



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: 118859
Issued This Date: 10/08/2025
This permit is hereby given to: Daphney & Chuck Tankersley

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

6487 CHEYENNE PASS
BULVERDE, TX 78163

Subdivision: Rim Rock Ranch
Unit: 2
Lot: 296
Block: 0
Acreage: 0.0000

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.

Date 09/19/2025 Permit # 11:02:45 AM

Owner Name Daphney & Chuck Tankersley Agent Diandra Texas Wastewater Treatment

Mailing Address 6487 Cheyenne Pass Agent Address PO Box 1284

City, State, Zip Bulverde, TX 78160 Bulverde, TX 78006

Phone # (110) 373-8367 Phone # (830) 249-8098

Email charlottenhensley@gmail.com Email diandra@stwastewater.com

All correspondence should be sent to: ☐ Owner ☒ Agent ☐ Both Method: ☐ Mail ☒ Email

Subdivision Name Rim Rock Ranch Unit 2 Lot 296 Block

Acreage/Legal

Street Name/Address 6487 Cheyenne Pass City Bulverde Zip 78163

Type of Development:

☒ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) Single Family Home

Number of Bedrooms 5

Indicate Sq Ft of Living Area 4042

☐ 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: \$ 575,000 (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

Are Water Saving Devices Being Utilized Within the Residence? ☒ Yes ☐ No

By signing this application, I certify that:

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

Signature of Owner Daphney Tankersley

Date 09/19/25

Diandra Tankersley

Page 1 of 2



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By South Texas Waste Water Treatment, LLC

System Description Aerobic

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

Tank Size(s) (Gallons) 150/1000 Absorption/Application Area (Sq Ft) 5654

Gallons Per Day (As Per TCEQ Table III) 360

(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]
Signature of Designer

7-17-25
Date

Revised

Efrain Gallegos

10/01/2025 9:23:17 AM

202506018959 06/24/2025 08:09:09 AM 1/1

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of Comal County, Texas. The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TVVC), 5.012 and 5.013, gives the TCEQ 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 TVVC. The TCEQ, 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 TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ 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):

Lot 296 Block Subdivision Rim Rock Ranch Unit 2

not in Subdivision: Acres Survey

The property is owned by Daphney & Chuck Tankersley

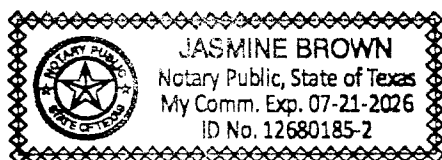
This OSSF must be covered by a continuous maintenance contract for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

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

Daphney Tankersley Owner Name *[Signature]* Owner Signature
Chuck Tankersley Owners Name *[Signature]* Owners Signature

This instrument was acknowledged before me on: 18 Day of June, 20 25

Jasmine Brown Notary's Printed Name
[Signature] Notary Public, State of Texas
Commission Expires: 7/21/2026



Affix Notary Stamp Above

Official County use only

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
06/24/2025 08:09:09 AM
MARY 1 Page(s)
202506018959



Bobbie Koepp

South Texas Waste Water Treatment, LLC
PO Box 1284
Boerne, TX 78006

Phone: (830) 249-8098

Date Printed: 6/11/2025

Customer ID: 8269

Site: 6487 Cheyenne Pass, Bulverde, TX 78163

To: Daphney & Chuck Tankersley
6487 Cheyenne Pass
Bulverde, TX 78163

County: Comal
Subdivision: Rim Rock Ranch 2

Contract with: South Texas Waste Water Treatment, LL
Treatment Type: / Disposal:
MFG: / Brand: / S#:
Disinfectant:

Contract Period

through

NO PERMIT ON FILE

Agency: Comal County Environmental
3 visits per year - one every 4 months

- I. General: This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between South Texas Wastewater Treatment and the above referenced name (referred to as Customer). By this agreement, South Texas Wastewater Treatment and its' employees (hereinafter referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein.
- II. Effective Dates: This agreement commences and ends as noted above. The date of commencement will be the date the "License to Operate" was issued by the permitting authority. The agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty as stated in our PROPOSAL AND CONTRACT FOR SERVICES.
- III. Renewal: This Agreement can renew for an additional period of two (2) years at the same terms and conditions unless either party gives notice of termination a minimum of thirty (30) days prior to end of first agreement period. See Section IV.
- IV. Termination of Agreement: This Agreement may be terminated by either party with thirty (30) days written notice for any reason, including for example, substantial failure to perform in accordance with its terms, without fault or liability of the terminating party. NO REFUNDS. If this Agreement is so terminated, Contractor will be paid at the rate of \$135.00 per hour for any work performed and for which compensation has not been received. Either party terminating this agreement for any reason, including non-renewal, shall notify in writing the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination.
- V. Services: Contractor will:
- Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulations approximately every four months.
 - Provide a written record of visits to the site by means of an inspection tag attached to or contained in or near the control panel.
 - Repair or replace: if repairs or replacement of parts is necessary during a routine service visit, the repair or replacement of parts will be made at that time, if the charges for parts do not exceed \$100.00. If the charges for parts exceed \$100.00, the homeowner will be contacted for approval at the number(s) provided by the homeowner below. If the homeowner cannot be reached for approval while the technician is at the property, the repairs will not be made if they exceed \$100.00. If the technician receives approval after he leaves the property, a service call charge of \$165.00 to return to the property will be added to the final bill. If warranted items are required to be replaced within 30 days of installation, labor will not be charged. After 30 days, labor will be charged according to the service agreement.
 - Provide sample collection and laboratory testing of TSS and BOD on a yearly basis as required by permit. An additional charge will be incurred by the Customer for this service. (Only required for other than single family residence.).
 - Forward copies of this Agreement and all reports to the regulatory agency and the customer within 14 days.
 - Visit site in response to Customer's request for unscheduled service within forty-eight (48) hours of the date of notification of said request.
- Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.
- VI. Disinfection: ☐ Not Required. ☒ Required. The responsibility to maintain the disinfection device (s) and provide any necessary chemicals is that of the Customer. If the Customer pays for it, Contractor will add 6 tablets of chlorine at routine services (See Section V Sub-section A) INITIAL
- VII. Electronic Monitoring ☐ is ☒ is not included in this Agreement.
- VIII. Performance of Agreement: Commencement of performance by Contractor under this agreement is contingent on the following conditions:
- If this is an initial agreement (new installation):
 - Contractor's receipt of a fully executed original copy or email of this agreement and all documentation requested by Contractor.
 - Contractor providing the equipment and installation for this OSSF.
 - Contractor's receipt of payment in full for the equipment and installation.
 - Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in section XIV of this Agreement.
 - If this is not an initial agreement (existing system):
 - Contractor's receipt of a fully executed original copy of this agreement and all documentation requested by Contractor.
 - Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in Section XIV of this agreement
 - If the above conditions are not met, Contractor is not obligated to perform any portion of this agreement.
- IX. Customer's Responsibilities: The Customer is responsible for each and all of the following :
- DO NOT ALLOW ALTERATION TO ANY PART OF THE SYSTEM OR SPRINKLER HEAD LOCATIONS. ALTERATIONS WOULD PUT THE SYSTEM OUT OF COMPLIANCE AND WOULD CAUSE THE PROPERTY OWNER ADDITIONAL EXPENSES TO BRING THE SYSTEM BACK INTO COMPLIANCE.
 - Provide all necessary yard or lawn maintenance and the removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.
 - Protect equipment from physical damage including but not limited to that damage caused by insects.
 - Maintain a current license to operate, and abide by the conditions and limitations of that license, and all requirements for an on-site sewage facility (OSSF) from the State and/or local regulatory agency, whichever are more stringent, as well as proprietary system's
 - Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of, the OSSF.

Revised

Efrain Gallegos

- F. Provide, upon the request of Contractor, a written report for evaluation by Contractor as to the performance of the OSSF.
- G. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluating the OSSF's performance. If these samples are taken for the purpose of evaluation of the service provided under Section. Sub-section D above, Customer agrees to pay Contractor for sample collection and transportation, portal to portal, at a rate of \$165.00 per hour plus the associated fees for laboratory testing.
- H. Prevent the backwash or flushing of water treatment of conditioning equipment from entering the OSSF.
- I. Prevent the condensate from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.
- J. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.
- K. Maintain site drainage to prevent adverse effects on the OSSF.
- L. Pay promptly and fully, all Contractor's fees, bills, or invoices as described herein.

X. **Access by Contractor:** Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the Services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. **IF SPECIAL ARRANGEMENTS ARE REQUESTED** (any advance or prior notice or contacting of owner/resident in order to enter property to perform routine service visit, (locked gates, biting dogs, appointment to enter, to call on the way, etc.) or if any part of the system is located behind a locked door (garage, etc.) - **THERE IS AN ADDITIONAL CHARGE.** Tanks and treatment units shall be accessible by means of man ways, or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and proprietary system manufacturer. If not an initial agreement (new installation) and this access is not in place or provided for by the customer, the costs for the labor of excavation, and possibly other labor and materials costs, will be required. These costs shall be billed to Customer as an additional service at a rate of \$165.00 per hour, plus materials at list price. Excavated soil shall be replaced as best as Contractor can at the time such service is performed and under no circumstances is Contractor responsible for damages to sod, grass, roots, landscaping, or any unmarked underground items (telephone, television, or electric cables, water air or gas lines, etc.), or for the uneven settling of the soil.

