER'S OFFICE

| Brandon Olvera | Designated Representative OS0034792 |
| t: 830-608-2090 | e: olverb@co.comal.tx.us |

Olvera,Brandon

From: Olvera,Brandon
Sent: Friday, July 11, 2025 4:22 PM
To: Greg Johnson; Michael Tompkins
Subject: RE: 118728.pdf

Property Owner/Agent,
I have sent this to TCEQ for executive director approval.

Thank You,

COMAL COUNTY
ENGINEER'S OFFICE

| Brandon Olvera | Designated Representative OS0034792 |
| t: 830-608-2090 | e: olverb@co.comal.tx.us |

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 17, 2025

Mr. Brandon Olvera, Designated Representative
Comal County, TCEQ ID No. 620049

Re: Unfavorable Review of Nonstandard OSSF Design for:
The Emily Tompkins Family Education and Medical Trust
644 Ghost Dancer, Fischer, Comal County, Texas
OSSF Permit Application Number OSSF- 118728

Dear Mr. Olvera:

We have received your request for a Texas Commission on Environmental Quality (TCEQ) review of the above-referenced nonstandard design on July 11, 2025. Cindy Rojas Annicchiarico of the TCEQ Technical Programs Team conducted a review as required by 30 Texas Administrative Code (TAC) §285.5(b)(2). **This letter serves as notification that the nonstandard design review is determined to be unfavorable, as submitted**. Specifically, the following items should be addressed prior to the issuance of an Authorization to Construct by the applicable permitting authority:

LIST OF COMMENTS, DEFICIENCIES, RECOMMENDATIONS, AND/OR REQUIRED ITEMS.

1. 30 TAC §285.5(a) requires that planning materials be submitted by the owner, or owner's agent, to the permitting authority for review and approval according to this section. All planning materials shall comply with this chapter and shall be submitted according to §285.91(9) of this title (relating to Tables). A legal description of the property where an on-site sewage facility (OSSF) is to be installed must be included with the permit application. Additionally, a scale drawing of the OSSF, all structures served by the OSSF, and all items specified in §285.30(b) of this title (relating to Site Evaluation) and §285.91(10) of this title (relating to Tables) must be included with the permit application.

    - The designer shall present a complete design package using a specific set of equipment meeting requirements for the design and demonstrating compliance with the OSSF rules. All equipment will be presented with the specifications and associated literature for evaluation. The designer may use an "or equivalent" statement allowing use of an "equivalent" product that meets the same performance specifications as the original specifications. If an equivalent selection is made by the installer, the designer and permitting authority should approve and verify the equivalent equipment meets the design requirements.

    - The supporting manufacturers' literature shall be included in the design package for all the OSSF components.

    - A flow meter is presented in the discharge line for the spray fields to record the volume of water passing through the treatment system. The combination of pump operational data (cycle counters and elapsed time meters) and water meter data will provide support for the owner operating the treatment system within the reduced water usage requirement.

RECEIVED
By Brandon Olvera at 1:38 pm, Jul 21, 2025

2. 30 TAC §285.32(d)(2) identifies the planning materials for nonstandard treatment systems submitted for review will be evaluated using the criteria established in this chapter, or basic engineering and scientific principles.

   - Page 11 of 37, Controller is described as dual alternating with manual rest. The designer shall provide the manufacturer model number for the disposal control panel to clearly establish the specification for the design. Additionally, the literature should be included for review of the technical specifications and support determination of an equivalent product.

3. 30 TAC §285.32(f)(2) identifies other high strength sewage. It is the responsibility of the professional designer to justify sewage design strength estimations and properly design a system that reduces the wastewater strength to 140 mg/L BOD prior to disposal unless secondary levels are required.

