

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:

Address:

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

Inspector Notes:

**Comal County Environmental Health
OSSF Inspection Sheet**

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

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

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 118785
Issued This Date: 08/01/2025
This permit is hereby given to: RONALD L. & LANELL SHAW

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

1604 PONDEROSA DR
NEW BRAUNFELS, TX 78132

Subdivision: SATTLER ESTATES
Unit: 0
Lot: 22 & 22A
Block: 0
Acreage: 0.4100

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank
Leaching Chambers

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.

From: [Ritzen,Brenda](#)
To: [lanell59@gmail.com](#); [P. E. R. S. Greg Johnson \(gregjohnsonpe@yahoo.com\)](#)
Cc: [Randy Batey](#)
Subject: 118785.pdf
Date: Friday, August 1, 2025 8:48:00 AM
Attachments: [118785.pdf](#)
[image001.png](#)

Dear Property Owner / Agent :

A copy of the Permit to Construct for the referenced permit submittal is attached. Be advised that a Utility Road Crossing Permit will be required prior to installation of the sewer line crossing under the road. Coordination will also need to be made with Texas Water Company regarding the crossing of their easement with the sewer line.

Thank you,



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

From: [James Butler](#)
To: [Greg Johnson](#); [Ritzen, Brenda](#)
Cc: [lanell59@gmail.com](#); [Randy Batey](#)
Subject: RE: Permit 118785 1604 Ponderosa Drive - Shaw
Date: Friday, August 1, 2025 8:22:04 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

Greg

Please continue with work and when the bore is scheduled please let me know so that I can come inspect the crossing of the water mains.



James Butler

Inspection Supervisor

830.743.0176

James.butler@TxWaterCo.com

PO Box 1742

Canyon Lake, TX 78133

830.312.4600 | txwaterco.com



From: James Butler <james.butler@txwaterco.com>

Sent: Thursday, July 31, 2025 3:17 PM

To: Greg Johnson <gregjohnsonpe@yahoo.com>; Ritzen, Brenda <rabbjr@co.comal.tx.us>

Cc: lanell59@gmail.com; Randy Batey <randycbatey@gmail.com>

Subject: RE: Permit 118785 1604 Ponderosa Drive - Shaw

Greg

Thank you for the information.

From: [Ritzen,Brenda](#)
To: [Greg Johnson](#)
Cc: [lanell59@gmail.com](#); [Randy Batey](#); [James Butler](#)
Subject: RE: Permit 118785 1604 Ponderosa Drive - Shaw
Date: Thursday, July 31, 2025 3:58:00 PM
Attachments: [image001.png](#)

Greg,

Please provide verification from Texas Water Company on permission to cross their easement with the sewer supply line, or if any special coordination with them for said crossing is required.

Thank you,



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

From: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Thursday, July 31, 2025 10:43 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: lanell59@gmail.com; Randy Batey <randycbatey@gmail.com>; James Butler <james.butler@txwaterco.com>
Subject: Re: Permit 118785 1604 Ponderosa Drive - Shaw

This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

Attached is the septic drawing showing the public water line crossings and the crossing information Texas Water Company will require from Chapter 290.44 (II)

Sewer line will be bored under the road and cross the public waterlines in accordance with this rule.

Thanks,
Greg

From: [Ritzen,Brenda](#)
To: ["lanell59@gmail.com"; "\(gregjohnsonpe@yahoo.com\)"](#)
Subject: Permit 118785
Date: Wednesday, July 16, 2025 3:14:00 PM
Attachments: [image001.png](#)

**Re: Ronald Lee Shaw & Lanell Shaw
Sattler Estates Lots 22 & 22A
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. Indicate the origin of the water supply line. Are there any public water lines at the street within 10 ft. of the sewer line?**
- 2. Be advised that after the permit to construct has been issued an approved Utility Road Crossing Permit will be required prior to installation of the sewer line crossing under the road.**
- 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

Date May 13, 2025

Permit Number 118785

1. APPLICANT / AGENT INFORMATION

Owner Name RONALD LEE SHAW & LANELL SHAW
Mailing Address PO BOX 100
City, State, Zip DALLARDSVILLE, TEXAS 77332
Phone # 936-327-0428
Email lanell59@gmail.com

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

2. LOCATION

Subdivision Name SATTTLER ESTATES Unit Lot 22 & 22A Block
Survey Name / Abstract Number Acreage
Address 1604 PONDEROSA DRIVE City NEW BRAUNFELS State TX Zip 78132

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 1967

☐ 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: \$ 400,000 (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 *Ronald Lee Shaw*