XI **SETTLING:** Some settling around tanks is to be expected. South Texas Waste Water Treatment LLC is not responsible for any settling post installation and county licensing. It is the responsibility of homeowner/landscaper to resolve.

XII. **Limit of Liability:** Contractor shall not be held liable for any incidental, consequential, or special damages, or for economic loss due to expense, or for loss of profits or income, or loss of use to Customer, whether in contract tort or any other theory. In no event shall Contractor be liable in an amount exceeding the total Fee for Services amount paid by Customer under this Agreement.

XIII. **Severability:** If any provision of this "Proposal and Contract" shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this "Agreement" is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

XIV **Fee for Services:** The fee for the basic Services described in this Agreement is _____. This fee does not include any equipment, materials, or labor necessary for non-warranty repairs and/or any other on-site visit, other than required regularly Scheduled Inspections (see Section V, item A), and will incur a service call fee of 165.00, plus parts and labor.

XV. **Payment:** Payment of Fee for Services for the original term as stated above is to be made as follows:

☒ X Included in PROPOSAL AND CONTRACT

_____ Full amount due upon signature (Required of new Customer)

_____ Payments of \$_____ due upon receipt of invoice. (Payment terms for renewal of agreement.)

Payment of invoice(s) for any other service or repair provided by contractor is due upon receipt of invoice. Invoices are mailed on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a late penalty and a 1.5% per month carrying charge, as well as any reasonable attorney's fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Any check returned to Contractor for any reason will be assessed a \$45.00 returned check fee.

XVI. **Application of Transfer of payment:** The fees paid for this agreement are not refundable, however, the agreement is transferable. Customer will advise subsequent property owner(s) of the state requirement that they sign a replacement agreement authorizing Contractor to perform the herein described Services, and accepting Customer's Responsibilities. This replacement Agreement must be received from Customer first to any past due obligations arising from this Agreement including late fees or penalties, returned check fees, and/or charges for services or repairs not paid within thirty (30) days of invoice date. Any remaining monies shall be applied to the funding of the replacement Agreement. The consumption of funds in this manner may cause a reduction in the termination date of effective coverage per this agreement. See Section IV.

XVII. **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.

R. Bruce Cobabe

Name

Date

OSSF Installer II, Lic OS0004815, and, OSSF Site Evaluator, Lic OS0012360

exp 1/31/2027

exp 12/31/2026

Certified Service Provider for: Jet Inc. Member: Texas On-Site Wastewater Association and National On-site Wastewater Recycling

Acceptance of Agreement: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to perform the Services as specified. It is understood and agreed that this work is not provided for in any other agreement and no contractual rights arise until this "Agreement" is accepted in writing AND payment is made as outlined above.

Charles Tankersley

Customer

6/16/25

Date

charlesftankersley@gmail.com

E-Mail

CONTACT PHONE NUMBERS:

#1 (210) 373-8367

#2 (512) 818-1990

Gate Codes for:

SubDivision n/c

Property n/c

ON-SITE SEWERAGE FACILITY
Site Evaluation Report Information

Date: 9/19/2017

Applicant Information:

Name: James and Carolyn Tankersley
Address: 10707 Wynstone Place
City: Helotes State: Texas Zip: 78023
Phone: 210-695-8814

Site Evaluator Information:

Name: Hoyt Seidensticker
Company: Land Stewardship Services, LLC
Address: 1822 FM 473
City: Boerne State: Texas Zip: 78006
Phone: (210) 414-6603 Fax: (830) 336-4697

Property Location:

Lot: 296 Unit: 2 Sub.: Rim Rock Ranch
Street/Road Address: 6487 Cheyenne Pass
City: Bulverde State: Texas Zip: 78163
Unincorporated Area? Y or N y
Additional information _____

Installer information:

Name: Rob Wise OS0021093
Company: R W Construction
Address: P.O. Box 644
City: Boerne State: Texas Zip: 78006
Phone: (210) 264-6745 Fax: (830) 537-3131

Schematic of Lot or Tract

Show:

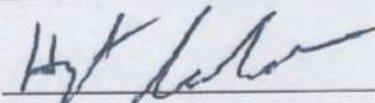
Compass North, adjacent streets, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks).
Location of existing or proposed water wells within 150 feet of property.
Indicate slope or show contour lines 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: _____ acres

SEE ATTACHED

Signature of Site Evaluator



Site Evaluator License No: OS0008771

SOUTH TEXAS WASTE WATER TREATMENT, LLC.

