

**From:** [Ritzen,Brenda](#)  
**To:** [janetus@gvtc.com](mailto:janetus@gvtc.com); [Nicole Barnes](#)  
**Subject:** Permit 118743  
**Date:** Wednesday, July 2, 2025 3:02:00 PM  
**Attachments:** [image001.png](#)

---

**Re: George & Janet Robertson**  
**1.819 acres, 600 Simon Crest**  
**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. A preliminary inspection was completed today which found there is surface rock present in the proposed spray area located within the US Army Corps of Engineers Flowage Easement/948 line. No disturbance within this area is allowed without Corps approval. Spray area within the flowage easement must be relocated or Corps approval submitted.**

**Thank you,**



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

## **Preliminary Field Check For Drip Systems**



COMAL COUNTY  
ENGINEERS OFFICE

# ON-SITE SEWAGE FACILITY APPLICATION

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

Date \_\_\_\_\_

Permit Number 118743

## 1. APPLICANT / AGENT INFORMATION

Owner Name George and Janet Robertson  
Mailing Address 600 Simon Crest  
City, State, Zip Canyon Lake, TX 78133  
Phone # (713) 927 4295  
Email Janet145@gvte.com

Agent Name David Winters Septics LLC.  
Agent Address P.O Box 195  
City, State, Zip Spring Branch, TX 78070  
Phone # 830-935-2477  
Email Wintersseptics@gvte.com

## 2. LOCATION

Subdivision Name \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
Survey Name / Abstract Number JOEL W ROBINSON SURV #25 A-502 Acreage 0.711 1.81  
Address 600 Simon Crest 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 3

Indicate Sq Ft of Living Area 2100

☐ Non-Single Family Residential

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

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

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

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

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

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

Miscellaneous \_\_\_\_\_

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

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

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

Source of Water ☒ Public ☒ Private Well ☐ Rainwater

## 4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Signature of Owner

Owner(s) signature(s)

Date

5/15/2025



## ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By \_\_\_\_\_

System Description \_\_\_\_\_

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

Tank Size(s) (Gallons) \_\_\_\_\_ Absorption/Application Area (Sq Ft) \_\_\_\_\_

Gallons Per Day (As Per TCEQ Table III) \_\_\_\_\_

(Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.)

Is the property located over the Edwards Recharge Zone? ☐ Yes ☐ No

(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))

Is there an existing TCEQ approved WPAP for the property? ☐ Yes ☐ No

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

Is there at least one acre per single family dwelling as per 285.40(c)(1)? ☐ Yes ☐ No

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

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

Is the property located over the Edwards Contributing Zone? ☐ Yes ☐ No

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

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

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

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

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

If yes, indicate the city: \_\_\_\_\_



*Garrett R. Winters* R.S.

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.

*Garrett R. Winters*  
Signature of Designer

\_\_\_\_\_  
Date



**COUNTY OF COMAL  
STATE OF TEXAS**

**AFFIDAVIT TO THE PUBLIC**

**CERTIFICATION OF OSSF REQUIRING MAINTENANCE**

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

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

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

TRACT 1 & 2 JW ROBINSON SURVEY, A-562 (TRACT 10A DT), 1.819  
of Comal County, Texas ACES

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

George L Robertson and Janet E. Robertson

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

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

WITNESS BY HAND(S) ON THIS 15 DAY OF May 2025

Janet Robertson  
Owner(s) signature(s)

(PRINTED NAME) TITLE

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 15 DAY OF May 2025

Notary Public, State of Texas

Notary's Printed Name: Tiffany J. Hodge

My Commission Expires: 03/24/2029



**Filed and Recorded**  
**Official Public Records**  
**Bobbie Koepp, County Clerk**  
**Comal County, Texas**  
**06/09/2025 04:16:25 PM**  
**MARY 2 Pages(s)**  
**202506017534**



*Bobbie Koepp*

DAVID WINTERS SEPTICS, LLC  
PO BOX 195  
SPRING BRANCH, TX 78070  
830-935-2477 OFFICE  
830-935-2477 FAX  
wintersseptics@gvtc.com

Routine Maintenance and Inspection Agreement

This Work-for-Hire Agreement (hereafter referred to as this "Agreement") is entered into, by, and between General and Joint Liability (hereafter referred to as "Client") and David Winters Septic's, LLC, Inc. (hereafter referred to as "Contractor") located at 1110 Dimin Creek Date beginning on Issue Date of and contract ending 2 years from Issue Date of License to Operate License to Operate  
By this agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein.

This agreement will provide for all required inspections, testing, and service for your Aerobic Treatment System.  
The policy will include the following:

1. Three (3) inspections per year/service calls (at least one every four months), for a total of six (6) over the two-year period, including inspection, adjustment, and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting control panel, air pumps, air filters, diffuser operation, and replacing or repairing any component not found to be functioning correctly. Any alarm situations affecting the proper function of the Aerobic process will be addressed within a 48-hour time frame. This contract does not include labor on warranty and non-warranty parts.
2. An effluent quality inspection consisting of a visual check of color, turbidity, scum overflow and examination for odors. A test for chlorine residual and pH will be taken and reported as necessary.
3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified on your inspection report.
4. The Client is responsible for the chlorine tablets and/or liquid chlorine; they must be filled before or during the service visit.
5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, and County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will not be covered by this policy.

At the conclusion of the initial service policy, our company will make available, for purchase on an annual basis, a continuing service policy cover NORMAL inspection, maintenance and repair.

The Homeowners Manual must be strictly followed or warranties are subject invalidation. Pumping of sludge build up is not covered by this policy and will result in additional charges.

This agreement does not cover any labor or parts for items which must be replaced due to acts of God, i.e., lightning strikes, high winds, flooding, freezing.

This agreement DOES NOT COVER materials or parts which must be replaced due to misuse or abuse of the system. These include but are not limited to: Sewage flows exceeding the recommended daily hydraulic design capabilities. Disposal of Non-Biodegradable materials, such as chemicals, grease or oil, sanitary napkins, tampons, baby wipes, disposable diapers, Clogs in the line between the house and the tank.

This agreement DOES NOT COVER LABOR OR PARTS for out- of- warranty items.

Service calls made outside of the regular maintenance schedule are subject to a **\$75.00 SERVICE CALL FEE** due at the time of service.

#### ACCESS BY CONTRACTOR

The contractor or anyone authorized by the contractor may enter the property at reasonable times without prior notice for the purpose of service described above.

First 2 years

included with new

#### PAYMENT AGREEMENT

The client will pay compensation to the contractor for the services in the amount of install. This compensation shall be payable in one lump sum payment upon acceptance of this agreement. Payments not received within 30 days of the above described due date will be subject to a \$25.00 late penalty.

#### TERMINATION OF THIS AGREEMENT

Either party may terminate this agreement within 10 days of written notice in the event of substantial failure to perform in accordance with its terms by other party without fault of the terminating party. If this agreement is terminated, the contractor will immediately notify the appropriate health authority.

#### LIMIT OF LIABILITY

The Contractor will not be liable for indirect, consequential, incidental or punitive damages, whether in contract or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the services described in this agreement.

Permit # \_\_\_\_\_

The effective date of this initial maintenance agreement shall be the date the license to operate is issued.

Client

George and Janet Robertson  
Name

600 Simon Crest  
Address

Canyon Lake, TX 78133  
City/State/Zip Code

713-927-6295  
Phone

Janetles@gvta.com  
Email address

[Signature]

Signature of Client

Contractor

David Winters Septics LLC.

1550 Oak Meadows

Canyon Lake, Texas 78133

Office- 830-935-2477 Email-Wintersseptics@gvta.com

By: David Winters

Signature of Contractor

Maintenance Provider #-MP0001686

# OSSF Soil & Site Evaluation

Page 1 (Soil & Site Evaluation)

Date Performed: \_\_\_\_/\_\_\_\_/\_\_\_\_

Property Owner: \_\_\_\_\_

Site Location: \_\_\_\_\_ Proposed Excavation Depth: \_\_\_\_\_

## REQUIREMENTS:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil borings 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 disposal field excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

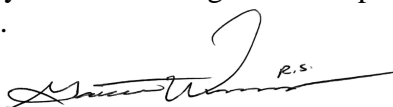
Soil Boring Number:					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 FT.					
2 FT.					
3 FT.					
4 FT.					
5 FT.					

Soil Boring Number:					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 FT.					
2 FT.					
3 FT.					
4 FT.					
5 FT.					

## FEATURES OF SITE AREA

Presence of 100 year flood zone ☐ Yes ☐ No  
Presence of upper water shed ☐ Yes ☐ No  
Presence of adjacent ponds, streams, water impoundments ☐ Yes ☐ No  
Existing or proposed water well in nearby area (within 150 feet) ☐ Yes ☐ No  
Ground Slope \_\_\_\_\_ %

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

  
(Signature of person performing evaluation)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Registration Number and Type

GW Designs  
Garrett R. Winters

Comal County Engineer's Office  
195 David Jonas Drive  
New Braunfels, TX 78132

**RE- Septic Design**

Brandon/Brenda

The unique circumstances of this property make it difficult to comply with the 20ft spray setback requirement. I hereby request a variance for the placement of the spray disposal area 10 feet from the property lines, as well as a battery backup timer to be installed to ensure sprayers only spray during the predawn hours. Installing this timer will provide equivalent protection with TCEQ CHAPTER 285 rules Table X. In my professional opinion this variance will not pose a threat to the environment or public health.

Please feel free to contact me with any questions or concerns.

