

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)				

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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: 118834
Issued This Date: 09/03/2025
This permit is hereby given to: Jeff Johnson, Patty Johnson Perez, Cynthia McCarley

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

5691 CIRCLE OAK DR
CITY OF BULVERDE, TX 78163

Subdivision: Oak Village North
Unit: 3
Lot: 684-685
Block: N/A
Acreage: 2.0600

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.



31843 Oak Ridge Pkwy, Bulverde, Texas 78163
830-431-6104

Here is your Receipt for our services. Thanks for trusting us with your business.

Invoice Number	4271
Bill To	Eoff Septic 420 bear creek dr. New Braunfles, TX
Property	Eoff Septic 5691 Circle Oak Dr Bulverde, TX 78163-2209
Date of Service	October 2, 2025
Time In / Out	9:15 AM / 10:05 AM
Technician	Brandon Newman
Date of Payment	October 2, 2025
Method of Payment	Online Check

SERVICE PERFORMED

1000 gallon conventional	1	@ 500	\$500.00
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Total	\$500.00
Less Amount Paid	- \$500.00
BALANCE DUE	\$0.00



Technician Notes

Ferguson & Sons Septic

www.facebook.com/Ferguson-Sons-Septic-100252059262461

31843 Oak Ridge Pkwy, Bulverde, Texas 78163, US
830-431-6104

[Unsubscribe](#)

RECEIVED

By Kathy Griffin at 1:22 pm, Jul 10, 2025



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

--	--

Date Received

Initials

118834

Permit Number

Instructions:

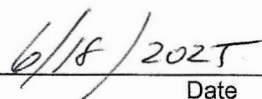
Place a check mark next to all items that apply. For items that do not apply, place "N/A". This OSSF Development Application Checklist **must** accompany the completed application.

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


Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

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

Revised 8.27.25

HJ



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date _____

Permit Number _____

1. APPLICANT / AGENT INFORMATION

Owner Name	<u>Jeff Johnson, Patty Johnson Perez, Cynthia McCarley</u>	Agent Name	<u>Eoff Septic Services</u>
Mailing Address	<u>5691 Circle Oak Drive</u>	Agent Address	<u>420 Bear Creek Drive</u>
City, State, Zip	<u>Bulverde, TX 78163</u>	City, State, Zip	<u>New Braunfels, TX 78132</u>
Phone #	<u>936-554-4438</u>	Phone #	<u>210-844-1885</u>
Email	<u>Mmccarley@1791.com</u>	Email	<u>keith.eismann@yahoo.com</u>

2. LOCATION

Subdivision Name Oak Village North Unit 3 Lot 684 Block N/A
 Survey Name / Abstract Number 400552-3 Acreage 1.03
 Address 5691 Circle Oak Drive City Bulverde State TX Zip 78163

3. TYPE OF DEVELOPMENT☒ Single Family ResidentialType of Construction (House, Mobile, RV, Etc.) HouseNumber of Bedrooms 3Indicate Sq Ft of Living Area 2337☐ 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: \$ 300,000.00 (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.

Jeff Johnson, Cynthia McCarley 6/18/2025
 Signature of Owner(s) Date

Patty Johnson Perez



COMAL COUNTY
ENGINEER'S OFFICE

Received
Brandon Mark Olvera
10/09/2025 9:00:27 AM

AS BUILT
10/3/25

ATION

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

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidensticker

System Description Aerobic with Surface Spray Irrigation

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

Tank Size(s) (Gallons) 600-GPD ATU Absorption/Application Area (Sq Ft) 3,914.01

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 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: City of Bulverde

By signing this application, I certify that:

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

Signature of Designer



Date

10-3-25

4/BC



202506020291 07/01/2025 11:36:49 AM 1/1

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF Comal
STATE OF TEXAS

AFFIDAVIT

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

I

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

II

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

Tracts 684 and 685, Oak Village North, Unit No. 3 as shown by map or plat of said subdivision duly recorded in the office of the County Clerk of Comal County, Texas in Volume 3, Pages 83-86, Map and Plat Records of Comal County, Texas.

Property is Owned by: Jeff Johnson, Patty Johnson Perez & Cynthia McCarley

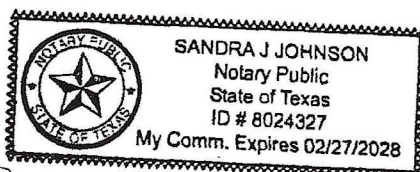
This OSSF shall be covered by a continuous service policy for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single-family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF may be obtained from the County Environment Division.

WITNESS BY HAND(S) ON THIS 18 DAY OF June 2025

<u>Jeff Johnson</u>	Owner Printed Name	<u>Jeff Johnson</u>	Owner Signature
<u>Patty Johnson Perez</u>	Owner Printed Name	<u>Patty Johnson Perez</u>	Owner Signature
<u>Cynthia McCarley</u>	Owner Printed Name	<u>Cynthia McCarley</u>	Owner Signature

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 18 DAY OF June, 2025



Sandra J. Johnson

Notary Public, State of Texas Notary's Printed Name:

My Commission Expires: 2/27/28

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
07/01/2025 11:36:49 AM
PRISCILLA 1 Page(s)
202506020291



