

Olvera,Brandon

From: Olvera,Brandon
Sent: Wednesday, September 17, 2025 8:23 AM
To: Greg Johnson; Traci Field
Cc: Allen,Corey; Gallegos,Efrain
Subject: RE: 11200 EDEN RANCH - BOUNDS #118729

Property Owner/Agent,

File has been updated. Please submit an exploded view of the system, showing the new tank manufacturer.

Thank You,

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

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: Swoyer

OSSF Installer #: OS0026238

1st Inspection Date: 9/8/25

2nd Inspection Date: 9/17/25

3rd Inspection Date: _____

Inspector Name: Corey Allen

Inspector Name: Corey Allen

Inspector Name: _____

Permit#: **118729**

Address: **11200 FM 306**

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: **9/8/25 CA: Tank level no,leaks operational cover all. Include tank details before final**

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1) (E) 285.91(2) 285.32(b)(1) (F) 285.32(b)(1)(E) (iii) 285.32(b)(1)(E)(ii) (II) 285.32(b)(1)(E)(ii) (I) 285.32(b)(1)(E) (i) 285.32(b)(1) (D) 285.32(b)(1)(C) (ii) 285.32(b)(1)(C) (i) 285.32(b)(1) (B) 285.32(b)(1) (A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	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 provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed	X		600	X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X		Fuji	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						



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: 118729
Issued This Date: 06/27/2025
This permit is hereby given to: DONALD & PAMELA BOUNDS, BOUNDS LIVING TRUST DATED 10/10/2018

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

11200 FM 306
NEW BRAUNFELS, TX 78132

Subdivision: EDENS RANCH
Unit: 2
Lot: 38RB
Block: 0
Acreage: 14.0100

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.



COMAL COUNTY
ENGINEER'S OFFICE

Revised

ON-SITE SEWAGE FACILITY APPLICATION

Efrain Gallegos

185 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2080

Date May 14, 2025

09/08/2025 8:26:49 AM

Permit Number

118729

1. APPLICANT / AGENT INFORMATION

Owner Name DONALD R. BOUNDS & PAMELA A. BOUNDS, TRUSTEES OF THE BOUNDS LIVING TRUST DATED 8-24-2018
Mailing Address 11200 FM 306
City, State, Zip CANYON LAKE TEXAS 78135
Phone # 281-460-8216
Email boundsrx@sbcglobal.net

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 EDEN RANCH Unit 2 Lot 38RB Block
Survey Name / Abstract Number Acreage
Address 11200 FM 306 City CANYON LAKE State TX Zip 78133

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 2

Indicate Sq Ft of Living Area 1000

☐ Non-Single Family Residential

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

Type of Facility

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

Restaurants, Lounges, Theaters - Indicate Number of Seats

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

Travel Trailer/RV Parks - Indicate Number of Spaces

Miscellaneous

Estimated Cost of Construction: \$ 120,000 (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 of Owner

Pamela A Bounds

Date

5/15/25

5/15/25



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

Revised
Efrain Gallegos
09/08/2025 8:27:40 AM

EDEN RANCH, SECTION 2, LOT 38RB

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 PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) FUJI CE 1A 10000 gpm Absorption/Application Area (Sq Ft) 5654

Gallons Per Day (As Per TCEQ Table III) 120

(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 appropriate regional office.)

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

If yes, indicate the city: _____



FIRM #2585

By signing this application, I certify that:

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

Signature of Designer [Signature]

Date MAY 25, 2025

AFFIDAVIT



202006010893 03/19/2020 04:09:31 PM 1/2

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):

2 UNIT/PHASE/SECTION 38K3 BLOCK 38B LOT EDEN RANCH SUBDIVISION

IF NOT IN SUBDIVISION: _____ ACREAGE _____ SURVEY

The property is owned by (insert owner's full name): DONALD R. BOUNDS AND PAMELA A. BOUNDS, TRUSTEES
OF THE BOUNDS LIVING TRUST DATED OCTOBER 24, 2018

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 7 DAY OF January, 2020

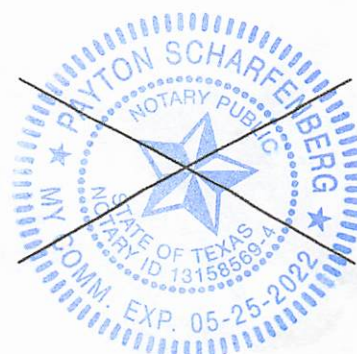
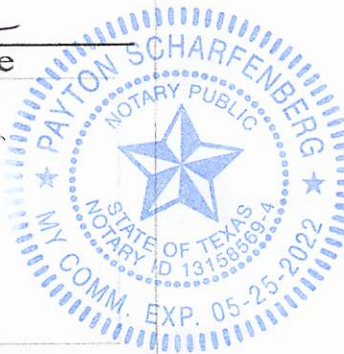
[Signature]
Owner(s) signature(s)

Donald R. Bounds
Owner (s) Printed name (s)

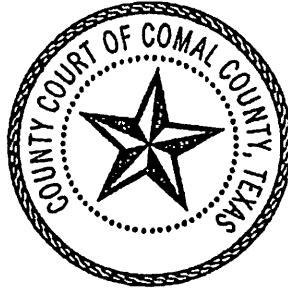
Donald R. Bounds SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 7 DAY OF
January, 2020

THIS AREA FOR COMAL COUNTY CLERK RECORDING PURPOSES ONLY

Payton Scharfenberg
Notary Public Signature



(Notary Seal Here)



This page has been added to comply with the statutory requirement that the clerk shall stamp the recording information at the bottom of the last page.