Date 6-15-25



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

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

System Description PROPRIETARY; SEPTIC TANK AND LEACHING CHAMBERS

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

Tank Size(s) (Gallons) 1000 GAL. DUAL COMP. SEPTIC TANK & 500 PUMP Absorption/Application Area (Sq Ft) 750

Gallons Per Day (As Per TCEQ Table III) 240

(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 app

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 15, 2025

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL §
STATE OF TEXAS §

**RONALD LEE SHAW &
 LANELL SHAW**

Before me, the undersigned authority, on this day personally appeared _____
 who after being by me duly sworn, upon oath state that they are the owner of record of that certain
 tract or parcel of land lying and being situated in Comal County, Texas, and being more particularly
 described as follows:

_____ UNIT/PHASE/SECTION _____ BLOCK 22 & 22A LOT _____ SATTLER ESTATES _____ SUBDIVISION

IF NOT IN SUBDIVISION: _____ ACREAGE _____ SURVEY

The property is owned by (insert owner's full name): RONALD LEE SHAW & LANELL SHAW

The undersigned further state that the on-site sewage facility for the referenced properties crosses the
 boundary between the properties. These properties cannot be sold separately and must be sold as one.
 Any buyer or transferee is hereby notified of this requirement.

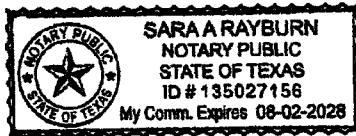
WITNESS MY/OUR HAND(S) on this 17 day of June, 2025.

x R L Shaw
 RONALD LEE SHAW

x LANELL SHAW
 LANELL SHAW

SWORN TO AND SUBSCRIBED BEFORE ME on this 17 day of June, 2025.

SARA A. RAYBURN
 Notary Public Signature



Filed and Recorded
 Official Public Records
 Bobbie Koepp, County Clerk
 Comal County, Texas
 06/26/2025 01:30:25 PM
 TAMMY 1 Pages(s)
 202506019329



Bobbie Koepp

ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: May 14, 2025

Site Location: SATTLER ESTATES, LOTS 22 & 22A

Proposed Excavation Depth: 18" to 36"

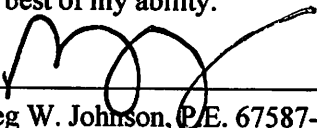
Requirements:

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>1</u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	II	SANDY LOAM	N/A	NONE OBSERVED	NONE OBSERVED	BROWN
1						
2						
3						
4						
5						
60"						

SOIL BORING NUMBER <u>2</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

05/14/25
Date

Date: May 15, 2025
Applicant Information:

Name: RONALD LEE & LANELL SHAW
Address: 1604 PONDEROSA DRIVE
City: NEW BRAUNFELS State: TEXAS
Zip Code: 78132 Phone: (936) 327-0428

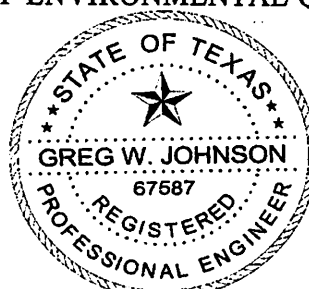
Name: Greg W. Johnson, P.E., R.S., S.E. 11561
Address: 170 Hollow Oak
City: New Braunfels State: Texas
Zip Code: 78132 Phone & Fax: (830)905-2778

Lot SEE BELOW Unit _____ Blk _____ Subd. _____ **SATTLER ESTATES**
Street Address: **1604 PONDEROSA DRIVE**
City: **NEW BRAUNFELS** Zip Code: **78132**
Additional Info.: **LOTS 22 & 22A**

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

Presence of 100 yr. Flood Zone:	YES <u>X</u>	NO <u> </u>	
Existing or proposed water well in nearby area.	YES <u> </u>	NO <u>X</u>	
Presence of adjacent ponds, streams, water impoundments	YES <u>X</u>	NO <u> </u>	>75' to RIVER
Presence of upper water shed	YES <u> </u>	NO <u>X</u>	
Organized sewage service available to lot	YES <u> </u>	NO <u>X</u>	

DATE _____

**FIRM #2585**

HANCOR LEACHING CHAMBER
DESIGNED FOR:
RONALD LEE & LANELL SHAW
P.O. BOX 100
DALLARDSVILLE, TX 77332

Located in Sattler Estates, Lot 22 & 22A, at 1604 Ponderosa Drive, the septic system will serve a three bedroom residence (1967 sf). Native grasses are found throughout. A septic tank & pump tank with Hancor Leaching Chambers was chosen as the most appropriate system for the conditions on this lot.

