

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: Winters

OSSF Installer #: OS0005924

1st Inspection Date: 10/21/25

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: Hendry

Inspector Name: _____

Inspector Name: _____

Permit#: **118837**

Address: **808 SAGEBRUSH DR**

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

Inspector Notes: **10/21/25 CH: No tight line, leave exposed for inspection, tank good, operational, cover all, require revision for plumber installed tight line**

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No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1) (E) 285.91(2) 285.32(b)(1) (F) 285.32(b)(1)(E) (iii) 285.32(b)(1)(E)(ii) (II) 285.32(b)(1)(E)(ii) (I) 285.32(b)(1)(E) (i) 285.32(b)(1) (D) 285.32(b)(1)(C) (ii) 285.32(b)(1)(C) (i) 285.32(b)(1) (B) 285.32(b)(1) (A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	X	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		X		
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed	X			X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X		AquaKlear AKA 600; as per design	X X		
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health
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No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation	X	285.33(c)(3)(A)-(F)		X		
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.	X	285.32(c)(1)		X		
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions	X X X X			X X X X		
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	X			X		
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

**Comal County Environmental Health
OSSF Inspection Sheet**

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



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 118837
Issued This Date: 09/19/2025
This permit is hereby given to: Richard and Veronica Griffin

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

808 SAGEBRUSH DR
CANYON LAKE, TX 78133

Subdivision: Waterfront Park
Unit: -
Lot: 119
Block: -
Acreage: 0.3100

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Drip 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.



Date 09/19/2025 11:33:44 AM

Permit Number 118837

1. APPLICANT / AGENT INFORMATION

Owner Name <u>Richard and Veronica Griffin</u>	Agent Name <u>Doug Dowlearn R.S.</u>
Mailing Address <u>434 Glenn Dr</u>	Agent Address <u>PO BOX 212</u>
City, State, Zip <u>Canyon Lake, TX 78133</u>	City, State, Zip <u>Bulverde, TX 78163</u>
Phone # _____	Phone # <u>210-878-8100</u>
Email _____	Email <u>TXSEPTIC@GMAIL.COM</u>

2. LOCATION

Subdivision Name Waterfront Park Unit _____ Lot 119 Block _____

Survey Name / Abstract Number _____ Acreage .31

Address 808 Sagebrush Dr City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

☐ Single Family Residential

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

Number of Bedrooms _____

Indicate Sq Ft of Living Area _____

☒ 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 2 RVs and structure with washing machine

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: \$ 25,000 (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

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.

Richard Griffin
Signature of Owner

Veronica Griffin

7-7-2025
Date



09/19/2025 11:33:51 AM

Planning Materials & Site Evaluation as Required Completed By Doug Dowlearn R.S.

System Description Aerobic with drip disposal

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

Tank Size(s) (Gallons) 600 Absorption/Application Area (Sq Ft) 2140

Gallons Per Day (As Per TCEQ Table III) 428

(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:

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

7/10/2025

Date

CS



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COUNTY OF COMAL
STATE OF TEXAS

AFFIDAVIT TO THE PUBLIC

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

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

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

Waterfront Park, Lot 119

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

Richard A. Griffin and Veronica Griffin

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

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

WITNESS BY HAND(S) ON THIS 7th DAY OF July, 2025

Richard A. Griffin
Veronica Griffin
Owner(s) signature(s)

Richard A. Griffin
Veronica Griffin
(PRINTED NAME) /TITLE

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 7 DAY OF July, 2025

Annette Broussard
Notary Public, State of Texas
Notary's Printed Name: Annette Broussard
My Commission Expires: 8/24/2029



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
07/07/2025 03:02:12 PM
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202506020829



Bobbie Koepp

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

Routine Maintenance and Inspection Agreement

This Work-for-Hire Agreement (hereafter referred to as this "Agreement") is entered into, by, and between
Richard and Veronica Griffin (referred to as "Client") and David Winters Septic's, LLC, Inc.
(hereafter referred to as "Contractor") located at 808 Sagebrush Dr Date beginning on Issue Date of
and contract ending 2 years from Issue Date of License to Operate License to Operate
By this agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the
terms of this Agreement as described herein.

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

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

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

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

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

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

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

Service calls made outside of the regular maintenance schedule are subject to a **\$90.00 SERVICE CALL FEE** due at the time of service plus \$75/hr. if any additional labor is needed.

ACCESS BY CONTRACTOR

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

First 2 years
included with new

PAYMENT AGREEMENT

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

TERMINATION OF THIS AGREEMENT

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

LIMIT OF LIABILITY

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

Permit # _____

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

Client

Richard and Veronica Griffin

Name

808 Sagebrush Dr

Address

Canyon Lake, TX 78133

City/State/Zip Code

281-844-4533 ; 713-480-4544

Phone

richard 6689 @ sbc global.net
griffin veronica 77@gmail.com

Email address

Richard Griffin Veronica Griffin

Signature of Client

Contractor

David Winters Septics LLC.

1550 Oak Meadows

Canyon Lake, Texas 78133

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

By: David Winters

Signature of Contractor

Maintenance Provider #-MP0001686

Date: 7/10/2025

Applicant Information:

Name: Richard and Veronica Smith

Address: 434 Glenn Dr

City, State & Zip Code: Canyon Lake, TX 78133

Phone:

Email:

Revised
Efrain Gallegos

09/19/2025 11:32:02 AM

Site Evaluator Information:

Name: Douglas R. Dowlearn

Company: D.A.D. Services, Inc.

Address: 703 Oak Drive

City, State & Zip: Blanco, TX 78606

Phone: (210)240-2101 Fax: (866)260-7687

Email: txseptic@gmail.com

Property Location:

Subdivision: Waterfront Park Lot: 119

Street/Road Address: 808 Sagebrush Dr

City: Canyon Lake Zip: 78133

Additional Info: Comal County

Depth	Texture Class	Soil Texture	Structure (For Class III – blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-4" Clay Loam 4" + Limestone	Blocky	<30% Gravel	4" + Limestone	The placement of the drip tubing will be on soil that has been scarified, and enough class II soil will be added so that there is 12" of soil under the drip tubing. The tubing will be covered with 6" of Class II soil.
Soil Boring #2 60"		Same as above				

DESIGN SPECIFICATIONS

Application Rate (RA): 0.2

OSSF is designed for: 2 RVs at 114gpd each (228gpd) and a washing machine (200gpd)

428 gallons per day

An aerobic treatment/drip disposal system is to be utilized based on the site evaluation.

2140 sq. ft. disposal area required

600 Gallon / Day aerobic tank required

Calculations: Absorption Area: $Q/RA=428/0.2= 2140$ Sq. Ft

FEATURES OF SITE AREA

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: NO

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability. The site evaluation and OSSF design are subject to approval by the TCEQ or the local authorized agent. The planning materials and the OSSF design should not be considered final until a permit to construct has been issued.

Site Evaluator:

NAME: Douglas R. Dowlearn, R.S.

Signature:



License No. OS9902 – Exp. 6/30/2026

TDH: #2432 – Exp. 2/28/2025

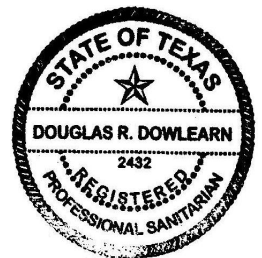
The installation site is on lot 119 of the Waterfront Park Subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from two RVs(2 x 114 gpd/RV = 228 gpd) along with a structure with a washing machine(200 gpd). The proposed method of wastewater treatment is aerobic treatment with drip irrigation. This method was chosen because of unsuitable soil conditions.

PROPOSED SYSTEM:

A 3" or 4" PVC pipe will discharge from the structure and RVs to a Aquaklear AKA600CA aerobic treatment plant, containing a 500 gallon pre-treatment tank, a 600 gpd aerobic treatment plant, and a 800 gallon pump tank equipped with a 20 gpm submersible pump. The pump is activated by a time controller allowing the distribution 8 times per day with a 10 minute run time per dose, with float switches set to pump 428 gallons per day. A high level audible and visual alarm will activate should the pump fail. Distribution from the pump is through a self flushing 100 micron, 140 mesh disc filter, then through a 1" SCH-40 manifold to a 1072 L.F. drip tubing field, with drip lines set approximately two feet apart with 0.61 gph emitters set every two feet, as per the attached schematic. A threaded union will be installed in the pump tank on the supply manifold to the drip field, and a pressure regulator will be installed on the supply manifold to maintain a pressure of 30 psi. A 1" SCH-40 return line is installed to continuously flush the system back to the pump tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. The placement of the drip tubing will be on soil that has been scarified, and enough class II soil will be added so that there is 12" of soil under the drip tubing. The tubing will be covered with 6" of Class II soil.