Authorized JET Distributor - Home and Commercial - Engineering Services
P O Box 1284 Boerne, Texas 78006 * 830-249-8098 or 1-800-86-WASTE; www.stwastewater.com

16 July 2025

JET 750/1000 HOME WASTEWATER TREATMENT SYSTEM DESIGN SPRINKLER SYSTEM

Biddison Homes
17130 Hwy 46 W. Ste 10-B
Spring Branch, TX 78070

SITE: 6487 Cheyenne Pass
Rim Rock Ranch 2
Lot 296
Comal County, TX

This design includes an attached drawing No. 8269R0 dated 15 JUL 2025

Design Specifications:

Estimated average daily wastewater flow: 5 Bedroom 4,052sf home
(360 GPD) Treatment of 600 GPD

Jet 750 ATU

Pump tank/chlorine contact chamber capacity: 1000 gallons

Design application rate: 0.064 gal./sf./day

Dosing cycle quantity: 120-130 gallons

Number of dosing cycles per day: three (3)

Type of float switch: mercury float switch

Design pressure head: 40 psi at sprinkler head

Dosing pump capacity: Little Giant WE20G05P4-20-20.0gpm

NSF Certified Tablet Chlorinator: installed at inlet of pump tank

Safety lid installed on Clarifier

Maximum slope of the field: <15 percent

Means of preventing syphoning: hose bib

Diameter of supply pipe: 1 inch

Pressure adjusting valves to be installed: hose bib

Safety Lid installed on Clarifier

Offsets: property lines, wells, easements, water lines, structures,
swimming pools, ponds, etc. shall be strictly adhered to as required by
latest Texas Commission on Environmental Quality OSSF Regulations.



Pump controls must have NEMA (National Manufacturing Association) approval. A
PVC union shall be placed above the pump to allow for easy pump removal.

Calculation of Field Size

Five-bedroom home consisting of 4,052sf – allow for 360 GPD effluent flow. Assume an
application rate of 15.6 sf per gallon per day.

$$360 \div 0.064 = 5,625 \text{ sf}$$

We are installing 3 spray heads, capable of 2gpm each, all with a 30' radius, 2 spraying a
half circle, and 1 spraying a full circle. The area measured by AutoCAD is:

$$A = 5,654 \text{ sf}$$

Pipe and Fittings

All pipes and fittings in this system shall be Schedule 40 PVC. All joints shall be sealed with an approved solvent-type PVC cement. The forced main shall be 1" in diameter. A

Little Giant WE20G05P4-22 or equivalent high head submersible pump capable of providing at least 20gpm and providing a 25-40 psi head shall be utilized for pumping effluent. A brass hose bib shall be added near the top of 1" SCH 40 riser pipe to be used as a sampling port and if necessary to lower pressure on the sprinklers.

Site Preparation

The area selected for irrigation shall be cleared of Cedar and Brush. Some preparation is required. Sprayed area shall be provided with grass or other suitable ground cover. Homeowner is expected to maintain ground cover.

Provisions for Emergencies

A warning system shall be added to the pump tank on separate circuit from the pump circuit to provide warning (both visual and audible) of a failure to the system. This Aerobic System has a 24-month service agreement which includes emergency service.

Flood Prone Areas

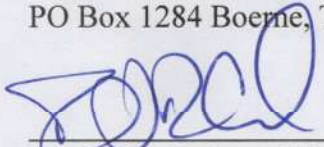
The subject lot is not in a flood prone area according to the National Flood Insurance Program FIR Map community-panel Number 48091C0240F. No physical drainage feature on property which would require special protective measures. No slope where seeps may occur, no flows with velocity that would damage components.

Tank Size

The system shall have a JET Model J-750 extended aeration plant with external NSF Certified Tablet Chlorinator. The pump tank shall have a capacity of 1000 gal. This tank will not need tees on inlet. Safety Lid installed on Clarifier.