PROPOSED SYSTEM:

A 3 or 4 inch SCH-40 pipe discharges from the residence into a 1500 gallon three compartment with the third compartment being a 500 gallon pump tank fitted with a Liberty LE 41 0.4 hp sewage pump. Effluent is pumped on demand to a 750sf Hancor Leaching Chamber Field using 30 - 5' Hancor leaching chambers as per attached schematic.

Public water/sewer line crossing according to Chapter 290.44 (e) B (iv,v)

(iv) Where a new pressure rated wastewater main or lateral crosses an existing potable waterline, one segment of the waterline pipe shall be centered over and shall be perpendicular to the wastewater line such that the joints of the waterline pipe are equidistant and at least nine feet horizontally from the center line of the wastewater main or lateral. The wastewater main or lateral shall be at least six inches above the existing potable waterline. Whenever possible, the crossing shall be centered between the joints of the wastewater main or lateral. The wastewater pipe shall have a minimum pressure rating of at least 150 psi. and sleeved with SCH-40 PVC within ten feet of waterline.

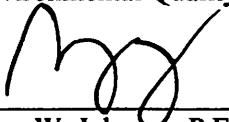
SYSTEM COMPONENTS:

Sch-40 sewer line as shown (3" & 4") Two way cleanout as shown
1000 gallon dual compartment septic tank (First two compartments of 1500 gal 3- compartment tank)
500 gallon pump tank w/ dual Liberty LE 41 pump, control panel & audible visual alarm
30 - Hancor Leaching Chambers

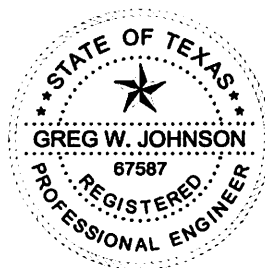
LANDSCAPING

Disposal area must be seeded with a mix of rye and Bermuda grasses prior to system operation. It is recommended that a good stand of vegetation be established prior to system operation.

Designed in accordance with Chapter 285, Subchapter D, §285.30 and §285.40 Texas Commission on Environmental Quality (Effective December 29, 2016).

 05/15/25

Greg W. Johnson, P.E. No. 67587, F2585
170 Hollow Oak
New Braunfels, Texas 78132 (830)905-2778



From: [Greg Johnson](#)
To: [Ritzen,Brenda](#)
Cc: [lanell59@gmail.com](#); [Randy Batey](#); [James Butler](#)
Subject: Re: Permit 118785 1604 Ponderosa Drive - Shaw
Date: Thursday, July 31, 2025 10:43:24 AM
Attachments: [1604 PONDEROSA DR - SHAW #118785 SEWER CROSSING.pdf](#)
[image001.png](#)

This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

Attached is the septic drawing showing the public water line crossings and the crossing information Texas Water Company will require from Chapter 290.44 (II)

Sewer line will be bored under the road and cross the public waterlines in accordance with this rule.

Thanks,

Greg

Send for Greg W. Johnson, P.E., R.S.)

170 Hollow Oak

New Braunfels, TX 78132

Office/Fax (830) 905-2778

Email: gregjohnsonpe@yahoo.com

On Wednesday, July 16, 2025 at 03:14:45 PM CDT, Ritzen,Brenda <rabbjr@co.comal.tx.us> wrote:

Re: Ronald Lee Shaw & Lanell Shaw

Sattler Estates Lots 22 & 22A

Application for Permit for Authorization to Construct an On-Site Sewage Facility (OSSF)

Owner / Agent :

REVISED

12:49 pm, Jul 31, 2025

INSTALL 750sf OF FIELD USING 30' 5'-0" LEACHING CHAMBER PANELS. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

*USE TWO WAY CLEAN OUT

**USE SCH-40 OR SDR-26 TO TANK

X= TEST HOLE

NOTE:

NO OSSF SYSTEM CAN BE INSTALLED ON THE SAME PROPERTY AS THE SINGLE FAMILY DWELLING, DUE TO PLACEMENT OF HOUSE AND SIZE OF LOT. RONALD LEE & LANELL SHAW OWNS BOTH PROPERTIES.