Sincerely,

Garrett R. Winters R.S





# GW Septic Designs



## *On-Site Sewage Facility Application and Design*

*Prepared By:*

***Garrett R. Winters***

***Registered Professional Sanitarian***

***R.S# 5213***



### **Contact Information**

***Phone: (210) 854-2673***

***Email: [Gwintersseptics@gmail.com](mailto:Gwintersseptics@gmail.com)***

## **Owner/Site Location**

Owner/Builder: ROBERTSON GEORGE L & JANET E

Address: 600 SIMON CREST CANYON LAKE, TX 78133

Subdivision: SIMON TRACTS (A-502 SUR- 25 J W ROBINSON), TRACT 10A PT, ACRES 1.819

DATE: 6/4/2025

## **LOT DESCRIPTION**

The proposed method of wastewater treatment is aerobic treatment with spray irrigation. The sizing of the OSSF was determined as specified in the Texas Commission on Environmental Quality (TCEQ) CHAPTER 285.33 (C)(2). Water saving devices are assumed for the septic system design. This site is not within the 100-Year flood plain (see site plan). Water to the property will be serviced by Public Water Supply.

***This design was performed in conformance with Chapter 285 of the Texas Commission on Environmental Quality. I have performed a thorough site visit of the proposed lot as a Professional Registered Sanitarian and Site Evaluator in accordance with Chapter 285, Subchapter D, regarding Recharge Features, of the Texas Commission on Environmental Quality.***

## **System Summary**

- 600gpd Aerobic treatment unit
- Manual 24HR control timer
- 20gpm submersible effluent pump
- SCH40 PVC Sewer pipe
- 1" purple PVC SCH40 supply line
- Liquid Chlorinator (EZ Tank)
- 2 K-Rain Gear Driven Pop-up Sprinklers not to exceed 40PSI.
- Sprinklers: \*See Site Plan Page\*
- Visual and audio alarms monitoring high water and aerator failure placed in a noticeable location.

## **Wastewater Design Flow**

Structure: 2100SF Single Family Residence

Bedrooms: 3

Wastewater Usage Rate: 240GPD

Application Rate: 0.064

Application Area Required: 3750sf

Actual Application Area: 3927sf

## **System Components**

Pretreatment Tank: 500gal

Pump Tank: 800gal

Aeration Tank: 600gpd

Pump: C1 Series Mid suction Or equivalent

Pump tank reserve minimum: 80gal



### **Potable Water Lines**

Potable water lines must be at a minimum distance of 10 feet from OSSF components. If a water line is within 10 feet, it must be sleeved with 2" SCH40 PVC Pipe in order to provide equivalent protection of a 10' separation in compliance with TAC chapter 290, Subchapter D, Rules for Public Drinking Water Systems.

### **Landscaping**

The native vegetation in the distribution area should consist of low-level shrubs, plains grass, bluestem, or Bermuda. The entire application area must maintain a ground cover after construction. Exposed rock will be covered when in the application area with fine soil such as sandy loam.

If the slope in the drain field area is greater than 15% or is complex, the area is unsuitable for the disposal method, suitable fill shall be brought into the field area to meet this requirement. Surface application systems may apply treated and disinfected effluent upon areas with existing vegetation. If any ground within the proposed surface application area does not have vegetation, that bare area shall be seeded or covered with sod before system start-up. The vegetation shall be capable of growth before the system start-up.

### **Installation**

A 3" or 4" solid-wall SCH40 or SDR 26 PVC pipe with a minimum downward slope of 1/8 inch per foot will be installed between the tank and house. A 2-way cleanout must be included in the line between the house and tank. All piping from house-to-tank and tank-to-drain field must be bedded with class Ib, II, or III soils containing less than 30% gravel. The bottom of the excavation for the tank shall be level and free of large rocks/debris, the tanks shall then be bedded with a 4" layer of sand, sandy loam, 3/4 dust or pea gravel. All openings in the tank are to be sealed to prevent the escape of wastewater. For all OSSF's permitted on OR after September 1, 2023, inspection and cleanout ports shall 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. 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. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions. Acceptable protective measures include: a padlock and a cover that can be removed with tools.

### **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 gray code 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.



### **Maintenance Requirements**

The homeowner is primarily responsible for maintaining a properly functioning aerobic treatment system. The installer is responsible for furnishing the homeowner with the installation manual and instructing the homeowner on proper use for this type of OSSF. The following provisions are required by the homeowner:

- A maintenance contract must be maintained for the first 2 years by a licensed maintenance contractor.
- A constant supply of chlorine must be provided to the OSSF system.
- The owner must prohibit the discharge of grease into the OSSF system.
- Keep the spray area mowed and tank area free of ants and weeds.
- Maintain all faucets and toilets inside the home free of leaks.
- Maintaining the pretreatment tanks by pumping them out every 3-5 years to avoid sludge buildup.

### **Maintenance Contract**

For any OSSF with a pump, the installer shall provide the Designated Representative with proof of an executed two-year full-service maintenance contract as required by the TCEQ. The maintenance company will verify that the system is operating properly and that they will provide on-going maintenance of the installation. The initial contract will be for a minimum of 2 years. A maintenance contract will authorize the Maintenance Company to maintain and repair the system as needed. The 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.

### **Affidavit**

Prior to issuance of a permit, a certified copy of an affidavit must be submitted to the County Clerk's office. The affidavit is a recorded file in reference to the real property deed on which the surface application is installed on the property. The permit issued to the previous owner of the property being transferred to the new owner in accordance with §285.20(5) of the TCEQ OSSF Rules. The permit will be issued in the name of the owner of the OSSF. Permits shall be transferred to the new owner automatically upon legal sale of the OSSF. The transfer of an OSSF permit under this section shall occur upon actual transfer of the property on which the OSSF is located unless the ownership of the OSSF has been severed from the property.



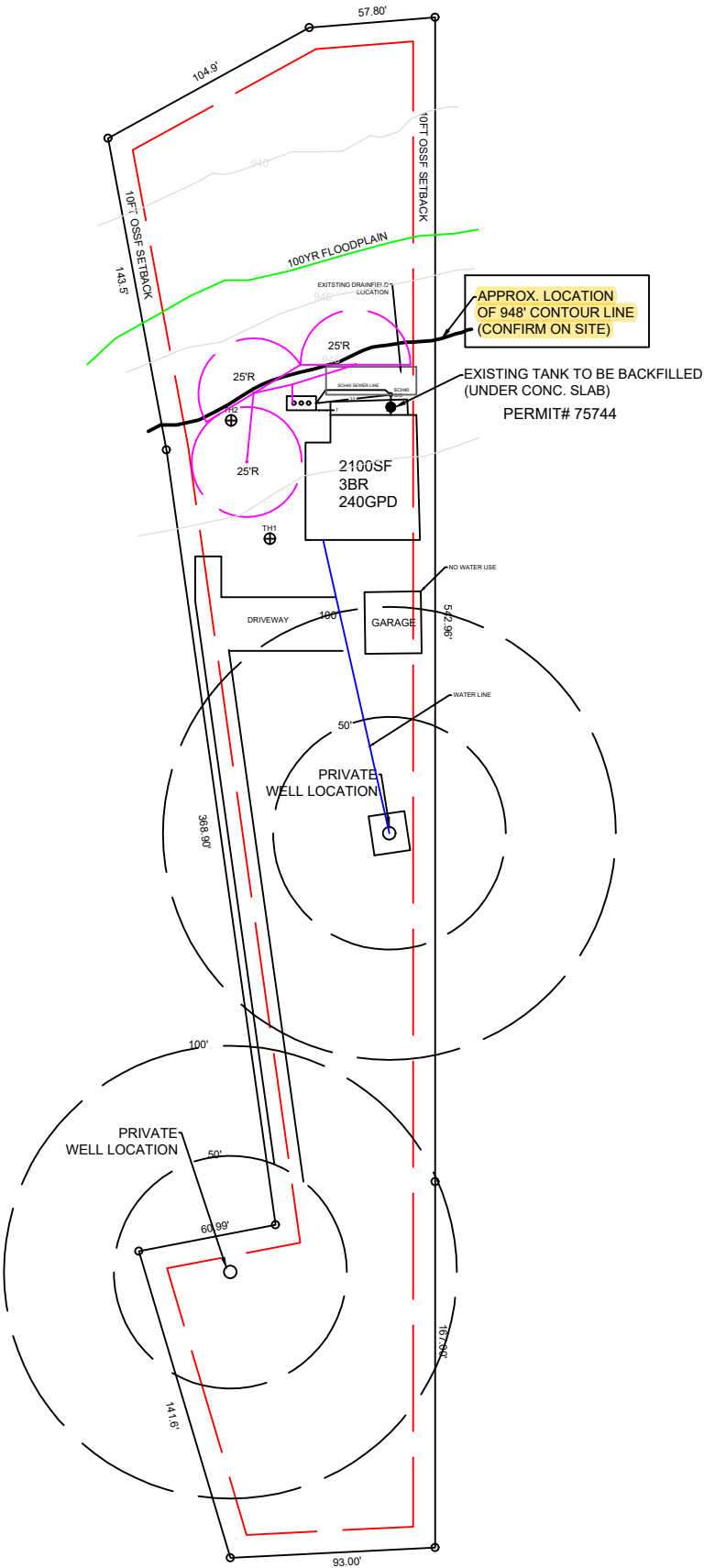
The following design is intended to follow and meet the TCEQ 30 TAC 285 OSSF Regulations. The performance of this system cannot be guaranteed even though all provisions of 30 TAC 285 have been met or exceeded

**FLOOD PLAIN:** AFTER CAREFUL EXAMINATION AND STUDY OF AVAILABLE DATA (INCLUDING FEMA PANEL ZONE X (AREA OF MINIMAL FLOOD HAZARD) I HAVE DETERMINED, TO THE BEST OF MY ABILITY, THAT NEITHER THE HOUSE NOR THE SEPTIC IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.