This system designed by:

South Texas Waste Water Treatment, LLC
Ronald R. Graham, Registered Sanitarian
Registration Number 3741, State of Texas
PO Box 1284 Boerne, TX 78006



Ronald R. Graham, RS

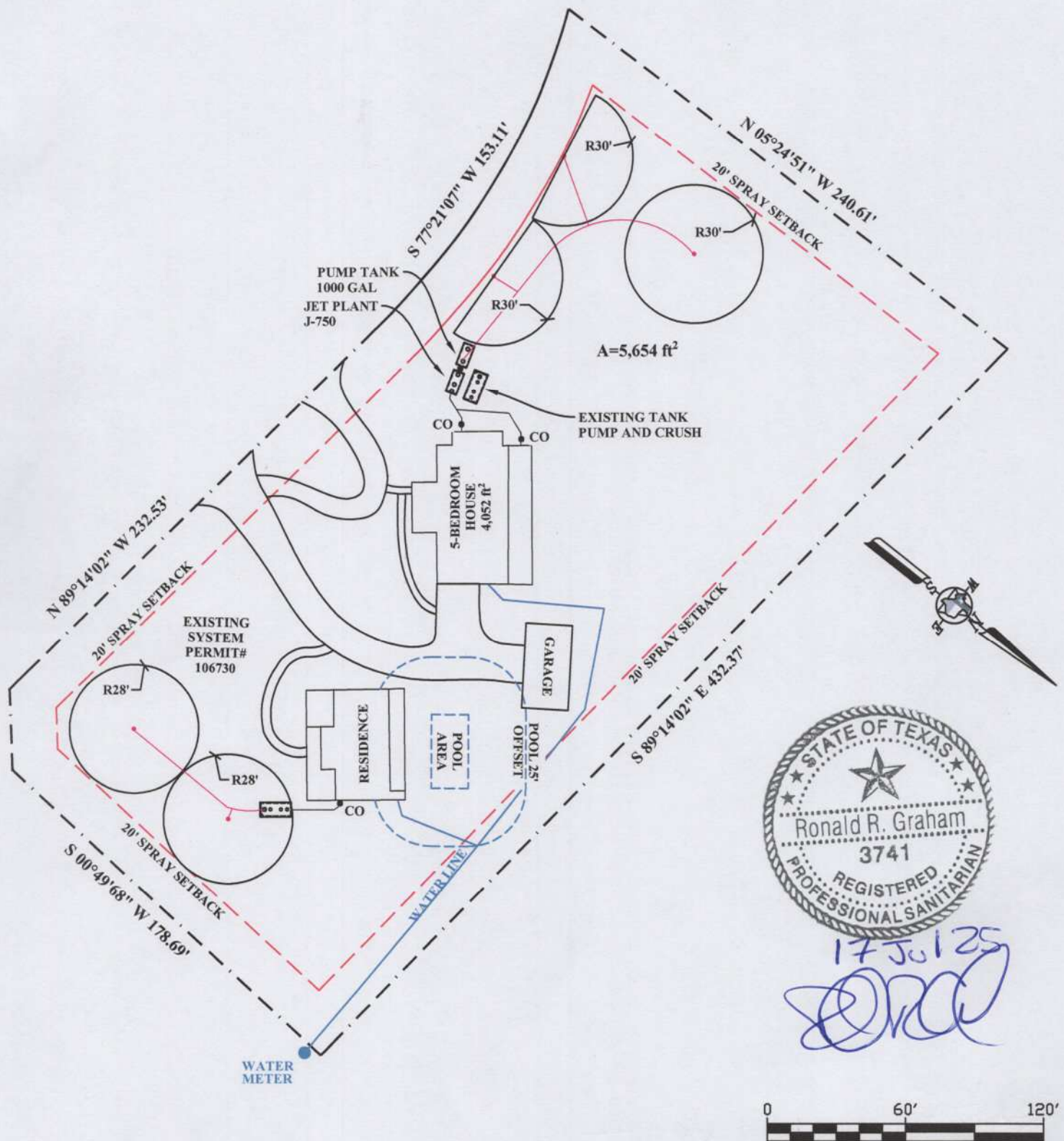
July 17, 2025
Date



17 JUL 25


Attachments:

Drawing No. 8269R0 dated 15 JUL 2025



NOTES:

1. THIS DESIGN MEETS ALL OF THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OSSF REGULATIONS AND THE ORDERS OF KENDALL COUNTY AND WILL NOT CAUSE A NUISANCE OR HEALTH HAZARD
2. ALL SPRINKLERS ARE HUNTER PGP-ARV-LA OR K-RAIN PROPLUS
3. ANY CROSSING OF WATER LINE & SPRAY LINE WILL BE SLEEVED 10 ft ON EACH SIDE OF WATER LINE
4. NO PHYSICAL DRAINAGE FEATURE ON PROPERTY WHICH WOULD REQUIRE SPECIAL PROTECTIVE MEASURES
5. NO TEST HOLES DUG DUE TO EXTENSIVE SURFACE ROCK