   - On page 10 of 37, application 118728 attached document, designer proposed a BOD_5 value for the wedding chapel restroom wastewater as 500 mg/L. The wedding chapel is not described as having typical graywater sources such as showering and laundry facilities. The TCEQ does not recommend a specific BOD value for this type of facility. Without more definitive data, domestic wastewater organic strength with the graywater component absent should be 600 mg/L [Table II, 30 TAC §285.81(d)]. The designer and owner are responsible for selecting the BOD value for the organic strength of the wastewater based on the site-specific nature of their operational conditions and utilizing a professional safety factor in the OSSF sizing. It is the responsibility of the professional designer to justify sewage design strength estimations and properly design a system that reduces the wastewater strength to 140 mg/L BOD_5 prior to disposal unless secondary levels are required. The owner is responsible for managing waste generation at the factory and operating the treatment system to meet the effluent criteria.

   - The designer shall update the BOD calculations for the facility.

4. 30 TAC §285.32(f)(3) identifies the designer should consider whether flow equalization will be needed for the treatment system to function properly.

   - The design should include elapsed time meters and cycle counters for pump(s) in the flow equalization tank. The manufacturer's literature for the control panel should be included in the design.
   - The designer shall present calculations indicating the duty point for the pump(s) in the dosing tank. The total dynamic head and flow rate information shall be plotted on the pump curve for the specified pump.
   - Page 10 of 37, the designer states the equalization tank will include aeration stones, HP60 air compressor and float controls. The designer provides no design details for installation of this equipment in the flow equalization tank. Page 18 of 37, drawing should be updated to facilitate installation of the aeration system. Drawing is required to facilitate evaluation of compliance with designer's expectations during final inspection.

   - A control panel shall be specified for controlling the air compressor operation. The manufacturer and model number are required to facilitate establishing specifications and determination of equivalency. 30 TAC §285.34(b)(1-3) identifies criteria for pump tanks. The criteria for tank volume and designation for minimum volume, operating volume, alarm activation volume, and alarm volume.

- Page 10 of 37, The designer specifies operation of the surface application system as cycling twice in the predawn hours for up to 23 minutes per pump. These specification require a very specific set of timed-dosing controls. The designer shall specify the control system for the pumps in the dosing tank to the disposal fields. Manufacturer literature should be included in the design.

5. 30 TAC §285.33(d)(2) (G) identifies surface application should uniformly distribute effluent.

   - The designer shall provide the total dynamic head calculations for spray field to support selection of the pump.

   - The designer provided the manufacturer model number for the pump selected for use in the spray fields. The manufacturers literature for the pump shall be presented with the duty point for the spray field plotted on the pump performance curve.

The design review by the TCEQ Technical Programs Team is based on the submitted planning materials and is generally limited in scope to the treatment and disposal portions of the design and does not consider any more stringent requirements of the local permitting authority. A thorough review by the applicable permitting authority of the entire submitted planning materials is necessary in order to effectively implement and enforce the requirements in 30 TAC Chapter 285; the Texas Health and Safety Code (THSC) Chapter 366; and the OSSF order, ordinance, or resolution approved by the TCEQ.

Revisions to the system design are necessary. The Authorized Agent should review the updated planning materials to determine appropriate design standards are met. If you have any questions, or if we may be of assistance to you, please contact Cindy Rojas Annicchiarico in the TCEQ Technical Programs Team at (512) 239-5146 or via e-mail at OSSF@tceq.texas.gov.

Sincerely,

Joseph L. Hopkins

Joseph L. Hopkins, P.G.
Technical Programs Team Leader
Texas Commission on Environmental Quality

JLH/CRA

tank.

PIPE AND FITTINGS:
All pipes and fittings in this aerobic system shall be schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. The manifold shall be 1" in diameter and be colored purple.

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

MAINTENANCE REQUIREMENTS:

CONSTRUCTION/INSTALLATION NOTES & REQUIREMENTS:
- Refer to site plan for component placement and follow manufacturer's instructions for
- All materials and construction methods are required to conform to the standards for Private Sewage Facilities set forth by the Texas Administrative Code, §285 On-Site Sewage Facilities.
- The installer must have a current and valid Texas installer certificate, and is required to have at the minimum and Installer II certification.
- The installer must notify designer and regulatory authority at least 48 hours in advance to schedule required inspections to ensure that the system is installed in accordance with approved plans and specifications.
- The installer may not alter these plans without the approval from the designer.
- It is the responsibility of the installer to maintain the minimum setback requirements as stated in Chapter §285 On-Site Sewage Facilities.
- No part of the system shall be located within 10 feet of a potable water line. If this is

unavoidable, follow Chapter 290.44(e)(4)(B)(iv-v) Where a new potable waterline crosses a new, pressure rated wastewater main or lateral, one segment of the waterline pipe shall be centered over and shall be perpendicular to the wastewater line such that the joints of the waterline pipe are equidistant and at least nine feet horizontally from the center line of the wastewater main or lateral. The potable waterline shall be at least six inches above the wastewater main or lateral. Whenever possible, the crossing shall be centered between the joints of the wastewater main or lateral. The wastewater pipe shall have a minimum pressure rating of at least 150 psi. The wastewater main or lateral shall be embedded in cement stabilized sand (see clause (v) of this subparagraph) for the total length of one pipe segment plus 12 inches beyond the joint on each end. (v) Where cement stabilized sand bedding is required, the cement stabilized sand shall have a minimum of [illegible] cement per cubic yard of cement stabilized sand mixture, based on loose dry weight volume (at least 2.5 bags of cement per cubic yard of mixture). The cement stabilized sand bedding shall be a minimum of six inches above and four inches below the wastewater main or lateral. The use of brown coloring in cement stabilized sand for wastewater main or lateral bedding is recommended for the identification of pressure rated wastewater mains during future construction.

OPER[illegible]ON AND [illegible]AGE[illegible]

- [illegible]OSSF s[illegible] not [illegible]ated as a n[illegible]city s[illegible]
- [illegible]ot use[illegible]oilet [illegible]ose of clean[illegible]sue.[illegible]ette b[illegible]or other tra[illegible]his
- [illegible]sal [illegible]ce wil[illegible]e water and al[illegible]pose[illegible]desir[illegible]olid load or[illegible]eatment [illegible]m.
- [illegible]ners sho[illegible]be conne[illegible]this [illegible]m.
- S[illegible]ks shall be [illegible]befo[illegible]e accu[illegible]tes to [illegible]t wh[illegible]proaches the b[illegible]f the outlet devi[illegible]scum a[illegible]lates[illegible]s will leave the tank with the liquid and possibly cause the system to clog resulting in sewage surfacing or backing up into the house through plumbing fixtures.
- A regular schedule of cleaning the tanks at least two to three year intervals should be established. Commercial cleaners are equipped to readily perform the cleaning operation. Owners of OSSF's shall engage only persons registered with the TCEQ to transport the septic system waste.
- Do not build driveways, storage buildings, or other structures over system components or the disposal field.
- Chemical additives or so-called enzymes are not necessary for the operation of a septic tank. Some of these additives may even be harmful to the systems operation.
- Soaps, detergents, bleaches, drain cleaners, and other household cleaning materials will very seldom affect the operation of the system. However, moderation should be exercised in the use of such materials.

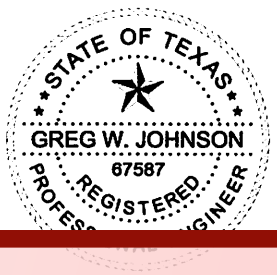
LANDSCAPING

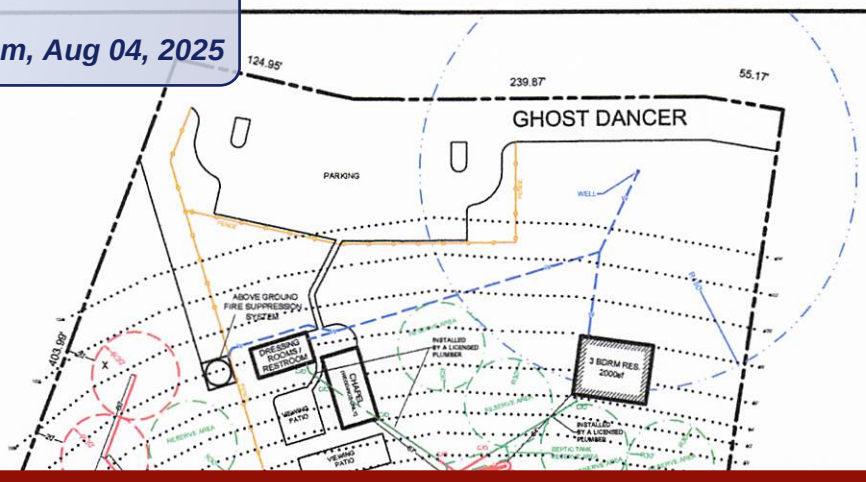
Spray area will have a minimum of four inches of soil over exposed rock and heavily seeded with grass and will be maintained with vegetation.