- OSSF INFORMATION**
- STRUCTURE: 2100SF SINGLE FAMILY RESIDENCE
  - BEDROOMS: 3
  - DAILY WASTEFLOW: 240GPD
  - TANK MANUFACTURER: AQUAKLEAR AKA600CA
  - MINIMUM SPRINKLER COVERAGE: 3750SF
  - ACTUAL COVERAGE AREA: 3927SF

**NOTES**

- TANK IS TO PLACED AT LEAST 5' FROM STRUCTURES
- ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10' FROM ANY PART OF THE OSSF
- SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PIPE WHERE IT IS WITHIN 5' OF OR CROSSES UNDER DRIVEWAYS, STRUCTURES, AND SURFACE IMPROVEMENTS TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285. A MINIMUM OF 1/4" PER FOOT OF FALL IS REQUIRED FROM STRUCTURE TO ATU
- SPRINKLER HEADS MAY NOT SPRAY WITHIN 10' OF TREES. UNDER NO CIRCUMSTANCE SHALL FOOD CROPS BE PLANTED IN THE SPRAY AREA
- SPRAY RADIUS SHALL MAINTAIN AT LEAST 100' FROM PRIVATE WELLS, 150' FROM PUBLIC WELLS. (TANKS 50' MIN)
- SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS TO INDICATE HIGH WATER AND AIR FAILURE
- THE AMOUNT OF WASTEWATER FLOW OF THE STRUCTURE(S) ON THIS DESIGN SHALL NOT SURPASS THE PERMITTED FLOW RATE
- ANY SURFACE ROCKS SHALL BE COVERED WITH SOIL THAT IS CAPABLE OF GROWTH
- NO SURFACE IMPROVEMENTS ARE TO BE WITHIN THE SPRAY AREA
- THIS DESIGN MEETS ALL REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OSSF REGULATIONS
- THIS SITE PLAN IS EXPRESSLY INTENDED FOR ON-SITE SEWAGE FACILITY (OSSF) USE ONLY AND SHOULD NOT BE UTILIZED OR CONSTRUED FOR SURVEYING PURPOSES. ITS PURPOSE IS TO ACCURATELY REPRESENT THE LAYOUT AND DESIGN OF THE SEWAGE SYSTEM WITHIN THE SPECIFIED PROPERTY BOUNDARIES FOR REGULATORY AND OPERATIONAL COMPLIANCE.



PREPARED BY: GARRETT R. WINTERS  
R.S #5213

OWNER:ROBERTSON GEORGE L & JANET E

ADDRESS: 600 SIMON CREST DR.  
CANYON LAKE, TX 78133  
LEGAL DESCRIPTION: SIMON TRACTS (A-502 SUR- 25 J W ROBINSON),  
TRACT 10A PT, ACRES 1.819

DATE	DESCRIPTION	REV#



SCALE:1"- 80'

DATE: 6/4/2025

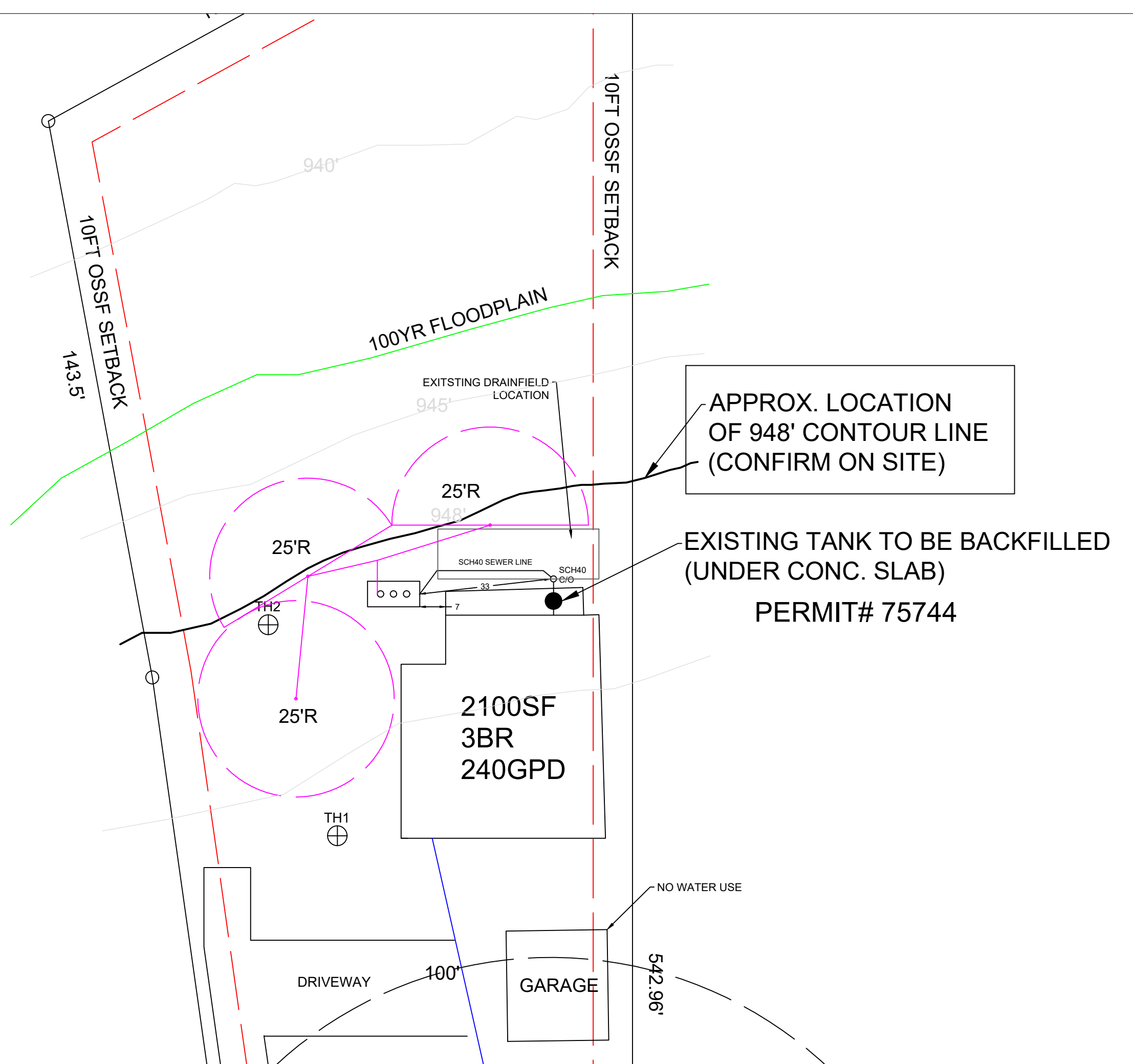


*Garrett R. Winters* R.S.

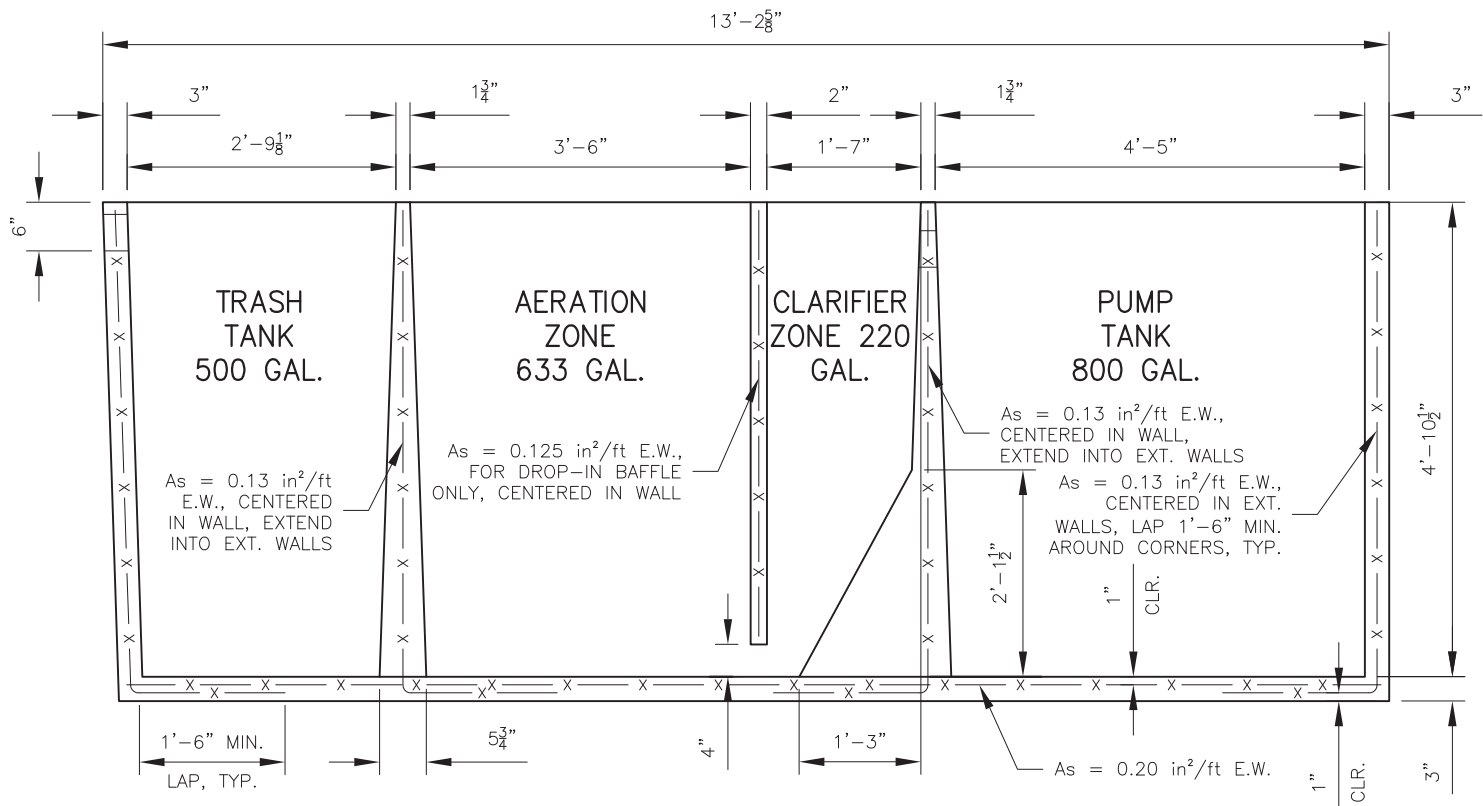


*Garrett Winters* R.S.