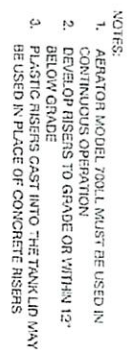
SOUTH TEXAS WASTEWATER
TREATMENT

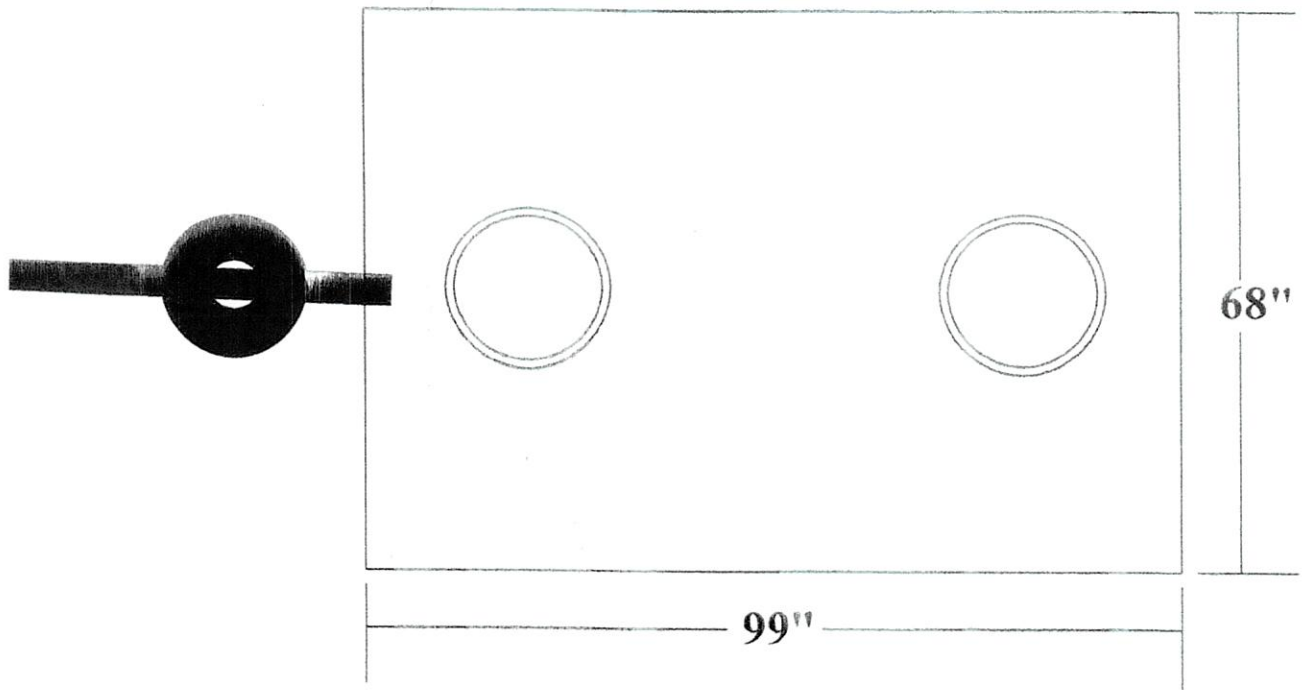
P.O. BOX 1284
BOERNE, TX 78006
830-249-8898