Bobbie Koepp



420 Bear Creek Drive
New Braunfels, Texas 78132
210-844-1885

On-Site Sewage Facility (OSSF) Maintenance Agreement


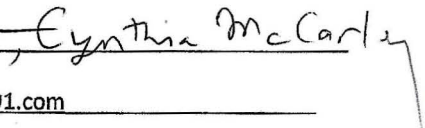
- i. **General:** This work for Hire Agreement (hereinafter referred to as "**Agreement**") is entered into by and between Jeff Johnson & Cynthia McCarley (hereinafter referred to as "**Client**") and Eoff Septic Services (hereinafter referred to as "**Contractor**"). By this Agreement, **Contractor** agrees to render services, as described herein, and the **Client** agrees to fulfill his/her responsibilities under this agreement as described herein.
- ii. **Effective Dates:** Unless otherwise stated below, this agreement commences on the date the Licenses to Operate (LTO), date as noted below or upon receipt of full payment and runs for two (2) Year(s).
- Agreement Starting Date: (Date of LTO) and Ending Date: (Two Years Thereafter).
- iii. **Services by Contractor:** **Contractor** will provide the following services (hereinafter referred to as the "Services"):
- a. In compliance with **Agency** (TCEQ and/or County) and manufacturer's requirements, inspect and perform routine maintenance on the On-Site Sewage Facility (hereinafter referred to as the "OSSF") three (3) times per years (Every 4 Months).
 - b. Report to the appropriate regulatory authority and to the **Client**, as is required by both the State's on-site rules and local **Agency's** rules, if more stringent. All findings must be reported to the local agency within 14 days.
 - c. If any components of the OSSF are found to be in need of repair during the inspection, the **Contractor** will notify the **Client** of the repairs needed and provide any associated materials and labor costs.
 - d. Visit site in response to **Client's** request(s) for unscheduled service(s) within two business days from the date of **Contractor's** receipt of **Client's** request. All unscheduled responses are in addition to the fee covered by the **Agreement** and will be billed to the **Client**.
 - e. Provide notification of arrival to site to the homeowner or to site personnel. Additionally, written notification will be left at the site with site personnel or e-mailed to the **Client** upon completion of inspection, as well as, forwarded to **Agency** within 14 days.
- iv. **Site Location:** The Services are to be performed at the property located at:
- Site Address: 5691 Oak Village North, Bulverde, TX 78163 OSSF Permit #: TBA
- v. **Payment(s):** The fee for this **Agreement** only covers the **Services** described herein. This fee does not cover equipment, parts or labor supplied for repairs or charges for unscheduled **Client** requested trips to the site. By signing this **Contract**, the **Client** is authorizing the **Contractor** to remove any parts which were installed but not paid for at the end of 30 days. The **Client** is still responsible for any labor costs associated with the installation and removal of said parts.
- vi. **Client's Responsibilities:** The **Client** is responsible for each and all of the following:
- a. Maintain chlorinator and provide proper chlorine supply, if OSSF is equipped with same.
 - b. Provide all necessary yard or lawn maintenance and removal of obstacles as needed to allow the OSSF to function properly, and to allow **Contractor** easy access to all parts of the OSSF.
 - c. Immediately notify **Contractor** and **Agency** of any and all problems with, including failure of the OSSF.
 - d. Upon receiving notification of services needed from the **Contractor**, it becomes the **Client's** responsibility to contact the **Contractor** to authorize the service. If the **Client** chooses to use a

Client Initial: _____
Contractor Initial: _____

different contractor to perform the service, the **Client** is responsible for ensuring the **Contractor** holds the proper licenses (Installer II, Maintenance provider) and is certified by the manufacture. Also, the **Client** is responsible for ensuring proper notification is given to the **Agency**, as required by the State local Agency rules.

- e. **Clients** residing in Comal County are sent to a lab for testing; the **Client** will directly pay the lab for the cost of the testing plus pay the **Contractor** for all man-hours expending in providing this additional service at the current **Contractor's** labor rate.
 - f. Not allow backwash from water treatment or water conditioning equipment to enter the OSSF.
 - g. Maintain site drainage to prevent adverse effect on the OSSF.
 - h. Promptly and fully pay **Contractor's** bills, fee, or invoices are described herein.
- vii. **Access by Contractor:** **Contractor**, or personnel authorized by the **Contractor**, may enter the property at reasonable times without prior notice for the purpose of performing the above-described services. **Contractor** will require access to the OSSF electrical and physical components, including tanks, by means of manway or risers for the purpose of evaluations required by manufacture, and/or rules. If such manway or risers are not in place, excavation together with other labor and materials will be required, and will be billed to **Client** as an additional service. Any excavated soil is to be replaced as best as reasonable possible.
- viii. **Limits of Liability:** In no event shall the **Contractor** be liable for indirect, consequential, incidental or punitive damages, whether in contract tort of any other theory. In no event shall the **Contractor's** liability for damages exceed the price for the **Services** described in this **Agreement**.
- ix. **Entire Agreement:** this **Agreement** contains the entire **agreement** of the parties, and there are no other promises or conditions in any other **agreement**, oral or written.

Client and/or Authorized Client Agent:

Print Name: Jeff Johnson & Cynthia McCarley Signatures:  

Date: 6/18/2025 Email Address: mmccarley@1791.com

Phone Number: 936-554-4438

Site Address: 5691 Circle Oak Dr., Bulverde, Tx 78163 OSSF Permit #: TBA

Billing Address: _____

=====Contractor=====

C Eoff Services Inc. dba Eoff Septic Services
420 Bear Creek Drive
New Braunfels, TX 78132
210-844-1885

Signature: 

Name/Title: Keith R. Eismann / CFO

Date: 6-6-25

OSSF Maintenance Provider Licenses # - MP0001745

OSSF Installer II Licenses # - OS00029546

ON-SITE SEWAGE FACILITY
Site Evaluation Report Information

Revised 8.27.25

HSA

Date: 6/9/2025

Applicant Information:

Name: Jeff Johnson, Patty Johnson Perez and Cynthia McCarley

Address: 5691 Circle Oak Drive

City: Bulverde State: Texas Zip: 78163

Phone: 936-554-4438

Property Location:

Lot: 684 Block:

Sub.: Oak Villag North, Unit 3

Street/Road Address: 5691 Circle Oak Drive

City: Bulverde State: Texas Zip: 78163

Unincorporated Area? Y or N y

Additional information

Site Evaluator Information:

Name: Hoyt Seidensticker

License OS0008771 Expires 8/31/2026

Company: Land Stewardship Services, LLC

Address: 124 Bristow Way

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603

Email hoyt@landstewardshipservices.com

Installer information:

Name: Carl Eoff OS0029546

Company: Carl Eoff Services

Address: 420 Bear Creek Road

City: New Braunfels State: Texas Zip: 78132

Phone: (210) 669-6088 Fax:

Schematic of Lot or Tract

Show:

Compass North, adjacent streets, property lines, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks).

Location of existing or proposed water wells within 150 feet of property.

Indicate slope or show contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.

Location of soil borings or dug pits (show location with respect to a known reference point).

Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers,

high tide of salt water bodies) water impoundments areas, cut or fill bank, sharp slopes and breaks.

SITE DRAWING

Lot Size: 1.03 acres

SEE ATTACHED

Signature of Site Evaluator

Hoyt Seidensticker

Site Evaluator License No OS0008771

c)

ON-SITE SEWAGE FACILITY Soil Evaluation Report Information

Date Soil Survey Performed: 6/9/2025

Site Location: 5691 Circle Oak Drive

Name of Site Evaluator: Hoyt Seidensticker Registration Number: OS0008771

Proposed Excavation Depth: n/a County: Comal

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Location of soil boring or dug pits must be shown on the site drawing.

For subsurface disposal, soil evaluation 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 feature on the form. Indicate depths where features appear.

Soil Boring Number <u>1</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	Clay loam rock	<30%	none	yes, rock	Brown
1						
2						
3						
4						
5						

Soil Boring Number <u>2</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	Clay loam rock	<30%	none	yes, rock	Brown
1						
2						
3						
4						
5						

Features of Site Area

Presence of 100 year flood zone Yes ☐ No ☒

Presence of adjacent ponds, streams, water improvements Yes ☐ No ☒

Existing or proposed water well in nearby area Yes ☐ No ☒

Organized sewage service available to lot or tract Yes ☐ No ☒

Recharge feature within 150 feet Yes ☐ No ☒

By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my ability.