This page becomes part of the document identified by the file clerk number affixed on preceding pages.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
03/19/2020 04:09:31 PM
TERRI 2 Page(s)
202006010893



Bobbie Koepp

THE COUNTY OF COMAL
STATE OF TEXAS

Revised
Efrain Gallegos

CERTIFICATE OF SINGLE FAMILY DWELLING
09/08/2025 8:27:51 AM

According to Texas Commission of Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of COMAL COUNTY, TEXAS.

I

DONALD R. & PAMELA A.

Before me this day appeared BOUNDS, being the trustees of the referenced property at 11200 FM 306. They further state that the Residence and any additional living space on this property will be occupied only by a single family.

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

2 SECT BLOCK 38RB LOT EDEN RANCH SUBDIVISION

IF NOT IN SUBDIVISION: _____ ACREAGE _____ SURVEY

The property is owned by BOUNDS LIVING TRUST,
DONALD R. BOUNDS AND PAMELA A. BOUNDS TRUSTEES

WITNESS MY HAND ON THIS 3rd OF DAY OF September, 20 25.

[Signature]
OWNER (SIGNATURE)

[Signature]
OWNER (SIGNATURE)

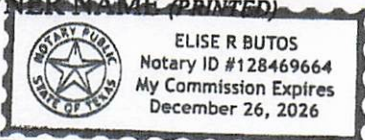
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS _____ DAY OF _____, 20 25 BY

DONALD R. BOUNDS - TRUSTEE

PAMELA A. BOUNDS - TRUSTEE

OWNER NAME (PRINTED)

OWNER NAME (PRINTED)



Notary Public Signature

Elise R. Butos
9/3/25

REVISED

2:12 pm, Jun 27, 2025



By Cody Young LLC

To: THE BOUNDS LIVING TRUST, 8/24/2018 - DONALD R. & PAMELA A. BOUNDS
EDEN RANCH, SECTION 2, LOT 38RB

Site: 11200 FM 306, CANYON LAKE, TX 78133

County: COMAL

Installer: PAUL SWOYER SEPTICS

Agency: COMAL (CCEO)

Mfg./Brand: NU-WATER B-550

Level 1 Contract

This service contract for the On-Site Sewage-facility, (OSSF), located at the site stated above. OSSF is to be inspected and serviced at regular intervals under a licensed provider. Special emergency service is to be provided within 48 hours of notification by the homeowner or the owner's agent. The initial contract is for (2) years from the date of final septic system inspection. Renewals shall be for a period of 2 years at the current rate and remain in effect for the specified dates listed. From LTO until 2 YEARS FROM LTO

Contract price \$700

(LICENSE TO OPERATE)

(LICENSE TO OPERATE)

Service Program Includes:

1. Regular site inspection at 4-month intervals for residential septic system.
2. OSSF maintenance: check aerator components for proper operation, control panel, effluent pump, spray head/drip nozzle. Check Proprietary specific components. Check pumps, check spray heads, check, and clean any Filters, check bull run valves and any other valves. Flush drain field if needed.
3. Visual inspection of control panel, (when accessible).
4. Labor expenses required at the home to maintain, repair, or remove any part of the control center or mechanical aerator to be returned for factory repair.
5. Labor expenses required at the home to service, repair, or install any part of the control panel or aerator returned from factory.
6. All maintenance reports will be emailed to the permitting authority & customer within 14 days of inspection.

Client Responsibilities:

1. Special service calls after the (at the 4-month intervals) stated in item #1.
2. BODs or TSS grab samples, (if needed).
3. Freight costs to and from factory, for component repair.
4. Costs for replacing damaged or missing parts and repairing any equipment not under any specified warranty.
5. Pumping out any or all the OSSF by a licensed waste hauler.
6. The Homeowner is responsible for maintaining the chlorinator and providing proper chlorine supply if required.
7. Securing pets so that maintenance functions can be performed safely for the technician, and the pet. If pets are present in the yard, and the owner is not on site to secure the animals, it is necessary to cancel the maintenance.
8. Securing pets so that maintenance functions can be performed safely for the technician, and the pet. If pets are present in the yard, and the owner is not on site to secure the animals, and it is necessary to cancel the maintenance, there will be a \$75 trip charge.
9. Insuring access to the property, always to the maintenance provider. (Gates, chains with locks, codes, etc.)

Miscellaneous Provisions

1. This contract can be terminated by either party in writing, within 30 days' notice. Contracts that are terminated will include notification in writing to the Authority having Jurisdiction, the Manufacturer of the system, and the other party.

Homeowner Signature: _____

Date: 5/15/25

Phone: 281-460-8216 Email: bound5rx@sbglobal.net


Maintenance Provider: Cody T. Young, License #MP0002650

Septic Pumping & Maintenance by Cody Young

911 RR3404

Kingsland, TX 78639

(325)248-8740

ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: December 18, 2019

Site Location: EDEN RANCH, SECTION 2, LOT 38RB

Proposed Excavation Depth: N/A

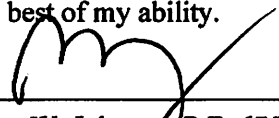
Requirements:

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

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

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

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



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

12/18/19

Date

Revised

Efrain Gallegos

09/08/2025 8:28:03 AM

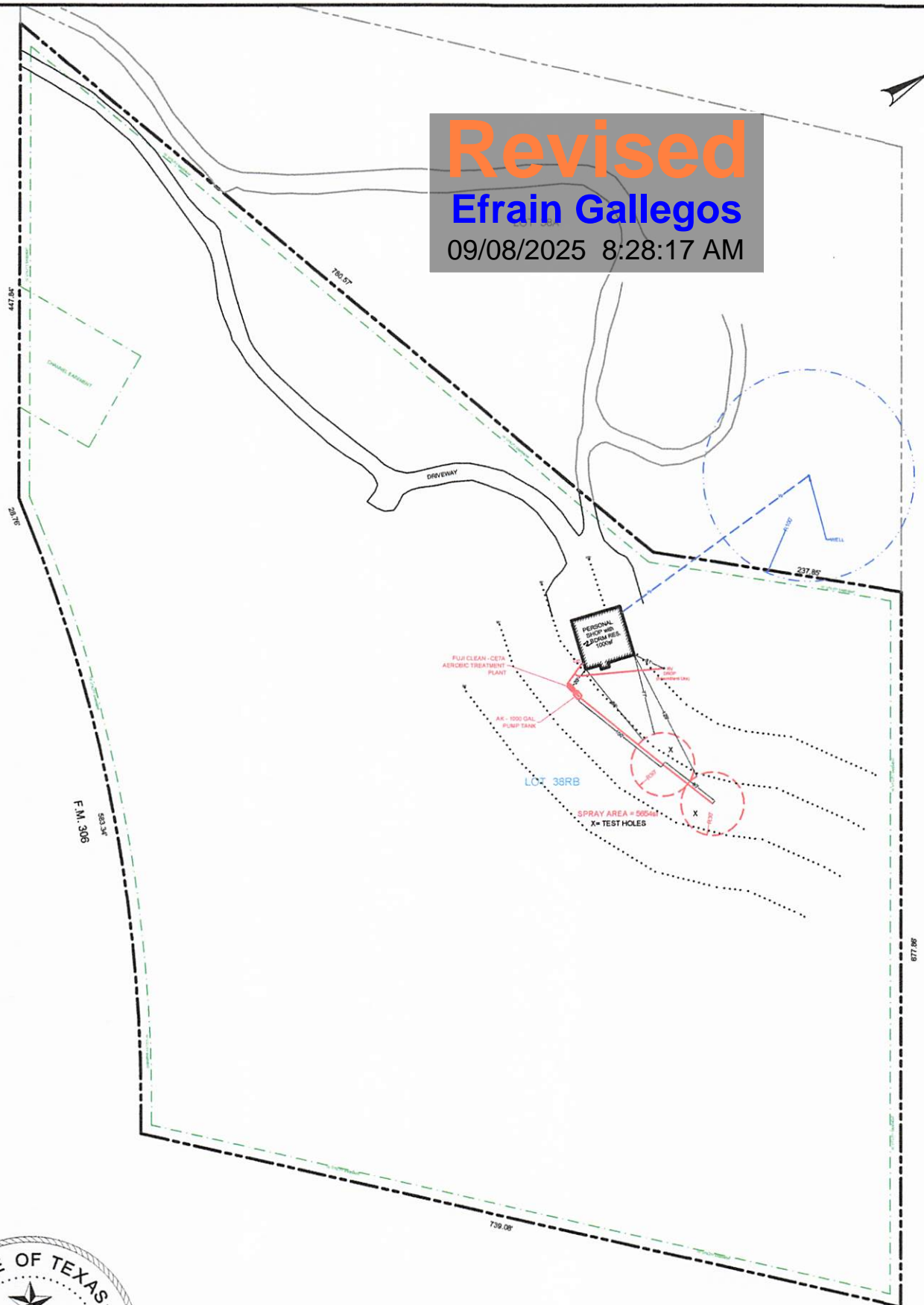
A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "REGISTERED PROFESSIONAL ENGINEER" at the bottom, separated by stars. In the center, there is a five-pointed star above the name "GREG W. JOHNSON" and the license number "67587".