Designed in accordance with Chapter 285, Subchapter D, §285.30, §285.32 Texas Commission on Environmental Quality (Effective December 29, 2016)

07/05/25

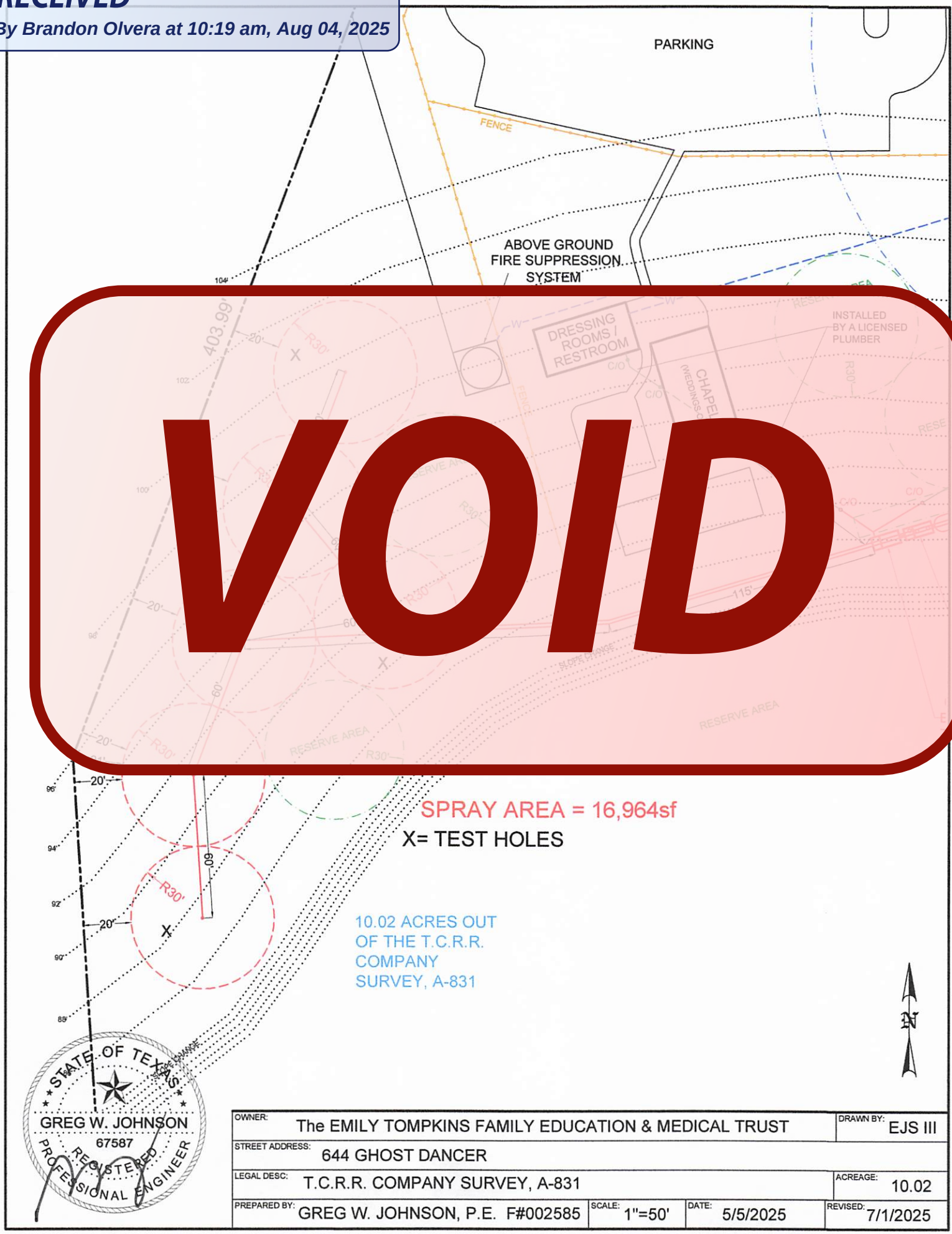
Greg W. Johnson, P.E. No. 67587 F#2585
170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778





STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

OWNER:	The EMILY TOMPKINS FAMILY EDUCATION & MEDICAL TRUST			DRAWN BY:	EJS III
STREET ADDRESS:	644 GHOST DANCER				
LEGAL DESC:	T.C.R.R. COMPANY SURVEY, A-831			ACREAGE:	10.02
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 5/5/2025	REVISED:	7/1/2025



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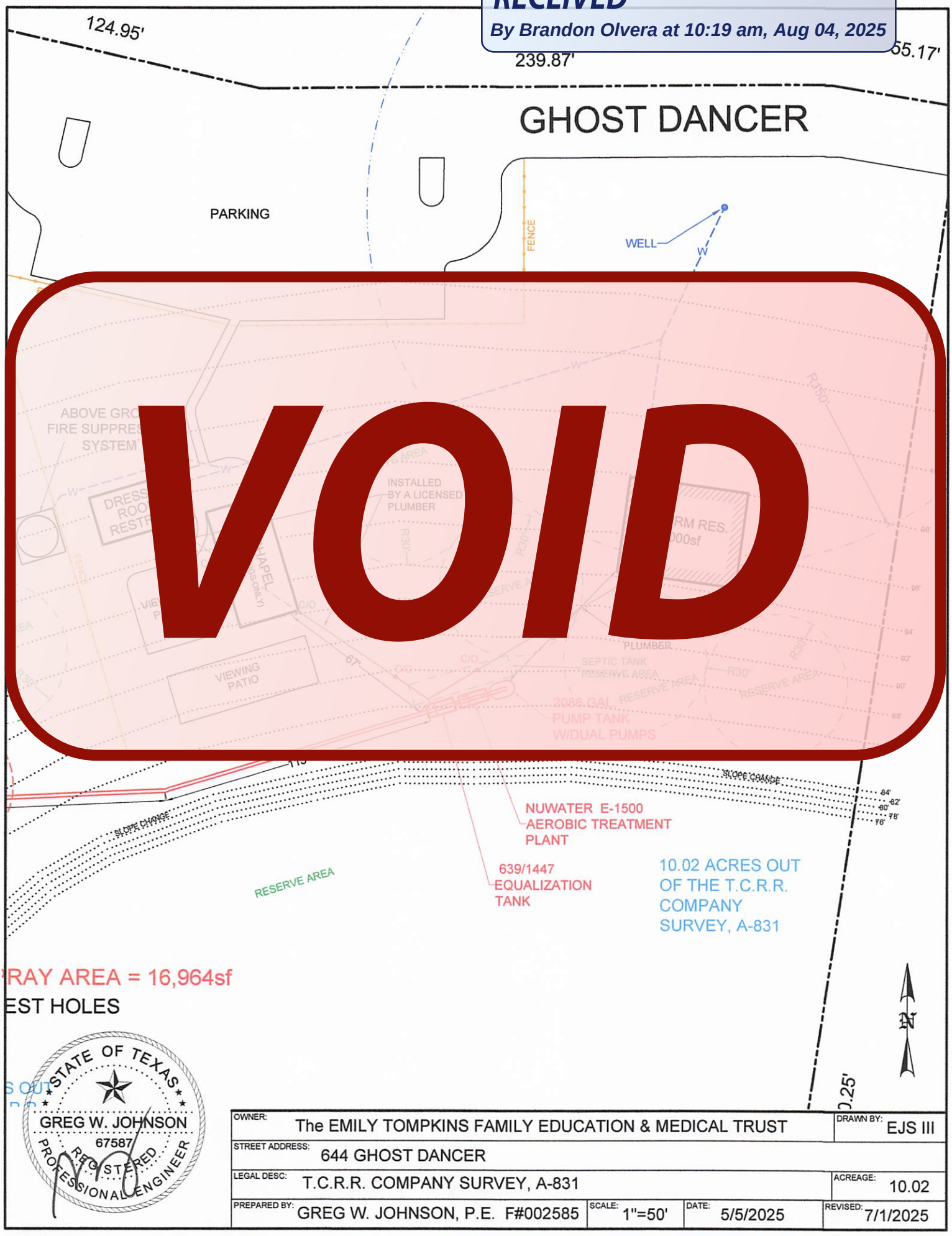
LEGAL DESC:	T.C.R.R. COMPANY SURVEY, A-831			ACREAGE:	10.02
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'	DATE: 5/5/2025	REVISED: 7/1/2025