SCALE 1" 25'







### REINFORCING SECTION

#### PUMP FLOAT SETTINGS FOR: 240GPD

Volume	800.0	gallons		
Water Depth	52.5	inches		
Volume / Vertical Inch	15.24	gal/in		
Min. Reserve Volume	1/3	of Q	80	gal/day
Pump OFF	10	inches =	152.4	gallons
Pump ON	12	inches =	30.5	gallons
High Water ALARM	32	inches =	304.8	gallons
RESERVE	52.5	inches =	312.4	gallons



*Garrett R. Winters* R.S.

REV. NO.	DATE	REVISION

PREPARED BY:

**DELTA**  
SPECIALTY PRECAST CONCRETE ENGINEERS  
860 HOOPER ROAD, ENDWELL, NY 13760-1564  
PHONE (607) 231-6600 FAX (607) 231-6650

PREPARED FOR:

DAVID WINTERS SEPTIC  
P.O. BOX 195  
SPRING BRANCH, TX 78070

DATE: 09/20/2021  
SCALE: N.T.S.

SHEET TITLE: REINFORCING SECTION  
CKD BY:

DRWN BY: CCFH

PROJECT: AQUAKLEAR  
WASTEWATER TREATMENT SYSTEM  
MODEL AKA600CA

CONTRACTOR: DELTA PROJ. NO.: 2021.750.001  
DWG. I.D. RS-02  
SHT. NO. 2 OF 2

# PROPLUS™



Packed with features that ensure reliability,  
saving the installer time and money on every job.

- **Revolutionary Patented Easy Arc Set** – Simplified arc set allows for wet or dry adjustment in seconds.
- **5" Riser** – Perfect for grasses with thick thatch.
- **3/4" Inlet** – Replaces all standard rotors.
- **2N1 Adjustable or Continuous Rotation** – Provides a full range adjustment from 40° to a continuous full circle.
- **Patented Arc Set Degree Markings** – Clearly indicates the current watering pattern and simplifies arc set adjustment.
- **Arc Memory Clutch** – Prevents internal gear damage and returns rotor to its prior setting automatically if nozzle turret is forced past its stop.
- **Time Proven Patented Reversing Mechanism** – Assures continuous reverse and return...over a 20 year history.
- **Ratcheting Riser** – Allows for easy adjustment of your left starting position with a simple turn of the riser.
- **Rubber Cover** – Seals out dirt, increases product durability.
- **Wide Selection of Nozzles** – Including standard and low angle, provides flexibility in system design.
- **Optional Check Valve** – Prevents low head drainage.



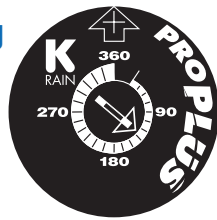
**K-Rain Manufacturing Corp.**

1640 Australian Avenue  
Riviera Beach, FL 33404 USA  
+1 561 844-1002  
FAX: +1 561 842-9493

**1.800.735.7246 | [www.krain.com](http://www.krain.com)**

## Easy Arc Setting

Arc Selection 40°  
to Continuous 360°  
Adjust From Left Start



## Models

11003	ProPlus
11003-HP	ProPlus 12" High Pop
11003-SH	ProPlus Shrub Head

### OTHER OPTIONS: ADD TO PART NUMBER

-CV	Check Valve
-LA	Low Angle Nozzle
-NN	No Nozzle
-RCW	ProPlus for Reclaimed Water w/Low Angle Nozzle

## How to Specify

Model Number	Description
11003	-RCW

## Specifications

- Inlet: 3/4" Threaded NPT
- Arc Adjustment Range: 40° to Continuous 360°
- Flow Range: .5 - 10.0 GPM
- Pressure Rating: 20 - 70 PSI
- Precipitation Rate: .06 to .50 Inches Per Hour  
(Depending on Spacing and Nozzle Used)
- Overall Height (Popped Down): 7 1/2"  
(17" for High Pop Model)
- Recommended Spacing: 28' to 44'
- Radius: 22' to 50'
- Nozzle Trajectory: 26°
- Low Angle Nozzle Trajectory: 12°
- Standard and Low Angle Nozzle: Included
- Riser Height: 5"

## Performance Data

NOZZLE	PRESSURE			RADIUS		FLOW RATE			PRECIP in/hr		PRECIP mm/hr	
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M <sup>3</sup> /H	■	▲	■	▲
#0.5	30	207	2.1	28	8.5	0.5	1.9	0.11	0.12	0.14	3	4
	40	276	2.8	29	8.8	0.6	2.3	0.14	0.14	0.16	3	4
	50	345	3.5	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5
	60	414	4.1	30	9.1	0.8	3.0	0.18	0.17	0.20	4	5
#0.75	30	207	2.1	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5
	40	275	2.8	30	9.1	0.8	3.0	0.18	0.17	0.20	4	5
	50	344	3.4	31	9.4	0.9	3.4	0.20	0.18	0.21	5	5
	60	413	4.1	32	9.8	1.0	3.8	0.23	0.19	0.22	5	6
#1.0	30	207	2.1	32	9.8	1.3	4.9	0.30	0.24	0.28	6	7
	40	275	2.8	33	10.1	1.5	5.7	0.34	0.27	0.31	7	8
	50	344	3.4	34	10.4	1.6	6.1	0.36	0.27	0.31	7	8
	60	413	4.1	35	10.7	1.8	6.8	0.41	0.28	0.33	7	8
#2.0	30	207	2.1	37	11.3	2.4	9.1	0.55	0.34	0.39	9	10
	40	275	2.8	40	12.2	2.5	9.5	0.57	0.30	0.35	8	9
	50	344	3.4	42	12.8	3.0	11.4	0.68	0.33	0.38	8	10
	60	413	4.1	43	13.1	3.3	11.4	0.68	0.34	0.36	8	9
2.5 Pre-installed	30	207	2.1	38	11.6	2.5	9.5	0.57	0.33	0.38	8	10
	40	275	2.8	39	11.9	2.8	10.6	0.64	0.35	0.41	9	10
	50	344	3.4	40	12.2	3.2	12.1	0.73	0.39	0.44	10	11
	60	413	4.1	41	12.5	3.5	13.3	0.80	0.40	0.46	10	12
#3.0	30	207	2.1	38	11.6	3.6	13.6	0.82	0.48	0.55	12	14
	40	275	2.8	39	11.9	4.2	15.9	0.96	0.53	0.61	14	16
	50	344	3.4	41	12.5	4.6	17.4	1.05	0.53	0.61	13	15
	60	413	4.1	42	12.8	5.0	19.0	1.14	0.55	0.63	14	16
#4.0	30	207	2.1	43	13.1	4.4	16.7	1.00	0.46	0.53	12	13
	40	275	2.8	44	13.4	5.1	19.3	1.16	0.51	0.59	13	15
	50	344	3.4	46	14.0	5.6	21.2	1.27	0.51	0.59	13	15
	60	413	4.1	49	14.9	5.9	22.4	1.34	0.47	0.55	12	14
#6.0	40	276	2.8	45	13.7	5.9	22.4	1.34	0.56	0.65	14	16
	50	344	3.4	46	14.0	6.0	22.7	1.36	0.55	0.63	14	16
	60	413	4.1	48	14.6	6.3	23.9	1.43	0.53	0.61	13	15
	70	482	4.8	49	14.9	6.7	25.4	1.52	0.54	0.62	14	16
#8.0	40	276	2.8	42	12.8	8.0	30.3	1.82	0.87	1.01	22	26
	50	344	3.4	45	13.7	8.5	32.2	1.93	0.81	0.93	21	24
	60	413	4.1	49	14.9	9.5	36.0	2.16	0.76	0.88	19	22
	70	482	4.8	50	15.2	10.0	37.9	2.27	0.77	0.89	20	23

## Low Angle Performance Data

NOZZLE	PRESSURE			RADIUS		FLOW RATE			PRECIP in/hr		PRECIP mm/hr	
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M <sup>3</sup> /H	■	▲	■	▲
#1.0	30	207	2.1	22	6.7	1.2	4.5	.27	0.48	0.55	12	14
	40	276	2.8	24	7.3	1.7	6.4	.39	0.57	0.66	14	17
	50	345	3.4	26	7.9	1.8	6.8	.41	0.51	0.59	13	15
	60	414	4.1	28	8.5	2.0	7.6	.45	0.49	0.57	12	14
#3.0	30	207	2.1	29	8.8	3.0	11.4	.68	0.69	0.79	17	20
	40	276	2.8	32	9.8	3.1	11.7	.70	0.58	0.67	15	17
	50	345	3.4	35	10.7	3.5	13.2	.80	0.55	0.64	14	16
	60	414	4.1	37	11.3	3.8	14.4	.86	0.53	0.62	14	16
#4.0	30	207	2.1	31	9.4	3.4	12.9	.77	0.68	0.79	17	20
	40	276	2.8	34	10.4	3.9	14.8	.89	0.65	0.75	17	19
	50	345	3.4	37	11.3	4.4	16.7	1.00	0.62	0.71	16	18
	60	414	4.1	38	11.6	4.7	17.8	1.07	0.63	0.72	16	18
#6.0	40	275	2.8	38	11.6	6.5	24.6	1.48	0.87	1.00	22	25
	50	344	3.4	40	12.2	7.3	27.7	1.66	0.88	1.01	22	26
	60	413	4.1	42	12.8	8.0	30.3	1.82	0.87	1.01	22	26
	70	482	4.8	44	13.4	8.6	32.6	1.96	0.86	0.99	22	25

\*All precipitation rates calculated for 180° operation. For the precipitation rate for a 360° sprinkler, divide by 2.