FIRM #2585

Revised

Efrain Gallegos

09/08/2025 8:28:17 AM

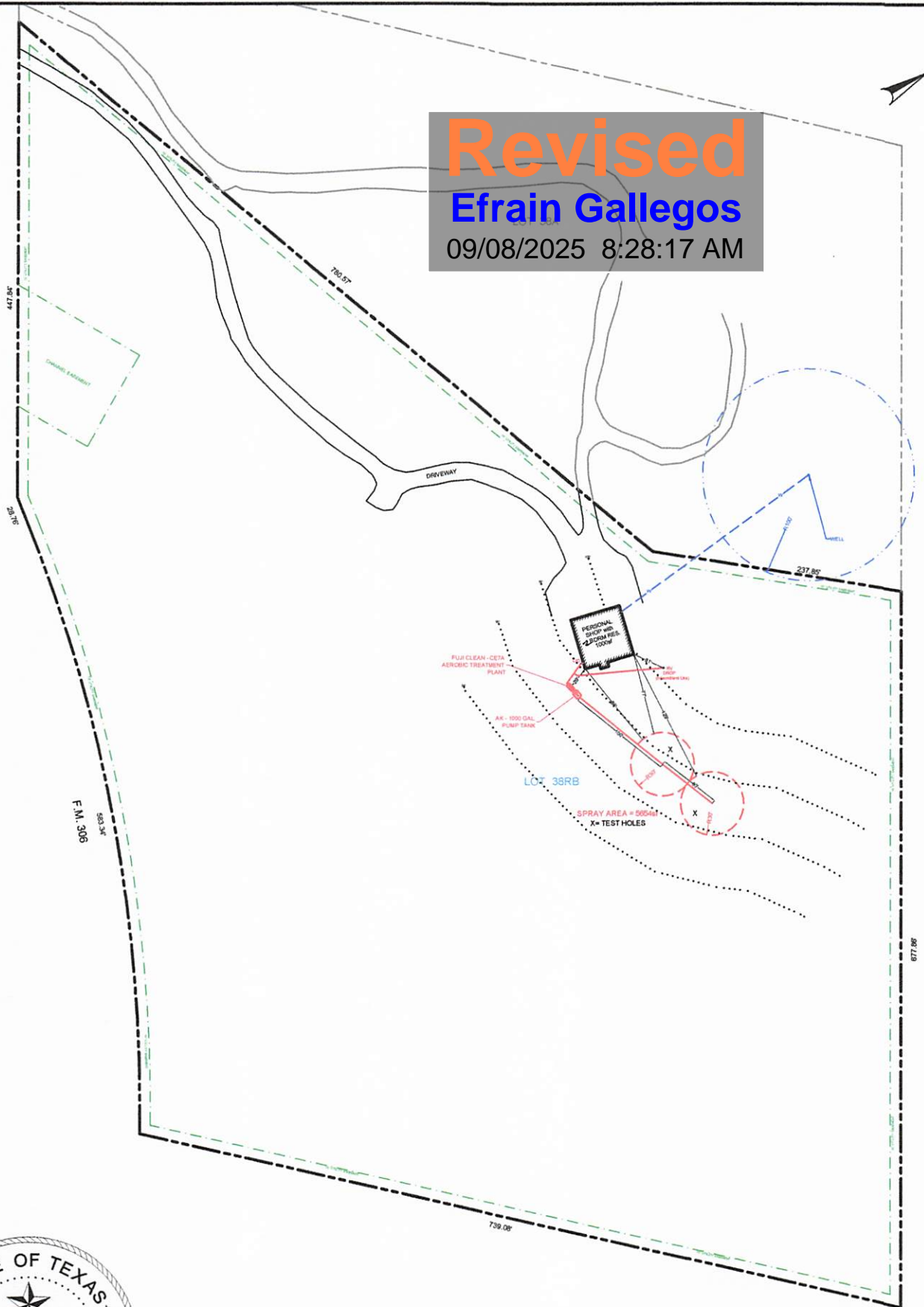


OWNER: DONALD R. & PAMELA A. BOUNDS-TRUSTEES of the BOUNDS LIVING TRUST					DRAWN BY: EJS III		
STREET ADDRESS: 11200 F.M. 306							
LEGAL DESC: EDEN RANCH				UNIT/SECTION/PHASE: 2		BLOCK:	LOT: 38RB
PREPARED BY: GREG W. JOHNSON, P.E. F#002585			SCALE: N.T.S.		DATE: 12/19/2019		3rd REVISION: 8/28/2025

Revised

Efrain Gallegos

09/08/2025 8:28:17 AM



OWNER: DONALD R. & PAMELA A. BOUNDS-TRUSTEES of the BOUNDS LIVING TRUST					DRAWN BY: EJS III		
STREET ADDRESS: 11200 F.M. 306							
LEGAL DESC: EDEN RANCH				UNIT/SECTION/PHASE: 2		BLOCK:	LOT: 38RB
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: N.T.S.		DATE: 12/19/2019		3rd REVISION: 8/28/2025	

Environmental Series Pumps

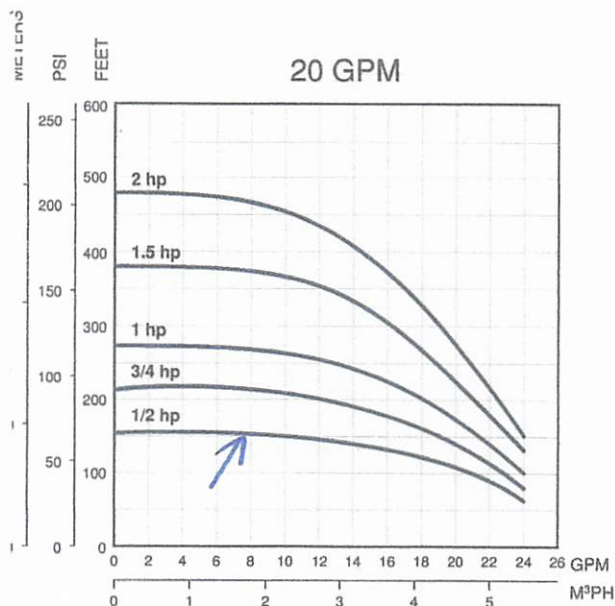
Thermoplastic Performance

LOW ANGLE NOZZLE PERFORMANCE CHART

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

KRAIN
Pro-Plus

✱



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



From: [Ritzen,Brenda](#)
To: boundsrx@sbcglobal.net; gregjohnsonpe@yahoo.com
Subject: Permit 118729
Date: Thursday, June 26, 2025 4:13:00 PM
Attachments: [image001.png](#)

**Re: Donald R. Bounds & Pamela A. Bounds,
Trustees of the Bounds Living Trust Dated October 24, 2018
Eden Ranch Section 2 Lot 38
Application for Permit for Authorization to Construct an On-Site
Sewage Facility (OSSF)**

Owner / Agent :

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

- 1 ✓ **The designer signature is needed on the 2nd page of the permit application.**
- 2 ✓ **The 2 year initial maintenance contract must indicate that the start date of the contract shall be the date the License to Operate is issued, not "LTO".**
3. **Revise as needed and resubmit.**

Thank you,



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



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

VOID

Planning Materials & Site Evaluation as Required Complete by W. JOHNSON, P.E.

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) MAXX AIR M600 Absorption/Application Area (Sq Ft) 5654

Gallons Per Day (As Per TCEQ Table III) 180

(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 appropriate regional office.)