DESIGN SPECIFICATIONS:

Daily Waste Flow: 428 gpd
Application rate: 0.2
Application area required: $428/.2 = 2140$ sq. ft
Application area utilized: 2144 sq. ft.
Pump tank reserve capacity: 143 gal minimum



Douglas R. Dowlearn

SYSTEM COMPONENTS:

SCH 40 PVC sewer line
Aquaklear AKA600CA
 500 gallon pre treatment tank
 600 gpd aerobic treatment plant
 800 gallon pump tank with timed controls
 C1 Series, 20Xgpm - 0.5hp/115V, Model No. 20C1X-05P4-2W115 (or equivalent)
1" purple PVC supply line
30 PSI pressure regulator - Model PMR30MF
Netafim Bioline Drip tubing

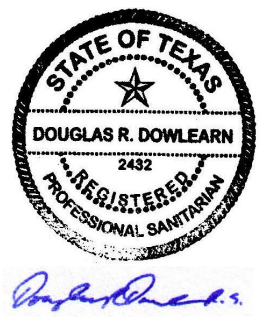
LANDSCAPING:

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the drip disposal must be covered with a ground cover such as grass seed or sod prior to the final inspection.

GRIFFIN RICHARD A & VERONICA
 808 SAGEBRUSH DR
 CANYON LAKE, TX 78266
 WATERFRONT PARK
 LOT 119
 COMAL COUNTY

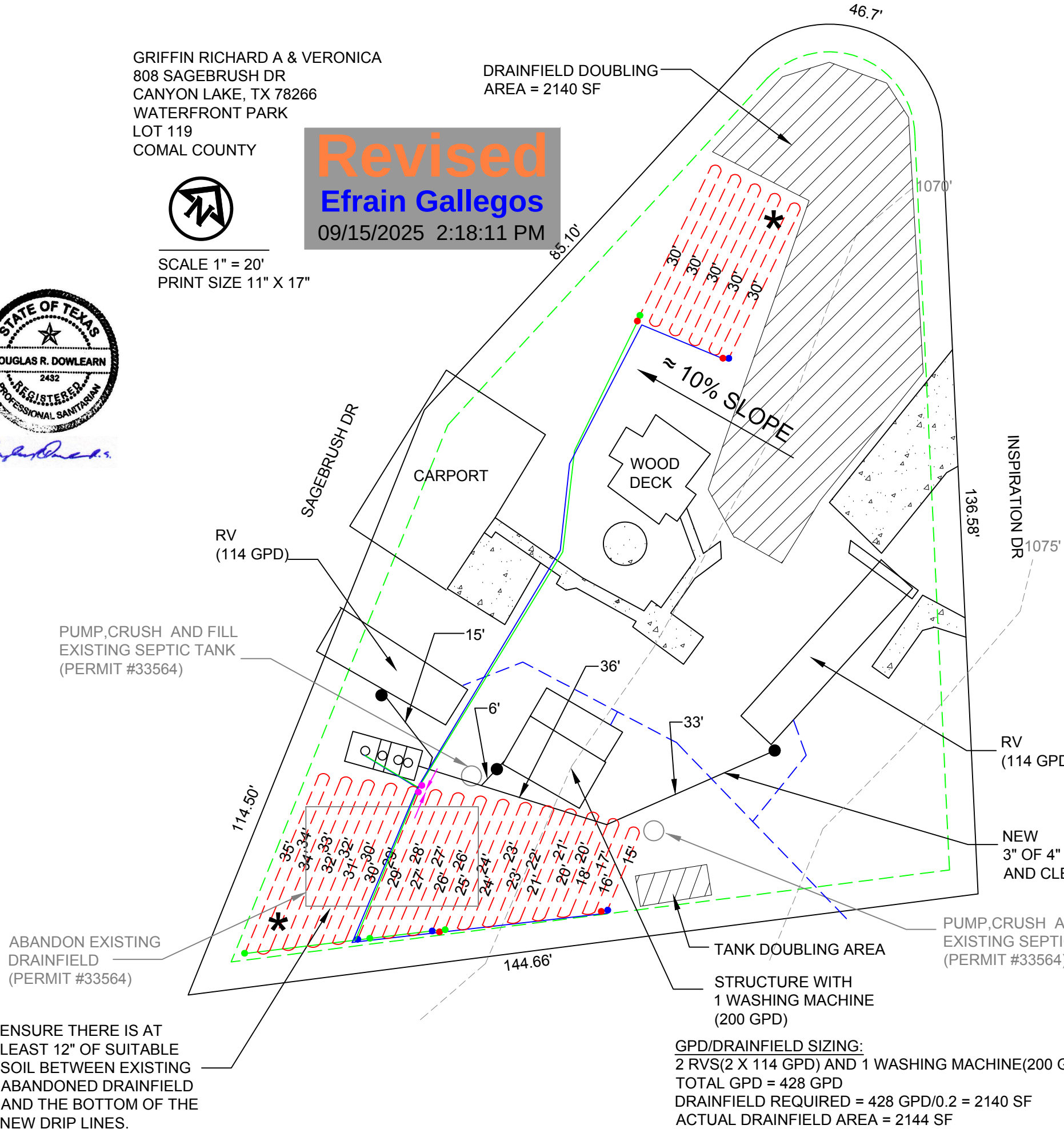


SCALE 1" = 20'
 PRINT SIZE 11" X 17"



Revised
 Efrain Gallegos
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DRAINFIELD DOUBLING
 AREA = 2140 SF



- 1072 L.F. OF DRIP TUBING SPACED 2' APART.
- 10 ROWS @ 30 L.F. EACH
 - 1 ROW @ 35 L.F.
 - 2 ROWS @ 34 L.F. EACH
 - 1 ROW @ 33 L.F.
 - 2 ROWS @ 32 L.F. EACH
 - 1 ROW @ 31 L.F.
 - 2 ROWS @ 30 L.F. EACH
 - 2 ROWS @ 29 L.F. EACH
 - 1 ROW @ 28 L.F.
 - 2 ROWS @ 27 L.F. EACH
 - 2 ROWS @ 26 L.F. EACH
 - 1 ROW @ 25 L.F.
 - 2 ROWS @ 24 L.F. EACH
 - 2 ROWS @ 23 L.F. EACH
 - 1 ROW @ 22 L.F.
 - 2 ROWS @ 21 L.F. EACH
 - 2 ROWS @ 20 L.F. EACH
 - 1 ROW @ 18 L.F.
 - 1 ROW @ 17 L.F.
 - 1 ROW @ 16 L.F.
 - 1 ROW @ 15 L.F.

- NOTES:
- USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURE TO TANK.
 - CLEANOUT WITHIN 3' OF STRUCTURE.
 - SEWER PIPE CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
 - SEWER LINE WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PVC WHERE IT IS WITHIN 5' OF OR CROSSES UNDER DRIVE, WALKWAY, SURFACE IMPROVEMENTS AND 5' BEYOND TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.
 - 1" SCH 40 SUPPLY AND FLUSH LINES WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PVC WHERE THEY ARE WITHIN 5' OF OR CROSS UNDER DRIVE, WALKWAY, SURFACE IMPROVEMENTS AND 5' BEYOND TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.
 - INSTALL 1" VACUUM BREAKERS AT HIGHEST POINTS ON SUPPLY AND FLUSH LINES.
 - TANK TO BE > 5' FROM STRUCTURES AND SURFACE IMPROVEMENTS. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
 - TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
 - DRAINFIELD SHALL BE GREATER THAN 100' FROM PRIVATE WELLS, AND GREATER THAN 150' FROM PUBLIC WELLS. VERIFY WELL LOCATION(S) ON SITE.
 - CLEAR SURFACE ROCK AND BOULDERS FROM DRAINFIELD AREA, AND ENSURE THAT THERE IS AT MINIMUM 12" OF SUITABLE SOIL BETWEEN THE BOTTOM OF THE DRIP LINES, AND THE RESTRICTIVE HORIZON. CLASS II SOIL MAY NEED TO BE IMPORTED IN ORDER TO MAINTAIN THE MINIMUM 12" OF SOIL BETWEEN THE BOTTOM OF THE DRIP LINES AND RESTRICTIVE HORIZON.
 - WATER LINE WILL BE SLEEVED IN SCH 40 PIPE WHERE IT IS WITHIN 10' OF SEWER LINE AND SUPPLY/FLUSH LINE. SLEEVEING THE WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC 290 CONCERNING WATER LINES.
 - WATER LINE WILL BE SLEEVED IN SCH 40 PIPE WHERE IT CROSSES THE SEWER LINE AND SUPPLY/FLUSH LINE AND 10' BEYOND. SLEEVEING THE WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC 290 CONCERNING WATER LINES.