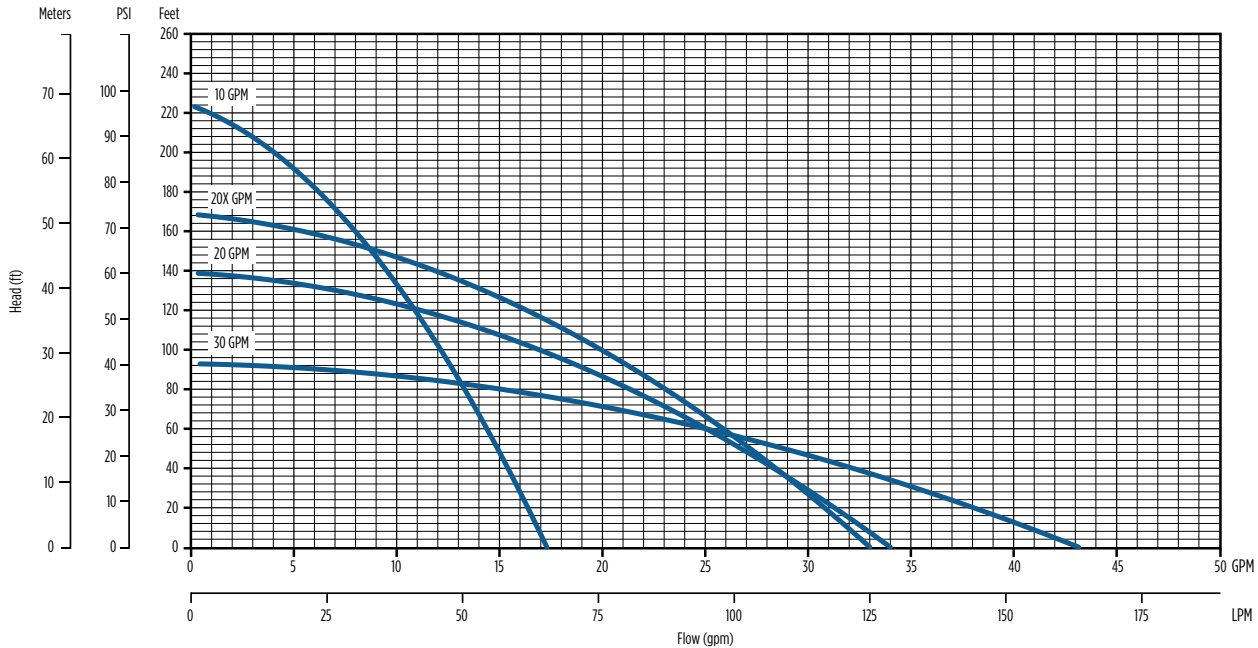
# C1 SERIES

## CISTERN PUMPS

Designed for use in gray water and filtered effluent service applications, the C1 Series cistern pump provides high performance and long life in less than ideal water conditions. Able to pass solids up to 1/8" without having a negative effect on the internal hydraulic components, the pump features a unique bottom suction design allowing for maximum fluid drawdown without compromising durability or overall life, and it does not require the use of a flow induction sleeve. Intended specifically for use in a cistern or tank, C1 Series pumps are suitable for use in agricultural, residential, and commercial installations.



## C1 SERIES FAMILY CURVE



## FEATURES

- Supplied with a removable 5" base for secure and reliable mounting
- Bottom suction design
- Robust thermoplastic discharge head design resists breakage during installation and operation
- Standard backflow prevention through a built-in, but removable, check valve.
- Single shell housing design provides a compact unit while ensuring cool and quiet operation
- Hydraulic components molded from high quality engineered thermoplastics
- Optimized hydraulic design allows for increased performance and decreased power usage
- All metal components are made of high grade stainless steel for corrosion resistance
- Available with a high quality 115 V or 230 V, 1/2 hp motor
- Fluid flows of 10, 20, and 30 gpm, with a max shut-off pressure of over 100 psi
- Heavy-duty 300 V 10 foot SJ00W jacketed lead

## APPLICATIONS

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

## ORDERING INFORMATION

GPM	HP	Volts	Stage	Model No.	Order No.	Length (in)	Weight (lbs)
10	1/2	115	6	10C1-05P4-2W115	90301005	26	17
		230	6	10C1-05P4-2W230	90301010	26	17
20		115	4	20C1-05P4-2W115	90302005	25	16
		230	4	20C1-05P4-2W230	90302010	25	16
20X		115	5	20XC1-05P4-2W115	90302015	26	17
		230	5	20XC1-05P4-2W230	90302020	26	17
30		115	3	30C1-05P4-2W115	90303005	25	16
		230	3	30C1-05P4-2W230	90303010	25	16

NOTE: All units have 10 foot long SJ00W leads

# **LBC Manufacturing** ***“EZ-Tank”***

## **GRAVITY FLOW      Liquid** **Bleach Chlorinator**

US Patent Pending

### **"Copyright Notice"**

No part of this publication may be reproduced, stored in any retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying recording, or otherwise without the prior written permission of LBC MFG.

**LBC Manufacturing**  
P.O. Box 454  
Fayetteville, TEXAS 78940  
(979) 826-0139 off.

[www.liquidchlorinator.com](http://www.liquidchlorinator.com)



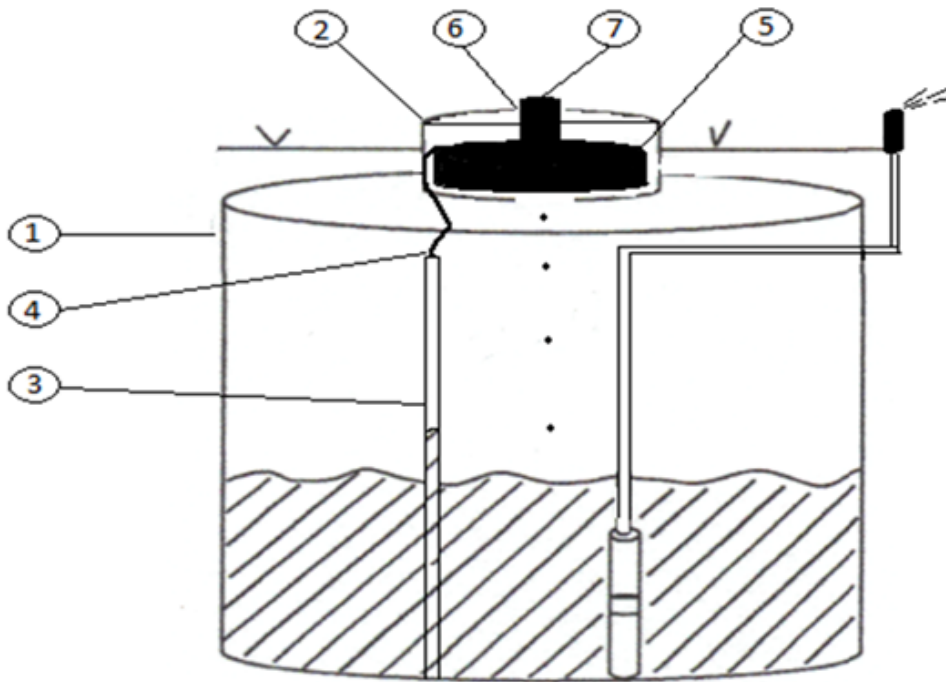
THIS PRODUCT WAS EVALUATED AS A  
CHLORINE DISINFECTION DEVICE AND MEETS OR  
EXCEEDS THE APPLICABLE REQUIREMENTS OF  
STANDARD 46



# RECOMMENDED INSTALLATION INSTRUCTIONS

\*\*\*\* LBC Manufacturing recommends installation by TCEQ licensed and trained installers. \*\*\*\*

1. Locate the Aerobic System Holding/Pump tank
2. Remove the green access lid mounting screws and remove green access lid.
3. Install vertical sensing pipe into Holding/Pump tank. Ensure sensing pipe is resting on the bottom of the Holding/Pump tank. Cut the sensing pipe off below the top of the Holding/Pump tank lid, and secure the sensing pipe to remain vertical in the Holding/Pump tank
4. Using PVC Cleaner and PVC glue, attach the barb fitting adapter (supplied on the end of EZ-Tanks vinyl tubing) to the sensing pipe.
5. Place the EZ-Tank reservoir inside the holding tank access riser. (EZ-Tank reservoir rests on the secondary safety lid inside the holding tank access riser. If the holding tank access riser does not have a secondary safety lid, replace with new access riser that accommodates the secondary safety lid to code.)
6. Next, drill 4.25 inch hole in center of holding tank access lid. (this allows the fill lid to be accessed without having to reopen the holding tank lid) Next, Re-Install holding tank access lid and replace mounting and safety screws.
7. Open EZ-Tank gasketed fill lid. Fill with 6% -10% sodium hypochlorite. Once filled, Replace the gasketed fill lid ensuring a firm secure seal. (If the fill lid is not tightened securely, a vacuum will not form and reservoir will empty sodium hypochlorite contents into Holding/Pump tank prematurely.)