RECEIVED
By Brandon Olvera at 10:19 am, Aug 04, 2025



VOID

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

OWNER:	The EMILY TOMPKINS FAMILY EDUCATION & MEDICAL TRUST			DRAWN BY:	EJS III
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LEGAL DESC:	T.C.R.R. COMPANY SURVEY, A-831			ACREAGE:	10.02
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'	DATE: 5/5/2025	REVISED: 7/1/2025

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: April 18, 2025

Grantor: Hill Country Home Crafters, LLC

Grantor's Mailing Address: 16402 saddle ridge pass cypress texas 77433

Grantee: Kimberly Kay Morgan and Jon Mack Morgan, as Co-Trustees of The Emily Tompkins Family Education and Medical Trust

Grantee's Mailing Address: 98 San Jacinto FSR 1302
Austin, TX 78701

Consideration: TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration.

Property (including any improvements):

Being 10.02 acres of land, more or less, out of the T.C.R.R. CO SURVEY, ABSTRACT 831, Comal County, Texas, being a portion of that called 28.46 acre tract as conveyed in a deed of record in Document No. 202006038133, of the Official Public Records of Comal County, Texas. Said 10.02 acre tract being more particularly described by metes and bounds in EXHIBIT A-1", attached hereto and made a part hereof for all purposes.

Reservations from Conveyance: None.

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

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any

part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

Hill Country Home Crafters, L.L.C.,
a Texas limited liability company

Tina Kendrick

Tina Kendrick, Managing Member

Cullien Kendrick

Cullien Kendrick, Managing Member

Electronically signed and notarized online using the Proof platform.

STATE OF TEXAS)
COUNTY OF Hays, TX)

This instrument was acknowledged before me on April 18, 2025, by Tina Kendrick, as Managing Member, of Hill County Home Crafters, L.L.C., a Texas limited liability company, on behalf of said entity.

Notary Public: check the appropriate - and only one box - as applicable to this notarial act:

☐ This notarial act is a traditional notarization. The person(s) acknowledging is physically appearing before me.

☑ This notarial act is an online notarization. The person(s) acknowledging is appearing before me by interactive two-way audio and video communication that meets the on-line notarization requirements under Subchapter C, Chapter 406, TX Government Code, and rules adopted under that subchapter.

NOTARY PUBLIC STATE OF TEXAS

Heather Schaefer
ID NUMBER
133867655
COMMISSION EXPIRES
July 20, 2026

Heather Schaefer

Notary Public, State of Texas

Return to:
The Emily Tompkins Family Education and Medical Trust
98 San Jacinto FSR 1302
Austin, TX 78701

36-T-185258/MF
Recorded By Texas National Title

EXHIBIT "A-1"