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

If yes, indicate the city: _____



FIRM #2585

By signing this application, I certify that:

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

Signature of Designer _____

Date MAY 25, 2025



By Cody Young LLC

To: THE BOUNDS LIVING TRUST, 8/24/2018 - DONALD R. & PAMELA A. BOUNDS
EDEN RANCH, SECTION 2, LOT 38RB

Site: 11200 FM 306, CANYON LAKE, TX 78133

County: COMAL

Installer: PAUL SWOYER SEPTICS

Agency: COMAL (CCEO)

Mfg./Brand: NU-WATER B-550

Level 1 Contract

This service contract for the On-Site Sewage-facility, (OSSF), located at the site stated above. OSSF is to be inspected and serviced at regular intervals under a licensed provider. Special emergency service is to be provided within 48 hours of notification by the homeowner or the owner's agent. The initial contract is for (2) years from the date of final septic system inspection. Renewals shall be for a period of 2 years at the current rate and remain in effect for the specified dates listed. From LTO until 2 YEARS FROM LTO

Contract price \$700

Service Program Includes:

1. Regular site inspection at 4-month intervals for residential septic system.
2. OSSF maintenance: check aerator components for proper operation, control panel, effluent pump, spray head/drip nozzle. Check Proprietary specific components. Check pumps, check spray heads, check, and clean any Filters, check VOID any other valves. Flush drain field if needed.
3. Visual inspection of control panel, VOID
4. Labor expenses required at the home to maintain, repair, or remove any part of the control center or mechanical aerator to be returned for factory repair.
5. Labor expenses required at the home to service, repair, or install any part of the control panel or aerator returned from factory.
6. All maintenance reports will be emailed to the permitting authority & customer within 14 days of inspection.

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.

CORRECTION DEED

THE STATE OF TEXAS

§

§

Know All Men By These Presents:

COUNTY OF COMAL

§

Date of Correction Deed: January 9, 2019

**Grantor: DONALD R. BOUNDS AND PAMELA A. BOUNDS, TRUSTEES OF THE
BOUNDS LIVING TRUST DATED OCTOBER 24, 2018**

Grantor's Mailing Address: 13113 Luna Montana Way N., Austin, Travis County, Texas 78732

**Grantee: DONALD R. BOUNDS AND PAMELA A. BOUNDS, TRUSTEES OF THE
BOUNDS LIVING TRUST DATED OCTOBER 24, 2018**

Grantee's Mailing Address: 13113 Luna Montana Way N., Austin, Travis County, Texas 78732

Deed that is Being Corrected

Grantor: DONALD R. BOUNDS AND SPOUSE, PAMELA A. BOUNDS

**Grantee: DONALD R. BOUNDS AND PAMELA A. BOUNDS, TRUSTEES OF THE
BOUNDS LIVING TRUST DATED OCTOBER 24, 2018**

Date the Deed was signed: October 24, 2018

Date the Deed was filed: October 25, 2018

Filing Information: Instrument Number: 201806041725

Conveyance: Grantor has granted, sold, and conveyed unto Grantee the following identified and described property:

**LOT 38, EDEN RANCH, SECTION 2, COMAL COUNTY, TEXAS, ACCORDING
TO PLAT THEREOF RECORDED IN VOLUME 9, PAGES 120-124, MAP AND
PLAT RECORDS OF COMAL COUNTY, TEXAS, more commonly known as
11200 FM 306, New Braunfels, Comal County, Texas 78132 (the "Property").**

Correction: This Deed is made as a correction deed in substitution of the above referenced Deed and corrects the above referenced Deed as follows:

CORRECTED TO REPLACE THE CONVEYANCE DESCRIPTION WITH THE FOLLOWING:

LOT 38, EDEN RANCH, SECTION 2, COMAL COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9, PAGES 120-124, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, SAVE AND EXCEPT FOR 5.849 ACRE TRACT PARCELED TO OSCAR J. DECKER AND SPOUSE, YOLANDA R. DECKER UNDER INSTRUMENT 201406024478, more commonly known as 11200 FM 306, New Braunfels, Comal County, Texas 78132 (the "Property").

Grantor, for the consideration and subject to the terms of the corrected Deed and the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The Grantor hereby reserves the right afforded to him under the homestead exemption laws pursuant to the applicable Chapter(s) and Sections(s) of the Texas Property Code and Texas Tax Code.

This conveyance is subject to the following:

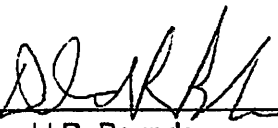
1. All and singular any validly existing ad valorem taxes for the current year, rollback taxes due to this conveyance or grantee's use of the subject property, maintenance fund liens, zoning ordinances, utility district assessments and standby fees, if any, any and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, recorded easements, mineral reservations and leases, restrictions, covenants, conditions, rights of way easements, if any, affecting the herein described property but only to the extent the same are valid and subsisting;
2. Any valid lien or deed of trust, security agreement or financing statement executed by Grantor against the above-described property;
3. Any obligations or restrictions imposed on the Property by any governmental authority; and
4. Any unpaid taxes for the year this deed is signed, and any assessments for the year this deed is signed or any prior year imposed after the date of this conveyance.

POOR QUALITY

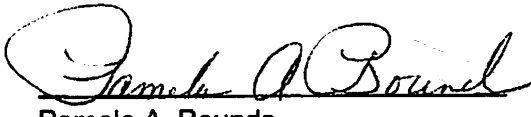
Page 3, Correction Deed transferring 11200 FM 306, New Braunfels, Comal County, Texas 78132

Other than the stated correction, this Deed is intended to restate in all respects the corrected Deed, and the effective date of this Correction Deed relates back to the effective date of the corrected Deed.

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

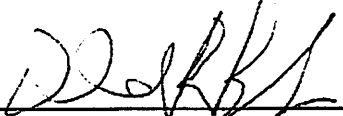


Donald R. Bounds
Grantor




Pamela A. Bounds
Grantor

Acknowledged and accepted by the Grantee on the 9th day of January, 2019.