I understand that any misrepresentation of the information contained in this report may be grounds to revoke or suspend my license. The site evaluation

determined the site is suitable for a Spray Distribution disposal system with Aerobic treatment

According to table XIII, the site is suitable for this proposed system. A copy of Table XIII has been given to the property owner to inform them of other alternatives based upon the result of this site evaluation

Signature of Site Evaluator Hoyt Seidensticker

Date 6-11-25

6/11/2025

5:39 PM

Aerobic with Spray

Distribution System

ON-

Received**Brandon Mark Olvera**

10/09/2025 9:01:16 AM

TY

AS BUILT

10/3/25

H

Jeff Johnson, Patty Johnson Perez and Cythia McCarley

Property Information:St. Address: 5691 Circle Oak DriveCity: Bulverde State: TexasZip code: 78163**Predicted Quantity of Sewage (Q)**Water Saving Devices in Home (y/n): yesGallons/day (Q): 240Greywater included (yes/no): yes**Rate of Adsorption (Ra)**Application rate (g/sq. ft): 0.064Minimum Adsorptive Area (sq. ft.): 3750**Aerobic Unit**Required size of aerobic unit: 360 gpdPretreatment Tank (gallons): 353Class 1 Aerobic Unit:: NuWater 550-PC-400PTPump tank total capacity (gal): 768Chlorination: Liquid installed in TankPump Switch operation: Float systemDosing cycle quantity (gals): VariedCycling time: night timePump size and capacity: Franklin E-Series 20 GPM**House Information**No. of Bedrooms: 3Sq. footage (Approx.): 2337gallons per day: 240Water Supply: public**Supply Line from House**Length of supply line (approx. ft): 34Type of supply line: SCH 40 PVCSize of Supply line (in): 3 or 4**Supply Line For Spray Irrigation System**Length of supply line (approx. ft): 228'Type of supply line: SCH 40 PVCSize of supply line (in): 1**Disposal Area per this System**

$$\pi (24')^2/2 = 904.32$$

$$\pi (21')^2/2 = 692.37$$

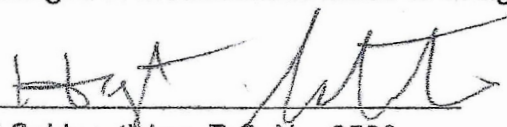
$$\pi (24')^2/2 = 904.32$$

$$\pi (30')^2/2 = 1,413.00$$

Total irrigated area (sq. ft.): 3,914.01

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions.

All changes or modifications made to design must be approved by the below signed designer.


 Hoyt Seidensticker, R.S. No. 3588

Date

10-3-25

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603

hoyt@landstewardshipservices.com

Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 fee will be assessed. This includes,

but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

6/11/2025

5:39 PM

Aerobic with Spray

Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Jeff Johnson, Patty Johnson Perez and Cythia McCarley

Head Pressure

Elevation Head:	<u>4</u>
Pressure Head:	<u>92</u>
Friction Head:	<u>8.88</u>
Total head:	<u>104.9</u>

Sprinkler Head Information

K-Rain sprinkler head PROPLUS,
low angle nozzle

No. 3 @40psi	GPM:	<u>3.1</u>
Number of sprinkler heads:		<u>2</u>
Gallons per minute:		<u>6.2</u>
No. 1 @40psi	GPM:	<u>1.7</u>
Number of sprinkler heads:		<u>2</u>
Gallons per minute:		<u>3.4</u>
Total gallons per min:		<u>9.6</u>

A class 1 aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment unit. Treated effluent will be disinfected by a LBC Manufacturing "EZ-Tank" Gravity Flow Liquid Bleach Chlorinator in the pump tank, before being disposed of through above ground sprinkler heads. All warning systems shall be installed with the aerobic unit

Land acceptable for surface application shall have a flat terrain (with less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff. There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent.

Areas that rock is exposed must be covered with a suitable amount of material acceptable to the inspecting authority. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.


Hoyt Seidensticker, R.S. No. 3588

6-11-25
Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603

hoyt@landstewardshipservices.com



6/11/2025

5:39 PM

Aerobic with Spray

Distribution System

ON-SITE SEWAGE FACILITY

DESIGN CRITERIA

Jeff Johnson, Patty Johnson Perez and Cythia McCarley

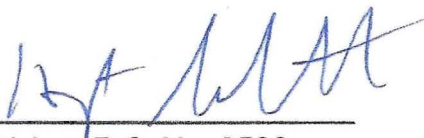
A maintenance contract for the entire system must be established at time of installation with someone holding a license to maintain the installed aerobic system.

At every inspection a Total Chlorine Residual test must be conducted and must be a minimum acceptable test of .1 mg/l residual in Pump Tank.

All tanks must have inspection or cleanout ports located on the tank top over all inlet and outlet devices. Each inspection or cleanout port must be offset to allow for pumping of the tank. The ports may be configured in any manner as long as the smallest dimension of the opening is at least 12 inches, and large enough to provide for maintenance and equipment removal. All inspection and cleanout ports shall have riser over the port openings, which extend to 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

The risers shall have inside diameters which are equal to or larger than the inspection or cleanout ports. Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or another means approved by the executive director. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.


Hoyt Seidensticker, R.S. No. 3588

6-11-25
Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603

hoyt@landstewardshipservices.com



Specs

Aerobic with Spray Distribution system

Jeff Johnson, Patty Johnson Perez
and Cynthia McCarley

Lot 684

Oak Village North, Unit 3

5691 Circle Oak Drive

Bulverde, Texas 78163

Comal County

Revised 8.27.25

HL

The referenced property is located within the Edwards Aquifer Contributing Zone. This property is exempt from a Contributing Zone Plan because it is not a regulated activity according to Chapter 213.5(h)(2) "exempt ... Does not exceed 20% impervious cover on the site." There is no recharge feature within 150' of the proposed septic system.

The risers shall have inside diameters which are equal to or larger than the inspection or clean out ports. Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director. Risers and riser caps exposed to sunlight must have ultraviolet light protection. Risers must be able to withstand the pressures created by the surrounding soil.

Effective September 1, 2023, inspection and cleanout ports shall have risers over the port opening, which extend to 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.

All pipes from the structures to the septic tank shall be no less than 1/8 inch fall per foot of pipe

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

All external electrical lines must be in gray conduit

There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent

Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and Bermuda grasses or other grass species prior to system operation.

Land acceptable for surface application shall have a flat terrain (less than to equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff.