TCEQ 290.44 (II) - PAGE 73

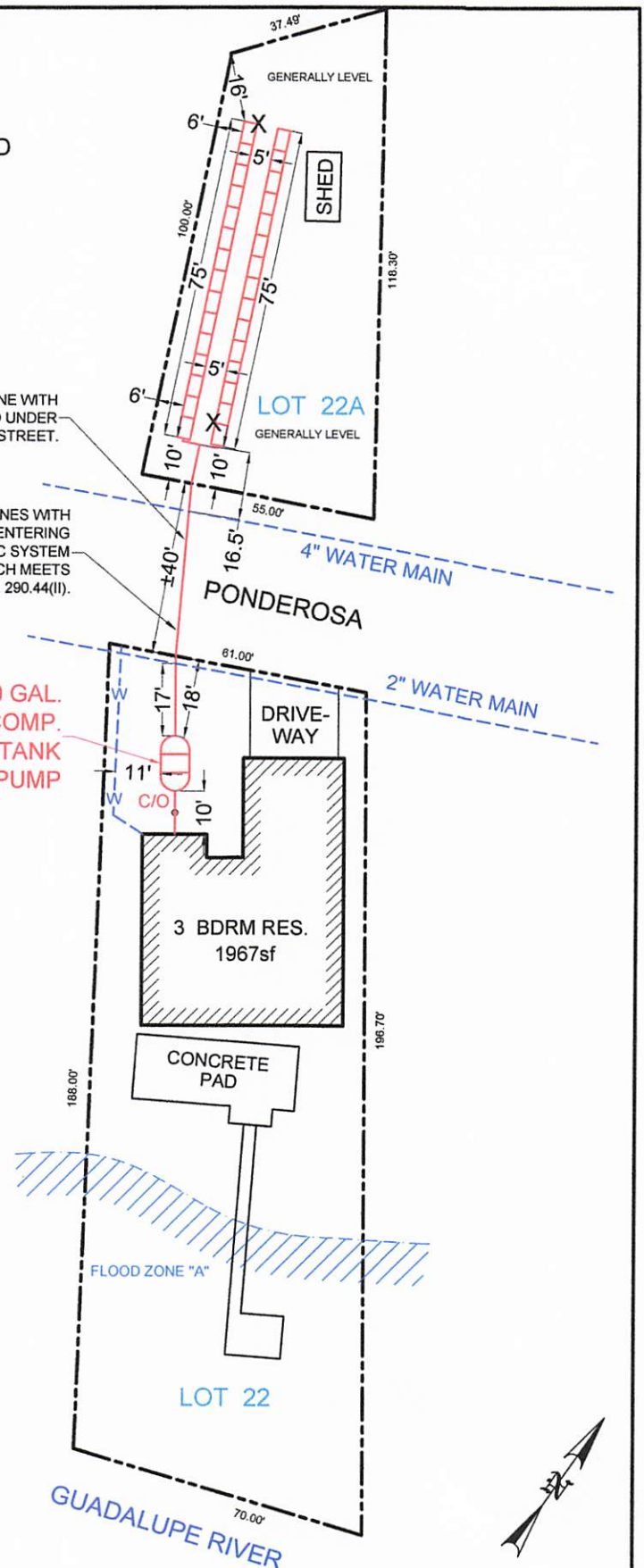
(II) ALL SECTIONS OF WASTEWATER MAIN OR LATERAL WITHIN NINE FEET HORIZONTALLY OF THE WATERLINE SHALL BE ENCASED IN AN 18-FOOT (OR LONGER) SECTION OF PIPE. FLEXIBLE ENCASED PIPE SHALL HAVE A MINIMUM PIPE STIFFNESS OF 115 PSI AT 5.0% DEFLECTION. THE ENCASED PIPE SHALL BE CENTERED ON THE WATERLINE AND SHALL BE AT LEAST TWO NOMINAL PIPE DIAMETERS LARGER THAN THE WASTEWATER MAIN OR LATERAL. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE FOOT (OR LESS) INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. EACH END OF THE CASING SHALL BE SEALED WITH WATERTIGHT NON-SHRINK CEMENT GROUT OR A MANUFACTURED WATERTIGHT SEAL. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF SIX INCHES BETWEEN THE ENCASEMENT PIPE AND THE WATERLINE SHALL BE PROVIDED. THE WASTEWATER LINE SHALL BE LOCATED BELOW THE WATERLINE.

NOTE:
EXISTING SEPTIC TANK TO BE PUMPED, CRUSHED AND BACK FILLED. EXISTING SEPTIC SYSTEM TO BE ABANDONED

SLEEVE SEPTIC LINE WITH SCH-40 WITHIN 5' AND UNDER STREET.