KEY

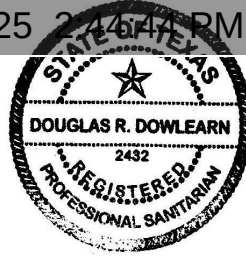
●	- TWO WAY CLEANOUT
●	- 1" VACUUM BREAKER
●	- CHECK VALVE
—	- 1" SUPPLY LINE
—	- 1" FLUSH LINE
●	- 1" SUPPLY LINE CONNECTION
●	- 1" FLUSH LINE CONNECTION
---	- WATER LINE(VERIFY LOCATION ON SITE)
---	- 5' OSSF OFFSET FROM PROPERTY LINE
*	- TEST HOLE
⊞	- 600 GPD AEROBIC TREATMENT UNIT
▨	- DRIVE/WALKWAY

GPD/DRAINFIELD SIZING:
 2 RVs(2 X 114 GPD) AND 1 WASHING MACHINE(200 GPD)
 TOTAL GPD = 428 GPD
 DRAINFIELD REQUIRED = 428 GPD/0.2 = 2140 SF
 ACTUAL DRAINFIELD AREA = 2144 SF

ASSEMBLY DETAILS

Revised
Efrain Gallegos

09/15/2025 2:46:44 PM



Douglas R. Dowlearn

Dimensions:

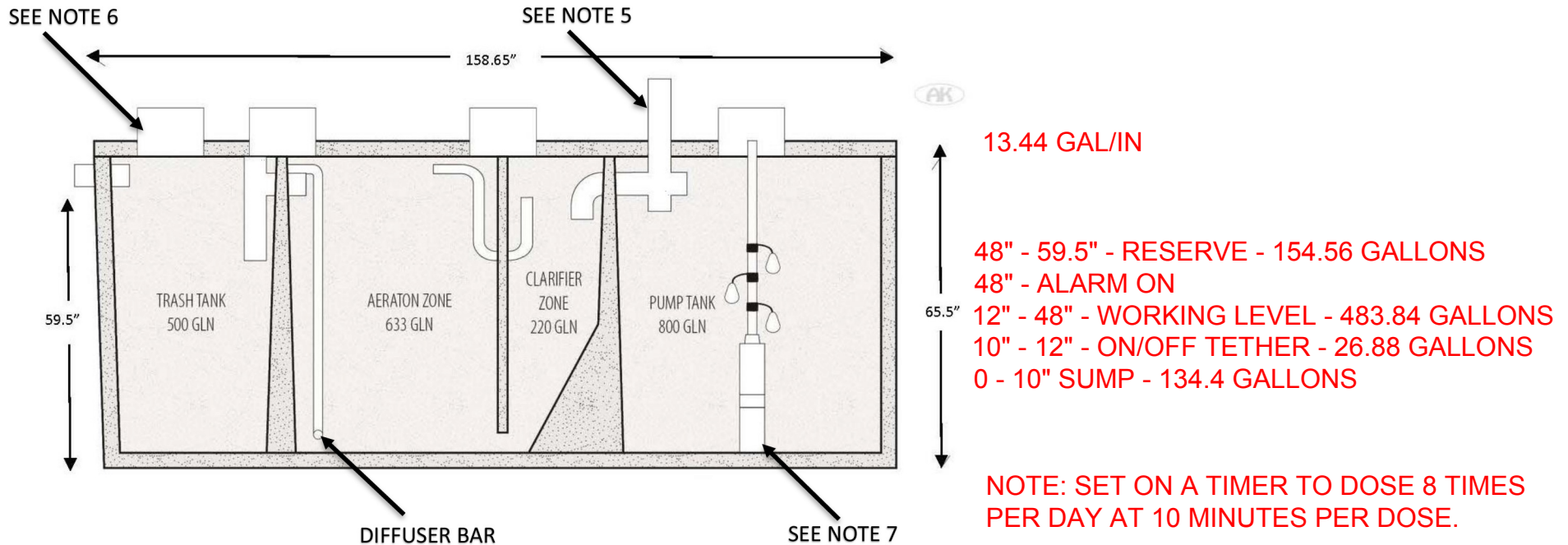
Outside Height: 65.5"

Outside Width: 77"

Outside Length: 158.65"

General Notes:

1. Structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Treatment Capacity is 600 GPD. Trash Tank is 500 gallons. Pump Tank is 800 gallons.
4. BOD Loading = 1.2-1.8 lbs./day
5. Standard tablet chlorinator or optional liquid chlorinator. NSF approved chlorinators available.
6. 20" access riser with lid. Extension risers available.
7. 20 GPM, ½ HP effluent pump.
8. Thomas/HiBlow Air Compressor connected with ½" Sch 40 PVC pipe (Max. 50 Lft from plant).
9. AKA600CA with timed spray application (AKT Panel).



AKA600CA

NOT TO SCALE

DESIGNED TO TREAT 600 GALLONS PER DAY

TRASH TANK: 500 GALLONS

AERATION ZONE: 633 GALLONS

CLARIFIER ZONE: 220 GALLONS

PUMP TANK: 800 GALLONS



AquaKlear, Inc.

876 N. Bierdeman Rd.
Pearl, MS 39208
877-936-7711

Revised

Efrain Gallegos

09/15/2025 2:44:54 PM

C1 SERIES

CISTERN PUMPS

Designed for use in gray water / filtered effluent service applications, the C1 Series cistern pump provides high performance and long life in less than ideal water conditions. The C1 Series pump is able to pass solids up to 1/8" without having a negative effect on the internal hydraulic components.

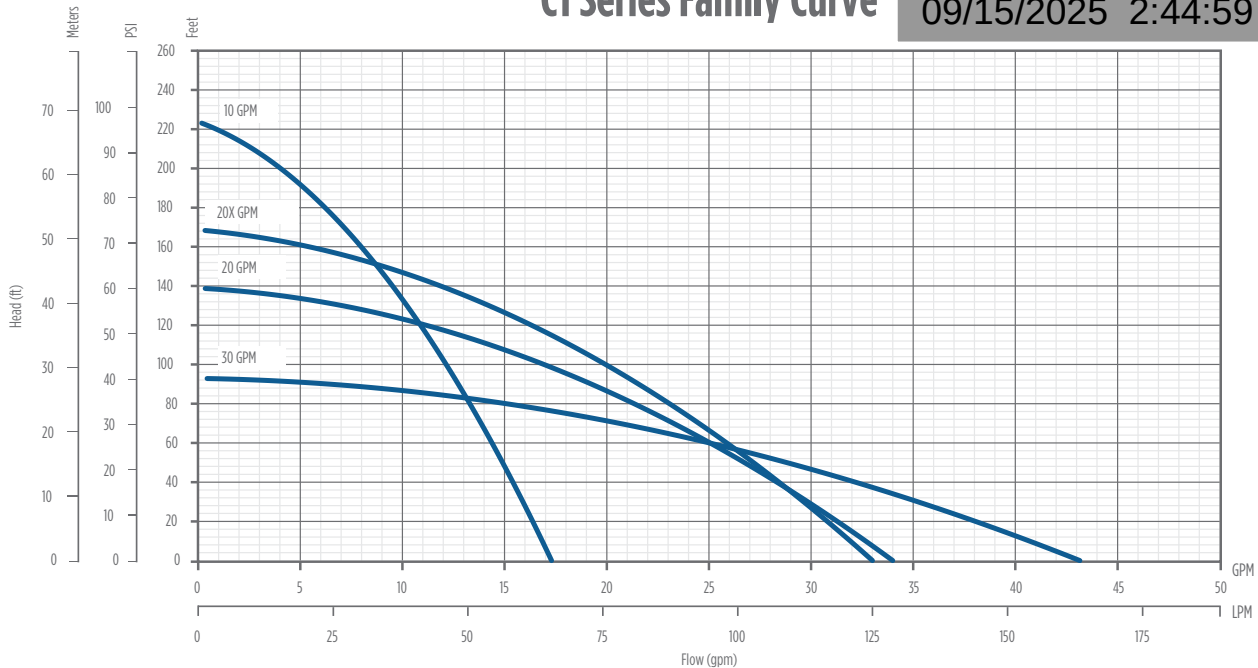
The pump's unique bottom suction design allows for maximum fluid drawdown without compromising durability or overall life, and it does not require the use of a flow induction sleeve. Intended specifically for use in a cistern or tank, C1 Series pumps are suitable for use in agricultural, residential, and commercial installations.