100 yr flood plain does not exist on this tract

location of sprinkler heads may be adjusted in field to avoid obstacles



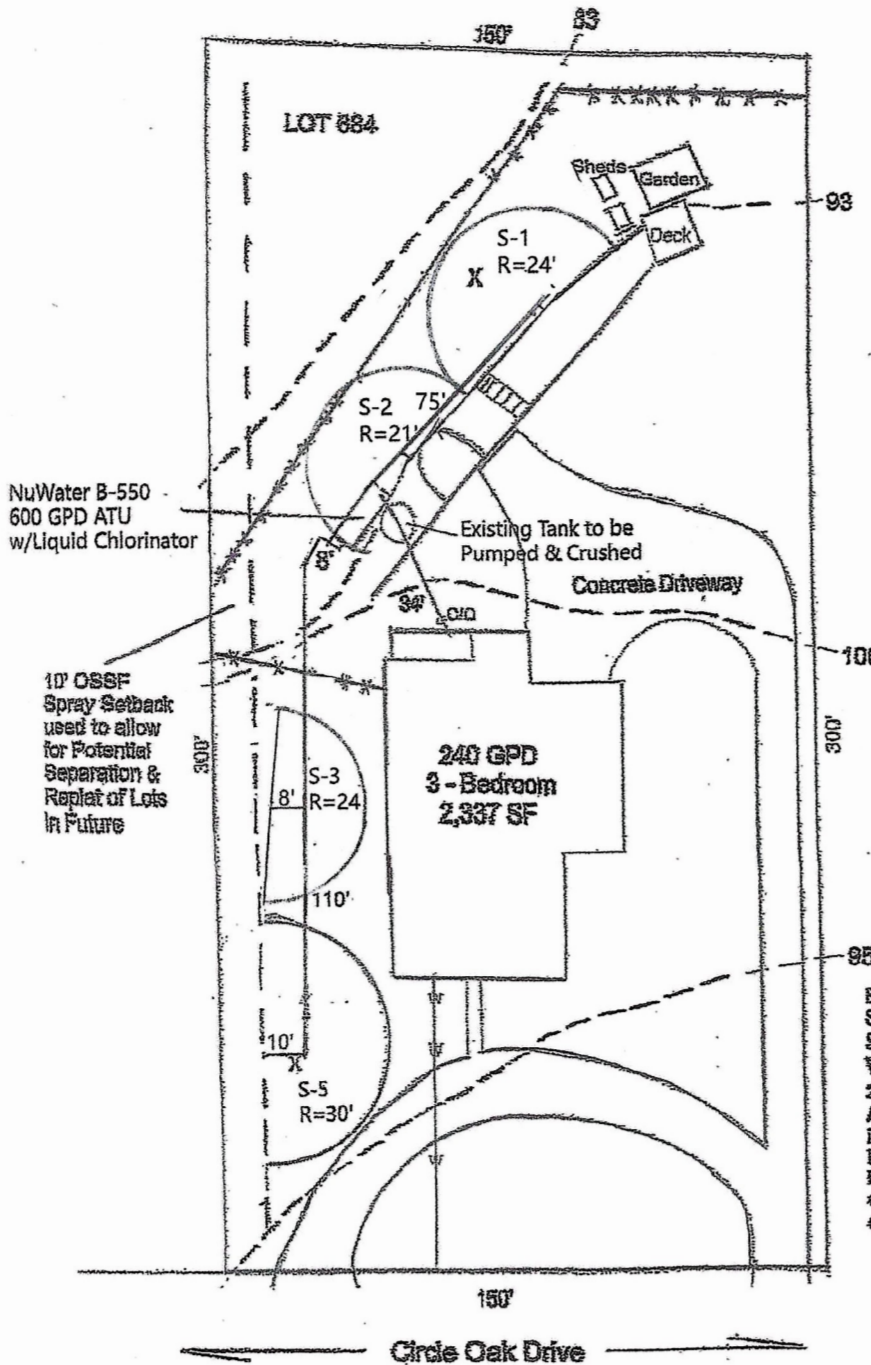
As-Built
10/8/25

AL

1" = 40'

Jeff Johnson
Patty Johnson Perez
& Cynthia McCarley

5691 Circle Oak Drive
Bulverde, Texas
Lot 684, 1.03 Acres
Oak Village North Unit 3



**240 GPD
Spray Configuration**

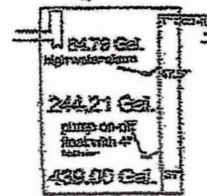
S-1 -180 Degree 24' Radius = 904.32
S-2 -180 Degree 21' Radius = 692.37
S-3 -180 Degree 24' Radius = 904.32
S-4 -180 Degree 30' Radius = 1,413.00

Total SF - 3,914.01
Required - 3,750.00
Over - 164.01

Total 1" Sch 40 PVC Purple - .211

X Marks Text Holes

240 GPD Pump Float Settings



Because of Lot 684 Slope & Available Space & the Future Potential to Separate and Replat the 2 Lots, a Variance of the County required 20' OSSF Spray Setback is requested. A 10' Spray Separation will be used in accordance with TCEQ Chapter 285. Equivalent protection will be maintained by adding a timer battery back-up to ensure spray heads only activate during predawn hours.



Handwritten signature

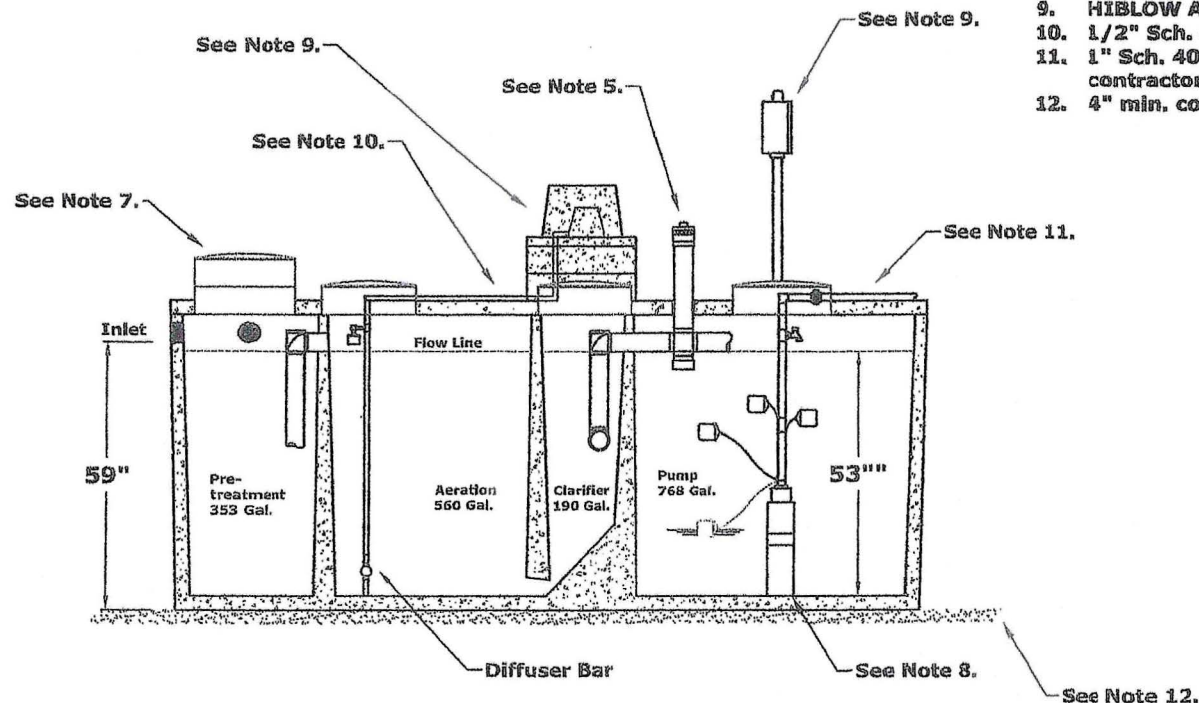
Received
Brandon Mark Olvera
10/09/2025 9:02:12 AM