BY RONALD R. GRAHAM R.S. 3741

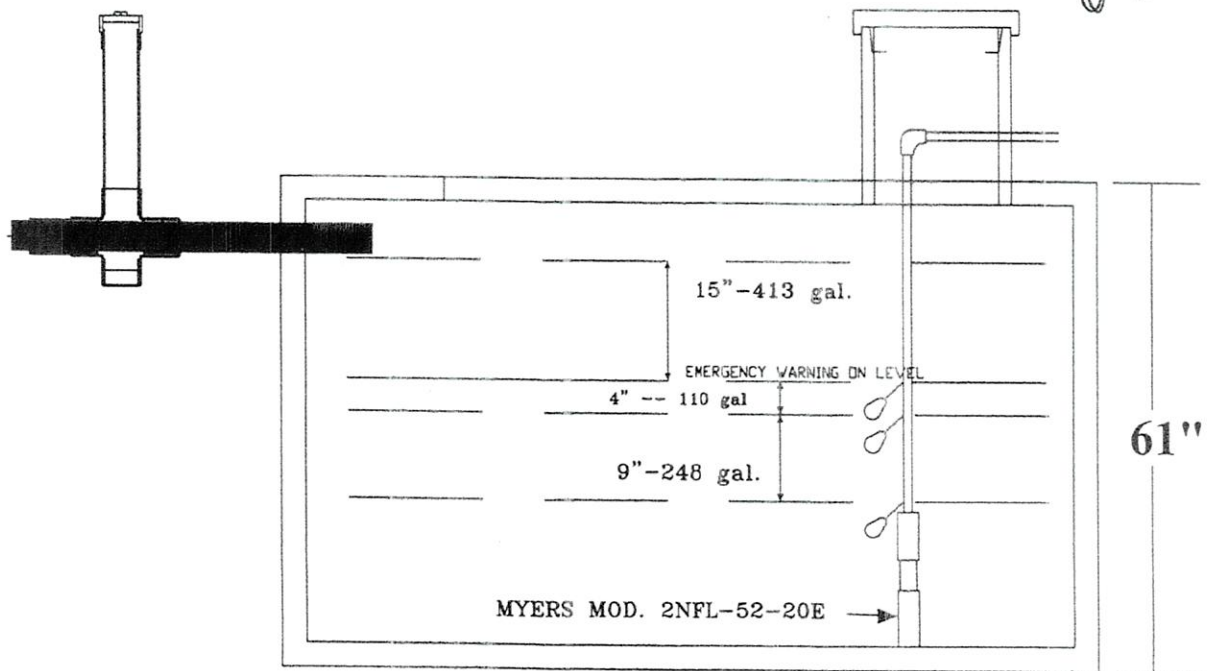
6487 CHEYENNE PASS
RIM ROCK RANCH 2
LOT 296
COMAL COUNTY, TEXAS 78163

Rev	Date	By	DRAWING NO.	8269R0
			DATE	JULY 15 2025
			SCALE	1" = 60'





PUMP TANK
1000 gal.



FILED BY ATC
SPRING BRANCH

GF # 4000131700356

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

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL §

Executed on date of acknowledgement to be Effective on: June 1, 2017.

Grantor: WILLIE DILLON and GINA DILLON

Grantor's Mailing Address: 6487 Cheyenne Pass Bulverde, TX 78163

Grantee: DAPHNEY TANKERSLEY and CHUCK TANKERSLEY and
 CAROLYN TANKERSLEY and JAMES TANKERSLEY

Grantee's Mailing Address: 4415 Pebble Hill, San Antonio, Bexar County, Texas 78217

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): **Lot 296, Rim Rock Ranch, Unit Two, Comal County, Texas, according to plat thereof recorded in Volume 12, Page 173, Map and Plat Records of Comal County, Texas.**

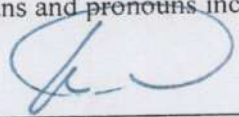
Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: All presently recorded restrictions, reservations, easements, covenants and conditions that affect the property and taxes for the current year, the payment of which Grantee assumes.

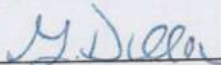
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.

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



WILLIE DILLON



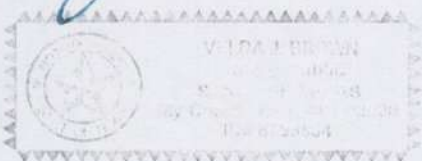
GINA DILLON

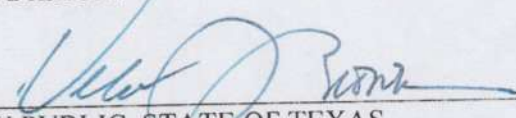
THE STATE OF TEXAS
COUNTY OF Comal

*

*

This instrument was acknowledged before me on this the 1st day of June, 2017, by WILLIE DILLON.





NOTARY PUBLIC, STATE OF TEXAS

Notary's Name Printed: _____

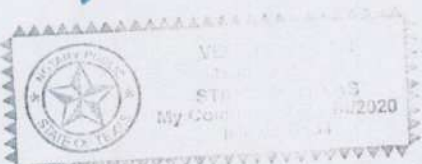
My Commission Expires: _____

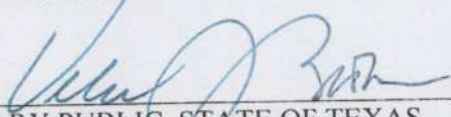
THE STATE OF TEXAS
COUNTY OF Comal

*

*

This instrument was acknowledged before me on this the 1st day of June, 2017, by GINA DILLON.