Franklin Electric

franklinwater.com

C1 Series Family Curve



FEATURES

- Supplied with a removable 5" base for secure and reliable mounting
- Bottom suction design
- Robust thermoplastic discharge head design resists breakage during installation and operation
- Single shell housing design provides a compact unit while ensuring cool and quiet operation
- Hydraulic components molded from high quality engineered thermoplastics
- Optimized hydraulic design allows for increased performance and decreased power usage
- All metal components are made of high grade stainless steel for corrosion resistance
- Available with a high quality 115 V or 230 V, ½ hp motor
- Fluid flows of 10, 20, and 30 gpm, with a max shut-off pressure of over 100 psi
- Heavy duty 600 V 10 foot SJ00W jacketed lead

APPLICATIONS

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

ORDERING INFORMATION

C1 Series Pumps							
GPM	HP	Volts	Stage	Model No.	Order No.	Length (in)	Weight (lbs)
10	1/2	115	7	10C1-05P4-2W115	90301005	26	17
		230	7	10C1-05P4-2W230	90301010	26	17
20		115	5	20C1-05P4-2W115	90302005	25	16
		230	5	20C1-05P4-2W230	90302010	25	16
20X		115	6	20XC1-05P4-2W115	90302015	26	17
		230	6	20XC1-05P4-2W230	90302020	26	17
30		115	4	30C1-05P4-2W115	90303005	25	16
		230	4	30C1-05P4-2W230	90303010	25	16

Note: All units have 10 foot long SJ00W leads.



Franklin Electric

franklinwater.com

M1698 07-14

VOID

D.A.D SERVICES, INC.

DOUG DOWLEARN

PO BOX 212, BULVERDE, TX 78163

Designed for:

Griffin Richard A & Veronica

The installation site is on lot 119 of the Waterfront Park Subdivision in Comal County, TX. The proposed OSSE will treat the wastewater from two RVs ($2 \times 114 \text{ gpd/RV} = 228 \text{ gpd}$) along with a structure with a washing machine washing a maximum of two loads per day (80 gpd - see variance request). The proposed method of wastewater treatment is aerobic treatment with drip irrigation. This method was chosen because of unsuitable soil conditions.

PROPOSED SYSTEM:

A 3" or 4" PVC pipe will discharge from the structure and RVs to a Aquaklear AKA600CA aerobic treatment plant, containing a 500 gallon pre-treatment tank, a 600 gpd aerobic treatment plant, and a 800 gallon pump tank equipped with a 20 gpm submersible pump. The pump is activated by a time controller allowing the distribution 8 times per day with a 10 minute run time per dose, with float switches set to pump 308 gallons per day. A high level audible and visual alarm will activate should the pump fail. Distribution from the pump is through a self flushing 100 micron, 140 mesh disc filter, then through a 1" SCH-40 manifold to a 772 L.F. drip tubing field, with drip lines set approximately two feet apart with 0.61 gph emitters set every two feet, as per the attached schematic. A threaded union will be installed in the pump tank on the supply manifold to the drip field, and a pressure regulator will be installed on the supply manifold to maintain a pressure of 30 psi. A 1" SCH-40 return line is installed to continuously flush the system back to the pump tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. The placement of the drip tubing will be on soil that has been scarified, and enough class II soil will be added so that there is 12" of soil under the drip tubing. The tubing will be covered with 6" of Class II soil.

DESIGN SPECIFICATIONS:

Daily Waste Flow: 308 gpd

Application rate: 0.2

Application area required: $308/.2 = 1540 \text{ sq. ft}$

Application area utilized: 1544 sq. ft.

Pump tank reserve capacity: 103 gal minimum

SYSTEM COMPONENTS:

SCH 40 PVC sewer line

Aquaklear AKA600CA

500 gallon pre treatment tank

600 gpd aerobic treatment plant

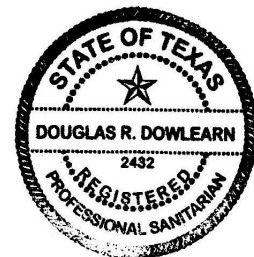
800 gallon pump tank with timed controls

C1 Series, 20Xgpm - 0.5hp/115V, Model No. 20C1X-05P4-2W115 (or equivalent)

1" purple PVC supply line

30 PSI pressure regulator - Model PMR30MF

Netafim Bioline Drip tubing



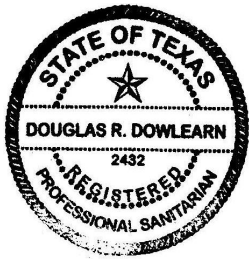
LANDSCAPING:

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the drip disposal must be covered with a ground cover such as grass seed or sod prior to the final inspection.

GRIFFIN RICHARD A & VERONICA
808 SAGEBRUSH DR
CANYON LAKE, TX 78266
WATERFRONT PARK
LOT 119
COMAL COUNTY

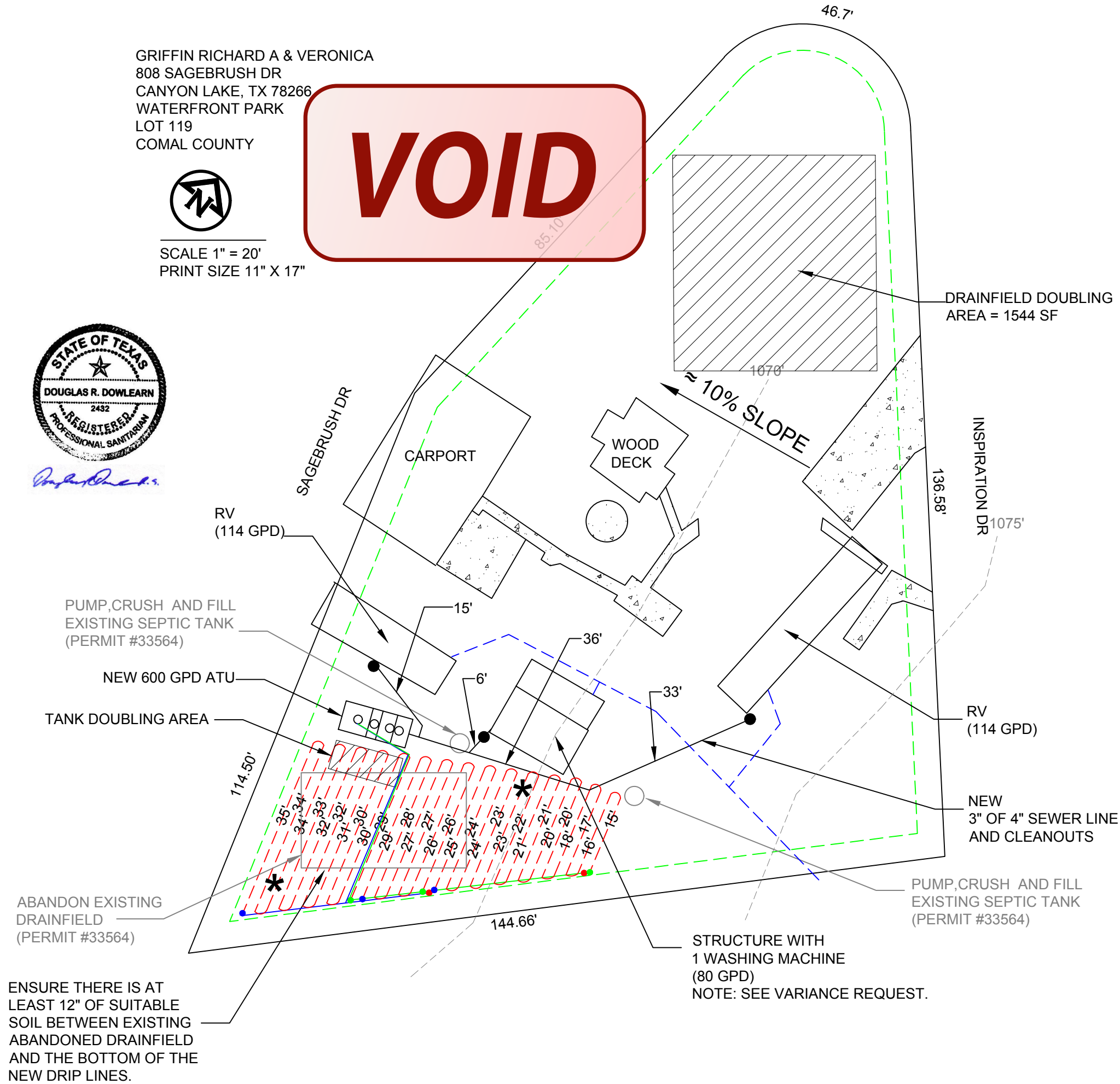


SCALE 1" = 20'
PRINT SIZE 11" X 17"