Assembly Details

OSSF

GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 14,900 lbs.
4. Treatment capacity is 600 GPD. Pump compartment set-up for a 360 GPD Flow Rate (4 bedroom, < 4,000 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 1.62 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-550 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec) timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. HIBLOW Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
12. 4" min. compacted sand or gravel pad by Contractor



DIMENSIONS:

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

MINIMUM EXCAVATION DIMENSIONS:

Width: 76"
Length: 176"

NuWater B-550 (600 GPD)
Aerobic Treatment Plant (Assembled)

Model: B-550-PC-400PT

March, 2012 - Rev 1
By: A.S.

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3

Advantage
Wastewater Solutions llc

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

FPS E series

High Head Filtered Effluent Pump

Applications:

- Filtered Effluent Service
- Aeration
- Ornamental Fountains/Waterfalls

Features:

- Ideal for filtered effluent pumping applications.
- Stainless Steel or Thermoplastic discharge and motor bracket are tough and non-corrosive. Both materials are highly resistant to damage by minerals, metals and other substances typically found in water.
- Heavy duty, 300 volt, 10' SJOOH motor leads.
- Ceramic bearing sleeve has time proven durability for years of reliable service.
- Hex rubber bearing has extra large surface assuring shaft stability and multiple flow channels keeping particles away from bearing surfaces.
- Proven Non-Venting allows close tolerances and increased performance.
- Stainless steel up thrust washer prevents excessive wear in severe applications.
- Removable built in check valve.
- Powered by Franklin Electric submersible motor.

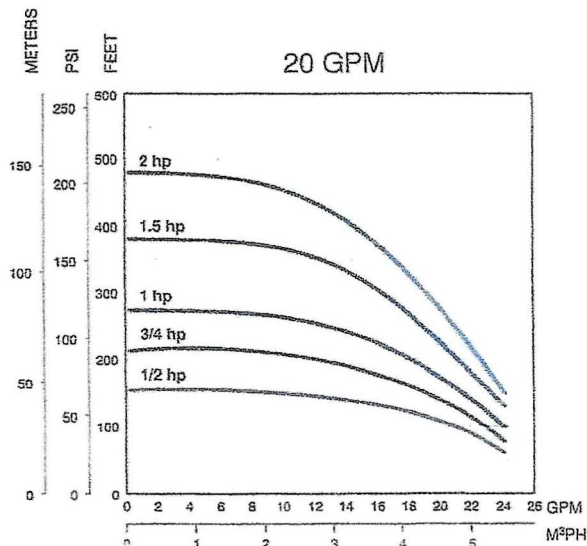
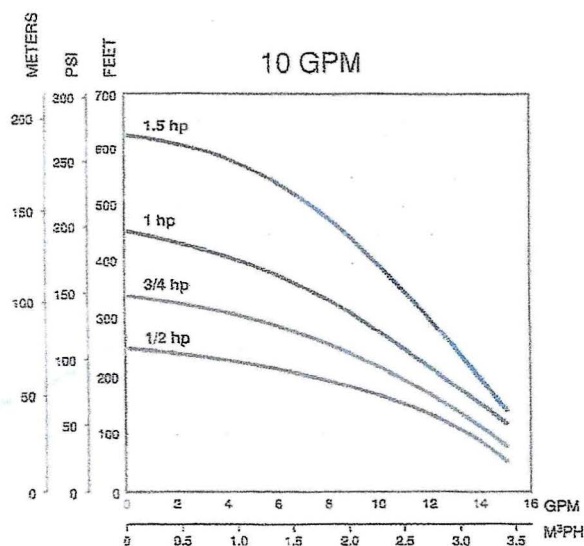
Franklin is a Registered Trademark of G.E.



 **Franklin Electric**

Environmental Series Pumps

Thermoplastic Performance



Thermoplastic Units Ordering Information

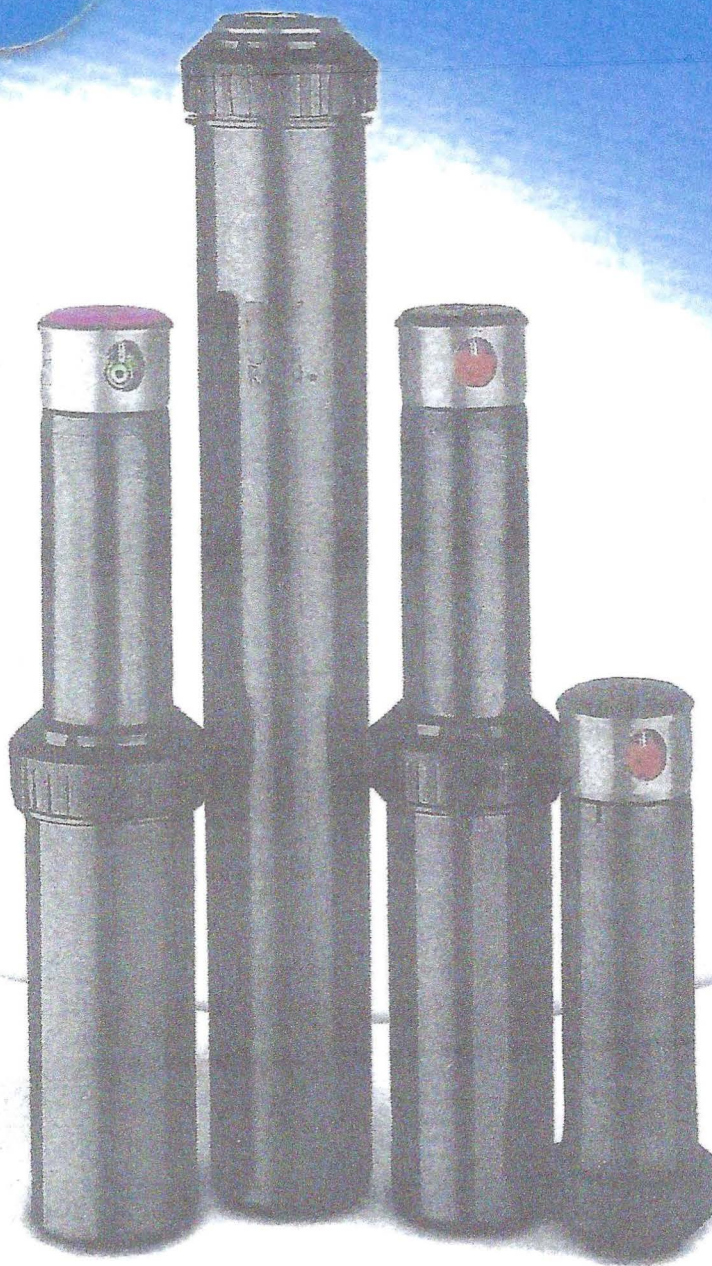
1/2 - 1.5 HP Single-Phase Units						
Order No.	Model	GPM	HP	Volt	Wire	Wt.
94741005	10FE05P4-2W115	10	1/2	115	2	24
94741010	10FE05P4-2W230	10	1/2	230	2	24
94741015	10FE07P4-2W230	10	3/4	230	2	28
94741020	10FE1P4-2W230	10	1	230	2	31
94741025	10FE15P4-2W230	10	1.5	230	2	46
94742005	20FE05P4-2W115	20	1/2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