Donald R. Bounds, Trustee of the
Bounds Living Trust, Grantee



Pamela A. Bounds, Trustee of the
Bounds Living Trust, Grantee

ACKNOWLEDGMENT

STATE OF TEXAS

)

) SS:

COUNTY OF TRAVIS

)

This instrument was acknowledged before me on the 9th day of January, 2019, by DONALD R. BOUNDS and PAMELA A. BOUNDS, as Grantors, and Donald R. Bounds, Trustee of the Bounds Living Trust, and Pamela A. Bounds, Trustee of the Bounds Living Trust, as Grantees.




Notary Public, State of Texas

My Commission expires: December 19, 2021

AFTER RECORDING RETURN TO: Nickerson Law Group, 3801 N. Capital of Texas Highway
Ste J-220, Austin, Texas 78746.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
01/09/2019 03:05:02 PM
LAURA 4 Pages(s)
201906001030



Bobbie Koepp

3/TC



201406024478 07/15/2014 09:09:06 AM 1/3

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.

GF# 4014010115

Date: JULY 9, 2014

Grantor: DONALD R. BOUNDS AND SPOUSE, PAMELA A. BOUNDS

Grantor's Mailing Address: 13113 LUNA MONTANA WAY N., AUSTIN, TEXAS 78732

Grantee: OSCAR J. DECKER AND SPOUSE, YOLANDA R. DECKER

Grantee's Mailing Address: 11200 FM 306, CANYON LAKE, TEXAS 78133

Consideration: TEN AND NO/100—(\$10.00)—DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed;

Property (including any improvements):

BEING THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN COMAL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

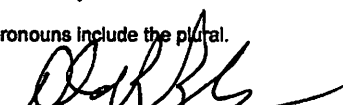

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

Grantor, for the consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

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

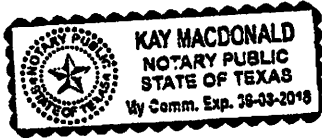

DONALD R. BOUNDS

PAMELA A. BOUNDS

ATC-NEW BRAUNFELS
4014010115 KM

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Comal

This instrument was acknowledged before me on the 10th day of July, 2014, by
DONALD R. BOUNDS AND SPOUSE, PAMELA A. BOUNDS.



Kay Macdonald
Notary Public, State of Texas
Notary's Name (printed):
Notary's commission expires:

NOTICE: This document affects your legal rights. Read it carefully before signing.

AFTER RECORDING RETURN TO:
OSCAR J. DECKER AND SPOUSE, YOLANDA R.
DECKER
11200 FM 306
CANYON LAKE, TEXAS 78133

PREPARED IN THE LAW OFFICE OF:
BEADLES, NEWMAN & LAWLER
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
3500 HULEN STREET, SUITE 200
FORT WORTH, TEXAS 76107-8812

After Recording Return to:
Aiamo Title Company
494 South Seguin St., Ste 100
New Braunfels, TX 78130

METES AND BOUNDS

Being 5.849 acres of land, more or less, out of and a part of Lot 38, Eden Ranch, Section 2, Comal County, Texas, according to Map or Plat thereof recorded in Volume 9, Pages 120-124, of the Map and Plat Records of Comal County, Texas, said 5.849 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the upper West corner of this 5.849 acres, same being the West corner of said Lot 38 and in the northeast Right-of-Way line of F.M. 306 (Highway 306 per plat), same being the South corner of Lot 37 and the **POINT OF BEGINNING**;

THENCE along the line common to this 5.849 acres and said Lot 37, North 42 degrees 43 minutes 54 seconds East (called North 42 degrees 44 minutes 30 seconds East), a distance of 857.24 feet (called 858.78 feet) to a 1/2 inch iron rod found for the North corner of this 5.849 acres, same being the West corner of the Victoria Ann Lee 6.00 acres (Document No. 200703000349) and the North corner of said Lot 38;

THENCE along the line common to this 5.849 acres and said Lee 6.00 acres, South 60 degrees 09 minutes 20 seconds East (bearing basis), a distance of 420.00 feet to a point for the East corner of this 5.849 acres;


THENCE departing the northeast line of and severing said Lot 38 the following courses and distances:

South 38 degrees 43 minutes 43 seconds West, a distance of 237.83 feet to a point for an angle corner;

South 69 degrees 31 minutes 53 seconds West, a distance of 780.57 feet to a point for the lower West corner of this 5.849 acres, same being in the southwest line of said Lot 38 and in the northeast Right-of-Way line of said F.M. 306;

THENCE along the northeast Right-of-Way line of said F.M. 306, North 60 degrees 09 minutes 14 seconds West (called South 60 degrees 09 minutes 20 seconds West), a distance of 76.00 feet to the **POINT OF BEGINNING**, and containing 5.849 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. All iron rods set are 1/2 inch rebar. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.


Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
February 27, 2013



Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
07/15/2014 09:09:06 AM
TERRI 3 Page(s)
201408024478







202006020299 06/02/2020 09:33:59 AM 1/4

VACATE AND REPLAT
(PLVR)

**NAME OF
SUBDIVISION:**

**LOT 38,
EDEN RANCH S2
INTO
LOTS 38RA & 38RB,
EDEN RANCH S2**

(Reference: Vol. 9 Pg. 120 or 332795)

PLAT MAP IMAGE(S) LOCATED IN PLAT MAP RECORDS

PREPARED IN THE OFFICE OF THE COMAL COUNTY CLERK

BY:

Deputy Clerk

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
06/02/2020 09:33:59 AM
CAITLIN 4 Page(s)
202006020299



Bobbie Koepp

SSSF SOIL EVALUATION REPORT INFORMATION

Date: December 19, 2019

Applicant Information:

Name: DONALD R. & PAMELA A. BOUNDS TRUST the BOUNDS LIVING TRUST
Address: c/o 5477 F.M. 111
City: SPRING BRANCH State: TEXAS
Zip Code: 78070 Phone: (281) 460-8216

VOID

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 ~~3840~~ Unit 2 Blk Subd. EDEN RANCH
Street Address: 11200 F.M. 306
City: NEW BRAUNFELS Zip Code: 78132
Additional Info.:

Installer Information:

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

Topography: Slope within proposed disposal area: 4 %

Presence of 100 yr. Flood Zone: YES NO X
Existing or proposed water well in nearby area. YES X NO X >100' (EXISTING)
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 = _____ GPD

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

Number of Bedrooms the septic system is sized for: 1 Total sq. ft. living area 1000

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

Q = (1 +1)*75-(20%)= 180

Trash Tank Size 353 Gal.

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

Req'd Application Area = Q/Ri = 180 / 0.064 = 2813 sq. ft.

Application Area Utilized = 5654 sq. ft.

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

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

Pump Tank Size = 768 Gal. 14.5 Gal/inch.

Reserve Requirement = 60 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

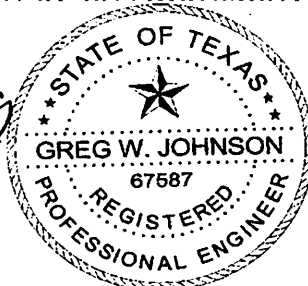
1" Sch-40 PVC discharge manifold

APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

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

12/19/19
DATE



FIRM #2585



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

REVISED

2:12 pm, Jun 27, 2025

Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.

System Description _____

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

Tank Size(s) (Gallons) _____ Absorption/Application Area (Sq Ft) 5654Gallons Per Day (As Per TCEQ Table III) 180

(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 ☐ NoIf there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? ☐ Yes ☒ No

(If yes, the R.S. or P. E. shall certify that the OSSF design will comply with all provisions of the proposed WPAP. A Permit to Construct will not be issued for the proposed OSSF until the proposed WPAP has been approved by the appropriate regional office.)

Is the property located over the Edwards Contributing Zone? ☒ Yes ☐ NoIs there an existing TCEQ approval CZP for the property? ☐ Yes ☒ No

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

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

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

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

If yes, indicate the city: _____

**FIRM #2585**

By signing this application, I certify that:

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

Signature of Designer

Date

MAY 25, 2025



COMAL COUNTY
ENGINEER'S OFFICE

VOID

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2080

Date May 14, 2025

Permit Number 118729

1. APPLICANT / AGENT INFORMATION

Owner Name DONALD R. BOUNDS & PAMELA A. BOUNDS, TRUSTEES OF THE BOUNDS LIVING TRUST DATED 8-24-2018
Mailing Address 11200 FM 306
City, State, Zip CANYON LAKE TEXAS 78133
Phone # 281-460-8216
Email boundsrx@sbcglobal.net

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 EDEN RANCH Unit 2 Lot 38RB Block _____
Survey Name / Abstract Number _____ Acreage _____
Address 11200 FM 306 City CANYON LAKE State TX Zip 78133

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 2

Indicate Sq Ft of Living Area 1000

☐ Non-Single Family Residential

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

Type of Facility _____

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

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 120,000 (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 of Owner

Pamela A Bounds

Date

5/15/25

5/15/25

VOID

PERSONAL
SHOP with
1 BDRM RES.
1000sf

SHED

MAXX AIR M-600
AEROBIC
TREATMENT
PLANT

LOT 38RB

SPRAY AREA = 5654sf
X = TEST HOLES



OWNER: DONALD R. & PAMELA A. BOUNDS-TRUSTEES of the BOUNDS LIVING TRUST					DRAWN BY: EJS III		
STREET ADDRESS: 11200 F.M. 306							
LEGAL DESC: EDEN RANCH				UNIT/SECTION/PHASE: 2		BLOCK:	LOT: 38RB
PREPARED BY: GREG W. JOHNSON, P.E. F#002585			SCALE: 1"=50'		DATE: 12/19/2019		REVISED: 5/22/2025

VOID



447.86'

CHANGING EASEMENT

29.36'

F.M. 306
583.34'

DRIVEWAY

PERSONAL SHOP with
1 BDRM RES.
1000W

10'x12'

MAKE AIR WASH
AEROBIC
TREATMENT
PLANT

LOT 38RB

SPRAY AREA = 550445
X = TEST HOLES

227.86'

677.86'

739.06'