## **CHLORINE DISINFECTION DEVICE PERFORMANCE**

The LBC MFG “EZ-Tank” is a proven disinfection device that meets the applicable requirements of NSF standard 46 for Chlorine disinfection devices. The EZ-Tank is listed as a certified chlorine disinfection device for secondary treated effluent. Certification requires the device to be used with 6-10% sodium hypochlorite (household bleach) The EZ-Tank Disinfection device is a gravity flow product that applies disinfectant to a holding tank as the water level rises thus giving the ultimate amount of contact time for the disinfectant to work.

## **THE LIQUID CHLORINATION PROCESS**

LBC Manufacturing designed and built the “EZ-Tank” to provide years of trouble-free service. It is constructed from durable Polyethylene material which can withstand the corrosive nature of Sodium Hypochlorite (Household Bleach). It has been tested to NSF/ANSI Std 46 and has proven to function more consistently, at a lower operating cost, than any other disinfection method.

The basic function of the Liquid Bleach Chlorinator is to introduce disinfectant to the effluent water in the Holding/Pump tank as the effluent enters. The longer the contact time the disinfectant has to interact with pathogens, the better it disinfects. The ideal method is maximum contact time for minimal pathogen survival.

# LIQUID CHLORINATOR OPERATION AND MAINTENANCE

It is the Owner's *Responsibility* to operate and maintain the Liquid Chlorinator to the best of their ability.

If Service is required, refer to the Data/Service Plate located on the Fill Lid of the Liquid Chlorinator.

The Liquid Chlorinator uses 6-10% Sodium Hypochlorite (Household Bleach). Do not use any other products and or chemicals other than specified. Always maintain a constant supply of disinfectant / Bleach in the Chlorinator Housing at all times. The rate of disinfectant/Bleach usage will vary with individual homeowner water usage. If disinfectant usage increases or decreases, call the service provider.

If flood waters, ants, chemicals etc.. other than Sodium Hypochlorite, enters the Chlorinator Housing, call for service.

**\*\*\*\* Always use Personal Protective Equipment when Filling or Servicing the Chlorinator\*\*\*\***

**MONTHLY :** Open the Chlorinator Fill Lid and Visually Inspect the liquid level the chlorine reservoir. Maintain a constant supply of Sodium Hypochlorite (Household Bleach) in the Chlorinator Housing and reservoir at all times. Check Sprinkler discharge for Chlorine residual. If Service is required, refer to the Data/Service Plate located on the Fill Lid of the chlorinator reservoir

**PERIODICALLY:** Open the Chlorinator Fill Lid and Visually Inspect the Chlorinator for debris such as dirt, grass clippings etc. Check Sprinkler discharge for Chlorine residual. If Service is required, refer to the Data/Service Plate located on the Fill Lid of the Chlorinator reservoir.

**YEARLY:** Visually inspect the Chlorinator Housing for any damage from lawnmowers, etc.  
Remove dirt/ant build up , grass, etc. from Chlorinator Housing Fill Lid. Check Sprinkler discharge for Chlorine residual.  
If Service is required, refer to the Data/Service Plate located on the Fill Lid of the Chlorinator reservoir

## **FOR INTERMITTENT PERIODS OR EXTENDED PERIODS OF NON-USE**

The EZ Tank is designed to function under normal use or Intermittent periods of use. If periods of non use exceed 6 months , drain Chlorinator Housing and refill with 6-10% Sodium Hypochlorite. If Service is required, refer to the Data/Service Plate located on the Fill Lid of the Chlorinator reservoir.

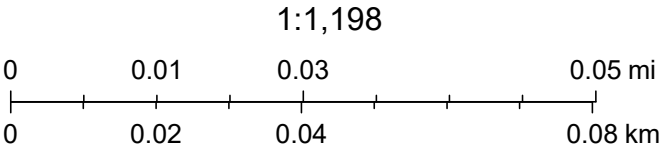


# Comal County Web Map



6/4/2025, 6:23:57 AM

-  FEMA Floodplain 100 Yr
-  Streets
-  Water Bodies Outline
-  TCEQ Contributing Zone
-  Parcels
-  Scaled County Boundary
- Addresses





450570

FILED FOR RECORD

94 OCT 19 PM 3: 50

WARRANTY DEED WITH VENDOR'S LIEN

JOY STREATER  
COUNTY CLERK COMAL COUNTY  
BY Duck H. Reppel  
150 pub.

Date: October 17, 1994

Grantor: HAROLD SIMON joined pro forma by his wife, MARY SIMON

Grantor's Mailing Address (including county): 745 CR 674W  
Natalia, Medina County, Texas 78059

Grantee: GEORGE L. ROBERTSON and wife, JANET E. ROBERTSON

Grantee's Mailing Address (including county):  
1918 Glenn Lake, Missouri City, Texas 77459

Consideration:

TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration and a note of even date that is in the principal amount of THIRTY-FIVE THOUSAND AND NO/100 (\$35,000.00) DOLLARS and is executed by Grantees, payable to the order of CAMERON EMPLOYEES' CREDIT UNION, P. O. Box 55097, Houston, Harris County, Texas 77255-5097. The note is secured by a Vendor's lien retained in favor of CAMERON EMPLOYEES' CREDIT UNION, in this deed and by a deed of trust of even date from Grantees to D. L. Dorman, Trustee.

Property:

TRACT 1:

Being a 0.698 acre tract of land, more or less, out of the JOEL W. ROBINSON SURVEY No. 25, Abstract No. 502, Comal County, Texas; said tract being more particularly described by metes and bounds as follows:

Out of a 2.77 acre tract of land conveyed by Hilmar E. Simon et al to Edwin W. Simon by deed dated November 11, 1964, and recorded in Volume 141, pages 341-343, of the Comal County Deed Records, and being a part of Subdivision No. 4 of the Joel W. Robinson Survey No. 25, Abst. No. 502, in Comal County, Texas.

From the northerly corner of the Edwin W. Simon 2.77 acre tract, S. 62 deg. 27' W. 166.4 feet, and S. 43 deg. 08' E. 37.51 feet to an iron stake set for the northerly corner and beginning point of this 0.698 of an acre tract of land; same being also the east corner of a 0.711 of an acre tract conveyed by Edwin W. Simon, et ux, to Frances Magens;

Thence S. 58 deg. 32' W., with the southeast line of said 0.711 of an acre tract, 366.84 feet, and S. 56 deg. 18' W. 177.4 feet to an iron stake in the southwest line of the said Edwin W. Simon 2.77 acre tract and northeasterly line of the Canyon Reservoir tract;

1002  
0876

1002 0877

Thence S. 55 deg. 53' E., with the southwest line of said 2.77 acre tract, 87.1 feet to an iron stake at the west corner of a 0.934 of an acre tract of land conveyed by Edwin W. Simon et ux to John J. Millender by deed recorded in Volume 168, pages 293-294, of the Comal County Deed Records;

Thence in a northerly direction, with the northwesterly line of said 0.934 of an acre tract, N. 49 deg. 31' E. 149.8 feet, and N. 54 deg. 24' E. 368.9 feet to an iron stake;

Thence N. 43 deg. 08' W. 37.52 feet to the place of beginning, containing approximately 0.698 of an acre of land, more or less, and being the same property described in a survey prepared by A. M. Moellering, R.P.S. No. 1260, dated October 16, 1974; and also being the same property as shown as being approximately 0.694 of an acre, more or less, on plat prepared by William J. Kolodzie, R.P.S. No. 1462, dated October 2, 1986.

#### TRACT 2:

Being a 0.205 acre tract of land, more or less, out of the JOEL W. ROBINSON SURVEY No. 25, Abstract No. 502, Comal County, Texas; said tract being more particularly described by metes and bounds as follows:

Being 0.205 of an acre tract of land out of the Joel W. Robinson Survey No. 25, Comal County, Texas, and being out of that certain 2.77 acre Tract 10A conveyed by Hilmar Simon et al to Edwin Simon, et ux by deed dated November 11, 1964 and recorded in Volume 141 on pages 341-343 of the Deed Records of Comal County, Texas, and being further described as being the Southeast one-half of that certain 0.410 of an acre tract of land conveyed by Edwin W. and Martha B. Simon to Frances Magens and Harold Simon by deed dated January 29, 1975 and recorded in Volume 224 on pages 690-691 of the Deed Records of Comal County, Texas; said 0.205 of an acre tract described more particularly by metes and bounds as follows:

FROM an iron pin found in the Southwest line of an easement and right-of-way known as Simon Drive South described in Volume 167 on pages 321-322 of the Deed Records of Comal County, Texas, for the East corner of Tract 9A, for the North corner of the above described Tract 10A, for the North corner of the above described 0.410 of an acre tract of land, for the North corner of the Frances Magens 0.205 of an acre tract of land: THENCE with the Southwest line of the said Simon Drive South, the Northeast line of Tract 10A, the Northeast line of the said 0.410 of an acre tract, the Northeast line of the said Frances Magens 0.205 of an acre tract, S. 32 deg. 07' E. 74.89 feet to an iron pin set for the East corner of the Frances Magens 0.205 of an acre tract, for the North corner and POINT OF BEGINNING of there herein described Harold Simon 0.205 of an acre tract;