SLEEVE ALL WASTEWATER LINES WITH 2"-SCH-40 PVC PIPE WHEN ENTERING CLOSER THAN 10' FROM SEPTIC SYSTEM OR SEPTIC FIELD WHICH MEETS TAC 30 CHAPTER 290.44(II).

1500 GAL. THREE COMP. SEPTIC TANK WITH PUMP



OWNER: RONALD LEE & LANELL SHAW				DRAWN BY: EJS III	
STREET ADDRESS: 1604 PONDEROSA DRIVE					
LEGAL DESC: SATTLER ESTATES		UNIT/SECTION/PHASE:		BLOCK:	LOT: 22 & 22A
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: 1"=40'	DATE: 5/15/2025		REVISED: 7/31/2025

NOTE:
EXISTING SEPTIC
TANK TO BE
PUMPED, CRUSHED
AND BACK FILLED.
EXISTING SEPTIC
SYSTEM TO BE
ABANDONED

INSTALL 750sf OF
FIELD USING 30' 5'-0"
LEACHING CHAMBER
PANELS. THERE
SHALL BE NO
PARKING, DRIVING
OR STORAGE ON THE
SEPTIC FIELD AT ANY
TIME FOR ANY
REASON.

*USE TWO WAY
CLEAN OUT
**USE SCH-40 OR
SDR-26 TO TANK

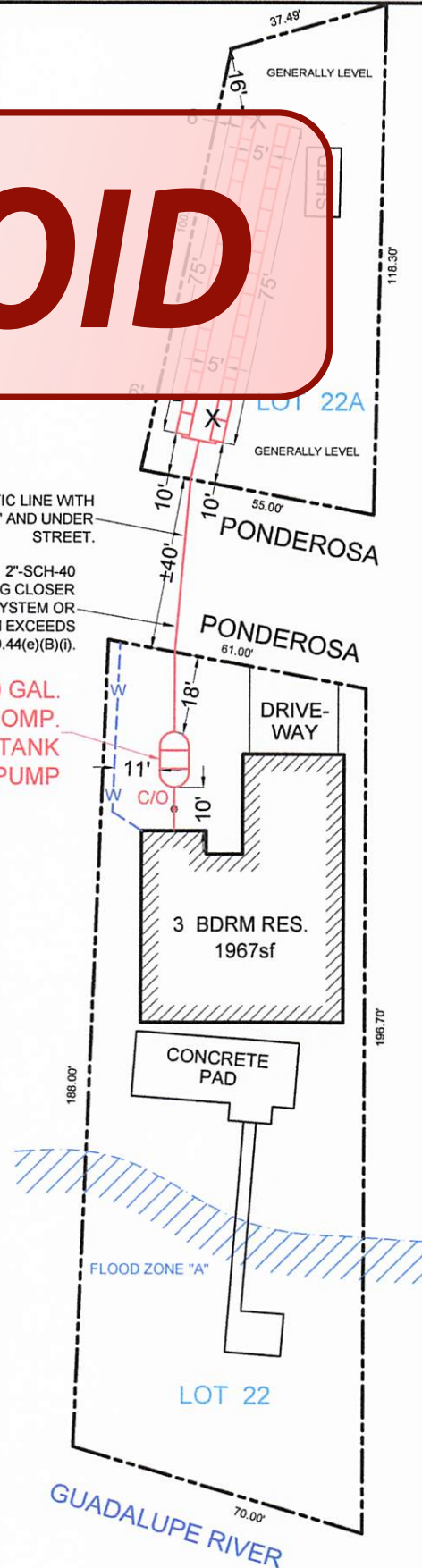
X= TEST HOLE

NOTE:
NO OSSF SYSTEM
CAN BE INSTALLED
ON THE SAME
PROPERTY AS THE
SINGLE FAMILY
DWELLING, DUE TO
PLACEMENT OF
HOUSE AND SIZE OF
LOT. RONALD LEE &
LANELL SHAW
OWNS BOTH
PROPERTIES.

VOID

SLEEVE SEPTIC LINE WITH
SCH-40 WITHIN 5' AND UNDER
STREET.
SLEEVE ALL WATER LINES WITH 2"-SCH-40
PVC PIPE WHEN ENTERING CLOSER
THAN 10' FROM SEPTIC SYSTEM OR
SEPTIC FIELD WHICH EXCEEDS
TAC 30 CHAPTER 290.44(e)(B)(I).