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

PROPLUS

The ProPlus™ is packed with features that ensure reliability, saving the installer time, money and needless frustration.

- ▶ **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 and 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.

**IRRIGATION SOLUTIONS
WORLDWIDE™**



COMAL COUNTY

ENGINEER'S OFFICE

RE: ***5691 Circle Oak Drive
Oak Village North 3
Lot 684***

Dear Property Owner & Agent,

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

- ✓ 1. It appears that the two properties are not combined, and the generating unit and disposal are fit on Lot 684.
 - ✓ a. Please remove Lot 685 from all documents.
 - ✓ b. It is not a requirement but a recommendation that the Affidavit requiring maintenance be updated to reflect Lot 684 only, in the case the owner wants to sell the other portion of the property without involving Lot 684.
2. Revise accordingly and resubmit.

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

Thank You,

| Brandon Olvera | Designated Representative OS0034792 |

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



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date _____

Permit Number 118834

1. APPLICANT / AGENT INFORMATION

Owner Name Jeff Johnson, Patty Johnson Perez, Cynthia McCarley Agent Name Eoff Septic Services
Mailing Address 5691 Circle Oak Drive Agent Address 420 Bear Creek Drive
City, State, Zip Bulverde, TX 78163 City, State, Zip New Braunfels, TX 78132
Phone # 282-771-1122 Email keith.eismann@yahoo.com
Email Mmccarley@1791.com

2. LOCATION

Subdivision Name Oak Village North Unit 3 Lot 684-685 Block N/A
Survey Name / Abstract Number 400552-3 Acreage 1.03 + 1.03
Address 5691 Circle Oak Drive City Bulverde Zip 78163

3. TYPE OF DEVELOPMENT

- ☒ Single Family Residential
Type of Construction (House, Mobile Home, Etc.) House
Number of Rooms 3
Indicate Square Footage of Lot Area 233
☐ Non-Single Family Residential
(Planning must show adequate area for the required septic tank 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: \$ 300,000.00 (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.

Jeff Johnson, Cynthia McCarley
Signature of Owner(s)
Patty Johnson Perez

6/16/2025
Date

ON-SITE SEWAGE FACILITY
Site Evaluation Report Information

Date: 6/9/2025

Applicant Information:

Name: Jeff Johnson, Patty Johnson Perez and Cynthia McCarley

Address: 5691 Circle Oak Drive

City: Bulverde State: Texas Zip: 78163

Phone: 936-554-4438

Property Location:

Lot: 684-685 Block

Sub.:

Street/Road Address: 5691 Circle Oak Drive

City: Bulverde State: Texas Zip: 78163

Unincorporated Area? Y or N y

Additional information

Site Evaluator Information:

Name: Hoyt Seidensticker

License OS0008771 Expires 8/31/2026

Company: Land Stewardship Services, LLC

Address: 124 Bristow Way

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603

Email hoyt@landstewardshipservices.com

Installer Information:

Name: Carl Eoff OS0029546

Company: Carl Eoff Services

Address: 420 Bear Creek Road

City: New Braunfels State: Texas Zip: 78132

Phone: (210) 699-6000

VOID

SITE DRAWING

Lot Size: 1.03 acres

SEE ATTACHED

Signature of Site Evaluator

Hoyt Seidensticker

Site Evaluator License No OS0008771

Specs

Aerobic with Spray Distribution system

Jeff Johnson, Patty Johnson Perez

and Cynthia McCarley

Lot 684 and 685

Oak Village North, Unit 3

5691 Circle Oak Drive

Bulverde, Texas 78163

Comal County

The referenced property is located within the Edwards Aquifer Contributing Zone. This property is exempt from a Contributing Zone Plan because it is not a regulated activity according to Chapter 213.5(h)(2) "exempt ... Does not exceed 20% impervious cover on the site."

There is no recharge feature within 150' of the proposed septic system.

The risers shall have inside diameters which are equal to or larger than the inspection or clean out ports. Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight.

Risers must be covered with tight caps and protected against unauthorized intrusion. Each cap must have a cover that can be removed with a specialized tool. The cover must have a minimum net weight of 15 kilograms (33 pounds) and be able to be inserted into a recessed tank lid, or any other opening in the tank. The cap must be approved by the health director. The cap and riser caps exposed to sunlight must have ultraviolet light protection. The risers must be able to withstand pressure exerted by the surrounding soil.

Effective September 1, 2023, inspection and cleanout ports shall have risers over the top opening, which extend to the surface above grade. A secondary plug, cover, or other device shall be placed below the cap on the riser tank entry if the cap is not properly closed or secured.

VOID

All pipes from the risers to the septic tank shall be no less than 4 inches in diameter and shall be installed with a minimum of 12 inches of cover.

Surface application shall be made between the hours of 12:00 midnight and 5:00 a.m.

All external electrical lines must be in gray conduit

There shall be nothing in the surface application

area within ten feet of the sprinkler which would interfere with the uniform application of the effluent

Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and Bermuda grasses or other grass species prior to system operation.

Land acceptable for surface application shall have a flat terrain (less than to equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff.

100 yr flood plain does not exist on this tract

location of sprinkler heads may be adjusted in field to avoid obstacles



1" = 40'

Jeff Johnson
Patty Johnson Perez
& Cynthia McCarley

5691 Circle Oak Drive
Bulverde, Texas
Lots 684 & 685
Oak Village North Unit 3
1.03 + 1.03 Acres

240 GPD
Spray Configuration

S-1 -180 Degree 27' Radius = 1,144.53
S-2 -180 Degree 22' Radius = 759.88
S-3 -180 Degree 20' Radius = 628.00
S-4 -180 Degree 30' Radius = 1,413.00

Total SF - 3,945.41
Required - 3,750.00
Over - 195.41

Total - 222'

Test Holes

100 GPD Pump Fittings

244.21 Gal.
pump on-off
float with 4"
tether
439.00 Gal.

Because of Lot 684 Slope & Available Space & the Future Potential to Separate and Replat the 2 Lots, a Variance of the County required 20' OSSF Spray Setback is requested. A 10' Spray Separation will be used in accordance with TCEQ Chapter 285. Equivalent protection will be maintained by adding a timer battery back-up to ensure spray heads only activate during predawn hours.