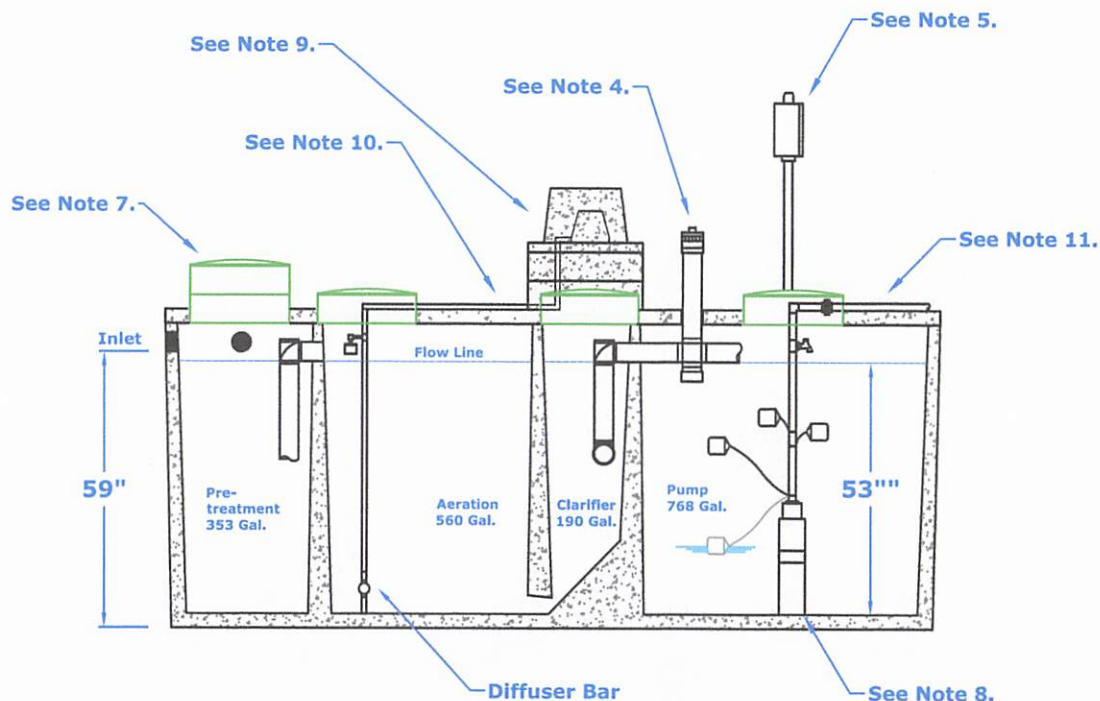


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LEGAL DESC: EDEN RANCH	UNIT/SECTION/PHASE: 2	BLOCK:	LOT: 38RB
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 12/19/2019	REVISED: 5/22/2025

VOID

GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Weight = 14,900 lbs.
3. Treatment capacity is 600 GPD. BOD Loading = 1.62 lbs. per day.
4. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
5. Control Center w/ Timer for night spray application. .
7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.



DIMENSIONS:

Outside Height: 67"
Outside Width: 63"
Outside Length: 164"

MINIMUM EXCAVATION DIMENSIONS:

Width: 76"
Length: 176"



Maxx Air M-600 (600 GPD) Aerobic Treatment Plant (Assembled)

Dec, 2013
By: A.S.

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3

Advantage
Wastewater Solutions llc

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

VOID

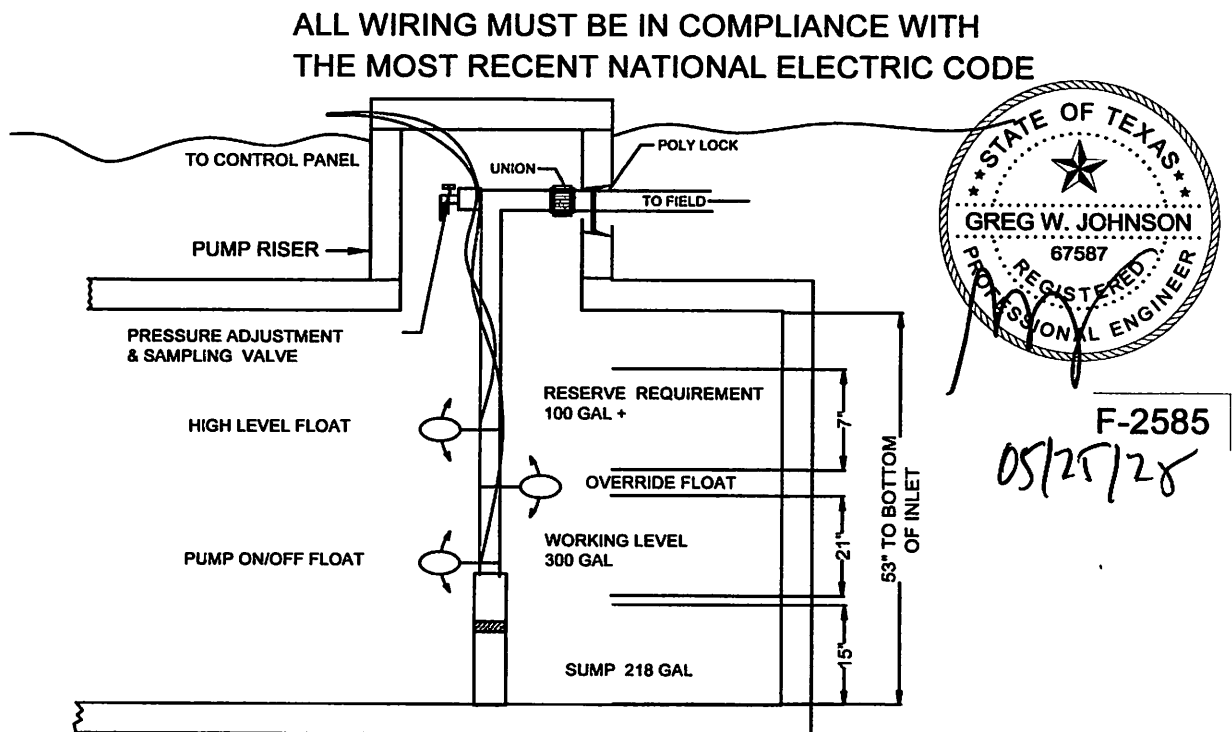
TANK NOTES:

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

Tightlines to the tank shall be SCH-40 PVC.

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

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



**TYPICAL PUMP TANK CONFIGURATION
MAXX AIR M600 768 GAL PUMP TANK**



COMAL COUNTY

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

		118729
Date Received	Initials	Permit Number

Instructions:

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

OSSF Permit

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

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

Signature of Applicant

06/09/2025

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refused)