1500 GAL.
THREE COMP.
SEPTIC TANK
WITH PUMP



OWNER: RONALD LEE & LANELL SHAW			DRAWN BY: EJS III		
STREET ADDRESS: 1604 PONDEROSA DRIVE					
LEGAL DESC: SATTLER ESTATES		UNIT/SECTION/PHASE:		BLOCK:	LOT: 22 & 22A
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: 1"=40'	DATE: 5/15/2025		REVISED:

TANK NOTES:

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

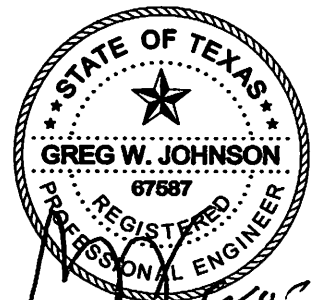
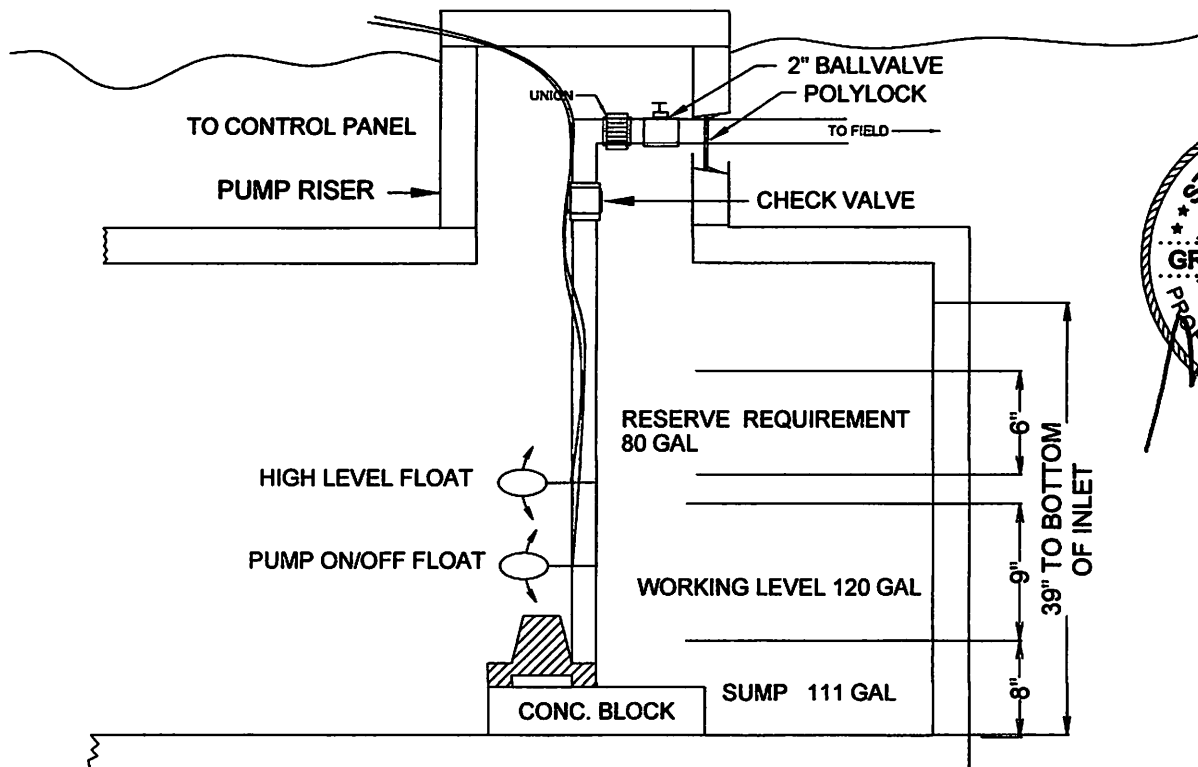
Tightlines to the tank shall be SCH-40 PVC.