Douglas R. Dowlearn

VOID



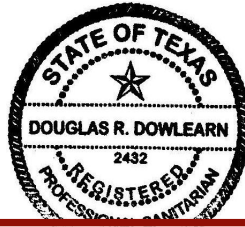
- 772 L.F. OF DRIP TUBING SPACED 2' APART.
- 1 ROW @ 35 L.F.
 - 2 ROWS @ 34 L.F. EACH
 - 1 ROW @ 33 L.F.
 - 2 ROWS @ 32 L.F. EACH
 - 1 ROW @ 31 L.F.
 - 2 ROWS @ 30 L.F. EACH
 - 2 ROWS @ 29 L.F. EACH
 - 1 ROW @ 28 L.F.
 - 2 ROWS @ 27 L.F. EACH
 - 2 ROWS @ 26 L.F. EACH
 - 1 ROW @ 25 L.F.
 - 2 ROWS @ 24 L.F. EACH
 - 2 ROWS @ 23 L.F. EACH
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 - 2 ROWS @ 21 L.F. EACH
 - 2 ROWS @ 20 L.F. EACH
 - 1 ROW @ 18 L.F.
 - 1 ROW @ 17 L.F.
 - 1 ROW @ 16 L.F.
 - 1 ROW @ 15 L.F.

- NOTES:
- USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURE TO TANK.
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KEY

●	- TWO WAY CLEANOUT
●	- 1" VACUUM BREAKER
—	- 1" SUPPLY LINE
—	- 1" FLUSH LINE
●	- 1" SUPPLY LINE CONNECTION
●	- 1" FLUSH LINE CONNECTION
—	- WATER LINE (VERIFY LOCATION ON SITE)
—	- 5' OSSF OFFSET FROM PROPERTY LINE
*	- TEST HOLE
⊞	- 600 GPD AEROBIC TREATMENT UNIT
▨	- DRIVE/WALKWAY

ASSEMBLY DETAILS



Dimensions:

Outside Height: 65.5"
Outside Width: 77"
Outside Length: 158.65

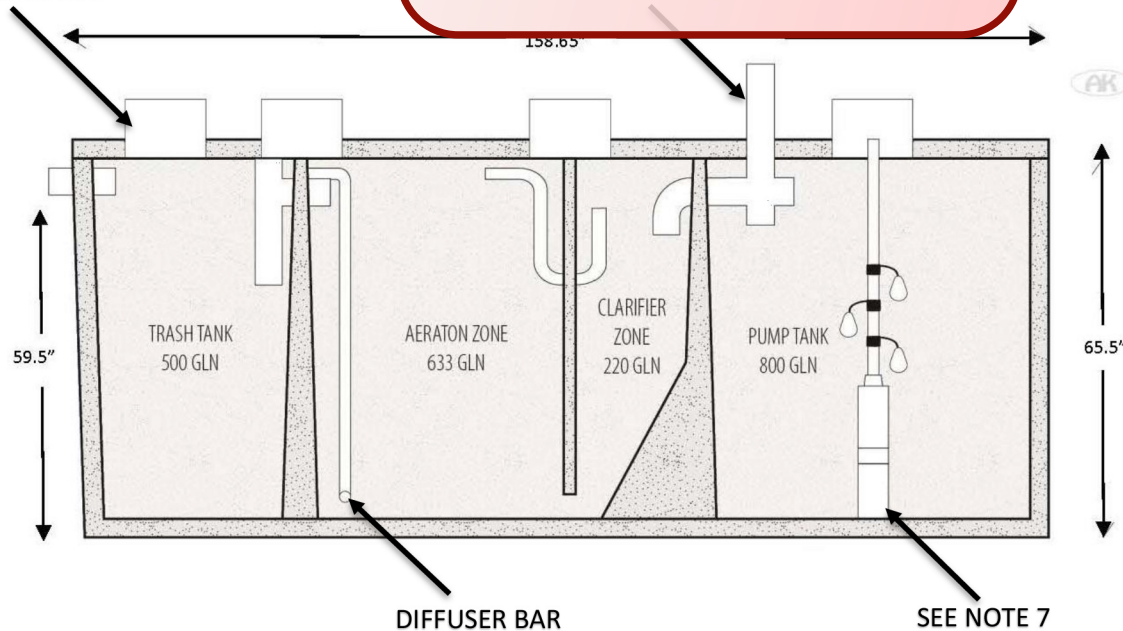
VOID

General Notes:

1. Structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Treatment Capacity is 600 GPD. Trash Tank is 500 gallons. Pump Tank is 800 gallons.
4. BOD Loading = 1.2-1.8 lbs./day
5. Standard tablet chlorinator or optional liquid chlorinator. NSF approved chlorinators available.
6. 20" access riser with lid. Extension risers available.
7. 20 GPM, ½ HP effluent pump.
8. Thomas/HiBlow Air Compressor connected with ½" Sch 40 PVC pipe (Max. 50 Lft from plant).
9. AKA600CA with timed spray application (AKT Panel).

SEE NOTE 6

SEE NOTE 5



13.44 GAL/IN

39" - 59.5" - RESERVE - 275.52 GALLONS
39" - ALARM ON
12" - 39" - WORKING LEVEL - 362.88 GALLONS
10" - 12" - ON/OFF TETHER - 26.88 GALLONS
0 - 10" SUMP - 134.4 GALLONS

NOTE: SET ON A TIMER TO DOSE 8 TIMES PER DAY AT 10 MINUTES PER DOSE.

AKA600CA

NOT TO SCALE

DESIGNED TO TREAT 600 GALLONS PER DAY

TRASH TANK: 500 GALLONS
AERATION ZONE: 633 GALLONS

CLARIFIER ZONE: 220 GALLONS
PUMP TANK: 800 GALLONS



AquaKlear, Inc.

876 N. Bierdeman Rd.
Pearl, MS 39208
877-936-7711

VOID

C1 SERIES

CISTERN PUMPS

Designed for use in gray water / filtered effluent service applications, the C1 Series cistern pump provides high performance and long life in less than ideal water conditions. The C1 Series pump is able to pass solids up to 1/8" without having a negative effect on the internal hydraulic components.