NOTARY PUBLIC, STATE OF TEXAS

Notary's Name Printed: _____

My Commission Expires: _____

AFTER RECORDING RETURN TO:
ALAMO TITLE COMPANY
GF No. 4000131700356

PREPARED IN THE LAW OFFICE OF:
KRISTEN QUINNEY PORTER, LLC
P.O. Box 312643
New Braunfels, Texas 78131-2643

EXHIBIT A

1. Conveyance by Willie Dillon and Gina Dillon, husband and wife

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
06/15/2017 11:42:15 AM
TERRI 3 Pages(s)
201706029029



Bobbie Koepp

RECEIVED

By Kathy Griffin at 3:38 pm, Jul 18, 2025

*** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH ***
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

118859

Date _____

Permit # _____

Owner Name Daphney & Chuck Tankersley Agent Name South Texas Wastewater TreatmentMailing Address 6487 Cheyenne Pass Agent Address PO Box 1284City, State, Zip Bulverde, TX 78163 City, State, Zip Boerne, TX 78006Phone # (10) 310-8098 Phone # (830) 249-8098Email Charles.Tankersley@gmail.com Email diandra@stwwastewater.comAll correspondence should be sent to ☐ Owner ☐ Agent ☐ Both Method: ☐ Mail ☒ EmailSubdivision Name Rim Rock Ranch Unit 2 Lot 296 Block _____

Acreage/Legal _____

Street Name/Address 6487 Cheyenne Pass City Bulverde Zip 78163**Type of Development:**☒ Single Family ResidentialType of Construction (House, Mobile, RV, Etc.) Single Family HomeNumber of Bedrooms 5Indicate Sq Ft of Living Area 4002☐ 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: \$ 575,000 (Structure Only)

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

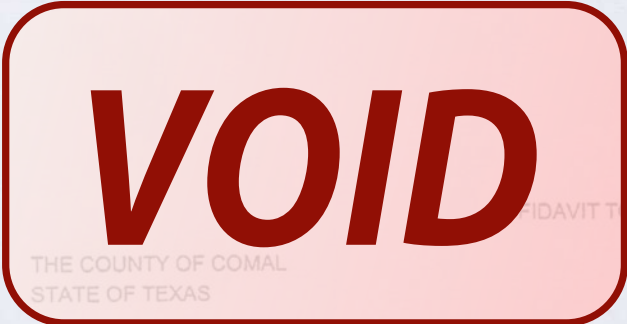
☐ Yes ☒ No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)Source of Water ☒ Public ☐ Private WellAre Water Saving Devices Being Utilized Within the Residence? ☒ Yes ☐ No

By signing this application, I certify that:

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

Signature of Owner Daphney TankersleyDate 6/16/25

Page 1 of 2



DAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of Comal County, Texas. The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TVVC), 5.012 and 5.013, gives the TCEQ 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 TVVC. The TCEQ, 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 TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ 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):

Lot 296 Block Subdivision Rim Rock Ranch Unit 2

not in Subdivision: Acres Survey

The property is owned by Daphney & Chuck Tankersley

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

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

Daphney Tankersley Owner Name ~~TX~~ Daphney Tankersley Owner Signature ~~TX~~ Daphney Tankersley
Chuck Tankersley Owners Name CH Owners Signature CH

This instrument was acknowledged before me on: 18 Day of June, 2025

Jasmine Brown Notary's Printed Name
Jasmine Brown Notary Public, State of Texas
Commission Expires: 7/21/2026



Affix Notary Stamp Above

Official County use only

Permit # 118859

From Gallegos,Efrain <gallee@co.comal.tx.us>

Date Wed 8/6/2025 4:09 PM

To charlesftankersley@gmail.com <charlesftankersley@gmail.com>; Diandra Linares
<diandra@stwastewater.com>

RE: Daphney & Chuck Tankersley

6487 Cheyenne Pass

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. Owners on application must match deed and will require all signatures on pg 1.
- ✓ 2. Affidavit must be recorded wit county clerks office.
- ✓ 3. Physical address must be on maintenance contract per TAC Chapter 285 - 285.91 (1) (F)
- 4. Revise as needed 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

RECEIVED

By Kathy Griffin at 3:38 pm, Jul 18, 2025



COMAL COUNTY

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

		118859
Date Received	Initials	Permit Number

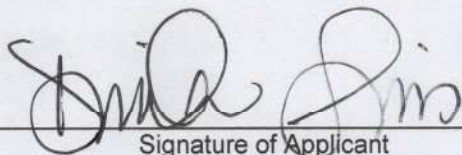
Instructions:

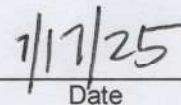
Place a check mark next to all items that apply. For items that do not apply, place "N/A". This OSSF Development Application Checklist **must** accompany the completed application.

OSSF Permit

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

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


Signature of Applicant


Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refeused)