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

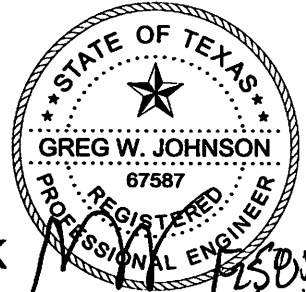
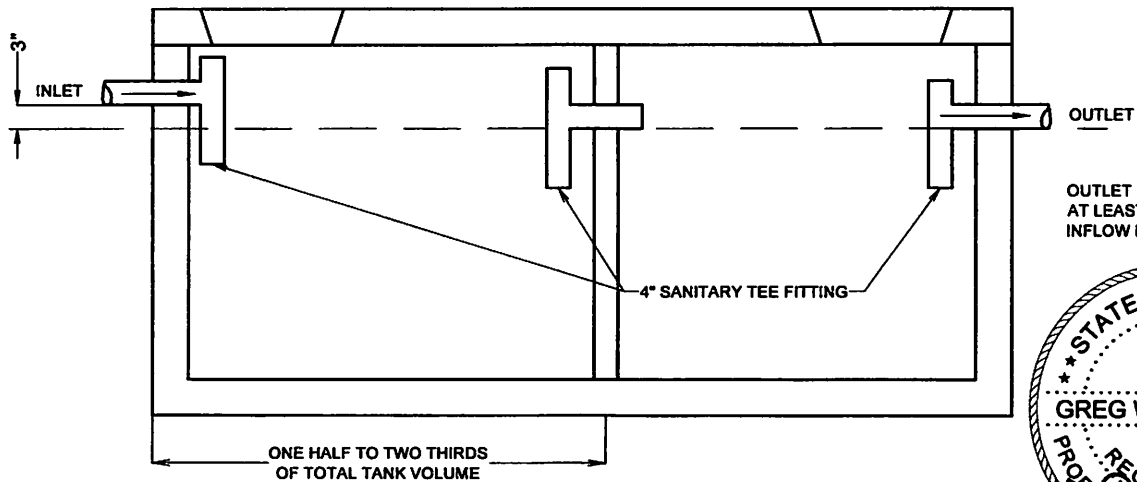
Tanks must be left uncovered and full of water for inspection by the permitting authority.

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



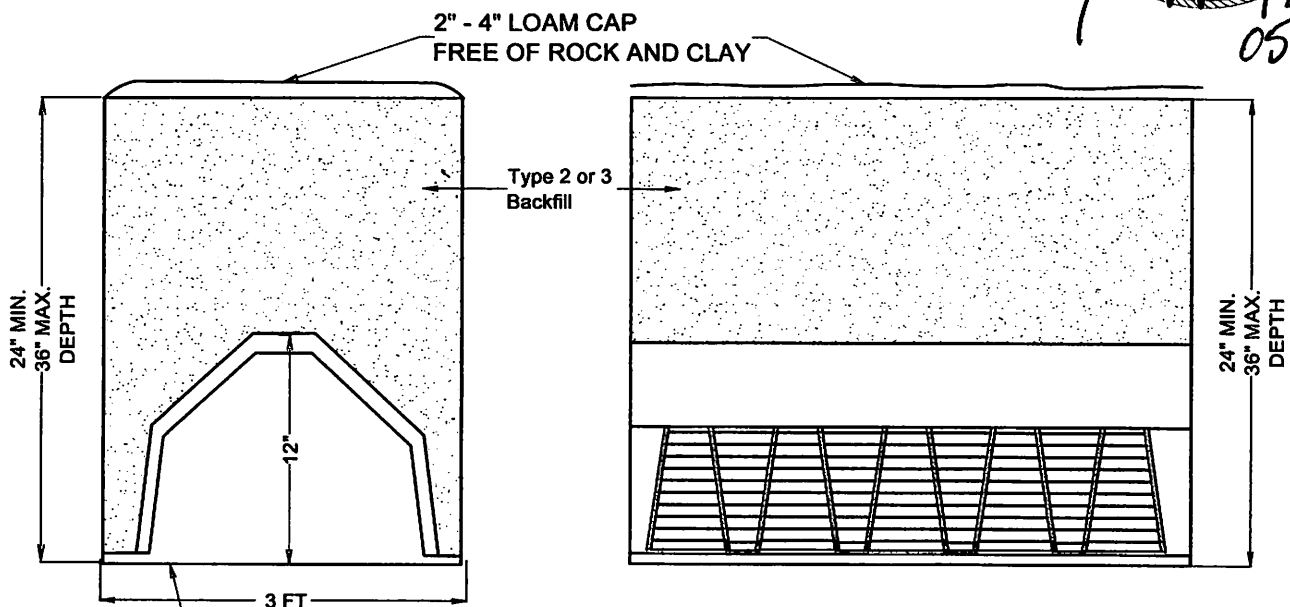
03/15/25

TYPICAL PUMP TANK CONFIGURATION
500 GAL 3RD COMP. OF 1500 GAL 3 COMP.