January 4, 2024

FIELD NOTES DESCRIBING **10.02 ACRES** OF LAND, MORE OR LESS, BEING OUT OF THE T.C.R.R. Co. SURVEY, A-831 IN COMAL COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND CALLED 28.46 ACRES, AS RECORDED IN DOCUMENT #202006038133, COMAL COUNTY OFFICIAL PUBLIC RECORDS, SAID 10.02 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a cotton spindle found on the centerline of a 60 foot wide road easement, also known as Ghost Dancer, as recorded in Volume 401, Page 501, Comal County Deed Records, said point being on the South line of that tract of land called 20.895 acres, as recorded in Document #201206028790, Comal County Official Public Records, an said point being the Northwest corner of that tract of land called 164.5 acres, as recorded in Document #200706012809, Comal County Official Public Records, said point being the Northeast corner of the aforementioned 28.46 acres, and being the Northeast corner of the herein described 10.02 acres, and the POINT OF BEGINNING for this description;

THENCE, **S 08°37'44" W**, leaving the centerline of Ghost Dancer and the South line of the 20.895 acres, with the West line of the 164.5 acres and the East line of the 28.46 acres, a distance of **900.25 feet** to a ½" iron pin found for an angle point in the East line of the herein described 10.02 acres, passing at a distance of 30.11 feet along this course, a ½" iron pin found at the base of a wood fence post marking the South line of Ghost Dancer;

THENCE, **S 30°10'15" W**, continuing with the West line of the 164.5 acres, the East line of the 28.46 acres, a distance of **275.00 feet** to a ½" iron pin set, being the Easternmost corner of the 18.44 acre remainder of the 28.46 acres, said point being the South corner of the herein described 10.02 acres;

THENCE, **N 32°43'23" W**, leaving the West line of the 164.5 acres, into and across the 28.46 acres, a distance of **481.97 feet** to a ½" iron pin set with a red plastic cap marked "EAGLE SURVEYING", said point being an angle point along the East line of the 18.44 acre remainder, being an angle point along the West line of the herein described 10.02 acres;

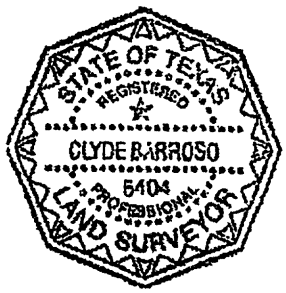
THENCE, **N 03°42'10" W**, continuing with the East line of the 18.44 acre remainder a distance of **379.99 feet** to a ½" iron pin set with a red plastic cap marked "EAGLE SURVEYING", for an angle point in the West line of the herein described 10.02 acres;

THENCE, N **20°36'39" E**, continuing with the East line of the 18.44 acre remainder, a distance of **403.99 feet** to a cotton spindle set on the center line of Ghost Dancer, being the Northeast corner of the 18.44 acre remainder, being a point on the South line of that tract of land called 24.38 acres, as recorded in Document #202206015333, Comal County Official Public Records, said point being the Northwest corner of the herein described 10.02 acres;

THENCE, **S 77°15'31" E**, with the North line of the 28.46 acres, the South line of the 24.38 acres and the centerline of Ghost Dancer, a distance of **124.96 feet** to a cotton spindle set for an angle point;

THENCE, **N 89°36'01" E**, continuing with the North line of the 28.46 acres, the South line of the 24.38 acres, and then the South line of the aforementioned 20.895 acres and the centerline of Ghost Dancer, a distance of **239.87 feet** to a nail found for an angle point, said point being an angle point in the North line of the 28.46 acres and the herein described 10.02 acres;

THENCE, **S 80°29'45" E**, continuing with the South line of the aforementioned 20.895 acres and the centerline of Ghost Dancer, a distance of **55.17 feet** to the POINT OF BEGINNING, containing 10.02 acres of land, more or less. This description accompanies a survey plat prepared by Eagle Land Surveying, dated January 4, 2024, job number 23-078.



Clyde Barroso, R.P.L.S. #5404, State of Texas, Firm #10079300.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
04/21/2025 02:34:58 PM
MARY 4 Pages(s)
202506011331

Bobbie Koepp

SEE PAGE3

SEE PAGE21

SEE PAGE31

N W E S

0 1,250 2,500
Feet

0 0.25 0.5
Miles

Produced by the Comal County Engineer's Office - 7/17/2023