THENCE with the Southwest line of Simon Drive South, the Northeast line of Tract 10A and the Northeast line of the 0.410 of an acre tract, S. 32 deg. 07' E. 18.11 feet to an iron pin re-set for the East corner of the 0.410 of an acre tract, for a North corner of an easement and right-of-way described in Volume 167 on pages 671-672 of the Deed Records of Comal County, Texas, for the East corner of this 0.205 of an acre tract;



THENCE with the Southeast line of the 0.410 of an acre tract, the Northwest line of the said easement and right-of-way, S. 44 deg. 35' W. 141.67 feet to an iron pin found and S. 48 deg. 42' W. 4.75 feet to an iron pin found for the East corner of a 0.179 of an acre tract conveyed by John J. Millender to W. A. Schoener by deed dated June 1, 1971 and recorded in Volume 188 on pages 238-240 of the Deed Records of Comal County, Texas, for the South corner of the said 0.410 of an acre tract, for the South corner of this tract;

THENCE with the Northeast line of the 0.179 of an acre tract, N. 39 deg. 26' W. 66.09 feet to an iron pin found for the North corner of the 0.179 of an acre tract, for the East corner of a 0.698 of an acre tract conveyed by Edwin W. and Martha B. Simon to Harold Simon by deed dated January 29, 1975 and recorded in Volume 224 on pages 692-693 of the Deed Records of Comal County, Texas;

THENCE with the Northeast line of the Harold Simon 0.698 of an acre tract, N. 43 deg. 32' 20" W. 37.36 feet to an iron pin re-set for the North corner of the Harold Simon 0.698 of an acre tract, for the East corner of a 0.711 of an acre tract conveyed by Edwin W. and Martha B. Simon to Frances Magens by deed dated January 29, 1975 and recorded in Volume 224 on pages 688-689 of the Deed Records of Comal County, Texas, for the South corner of the Frances Magens 0.205 of an acre tract, for the West corner of this tract;

THENCE severing the said 0.410 of an acre tract with the Southeast line of the Frances Magens 0.205 of an acre tract, N. 75 deg. 38' 15" E. 166.30 feet to the place of beginning.

#### Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, exceptions, reservations, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property, to include the Easement to John J. Millender of record in Volume 168, pages 293-294, of the Deed Records of Comal County, Texas, and the Flowage Easement conveyed to the United States of America and its assigns of record in Volume 118, pages 18-20, of the Deed Records of Comal County, Texas, and to any visible and apparent easements.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or

1002 0879

any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

Ad valorem taxes and other assessments and taxes of every nature for the current year have been prorated between the grantor and grantee and the payment of the same is assumed by the grantee as evidenced by the grantee's acceptance hereof.

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

CAMERON EMPLOYEES' CREDIT UNION, at Grantee's request, have paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of CAMERON EMPLOYEES' CREDIT UNION and are transferred to CAMERON EMPLOYEES' CREDIT UNION, without recourse on Grantor.

Harold Simon  
HAROLD SIMON

Mary Simon  
MARY SIMON

THE STATE OF TEXAS )

COUNTY OF COMAL )

This instrument was acknowledged before me this the 17 day of October, 1994, by HAROLD SIMON and wife, MARY SIMON.



Margaret H. Tuch  
Notary Public, State of Texas

CCEO  
COPY

GF#107407 MHT \$15.00  
LAND-TEX TITLE COMPANY, INC.

450397

FILED FOR RECORD

94 OCT 17 PM 3:45

WARRANTY DEED

JOY STEFATER  
COUNTY CLERK COMAL COUNTY

BY Don H. Reynolds  
1994

Date: October 17, 1994

Grantor: FRANCES MAGENS joined pro forma by her husband, JEROME H. MAGENS

Grantor's Mailing Address (including county): 2745 Highway 90 West  
Seguin, Guadalupe County, Texas 78155

Grantee: GEORGE L. ROBERTSON and wife, JANET E. ROBERTSON

Grantee's Mailing Address:  
1918 Glenn Lake, Missouri City, Texas 77459

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

Property (including any improvements):  
TRACT 1:

Being a 0.711 acre tract of land, more or less, out of the JOEL W. ROBINSON SURVEY No. 25, Abstract No. 502, Comal County, Texas; said tract being more particularly described by metes and bounds as follows:

Out of a 2.77 acre tract of land conveyed by Hilmar E. Simon et al to Edwin W. Simon by deed dated November 11, 1964, and recorded in Volume 141, pages 341-343, of the Comal County Deed Records, and being a part of Subdivision No. 4 of the Joel W. Robinson Survey No. 25, Abst. No. 502, in Comal County, Texas

Beginning at an iron stake in the northwest line of the Edwin W. Simon 2.77 acre tract, located S. 62 deg. 27' W. 166.4 feet from its northerly corner, for the northerly corner of this 0.711 of an acre tract of land; said being also the west corner of a 0.41 acre tract;

Thence S. 43 deg. 08' E. 37.51 feet to an iron stake set for the east corner of this 0.711 of an acre tract and northerly corner of a 0.698 of an acre tract of land conveyed by Edwin W. Simon et ux to Harold Simon;

Thence S. 58 deg. 32' W., with the northwesterly line of said 0.698 of an acre tract, 366.84 feet, and S. 56 deg. 18' W. 177.4 feet to an iron stake in the southwesterly line of said Edwin W. Simon 2.77 acre tract and northwesterly line of the Canyon Reservoir tract;

Thence, with the southwesterly line of said 2.77 acre tract, N. 55 deg. 53' W. 24.9 feet to a concrete monument, and N. 32 deg. 46' W. 57.8 feet to an iron stake at the west corner of said 2.77 acre tract;

Thence N. 62 deg. 27' E. 549.2 feet to the place of beginning, and containing approximately 0.711 of an acre of land, more or less, and being the same property described in a survey prepared by A. M. Moellering, R.P.S. No. 1260, dated October

1002  
0263

**CCEO  
COPY**

1002 0264

16, 1974; and also being the same property as shown as being approximately 0.699 of an acre, more or less, on plat prepared by William J. Kolodzie, R.P.S. No. 1462, dated October 2, 1986.

**TRACT 2:**

Being a 0.205 acre tract of land, more or less, out of the JOEL W. ROBINSON SURVEY No. 25, Abstract No. 502, Comal County, Texas; said tract being more particularly described by metes and bounds as follows:

Being 0.205 of an acre tract of land out of the Joel W. Robinson Survey No. 25, Comal County, Texas, and being out of that certain 2.77 acre Tract 10A conveyed by Hilmar Simon, et al to Edwin Simon, et ux by deed dated November 11, 1964 and recorded in Volume 141 on pages 341-343 of the Deed Records of Comal County, Texas, and being further described as being the Northwest one-half of that certain 0.410 of an acre tract of land, conveyed by Edwin W. and Martha B. Simon to Frances Magens and Harold Simon by deed dated January 29, 1975 and recorded in Volume 224 on pages 690-691 of the Deed Records of Comal County, Texas, said 0.205 of an acre tract described more particularly by metes and bounds as follows:

BEGINNING at an iron pin found in the Southwest line of an easement and right-of-way known as Simon Drive South described in Volume 167 on pages 321-322 of the Deed Records of Comal County, Texas, for the East corner of Tract 9A, for the North corner of the above described Tract 10A, for the North corner of the above described 0.410 of an acre tract, for the North corner of the herein described 0.205 of an acre tract;

THENCE with the Southwest line of the said Simon Drive South, the Northeast line of Tract 10A, the Northeast line of the 0.410 of an acre tract, S. 32 deg. 07' E. 74.89 feet to an iron pin set for the North corner of the Harold Simon 0.205 of an acre tract, the Southeast one-half of the 0.410 of an acre tract, for the East corner of this 0.205 of an acre tract;

THENCE severing the 0.410 of an acre tract with the common line between this tract and the Harold Simon 0.205 of an acre tract, S. 75 deg. 38' 15" W. 166.30 feet to an iron pin set for the North corner of a 0.698 of an acre tract conveyed by Edwin W. and Martha B. Simon to Harold Simon by deed dated January 29, 1975 and recorded in Volume 224, on pages 692-693 of the Deed Records of Comal County, Texas, for the East corner of a 0.711 of an acre tract conveyed by Edwin W. and Martha B. Simon to Frances Magens by deed dated January 29, 1975 and recorded in Volume 224, on pages 688-689 of the Deed Records of Comal County, Texas, for the West corner of the said Harold Simon 0.205 of an acre tract, for the South corner of this tract;

THENCE with the Southwest line of the 0.410 of an acre tract, the Northeast line of the Frances Magens 0.711 of an acre tract, N. 43 deg. 32' 20" W. 37.36 feet to an iron pin found in the Northwest line of the said 2.77 acre Tract 10A, the Southeast line of Tract 9A, for the North corner of the Frances Magens 0.711 of an acre tract, for the West corner of the 0.410 of an acre tract, for the West corner of this tract;



**CCEO  
COPY**

1002 0265

THENCE with the Northwest line of the 2.77 acre Tract 10A, the Southeast line of Tract 9A, the Northwest line of the 0.410 of an acre tract, N. 62 deg. 10' 30" E. 166.24 feet to the place of beginning.

**Reservations from and Exceptions to Conveyance and Warranty:**

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, exceptions, reservations, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property to include the Flowage Easement conveyed to the United States of America and its assigns of record in Volume 118, pages 18-20, of the Deed Records of Comal County, Texas, and to any visible and apparent easements.

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

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

Taxes for the current year have been prorated and are assumed by the Grantee.

Frances Magens  
FRANCES MAGENS

Jerome H. Magens  
JEROME H. MAGENS

**CCEO  
COPY**

1002 0266

THE STATE OF TEXAS X  
COUNTY OF

This instrument was acknowledged before me this the 17 day of October, 1994, by FRANCES MAGENS and husband, JEROME H. MAGENS.