6-11-25

[Handwritten signature]

VOID

1" = 50'

Jeff Johnson
Patty Johnson Perez
& Cynthia McCarley

5691 Circle Oak Drive

Lots 684 & 685
Oak Village North Unit 3
1.03 + 1.03 Acres

VOID

240 GPD
Spray Configuration

27' Radius = 1,144.53
22' Radius = 759.88
Radius = 628.00
Radius = 1,413.00

Total SF -
Required - 3,
Over -

Total 1" Sch 40 Pipe - 222'

X Marks Test

240 GPD at Settings

244.21 Gal.
pump on-off
float with 4"
toiler
489.00 Gal.

Because of Lot 684 Slope & Available
Space & the Future Potential to
Separate and Replat the 2 Lots, a

20' OSSF Spray Setback is requested.
A 10' Spray Separation will be used
in accordance with TCEQ Chapter 285.
Equivalent protection will be maintained
by adding a timer battery back-up to
ensure spray heads only activate
during predawn hours.



Hoyt Seidensticker
MA

150'

Circle Oak Drive



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidensticker

System Description Aerobic with Surface Spray Irrigation

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

Tank Size(s) (Gallons) 600-GPD ATU

Absorption/Application Area (Sq Ft) 3945.41

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 absorption single-family dwelling as per 285.401? ☒ 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 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: City of Bulverde

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.

Hoyt Seidensticker
Signature of Designer



Date 6-11-25

6/11/2025

5:39 PM

Aerobic with Spray

Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Jeff Johnson, Patty Johnson Perez and Cythia McCarley

Property Information:

St. Address: 5691 Circle Oak Drive
City: Bulverde State: Texas
Zip code: 78163

Predicted Quantity of Sewage (Q)

Water Saving Devices in Home (y/n): yes
Gallons/day (Q): 240

House Information

No. of Bedrooms: 3
Sq. footage (Approx.): 2337
gallons per day: 240
Water Supply: public

Supply Line from House

Length of supply line (approx. ft): 34

Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.064
Minimum Adsorptive Area (sq. ft.): 3750

Aerobic Unit

Required size of aerobic unit: 353

Pretreatment Tank: 353

Class 1 Aerobic Unit: NuWave D-PC-400PT

Pump tank total capacity: 768

Control: Liquid in Tank

Pump Switch: Float

Dosing cycle quantity (gals): Varied

Cycling time: night time

Pump size and capacity: Franklin E-Series 20 GPM

Size of Supply line (in): 3 or 4

Supply Line For Spray Irrigation System

Length of supply line (approx. ft): 222

Type of supply line: SCH 40 PVC

Size of supply line: 1

Supply Line For Spray Irrigation System

$(27)^2 \times 1.48 = 1144.53$

$(22)^2 \times 1.48 = 759.88$

$(20)^2 \times 1.48 = 628$

$(30)^2 \times 1.48 = 1413$

Total irrigated area (sq. ft.): 8815.41

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker
Hoyt Seidensticker, R.S. No. 3588

6-11-25
Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603

hoyt@landstewardshipservices.com



Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

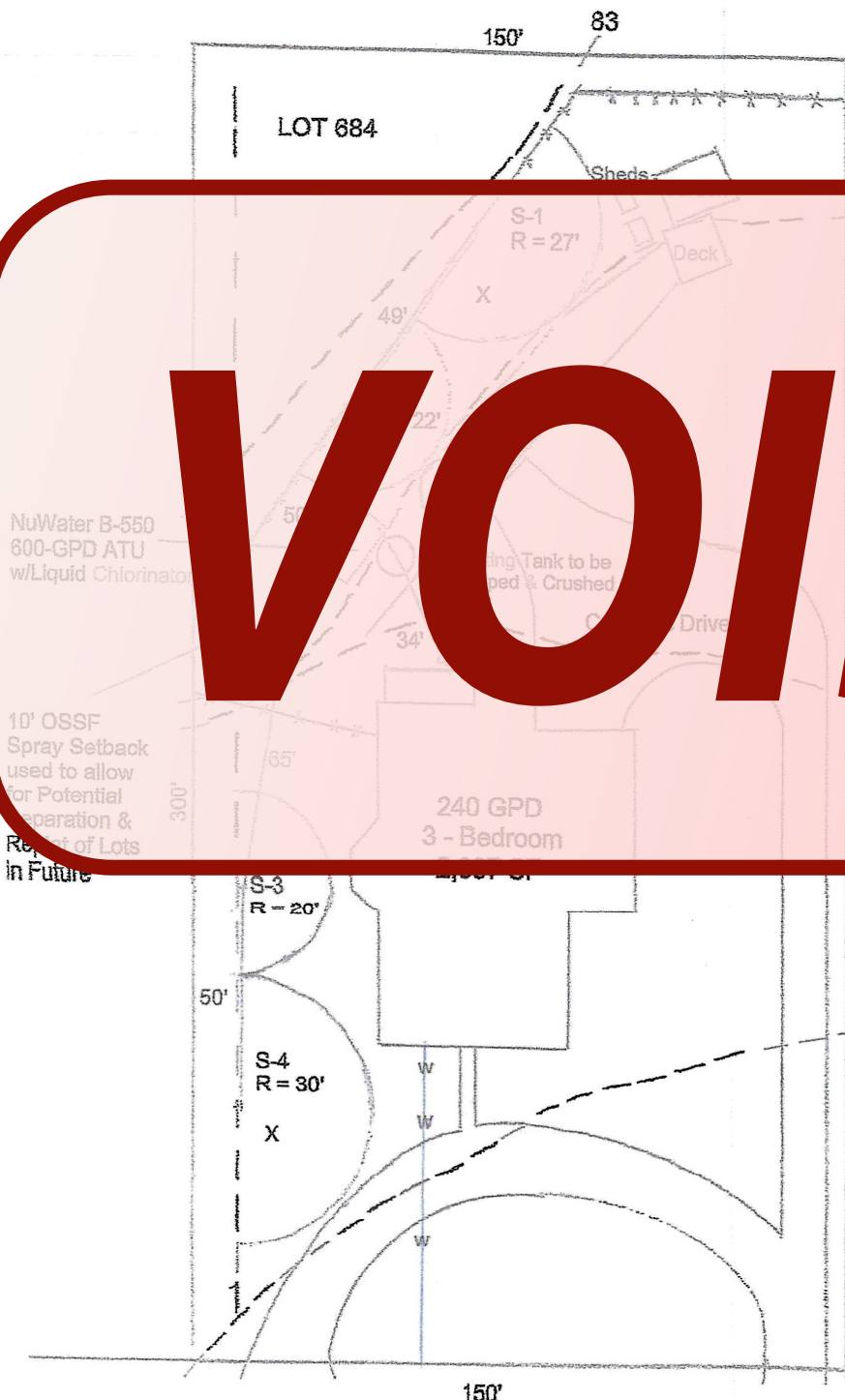
1" = 40'