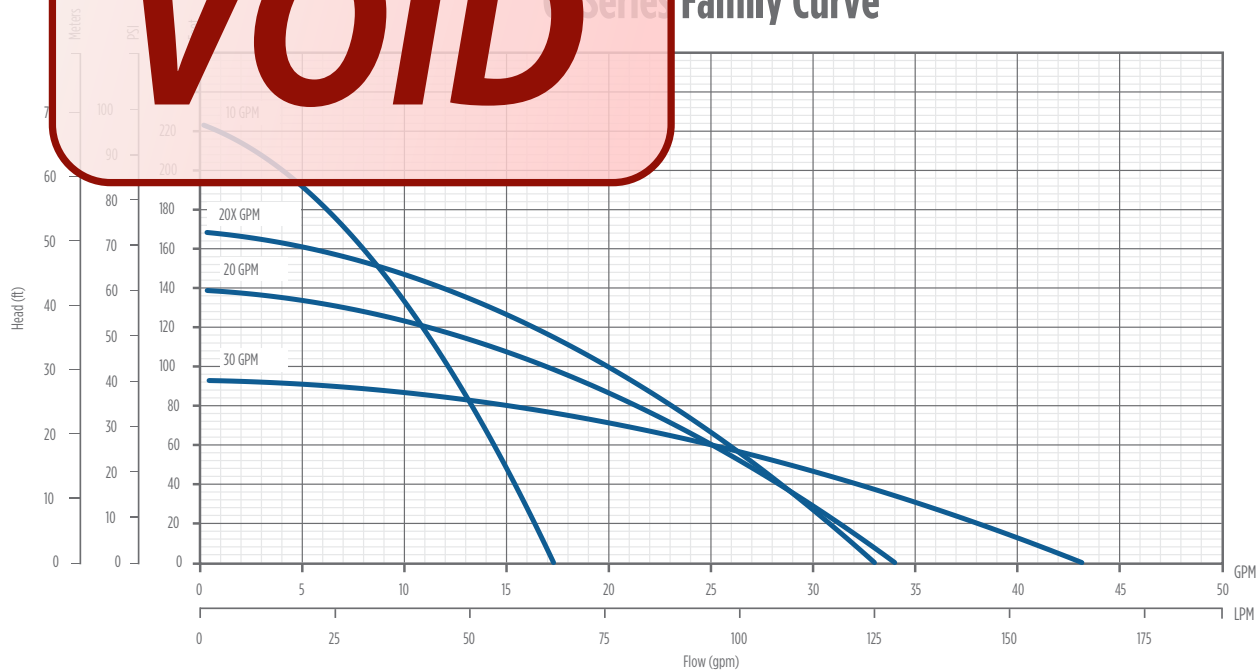
The pump's unique bottom suction design allows for maximum fluid drawdown without compromising durability or overall life, and it does not require the use of a flow induction sleeve. Intended specifically for use in a cistern or tank, C1 Series pumps are suitable for use in agricultural, residential, and commercial installations.



Franklin Electric

franklinwater.com

VOID C1 Series Family Curve



FEATURES

- Supplied with a removable 5" base for secure and reliable mounting
- Bottom suction design
- Robust thermoplastic discharge head design resists breakage during installation and operation
- Single shell housing design provides a compact unit while ensuring cool and quiet operation
- Hydraulic components molded from high quality engineered thermoplastics
- Optimized hydraulic design allows for increased performance and decreased power usage
- All metal components are made of high grade stainless steel for corrosion resistance
- Available with a high quality 115 V or 230 V, ½ hp motor
- Fluid flows of 10, 20, and 30 gpm, with a max shut-off pressure of over 100 psi
- Heavy duty 600 V 10 foot SJ00W jacketed lead

APPLICATIONS

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

ORDERING INFORMATION

C1 Series Pumps							
GPM	HP	Volts	Stage	Model No.	Order No.	Length (in)	Weight (lbs)
10	1/2	115	7	10C1-05P4-2W115	90301005	26	17
		230	7	10C1-05P4-2W230	90301010	26	17
20		115	5	20C1-05P4-2W115	90302005	25	16
		230	5	20C1-05P4-2W230	90302010	25	16
20X		115	6	20XC1-05P4-2W115	90302015	26	17
		230	6	20XC1-05P4-2W230	90302020	26	17
30		115	4	30C1-05P4-2W115	90303005	25	16
		230	4	30C1-05P4-2W230	90303010	25	16

Note: All units have 10 foot long SJ00W leads.



Franklin Electric

franklinwater.com

M1698 07-14

VOID

Douglas R. Dowlearn

D.A.D. Services, Inc.

PO Box 212

Bulverde, TX 78163

(210)240-2101

txseptic@gmail.com

July 9th, 2025

Comal County Environmental Health Department

195 David Jonas Dr.

New Braunfels, TX 78132-3760

RE: 808 Sagebrush Dr - Washing Machine Variance Request

To whom it may concern:

I am requesting that a washing machine be counted at 80 gallons per day of effluent in the following manner which provides equivalent protection to the requirements of TAC Chapter 285.91, Table III Wastewater Usage Rate.

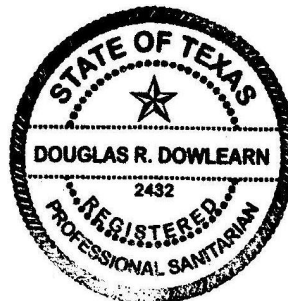
The washer on site will be used to wash a maximum of two loads per day. 40 gallons of water used per wash load is typical of older, non-HE top-load washer models(as shown in the attached documentation from Whirlpool).

In my professional opinion this variance will not pose a threat to the environment or public health.

If there are any questions concerning this matter, please contact me at (210)240-2101.

Sincerely,

Douglas R. Dowlearn, R.S.



Date: 7/10/2025

Applicant Information:

Name: Richard and Veronica Griffin

Address: 434 Glenn Dr

City, State & Zip Code: Canyon Lake, TX 78133

Phone:

Email:

Site Evaluator Information:

Name: Douglas R. Dowlearn

Company: D.A.D. Services, Inc.

Address: 703 Oak Drive

City, State & Zip: Blanco, TX 78606

Phone: (866)260-7687 Fax: (866)260-7687

Email: todd@dad-services.com

Property Location:

Subdivision: Waterfront Park Lot: 119

Street/Road Address: 808 Sagebrush Dr

City: Canyon Lake Zip: 78133

Additional Info: Comal County

VOID

Depth	Texture Class	Soil Texture	Structure (For Class III – blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-4" Clay Loam 4" + Limestone	Blocky	<30% Gravel	4" + Limestone	The placement of the drip tubing will be on soil that has been scarified, and enough class II soil will be added so that there is 12" of soil under the drip tubing. The tubing will be covered with 6" of Class II soil.
Soil Boring #2 60"		Same as above				

DESIGN SPECIFICATIONS

Application Rate (RA): 0.2

OSSF is designed for: 2 RVs at 114gpd each (228gpd) and a washing machine with a max of 2 loads per day (80gpd)

308 gallons per day

An aerobic treatment/drip disposal system is to be utilized based on the site evaluation.

1540 sq. ft. disposal area required

600 Gallon / Day aerobic tank required

Calculations: Absorption Area: $Q/RA = 308/0.2 = 1540$ Sq. Ft.

FEATURES OF SITE AREA

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: NO

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability. The site evaluation and OSSF design are subject to approval by the TCEQ or the local authorized agent. The planning materials and the OSSF design should not be considered final until a permit to construct has been issued.

Site Evaluator:

NAME: Douglas R. Dowlearn, R.S.

Signature:



License No. OS9902 – Exp. 6/30/2026

TDH: #2432 – Exp. 2/28/2025



ON-SITE SEWAGE FACILITY APPLICATION

Date _____

Permit Number 118837

1. APPLICANT / AGENT INFORMATION

Owner Name Richard and Veronica Griffin Agent Name Doug Dowlearn R.S.
Mailing Address 434 Glenn Dr Agent Address PO BOX 212
City, State, Zip Canyon Lake, TX 78133 City, State, Zip Bulverde, TX 78163
Phone # _____ Phone # 210-878-8100
Email _____ Email TXSEPTIC@GMAIL.COM

2. LOCATION

Subdivision Name Waterfront Park Unit _____ Lot 119 Block _____
Survey Name / Abstract Number _____ Acreage .31
Address 808 Sagebrush Dr City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

☐ Single Family Residential

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

Number of Bedrooms _____

Indicate Sq Ft of Living Area _____

☒ 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 2 RVs and structure with washing machine

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: \$ 25,000 (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

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.

Richard Griffin
Signature of Owner

Veronica Griffin

7-7-2025
Date



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Doug Dowlearn R.S.

System Description Aerobic with drip disposal

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

Tank Size(s) (Gallons) 600 Absorption/Application Area (Sq Ft) 1540

Gallons Per Day (As Per TCEQ Table III) 308

(Sites generating more than 10000 gallons per day are required to obtain a permit through TCEQ.)