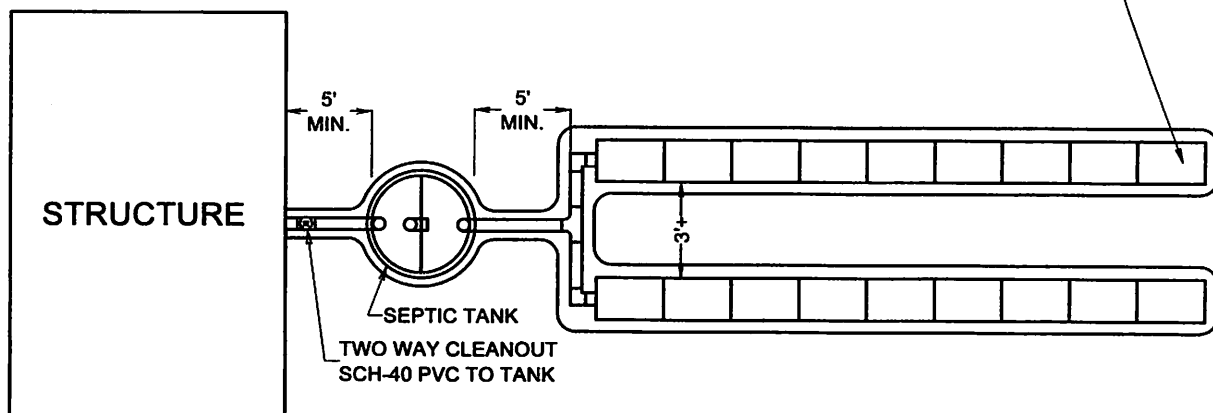


Handwritten signature and date:
 12505
 05/15/20

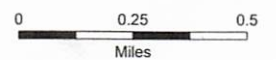
TYPICAL TWO COMPARTMENT SEPTIC TANK



HANCOR ARC 36 LEACHING CHAMBER DETAIL



HANCOR ARC 36 LEACHING CHAMBER DETAIL



New Braunfels Title Co.
G.F. # 47,361 CL

DOC# 9706014044

WARRANTY DEED WITH VENDOR'S LIEN

$\frac{3}{T}$
Date: July 7, 1997

Grantor: Robert C. Hodges and wife, Mattie L. Hodges

Grantor's Mailing Address (including county):

(3)
Robert C. Hodges and Mattie L. Hodges
621 West Main
Alice, Texas 78332
Jim Wells County

Grantee: Ronald Lee Shaw and LaNell Shaw

Grantee's Mailing Address (including county):

Ronald Lee Shaw and LaNell Shaw
P.O. Box 100
Dallardsville, Texas 77332
Polk County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to Dwain W. Blaschke, Trustee.

Property (including any improvements):

All those certain tracts or parcels of land lying and being situated in Comal County, Texas, known and designated as Lots 22 and 22A, SATTler ESTATES, according to map or plat recorded in Volume 2, Page 3, Comal County, Texas Map and Plat Records.

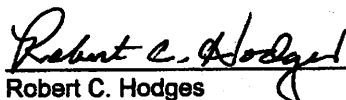
Reservations From and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, 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, executor, 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 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.

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


Robert C. Hodges


Mattie L. Hodges

ACKNOWLEDGMENT

STATE OF TEXAS

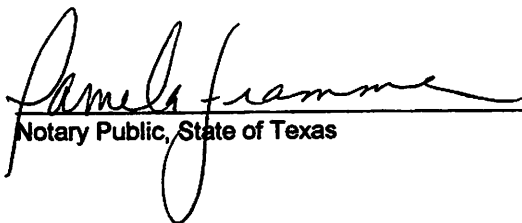
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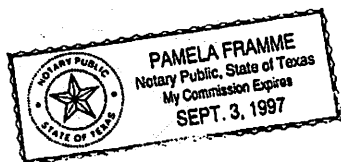
COUNTY OF JIM WELLS

§

§

This instrument was acknowledged before me on July 7, 1997, by Robert C. Hodges.


Notary Public, State of Texas



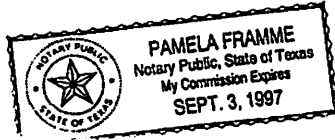
ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF JIM WELLS

This instrument was acknowledged before me on July 7, 1997, by
Mattie L. Hodges.



Pamela Framme
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Dwain W. Blaschke
Attorney at Law
P.O. Box 1744
Canyon Lake, Texas 78130-1744

AFTER RECORDING RETURN TO:

New Braunfels Title Company
1435 F.M. 2673
Canyon Lake, Texas 78133

Doc# 9706014044
Pages: 3
Date : 07-08-1997
Time : 03:46:22 P.M.
Filed & Recorded in
Official Records
of COMAL County, TX.
JOY STREATER
COUNTY CLERK
Rec. \$ 13.00

DOC# 9706014044



COMAL COUNTY

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

		118785
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

06/26/2025

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refused)