Margaret H. Tuch  
Notary Public, State of Texas

LAND-TEX TITLE COMPANY  
376-B LANDA  
P. O. BOX 310201  
NEW BRAUNFELS, TEXAS 78131-0201

STATE OF TEXAS  
COUNTY OF COMAL

137077

---

DEED OF GIFT

---

KNOW ALL MEN BY THESE PRESENTS:

That we, Martha B. Simon and Edwin W. Simon, wife and husband, for and in consideration of the love and affection which we have and bear unto and toward our daughter, Frances Magens, have given, granted and conveyed, and by these presents do give, grant and convey, unto the said Frances Magens, as and for her separate property, of Guadalupe County, State of Texas, all of the following described real property in Comal County, Texas, to-wit:

0.711 of an Acre Tract of land

Out of a 2.77 acre tract of land conveyed by Hilmar E. Simon et al to Edwin W. Simon by deed dated November 11, 1964, and recorded in Volume 141, pages 341-343, of the Comal County Deed Records, and being a part of Subdivision No. 4 of the Joel W. Robinson Survey No. 25, Abst. No. 502, in Comal County, Texas

Beginning at an iron stake in the northwest line of the Edwin W. Simon 2.77 acre tract, located S. 62 deg. 27' W. 166.4 feet from its northerly corner, for the northerly corner of this 0.711 of an acre tract of land; same being also the west corner of a 0.41 acre tract;

Thence S. 43 deg. 08' E. 37.51 feet to an iron stake set for the east corner of this 0.711 of an acre tract and northerly corner of a 0.698 of an acre tract of land conveyed by Edwin W. Simon et ux to Harold Simon

Thence S. 58 deg. 32' W., with the northwesterly line of said 0.698 of an acre tract, 366.84 feet, and S. 56 deg. 18' W. 177.4 feet to an iron stake in the southwesterly line of said Edwin W. Simon 2.77 acre tract and northwesterly line of the Canyon Reservoir tract;

Thence, with the southwesterly line of said 2.77 acre tract, N. 55 deg. 53' W. 24.9 feet to a concrete monument, and N. 32 deg. 46' W. 57.8 feet to an iron stake at the west corner of said 2.77 acre tract;

Thence N. 62 deg. 27' E. 549.2 feet to the place of beginning, containing 0.711 of an acre of land.

Together with all and singular the hereditaments, rights and appurtenances thereunto belonging or in anywise appertaining: to have and to hold the above-described premises unto the said Frances Magens, her heirs and assigns, forever.

Witness our hands this 29<sup>th</sup> day of January, 1975.

Martha B. Simon  
Martha B. Simon

Edwin W. Simon

Edwin W. Simon

STATE OF TEXAS  
COUNTY OF COMAL

Before me, the undersigned authority, on this day personally appeared Edwin W. Simon and his wife, Martha B. Simon, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 29<sup>th</sup> day of January 1975.

Curt E. Schmidt  
Notary Public in and for Comal County, Texas.

CURT E. SCHMIDT, NOTARY PUBLIC, in and  
for the County of Comal, State of Texas

Filed for Record January 29, A.D. 1975, at 11:16 o'clock A. M.  
By Irudy Pace, IRENE S. NUHN  
Deputy. County Clerk, Comal County, Texas.



STATE OF TEXAS  
COUNTY OF COMAL

I  
I

137078

---

DEED OF GIFT

---

KNOW ALL MEN BY THESE PRESENTS:

That we, Martha B. Simon and Edwin W. Simon, wife and husband, for and in consideration of the love and affection which we have and bear unto and toward our beloved children, Frances Magens and Harold Simon, have given, granted and conveyed, and by these presents do give, grant and convey, unto the said Frances Magens of Guadalupe County, State of Texas, and Harold Simon of Medina County, State of Texas, as and for their separate property, all of the following described real property in Comal County, Texas, to-wit:

Harold Simon and Frances Magens, 0.41 of an Acre

Out of a 2.77 acre tract of land conveyed by Hilmar E. Simon et al to Edwin W. Simon by deed dated November 11, 1964, and recorded in Volume 141, pages 341-343, of the Comal County Deed Records, and being a part of Subdivision No. 4 of the Joel W. Robinson Survey No. 25, Abst. No. 502, in Comal County, Texas

Beginning at an iron stake in the southwesterly line of a roadway known as Simon Drive, placed for the northerly corner of the Edwin W. Simon 2.77 acre tract and for the northerly corner of this 0.41 acre tract of land;

Thence S. 32 deg. 07' E., with the northeast line of said 2.77 acre tract and southwest line of said road, 93 feet to an iron stake;

Thence S. 44 deg. 46' W., with the northwest line of a roadway easement, 142.6 feet, and S. 50 deg. 45' W. 2.6 feet to an iron stake at the east corner of a 0.934 of an acre tract of land conveyed by Edwin W. Simon et ux to John J. Millender by deed dated March 6, 1969, and recorded in Volume 168, pages 293-294, of the Comal County Deed Records;

Thence, with the northeasterly line of said 0.934 acre tract, N. 39 deg. 15' W. 66.0 feet; and N. 43 deg. 08' W. 75.03 feet to an iron stake in the northwest line of said Edwin W. Simon 2.77 acre tract;

Thence N. 62 deg. 27' E., with the northwest line of said 2.77 acre tract, 166.4 feet to the place of beginning, containing 0.41 of an acre of land.

Together with all and singular the hereditaments, rights and appurtenances thereunto belonging or in anywise appertaining; to have and to hold the above-described premises unto the said Frances Magens and Harold Simon, their heirs and assigns, forever.

Witness our hands this 29th day of January, 1975.

Martha B. Simon  
Martha B. Simon

Edwin W. Simon  
Edwin W. Simon

STATE OF TEXAS  
COUNTY OF COMAL

Before me, the undersigned authority, on this day personally appeared Edwin W. Simon and his wife, Martha B. Simon, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 29th day of January, 1975.

Curt E. Schmidt  
Notary Public in and for Comal County, Texas.

CURT E. SCHMIDT, NOTARY PUBLIC, in and  
for the County of Comal, State of Texas

Filed for Record January 29, A.D. 1975, at 11:16 o'clock A.M.

By Irene S. Nuhn, IRENE S. NUHN  
Deputy. County Clerk, Comal County, Texas.



STATE OF TEXAS  
COUNTY OF COMAL

I  
I

137079

---

DEED OF GIFT

---

KNOW ALL MEN BY THESE PRESENTS:

That we, Martha B. Simon and Edwin W. Simon, wife and husband, for and in consideration of the love and affection which we have and bear unto and toward our son, Harold Simon, have given, granted and conveyed, and by these presents do give, grant and convey, unto the said Harold Simon, as and for his separate property, of Medina County, State of Texas, all of the following described real property in Comal County, Texas, to-wit:

**0.698** of an Acre Tract of land

Out of a 2.77 acre tract of land conveyed by Hilmar E. Simon et al to Edwin W. Simon by deed dated November 11, 1964, and recorded in Volume 141, pages 341-343, of the Comal County Deed Records, and being a part of Subdivision No. 4 of the Joel W. Robinson Survey No. 25, Abst. No. 502, in Comal County, Texas

From the northerly corner of the Edwin W. Simon 2.77 acre tract, S. 62 deg. 27' W. 166.4 feet, and S. 43 deg. 08' E. 37.51 feet to an iron stake set for the northerly corner and beginning point of this 0.698 of an acre tract of land; same being also the east corner of a 0.711 of an acre tract conveyed by Edwin W. Simon, et ux, to Frances Magens Thence S. 58 deg. 32' W., with the southeast line of said 0.711 of an acre tract, 366.84 feet, and S. 56 deg. 18' W. 177.4 feet to an iron stake in the southwest line of the said Edwin W. Simon 2.77 acre tract and northeasterly line of the Canyon Reservoir tract; Thence S. 55 deg. 53' E., with the southwest line of said 2.77 acre tract, 87.1 feet to an iron stake at the west corner of a 0.934 of an acre tract of land conveyed by Edwin W. Simon et ux to John J. Millender by deed recorded in Volume 168, pages 293-294, of the Comal County Deed Records; Thence in a northerly direction, with the northwesterly line of said 0.934 of an acre tract, N. 49 deg. 31' E. 149.8 feet, and N. 54 deg. 24' E. 368.9 feet to an iron stake; Thence N. 43 deg. 08' W. 37.52 feet to the place of beginning, containing 0.698 of an acre of land.

Together with all and singular the hereditaments, rights and appurtenances thereunto belonging or in anywise appertaining; to have and to hold the above-described premises unto the said Harold Simon, his heirs and assigns, forever.

Witness our hands this 29th day of January, 1975.

Martha B. Simon  
Martha B. Simon

Edwin W. Simon  
Edwin W. Simon

STATE OF TEXAS  
COUNTY OF COMAL

Before me, the undersigned authority, on this day personally appeared Edwin W. Simon and his wife, Martha B. Simon, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 29th day of January 1975.



Curt E. Schmidt  
Notary Public in and for Comal County, Texas.  
CURT E. SCHMIDT, NOTARY PUBLIC, in and  
for the County of Comal, State of Texas

Filed for Record January 29, A.D. 1975, at 11:16 o'clock A. M.  
By Ruby Pope, IRENE S. NUHN  
Deputy, County Clerk, Comal County, Texas.

RECEIVED

By Kathy Griffin at 11:01 am, Jun 11, 2025



**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

*Staff will complete shaded items*

--	--

*Date Received*

*Initials*

118743
--------

*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

5/14/2025

Date

\_\_\_ COMPLETE APPLICATION

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

INCOMPLETE APPLICATION

(Missing Items Circled, Application Refeused)