Is the property located over the Edwards Contributing 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:

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

7/10/2025
Date

WASHER MODEL INFO

Admiral

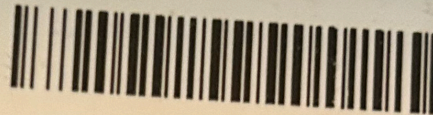
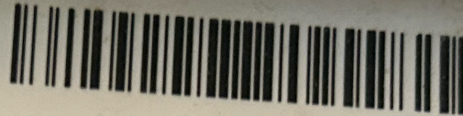
MOD

ATW4475XQ0

SER

C20840099

TYPE: 111-07



10.0 120 60
AMPS VOLTS Hz



US
P6926007A

© Trademark of/Marque Déposée de Whirlpool, U.S.A.,
Benton Harbor, MI. 49022
Whirlpool Canada, Licensee / Emploi Licencié au Canada



Front-load vs top-load washer water usage

Older, non-HE top-load washer models typically use about 40 gallons of water per load because they soak laundry the entire wash cycle while an agitator carries out the cleaning process. HE **front and top-load washers** both use less water than standard washing machines per load as they fill only the bottom of the washer with water and move clothes through the water.



Antimicrobial protection

Help keep your washer & laundry fresh

Help prevent the growth of odor-causing bacteria with an antimicrobial rubber seal, available now on select Whirlpool® Washers

[Shop Now](#)

From: [Ritzen,Brenda](#)
To: [Lauren Dowlearn](#); [Gallegos,Efrain](#)
Subject: RE: Permit # 118837
Date: Monday, August 11, 2025 10:40:00 AM
Attachments: [image001.png](#)
[image002.png](#)

Lauren,

Yes, that is correct. Please revise accordingly 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

From: Lauren Dowlearn <txseptic@gmail.com>
Sent: Monday, August 11, 2025 9:46 AM
To: Gallegos,Efrain <gallee@co.comal.tx.us>
Cc: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Subject: Re: Permit # 118837

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

Efrain, nice to meet you!

For item 2 are you saying that you are not going to accept the variance and documentation that we have shown on pages 6-8 of the submitted design packet? Please advise.

Thank you,
Lauren Dowlearn
210-878-8100
D.A.D Services, Inc.
www.TexasSuperSeptic.com

From: [Gallegos,Efrain](#)
To: txseptic@gmail.com
Cc: [Ritzen,Brenda](#)
Subject: Permit # 118837
Date: Monday, August 11, 2025 8:58:15 AM
Attachments: [Outlook-4ovprb33.png](#)

RE: Richard & Veronica Griffin

808 Sagebrush Dr

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

Applicant / Agent,

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

- ✓ 1. Tank doubling area cannot be in proposed drip area.
- ✓ 2. GPD for washing machine will have to show 200 GPD as per table III (Laundries)
- 3. Revise and resubmit



Efrain Z Gallegos
Environmental Health Inspector
DR: OS0039964
O: 830-608-2090 Ext 3167
C: 830-708-4304
E: gallee@co.comal.tx.us

**CCEO
COPY**

RECEIPT #

33564

APPLICATION FOR SANITARY DISPOSAL SYSTEM
Comal County, Texas

Name of SUBDIVISION or LOCATION of property on which Disposal System is to
be installed WATER FRONT PK.

UNIT NO. _____ BLOCK NO. _____ LOT NO. 119

DIMENSIONS OF PROPERTY: 136-85 - 114-144

DESCRIPTION OF THE STRUCTURE(S) THE SYSTEM IS TO SERVE: 2 BRM TRLR.

SIZE OF SEPTIC TANK OR OTHER SYSTEM 750 GAL

NO. FEET LATERALS OR HOLDING CAPACITY 120' X 36"

DATE:

Aug 12-73

B.C. Renfro
OWNER

A.C. Shaw
CONTRACTOR

538 Timberlane, SA
ADDRESS 78218

ADDRESS

NOTE: For other information to be submitted in connection with this
application see the requirements outlined in Section VI, Texas
Water Quality Board Order No. 70-0730-12.

APPROVED. _____

✓

**CCEO
COPY**

COMAL COUNTY HEALTH DEPARTMENT

PERCOLATION TEST

Procedure with a few changes: As outlined in "A GUIDE TO THE DISPOSAL OF HOUSEHOLD SEWAGE", published by Texas State Department of Health.

1. Name of Subdivision or Location of Property WATER FRONT PARK
2. UNIT NO. _____ BLOCK NO. _____ LOT NO. 119
3. Total Area of Lot 15000 + 50 FT
4. Check Zone of Lot: Buffer Zone ✓ Recharge Zone _____
5. Surface slope characteristics of Lot (in feet): 6' / 100'
6. Type of Soil: SOIL & FISSURED ROCK

Procedures of test to be made according to pages 12 & 13, Item 5 of "THE GUIDE" with exceptions as stated on this or attached page.

TEST HOLES	DEPTH OF HOLE	RATE OF PERCOLATION
------------	---------------	---------------------

- | | | |
|----|------------|--------------------|
| 1. | <u>18"</u> | <u>14 min/inch</u> |
| 2. | <u>19"</u> | <u>14 "</u> |
| 3. | _____ | _____ |
| 4. | _____ | _____ |
| 5. | _____ | _____ |
| 6. | _____ | _____ |

I certify that consideration of surface and subsurface soil conditions and the required Texas State Department of Health standards for engineering design of septic tank systems have been duly employed. Further, I certify that a septic tank installation to serve the dwelling unit(s) for the property described can be expected to function without creating a nuisance or a public health hazard.

DATE OF TEST 15 August 1973

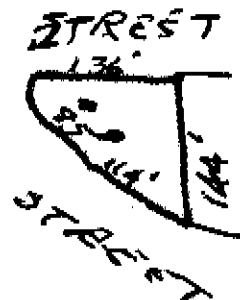
Person performing test H. L. BLANFORD

Title P.E. Reg # 32090

2-BR TRAILER

SKETCH OF LOT AND LOCATION OF TEST ON BACK PAGE

RECOMMEND 750-GAL TANK
370 SQ FT OF
LATERALS
TOTAL



Chicago Title GF#4300282411717 KB; \$29

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

GENERAL WARRANTY DEED

Date: May 10, 2024

Grantor: JAMES R. JACKSON, JR. and AMY JACKSON, husband and wife

Grantor's Mailing Address: 1600 Pangola Dr. N. Ft. Myers FL 33903

Grantee: RICHARD A. GRIFFIN and VERONICA GRIFFIN

Grantee's Mailing Address, and after Recording, Return to: 434 Glena Dr Canyon Lake, Tx 78133

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot 119, Waterfront Park, a subdivision in Comal County, Texas, according to the plat thereof recorded in Volume 3, Pages 90-91, Map and Plat Records, Comal County, Texas.

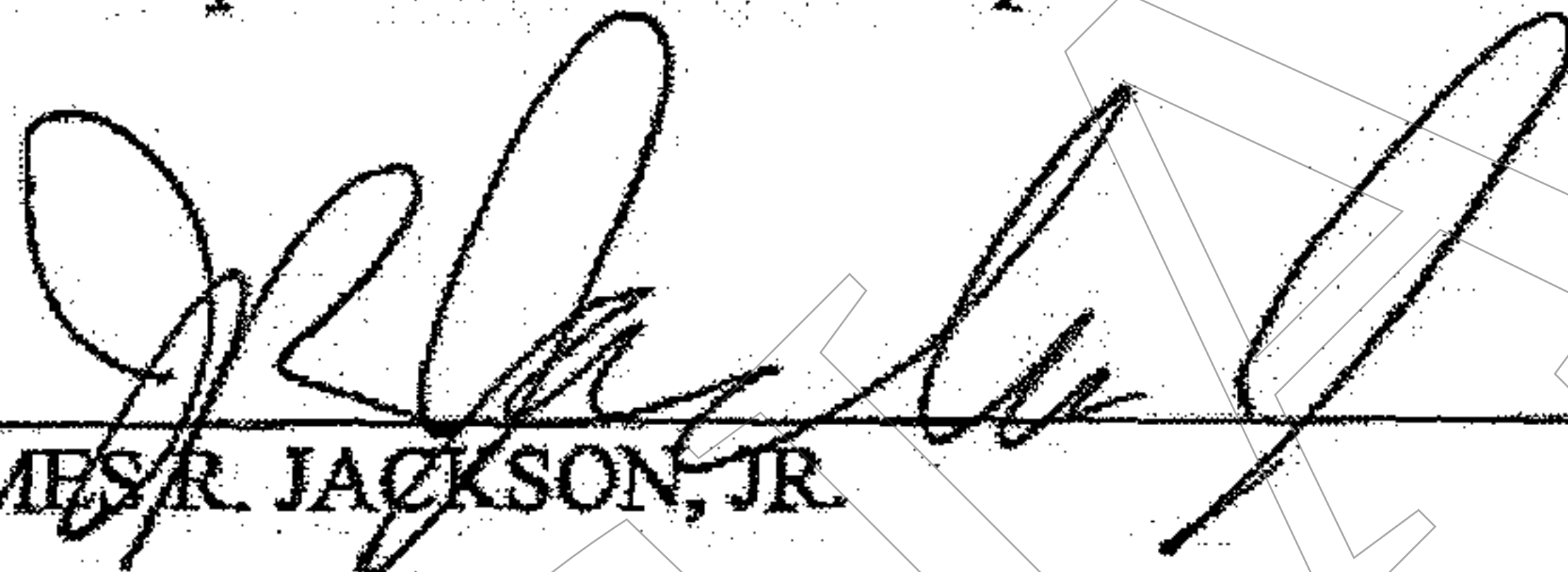
Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2024, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