Revised 8.27.25
HXL

Jeff Johnson
Patty Johnson Perez
& Cynthia McCarley

5691 Circle Oak Drive
Bulverde, Texas
Lot 684, 1.03 Acres
Oak Village North Unit 3

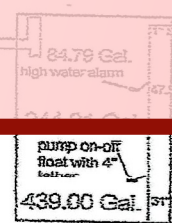
VOID



240 GPD
Spray Configuration
S-1 -180 Degree 27' Radius = 1,144.53
S-2 -180 Degree 22' Radius = 759.88
S-3 -180 Degree 20' Radius = 628.00
S-4 -180 Degree 30' Radius = 1,413.00

Total SF - 3,711
Required - 3,711
Over - 1,413.00
Total 1" Sch 40 Pipe - 222'
X Marks To Be Placed

240 GPD Pump Float Settings



Because of Lot 684 Slope & Available Space & the Future Potential to Separate and Replat the 2 Lots, a Variance of the County required 20' OSSF Spray Setback is requested. A 10' Spray Separation will be used in accordance with TCEQ Chapter 285. Equivalent protection will be maintained by adding a timer battery back-up to ensure spray heads only activate during predawn hours.



6-11-25
10



RECEIVED

By Brandon Olvera at 8:13 am, Jul 29, 2025

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

30360 Cougar Bend
Bulverde, TX 78163
Office (830) 438-3612
Fax (830) 438-4339

July 10, 2025

Comal County Environmental Health
ATTN: Brenda Ritzen
195 David Jonas Drive
New Braunfels, TX 78132

Hello Brenda,

The City of Bulverde has received a request for a Release for Septic with **Eoff Septic Services** for the replacement of an existing On-Site Sewage Facility (OSSF) at **5691 Circle Oak Drive**.

In accordance with the Interlocal Agreement between Comal County and City of Bulverde dated July 2008, the City of Bulverde shall provide a release for septic letter to Comal County prior to the County's issuance of a septic permit.

The subject property is not required to obtain a building permit for the proposed scope of work and no building permits exist on file for this property. Therefore, the City of Bulverde has no objection to the release of the permit to the applicant and recommends the release of the permit.

You may contact me via email at ccardenas@bulverdetx.gov or by telephone at (830) 380-3037 if you have any questions.

Respectfully,

Claudia Cardenas
City of Bulverde
Planning & Development Services Department

2/m (2)



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

REVOCABLE TRANSFER ON DEATH DEED

Effective Date:

October 27th, 2018

Grantor:

ROGER A. JOHNSON, Husband, dealing herein with his separate property

Mailing address:

5691 Circle Oak Drive
Bulverde, Texas 78163
Comal County

Legal Description of the Property:

Tracts 684 and 685, OAK VILLAGE NORTH, Unit No. 3 as shown by map or plat of said subdivision duly recorded in the office of the County Clerk of Comal County, Texas, in Volume 3, Pages 83-86, Map and Plat Records of Comal County, Texas, being the same properties described in Deed in Lieu of Foreclosure dated June 2, 1993 and recorded in Volume 0891, Page 0729, Official Public Records for Real Property of Comal County, Texas; and said Tract 685 being the same property described in a Warranty Deed with Vendor's Lien dated September 21, 1995, from CYNTHIA ANN MCCARLEY to ROGER A. JOHNSON, recorded as DOCUMENT# 9506477259, Official Records, Comal County, Texas.

Address of the Property:

5691 Circle Oak Drive, Bulverde, Comal County, Texas 78163.

Primary Beneficiaries:

I designate the following Primary Beneficiaries, in equal undivided shares:

JEFF JOHNSON, 5691 Circle Oak Drive, Bulverde, Texas 78163;
PATTY JOHNSON PEREZ, 3918 Southern Bluff, San Antonio, Texas 78222; and
CYNTHIA A. MCCARLEY, 353 CR 2131, Nacogdoches, Texas 75965.

If any Primary Beneficiary does not survive me, such Primary Beneficiary's share shall be distributed to the respective Alternate Beneficiaries.

Alternate Beneficiaries:

The descendants who survive me per stirpes of any Primary Beneficiary who fails to survive me shall be the Alternate Beneficiary in place of the respective Primary Beneficiary, provided that if the pre-deceased Primary Beneficiary has no descendant who survives me, the share that would otherwise have been conveyed to such pre-deceased Primary Beneficiary shall be instead proportionately added to the shares of my other Primary and Alternate Beneficiaries who receive shares.

Transfer on Death:

At my death, I grant and convey to the Primary Beneficiaries my interest in the Property, to have and to hold forever. If at my death I am not survived by one or more of the Primary Beneficiaries, I grant and convey to the respective Alternate Beneficiary(ies), my interest in the Property which would have otherwise been conveyed to the respective predeceasing Primary Beneficiary, to have and to hold forever. If neither any Primary Beneficiary nor any Alternate Beneficiary survive me, this Transfer on Death Deed shall be deemed canceled by me. My intent is to convey my interest in the Property at my death to my descendants who survive me per stirpes, the Primary Beneficiaries being the three children of ROGER A. JOHNSON, Grantor.

This Revocable Transfer on Death Deed is specifically intended to comply with the provisions of Chapter 114 of the Texas Estates Code, and this Deed does not alter or otherwise affect any right or interest of the Grantor in the Property during the Grantor's life. Grantor reserves all rights granted by Chapter 114 of the Texas Estates Code. This Revocable Transfer on Death Deed shall not affect homestead rights in the Property nor ad valorem tax exemptions (including residence homestead exemptions, persons of 65 years of age or older, persons with disabilities, and veterans) in accordance with Sections 114.101 of the Texas Estates Code.



ROGER A. JOHNSON, Husband

THE STATE OF TEXAS §

COUNTY OF Comal §

This instrument was acknowledged before me on October 27th, 2018, by
ROGER A. JOHNSON.


Notary Public, State of Texas



✓ AFTER RECORDING, RETURN TO:
W. ALBERT WEATHERLY, ATTORNEY AT LAW,
PLLC
412 North Street, Suite H.; P. O. Box 631911
Nacogdoches, Texas 75963-1911
Phone: (936) 564-5142; Fax: (936) 564-9884
Email: cfile@weatherlylawoffice.com

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
11/13/2018 03:42:18 PM
CHRISTY 2 Page(s)
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