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

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that such Contract provides for limitations or other agreed matters that will survive the closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

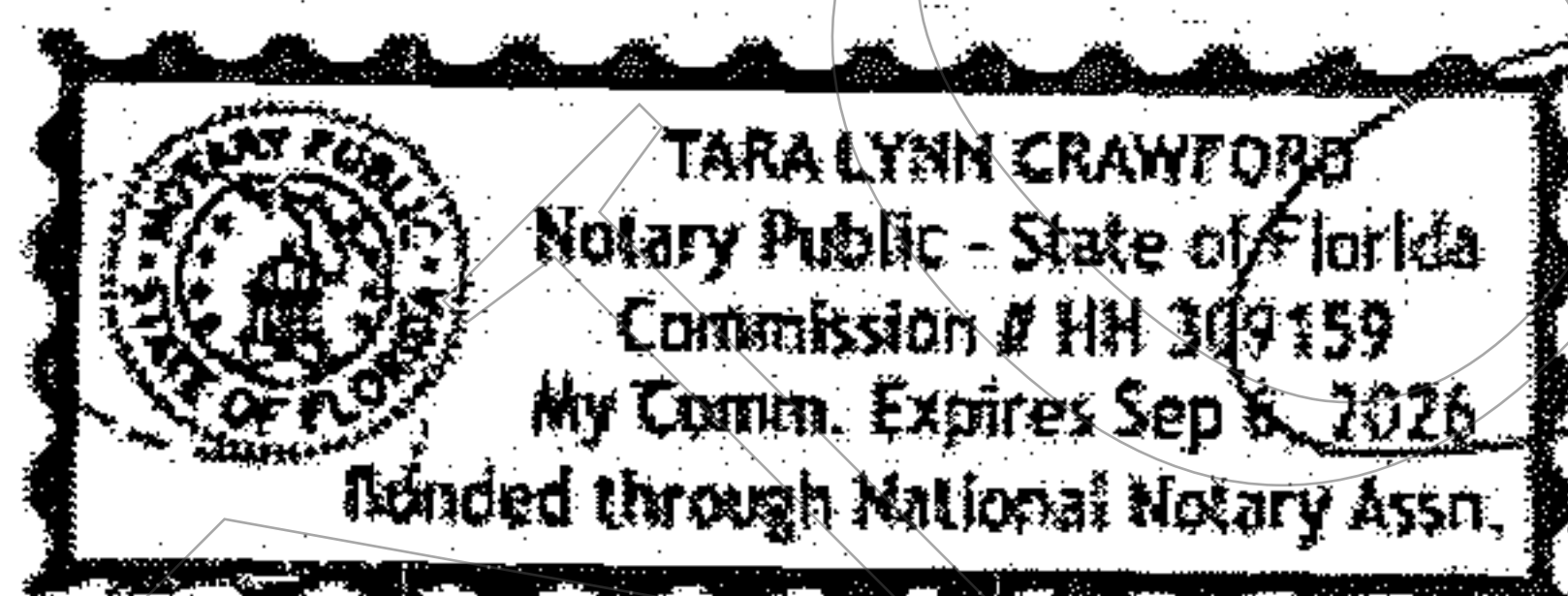
When the context requires, singular nouns and pronouns include the plural.

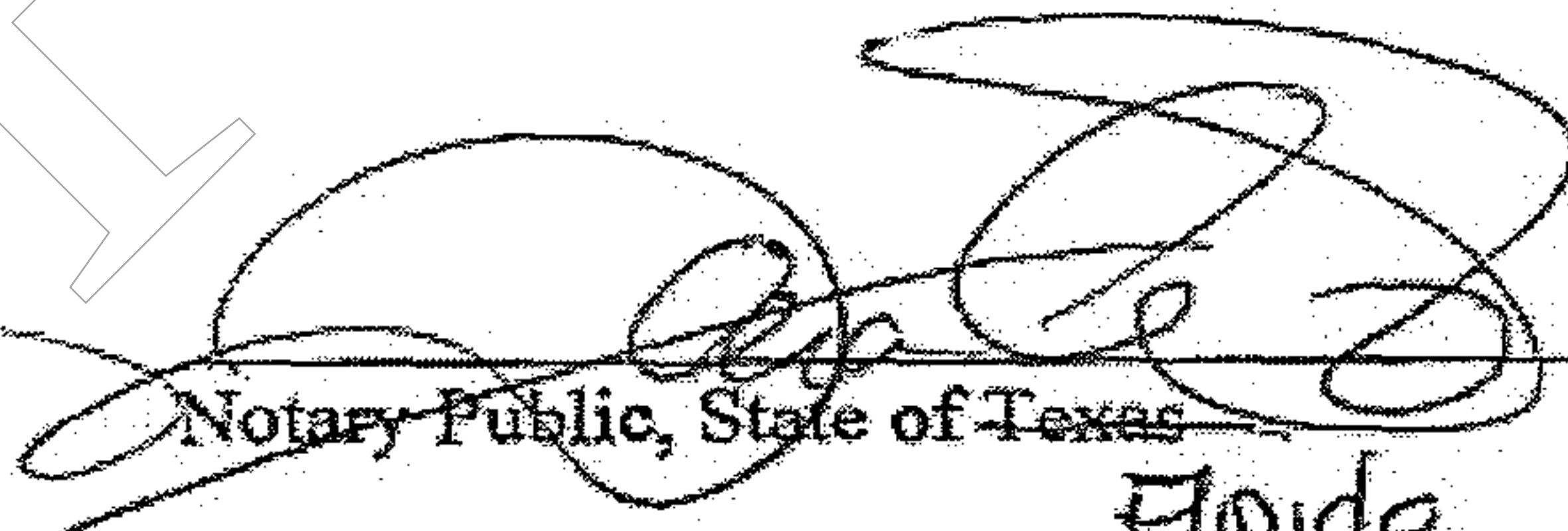

JAMES R. JACKSON, JR.


AMY JACKSON

FLORIDA
STATE OF ~~TEXAS~~ *FLORIDA*
FLORIDA
COUNTY OF ~~BEXAR~~ *FLORIDA*

This instrument was acknowledged before me on May 10, 2024 by JAMES R. JACKSON, JR. and AMY JACKSON, husband and wife.




Notary Public, State of Texas

Florida

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
05/10/2024 03:51:00 PM
TERRI 2 Pages(s)
202406014269



Bobbie Koepp



COMAL COUNTY

ENGINEER'S OFFICE

Address: 808 Sagebrush Dr

Legal Description:

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:

118837.pdf Markup Summary

Highlight (3)



able III)
ons per day are required

Subject: Highlight
Page Label: 2
Author: Efrain Gallegos
Date: 9/15/2025 3:16:18 PM
Status:
Color:
Layer:
Space:



Application Rate (RA): 0.2
SF is designed for: 2 RVs at 114
gpd)
308 gallons per day
aerobic treatment/drip dispos;
1540 sq. ft. disposal area
600 Gallon / Day aerobic

Subject: Highlight
Page Label: 6
Author: Efrain Gallegos
Date: 9/15/2025 3:17:30 PM
Status:
Color:
Layer:
Space:

GPD to match on all
paperwork on permit.



ank require
A= 308/0..

Subject: Highlight
Page Label: 6
Author: Efrain Gallegos
Date: 9/15/2025 3:16:31 PM
Status:
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Layer:
Space:

308



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		118837
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.

Richard Griffin Kathy Griffin
Signature of Applicant

7-7-2025
Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION (Missing Items Circled, Application Refeused)
